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
May 24, 2021
7:00 PM

This meeting will be broadcast Live on the Town's YGTV stations, Optimum channel 20 and FiOS channel 33, and on the Town's website at yorktownny.org/ygtv/live.
To participate in the video conference, please register in advance:
https://us02web.zoom.us/meeting/register/tZYsce2urT8rHNyBOxRbJHMqF1I6LOWS-2yg

1. **Correspondence**
2. **Meeting Minutes – May 10, 2021**

REGULAR SESSION

3. **First Presbyterian Church of Yorktown**
   Decision Lighting Plan
   Location: 26.20-1-8; 2880 Crompond Road
   Contact: Richard Seymour
   Description: Proposed lighting upgrades to existing parking lot.

4. **Fiore Minor Subdivision**
   Request for Reapproval
   Location: 26.15-1-69; 2797 Carr Court
   Contact: Site Design Consultants
   Description: Approved 2-lot subdivision on 1.14 acres in the R1-20 zone, by Planning Board Resolution #19-10, dated May 20, 2019 and reapproved by Resolution #20-04 dated May 11, 2020.

WORK SESSION

5. **Alek-Tris Subdivision**
   Zoning Board Referral
   Location: 16.10-3-26; 1075 East Main Street, Shrub Oak
   Contact: Architectural Visions, PLLC
   Description: Applicant has requested the Zoning Board revisit their 1981 decision prohibiting future subdivision of Lot 26.

6. **Valenzuela Tree Permit**
   Discussion
   Location: 58.06-1-14; 1276 Rustic Ridge Court
   Contact: David Valenzuela
   Description: Request to remove a specimen tree in a Conservation Easement.

7. **Yorktown Energy Storage Tier 2 Battery Storage System**
   Discussion Final Plans
   Location: 6.17-1-24; 3901 Gomer Court, Jefferson Valley
   Contact: Robert Gaudioso, Esq. Snyder & Snyder, LLP
   Description: Approved Tier 2 (5,000kW/15,000kWh) battery energy storage system which will be no more than 15% of the lot coverage with a maximum of five containers.

8. **Nadine's Restaurant**
   Discussion Special Use Permit for Outdoor Seating
   Location: 59.14-1-23 & 24; 715 Saw Mill River Road
   Contact: Cronin Engineering
   Description: Applicant request to make permanent the 70 seat outdoor seating area created in response to the pandemic.

9. **Stahmer Subdivision**
   Discussion SWPPP-Tree Permit
   Location: 59.10-1-10; 600 Birdsall Drive
   Contact: Insite Engineering
   Description: Revised SWPPP-Tree Permit to only include proposed work for subdivision Lot 1.

10. **Staples Plaza Self-Storage Expansion**
    Discussion Special Use Permit
    Location: 36.06-2-76; 3333 Crompond Road
    Contact: Studio Architecture, DPC
    Description: Proposed alterations to tenant space 2 (A.C. Moore) to expand the self-storage space use into approximately 16,000 SF of this space with rear entrance. Discussion of garage doors installed on the front façade without approval.

11. **Grishaj Major Subdivision**
    Discussion Subdivision
    Location: 16.17-2-77; 3319 Stony Street
    Contact: Site Design Consultants
    Description: Proposed 10 lot subdivision on 8 acres in the R1-20 zone.

12. **Nantucket Sound, LLC**
    Discussion Proposed Tree Mitigation
    Location: 37.18-2-86; 385 Kear Street
    Contact: Site Design Consultants
    Description: Proposed three-story, 8,100 sf building consisting of 2,500 square foot retail use on the first floor and two upper floors of 2,800 square foot, and 3 apartments each on 0.36 acres in the C-2R zone.

13. **Mongero Site Plan**
    Discussion Approval Conditions
    Location: 37.14-1-44; Saw Mill River Road
    Contact: Michael Grace, Esq.
    Description: Applicant request to remove the requirement for a traffic light to be installed at the intersection of Saw Mill River Road and Downing Drive from the approving resolution for this site plan.

14. **Town Board Referral**
    1760 Wiley Road
    Location: 15.19-1-10; 1760 Wiley Road
    Contact: Michael Grace, Esq.
    Description: Request to rezone the vacant parcel from C-2 to R-2 or Transitional to accommodaate the construction of a two-family house.

15. **Town Board Referral**
    Jefferson Valley Mall Outdoor Patio
    Location: 16.12-1-24; 650 Lee Boulevard
    Contact: Anthony Cimini
    Description: Proposed construction of a new 2,446 square foot exterior patio.

16. **Town Board Referral**
    Amendment to Chapter 300-81.4 Solar Energy
    Description: Proposed amendment to the Town Code to change the threshold between small-scale and large-scale solar energy systems from 20kW to 25kW to match NYSERDA.

17. **Town Board Referral**
    Proposed Hallocks Mill Sewer District Extension – Phase 1
    Description: Proposed establishment of Hallocks Mill Sewer District Extension – Phase I and the improvements proposed to construct a sanitary sewer system

Last Revised – May 21, 2021

Correspondence

Christopher Taormina, RA
Chairman

TOWN OF YORKTOWN

ADVISORY BOARD ON ARCHITECTURE & COMMUNITY APPEARANCE (*ABACA*)

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

To: Planning Department
From: ABACA
Date: May 20, 2021
Subject: **Wells Fargo – Proposed Lighting Upgrades for Existing Sites**
SBL: 16.09-2-14; 1342 East Main Street, Shrub Oak
SBL: 37.14-2-59; 1937 Commerce Street, Yorktown Heights

Drawings Reviewed:

Title:	Drawing No.:	Date:	Produced By:
Wells Fargo Shrub Oak – Proposed Lighting Plan and fixtures	Sheets 1-4	4/26/2021	Wells Fargo, GMR
Wells Fargo Yorktown Heights – Proposed Lighting Plan and fixtures	Sheets 1-6	4/23/2021	Wells Fargo, GMR

The Advisory Board on Architecture and Community Appearance reviewed the above referenced subject via video conference at their Board meeting held on May 18, 2021. Alex Andrup, Associate Project Manager of GMR was present. The ABACA has the following comments:

1. The Board suggests for the applicant to provide appropriate decorative alternates for both projects that will work well with the building architecture and area that will provide the required illumination.
2. The Board recommended for the new and existing pole lights in the Yorktown Heights area to match or emulate the existing pole lights from Commerce Street, Chase Bank or from the new Caremount building and has attached lighting plans from these projects for reference. The Board feels that there are likely similar wall-mounted fixtures that would be appropriate to install at the building entry to replace the existing sconces in combination with a modification to the existing pole light to achieve the proper lighting levels instead of installing a wall pack on the face of the entrance portico gable.
3. The Board also requests for the applicant to find a decorative alternate for the facade at the Shrub Oak branch instead of the proposed wall pack.

The Board looks forward to reviewing what the applicant proposes.

Christopher Taormina
Christopher Taormina, RA
Chairman

/nc
cc: Applicant

Nancy Calicchia

From: Zachariah, Mariyam <MZachariah@dep.nyc.gov>
Sent: Thursday, May 13, 2021 12:37 PM
To: adegroot@dynamicec.com
Cc: Tiago Duarte; Coppola, Jason; Planning Department; derek.moskal@us.mcd.com
Subject: Mc Donalds Remodel Comments

Hi Anastasia,

We have received your latest submission on the above referenced on May 3, 2021. This is just to recapitulate what we have discussed through our phone conversation today regarding the final comments on the above-referenced project. Please address the following and send me a final email copy for a quick look. Let me know if you have any questions.

1. Add the temporary and maintenance table to the plan. Also, include the permeable pavers in the table with appropriate maintenance criteria and frequency.
2. Please state in the report and plan along with the maintenance table about who is responsible to inspect and maintain it.
3. The staging area shall be identified on the ECP plan.
4. Call out on the sequence when the permeable pavers and inlet filters will be installed. Also, include cleaning of accumulated sediments before the erosion control measures are removed as part of the sequence.
5. Since the 12" pipe from the inlet is going to be replaced, provide its pipe sizing calculations on the plan, and provide rock outlet protection where it discharges.

Thanks,

Mariyam Zachariah | Associate Project Manager | **NYC Environmental Protection**
Bureau of Water Supply | Regulatory & Engineering Programs
(O) 914 749 5357 | (F) 914 749 5470 | mzachariah@dep.nyc.gov

Diane Dreier Co-Chair
Phyllis Bock Co-Chair

Matthew Slater
Town Supervisor

TOWN OF YORKTOWN
CONSERVATION BOARD

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

MEMORANDUM

To: **Planning Board**

From: **Conservation Board**

Date: **May 6, 2021**

Re: **Dell Avenue Solar Farm: 200 Dell Avenue**

The Conservation Board, at its May 5th 2021 meeting discussed Dell Avenue Solar Farm located at 200 Dell Avenue with Matt Mathews and Max Lamsen. The Conservation Board has the following comments:

- The Conservation Board reemphasizes our consensus shared in previous memos on the siting of solar arrays. While renewable power sources such as wind and solar present green solutions to cutting carbon emissions, solar farms should be located on sites that have few negative environmental impacts. The ecosystem services that forests provide - carbon sequestration, air and water purification, flood and erosion control, the ability to sustain biodiversity and genetic resources, should all be taken into consideration when reviewing applications such as these.
- The Dell Avenue site is on a heavily wooded ridge, bordered by rocky outcroppings to the east, and Rte. 100 to the west. This corridor also abuts the NYC Reservoir system to the immediate west of Rte.100 and serves as a green gateway to the town of Yorktown from the south. This property was visited and rated by the Yorktown Advisory Commission on Open Space in 2006 and rated highly (in the top ten with many being acquired such as Granite Knolls) as a property to be considered for purchase.
- The proposed solar farm on this ridge will significantly alter the ridge, resulting in a fragmented forest. This area of mature woodlands provides a wildlife corridor linking the forested landscape from New Castle to the south to the protected NYC watershed.
- In the short form EAF, the applicant indicated that the proposed action is consistent with the natural landscape. The removal of close to 16 acres of trees will irretrievably change this portion of the site from a forested habitat into an industrial use site.
- The applicant should provide a tree survey, habitat assessment and stormwater pollution prevention plan to the board for review, based on the issues raised by the short form EAF.
- Environmental review should include a site visit by the Conservation Board.

Respectfully submitted:

Phyllis Bock

For the Conservation Board

Draft Minutes

First Presbyterian Church Lighting

April 30, 2021

Ms. Katharine Frase
Capital Campaign Project Management Team
First Presbyterian Church of Yorktown
2880 Crompond Road
Yorktown Heights, New York 10598

Reference: Your Inquiry Regarding the Certificate of Appropriateness for Lighting Alterations to Large Parking Lot - First Presbyterian Church of Yorktown

Dear Ms. Frase,
The Yorktown Heritage Preservation Commission (YHPC) is pleased to let you know that we have resolved your request for a Certificate of Appropriateness (CoA) for lighting improvements to the large parking lot, corner of Routes 132 and 202, of the First Presbyterian Church of Yorktown.

The proposed work does not involve any exterior changes to the historic sanctuary located on the property nor impact or alter any historically significant feature of the property. You may present the appended Certificate of Appropriateness resolution to the Building Department in conjunction with the building permit process.

Your custodianship of this important Yorktown landmarked property is greatly appreciated. We wish you success with the alterations.

Sincerely,

Linda R. Briggs
Chairman, Yorktown Heritage Preservation Commission
CC: Katharine Frase, First Presbyterian Church of Yorktown
Matthew Slater, Supervisor
Alice Roker, Councilwoman
Diana Quast, Town Clerk
John Landi, Building Inspector
John Tegeder, Planning Director
HPC Members

Certificate of Appropriateness Resolution for
First Presbyterian Church,
2880 Crompond Road, Yorktown Heights, New York

We, the duly appointed members of the Yorktown Heritage Preservation Commission, on this thirtieth day of April 2021, assessed the need for a Certificate of Appropriateness for the First Presbyterian Church of Yorktown; and

Whereas the entire property located at 2880 Crompond Road, Tax ID 26.20-1-8, commonly known as the First Presbyterian Church of Yorktown, is one of fifteen officially town designated landmarks, having received its formal designation on February 14, 1976, according to the Yorktown Code, Chapter 198. Landmark Preservation; and

Whereas, as set forth in Chapter 198 of the Code of Yorktown, the Heritage Preservation Commission has the power to approve or disapprove applications for the Certificate of Appropriateness; and

Whereas the owner, First Presbyterian Church of Yorktown, has submitted the required application and supporting materials, including a statement of work and plan drawings, to obtain a Certificate of Appropriateness; and

Be it resolved, the Heritage Preservation Commission, after reviewing the submitted application and supporting materials, has made the following findings of fact, pursuant to Section 198.5-7 of the Town of Yorktown Code, for the proposed alterations;

The proposed work includes the installation of lighting to the perimeter of the parking lot located on the property at the corner of Route 132 and 202; the proposed alterations do not involve any exterior changes or modifications to the historic sanctuary nor impact any historically significant feature of the sanctuary or property.

Therefore, be it resolved, that we, the duly appointed members of Heritage Preservation Commission of Yorktown, do on this thirtieth day of April 2021, determine that the proposed work at 2880 Crompond Road, Yorktown Heights, New York, 10598, can proceed to the Building Permit process based on this Certificate of Appropriateness resolution.

Linda R. Briggs, Chairman

Date: April 30, 2021

BDLEDR24Y

LED bollard with architectural quality and strength at an affordable price point. Cylindrical post with dome head. Available in 4 light pattern configurations including 360° (24W), 270°(18W), 180°(12W option) & 90°(12W standard).

Color: Bronze

Weight: 11.4 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.26A
208V	0.18A
240V	0.15A
277V	0.14A
Input Watts	22.8W

LED Info

Watts	24W
Color Temp	3000K (Warm)
Color Accuracy	84 CRI
L70 Lifespan	100,000 Hours
Lumens	2,174
Efficacy	95.4 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations. Suitable for mounting within 4 ft. (1.2m) of the ground.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Color Consistency:

5-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Optical

BUG Rating:

B2 U3 G2

Construction

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The BDLED is designed for cool operation, maximum efficiency and long life by minimizing LED junction temperature.

Housing:

Die-cast aluminum with extruded aluminum post

Lens:

Frosted vandal resistant polycarbonate

Reflector:

Vacuum-metalized polycarbonate

Mounting:

Four (4) anchor bolts provided for concrete pad mounting. Internal base support has leveling screws.

Technical Specifications (continued)

Construction

Gaskets:

High-temperature silicone gaskets seal out moisture gaskets seal out moisture

Anchor Bolt:

Anchor Bolt Dimension is available here.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

California Title:

BDLEDR24 can be used to comply with 2016 Title 24 Part 6 when used with a remote mounted photosensor control. Select PCS900 (120V) or PCS1900/277 (277V) to order a photosensor accessory.

Patents:

The design of BLED is protected by patents in US, Canada & China

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:

Equivalent to 70W Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz, 4kV Surge Protection, 720mA, 120V: 0.26A, 208V: 0.18A, 240V: 0.15A, 277V: 0.14A

THD:

12.2% at 120V, 12.3% at 277V

Power Factor:

98.7% at 120V, 91.7% at 277V

Dimensions

Features

- Patented base mount design for super sturdy installation
- Durable construction and frosted vandal-resistant polycarbonate lens
- Precision-engineered optics deliver maximum downward lighting without glare
- Four leveling screws provided for easy installation
- 100,000-hour LED lifespan

Ordering Matrix

Family	Wattage	Color Temp	Finish		Distribution	Voltage	Dimming	Backup
BDLEDR	24	Y		–				
	12 = 12W **18 =** 18W 270° Pattern **24 =** 24W 360° Pattern	**Blank =** 5000K (Cool) **N =** 4000K (Neutral) **Y =** 3000K (Warm)	**Blank =** Bronze **W =** White **K =** Black		**Blank =** Standard [1] **180 =** 180 degrees (12W only)	**Blank =** No Option (120-277V) **/480 =** 480V (24W only) [2]	**Blank =** None (Standard) **/D10 =** 0-10V Dimming	**Blank =** No Battery Backup **/E =** Battery Backup (24W only) [3] **/EC =** Battery Backup Cold Weather (24W only) [3]

[1] Standard Distributions: 24W = 360Â°, 18W = 270Â°, 12W = 90Â° *
[2] 480VAC available for 24W fixture versions - offered with /D10 dimming option as standard
[3] Only for 24W, 120-277VAC fixture versions

ALED3T50

Color: Bronze

Weight: 36.2 lbs

Project:	Type:
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.46A
208V	0.27A
240V	0.23A
277V	0.20A
Input Watts	55.17W

LED Info

Watts	50W
Color Temp	5000K (Cool)
Color Accuracy	71 CRI
L70 Lifespan	100,000 Hours
Lumens	6,855
Efficacy	124.3 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations as a downlight

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P2IW7Y66

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments

Effective Projected Area:

EPA = 0.75

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Technical Specifications (continued)

Construction

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

THD:

6.1% at 120V, 9.4% at 277V

Power Factor:

99.6% at 120V, 96% at 277V

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

Other

Patents:

The ALED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

BAA Compliance:

Click here for BAA compliance.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:

Replaces 200W Metal Halide

Buy American Act Compliance:

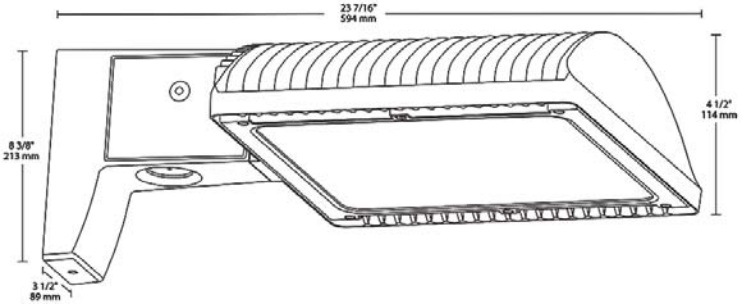
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G2

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- 5-Year, No-Compromise Warranty

ALED3T50

RAB

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	3T	50						
	4T = Type IV **3T =** Type III **2T =** Type II	**50 =** 50W **78 =** 78W **105 =** 105W **125 =** 125W **150 =** 150W	**Blank =** Pole mount **SF =** Slipfitter	**Blank =** 5000K (Cool) **N =** 4000K (Neutral) **Y =** 3000K (Warm)	**Blank =** Bronze **RG =** Roadway Gray **W =** White **K =** Black	**Blank =** 120-277V **/480 =** 480V **/BL =** Bi-Level **/D10 =** 0-10V Dimming **/480/D10 =** 480V, 0-10V Dimming	**Blank =** No Option **/LC =** Lightcloud® Controller **/PCS =** 120V Swivel Photocell **/PCS2 =** 277V Swivel Photocell **/PCT =** 120-277V Twistlock Photocell **/PCS4 =** 480V Swivel Photocell **/PCT4 =** 480V Twistlock Photocell **/WS2 =** Multi-Level Motion Sensor 20 ft. **/WS4 =** Multi-Level Motion Sensor 40 ft.	**Blank =** Standard **USA =** BAA Compliant

PS4-11-10D2

Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 72.8 lbs

Project:	Type:
Prepared By:	**Date:**

Technical Specifications

Compliance

CSA Listed:

Suitable for wet locations

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage

Color:

Bronze powder coating

Height:

10 FT

Weight:

73 lbs

Gauge:

11

Wall Thickness:

1/8"

Shaft Size:

4"

Hand Hole Dimensions:

3" x 5"

Bolt Circle:

8 1/2"

Base Dimension:

8"

Technical Specifications (continued)

Construction

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available online.

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge

Max EPA's/Max Weights:

70MPH 28.8 ft./800 lb.
80MPH 21.6 ft./510lb.
90MPH 16.5 ft./510 lb.
100MPH 12.9 ft./510 lb.
110MPH 10.3 ft./500 lb.
120MPH 8.3 ft./495lb.
130MPH 6.7 ft./495 lb.
140MPH 5.5 ft./485 lb.
150MPH 4.5 ft./480 lb

Other

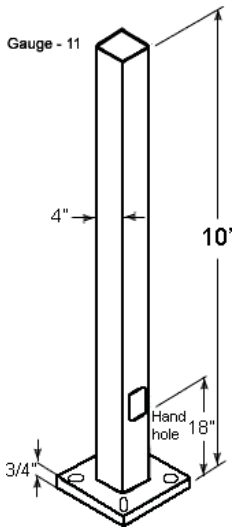
Terms of Sale:

Pole Terms of Sale is available online.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Pole caps, base covers & bolts are sold separately
- Custom manufactured for each application

SITE AREA: 4.67 ACRES
203,425 SQ.FT.

ZONE: R1-20 SINGLE FAMILY RESIDENTIAL

ZONING REQUIREMENTS FOR R1-20 RESIDENTIAL ZONE

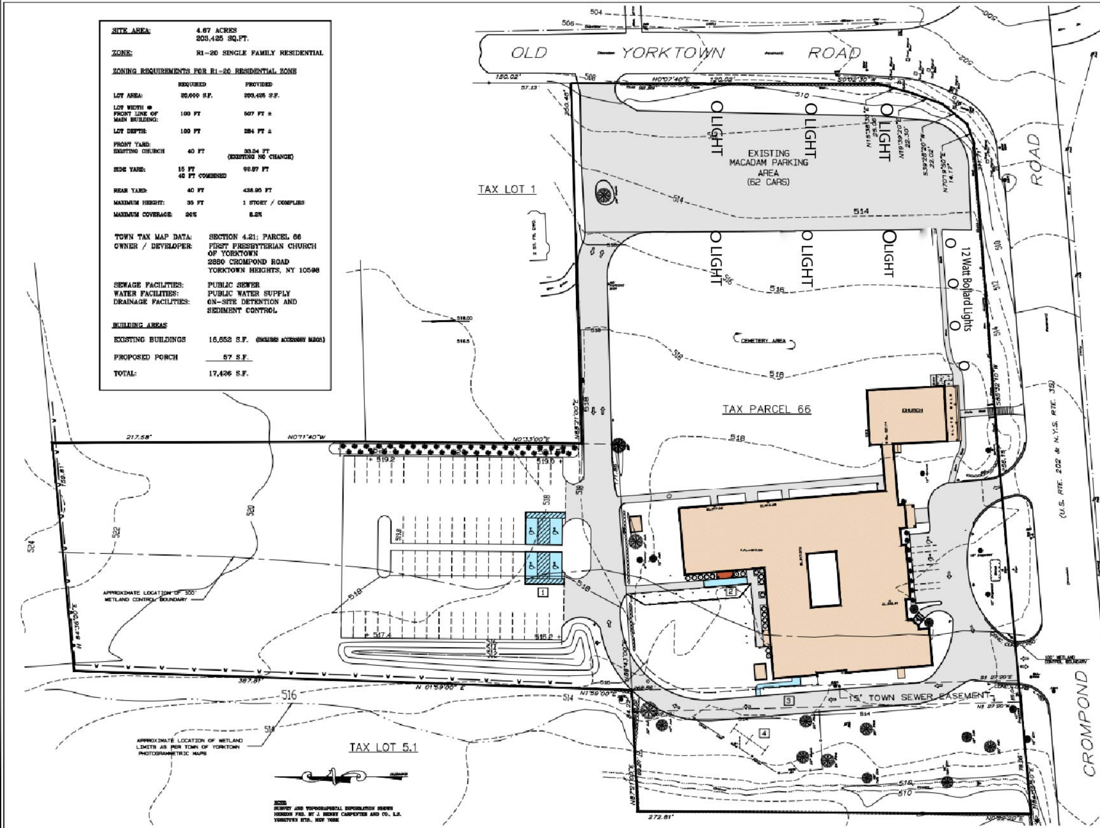
	REQUIRED	PROVIDED
LOT AREA:	20,000 S.F.	203,425 S.F.
LOT WIDTH @ FRONT LINE OF MAIN BUILDING:	100 FT	507 FT ±
LOT DEPTH:	100 FT	284 FT ±
FRONT YARD: EXISTING CHURCH	40 FT	33.34 FT (EXISTING NO CHANGE)
SIDE YARD:	15 FT 40 FT COMBINED	92.87 FT
REAR YARD:	40 FT	428.96 FT
MAXIMUM HEIGHT:	35 FT	1 STORY / COMPLIES
MAXIMUM COVERAGE:	20%	8.2%

TOWN TAX MAP DATA: SECTION 4.21; PARCEL 66
OWNER / DEVELOPER: FIRST PRESBYTERIAN CHURCH OF YORKTOWN
2880 CROMPOND ROAD
YORKTOWN HEIGHTS, NY 10598

SEWAGE FACILITIES: PUBLIC SEWER
WATER FACILITIES: PUBLIC WATER SUPPLY
DRAINAGE FACILITIES: ON-SITE DETENTION AND SEDIMENT CONTROL

BUILDING AREAS

EXISTING BUILDINGS	16,652 S.F. (INCLUDES ACCESSORY BLDGS.)
PROPOSED PORCH	57 S.F.
TOTAL:	17,426 S.F.



PROPOSED SITE PLAN
SCALE: 1" = 30'-0"

PHASE 1
DRAWING SET

AREA CALCULATIONS	EXISTING	NEW	TOTAL
DRIVEWAY, PARKING LOT, SIDEWALKS	41,365 S.F.	1,288 S.F.	42,653 S.F.
BUILDING FOOTPRINT	16,652 S.F.	0 S.F.	16,652 S.F.
COVERED PORCHES	543 S.F.	57 S.F.	600 S.F.
ACCESSORY BUILDINGS	174 S.F.	0 S.F.	174 S.F.

DRAWING LEGEND

- EXISTING DRIVEWAY, PARKING LOT, SIDEWALKS
- PROPOSED DRIVEWAY PAVEMENT & CONCRETE / ASPHALT SIDEWALKS
- EXISTING BUILDING & ACCESSORY BUILDINGS
- PROPOSED FRONT ENTRANCE PORCH

GENERAL NOTES:

1. PROVIDE NEW PERVIOUS PAVEMENT AT FOUR (4) HANDICAP PARKING SPACES AND ACCESSIBLE AISLES INCLUDING WALKWAY TO EXISTING PAVEMENT. STRIPE SPACES & PROVIDE REQUIRED SIGNAGE AS PER DETAILS 1,2,3, AND 4 ON DRAWING 2.
2. NEW CONCRETE WALKWAY AT COURTYARD AREA. PRIOR TO CONSTRUCTION, PROVIDE SILT FENCE (SEE SILT FENCE DETAIL & SEQUENCE OF CONSTRUCTION ON DRAWING 2) AND SIDEWALK DETAIL #5 ON DRAWING 2.)
3. NEW 36" WIDE CONCRETE OR ASPHALT SERVICE WALKWAY UP TO EXISTING DOOR. (SEE DETAIL #5 ON DRAWING 2 FOR CONCRETE WALKWAY). RE-GRADE AS REQUIRED TO PROVIDE MAXIMUM OF 5% (1:20) SLOPE ON WALKWAY.
4. REMOVE EXISTING SWING SET.

SATTELLITE PHOTOGRAPH
(IMAGE TAKEN FROM GOOGLE EARTH)

AERIAL PHOTOGRAPH
(IMAGE TAKEN FROM GOOGLE EARTH)

DRAWING INDEX

ISSUE DATES:
11/15/19 OWNER REVISION
7/26/19

PROPOSED ALTERATIONS TO
FIRST PRESBYTERIAN CHURCH OF YORKTOWN
2880 CROMPOUND ROAD YORKTOWN HEIGHTS, NY 10598

PROPOSED SITE PLAN & ZONING INFORMATION
SCALE: AS INDICATED

DRAWN BY: NED
CHECKED BY: PJH

THE HELMES GROUP, LLP
ARCHITECTURE • ENGINEERING
PROJECT MANAGEMENT
184 KATONAH AVENUE, KATONAH, NY 10536
TEL: (914) 232-4633 FAX: (914) 232-0768
EMAIL: thg@thehelmesgroup.com

DRAWING NO.: 1

PLOT SCALE:

2880 Crompond Rd
Yorktown Heights, NY

Lighting Layout
Version 2

DAMIN SALES
Electrical Manufacturers Representative

Prepared By:
Damin Sales
28 Brunswick Avenue
Edison, NJ 08817
P: 732-985-8866
F: 732-985-5521

Job Name:
2880 Crompond Rd
Yorktown Heights, NY

Lighting Layout
Version 2

Scale: as noted

Date:4/27/2021 Case:

Filename: 2880n Crompond Rd - Yorktown Heights - Vers 2.AGI

Drawn By: Aaron Boyce

Filename: C:\Users\aaron\OneDrive - Damin Sales\Photometrics\Layout Information\2880 Crompond Rd, Yorktown Heights, NY 10598\2880n Crompond Rd - Yorktown Heights - Vers 2.AGI

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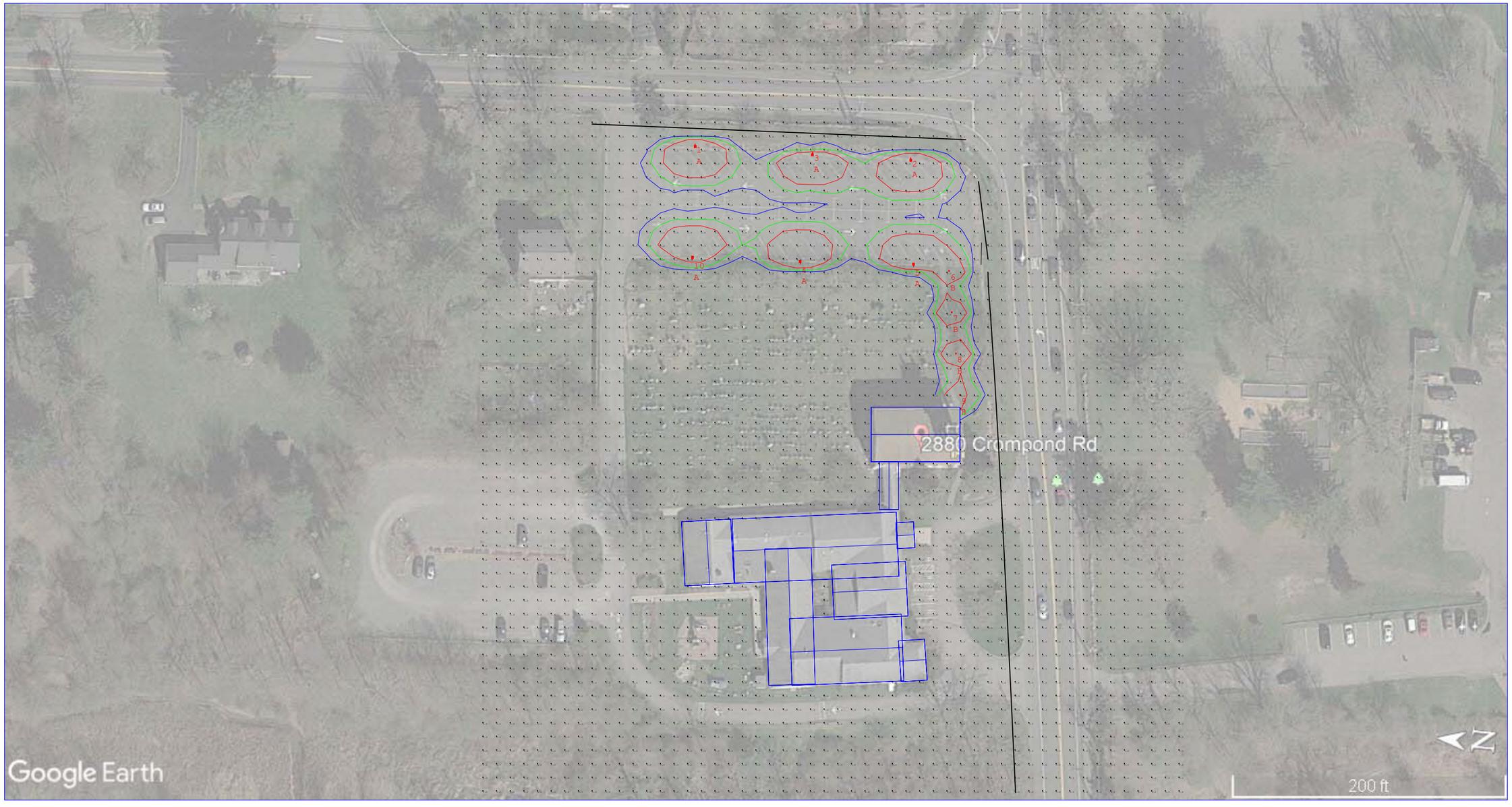

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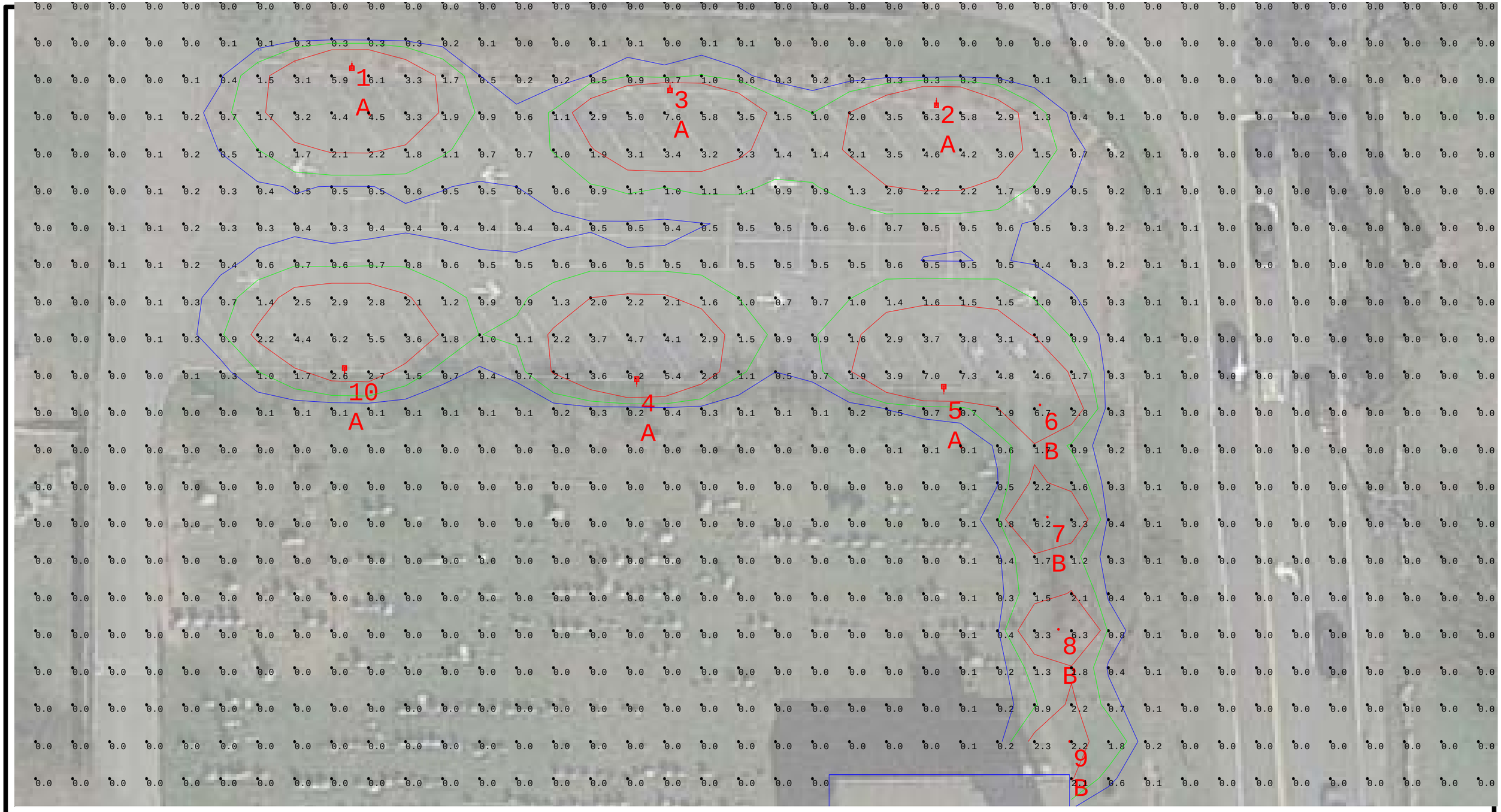

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Luminaire Schedule										
Tag	**Symbol**	**Qty**	**Label**	**Arrangement**	**Lum. Lumens**	**LLF**	**Description**	**Lum. Watts**	**Arr. Watts**	**Total Watts**
A		6	ALED3T50Y	SINGLE	6208	1.000	Pole Mount - Type III	54.5	54.5	327
B		4	BDLEDR24Y	SINGLE	2174	1.000	Bollard	22.8	22.8	91.2

Calculation Summary											
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**	**PtSpcLr**	**PtSpcTb**	**Meter Type**
Site	Illuminance	Fc	0.16	7.6	0.0	N.A.	N.A.	Readings Taken At 0' 0" AFG	10	10	Horizontal

NOTES:
* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of Damin Sales.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* Damin Sales luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.

Isoline Legend	
Illuminance (Fc)	
Color	Value
	0.5
	1
	2

DAMIN SALES
Electrical Manufacturers Representative

Prepared By:
Damin Sales
28 Brunswick Avenue
Edison, NJ 08817
P: 732-985-8866
F: 732-985-5521

Job Name:
2880 Crompond Rd
Yorktown Heights, NY

Lighting Layout
Version 2

Scale: N.T.S.

Date:4/27/2021 Case:

Filename: 2880n Crompond Rd - Yorktown Heights - Vers 2.AGI

Drawn By: Aaron Boyce

Filename: C:\Users\aaron\OneDrive - Damin Sales\Photometrics\Layout Information\2880 Crompond Rd, Yorktown Heights, NY 10598\2880n Crompond Rd - Yorktown Heights - Vers 2.AGI

Luminaire Location Summary		
LumNo	**Label**	**Mounting Height**
1	ALED3T50Y	13
2	ALED3T50Y	13
3	ALED3T50Y	13
4	ALED3T50Y	13
5	ALED3T50Y	13
6	BDLEDR24Y	3.75
7	BDLEDR24Y	3.75
8	BDLEDR24Y	3.75
9	BDLEDR24Y	3.75
10	ALED3T50Y	13

Luminaire Location Summary		
LumNo	**Label**	**Mounting Height**

Luminaire Location Summary		
LumNo	**Label**	**Mounting Height**

NOTES:
* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

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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:

First Presbyterian Church of Yorktown Lighting Upgrades

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

2880 Crompond Road, Yorktown Heights, NY 10598

Brief Description of Proposed Action:

Proposed 6 new light poles in the existing parking lot and and 4 new bollard lights along the existing walking path.

Name of Applicant or Sponsor:	Telephone: 914-245-2186
First Presbyterian Church of Yorktown	E-Mail: reelmagic@optimum.net

Address:

2880 Crompond Road

City/PO:	State:	Zip Code:
Yorktown Heights	NY	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 government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? 3.19 acres
   b. Total acreage to be physically disturbed? 0.01 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.19 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):
   ☑ Parkland

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

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

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

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

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	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?	☐	☑
Designated as a Local Historical Landmark on March 2, 1976.		
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☐	☑
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe: _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment: _____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe: _____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe: _____		

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

Applicant/sponsor/name: Richard Seymour Date: May 22, 2021

Signature: Richard Seymour Title: Manager of Paving/Lighting Project

PRINT FORM

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

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☐	☑
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe:		

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

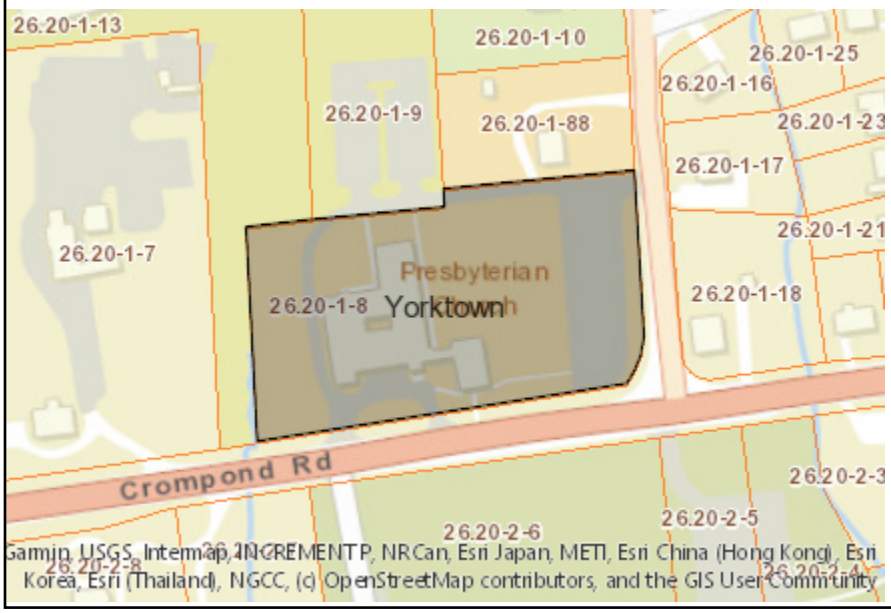
Applicant/sponsor/name: Richard Seymour Date: May 22, 2021

Signature: Richard Seymour Title: Manager of Paving/Lighting Project

PRINT FORM

EAF Mapper Summary Report

Friday, May 21, 2021 9:01 PM



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

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

12-12-79 (3/99)-9c

SEQR

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Project Number N/A Date:

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

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

Name of Action:

Lighting Plan for the First Presbyterian Church of Yorktown

SEQR Status: Type 1 ☐
Unlisted ☑

Conditioned Negative Declaration: ☐ Yes
☑ No

Description of Action:

Proposed 6 new light poles in the existing parking lot and and 4 new bollard lights along the existing walking path.

The site is located at the address 2880 Crompond Road, Town of Yorktown

Section 26.20, Block 1, Lot 8

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

2880 Crompond Road, Town of Yorktown Heights, Westchester County

Reasons Supporting This Determination:
(See 617.7(a)-(c) for requirements of this determination ; see 617.7(d) for Conditioned Negative Declaration)

1) This negative declaration is based on a Short Environmental Assessment Form dated May 21, 2021.

2) There is no increase in impervious surface.

3) There is no increase in the area of disturbance.

4) There is no increase for demand in Town services.

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

For Further Information:

Contact Person: Robyn Steinberg, Town Planner

Address: 1974 Commerce Street, Yorktown Heights, NY 10598

Telephone Number: 914-962-6565

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

Chief Executive Officer , Town / City / Village of

Other involved agencies (If any)

Applicant (If any)

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

Reset Form

PLANNING BOARD
TOWN OF YORKTOWN

RESOLUTION APPROVING
A LIGHTING PLAN FOR
THE FIRST PRESBYTERIAN CHURCH

RESOLUTION NUMBER: #00-00 DATE:

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

WHEREAS in accordance with the Town of Yorktown's Lighting Ordinance, Town of Yorktown Town Code Chapter 200, a request for the approval of a lighting plan titled "2880 Crompond Road," prepared by Damin Sales, dated April 27, 2021, was submitted to the Planning Board on behalf of the First Presbyterian Church (hereinafter referred to as "the Applicant"); and

WHEREAS the First Presbyterian Church is located at 2880 Crompond Road, Yorktown Heights, also known as Section 26.20, Block 1, Lot 8 & 9 on the Town of Yorktown Tax Map (hereinafter referred to as "the Property"); and

WHEREAS pursuant to SEQRA:

1. The action has been identified as an Unlisted action.
2. The Planning Board has been declared lead agency on <DATE>.
3. A negative declaration has been adopted on <DATE> on the basis of a Short EAF dated May 21, 2021.

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

1. A lighting layout plan, 6 sheets, titled "2880 Crompond Road," prepared by Damin Sales, and dated April 27, 2021; and

2. A proposed site plan & zoning information, titled "Proposed Alterations to First Presbyterian Church of Yorktown," prepared by The Helmes Group, LLP, and dated November 15, 2019; and

WHEREAS the lighting plan was reviewed and approved by the Advisory Board on Architecture & Community Appearance as reflected in their memo dated <DATE>; and

WHEREAS the church is a Designated Local Historical Landmark and a Certificate of Appropriateness dated April 30, 2021 was granted by the Heritage Preservation Commission

for installation of the proposed lighting project; and

BE IT NOW RESOLVED that the application of First Presbyterian Church for the approval of a lighting plan titled "2880 Crompond Road" as prepared by Damin Sales, and dated April 27, 2021, be approved subject to the modifications and conditions listed below, and that the Chairman of this Board be and hereby is authorized to endorse this Board's approval of said plan.

Fiore Subdivision

Site Design Consultants

Civil Engineers • Land Planners

May 11, 2021

Mr. Richard Fon, Chairman
Members of the Yorktown Planning Board
1974 Commerce Street – Room 202
Yorktown Heights, NY 10598

Re: Fiore
Two-lot Subdivision
2797 Carr Court

Dear Chairman Fon and Members of the Planning Board:

The approval of the Second 90-Day Time Extension of the Resolution is about to expire on May 17, 2021, and we are therefore requesting a Re-approval of the subdivision Resolution #19-10.

Please place this project on the next Planning Board Agenda for review and approval.

With thanks for your continuing courtesy and consideration.

Yours Truly,

Joseph C. Riina, P.E.

/cm /Enc./ sdc 08-41

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

PLANNING BOARD
TOWN OF YORKTOWN

RESOLUTION REAPPROVING STORMWATER POLLUTION PREVENTION PLAN, TREE PERMIT, AND SUBDIVISION PLAT FOR THE FIORE SUBDIVISION

RESOLUTION NUMBER: # **DATE:**

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

WHEREAS, on behalf of the applicant, Frank Fiore, a subdivision plat, titled "Subdivision of Property prepared for Frank Fiore," prepared by Zarecki & Associates, LLC, dated and last revised May 8, 2019, was submitted by Joseph Riina, P.E., of Site Design Consultants, to the Planning Board; and

WHEREAS the property owned by the Applicant is located at 2797 Carr Court, Yorktown Heights, also known as Section 26.15 Block 1, Lot 59 on the Town of Yorktown Tax Map (hereinafter referred to as "the Property"), and the applicant has represented to this board that they are the lawful owners of the land within said subdivision; and

WHEREAS said plat was approved by the Planning Board by Resolution #19-10 on **May 20, 2019**; and

WHEREAS said resolution expired on **November 20, 2019**; and
WHEREAS this resolution was granted two ninety (90) day time extensions; and
WHEREAS said extensions lapse on **May 18, 2020**; and

WHEREAS said plat was approved by the Planning Board by Resolution #20-04 on **May 11, 2020**; and
WHEREAS said resolution expired on **November 18, 2020**; and
WHEREAS this resolution was granted two ninety (90) day time extensions; and
WHEREAS said extensions lapse on **May 17, 2021**; and

WHEREAS no modifications have been made to the subdivision as stated in a letter from Site Design Consultants, dated May 11, 2021; and

BE IT FURTHER RESOLVED this reapproval expires on **November 13, 2021**.

OWNER / APPLICANT

THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ALL SAID TERMS AND CONDITIONS AS STATED HEREON, AND CONSENT TO THE FILING OF THIS PLAT.

FRANK FIORE — DATE

RECEIVER OF TAXES

THE RECEIVER OF TAXES HEREBY CERTIFIES THAT ALL TOWN AND COUNTY REAL PROPERTY TAXES FORWARDED TO THIS OFFICE FOR COLLECTION AS OF _____ HAVE BEEN PAID FOR THE PARCEL DESCRIBED AS TAX MAP No. 26.15–1–69

RECEIVER OF TAXES — DATE

PLANNING BOARD - TOWN OF YORKTOWN

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF YORKTOWN, NEW YORK ON THE _____ , DAY OF _____ , 2019 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGES , ERASURES, MODIFICATIONS, OR REVISION TO THIS PLAT AS APPROVED, SHALL VOID THIS APPROVAL.

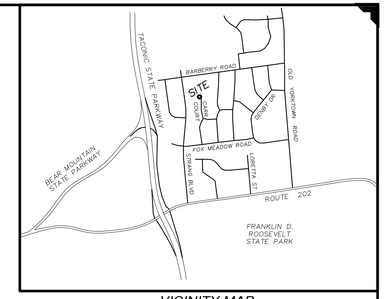
PLANNING BOARD CHAIRPERSON — DATE

SECRETARY — DATE

WESTCHESTER COUNTY DEPARTMENT OF HEALTH

APPROVED PURSUANT TO CHAPTER 876, ARTICLE X, SECTIONS 873.951 and 873.1021 OF THE WESTCHESTER COUNTY SANITARY CODE SUBJECT TO THE PROVISION OF PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER FACILITIES TO SERVE ALL STRUCTURES INTENDED FOR HUMAN OCCUPANCY CONSTRUCTED HEREIN.
EACH PURCHASER OF PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF THIS PLAT SHOWING THIS ENDORSEMENT. ANY ERASURES, CHANGES, ADDITIONS OR ALTERATIONS OF ANY KIND, EXCEPT THE ADDITION OF SIGNATURES OF OTHER APPROVING AUTHORITY AND DATE THEREOF MADE ON THIS PLAT AFTER THIS APPROVAL, SHALL INVALIDATE THIS APPROVAL.

APPROVED BY THE DEPARTMENT OF HEALTH — DATE



VICINITY MAP
1" = 2000'

BULK SCHEDULE
ZONE R1-20

REQUIRED		PROVIDED LOT 69	PROVIDED LOT 69.1
MIN. LOT AREA	20,000 S.F.	29,539 S.F.	20,007 S.F.
MIN. LOT WIDTH	100'	120' AT FRONT OF BLDG.	103' AT FRONT OF BLDG.
MI. LOT DEPTH	100'	200'+	130'+
MIN. FRONT YARD	40'	50.0' EXISTING	43'
MIN. REAR YARD	40'	100.1'	56'
MIN. SIDE YARD	15'/40'	15'/69.1'	15'/40'+
MIN. ROAD FRONTAGE	100'	71.04'	83.44'
MAX. BLDG. COV.	20%	6.4%	8.6%

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

OWNER / APPLICANT: FRANK FIORE
2797 CARR COURT
YORKTOWN, N.Y. 10598

TOWN OF YORKTOWN SECTION 26.15, BLOCK 1, LOT 69.
ZONING DISTRICT: R1–20
WESTCHESTER COUNTY SHEET 262, BLOCK 11071.
EXISTING AREA = 49,546 S.F. (1.137 AC.)

BEING LOTS 152 & 153, AS SHOWN ON "AMENDED PORTION OF SECTION 3, PARCEL C, MOHANSIC PROPERTIES", FILED IN THE WESTCHESTER COUNTY CLERKS OFFICE AS MAP #10711.

SITE ENGINEERING

SITE DESIGN CONSULTANTS
CIVIL ENGINEERS — LAND PLANNERS
251–F UNDERHILL AVENUE
YORKTOWN HEIGHTS, N.Y. 10598
914–962–4488

WE HEREBY CERTIFY THAT THIS PLAT IS BASED ON A SURVEY COMPLETED BY US IN APRIL, 2019, THTA THIS PLAT WAS COMPLETED MAY 8, 2019, AND THAT THE 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.
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB–DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ZARECKI ASSOCIATES LLC. ARCHITECTURE ENGINEERING SURVEYING
LICENSED IN N.Y. & CT.

JEFFREY HECKER, LS
NYS LIC. No. 50235

SUBDIVISION OF PROPERTY

PREPARED FOR
FRANK FIORE
TOWN OF YORKTOWN
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 20'	DATE: 5–8–2019	PROJ.#: 2019.010

ZARECKI & ASSOCIATES, L.L.C.
Consulting Engineers - Land Surveyors - Architects
11 West Main St. Pawling, NY 12564
(845) 855-3771 (845) 855-3772 (Fax)

DWG. NO.
1 of 1

Alek-Tris Subdivision

From: joel.greenberg arch-visions.com [mailto:joel.greenberg@arch-visions.com]
Sent: Friday, April 30, 2021 4:12 PM
To: Robyn Steinberg <rsteinberg@yorktownny.org>; John Tegeder <jtegeder@yorktownny.org>
Cc: Brian Goc <brian@sunrisecarpentry.com>; martin arch-visions.com <martin@arch-visions.com>
Subject: FW: Alek-Tris - 3 Lot Subdivision

Robin,

Attached is the revised Subdivision Plan showing the Septic Layout with 100 % expansion for 4 bedroom homes on Lots 2 & 3. On Lot 1 is indicated 100% Expansion for the existing 2 Family House & the existing Cottage. Also included are the Design Data sheets. The tests were performed on Friday 4/30/2021 & observed by Anthony Kunny from the Westchester Co. Health Dept. Please place us on the PB agenda of May 24,2021. Have a nice weekend.

Thank you,

Joel

ARCHITECTURAL VISIONS PLLC
A GREENBERG DESIGN GROUP

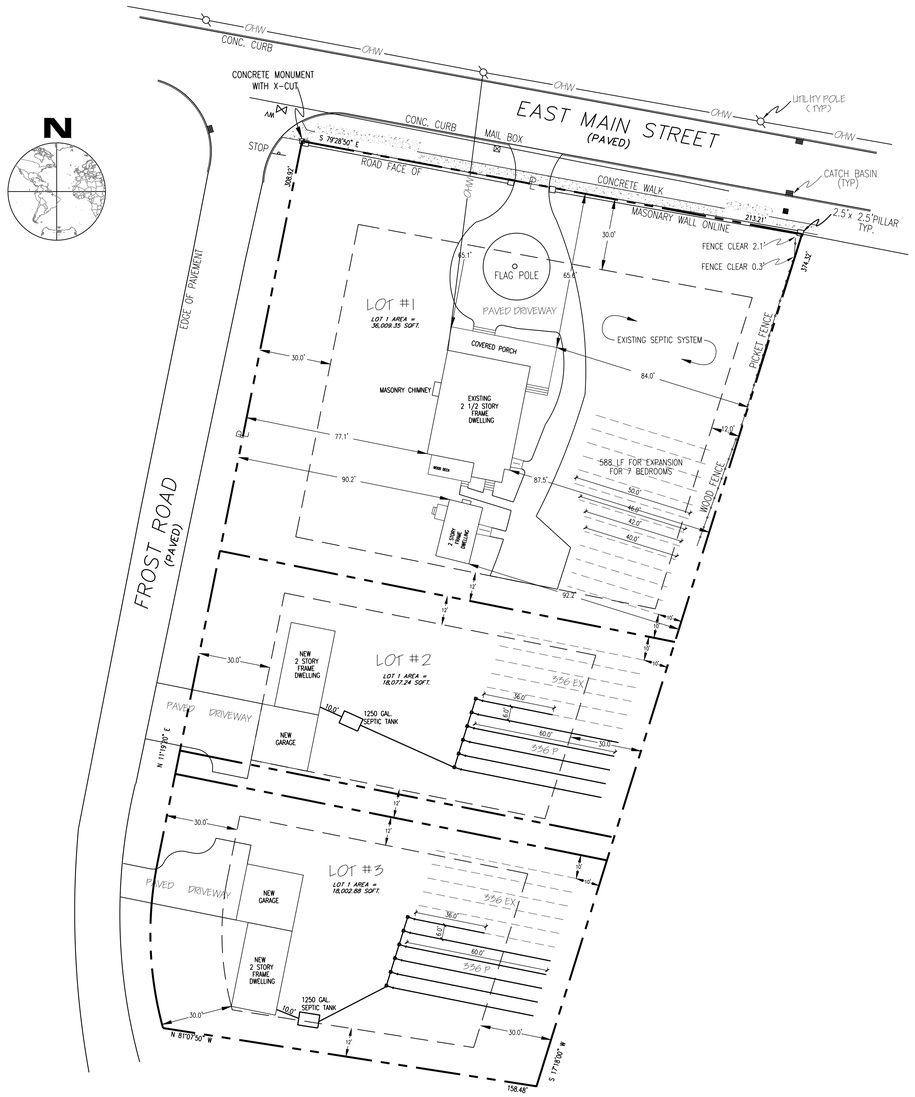
2 MUSCOOT ROAD NORTH

MAHOPAC, NY 10541

P 845-628-6613

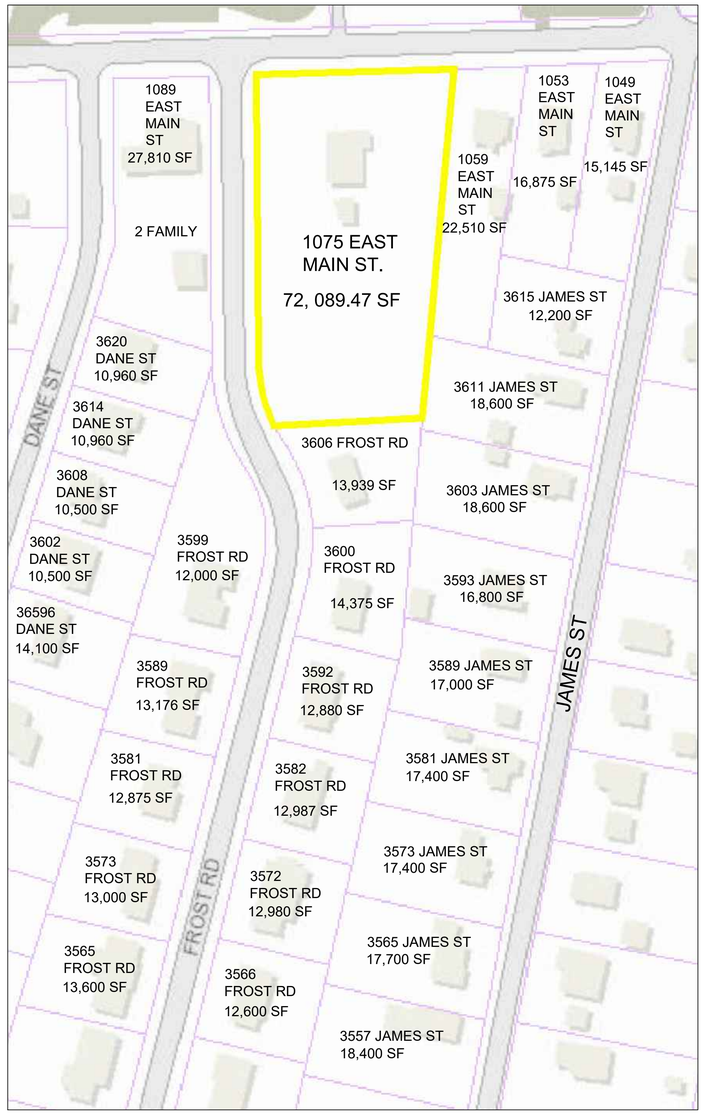
F 845-628-2807

WWW.ARCH-VISIONS.COM

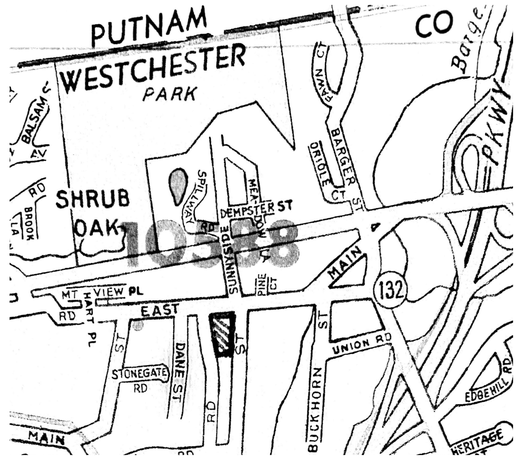


SITE PLAN
1"=30'

BASED ON SURVEY BY STEPHEN P. DOLSON, P.L.S.
DATED 11-20-2015



ANALYSIS OF AREA OF SURROUNDING LOTS ON FROST ROAD - AVERAGE AREA OF LOTS ON FROST RD = 13,000 S.F.



LOCATION MAP

PROPOSED NEW RESIDENCE ON FROST LANE

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:
ALEK-TRIS,LLC

PROJECT ADDRESS
1075 EAST MAIN ST.
SHRUB OAK,
NY 10588

MAILING ADDRESS
3 OLD TOMAHAWK ST.
YORKTOWN HGTS,
NY 10598

PROPOSED 3 LOT SUBDIVISION

ISSUANCE

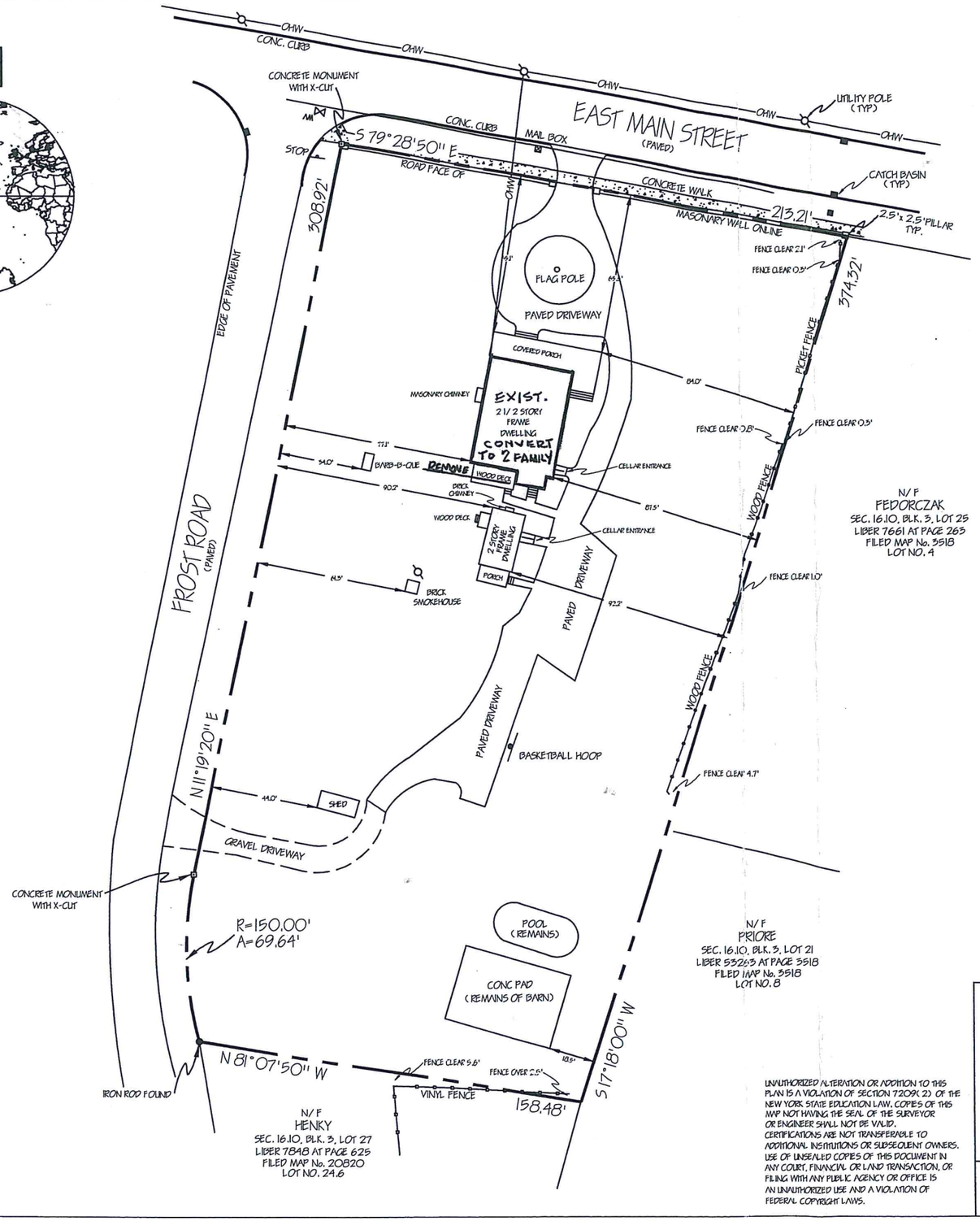
FOR REVIEW	01/11/2021
FOR REVIEW	02/08/2021
FOR REVIEW	02/23/2021
FOR REVIEW	03/09/2021
FOR REVIEW	03/12/2021
FOR REVIEW	04/12/2021
FOR REVIEW	04/19/2021
FOR REVIEW	04/26/2021

SCALE
AS NOTED

DRAWN BY/CHKD BY
TBC / MCK / JLG

PROJECT NO.
11-15-142

AS-100



NOTES:

1. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS/HER EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
2. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS/HER BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
4. REFERENCE: A MAP ENTITLED, "MINOR SUBDIVISION MAP - WILLIAM F MACMASTER", AS FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON DECEMBER 29, 1981, AS MAP No. 20820. REFERENCE: A MAP ENTITLED, "MAP OF SUBDIVISION BELONGING TO EMILY K. MILLER", AS FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON OCTOBER 23, 1929, AS MAP No. 3518. REFERENCE: DEED LIBER 55287 AT PAGE 3655, ADJOINERS AS NOTED.
5. SUBJECT TO AN ACCURATE AND UP TO DATE TITLE REPORT.
6. SUBJECT TO ANY EASEMENTS OR AGREEMENTS OF RECORD, IF ANY.

AREA = 1.66 +/- ACRES

TAX MAP SECTION 16.10, BLOCK 3, LOT 26
FILED MAP No. 20820, LOT No. 24

CERTIFIED:
- AARON VASOTSKY

STEPHEN P. DOLSON, P.L.S.
LICENSE NO. 050554 ©

	REVISIONS	
DATE	DESCRIPTION	APPROVED
11/11/15	ORIGINAL PREPARATION	SPD

TITLE: SURVEY MAP OF LANDS OF:

BRIAN GOC
TOWN of YORKTOWN
WESTCHESTER COUNTY, NEW YORK

DOLSON SURVEYING SERVICES
30 TARA TERRACE
PORT JERVIS, NEW YORK 12771
PHONE: (845) 355-1355 MOBILE: (845) 551-8786

JOB NO.	DWG NO.	REV
15-016	15-016SUR	1
SCALE 1" = 50'	E-MAIL DSSDOLSON@LIVE.COM	SHEET 1 OF 1

WESTCHESTER COUNTY DEPARTMENT OF HEALTH
Bureau of Environmental Quality
25 Moore Ave
Mount Kisco, NY 10549

Lot #1

* Only expansion area tested for existing main house & cottage

DESIGN DATA SHEET – SEPARATE SEWAGE SYSTEM FILE NO._____

Owner Alek-Tris, LLC Address 1075 East Main Street, Shrub Oak, NY 10588

Located at (Street) Frost Road Sec. 16.10 Block 3 Lot 2.6
(Indicate nearest cross street)

Municipality Town of Yorktown Watershed Hudson River

SOIL PERCOLATION TEST DATA REQUIRED TO BE SUBMITTED WITH PPLICATION

Presoak Date: 4/22/2021 Run Date: 4/23/2021

Hole #	CLOCK TIME				PERCOLATION			
					Depth to Water From Ground Surface		Water Level Drop In Inches	Soil Rate Min/in Drop
Hole Number	Run No.	Start	Stop	Elapse Time Min.	Start Inches	Stop Inches		
1	1	9:33	9:45	12	24	27	3	12/3=4
	2	9:46	10:01	15	24	27	3	15/3=5
	3	10:03	10:18	15	24	27	3	15/3=5
	4							
	5							
2	1	9:35	9:47	12	24	27	3	12/3=4
	2	9:39	9:51	12	24	27	3	12/3=4
	3	9:52	10:07	15	24	27	3	15/3=5
	4	10:08	10:23	15	24	27	3	15/3=5
	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. 1/1	HOLE NO.	HOLE NO.	HOLE NO.
	Topsoil			
6"				
	Medium Condensed Sandy Loam			
12"				
18"				
24"				
30"				
36"				
42"				
48"	Medium Coarse Sandy Loam			
54"				
60"				
66"				
72"				
78"				
84"				

WAS GROUNDWATER ENCOUNTERED None

INDICATE LEVEL AT WHICH GROUND WATER IS ENCOUNTERED None

INDICATED LEVEL FOR WHICH WATER LEVEL RISES AFTER BEING ENCOUNTRED None

DEEPTEST MADE BY Joel Greenberg DATE OF DEEP TESTS 4/23/2021

DESIGN

Soil Rate Used 1-5 Min/1" Drop: S.D. Usable Area Provided 4,500 SF

No. of Bedrooms 7 Septic Tank ~~Capacity~~ Existing Gals. Masonry X Metal

Main House: 5 BR Cottage: 2 BR

Absorption Area Prov. by 558 L.F. x 24" X width trench. Other

Expansion Only 84 LF/ Bedroom x 7 = 558 LF

Name Joel Greenberg, AIA, NCARB Signature Joel Greenberg

Address 2 Muscoot Road North
Mahopac, NY 10541

Seal

REGISTERED ARCHITECT JOEL LAWRENCE GREENBERG 011056 STATE OF NEW YORK

Westchester County Health Department

Soil Rate Approved Sq. Ft./Gal Checked by

S.D. 27.6
4/98

WESTCHESTER COUNTY DEPARTMENT OF HEALTH
Bureau of Environmental Quality
25 Moore Ave
Mount Kisco, NY 10549

Lot #2

DESIGN DATA SHEET – SEPARATE SEWAGE SYSTEM FILE NO._____

Owner Alek-Tris, LLC Address 1075 East Main Street, Shrub Oak, NY 10588

Located at (Street) Frost Road Sec. 16.10 Block 3 Lot 26
(Indicate nearest cross street)

Municipality Town of Yorktown Watershed Hudson River

SOIL PERCOLATION TEST DATA REQUIRED TO BE SUBMITTED WITH PPLICATION

Presoak Date: 4/22/2021 Run Date: 4/23/2021

Hole #	CLOCK TIME				PERCOLATION			
					Depth to Water From Ground Surface		Water Level Drop	Soil Rate
Hole Number	Run No.	Start	Stop	Elapse Time Min.	Start Inches	Stop Inches	In Inches	Min/in Drop
1	1	10:03	10:15	12	24	27	3	12/3=4
	2	10:16	10:31	15	24	27	3	15/3=5
	3	10:32	10:47	15	24	27	3	15/3=5
	4							
	5							
2	1	10:05	10:17	12	24	27	3	12/3=4
	2	10:21	10:33	12	24	27	3	12/3=4
	3	10:34	10:49	15	24	27	3	15/3=5
	4	10:50	11:05	15	24	27	3	15/3=5
	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.

Lot #2

TEST PIT DATA REQUIRED TO BE SUBMITTED WITH APPLICATION

DESCRIPTION OF SOILS ENCOUNTERED IN TEST HOLES

DEPTH G.L.	HOLE NO. 2/1	HOLE NO. 2/2	HOLE NO. 2/3	HOLE NO.
6"	Topsoil	Topsoil	Topsoil	
12"	Medium Condensed Sandy Loam	Medium Condensed Sandy Loam	Medium Sandy Loam	
18"				
24"				
30"				
36"				
42"		Medium Coarse Sandy Loam Some Cobbles	Medium Coarse Sandy Loam	
48"	Medium Coarse Sandy Loam			
54"				
60"				
66"				
72"				
78"				
84"				

WAS GROUNDWATER ENCOUNTERED None

INDICATE LEVEL AT WHICH GROUND WATER IS ENCOUNTERED None

INDICATED LEVEL FOR WHICH WATER LEVEL RISES AFTER BEING ENCOUNTRED None

DEEPTEST MADE BY Joel Greenberg DATE OF DEEP TESTS 4/23/2021

DESIGN

Soil Rate Used 1-5 Min/1" Drop: S.D. Usable Area Provided 4,225 SF

No. of Bedrooms 4 Septic Tank Capacity 1,250 Gals. Masonry X Metal ____

Absorption Area Prov. by 336 L.F. x 24" X width trench. Other ____

84 LF/ Bedroom x 4 = 336 LF

Name Joel Greenberg, AIA, NCARB Signature Joel Greenberg

Address 2 Muscoot Road North
Mahopac, NY 10541

Seal

REGISTERED ARCHITECT
JOEL LAWRENCE GREENBERG
011056
STATE OF NEW YORK

Westchester County Health Department

Soil Rate Approved ____ Sq. Ft./Gal Checked by ____

S.D. 27.6
4/98

WESTCHESTER COUNTY DEPARTMENT OF HEALTH
Bureau of Environmental Quality
25 Moore Ave
Mount Kisco, NY 10549

Lot #3

DESIGN DATA SHEET – SEPARATE SEWAGE SYSTEM FILE NO._____

Owner Alek- Tris, LLC Address 1075 East Main Street, Shrub Oak, NY 10588

Located at (Street) Frost Road Sec. 16.10 Block 3 Lot 26
(Indicate nearest cross street)

Municipality Town of Yorktown Watershed Hudson River

SOIL PERCOLATION TEST DATA REQUIRED TO BE SUBMITTED WITH PPLICATION

Presoak Date: 4/22/2021 Run Date: 4/23/2021

Hole #	CLOCK TIME				PERCOLATION			
					Depth to Water From Ground Surface		Water Level Drop	Soil Rate
Hole Number	Run No.	Start	Stop	Elapse Time Min.	Start Inches	Stop Inches	In Inches	Min/in Drop
1	1	9:03	9:15	12	24	27	3	12/3=4
	2	9:16	9:31	15	24	27	3	15/3=5
	3	9:33	9:48	15	24	27	3	15/3=5
	4							
	5							
2	1	9:05	9:17	12	24	27	3	12/3=4
	2	9:19	9:31	12	24	27	3	12/3=4
	3	9:32	9:47	15	24	27	3	15/3=5
	4	9:50	10:05	15	24	27	3	15/3=5
	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.

Lot #3

TEST PIT DATA REQUIRED TO BE SUBMITTED WITH APPLICATION

DESCRIPTION OF SOILS ENCOUNTERED IN TEST HOLES

DEPTH G.L.	HOLE NO. 2/1	HOLE NO. 2/2	HOLE NO. 2/3	HOLE NO.
6"	Topsoil	Topsoil	Topsoil	
12"	Medium Condensed Sandy Loam	Medium Condensed Sandy Loam	Medium Sandy Loam	
18"				
24"				
30"				
36"				
42"		Medium Coarse Sandy Loam Some Cobbles	Medium Coarse Sandy Loam	
48"	Medium Coarse Sandy Loam			
54"				
60"				
66"				
72"				
78"				
84"				

WAS GROUNDWATER ENCOUNTERED None

INDICATE LEVEL AT WHICH GROUND WATER IS ENCOUNTERED None

INDICATED LEVEL FOR WHICH WATER LEVEL RISES AFTER BEING ENCOUNTRED None

DEEPTEST MADE BY Joel Greenberg DATE OF DEEP TESTS 4/23/2021

DESIGN

Soil Rate Used 1-5 Min/1" Drop: S.D. Usable Area Provided 4,225 SF

No. of Bedrooms 4 Septic Tank Capacity 1,250 Gals. Masonry X Metal _____

Absorption Area Prov. by 336 L.F. x 24" X width trench. Other _____

84 LF/ Bedroom x 4= 336 LF

Name Joel Greenberg, AIA, NCARB Signature Joel Greenberg

Address 2 Muscoot Road North
Mahopac, NY 10541

Seal

REGISTERED ARCHITECT LAWRENCE GREENBERG 011056 STATE OF NEW YORK

Westchester County Health Department

Soil Rate Approved _____ Sq. Ft./Gal Checked by _____

S.D. 27.6
4/98

Richard Fon
Chairperson

John A. Tegeder, R.A.
Director of Planning

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

To: Zoning Board of Appeals
From: Planning Board
Date: April 14, 2021
Subject: Alek-Tris ZBA #10/21
1075 East Main Street
SBL: 16.10-3-26

At its April 12, 2021 meeting, the Planning Board reviewed the application for the Zoning Board to revisit its 1981 decision restricting the re-subdivision of the subject lot. The Planning Board requested the applicant perform soil testing and submit proposed locations for 100% expansion areas required for the existing structures and for the new homes to determine how many bedrooms each system could potentially support on the proposed new lots. The Board would like to review this information before making recommendations therefore they request the Zoning Board adjourn this application until this review is complete.

Respectfully submitted,

Robyn A. Steinberg, AICP, CPESC
Town Planner

cc: Joel Greenberg, architect

DECISION OF THE YORKTOWN ZONING BOARD OF APPEALS

June 25, 1981

MACMASTER, WILLIAM
#32/81

Application for variance to allow subdivision of property creating two new building lots with an area of 16,000 square ft where 20,000 square ft is required. Premises located on east side of Frost Road, aka/Section 4.6, Parcel 7, Lot 24 on the Tax Map of the Town of Yorktown.

Upon reading and filing the Certificate of Notice, the reports of the Building Inspector dated June 25, 1981, Conservation Board dated June 2, 1981, Tax Assessor dated June 25, 1981 and upon the report of the site committee and upon the testimony offered and received at the public hearing of this application, it is found and determined as follows:

The requested relief, although resulting in a 25% reduction in the area requirements is nevertheless in harmony with the surrounding area and exceeds the size of surrounding lots.

Applicant agreed to stipulate that lot 24 (the front lot) could not be further subdivided.

In order to preserve the open shed and eliminate the dog leg of the lot lines, Board and applicant agreed to rearrange same. Such rearrangement results in lot 24.1 being 14,043 square ft and lot 24.2 being 14,482 square ft.

Applicant presented proof of practical difficulty.

Based upon the above, the Board, after due consideration does grant the variance requested. Said variance is made expressly subject to the following conditions:

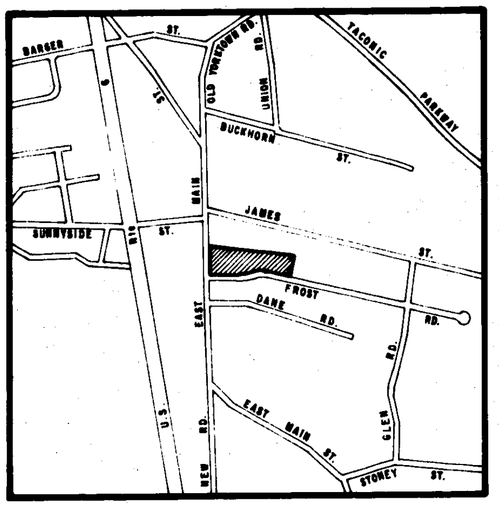
1. No further subdivisions on the lot facing East Main Street (24) shall be permitted.

2. Shed shall be restored by July 1, 1982.

3. Application is amended to rearrange the lot lines leaving one lot of 14,043 square ft (24.1) and one of 14,482 square ft (24.2).

Filed on the 3rd day
of July, 1981.

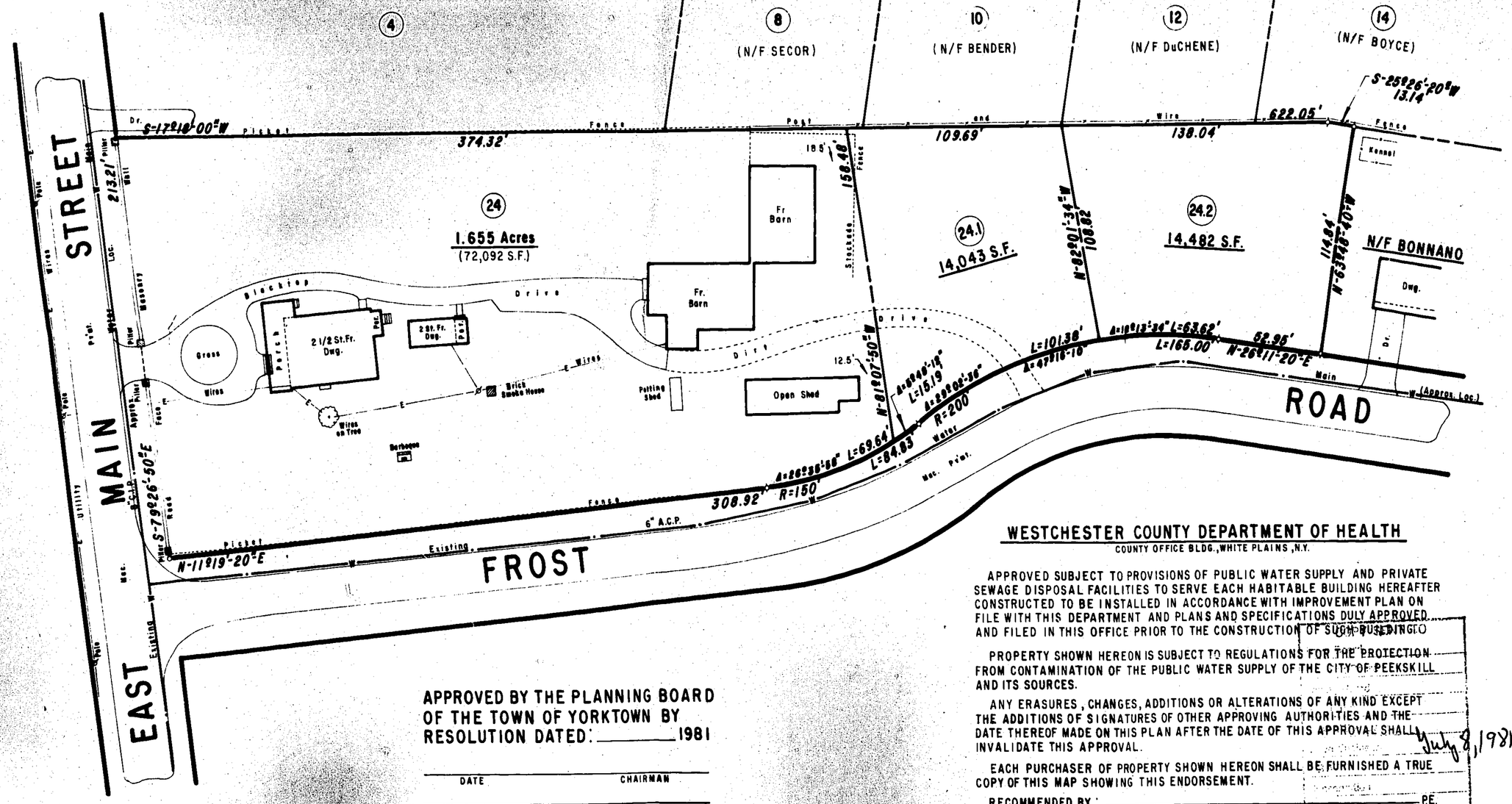
GERALDINE SCHWALB, Town Clerk



LOCALITY PLAN
1" = 800'

"MAP OF SUBDIVISION BELONGING TO EMILY K. MILLER"

(FILED OCT. 23, 1929 AS MAP No. 3518)



WESTCHESTER COUNTY DEPARTMENT OF HEALTH

COUNTY OFFICE BLDG., WHITE PLAINS, N.Y.

APPROVED SUBJECT TO PROVISIONS OF PUBLIC WATER SUPPLY AND PRIVATE SEWAGE DISPOSAL FACILITIES TO SERVE EACH HABITABLE BUILDING HEREAFTER CONSTRUCTED TO BE INSTALLED IN ACCORDANCE WITH IMPROVEMENT PLAN ON FILE WITH THIS DEPARTMENT AND PLANS AND SPECIFICATIONS DULY APPROVED AND FILED IN THIS OFFICE PRIOR TO THE CONSTRUCTION OF SUCH BUILDINGS.

PROPERTY SHOWN HEREON IS SUBJECT TO REGULATIONS FOR THE PROTECTION FROM CONTAMINATION OF THE PUBLIC WATER SUPPLY OF THE CITY OF PEEKSKILL AND ITS SOURCES.

ANY ERASURES, CHANGES, ADDITIONS OR ALTERATIONS OF ANY KIND EXCEPT THE ADDITIONS OF SIGNATURES OF OTHER APPROVING AUTHORITIES AND THE DATE THEREOF MADE ON THIS PLAN AFTER THE DATE OF THIS APPROVAL SHALL INVALIDATE THIS APPROVAL.

July 8, 1981

EACH PURCHASER OF PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF THIS MAP SHOWING THIS ENDORSEMENT.

RECOMMENDED BY: _____ DATE _____ P.E.

_____ DATE _____ COMMISSIONER OF HEALTH

Building Inspector

APPROVED BY THE PLANNING BOARD OF THE TOWN OF YORKTOWN BY RESOLUTION DATED: _____ 1981

_____ DATE _____ CHAIRMAN

_____ DATE _____ SECRETARY

THE OWNER OF PROPERTY SHOWN HEREON CERTIFIES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ITS FILING.

_____ DATE _____ WILLIAM F. MacMASTER

ADDRESS: EAST MAIN ST., SHRUB OAK, N.Y.

TOWN TAX MAP DATA:
Section 4.6, Parcel 7, Lots 24, 24.1 and 24.2

EXISTING ZONING STATUS:
R1-10 (1 Family Residential)

TOWN WATER DISTRICT:
Shrub Oak - Mohegan Water District

TOTAL AREA OF SUBDIVISION:
2.3098 Acres, (100,616 S.F.).

WE, J. HENRY CARPENTER & CO., THE SURVEYORS WHO MADE THIS MAP DO HEREBY CERTIFY THAT THE FIELD WORK UPON WHICH THIS MAP IS BASED WAS COMPLETED ON JUNE 30, 1981 AND THAT THE MAP ITSELF WAS COMPLETED JULY 2, 1981.

Engineering Consultant:

Thomas F. Perna, P.E. No. 41814

Land Surveyor:

James H. [illegible] L.S. No. 49286

MINOR SUBDIVISION MAP

PREPARED FOR

WILLIAM F. MacMASTER

LOCATED IN

TOWN OF YORKTOWN, WESTCHESTER COUNTY, N.Y.

RECEIVED JUL - 8 1981 PLANNING BOARD

J. HENRY CARPENTER & CO.
LAND SURVEYING AND MAPPING
YORKTOWN HEIGHTS, N.Y.

Scale: 1" = 40'
Date: July 2, 1981
Rev.
County Blk. 11439
Sheet No. 295.

File Copy

Job No. 15970, File: 13391

TOWN OF YORKTOWN
TOWN HALL
363 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NEW YORK 10598

PHONE: (914) 962-5722

MEMORANDUM: June 25, 1981

TO: Zoning Board of Appeals

FROM: Building Inspector

RE: McMaster

I have reviewed the survey submitted with the application and inspected the parcel on June 23, 1981. The land in question was part of a 17± acre parcel previously owned by Munson Frost which was the subject of two subdivision actions - "Section A of Frost Acres" in 1955 and "Map of Frost Road" in 1961.

According to records in the Assessor's office, the existing structures on the McMaster property were built prior to the institution of zoning in 1932.

Because the immediate area contains lots of similar or smaller size, I have no objection to the granting of the requested relief. Further, to increase the size of the lots to 20,000 square feet would require a shift in the proposed northerly lot line that would cause that line to bisect the existing barn structures.

I recommend however that the variance be granted with the condition that no new future building lots be created on the balance of the property.

Respectfully submitted,

William D. Gregory
Building Inspector

WDG/tb

TOWN OF YORKTOWN
TOWN HALL
363 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NEW YORK 10598

PHONE: (914) 962-5722

M E M O R A N D U M

TO: Zoning Board of Appeals

FROM: Assessor

DATE: June 25, 1981

RE: Macmaster #32/81

In response to your memorandum of June 1, 1981 I offer the following:

Tax Map Designation of Subject	Section	4.06
	Parcel	7
	Lot	24

Owner(s): William and Mary Macmaster
Location: 1075 East Main Street
Lot Size: 2.31 AC (100,624 square feet)
Property Type: Improved Lot with

2½ sty dwelling (1496 S.F./floor)
2 sty dwelling (336 S.F./floor)
1 garage (with loft) (1395 S.F./floor)
1½ sty barn (1020 S.F./floor)
2 sty barn (1040 S.F./floor)
1 shed (1080 S.F.)
1 shed (128 S.F.)
1 swimming pool (512 S.F./swim area)

All improvements existed prior to 1930 except pool (Permit issued January 1, 1981).

William and Mary Macmaster purchased the subject property from Helen Frost on December 1, 1978 by deed Liber 7522 Page 95. (see attached).

The subject property was part of the original Frost holdings which contained in excess of 17 acres (see copy of original tax map). Through the years this property was reduced in size by deed or subdivision, to its present 2.31 acres.

The most recent subdivision of this property prior to 1961. A list of these lots is as follows, complete with lot size and building permit numbers (see attached map).

LOCATION	Sec./Par./Lot	SIZE	BUILDING PERMIT #	BUILDING PERMIT DATE
3566 Frost	4.6/7/24.1	108 x 120 (12960 SF)	12465	3/22/72
3572 Frost	4.6/7/24.2	109 x 118 (12862 SF)	11004	9/23/68
3852 Frost	4.6/7/24.3	111 x 117 (12987 SF)	11916	3/16/71
3592 Frost	4.6/7/24.4	112 x 115 (12880 SF)	10846	5/17/68

Robert P. Killeen

RPK:dma

SEC. 4.6 PAR. 7 LOT 24

W296—Statutory Form F. Executor's Deed Individual or Corporation

Julius Blumberg, Inc., Law Blank Publishers 80 Exchange Place at Broadway, New York

LIBER 7522 PAGE 95

This Indenture,

Made the 1st day of ~~November~~ December nineteen hundred and Seventy-Eight

Between HELEN A. FROST, a/k/a HELEN ARCHER FROST, individually and as Executrix of the Last Will and Testament of E. Munson Frost, deceased, residing at 1075 East Main Street, Shrub Oak, Westchester County, New York,

as executrix of the Estate of E. Munson Frost

under the last will and testament of E. Munson Frost

late of the Town of Yorktown, County of Westchester

deceased, party of the first part,

and

WILLIAM F. MAC MASTER and MARY D. MAC MASTER, his wife, both residing at 1059 East Main Street, Shrub Oak, New York

parties of the second part,

Witnesseth, that the party of the first part, by virtue of the power and authority to ... given in and by said last will and testament, and in consideration of

ONE HUNDRED FIFTY THOUSAND ($150,000.00)--------------------- Dollars,

lawful money of the United States,

paid by the parties of the second part,

does hereby grant and release unto the parties of the second part, their heirs and assigns 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, being more particularly bounded and described as follows:

BEGINNING at a point on the southerly right of way boundary of East Main Street, formerly known as Jefferson Valley Road, where same is intersected by the easterly right of way boundary of Frost Road as shown on map entitled, "Map of Frost Road" dated October 3, 1956 and filed in the Office of the Clerk of the County of Westchester, Division of Land Records on January 25, 1961 as Map No. 12684; running thence from said point along the southerly right of way boundary of East Main Street, South 79° 28' 50" East 213.21 feet to the westerly boundary of map entitled, "Map of Subdivision belonging to Emily K. Miller" dated July 10, 1929 and filed in the Office of the Clerk of the County of Westchester, Division of Land Records on October 23, 1969 as Map No. 3518; thence leaving the southerly right of way boundary of East Main Street and continuing along the westerly boundary of said filed map No. 3518 South 17° 18' 00" West 622.05 feet; South 25° 26' 20" West 13.14 feet to lands now or formerly of Bonnano; thence along said lands now or formerly of Bonnano North 63° 48' 40" West 114.84 feet to the easterly right of way boundary of Frost Road aforementioned; thence along same NOrth 26° 11' 20" East 52.95 feet to a point of curve; continuing thence along the circumference of a 200 foot radius curve to the left having a central angle of 47° 16' 10" and an arc length of 165.00 feet to a point of reverse curvature;

LIBER 7522 PAGE 96

Continuing thence along the circumference of a 150 foot radius curve to the right having a central angle of 32° 24' 10" and an arc length of 84.83 feet to a point of tengency; thence north 11° 19' 20" East 308.92 feet to the southerly right of way boundary of East Main Street and the point or place of beginning. Said premises also being known as Section 4.06 Block 7, Lot 24 on the Official Tax Map of the Town of Yorktown.

Subject to Purchase Money mortgage of even date to be recorded simultaneously herewith.

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

LIBER 7661 PAGE 263

THIS INDENTURE, made the 24 day of October, nineteen hundred and eighty

BETWEEN

WILLIAM F. MAC MASTER and MARY D. MAC MASTER, residing at 1075 East Main Street, Shrub Oak, Town of Yorktown, County of Westchester and State of New York,

SECT. 4.6 PAR. 8 LOT 48

party of the first part, and

WAYNE J. FEDORCZAK and KAREN R. FEDORCZAK, his wife, both residing at 92 Underhill Avenue, East White Plains, County of Westchester, State of New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration 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 Shrub Oak, Town of Yorktown, County of Westchester and State of New York, and designated as Lot #1 on a map entitled "Map of Subdivision belonging to Daily K. Miller", filed in the Office of the Clerk of the County fo Westchester, Division of Land Records, on October 23, 1029, as Map #3518, and being more particularly bounded and described as follows:

BEGINNING at the northeasterly corner of said lot which is at a point distant as measured along the southerly side of Jefferson Valley Road 150 feet west of the westerly side of James Avenue; thence (1) from said beginning point South 19 degrees 52 minutes 40 seconds West, 302.71 feet; thence (2) North 64 degress 07 minutes 50 seconds West, 66.40 feet; thence (3) North 17 degrees 18 minutes 00 seconds East, 282.01 feet, and thence (4) along the southerly side of Jefferson Valley Road, South 80 degress 15 minutes 00 seconds East, 79.97 feet to the point and place of beginning. Being same premises described in deed in Liber 5536 page 87.

TOGETHER with all right, title and interest, if any, of the seller in and to any land lying in the bed of any street, road or avenue or avenue opened or proposed, in front of adjoining said premises, to the center line thereof.

Said premises are also known and designated as Section 4.6, Parcel 8, Lot 48 on the office Tax Map of the Town of Yorktown.

Being premise known as 1059 East Main Street, Shrub Oak, New York.

Subject to and assuming a first mortgage in the reduced amount of [illegible] made between William F. Mac Master and Mary D. Mac Master to Marie O'Dell

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.

IN PRESENCE OF:

Wayne J. Fedorczak

Karen R. Fedorczak

TAX MAP DESIGNATION

OCT 27 1980

WESTCHESTER COUNTY

32×10

245-6877
#32/81

APPLICATION FOR A VARIANCE

Dated: 18th day of May 1981

TO: THE ZONING BOARD OF APPEALS
TOWN OF YORKTOWN, NEW YORK

The undersigned, owner of the property herein described, does hereby make application for a variance affecting said premises which are located on the South side of East Main St (St. Rd.) near Frost (St. Rd.) and Known as Lot 24 Parcel 7 Section 4.6 on the Tax Map of the Town of Yorktown, New York.

Title to said premises was acquired by the applicant on the _____ day of December 1978 and the same is now improved with 2 one Family Homes (type of bldg. or structure)

The variance requested is as follows: To allow the subdivision of a piece of property in the R-10 zone to allow two (2) building lots of 16,000 sq. ft. where 20,000 Sq. ft. is required.

Attached hereto is a sketch or plot plan showing all existing buildings and structures; the proposed buildings and structures; all data relating to the variance and a check for the sum of $25.00 the required application fee.

Applicant or representative must appear on meeting date of zoning Board which is the Last Thursday of each month unless otherwise noticed.

All applications must be submitted to Office of Building Department before Noon on Friday preceeding scheduled meeting.

(applicant)

(owner)

1075 E. Main St
Shrub Oak, N.Y.
(address)

Application received on the 19th day of May 19 81
Fee of ~~$25.00~~ $35.00 received on the 11th day of May 19 81
Application submitted to the Board of Appeals on the 15 day of May 19 81.

32x10

TOWN OF YORKTOWN
TOWN HALL
363 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NEW YORK 10598

PHONE: (914) 962-5722

2 June 1981

To: Zoning Board of Appeals

From: Conservation Board

Re: MACMASTER #32/81

The Conservation Board has reviewed this matter and recommends that the variance not be granted.

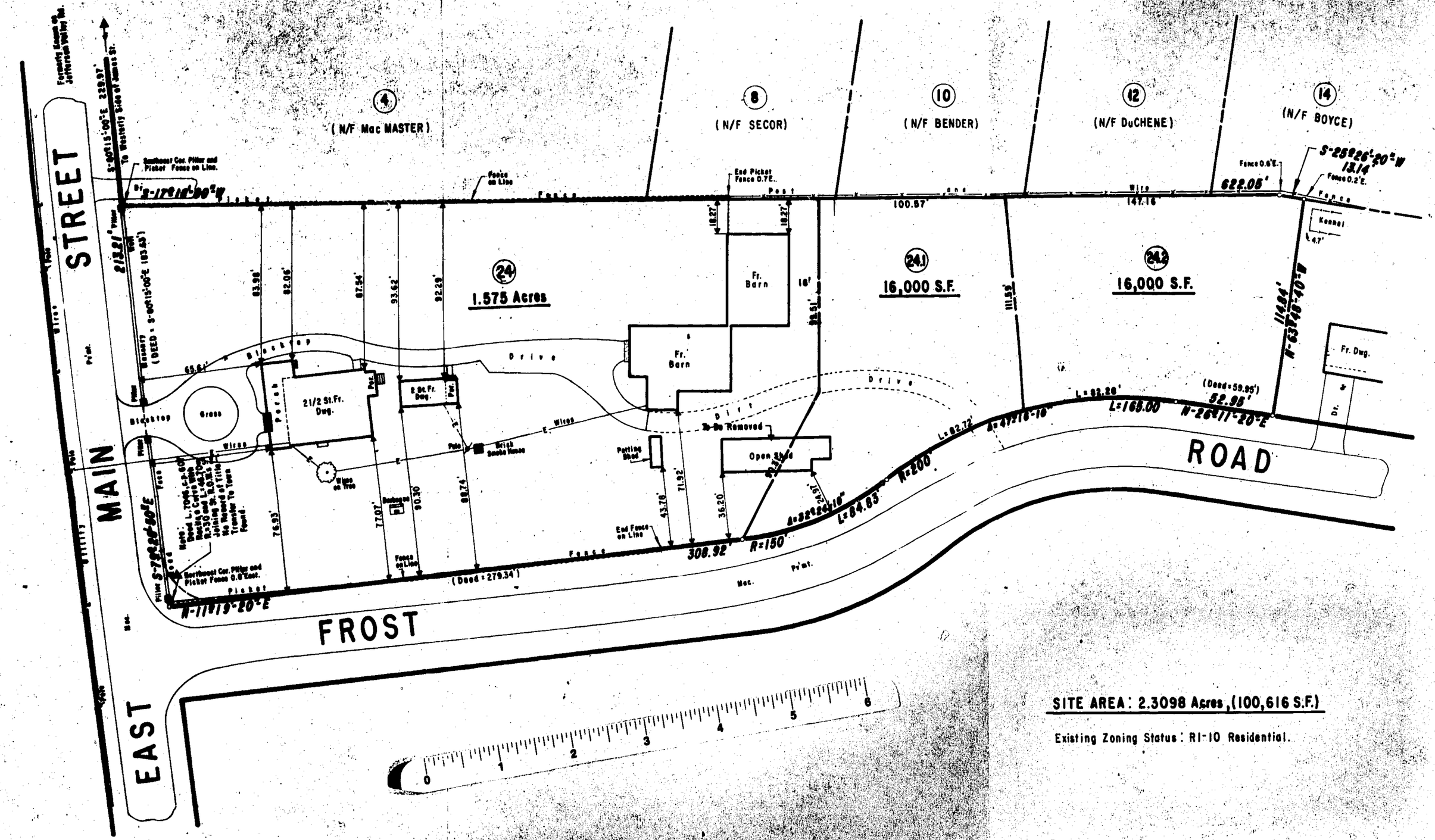
It is our opinion that this would represent an inappropriate instance of down zoning where no pressing mitigating circumstance exists.

John R. Thornborough, Chairman

Title No. LRW-581

TOWN OF YORKTOWN TAX MAP DATA:
Section 4.8, Parcel 7, Lot 24

"MAP OF SUBDIVISION BELONGING TO EMILY K. MILLER"
(FILED MAP No. 3518)



SITE AREA: 2.3098 Acres, (100,616 S.F.)

Existing Zoning Status: RI-10 Residential.

PARCEL SHOWN HEREON FORMS A PORTION OF PREMISES AS SHOWN ON SUBDIVISION MAP ENTITLED "MAP OF FROST ROAD", FILED IN COUNTY CLERK'S OFFICE ON JAN. 25, 1961 AS MAP No. 12684.

SUBJECT TO ELECTRIC AND/OR TELEPHONE CO. EASEMENTS, IF ANY, FOR OVERHEAD AND/OR UNDERGROUND SERVICE.

SURVEYED AS IN POSSESSION, (No Lines of Possession Other Than Indicated).

SUBSTRUCTURES AND/OR THEIR ENCROACHMENTS BELOW GRADE, IF ANY, NOT SHOWN.

HOUSE OFFSETS TAKEN TO FOUNDATION LINE.
PROPERTY CORNERS NOT STAKED.

CERTIFIED ONLY TO:

1. WILLIAM F. and MARY D. MacMASTER
2. THE FIRST AMERICAN TITLE INSURANCE CO. (Land Researchers Ltd.)
3. THE VILLAGE SAVINGS BANK

J. HENRY CARPENTER & CO.
CIVIL ENGINEERS & LAND SURVEYORS
YONKERS HEIGHTS, N.Y.

SURVEYED IN ACCORDANCE WITH DEED OF RECORD AS RECITED IN L.7046 OF DEEDS AT PAGE 607, WITH DIFFERENCES FOUND INDICATED HEREON.

NO ABSTRACT OF TITLE FURNISHED.

WE, J. HENRY CARPENTER & CO. DO HEREBY CERTIFY THAT ON Nov. 16, 1978 A SURVEY OF THE PREMISES SHOWN HEREON WAS MADE AND THAT THIS MAP IS MADE IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY.

CERTIFICATIONS INDICATED HEREON SIGNIFY 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.

ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

ALTERATIONS OF THIS MAP OTHER THAN BY A LICENSED LAND SURVEYOR IS ILLEGAL.

SKETCH OF PROPOSED 3 LOT PROPERTY DIVISION
SHOWN ON
SURVEY OF PROPERTY
PREPARED FOR

WILLIAM F. and MARY D. MacMASTER

LOCATED IN

TOWN OF YORKTOWN
WESTCHESTER COUNTY, N.Y.

SCALE: 1" = 40'

DATE: Nov. 20, 1978
SKETCH DATE: May 14, 1981.

SURVEY No.: 15970 FILE: 13391

THIS IS TO CERTIFY THAT the attached copy is a true and correct copy of the TOWN OF YORKTOWN PLANNING BOARD RESOLUTION APPROVING

MINOR SUBDIVISION WILLIAM F. MACMASTER

DATE OF RESOLUTION DECEMBER 21, 1981

HEREBY signed and certified by the Secretary of the Planning Board

Signature _____ *Date* 12/21/81

Carol Ann Sklar

PLANNING BOARD
TOWN OF YORKTOWN

RESOLUTION APPROVING SUBDIVISION PLAT

WILLIAM F. MACMASTERS

Resolution No. 81-10

Date: DECEMBER 21, 1981

On Motion of Robert Potemski

seconded by William Gocha

the following resolution was adopted:

WHEREAS in accordance with the Planning Board's Land Development Regulations adopted February 13, 1969 and as last revised, a formal application for the approval of a subdivision plat titled Minor Subdivision Map prepared for William F. MacMaster was submitted to the Planning Board on the 14th day of December by William F. MacMaster; and the applicant has represented to this Board that he is the lawful owner of the land within said subdivision or has a valid contract or contracts of sale for such land; and

WHEREAS an application fee of $175.00 covering 3 lots on 2.3 acres has been received by this Board; and

WHEREAS the proper endorsement of the County Health Officer and the approval of the Bureau of Water Supply of the City of New York and/or the Board of Water Supply of the City of Peekskill, New York have been obtained; and

Whereas the requirement of this Board's Land Development Regulations have been met except as noted below; and

WHEREAS a public hearing was held on the said subdivision application and plat at the Town Hall in Yorktown Heights, New York on the 21st day of December, 1981 and

WHEREAS the applicant has submitted to this Board as part of said application for plat approval, the following map titled:
"Integrated Plot Plan", prepared by Thomas F. Perna P.E., for J. Henry Carpenter & Co., on the 2nd day of July, 1981, and last revised on the 12th day of August, 1981.

WHEREAS the Town Engineer has informed this Board that there are no public improvements to be built.

BE IT THEREFORE NOW RESOLVED that the application of William F. MacMasters for approval of subdivision map prepared by J. Henry Carpenter dated the 2nd day of July, 1981 and last revised the 12th day of August, 1981 be approved subject to the following modifications and conditions and that the Chairman and Secretary of this Board be and hereby are authorized to endorse this Board's approval on said plat upon compliance by the applicant with such modifications and additional requirements as noted. If such modifications are not made and such conditions are not fulfilled within 180 days from the date of this resolution the plat shall be deemed disapproved. If said plat is not endorsed by the Chairman and Secretary of the Board nor the map filed within 60 days from the date of signing of the plat, the plat shall also be deemed disapproved.

Modify said plat to show the following:
NONE

Modify integrated plot plan to show the following:
NONE

BE IT FURTHER RESOLVED that said plat map shall not be endorsed by the Planning Board until:

A) The deeds, offer of dedication, and certificate of title when required, insured by an approved title company of any and all land reserved in fee to the Town for drainage, flood control, park, playground or recreational purposes or any similar deed or conveyance giving rights of easement and use for all drainage and public facilities shown on said plat, has been tendered to an accepted by the Town; and

B) The following additional requirements or conditions are met:

1) Payment of $1,000.00 to the Town of Yorktown to satisfy the recreation requirement in accordance with Land Development Regulations.

2) The monuments set forth on the plat map be set, or alternatively a bond in the amount of $1,500.00 payable to the Town of Yorktown be transmitted to the Town Engineer - such bond to be released upon setting of the monuments.

BE IT FURTHER RESOLVED that no certificate of occupancy will be issued unless the required monuments are set, the lot bounds are staked out and possession survey of premises is filed with the Building Inspector containing legend that stakes have been set as shown thereon.

BE IT FURTHER RESOLVED that upon due consideration by the Board: the following requirements of these Regulations be waived:

BE IT FURTHER RESOLVED that upon due consideration by the Board: the following requirements of these Regulations be waived:

A) Street lights sinbe they already exist
B) Sidewalks since they already exist

Date of Resolution December 21, 1981

Signed by Bernard Grossfield, Chairman

Roll Call:

Ayes: Bernard Grossfield, Robert A. Putnam, [illegible], Edward N. Zellen,

Nayes:

Valenzuela Tree Permit

John A. Tegeder, R.A.
Director of Planning

Matthew J. Slater
Town Supervisor

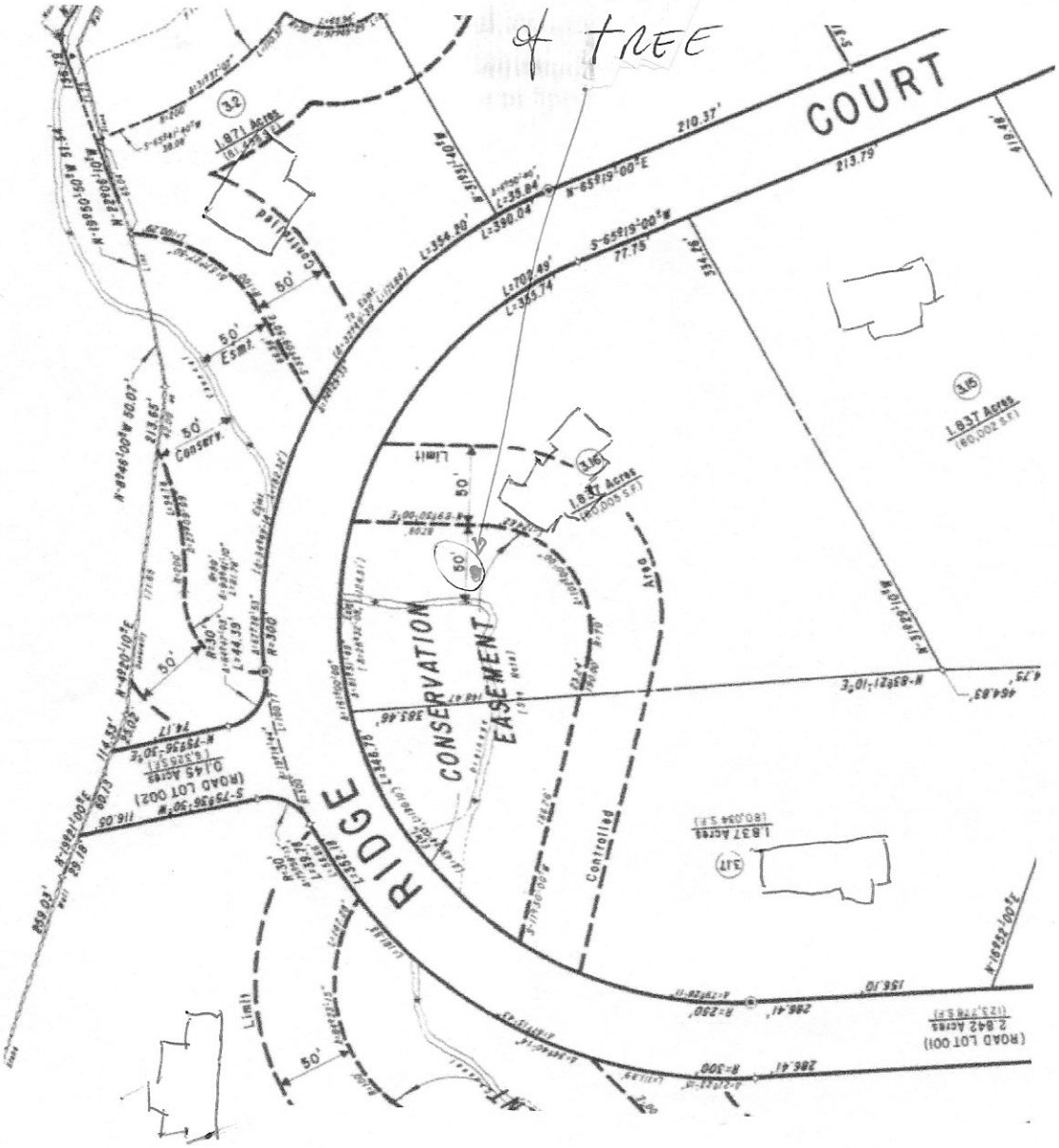
TOWN OF YORKTOWN
PLANNING DEPARTMENT

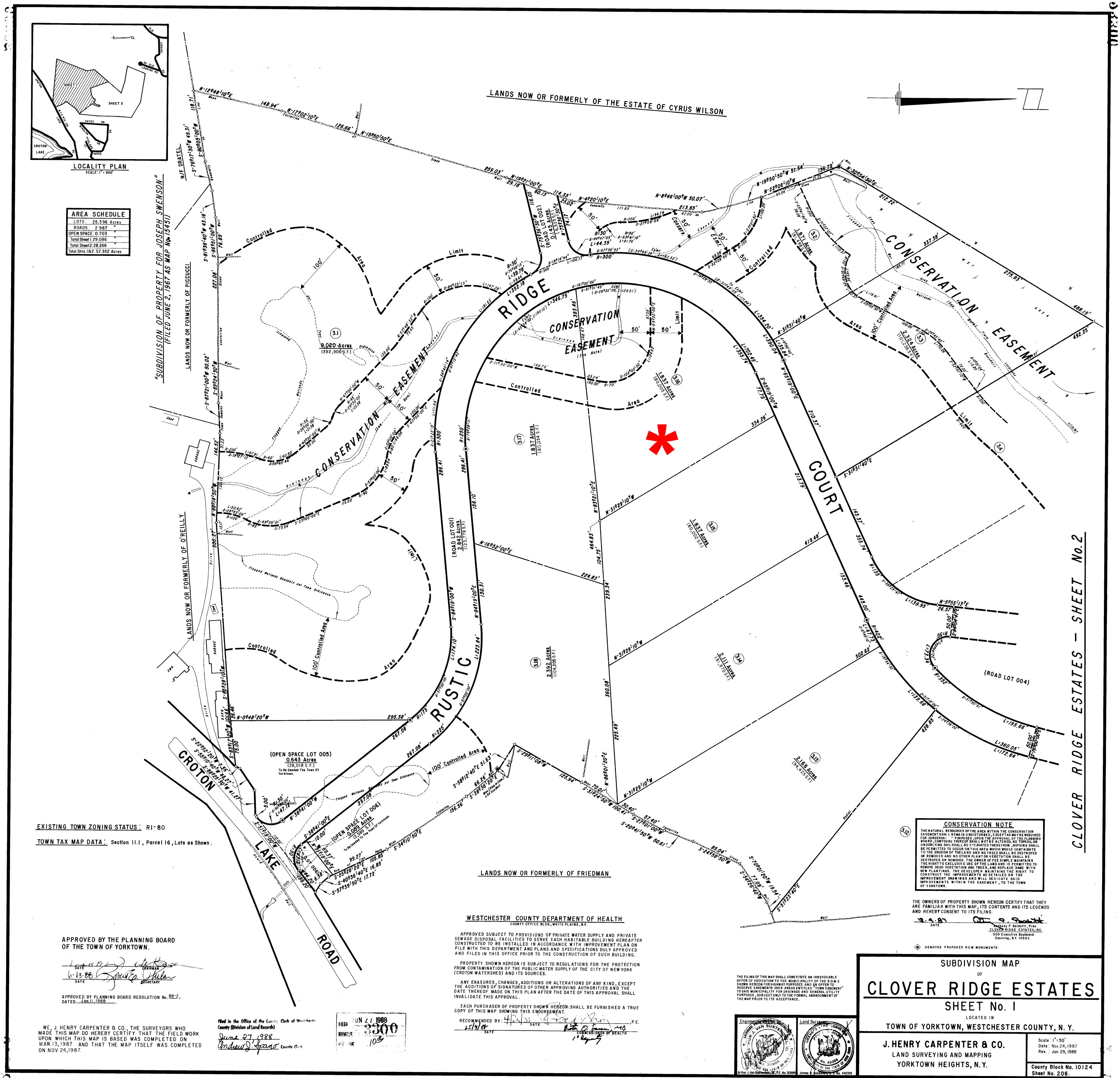
Albert A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565, Fax (914) 962-3986

To: Planning Board
From: Planning Department
Date: May 21, 2021
Subject: Valenzuela Tree Permit Application
1276 Rustic Ridge Court
SBL: 58.06-1-14

The property owner of 1276 Rustic Ridge Court, submitted an application to the Engineering Department to remove a specimen tree. Upon receipt of the application, it was noted that the tree was located in a Conservation Easement shown on the plat for the Clover Ridge Subdivision. The attached photos of the tree from the Engineering Department show it is in good health. The homeowner would like to remove it because they feel it is too large and could fall on their home. Pursuant to the Conservation Note on the filed plat, this request requires the Planning Board's approval.

Approximate Location of TREE





LOCALITY PLAN
SCALE: 1" = 800'
AREA SCHEDULE
LOTS: 25.396 Acres
ROADS: 2.987
OPEN SPACE: 0.703
Total Sheet 1: 29.086
Total Sheet 2: 28.266
Total Shts. 1&2: 57.352 Acres
LANDS NOW OR FORMERLY OF THE ESTATE OF CYRUS WILSON
"SUBDIVISION OF PROPERTY FOR JOSEPH SWENSON" (FILED JUNE 2, 1967 AS MAP No 15451)
LANDS NOW OR FORMERLY OF PICCUCCI
N/F DRATEL
LANDS NOW OR FORMERLY OF O'REILLY
RIDGE
RUSTIC
COURT
CONSERVATION EASEMENT
CROTON
LAKE
ROAD
(ROAD LOT 001) 2.842 Acres (123,778 S.F.)
(ROAD LOT 002)
(ROAD LOT 004)
(OPEN SPACE LOT 005) 0.643 Acres (28,018 S.F.) To Be Deeded The Town Of Yorktown.
(OPEN SPACE LOT 006) 0.059 Acres (2,589 S.F.) To Be Deeded To The Town Of Yorktown.
LANDS NOW OR FORMERLY OF FRIEDMAN
EXISTING TOWN ZONING STATUS: RI-80
TOWN TAX MAP DATA: Section 11.1, Parcel 16, Lots as Shown.
APPROVED BY THE PLANNING BOARD OF THE TOWN OF YORKTOWN.
DATE CHAIRMAN
6-13-88 DATE SECRETARY
APPROVED BY PLANNING BOARD RESOLUTION No. 88-2, DATED Jan.11,1988.
WE, J. HENRY CARPENTER & CO., THE SURVEYORS WHO MADE THIS MAP DO HEREBY CERTIFY THAT THE FIELD WORK UPON WHICH THIS MAP IS BASED WAS COMPLETED ON MAR.13,1987 AND THAT THE MAP ITSELF WAS COMPLETED ON NOV.24,1987.
Filed in the Office of the County Clerk of Westchester County (Division of Land Records)
June 27, 1988
Andrew J. Spano County Clerk
FILED JUN 27 1988
NUMBER 23300
WESTCHESTER COUNTY DEPARTMENT OF HEALTH
COUNTY OFFICE BLDG., WHITE PLAINS, N.Y.
APPROVED SUBJECT TO PROVISIONS OF PRIVATE WATER SUPPLY AND PRIVATE SEWAGE DISPOSAL FACILITIES TO SERVE EACH HABITABLE BUILDING HEREAFTER CONSTRUCTED TO BE INSTALLED IN ACCORDANCE WITH IMPROVEMENT PLAN ON FILE WITH THIS DEPARTMENT AND PLANS AND SPECIFICATIONS DULY APPROVED AND FILED IN THIS OFFICE PRIOR TO THE CONSTRUCTION OF SUCH BUILDING.
PROPERTY SHOWN HEREON IS SUBJECT TO REGULATIONS FOR THE PROTECTION FROM CONTAMINATION OF THE PUBLIC WATER SUPPLY OF THE CITY OF NEW YORK (CROTON WATERSHED) AND ITS SOURCES.
ANY ERASURES, CHANGES, ADDITIONS OR ALTERATIONS OF ANY KIND, EXCEPT THE ADDITIONS OF SIGNATURES OF OTHER APPROVING AUTHORITIES AND THE DATE THEREOF MADE ON THIS PLAN AFTER THE DATE OF THIS APPROVAL SHALL INVALIDATE THIS APPROVAL.
EACH PURCHASER OF PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF THIS MAP SHOWING THIS ENDORSEMENT.
RECOMMENDED BY: DATE P.E.
DATE COMMISSIONER OF HEALTH
THE FILING OF THIS MAP SHALL CONSTITUTE AN IRREVOCABLE OFFER OF DEDICATION TO THE MUNICIPALITY OF THE R.O.W.S SHOWN HEREON FOR HIGHWAY PURPOSES AND AN OFFER TO RESERVE EASEMENTS OVER AREAS ENTITLED "TOWN EASEMENT" TO SAID MUNICIPALITY FOR DRAINAGE AND GENERAL UTILITY PURPOSES, SUBJECT ONLY TO THE FORMAL ABANDONMENT OF THE MAP PRIOR TO ITS ACCEPTANCE.
CONSERVATION NOTE
THE NATURAL RESOURCES OF THE AREA WITHIN THE CONSERVATION EASEMENT SHALL REMAIN UNDISTURBED, EXCEPT AS MAY BE REQUIRED FOR CONSERVATION PURPOSES, UPON THE APPROVAL OF THE PLANNING BOARD, CONTOURS 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 AND NO TREES SHALL BE DESTROYED OR REMOVED AND NO OTHER PLANT OR VEGETATION SHALL BE DESTROYED OR REMOVED. THE OWNER OF FEE SIMPLE MAINTAINS THE RIGHT TO EXCLUSIVE USE OF THE LAND AND IS PERMITTED TO REMOVE DEAD VEGETATION AND TREES, AND REPLACE SAME WITH NEW PLANTINGS. THE DEVELOPER MAINTAINS THE RIGHT TO CONSTRUCT THE IMPROVEMENTS AS DETAILED ON THE IMPROVEMENT DRAWINGS AND WILL DEDICATE SAID IMPROVEMENTS WITHIN THE EASEMENT, TO THE TOWN OF YORKTOWN.
THE OWNERS OF PROPERTY SHOWN HEREON CERTIFY THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ITS FILING.
12-4-87 DATE
Anthony P. Beldotti, Pres. CLOVER RIDGE ESTATES, INC.
500 Executive Boulevard Ossining, N.Y. 10562.
DENOTES PROPOSED R.O.W. MONUMENTS.
CLOVER RIDGE ESTATES - SHEET No. 2
SUBDIVISION MAP
OF
CLOVER RIDGE ESTATES
SHEET No. 1
LOCATED IN
TOWN OF YORKTOWN, WESTCHESTER COUNTY, N.Y.
J. HENRY CARPENTER & CO.
LAND SURVEYING AND MAPPING
YORKTOWN HEIGHTS, N.Y.
Scale: 1" = 150'
Date: Nov. 24, 1987
Rev.: Jan. 29, 1988
County Block No. 10124
Sheet No. 206.
Engineering By:
Land Surveyor:
Arthur J. Van Suetendael, III, P.E. No. 30988
James H. Seabolt, L.S. No. 49286
File: 16877

CONSERVATION NOTE

THE NATURAL RESOURCES OF THE AREA WITHIN THE CONSERVATION EASEMENT SHALL REMAIN UNDISTURBED, EXCEPT AS MAY BE REQUIRED FOR CONSERVATION PURPOSES, UPON THE APPROVAL OF THE PLANNING BOARD, CONTOURS 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 AND NO TREES SHALL BE DESTROYED OR REMOVED AND NO OTHER PLANT OR VEGETATION SHALL BE DESTROYED OR REMOVED. THE OWNER OF FEE SIMPLE MAINTAINS THE RIGHT TO EXCLUSIVE USE OF THE LAND AND IS PERMITTED TO REMOVE DEAD VEGETATION AND TREES, AND REPLACE SAME WITH NEW PLANTINGS. THE DEVELOPER MAINTAINS THE RIGHT TO CONSTRUCT THE IMPROVEMENTS AS DETAILED ON THE IMPROVEMENT DRAWINGS AND WILL DEDICATE SAID IMPROVEMENTS WITHIN THE EASEMENT, TO THE TOWN OF YORKTOWN.

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

Section 11.01

Block 16

Lot # 3.16

Job Site Address: 1276 Rustic Ridge Ct

City/State/Zip: Yorktown Heigths NY 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: David M. Valenzuela

COMPANY:

ADDRESS: 1276 Rustic Ridge Ct

Yorktown Heigths 10598

ZIP

PHONE: (914) 772 7394

EMAIL: valenzuela@mac.com

OWNER:

YOUR NAME: David M. Valenzuela

COMPANY:

ADDRESS: 1276 Rustic Ridge Ct

Yorktown Heigths 10598

ZIP

PHONE: (914) 772 7394

EMAIL: valenzuela@mac.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/Notice of Violation as per Town Code.

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

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

a. Lake/pond	☐	Control area of lake/pond	☐
b. Stream/River/Brook	☐	Control area of stream/river/brook	☐
c. Wetlands	☐	Control area of wetlands	☐

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

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

3. **Tree Removal:**

Amount of trees and/or stumps to be removed: One
Sizes; approximate DBH: 34 inches
Species of trees to be removed (i.e. Birch, Spruce - if known): Oak
Reason for removal: risk to house
Trees marked In field (trees must be marked prior to inspection): Yes: ☑ **No:** ☐
Tree removal contractor: Green Design Inc.
P.O. Box 866
914 469 8453 , 914 244 0212

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.**

David M. Valenzuela

PRINT NAME

SIGNATURE OF APPLICANT

05/10/2021

DATE

Yorktown Energy Storage

Robyn Steinberg

From: Robert Gaudioso <RGaudioso@snyderlaw.net>
Sent: Friday, May 14, 2021 10:08 AM
To: John Tegeder; Robyn Steinberg
Cc: Michael Conway; Gregory Gibbons
Subject: RE: Gomer Court - Decommissioning Estimate and Narrative
Attachments: 3901 Gomer Court_SUP_051221.pdf

Good morning John and Robyn:

1. We have still not heard back from the Town Engineer. What can we do to move that issue forward?
2. Attached is an updated Site Plan with the updated interconnection design. This is the same plan set that we last submitted in January with this small change captured.

Here's a summary of the changes, all changes can be found on Sheet C-2.0 of the plan set.

A. Through further discussions and a site walk with ConEdison, (2) utility poles had to be added back near our equipment area. The first pole will have ConEdison equipment on it and we will rise on it. The second pole will be used to make the transition from overhead wire back to underground trench.
B. After the second pole, the interconnection will remain the same as it was in the last design, (underground trench/conduit until the riser pole at the property line.)
C. There is already an existing utility pole near our equipment area with a flood light on it. We are proposing to remove this pole and relocate the light to the nearby riser pole, minimizing the number of poles added to the site, which ends up being only (1) additional from the last design.

Please let me know what we need to do to bring this to conclusion.

Thanks

Robert D. Gaudioso
Snyder & Snyder, LLP
94 White Plains Road
Tarrytown, New York 10591
(914) 333-0700-Phone
(914) 333-0743-fax

From: Robert Gaudioso
Sent: Wednesday, April 21, 2021 2:28 PM
To: 'John Tegeder' <jtegeder@yorktownny.org>; 'Robyn Steinberg' <rsteinberg@yorktownny.org>
Cc: 'Michael Conway' <mconway@borregosolar.com>; 'Gregory Gibbons' <ggibbons@borregosolar.com>
Subject: RE: Gomer Court - Decommissioning Estimate and Narrative

SITE USE PLANS

3901 GOMER COURT, YORKTOWN, NY 10598

5000 KW RATED / 15000 KWH USABLE ENERGY STORAGE SYSTEM

GENERAL NOTES

1. AS CONTAINED HEREIN, "CONTRACTOR" IS ASSUMED TO BE BORREGO SOLAR SYSTEMS, INC AND "SUBCONTRACTOR" IS BORREGO'S INSTALLATION SUBCONTRACTOR.
2. THESE NOTES SET MINIMUM STANDARDS FOR CONSTRUCTION. THE DRAWINGS GOVERN OVER THESE NOTES TO THE EXTENT SHOWN.
3. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING: LOCAL BUILDING CODE, LOCAL ELECTRICAL CODE, ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK AND THOSE CODES AND STANDARDS LISTED IN THESE DRAWINGS AND IN THE SUBCONTRACTOR AGREEMENT.
4. EXCEPTIONS TO THE CONTRACT DOCUMENTS ARE PERMITTED ONLY WITH THE APPROVAL OF BORREGO.
5. COORDINATE THESE DRAWINGS WITH SPECIFICATIONS AND MANUFACTURER INSTALLATION AND OPERATION MANUALS AND NOTIFY BORREGO OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
6. DRAWINGS HAVE BEEN DETAILED IN COMPLIANCE WITH U.L. LISTING REQUIREMENTS AND THE BUILDING CODE FOR THE MATERIALS SPECIFIED. IF AN ALTERNATE OR SUBSTITUTED MATERIAL IS ACCEPTED AS AN EQUAL BY BORREGO, THE SUBCONTRACTOR WILL ASSUME THE RESPONSIBILITY FOR WHATEVER CONSTRUCTION MODIFICATION AND/OR ADDITIONAL COST THAT IS REQUIRED BY REASON OF THIS ACCEPTANCE.
7. PRIOR TO THE COMMENCEMENT OF ANY WORK, EACH TRADE SHALL VERIFY EXISTING CONDITIONS AND NOTIFY BORREGO OF ANY DISCREPANCIES TO THAT WHICH IS SHOWN IN THESE DRAWINGS, INCLUDING BUT NOT LIMITED TO DIMENSIONS OF THE WORK AREA, STRUCTURE, EXISTING ELECTRICAL SERVICE, CONDUIT PATHS, OBSTRUCTIONS, ACCESSIBILITY ISSUES, AND WORKING CLEARANCES. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE SUBCONTRACTOR AT HIS OWN EXPENSE.
8. SUBCONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO BORREGO FOR APPROVAL PRIOR TO MAKING ANY CHANGES. APPROVED CHANGES REQUIRE A DRAWING REVISION TO MAINTAIN CONTROL OVER THE APPROVED DESIGN. DEVIATION FROM THESE PLANS PRIOR TO BORREGO APPROVAL PLACES ALL LIABILITY ON THE SUBCONTRACTOR.
9. UNLESS INDICATED AS EXISTING (E), ALL PROPOSED MATERIALS AND EQUIPMENT ARE NEW.
10. ALL ITEMS TO BE REMOVED AND RELOCATED OR REPLACED SHALL BE HANDLED WITH PROPER CARE AND STORED IN A SAFE PLACE TO PREVENT DAMAGE; OR BE REPLACED AT THE SUBCONTRACTOR'S EXPENSE.
11. ALL EQUIPMENT SHALL BE MOUNTED AS SHOWN. WHERE DETAILS ARE NOT PROVIDED, THE SUBCONTRACTOR SHALL USE DILIGENT EFFORTS TO MOUNT EQUIPMENT SUCH THAT IT WILL BE CLEAN, LEVEL AND SOLID.
12. ALL SURFACES SHALL BE PATCHED AND PAINTED AROUND NEW DEVICES AND EQUIPMENT TO MATCH EXISTING FINISHES.
13. ANY METAL SHAVINGS RESULTING FROM SITE WORK SHALL BE CLEANED FROM ROOF SURFACES, ENCLOSURES AND ANY ADDITIONAL AREAS WHERE OXIDIZED OR CONDUCTIVE METAL SHAVINGS MAY CAUSE RUST, ELECTRICAL SHORT CIRCUITS OR OTHER DAMAGE.
14. NO STRUCTURAL MEMBER SHALL BE DRILLED UNLESS SPECIFICALLY AUTHORIZED BY BORREGO.
15. SUBCONTRACTOR ACKNOWLEDGES THAT THE SYSTEM AS INDICATED ON THE PLANS REQUIRES ALL COMPONENTS TO BE INSTALLED TO PROPERLY RESIST WIND LOADS, SUCH AS BALLAST, WIND DEFLECTORS, ETC. IT IS THE RESPONSIBILITY OF THE SUBCONTRACTOR TO PROVIDE TEMPORARY MEANS TO RESIST WIND LOADS FOR ALL COMPONENTS NOT YET INSTALLED DURING AND AFTER REGULAR WORKING HOURS. THIS MAY INCLUDE TEMPORARY TIE DOWNS, COVERING, BALLAST OR ANY OTHER MEANS. DAMAGE TO ANY INSTALLED SYSTEM COMPONENT OR THE EXISTING FACILITY AS A RESULT OF THE UNFINISHED CONDITION NOT ADEQUATELY RESISTING WIND SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR TO REPAIR OR REPLACE AT THE SUBCONTRACTOR'S COST.
16. TREES MAY GROW DURING THE LIFE OF THE SYSTEM AND IMPACT THE PRODUCTION.

V.7

PROJECT SCOPE

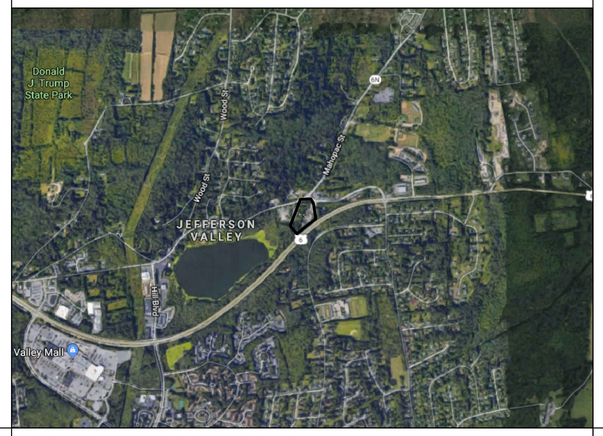
THIS PROJECT CONSISTS OF THE INSTALLATION OF ENERGY STORAGE EQUIPMENT, PER THE SYSTEM DESCRIPTION, BELOW. THE LITHIUM ION ENERGY STORAGE MODULES WILL BE INSTALLED IN A PURPOSE BUILT CONTAINER WITH INTEGRATED BATTERY MANAGMENT SYSTEM, HEATING, VENTILATION, AIR CONDITIONING UNIT(S), AND FIRE SUPPRESSION SYSTEMS. THE ENERGY STORAGE MODULES WILL BE WIRED IN SERIES STRINGS AND CONNECTED TO THE POWER CONVERSION SYSTEM, WHICH WILL CONVERT DC TO AC WHILE THE BATTERIES ARE DISCHARGING.

ENERGY STORAGE SYSTEM DESCRIPTION

SYSTEM POWER CAPACITY (AC)	5000 KW
USABLE AC (DISCHARGE) ENERGY CAPACITY	15000 KWH
POWER CONVERSION SYSTEM INFORMATION	(2) POWER ELECTRONICS FREEMAQ PCSK FP3350K LIMITED TO 2500KW
TRANSFORMER CAPACTIY	(2) 2500 KVA
AGGREGATE NAMEPLATE CAPACITY	5000 KW
MAXIMUM EXPORT TO UTILITY	5000 KW

LOCATION MAP

AERIAL VIEW



DRAWING LIST

Sheet Number	Sheet Title
T-1	TITLE PAGE
CIVIL	
C-1.0	EXISTING CONDITIONS PLAN
C-2.0	LAYOUT AND MATERIALS PLAN
C-2.1	VISUAL ANALYSIS SITE PROFILE
C-2.2	VISUAL ANALYSIS SITE PHOTOS
C-2.3	FEMA FLOODZONE COMPARISON
C-2.4	CONSERVATION EASEMENT
C-3.0	GRADING AND EROSION CONTROL PLAN
C-4.0	CIVIL DETAILS
C-5.0	DECOMMISSIONING PLAN
C-6.0	LANDSCAPE PLAN
C-7.0	PHOTOMETRIC PLAN
ELECTRICAL	
E-3.3	AC THREE LINE DIAGRAM
E-6.0	PLACARDS
E-7.0	DATA SHEETS

APPLICABLE CODES AND STANDARDS

2017 NATIONAL ELECTRICAL CODE
2020 BUILDING CODE OF NEW YORK STATE
NFPA 855 – STANDARD FOR THE INSTALLATION OF STATIONARY ENERGY STORAGE SYSTEMS
UL-1741 – INVERTERS, COMBINER BOXES
UL-1642 – STANDARD FOR LITHIUM BATTERIES
UL-1973 – STANDARD FOR BATTERIES FOR USE IN LIGHT ELECTRIC RAIL (LER) APPLICATIONS AND STATIONARY APPLICATIONS
UL-9540 – STANDARD FOR ENERGY STORAGE SYSTEM AND EQUIPMENT

PROJECT DIRECTORY

LAND OWNER / HOST
GOMER PROPERTIES ASSOCIATES LTD.
ANN MARIE DRING
3901 GOMER COURT
YORKTOWN, NY 10598

AUTHORITY HAVING JURISDICTION
TOWN OF YORKTOWN
363 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598

UTILITY
CON EDISON

CIVIL ENGINEER
FIRM: GREENBERGFARROW
CONTACT: KERI WILLIAMS
PHONE: (781)-929-1651

STRUCTURAL ENGINEER
FIRM: PV ENGINEERS, P.C.
CONTACT: DAVID DUTIL, P.E.
PHONE: (978)-513-2623

ELECTRICAL ENGINEER
FIRM: BORREGO SOLAR SYSTEMS, INC.
CONTACT: MICHAEL CONWAY, P.E.
PHONE: (978)-610-2860

DESIGN ENGINEER
FIRM: BORREGO SOLAR SYSTEMS, INC.
CONTACT: CALEB LETOURNEAU
PHONE: (978)-735-1606

GENERAL ABBREVIATIONS

(E)	EXISTING
AHJ	AUTHORITY HAVING JURISDICTION
AL	ALUMINUM
APPROX	APPROXIMATE
ARY	ARRAY
BLDG	BUILDING
BSS	BORREGO SOLAR SYSTEM
CL	CENTERLINE
DAS	DATA ACQUISITION SYSTEM
DIA	DIAMETER
DO	DITTO
EW	EAST-WEST
FBO	FURNISHED BY OTHERS
FF	FORWARD FACING
GALV	GALVANIZED
HDG	HOT DIP GALVANIZED
HVAC	HEATING VENTILATION AND AIR CONDITIONING
ID	INSIDE DIAMETER
MFR	MANUFACTURER
MOD	SOLAR MODULE
NS	NORTH-SOUTH
NTS	NOT TO SCALE
OAE	OR APPROVED EQUAL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
PV	PHOTOVOLTAIC
PVC	POLY VINYL CHLORIDE
SCH	SCHEDULE
SS	STAINLESS STEEL
SSS	SOLAR SUPPORT STRUCTURE
STC	STANDARD TEST CONDITIONS
TBD	TO BE DETERMINED
TP	TAMPER PROOF
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
WP	WEATHER PROOF

REV 1.0

PV Engineers P.C.
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SUITE 200
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NOT FOR CONSTRUCTION

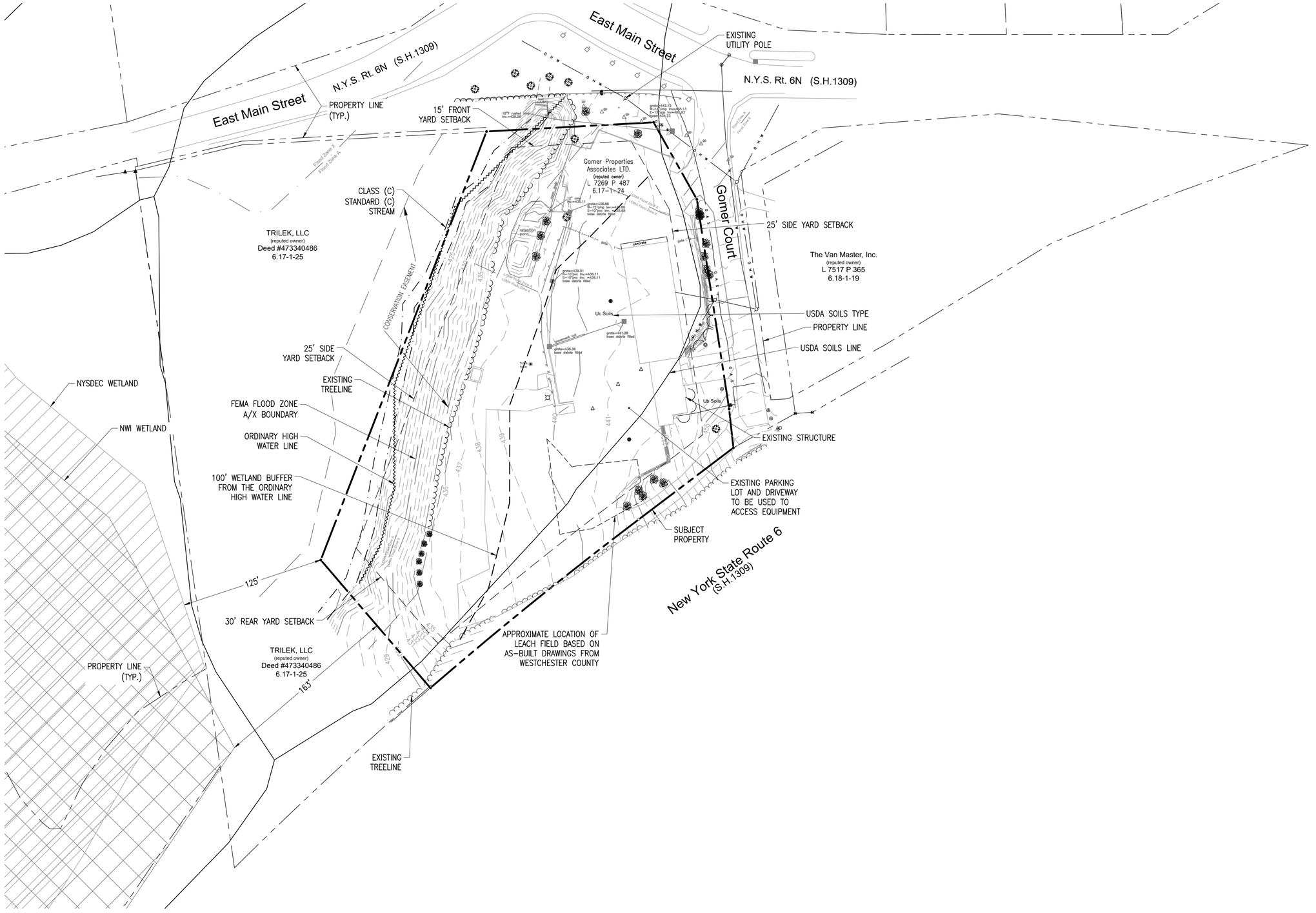
SITE USE PLANS
3901 GOMER COURT, YORKTOWN, NY 10598

PROJECT NUMBER:
908-1385

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	06/16/20	TB	MS	SUP SUBMISSION
	09/18/20	TB	MS	SUP SUBMISSION
	10/13/20	TB	MS	SUP SUBMISSION
	11/12/20	TB	MS	SUP SUBMISSION
	12/07/20	TB	MS	SUP SUBMISSION
	01/21/21	TB	MS	SUP SUBMISSION
	05/12/21	TB	GG	SUP SUBMISSION

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

T-1
TITLE PAGE



EXISTING CONDITIONS PLAN

SCALE: 1" = 40'

0 40' 80'

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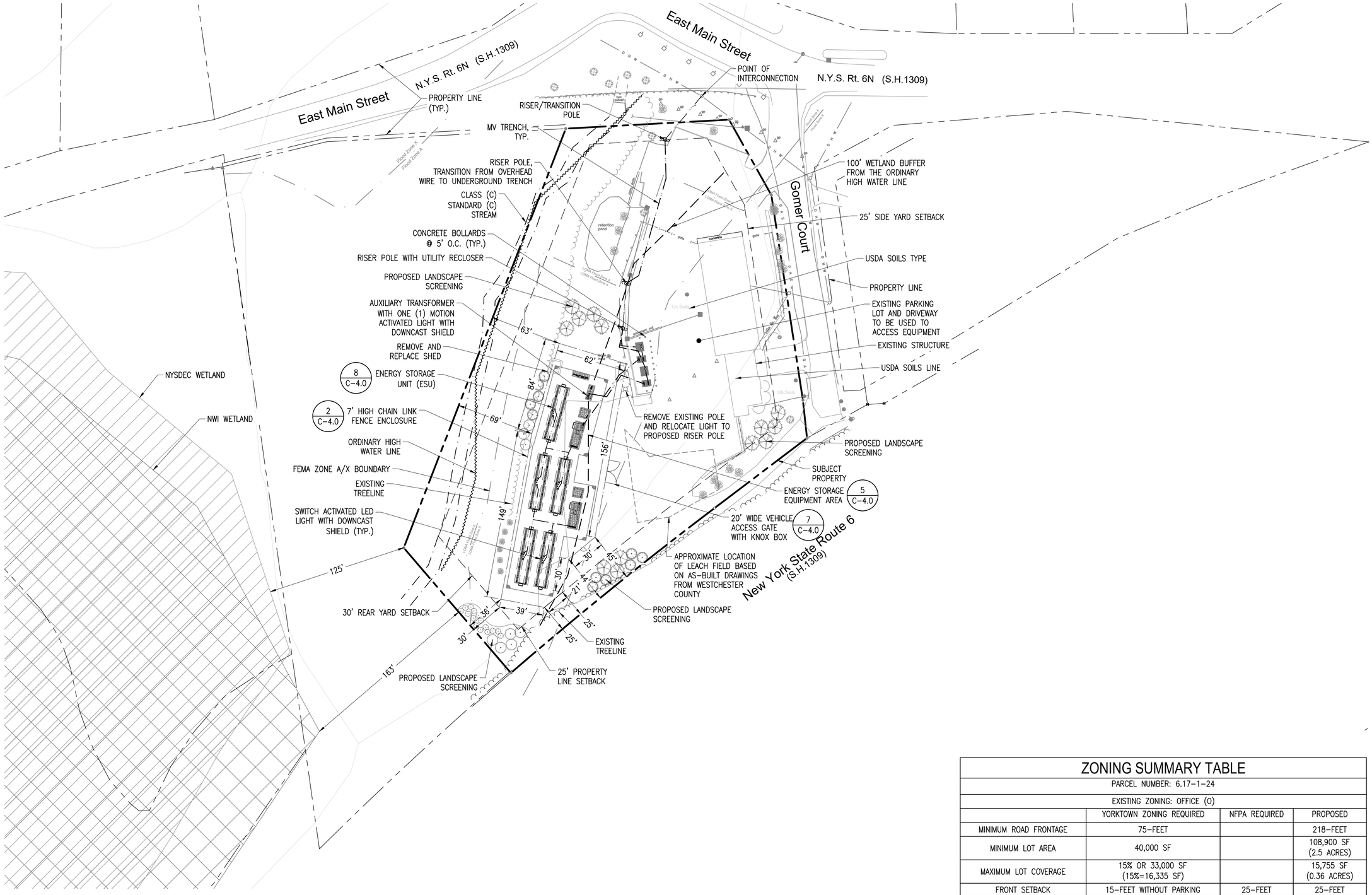
C-1.0
EXISTING CONDITIONS PLAN



ZONING SUMMARY TABLE

PARCEL NUMBER: 6.17-1-24

EXISTING ZONING: OFFICE (O)

	YORKTOWN ZONING REQUIRED	NFPA REQUIRED	PROPOSED
MINIMUM ROAD FRONTAGE	75-FEET		218-FEET
MINIMUM LOT AREA	40,000 SF		108,900 SF (2.5 ACRES)
MAXIMUM LOT COVERAGE	15% OR 33,000 SF (15%=16,335 SF)		15,755 SF (0.36 ACRES)
FRONT SETBACK	15-FEET WITHOUT PARKING	25-FEET	25-FEET
SIDE SETBACK	NONE UNLESS USED AS ONE-WAY VEHICULAR ACCESS IT SHALL BE 17'	25-FEET	25-FEET
REAR SETBACK	30-FEET	25-FEET	30-FEET
SETBACK TO PERIMETER FENCING	NONE		26-FEET
MAXIMUM BUILDING HEIGHT	15-FEET		13-FEET
FENCE HEIGHT	7-FEET		7-FEET

LAYOUT AND MATERIALS PLAN

SCALE: 1" = 40'

0 40' 80'

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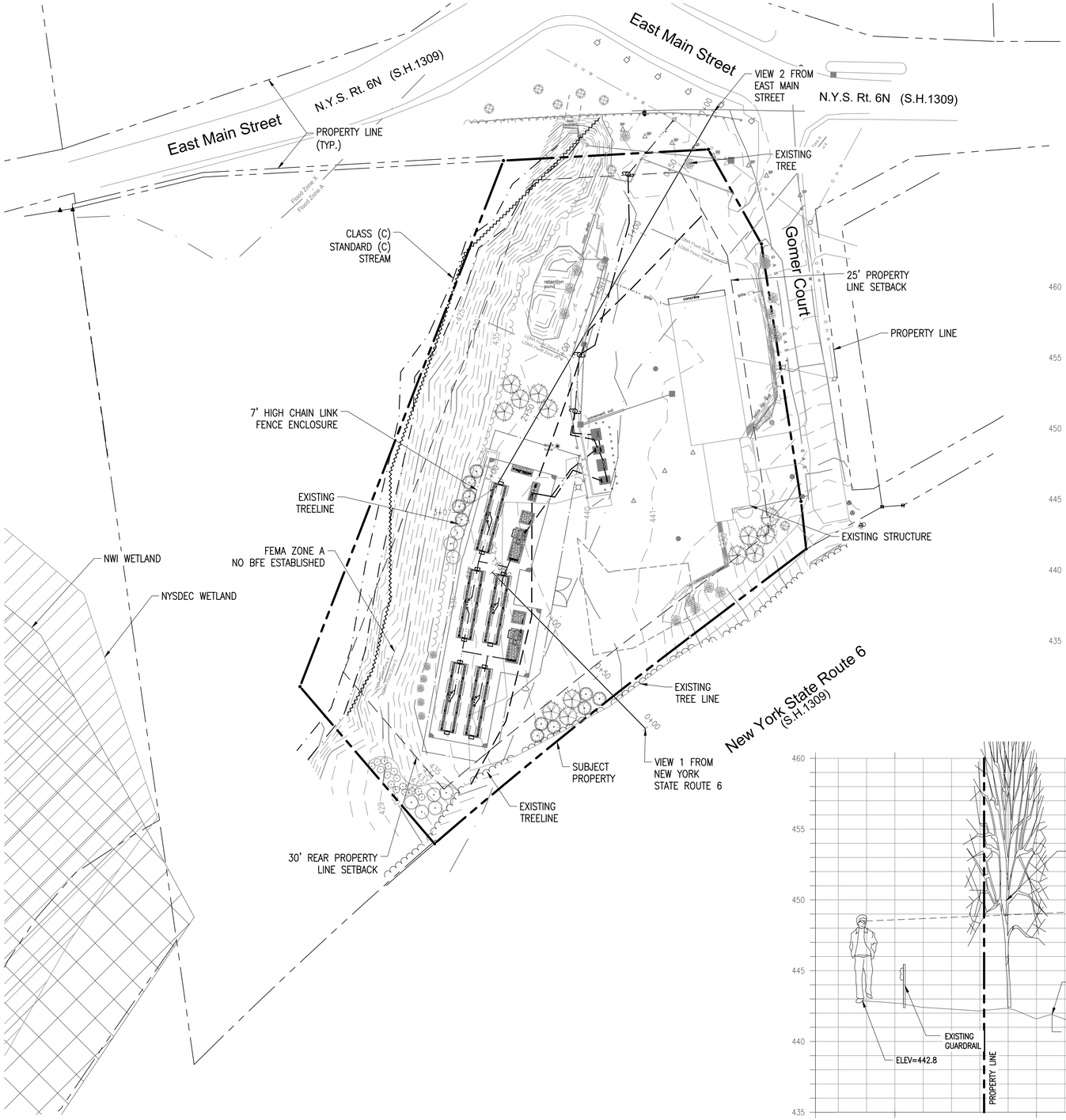
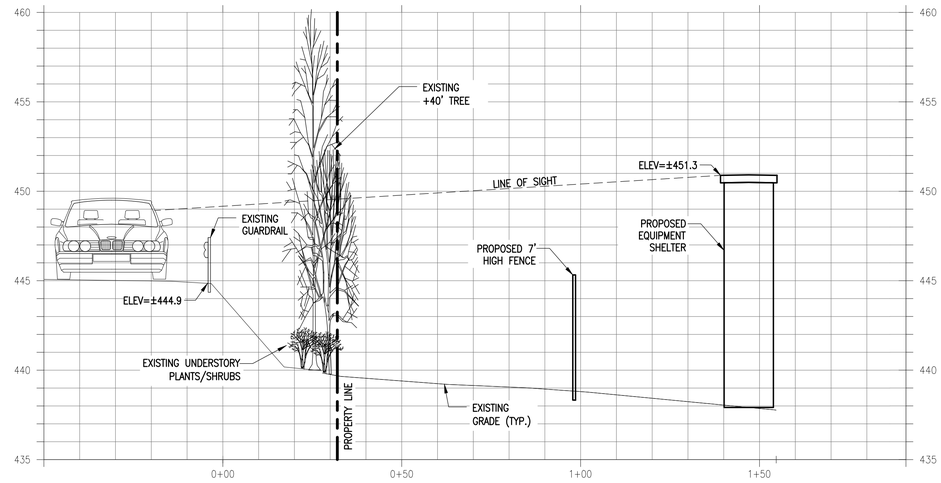
C-2.0
LAYOUT AND MATERIALS PLAN

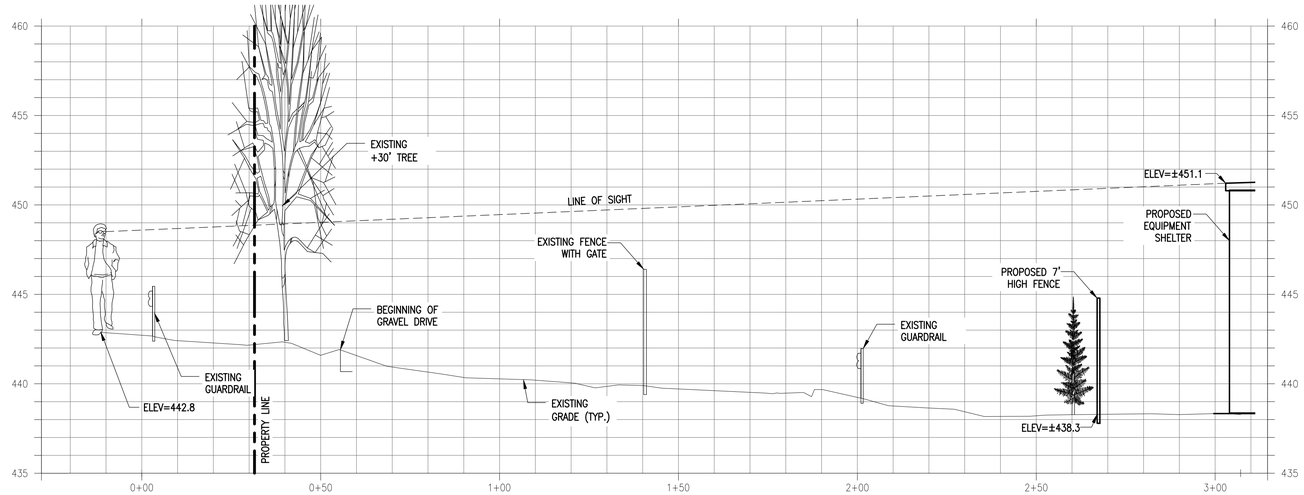




VIEW PROFILE 1

HORIZONTAL SCALE: 1"=20'

VERTICAL SCALE: 1"=5'



VIEW PROFILE 2

HORIZONTAL SCALE: 1"=20'

VERTICAL SCALE: 1"=5'

VISUAL ANALYSIS SITE PROFILE

SCALE: 1" = 40'

0 40' 80'

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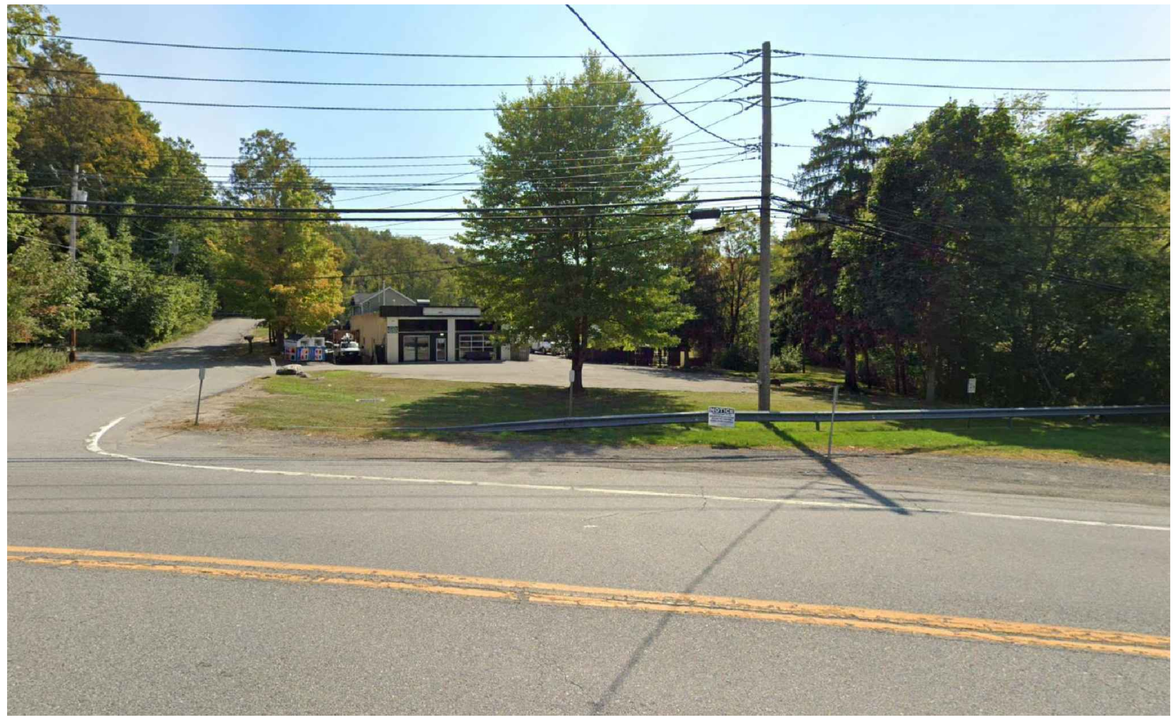
C-2.1
VISUAL ANALYSIS SITE PROFILE

VIEW 1 PHOTO



VIEW 2 PHOTO

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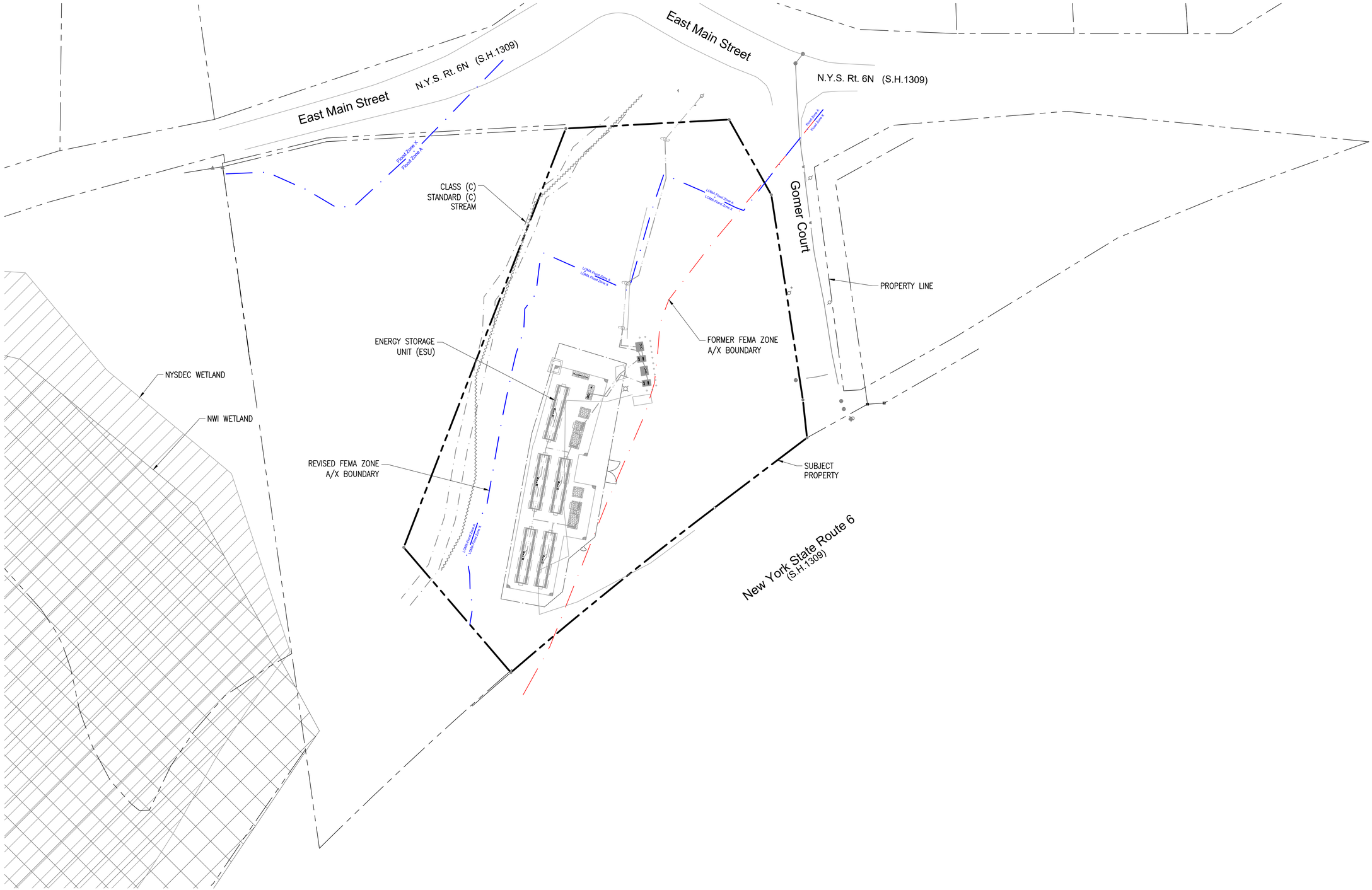
C-2.2
VISUAL ANALYSIS SITE PHOTOS



FEMA FLOODZONE COMPARISON

SCALE: 1" = 40'

0 40' 80'

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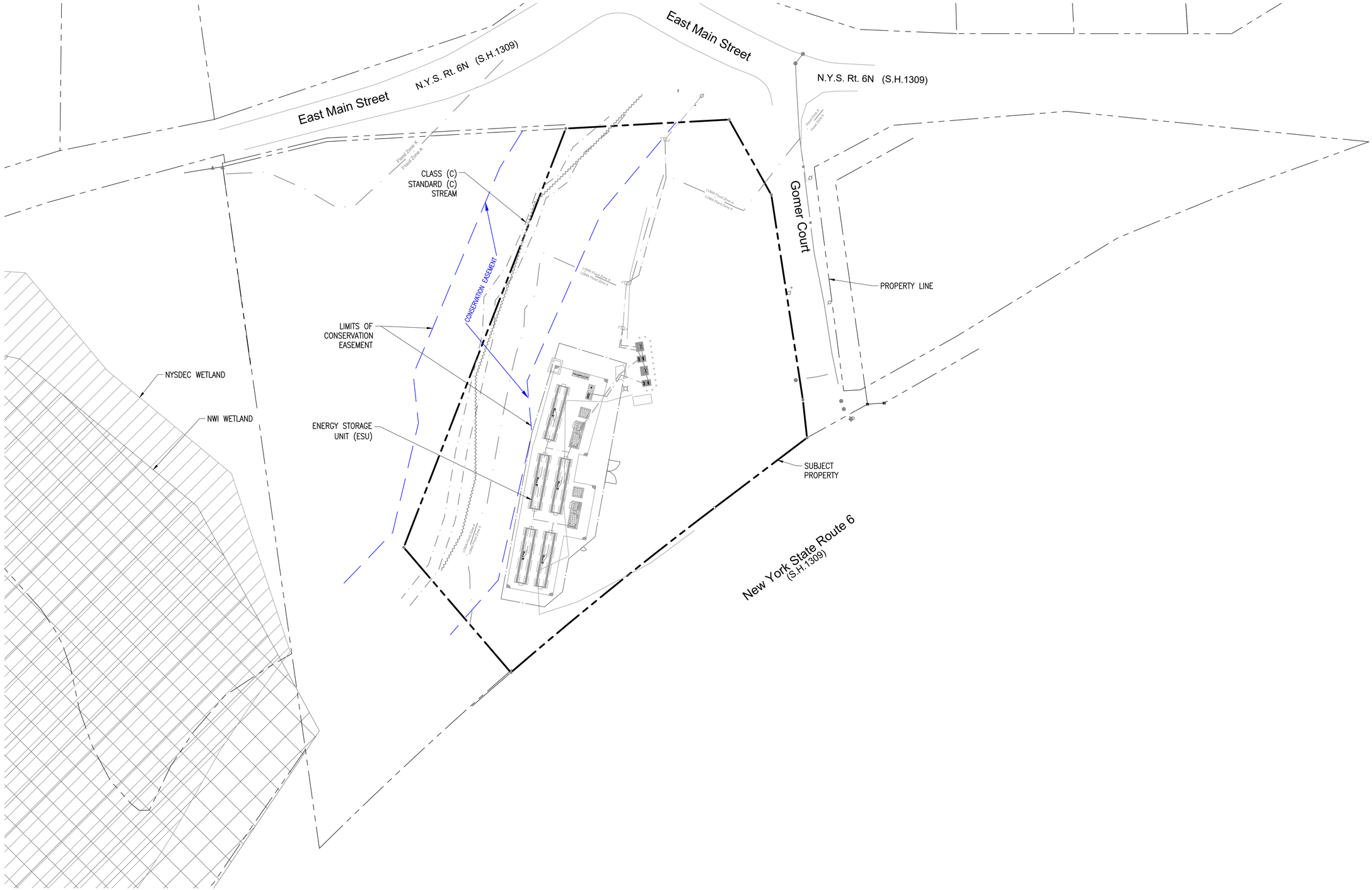
C-2.3
FEMA FLOODZONE COMPARISON



CONSERVATION EASEMENT

SCALE: 1" = 40'

0 40' 80'

PV Engineers P.C.
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FAX: (888) 843-6778

GreenbergFarrow
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ARLINGTON HEIGHTS, IL 60005
t: 847 788 9200 f: 847 788 9537

NOT FOR CONSTRUCTION

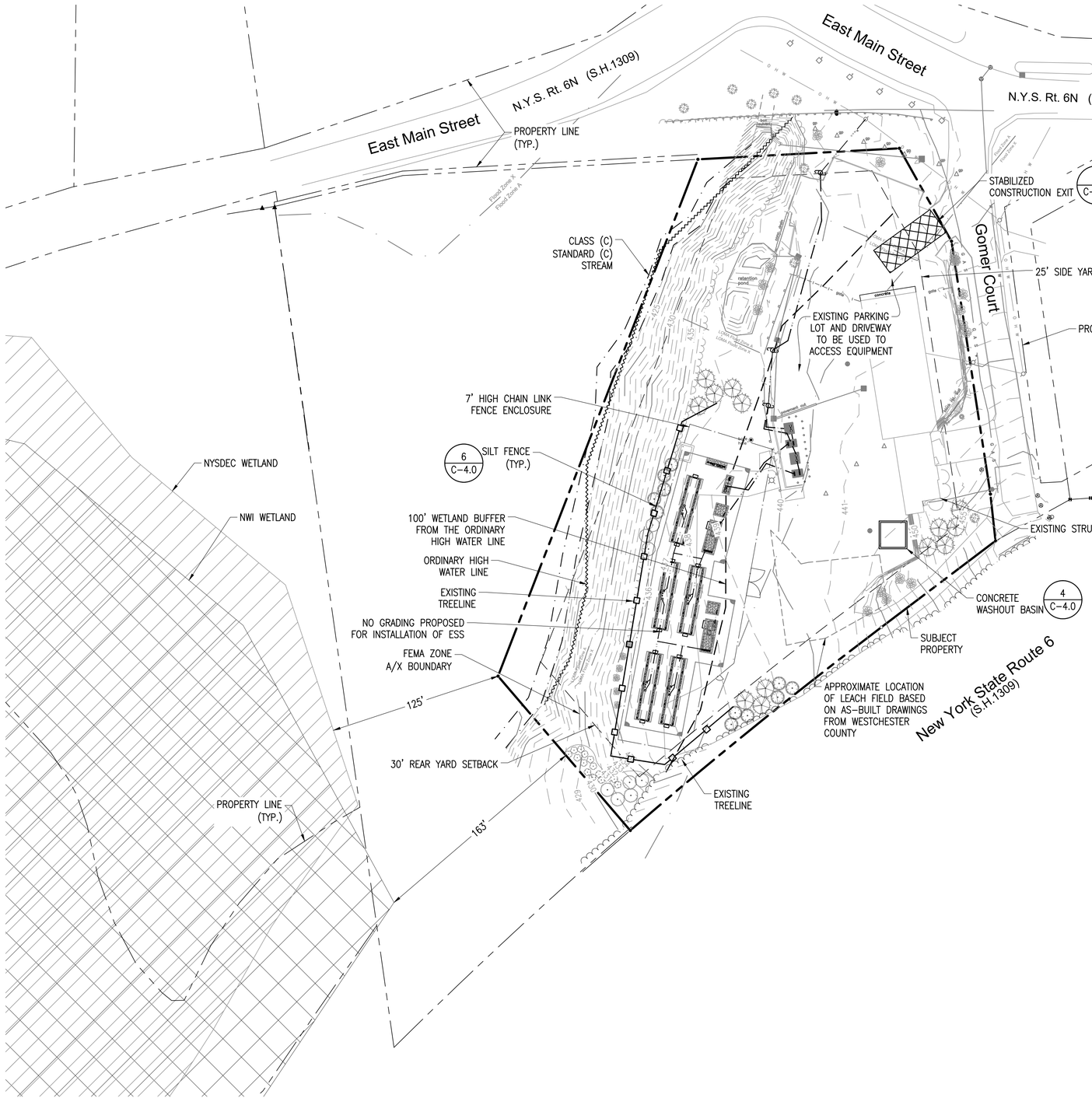
SITE USE PLANS
3901 GOMER COURT, YORKTOWN, NY 10598

PROJECT NUMBER:
908-1385

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	06/16/20	TB	MS	SUP SUBMISSION
	09/18/20	TB	MS	SUP SUBMISSION
	10/13/20	TB	MS	SUP SUBMISSION
	11/12/20	TB	MS	SUP SUBMISSION
	12/07/20	TB	MS	SUP SUBMISSION
	01/21/21	TB	MS	SUP SUBMISSION
	05/12/21	TB	GG	SUP SUBMISSION

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

C-2.4
CONSERVATION EASEMENT



GRADING AND EROSION CONTROL PLAN

SCALE: 1" = 40'

0 40' 80'

PV Engineers P.C.
55 TECHNOLOGY DRIVE, SUITE 102
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NOT FOR CONSTRUCTION

SITE USE PLANS
3901 GOMER COURT, YORKTOWN, NY 10598

PROJECT NUMBER: 908-1385

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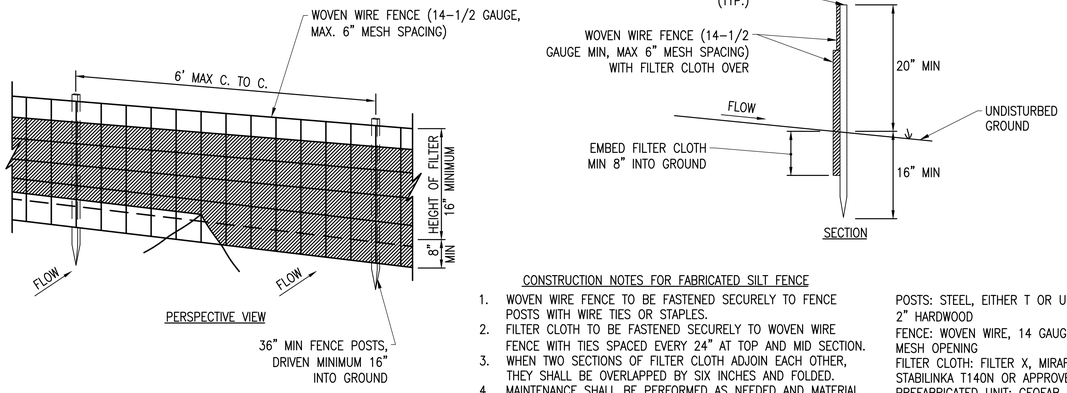
	11/12/20	TB	MS	SUP SUBMISSION
	12/07/20	TB	MS	SUP SUBMISSION
	01/21/21	TB	MS	SUP SUBMISSION
	05/12/21	TB	GG	SUP SUBMISSION

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

C-3.0
GRADING AND EROSION CONTROL PLAN



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

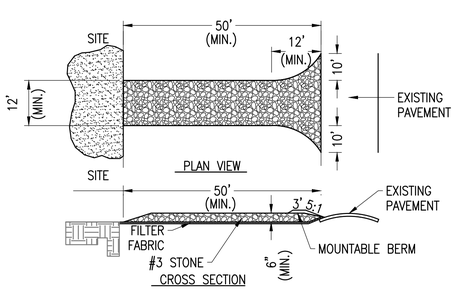
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.

POSTS: STEEL, EITHER T OR U TYPE OR 2" HARDWOOD
FENCE: WOVEN WIRE, 14 GAUGE 6" MAX. MESH OPENING
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL
PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

6 SILT FENCE DETAIL

SCALE: NTS

XD_CIVIL_SILT-FENCE-DETAIL 03-07-2016



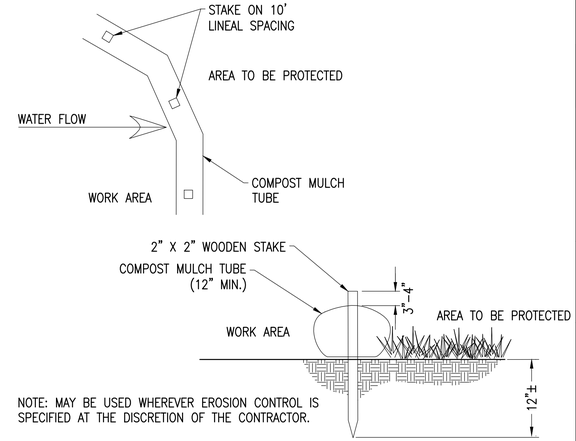
NOTES:

1. STONE SIZE – USE NYSDOT 703-0201 SIZE DESIGNATION #3 STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH– NOT LESS THAN 50 FEET.
3. THICKNESS–NOT LESS THAN 6 INCHES.
4. WIDTH–NOT LESS THAN 12 FEET WHERE MORE THAN ONE (1) ACCESS POINT TO THE SITE. WHERE ONE (1) ACCESS POINT A MINIMUM OF 24 FEET IS REQUIRED.
5. GEOTEXTILE–SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER–SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH 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 RIGHTS–OF–WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY SHALL BE REMOVED IMMEDIATELY.
8. WHEN WHEEL 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.

3 STABILIZED CONSTRUCTION EXIT

SCALE: NTS

XD_CIVIL_TEMPORARY CONSTRUCTION_STABILIZED CONSTRUCTION EXIT_NY 2019-04-02

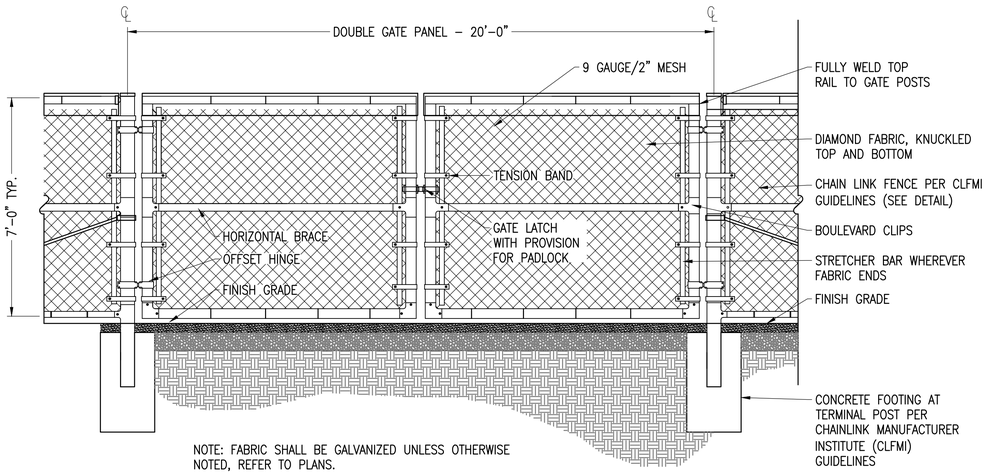


NOTE: MAY BE USED WHEREVER EROSION CONTROL IS SPECIFIED AT THE DISCRETION OF THE CONTRACTOR.

1 MULCH TUBE

SCALE: NTS

XD_CIVIL_FILTREXX_FILTER_SOCK 03-29-2016

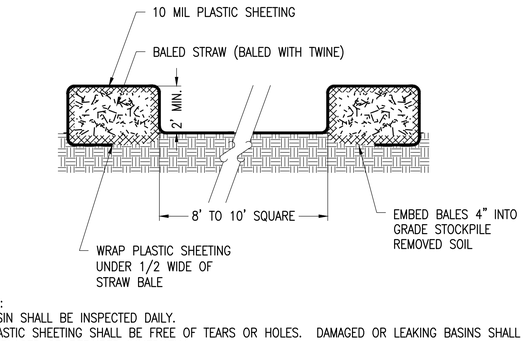


NOTE: FABRIC SHALL BE GALVANIZED UNLESS OTHERWISE NOTED, REFER TO PLANS.

7 VEHICLE GATE

SCALE: NTS

XD_CIVIL_FENCE_VEHICLE GATE_7' OR 8' 07-25-2017



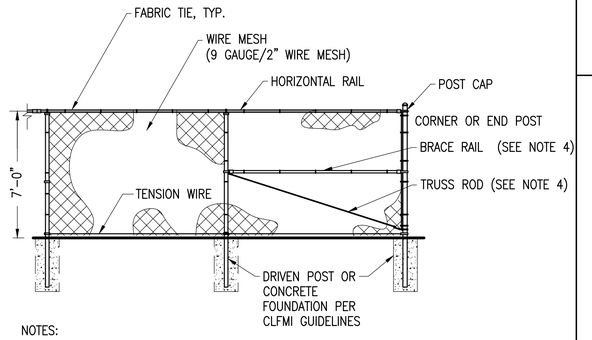
NOTES:

1. BASIN SHALL BE INSPECTED DAILY.
2 .PLASTIC SHEETING SHALL BE FREE OF TEARS OR HOLES. DAMAGED OR LEAKING BASINS SHALL BE REPLACED OR REPAIRED IMMEDIATLY.
3. ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY OF THE BASIN IS FILLED. WASHWATER FROM WASHOUT BASIN SHALL EVAPORATE OR BE VACUUMED OUT. REMOVE REMAINING HARDENED SOLIDS. REPLACE PLASTIC SHEETING WITH EACH CLEANING. REPLACE STRAWBALES AS REQUIRED.
4. DISPOSE OF HARDENED MATERIAL OFF–SITE OR PER THE PROJECTS SWPPP.

4 CONCRETE WASHOUT BASINS

SCALE: NTS

XD_CIVIL_CONCRETE WASHOUT BASINS 07-26-2017



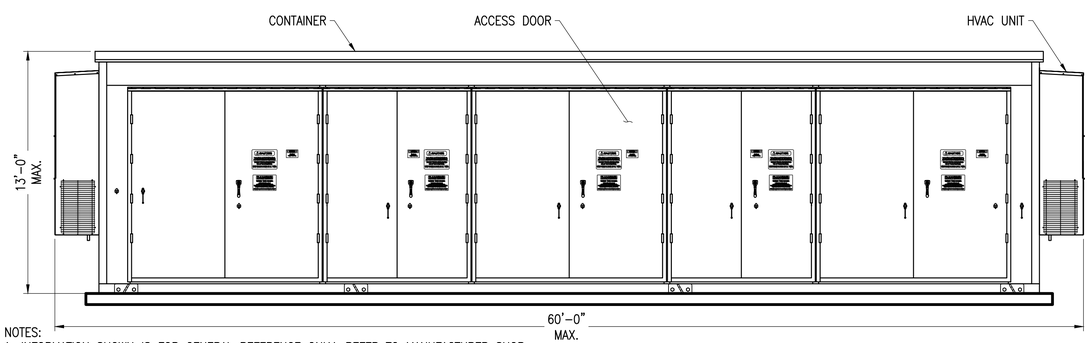
NOTES:

1. THE FENCE SHALL MEET OR EXCEED THE CHAIN LINK FENCE MANUFACTURER INSTITUTE (CLFMI) GUIDELINES AND RELATED FEDERAL SPECIFICATIONS FOR SECURITY CHAIN LINK FENCE MATERIALS AND INSTALLATION.
2. ALL FENCE MATERIAL AND COMPONENTS SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
3. THIS DETAIL NOT APPLICABLE FOR PRIVACY FENCE OR FENCE WITH SLATS.
4. ADJUSTABLE TRUSS ROD AND BRACE RAIL AT CORNER OR END POSTS ONLY, IF REQUIRED BY CLFMI GUIDELINES.

2 CHAIN LINK FENCE

SCALE: NTS

XD_CIVIL_FENCE_7'_CHAIN_LINK 06-10-2016



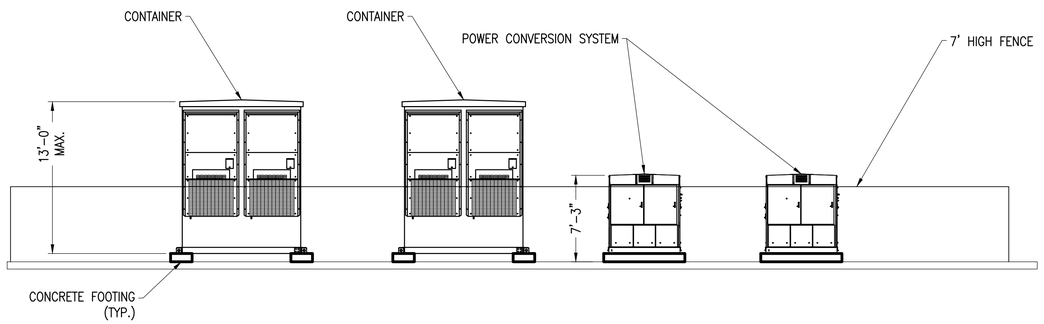
NOTES:

1. INFORMATION SHOWN IS FOR GENERAL REFERENCE ONLY. REFER TO MANUFACTURER SHOP DRAWINGS FOR FINAL DIMENSIONS AND ADDITIONAL INFORMATION.
2. OVERALL EQUIPMENT AREA HEIGHT TO BE DETERMINED BY BASE FLOOD ELEVATION (BFE.)

8 TYPICAL ENERGY STORAGE UNIT ELEVATION

SCALE: NTS

XD_CIVIL_TYPICAL_ESU_ELEVATION



5 TYPICAL ENERGY STORAGE EQUIPMENT AREA ELEVATION

SCALE: NTS

XD_CIVIL_TYPICAL_ESU_EQUIPAREA_ELEVATION

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NOT FOR CONSTRUCTION

SITE USE PLANS
3901 GOMER COURT, YORKTOWN, NY 10598

PROJECT NUMBER: 908-1385

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
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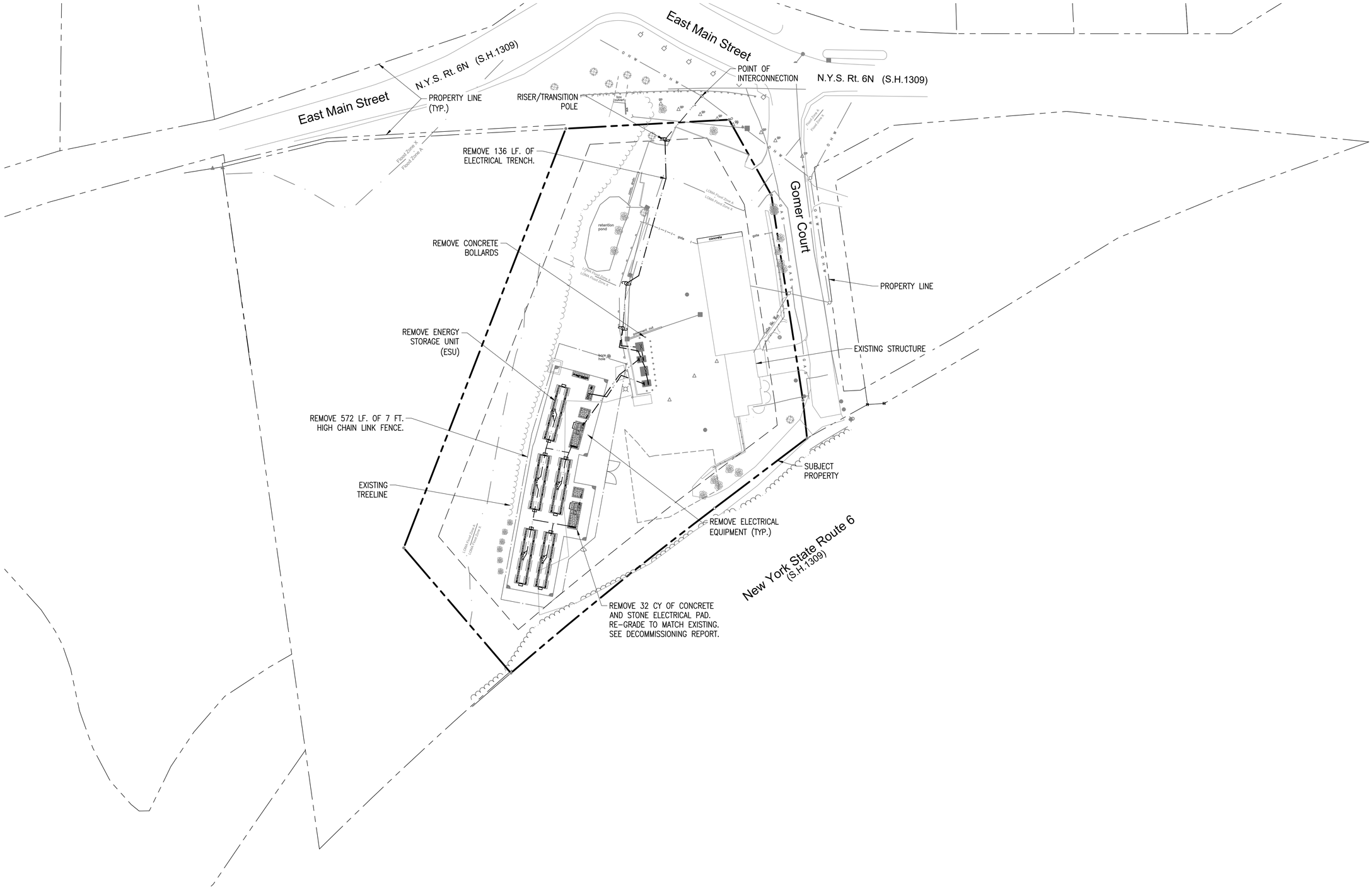
	11/12/20	TB	MS	SUP SUBMISSION
	12/07/20	TB	MS	SUP SUBMISSION
	01/21/21	TB	MS	SUP SUBMISSION
	05/12/21	TB	GG	SUP SUBMISSION

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

C-4.0
CIVIL DETAILS



DECOMMISSIONING PLAN

SCALE: 1" = 40'

0 40' 80'

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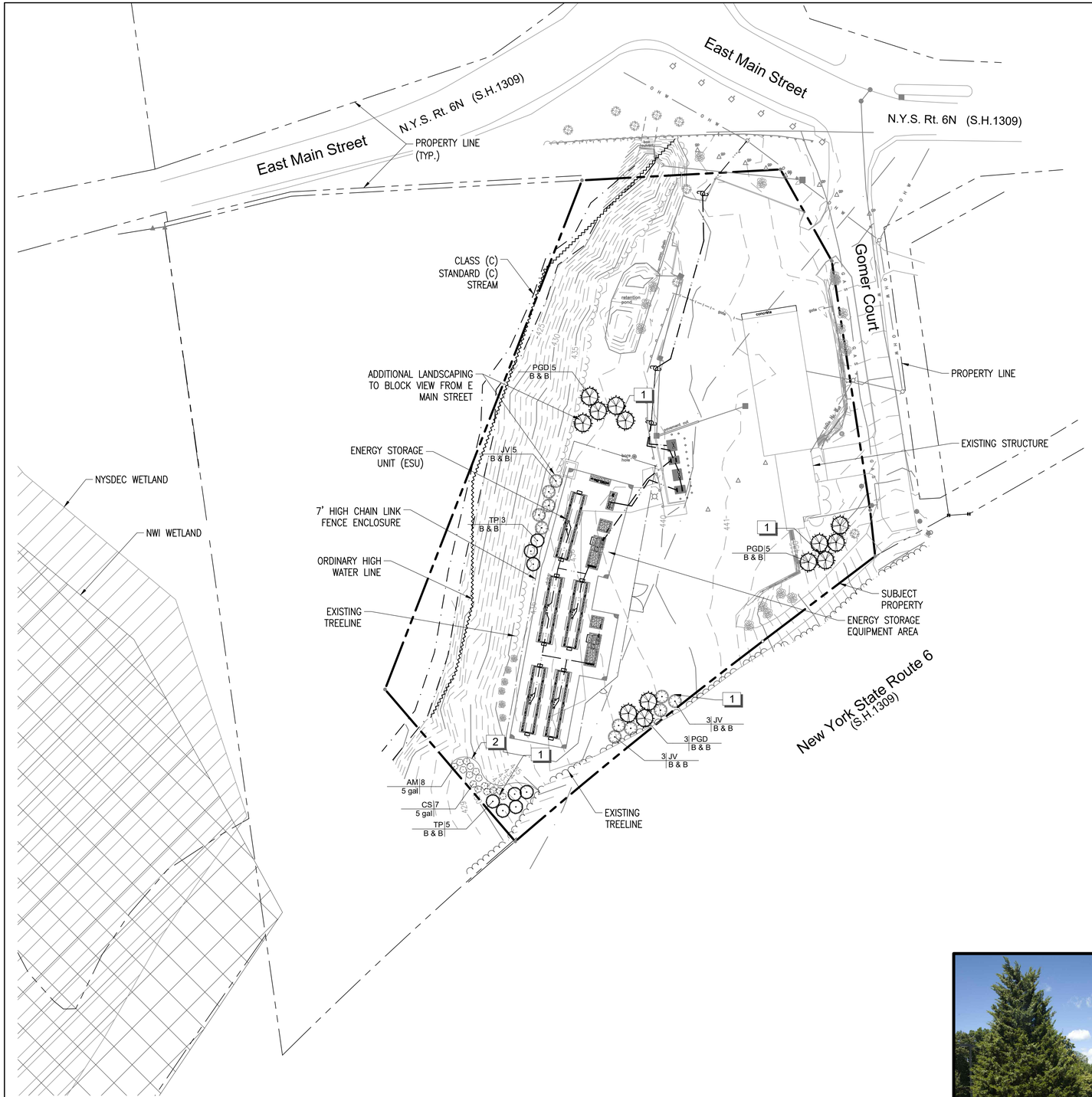
	12/07/20	TB	MS	SUP SUBMISSION
	01/21/21	TB	MS	SUP SUBMISSION
	05/12/21	TB	GG	SUP SUBMISSION

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

C-5.0
DECOMMISSIONING PLAN



LANDSCAPE PLAN

SCALE: 1" = 40'

0 40' 80'

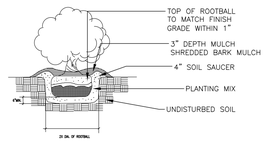
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
	JV	11	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	B & B	8' HT. MIN.
	PGD	13	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	B & B	8' HT. MIN.
	TP	8	THUJA PLICATA	WESTERN RED CEDAR	B & B	8' HT. MIN.

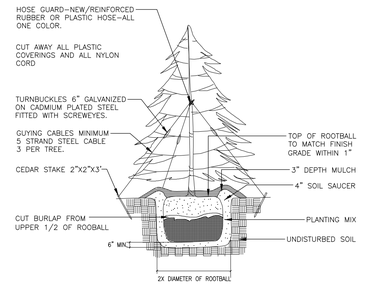
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING
	AM	8	ARONIA MELANOCARPA ELATA	GLOSSY BLACK CHOKEBERRY	5 GAL		60" o.c.
	CS	7	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL		60" o.c.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	CONTRACTOR TO INSTALL SHREDDED BARK MULCH BENEATH PLANTINGS TO A DEPTH OF 3"		
2	4" DEPTH SPADE CUT BEDLINE		



1 SHRUB PLANTING DETAIL
NOT TO SCALE 329333.16-01



2 EVERGREEN TREE PLANTING DETAIL
1" = 1" 329343.46-01


Picea glauca 'Densata'


Thuja plicata


Juniperus virginiana


Cornus sericea


Aronia melanocarpa elata

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	01/21/21	TB	MS	SUP SUBMISSION
	05/12/21	TB	GG	SUP SUBMISSION

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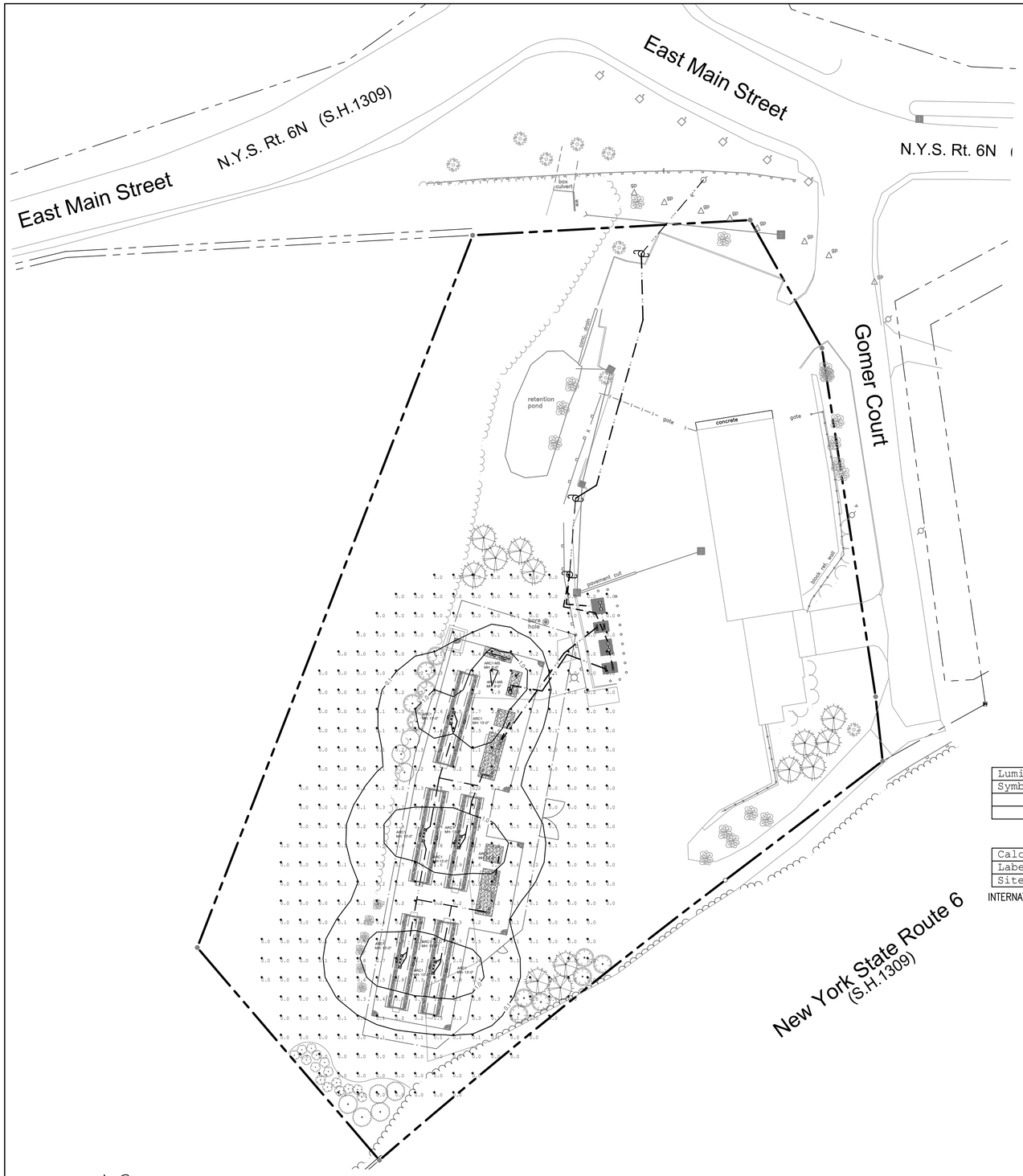
C-6.0
LANDSCAPE PLAN



LEGEND:

0.3 FOOT-CANDLE MEASUREMENT

0.1 ISOLINE (IN FOOT-CANDLES)

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	10	ARC1	SINGLE	N.A.	1.000	ARC1 LED P1 30K
	2	ARC1-MS	SINGLE	N.A.	1.000	ARC1 LED P1 30K W/ MOTION SENSOR

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	0.72	5.4	0.1	7.20	54.00

INTERNATIONAL DARKSKY ASSOCIATION (IDA) APPROVED FIXTURE

PHOTOMETRIC PLAN

SCALE: 1" = 30'

0 30' 60'

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	12/07/20	TB	MS	SUP SUBMISSION
	01/21/21	TB	MS	SUP SUBMISSION
	05/12/21	TB	GG	SUP SUBMISSION

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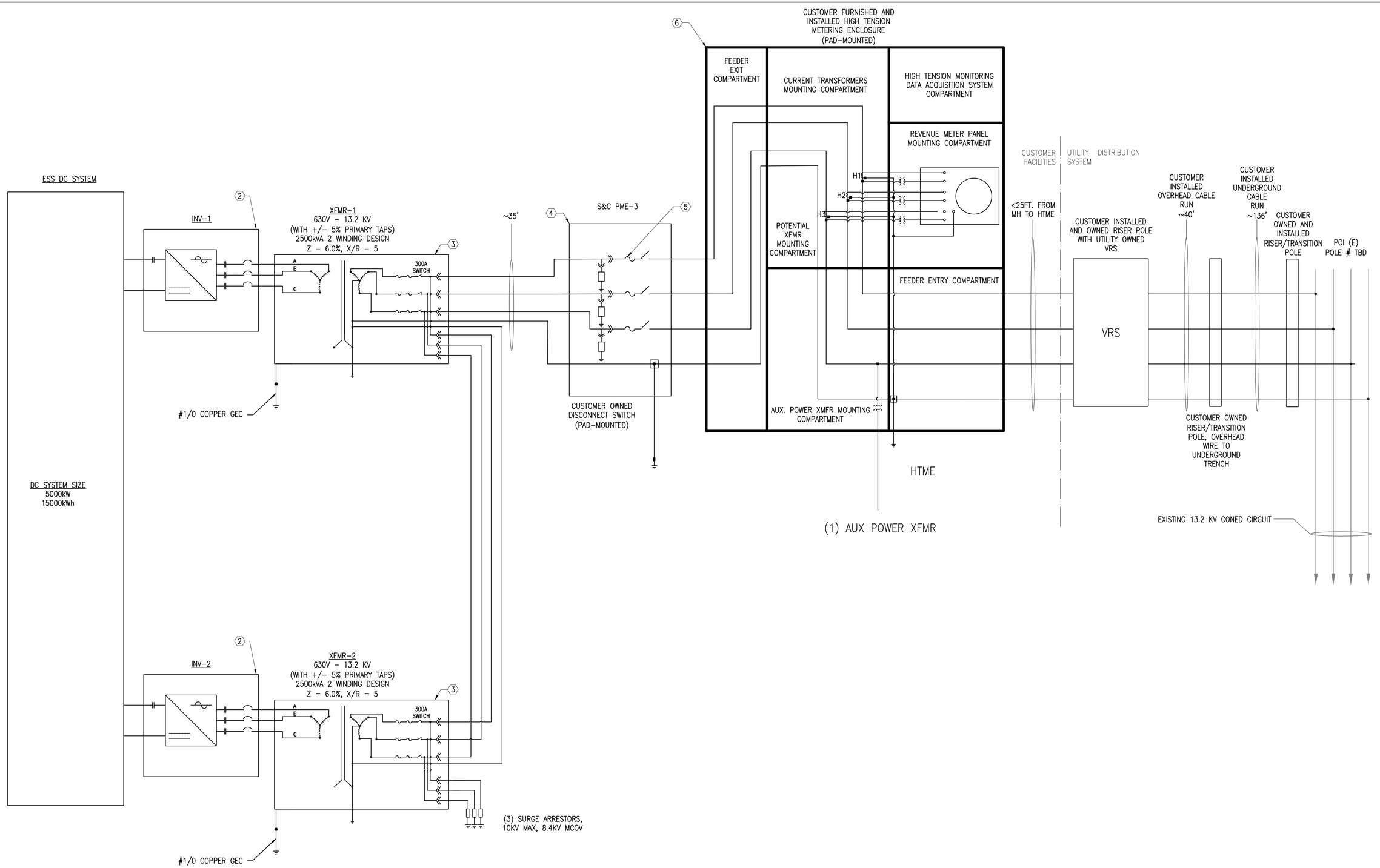
C-7.0
PHOTOMETRIC PLAN



AC THREE LINE DIAGRAM

SCALE: NTS

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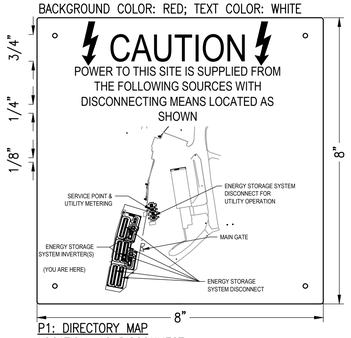
	11/12/20	TB	MS	SUP SUBMISSION
	12/07/20	TB	MS	SUP SUBMISSION
	01/21/21	TB	MS	SUP SUBMISSION
	05/12/21	TB	GG	SUP SUBMISSION

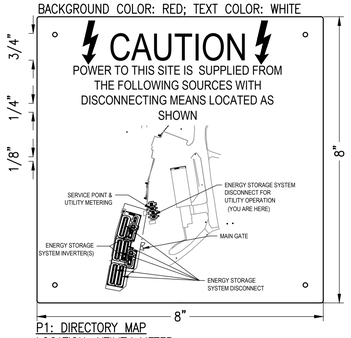
SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

E-3.3
AC THREE LINE DIAGRAM

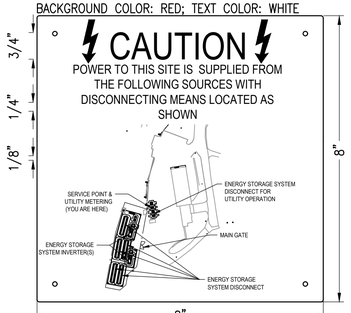
P1: DIRECTORY MAP
LOCATION: EQUIPMENT PAD
BACKGROUND COLOR: RED; TEXT COLOR: WHITE



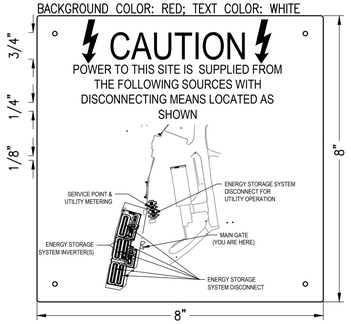
P1: DIRECTORY MAP
LOCATION: AC DISCONNECT
BACKGROUND COLOR: RED; TEXT COLOR: WHITE



P1: DIRECTORY MAP
LOCATION: UTILITY METER
BACKGROUND COLOR: RED; TEXT COLOR: WHITE

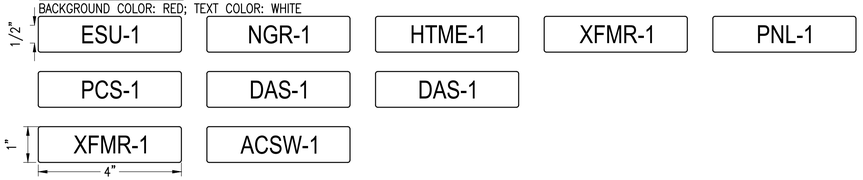


P1: DIRECTORY MAP
LOCATION: MAIN GATE
BACKGROUND COLOR: RED; TEXT COLOR: WHITE

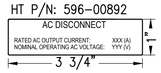


P2: BORREGO O&M CONTACT INFO
LOCATION: UTILITY ACSW, POI, INV–#, DAS
BACKGROUND COLOR: RED
TEXT COLOR: WHITE

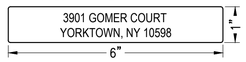
ARRAY AND EQUIPMENT ID
BACKGROUND COLOR: RED; TEXT COLOR: WHITE



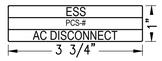
PAC1: UTILITY ESS DISCONNECTING MEANS
LOCATION: ACSW–X
NEC: 690.54
BACKGROUND COLOR: RED; TEXT COLOR: WHITE
HT P/N: 596–00892



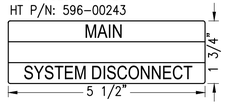
PAC2: SITE ADDRESS
LOCATION: UTILITY ACSW–X
BACKGROUND COLOR: RED
TEXT COLOR: WHITE



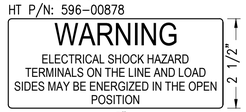
PAC3: AC EQUIPMENT DISCONNECTING MEANS
LOCATION: ACSW–X OR INV–# (IF INTEGRAL ACSW)
NEC: 690.13(B)
BACKGROUND COLOR: RED, WHITE
TEXT COLOR: WHITE
HT P/N: 596–00237



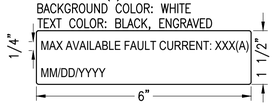
PAC4: PV SYSTEM DISCONNECTING MEANS
LOCATION: ACSW–X OR INV–# (IF CENTRAL INV.)
NEC: 690.13(B)
BACKGROUND COLOR: RED REFLECTIVE, WHITE
TEXT COLOR: WHITE
HT P/N: 596–00243



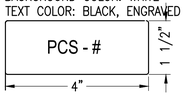
PAC5: AC DISCONNECT MEANS ENERGIZED
LOCATION: ACSW–X, PNL–X
NEC: 690.13(B)
BACKGROUND COLOR: ORANGE AND WHITE
TEXT COLOR: BLACK
HT P/N: 596–00878



PAC13: FAULT CURRENT
LOCATION: PNL–X, MAIN SERVICE
NEC: 110.24(A)
BACKGROUND COLOR: WHITE
TEXT COLOR: BLACK, ENGRAVED



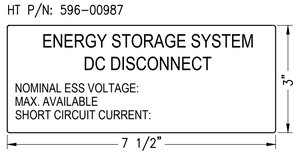
PAC14: SOURCE OF SUPPLY
LOCATION: AT EACH PCS BREAKER OF PNL AND SWBD, MAIN SERVICE
NEC: 408.4(B)
BACKGROUND COLOR: WHITE
TEXT COLOR: BLACK, ENGRAVED



PDC4: FUSE SERVICE WARNING
LOCATION: INV–X
BACKGROUND COLOR: ORANGE AND WHITE
TEXT COLOR: BLACK, ENGRAVED

P4: DANGEROUS VOLTAGE
LOCATION: ALL ACCESS POINTS TO THE SITE AND EVERY 250' AROUND THE PERIMETER (ON FENCES AS NECESSARY)
NEC: 110.27(C)
BACKGROUND COLOR: ORANGE; TEXT COLOR: BLACK

ESS1: ENERGY STORAGE SYSTEM DISCONNECTING MEANS
LOCATION: ESS SW–X
NEC: 706.7(D)
BACKGROUND COLOR: RED; TEXT COLOR: WHITE
HT P/N: 596–00987



SHEET NOTES

GENERAL PLACARD NOTES:
1. NOT ALL PLACARDS DESCRIBED IN THESE NOTES MAY APPLY TO THIS PROJECT.
2. ELECTRICAL SUBCONTRACTOR SHALL PROVIDE ALL PLACARDS AS REQUIRED BY THE NEC, LOCAL FIRE DEPARTMENT, THE AUTHORITY HAVING JURISDICTION, AND LOCAL UTILITY REQUIREMENTS. PLACARDS IN ADDITION TO THOSE SHOWN HERE MAY BE REQUIRED BY THE NEC AND ARE THE RESPONSIBILITY OF THE ELECTRICAL SUBCONTRACTOR.
3. PLACARDS SHALL USE ARIAL OR SIMILAR FONT, NON–BOLD.
4. FONT SIZES SHALL BE THE MINIMUM SHOWN IN THESE DRAWINGS.
5. PLACARDS SHALL HAVE LETTERING IN CAPITAL LETTERS.
6. PLACARDS SHALL BE WEATHER RESISTANT AND SUITABLE FOR THE ENVIRONMENT AND COMPLY WITH ANSI Z535.4–2011.
7. PLACARDS SHALL BE ADHERED WHEN POSSIBLE AND MEET WITH UL969 STANDARDS. IF MECHANICALLY AFFIXED TO EQUIPMENT, USE RIVETS OR SCREWS. SEALANTS AND GASKETED HARDWARE SHALL BE USED TO MAINTAIN EQUIPMENT LISTINGS WHERE REQUIRED. NEMA 4R EQUIPMENT SHALL NOT BE DRILLED.
8. SUBMITTALS REQUIRED FOR PLACARDS AND FOR ADHESIVES USED TO SECURE PLACARDS TO EQUIPMENT.
9. PLACARDS WITH MOUNTING HOLES SHOULD BE 1/8" THICKNESS AND HOLES SHOULD BE 1/2" INSIDE FROM THE EDGE.

EQUIPMENT ID PLACARDS:
1. SUBCONTRACTOR SHALL LABEL ALL ARRAYS, PULL BOXES, JUNCTION BOXES, COMBINER BOXES, DC SAFETY SWITCHES, CIRCUIT BREAKER SAFETY SWITCHES, MULTIPLE DISCONNECT SAFETY SWITCHES, DC CONTACTOR DISCONNECTS, REMOTE PV TIES, BI–POLAR ARRAY COMBINERS, INVERTERS, AC SAFETY SWITCHES, TRANSFORMERS, PANELBOARDS, CIRCUIT BREAKERS, SWITCHGEAR, RECTIFIERS, DATA MONITORING ENCLOSURES, AND METERING CABINETS. A PARTIAL LIST OF PLACARDS IS SHOWN HERE.
2. EQUIPMENT ID PLACARDS – THE FIRST TYPE OF EACH REQUIRED EQUIPMENT ID PLACARD IS SHOWN HERE. ELECTRICAL SUBCONTRACTOR SHALL GENERATE PLACARDS FOR EACH PIECE OF EQUIPMENT AND NUMBER ALL EQUIPMENT PER THE NAMING AND NUMBERING CONVENTION DEFINED IN THESE PLANS.

V17

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NOT FOR CONSTRUCTION

SITE USE PLANS
3901 GOMER COURT, YORKTOWN, NY 10598

PROJECT NUMBER:
908–1385

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	06/16/20	TB	MS	SUP SUBMISSION
	09/18/20	TB	MS	SUP SUBMISSION
	10/13/20	TB	MS	SUP SUBMISSION
	11/12/20	TB	MS	SUP SUBMISSION
	12/07/20	TB	MS	SUP SUBMISSION
	01/21/21	TB	MS	SUP SUBMISSION
	05/12/21	TB	GG	SUP SUBMISSION

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

E-6.0
PLACARDS

FREEMAQ PCSK
FREEMAQ MULTI PCSK

UTILITY SCALE BATTERY INVERTER

- POWER CONVERSION SYSTEM
- FIELD REPLACEABLE UNITS
- MODULAR DESIGN
- UP TO 3 INDEPENDENT BESS INPUTS
- ICOOL 3
- 4 QUADRANT
- 3 LEVEL TOPOLOGY
- NEMA 3R / IP55

PROVEN HARDWARE AND ROBUST OUTDOOR DESIGN FEATURED WITH THE LATEST CONTROL

The Freemaq PCSK is a modular solution from 1700 kW to 3800 kW with configurable DC and AC voltages making it compatible with all battery technology and manufacturers. Power Electronics is a proven partner in the solar and energy storage market. The PCSK has been designed to be the lowest LCOE solution in the market for storage applications.

The Power Electronics Freemaq PCSK offers proven hardware to meet storage and grid support challenges.The energy production industry is embracing renewable energy sources. However, high penetration creates power transmission instability challenges, thus Grid Operators require stringent dynamic and static grid support features for solar inverters and Power Conversion Systems (PCS).

The MULTI PCSK can support two or three independent battery systems and optimize the storage facility.

The converters can perform grid support functions such as: Peak Shaving, Ramp Rate Control, Frequency Regulation, Load Leveling and Voltage Regulation, controlled by a Power Plant Controller or SCADA. The converters stations are turn-key solutions ready for connection to the battery container and MV power distribution wiring. Units are designed for concrete pads or piers, open skids or integrated into full container solutions.

TECHNICAL CHARACTERISTICS — FREEMAQ MULTI PCSK 630V

		FRAME 1	FRAME 2	
NUMBER OF MODULES		4	6	
REFERENCES		FP2235K2	FP3350K2	FP3350K3
AC	AC Output Power (kVA/kW) @50°C [1]	2235	3350	
	AC Output Power (kVA/kW) @40°C [1]	2310	3465	
	Max. AC Output Current (A) @50°C	2047	3070	
	Max. AC Output Current (A) @40°C	2117	3175	
	Operating Grid Voltage (VAC)	630V ±10%		
	Operating Grid Frequency (Hz)	50/60 Hz		
	Current Harmonic Distortion (THDi)	< 3% per IEEE519		
	Power Factor (cosine phi)[2]	0.5 leading...0.5 lagging		
	Reactive power compensation	Four quadrant operation		
DC	DC Voltage Range (full power)	891V-1310V		
	Maximum DC voltage	1500V		
	DC Voltage Ripple	< 3%		
	Max. DC continuous current (A)	2646	3969	
	Max. DC shortcircuit current (A)	180kA / 5ms		
	Battery Technology	All type of batteries (BMS required)		
	Number of separate DC inputs	2	2	3
EFFICIENCY & AUX. SUPPLY	Efficiency (Max) (η)	98.79%	98.85%	
	Euroeta (η)	98.42%	98.59%	
	Max. Power Consumption (kVA)	8	10	
CABINET	Dimensions [WxDxH] (ft)	12 x 7 x 7		
	Dimensions [WxDxH] (m)	3.7 x 2.2 x 2.2		
	Weight (lbs)	12125	12677	
	Weight (kg)	5500	5750	
	Type of ventilation	Forced air cooling		
ENVIROMENT	Degree of protection	NEMA 3R / IP55		
	Permissible Ambient Temperature	-35°C to +60°C, >50°C / Active Power derating (>50°C)		
	Relative Humidity	4% to 100% non condensing		
	Max. Altitude (above sea level)	2000m / >2000m power derating (Max. 4000m)		
	Noise level [3]	< 79 dBA		
CONTROL INTERFACE	Communication protocol	Modbus TCP		
	Power Plant Controller	Optional. Third party SCADA systems supported		
	Keyed ON/OFF switch	Standard		
PROTECTIONS	Ground Fault Protection	Insulation monitoring device		
	Humidity control	Active Heating		
	General AC Protection & Disconn.	Circuit Breaker		
	General DC Protection & Disconn.	DC switch [4]		
	Overvoltage Protection	AC and DC protection (type 2)		
CERTIFICATIONS	Safety	UL1741, CSA 22.2 No.107.1-16, IEC62109-1, IEC62109-2		
	Utility interconnect [5]	UL 1741 SA - Feb. 2018, IEEE 1547.1-2005		

[1] Values at 1.00•Vac nom and cos ϕ= 1. Consult Power Electronics for derating curves.
[2] Consult P-Q charts available: Q[kVAr]=√([S[kVA]²-P[kW]²).
[3] Readings taken 1 meter from the back of the unit.
[4] Battery short circuit disconnection has to be done on the battery side.
[5] Consult Power Electronics for other applicable standards / grid codes.

Making a brighter future possible

As a result of the increasing number of states that are adopting aggressive renewable and alternative energy portfolios, the solar energy market is growing—nearly doubling year over year. Eaton, a key innovator and supplier in this expanding market, is proud to offer Cooper Power™ series Envirotran™ transformers specifically designed for solar photovoltaic medium-voltage applications. Eaton is working with top solar photovoltaic developers, integrators and inverter manufacturers to evolve the industry and change the way we distribute power.

In accordance with this progressive stance, every Cooper Power series Envirotran solar transformer is filled with non-toxic, biodegradable Envirotemp™ FR3™ dielectric fluid made from renewable seed oils. On top of its biodegradability, Envirotemp FR3 fluid substantially extends the life of the transformer insulation, saving valuable resources. What better way to distribute green power than to use a green transformer? In fact, delaying conversion to Envirotran transformers places the burden of today's environmental issues onto tomorrow's generations.

Eaton can help you create a customized transformer based on site-specific characteristics including temperature profile, site altitude, solar profile and required system life.

Some of the benefits gained from this custom rating include:

- Reduction in core losses
- Improved payback on investment
- Reduction in footprint
- Improved fire safety
- Reduced environmental impact

Finally, when it comes time for decommissioning of your Envirotran solar transformer, virtually all materials, from the durable core and cabinet steel to the biodegradable Envirotemp FR3 fluid, can be easily and economically recycled or reclaimed.

Envirotran solar transformers, when evaluated on total ownership cost (TOC), can save you money on losses and maintenance. For example, the table below shows the savings you could experience by allowing Eaton to site-optimize the transformer design.

Rating	No load	Load	No load loss ❶	Load loss	Price	Total ownership cost
1000 kVA	1600 W	8280 W	$15,720	$3530 ❷	$32,000	$51,250
Optimized	1250 W	6690 W	$12,280	$5070 ❸	$27,000	$44,350
						14% savings

❶ Based on 20 years, 5% interest, $0/kWh.
❷ 21% average loading.
❸ 28% average loading.
Note: Values above for illustrative purposes only. Actual values will depend on many factors not discussed here.

EATON
Powering Business Worldwide

Why Envirotran solar transformer?

Environmentally desirable

Envirotran solar transformers are friendlier to the environment. While traditional liquid-filled transformers use mineral oil or synthetic oils, Envirotran transformers use the revolutionary, vegetable oil–based, dielectric coolant—Envirotemp FR3 fluid. Envirotemp FR3 fluid is made from soybeans, making it both non-toxic and non-hazardous. Moreover, because Envirotemp FR3 dielectric fluid is petroleum independent, it doubles as a valuable renewable resource with a carbon-neutral footprint.

Quality matters

Choosing Eaton's Cooper Power series reliable and durable Envirotran solar transformer allows you substantial cost savings, delayed capital expenditures and maximized power handling performance. It all starts with the superior performance of Envirotemp FR3 fluid, preserving and protecting the paper insulation found in each coil. This extended insulation life coupled with the non-hazardous properties of Envirotemp FR3 fluid makes the Envirotran solar transformer design an industry leader in quality and reliability.

High fire point

Envirotemp FR3 fluid, which has a fire point above 300 °C, highly reduces the likelihood of a fire within the transformer. In more than 30 years of field experience, no Cooper Power series less-flammable fluid-filled transformer has resulted in a pool fire. Mineral oil, while exhibiting reliable dielectric properties, typically does not provide an adequate margin of fire safety during transformer failure. With a fire point at nearly double (300 °C compared to 155 °C) of mineral oil, switching to Eaton's Cooper Power series Envirotran solar transformer filled with Envirotemp FR3 fluid will greatly minimize the long-term risk associated with catastrophic transformer failures.

Product scope

Description	Specification
Type	Three-phase, 50 or 60 Hz, 65 °C rise (55 °C, 55 °C/65 °C), 75 °C, 65/75 °C
Fluid type	Envirotemp FR3 fluid
Size	45–12,000 kVA
Primary voltage	2400–46,000 V
Secondary voltage	208Y/120 V to 14,400 V
Coil configuration	2-winding or 4-winding or 3-winding (low-high-low), 3-winding (low-low-high)
Specialty designs	Inverter/rectifier bridge
	K-Factor (up to K-19)
	Vacuum fault interrupter (VFI)
	UL listed, labeled and classified
	Factory mutual (FM) approved
	Solar/wind designs
	Differential protection
	Seismic applications (including OSHPD)

EATON
Powering Business Worldwide

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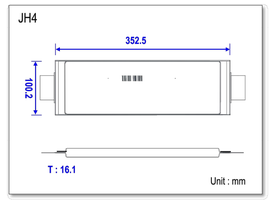
Publication No. PA202009EN / Z19894
Supersedes B210-10040
September 2017

Follow us on social media to get the latest product and support information.

JH4 Cell Information

Item	Unit	JH4
Nominal Capacity	Ah	72.5
Nominal Energy	Wh	266
Nominal Voltage	V	3.67
Energy Density	Wh/L	468
Specific Energy	Wh/kg	226
Voltage Range	V	3.0 ~ 4.2
Storage Temperature (for shipping state)	°C	-30 ~ 60
Weight	g	1,175
Volume	mL	569
Dimension (W/L/T)	mm	100.2 / 352.5 / 16.1
Chemistry	(+)	NMC
	(-)	Graphite

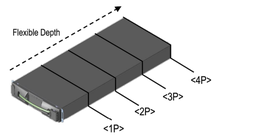
< Dimension >



JH4 – Module Specification

TBD

Module Structure



▪ Module Configuration : 14S1P ~ 4P

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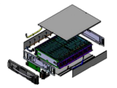

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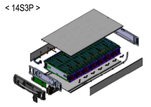

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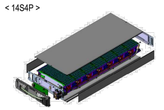

Module Configuration

Specification				
Cell type	JH4			
Configuration	14S1P	14S2P	14S3P	14S4P
Voltage Range (V)	42 ~ 58.8 (nominal : 51.8)			
Capacity (Ah)	72.5	145	217.5	290
Energy (kWh)	3.7	7.4	11.1	14.8
Max Constant Power	Cell : Max 0.5CP Module : TBD			
Dimension (mm, W x H x D)	445 110 x 338.8	445 x 110 x 586.6	445 x 110 x 846.4	445 x 110 x 1100
Weight (kg)	25	43.5	68	85

※ All product specifications are tentative and subject to change

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NOT FOR CONSTRUCTION

SITE USE PLANS
3901 GOMER COURT, YORKTOWN, NY 10598

PROJECT NUMBER: 908–1385

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	06/16/20	TB	MS	SUP SUBMISSION
	09/18/20	TB	MS	SUP SUBMISSION
	10/13/20	TB	MS	SUP SUBMISSION
	11/12/20	TB	MS	SUP SUBMISSION
	12/07/20	TB	MS	SUP SUBMISSION
	01/21/21	TB	MS	SUP SUBMISSION
	05/12/21	TB	GG	SUP SUBMISSION

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36".

E-7.0
DATA SHEETS

September 18, 2020

Planning Board
Town of Yorktown
363 Underhill Avenue
Yorktown Heights, NY 10598

RE: Special Use Permit Application
Decommissioning Narrative
Tier 2 Battery Storage System
3901 Gomer Court
Yorktown, NY

Dear Members of the Planning Board:

As required in Section 7.H.1 Decommissioning of the requirements for Tier 2 Battery Storage Systems, enclosed is our narrative description of the activities required to decommission a battery storage system.

Decommissioning will occur at the end of our lease with the landowner, which is typically after 20 years and will be completed through a third-party vendor to ensure proper recycling of batteries. Our vendors' typical scope includes a pre-decommissioning inspection at the job site prior to decommissioning, decommissioning checklist & supervision, labor to remove battery racks and placement of packaged battery assemblies onto a cargo shipping container (using DOT-approved battery packaging).
The third-party vendor will ensure that local, state and federal waste-handling requirements are met. Additionally, they will determine if the batteries can be reused or recycled, reduce the charges in the batteries, disconnect the system, and make decisions on how to remove, transport and package the batteries and remove and transport the containers that house them. The third-party vendor will also determine how else to reuse the other equipment on-site, such as the power conversion system and other scrap metal. One such vendor that Borrego has identified which provides all of the services listed above is Renewance, a battery stewardship company that offers turnkey solutions to end-of-life management for battery storage systems.

Other activities associated with removing a battery storage system from service include removal of all other electrical equipment such as transformers, breaking up concrete pads and footings, removing electrical wiring, fencing and power poles. The site will be re-graded to existing conditions.
Specific to the Gomer Court site, much of the existing area where the battery storage system is proposed is gravel, so we will work with the landowner to replace the gravel or seed the disturbed areas.

Should the energy storage system, or any component of it, need to be removed from service due to a fire or other event, please follow the manufacturer's guidance, included below.

If a battery module is determined to be at end of life or damaged the severity must be quantified and their condition must be evaluated prior to disposing battery modules. This can be done by checking their Open Circuit Voltage (OCV), measured between the module terminals.

LL: OCV when State of Charge of the module is 0% based on spec sheet (Lower Limit)

UL: OCV when State of charge of the module is 100% based on spec sheet (Upper Limit)

Category 1: LL ≤ OCV ≤ UL

These modules do not pose an immediate risk and may be left temporarily racked within the battery storage container or placed in the storage container prior to shipment. Following removal from the rack within the battery storage container Category 1 modules must be returned to the battery supplier or handled by the provider, in accordance with local battery recycling regulations.

Note: If smoke and abnormal heat generation occur during discharge, stop working immediately. Evacuate the area and call the battery provider and emergency response personnel immediately.

Category 2: 0V < OCV < LL

Call the battery provider immediately. An investigation will be performed along with a dynamic risk assessment, and the disposal will be organized through the battery supplier or handled by the battery provider, either in accordance with local battery recycling regulations.

Note: If smoke and abnormal heat generation occur during discharge, stop working immediately. Evacuate the area and call the battery provider and emergency response personnel immediately.

Category 3: OCV = 0V

Call the battery provider immediately. An investigation will be performed along with a dynamic risk assessment and the disposal will be organized through the battery supplier or handled by the battery provider, either in accordance with local battery recycling regulations.

Note: If smoke and abnormal heat generation occur during discharge, stop working immediately. Evacuate the area and call the battery provider and emergency response personnel immediately.

Identifying Electrolyte Leakage

Electrolyte leakage is not foreseen due to the construction of the battery cells and modules and is associated with a module that has undergone significant damage. If you smell a pungent, slightly sweet smell similar to the smell of acetone (nail polish remover) or isopropyl alcohol (rubbing alcohol), but with some sweetness to the smell, this may be an indicator of an electrolyte leak. It is a distinctive smell

that is not present during typical operation of the energy storage facilities. If this is detected, remove yourself from the area and contact your service technician.

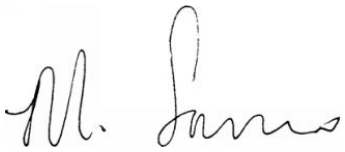
Note: Call provider immediately. An investigation will be performed along with a dynamic risk assessment which will include a spill control procedure if deemed prudent. The disposal will be organized through the battery supplier either in accordance with local battery recycling regulations.

Our decommissioning estimate assumes the following:

1. Vendors who are contracted to remove the batteries, containers, transformers and other electrical equipment will provide trucking services and will reclaim valuable material themselves, thus no salvage value is included.
2. Batteries will incur a fee per unit at future recycling facilities.
    a. Note: this cost should be assumed by the vendors as outlined in our first assumption, however, we are including this in an effort to keep our estimate as conservative as possible.

We propose that a decommissioning bond is put in place between Yorktown Energy Storage 1, LLC and the Town of Yorktown, pursuant to section pursuant to section 7.H.2 of the law. As is typical with solar, we would propose that the decommissioning bond be reviewed after every 5-years to remain current with labor rates and technological updates for battery recycling.

Sincerely,



Melissa Samaroo
Project Engineer

Decommissioning Estimate

Date: 09/18/2020

3901 Gomer Court
Yorktown, NY

This Decommissioning Estimate has been prepared by Borrego Solar in an attempt to predict the cost associated with the removal of the proposed battery energy storage facility. The primary cost of decommissioning is the labor to dismantle and load equipment, as well as the cost of trucking materials off-site. All material will be removed from the site, including the concrete equipment pads and strip footings, which will be broken up at the site and hauled to the nearest transfer station. All solid and hazardous waste will be disposed of in accordance with local, state and federal regulations.

No salvage values have been assumed in this calculation.

The following values were used in this Decommissioning Estimate:

System Specifications	
Total Batteries	901
Total Battery Weight (lbs)	258,587
Number of Containers	5
Number of Transformers	3
Number of Power Conversion Systems	2
Number of Neutral Grounding Reactors	1
Number of Meters	1
Electrical Wiring Length (ft)	135
Length of Perimeter Fence (ft)	582
Number of Power Poles	1
Total Disturbed Area (SF)	15,755
Total Fence Weight (lbs)	658

Equipment & Material Removal Rates	
Large Equipment Removal Rate (hr/unit)	0.5
Electric Wiring Removal Rate (min/LF)	3
Fence Removal Rate (min/LF)	0.5
Days req. to break up concrete pads	3
Days req. with Rough Grader	1
Days req. with Fine Grader	1
Total Truckloads to CCDD	66
Round-Trip Dist. to CCDD (miles)	30
Round-Trip Time to CCDD (hr)	1
Total Truckloads to Battery Recyling	10
Round-Trip Dist. to CCDD (miles)	120
Round-Trip Time to CCDD (hr)	2

Labor and Equipment Costs		
Labor Rate ($/hr)	$	67.50
Operator Rate ($/hr)	$	85.45
Bobcat Cost ($/hr)	$	125.00
Front End Loader Cost ($/Day)	$	1,000.00
Excavator Cost ($/Day)	$	1,000.00
Trucking Cost ($/hr)	$	130.00
Backhoe Cost ($/hr)	$	245.00
Power Pole Removal Cost ($/pole)	$	1,500.00
Grader Cost ($/day)	$	1,800.00
Seeding Cost ($/SF)	$	0.10
Fuel Cost ($/mile)	$	0.50
Battery Disposal Fee ($/battery)	$	0.50

Decommissioning Estimate

Date: 09/18/2020

3901 Gomer Court
Yorktown, NY

Labor, Material, and Equipment Costs

1. Load Electrical Equipment

Electrical equipment includes transformers and inverters. We assume that companies removing electrical equipment will provide trucking services and will reclaim valuable materials

(Number of Inverters • Inverter Removal Rate + Number of Transformers • Transformer Removal Rate) • (Labor Rate + Bobcat Cost) = Electrical Equipment Removal Cost

Total = $ 1,262.70

2. Break Up Concrete Pads

Concrete pads are broken up using an excavator and jackhammer.

Number of Demolition Days • (Excavator Cost + Labor Cost) = Total Concrete Pad Removal

Total = $ 5,050.80

3. Remove Electrical Wiring

Electrical wiring will be removed from all underground conduits.

Cable Length • Cable Removal Rate • (Labor Cost + Backhoe Cost) = Total Cable Removal Cost

Total = $ 2,230.54

4. Remove Fencing

Fencing posts, boards, and foundations will be loaded onto a truck and removed from site. Trucking costs included in this line item are for the removal process. Trucking to a recycling facility are included in item #8.

(Total Length of Fence • Fence Removal Rate) • (Labor Rate + Bobcat Cost + Trucking Cost) = Total Screw Removal Cost

Total = $ 1,651.18

5. Remove Power Poles

Power poles will be removed and shipped off site.

Number of Power Poles • Pole Removal cost = Total Power Pole Removal Cost

Total = $ 1,500.00

6. Seed Disturbed Areas

Seeding cost includes labor and materials for reseeding all disturbed areas including the reclaimed gravel road area, former electrical areas, and areas disturbed by racking foundation

Seeding Cost • Disturbed Area =
Total Seeding Cost

Total = $ 1,575.50

7. Truck to CCDD

All material will be trucked to the nearest CCDD station that accepts construction material (i.e. fence, concrete pads and gravel).

The nearest transfer station is Dakota Supply Corp.

(Total Trucks to CCDD • Roundtrip Time • Trucking Cost) =
Total Trucking Cost to CCDD

Total = $ 8,580.00

8. Truck to Recycling Facility Plus Disposal Fee

All batteries will be transported to the nearst recycling facility. We anticipate that there will be a facility within 60 miles of this system at the time of decommissioning.

(Total Trucks to Recycling Facility • Roundtrip Distance • Trucking Cost) + (Number Batteries • Battery Disposal Fee) =
Total Battery Trucking and Battery Disposal Fee

Total = $ 3,050.50

Salvage Values — Salvage Value Not Included

Summary of Decommissioning Costs

Line Item	Task	Cost
1	Electrical Equipment Loading and Removal	$ 1,262.70
2	Break Up Concrete Pads	$ 5,050.80
3	Electrical Wiring Removal	$ 2,230.54
4	Fence Removal	$ 1,651.18
5	Power Pole Removal	$ 1,500.00
6	Seed Disturbed Areas	$ 1,575.50
7	Trucking to CCDD	$ 8,580.00
8	Trucking to Recycling Facility Plus Disposal Fee	$ 3,050.50
	Subtotal =	$ 24,901.22

Present Value Total = $ 24,901.22

Total after 20 years @ 2.5% Inflation

Present Value • (1+ Inflation Rate)^Number of Years =

Grand Total = $40,803.55

Nadine's Outdoor Seating

CRONIN
ENGINEERING P.E., P.C.
Professional Engineering & Consulting

39 Arlo Lane
Cortlandt Manor, NY 10567
T:(914) 736-3664 F:(914) 736-3693

April 30, 2021

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

Re: Site Development Plan
Nadine's Restaurant
715 Saw Mill River Road

Dear Mr. Fon and Members of the Planning Board:

The above referenced project was discussed with Staff and the material submitted herein is in accordance with those discussions.

In support of the above and the application, find enclosed the following:

1. 1 copy of the Special Use Permit Application.
2. 1 copy of the Outdoor Seating Application.
3. Planning Board Application fee of $625.
4. 4 copies of the Site Development Plan.
5. 1 copy of the Environmental Assessment Short Form.

This project site currently contains a restaurant with indoor dining, parking on site along Saw Mill River Road and an outdoor seating/dining area. The outdoor seating area was approved under the recent Covid-19 relief.

The outdoor dining area contains approximately 70 seats, and the entire dining area is covered with pea gravel. There are landscape plantings between the roadway and the outdoor dining area, providing screening from the road.

Since the Applicant established the outdoor dining area, it has become popular with the patrons. As such, the Applicant is desirous of continuing the outdoor dining area and is respectfully requesting the approval of the Special Use Permit for continued, year-round outdoor dining, as an option to the patrons.

The existing indoor restaurant contains approximately 54 seats.

Kindly review the enclosed information and place this project on the May 24, 2021 Planning Board agenda for consideration of approval. Should you have any questions or require additional information, please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,

Keith C. Staudohar
Cronin Engineering P.E. P.C.

cc: Christian Schienle w/ encl.
pb-yorktown-schienle-sdp-initial submission-ks-20210430.doc

TOWN OF YORKTOWN
PLANNING BOARD

RECEIVED
PLANNING DEPARTMENT
MAY 7 2021
TOWN OF YORKTOWN

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 April 30, 2021

1. Tax Map Designation (Section, Block, Lot) 59.14 - 01 - 23, 24

2. Property Address 715 Saw Mill River Road

3. Zone: CC **Total Acreage:** 0.255

4. Indicate requested special use permit:

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

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

This project involves the approval for outdoor seating at an existing, operational restaurant, Nadine's Restaurant. The outdoor dining area is currently being used under the Covid-19 relief. The outdoor dining area covers approximately 2,800 square feet and contains approximately 70 seats. The Applicant would like to keep and operate the restaurant with the outdoor dining area.

6. **Applicant**

Name: Christian Schienle

Firm: Nadine's Restaurant

Address: 715 Saw Mill River Road, Yorktown Heights, NY 10598

Phone: 646-238-0274

Email: chris@nadinesrestaurant.com

7. **Owner of Record**

Name: Christian Schienle

Firm: Nadine's Restaurant

Address: 715 Saw Mill River Road, Yorktown Heights, NY 10598

Phone: 646-238-0274

Email: chris@nadinesrestaurant.com

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

Applicant	**Owner of Record**
SIGNATURE	SIGNATURE
Christian Schienle	Christian and Pamelan Schienle
PRINT NAME	PRINT NAME
April 30, 2021	April 30, 2021
DATE	DATE

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

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

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:
Special Use Permit for Nadine's Restaurant

Project Location (describe, and attach a location map):
715 Saw Mill River Road

Brief Description of Proposed Action:
Project involves creating a permanent outdoor dining area to serve Nadine's Restaurant. The outdoor dining area is currently in place and received approval under the emergency Covid 19 relief. The Applicant is desirous of continuing the outdoor dining service.

Name of Applicant or Sponsor:	Telephone: 646-238-0274
Christian Schienle	E-Mail: chris@nadinesrestaurant.com

Address:
715 Saw Mill River Road

City/PO:	State:	Zip Code:
Yorktown Heights	NY	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 government Agency? If Yes, list agency(s) name and permit or approval: Yorktown-Planning Board	☐	☑

3. a. Total acreage of the site of the proposed action? 0.255 acres
   b. Total acreage to be physically disturbed? 0.0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.255 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):
   ☐ Parkland

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

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

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

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

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ Existing on-site potable well water supply system _____	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ Existing on-site wastewater treatment system _____	☑	☐

	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: _____		
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

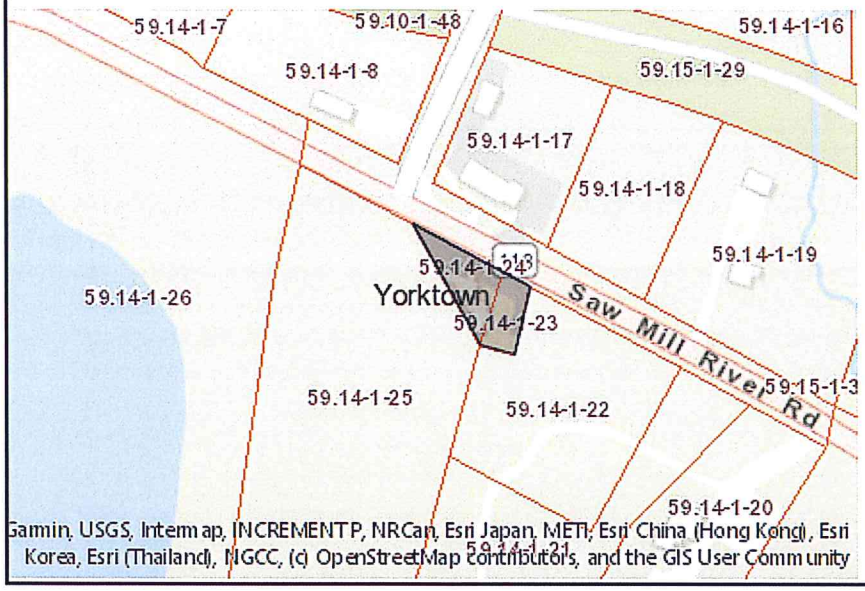
Applicant/sponsor/name: Cronin Engineering P.E. P.C. / Keith Staudohar Date: April 30, 2021

Signature: _____ Title: Project Engineer

PRINT FORM

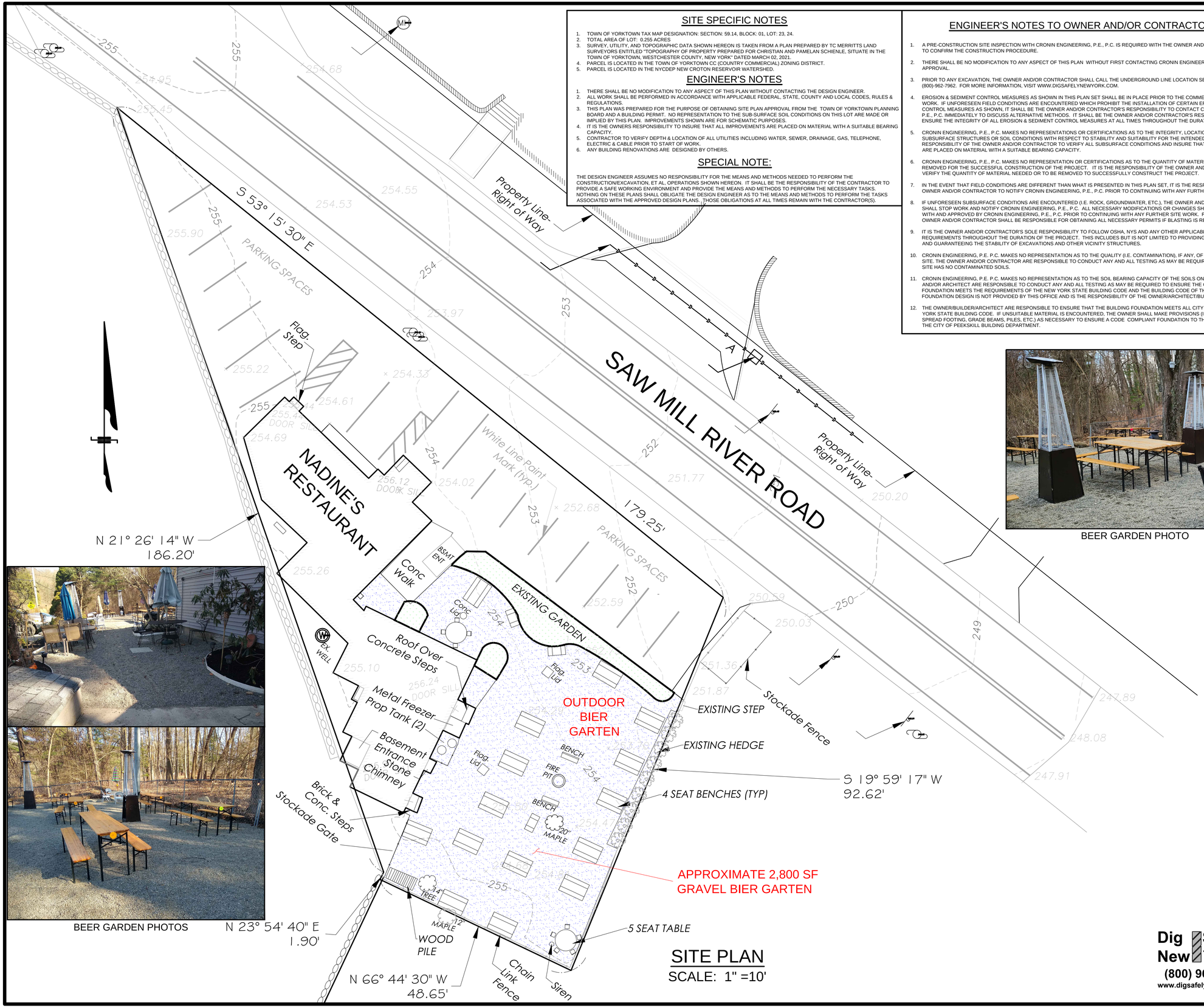
EAF Mapper Summary Report

Thursday, April 8, 2021 4:06 PM



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

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	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



SITE SPECIFIC NOTES

1. TOWN OF YORKTOWN TAX MAP DESIGNATION: SECTION: 59.14, BLOCK: 01, LOT: 23, 24.
2. TOTAL AREA OF LOT: 0.255 ACRES
3. SURVEY, UTILITY, AND TOPOGRAPHIC DATA SHOWN HEREON IS TAKEN FROM A PLAN PREPARED BY TC MERRITTS LAND SURVEYORS ENTITLED "TOPOGRAPHY OF PROPERTY PREPARED FOR CHRISTIAN AND PAMELAN SCHIENLE, SITUATE IN THE TOWN OF YORKTOWN, WESTCHESTER COUNTY, NEW YORK" DATED MARCH 02, 2021.
4. PARCEL IS LOCATED IN THE TOWN OF YORKTOWN CC (COUNTRY COMMERCIAL) ZONING DISTRICT.
5. PARCEL IS LOCATED IN THE NYCDEP NEW CROTON RESERVOIR WATERSHED.

ENGINEER'S NOTES

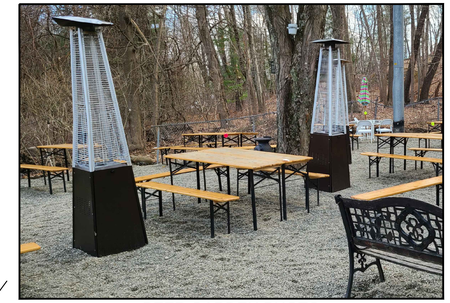
1. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT CONTACTING THE DESIGN ENGINEER.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL CODES, RULES & REGULATIONS.
3. THIS PLAN WAS PREPARED FOR THE PURPOSE OF OBTAINING SITE PLAN APPROVAL FROM THE TOWN OF YORKTOWN PLANNING BOARD AND A BUILDING PERMIT. NO REPRESENTATION TO THE SUB-SURFACE SOIL CONDITIONS ON THIS LOT ARE MADE OR IMPLIED BY THIS PLAN. IMPROVEMENTS SHOWN ARE FOR SCHEMATIC PURPOSES.
4. IT IS THE OWNERS RESPONSIBILITY TO INSURE THAT ALL IMPROVEMENTS ARE PLACED ON MATERIAL WITH A SUITABLE BEARING CAPACITY.
5. CONTRACTOR TO VERIFY DEPTH & LOCATION OF ALL UTILITIES INCLUDING WATER, SEWER, DRAINAGE, GAS, TELEPHONE, ELECTRIC & CABLE PRIOR TO START OF WORK.
6. ANY BUILDING RENOVATIONS ARE DESIGNED BY OTHERS.

SPECIAL NOTE:

THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS AND METHODS NEEDED TO PERFORM THE CONSTRUCTION/EXCAVATION, ET AL. OPERATIONS SHOWN HEREON. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SAFE WORKING ENVIRONMENT AND PROVIDE THE MEANS AND METHODS TO PERFORM THE NECESSARY TASKS. NOTHING ON THESE PLANS SHALL OBLIGATE THE DESIGN ENGINEER AS TO THE MEANS AND METHODS TO PERFORM THE TASKS ASSOCIATED WITH THE APPROVED DESIGN PLANS. THOSE OBLIGATIONS AT ALL TIMES REMAIN WITH THE CONTRACTOR(S).

ENGINEER'S NOTES TO OWNER AND/OR CONTRACTOR

1. A PRE-CONSTRUCTION SITE INSPECTION WITH CRONIN ENGINEERING, P.E., P.C. IS REQUIRED WITH THE OWNER AND CONTRACTOR PRESENT TO CONFIRM THE CONSTRUCTION PROCEDURE.
2. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT FIRST CONTACTING CRONIN ENGINEERING, P.E., P.C. FOR APPROVAL.
3. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR SHALL CALL THE UNDERGROUND LINE LOCATION SERVICE (CODE 53) AT (800)-962-7962. FOR MORE INFORMATION, VISIT WWW.DIGSAFELYNEWYORK.COM.
4. EROSION & SEDIMENT CONTROL MEASURES AS SHOWN IN THIS PLAN SET SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK. IF UNFORESEEN FIELD CONDITIONS ARE ENCOUNTERED WHICH PROHIBIT THE INSTALLATION OF CERTAIN EROSION & SEDIMENT CONTROL MEASURES AS SHOWN, IT SHALL BE THE OWNER AND/OR CONTRACTOR'S RESPONSIBILITY TO CONTACT CRONIN ENGINEERING, P.E., P.C. IMMEDIATELY TO DISCUSS ALTERNATIVE METHODS. IT SHALL BE THE OWNER AND/OR CONTRACTOR'S RESPONSIBILITY TO ENSURE THE INTEGRITY OF ALL EROSION & SEDIMENT CONTROL MEASURES AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT.
5. CRONIN ENGINEERING, P.E., P.C. MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE INTEGRITY, LOCATION OR EXISTENCE OF SUBSURFACE STRUCTURES OR SOIL CONDITIONS WITH RESPECT TO STABILITY AND SUITABILITY FOR THE INTENDED PURPOSE. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY ALL SUBSURFACE CONDITIONS AND INSURE THAT ALL IMPROVEMENTS ARE PLACED ON MATERIAL WITH A SUITABLE BEARING CAPACITY.
6. CRONIN ENGINEERING, P.E., P.C. MAKES NO REPRESENTATION OR CERTIFICATIONS AS TO THE QUANTITY OF MATERIAL NEEDED OR TO BE REMOVED FOR THE SUCCESSFUL CONSTRUCTION OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY THE QUANTITY OF MATERIAL NEEDED OR TO BE REMOVED TO SUCCESSFULLY CONSTRUCT THE PROJECT.
7. IN THE EVENT THAT FIELD CONDITIONS ARE DIFFERENT THAN WHAT IS PRESENTED IN THIS PLAN SET, IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO NOTIFY CRONIN ENGINEERING, P.E., P.C. PRIOR TO CONTINUING WITH ANY FURTHER SITE WORK.
8. IF UNFORESEEN SUBSURFACE CONDITIONS ARE ENCOUNTERED (I.E. ROCK, GROUNDWATER, ETC.), THE OWNER AND/OR CONTRACTOR SHALL STOP WORK AND NOTIFY CRONIN ENGINEERING, P.E., P.C. ALL NECESSARY MODIFICATIONS OR CHANGES SHALL BE DISCUSSED WITH AND APPROVED BY CRONIN ENGINEERING, P.E., P.C. PRIOR TO CONTINUING WITH ANY FURTHER SITE WORK. FURTHERMORE, THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
9. IT IS THE OWNER AND/OR CONTRACTOR'S SOLE RESPONSIBILITY TO FOLLOW OSHA, NYS AND ANY OTHER APPLICABLE CODES OR REQUIREMENTS THROUGHOUT THE DURATION OF THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO PROVIDING ADEQUATE BRACING AND GUARANTEEING THE STABILITY OF EXCAVATIONS AND OTHER VICINITY STRUCTURES.
10. CRONIN ENGINEERING, P.E. P.C. MAKES NO REPRESENTATION AS TO THE QUALITY (I.E. CONTAMINATION), IF ANY, OF THE SOILS ON THIS SITE. THE OWNER AND/OR CONTRACTOR ARE RESPONSIBLE TO CONDUCT ANY AND ALL TESTING AS MAY BE REQUIRED TO ENSURE THE SITE HAS NO CONTAMINATED SOILS.
11. CRONIN ENGINEERING, P.E. P.C. MAKES NO REPRESENTATION AS TO THE SOIL BEARING CAPACITY OF THE SOILS ON SITE. THE OWNER AND/OR ARCHITECT ARE RESPONSIBLE TO CONDUCT ANY AND ALL TESTING AS MAY BE REQUIRED TO ENSURE THE CONSTRUCTION OF THE FOUNDATION MEETS THE REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE AND THE BUILDING CODE OF THE CITY OF PEEKSKILL. FOUNDATION DESIGN IS NOT PROVIDED BY THIS OFFICE AND IS THE RESPONSIBILITY OF THE OWNER/ARCHITECT/BUILDER.
12. THE OWNER/BUILDER/ARCHITECT ARE RESPONSIBLE TO ENSURE THAT THE BUILDING FOUNDATION MEETS ALL CITY CODES AND THE NEW YORK STATE BUILDING CODE. IF UNSUITABLE MATERIAL IS ENCOUNTERED, THE OWNER SHALL MAKE PROVISIONS (I.E. DEEPER FOOTING, SPREAD FOOTING, GRADE BEAMS, PILES, ETC.) AS NECESSARY TO ENSURE A CODE COMPLIANT FOUNDATION TO THE SATISFACTION OF THE CITY OF PEEKSKILL BUILDING DEPARTMENT.



BEER GARDEN PHOTO

BEER GARDEN PHOTOS

VICINITY MAP SCALE: 1" = ±200'

OWNER/APPLICANT

CHRISTIAN & PAMELAN SCHIENLE

713 OLD CROTON LAKE ROAD

ARCHITECT

TBD

SURVEYOR

TC MERRITTS LAND SURVEYORS

394 BEDFORD ROAD
PLEASANTVILLE NY 10570

SCALE: AS NOTED

REVISIONS

#	REASON	DATE

MUNICIPAL TAX IDENTIFICATION:	
SECTION:	59.14
BLOCK:	01
LOT:	23, 24
SUBLOT:	---
DRAWN BY:	KCS/SAR
CHECKED:	KS/TC3
PROJECT:	SCHIENLE
DATE:	APRIL 30, 2021
JOB #:	210109

STATE OF NEW YORK · TIMOTHY L. CRONIN III · 062980 · LICENSED PROFESSIONAL ENGINEER

TIMOTHY L. CRONIN III, P.E.
LICENSE #062980

CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664

39 Arlo Lane
Cortlandt Manor, New York 10567

SITE PLAN

SITE DEVELOPMENT PLAN
FOR
NADINES RESTAURANT

LOCATION:
713-715 SAW MILL RIVER ROAD, ROUTE 118
YORKTOWN HEIGHTS, NY 10598

SHEET 1 OF 1 | SP-1.1

Dig Safely. New York
(800) 962-7962
www.digsafelynewyork.com

Stahmer Subdivision
Lot 1

INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.

April 29, 2021

Town of Yorktown Planning Board
Planning Department
Yorktown Community & Cultural Center
1974 Commerce Street, Room 222
Yorktown Heights, N.Y. 10598

RE: Fiore Residence (Lot 10 of Stahmer Subdivision)
600 Birdsall Drive, Town of Yorktown
Tax Map #59.10-1-10

Dear Chairman Fon and Members of the Board:

Enclosed please find the following information:

- Site Plans (4 Sheets) dated April 28, 2021 (3 copies).
- Addendum to the Stormwater Pollution Prevention Plan (SWPPP) dated April 28, 2021 (2 copies).
- Revised MS4 Stormwater Management Permit Application dated April 29,2021 (1 copy)

The subject project consists of the construction a single-family residence including a driveway, patio and associated appurtenances. This property is Lot 10 of the Stahmer subdivision filed in December of 2019. At the time of the subdivision approval a single stormwater permit was issued for all three lots of the subdivision. As individual lots are sold it is necessary for each lot to obtain its own permit.

The current owner of Lot 10, Mr. Andrew Fiore, is proposing a revised house footprint, revised landscaping and slightly different driveway layout. As such, enclosed is an Addendum to the previously approved Stormwater Pollution Prevention Plan (SWPPP) and revised MS4 Stormwater Permit Application. The original permit number was #FSWPPP-T-075-16.

We respectfully request this matter to be placed on the May 24 Work Session agenda for issuance of the updated stormwater permit for the individual lot.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

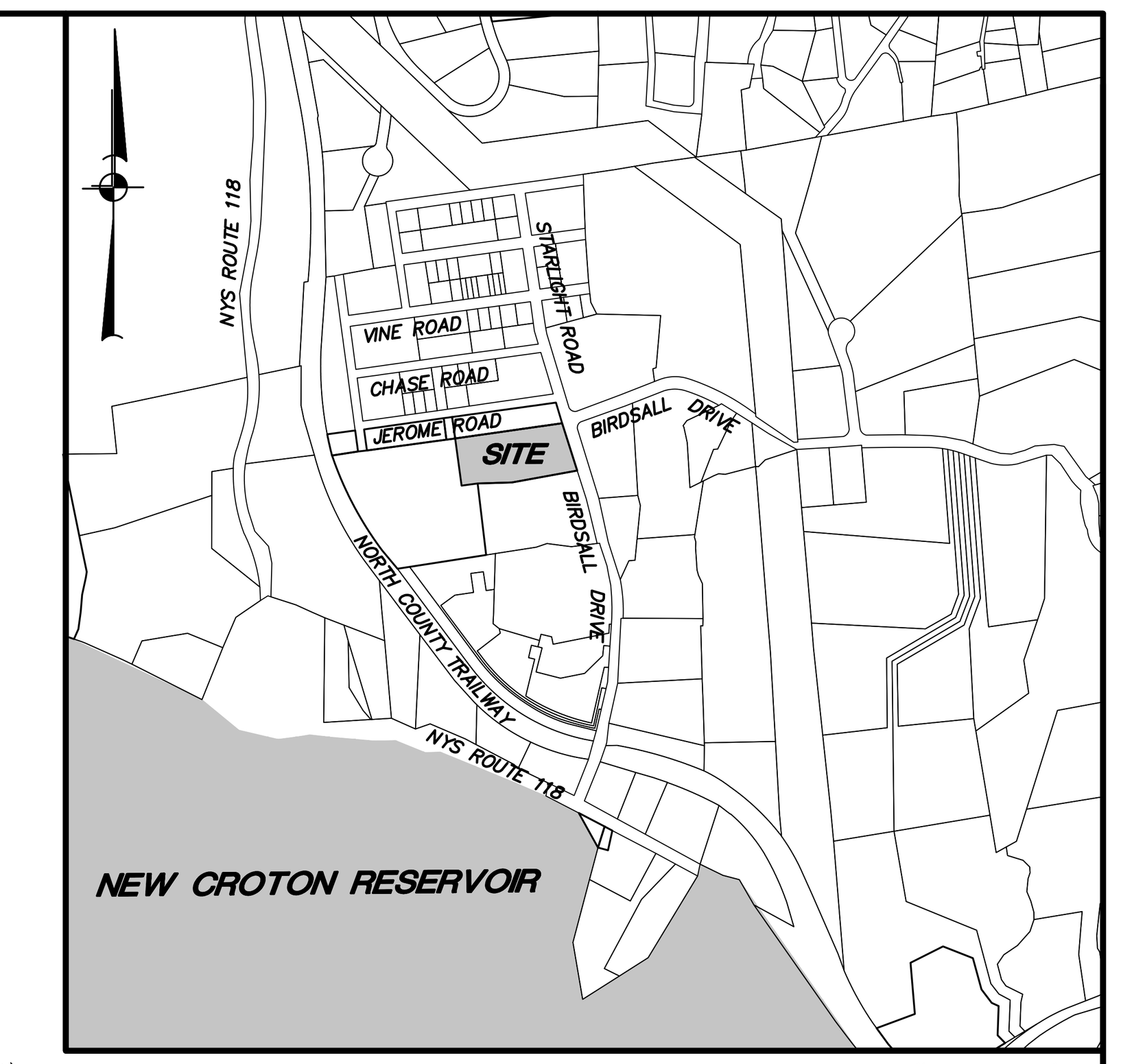
By: R Will
Richard D. Williams, P.E.
Principal Engineer

RDW/jwm

Enclosure(s)

cc: Andrew Fiore (email only)

Insite File No. 20213.100



Location Map — Scale: 1" = 800'

Owner/Applicant:

Andrew Fiore
37 South 8th Street, Unit #306
Brooklyn, NY 11249

Project Location:

600 Birdsall Drive
Yorktown Heights, NY 10598

Site Data:

Zone: R–80 Residential
Total Acreage 2.7 AC±
Tax Map No.: 59.10–1–10
Watershed Basin: New Croton Reservoir
RS Name: Stahmer Minor Subdivsion
RS Lot No.: 10
Filed Map No.: 29353
Date Filed: 12/18/19

General Notes:

1. Property line and existing features shown hereon obtained from final plat subdivision of property prepared by Baxter Land Surveying dated 7–13–15.
2. Topography shown hereon is based upon aerial photogrammetry provided by Baxter Land Surveying. The contour interval is 2'.
3. No soil stockpiles, materials or equipment will be stored in areas to be used for the subsurface sewage treatment system.
4. The electric and communication utilities shall be installed in accordance with the utility provider specifications including but not limited to provided the proper bedding, cover, and detectible warning tape / tracer wire.
6. The rim elevation of the existing catch basin at the corner of Birdsall Drive and Starlight Road was determined by interpolating existing topographic information. The invert was determined by field measurements between the rim and invert and relating the invert to the interpolated rim elevation.

LEGEND

PROPERTY LINE
EXISTING PROPERTY LINE TO BE EXTINGUISHED
EXISTING UTILITY POLE W/ OVERHEAD WIRES
EXISTING STONE WALL
EXISTING TREE LINE
EXISTING WELL
EXISTING DRAINAGE PIPE
EMP — EXISTING ELECTRIC METER POST
Pole — EXISTING UTILITY POLE
8"TR 10"SP — EXISTING TREE TO REMAIN
8"TR 10"SP — EXISTING TREE TO BE REMOVED

TREE LEGEND

	Deciduous Tree
	Evergreen
TRI.	Triple
TW.	Twin
QUAD.	Quadruple
BB	Black Birch
BE	Beech
CH	Cherry
HK	Hickory
OA	Oak
PN	Pine
SP	Spruce
TR	Tree

SOILS LEGEND

SOILS	DESCRIPTION	HYDROLOGICAL GROUP
CuD	Chatfield–Hollis–Rock outcrop complex, hilly	C
PnB	Paxton fine sandy loam, 3 to 8 percent slopes	C
PnC	Paxton fine sandy loam, 8 to 15 percent slopes	C

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

NO.	DATE	REVISION	BY

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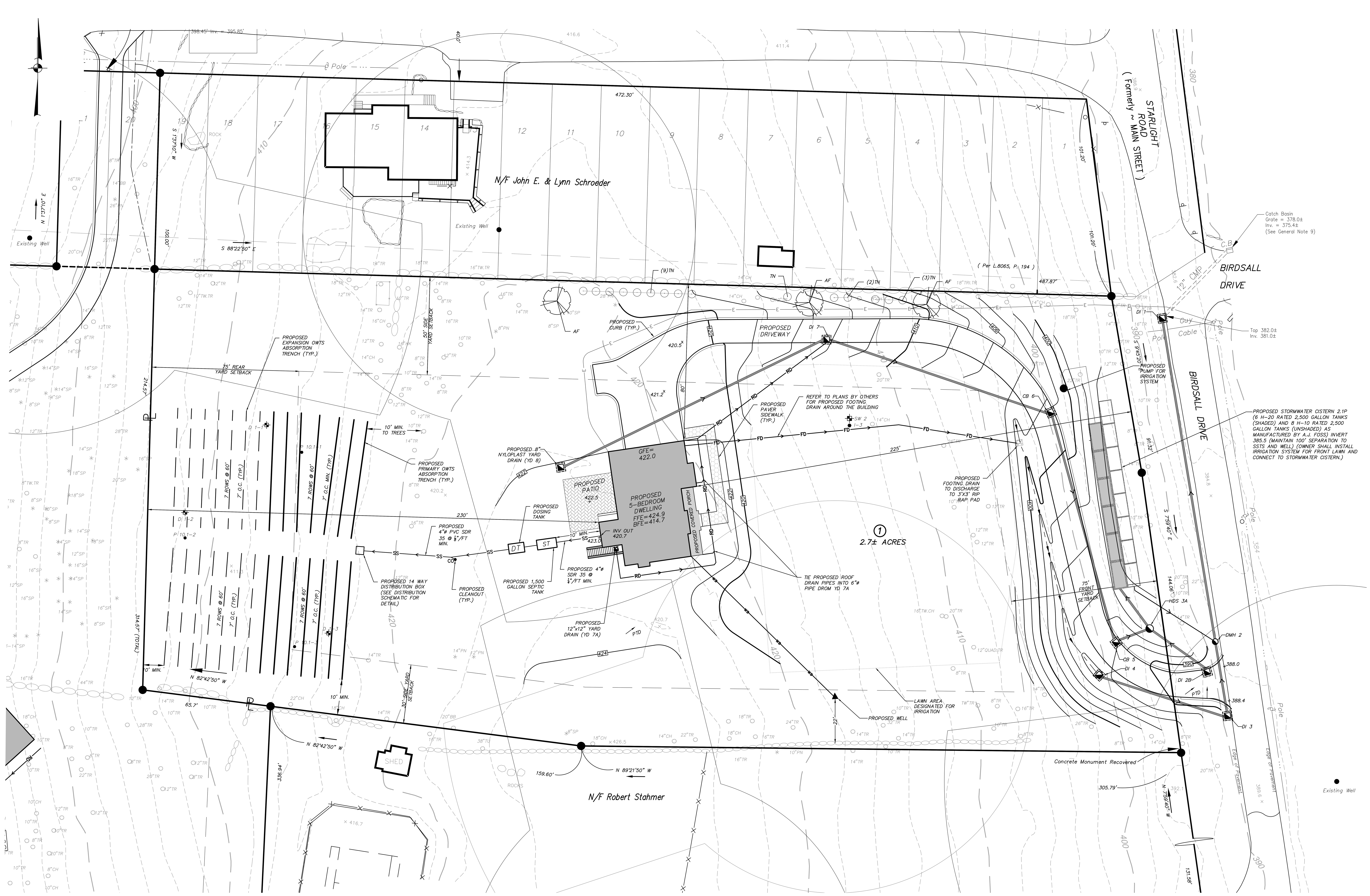
PROJECT:
FIORE RESIDENCE
600 BIRDSALL DRIVE, TOWN OF YORKTOWN, WESTCHESTER COUNTY, NEW YORK

DRAWING:
EXISTING CONDITIONS & REMOVALS PLAN

PROJECT NUMBER	20213.100	PROJECT MANAGER	R.D.W.	DRAWING NO.	SHEET
DATE	4–28–21	DRAWN BY	J.W.M.	EX–1	1/4
SCALE	1" = 20'	CHECKED BY	R.D.W.		



LEGEND

- PROPOSED PROPERTY LINE
- PROPERTY LINE
- EXISTING STONE WALL
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BELGIUM BLOCK CURB
- 290 PROPOSED 10' CONTOUR
- 292 PROPOSED 2' CONTOUR
- RD PROPOSED 4" PVC SDR 35 ROOF LEADER DRAIN
- FD PROPOSED 4" PVC SDR 35 FOOTING DRAIN
- 611.7 PROPOSED SPOT GRADE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED DRAIN INLET/CATCH BASIN
- PROPOSED YARD DRAIN
- PROPOSED END SECTION
- D4 DEEP TEST HOLE LOCATION
- I-17 INFILTRATION TEST LOCATION
- PROPOSED DRAINAGE PIPE
- E PROPOSED ELECTRICAL LINE
- PROPOSED RIP RAP PAD
- PROPOSED RETAINING WALL
- PROPOSED GRASS SWALE
- PROPOSED DRAINAGE SWALE
- EXPANSION ABSORPTION TRENCH
- DB DISTRIBUTION BOX (DB)
- ST SEPTIC TANK
- FOOTING DRAIN
- ROOF DRAIN
- WATER SERVICE CONNECTION
- PROPOSED WELL

R1-80 Zone Requirements:

	Required:	Provided:
Lot Area: (sf)	80,000	117,530
Lot Width At Main Bldg Line: (ft)	200'	234'±
Lot Depth: (ft)	200'	510'±
Front Yard: (ft)		
Birdsall Drive	75'	225'±
Jerome Road	100'(1)	
Side Yard: (ft)		
Main or Accessory Bldg., Minimum Either Side	30'	80'
Two Combined	80'	140'±
Accessory Bldg. if in Rear Yard, Minimum Either Side	10'	N/A
Rear Yard: (ft)		
Main Bldg.	75'	230'±
Accessory Bldg. or Structure	10'	N/A
Maximum Height: (ft)		
Main Bldg.	35'	<35'
Accessory Bldg.	15'	N/A
Minimum Useable Floor Area of Dwelling Unit: (sf)	1,200	4,300 (AS SHOWN)
Maximum Bldg. Coverage (All Buildings)	10%	2.6% ± (AS SHOWN)
Required Off-Street Parking Spaces Per Dwelling Unit	1	2
Road Frontage: (ft)	200'	235'±

(1) ON STREETS WITH LESS THAN 50-FOOT RIGHT-OF-WAY, THE FRONT YARD SETBACK SHALL BE MEASURED FROM THE CENTER LINE OF THE EXISTING ROADWAY AND 25 FEET SHALL BE ADDED TO THE REQUIRED FRONT YARD SETBACK.

STORMWATER MANAGEMENT PRACTICE TEST RESULTS

DEEP TEST PERFORMED ON AUGUST 28, 29 AND 30, 2017 BY INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE.

NOTE: NO GROUNDWATER, MOTTLING, OR ROCK ENCOUNTERED UNLESS NOTED.

SW 1: 0"–6": TOPSOIL
6"–144": COMPACT BROWN FINE SAND
GROUNDWATER SEEP @ 132"
GROUNDWATER OR LEDGE ENCOUNTERED @ 144"

SW 2: 0"–6": TOPSOIL
6"–80": LIGHT BROWN FINE SANDY LOAM
SPOT MOTTLING OBSERVED @ 32"
NO GROUNDWATER OR LEDGE ENCOUNTERED

INFILTRATION TEST RESULTS
I–1: 12 INCHES/HOUR

DRAINAGE TABLE

STRUCTURE	RIM	INV.	PIPE SIZE Diameter (ø)	LENGTH Linear Feet (L.F.)	SLOPE Percent (%)
YD 8	422.0	419.5	6" HDPE	150 L.F.	5.9
DI 7	414.7	410.7 IN 410.2 OUT	12" HDPE	120 L.F.	9.6
CB 6	401.8	398.7	12" HDPE	123 L.F.	8.3
CB 5	392.0	388.5	12" HDPE	19 L.F.	12.6
HDS 3A	395.0	386.1	12" HDPE	25 L.F.	12.4
SMP 2.1P		383.0			
YD 7A	413.0	410.5	6" HDPE	210 L.F.	1.0
DI 7	395.0	408.3			
DI 4	391.0	387.5	12" HDPE	67 L.F.	3.0
DI 3	389.0	385.5 IN 385.2 OUT	15" HDPE	38 L.F.	1.8
DMH 2	388.0	384.5	15" HDPE	167 L.F.	2.4
DI 1	382.0	380.5			
SMP 2.1P		385.5	6" HDPE	51 L.F.	1.0
DMH 2	395.0	385.0			
DI 2B	387.9	386.4	6" HDPE	36 L.F.	0.8
HDS 3A	395.0	386.1			

PLANT LIST

QUANTITY	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT/SPACING
3	AF	Acer X Freemanii / Autumn Blaze Maple	2" CAL.	B&B/10' O.C. MIN.
15	TN	Thuja 'North Pole' / Emerald Green Arborvitae	4'–5' HT.	B&B/6' O.C. MIN.

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

NO.	DATE	REVISION	BY

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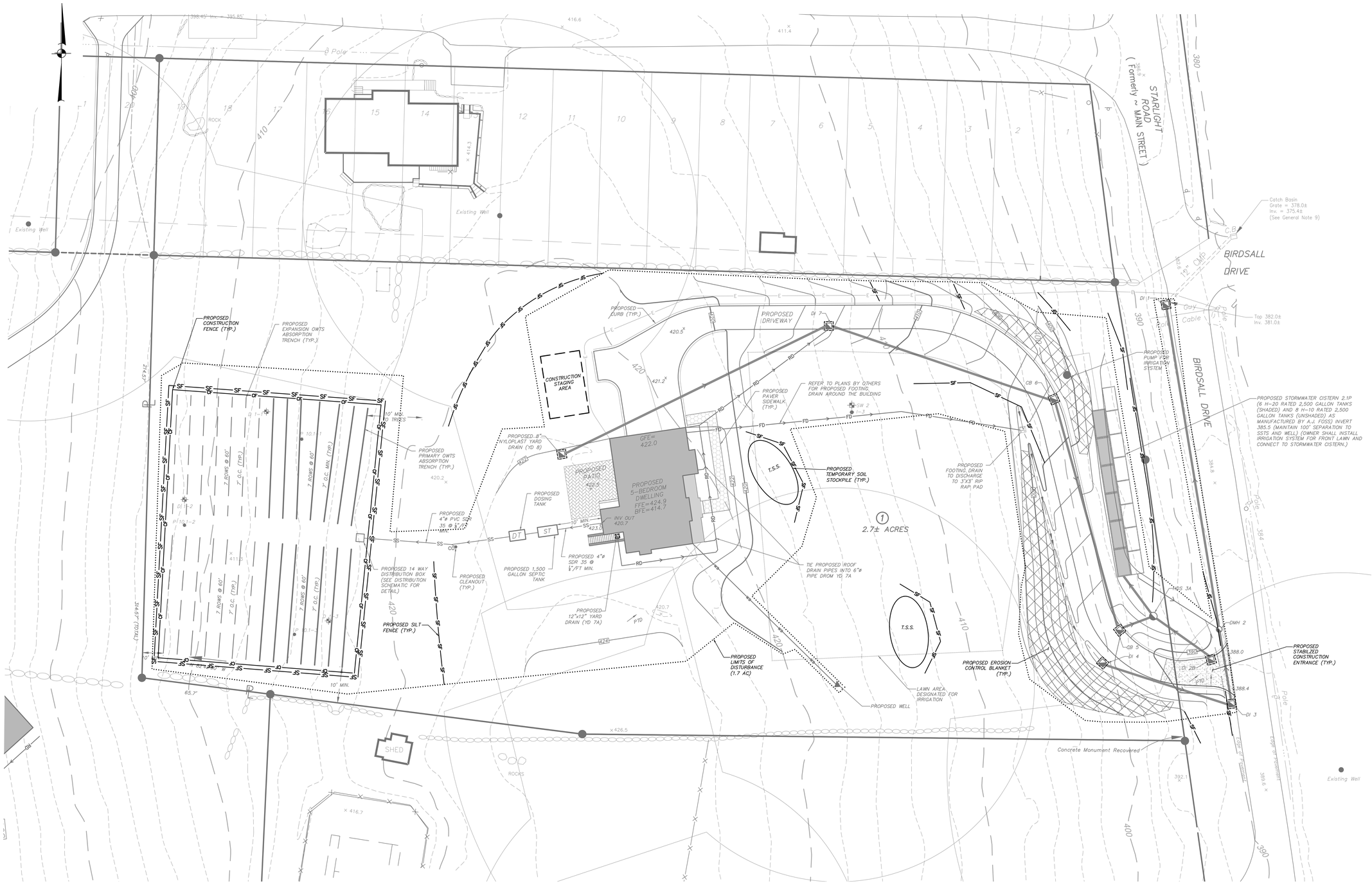
PROJECT:
FIORE RESIDENCE
600 BIRDSALL DRIVE, TOWN OF YORKTOWN, WESTCHESTER COUNTY, NEW YORK

DRAWING:
SITE DEVELOPMENT PLAN

PROJECT NUMBER	20213.100	PROJECT MANAGER	R.D.W.	DRAWING NO. SP–1	SHEET 2/4
DATE	4–28–21	DRAWN BY	J.W.M.		
SCALE	1" = 20'	CHECKED BY	R.D.W.		



SOIL RESTORATION REQUIREMENTS

TYPE OF DISTURBANCE	SOIL RESTORATION REQUIREMENTS
Areas where topsoil is stripped only – no change in grade	Aerate[1] and apply 6 inches of topsoil
Areas of cut or fill	Apply full Soil Restoration [2]
Heavy traffic areas on site (especially in a zone 5–25 feet around buildings but not within a 5–foot perimeter around foundation walls)	Apply full Soil Restoration (decomposition and compost Enhancement[3])
Areas where Runoff Reduction and/or Infiltration practices are applied	Restoration not required, but may be applied to enhance the reduction specified for appropriate practices.

1. Aeration includes the use of machines suchAeration includes the use of machines such as tractor–drawn implements with coulters making a narrow slit in the soil, a roller with many spikes making indentations in the soil, or prongs which functions like a mini–subsoiler.
2. Per "Deep Ripping and De–compaction, DEC 2008".
3. Compost shall be aged, from plant derived materials, free of viable weed seeds, have no visible free water or dust produced when handling, pass through a half inch screen and have a pH suitable to grow desired plants.

REQUIRED POST–CONSTRUCTION STORMWATER MANAGEMENT PRACTICE COMPONENTS:

1. Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP–0–15–002), all construction projects needing post–construction stormwater management practices shall prepare a SWPPP that also includes practices designed in conformance with the most current version of the technical standard, New York State Stormwater Management Design Manual ("Design Manual"). Where post–construction stormwater management practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of SWPPP components is provided in accordance with Part III.B.2a–J and III.B.3.
   a. Identification of all post–construction stormwater management practices to be constructed as part of the project; This plan, and details/notes shown hereon serve to satisfy this SWPPP requirement.
   b. A site map/construction drawing(s) showing the specific location and size of each post–construction stormwater management practice; This plan, and details/notes shown hereon serve to satisfy this SWPPP requirement.
   c. A Stormwater Modeling and Analysis Report including pre–development conditions, post–development conditions, the results of the stormwater modeling, a summary table demonstrating that each practice has been designed in conformance with the sizing criteria, identification of and justification for any deviations from the Design Manual, and identification of any design criteria that are not required. The required analysis is provided in the project Stormwater Pollution Prevention Plan.
   d. Soil testing results and locations. This SWPPP requirement is shown hereon.
   e. Infiltration testing results. This SWPPP requirement is shown hereon.
   f. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each post–construction stormwater management practice. The plan shall identify the entity that will be responsible for the long term operation and maintenance of each practice. The project Stormwater Pollution Prevention Plan serves to satisfy this requirement.
2. Enhanced Phosphorus Removal Standards – Beginning on September 30, 2008, all construction projects identified in Table 2 of Appendix B that are located in the watersheds identified in Appendix C shall prepare a SWPPP that includes post–construction stormwater management practices designed in conformance with the Enhanced Phosphorus Removal Standards included in the most current version of the technical standard, New York Stormwater Management Design Manual. At a minimum, the post–construction stormwater management practice component of the SWPPP shall include items 1.a – 1.f above. The permanent stormwater practices for this project have been sized according to chapter 10 of the Design Manual Enhanced Phosphorus Removal Standards. Please see 1.a – 1.f above.

CONSTRUCTION SEQUENCE:

1. Stake out limit of disturbance, establish staging area and mark trees to be removed.
2. Septic Area shall be cordoned off with construction fence prior to start of site work.
3. Install silt fence in general locations indicated on the plan.
4. Install stabilized construction entrance/anti–tracking pad at driveway entrance.
5. Begin clearing and grubbing operations associated with house, driveway and SSTS.
6. Strip and stockpile topsoil on site for later use in lawn and landscape areas.
7. Begin grading and construction of individual driveway.
   7.1. During this step, drainage improvements along Birdsall drive shall be constructed (Specifically installation and associated piping for DI 1, DMH 2 and DI 3).
   7.2. Install remaining utilities and drainage structures (Specifically DI 2B, HDS 3A, DI 4, CB 5, CB 6, DI 7) and associated piping. Install Cistern SMP 2.1P and connect Roof Leader Drains to the structures as shown on the plan. The pipe discharging to the Hydrodynamic Separator (from CB 5 and DI 2B) to be plugged until final stabilization is achieved.
   7.3. Complete Grading for driveway and stabilize associated grading in shoulder areas. Area downhill of footing drains shall be stabilized prior to footing drain installation.
   7.4. Slopes steeper than 2:1 shall be stabilized immediately after grading with Erosion Control Blanket.
   7.5. The Irrigation System shall be installed at the same time as the Cistern.
8. Begin house construction, individual lot grading and installation of SSTS and well. Install Footing Drains and Rip Rap Pads.
9. Upon completion of grading operations, install finished driveway surfaces.
10. Prior to application of topsoil, all areas in the limit of disturbance must undergo soil restoration.
11. Topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the Erosion and Sediment Control Notes contained on this page.
12. Upon achieving final stabilization (as determined by the project qualified professional performing the erosion and sediment control inspections) remove the plugs discharging to the stormwater practices and pretreatment devices.

EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE

MONITORING REQUIREMENTS				MAINTENANCE REQUIREMENTS	
PRACTICE	DAILY	WEEKLY	AFTER RAINFALL	DURING CONSTRUCTION	AFTER CONSTRUCTION
SILT FENCE BARRIER	–	Inspect	Inspect	Clean/Replace	Remove
STABILIZED CONSTRUCTION ENTRANCE	Inspect	–	Inspect	Clean/Replace Stone and Fabric	Remove
DUST CONTROL	Inspect	–	Inspect	Mulching/ Spraying Water	N/A
*VEGETATIVE ESTABLISHMENT	–	Inspect	Inspect	Water/Reseed/ Remulch	Reseed to 80% Coverage
SOIL STOCKPILES	–	Inspect	Inspect	Mulching/ Silt Fence Repair	Remove

* Permanent vegetation is considered stabilized when 80% of the plant density is established. Erosion control measures shall remain in place until all disturbed areas area permanently stabilized.

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

NO.	DATE	REVISION	BY

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PROJECT:
FIORE RESIDENCE
600 BIRDSALL DRIVE, TOWN OF YORKTOWN, WESTCHESTER COUNTY, NEW YORK

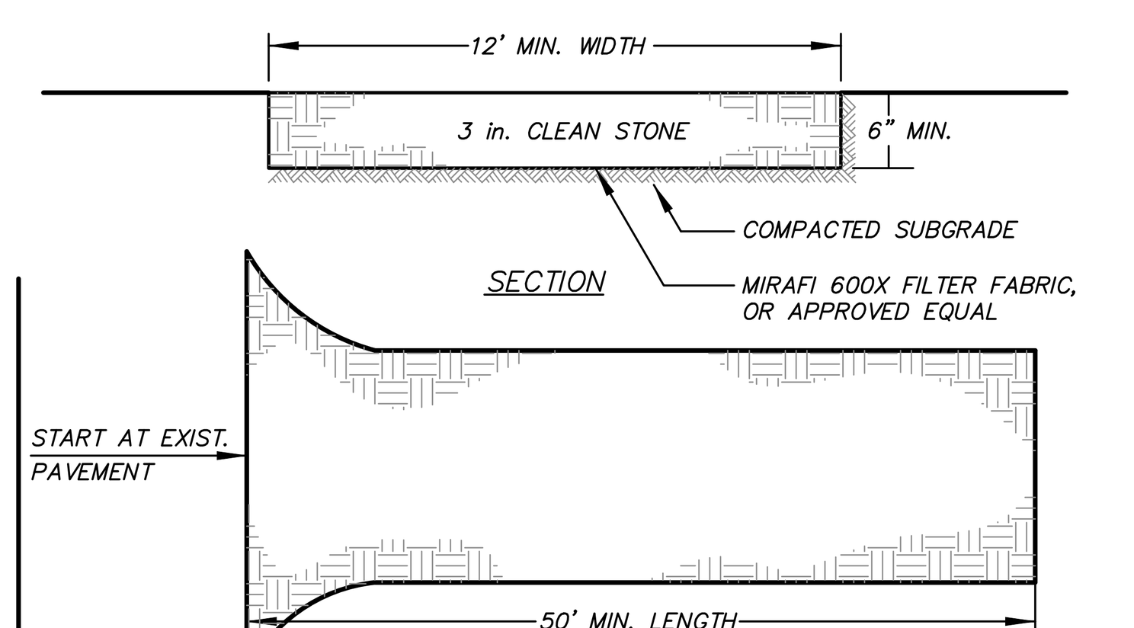
DRAWING:
EROSION & SEDIMENT CONTROL PLAN

PROJECT NUMBER	20213.100	PROJECT MANAGER	R.D.W.
DATE	4–28–21	DRAWN BY	J.W.M.
SCALE	1" = 20'	CHECKED BY	R.D.W.

DRAWING NO. SP–2 SHEET 3/4

EROSION & SEDIMENT CONTROL NOTES:

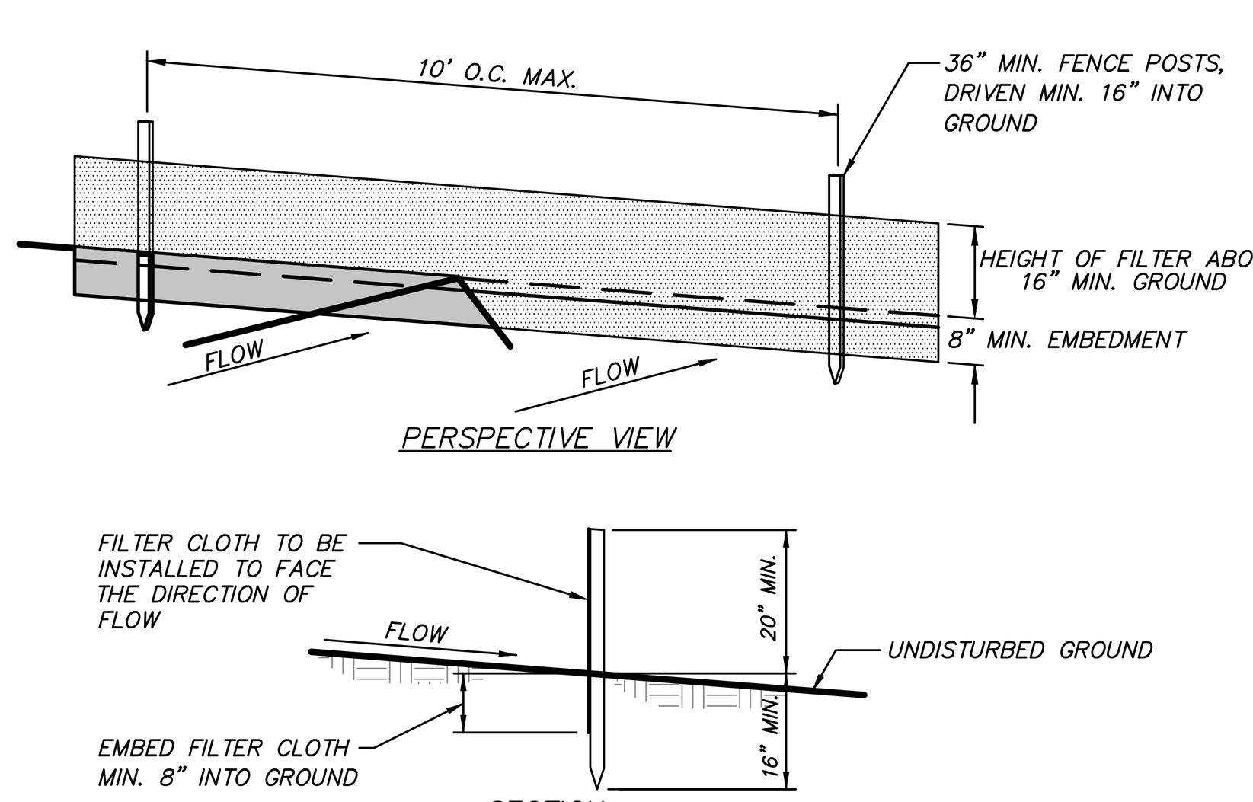
1. The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
2. All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment disposition within. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
3. Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time.
4. When land is exposed during development, the exposure shall be kept to the shortest practical period of time. In the areas where soil disturbance activity has temporarily or permanently ceased, 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. Disturbance shall be minimized to the areas required to perform construction.
5. Silt fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.
6. All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded for temporary stabilization. Ryegrass (annual or perennial) at a rate of 30 lbs. per acre shall be used for temporary seeding in spring, summer or early fall. 'Aristook' Winter Rye (cereal rye) shall be used for temporary seeding in late fall and winter.
7. Any disturbed areas not subject to further disturbance or construction traffic, permanent or temporary, shall have soil stabilization measures initiated for permanent vegetation cover in combination with a suitable mulch within 1 business day of final grading. All seeded areas to receive a minimum 4" topsoil (from stockpile area) and be seeded and mulched as follows:
   - Seed mixture to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative at a rate of 100 pounds per acre in the following proportions:
     - Kentucky Bluegrass 20%
     - Creeping Red Fescue 40%
     - Perennial Ryegrass 20%
     - Annual Ryegrass 20%
   - Mulch: Salt hay or small grain straw applied at a rate of 90 lbs./1000 S.F. or 2 tons/acre, to be applied and anchored according to "New York Standards and Specification For Erosion and Sediment Control," latest edition.
8. Grass seed mix may be applied by either mechanical or hydroseeding methods. Seeding shall be performed in accordance with the current edition of the "NYSDOT Standard Specification, Section 209–3.08B". Hydroseeding shall be performed using materials and methods as approved by the site engineer.
9. Cut or fill slopes steeper than 3:1 shall be stabilized immediately after grading with Curlex I Single Net Erosion Control Blanket, or approved equal.
10. Paved roadways shall be kept clean at all times.
11. The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
12. All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
13. Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
14. Erosion and sediment control measures shall be inspected and maintained on a daily basis by the O.F.R. to insure that channels, temporary and permanent ditches and pipes are clear of debris, that embankments and berms have not been breached and that all straw bales and silt fences are intact. Any failure of erosion and sediment control measures shall be immediately repaired by the contractor and inspected for approval by the O.F.R. and/or site engineer.
15. Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the O.F.R.
16. Cut and fills shall not endanger adjoining property, nor divert water onto the property of others.
17. All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
18. The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
19. As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and/or the Town Engineer shall be installed by the contractor.
20. Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.



INSTALLATION NOTES

1. STONE SIZE – USE 3" STONE
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 – 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 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.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
(N.T.S.)



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL
PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

SILT FENCE DETAIL
(N.T.S.)

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

REQUIRED EROSION CONTROL SWPPP CONTENTS:

Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP–0–20–001), all Stormwater Pollution Prevention Plan's (SWPPP) shall include erosion and sediment control practices designed in conformance with the most current version of the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." Where erosion and sediment control practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of required SWPPP components is provided in accordance with Part III.B.1a–l of General Permit GP–0–20–001:

a. Background Information: The subject project consists of a single family residential dwelling.

b. Site map / construction drawing: These plans serve to satisfy this SWPPP requirement.

c. Description of the soils present at the site: Onsite soils located within the proposed limits of disturbance consist of Paxton Fine Sandy Loam (PnB & PnC), and Chatfield–Hollis, Rock Outcrop (CuD) as identified on the Soil Conservation Service Web Soil Survey. These soil types belong to the Hydrologic Soil Group "C".

d. Construction phasing plan / sequence of operations: The Construction Sequence and phasing found on these plans provide the required phasing. A Construction Sequence and Erosion and Sediment Control Maintenance Schedule has been provided. The Sedimentation and Erosion Control Notes contained hereon outline a general sequence of operations for the proposed project. In general all erosion and sediment control facilities shall be installed prior to commencement with land disturbing activities, and areas of disturbance shall be limited to the shortest period of time as practicable.

e. Description of erosion and sediment control practices: This plan, and details / notes shown hereon serve to satisfy this SWPPP requirement.

f. Temporary and permanent soil stabilization plan: The Sedimentation and Erosion Control Notes and Details provided heron identify temporary and permanent stabilization measures to be employed with respect to specific elements of the project, and at the various stages of development.

g. Site map / construction drawing: This plan serves to satisfy this SWPPP requirement.

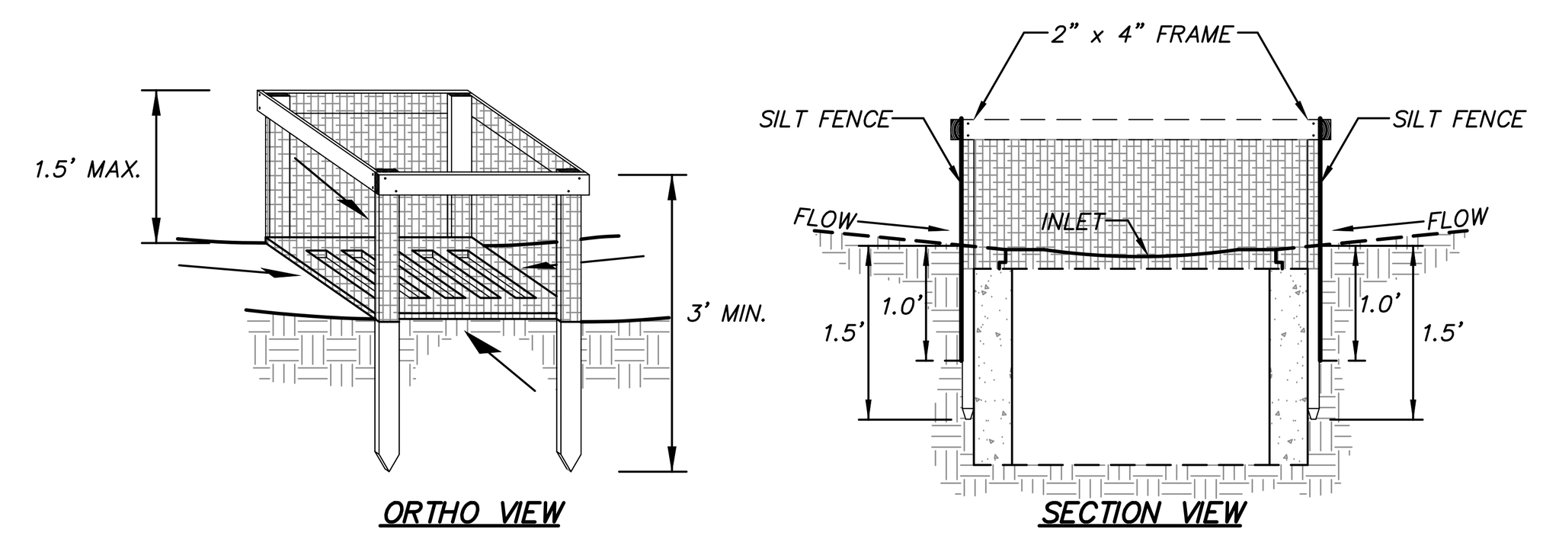
h. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices: The details and Erosion and Sediment Control Notes serve to satisfy this SWPPP requirement.

i. An inspection schedule: Inspections are to be performed twice weekly and by a qualified professional as required by the General Permit GP–0–20–001. In addition the NYSDEC Trained Contractor shall perform additional inspections as cited in the Sedimentation and Erosion Control Notes.

j. A description of pollution prevention measures that will be used to control litter, construction chemicals and construction debris: In general, all construction litter / debris shall be collected and removed from the site. The general contractor shall supply either waste barrels or dumpster for proper waste disposal. Any construction chemicals utilized during construction shall either be removed from site daily by the contractor or stored in a structurally sound and weatherproof building. No hazardous waste shall be disposed of onsite, and shall ultimately be disposed of in accordance with all federal, state and local regulations. Material Safety Data Sheets (MSDS), material inventory, and emergency contact numbers shall be maintained by the general contractor for all construction chemicals utilized onsite. Finally, temporary sanitary facilities (portable toilets) shall be provided onsite during the entire length of construction, and inspected weekly for evidence of leaking holding tanks.

k. A description and location of any stormwater discharges associated with industrial activity other than construction at the site: There are no known industrial stormwater discharges present or proposed at the site.

l. Identification of any elements of the design that are not in conformance with the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." All proposed elements of this SWPPP have been designed in accordance with the "New York Standards and Specifications for Erosion and Sediment Control."

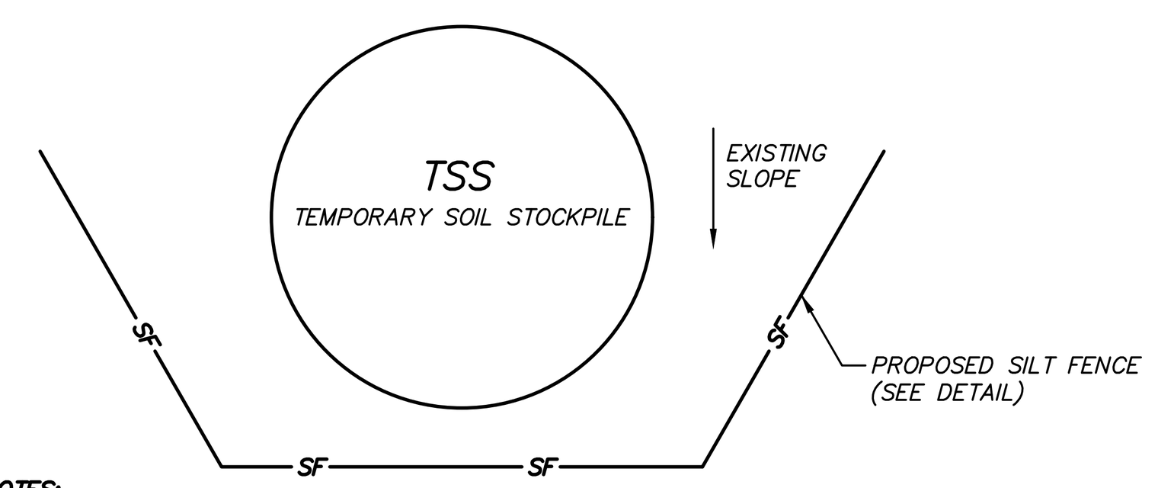


INSTALLATION NOTES

1. FILTER FABRIC SHALL HAVE AN EOS OF 40–85. BURLAP MAYBE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUM DRAINAGE AREA 1 ACRE

FILTER FABRIC INLET PROTECTION DETAIL
(N.T.S.)



NOTES:

1. AREA CHOSEN FOR STOCKPILE LOCATION SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE IMMEDIATELY SEEDED WITH K31 PERENNIAL TALL FESCUE.
4. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNGRADIENT SIDE.

TEMPORARY SOIL STOCKPILE DETAIL
(N.T.S.)

EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE

MONITORING REQUIREMENTS				MAINTENANCE REQUIREMENTS	
PRACTICE	DAILY	WEEKLY	AFTER RAINFALL	DURING CONSTRUCTION	AFTER CONSTRUCTION
SILT FENCE BARRIER	–	Inspect	Inspect	Clean/Replace	Remove
STABILIZED CONSTRUCTION ENTRANCE	Inspect	–	Inspect	Clean/Replace Stone and Fabric	Remove
DUST CONTROL	Inspect	–	Inspect	Mulching/ Spraying Water	N/A
*VEGETATIVE ESTABLISHMENT	–	Inspect	Inspect	Water/Reseed/ Remulch	Reseed to 80% Coverage
INLET PROTECTION	–	Inspect	Inspect	Clean/Repair/ Replace	Remove
SOIL STOCKPILES	–	Inspect	Inspect	Mulching/ Silt Fence Repair	Remove
SWALES	–	Inspect	Inspect	Clean/Mulch/ Repair	Mow Permanent Grass/Replace/ Repair Rip Rap
CONCRETE DRAINAGE STRUCTURES	–	Inspect	Inspect	Clean Sumps/ Remove Debris/ Repair/Replace	Clean Sumps/ Remove Debris/ Repair/Replace
PAVEMENT	–	Inspect	Inspect	Clean	Clean
*SEDIMENT TRAP	–	Inspect	Inspect	Clean/Mulch/ Repair/Reseed	N/A
STONE CHECK DAM	–	Inspect	Inspect	Remove Silt/Debris and Repair Rip Rap	Remove
CONCRETE TRUCK WASHOUT AREA	–	Inspect	Inspect	Remove Concrete From Site when Full and Re–establish	Remove
LEVEL SPREADER/ ROCK OUTLET PROTECTION	–	Inspect	Inspect	Remove Silt/Debris and Repair Rip Rap	Remove Debris and Repair Rip Rap

* Permanent vegetation is considered stabilized when 80% of the plant density is established. Erosion control measures shall remain in place until all disturbed areas are permanently stabilized.

Note: The party responsible for implementation of the maintenance schedule during and after construction, as well as implementation of the long term maintenance plan is:

Andrew Fiore
37 South 8th Street, Unit #306
Brooklyn, NY 11249
and/or the current owner(s) of the subject property.

SMP LONG TERM INSPECTION/MAINTENANCE REQUIREMENTS

PRACTICE ID	MONTHLY INSPECTION/MAINTENANCE REQUIREMENTS	ANNUAL INSPECTION/MAINTENANCE REQUIREMENTS	INSPECTION/MAINTENANCE AFTER MAJOR STORM EVENTS
Stormwater Cistern (2.1P)	Not Applicable	Inspect and clear debris/sediment from units and verify operation. Flush or vacuum units to remove sediment as needed. Inspect orfices, inlets & outlets for clogging, & stabilize and/or repair immediately. The cistern will be manually lowered at the end of fall/beginning of the winter season.	Inspect orfices, inlets & outlets for clogging, & stabilize and/or repair immediately. Inspect sediment depths and general condition of units.
Hydro–dynamic Separator	Not Applicable	Remove cover and Inspect chamber and discharge pipes. Flush or vacuum accumulated sediment as needed. Refer to Attachment D of the project SWPPP for additional information.	Remove cover and Inspect chamber and discharge pipes. Flush or vacuum accumulated sediment as needed. Refer to Attachment D of the project SWPPP for additional information.
Catch Basin / Drain Manhole	Not Applicable	Clean sumps/remove debris, Inspect weir wall for deformation and/or repair immediately	Clean sumps/remove debris, Inspect weir wall for deformation and/or repair immediately
Drain Inlets / Yard Drains	Clean sumps/remove debris	Clean sumps/remove debris	Clean sumps/remove debris
Grass Swales	Inspect first few months after construction for eroding soils & slumpage & repair immediately	Inspect & clean Mow & remove debris & litter. Revegetate as needed. Inspect for & remove accumulated sediment every 5 to 10 years.	Not Applicable
Drainage Pipes	Not Applicable	Clean sumps/remove debris	Clean sumps/remove debris

Note: The party responsible for implementation of the maintenance schedule during and after construction, as well as implementation of the long term maintenance plan is:

Andrew Fiore
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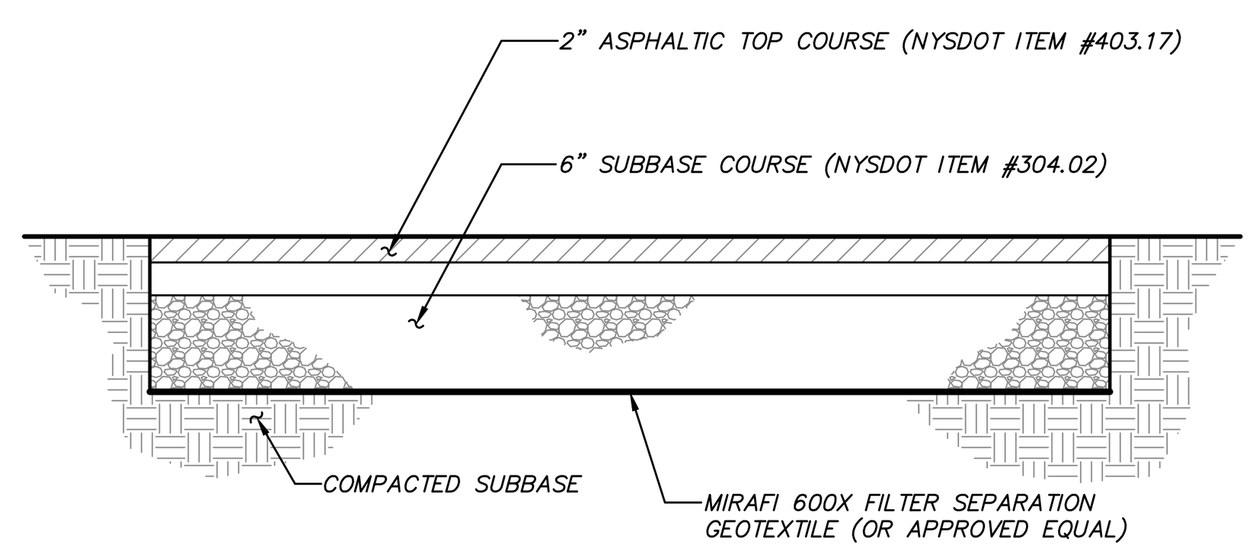
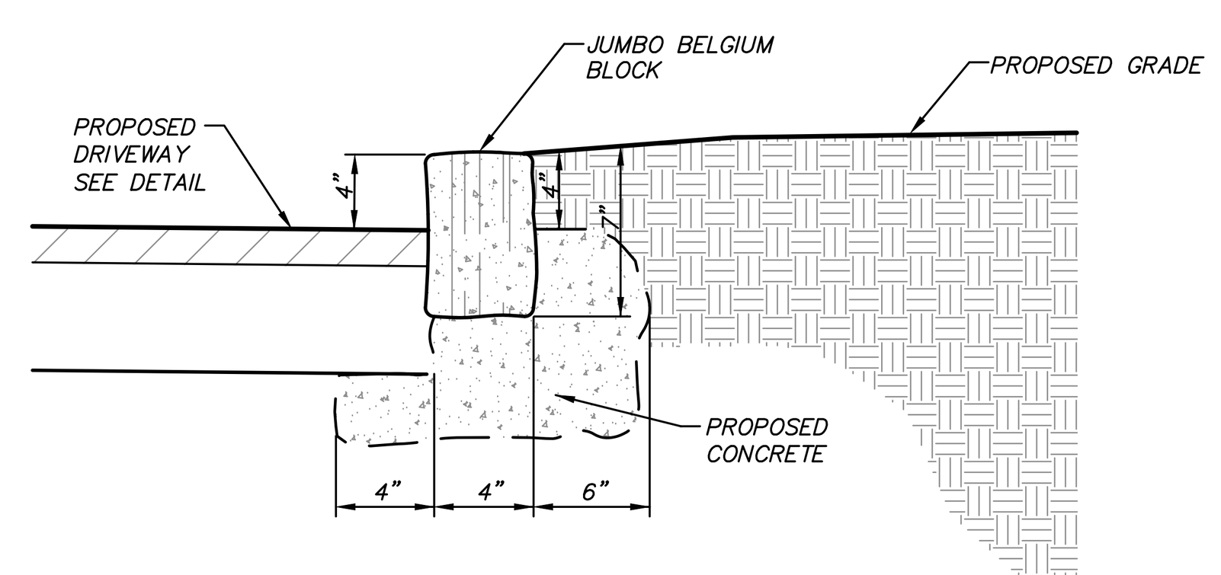
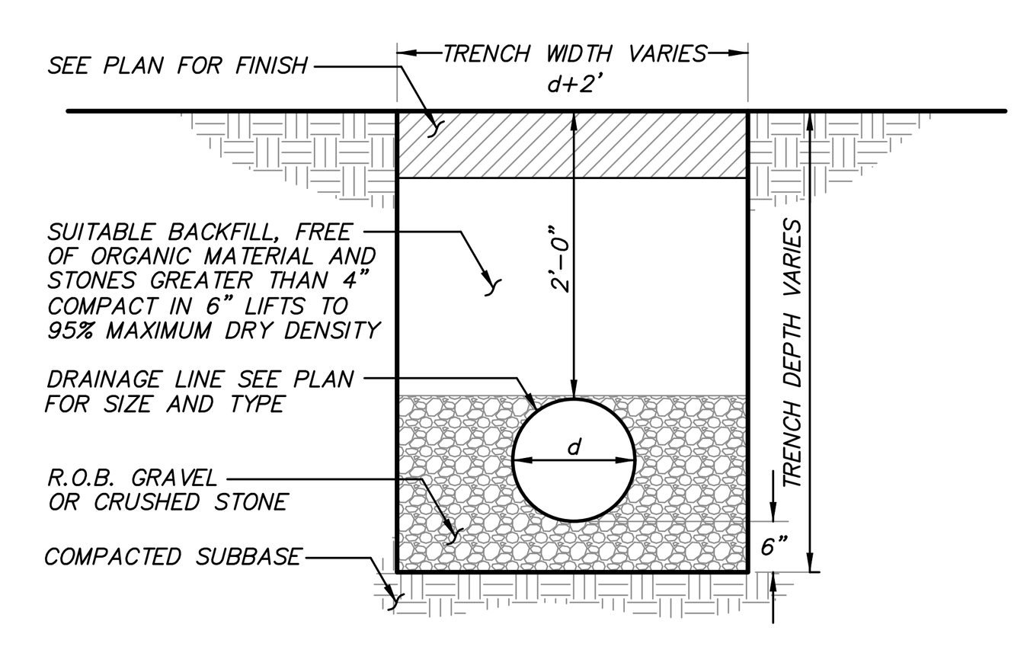


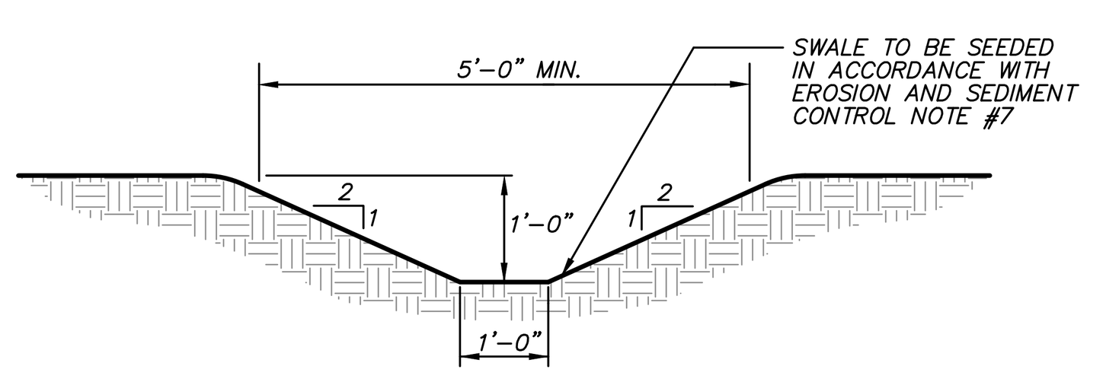
ASPHALT PAVEMENT DETAIL
(N.T.S.)



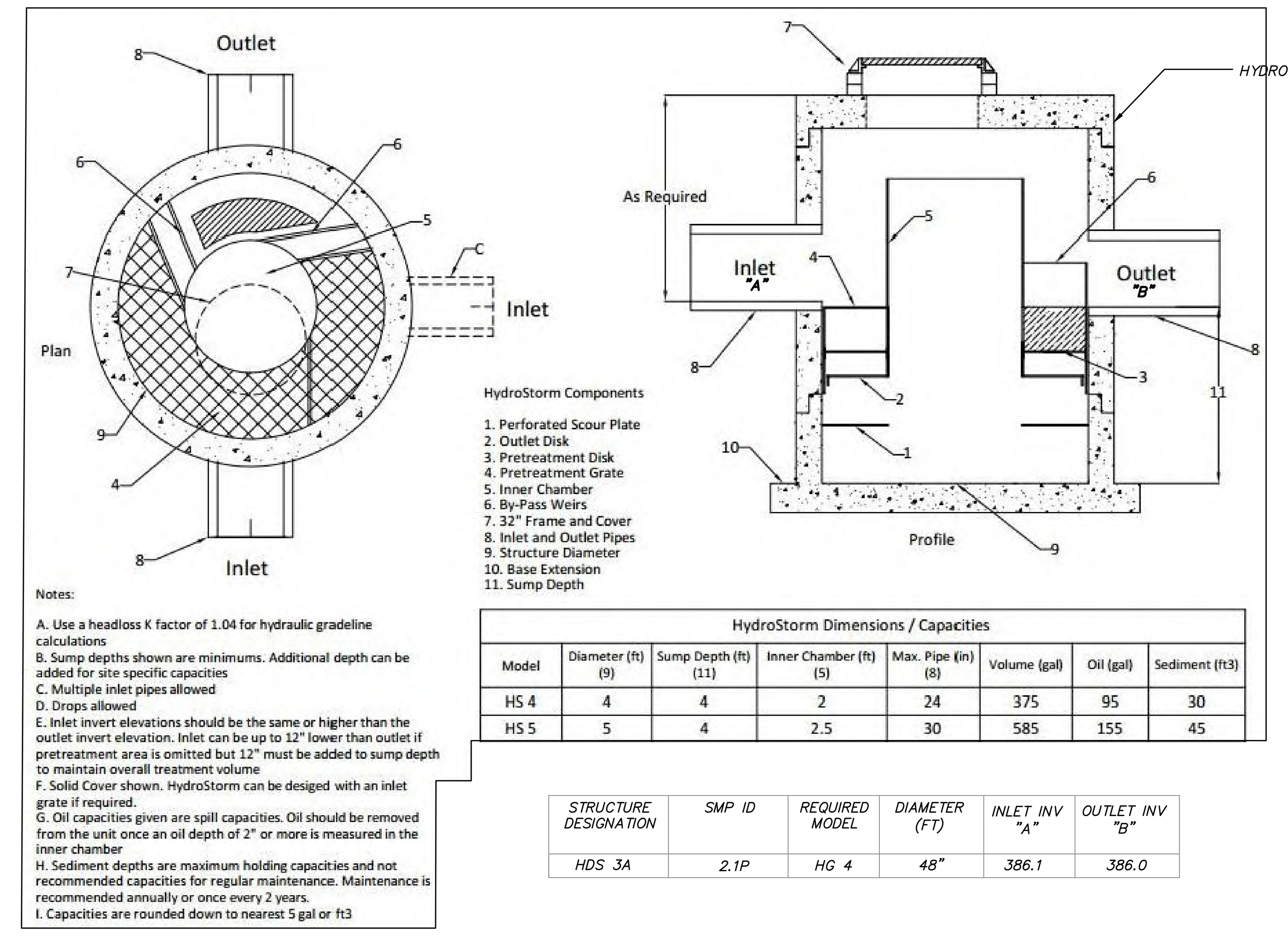
4" BELGIUM BLOCK CURB DETAIL
(N.T.S.)



DRAINAGE LINE TRENCH DETAIL
(N.T.S.)



GRASS SWALE DETAIL
(N.T.S.)

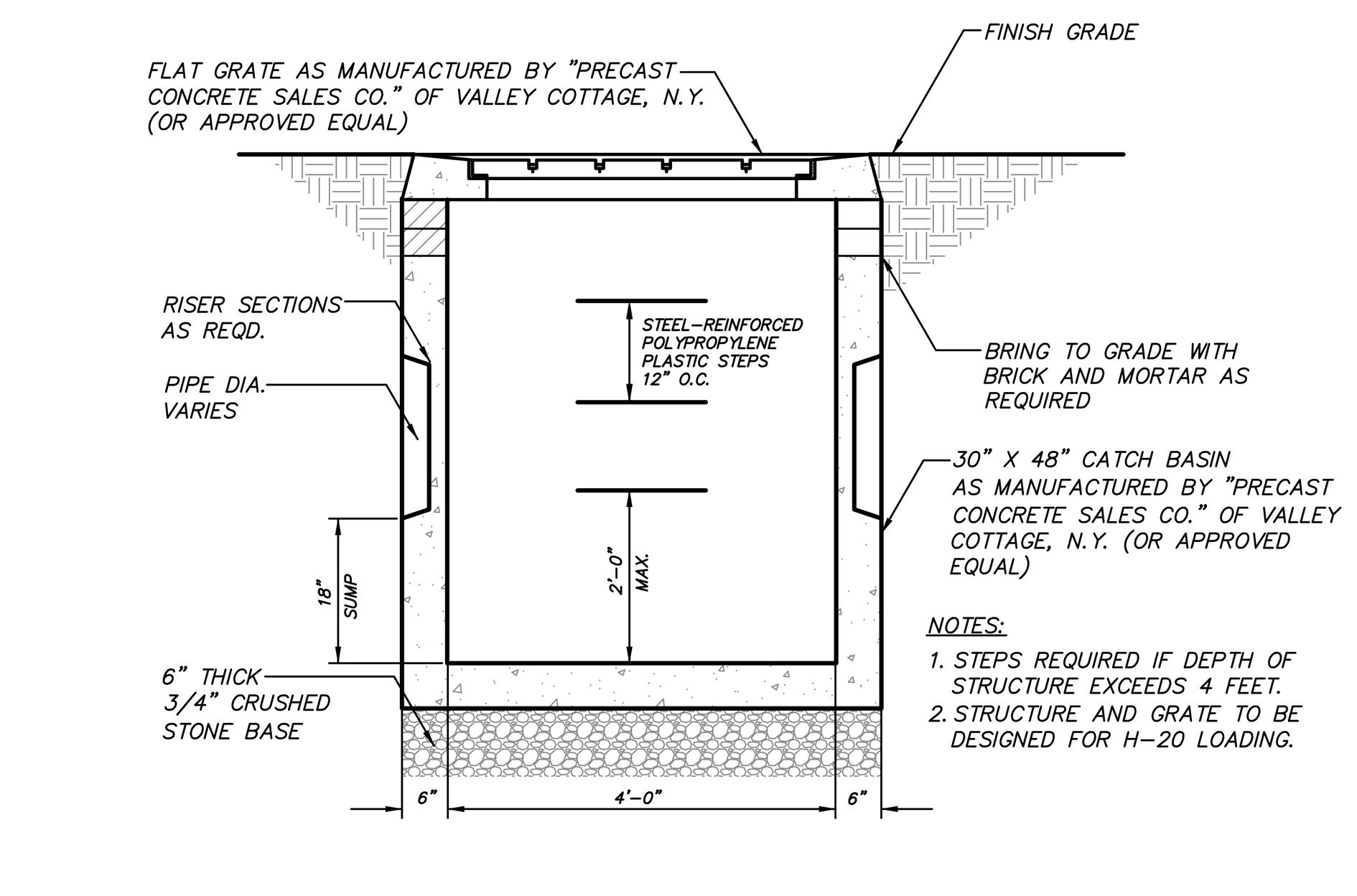


HydroStorm Dimensions / Capacities

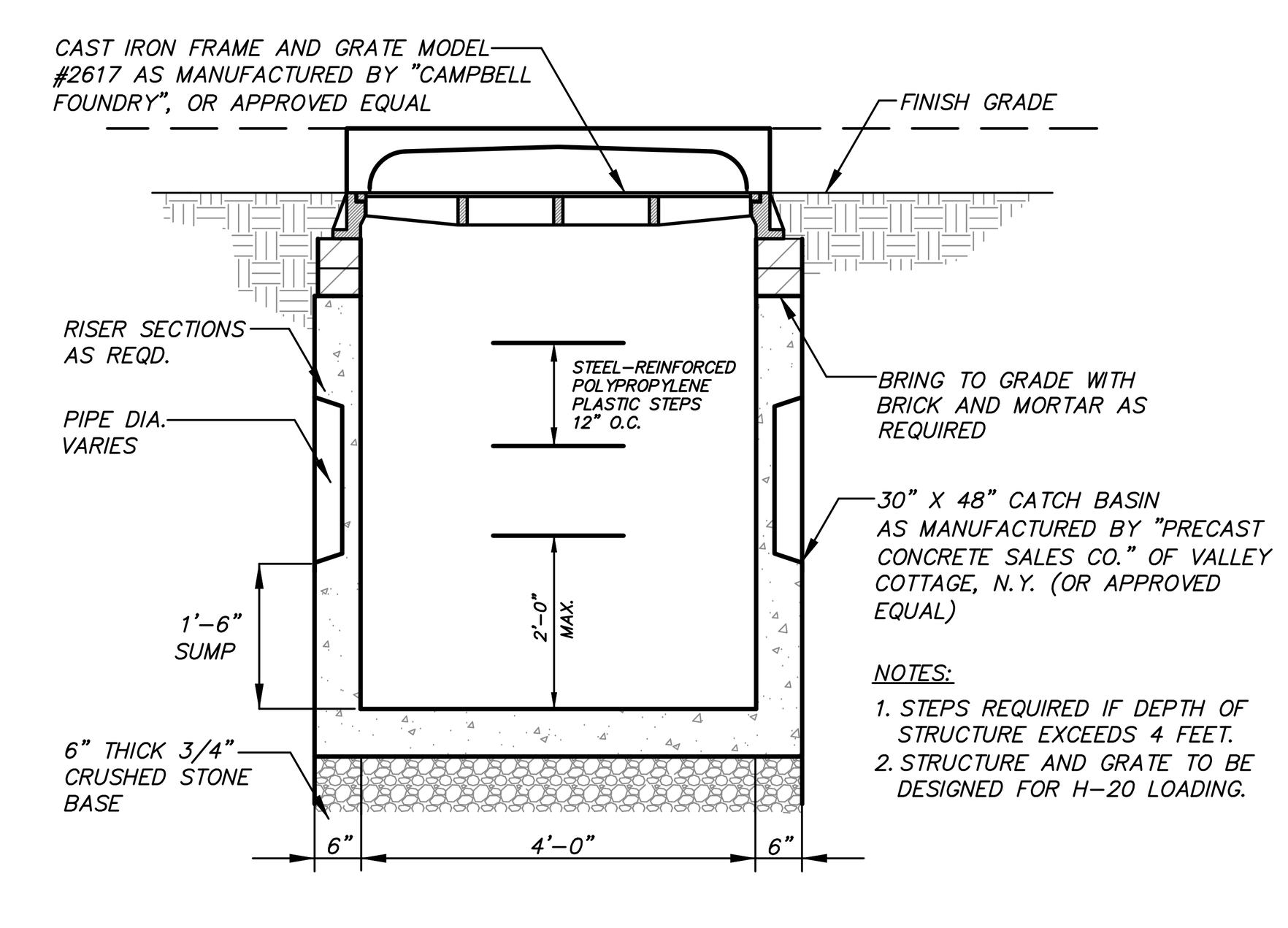
Model	Diameter (ft) (9)	Sump Depth (ft) (11)	Inner Chamber (ft) (5)	Max. Pipe (in) (8)	Volume (gal)	Oil (gal)	Sediment (ft3)
HS 4	4	4	2	24	375	95	30
HS 5	5	4	2.5	30	585	155	45

STRUCTURE DESIGNATION	SMP ID	REQUIRED MODEL	DIAMETER (FT)	INLET INV "A"	OUTLET INV "B"
HDS 3A	2.1P	HG 4	48"	386.1	386.0

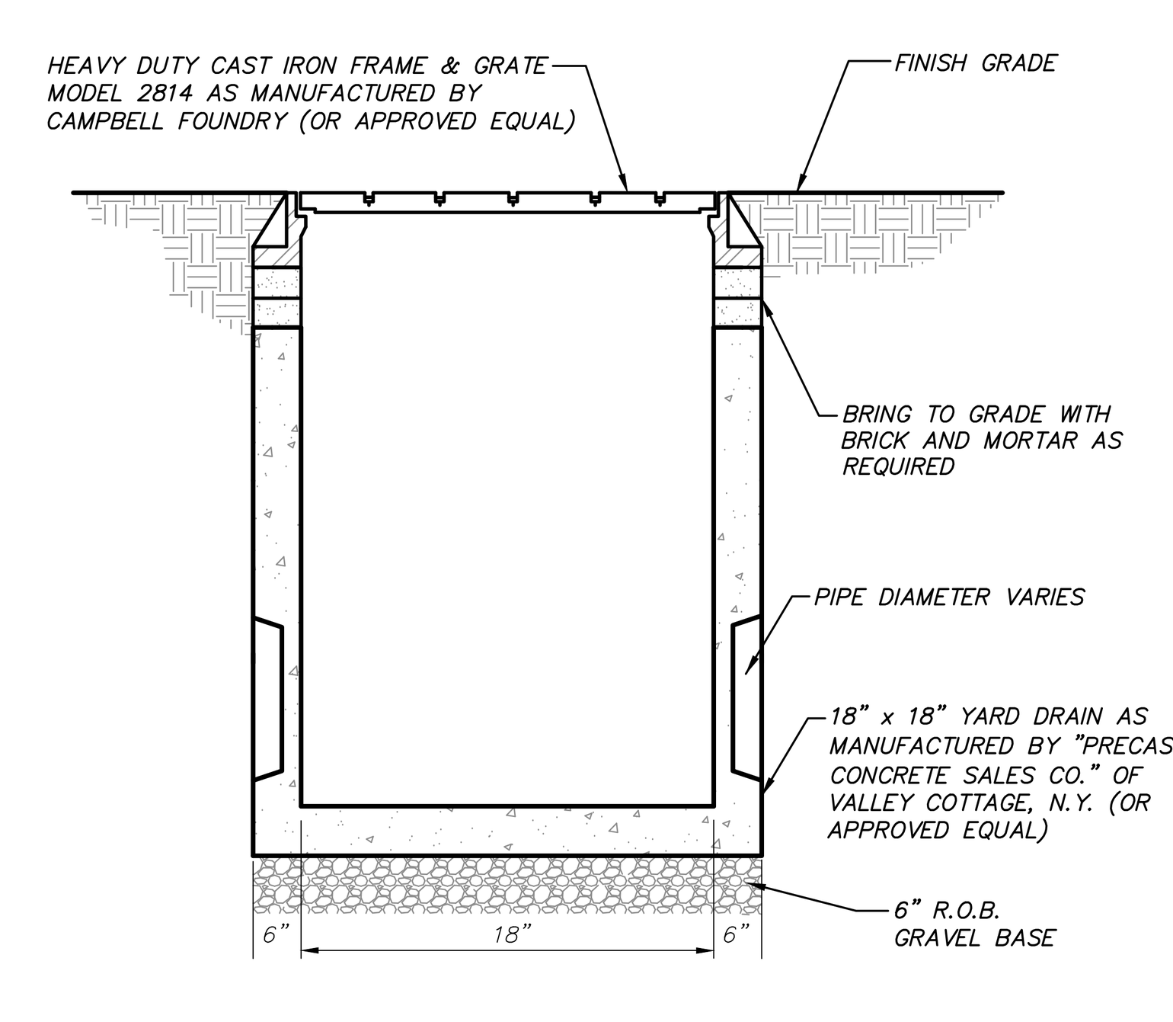
PROPOSED HYDRODYNAMIC SEPARATOR DETAIL
(N.T.S.)



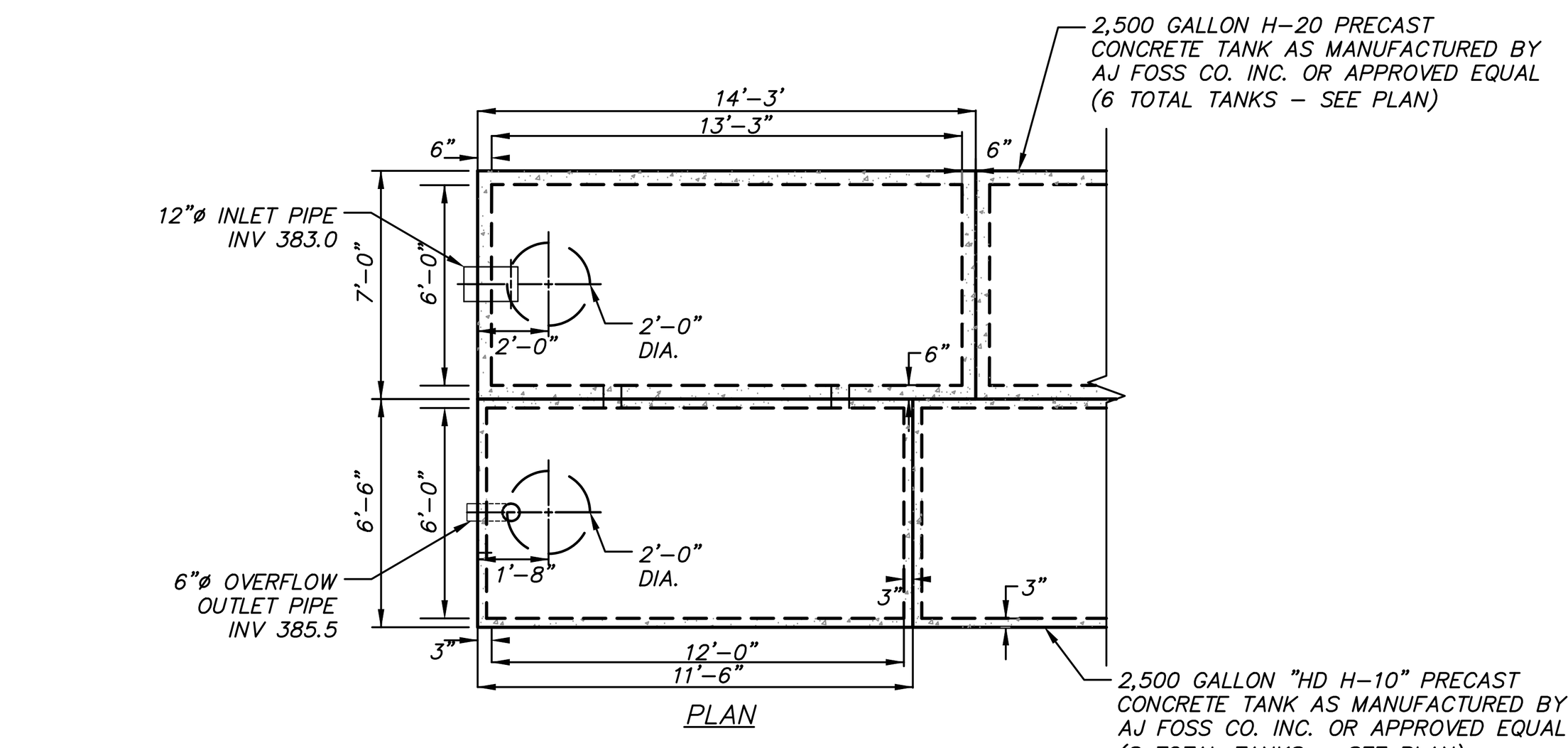
DRAIN INLET DETAIL
(N.T.S.)

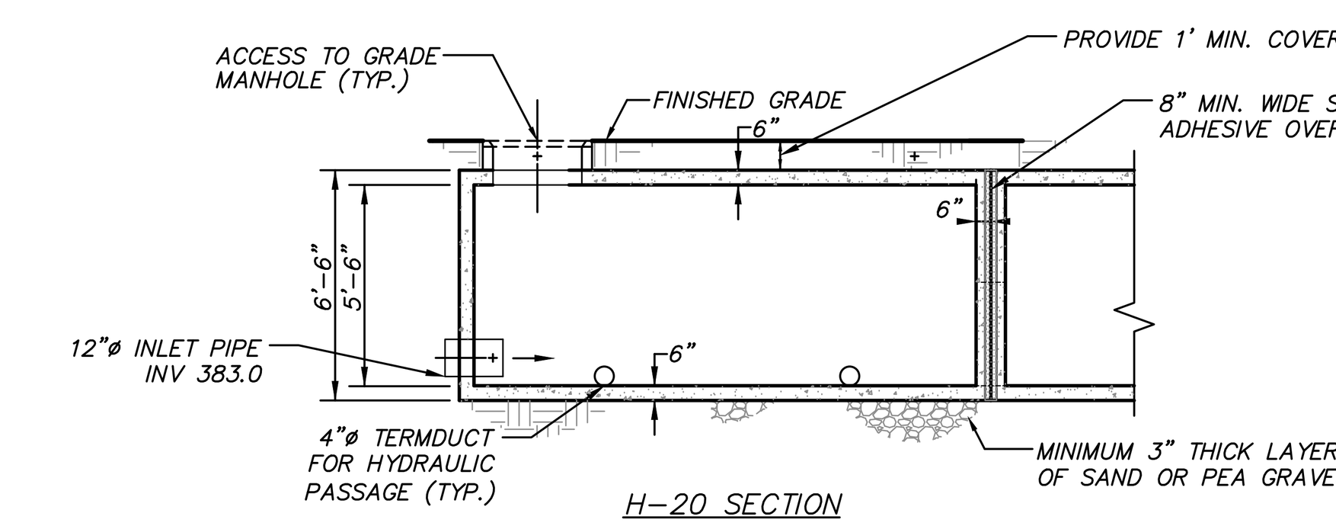


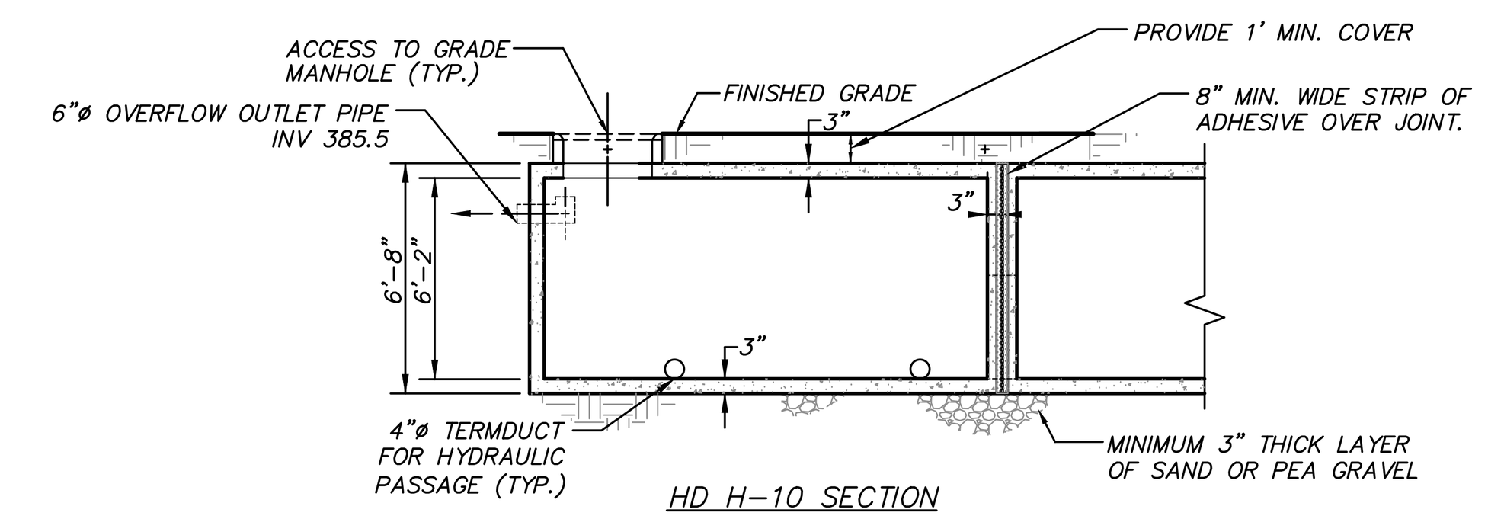
CATCH BASIN DETAIL
(N.T.S.)



18" x 18" YARD DRAIN DETAIL
(N.T.S.)







SMP 2.1P RAINWATER CISTERN DETAIL
(TO BE DESIGNED FOR H-20 LOADING)
(N.T.S.)

IRRIGATION SYSTEM NOTES:

1. Stormwater Cistern (SMP 2.1) shall be installed with a pump and distribution piping capable of servicing Lawn Area as shown on Drawing IPP–1. Final design of the irrigation system by irrigation contractor.
2. Irrigation distribution and piping shall be installed prior to the installation of finished asphalt and concrete surfaces.
3. Irrigation contractor to provide as–built of system to Design Engineer.

CISTERN DEWATERING NOTES:

1. The cistern is proposed to provide the primary source of water to irrigate the lawn area on lot 1.
2. The cistern will be used as the primary source of irrigation water, when available, for the lawn area. An alternate source of irrigation water will be utilized by the owner when the storage in the cistern has been depleted.
3. The Owner will monitor the irrigation system during the growing season to ensure volume within the cistern is provided prior to rainfall events. Should impending weather dictate the need for additional storage within the cistern, a longer duration of pumping than what is contemplated in note #5 below shall be used to lower the static water level in the cistern prior to a rainfall event.
4. A pump with a minimum output of 20 gallons per minute shall be used to dewater the cistern and supply the irrigation system.
5. The anticipated irrigation schedule during the growing season is 2.5 hours a day, every day. As stated above the cistern dewatering pump must be capable to pumping 20 gallons a minute. Therefore it is conservatively estimated that 3,000 gallons will be used during one irrigation cycle. The cistern volume, if completely full, would be depleted in just over 5 irrigation cycles or once every 5 days. Based on the EPA WaterSense New Home Specification tool, the site requires 96,557 gallons/month (24,139 gallons/week, 3,448 gallons/day).
6. Per the recommendations for cisterns in the New York State Stormwater Management Design Manual (Design Manual) the cistern will be manually lowered by the owner at the beginning of and during the winter season. The lowering of the water elevation in the cistern provides the needed storage for spring ice melt and will help prevent possible winter ice damage within the cistern.

NO.	DATE	REVISION	BY

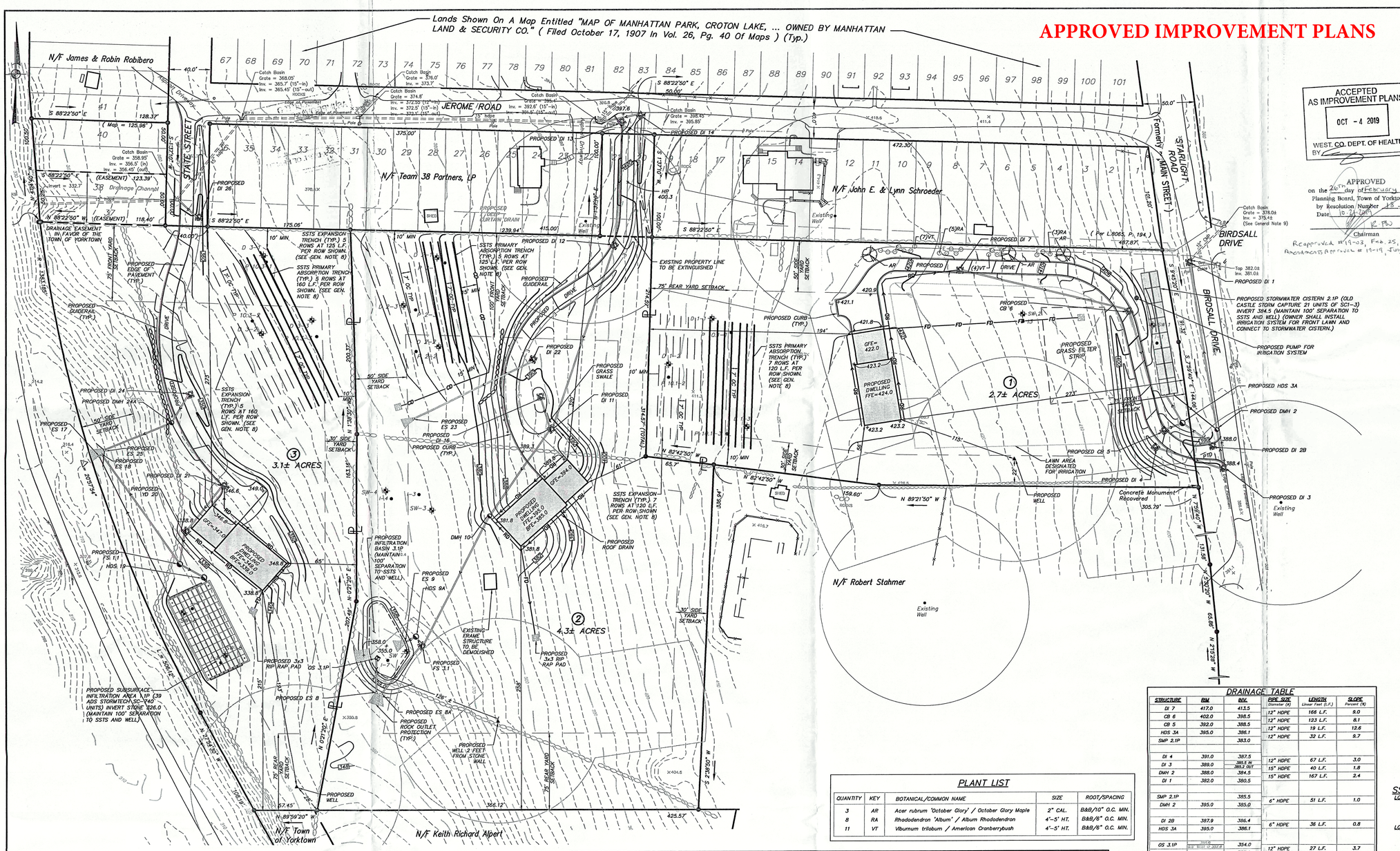
INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225–9690
(845) 225–9717 fax
www.insite–eng.com

PROJECT: FIORE RESIDENCE

600 BIRDSALL DRIVE TOWN OF YORKTOWN, WESTCHESTER COUNTY, NEW YORK

DRAWING: NOTES & DETAILS

PROJECT NUMBER	20213.100	PROJECT MANAGER	R.D.W.	DRAWING NO.	SHEET
DATE	4–28–21	DRAWN BY	J.W.M.	D–1	4 / 4
SCALE	AS SHOWN	CHECKED BY			



APPROVED IMPROVEMENT PLANS

ACCEPTED
AS IMPROVEMENT PLANS
OCT -4 2019
WEST. CO. DEPT. OF HEALTH
BY

APPROVED
on the 26th day of February 2018
Planning Board, Town of Yorktown, NY
by Resolution Number 18 - 01
Date 10.21.2019
R.FW
Chairman
Reapproved #19-03, Feb. 25, 2019
Amendments Approval # 19-19, July 15, 2019

Location Map   Scale: 1" = 800'

Owner/Applicant:

Robert H Stahmer
610 Birdsall Drive
Yorktown Heights, New York 10598

Site Data:

Zone: RI-80 Residential
Total Acreage 10.0 AC±
Tax Map No.: 59.10-1-10, 12 & 16

General Notes:

1. Property line and existing features shown hereon obtained from final plat subdivision of property prepared by Baxter Land Surveying dated 7-13-15.
2. Topography shown hereon is based upon aerial photogrammetry provided by Baxter Land Surveying. The contour interval is 2'.
3. There are no wells within 200' of OWTS unless otherwise shown on plan.
4. There are no OWTS's within 200' of a proposed well unless otherwise shown on plan.
5. No soil stockpiles, materials or equipment will be stored in areas to be used for the stormwater infiltration practice and for the subsurface sewage treatment system.
6. The subdivision Stormwater Pollution Prevention Plan has been designed to treat:
   0.3 Ac. of impervious surfaces on Lot 1
   0.3 Ac. of impervious surfaces on Lot 2
   0.2 Ac. of impervious surfaces on Lot 3.
7. The electric and communication utilities shall be installed in accordance with the utility provider specifications including but not limited to provided the proper bedding, cover, and detectible warning tape / tracer wire.
8. Primary and absorption trenches have been shown for subdivision purposes only. A site specific SSTS Design must be submitted to WCDOH at the time of individual lot construction.
9. The rim elevation of the existing catch basin was determined by interpolating existing topographic information. The invert was determined by field measurements between the rim and invert and relating the invert to the interpolated rim elevation.

R1-80 Zone Requirements:

	Required:	LOT 1	LOT 2	LOT 3
Lot Area: (sf)	80,000	117,530	186,500	133,470
Lot Width At Main Bldg Line: (ft)	200'	234'±	278'±	236'±
Lot Depth: (ft)	200'	510'±	561'±	571'±
Front Yard: (ft)				
Birdsall Drive	75'	273'±		
Jerome Road	100'(1)		320'±	273'±
Side Yard: (ft)				
Main or Accessory Bldg., Minimum Either Side	30'	56'	61'±	65'±
Two Combined	80'	140'±	195'±	132'±
Accessory Bldg. if in Rear Yard, Minimum Either Side	10'	N/A	N/A	N/A
Rear Yard: (ft)				
Main Bldg.	75'	194'±	258'±	215'±
Accessory Bldg. or Structure	10'	N/A	N/A	N/A
Maximum Height: (ft)				
Main Bldg.	35'	<35'	<35'	<35'
Accessory Bldg.	15'	N/A	N/A	N/A
Minimum Useable Floor Area of Dwelling Unit: (sf)	1,200	2,100 (AS SHOWN)	2,100 (AS SHOWN)	2,100 (AS SHOWN)
Maximum Bldg. Coverage (All Buildings)	10%	2.5% ± (AS SHOWN)	1.6% ± (AS SHOWN)	2.4% ± (AS SHOWN)
Required Off-Street Parking Spaces Per Dwelling Unit	1	2	2	2
Road Frontage: (ft)	200'	235'±	50'±(2)	140'±(2)

(1) ON STREETS WITH LESS THAN 50-FOOT RIGHT-OF-WAY, THE FRONT YARD SETBACK SHALL BE MEASURED FROM THE CENTER LINE OF THE EXISTING ROADWAY AND 25 FEET SHALL BE ADDED TO THE REQUIRED FRONT YARD SETBACK.

(2) ZONING VARIANCES FOR FRONTAGE FOR LOTS 2 & 3 GRANTED BY ZONING BOARD OF APPEALS ON 4-27-2006 RESOLUTION #22/06.

SSTS PERCOLATION TEST RESULTS

LOT 1:
(TESTING PERFORMED 8-4-10 BY JACK GOLDSTEIN, P.E. AND WITNESSED BY WCDOH)
P 10.1-1 11 MIN./IN.
P 10.1-2 30 MIN./IN.
P 10.1-3 30 MIN./IN.

LOT 2:
(TESTING PERFORMED BY INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECT ON 9-13-2017)
P 2-1 15 MIN./IN.
P 2-2 15 MIN./IN.
P 2-3 15 MIN./IN.

LOT 3:
(TESTING PERFORMED 7-30-10 BY JACK GOLDSTEIN, P.E. AND WITNESSED BY WCDOH)
P 10.3-1 42 MIN./IN.
P 10.3-2 30 MIN./IN.
P 10.3-3 31 MIN./IN.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

DRAINAGE TABLE

STRUCTURE	RIM	INV.	PIPE SIZE Diameter (ø)	LENGTH Linear Feet (L.F.)	SLOPE Percent (%)
DI 7	417.0	413.5	12" HDPE	166 L.F.	9.0
CB 6	402.0	398.5	12" HDPE	123 L.F.	8.1
CB 5	392.0	388.5	12" HDPE	19 L.F.	12.6
HDS 3A	395.0	386.1	12" HDPE	32 L.F.	9.7
SMP 2.1P		383.0			
DI 4	391.0	387.5	12" HDPE	67 L.F.	3.0
DI 3	389.0	385.5 IN 385.2 OUT	15" HDPE	40 L.F.	1.8
DMH 2	388.0	384.5	15" HDPE	167 L.F.	2.4
DI 1	382.0	380.5			
SMP 2.1P		385.5	6" HDPE	51 L.F.	1.0
DMH 2	395.0	385.0			
DI 2B	387.9	386.4	6" HDPE	36 L.F.	0.8
HDS 3A	395.0	386.1			
OS 3.1P	358.0 0.5' WEIR @ 357.6	354.0	12" HDPE	27 L.F.	3.7
ES 8		353.0			
DI 13	397.5	393.5	12" HDPE	122 L.F.	1.1
DI 12	397.5	392.2	12" HDPE	188 L.F.	4.4
DI 11	387.5	384.0	12" HDPE	105 L.F.	7.3
DMH 10	380.0	376.3	12" HDPE	145 L.F.	14.1
FS 3.1	360.0	355.8	10" HDPE	10 L.F.	8.0
HDS 9A	359.8	355.0	12" HDPE	10 L.F.	10.0
ES 9		354.0			
FS 3.1	360.0	355.8	10" HDPE	58 L.F.	3.1
ES 8A		354.0			
DI 16	387.0	384.5	8" HDPE	32 L.F.	1.6
DI 11	387.5	384.0			
DI 14	398.5	395.5	12" HDPE	37 L.F.	7.3
EX CB	395.4	392.8			
DI 21	346.6	341.0	12" HDPE	57 L.F.	13.2
YD 20	338.0	333.5	12" HDPE	32 L.F.	12.5
FS 1.1	332.5	329.5	12" HDPE	130 L.F.	11.1
ES 18		315.0			
FS 1.1	332.5	328.6	12" HDPE	25 L.F.	4.4
HDS 19	333.0	327.5	12" HDPE	7 L.F.	14.2
INF. 1.1P		326.5			
INF. 1.1P		328.6	6" HDPE	150 L.F.	9.1
ES 17		315.0			
DI 22	391.0	388.0	8" HDPE	130 L.F.	11.9
ES 23		372.5			
DI 24	349.5	345.0	12" HDPE	32 L.F.	9.4
DMH 24A	348.0	342.0	12" HDPE	70 L.F.	39.6
ES 25		315.0			
DI 26	359.5	356.8	12" HDPE	27 L.F.	0.7
EX CB	359.0	356.6			

PLANT LIST

QUANTITY	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT/SPACING
3	AR	Acer rubrum 'October Glory' / October Glory Maple	2" CAL.	B&B/10" O.C. MIN.
8	RA	Rhododendron 'Album' / Album Rhododendron	4'-5' HT.	B&B/6" O.C. MIN.
11	VT	Viburnum trilobum / American Cranberrybush	4'-5' HT.	B&B/6" O.C. MIN.

SSTS SCHEDULE

Lot Number	Lot Area (in s.f)	Deep Test Hole Description	Mottling and/or Ground Water Elevation	Impervious Layer Elevation	Percolation Rate (Min./In.)	% Slope S.S.T.S. Area	Required Amount of Absorption Trenches (lf)			R.O.B. Gravel Fill		Curtain Drain		Remarks
							3 Bedroom	4 Bedroom	5 Bedroom	Depth	Volume	Depth	Length	
1	117,530	D1-1: 0 to 6" Topsoil. 6" to 60" Sandy loam. 60" to 96" Compact sandy loam. D1-2: 0 to 6" Topsoil. 6" to 90" Sandy loam. D1-3: 0 to 6" Topsoil. 6" to 60" Sandy loam. 60" to 90" Compact sandy loam. (Lot 1 testing performed on 10-13-09 by Jack Goldstein, PE and witnessed by WCDOH.)	N/A	N/A	21 to 30	4%	504	672	840	N/A	N/A	N/A	N/A	• Dosing required for 4 or 5 bedroom. residence.
2	186,500	D2-1: 0 to 6" Topsoil. 6" to 60" Medium brown moderately compact fine sandy loam. 60" to 84" Compacted medium to fine sandy loam. No groundwater or ledge rock encountered. D2-2: 0 to 6" Topsoil. 6" to 60" Medium brown moderately compact fine sandy loam. 60" to 84" Compacted medium to fine sandy loam. No groundwater or ledge rock encountered. D2-3: 0 to 6" Topsoil. 6" to 60" Medium brown moderately compact fine sandy loam. 60" to 84" Compacted medium to fine sandy loam. Groundwater at 78". No ledge rock encountered. (Lot 2 testing performed on 8-28-17 by Insite Engineering, Surveying & Landscape Architecture, P.C.)	Water at 6.5' (D2-3)	N/A	11 to 15	9%	375	500	625	1.5'	800 CY	7'	145'	• Dosing required for 4 or 5 bedroom residence. • 1 ½' ROB fill required. • 7' Curtain drain required.
3	124,784	D3-1: 0 to 6" Topsoil. 6" to 36" Sandy loam. 36" to 84" Compact sandy loam. D3-2: 0 to 6" Topsoil. 6" to 36" Sandy loam. 36" to 84" Compact sandy loam. D3-3: 0 to 6" Topsoil. 6" to 36" Sandy loam. 36" to 84" Compact sandy loam. (Lot 3 testing performed on 10-13-09 by Jack Goldstein, PE and witnessed by WCDOH.)	N/A	N/A	31 to 45	7%	600	800	–	N/A	N/A	N/A	N/A	• Pump system required. • ROB fill for grading.

STORMWATER MANAGEMENT PRACTICE TEST RESULTS

DEEP TEST PERFORMED ON AUGUST 28, 29 AND 30, 2017 BY INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE.

NOTE: NO GROUNDWATER, MOTTLING, OR ROCK ENCOUNTERED UNLESS NOTED.

SW 1: 0"-6": TOPSOIL
6"-144": COMPACT BROWN FINE SAND
GROUNDWATER SEEP @ 132"
GROUNDWATER OR LEDGE ENCOUNTERED @ 144"

SW 2: 0"-6": TOPSOIL
6"-80": LIGHT BROWN FINE SANDY LOAM
SPOT MOTTLING OBSERVED @ 32"
NO GROUNDWATER OR LEDGE ENCOUNTERED

SW 3: 0"-6": TOPSOIL
6"-96": LIGHT BROWN FINE SANDY LOAM
SPOT MOTTLING OBSERVED @ 32"
NO GROUNDWATER OR LEDGE ENCOUNTERED

SW 4: 0"-6": TOPSOIL
6"-96": LIGHT BROWN FINE SANDY LOAM
SPOT MOTTLING OBSERVED @ 32"
NO GROUNDWATER OR LEDGE ENCOUNTERED

SW 5: 0"-6": TOPSOIL
6"-108": COMPACT RED BROWN SAND WITH TRACE OF SILT AND COBBLES
108"-120": MOTTLED GRAY BLACK SAND WITH SOME SILT
MOTTLING @ 108"
NO GROUNDWATER OR LEDGE ENCOUNTERED

SW 6: 0"-6": TOPSOIL
6"-54": MEDIUM BROWN FINE SAND WITH SILT AND TRACE OF GRAVEL
54"-96": COMPACT MEDIUM BROWN FINE SAND WITH SILT AND TRACE OF GRAVEL
96"-120": DARK GRAY COMPACT SAND WITH SILT
120"-126": DARK GRAY COMPACT SAND WITH SILT
MOTTLING @ 126"
NO GROUNDWATER OR LEDGE ENCOUNTERED

SW 7: 0"-3": TOPSOIL
3"-42": LIGHT BROWN MODERATELY COMPACT FINE SAND WITH TRACE OF SILT
42"-90": COMPACT LIGHT BROWN FINE SAND WITH TRACE OF SILT AND GRAVEL
MOTTLING @ 90"
NO GROUNDWATER OR LEDGE ENCOUNTERED

INFILTRATION TEST RESULTS
I-1: 12 INCHES/HOUR
I-3: 17 INCHES/HOUR
I-4: 21 INCHES/HOUR
I-5: 48 INCHES/HOUR
I-6: 14 INCHES/HOUR
I-7: 16 INCHES/HOUR

LEGEND

- PROPOSED PROPERTY LINE
- PROPERTY LINE
- EXISTING STONE WALL
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BELGIUM BLOCK CURB
- 290 PROPOSED 10' CONTOUR
- 292 PROPOSED 2' CONTOUR
- RD PROPOSED 4" PVC SDR 35 ROOF LEADER DRAIN
- FD PROPOSED 4" PVC SDR 35 FOOTING DRAIN
- +611.7 PROPOSED SPOT GRADE
- ● PROPOSED DRAINAGE MANHOLE
- ■ PROPOSED DRAIN INLET/CATCH BASIN
- ■ PROPOSED YARD DRAIN
- ▷ PROPOSED END SECTION
- D4 DEEP TEST HOLE LOCATION
- ● I-17 INFILTRATION TEST LOCATION
- PROPOSED DRAINAGE PIPE
- E PROPOSED ELECTRICAL LINE
- ▨ PROPOSED RIP RAP PAD
- PROPOSED RETAINING WALL
- PROPOSED DRAINAGE SWALE

ALTERATION OF THIS DOCUMENT, IN ANY WAY, CONSTITUTES A VIOLATION OF THE STATE OF NEW YORK EDUCATION LAW § 7209 (2).

NO.	DATE	REVISION	BY
9	8-27-19	REVISED FOR PLAT COORDINATION	KAM
8	6-4-19	REVISED PER TOWN COMMENTS	JWM
7	4-10-19	REVISED PER DEP COMMENTS	JWM
6	3-19-19	REVISED PER DEP COMMENTS	JWM
5	1-23-19	REVISED PER DEP COMMENTS	JWM
4	11-16-18	REVISED PER DEP COMMENTS	JWM
3	7-09-18	REVISED PER DOH COMMENTS	JJR
2	4-24-18	GENERAL REVISIONS	JLL
1	10-25-17	GENERAL REVISIONS	KMS

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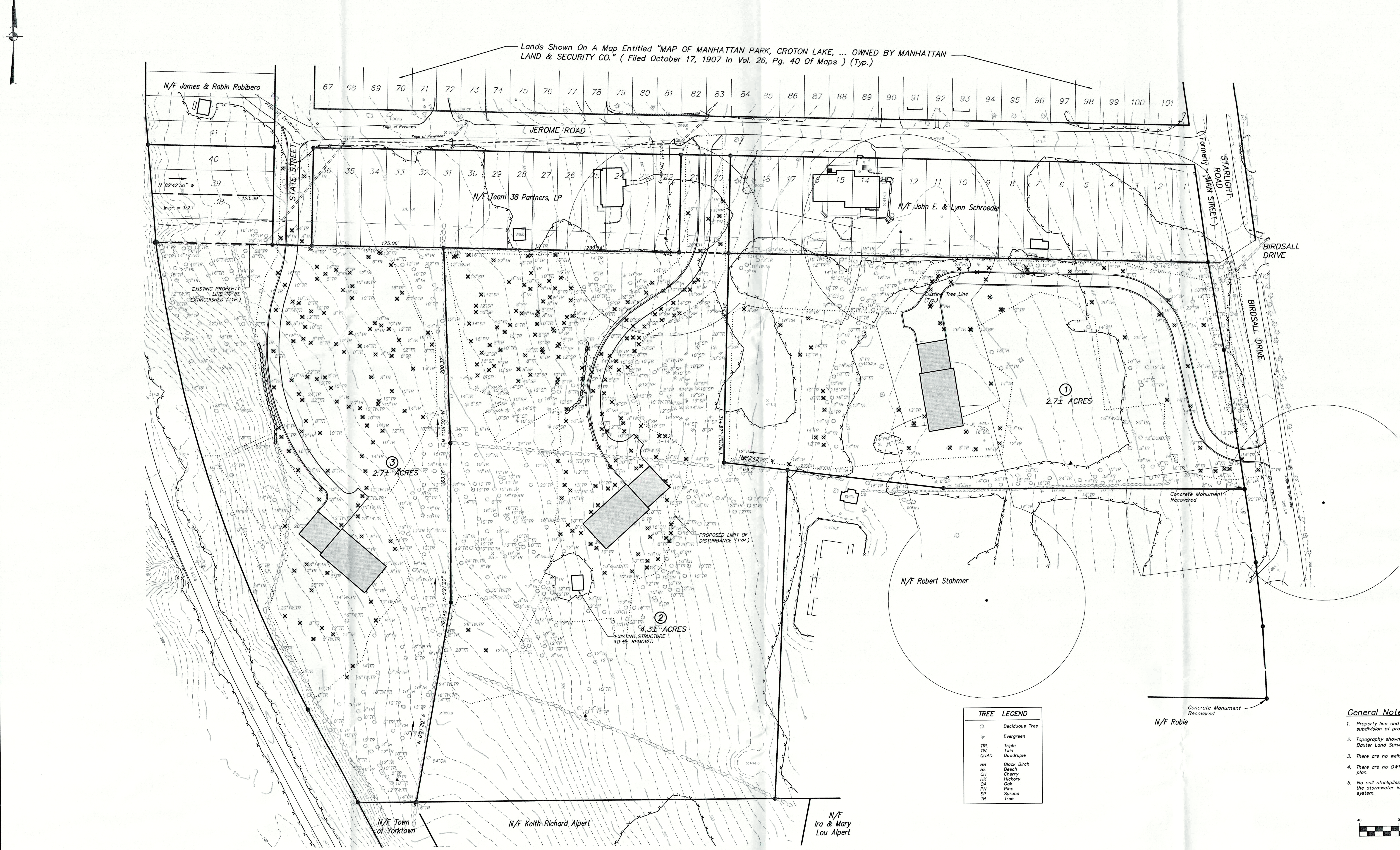
PROJECT:
STAHMER SUBDIVISION
BIRDSALL DRIVE AND JEROME ROAD
TOWN OF YORKTOWN, WESTCHESTER COUNTY, NEW YORK

DRAWING:
INTEGRATED PLOT PLAN

RICHARD D. WILLIAMS 085866

PROJECT NUMBER	16140.100	PROJECT MANAGER	R.D.W.	DRAWING NO.	SHEET
DATE	10-5-16	DRAWN BY	C.T.Q.	IPP-1	1/6
SCALE	1" = 40'	CHECKED BY	J.L.L.		

APPROVED IMPROVEMENT PLANS



TREE LEGEND

○	Deciduous Tree
✳	Evergreen
TRI.	Triple
TW.	Twin
QUAD.	Quadruple
BB	Block Birch
BE	Beech
CH	Cherry
HK	Hickory
OA	Oak
PN	Pine
SP	Spruce
TR	Tree

LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINE TO BE EXTINGUISHED
- EXISTING UTILITY POLE W/ OVERHEAD WIRES
- EXISTING STONE WALL
- EXISTING TREE LINE
- EXISTING ELECTRIC METER POST
- EXISTING UTILITY POLE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED LIMITS OF DISTURBANCE

General Notes:

1. Property line and existing features shown hereon obtained from final plat subdivision of property prepared by Baxter Land Surveying dated 7–13–15.
2. Topography shown hereon is based upon aerial photogrammetry provided by Baxter Land Surveying. The contour interval is 2'.
3. There are no wells within 200' of OWTS unless otherwise shown on plan.
4. There are no OWTS's within 200' of a proposed well unless otherwise shown on plan.
5. No soil stockpiles, materials or equipment will be stored in areas to be used for the stormwater infiltration practice and for the subsurface sewage treatment system.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NO.	DATE	REVISION	BY
7	6–4–19	REVISED PER TOWN COMMENTS	JWM
6	4–10–19	REVISED PER DEP COMMENTS	JWM
5	3–19–19	REVISED PER DEP COMMENTS	JWM
4	1–23–19	REVISED PER DEP COMMENTS	JWM
3	11–16–18	REVISED PER DEP COMMENTS	JWM
2	7–09–18	REVISED PER DOH COMMENTS	JJR
1	4–24–18	GENERAL REVISIONS	JLL

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PROJECT:

STAHMER SUBDIVISION

BIRDSALL DRIVE AND JEROME ROAD
TOWN OF YORKTOWN, WESTCHESTER COUNTY, NEW YORK

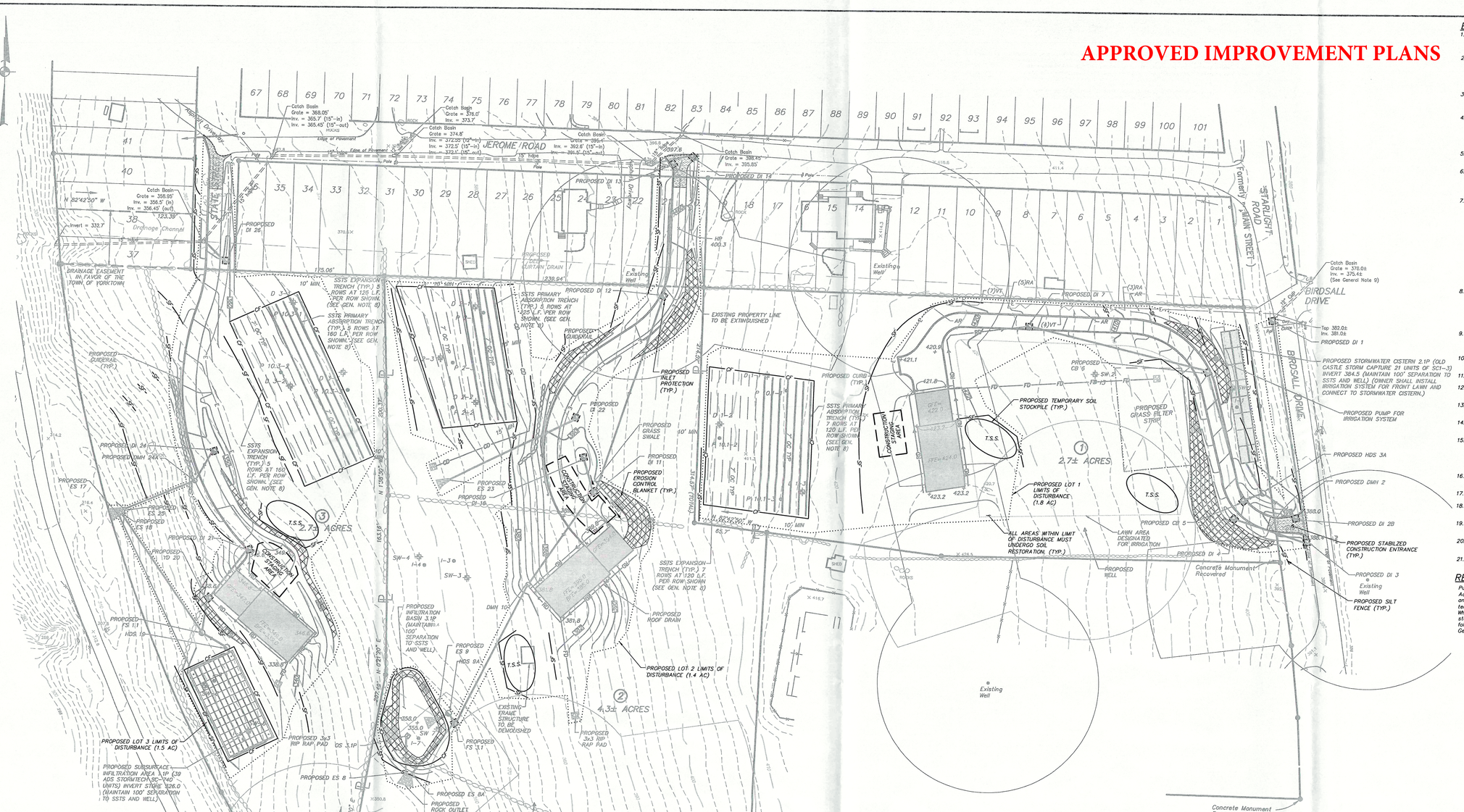
DRAWING:

EXISTING CONDITIONS AND TREE PLAN

STATE OF NEW YORK · RICHARD D. WILLIAMS JR. · 085866 · LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	16140.100	PROJECT MANAGER	R.D.W.	DRAWING NO.	SHEET
DATE	10–25–17	DRAWN BY	C.T.Q.	EX–1	2 / 6
SCALE	1" = 40'	CHECKED BY	J.L.L.		

APPROVED IMPROVEMENT PLANS



EROSION & SEDIMENT CONTROL NOTES:

1. The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
2. All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment disposition within. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
3. Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time.
4. When land is exposed during development, the exposure shall be kept to the shortest practical period of time. In the areas where soil disturbance activity has temporarily or permanently ceased, 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. Disturbance shall be minimized to the areas required to perform construction.
5. Silt fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.
6. All topsoil to be stripped from the area being developed shall be stockpiled and seeded with Lolium perenne aristatum or Lolium perenne multiflorum for temporary stabilization. Lolium perenne aristatum shall be used for winter seeding and Lolium perenne multiflorum shall be used for spring and summer seeding.
7. Any disturbed areas not subject to further disturbance or construction traffic, permanent or temporary, shall have soil stabilization measures initiated for permanent vegetation cover in combination with a suitable mulch within 1 business day of final grading. All seeded areas to receive a minimum 4" topsoil (from stockpile area) and be seeded and mulched as follows:
   - Seed mixture to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative at a rate of 100 pounds per acre in the following proportions:

Kentucky Bluegrass	20%
Creeping Red Fescue	40%
Perennial Ryegrass	20%
Annual Ryegrass	20%

   - Mulch: Salt hay or small grain straw applied at a rate of 90 lbs./1000 S.F. or 2 tons/acre, to be applied and anchored according to "New York Standards and Specification For Erosion and Sediment Control," latest edition.
8. Any areas requiring temporary stabilization during construction shall be seeded with the following at a rate of 20 lbs per acre:
   Ryegrass (annual or perennial) at a rate of 30 lbs. per acre shall be used for temporary seeding in spring, summer or early fall. 'Aristook' Winter Rye (cereal rye) shall be used for temporary seeding in late fall and winter.
9. Grass seed mix may be applied by either mechanical or hydroseeding methods. Hydroseeding shall be performed in accordance with the current edition of the "NYSDOT Standard Specification, Construction and Materials, Section 610–3.02, Method No. 1".
10. Cut or fill slopes steeper than 2:1 shall be stabilized after grading with Curlex I Single Net Erosion Control Blanket, or approved equal.
11. Paved roadways shall be kept clean at all times.
12. The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
13. All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
14. Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
15. Erosion and sediment control measures shall be inspected and maintained on a daily basis by the O.F.R. to insure that channels, temporary and permanent ditches and pipes are clear of debris, that embankments and berms have not been breached and that all straw bales and silt fences are intact. Any failure of erosion and sediment control measures shall be repaired by the contractor and inspected for approval by the O.F.R. and/or site engineer within 24 hours.
16. Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the O.F.R.
17. Cut and fills shall not endanger adjoining property, nor divert water onto the property of others.
18. All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
19. The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
20. As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and/or the Town Engineer shall be installed by the contractor.
21. Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.

REQUIRED EROSION CONTROL SWPPP CONTENTS:

Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP–0–15–002), all Stormwater Pollution Prevention Plan's (SWPPP) shall include erosion and sediment control practices designed in conformance with the most current version of the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." Where erosion and sediment control practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of required SWPPP components is provided in accordance with Part III.B.1a–l of General Permit GP–0–15–002:

a. Background Information: The subject project consists of a 3 lot single family residential subdivision.

b. Site map / construction drawing: These plans serve to satisfy this SWPPP requirement.

c. Description of the soils present at the site: Onsite soils located within the proposed limits of disturbance consist of Paxton Fine Sandy Loam (PnB, PnC & PnD), Chatfield–Hollis, Rock Outcrop (CuD), and Charlton–Chatfield Complex (CrC) as identified on the Soil Conservation Service Web Soil Survey. These soil types belong to the Hydrologic Soil Group "B" and "C."

d. Construction phasing plan / sequence of operations: The Construction Sequence and phasing found on these plans provide the required phasing. A Construction Sequence and Erosion and Sediment Control Maintenance Schedule has been provided. The Sedimentation and Erosion Control Notes contained hereon outline a general sequence of operations for the proposed project. In general all erosion and sediment control facilities shall be installed prior to commencement with land disturbing activities, and areas of disturbance shall be limited to the shortest period of time as practicable.

e. Description of erosion and sediment control practices: This plan, and details / notes shown hereon serve to satisfy this SWPPP requirement.

f. Temporary and permanent soil stabilization plan: The Sedimentation and Erosion Control Notes and Details provided heron identify temporary and permanent stabilization measures to be employed with respect to specific elements of the project, and at the various stages of development.

g. Site map / construction drawing: This plan serves to satisfy this SWPPP requirement.

h. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices: The details and Erosion and Sediment Control Notes serve to satisfy this SWPPP requirement.

i. An inspection schedule: Inspections are to be performed twice weekly and by a qualified professional as required by the General Permit GP–0–15–002. In addition the NYSDEC Trained Contractor shall perform additional inspections as cited in the Sedimentation and Erosion Control Notes.

j. A description of pollution prevention measures that will be used to control litter, construction chemicals and construction debris: In general, all construction litter / debris shall be collected and removed from the site. The general contractor shall supply either waste barrels or dumpster for proper waste disposal. Any construction chemicals utilized during construction shall either be removed from site daily by the contractor or stored in a structurally sound and weatherproof building. No hazardous waste shall be disposed of onsite, and shall ultimately be disposed of in accordance with all federal, state and local regulations. Material Safety Data Sheets (MSDS), material inventory, and emergency contact numbers shall be maintained by the general contractor for all construction chemicals utilized onsite. Finally, temporary sanitary facilities (portable toilets) shall be provided onsite during the entire length of construction, and inspected weekly for evidence of leaking holding tanks.

k. A description and location of any stormwater discharges associated with industrial activity other than construction at the site: There are no known industrial stormwater discharges present or proposed at the site.

l. Identification of any elements of the design that are not in conformance with the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." All proposed elements of this SWPPP have been designed in accordance with the "New York Standards and Specifications for Erosion and Sediment Control."

CONSTRUCTION SEQUENCE:

The following construction sequence is intended to be used on each lots specific construction. Individual lot construction may occur simultaneously or sequentially.

LOT #1 CONSTRUCTION SEQUENCE:

1. Stake out limit of disturbance, establish staging area and mark trees to be removed.
2. Septic Area shall be cordoned off with construction fence prior to start of site work.
3. Install silt fence in general locations indicated on the plan.
4. Install stabilized construction entrance/anti–tracking pad at driveway entrance.
5. Begin clearing and grubbing operations associated with house, driveway and SSTS.
6. Strip and stockpile topsoil on site for later use in lawn and landscape areas.
7. Begin grading and construction of individual driveway.
   - 7.1. During this step, drainage improvements along Birdsall drive shall be constructed (Specifically installation and associated piping for DI 1, DMH 2 and DI 3).
   - 7.2. Install remaining utilities and drainage structures (Specifically DI 2B, HDS 3A, DI 4, CB 5, CB 6, DI 7) and associated piping. Install Cistern SMP 2.1P and connect Roof Leader Drains to the structures as shown on the plan. The pipe discharging to the Hydrodynamic Separator (from CB 5 and DI 2B) to be plugged until final stabilization is achieved.
   - 7.3. Complete Grading for driveway and stabilize associated grading in shoulder areas. Area downhill of footing drains shall be stabilized prior to footing drain installation.
   - 7.4. Slopes steeper than 2:1 shall be stabilized immediately after grading with Erosion Control Blanket.
   - 7.5. The Irrigation System shall be installed at the same time as the Cistern.
8. Begin house construction, individual lot grading and installation of SSTS and well. Install Footing Drains and Rip Rap Pads.
9. Upon completion of grading operations, install finished driveway surfaces.
10. Prior to application of topsoil, all areas in the limit of disturbance must undergo soil restoration.
11. Topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the Erosion and Sediment Control Notes contained on this page.
12. Upon achieving final stabilization (as determined by the project qualified professional performing the erosion and sediment control inspections) remove the plugs discharging to the stormwater practices and pretreatment devices.

LOT #2 CONSTRUCTION SEQUENCE

1. Stake out limit of disturbance, establish staging area and mark trees to be removed.
2. Septic and Infiltration Basin shall be cordoned off with construction fence prior to start of site work.
3. Install silt fence in general locations indicated on the plan.
4. Install stabilized construction entrance/anti–tracking pad at driveway entrance.
5. Begin clearing and grubbing operations associated with house, driveway and SSTS.
6. Strip and stockpile topsoil on site for later use in lawn and landscape areas.
7. Begin excavation for foundation, individual lot grading, and construction of individual driveway.
   - 7.1. During this step, drainage improvements along Jerome road shall be constructed (Specifically installation and associated piping for DI 13 and DI 14).
   - 7.2. Install Footing Drains and Rip Rap Pads. Area downhill of footing drains shall be stabilized prior to footing drain installation.
   - 7.3. Slopes steeper than 2:1 shall be stabilized immediately after grading with Erosion Control Blanket.
8. Begin house construction and installation of SSTS and well.
9. Install remaining utilities and drainage structures (Specifically DI 12, DI 11, DMH 10, FS 3.1, HDS 9A, DI 16, DI 22 and ES 23) and associated piping. Install Infiltration Basin SMP 3.1P, Outlet Structure OS 3.1P, Rock Outlet Protection (ES 9, ES 8A and ES 8) and associated piping. Connect Roof Leader Drains to the structures as shown on the plan. The pipe discharging to the Infiltration practice from FS 3.1 (between FS 3.1 and HDS 9A) to be plugged until final stabilization is achieved.
10. Upon completion of grading operations, install finished driveway surfaces.
11. Prior to application of topsoil, all areas in the limit of disturbance must undergo soil restoration.
12. Topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the Erosion and Sediment Control Notes contained on this page.
13. Upon achieving final stabilization (as determined by the project qualified professional performing the erosion and sediment control inspections) remove the plugs discharging to the stormwater practices and pretreatment devices.

LOT #3 CONSTRUCTION SEQUENCE

1. Stake out limit of disturbance, establish staging area and mark trees to be removed.
2. Septic and Subsurface Infiltration Areas shall be cordoned off with construction fence prior to start of site work.
3. Install silt fence in general locations indicated on the plan.
4. Install stabilized construction entrance/anti–tracking pad at driveway entrance.
   - 4.1. During this step, the portion of the driveway within the State Street extension shall be constructed.
5. Begin clearing and grubbing operations associated with house, driveway and SSTS.
6. Strip and stockpile topsoil on site for later use in lawn and landscape areas.
7. Begin excavation for foundation, individual lot grading, and construction of individual driveway.
   - 7.1. During this step, drainage improvements along Jerome Road shall be constructed (Specifically the Swale along the State Street extension and installation and associated piping for DI 26)
   - 7.2. Install remaining utilities and drainage structures (Specifically DI 21, YD 20, FS 1.1, HDS 19, DI 24, DMH 24A, DI 26, ES 25, ES 18 and ES 17) and associated piping. Install Subsurface Infiltration System INF 1.1P and connect Roof Leader Drains to the structures as shown on the plan. The pipe discharging to the Infiltration System from FS 1.1 (between FS 1.1 and HDS 19) to be plugged until final stabilization is achieved.
   - 7.3. Install Footing Drains and Rip Rap Pads. Area downhill of footing drains shall be stabilized prior to footing drain installation.
   - 7.4. Slopes steeper than 2:1 shall be stabilized immediately after grading with Erosion Control Blanket.
8. Begin house construction and installation of SSTS and well.
9. Upon completion of grading operations, install finished driveway surfaces.
10. Prior to application of topsoil, all areas in the limit of disturbance must undergo soil restoration.
11. Topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the Erosion and Sediment Control Notes contained on this page.
12. Upon achieving final stabilization (as determined by the project qualified professional performing the erosion and sediment control inspections) remove the plugs discharging to the stormwater practices and pretreatment devices.

SOIL RESTORATION REQUIREMENTS

TYPE OF DISTURBANCE	SOIL RESTORATION REQUIREMENTS
Areas where topsoil is stripped only – no change in grade	Aerate[1] and apply 6 inches of topsoil
Areas of cut or fill	Apply full Soil Restoration [2]
Heavy traffic areas on site (especially in a zone 5–25 feet around buildings but not within a 5–foot perimeter around foundation walls)	Apply full Soil Restoration (decompaction and compost Enhancement[3])
Areas where Runoff Reduction and/or Infiltration practices are applied	Restoration not required, but may be applied to enhance the reduction specified for appropriate practices.

1. Aeration includes the use of machines suchAeration includes the use of machines such as tractor–drawn implements with coulters making a narrow slit in the soil, a roller with many spikes making indentations in the soil, or prongs which functions like a mini–subsoiler.
2. Per "Deep Ripping and De–compaction, DEC 2008".
3. Compost shall be aged, from plant derived materials, free of viable weed seeds, have no visible free water or dust produced when handling, pass through a half inch screen and have a pH suitable to grow desired plants.

REQUIRED POST–CONSTRUCTION STORMWATER MANAGEMENT PRACTICE COMPONENTS:

1. Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP–0–15–002), all construction projects needing post–construction stormwater management practices shall prepare a SWPPP that also includes practices designed in conformance with the most current version of the technical standard, New York State Stormwater Management Design Manual ("Design Manual"). Where post–construction stormwater management practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of SWPPP components is provided in accordance with Part III.B.2a–J and III.B.3:
   a. Identification of all post–construction stormwater management practices to be constructed as part of the project; This plan, and details/notes shown hereon serve to satisfy this SWPPP requirement.
   b. A site map/construction drawing(s) showing the specific location and size of each post–construction stormwater management practice; This plan, and details/notes shown hereon serve to satisfy this SWPPP requirement.
   c. A Stormwater Modeling and Analysis Report including pre–development conditions, post–development conditions, the results of the stormwater modeling, a summary table demonstrating that each practice has been designed in conformance with the sizing criteria, identification of and justification for any deviations from the Design Manual, and identification of any design criteria that are not required. The required analysis is provided in the project Stormwater Pollution Prevention Plan.
   d. Soil testing results and locations. This SWPPP requirement is shown hereon.
   e. Infiltration testing results. This SWPPP requirement is shown hereon.
   f. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each post–construction stormwater management practice. The plan shall identify the entity that will be responsible for the long term operation and maintenance of each practice. The project Stormwater Pollution Prevention Plan serves to satisfy this requirement.
2. Enhanced Phosphorus Removal Standards – Beginning on September 30, 2008, all construction projects identified in Table 2 of Appendix B that are located in the watersheds identified in Appendix C shall prepare a SWPPP that includes post–construction stormwater management practices designed in conformance with the Enhanced Phosphorus Removal Standards included in the most current version of the technical standard, New York Stormwater Management Design Manual. At a minimum, the post–construction stormwater management practice component of the SWPPP shall include items 1.a – 1.f above. The permanent stormwater practices for this project have been sized according to chapter 10 of the Design Manual Enhanced Phosphorus Removal Standards. Please see 1.a – 1.f above.

LEGEND

═══	PROPERTY LINE	───	PROPOSED EDGE OF PAVEMENT
○○○○○○	EXISTING STONE WALL	═══	PROPOSED BELGIUM BLOCK CURB
– – – –	EXISTING 2' CONTOUR	▨	PROPOSED EROSION CONTROL BLANKET
── ──	EXISTING 10' CONTOUR	─SF─	PROPOSED SILT FENCE
─PL─	PROPOSED PROPERTY LINE	─CF─	PROPOSED CONSTRUCTION FENCE
◐	PROPOSED DRAINAGE MANHOLE	········	PROPOSED LIMITS OF DISTURBANCE
◩	PROPOSED DRAIN INLET/CATCH BASIN	TSS	PROPOSED TEMPORARY SOIL STOCKPILE
◪	PROPOSED YARD DRAIN	─RD─	PROPOSED 4" PVC SDR 35 ROOF LEADER DRAIN
─290─	PROPOSED 10' CONTOUR	─FD─	PROPOSED 4" PVC SDR 35 FOOTING DRAIN
─292─	PROPOSED 2' CONTOUR	▷	PROPOSED END SECTION
		▨	PROPOSED RIP RAP PAD

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NO.	DATE	REVISION	BY
7	6–4–19	REVISED PER TOWN COMMENTS	JWM
6	4–10–19	REVISED PER DEP COMMENTS	JWM
5	3–19–19	REVISED PER DEP COMMENTS	JWM
4	1–23–19	REVISED PER DEP COMMENTS	JWM
3	11–16–18	REVISED PER DEP COMMENTS	JWM
2	4–24–18	GENERAL REVISIONS	JLL
1	10–25–17	GENERAL REVISIONS	KMS

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PROJECT:

STAHMER SUBDIVISION

BIRDSALL DRIVE AND JEROME ROAD
TOWN OF YORKTOWN, WESTCHESTER COUNTY, NEW YORK

DRAWING:

EROSION & SEDIMENT CONTROL PLAN

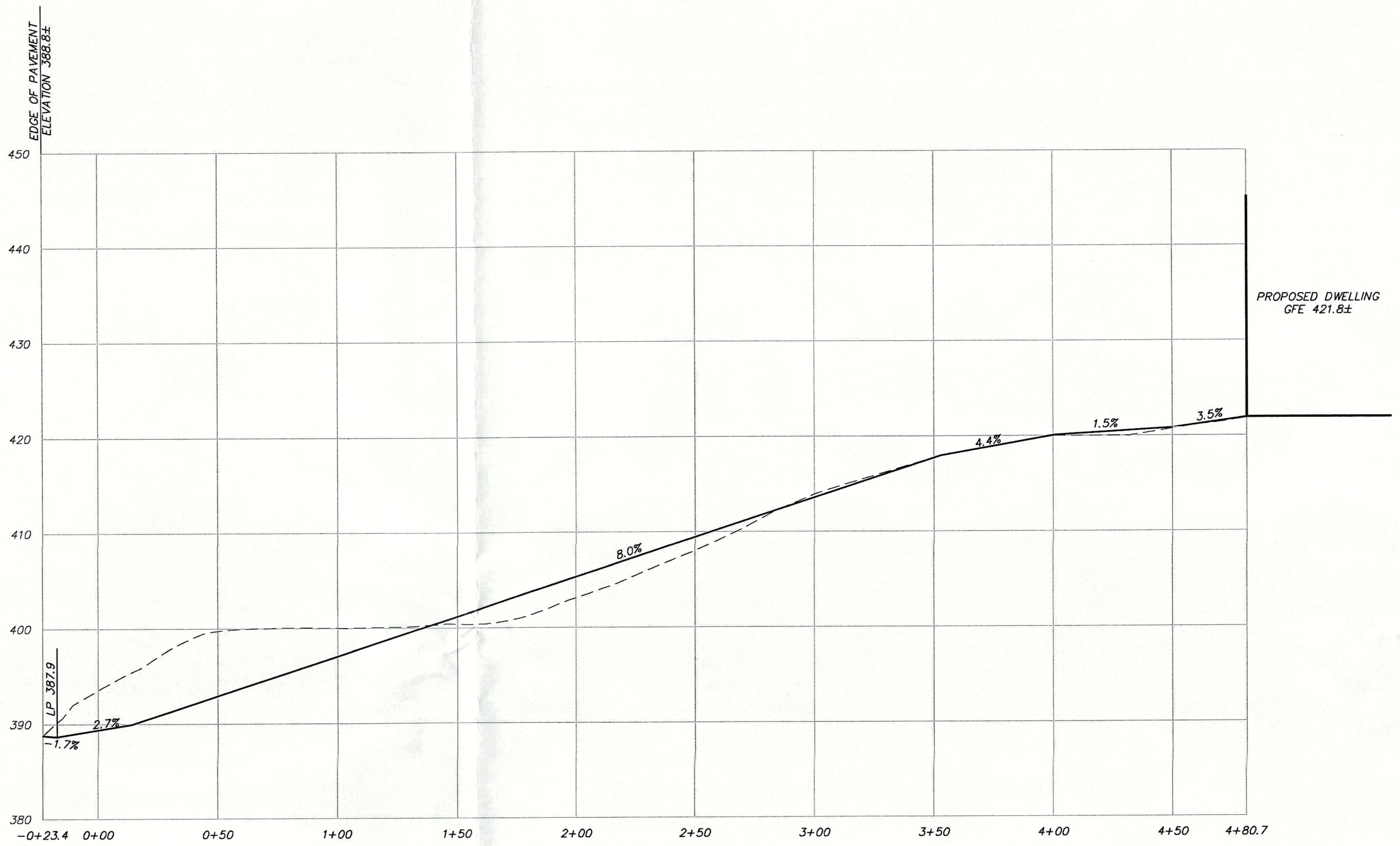
RICHARD D. WILLIAMS JR. 085866

PROJECT NUMBER	16140.100	PROJECT MANAGER	R.D.W.
DATE	9–16–16	DRAWN BY	C.T.Q.
SCALE	1" = 40'	CHECKED BY	J.L.L.

DRAWING NO. EC–1

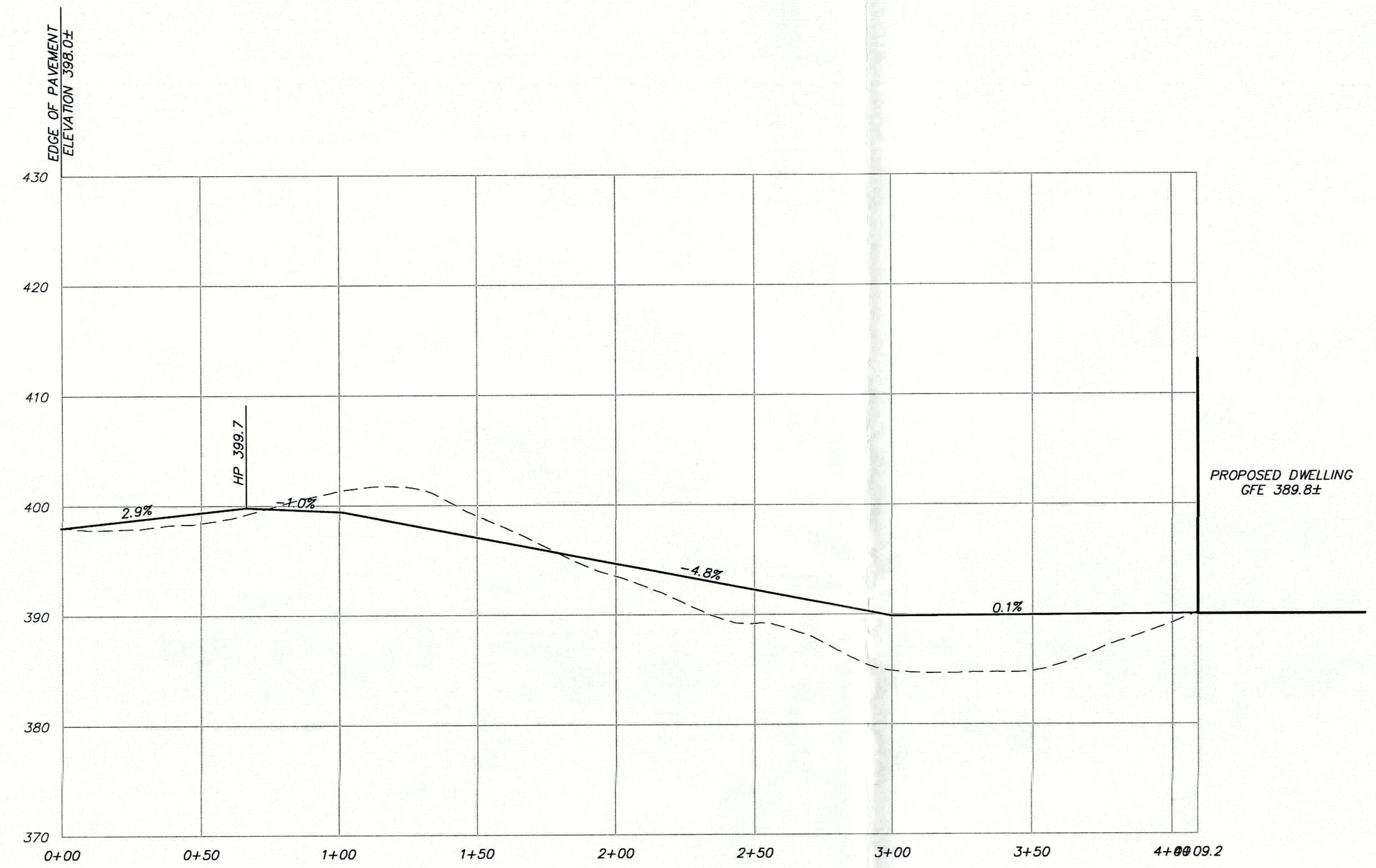
SHEET 3/6

APPROVED IMPROVEMENT PLANS



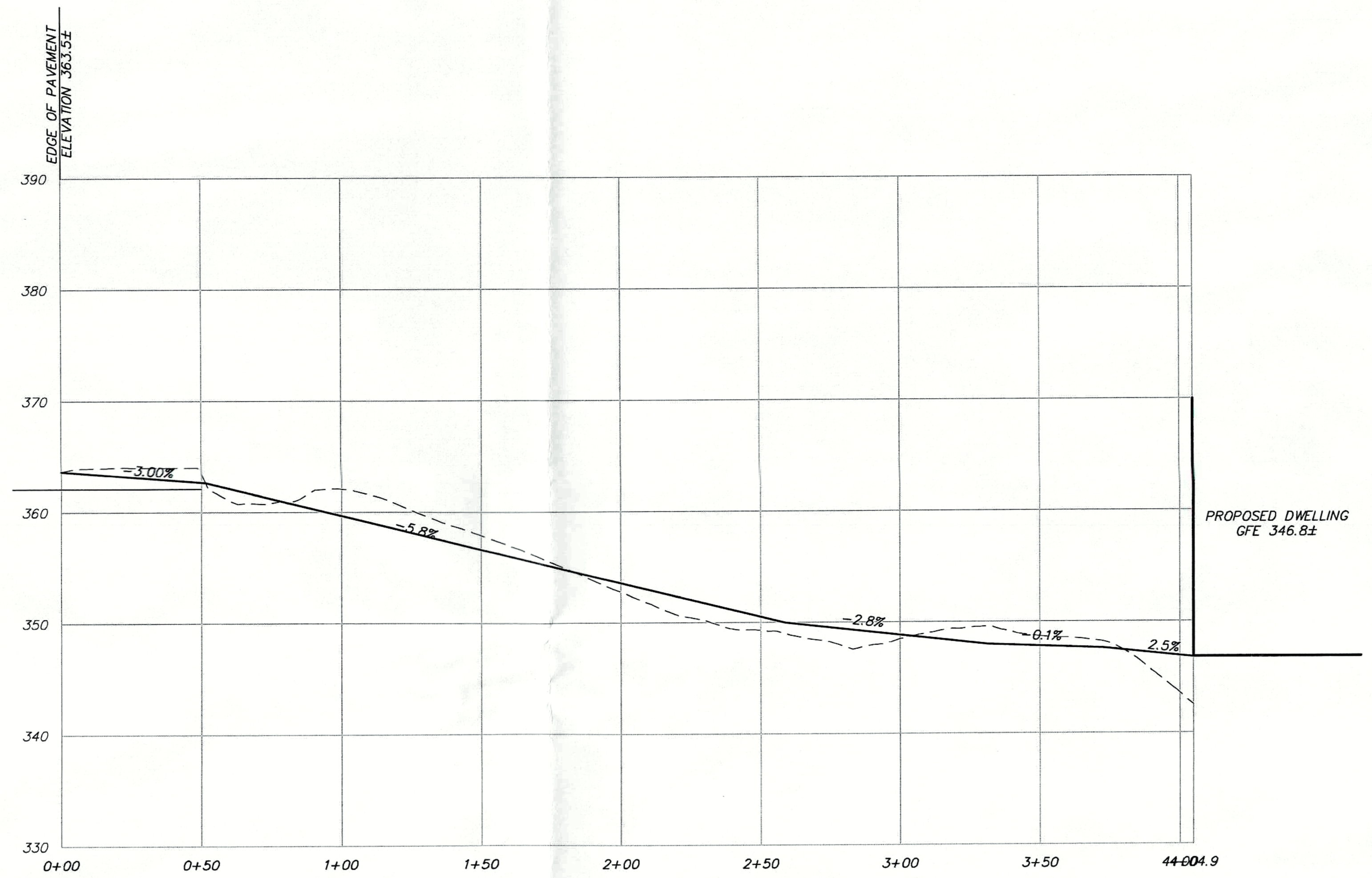
LOT 1 – DRIVEWAY PROFILE

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'



LOT 2 – DRIVEWAY PROFILE

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'



LOT 3 – DRIVEWAY PROFILE

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'

ALTERATION OF THIS DOCUMENT, IN ANY WAY, CONSTITUTES A VIOLATION OF THE STATE OF NEW YORK EDUCATION LAW § 7209 (2).

NO.	DATE	REVISION	BY
5	6-4-19	REVISED PER TOWN COMMENTS	JWM
4	4-10-19	REVISED PER DEP COMMENTS	JWM
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PROJECT:

STAHMER SUBDIVISION

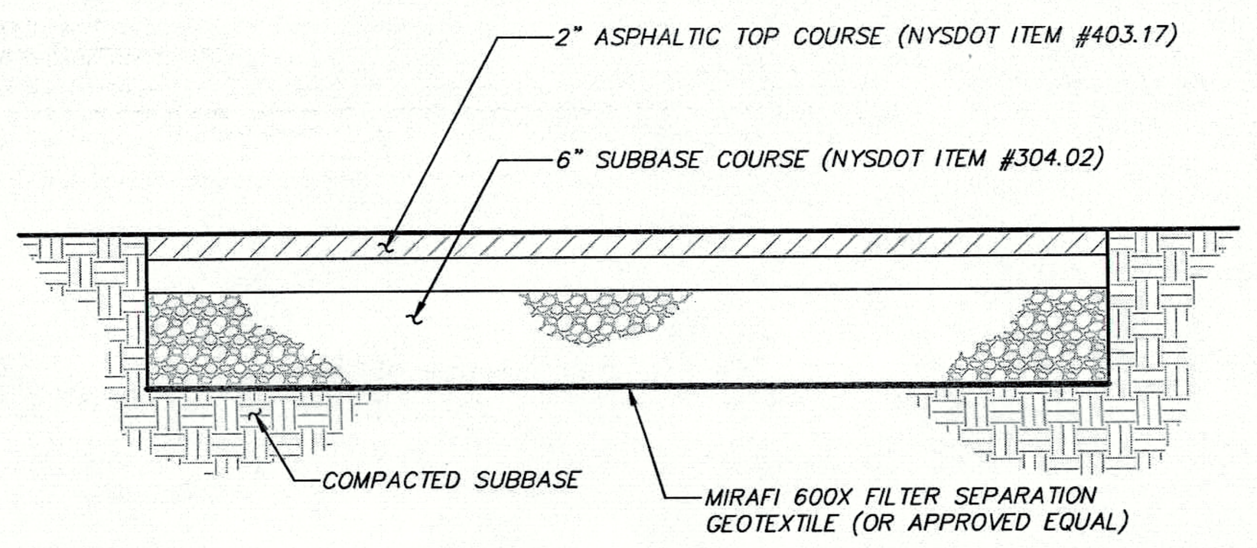
BIRDSALL DRIVE AND JEROME ROAD
TOWN OF YORKTOWN, WESTCHESTER COUNTY, NEW YORK

DRAWING:

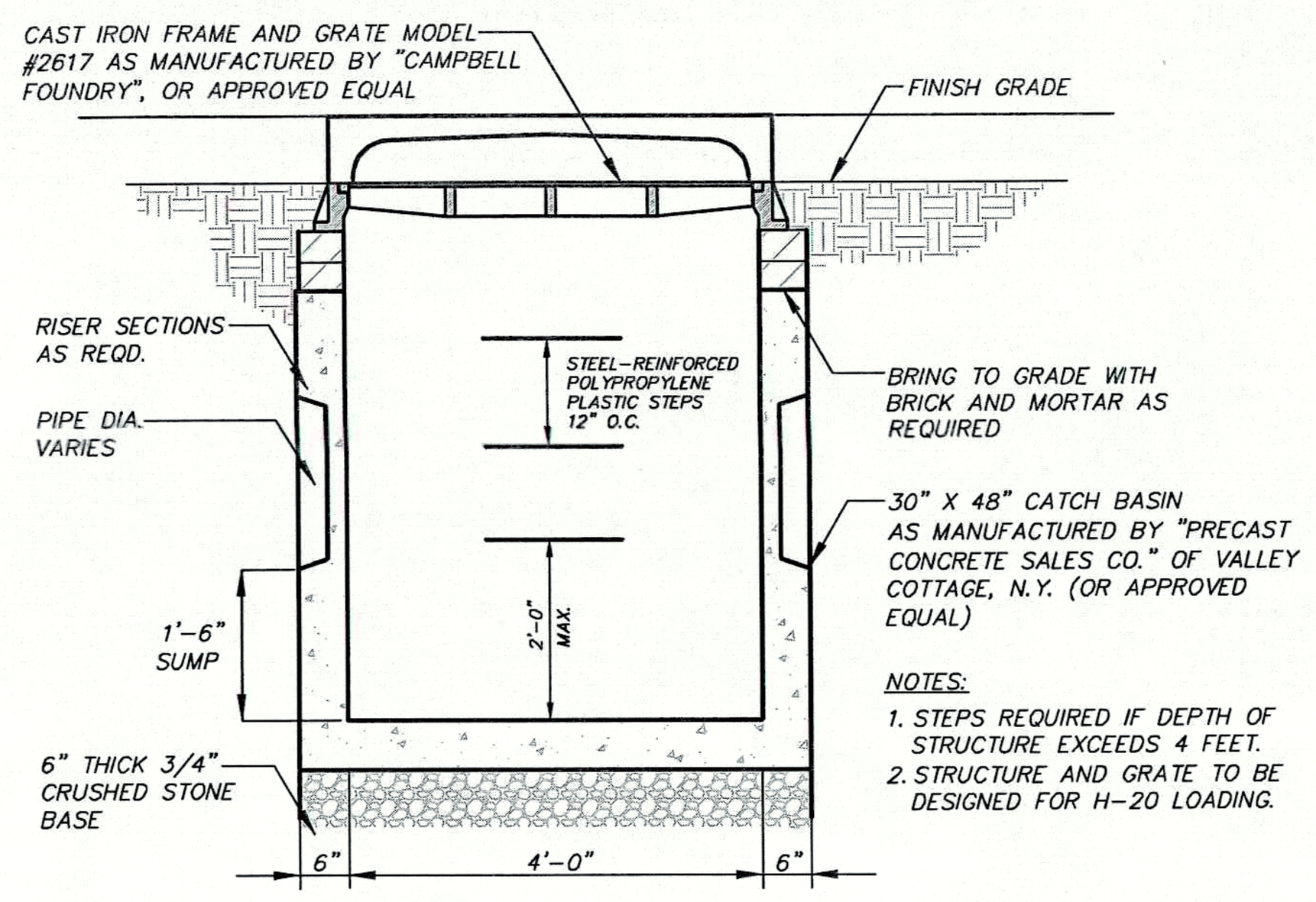
PROFILES

STATE OF NEW YORK · RICHARD D. WILLIAMS JR. · 085866 · LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	16140.100	PROJECT MANAGER	R.D.W.	DRAWING NO.	SHEET
DATE	10-25-17	DRAWN BY	C.T.Q.	PR-1	4/6
SCALE	1" = 40'	CHECKED BY	J.L.L.		

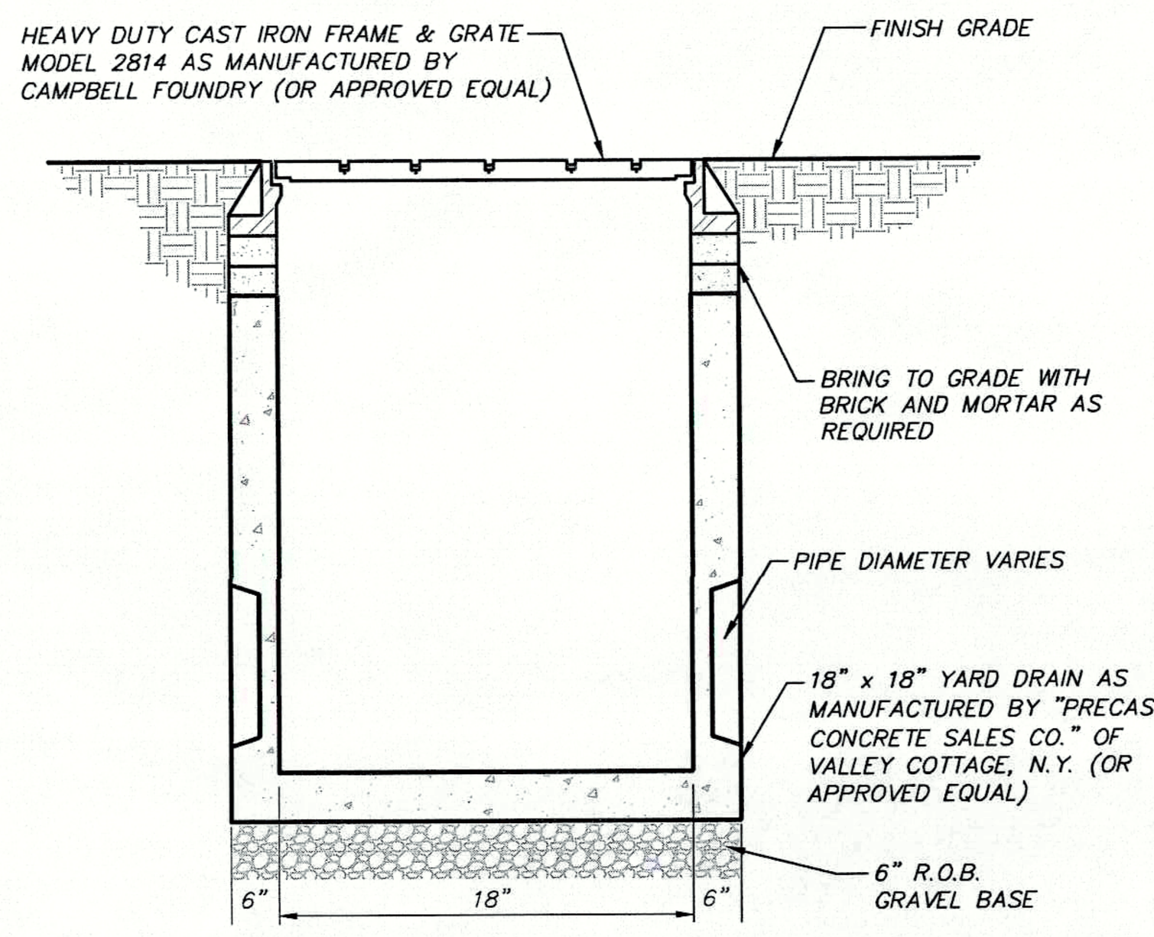


ASPHALT PAVEMENT DETAIL
(N.T.S.)

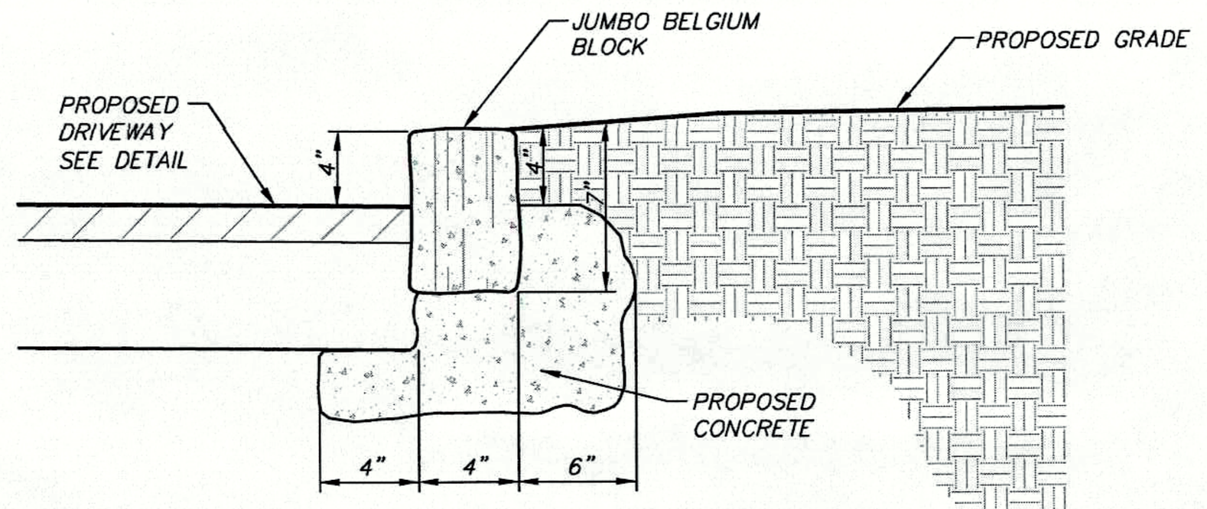


NOTES:
1. STEPS REQUIRED IF DEPTH OF STRUCTURE EXCEEDS 4 FEET.
2. STRUCTURE AND GRATE TO BE DESIGNED FOR H-20 LOADING.

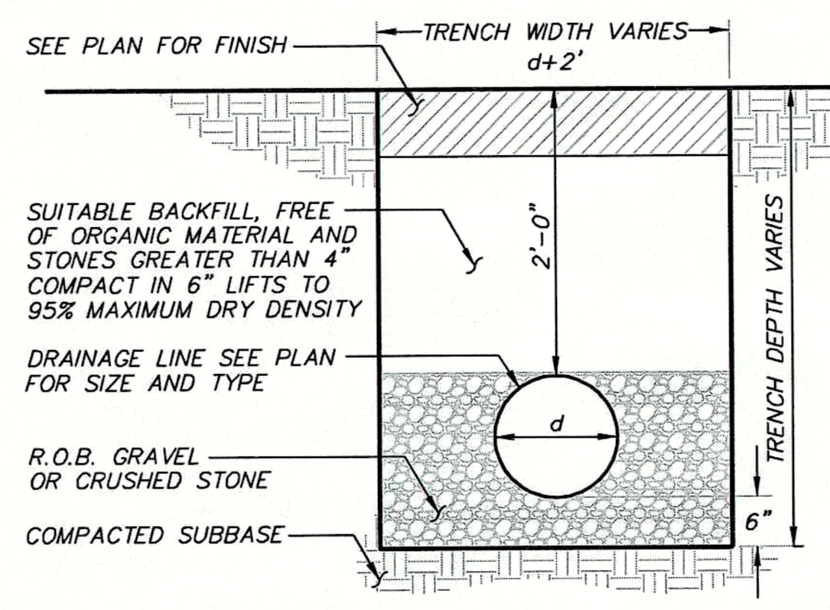
CATCH BASIN DETAIL
(N.T.S.)



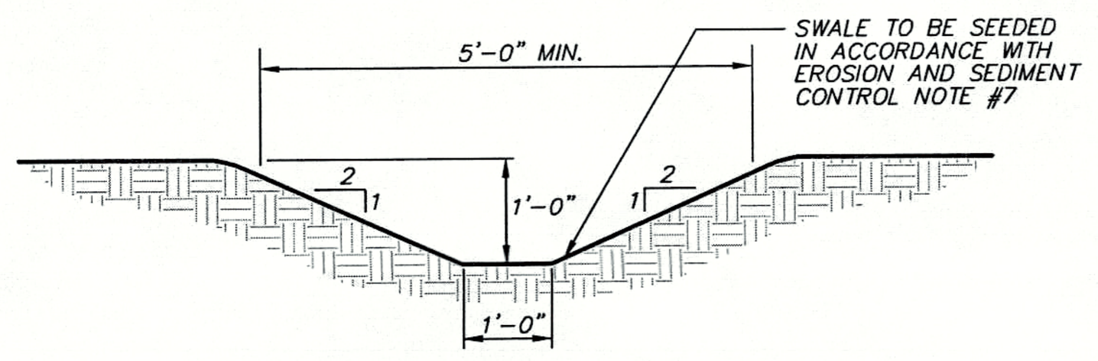
18" X 18" YARD DRAIN DETAIL
(N.T.S.)



4" BELGIUM BLOCK CURB DETAIL
(N.T.S.)

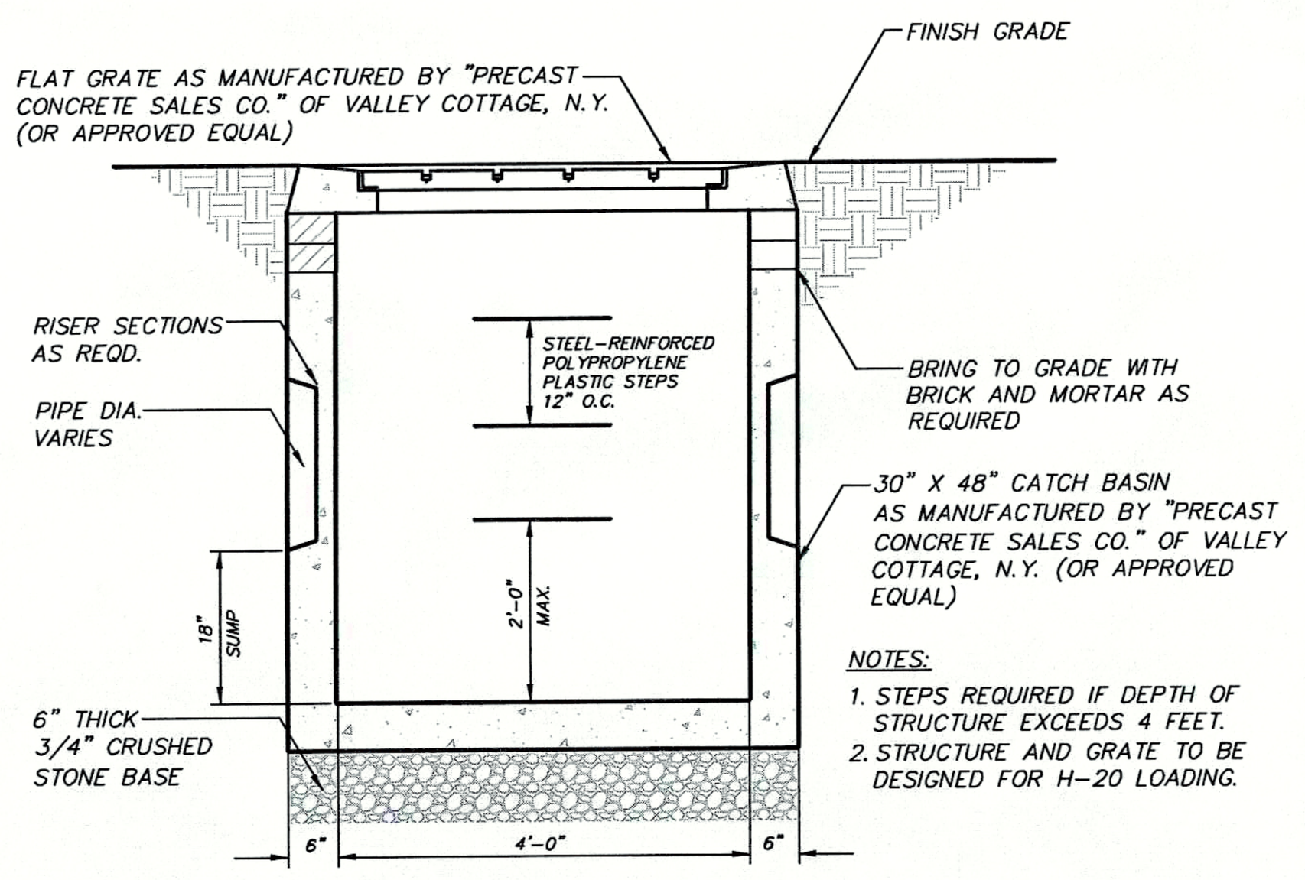


DRAINAGE LINE TRENCH DETAIL
(N.T.S.)



GRASS SWALE TO BE LINED WITH CURLEX I AS MANUFACTURED BY "AMERICAN EXCELSIOR COMPANY" OR APPROVED EQUAL.

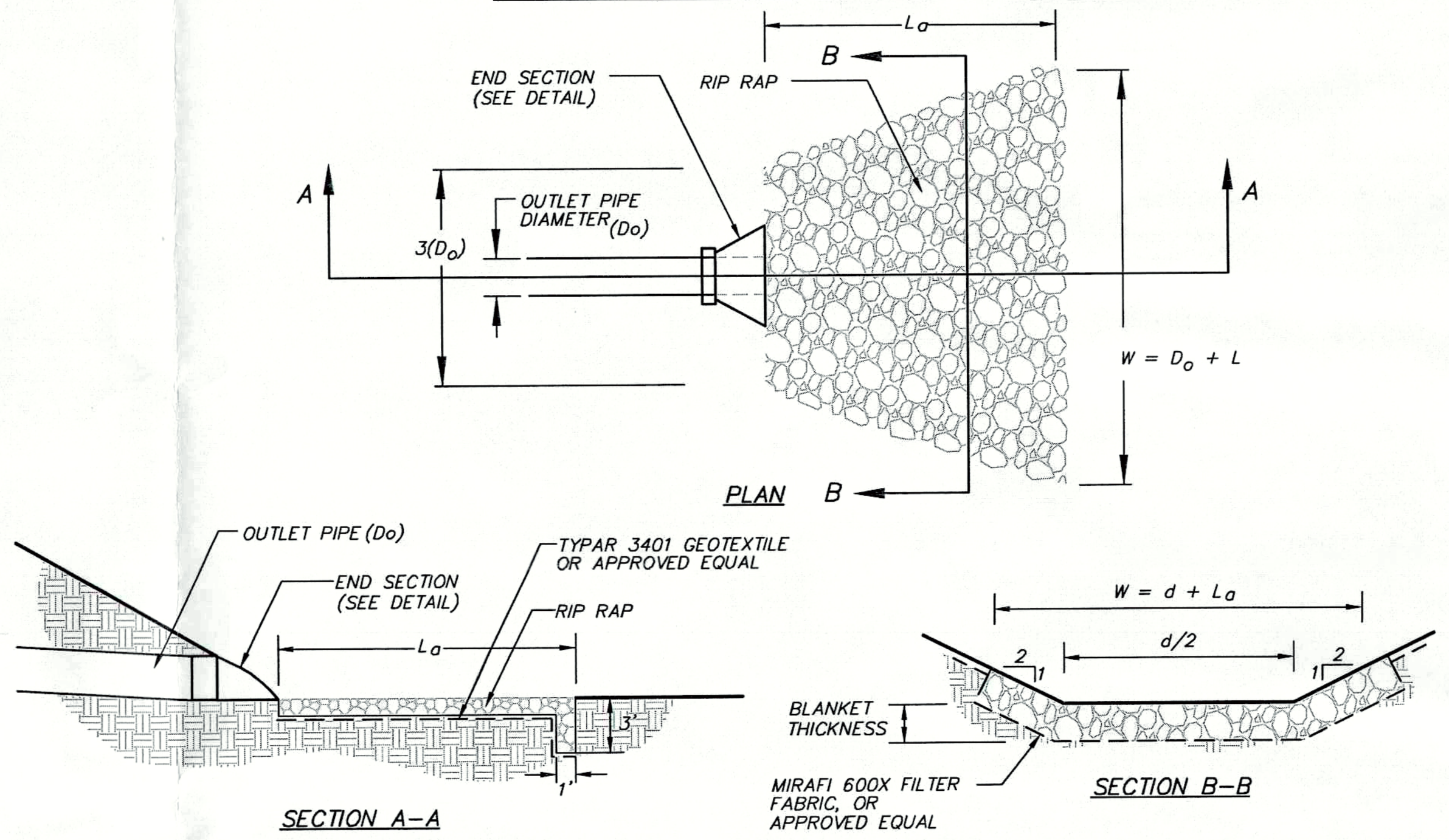
GRASS SWALE DETAIL
(N.T.S.)



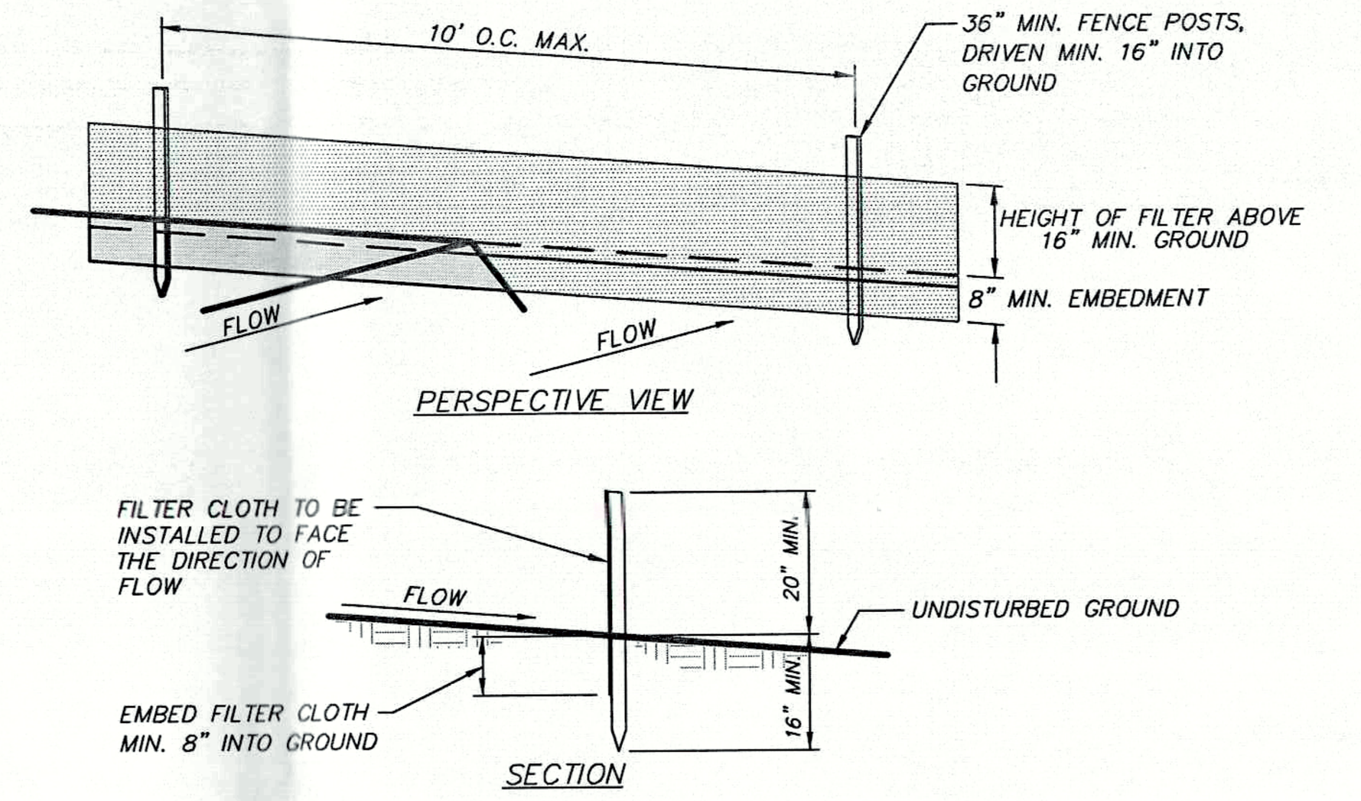
NOTES:
1. STEPS REQUIRED IF DEPTH OF STRUCTURE EXCEEDS 4 FEET.
2. STRUCTURE AND GRATE TO BE DESIGNED FOR H-20 LOADING.

DRAIN INLET DETAIL
(N.T.S.)

END SECTION	OUTLET PIPE DIAMETER (Do)	(D_{50}) RIP RAP SIZE	MAX. RIP RAP SIZE	MIN. RIPRAP BLANKET THICKNESS	LA (MIN.)
ES 8	12"	12"	18"	27"	10 FT.
ES 8A	10"				
ES 9	12"	12"	18"	27"	10 FT.
ES 17	12"	12"	18"	27"	15 FT.
ES 18	12"				
ES 25	6"				
ES 23	6"	12"	18"	27"	10 FT.



ROCK OUTLET PROTECTION DETAIL
(N.T.S.)

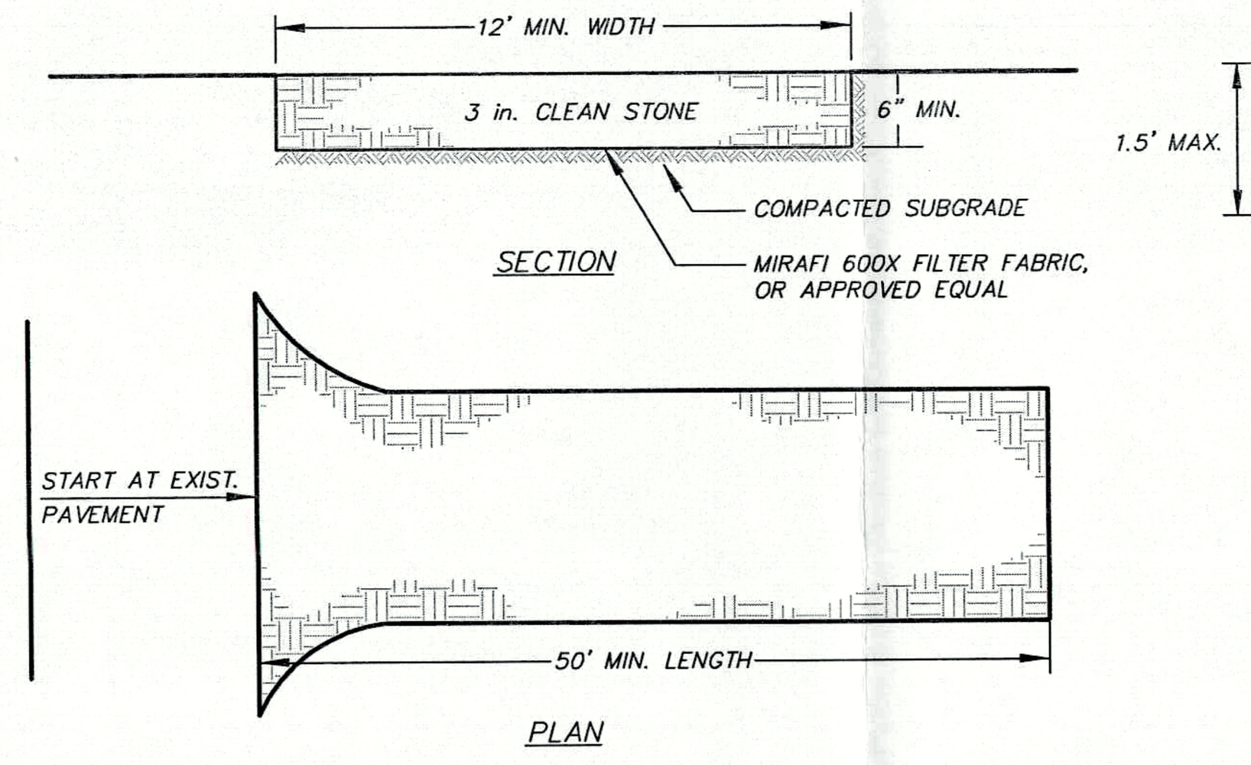


CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL
PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

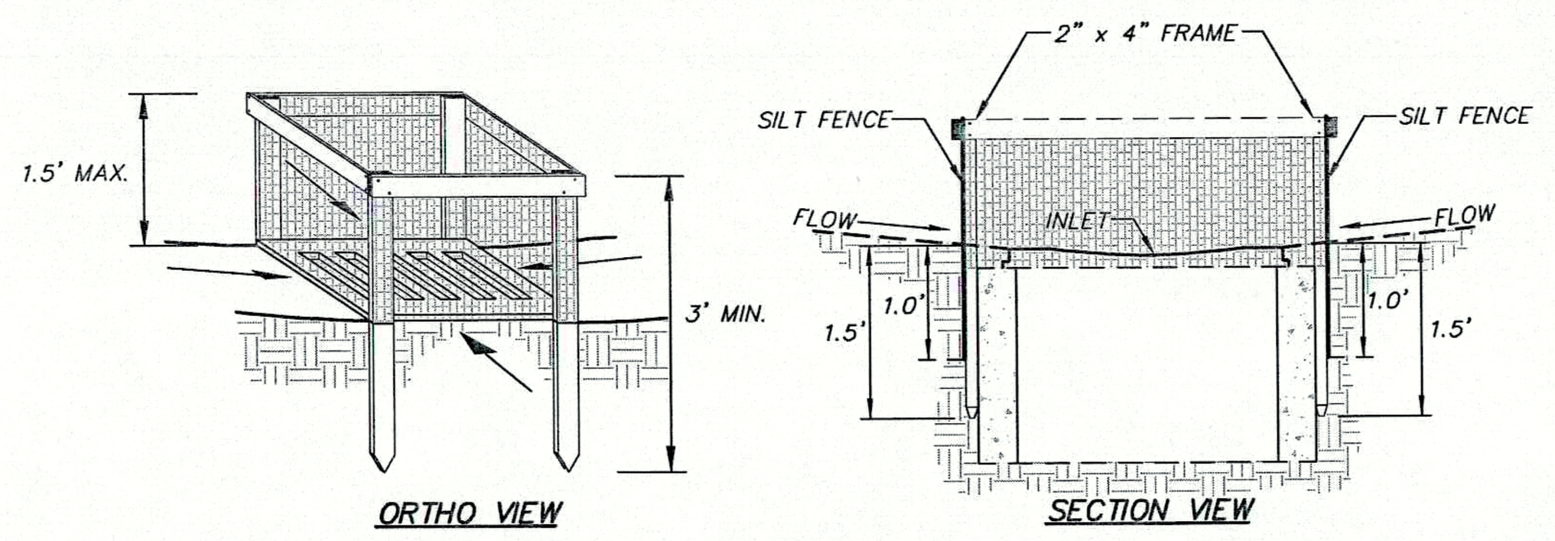
SILT FENCE DETAIL
(N.T.S.)



INSTALLATION NOTES

1. STONE SIZE – USE 3" STONE
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 – 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 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.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
(N.T.S.)



INSTALLATION NOTES

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAYBE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUM DRAINAGE AREA 1 ACRE

FILTER FABRIC INLET PROTECTION DETAIL
(N.T.S.)

SMP LONG TERM INSPECTION/MAINTENANCE REQUIREMENTS

PRACTICE ID	MONTHLY INSPECTION/MAINTENANCE REQUIREMENTS	ANNUAL INSPECTION/MAINTENANCE REQUIREMENTS	INSPECTION/MAINTENANCE AFTER MAJOR STORM EVENTS
Infiltration Basin 3.1P	Remove debris. Inspect for evidence of erosion. Mow when grass height is greater than 6 inches. Inspect for evidence of standing water and practice dewaters between storms.	Inspect outlet and overflow spillway for evidence of erosion. Inspect the condition of filter bed.	Inspect outlet and overflow spillway for evidence of erosion.
Infiltration System 1.1P	Not Applicable	Confirm infiltrators dewater within 40 hours	Inspect outlet structures & remove accumulated sediment.
Stormwater Cistern (2.1P)	Not Applicable	Inspect and clear debris/sediment from units and verify operation. Flush or vacuum units to remove sediment as needed. Inspect orfices, inlets & outlets for clogging, & stabilize and/or repair immediately. The cistern will be manually lowered at the end of fall/beginning of the winter season.	Inspect orfices, inlets & outlets for clogging, & stabilize and/or repair immediately. Inspect sediment depths and general condition of units.
Hydro-dynamic Separator	Not Applicable	Remove cover and Inspect chamber and discharge pipes. Flush or vacuum accumulated sediment as needed. Refer to Appendix H of the project SWPPP for additional information.	Remove cover and Inspect chamber and discharge pipes. Flush or vacuum accumulated sediment as needed. Refer to Appendix H of the project SWPPP for additional information.
Catch Basin / Drain Manhole / Flow Splitter	Not Applicable	Clean sumps/remove debris, Inspect weir wall for deformation and/or repair immediately	Clean sumps/remove debris, Inspect weir wall for deformation and/or repair immediately
Drain Inlets / Yard Drains	Clean sumps/remove debris	Clean sumps/remove debris	Clean sumps/remove debris
Grass Swales	Inspect first few months after construction for eroding soils & slumpage & repair immediately	Inspect & clean Mow & remove debris & litter. Revegetate as needed. Inspect for & remove accumulated sediment every 5 to 10 years.	Not Applicable
Drainage Pipes	Not Applicable	Clean sumps/remove debris	Clean sumps/remove debris

Note: The party responsible for implementation of the maintenance schedule during and after construction, as well as implementation of the long term maintenance plan is:

Robert Stahmer or current owner of each lot
610 Bridshall Drive,
Yorktown Heights, NY 10598
(914) 962-2839
and/or the current owner(s) of the subject property.

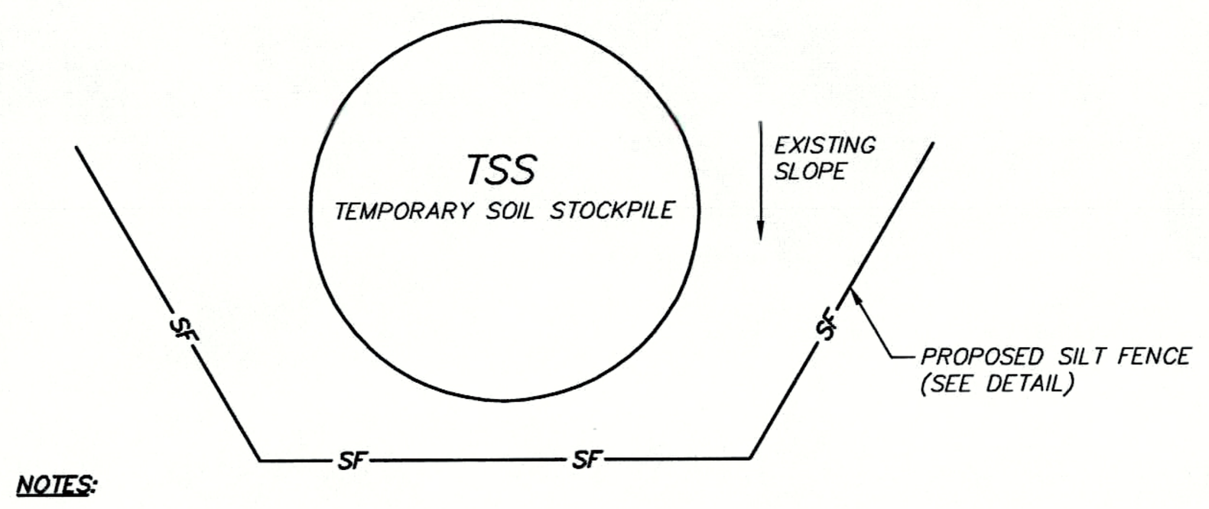
EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE

MONITORING REQUIREMENTS				MAINTENANCE REQUIREMENTS	
PRACTICE	DAILY	WEEKLY	AFTER RAINFALL	DURING CONSTRUCTION	AFTER CONSTRUCTION
SILT FENCE BARRIER	–	Inspect	Inspect	Clean/Replace	Remove
STABILIZED CONSTRUCTION ENTRANCE	Inspect	–	Inspect	Clean/Replace Stone and Fabric	Remove
DUST CONTROL	Inspect	–	Inspect	Mulching/ Spraying Water	N/A
*VEGETATIVE ESTABLISHMENT	–	Inspect	Inspect	Water/Reseed/ Remulch	Reseed to 80% Coverage
INLET PROTECTION	–	Inspect	Inspect	Clean/Repair/ Replace	Remove
SOIL STOCKPILES	–	Inspect	Inspect	Mulching/ Silt Fence Repair	Remove
SWALES	–	Inspect	Inspect	Clean/Mulch/ Repair	Mow Permanent Grass/Replace/ Repair Rip Rap
CONCRETE DRAINAGE STRUCTURES	–	Inspect	Inspect	Clean Sumps/ Remove Debris/ Repair/Replace	Clean Sumps/ Remove Debris/ Repair/Replace
PAVEMENT	–	Inspect	Inspect	Clean	Clean
*SEDIMENT TRAP	–	Inspect	Inspect	Clean/Mulch/ Repair/Reseed	N/A
STONE CHECK DAM	–	Inspect	Inspect	Remove Silt/Debris and Repair Rip Rap	Remove
CONCRETE TRUCK WASHOUT AREA	–	Inspect	Inspect	Remove Concrete From Site when Full and Re-establish	Remove
LEVEL SPREADER/ ROCK OUTLET PROTECTION	–	Inspect	Inspect	Remove Silt/Debris and Repair Rip Rap	Remove Debris and Repair Rip Rap

* Permanent vegetation is considered stabilized when 80% of the plant density is established. Erosion control measures shall remain in place until all disturbed areas are permanently stabilized.

Note: The party responsible for implementation of the maintenance schedule during and after construction, as well as implementation of the long term maintenance plan is:

Robert Stahmer
610 Bridshall Drive,
Yorktown Heights, NY 10598
(914) 962-2839
and/or the current owner(s) of the subject property.



NOTES:

1. AREA CHOSEN FOR STOCKPILE LOCATION SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE IMMEDIATELY SEEDED WITH K31 PERENNIAL TALL FESCUE.
4. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNGRADIENT SIDE.

TEMPORARY SOIL STOCKPILE DETAIL
(N.T.S.)

NO.	DATE	REVISION	BY
6	6-4-19	REVISED PER TOWN COMMENTS	JWM
5	4-10-19	REVISED PER DEP COMMENTS	JWM
4	1-23-19	REVISED PER DEP COMMENTS	JWM
3	11-16-18	GENERAL REVISIONS	JWM
2	4-24-18	GENERAL REVISIONS	JLL
1	10-25-17	GENERAL REVISIONS	KMS

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ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
STAHMER SUBDIVISION
BIRDSALL DRIVE AND JEROME ROAD
TOWN OF YORKTOWN, WESTCHESTER COUNTY, NEW YORK

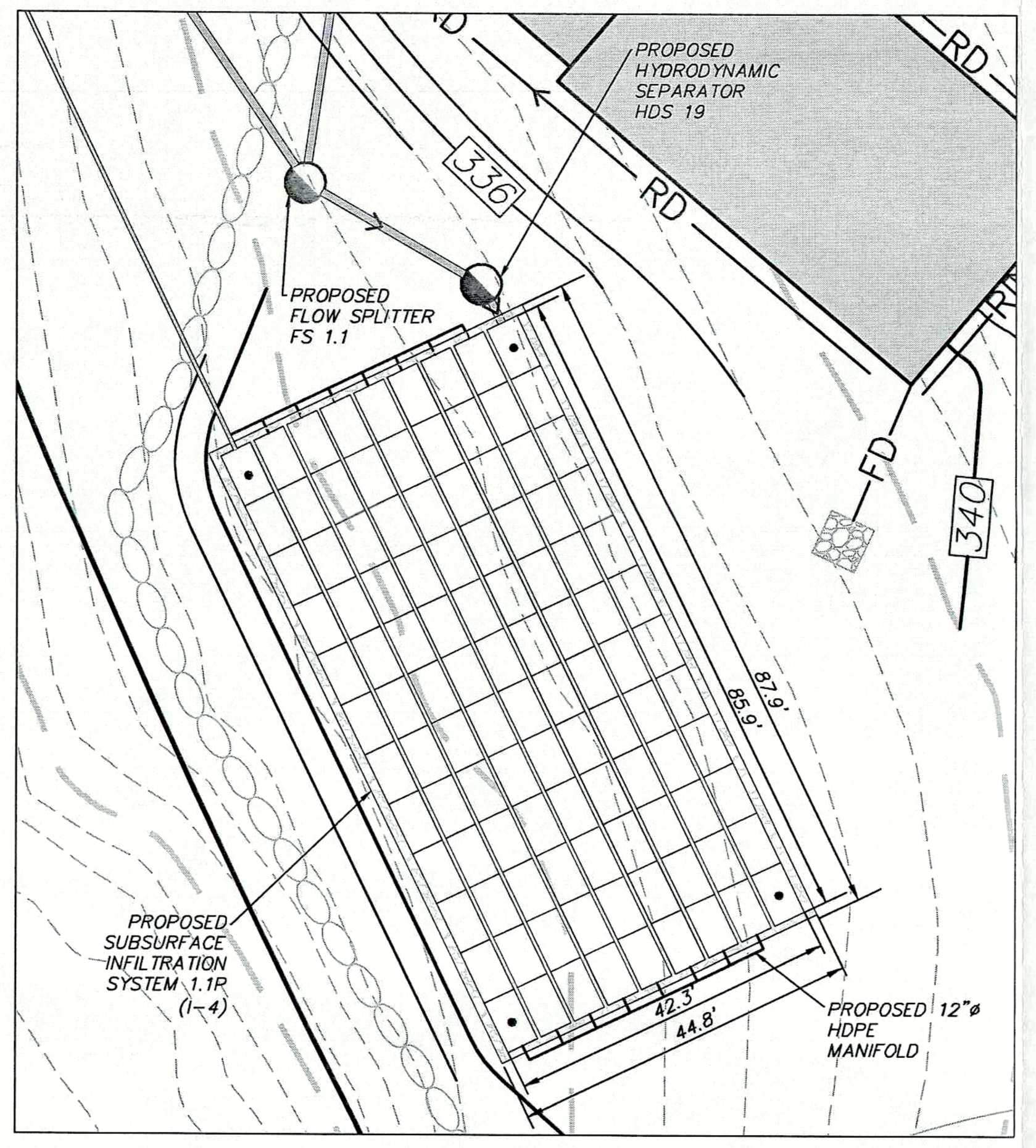
DRAWING:
DETAILS

STATE OF NEW YORK · RICHARD D. WILLIAMS JR. · 085866 · LICENSED PROFESSIONAL ENGINEER

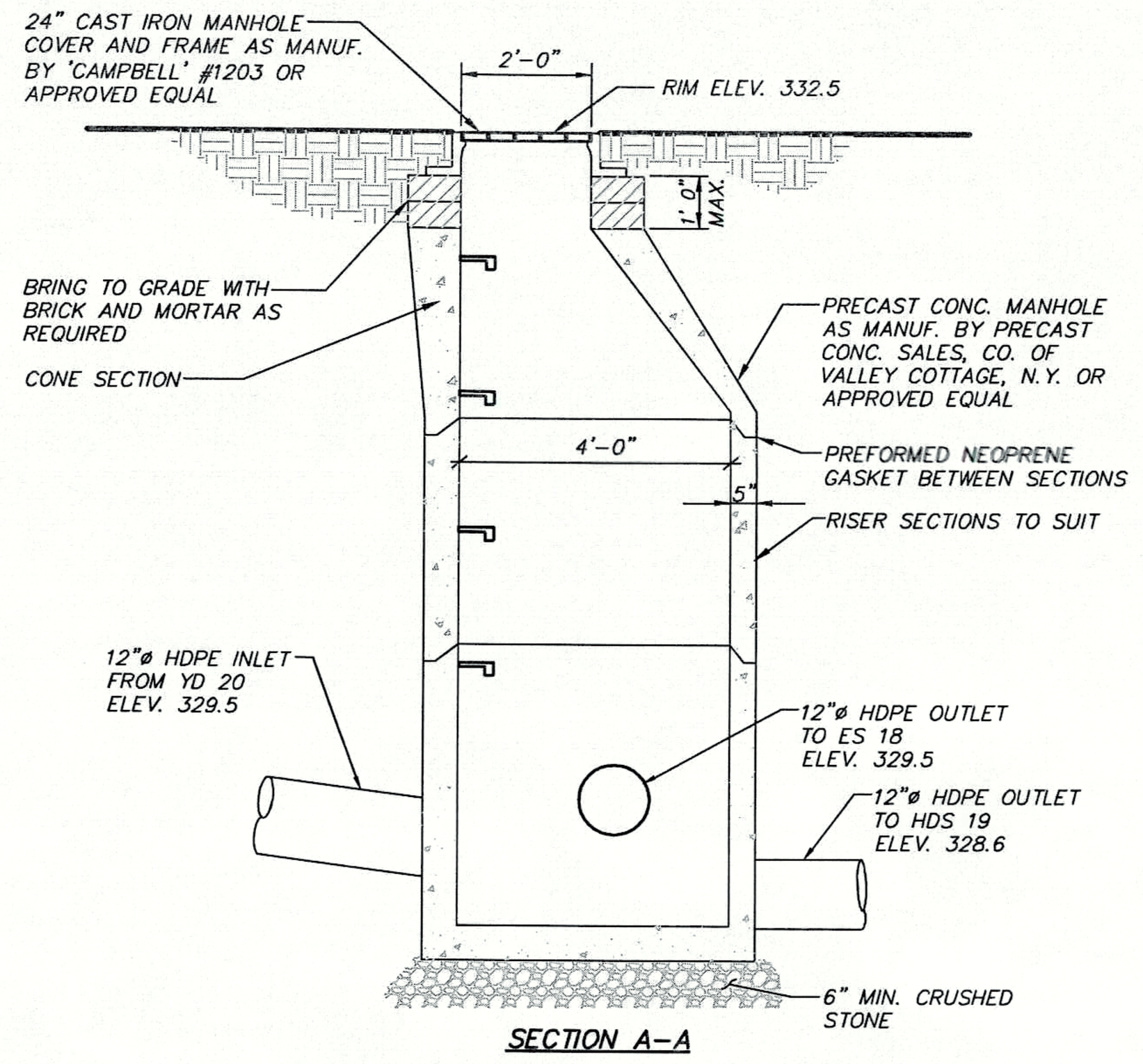
APPROVED IMPROVEMENT PLANS

PROJECT NUMBER	16140.100	PROJECT MANAGER	R.D.W.
DATE	10-5-16	DRAWN BY	C.T.Q.
SCALE	1" = 40'	CHECKED BY	J.L.L.

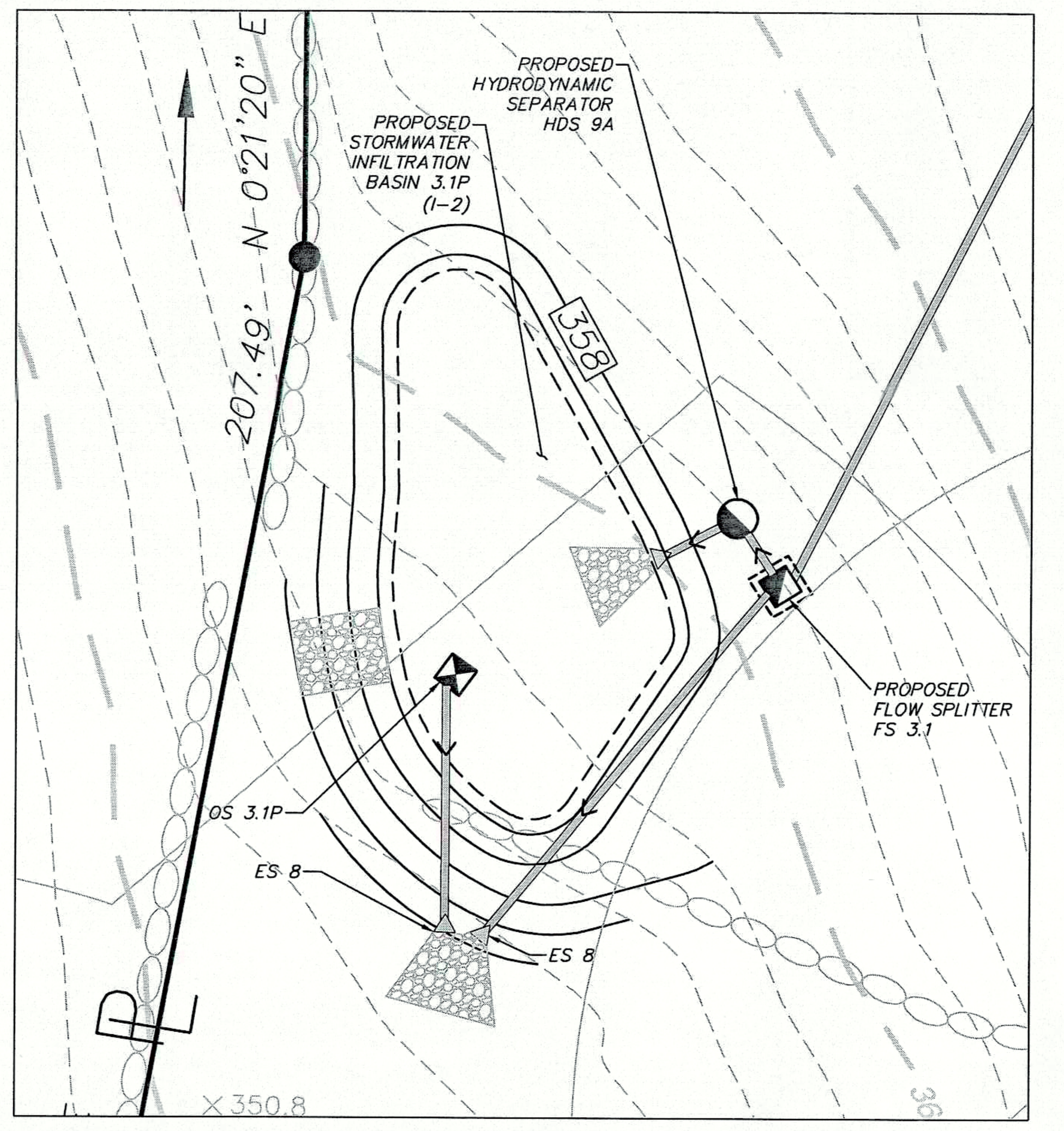
DRAWING NO. D-1
SHEET 5/6



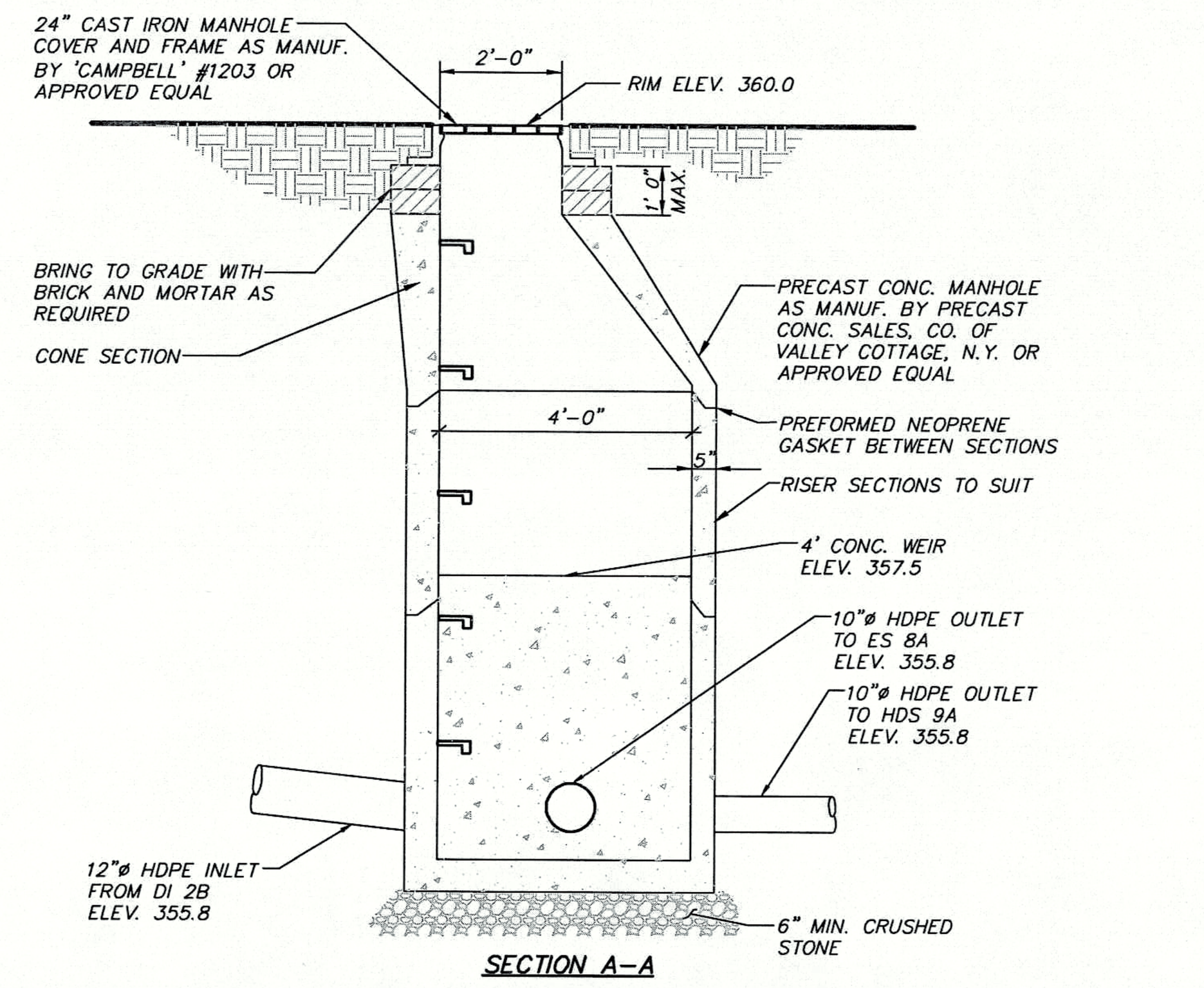
STORMWATER INFILTRATION SYSTEM 1.1P ENLARGED PLAN VIEW
SCALE: 1" = 20'



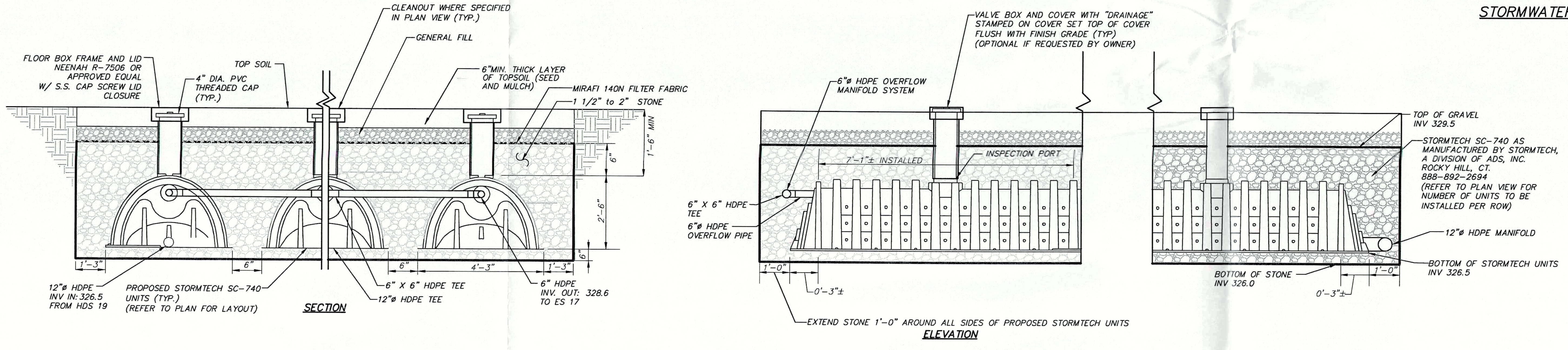
FLOW SPLITTER FS-1.1 DETAIL
(N.T.S.)



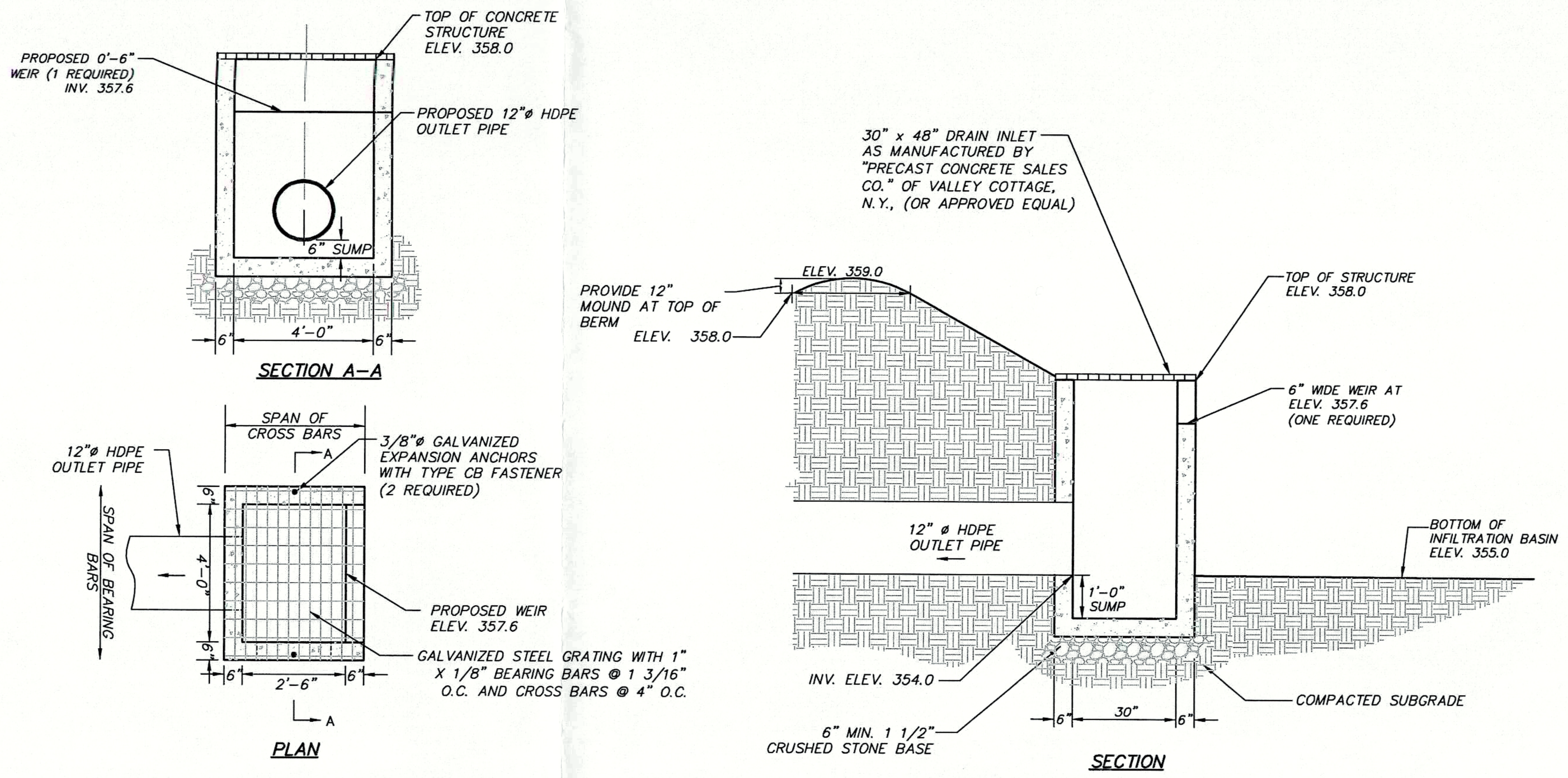
STORMWATER INFILTRATION BASIN 3.1P ENLARGED PLAN VIEW
SCALE: 1" = 20'



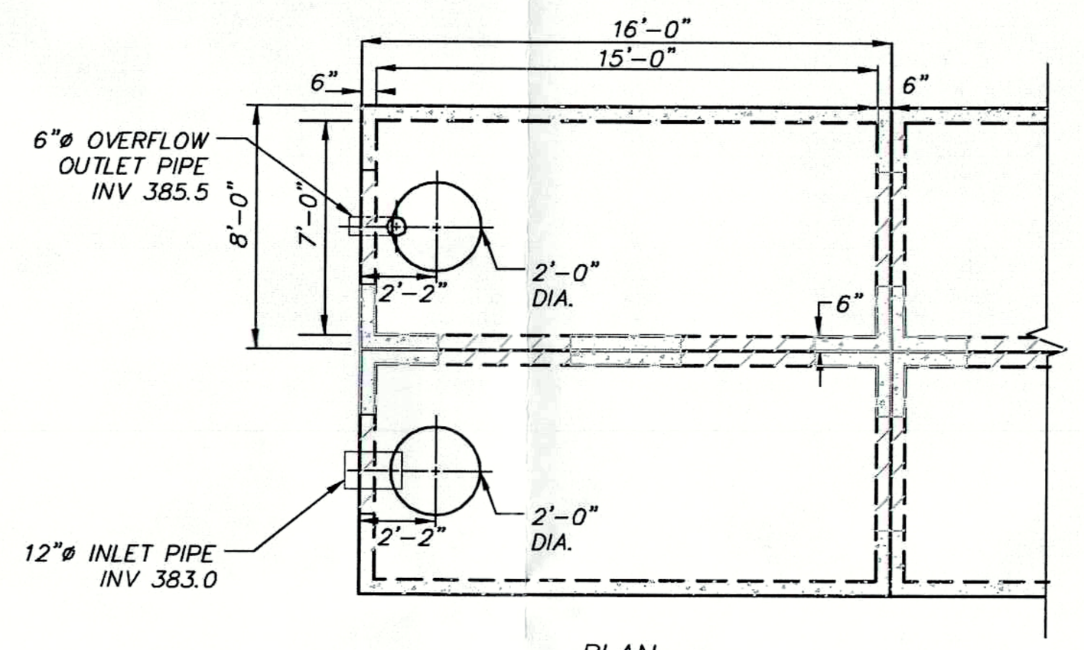
FLOW SPLITTER FS-3.1 DETAIL
(N.T.S.)

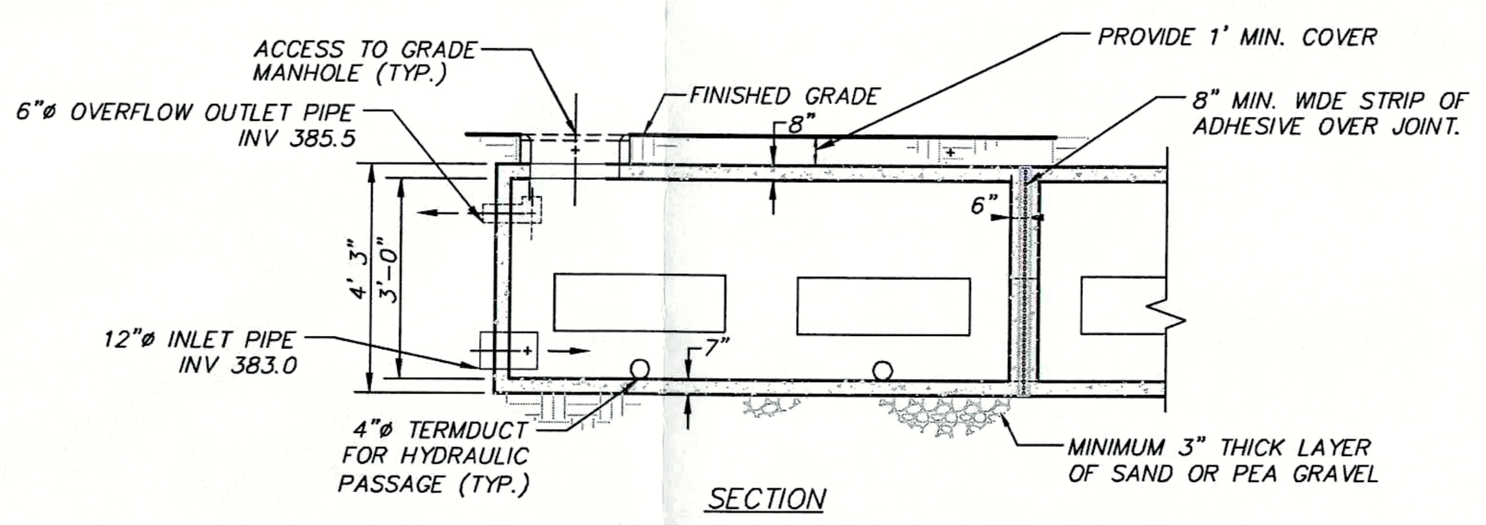


STORMWATER INFILTRATION SYSTEM 1.1P (NYSDEC DESIGN I-4) DETAIL
(N.T.S.)



OS 3.1P (NYSDEC DESIGN I-2) OUTLET STRUCTURE DETAIL
(N.T.S.)





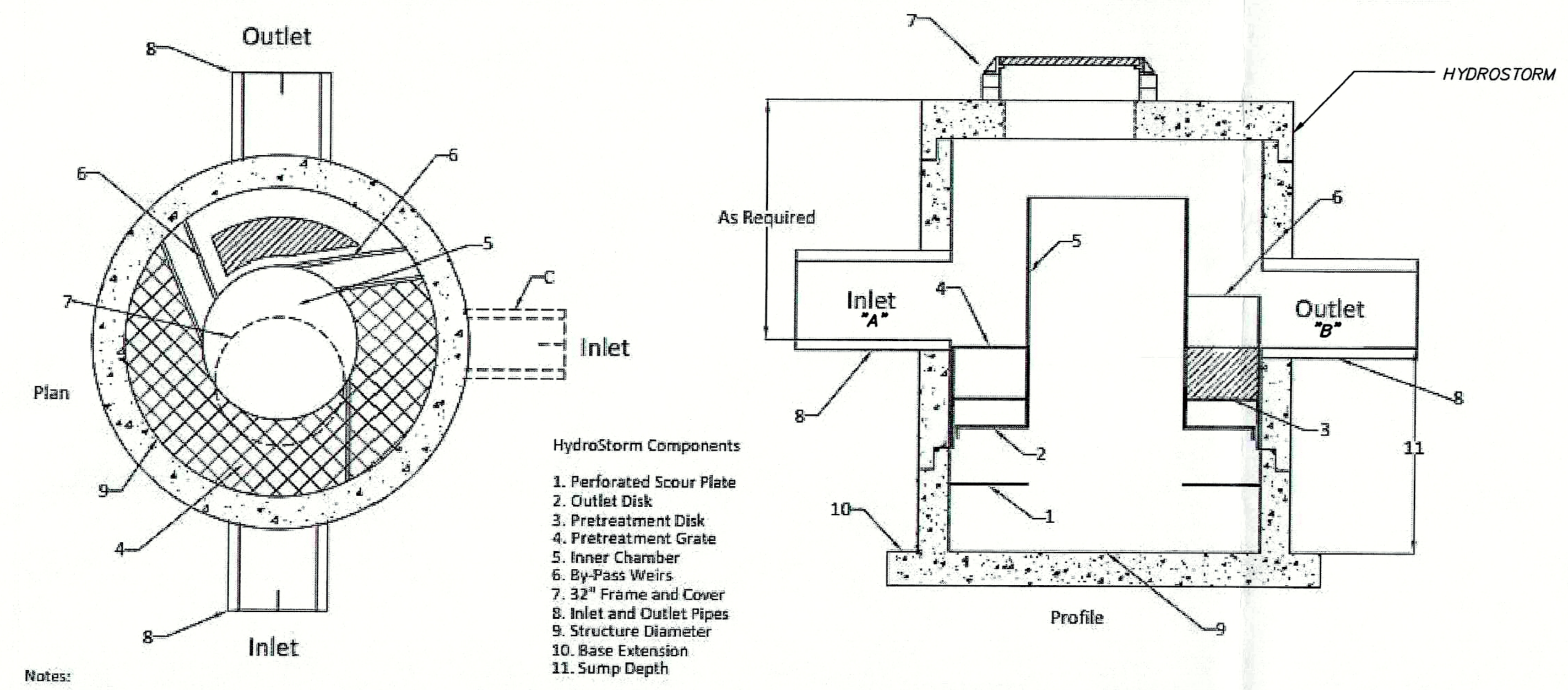
38,000 GALLON (2.1P) CISTERN DETAIL
(TO BE DESIGNED FOR H-20 LOADING)
(N.T.S.)

IRRIGATION SYSTEM NOTES:

1. Stormwater Cistern (SMP 2.1) shall be installed with a pump and distribution piping capable of servicing Lawn Area as shown on Drawing IPP-1. Final design of the irrigation system by irrigation contractor.
2. Irrigation distribution and piping shall be installed prior to the installation of finished asphalt and concrete surfaces.
3. Irrigation contractor to provide as-built of system to Design Engineer.

CISTERN DEWATERING NOTES:

1. The cistern is proposed to provide the primary source of water to irrigate the lawn area on lot 2.
2. The cistern will be used as the primary source of irrigation water, when available, for the lawn area. An alternate source of irrigation water will be utilized by the owner when the storage in the cistern has been depleted.
3. The Owner will monitor the irrigation system during the growing season to ensure volume within the cistern is provided prior to rainfall events. Should impending weather dictate the need for additional storage within the cistern, a longer duration of pumping than what is contemplated in note #5 below shall be used to lower the static water level in the cistern prior to a rainfall event.
4. A pump with a minimum output of 20 gallons per minute shall be used to dewater the cistern and supply the irrigation system.
5. The anticipated irrigation schedule during the growing season is 2.5 hours a day, every day. As stated above the cistern dewatering pump must be capable to pumping 20 gallons a minute. Therefore it is conservatively estimated that 3,000 gallons will be used during one irrigation cycle. The cistern volume, if completely full, would be depleted in just over 5 irrigation cycles or once every 5 days. Based on the EPA WaterSense New Home Specification tool, the site requires 96,557 gallons/month (24,139 gallons/week, 3,448 gallons/day).
6. Per the recommendations for cisterns in the New York State Stormwater Management Design Manual (Design Manual) the cistern will be manually lowered by the owner at the beginning of and during the winter season. The lowering of the water elevation in the cistern provides the needed storage for spring ice melt and will help prevent possible winter ice damage within the cistern.



HydroStorm Components

1. Perforated Scour Plate
2. Outlet Disk
3. Pretreatment Disk
4. Pretreatment Grate
5. Inner Chamber
6. By-Pass Weirs
7. 32" Frame and Cover
8. Inlet and Outlet Pipes
9. Structure Diameter
10. Base Extension
11. Sump Depth

Notes:

A. Use a headloss K factor of 1.04 for hydraulic gradeline calculations
B. Sump depths shown are minimums. Additional depth can be added for site specific capacities
C. Multiple inlet pipes allowed
D. Drops allowed
E. Inlet invert elevations should be the same or higher than the outlet invert elevation. Inlet can be up to 12" lower than outlet if pretreatment area is omitted but 12" must be added to sump depth to maintain overall treatment volume
F. Solid Cover shown. HydroStorm can be desiged with an inlet grate if required.
G. Oil capacities given are spill capacities. Oil should be removed from the unit once an oil depth of 2" or more is measured in the inner chamber
H. Sediment depths are maximum holding capacities and not recommended capacities for regular maintenance. Maintenance is recommended annually or once every 2 years.
I. Capacities are rounded down to nearest 5 gal or ft3

HydroStorm Dimensions / Capacities

Model	Diameter (ft) (9)	Sump Depth (ft) (11)	Inner Chamber (ft) (5)	Max. Pipe (in) (8)	Volume (gal)	Oil (gal)	Sediment (ft3)
HS 4	4	4	2	24	375	95	30
HS 5	5	4	2.5	30	585	155	45

STRUCTURE DESIGNATION	SMP ID	REQUIRED MODEL	DIAMETER (FT)	INLET INV "A"	OUTLET INV "B"
HDS 19	1.1P	HS 5	60"	327.5	327.4
HDS 3A	2.1P	HG 4	48"	386.1	386.0
HDS 9A	3.1P	HG 5	60"	355.0	354.9

PROPOSED HYDRODYNAMIC SEPARATOR DETAIL
(N.T.S.)

NO.	DATE	REVISION	BY
4	6-4-19	REVISED PER TOWN COMMENTS	JWM
3	4-10-19	REVISED PER DEP COMMENTS	JWM
2	3-19-19	REVISED PER DEP COMMENTS	JWM
1	1-23-19	REVISED PER DEP COMMENTS	JWM

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PROJECT:
STAHMER SUBDIVISION
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DETAILS

STATE OF NEW YORK · RICHARD D. WILLIAMS JR. · 085866 · LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	16140.100	PROJECT MANAGER	R.D.W.
DATE	11-16-18	DRAWN BY	J.W.M.
SCALE	1" = 40'	CHECKED BY	J.L.L.

DRAWING NO. D-2
SHEET 6 / 6

APPROVED IMPROVEMENT PLANS

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

Section 59.10

Block 1

Lot # 10

Job Site Address: 600 Birdsall Drive

City/State/Zip: Yorktown Heights

New York 10598

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

Application #:

Date Received:

Date Issued:

Date Expires:

Fee Paid: $

FSWPP-T-075-16

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

APPLICANT:

YOUR NAME: Richard D. Williams, Jr., P.E.

COMPANY: Insite Engineering, Surveying & Landscape Architecture P.C

ADDRESS: 3 Garrett Place

Carmel, NY ZIP 10512

PHONE: (845) 225-9690

EMAIL: rwilliams@insite-eng.com

OWNER:

YOUR NAME: Andrew Fiore

COMPANY:

ADDRESS: 37 South 8th Street, Unit #306

Brooklyn, NY ZIP 11249

PHONE: (917) 232-4242

EMAIL: fiorea@coned.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	~~$1,800.00~~
☐	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.

Not applicable

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

This revised application is for Lot 1 of the previously approved Stahmer Subdivision. The lot has been sold to the owner noted above. It is proposed to constructed a single-family residence including a driveway, patio and associated appurtenances. The Addedum to the Stormwater Pollution Prevention Plan has been designed in accordance with Chapter 248 of the Town of Yorktown Code and the New York State SPDES General Permit for Stormwater Discharges from construction activities, GP-0-20-001.

3. Tree Removal:

Amount of trees and/or stumps to be removed: 77
Sizes; approximate DBH: Varies (See Plan)
Species of trees to be removed (i.e. Birch, Spruce - if known): Varies (See Plan)
Reason for removal: Ancillary to site work associated with residential construction
Trees marked In field (trees must be marked prior to inspection): Yes: ☐ **No:** ☐ Unknown
Tree removal contractor: To be determined

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

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

I, Andrew Fiore **hereby authorize** Richard D. Williams, Insite Engineering **to apply for this Stormwater/Wetland Permit/Tree Permit on my behalf.**

Signature: Andrew D. Fiore **Date:** April 28, 2021

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

GENERAL CONDITIONS

. 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-wa , which may be required.

6. An 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.

Andrew Fiore

PRINT NAME

SIGNATURE F APPLICANT

April 28, 2021

DATE

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

Addendum

to the

STORMWATER POLLUTION PREVENTION PLAN

For

Lot 1 of the Stahmer Subdivision (Fiore Residence)

600 Birdsall Drive

Town of Yorktown, New York

April 28, 2021

Owner / Applicant Information:
Andrew Fiore
37 South 8th Street, Unit #306
Brooklyn, New York 11249

Note: This report in conjunction with the project plans make up the complete Stormwater Pollution Prevention Plan.

Prepared by:
Insite Engineering, Surveying & Landscape Architecture, P.C.
3 Garrett Place
Carmel, New York 10512

1.0 INTRODUCTION

The following Addendum is for the previously approved Stormwater Pollution Prevention Plan (SWPPP) prepared for the Stahmer Subdivision. Lot 10 of the subdivsion has been purchased and the new owner is proposing to construct a single-family residence including a driveway, patio and associated appurtenances. The subject property is identified as Section 59.10-1-10 in the Town of Yorktown.

The project is proposing modifications to the driveway and house footprint. Approximately 0.24 acres of impervious surfaces are proposed (0.23 acres were previously proposed on this lot.) Also, the project proposes an alternate tank manufacturer for the proposed Stormwater Cistern than what was previously approved. The alternate Stormwater Cistern has been designed to capture and treat the runoff from the proposed impervious surfaces and does not change the previously approved design assumptions.

Design Lines (Design Lines 1 & 3) and Design Point (Design Point 2) utilized in our previously analysis have not changed. The portion of the subject property that drains west are tributary to Design Line 1 & 3. These areas are consistent with what was shown on the approved SWPPP for the subdivision and are not the subject of this addendum. This report analyzes the subcatchments tributary to Design Point 2 as these are revised based on the modified house footprint, driveway and cistern tank manufacturer.

The following report has been prepared to address the proposed modifications to the approved Stormwater Pollution Prevention Plan (SWPPP). As shown in the following sections of this report, the stormwater quality and quantity for the proposed development have been treated in accordance with the requirements of the NYSDEC General Permit, GP-0-20-001, the requirements of Town of Yorktown, the New York City Department of Environmental Protection (NYCDEP) and the previously approval.

2.0 STORMWATER MANAGEMENT

The following summary demonstrates that the revised house footprint and driveway and alternate Stormwater Cistern still provide the required stormwater quality and quantity treatment for the proposed development:

- The following table summarizes the required and provided WQ_v /RR_v for the approved and amended SWPPP as calculated in Attachment B.

Table 1 – WQv/RR_v Summary Table

SMP ID	Initial WQ_v	Volume provided below overflow pipe[1]
2.1P (Previously Approved)	0.049 a.f.	0.058 a.f.
2.1P (Amended)	0.051 a.f.	0.059 a.f.

[1] The volume below the overflow pipe can be verified in the HydroCAD output contained in Attachment B.

- The proposed Cistern is sized to capture and store the entire WQv generated from the 1-year storm. Therefore, the NYSDEC Stream Channel Protection Volume (CPv) requirement does not apply, and the criterion is still met in this SWPPP Amendment.

- The Stormwater Cistern Sizing Calculations shown on Attachment E demonstrate that the proposed Cistern has been sized in general accordance with the NYSDEC Design Manual.

- The peak flows for Design Point 2 were recalculated and are summarized for the approved and amended SWPPP in the table below.

Table 2 Pre and Post-Development Peak Flows at Design Point/Line

24-HOUR DESIGN STORM PEAK FLOWS (c.f.s.)						
	10-YEAR (Overbank Flood Control)			100-YEAR (Extreme Flood Control)		
	Pre	Post (Previously Approved)	Post (Amended)	Pre	Post (Previously Approved)	Post (Amended)
Design Point 2	5.08	4.90	4.91	11.29	10.45	11.19

As shown in the above table, the site meets the requirements for Q_p and Q_f for the Amended Site Plan. For additional information see attached HydroCAD output in Attachment A & B.

- Per the Rules and Regulations, the stormwater treatment volume used shall be the greater of the runoff volume from the 1-year, 24-hour storm event or the volume generated by the 90% storm. The initial WQv from the 1-year storm event was discussed above. The following equation, per Chapter 4, was used to determine the water quality volume for the 90% storm event for for the approved and amended SWPPP:

Table 3 - Water Quality Volume Calculation Summary 90% Storm vs. 1-Year Storm Comparison

Subcatchments	P (in.)	%I	R_v[1]	A (ac.)	WQ_{v90} (a.f.)	WQ_v 1-year (a.f.)
2.1S (Previously Approved)	1.5	79.3	0.76	0.29	0.028	0.049
2.1S (Amended)	1.5	92.3	0.88	0.26	0.029	0.051

[1] A minimum R_v of 0.2 is required

As shown in the table above, the volume produced by the 1-year, 24-hour design storm for subcatchments 2.1S & 2.2S are larger than the volume produced by the 90% storm. Therefore, the 1-year, 24-hour design storm volumes shall still be used for the WQv sizing in this report.

- The stormwater collection and conveyance systems have been slightly modified to accommodate the revised building footprint and driveway. Revised Pipe Sizing Calculations can be found in Attachment C.
- Hydrodynamic Separator Sizing and Information can be found in Attachment D.

3.0 CONCULSION

Based on the above, the slight increase in impervious area, and the change in tank manufacturer do not alter the previous design, its assumptions, or the approvals. The proposed modifications are consistent with Town of Yorktown, NYSDEC and NYCDEP Stormwater requirements.

ATTACHMENTS

FIGURES

ATTACHMENT A

Pre-development HydroCAD Output

Subcat Reach Pond Link

Routing Diagram for A - Pre-development Drainage

Prepared by Insite Engineering, Surveying and Landscape Architecture, P.C., Printed 4/27/2021

Summary for Subcatchment 2.0S:

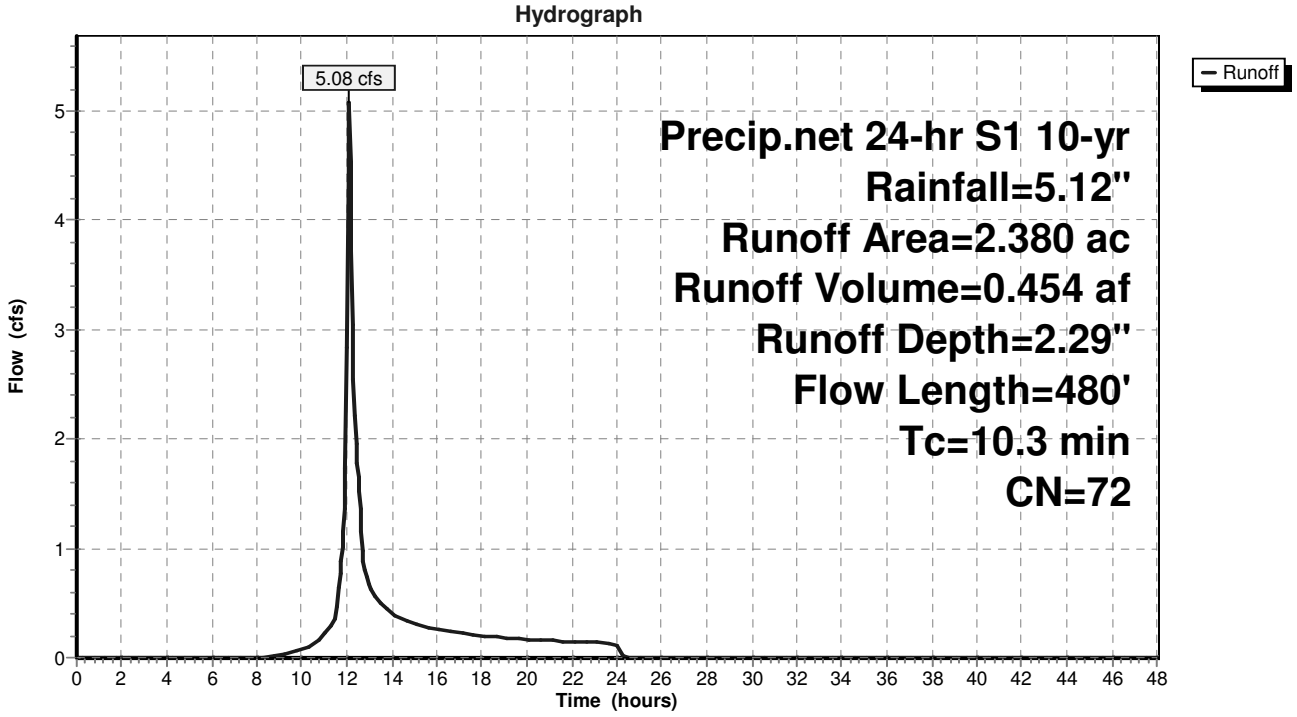
Runoff = 5.08 cfs @ 12.10 hrs, Volume= 0.454 af, Depth= 2.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Precip.net 24-hr S1 10-yr Rainfall=5.12"

	Area (ac)	CN	Description
*	0.350	70	Woods, Fair, HSG C
	1.210	71	Meadow, non-grazed, HSG C
	0.060	98	Paved parking, HSG C
	0.760	74	>75% Grass cover, Good, HSG C
	2.380	72	Weighted Average
	2.320		97.48% Pervious Area
	0.060		2.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.6	100	0.0350	0.22		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.40"
2.6	360	0.1100	2.32		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	20	0.0270	3.34		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
10.3	480	Total			

Subcatchment 2.0S:



Summary for Subcatchment 2.0S:

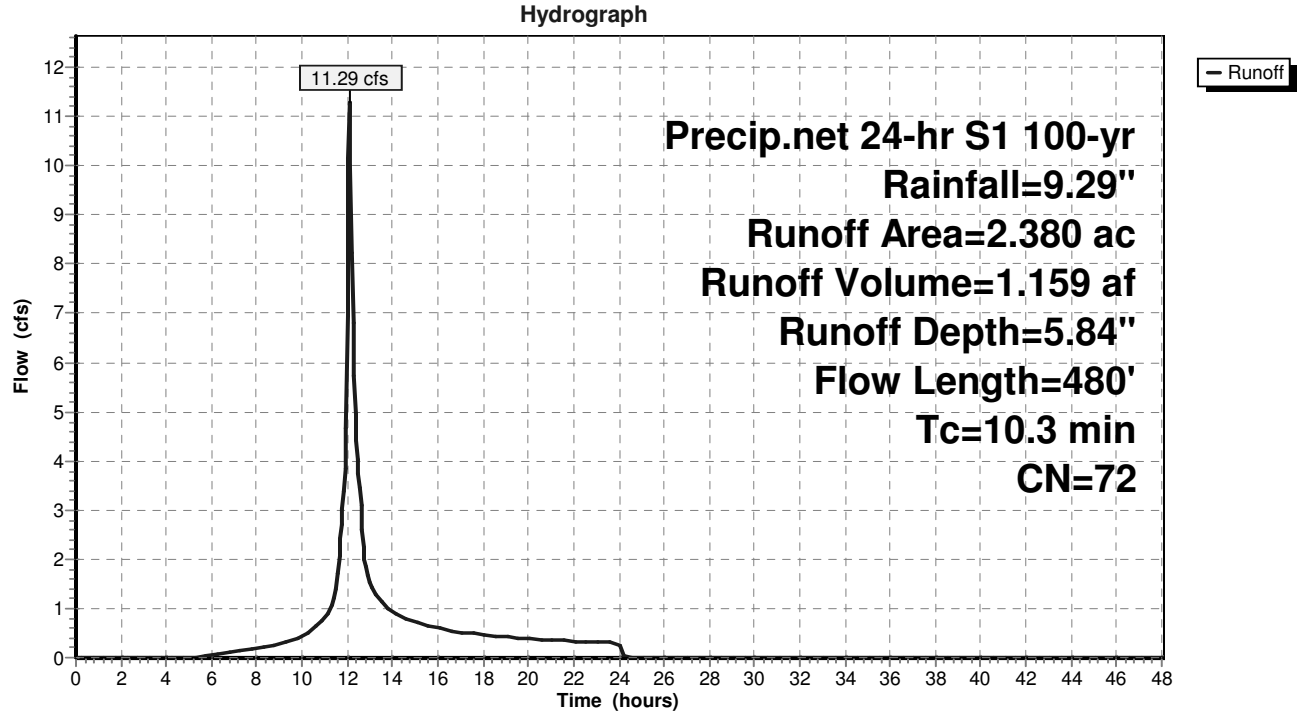
Runoff = 11.29 cfs @ 12.10 hrs, Volume= 1.159 af, Depth= 5.84"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Precip.net 24-hr S1 100-yr Rainfall=9.29"

	Area (ac)	CN	Description
*	0.350	70	Woods, Fair, HSG C
	1.210	71	Meadow, non-grazed, HSG C
	0.060	98	Paved parking, HSG C
	0.760	74	>75% Grass cover, Good, HSG C
	2.380	72	Weighted Average
	2.320		97.48% Pervious Area
	0.060		2.52% Impervious Area

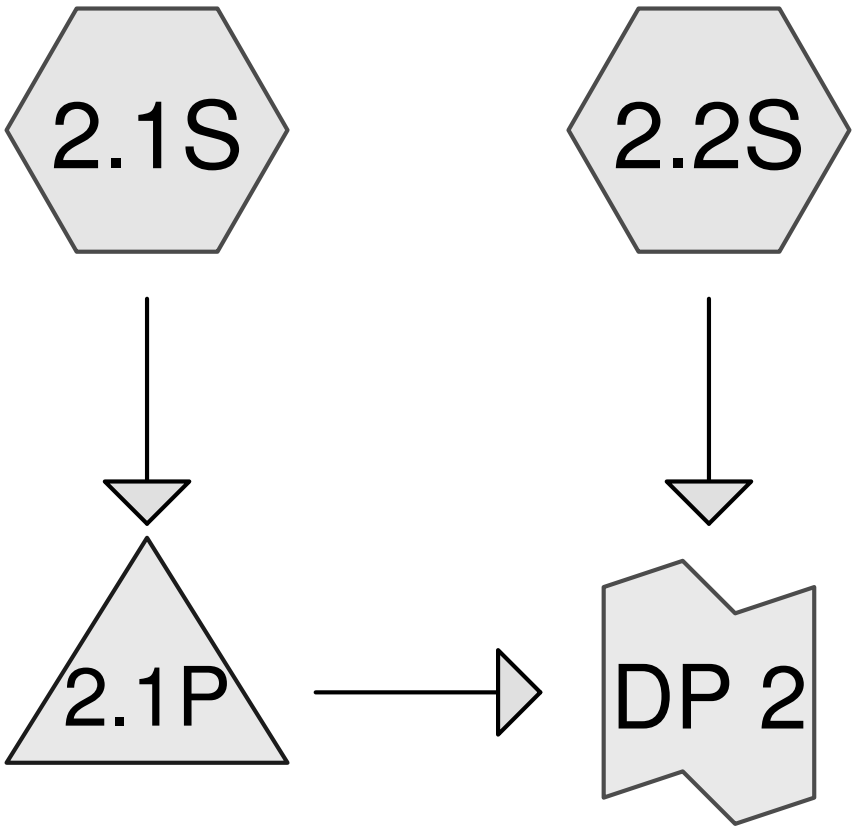
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.6	100	0.0350	0.22		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.40"
2.6	360	0.1100	2.32		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	20	0.0270	3.34		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
10.3	480	Total			

Subcatchment 2.0S:



ATTACHMENT B

Post-development HydroCAD Output



Design Point 2

Subcat Reach Pond Link

Routing Diagram for B- Post-development Drainage

Prepared by Insite Engineering, Surveying and Landscape Architecture, P.C., Printed 4/29/2021

Summary for Subcatchment 2.1S:

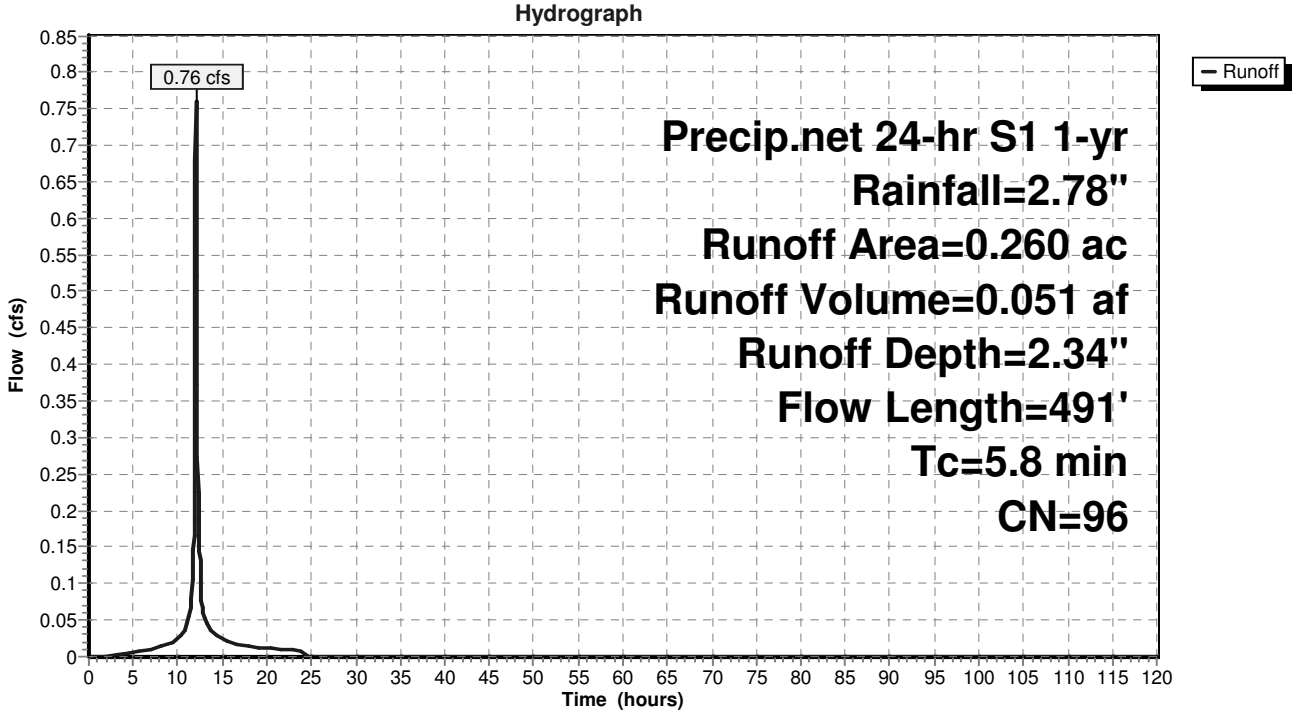
Runoff = 0.76 cfs @ 12.04 hrs, Volume= 0.051 af, Depth= 2.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Precip.net 24-hr S1 1-yr Rainfall=2.78"

Area (ac)	CN	Description
0.240	98	Paved parking, HSG D
0.020	74	>75% Grass cover, Good, HSG C
0.260	96	Weighted Average
0.020		7.69% Pervious Area
0.240		92.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.2	47	0.0200	0.15		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.40"
0.3	150	0.0590	7.52	1.48	**Pipe Channel,** 6.0" Round Area= 0.2 sf Perim= 1.6' r= 0.13' n= 0.012
0.3	294	0.0950	15.15	11.90	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012
5.8	491	Total			

Subcatchment 2.1S:



Summary for Subcatchment 2.2S:

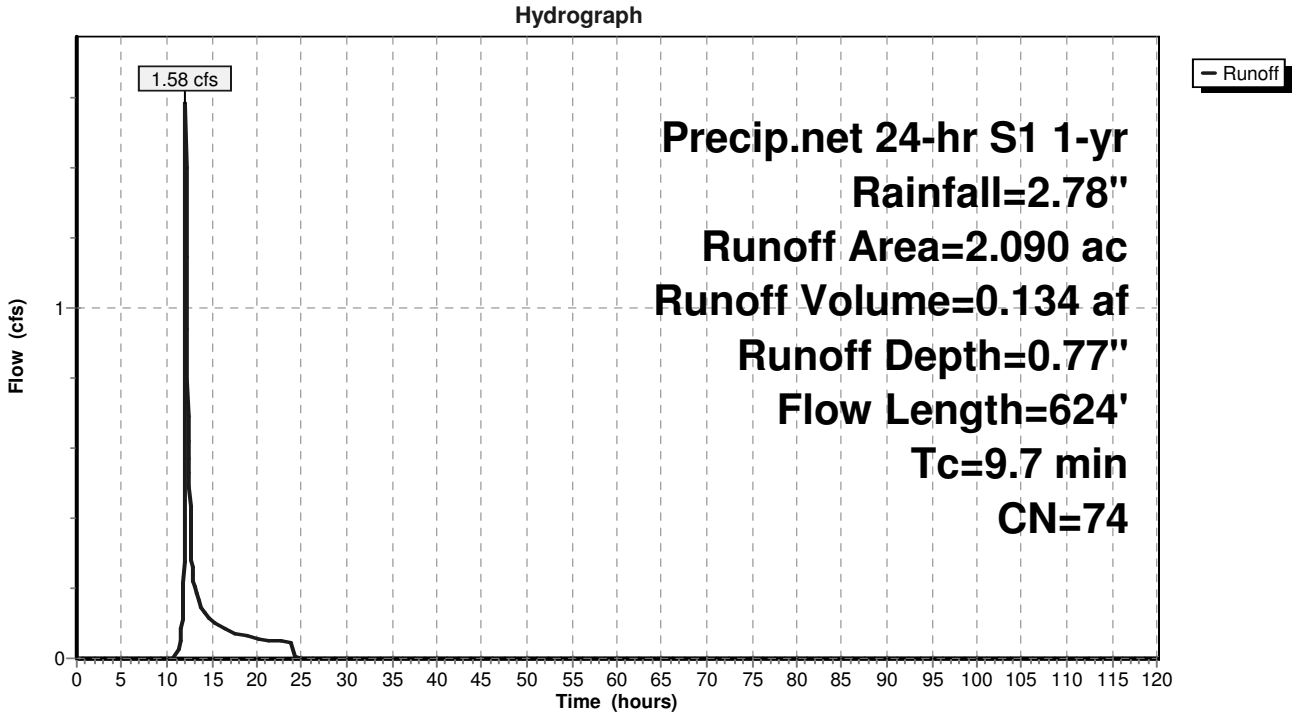
Runoff = 1.58 cfs @ 12.10 hrs, Volume= 0.134 af, Depth= 0.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Precip.net 24-hr S1 1-yr Rainfall=2.78"

Area (ac)	CN	Description
1.730	74	>75% Grass cover, Good, HSG C
0.300	70	Woods, Good, HSG C
0.060	98	Paved parking, HSG D
2.090	74	Weighted Average
2.030		97.13% Pervious Area
0.060		2.87% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.6	100	0.0350	0.22		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.40"
1.4	177	0.0900	2.10		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	25	0.3000	8.22		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
0.1	50	0.0800	8.04	24.13	**Trap/Vee/Rect Channel Flow,** Bot.W=1.00' D=1.00' Z= 2.0 '/' Top.W=5.00' n= 0.035 Earth, dense weeds
0.1	67	0.0300	8.51	6.69	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012
0.1	38	0.0180	7.65	9.39	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
0.3	167	0.0240	8.83	10.84	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
9.7	624	Total			

Subcatchment 2.2S:



Summary for Pond 2.1P:

Inflow Area = 0.260 ac, 92.31% Impervious, Inflow Depth = 2.34" for 1-yr event
Inflow = 0.76 cfs @ 12.04 hrs, Volume= 0.051 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 385.14' @ 24.40 hrs Surf.Area= 0.024 ac Storage= 0.051 af

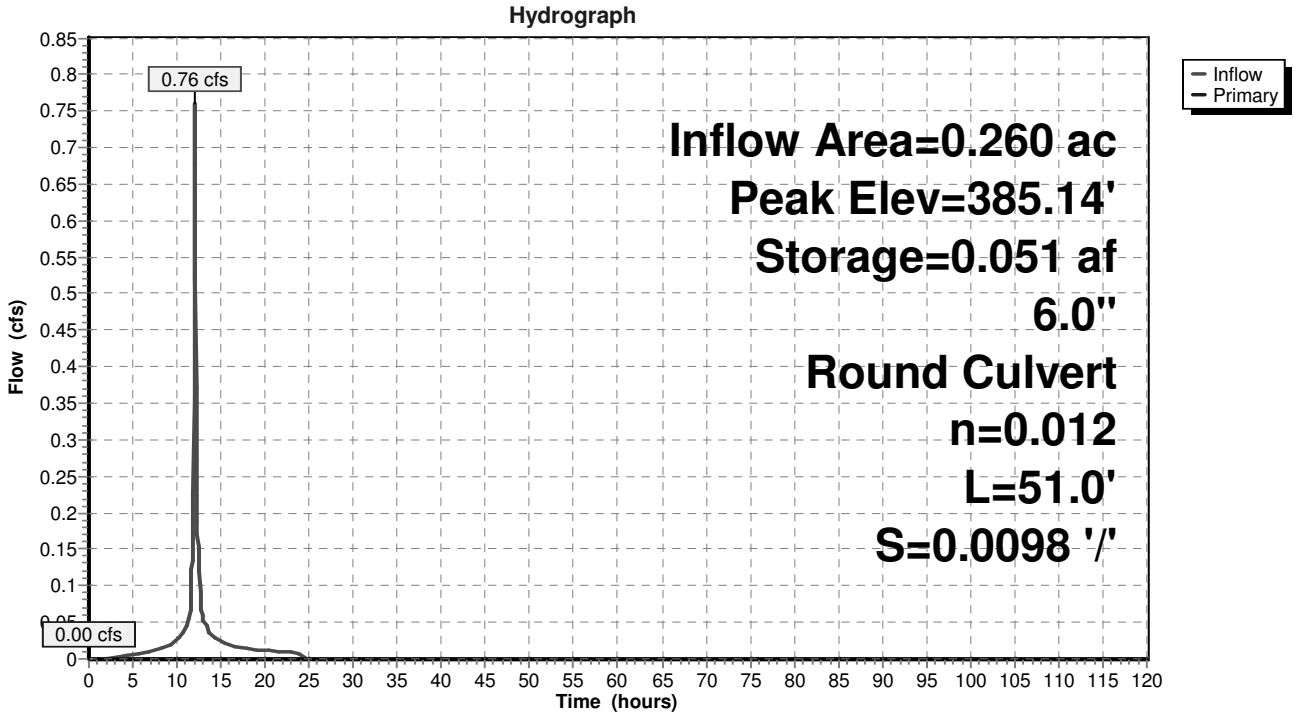
Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	383.00'	0.078 af	**6.00'W x 11.50'L x 6.16'H Prismatoid** x 8
#2	383.00'	0.060 af	**6.00'W x 13.25'L x 5.50'H Prismatoid** x 6
		0.138 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	385.50'	**6.0" Round Culvert** L= 51.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 385.50' / 385.00' S= 0.0098 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=383.00' TW=0.00' (Dynamic Tailwater)
↑**1=Culvert** (Controls 0.00 cfs)

Pond 2.1P:



Stage-Area-Storage for Pond 2.1P:

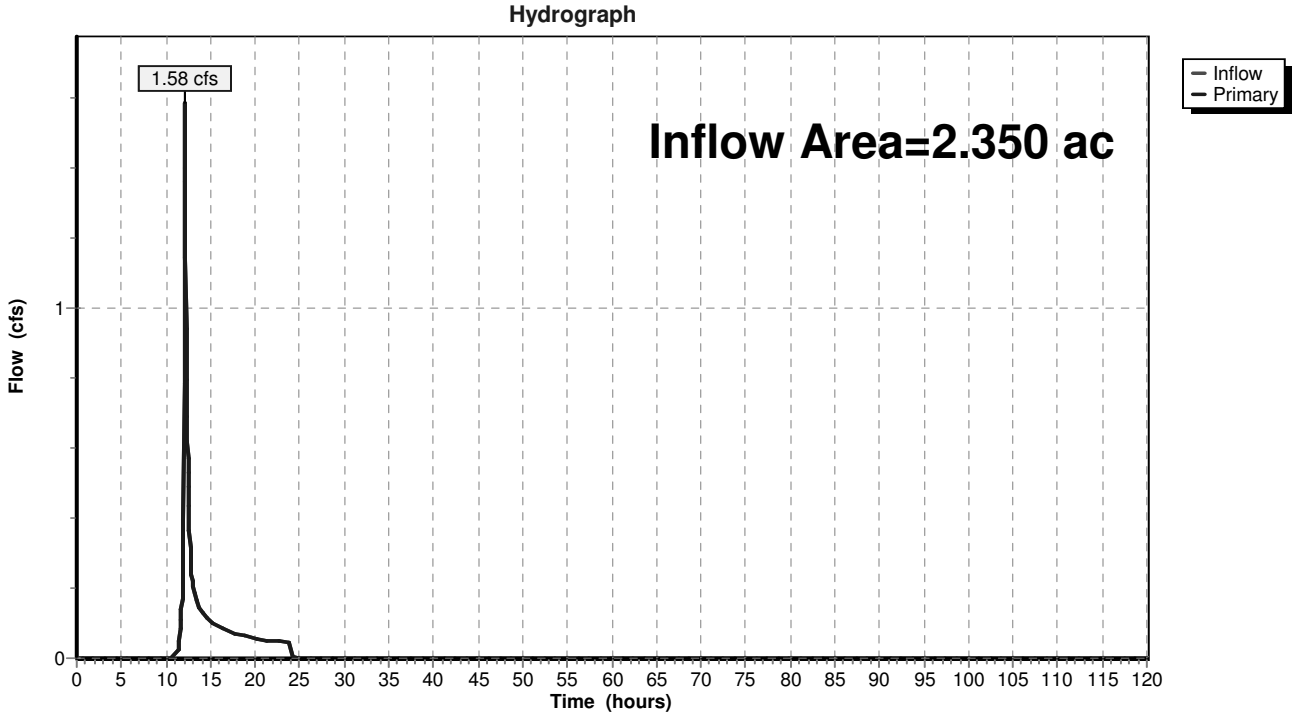
Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)
383.00	0.000	385.08	0.049	387.16	0.098
383.04	0.001	385.12	0.050	387.20	0.099
383.08	0.002	385.16	0.051	387.24	0.100
383.12	0.003	385.20	0.052	387.28	0.101
383.16	0.004	385.24	0.053	387.32	0.102
383.20	0.005	385.28	0.054	387.36	0.103
383.24	0.006	385.32	0.055	387.40	0.104
383.28	0.007	385.36	0.056	387.44	0.105
383.32	0.008	385.40	0.057	387.48	0.106
383.36	0.009	385.44	0.058	387.52	0.107
383.40	0.009	385.48	0.059	387.56	0.108
383.44	0.010	385.52	0.060	387.60	0.109
383.48	0.011	385.56	0.060	387.64	0.110
383.52	0.012	385.60	0.061	387.68	0.111
383.56	0.013	385.64	0.062	387.72	0.111
383.60	0.014	385.68	0.063	387.76	0.112
383.64	0.015	385.72	0.064	387.80	0.113
383.68	0.016	385.76	0.065	387.84	0.114
383.72	0.017	385.80	0.066	387.88	0.115
383.76	0.018	385.84	0.067	387.92	0.116
383.80	0.019	385.88	0.068	387.96	0.117
383.84	0.020	385.92	0.069	388.00	0.118
383.88	0.021	385.96	0.070	388.04	0.119
383.92	0.022	386.00	0.071	388.08	0.120
383.96	0.023	386.04	0.072	388.12	0.121
384.00	0.024	386.08	0.073	388.16	0.122
384.04	0.025	386.12	0.074	388.20	0.123
384.08	0.026	386.16	0.075	388.24	0.124
384.12	0.026	386.20	0.076	388.28	0.125
384.16	0.027	386.24	0.077	388.32	0.126
384.20	0.028	386.28	0.077	388.36	0.127
384.24	0.029	386.32	0.078	388.40	0.128
384.28	0.030	386.36	0.079	388.44	0.129
384.32	0.031	386.40	0.080	388.48	0.129
384.36	0.032	386.44	0.081	388.52	0.130
384.40	0.033	386.48	0.082	388.56	0.131
384.44	0.034	386.52	0.083	388.60	0.131
384.48	0.035	386.56	0.084	388.64	0.132
384.52	0.036	386.60	0.085	388.68	0.132
384.56	0.037	386.64	0.086	388.72	0.133
384.60	0.038	386.68	0.087	388.76	0.133
384.64	0.039	386.72	0.088	388.80	0.134
384.68	0.040	386.76	0.089	388.84	0.134
384.72	0.041	386.80	0.090	388.88	0.135
384.76	0.042	386.84	0.091	388.92	0.135
384.80	0.043	386.88	0.092	388.96	0.136
384.84	0.043	386.92	0.093	389.00	0.136
384.88	0.044	386.96	0.094	389.04	0.137
384.92	0.045	387.00	0.094	389.08	0.137
384.96	0.046	387.04	0.095	389.12	0.138
385.00	0.047	387.08	0.096	389.16	**0.138**
385.04	0.048	387.12	0.097		

Summary for Link DP 2: Design Point 2

Inflow Area = 2.350 ac, 12.77% Impervious, Inflow Depth = 0.69" for 1-yr event
Inflow = 1.58 cfs @ 12.10 hrs, Volume= 0.134 af
Primary = 1.58 cfs @ 12.10 hrs, Volume= 0.134 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link DP 2: Design Point 2



Summary for Subcatchment 2.1S:

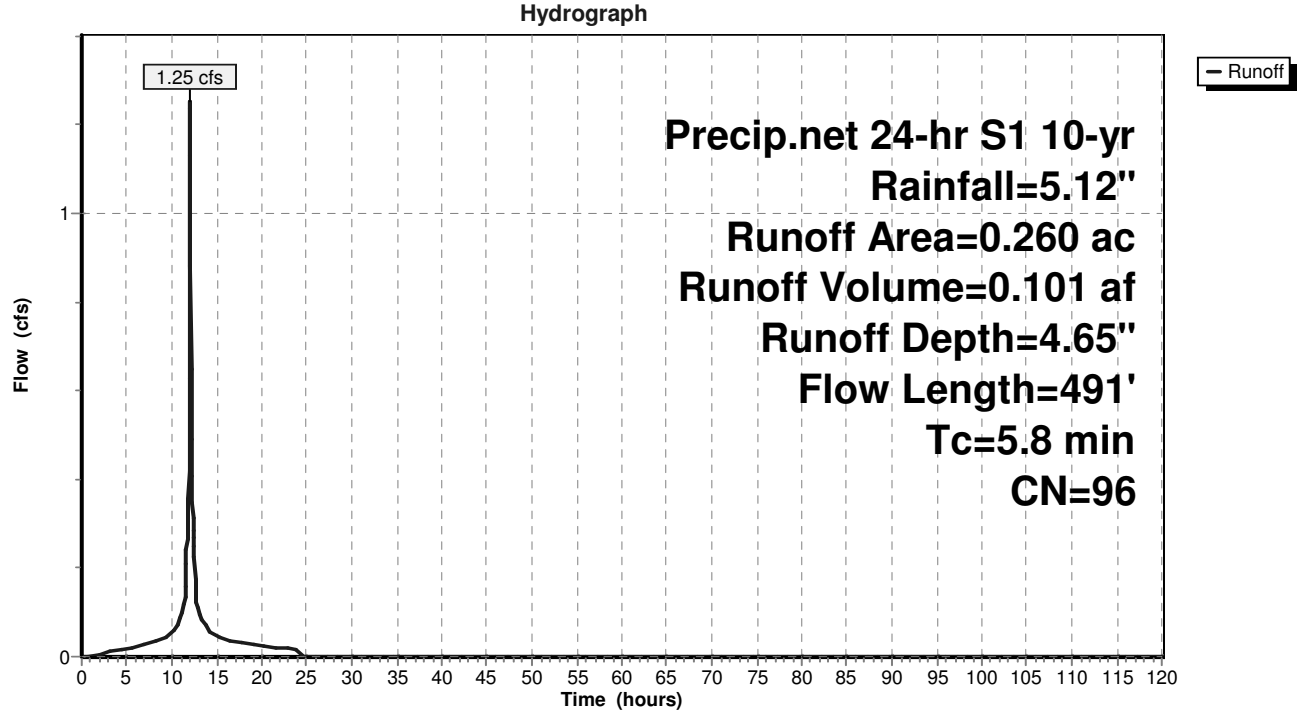
Runoff = 1.25 cfs @ 12.04 hrs, Volume= 0.101 af, Depth= 4.65"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Precip.net 24-hr S1 10-yr Rainfall=5.12"

Area (ac)	CN	Description
0.240	98	Paved parking, HSG D
0.020	74	>75% Grass cover, Good, HSG C
0.260	96	Weighted Average
0.020		7.69% Pervious Area
0.240		92.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.2	47	0.0200	0.15		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.40"
0.3	150	0.0590	7.52	1.48	**Pipe Channel,** 6.0" Round Area= 0.2 sf Perim= 1.6' r= 0.13' n= 0.012
0.3	294	0.0950	15.15	11.90	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012
5.8	491	Total			

Subcatchment 2.1S:



Summary for Subcatchment 2.2S:

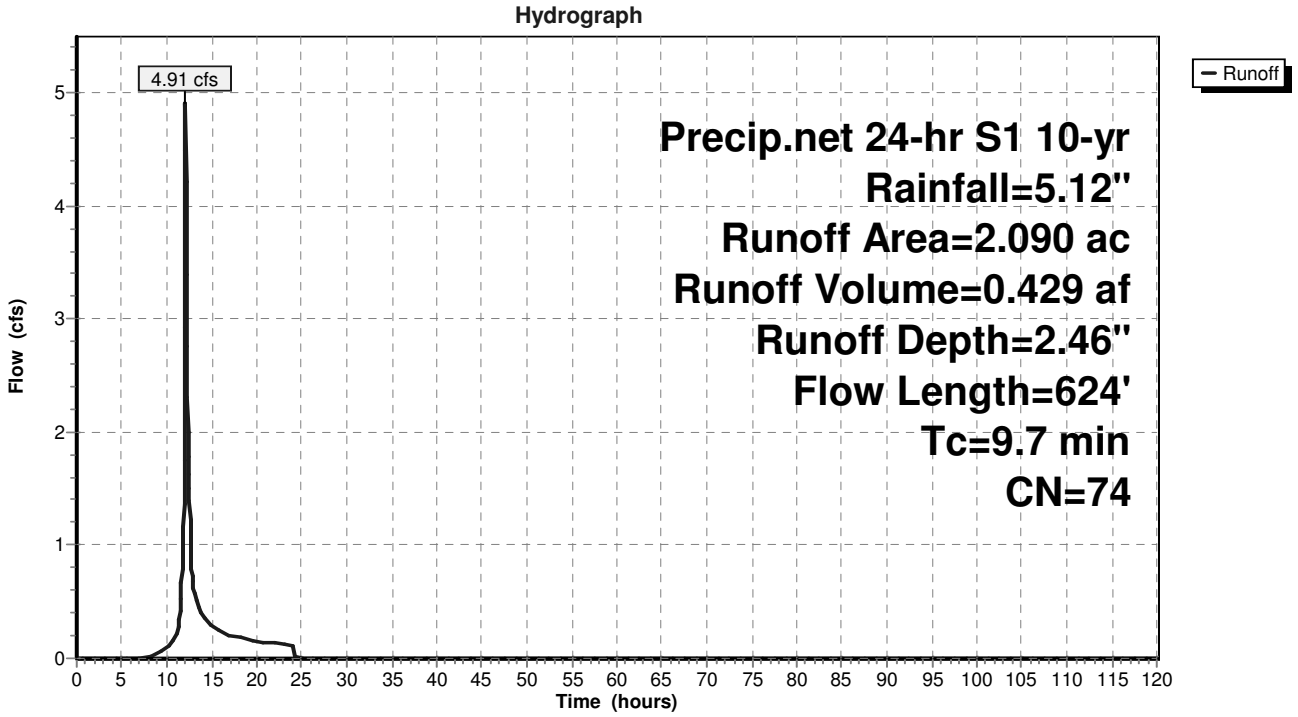
Runoff = 4.91 cfs @ 12.09 hrs, Volume= 0.429 af, Depth= 2.46"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Precip.net 24-hr S1 10-yr Rainfall=5.12"

Area (ac)	CN	Description
1.730	74	>75% Grass cover, Good, HSG C
0.300	70	Woods, Good, HSG C
0.060	98	Paved parking, HSG D
2.090	74	Weighted Average
2.030		97.13% Pervious Area
0.060		2.87% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.6	100	0.0350	0.22		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.40"
1.4	177	0.0900	2.10		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	25	0.3000	8.22		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
0.1	50	0.0800	8.04	24.13	**Trap/Vee/Rect Channel Flow,** Bot.W=1.00' D=1.00' Z= 2.0 '/' Top.W=5.00' n= 0.035 Earth, dense weeds
0.1	67	0.0300	8.51	6.69	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012
0.1	38	0.0180	7.65	9.39	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
0.3	167	0.0240	8.83	10.84	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
9.7	624	Total			

Subcatchment 2.2S:



Summary for Pond 2.1P:

Inflow Area = 0.260 ac, 92.31% Impervious, Inflow Depth = 4.65" for 10-yr event
Inflow = 1.25 cfs @ 12.04 hrs, Volume= 0.101 af
Outflow = 0.13 cfs @ 12.72 hrs, Volume= 0.042 af, Atten= 90%, Lag= 40.8 min
Primary = 0.13 cfs @ 12.72 hrs, Volume= 0.042 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 385.72' @ 12.72 hrs Surf.Area= 0.024 ac Storage= 0.064 af

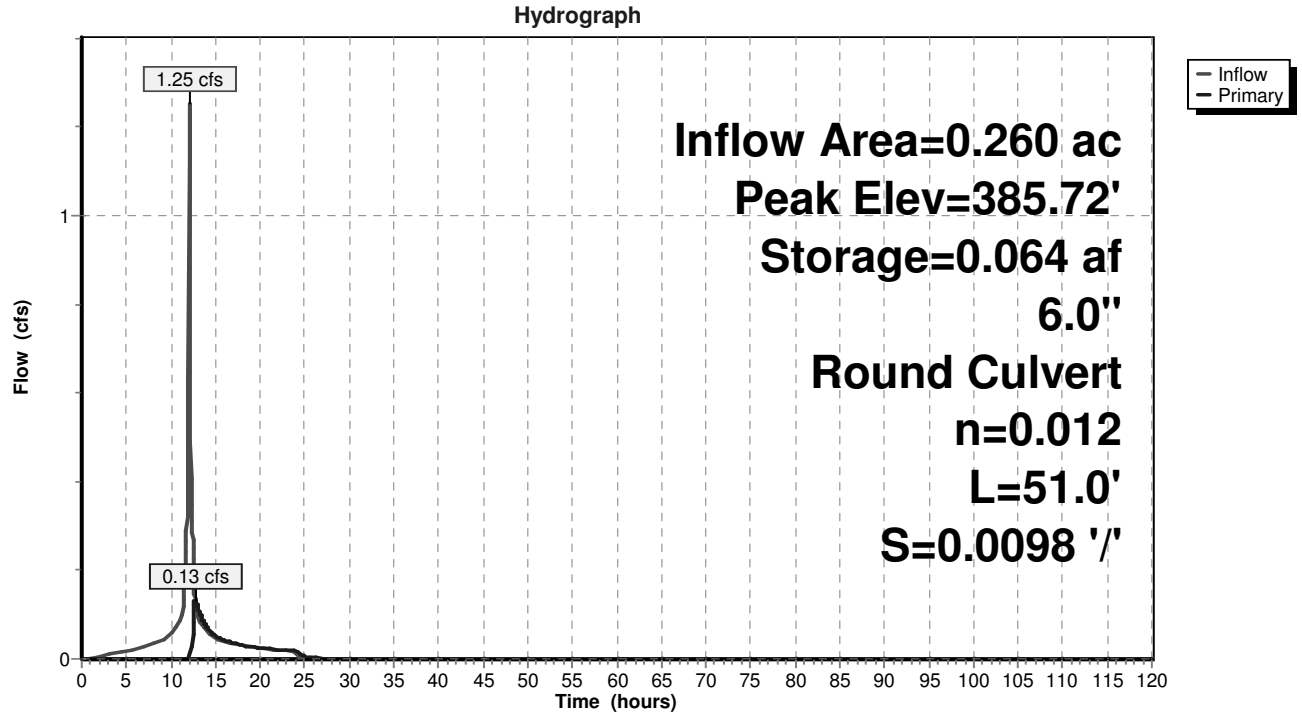
Plug-Flow detention time= 427.4 min calculated for 0.042 af (41% of inflow)
Center-of-Mass det. time= 251.8 min (1,017.1 - 765.3)

Volume	Invert	Avail.Storage	Storage Description
#1	383.00'	0.078 af	**6.00'W x 11.50'L x 6.16'H Prismatoid** x 8
#2	383.00'	0.060 af	**6.00'W x 13.25'L x 5.50'H Prismatoid** x 6
		0.138 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	385.50'	**6.0" Round Culvert** L= 51.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 385.50' / 385.00' S= 0.0098 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf

Primary OutFlow Max=0.13 cfs @ 12.72 hrs HW=385.72' TW=0.00' (Dynamic Tailwater)
↳**1=Culvert** (Barrel Controls 0.13 cfs @ 2.32 fps)

Pond 2.1P:



Stage-Area-Storage for Pond 2.1P:

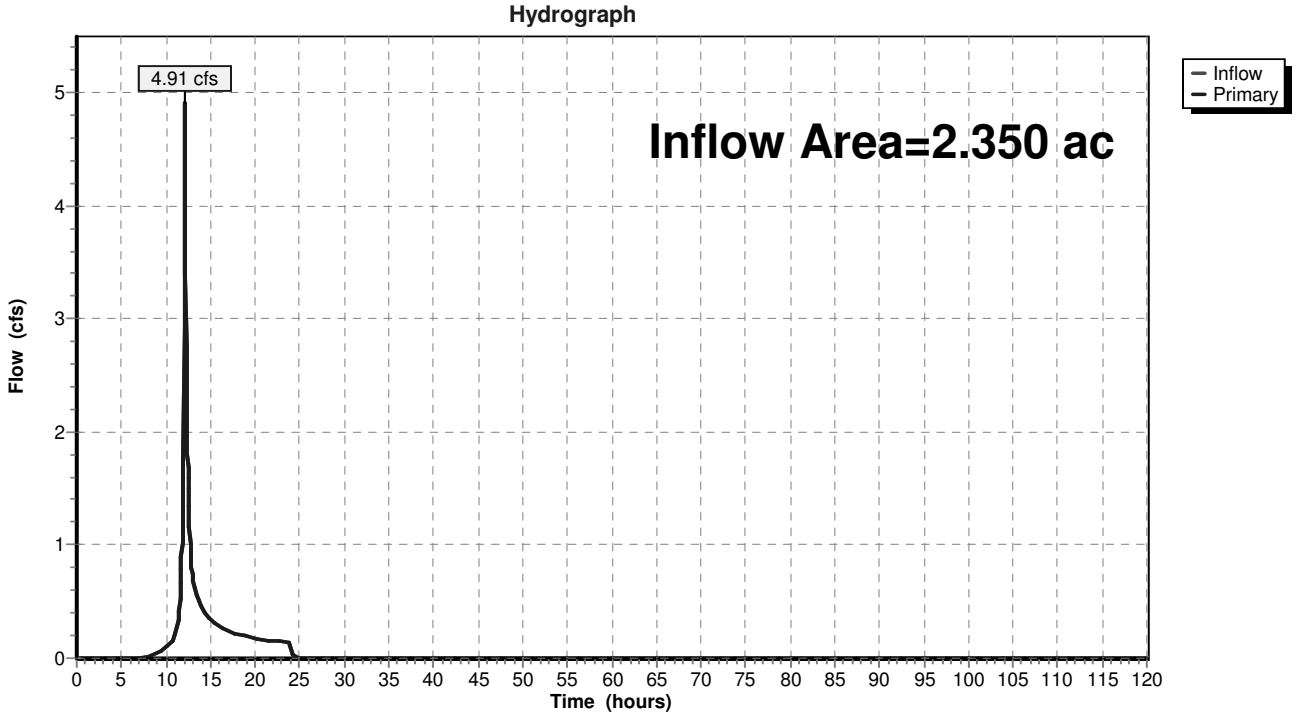
Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)
383.00	0.000	385.08	0.049	387.16	0.098
383.04	0.001	385.12	0.050	387.20	0.099
383.08	0.002	385.16	0.051	387.24	0.100
383.12	0.003	385.20	0.052	387.28	0.101
383.16	0.004	385.24	0.053	387.32	0.102
383.20	0.005	385.28	0.054	387.36	0.103
383.24	0.006	385.32	0.055	387.40	0.104
383.28	0.007	385.36	0.056	387.44	0.105
383.32	0.008	385.40	0.057	387.48	0.106
383.36	0.009	385.44	0.058	387.52	0.107
383.40	0.009	385.48	0.059	387.56	0.108
383.44	0.010	385.52	0.060	387.60	0.109
383.48	0.011	385.56	0.060	387.64	0.110
383.52	0.012	385.60	0.061	387.68	0.111
383.56	0.013	385.64	0.062	387.72	0.111
383.60	0.014	385.68	0.063	387.76	0.112
383.64	0.015	385.72	0.064	387.80	0.113
383.68	0.016	385.76	0.065	387.84	0.114
383.72	0.017	385.80	0.066	387.88	0.115
383.76	0.018	385.84	0.067	387.92	0.116
383.80	0.019	385.88	0.068	387.96	0.117
383.84	0.020	385.92	0.069	388.00	0.118
383.88	0.021	385.96	0.070	388.04	0.119
383.92	0.022	386.00	0.071	388.08	0.120
383.96	0.023	386.04	0.072	388.12	0.121
384.00	0.024	386.08	0.073	388.16	0.122
384.04	0.025	386.12	0.074	388.20	0.123
384.08	0.026	386.16	0.075	388.24	0.124
384.12	0.026	386.20	0.076	388.28	0.125
384.16	0.027	386.24	0.077	388.32	0.126
384.20	0.028	386.28	0.077	388.36	0.127
384.24	0.029	386.32	0.078	388.40	0.128
384.28	0.030	386.36	0.079	388.44	0.129
384.32	0.031	386.40	0.080	388.48	0.129
384.36	0.032	386.44	0.081	388.52	0.130
384.40	0.033	386.48	0.082	388.56	0.131
384.44	0.034	386.52	0.083	388.60	0.131
384.48	0.035	386.56	0.084	388.64	0.132
384.52	0.036	386.60	0.085	388.68	0.132
384.56	0.037	386.64	0.086	388.72	0.133
384.60	0.038	386.68	0.087	388.76	0.133
384.64	0.039	386.72	0.088	388.80	0.134
384.68	0.040	386.76	0.089	388.84	0.134
384.72	0.041	386.80	0.090	388.88	0.135
384.76	0.042	386.84	0.091	388.92	0.135
384.80	0.043	386.88	0.092	388.96	0.136
384.84	0.043	386.92	0.093	389.00	0.136
384.88	0.044	386.96	0.094	389.04	0.137
384.92	0.045	387.00	0.094	389.08	0.137
384.96	0.046	387.04	0.095	389.12	0.138
385.00	0.047	387.08	0.096	389.16	**0.138**
385.04	0.048	387.12	0.097		

Summary for Link DP 2: Design Point 2

Inflow Area = 2.350 ac, 12.77% Impervious, Inflow Depth = 2.40" for 10-yr event
Inflow = 4.91 cfs @ 12.09 hrs, Volume= 0.470 af
Primary = 4.91 cfs @ 12.09 hrs, Volume= 0.470 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link DP 2: Design Point 2



Summary for Subcatchment 2.1S:

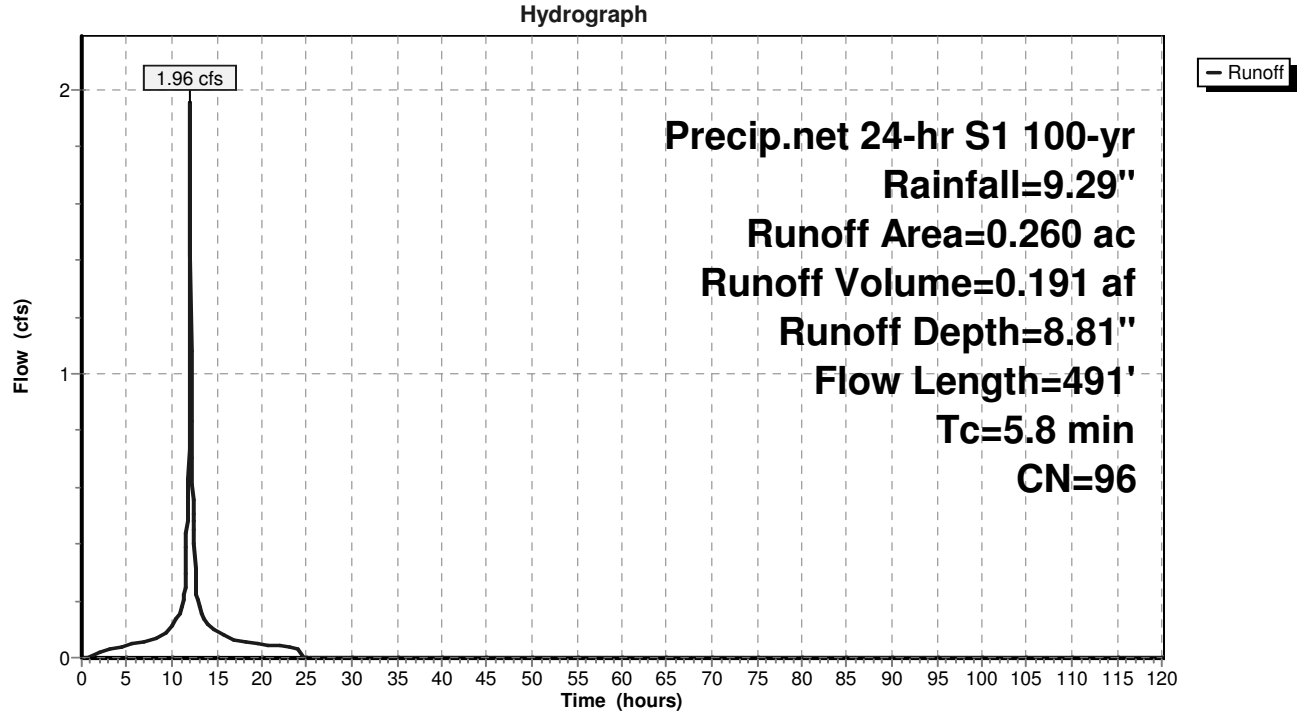
Runoff = 1.96 cfs @ 12.04 hrs, Volume= 0.191 af, Depth= 8.81"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Precip.net 24-hr S1 100-yr Rainfall=9.29"

Area (ac)	CN	Description
0.240	98	Paved parking, HSG D
0.020	74	>75% Grass cover, Good, HSG C
0.260	96	Weighted Average
0.020		7.69% Pervious Area
0.240		92.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.2	47	0.0200	0.15		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.40"
0.3	150	0.0590	7.52	1.48	**Pipe Channel,** 6.0" Round Area= 0.2 sf Perim= 1.6' r= 0.13' n= 0.012
0.3	294	0.0950	15.15	11.90	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012
5.8	491	Total			

Subcatchment 2.1S:



Summary for Subcatchment 2.2S:

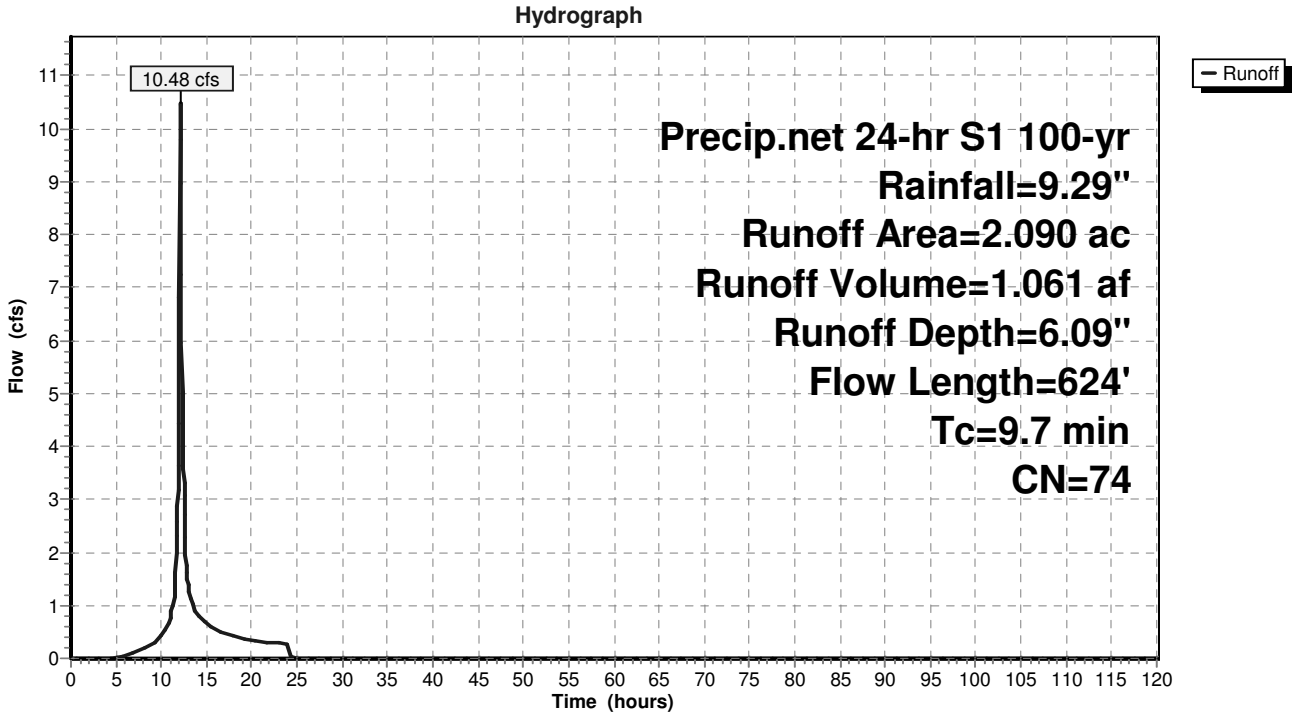
Runoff = 10.48 cfs @ 12.09 hrs, Volume= 1.061 af, Depth= 6.09"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Precip.net 24-hr S1 100-yr Rainfall=9.29"

Area (ac)	CN	Description
1.730	74	>75% Grass cover, Good, HSG C
0.300	70	Woods, Good, HSG C
0.060	98	Paved parking, HSG D
2.090	74	Weighted Average
2.030		97.13% Pervious Area
0.060		2.87% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.6	100	0.0350	0.22		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.40"
1.4	177	0.0900	2.10		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	25	0.3000	8.22		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
0.1	50	0.0800	8.04	24.13	**Trap/Vee/Rect Channel Flow,** Bot.W=1.00' D=1.00' Z= 2.0 '/' Top.W=5.00' n= 0.035 Earth, dense weeds
0.1	67	0.0300	8.51	6.69	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012
0.1	38	0.0180	7.65	9.39	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
0.3	167	0.0240	8.83	10.84	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
9.7	624	Total			

Subcatchment 2.2S:



Summary for Pond 2.1P:

Inflow Area = 0.260 ac, 92.31% Impervious, Inflow Depth = 8.81" for 100-yr event
Inflow = 1.96 cfs @ 12.04 hrs, Volume= 0.191 af
Outflow = 0.76 cfs @ 12.23 hrs, Volume= 0.132 af, Atten= 61%, Lag= 11.4 min
Primary = 0.76 cfs @ 12.23 hrs, Volume= 0.132 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 386.66' @ 12.23 hrs Surf.Area= 0.024 ac Storage= 0.086 af

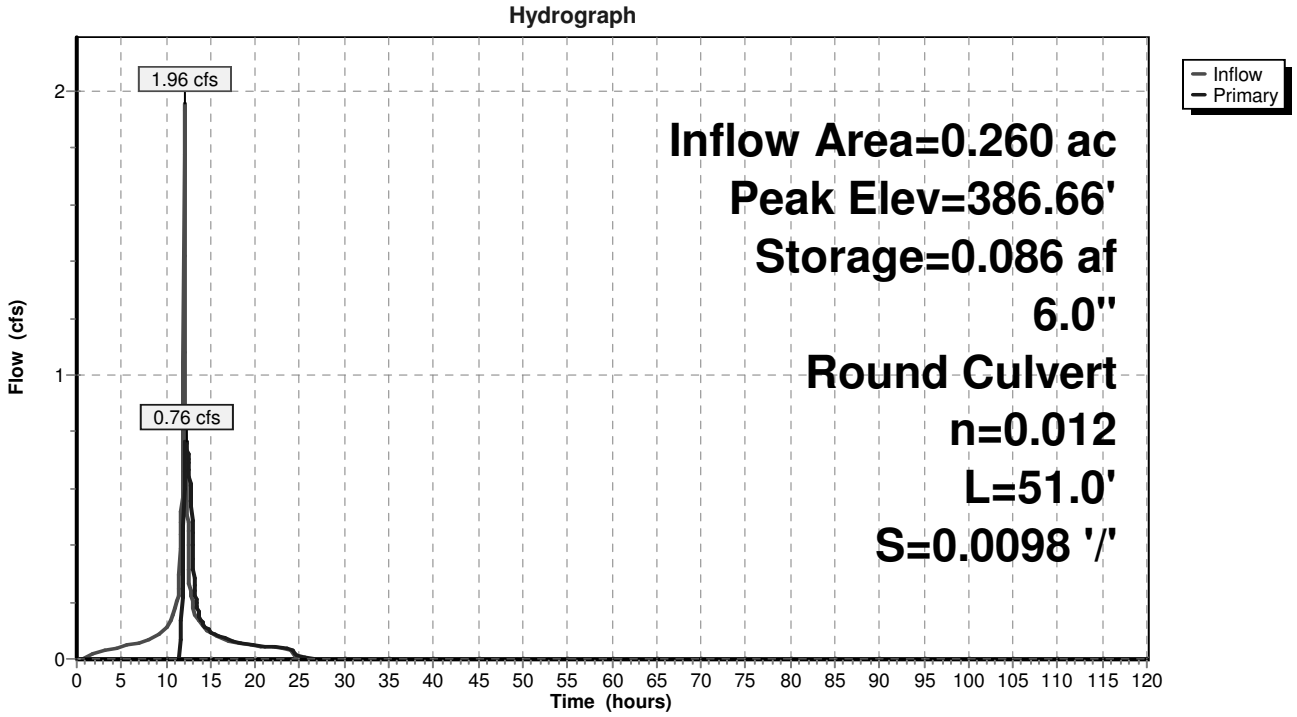
Plug-Flow detention time= 275.4 min calculated for 0.132 af (69% of inflow)
Center-of-Mass det. time= 148.4 min (899.8 - 751.4)

Volume	Invert	Avail.Storage	Storage Description
#1	383.00'	0.078 af	**6.00'W x 11.50'L x 6.16'H Prismatoid** x 8
#2	383.00'	0.060 af	**6.00'W x 13.25'L x 5.50'H Prismatoid** x 6
		0.138 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	385.50'	**6.0" Round Culvert** L= 51.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 385.50' / 385.00' S= 0.0098 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf

Primary OutFlow Max=0.76 cfs @ 12.23 hrs HW=386.66' TW=0.00' (Dynamic Tailwater)
↳**1=Culvert** (Barrel Controls 0.76 cfs @ 3.89 fps)

Pond 2.1P:



Stage-Area-Storage for Pond 2.1P:

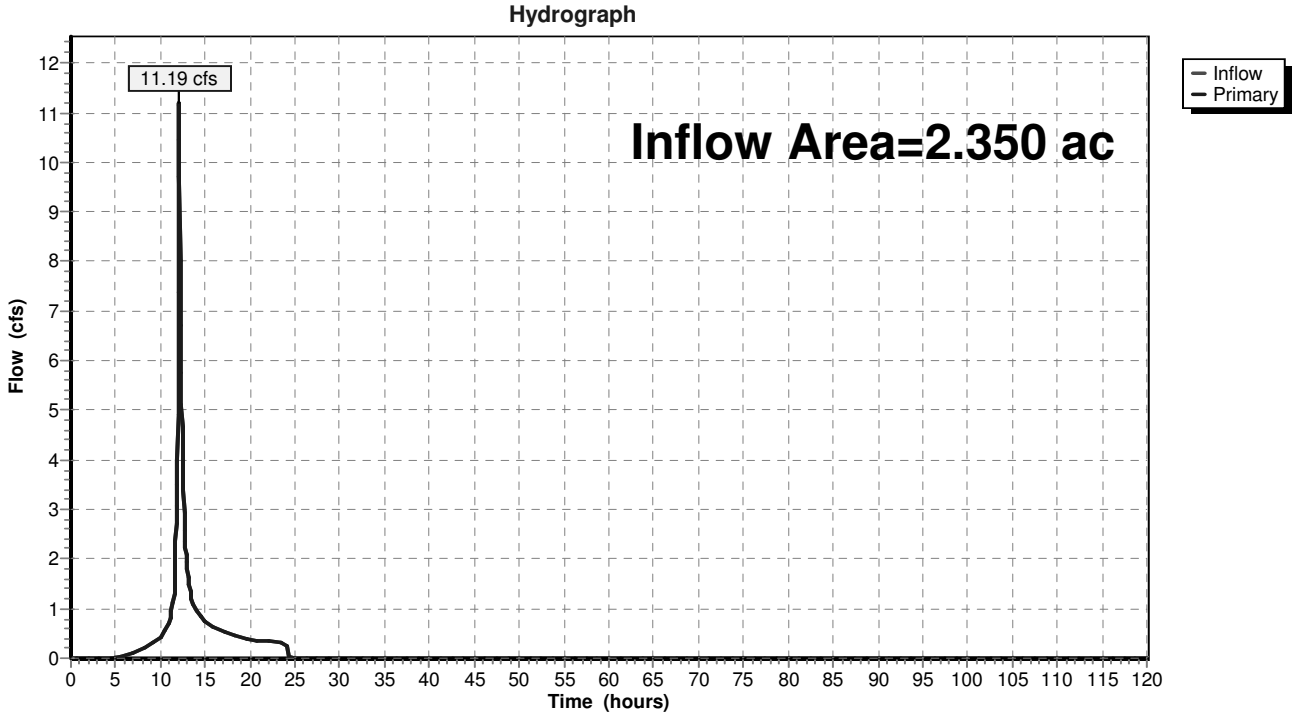
Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)
383.00	0.000	385.08	0.049	387.16	0.098
383.04	0.001	385.12	0.050	387.20	0.099
383.08	0.002	385.16	0.051	387.24	0.100
383.12	0.003	385.20	0.052	387.28	0.101
383.16	0.004	385.24	0.053	387.32	0.102
383.20	0.005	385.28	0.054	387.36	0.103
383.24	0.006	385.32	0.055	387.40	0.104
383.28	0.007	385.36	0.056	387.44	0.105
383.32	0.008	385.40	0.057	387.48	0.106
383.36	0.009	385.44	0.058	387.52	0.107
383.40	0.009	385.48	0.059	387.56	0.108
383.44	0.010	385.52	0.060	387.60	0.109
383.48	0.011	385.56	0.060	387.64	0.110
383.52	0.012	385.60	0.061	387.68	0.111
383.56	0.013	385.64	0.062	387.72	0.111
383.60	0.014	385.68	0.063	387.76	0.112
383.64	0.015	385.72	0.064	387.80	0.113
383.68	0.016	385.76	0.065	387.84	0.114
383.72	0.017	385.80	0.066	387.88	0.115
383.76	0.018	385.84	0.067	387.92	0.116
383.80	0.019	385.88	0.068	387.96	0.117
383.84	0.020	385.92	0.069	388.00	0.118
383.88	0.021	385.96	0.070	388.04	0.119
383.92	0.022	386.00	0.071	388.08	0.120
383.96	0.023	386.04	0.072	388.12	0.121
384.00	0.024	386.08	0.073	388.16	0.122
384.04	0.025	386.12	0.074	388.20	0.123
384.08	0.026	386.16	0.075	388.24	0.124
384.12	0.026	386.20	0.076	388.28	0.125
384.16	0.027	386.24	0.077	388.32	0.126
384.20	0.028	386.28	0.077	388.36	0.127
384.24	0.029	386.32	0.078	388.40	0.128
384.28	0.030	386.36	0.079	388.44	0.129
384.32	0.031	386.40	0.080	388.48	0.129
384.36	0.032	386.44	0.081	388.52	0.130
384.40	0.033	386.48	0.082	388.56	0.131
384.44	0.034	386.52	0.083	388.60	0.131
384.48	0.035	386.56	0.084	388.64	0.132
384.52	0.036	386.60	0.085	388.68	0.132
384.56	0.037	386.64	0.086	388.72	0.133
384.60	0.038	386.68	0.087	388.76	0.133
384.64	0.039	386.72	0.088	388.80	0.134
384.68	0.040	386.76	0.089	388.84	0.134
384.72	0.041	386.80	0.090	388.88	0.135
384.76	0.042	386.84	0.091	388.92	0.135
384.80	0.043	386.88	0.092	388.96	0.136
384.84	0.043	386.92	0.093	389.00	0.136
384.88	0.044	386.96	0.094	389.04	0.137
384.92	0.045	387.00	0.094	389.08	0.137
384.96	0.046	387.04	0.095	389.12	0.138
385.00	0.047	387.08	0.096	389.16	**0.138**
385.04	0.048	387.12	0.097		

Summary for Link DP 2: Design Point 2

Inflow Area = 2.350 ac, 12.77% Impervious, Inflow Depth = 6.09" for 100-yr event
Inflow = 11.19 cfs @ 12.09 hrs, Volume= 1.193 af
Primary = 11.19 cfs @ 12.09 hrs, Volume= 1.193 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link DP 2: Design Point 2



ATTACHMENT C

Revised Pipe Sizing Calculations

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

DRAINAGE SYSTEM CALCULATIONS
Design Storm: 100-Year

PROJECT: **Stahmer Subdivision**
JOB NUMBER: **16140.100**
BY: JWM DATE: 4-28-21
CHK: RDW DATE: 4-28-21

STRUCTURE		IMPERVIOUS AREA			PERVIOUS AREA			CA	TIME OF CONC. (min.)			I	Q (cfs)		PIPE DESIGN				
FROM	TO	A (ac.)	C	CA	A (ac.)	C	CA		INLET	PIPE	TOTAL		DESIGN	CAP.	V(ft/s)	n	s (%)	L (ft)	DIA (in)
YD 8	DI 7	**0.02**	0.9	0.02	**0.02**	0.3	0.01	0.03	**6**	-	6	**8.9**	0.3	1.5	5.7	**0.012**	**5.9**	**150**	**6**
DI 7	CB 6	**0.14**	0.9	0.13	**0.00**	0.3	0.00	0.17	**<6**	-	6	**8.9**	1.5	12.0	10.5	**0.012**	**9.6**	**120**	**12**
CB 6	CB 5	**0.04**	0.9	0.04	**0.00**	0.3	0.00	0.21	**<6**	-	6	**8.9**	1.9	11.1	10.6	**0.012**	**8.3**	**123**	**12**
CB 5	HDS 3A	**0.04**	0.9	0.04	**0.00**	0.3	0.00	0.25	**<6**	-	6	**8.9**	2.2	13.7	12.9	**0.012**	**12.6**	**19**	**12**
HDS 3A	SMP 2.1	**0.00**	0.9	0.00	**0.00**	0.3	0.00	0.27	**<6**	-	6	**8.9**	2.4	13.6	13.1	**0.012**	**12.4**	**25**	**12**
DI 7A	DI 7	**0.01**	0.9	0.01	**0.00**	0.3	0.00	0.01	**<6**	-	6	**8.9**	0.1	0.6	2.2	**0.012**	**1.0**	**210**	**6**
DI 4	DI 3	**0.00**	0.9	0.00	**1.00**	0.3	0.30	0.30	**9**	-	9	**8**	2.4	6.7	7.8	**0.012**	**3.0**	**67**	**12**
DI 3	DMH 2	**0.00**	0.9	0.00	**0.11**	0.3	0.03	0.33	**<9**	-	9	**8**	2.6	9.4	6.6	**0.012**	**1.8**	**38**	**15**
DMH 2	DI 1	**0.00**	0.9	0.00	**0.00**	0.3	0.00	0.33	**<9**	-	9	**8**	2.6	10.8	7.3	**0.012**	**2.4**	**167**	**15**
DI 2B	HDS 3A	**0.02**	0.9	0.02	**0.00**	0.3	0.00	0.02	**<6**	-	6	**8**	0.2	0.5	2.4	**0.012**	**0.8**	**36**	**6**
SMP 2.1	DMH 2	**Pipe Sized in HydroCAD**																	

ATTACHMENT D

Hydrodynamic Separator Information

The proposed hydrodynamic separator for the project is sized to provide pretreatment for the 1-YR WQ_v event. As the units are proposed to be used for pre-treatment, the units are sized based on the manufacturers water quality treatment flow rates. Included in this Attachment is a copy of the letter prepared by the New Jersey Department of Environmental Protection, which is utilized by the manufacturer to determine water quality treatment rates. This letter will serve as verification that the HydroStorm Hydrodynamic Separator is an approved practice based on the New Jersey Corporation for Advanced Technology (NJCAT) Standards.

Utilizing the calculated flows from Attachment B and the design criteria stated on the attached documents the appropriate model of hydrodynamic separator was determined as follows:

Hydrodynamic Separator ID	1-Year Peak Flow (cfs)[1]	Required Hydrodynamic Separator
HDS 3A	0.76	HS-4

1-year peak flows obtained from HydroCAD output provided in Attachment C.

State of New Jersey

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Mail Code – 401-02B
Division of Water Quality
Bureau of Nonpoint Pollution Control
P.O. Box 420 – 401 E. State St.
Trenton, NJ 08625-0420
Phone: (609) 633-7021 / Fax: (609) 777-0432
http://www.state.nj.us/dep/dwq/bnpc_home.htm

CATHERINE R. McCABE
Acting Commissioner

March 27, 2018

Graham Bryant, M.Sc., P.E.
President
Hydroworks, LLC
136 Central Avenue
Clark, NJ 07066

Re: MTD Lab Certification
HydroStorm Hydrodynamic Separator by Hydroworks, LLC
Online Installation

TSS Removal Rate 50%

Dear Mr. Bryant:

The Stormwater Management rules under N.J.A.C. 7:8-5.5(b) and 5.7 (c) allow the use of manufactured treatment devices (MTDs) for compliance with the design and performance standards at N.J.A.C. 7:8-5 if the pollutant removal rates have been verified by the New Jersey Corporation for Advanced Technology (NJCAT) and have been certified by the New Jersey Department of Environmental Protection (NJDEP). Hydroworks, LLC has requested an MTD Laboratory Certification for the Hydroworks HydroStorm Hydrodynamic Separator.

The project falls under the "Procedure for Obtaining Verification of a Stormwater Manufactured Treatment Device from New Jersey Corporation for Advance Technology" dated January 25, 2013. The applicable protocol is the "New Jersey Laboratory Testing Protocol to Assess Total Suspended Solids Removal by a Hydrodynamic Sedimentation Manufactured Treatment Device" dated January 25, 2013.

NJCAT verification documents submitted to the NJDEP indicate that the requirements of the aforementioned protocol have been met or exceeded. The NJCAT letter also included a recommended certification TSS removal rate and the required maintenance plan. The NJCAT Verification Report with the Verification Appendix (dated February 2018) for this device is published online at http://www.njcat.org/verification-process/technology-verification-database.html.

The NJDEP certifies the use of the HydroStorm by Hydroworks, LLC at a TSS removal rate of 50% when designed, operated, and maintained in accordance with the information provided in the Verification Appendix and the following conditions:

1. The maximum treatment flow rate (MTFR) for the manufactured treatment device (MTD) is calculated using the New Jersey Water Quality Design Storm (1.25 inches in 2 hrs) in N.J.A.C. 7:8-5.5.

2. The HydroStorm shall be installed using the same configuration reviewed by NJCAT and shall be sized in accordance with the criteria specified in item 6 below.

3. This HydroStorm cannot be used in series with another MTD or a media filter (such as a sand filter) to achieve an enhanced removal rate for total suspended solids (TSS) removal under N.J.A.C. 7:8-5.5.

4. Additional design criteria for MTDs can be found in Chapter 9.6 of the New Jersey Stormwater Best Management Practices (NJ Stormwater BMP) Manual, which can be found online at www.njstormwater.org.

5. The maintenance plan for a site using this device shall incorporate, at a minimum, the maintenance requirements for the Hydrostorm. A copy of the maintenance plan is attached to this certification. However, it is recommended to review the maintenance website at http://www.hydroworks.com/hydrostormo&m.pdf for any changes to the maintenance requirements.

6. Sizing Requirement:

   The example below demonstrates the sizing procedure for the Hydrostorm:

   Example: A 0.25-acre impervious site is to be treated to 50% TSS removal using a HydroStorm. The impervious site runoff (Q) based on the New Jersey Water Quality Design Storm was determined to be 0.79 cfs.

   Maximum Treatment Flow Rate (MTFR) Evaluation:

   The site runoff (Q) was based on the following:
   time of concentration = 10 minutes
   i = 3.2 in/hr (page 5-8, Fig. 5-3 of the NJ Stormwater BMP Manual)
   c = 0.99 (runoff coefficient for impervious)
   Q = ciA = 0.99 x 3.2 x 0.25 = 0.79 cfs

   Given the site runoff is 0.79 cfs and based on Table 1 below, the HydroStorm Model HS4 with a MTFR of 0.88 cfs could be used for this site to remove 50% of the TSS from the impervious area without exceeding the MTFR.

   The sizing table corresponding to the available system models is noted below. Additional specifications regarding each model can be found in the Verification Appendix under Table A-1.

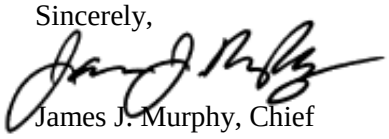
Table 1 HydroStorm Sizing Information

HydroStorm Model	NJDEP 50% TSS Maximum Treatment Flow Rate (cfs)	Treatment Area (ft^2)	Hydraulic Loading Rate (gpm/ft^2)	50% Maximum Sediment Storage (ft^3)
HS3	0.50	7.1	31.4	3.6
HS4	0.88	12.6	31.4	6.3
HS5	1.37	19.6	31.4	9.8
HS6	1.98	28.3	31.4	14.2
HS7	2.69	38.5	31.4	19.3
HS8	3.52	50.3	31.4	25.2
HS9	4.45	63.6	31.4	31.8
HS10	5.49	78.5	31.4	39.3
HS11	6.65	95.0	31.4	47.5
HS12	7.91	113.0	31.4	56.5

A detailed maintenance plan is mandatory for any project with a Stormwater BMP subject to the Stormwater Management Rules, N.J.A.C. 7:8. The plan must include all of the items identified in the Stormwater Management Rules, N.J.A.C. 7:8-5.8. Such items include, but are not limited to, the list of inspection and maintenance equipment and tools, specific corrective and preventative maintenance tasks, indication of problems in the system, and training of maintenance personnel. Additional information can be found in Chapter 8: Maintenance and Retrofit of Stormwater Management Measures.

If you have any questions regarding the above information, please contact Brian Salvo or Nick Grotts of my office at (609) 633-7021.

Sincerely,



James J. Murphy, Chief
Bureau of Nonpoint Pollution Control

Attachment: Maintenance Plan

cc: Chron File
Richard Magee, NJCAT
Vince Mazzei, NJDEP - DLUR
Ravi Patraju, NJDEP - BES
Gabriel Mahon, NJDEP - BNPC
Brian Salvo, NJDEP – BNPC
Nick Grotts, NJDEP – BNPC

Hydroworks® HydroStorm

Operations & Maintenance Manual

Version 1.0

Please call Hydroworks at 888-290-7900 or email us at support@hydroworks.com if you have any questions regarding the Inspection Checklist. Please fax a copy of the completed checklist to Hydroworks at 888-783-7271 for our records.

Introduction

The HydroStorm is a state of the art hydrodynamic separator. Hydrodynamic separators remove solids, debris and lighter than water (oil, trash, floating debris) pollutants from stormwater. Hydrodynamic separators and other water quality measures are mandated by regulatory agencies (Town/City, State, Federal Government) to protect storm water quality from pollution generated by urban development (traffic, people) as part of new development permitting requirements.

As storm water treatment structures fill up with pollutants they become less and less effective in removing new pollution. Therefore, it is important that storm water treatment structures be maintained on a regular basis to ensure that they are operating at optimum performance. The HydroStorm is no different in this regard and this manual has been assembled to provide the owner/operator with the necessary information to inspect and coordinate maintenance of their HydroStorm.

Hydroworks® HydroStorm Operation

The Hydroworks HydroStorm (HS) separator is a unique hydrodynamic by-pass separator. It incorporates a protected submerged pretreatment zone to collect larger solids, a treatment tank to remove finer solids, and a dual set of weirs to create a high flow bypass. High flows are conveyed directly to the outlet and do not enter the treatment area, however, the submerged pretreatment area still allows removal of coarse solids during high flows.

Under normal or low flows, water enters an inlet area with a horizontal grate. The area underneath the grate is submerged with openings to the main treatment area of the separator. Coarse solids fall through the grate and are either trapped in the pretreatment area or conveyed into the main treatment area depending on the flow rate. Fines are transported into the main treatment area. Openings and weirs in the pretreatment area allow entry of water and solids into the main treatment area and cause water to rotate in the main treatment area creating a vortex motion. Water in the main treatment area is forced to rise along the walls of the separator to discharge from the treatment area to the downstream pipe.

The vortex motion forces solids and floatables to the middle of the inner chamber. Floatables are trapped since the inlet to the treatment area is submerged. The design maximizes the retention of settled solids since solids are forced to the center of the inner chamber by the vortex motion of water while water must flow up the walls of the separator to discharge into the downstream pipe.

A set of high flow weirs near the outlet pipe create a high flow bypass over both the pretreatment area and main treatment chamber. The rate of flow into the treatment area is regulated by the number and size of openings into the treatment chamber and the height of by-pass weirs. High flows flow over the weirs directly to the outlet pipe preventing the scour and resuspension of any fines collected in the treatment chamber.

A central access tube is located in the structure to provide access for cleaning. The arrangement of the inlet area and bypass weirs near the outlet pipe facilitate the use of multiple inlet pipes.

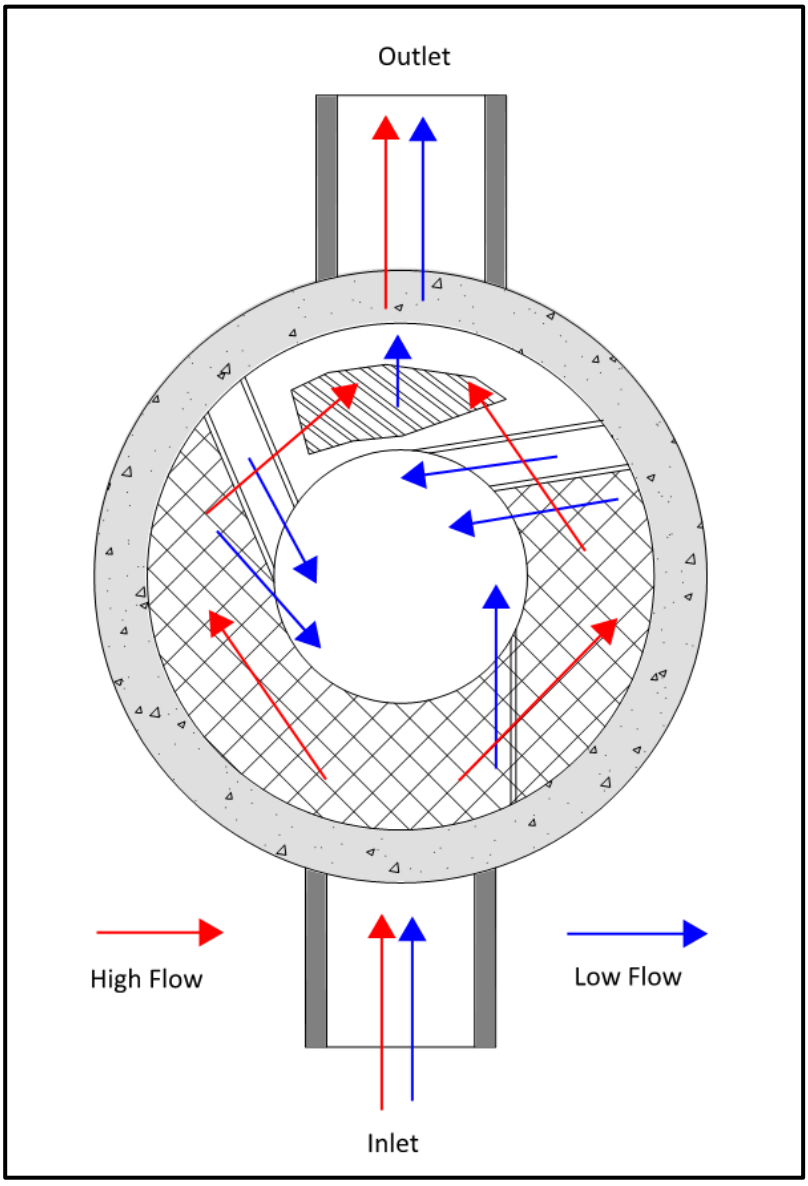


Figure 1. Hydroworks HydroStorm Operation – Plan View

Figure 2 is a profile view of the HydroStorm separator showing the flow patterns for low and high flows.

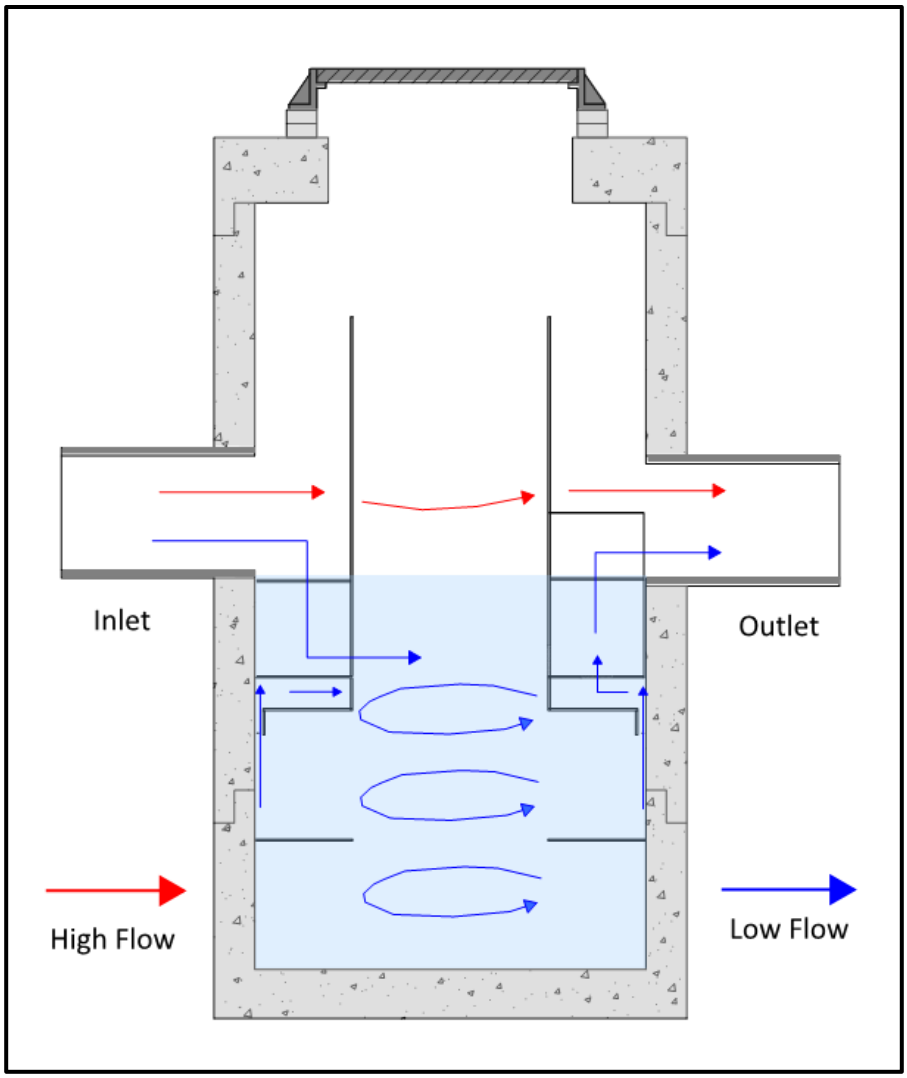


Figure 2. Hydroworks HydroStorm Operation – Profile View

The HS 4i is an inlet version of the HS 4 separator. There is a catch-basin grate on top of the HS 4i. A funnel sits sits underneath the grate on the frame and directs the water to the inlet side of the separator to ensure all lows flows are properly treated. The whole funnel is removed for inspection and cleaning.

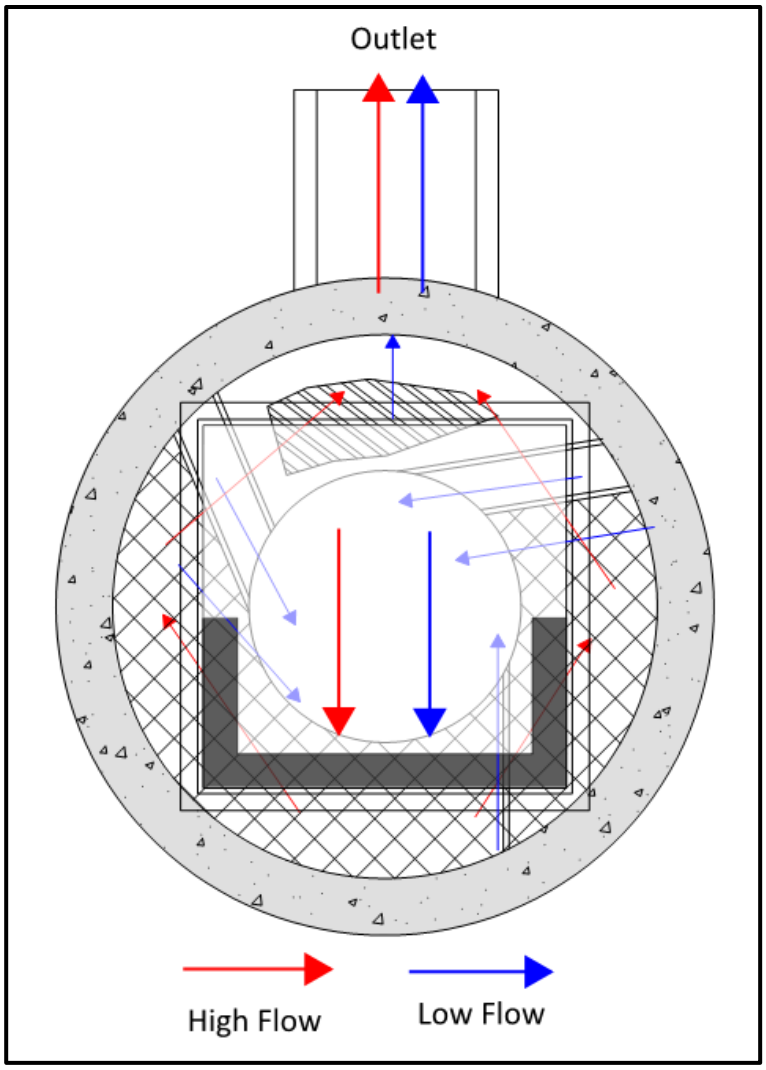


Figure 3. Hydroworks HS 4i Funnel

Inspection

Procedure

Floatables

A visual inspection can be conducted for floatables by removing the covers and looking down into the center access tube of the separator. Separators with an inlet grate (HS 4i or custom separator) will have a plastic funnel located under the grate that must be removed from the frame prior to inspection or maintenance. If you are missing a funnel please contact Hydroworks at the numbers provided at the end of this document.

Hydroworks

TSS/Sediment

Inspection for TSS build-up can be conducted using a Sludge Judge®, Core Pro®, AccuSludge® or equivalent sampling device that allows the measurement of the depth of TSS/sediment in the unit. These devices typically have a ball valve at the bottom of the tube that allows water and TSS to flow into the tube when lowering the tube into the unit. Once the unit touches the bottom of the device, it is quickly pulled upward such that the water and TSS in the tube forces the ball valve closed allowing the user to see a full core of water/TSS in the unit. The unit should be inspected for TSS through each of the access covers. Several readings (2 or 3) should be made at each access cover to ensure that an accurate TSS depth measurement is recorded.

Frequency

Construction Period

The HydroStorm separator should be inspected every four weeks and after every large storm (over 0.5" (12.5 mm) of rain) during the construction period.

Post-Construction Period

The Hydroworks HydroStorm separator should be inspected during the first year of operation for normal stabilized sites (grassed or paved areas). If the unit is subject to oil spills or runoff from unstabilized (storage piles, exposed soils) areas the HydroStorm separator should be inspected more frequently (4 times per year). The initial annual inspection will indicate the required future frequency of inspection and maintenance if the unit was maintained after the construction period.

Reporting

Reports should be prepared as part of each inspection and include the following information:

1. Date of inspection
2. GPS coordinates of Hydroworks unit
3. Time since last rainfall
4. Date of last inspection
5. Installation deficiencies (missing parts, incorrect installation of parts)
6. Structural deficiencies (concrete cracks, broken parts)
7. Operational deficiencies (leaks, blockages)
8. Presence of oil sheen or depth of oil layer
9. Estimate of depth/volume of floatables (trash, leaves) captured
10. Sediment depth measured
11. Recommendations for any repairs and/or maintenance for the unit
12. Estimation of time before maintenance is required if not required at time of inspection

A sample inspection checklist is provided at the end of this manual.

Maintenance

Procedure

The Hydroworks HydroStorm unit is typically maintained using a vacuum truck. There are numerous companies that can maintain the HydroStorm separator. Maintenance with a vacuum truck involves removing all of the water and sediment together. The water is then separated from the sediment on the truck or at the disposal facility.

A central access opening (24" or greater) is provided to the gain access to the lower treatment tank of the unit. This is the primary location to maintain by vacuum truck. The pretreatment area can also be vacuumed and/or flushed into the lower treatment tank of the separator for cleaning via the central access once the water level is lowered below the pretreatment floor.

In instances where a vacuum truck is not available other maintenance methods (i.e. clamshell bucket) can be used, but they will be less effective. If a clamshell bucket is used the water must be decanted prior to cleaning since the sediment is under water and typically fine in nature. Disposal of the water will depend on local requirements. Disposal options for the decanted water may include:

1. Discharge into a nearby sanitary sewer manhole
2. Discharge into a nearby LID practice (grassed swale, bioretention)
3. Discharge through a filter bag into a downstream storm drain connection

The local municipality should be consulted for the allowable disposal options for both water and sediments prior to any maintenance operation. Once the water is decanted the sediment can be removed with the clamshell bucket.

Disposal of the contents of the separator depend on local requirements. Maintenance of a Hydroworks HydroStorm unit will typically take 1 to 2 hours based on a vacuum truck and longer for other cleaning methods (i.e. clamshell bucket).

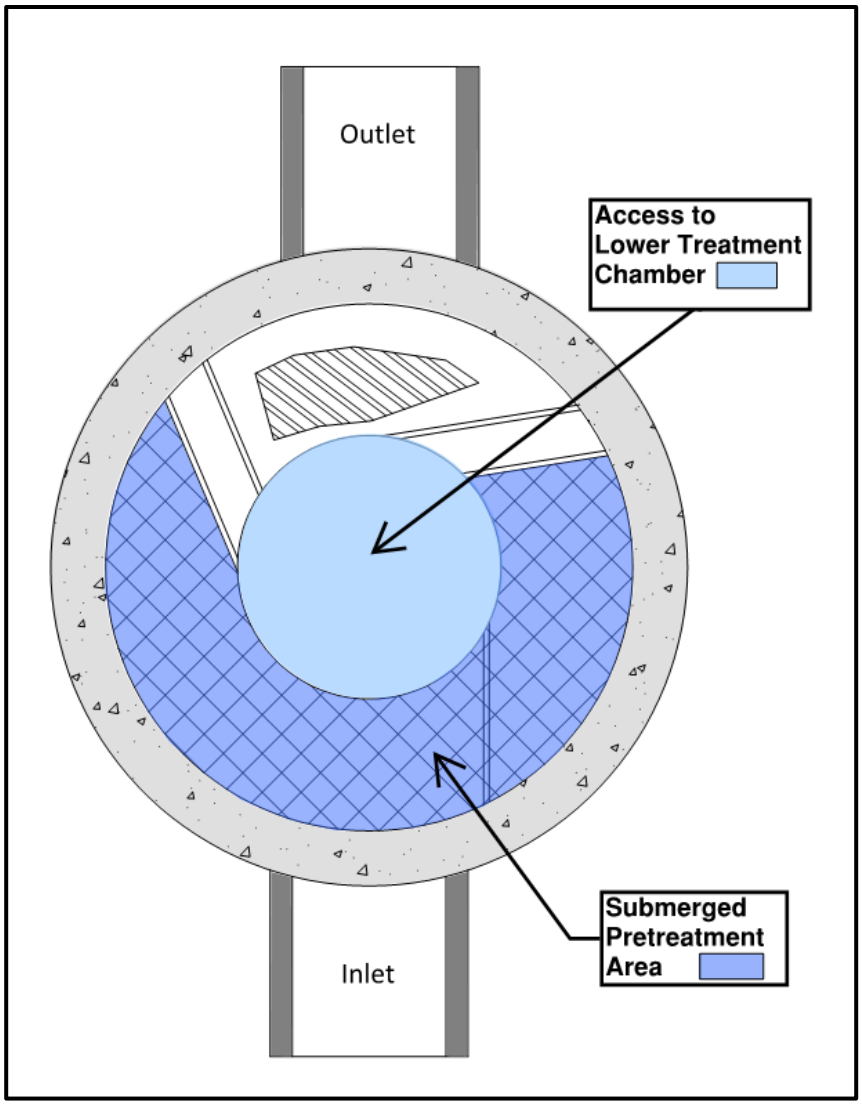


Figure 3. Maintenance Access

Frequency

Construction Period

A HydroStorm separator can fill with construction sediment quickly during the construction period. The HydroStorm must be maintained during the construction period when the depth of TSS/sediment reaches 24” (600 mm). It must also be maintained during the construction period if there is an appreciable depth of oil in the unit (more than a sheen) or if floatables other than oil cover over 50% of the area of the separator

The HydroStorm separator should be maintained at the end of the construction period, prior to operation for the post-construction period.

Post-Construction Period

The HydroStorm was independently tested by Alden Research Laboratory in 2017. A HydroStorm HS 4 was tested for scour with a 50% sediment depth of 0.5 ft. Therefore, maintenance for sediment accumulation is required if the depth of sediment is 1 ft or greater in separators with standard water (sump) depths (Table 1).

There will be designs with increased sediment storage based on specifications or site-specific criteria. A measurement of the total water depth in the separator through the central access tube should be taken and compared to water depth given in Table 1. The standard water depth from Table 1 should be subtracted from the measured water depth and the resulting extra depth should be added to the 1 ft to determine the site-specific sediment maintenance depth for that separator.

For example, if the measured water depth in the HS-7 is 7 feet, then the sediment maintenance depth for that HS-7 is 2 ft (= 1 + 7 – 6) and the separator does not need to be cleaned for sediment accumulation until the measure sediment depth is 2 ft.

The HydroStorm separator must also be maintained if there is an appreciable depth of oil in the unit (more than a sheen) or if floatables other than oil cover over 50% of the water surface of the separator.

Table 1 Standard Dimensions for Hydroworks HydroStorm Models

Model	Diameter (ft)	Total Water Depth (ft)	Sediment Maintenance Depth for Table 1 Total Water Depth(ft)
HS-3	3	3	1
HS-4	4	4	1
HS-5	5	4	1
HS-6	6	4	1
HS-7	7	6	1
HS-8	8	7	1
HS-9	9	7.5	1
HS-10	10	8	1
HS-11	11	9	1
HS-12	12	9.5	1

HYDROSTORM INSPECTION SHEET

Date _____
Date of Last Inspection _____

Site _____
City _____
State _____
Owner _____

GPS Coordinates _____

Date of last rainfall _____

Site Characteristics	**Yes**	**No**
Soil erosion evident	☐	☐
Exposed material storage on site	☐	☐
Large exposure to leaf litter (lots of trees)	☐	☐
High traffic (vehicle) area	☐	☐

HydroStorm	**Yes**	**No**
Obstructions in the inlet or outlet	☐ *	☐
Missing internal components	☐ **	☐
Improperly installed inlet or outlet pipes	☐ ***	☐
Internal component damage (cracked, broken, loose pieces)	☐ **	☐
Floating debris in the separator (oil, leaves, trash)	☐	☐
Large debris visible in the separator	☐ *	☐
Concrete cracks/deficiencies	☐ ***	☐
Exposed rebar	☐ **	☐
Water seepage (water level not at outlet pipe invert)	☐ ***	☐

Water level depth below outlet pipe invert _____“

Routine Measurements

Floating debris depth	**< 0.5” (13mm)**	☐	**>0.5” 13mm)**	☐ *
Floating debris coverage	**< 50% of surface area**	☐	**> 50% surface area**	☐ *
Sludge depth	**< 12” (300mm)**	☐	**> 12” (300mm)**	☐ ****

* Maintenance required
** Repairs required
*** Further investigation is required

Hydroworks

Other Comments:

Hydroworks

Hydroworks® HydroStorm

One Year Limited Warranty

Hydroworks, LLC warrants, to the purchaser and subsequent owner(s) during the warranty period subject to the terms and conditions hereof, the Hydroworks HydroStorm to be free from defects in material and workmanship under normal use and service, when properly installed, used, inspected and maintained in accordance with Hydroworks written instructions, for the period of the warranty. The standard warranty period is 1 year.

The warranty period begins once the separator has been manufactured and is available for delivery. Any components determined to be defective, either by failure or by inspection, in material and workmanship will be repaired, replaced or remanufactured at Hydroworks' option provided, however, that by doing so Hydroworks, LLC will not be obligated to replace an entire insert or concrete section, or the complete unit. This warranty does not cover shipping charges, damages, labor, any costs incurred to obtain access to the unit, any costs to repair/replace any surface treatment/cover after repair/replacement, or other charges that may occur due to product failure, repair or replacement.

This warranty does not apply to any material that has been disassembled or modified without prior approval of Hydroworks, LLC, that has been subjected to misuse, misapplication, neglect, alteration, accident or act of God, or that has not been installed, inspected, operated or maintained in accordance with Hydroworks, LLC instructions and is in lieu of all other warranties expressed or implied. Hydroworks, LLC does not authorize any representative or other person to expand or otherwise modify this limited warranty.

The owner shall provide Hydroworks, LLC with written notice of any alleged defect in material or workmanship including a detailed description of the alleged defect upon discovery of the defect. Hydroworks, LLC should be contacted at 136 Central Ave., Clark, NJ 07066 or any other address as supplied by Hydroworks, LLC. (888-290-7900).

This limited warranty is exclusive. There are no other warranties, express or implied, or merchantability or fitness for a particular purpose and none shall be created whether under the uniform commercial code, custom or usage in the industry or the course of dealings between the parties. Hydroworks, LLC will replace any goods that are defective under this warranty as the sole and exclusive remedy for breach of this warranty.

Subject to the foregoing, all conditions, warranties, terms, undertakings or liabilities (including liability as to negligence), expressed or implied, and howsoever arising, as to the condition, suitability, fitness, safety, or title to the Hydroworks HydroStorm are hereby negated and excluded and Hydroworks, LLC gives and makes no such representation, warranty or undertaking except as expressly set forth herein. Under no circumstances shall Hydroworks, LLC be liable to the Purchaser or to any third party for product liability claims; claims arising from the design, shipment, or installation of the HydroStorm, or the cost of other goods or services related to the purchase and installation of the HydroStorm. For this Limited Warranty to apply, the HydroStorm must be installed in accordance with all site conditions required by state and local codes; all other applicable laws; and Hydroworks' written installation instructions.

Hydroworks, LLC expressly disclaims liability for special, consequential or incidental damages (even if it has been advised of the possibility of the same) or breach of expressed or implied warranty. Hydroworks, LLC shall not be liable for penalties or liquidated damages, including loss of production and profits; labor and materials; overhead costs; or other loss or expense incurred by the purchaser or any third party. Specifically excluded from limited warranty coverage are damages to the HydroStorm arising from ordinary wear and tear; alteration, accident, misuse, abuse or neglect; improper maintenance, failure of the product due to improper installation of the concrete sections or improper sizing; or any other event not caused by Hydroworks, LLC. This limited warranty represents Hydroworks' sole liability to the purchaser for claims related to the HydroStorm, whether the claim is based upon contract, tort, or other legal basis.

ATTACHMENT E

Revised Stormwater Cistern (2.1P) Sizing Calculations

The following equation is for the sizing of the stormwater cistern:

Water Quality Volume (WQ_v)

WQv = 0.051 acre-feet = 2,222 cubic feet from Attachment C

Required Storage Volume of Stormwater Cisterns:

$V_f = (WQ_v \times 7.5 \text{ gal/c.f.})$

The following applies for the detention system:

WQv	= 2,222 cf
7.5 gal/c.f	= conversion factor

Therefore,

$V_f =$ (2,222 c.f.)(7.5 gal/c.f.)

V_f = 16,665 gallons storage volume required

The stormwater cistern shown on the project plans provides a volume of 19,275 gallons below the overflow pipe which is greater than the WQv of 16,665 gallons. Therefore, the stormwater cistern has been sized in general accordance with the NYSDEC Design Manual. A pump and irrigation system will be provided to dewater the system every 2.5 days.

FIGURES

General Notes:

1. Property line and existing features shown hereon obtained from final plat subdivision of property prepared by Baxter Land Surveying dated 7–13–15.
2. Topography shown hereon is based upon aerial photogrammetry provided by Baxter Land Surveying. The contour interval is 2'.
3. Topography shown on N/F Robert Stahmer obtained from Westchester County GIS website.
4. The spot elevation that separates Subcatchment 1.0S, 2.0S and 3.0S along the existing stonewall was visually inspected and verified in the field.

LEGEND

Symbol	Description
1.0S	Subcatchment
R1	Existing Channel Section Modeled as Reach in Hydrocad
SF →	Time of Concentration Sheet Flow
SCF →	Time of Concentration Shallow Concentrated Flow
CF →	Time of Concentration Channel Flow

SOILS LEGEND

SOILS	DESCRIPTION	HYDROLOGICAL GROUP
CuD	Chatfield–Hollis–Rock outcrop complex, hilly	C
PnB	Paxton fine sandy loam, 3 to 8 percent slopes	C
PnC	Paxton fine sandy loam, 8 to 15 percent slopes	C

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NO.	DATE	REVISION	BY

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225–9690
(845) 225–9717 fax
www.insite–eng.com

PROJECT:
STAHMER SUBDIVISION
(LOT 1)
BIRDSALL DRIVE, TOWN OF YORKTOWN, WESTCHESTER COUNTY, NY

DRAWING:
PRE–DEVELOPMENT DRAINAGE MAP

PROJECT NUMBER	20213.100	PROJECT MANAGER	R.D.W.
DATE	4–27–21	DRAWN BY	J.W.M
SCALE	1" = 20'	CHECKED BY	R.D.W.

DRAWING NO. 2

SHEET 2 / 3

General Notes:

1. Property line and existing features shown hereon obtained from final plat subdivision of property prepared by Baxter Land Surveying dated 7–13–15.
2. Topography shown hereon is based upon aerial photogrammetry provided by Baxter Land Surveying. The contour interval is 2'.
3. Topography shown on N/F Robert Stahmer obtained from Westchester County GIS website.
4. The spot elevation that separates Subcatchment 2.2S, 3.1S and 3.2S along the existing stonewall was visually inspected and verified in the field.
5. The onsite tributary areas associated with subdocuments 1.3S, 3.1S, 3.2S and 3.3S are consistent with what was shown on the approved SWPPP for the subdivision. The SWPPP only evaluates subcatchament 2.1S and 2.2S to demonstrate the revised house footprint and updated cistern (2.1P) still provide the required quality and quantity treatment.

LEGEND

Symbol	Meaning
2.1S	Subcatchment
2.1P	Proposed Stormwater Practice
R1	Existing Channel Section Modeled as Reach in Hydrocad
SF →	Time of Concentration Sheet Flow
SCF →	Time of Concentration Shallow Concentrated Flow
CF →	Time of Concentration Channel Flow

SOILS LEGEND

SOILS	DESCRIPTION	HYDROLOGICAL GROUP
CuD	Chatfield–Hollis–Rock outcrop complex, hilly	C
PnB	Paxton fine sandy loam, 3 to 8 percent slopes	C
PnC	Paxton fine sandy loam, 8 to 15 percent slopes	C

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

NO.	DATE	REVISION	BY

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225–9690
(845) 225–9717 fax
www.insite–eng.com

PROJECT:
STAHMER SUBDIVISION (LOT 1)
BIRDSALL DRIVE, TOWN OF YORKTOWN, WESTCHESTER COUNTY, NY

DRAWING:
POST–DEVELOPMENT DRAINAGE MAP

PROJECT NUMBER	20213.100	PROJECT MANAGER	R.D.W.
DATE	4–21–17	DRAWN BY	J.W.M.
SCALE	1" = 20'	CHECKED	R.D.W.

DRAWING NO. 3

SHEET 3 / 3

TOWN OF YORKTOWN
PLANNING BOARD

RESOLUTION APPROVING
STORMWATER POLLUTION PREVENTION AND TREE PERMIT
#FSWPPP-T-075-16 FOR STAHMER SUBDIVISION LOT 1

RESOLUTION NUMBER: # DATE:

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

WHEREAS a subdivision plat and improvement plan for the Stahmer Subdivision was approved by Resolution #18-01 dated February 26, 2018 and amended as a result of NYC DEP approval by Resolution #19-19 dated July 15, 2019; and

WHEREAS Resolution #18-01 approved a Stormwater Pollution Prevention Plan Permit #FSWPPP-T-075-16 for a three-lot subdivision including the subject parcel; and

WHEREAS Lots 2 and 3 of the subdivision have been purchased by a different property owner and are subject to separate amended stormwater and tree permits; and

WHEREAS Andrew Fiore (the "Applicant"), has applied to amend Permit #FSWPPP-T-075-16 to reflect only the proposed development on subdivision Lot 1, also known as Section 59.10, Block 1, Lot 10 on the Town of Yorktown Tax Map, and as shown on the following maps and documents submitted in support of this application:

1. Improvement Plans, 4 sheets, titled, "Fiore Residence," prepared by Insite Engineering, Surveying, and Landscape Architecture, P.C., and dated April 28, 2021; and

2. Addendum to the Stormwater Pollution Prevention Plan for Lot 1 of the Stahmer Subdivision (Fiore Residence), prepared by Insite Engineering, Surveying, and Landscape Architecture, P.C., and dated April 28, 2021; and

WHEREAS no significant changes have been made from the approved improvement plan for Lot 1; and

WHEREAS after full review of the SWPPP and consideration of the staff comments regarding the Stormwater Pollution and Prevention Plan, the Board found the plan to be acceptable; and

NOW THEREFORE BE IT RESOLVED that stormwater permit **#FSWPPP-T-075-16** is hereby approved subject to the conditions listed therein.

BE IT FURTHER RESOLVED Permit **#FSWPP-T-075-16** shall not be valid until it has been signed by the Chairman of this Board.

Staples Plaza Self-Storage Expansion

17015.13

[studio ARCHITECTURE]

April 9, 2021

John H. Landi
Building Inspector
Yorktown Building Department
363 Underhill Ave.
Yorktown Heights, New York 10598

Re:
Special Use Permit Amendment
Staples Plaza Shopping Center – Space 2
UB Yorktown LLC
3333 Crompond Rd (Route 202)
Yorktown Heights NY, 10598

Dear Mr. Landi,

On behalf of the property owner, we are submitting for your consideration an application for amendment to the current special use permit for a storage facility, Extra Space Storage, in a shopping center Section 300-75 Warehouse or self-storage uses in retail shopping centers. The proposed amendment includes the following three items:

1. Interior expansion:
   The current storage facility is 84,176 square feet and entirely contained on the lower level accessed from the rear of the building. The amendment proposes to expand the storage facility to the upper level in the rear portion of the vacant AC Moore tenant space, also known as Space 2. The expansion will be 16,151 square feet and will be accessed from the rear of the building and internally directly to the existing storage facility. The remaining front of Space 2 is being planned for non-storage uses.

2. Exterior Display:
   A storage unit display has been installed for wayfinding and to enhance the storage facility presence on the property. The display is a replica of the front features of a typical storage unit. The displays are located on the front of the building below the existing Extra Space Storage tenant sign. These displays are nonfunctional, do not include a loading area, do not have storage space, and do not provide access to the interior of the building.

3. Rear Entrance:
   Exterior customer entrance to the upper-level expansion area is proposed on the rear of the building behind Space 2. This entrance will provide direct access to the expansion area. The exterior improvements are similar in design to the existing main customer entrance. Improvements include weather protection canopy, dumpster enclosure, loading apron, entry doors and lighting.

STUDIO ARCHITECTURE, DPC*
297 KNOLLWOOD RD. - SUITE 209 - WHITE PLAINS, NEW YORK 10607
INFO@STUDIO-ARCH.NET - 914.266.8930
*A NEW YORK DESIGN PROFESSIONAL SERVICE CORPORATION

We are seeking your input and all approvals necessary to obtain a building permit to construct these three portions of the proposed work. We appreciate your time and attention to this application and look forward to discussing the proposed work with the applicable boards and administration. In the interim, please contact our office with any questions regarding the accompanying materials or if should require additional information.

Regards,

Chris Raffaelli
Studio Architecture, DPC

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 04/06/2021

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

2. **Property Address** 3333 Crompound RD. Yorktown Heights, NY 10598

3. **Zone:** C-1 **Total Acreage:** _____

4. **Indicate requested special use permit:**

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

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

Self Storage expansion to the Ground level. Alteration of the rear facade, at ground level with new Canopy and Dumpster enclosure. New store Display at front of main Building - North-west corner.

6. **Applicant**

Name Oscar Lopez.
Firm Studio Architecture DPC.
Address 297 Knollwood rd. White Plains NY 10607
Phone 914-266-8930
Email oscarl@studio-Arch.net.

7. **Owner of Record**

Name UB Yorktown, LLC.
Firm Urstadt Biddle Properties Inc.
Address 321 Railroad Av. Greenwich ct 06830
Phone (203) 863-8200
Email aalbrecht@ubproperties.com

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

Applicant	**Owner of Record**
	UB Yorktown, LLC By: Urstadt Biddle Properties Inc., its sole member
SIGNATURE	SIGNATURE
Oscar Lopez	Andrew Albrecht, V.P.
PRINT NAME	PRINT NAME
04/06/2021	4/8/2021
DATE	DATE

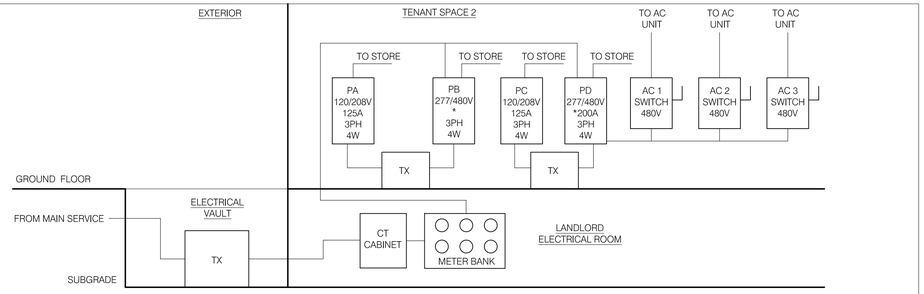
Note: By signing this document the owner of the subject property grants permission for Town Officials to enter the property for the purpose of reviewing this application.

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

EXISTING FORMER A.C. MOORE FLOOR PLAN

A.P.	ALARM PANEL
E.R.	ELECTRONIC READER
F.P.	FIRE ALARM PANEL
J.B.	"J" BOX
K.P.	KEY PAD
T.P.	TELEPHONE & DATA PANEL
T	THERMOSTAT
	PORTABLE FIRE EXTINGUISHER
0'-0"	FLOOR LEVEL

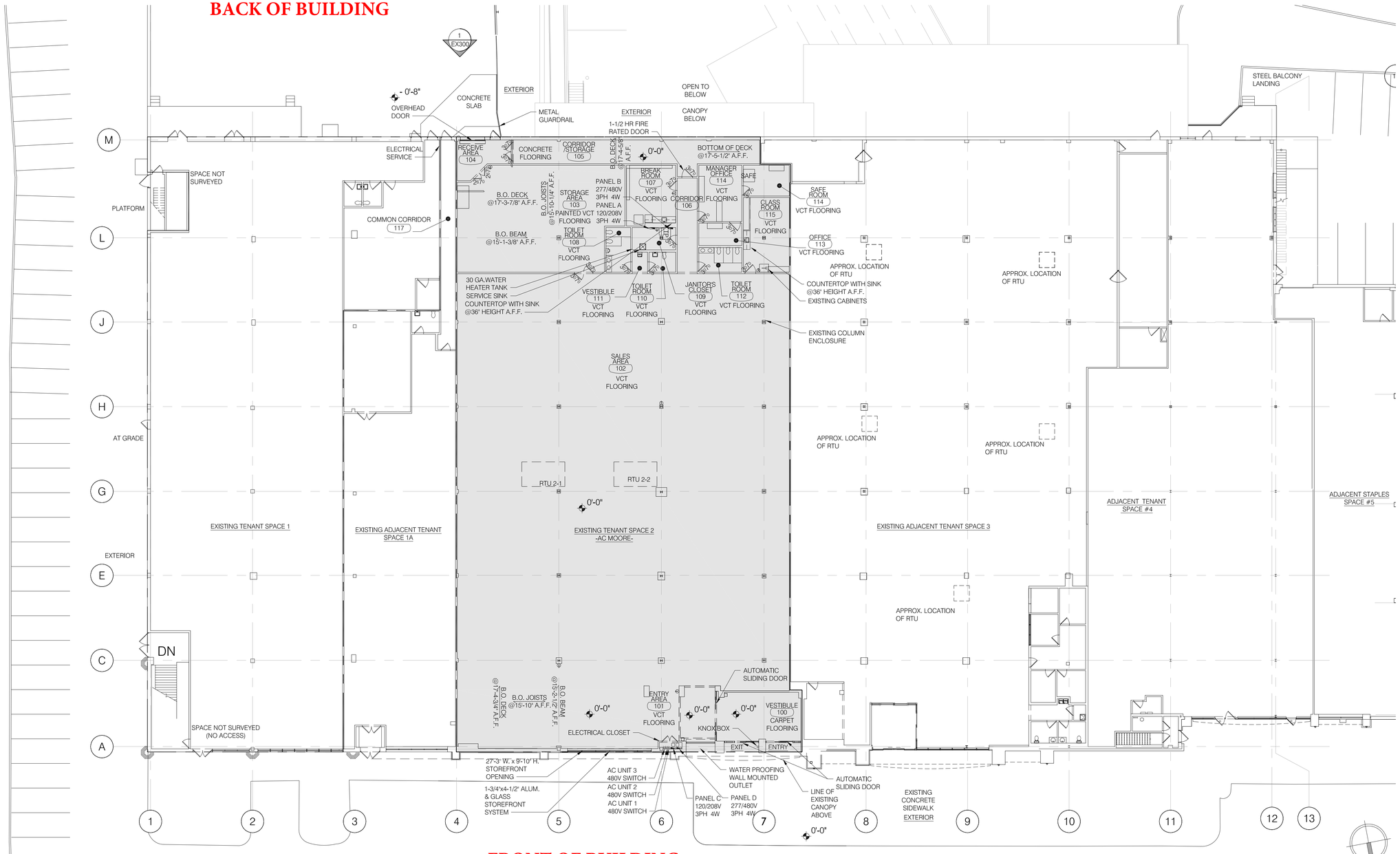
FLOOR PLAN LEGEND 3



EXISTING ELECTRICAL ONE LINE DIAGRAM 2

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

BACK OF BUILDING



FRONT OF BUILDING

EXISTING FLOOR PLAN 1

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

studio ARCHITECTURE
STUDIO ARCHITECTURE, DPC*
297 KNOLLWOOD RD. - SUITE 209
WHITE PLAINS, NEW YORK 10607
INFO@STUDIO-ARCH.NET
914.266.8930
* NEW YORK DESIGN PROFESSIONAL SERVICE CORPORATION

UBP
URSTADT BIDDLE PROPERTIES INC.

PROGRESS PLOT
THIS DOCUMENT IS INTENDED FOR PLANNING PURPOSES ONLY
DATE:03/01/2021 TIME: 4:34 PM

ISSUE

2021-01-26 ISSUE FOR INTERIOR DEMOLITION PERMIT

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

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

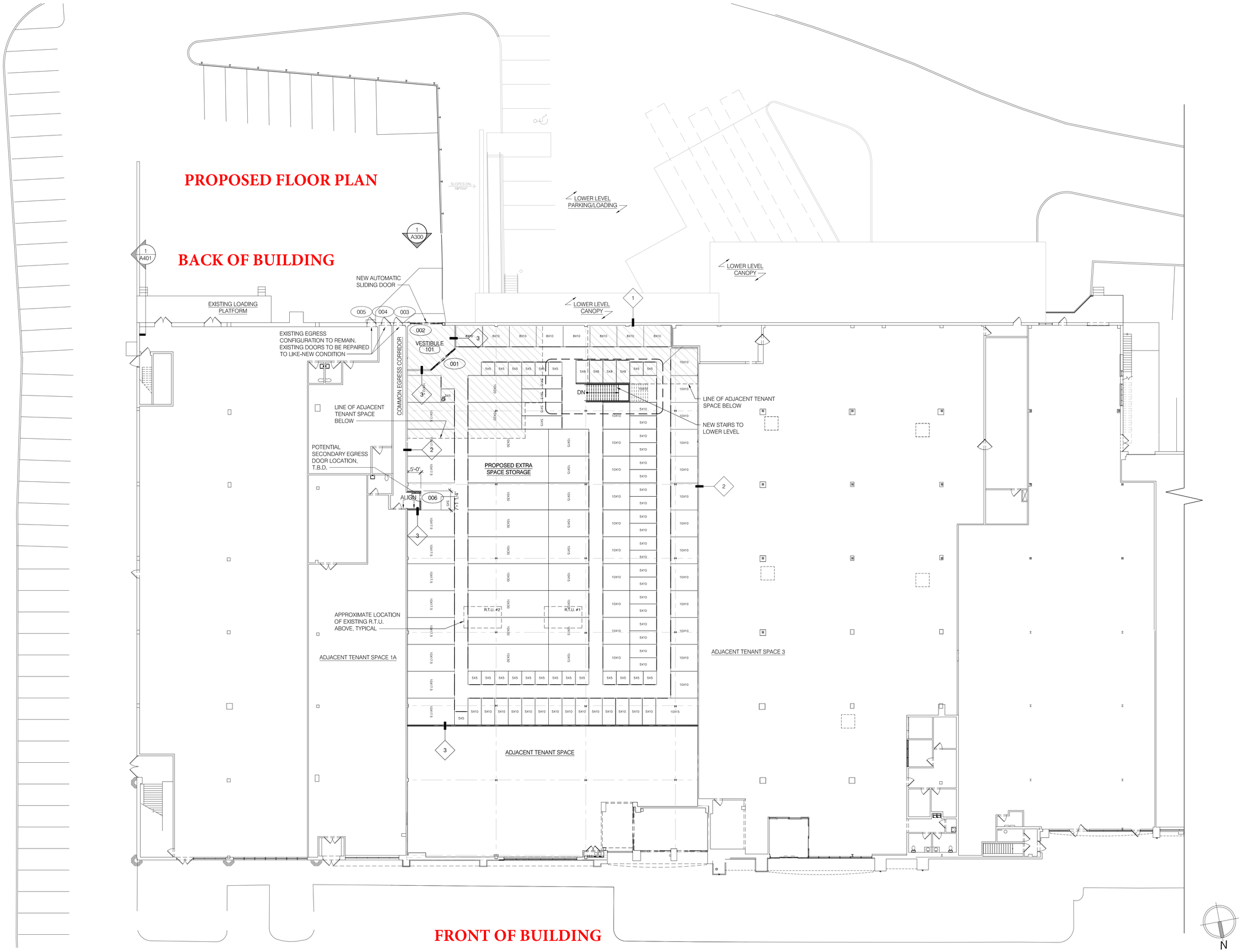
EXISTING FLOOR PLAN

LAYOUT 3.9

EX110

CONSTRUCTION DRAWINGS

X:\2017\17015\04 Construction Drawings\17015.13 - Space 2\2021-02-26 Issued for Interior Permit\17015.13 - EX110.dwg, 3/1/2021 4:33:35 PM, Adobe PDF



FIRST FLOOR PLAN

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

studio ARCHITECTURE
STUDIO ARCHITECTURE, DPC
297 KNOLLWOOD RD. - SUITE 209
WHITE PLAINS, NEW YORK 10607
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UBP
URSTADT BIDDLE PROPERTIES INC.

PROGRESS PLOT
THIS DOCUMENT IS INTENDED FOR PLANNING PURPOSES ONLY
DATE:03/01/2021 TIME: 4:55 PM

ISSUE

2021-02-26 ISSUE FOR INTERIOR PERMIT

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

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

FIRST FLOOR PLAN

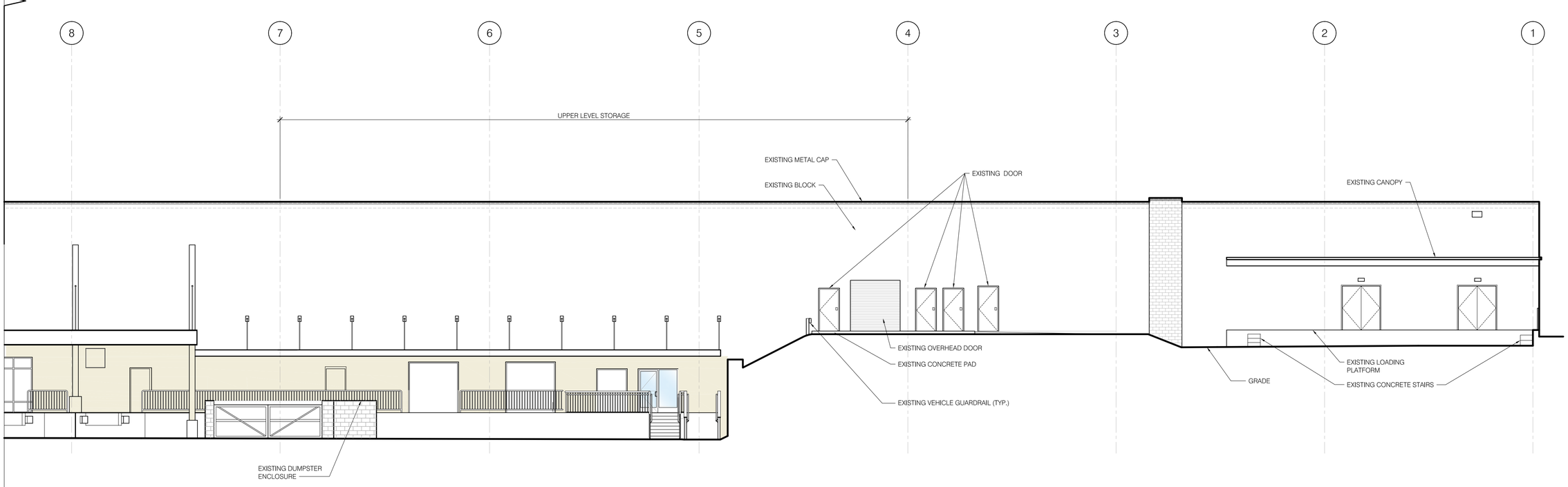
LAYOUT 3.9

A110

CONSTRUCTION DRAWINGS

X:\2017\17015\04 Construction Drawings\17015.13 - Space 2\2021-03-xx Issued for Exterior Permit - Active\17015.13 - A110.dwg, 3/1/2021 4:55:41 PM, Adobe PDF

EXISTING ELEVATION



EXISTING REAR ELEVATION

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

studio ARCHITECTURE

STUDIO ARCHITECTURE, DPC
297 KNOLLWOOD RD. - SUITE 209
WHITE PLAINS, NEW YORK 10607
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A NEW YORK DESIGN PROFESSIONAL SERVICE CORPORATION

UBP
URSTADT BIDDLE PROPERTIES INC.

PROGRESS PLOT
THIS DOCUMENT IS INTENDED FOR PLANNING PURPOSES ONLY
DATE:03/01/2021 TIME: 4:58 PM

ISSUE

2021-03-xx ISSUE FOR EXTERIOR PERMIT

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

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

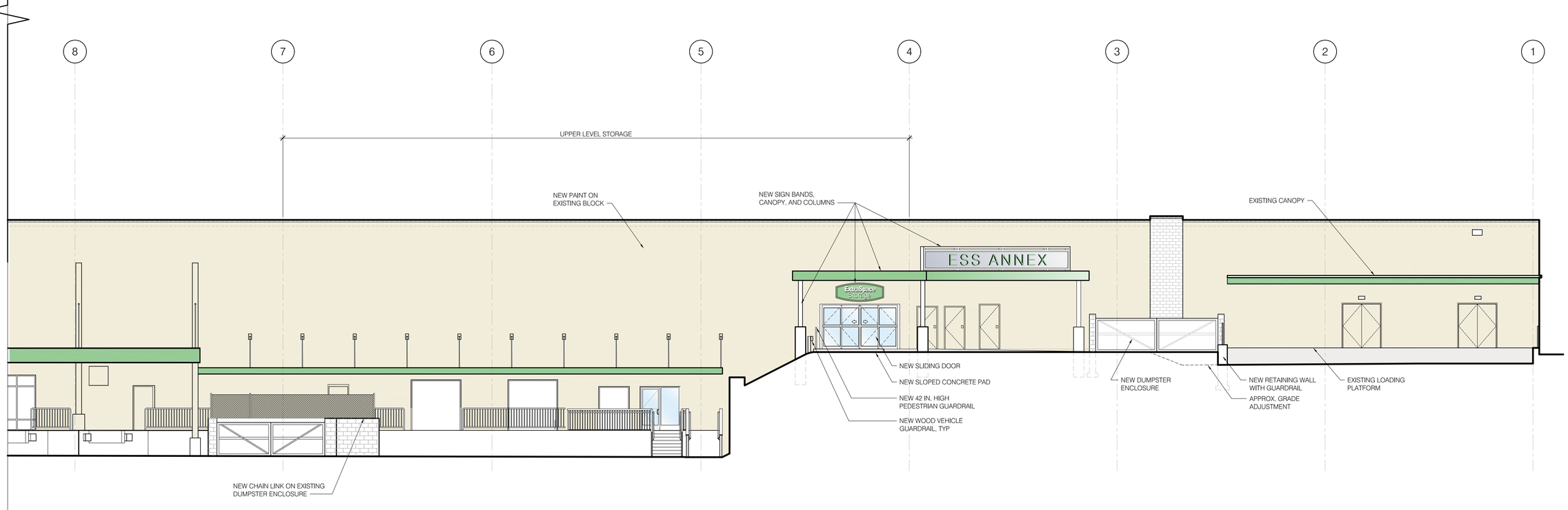
EXISTING EXTERIOR ELEVATION

LAYOUT 3.9

EX300

CONSTRUCTION DRAWINGS

PROPOSED ELEVATION



REAR ELEVATION

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

studio ARCHITECTURE

STUDIO ARCHITECTURE, DPC
297 KNOLLWOOD RD. - SUITE 209
WHITE PLAINS, NEW YORK 10607
INFO@STUDIO-ARCH.NET
914.266.8930
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URSTADT BIDDLE PROPERTIES INC.

PROGRESS PLOT
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DATE:03/01/2021 TIME: 4:58 PM

ISSUE

2021-03-xx ISSUE FOR EXTERIOR PERMIT

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

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

EXTERIOR ELEVATION

LAYOUT 3.9

A300

CONSTRUCTION DRAWINGS

John A. Tegeder, R.A.
Director of Planning

Matthew J. Slater
Town Supervisor

TOWN OF YORKTOWN
PLANNING DEPARTMENT

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

To: Planning Board
From: Planning Department
Date: May 21, 2021
Subject: Staples Plaza
Exterior Garage Door Display on Front Facade

The special permit section of the Town Code that allows self-storage in a shopping center in the C-1 district was created to allow the property owner of the Staples Plaza a use for the vacant lower level once occupied by White Department store and later the Best Plumbing warehouse. This special permit allows the self-storage use provided no part of the use is visible on the front façade and the Planning Board has been consistent in applying this condition to such facilities. In addition, the Board requires screening for any type of garage or loading door.

In 2015, the property owner renovated and upgraded the façade of the main building and middle building. The ABACA reviewed and approved the new facade elevations.

The installation of faux garage doors on the front façade of the main building, directly opposite the main entrance driveway of the shopping center disregards the intent of the special permit that the self-storage use not be on display within the front of the shopping center. Further, the application to expand the self-storage use is evidence the public is having no issue locating the self-storage use on the site.


GAS
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RETAIL SPACE AVAILABLE
UP TO 20,740 SF
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NAIL & SPA
APLES
202
35
URGENT CARE
POPEYES
LOUISIANA KITCHEN


ES
Extra Space
Storage

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

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

B. The Planning Board must find that the operation of the warehouse will not cause operational or safety hazards to the users and patrons of the main uses at the site. The Board may require traffic studies and operation data from the proposed user detailing hours of operation, number of employees, number of trucks and trailers and number of trips generated by the proposed user.

---

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

C. No storage or transfer of hazardous materials shall be permitted. For purposes of this chapter, permitted materials to be warehoused shall be classified as low-hazard or moderate-hazard materials as defined or enumerated in the New York State Uniform Fire Prevention and Building Code.

D. No loading, unloading or transfer operations shall be permitted on the street, at the curb or within the required front yard.

E. All parking areas and access and service drives shall be permanently improved to prevent any nuisance because of dust.

F. No warehouse operation, including the parking of motor vehicles, shall be permitted within 75 feet of any residence district.

G. No warehouse operation may operate in the hours between 10:00 p.m. and 7:00 a.m., and no self-storage operation may operate in the hours between 11:00 p.m. and 7:00 a.m. The Board may prohibit overnight security lighting if it finds such lighting would adversely affect the surrounding community. All exterior lighting must comply with Yorktown Outdoor Lighting Code, Chapter 200. **[Amended 2-19-2013 by L.L. No. 3-2013]**

H. The Planning Board shall require suitable landscaping and fencing or other measures to mitigate the effects of odor, noise, and visual impacts and may limit or prohibit outdoor storage of any materials other than motor vehicles.

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

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

A. Only dead-storage activities shall be permitted. Retail activities, store fronts and office activities shall be prohibited within the self-storage center, except that one office for the operation of the center and limited retail sales of products and supplies incidental to the principal use shall be permitted within the office area. The following are also prohibited: auctions, garage sales, flea markets, hobby shops, servicing and repair of motor vehicles, boats etc.; the operation of power tools, spray-painting equipment, kilns or other similar equipment. All storage, including cars, shall be inside a building; outside storage shall be prohibited. Vehicle parking shall be for customers and employees only, while they are on the site. Motor vehicles shall not be parked or otherwise stored outside within the center. Operating hours shall be limited from 7:00 a.m. to 11:00 p.m. One residence shall be permitted for the use of the owner of the facility and/or a caretaker.

B. There shall be a minimum lot area of two acres, and the maximum floor area ratio shall be 0.6.

C. Setback requirements shall be as follows:

(1) Front yard, with no parking or paved access to storage doors: 30 feet; where the site faces an interior industrial park road: 20 feet; with parking and/or paved access to storage doors: 75 feet, except the Planning Board may permit the self-storage center to be constructed with a front yard setback of not less than 40 feet if, in the opinion of the Planning Board, the self-storage center can be suitably screened by use of fences, natural planting or natural topographical features to the extent that the storage doors will not be visible from the road. Notwithstanding the above, the setback requirements for a site in the M-1 Zone shall be the same as required by the district.

(2) Side and rear yards as required by the respective zones.

D. Where the lot is adjacent to a residential area, screening shall be provided as in the M-1A Zone.

E. Maximum coverage, height and number of stories shall be as permitted by the respective zones.

F. Any lighting shall be shielded to direct light onto the established uses and away from adjacent property, but it may be of sufficient intensity to discourage vandalism and theft. However, access and lighting shall not be permitted on a side facing a residential area, unless a sufficiently high landscaped berm can be provided to completely shield the building and lighting from residences.

G. No loading docks or permanent materials-handling equipment shall be permitted. Storage of gasoline and similar petroleum products, radioactive materials, explosives and flammable or hazardous chemicals shall be prohibited, and the operator of the self-storage center shall include a provision to this effect in any lease used to rent the storage units.

H. Off-street parking shall be provided, and there shall be one parking space per 10,000 square feet of storage area. In addition, the owner shall submit a plan which establishes that in the event of a change of use of the site from self-storage to a permitted use, provision can be made for parking at a ratio of one space for every 1,000 square feet of building which parking shall be shown on both the areas the owner intends to pave as well as on areas not paved.

I. Construction material shall be suitable for withstanding considerable impacts, and satisfactory provisions for continuous maintenance of the site and buildings shall be submitted to the Planning Board for approval.

J. Notwithstanding any provision of this chapter to the contrary, a parking/site plan conforming in all respects to the appropriate land development regulations of Town of Yorktown shall be submitted to the Planning Board for approval.

K. A sign shall be required indicating the name and telephone number of the manager of the self-storage center.

L. The Planning Board may impose such other conditions as it shall deem necessary to provide for the orderly development of the site.

M. No action shall be taken on a proposal for a self-storage facility unless and until the project has been reviewed by the ABACA, and its recommendation submitted to the Planning Board.

Grishaj Major Subdivision

Site Design Consultants

Civil Engineers • Land Planners

May 12, 2021

RECEIVED
PLANNING DEPARTMENT
MAY 12 2021
TOWN OF YORKTOWN

Ms. Robyn Steinberg, AICP
Town Planner - Town of Yorktown
Commerce Street
Yorktown Heights, NY 10598

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

Dear Robyn:

Ciarcia Engineering was the original company to begin this subdivision process for this project. It has recently been transferred to our office. We are therefore submitting applications and plans under Site Design Consultants which is to replace all previously submitted documents. Submitted fees still apply.

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

- Application for Major Subdivision;
- Short EAF;
- MS4 Application;
- Five sets of plans titled "Site Plan Prepared for Nikolla Grishaj," Sheets 1-3 of 3, dated 5/7/2021.

Please add this project to the agenda for the Planning Board Meeting of May 24. Please contact me if you have any questions. Thank you.

Yours Truly,

Joseph C. Riina, P.E.

JCR / cm / sdc 21-18

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

TOWN OF YORKTOWN
PLANNING BOARD

RECEIVED
PLANNING DEPARTMENT
MAY 12 2021

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

TOWN OF YORKTOWN

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

Date April; 16, 2021

1. **Name of Project:** Stony Street Subdivision

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

3. **Zone:** R1-20 **Acreage:** 8.070

4. **Total number of lots proposed:** 10

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

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

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

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

7. **Applicant**

Name: Nikolla Grishaj
Firm:
Address: 11 Murdock Road, New City, NY 10956
Phone: 845-406-0426
Fax:
Email: ndgassoc1953@aol.com

8. **Owner of Record**

Name: Same
Firm:
Address:
Phone:
Fax:
Email:

9. Attorney

Name _____

Firm _____

Address _____

Phone _____

Fax _____

Email _____

10. Engineer

Name Joseph C. Riina, P.E.

Firm Site Design Consultants

Address 251-F Underhill Avenue, Yorktown Heights, NY 10598

Phone 914-962-4488

Fax 914-962-7386

Email jriina@sitedesignconsultants.com

Lic. No. 64431

11. Surveyor

Name Dan Merritts

Firm T.C. Merritts Land Surveyors

Address 394 Bedford Road, Pleasantville, NY 10570

Phone 914-769-8003

Fax _____

Email daniel@tcmerritts.com

Lic. No. _____

12. Architect

Name _____

Firm _____

Address _____

Phone _____

Fax _____

Email _____

Lic. No. _____

13. Wetland Scientist/Specialist

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

14. Landscape Architect

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

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

18. Is this project within 500 feet of:

The right-of-way of any existing or proposed state or county road?	☐ Yes	☑ No
The boundary of an existing or proposed state or county park or any state or county recreation area?	☐ Yes	☑ No
The boundary of state or county-owned land on which a public building/ institution is located?	☐ Yes	☑ No
An existing or proposed county drainage line?	☐ Yes	☑ No
The boundary of a farm located in an agricultural district?	☐ Yes	☑ No

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

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

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

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

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

22. This parcel is in the following districts:

School District	Lakeland SD	Water District	Yorktown Consolidated
Fire District	Mohegan FD	Sewer District	Peekskill

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

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

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

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

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

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

Applicant

Nikolla Grishaj
NAME (PLEASE PRINT)

SIGNATURE

4/24/2021
DATE

Owner of Record

NIKOLLA GRISHAJ
NAME (PLEASE PRINT)

SIGNATURE

4/24/2021
DATE

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

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

REFER TO AFFIDAVITS ON THE FOLLOWING PAGES

ONE OF THE FOLLOWING AFFIDAVITS MUST BE COMPLETED

****

AFFIDAVIT TO BE COMPLETED BY OWNER, OTHER THAN CORPORATION

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

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

Nikolla Grishaj

Sworn before me this
24th date of April, 2021

Notary Public

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

****

AFFIDAVIT TO BE COMPLETED BY CORPORATION OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

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

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\APPMIN.wpd
Last updated: December 2011

RECEIVED
PLANNING DEPARTMENT
MAY 12 2021
TOWN OF YORKTOWN

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

Stony Street Subdivision

Name of Action or Project:
Stony Street Subdivision

Project Location (describe, and attach a location map):
3319 Stony Street; SBL 16.17-2-77

Brief Description of Proposed Action:
Applicant proposes to extend High Point Drive to service 10 new building lots. Town water and sewer. The extended road will also be connected to Shelly Street.

Name of Applicant or Sponsor:	Telephone: 914-962-4488
Joseph C. Riina, P.E., Site Design Consultants	E-Mail: jriina@sitedesignconsultants.com

Address:
251-F Underhill Avenue

City/PO:	State:	Zip Code:
Yorktown Heights	NY	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: Westchester County Department of Health	☐	☑

3.a. Total acreage of the site of the proposed action? 8.070 acres
b. Total acreage to be physically disturbed? 4.38 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 8.070 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ 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?	☐	☑	☐
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: All new construction will be in accordance with NYS Code.	☐	☑	
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: There will be an encroachment in the wetland which the proposal will include offsetting mitigation.	☐	☑	

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 Stormwater management will be on-site.		

	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: Joseph C. Riina Date: 5-12-2021

Signature: _____

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

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

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

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

☐ 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

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

Section 16.17

Block 2

Lot # 77

RECEIVED
PLANNING DEPARTMENT
MAY 12 2021
TOWN OF YORKTOWN

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

Job Site Address: 3319 Stony Street

City/State/Zip: Yorktown Heights, NY 10598

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

APPLICANT:

YOUR NAME: Nikolla Grishaj
COMPANY: _____
ADDRESS: 11 Murdock Road
New City, NY ZIP 10596
PHONE: (845) 406-0426
EMAIL: ndgassoc1953@aol.com

OWNER:

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

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

Select One	Type	Approval Authority	Cost
☐	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.

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

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

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

3. **Tree Removal:**

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

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

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

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

Signature: _____ Date: 4/24/2021

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

GENERAL CONDITIONS

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

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

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

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

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

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

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

Nikolla Grishaj

PRINT NAME

SIGNATURE OF APPLICANT

04/24/2021

DATE

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

Re: Initial TCAC comments on Grishaj major subdivision

Dear Chairman Fon and members of the Planning Board:

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

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

Sincerely,

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

Nantucket Sound Tree Mitigation

Site Design Consultants

Civil Engineers • Land Planners

May 12, 2021

RECEIVED
PLANNING DEPARTMENT
MAY 12 2021
TOWN OF YORKTOWN

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

Re: Nantucket Sound Sons, LLC
385 Kear Street

Dear Robyn:

Enclosed please find seven copies of the Mitigation Plan for the above referenced project, prepared by Frank Giuliano. Please place this project on the Planning Board Agenda for May 24, 2021.

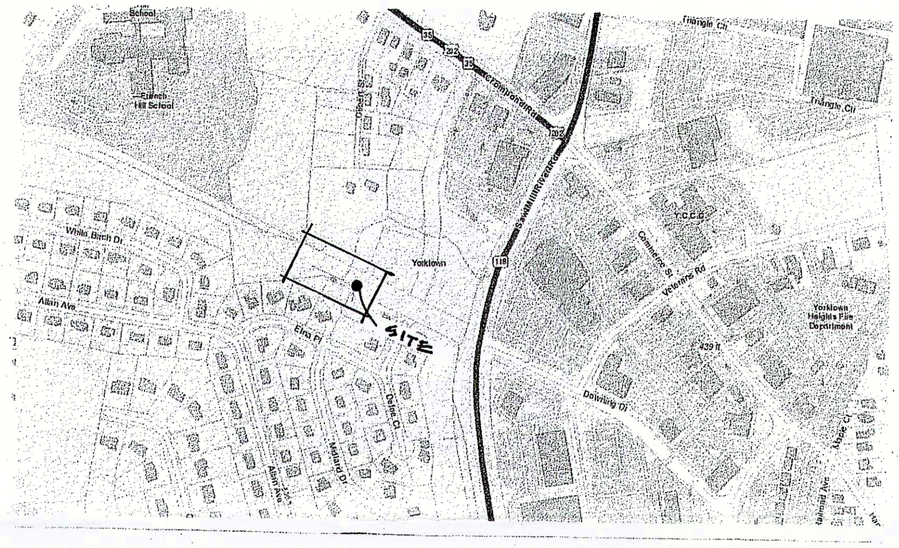
Please review our submission and contact us as soon as possible if you have any concerns. Thank you.

Yours Truly,

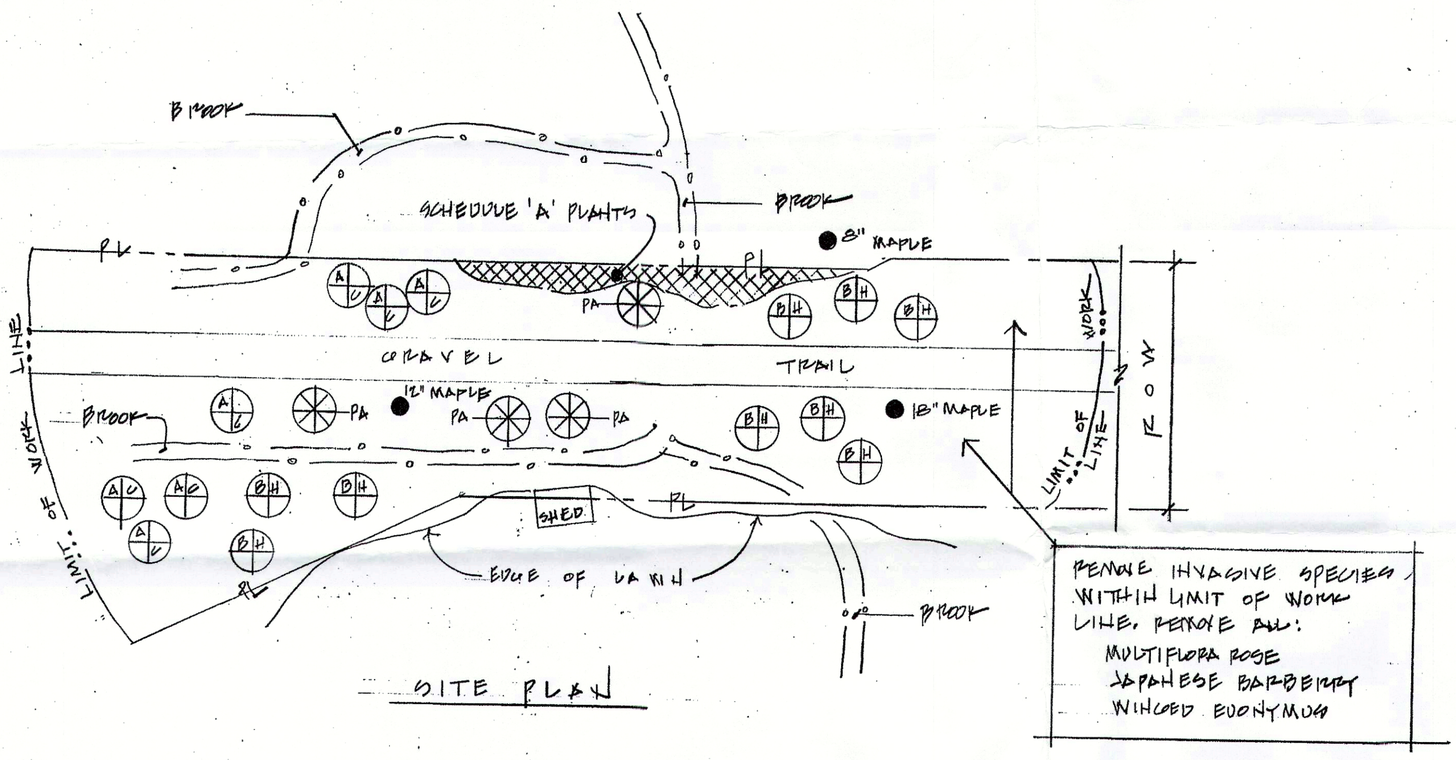
Joseph C. Riina, P.E.

/cm /Enc./ sdc 19-10

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



LOCATION



SITE PLAN

PLANT SCHEDULE

KEY	QUAN.	BOTANICAL / COMMON NAME	SIZE
TREES			
AC	7	Amelanchier canadensis – Shad blow	10 Gal.
BH	9	Betula nigra – River Birch	10 Gal.
PA	4	Picea glauca – Native White Spruce	5'-6' HT.
SCHEDULE 'A' PLANTINGS			
	12	Cornus sericea – Red Osier Dogwood shrub	2 Gal.
	9	Salix discolor – Pussy Willow	2 Gal.

"NORTH EAST SHRUB AND GRASS SEED MIX"- SHALL BE OVER SEEDED IN THE AREAS WHERE INVASIVE SPECIES HAVE BEEN CUT AFTER THE SECOND CUT, AND NOT PLANTED UNTIL THE FALL OR THE SPRING :

25 Pounds "Northeast Shrub and Grass Seed Mix"
Apply as per Southern Tier Consulting Inc. specifications.
Entire area shall be sprayed with Round-up as per manufactures directions. Two weeks after Round up application the entire area shall be covered with 4" -6" screened topsoil.
Seed by: Southern Tier Consulting Inc. (585) 968-3120
Email: froghome@southerntierconsulting.com
This is a mix, of Shrubs and grasses native to New York State, used for erosion control and establishing a native understory within a woodland or field..

SPECIFICATIONS and NOTES:

INVASIVE SPECIE REMOVAL: The Japanese Barberry, Multiflora Rose and Winged Euonymus within the limit of work area , shall be cut to the ground.
A follow up "cut" shall be done when re-growth is 18" high.

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

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

WATERING: Landscape contractor shall keep all plantings well-watered until final approval by the owner and the Town of Yorktown, NY.

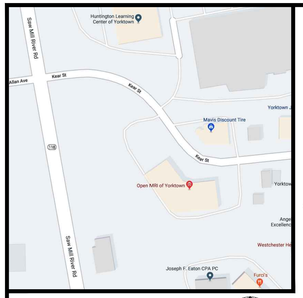
OFF SITE TREE MITIGATION PLAN

(FOR NANTUCKET – KEAR STREET)

YORKTOWN HEIGHTS, NEW YORK 10598
PLAN SCALE 1"=30'

REGISTERED LANDSCAPE ARCHITECT
FRANK GIULIANO
000809
STATE OF NEW YORK

FRANK GIULIANO - LANDSCAPE ARCHITECT
8 PINE TREE DRIVE, KATONAH, N.Y. 10536
PH: 914.962.3690 FG1ARCH@AOL.COM



LOCATION MAP
NOT TO SCALE

N

PROP. 5' WIDE CONCRETE SIDEWALK CONNECTION

RETAINING WALL AS REQUIRED

ADD PARKING SPACE

R1-1

10 Spaces

EXTEND ACCESS EASEMENT

0+00

65.3'

24.0'

8'X14' TWO 4 CY CONTAINER TRASH ENCLOSURE

0+92

42" HIGH ALUMINUM OPEN PICKET STYLE RAILING

AREAS TO BE LANDSCAPED

8 Spaces

8.0'

8.0'

8.5' TYP.

18.5' TYP.

ALUMINUM PICKET STYLE RAILING W/ GRASPABLE HAND RAIL (TYP.)

PROP. 5' WIDE CONCRETE STEPS TO SIDEWALK CONNECTION

CROSSWALK

R7-8

42" HIGH ALUMINUM OPEN PICKET STYLE RAILING

PROP. BRICK PAVER SIDEWALK

REMOVE SIDEWALK AT ENTRANACE AND INSTALL ADA RAMPS

10.0'

PROPOSED 3 STORY BUILDING
2,567 SF LOWER LEVEL
BF FL. ELEV. 448.25
2,801 SF UPPER LEVELS
FF FL. ELEV. 459.25

ALUMINUM PICKET STYLE RAILING W/ GRASPABLE HAND RAIL (TYP.)

PROP. 5' WIDE CONCRETE STEPS TO SIDEWALK CONNECTION

PROPOSED BIKE RACK (TYP.)

42" HIGH ALUMINUM OPEN PICKET STYLE RAILING ABOVE REATINING WALL

BRICK PAVER PATIO

NO PARKING FIRE ZONE

ACCESS AND UTILITY EASEMENT

FRONT WALL OF BOTTOM FLOOR
ENTRY TO BOTTOM FLOOR

42" HIGH ALUMINUM OPEN PICKET STYLE RAILING

15.0'

R7-6

ADA RAMP

PROPOSED HANDICAP PARKING SIGNS TO BE AFFIXED TO THE SIDE OF BUILDING

SIDEWALK UNDER OVERHANG

PROPOSED BIKE RACK (TYP.)

8'X10' 8 YD CONTAINER TRASH ENCLOSURE

REMOVE SIDEWALK AT ENTRANACE AND INSTALL ADA RAMPS

R1-1

5 Spaces

18.5' TYP.

8.0'

8.0'

8.5' TYP.

22.0'

LOADING ZONE

8.0'

25.0'

EXISTING SIGHT DISTANCE EASEMENT

RETAINING WALL (TYP)

42" HIGH ALUMINUM OPEN PICKET STYLE RAILING

TIMBER GUARD RAIL

167.67'

KEAR STREET

SITE DATA:

OWNER / DEVELOPER:	NANTUCKET SOUND SONS, LLC. 1672 MORNINGVIEW DRIVE YORKTOWN, NY, 10598
PROJECT LOCATION:	KEAR STREET TOWN OF YORKTOWN
EXISTING TOWN ZONING:	C2-R
PROPOSED USE:	C2-R
TOWN TAX MAP DATA:	SECTION 37.12, BLOCK 2, LOT 86
SITE AREA :	0.36 ACRES (15,807 SF)
SEWAGE FACILITIES:	PUBLIC SEWERS
WATER FACILITIES:	PUBLIC WATER FACILITIES

ZONING SCHEDULE:

ZONING DISTRICT:	C-2R, COMMERCIAL HAMLET CENTER DISTRICT		
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	NONE	15,807 S.F.	NONE
MINIMUM LOT WIDTH:	NONE	60 FT.	NONE
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:	*15 FT.	15 FT.	NONE
REAR YARD SETBACK:	30 FT.	N/A	NONE
ONE SIDE YARD SETBACK:	**0 FT.	10 FT.	NONE
COMBINED SIDE YARD SETBACK:	NONE	N/A	NONE
ACCESSORY BUILDINGS:			
FRONT YARD SETBACK:	50 FT.	NONE	NONE
REAR YARD SETBACK:	30 FT.	NONE	NONE
ONE SIDE YARD SETBACK:	NONE	NONE	NONE
COMBINED SIDE YARD SETBACK:	NONE	NONE	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:			
PRINCIPAL BUILDING COVERAGE:	30% OF LOT AREA	17.72 % OF LOT AREA	NONE
ACCESSORY BUILDING COVERAGE:	30% OF LOT AREA	N/A	NONE
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - FEET:	35 FEET	34 FT.	NONE
ACCESSORY BUILDING - FEET:	20 FEET	NONE	NONE
ACCESSORY BUILDING - STORIES:	2 1/2	NONE	NONE

NOTE:
1. PARKING PLAN APPROVAL REQUIRED IN ACCORDANCE WITH §§ 300-179 THROUGH 300-182 AND 300-183 THROUGH 300-186. SEPARATE STRUCTURES LESS THAN 500 SQUARE FEET SHALL NOT BE PERMITTED.

*FRONT YARD SETBACK IS 75 FEET WITH PARKING.
**NONE, BUT IF PROVIDED SHALL BE 10 FEET; IF USED AS ONE-WAY VEHICULAR ACCESS, SHALL BE 17 FEET; TWO-WAY VEHICULAR ACCESS, 25 FEET; IF ADJOINS AN R DISTRICT, SHALL BE 50 FEET.

PARKING SCHEDULE

REQUIRED PARKING BUSINESS: RESIDENTIAL:	 4 SPACES PER 1000 SF OF BUILDING 2.2 SPACES PER RESIDENTIAL UNIT
BUSINESS BUILDING: RESIDENTIAL BUILDING:	2,567 S.F. @ 4 SPACES/1000 S.F. = 10 SPACES 6 UNITS @ 2.2 SPACES/1 UNIT = 13 SPACES TOTAL REQUIRED: 23 SPACES
PROVIDED PARKING:	21 STANDARD 2 HANDICAP
TOTAL PROVIDED PARKING:	23 SPACES
PARKING VARIANCE REQUIRED:	NONE

NOTE:
1. *THIS IS NOT A SURVEY.* ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY ROBERT E. BAXTER, DATED 04/07/16, AND THE SURVEY MAP PREPARED BY BADEY AND WATSON DATED 09/09/19. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

0 5 10 20
SCALE: 1"=10'-0"

SAFE DIG
Before You Dig, Drill or Blast!
Call811 DIGALERT
DIAL US TOLL FREE 811 or 1-800-962-7962
NY Industrial Code Rule 753 requires no less than two working days notice, but not more than ten days notice.
www.digalertnewyork.com

PROJECT # 19-10

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

JOSEPH CARLO RITMA — LICENSED PROFESSIONAL ENGINEER — STATE OF NEW YORK
Engineer: Joseph C. Ritma, P.E.
NYS Lic. No. 64431

Revisions:

No.	Date	Comments:
1	6/17/20	Planning Board Comments
2	8/25/20	Town's Comments

SCALE: 1" = 10'
DRAWN BY: TK
DATE: 3/14/20

SITE PLAN

SITE PLAN PREPARED FOR
NANTUCKET SOUND SONS, LLC.
KEAR STREET
Town of Yorktown Westchester County, NY

Sheet 1 of 12

F:\2019\19-10 NANTUCKET SOUND LLC - MURPHY\ENGINEERING\CAD\C3D-19-10 NANTUCKET SOUND LLC - MURPHY\DWG\19-10 MURPHY SITE PLAN 8-25-20.DWG 1/16/2017 3:19:52 PM

SAFE DIG

Before You Dig, Drill or Blast!

CALL US TOLL FREE 811 or 1-800-962-7962
NY Industrial Code Rule 753 requires no less than two working days notice, but not more than ten days notice.
www.digsafelynewyork.com

EXISTING TREE LIST

NANTUCKET TREE SURVEY					NANTUCKET TREE SURVEY			
TREE #	TREE ID (NAME)	CIR. (")	DIA. (")		TREE #	TREE ID (NAME)	CIR. (")	DIA. (")
1	MAPLE (SUGAR)	44	14.01		24	MAPLE (SILVER)	51	16.24
2	MAPLE (SUGAR)	38	12.1		25	MAPLE (SUGAR)	42	13.38
3	MAPLE (NORWAY)	36	11.46		26	MAPLE (SUGAR)	60	19.11
4	MAPLE (SUGAR)	28	8.92		27	MAPLE (SILVER)	30	9.55
5	OAK (WHITE)	118	37.58		28	BLACK BIRCH	39	12.42
7	MAPLE (NORWAY)	66	21.02		29	CHERRY (BIRCH)	27	8.6
8	HICKORY (SHAGBARK)	30	9.55		30	LOCUST (BLACK)	61	19.43
10	MAPLE (NORWAY)	27	8.6		31	MAPLE (SUGAR)	44	14.01
12	MAPLE (SUGAR)	28	8.92		34	LOCUST (BLACK)	63	20.06
13	MAPLE (SUGAR)	27	8.6		35	MAPLE (SUGAR)	67	21.34
14	MAPLE (SUGAR)	32	10.19		36	MAPLE (SUGAR)	69	21.97
15	MAPLE (SUGAR)	44	14.01		37	MAPLE (SILVER)	32	10.19
16	OAK (WHITE)	46	14.65		38	MAPLE (SUGAR)	60	19.11
17	MAPLE (NORWAY)	26	8.28		39	MAPLE (SUGAR)	34	10.83
18	MAPLE (SILVER)	79	25.16		40	BEECH (AMERICAN)	52	16.56
19	MAPLE (SILVER)	31	9.87		41	MAPLE (SUGAR)	59	18.79
20	MAPLE (SILVER)	33	10.51		43	OAK (WHITE)	58	18.47
23	MAPLE (SUGAR)	36	11.46					

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PROJECT # 19-10

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Civil Engineers • Land Planners
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(914) 962-4488 • Fax: (914) 962-7386
www.sitedesignconsultants.com

Engineer: Joseph C. Riina, P.E.
NYS Lic. No. 64431

Revisions:		
No.	Date	Comments:
1	6/12/20	Plan Revisions
2	8/25/20	Town Comments

SCALE: 1" = 10'

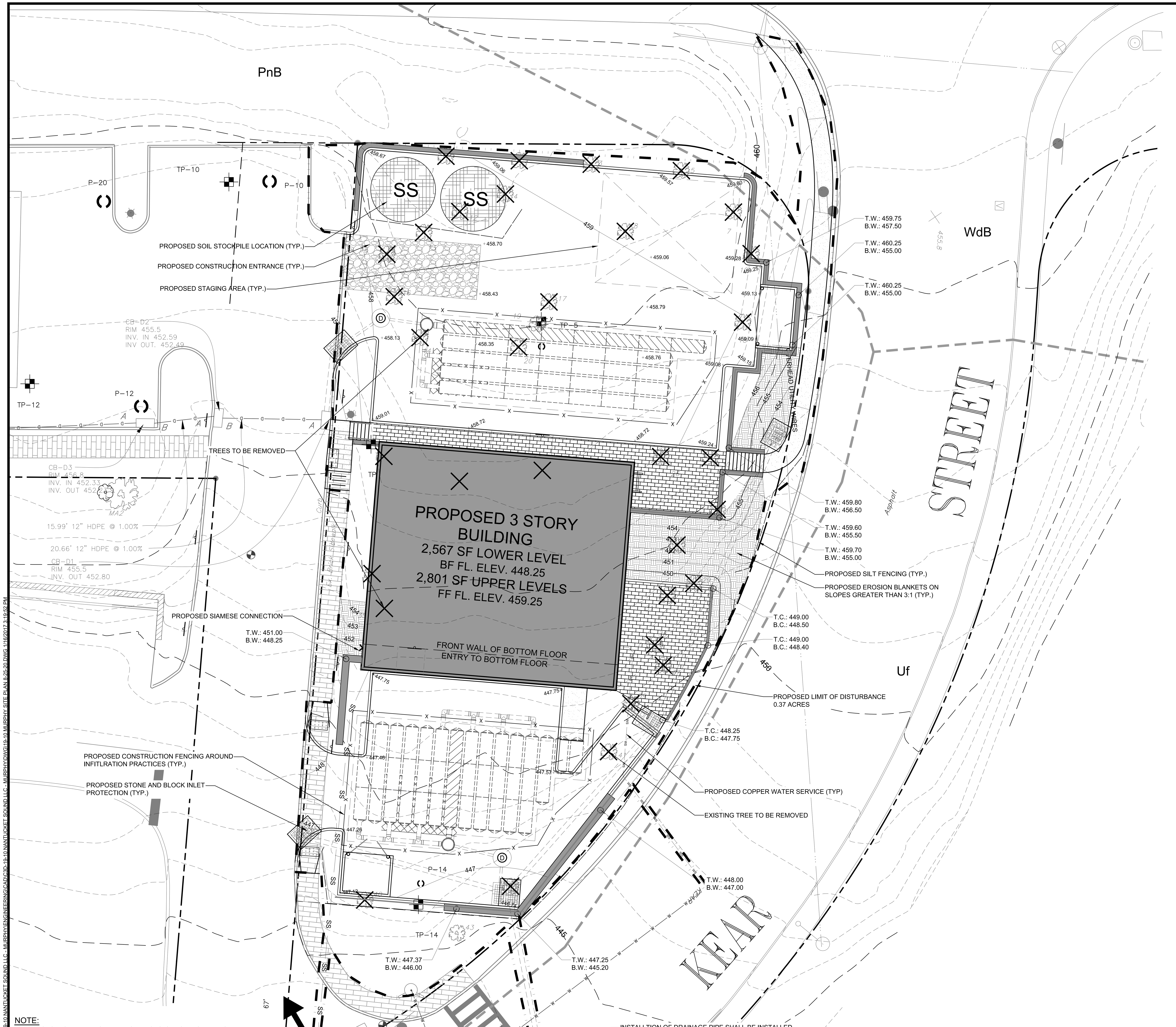
DRAWN BY: TK

DATE: 3/14/20

EXISTING CONDITIONS

SITE PLAN
PREPARED FOR
NANTUCKET SOUND SONS, LLC.
KEAR STREET
Town of Yorktown, Westchester County, NY

Sheet 2 of 12



PnB
WdB
Uf
STREET
KEAR
PROPOSED 3 STORY BUILDING
2,567 SF LOWER LEVEL
BF FL. ELEV. 448.25
2,801 SF UPPER LEVELS
FF FL. ELEV. 459.25
FRONT WALL OF BOTTOM FLOOR
ENTRY TO BOTTOM FLOOR
PROPOSED SOIL STOCKPILE LOCATION (TYP.)
PROPOSED CONSTRUCTION ENTRANCE (TYP.)
PROPOSED STAGING AREA (TYP.)
TREES TO BE REMOVED
PROPOSED SIAMESE CONNECTION
T.W.: 451.00
B.W.: 448.25
PROPOSED CONSTRUCTION FENCING AROUND INFILTRATION PRACTICES (TYP.)
PROPOSED STONE AND BLOCK INLET PROTECTION (TYP.)
T.W.: 459.75
B.W.: 457.50
T.W.: 460.25
B.W.: 455.00
T.W.: 460.25
B.W.: 455.00
T.W.: 459.80
B.W.: 456.50
T.W.: 459.60
B.W.: 455.50
T.W.: 459.70
B.W.: 455.00
PROPOSED SILT FENCING (TYP.)
PROPOSED EROSION BLANKETS ON SLOPES GREATER THAN 3:1 (TYP.)
T.C.: 449.00
B.C.: 448.50
T.C.: 449.00
B.C.: 448.40
PROPOSED LIMIT OF DISTURBANCE 0.37 ACRES
T.C.: 448.25
B.C.: 447.75
PROPOSED COPPER WATER SERVICE (TYP)
EXISTING TREE TO BE REMOVED
T.W.: 448.00
B.W.: 447.00
T.W.: 447.37
B.W.: 446.00
T.W.: 447.25
B.W.: 445.20
INSTALLTION OF DRAINAGE PIPE SHALL BE INSTALLED BACKFILLED AND STABILIZED IN ONE DAY TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING THE DRAINAGE SYSTEM IN KEAR STREET
CB-D2
RIM 455.5
INV. IN 452.59
INV. OUT 452.49
CB-D3
RIM 456.8
INV. IN 452.33
CB-D1
RIM 455.5
INV. OUT 452.80
15.99' 12" HDPE @ 1.00%
20.66' 12" HDPE @ 1.00%
TP-10
TP-12
TP-14
P-10
P-12
P-14
P-20
SCALE: 1"=10'-0"
SAFE DIG
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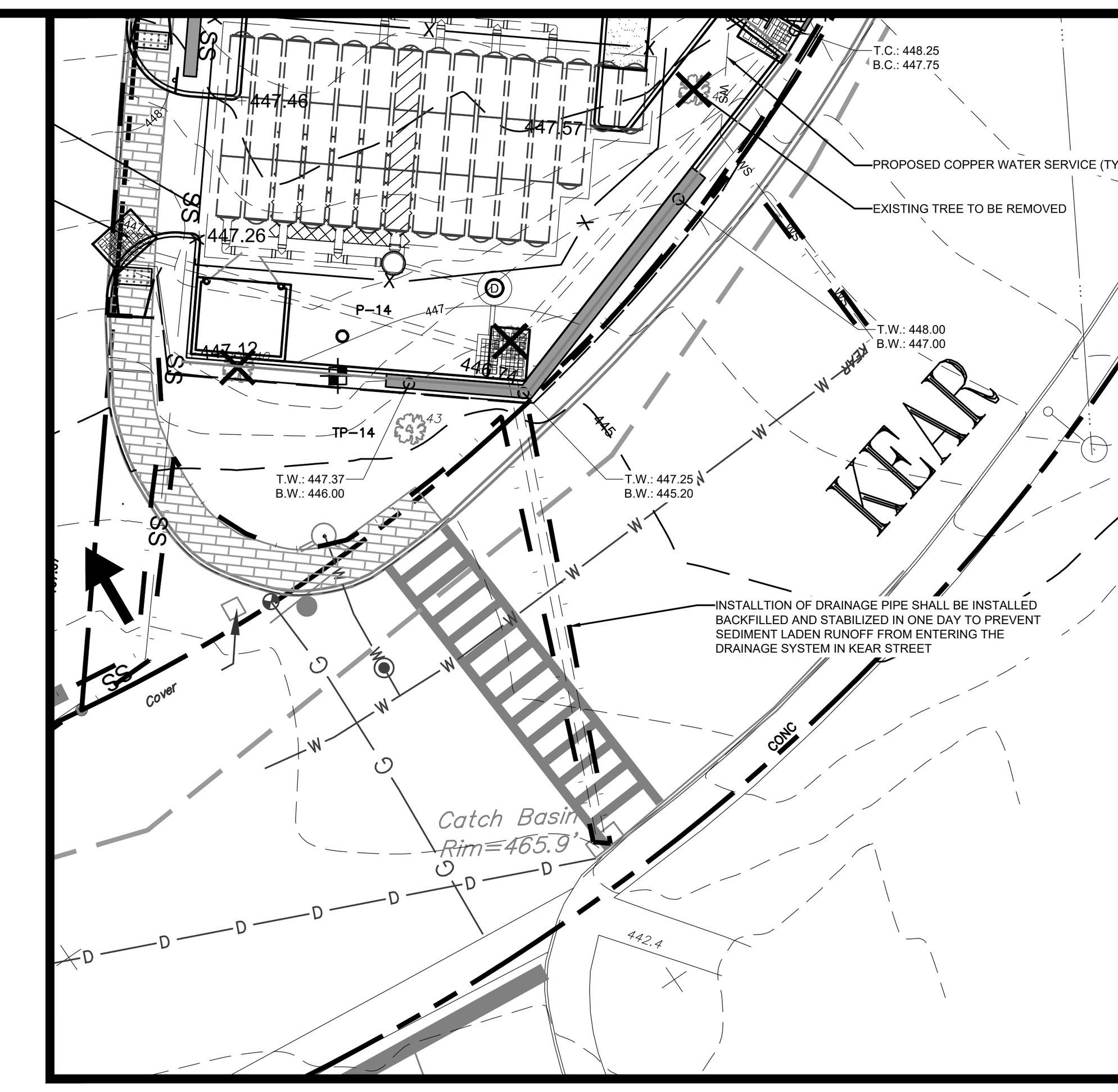
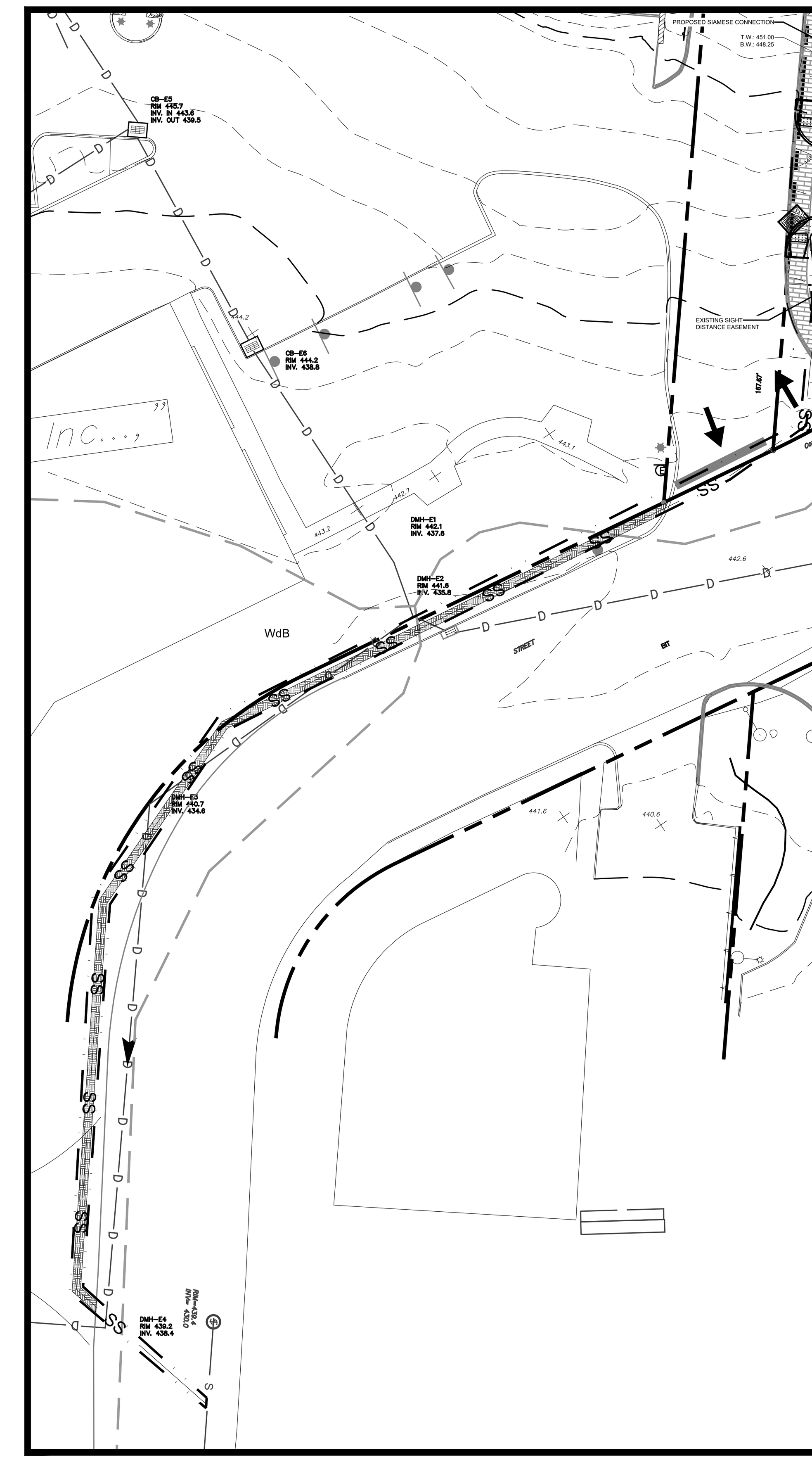


INSET 1
SCALE 1" = 10'



INSET 2
SCALE 1" = 30'

PROJECT # 19-10

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Engineer:
Joseph C. Riina, P.E.
NYS Lic. No. 64431

Revisions:

No.	Date	Comments:
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SCALE: 1" = 10'
DRAWN BY: TK
DATE: 3/14/20

E&SC PLAN

SITE PLAN
PREPARED FOR
NANTUCKET SOUND SONS, LLC.
KEAR STREET
Town of Yorktown Westchester County, NY

Sheet 3 of 12

PnB

WdB

Uf

TP-10

P-20

P-10

P-12

TP-5

TP-14

SC-310 STORMTECH CHAMBERS 1
BOTTOM OF STONE: 452.83
BOTTOM OF CHAMBER: 453.33
TOP OF CHAMBER: 454.66
TOP OF STONE: 455.16

6" HDPE PIPE
L = 7.4', S = 1.0%

DOWNSTREAM DEFENDER 1
RIM: 458.11
INV. IN: 452.77
INV. OUT: 453.77

6" HDPE PIPE
L = 6.79', S = 1.0%

BYPASS-1
RIM: 446.86
INV. OUT: 452.88, 452.96
WEIR: 455.16

12" HDPE PIPE
L = 12.31', S = 1.0%

CB-D2
RIM 455.5
INV. IN 452.59
INV OUT 452.49

CB-D3
RIM 456.8
INV. IN 452.33
INV. OUT 452.23

15.99' 12" HDPE @ 1.00%

20.66' 12" HDPE @ 1.00%

CB-D1
RIM 455.5
INV. OUT 452.80

PROPOSED 3 STORY BUILDING
2,567 SF LOWER LEVEL
BF FL. ELEV. 448.25
2,801 SF UPPER LEVELS
FF FL. ELEV. 459.25

FRONT WALL OF BOTTOM FLOOR
ENTRY TO BOTTOM FLOOR

PROPOSED SIAMESE CONNECTION

T.W.: 451.00
B.W.: 448.25

12" HDPE PIPE
L = 42.93', S = 0.5%

CB-3
RIM: 446.77
INV. OUT: 443.77

LOCATION OF DEEP AND INIFILTRATION TEST (TYP.)

T.W.: 447.37
B.W.: 446.00

T.W.: 459.75
B.W.: 457.50

T.W.: 460.25
B.W.: 455.00

T.W.: 460.25
B.W.: 455.00

DI-1
RIM: 453.35
INV. OUT: 448.29

T.W.: 459.80
B.W.: 456.50

T.W.: 459.60
B.W.: 455.50

T.W.: 459.70
B.W.: 455.00

T.C.: 449.00
B.C.: 448.50

T.C.: 449.00
B.C.: 448.40

12" HDPE PIPE
L = 66.36', S = 5.2%

T.C.: 448.25
B.C.: 447.75

CB-2
RIM: 448.23
INV. IN: 444.75
INV. OUT: 444.50

PROPOSED COPPER WATER SERVICE (TYP)

12" HDPE PIPE
L = 46.71', S = 1.9%

SC-310 STORMTECH CHAMBERS 2
BOTTOM OF STONE: 443.44
BOTTOM OF CHAMBER: 443.94
TOP OF CHAMBER: 445.27
TOP OF STONE: 445.77

T.W.: 448.00
B.W.: 447.00

DOWNSTREAM DEFENDER 2
RIM: 447.08
INV. IN: 443.50
INV. OUT: 444.00

6" HDPE PIPE
L = 9.36', S = 0.5%

6" HDPE PIPE
L = 4.67', S = 0.5%

T.W.: 447.25
B.W.: 445.20

BYPASS-2
RIM: 446.86
INV. IN: 443.53, 443.54
INV. OUT: 443.54, 442.00
WEIR: 446.44

12" HDPE PIPE
L = 55.38', S = 3.3%

SHEPHERD HILL ROAD

KEAR STREET

Curb

Asphalt

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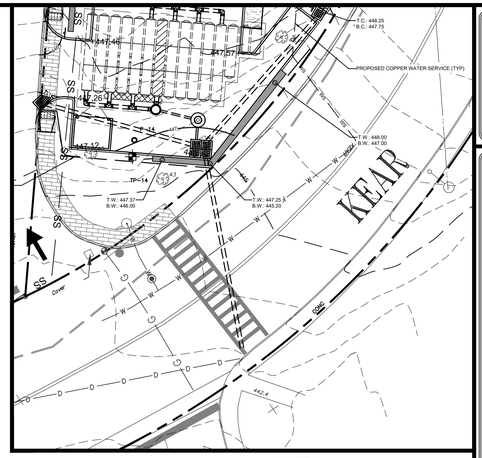
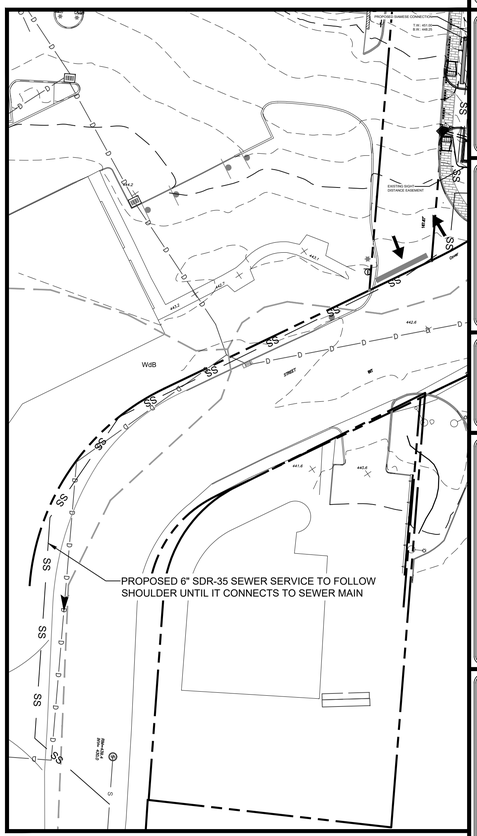
F:\2018\19-10 NANTUCKET SOUND LLC - MURPHY\ENGINEERING\CAD\C3D-19-10 NANTUCKET SOUND LLC - MURPHY.DWG\19-10 MURPHY SITE PLAN 8-25-20.DWG, 1/16/2017 3:19:52 PM



INSET 1
SCALE 1" = 10'



INSET 2
SCALE 1" = 30'

0 5 10 20

SCALE: 1"=10'-0"

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PROJECT # 19-10

STATE OF NEW YORK — JOSEPH CARLO RITMA — LICENSED PROFESSIONAL ENGINEER

Engineer: Joseph Carlo Ritma, P.E.
NYS Lic. No. 64431

Revisions:

No.	Date	Comments:
1	6/17/20	Town Comments
2	8/25/20	Town Comments

SCALE: 1" = 30'

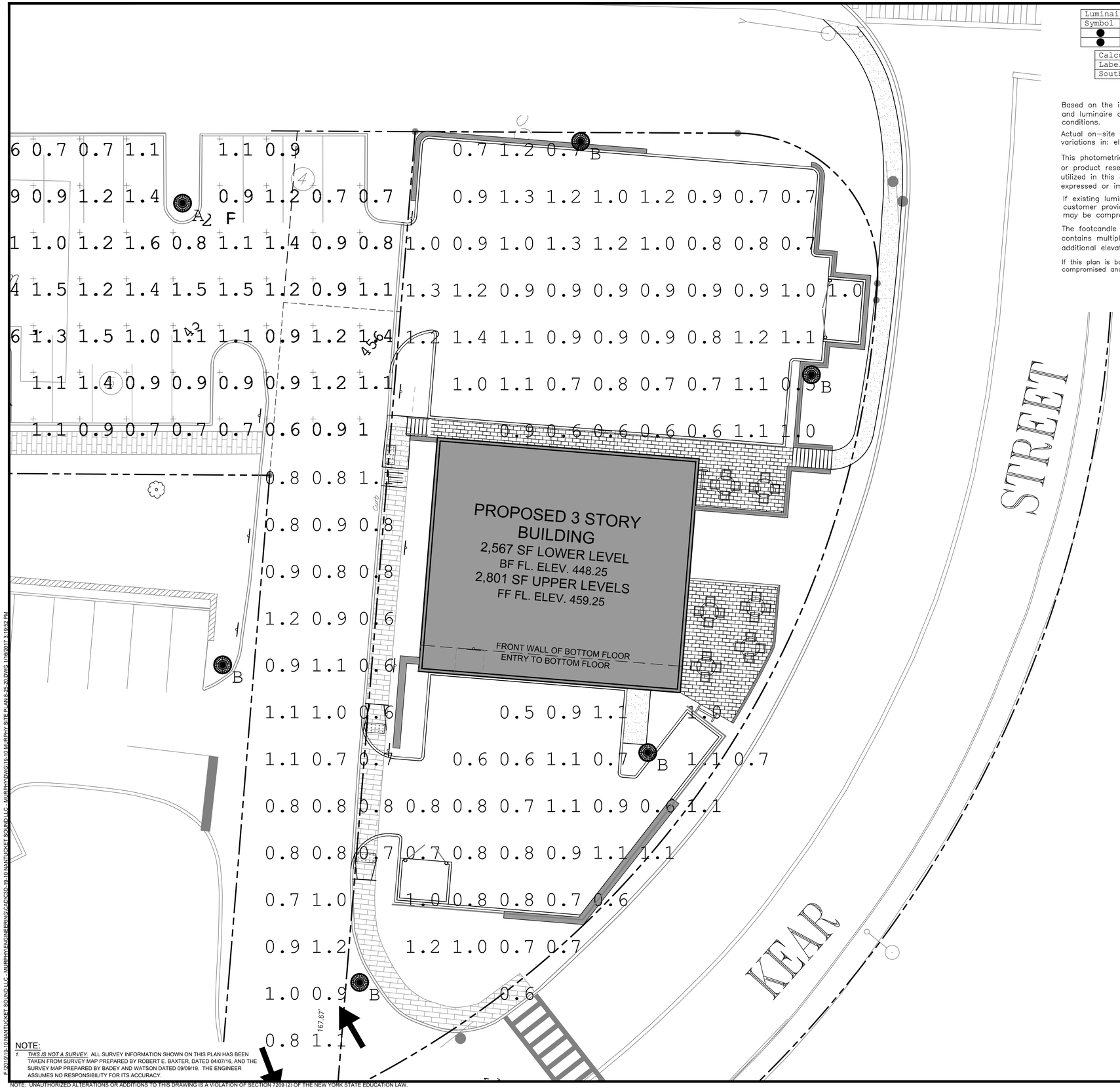
DRAWN BY: TK

DATE: 3/14/20

IMPROVEMENT PLAN

SITE PLAN
PREPARED FOR
NANTUCKET SOUND SONS, LLC.
KEAR STREET
Town of Yorktown Westchester County, NY

Sheet 4 of 12



Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
●	29	A	SINGLE	1.000	Existing 91T5-65 LED-15DIA-X-34H-POLE TOP@16' AG
●	5	B	SINGLE	1.000	New 91T5-65 LED-15DIA-X-34H-POLE TOP@16' AG

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
South & East CalcPts	Illuminance	Fc	0.88	1.4	0.5	1.76	2.80

Based on the information provided, all dimensions and luminaire locations shown represent recommended placement and luminaire orientation. The engineer and/or architect must determine applicability of the layout to relevant field conditions.

Actual on-site performance of any manufacturer's luminaires may vary from laboratory test results due to variations in: electrical voltage, tolerance in lamps, and other variable field conditions.

This photometric analysis may be based on ies data files that were provided or recommended by the manufacturer or product reseller and thus it is beyond the control of the creator of this report to ensure that the ies file(s) utilized in this report represent the actual product provided. Due to this fact, the creator of this report makes no expressed or implied warranty that the results of this report will occur at the project site.

If existing luminaires are included in this report, their illumination characteristics are based upon a combination of customer provided specifications and our best estimations. Due to this fact, the resulting footcandle accuracy may be compromised.

The footcandle readings on this report depict all of the readings as being on the same vertical plane. If this site contains multiple elevations, please notify Sterling Innovations LLC and request an updated report that includes the additional elevation based photometry.

If this plan is based on an original non-scaled CAD drawing, by virtue of that fact, the scale of the drawing will have been compromised and thus the resulting figures and calculations on this document will also be compromised.

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0 5 10 20
SCALE: 1"=10'-0"

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PROJECT # 19-10

Engineer: JOSEPH CARLO RITINA, STATE OF NEW YORK, LICENSED PROFESSIONAL ENGINEER
Joseph C. Ritina, P.E.
NYS Lic. No. 64431

Revisions:

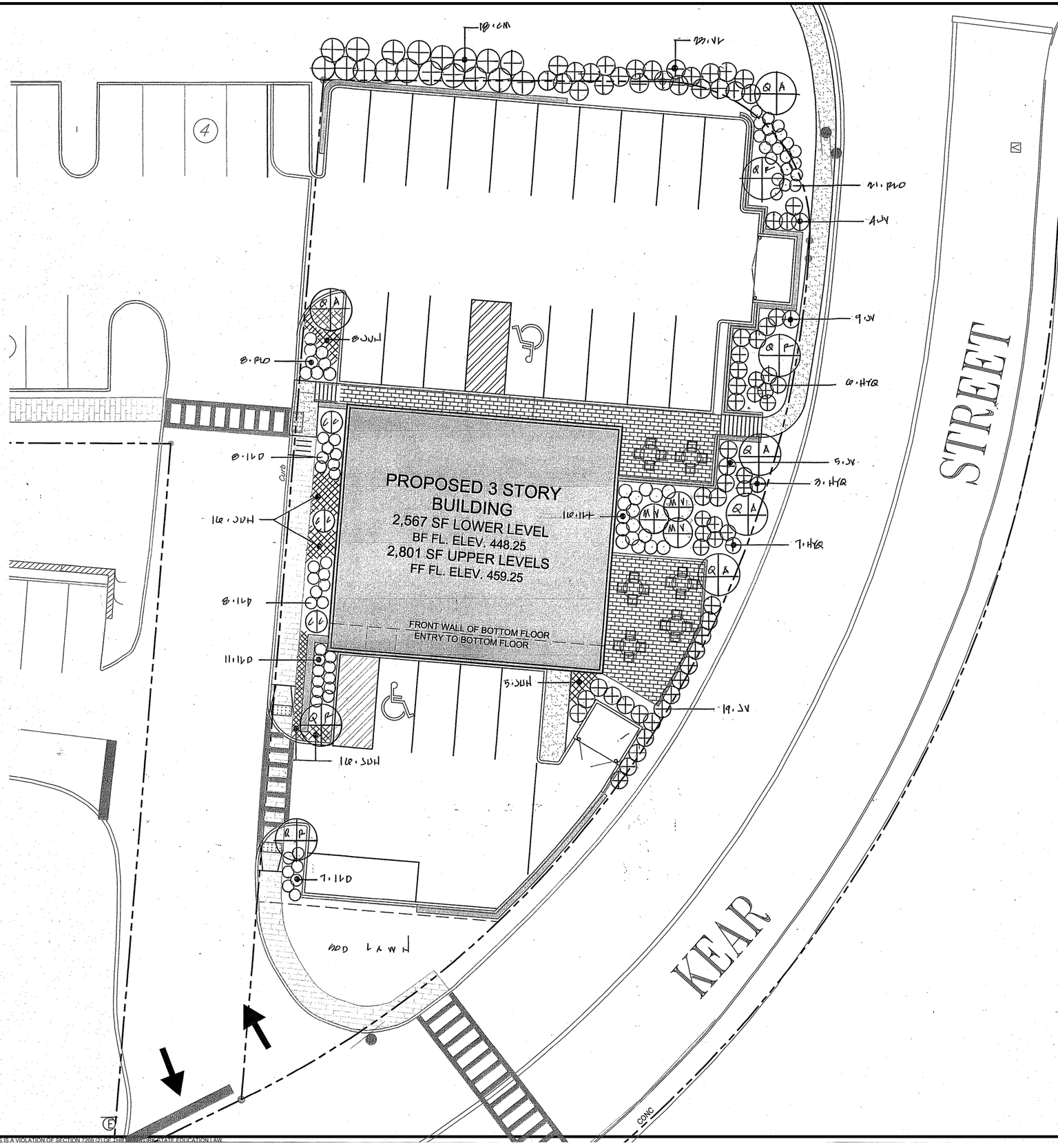
No.	Date	Comments:
1	6/17/20	Per Revisions
2	8/25/20	Town's Comments

SCALE: 1" = 10'
DRAWN BY: TK
DATE: 3/14/20

LIGHTING

SITE PLAN
PREPARED FOR
NANTUCKET SOUND SONS, LLC.
KEAR STREET
Town of Yorktown Westchester County, NY

Sheet 5 of 12



PLANT SCHEDULE

KEY	QUAN.	BOTANICAL / COMMON NAME	SIZE
TREES			
CC	3	Carpinus caroliniana "Fire Spire" Native Hornbeam	25 Gal.
CM	18	Cornus mas - Cornelian Cherry (Multi-stem)	15 Gal.
MV	3	Magnolia virginiana – Sweetbay Magnolia	25 Gal.
QA	5	Quercus alba - White Oak	3 1/2"-4" Cal.
QR	4	Quercus rubra – Red Oak	3 1/2"-4" Cal.
JV	37	Juniperus virginiana "Taylor" – Taylor Red Cedar	5'-6' HT.
VL	23	Viburnum lentago – Nannyberry	15 Gal.
SHRUBS AND GROUNDCOVERS:			
HYQ	16	Hydrangea **"Quick Fire"** – Quick Fire Hydrangea	5 Gal.
ILD	34	Ilex glabra **"Densa"**- Densa Inkberry	5 Gal
ILX	16	Ilex glabra **"Shamrock"** _ Shamrock Inkberry	5 Gal.
JUN	45	Juniperus **"Parsonii"** -Parsons Juniper	3 Gal.
RLO	29	Rhus a. **"Gro-Low"** – Gro-Low Native Sumac	5 Gal.
VIB	15	Viburnum dentatum**"Chicago Lustre"**-Arrowwood	5 Gal.

PLANTING SPECIFICATIONS:

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

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

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

MULCHING: All planting beds shall be mulched with three (3) inches of shredded Cedar bark. All trees shall be mulched with three (3) inches of shredded bark in a four (4) foot diameter circle around each existing tree. **No colored wood chip mulch. Mulch should not come in direct contact with the trunk of trees or basal stems of shrubs.**

LAWN AREAS: All disturbed areas shall be sodded. All sodded shall have a minimum of four (4) inches of topsoil as a base. Sod bed shall be fine graded, with all stones and debris over 1" in diameter removed. Sod shall be farm grown and meet the specifications of the American Sod Growers Association.

N

0 5 10 20

SCALE: 1"=10'-0"

FRANK GIULIANO - LANDSCAPE ARCHITECT
8 PINETREE DRIVE KATONAH, NY 10536
914-962-3690
FG1ARCH@AOL.COM

Landscape Architect:

FRANK GIULIANO LANDSCAPE ARCHITECT REGISTERED NEW YORK STATE
Frank Giuliano
NYS Lic. No. 000809-1

Revisions:

No.	Date	Comments:
1	6/17/20	Planning Comments
2	8/25/20	Town Comments

SCALE: 1" = 10'

DRAWN BY: FG

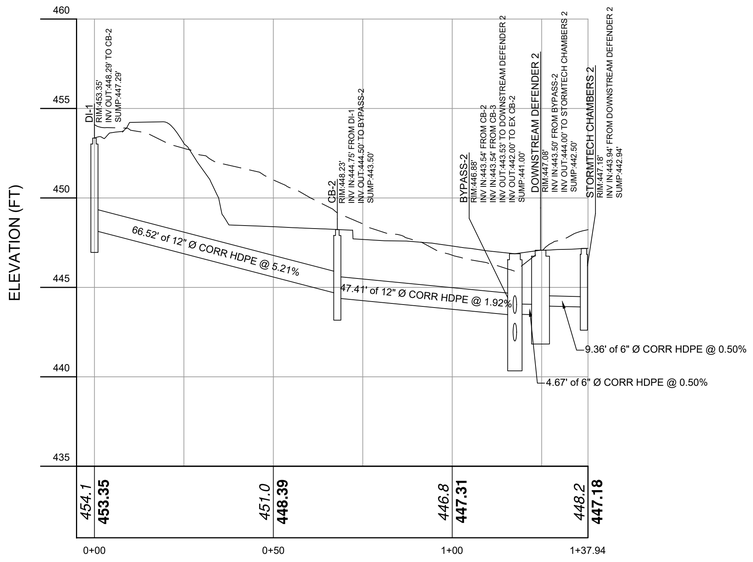
DATE: 2-20-20

LANDSCAPE PLAN

SITE PLAN
PREPARED FOR
NANTUCKET SOUND SONS, LLC.
KEAR STREET
Town of Yorktown Westchester County, NY

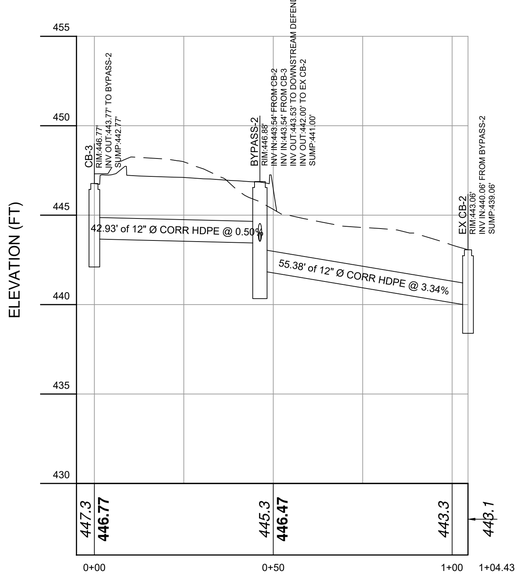
Sheet 6 of 12

F:\2019\19-10 NANTUCKET SOUND LLC - MURPHY\ENGINEERING\CAD\C3D\19-10 NANTUCKET SOUND LLC - MURPHY.DWG\19-10 MURPHY SITE PLAN 8-25-20.DWG 1/16/2017 3:19:52 PM



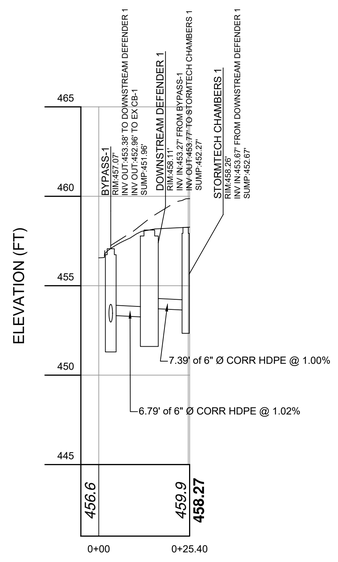
DISTANCE ALONG BASELINE (FT)

DI-1 TO STORMTECH CHAMBERS 2
VERT. SCALE: 1" = 4
HORIZ. SCALE: 1" = 20



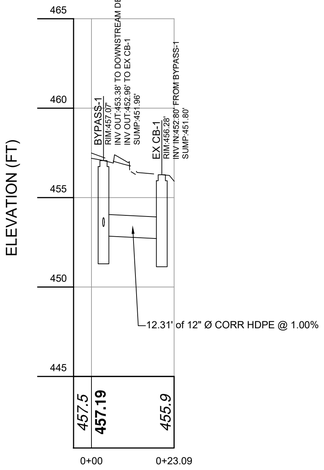
DISTANCE ALONG BASELINE (FT)

CB-3 TO EX CB-2
VERT. SCALE: 1" = 4
HORIZ. SCALE: 1" = 20



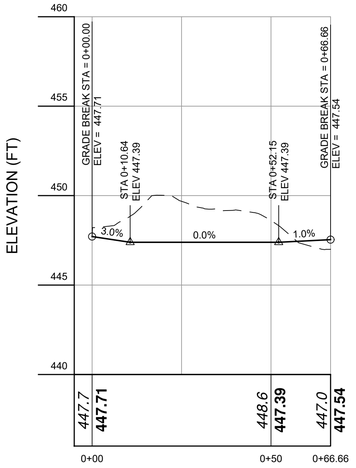
DISTANCE ALONG BASELINE (FT)

BYPASS-1 TO STORMTECH CHAMBERS 1
VERT. SCALE: 1" = 4
HORIZ. SCALE: 1" = 20



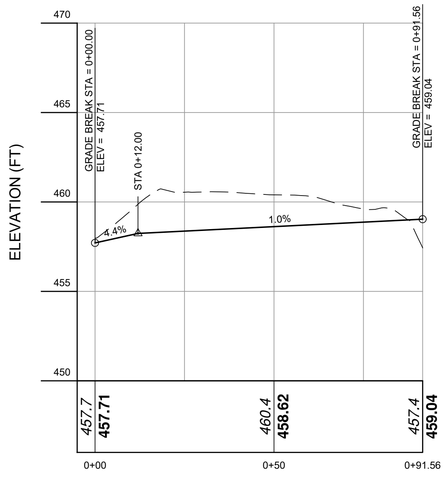
DISTANCE ALONG BASELINE (FT)

BYPASS-1 TO EX CB-1
VERT. SCALE: 1" = 4
HORIZ. SCALE: 1" = 20



DISTANCE ALONG BASELINE (FT)

ALT A LOWER PARKING LOT
VERT. SCALE: 1" = 4
HORIZ. SCALE: 1" = 20



DISTANCE ALONG BASELINE (FT)

ALT A UPPER PARKING LOT
VERT. SCALE: 1" = 4
HORIZ. SCALE: 1" = 20

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Engineer:
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PROFILES

SITE PLAN
PREPARED FOR
NANTUCKET SOUND SONS, LLC.
KEAR STREET
Town of Yorktown Westchester County, NY

Sheet 7 of 12

GENERAL EROSION CONTROL NOTES:

1. Contractor shall be responsible for compliance with all sediment and erosion control practices. The sediment and erosion control practices are to be installed prior to any major soil disturbances, and maintained until permanent protection is established. Road surface flows from the site should be dissipated with tracking pad or appropriate measures during adjacent road shoulder regrading. Contractor is responsible for the installation and maintenance of all soil erosion and sedimentation control devices throughout the course of construction.
2. Catch basin inlet protection must be installed and operating at all times until tributary areas have been stabilized. When possible flows should be stabilized before reaching inlet protection structure. Timely maintenance of sediment control structures is the responsibility of the Contractor.
3. All structures shall be maintained in good working order at all times. The sediment level in all sediment traps shall be closely monitored and sediment removed promptly when maximum levels are reached or as ordered by the engineer. All sediment control structures shall be inspected on a regular basis, and after each heavy rain to insure proper operation as designed. An inspection schedule shall be set forth prior to the start of construction.
4. The locations and the installation times of the sediment capturing standards shall be as specified in these plans, as ordered by the Engineer, and in accordance with the latest edition of the "New York Standards and Specifications for Erosion and Sediment Control" (NYSSESC).
5. All topsoil shall be placed in a stabilized stockpile for reuse on the site. All stockpile material required for final grading and stored on site shall be temporarily seeded and mulched within 7 days. Refer to soil stockpile details.
6. Any disturbed areas that will be left exposed more than 7 days and not subject to construction traffic, shall immediately receive temporary seeding. Mulch shall be used if the season prevents the establishment of a temporary cover. Disturbed areas shall not be limed and fertilized prior to temporary seeding.
7. All disturbed areas within 500 feet of an inhabited dwelling shall be wetted as necessary to provide dust control.
8. The contractor shall keep the roadways within the project clear of soil and debris and is responsible for any street cleaning necessary during the course of the project.
9. Sediment and erosion control structures shall be removed and the area stabilized when the drainage area has been properly stabilized by permanent measures.
10. All sediment and erosion control measures shall be installed in accordance with current edition of NYSSESC.
11. All regraded areas must be stabilized appropriately prior to any rock blasting, cutting, and/or filling of soils. Special care should be taken during construction to insure stability during maintenance and integrity of control structures.
12. Any slopes graded at 3:1 or greater shall be stabilized with erosion blankets to be staked into place in accordance with the manufactures requirements. Erosion blankets may also be required at the discretion of Town officials or Project Engineer. When stabilized blanket is utilized for channel stabilization, place all of the volume of seed mix prior to laying net, or as recommended by the manufacturer.
13. To prevent heavy construction equipment and trucks from tracking soil off-site, construct a pervious crushed stone pad. Locate and construct pads as detailed in these plans.
14. Contractor is responsible for controlling dust by sprinkling exposed soil areas periodically with water as required. Contractor to supply all equipment and water.
15. Contractor shall be responsible for construction inspections as per NYSDEC GP-0-15-002 and Town of Yorktown Code.

MAINTENANCE OF TEMPORARY EROSION AND SEDIMENT CONTROL STRUCTURES:

N.Y.S.D.E.C. GP-0-15-002 EXPOSURE RESTRICTIONS - States that any exposed earthwork shall be stabilized in accordance with the guidelines of this plan.

1. Trees and vegetation shall be protected at all times as shown on the detail drawing and as directed by the Engineer.
2. Care should be taken so as not to channel concentrated runoff through the areas of construction activity on the site.
3. Fill and site disturbances should not be created which causes water to pond off site or on adjacent properties.
4. Runoff from land disturbances shall not be discharged or have the potential to discharge off site without first being intercepted by a control structure, such as a sediment trap or silt fence. Sediment shall be removed before exceeding 50% of the retention structure's capacity.
5. For finished grading, adequate grade shall be provided so that water will not pond on lawns for more than 24 hours after rainfall, except in swale flow areas which may drain for as long as 48 hours after rainfall.
6. All swales and other areas of concentrated flow shall be properly stabilized with temporary control measures to prevent erosion and sediment travel. Surface flows over cut and fill areas shall be stabilized at all times.
7. All sites shall be stabilized with erosion control materials within 7 days of final grading.
8. Temporary sediment trapping devices shall be removed from the site within 30 days of final stabilization.

MAINTENANCE SCHEDULE:

	DAILY	WEEKLY	MONTHLY	AFTER RAINFALL	NECESSARY TO MAINTAIN FUNCTION	AFTER APPROVAL OF INSPECTOR
SILT FENCE	– – –	INSP.	INSP.	INSP.	CLEAN/ REPLACE	REMOVE
WHEEL CLEANER	CLEAN	– – – –	– – – –	– – – –	REPLACE	REMOVE
INLET PROTECTION	– – –	INSP.	INSP.	CLEAN	REPLACE	REMOVE

MAINTENANCE OF PERMANENT CONTROL STRUCTURES DURING CONSTRUCTION:

The stormwater management system and outlet structure shall be inspected on a regular basis and after every rainfall event. Sediment build up shall be removed from the inlet protection regularly to insure detention capacity and proper drainage. Outlet structure shall be free of obstructions. All piping and drain inlets shall be free of obstruction. Any sediment build up shall be removed.

MAINTENANCE OF CONTROLS AFTER CONSTRUCTION:

Controls (including respective outlet structures) should be inspected periodically for the first few months after construction and on an annual basis thereafter. They should also be inspected after major storm events.

DEBRIS AND LITTER REMOVAL:

Twice a year, inspect outlet structure and drain inlets for accumulated debris. Also, remove any accumulations during each mowing operation.

STRUCTURAL REPAIR/REPLACEMENT:

Outlet structure must be inspected twice a year for evidence of structural damage and repaired immediately.

EROSION CONTROL:

Unstable areas tributary to the basin shall immediately be stabilized with vegetation or other appropriate erosion control measures.

SEDIMENT REMOVAL:

Sediment should be removed after it has reached a maximum depth of five inches above the stormwater management system floor.

TOPSOIL:

Existing topsoil will be removed and stored in piles sufficiently as to avoid mixing with other excavation. Stockpiles shall be surrounded by erosion control as outlined on these plans. The furnishing of new topsoil shall be of a better or equal to the following criteria (SS713.01 NYSDOT):

1. The pH of the material shall be 5.5 to 7.6.
2. The organic content shall not be less than 2% or more than 70%.
3. Gradation:

SIEVE SIZE	% PASSING BY WGT.
2 INCH	100
1 INCH	85 TO 100
1/4 INCH	65 TO 100
NO. 200 MESH	20 TO 80

PERMANENT VEGETATIVE COVER:

1. Site preparation:
   - 1.1. Install erosion control measures.
   - 1.2. Scarify compacted soil areas.
   - 1.3. Lime as required to ph 6.5.
   - 1.4. Fertilize with 10-6-4 4 lbs/1,000 S.F.
   - 1.5. Incorporate amendments into soil with disc harrow.
2. Seed mixtures for use on swales and cut and fill areas.

MIXTURE		LBS./ACRE
ALT. A	KENTUCKY BLUE GRASS	20
	CREEPING RED FESCUE	28
	RYE GRASS OR REDTOP	5
ALT. B	CREEPING RED FESCUE	20
	REDTOP	2
	TALL FESCUE/SMOOTH BLOOMGRASS	20

3. SEEDING
   - 3.1. Prepare seed bed by raking to remove stones, twigs, roots and other foreign material.
   - 3.2. Apply soil amendments and integrate into soil.
   - 3.3. Apply seed uniformly by cyclone seeder culti-packer or hydro-seeder at rate indicated.
   - 3.4. Stabilize seeded areas in drainage swales.
   - 3.5. Irrigate to fully saturate soil layer, but not to dislodge planting soil.
   - 3.6. Seed between April 1st and May 15th or August 15th and October 15th.
   - 3.7. Seeding may occur May 15th and August 15th if adequate irrigation is provided.

TEMPORARY VEGETATIVE COVER:

SITE PREPARATION:

1. Install erosion control measures.
2. Scarify areas of compacted soil.
3. Fertilize with 10-10-10 at 400/acre.
4. Lime as required to ph 6.5.

SEED SPECIES:

MIXTURE	LBS./ACRE
Rapidly germinating annual ryegrass (or approved equal)	20
Perennial ryegrass	20
Cereal oats	36

SEEDING:
Same as permanent vegetative cover

CONSTRUCTION SEQUENCE:

General sequence: the general sequence applies to the start of all phases of the project. The requirements in such shall be applied as appropriate in that phase and shall be assumed in place prior to the start of the work outlined in the sequence for each phase.

1. Prior to the beginning of any site work the major features of the construction must be field staked by a licensed surveyor. These include the building, limits of disturbance, utility lines, and stormwater practices.
2. Prior to the start of the project, an on-site pre-construction meeting will be held. This will be attended by the project owner, the operator responsible for complying with the approved construction drawings including the erosion and sediment control (e&sc) plan and details, the design engineer, the engineer responsible for e&sc monitoring during construction, town representatives from the engineering department and code enforcement, and a representative from the NYC DEP. The DEP shall be notified 48 hrs prior to the start of the meeting.
3. Cut and clear trees within the phase limits as necessary for the areas to be disturbed.
4. Install all temporary erosion control measures as shown on the erosion and sediment control plan for the project's immediate disturbance areas. This shall include, but not limited to silt fence, stabilized construction entrances, construction fence, etc. This sequence must be followed to insure proper implementation of the erosion and sediment control plan (e&sc) and stormwater pollution prevention plan (swppp).
5. Timbered trees and woodchips shall be temporarily stored in the stockpile and/or staging area if necessary before being removed off-site. Woodchips may be used for mulch to stabilize disturbed areas. Woodchip mulch shall be applied at a minimum rate of 500 lbs. Per 1000 sf (2" thick minimum).
6. Remove existing vegetative cover, cut and clear trees, grub, remove stumps and other surface features in the limit of construction only. Any disturbance that results from tree clearing and grubbing shall be immediately stabilized with woodchips mulch, hydro-mulch, or straw and seed. Timbered trees, wood chips, and stumps shall be removed off-site unless otherwise directed. As stated woodchips may be stockpiled for use as stabilizing ground cover. These stockpiles shall be separate from soil stockpiles. Demolish and/or remove existing features, i.e.: fence, concrete slab, asphalt etc., and dispose of or stockpile as required by the owner. All construction debris shall be properly disposed of in accordance with all federal, state, and local requirements.

Standard sequence notes for building construction

1. The surveyor shall stake-out the proposed driveway centerlines and the limits of cut and fill
2. Implement the general sequence notes 1 through 6 where applicable prior to continuing.
3. Once the tree removal operation is complete strip the topsoil within the work boundary and place excavated topsoil within the identified stockpile locations. Any soils so deemed by the design or monitoring engineer shall be stockpiled for future use as landscaped area topsoil. Contractor shall take every precaution feasible to reduce the amount of disturbed/exposed soils during construction.
4. Any disturbed area that will not be further disturbed within seven (7) days shall be immediately stabilized with woodchips, hydro-mulch, or straw and seed.
5. Prior to starting the work install all erosion and sediment controls including the installation of the stabilized construction entrance.
6. Begin rough grading of driveways within work limits and adjacent areas. Slopes in excess of 3h:1v shall not be left exposed and must be stabilized.
7. Stake-out the location of utilities and utility structures. Begin installation of subsurface infiltration chambers.
8. Backfill as installation is complete and stabilize the area. If trenches are to be left open, place excavated material on the up-slope sides of the trench and protect and stabilize if it is to remain open for an extended period of seven (7) days or more.
9. Upon completion of the subsurface chambers, Place construction fencing around the system to prevent compaction during the remainder of construction.
10. Begin installation of proposed bypass and outlet structures. Install storm sewer piping, catch basins and manholes, working downstream to upstream. The upstream drainage structure shall be blocked so as to not allow sediment laden water from reaching the subsurface chambers. During the installation of catch basins, install inlet protection as per e&sc plan to assure that sediment laden water will not enter the storm system. Once the final grade above the system is achieved, put into place the final topsoil cover, seed mix, and erosion control blanket, or hydro-mulch. Refer to the landscape plan for the seed mix requirements.

Note: no stormwater is permitted to enter the infiltration system from the upstream conveyance system and shall be blocked until the completion and stabilization of all phases tributary to the basin. An area shall be considered to have achieved final stabilization when it has a minimum uniform 80% perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.

11. Begin excavation of the building foundation for the building and adjacent areas.
12. Install or check condition of all temporary erosion control measures as shown on the erosion and sediment control plan.
13. Begin construction of the foundation. Upon completion and after proper curing time is achieved, backfill the foundation and bring site to rough grade. Areas which are to remain undisturbed for more than seven (7) days shall be stabilized with temporary seeding or mulch.
14. Proceed with the construction of the buildings. This includes the building structure itself, retaining walls, and rough grades. At any point during this begin installation of the utilities including the water and sewer connections, power utilities.
15. Once the utilities have been brought up to the building foundation, grade and install the base course for the driveways and parking areas.
16. Complete construction of the buildings and remaining retaining walls.
17. Stake out and install curbing as per plan. Once curbing is completed around catch basins, re-install inlet protection within catch basins. As curbing is complete, backfill with topsoil. Areas that are filled with topsoil are to be raked, seeded, and hay mulched.
18. Upon completion of the majority of the infrastructure, install pavement binder course to the thickness and elevation as per the construction plans.
19. As work is at the completion stage install final asphalt surface in the locations shown.
20. Install hardscape such as patios, walks steps etc., and final vegetation including sod and landscaping. Refer to landscape plans for location and identification of ground cover and plantings. Clear site of debris and all unwanted materials. Disposal shall be in accordance with all federal, state, and local requirements.
21. During the final phase of building construction, finish grade, topsoil, rake, and seed all areas as required. Where required or recommended, hydro-mulch or install erosion control blankets.
22. Upon completion of work, the contractor shall be required to stabilize disturbed soils in the event the disturbed area will remain not worked for a greater than seven (7) days, at the direction of the engineer of record or permitting entity inspector, and when significant precipitation is in the immediate forecast. All disturbed areas shall be temporarily stabilized with hydro-mulch or where appropriate woodchips. It is recommended that any grading that is at the finish stage will receive no further disturbance and that permanent stabilization such as topsoil, seed, mulching or blankets as per the plan be installed.

Final site stabilization and completion of new construction:

23. Upon completion of all work, the site shall be inspected by the supervising engineer and town inspector to determine completion of all work and permanent stabilization of the site.
24. Any areas deemed incomplete or not properly stabilized shall be done so to the satisfaction to the supervising engineer and town inspector.
25. Once the site is deemed adequately stable the temporary erosion and sediment control measures can be removed. At that time if deemed appropriate drainage structures upstream from the subsurface stormwater management systems shall be cleaned of sediment and debris. They can then be unblocked to allow for flow of collected surface runoff.

Contact information during and after construction:

Terrence Murphy
1672 Morningview Drive
Yorktown, NY 10598
914-224-8348

Winter Stabilization Notes:

If construction activities are expected to extend into or occur during the winter season the contractor shall anticipate proper stabilization and sequencing. Construction shall be sequenced such that wherever possible areas of disturbance that can be completed and permanently stabilized shall be done by applying and establishing permanent vegetative cover before the first frost. Areas subject to temporary disturbance that will not be worked for an extended period of time shall be treated with temporary seed, mulch, and/or erosion blankets.

OWNER / OPERATOR CERTIFICATION

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

Name (please print): _____

Title: _____

Date: _____

Address: _____

Phone: _____

E-mail: _____

Signature: _____

POST CONSTRUCTION MAINTENANCE SCHEDULE:

Control to be Inspected	Inspection Frequency	Maintenance Threshold Criteria	Maintenance Procedure
Drain Inlets	Quarterly	3" + Accumulated Sediment	Remove debris and sediment.
Infiltration Chambers	Bi-annually	3" + Accumulated Sediment	JetVac debris and sediment
Downstream Defender	Bi-annually	18" + Accumulated Sediment	Vaccum debris and sediment

CONTRACTOR CERTIFICATION STATEMENT

Certification Statement - All contractors and subcontractors as identified in a SWPPP, by the Owner or Operator, in accordance with Part III.A.5 of the SPDES General Permit for Stormwater Runoff from Construction Activity, GP-0-15-002, dated January 29, 2015, Page 10 of 40, shall sign a copy of the following Certification Statement before undertaking any construction activity at the Site identified in the SWPPP:

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

Individual Contractor: _____

Name and Title (please print): _____

Signature of Contractor: _____

Company / Contracting Firm: _____

Name of Company: _____

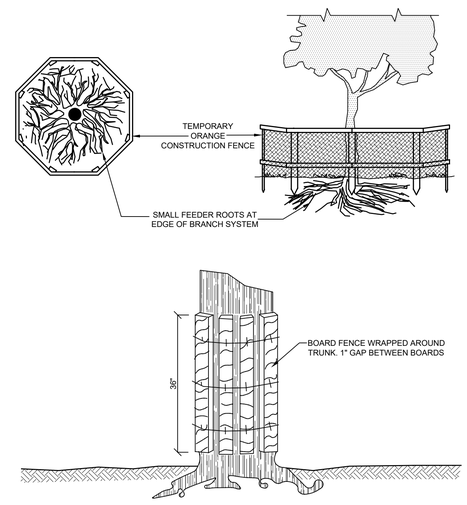
Address of Company: _____

Telephone Number / Cell Number: _____

Site Information: _____

Address of Site: _____

Today's Date: _____

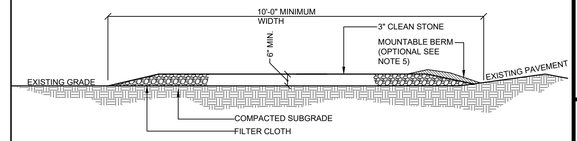


SYMBOL

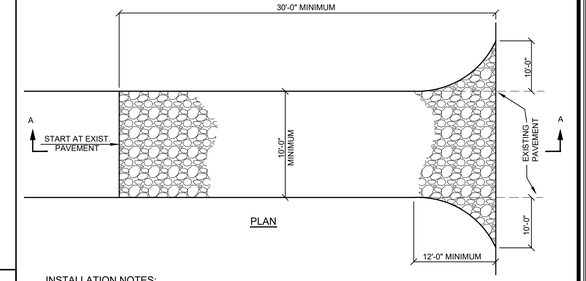
NOTES:
1. Contractor shall use the tree trunk armor detail for isolated trees that require protection.
2. As an alternate, the contractor may protect trees in the vicinity of regular heavy traffic / construction areas or clusters of trees to be protected as per the construction fence detail.

E-1 TREE PROTECTION DETAIL

NOT TO SCALE



SECTION A-A



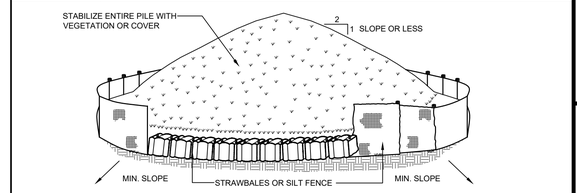
PLAN

INSTALLATION NOTES:
1. Stone size - use 3" min. 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 - 10 foot minimum, but not less than the full width at points where ingress or egress occur. 24 ft if single entrance to site.
5. 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.
6. 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 cleanouts of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public right of way must be removed immediately.
7. 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.
8. Periodic inspection and needed maintenance shall be provided after each rain

SYMBOL

E-4 STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



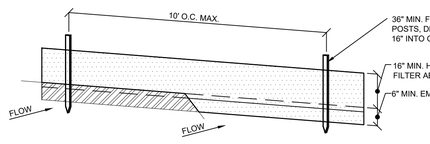
NOTES:
1. Area chosen for stockpiling operations shall be dry and stable.
2. Maximum slope of stockpile shall be 1:2.
3. Upon completion of soil stockpiling, each pile shall be surrounded with either silt fencing or strawbales, then stabilized with vegetation or covered.
4. See detail for installation of silt fence.

SYMBOL

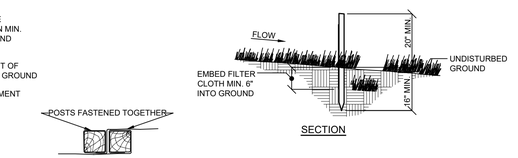
SS

E-5 SOIL STOCKPILE DETAIL

NOT TO SCALE



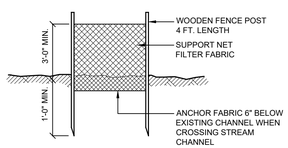
PERSPECTIVE VIEW



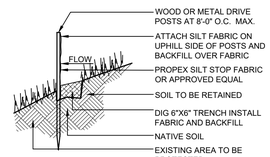
SECTION

PLAN VIEW: JOINING SECTIONS

NOTES:
1. Filter cloth to be fastened securely to post: steel either t or u type or 2" hardwood posts at top and mid section.
2. When two sections of filter cloth adjoin each other they shall be overlapped by 6 inches and folded. Filter cloth shall be mirafi 100x, stabilinka t140n or approved equal
3. Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence.
4. Excavate 4 inch trench along the lower perimeter of the site.
5. Unroll a section at a time and position the post against the back (downstream) wall of the trench (net side away from direction of flow).
6. Drive the post into the ground until the netting is approximately 2 inches from the trench bottom.
7. Lay the toe-in flap of fabric onto the undisturbed bottom of the trench, backfill the trench and tamp the soil. Steeper slopes require an intercept trench.
8. Join sections as shown above.



ELEVATION



SECTION

SYMBOL

E-3 SILT FENCE DETAIL

NOT TO SCALE

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

PROJECT # 19-10

Engineer: Joseph C. Rina, P.E. NYS Lic. No. 64431

Revisions:

No.	Date	Comments
1	6/25/20	Town Comments
2	8/25/20	Town Comments

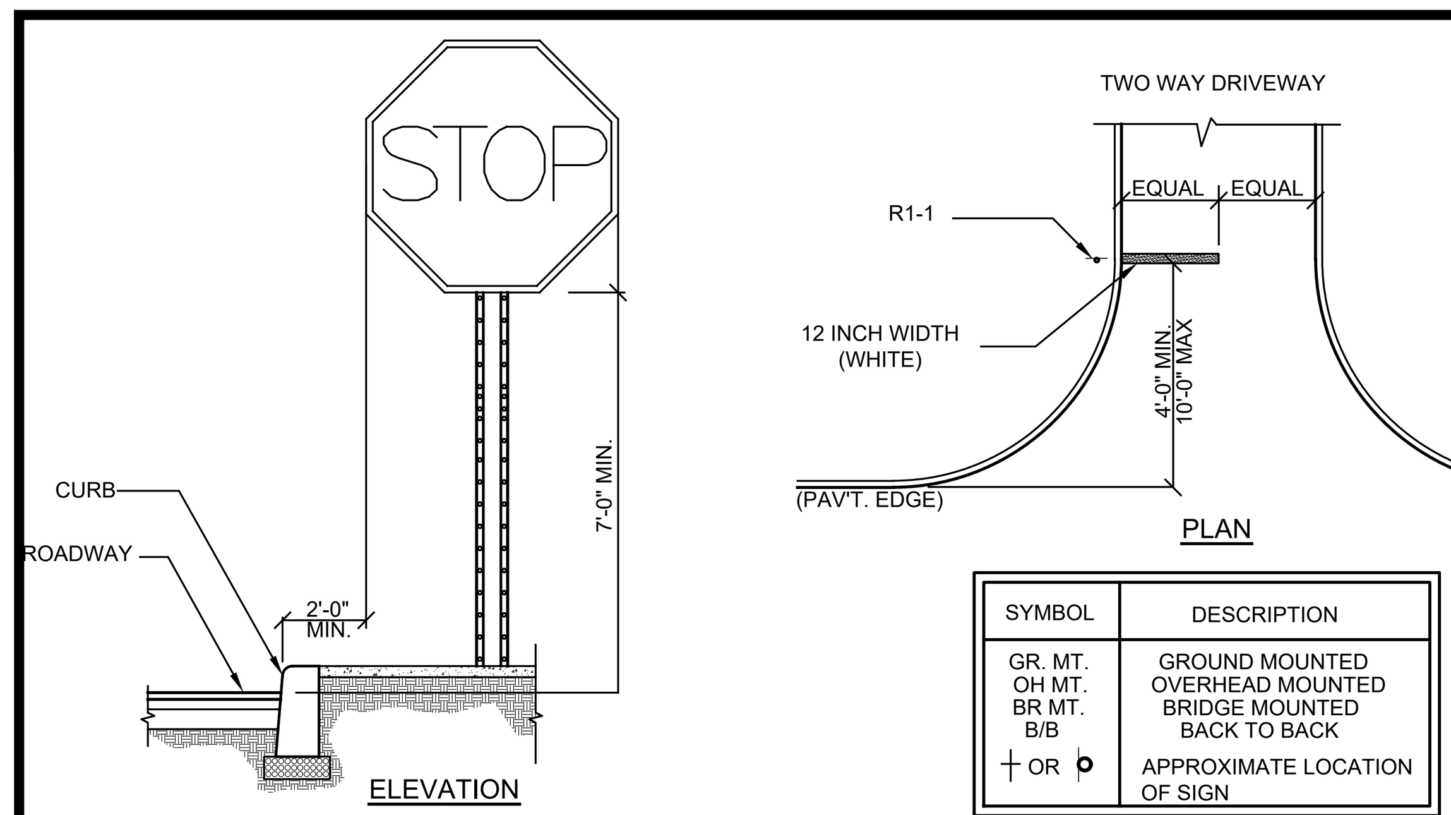
SCALE: NTS
DRAWN BY: TK
DATE: 3/14/20

E&SC NOTES & DETAILS

SITE PLAN
PREPARED FOR
NANTUCKET SOUND SONS, LLC.
KEAR STREET
Town of Yorktown Westchester County, NY

Sheet 8 of 12

F:\2019\19-10 NANTUCKET SOUND LLC - MURPHY\ENGINEERING\CAD\C3D-19-10 NANTUCKET SOUND LLC - MURPHY\DWG\19-10 DETAILS 8-25-20.DWG



SYMBOL	DESCRIPTION
GR. MT.	GROUND MOUNTED
OH MT.	OVERHEAD MOUNTED
BR MT.	BRIDGE MOUNTED
B/B	BACK TO BACK
┼ OR ✪	APPROXIMATE LOCATION OF SIGN

TYPICAL INSTALLATION GUIDELINES

SIGN	M.U.T.C.D. NUMBER	SIZE OF SIGN	TYPE OF MOUNT
STOP	R1-1	18" X 18"	GR. MT.
RESERVED PARKING (H.C. symbol, double-headed arrow)	R7-8	12" X 18"	GR. MT.

SIGN	M.U.T.C.D. NUMBER	SIZE OF SIGN	TYPE OF MOUNT
NO PARKING ANY TIME	P1-2 (SEE NOTE 4)	12" X 18"	GR. MT.
NO PARKING FIRE ZONE	R7-6	12" X 18"	GR. MT.

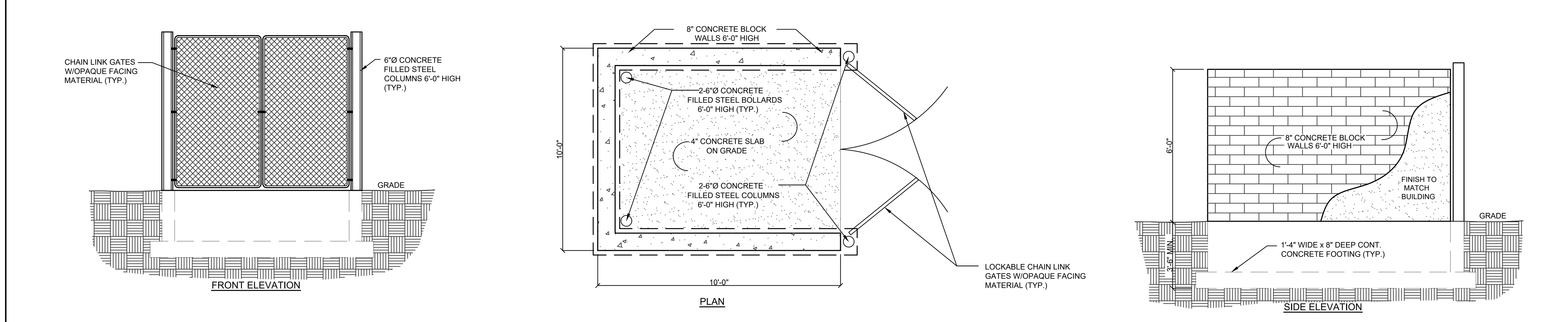
GENERAL NOTES:

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

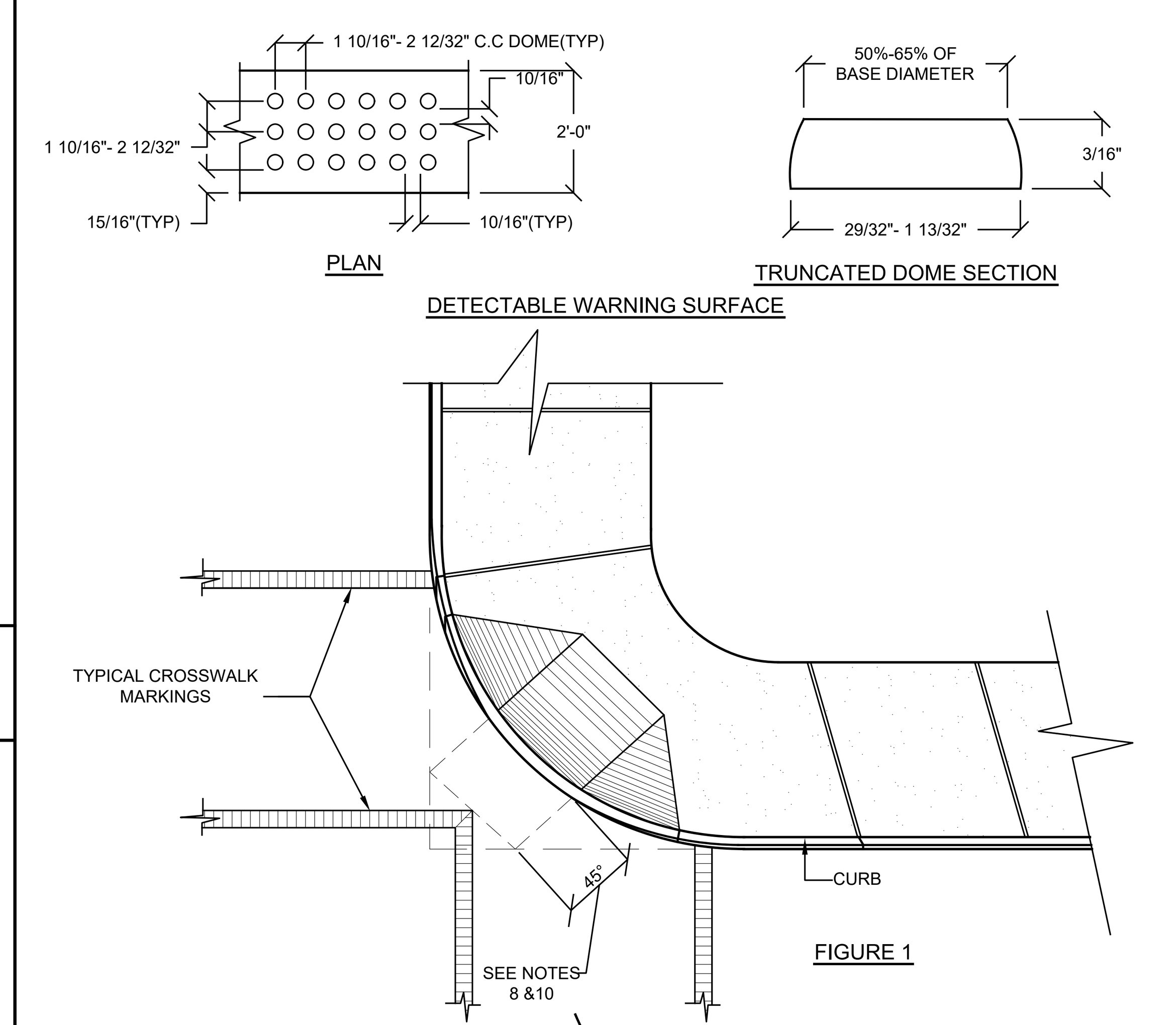
MUTCD CODE LETTER	TYPE OF CHARACTER
G.I.	TYPE IV
R.P.W.M.	TYPE IV OR V.

3. Sign locations as shown on plans are approximate. The Contractor shall relocate existing signs and install new signs in accordance with the MUTCD, latest edition. The Contractor shall contact the Town Engineer to discuss/resolve problem areas.
4. Except where otherwise specified, parking signs shall be placed facing approaching traffic at an angle of between 30 and 45 degrees with the line of traffic flow. Parking signs shall be placed at each end of a regulation (single-headed arrows) and, within the regulation (double-headed arrows), at intervals not to exceed 200 ft
5. Where new signs are installed the Contractor shall affix a label to the back of the sign panel. This label will show the date of installation and identification numbers.
6. Placement of W3-17 sign is prescribed in the General Municipal Law.

R-1 **TRAFFIC SIGN DETAIL**
NOT TO SCALE



F-1 **TRASH ENCLOSURE**
NOT TO SCALE



NOTES:

GENERAL:
1. Sidewalk curb ramp type and location are as shown on the plans or as directed.
2. All sidewalk curb ramp types may be used as straight or curved curb sections.
3. Sidewalk curb ramp types may be different at each location within an intersection.

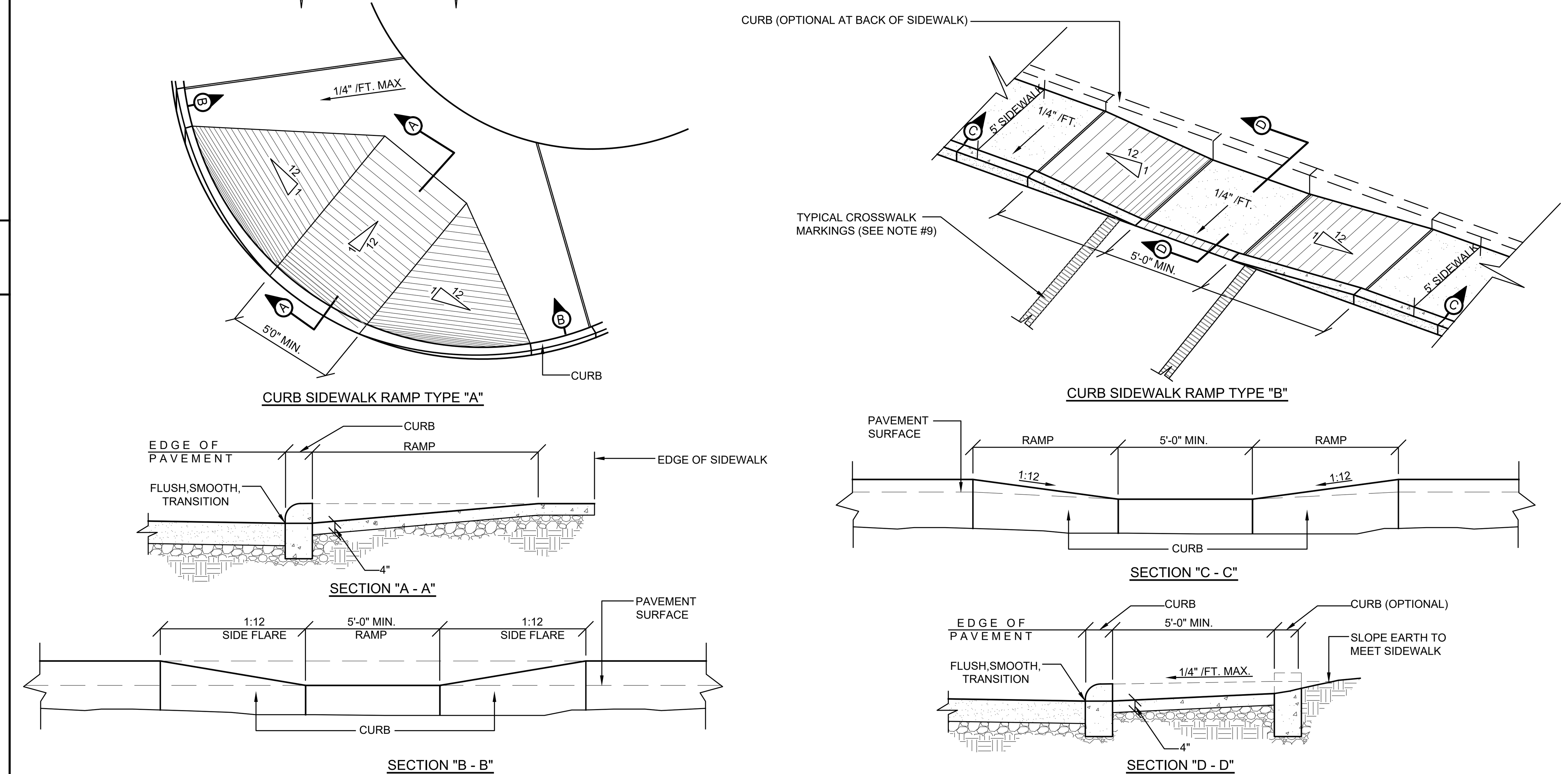
SIDEWALK CURB RAMP CRITERIA:
4. The maximum slope of a sidewalk curb ramp shall be 1:12.
5. The maximum width of a sidewalk curb ramp shall be five feet. Exclusive of flared sides.
6. All sidewalk curb ramps shall have flush, smooth transitions to the adjacent street or highway surface.

SURFACE FINISH:
7. The surface of all sidewalk curb ramps shall be stable, firm, and slip resistant (E.G. A coarse broom finish perpendicular to the ramp slope is acceptable on cement concrete curb ramps.)
8. All proposed sidewalk curb ramps shall have a detectable warning surface installed from the back of the curb for a distance of 2 feet in the direction of travel on the ramp and extending the full width of the ramp, excluding the ramp sides or flares. The detectable warning surface shall comply with the requirements of section 4.29.2 of the Americans with Disabilities Act accessibility guidelines (ADAAG).

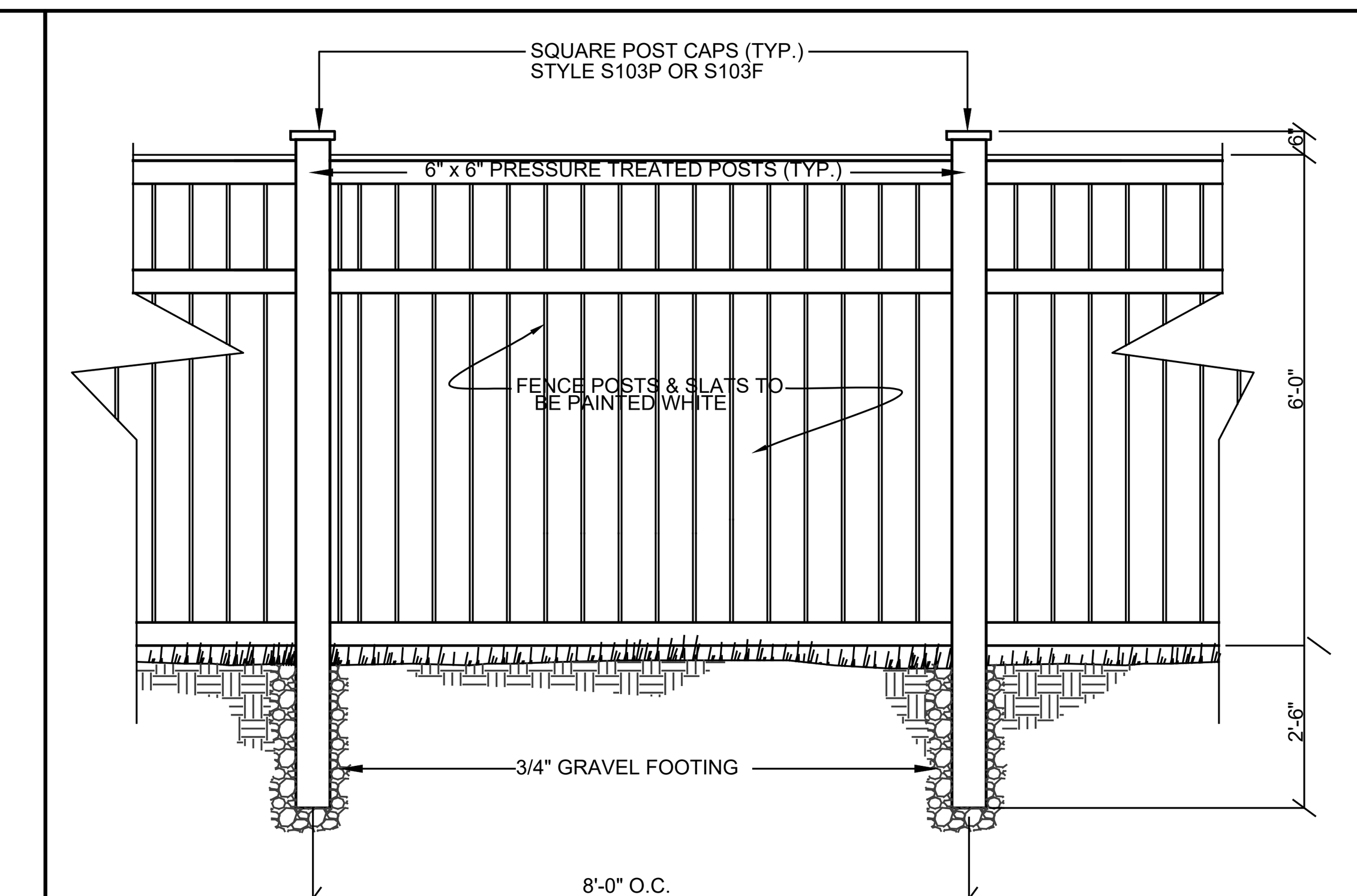
SIDEWALK CURB RAMP PLACEMENT:
9. At a corner, where the curb radius is 25-feet or less, a single ramp (either type a or b) located diagonally can often serve crosswalks in two directions. However, a single ramp shall only be used where there is a minimum clear space of 48" falling entirely within the projection of the intersection curbs (see figure 1). Where the radius exceeds 25' or the minimum 48" clear space is not achievable, then separate ramps should be provided for each crosswalk.

PAVEMENT MARKINGS AT CROSSWALKS:
10. Sidewalk curb ramps at marked crossings shall be wholly contained within the markings excluding any flared sides.
11. At a corner where a single ramp (either type a or b; located diagonally serves two crosswalks, this shall be a 48" minimum clear space at the ramp bottom wholly contained within the intersection crosswalk markings (see figure 1).
12. Where stop lines are necessary, they shall be located in advance of sidewalk curb ramps.

UTILITIES - DRAINAGE INLETS OR GRATES:
13. Where feasible, provide for drainage inlets or grates immediately upstream from the curb ramps. Reticuline or rectangular drainage grates are to be used in the area of curb ramps.
14. Do not place signal poles, sign posts, utility poles, fire hydrants, etc., within the ramp or side flare areas.

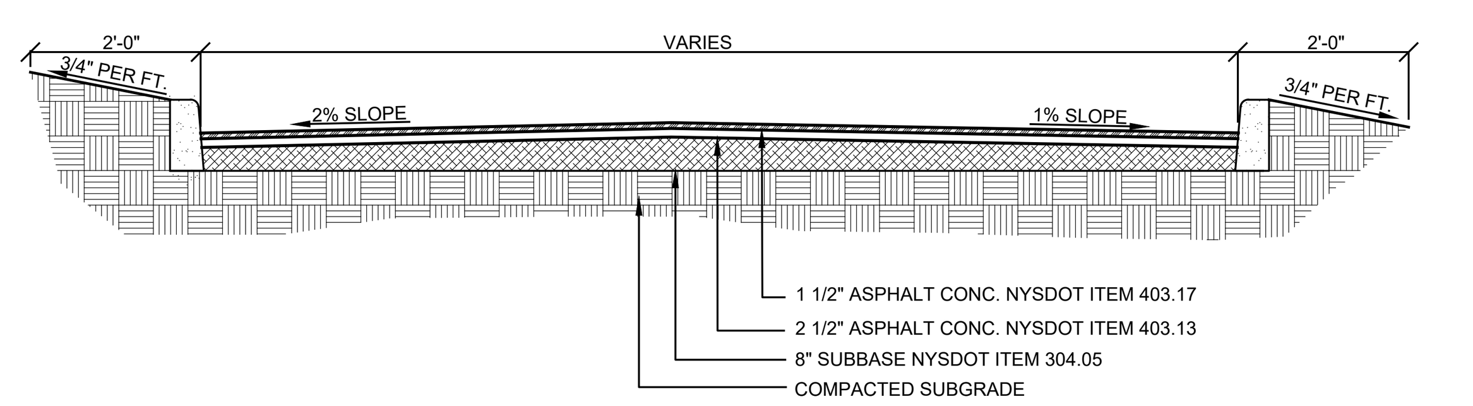


R-4 **SIDEWALK CURB-RAMP DETAIL**
NOT TO SCALE

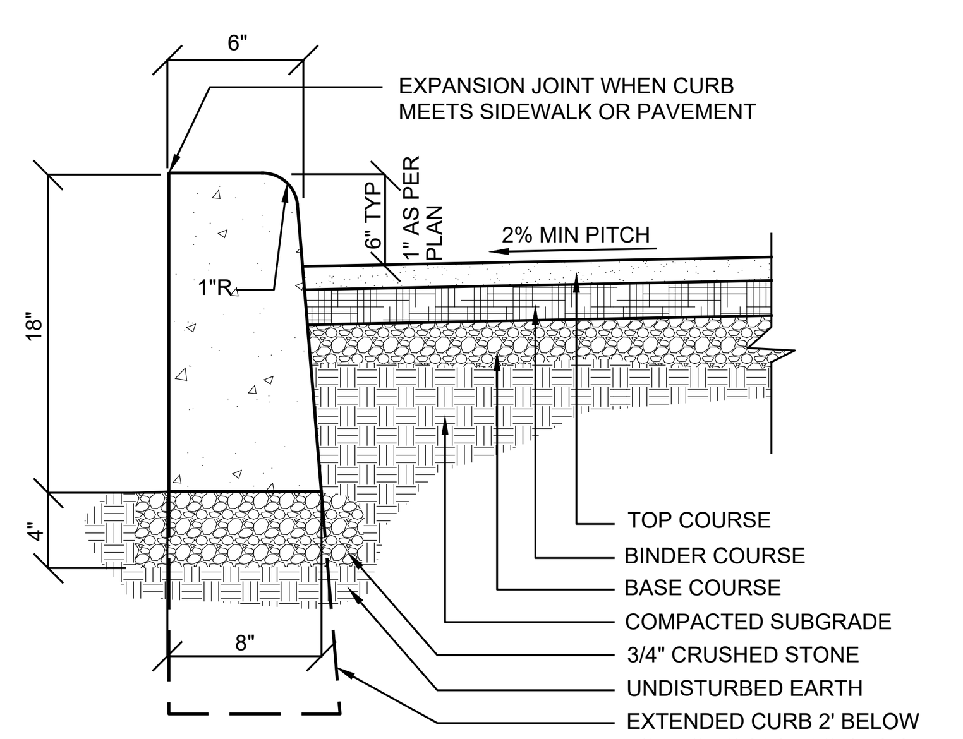


NOTE:
1. Fence selection shall be from Eastern White Cedar, style 400WO.

F-2 **FENCE SCREENING DETAIL**
NOT TO SCALE

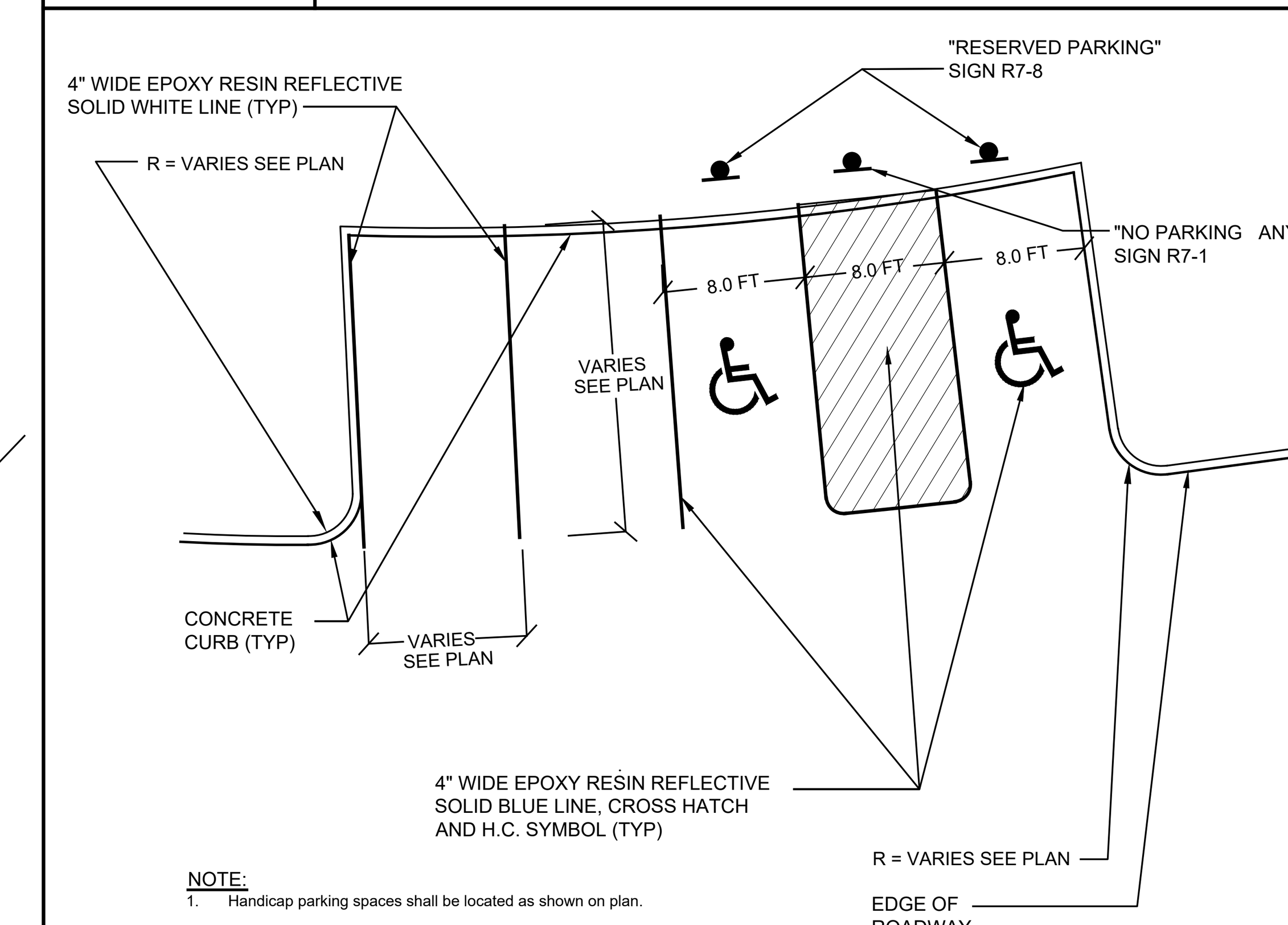


R-2 **TYPICAL DRIVEWAY AND PARKING LOT SECTION**
NOT TO SCALE



NOTE:
1. Provide 1/2" expansion joint in concrete curb every ten feet.
2. Construct curb with class A concrete (3000 psi).
3. For use within the site.

R-3 **CONCRETE CURB DETAIL**
NOT TO SCALE



NOTE:
1. Handicap parking spaces shall be located as shown on plan.

R-5 **TYPICAL PARKING STALL LAYOUT**
NOT TO SCALE

PROJECT # 19-10

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

Engineer:
STATE OF NEW YORK · JOSEPH CARLO RIINA · NO. 64431 · LICENSED PROFESSIONAL ENGINEER
Joseph C. Riina, P.E.
NYS Lic. No. 64431

Revisions:

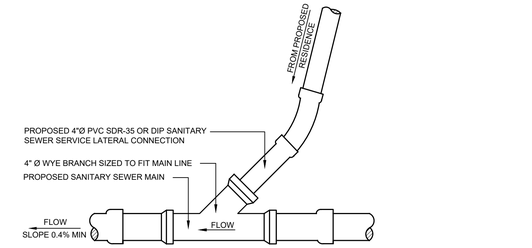
No.	Date	Comments:
1	6/17/20	Plan Revisions
2	8/25/20	Town Comments

SCALE: NTS
DRAWN BY: TK
DATE: 3/14/20

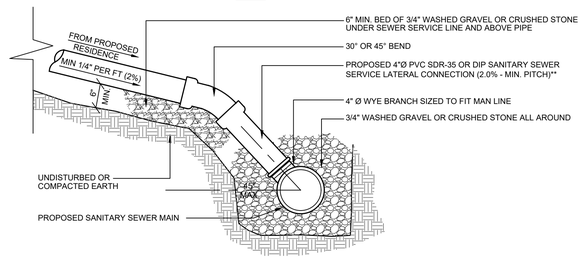
SITE DETAILS

SITE PLAN
PREPARED FOR
NANTUCKET SOUND SONS, LLC.
KEAR STREET
Town of Yorktown — Westchester County, NY

Sheet 9 of 12



PLAN



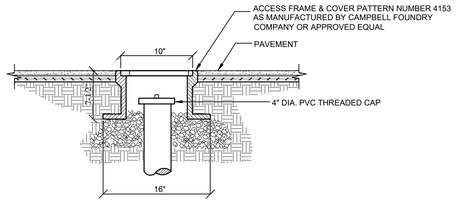
SECTION

NOTES:

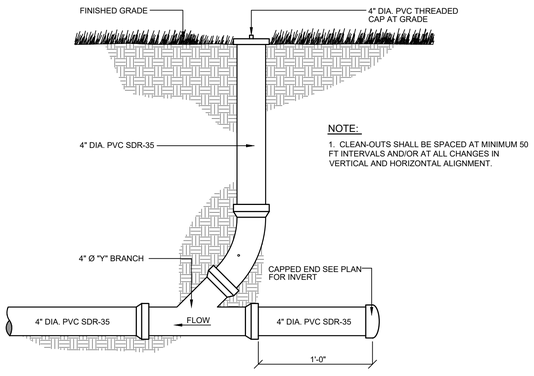
1. PROVIDE CLEANOUT AS REQUIRED (SEE DETAIL).
2. CONTRACTOR TO FOLLOW MANUFACTURE'S INSTALLATION GUIDE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PERSONS DURING CONSTRUCTION FROM HARM IN ACCORDANCE WITH ALL APPLICABLE CODES, RULES & REGULATIONS, STANDARDS AND GOOD PRACTICES.
4. CONTRACTOR TO NOTIFY TOWN OF CORTLANDT 48 HOURS IN ADVANCE FOR TRENCH INSPECTION.
5. ALL FITTINGS TO BE WHITE H.D. AS MANUFACTURED BY GPK PRODUCTS INC. OR PROVED EQUAL.
6. FOR BACKFILLING REQUIREMENTS OF SEWER SERVICE SEE "SEWER MAIN/SEWER SERVICE TRENCH DETAIL".
7. **LOT 6-USE 6" PVC SDR 23 (1.0% MIN. PITCH)

S-1 SEWER CONNECTION TO PROPOSED MAIN-LINE DETAIL

NOT TO SCALE



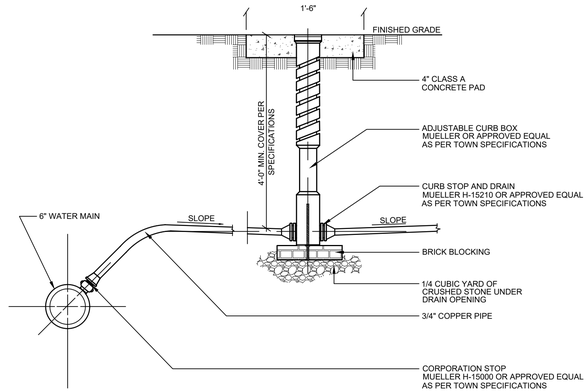
ACCESS FRAME & COVER DETAIL FOR CLEANOUT UNDER PAVEMENT



SEWER CLEANOUT DETAIL AT GRADE

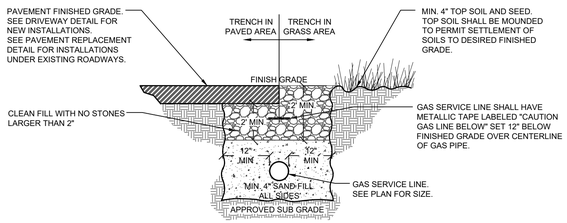
S-2 GRAVITY SEWER CLEAN-OUT DETAIL

NOT TO SCALE



W-1 WATER SERVICE CONNECTION DETAIL

NOT TO SCALE

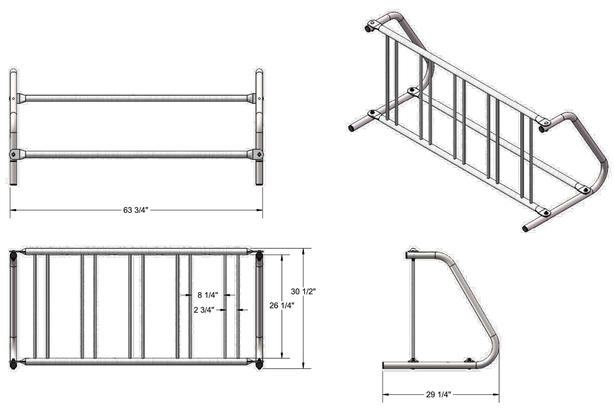


NOTES:

1. Contractor shall coordinate installation with utility owner. All materials and installation procedures shall meet or exceed minimal requirements of the utility owner.
2. Pipe shall be laid and connected in the bedding which shall consist of:
   A. Compacted existing subsoil when laid above ground water or;
   B. 3/4" crushed stone when laid below ground water.
3. If subsoil is determined to be unsuitable by the engineer, all unsuitable material shall be removed for at least 2'-6" below the pipe invert or twice the pipe diameter, whichever is greater, and replaced with compacted bedding material.

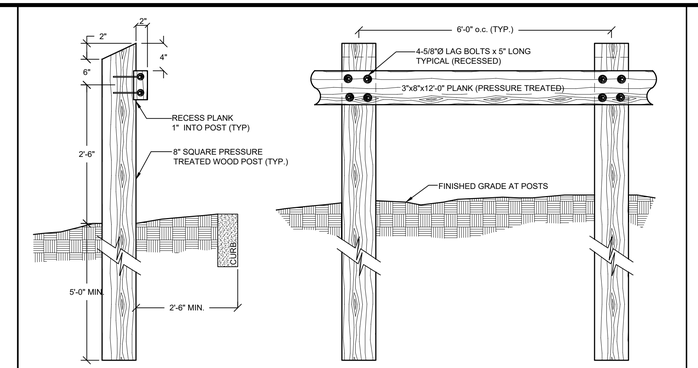
G-1 GAS SERVICE BEDDING DETAIL

NOT TO SCALE

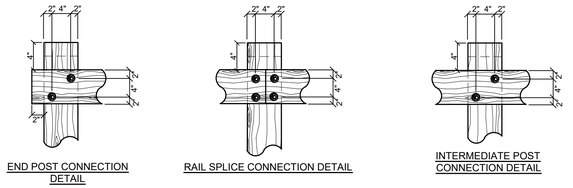


R-7 BIKE RACK DETAIL

NOT TO SCALE



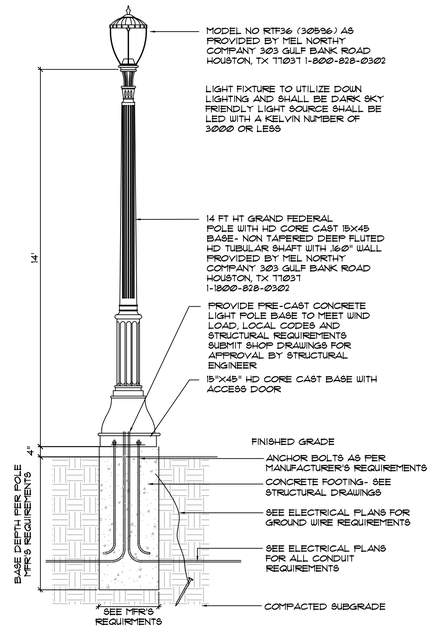
SECTION ELEVATION



END POST CONNECTION DETAIL | RAIL SPLICE CONNECTION DETAIL | INTERMEDIATE POST CONNECTION DETAIL

R-6 TIMBER GUARDRAIL DETAIL

NOT TO SCALE



L-1 LIGHT POLE DETAIL

NOT TO SCALE

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www.sitedesignconsultants.com

PROJECT # 19-10

Engineer: Joseph C. Rina, P.E. NYS Lic. No. 64431

Revisions:

No:	Date	Comments:
1	6/10/20	Planning Comments
2	8/25/20	Town Comments

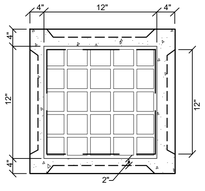
SCALE: NTS | DRAWN BY: TK | DATE: 3/14/20

SITE DETAILS 2

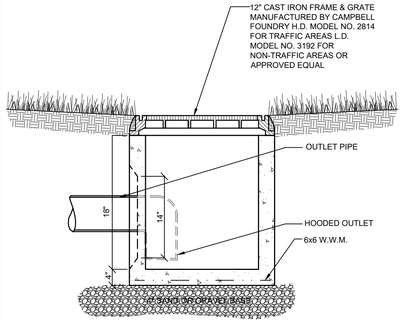
SITE PLAN PREPARED FOR
NANTUCKET SOUND SONS, LLC.
KEAR STREET
Town of Yorktown Westchester County, NY

Sheet 10 of 12

F:\2019\19-10 NANTUCKET SOUND LLC - MURPHY\ENGINEERING\CAD\C3D-19-10 NANTUCKET SOUND LLC - MURPHY\DWG\19-10 DETAILS 8-25-20.DWG



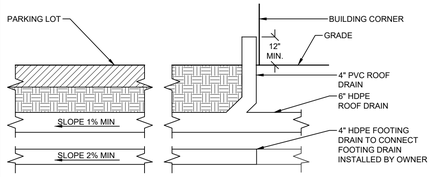
PLAN



SECTION

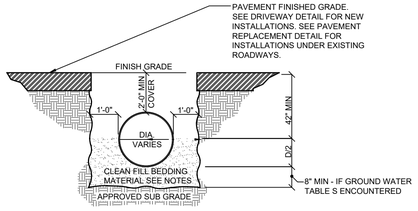
D-1 PRECAST DRAIN INLET DETAIL

NOT TO SCALE



D-2 ROOF & FOOTING DRAIN CONNECTION DETAIL

NOT TO SCALE

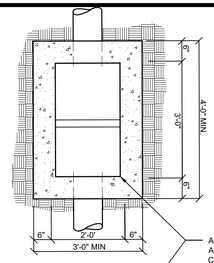


NOTES:

1. Pipe shall be laid and connected in the bedding which shall consist of:
   A. Compacted existing subsoil when laid above ground water or;
   B. 3/4" crushed stone when laid below ground water.
2. If subsoil is determined to be unsuitable by the Engineer, all unsuitable material shall be removed for at least 2'-6" below the pipe invert or twice the pipe diameter, whichever is greater, and replaced with compacted bedding material.

D-3 STORM PIPE BEDDING DETAIL

NOT TO SCALE



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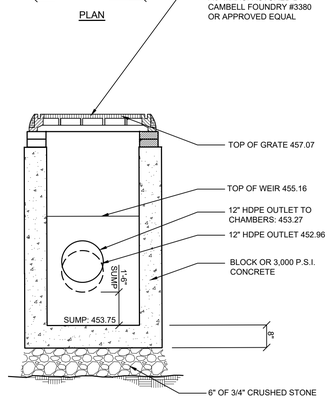
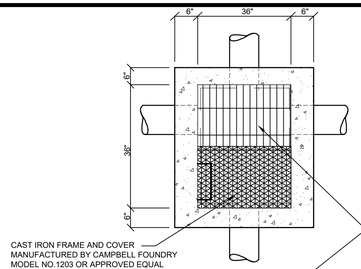


ELEVATION

D-4 BYPASS STRUCTURE 1 DETAIL

NOT TO SCALE



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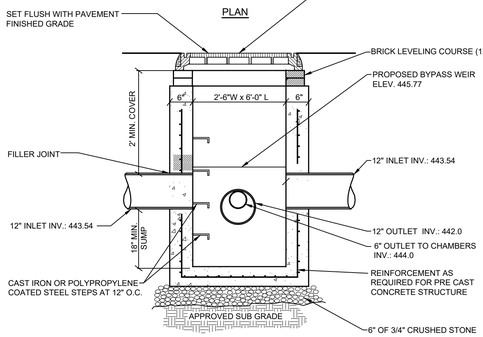


SECTION

NOTES:

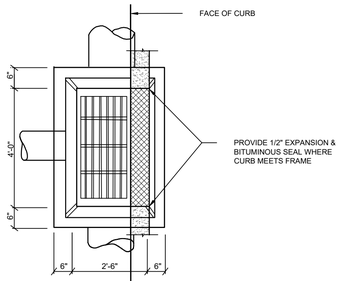
1. Where depth of catch basin exceeds 10 ft, inside dimensions shall be 48" x 48".
2. Top of basin shall be built with precast concrete structural slab designed for H-20 loading.

D-5 BYPASS STRUCTURE 2 DETAIL

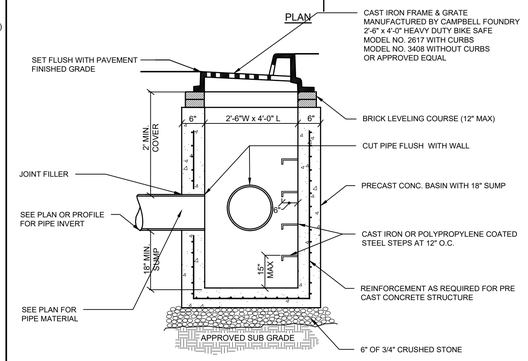
NOT TO SCALE

NOTES:

1. Where depth of catch basin exceeds 10 ft, inside dimensions shall be 48" x 48".
2. Catch basin covers and structures shall meet or exceed A.S.T.M. and O.S.H.A. requirements.
3. Pre-cast sections shall be in accordance with "Pre-cast Reinforced Manhole Sections", A.S.T.M. Designation C-478, latest revision. Minimum compressive strength shall be 4000 psi. Structures shall be rated for H-20 vehicle loading.



PLAN



SECTION

D-6 TYPICAL CATCH BASIN DETAIL

NOT TO SCALE

PROJECT # 19-10

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STATE OF NEW YORK — JOSEPH C. RIINA — LICENSED PROFESSIONAL ENGINEER

Engineer:
Joseph C. Riina, P.E.
NYS Lic. No. 64431

Revisions:

No:	Date:	Comments:
1	6/17/20	Planning Comments
2	8/25/20	Town Comments

SCALE: NTS
DRAWN BY: TK
DATE: 3/14/20

DRAINAGE DETAILS

SITE PLAN
PREPARED FOR
NANTUCKET SOUND SONS, LLC.
KEAR STREET
Town of Yorktown — Westchester County, NY

Sheet 11 of 12

OUTLET STUB ID: 12" (300 mm)
OUTLET STUB OD: 12.5" (318 mm)

PROJECTION

IF IN DOUBT ASK

COMMENTS:

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.

2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING DOWNSTREAM DEFENDER MANHOLE.

REVISION HISTORY

REV	BY	DESCRIPTION	DATE
-		FIRST RELEASE	

DATE: SCALE: NTS
DRAWN BY: CHECKED BY: APPROVED BY

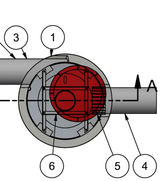
Title: 4 FT DOWNSTREAM DEFENDER®

Site: Nantucket Sound LLC.

Structure No: Downstream Defender 1

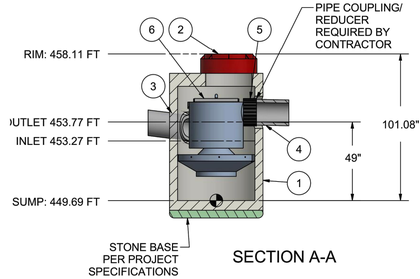
Hydro International®
hydro-int.com
HYDRO INTERNATIONAL

WEIGHT: N/A MATERIAL:
REFERENCE NUMBER:
DRAWING NO.:
SHEET SIZE: B SHEET: 1 OF 1 Rev: -



HYDRO FRAME AND COVER (INCLUDED)
GRADE RINGS BY OTHERS AS REQUIRED

NOTE: NOT FOR CONSTRUCTION. CONTACT HYDRO FOR SITE SPECIFIC DETAIL



SECTION A-A

PARTS LIST		
ITEM	DESCRIPTION	SIZE (in)
1	PRECAST MANHOLE (BY HYDRO VIA PRECASTER)	48
2	FRAME AND COVER	30
3	INLET PIPE (BY OTHERS)	6
4	OUTLET PIPE (BY OTHERS)	6
5	PIPE COUPLING (BY OTHERS)	
6	INTERNAL COMPONENTS (PRE-INTALLED)	

EQUIPMENT PERFORMANCE

The stormwater treatment unit shall adhere to the hydraulic parameters given in the chart below and provide the removal efficiencies and storage capacities as follows:

1. Peak Hydraulic Capacity: 0.35 cfs
2. Sediment Storage Capacity: 0.7 yd3
3. Continuous Oil Storage Capacity: 70 gal
4 Sediment shall be stored in a zone that is isolated from the main flow path and protected from reintrainment by a benching skirt.

OUTLET STUB ID: 12" (300 mm)
OUTLET STUB OD: 12.5" (318 mm)

PROJECTION

IF IN DOUBT ASK

COMMENTS:

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.

2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING DOWNSTREAM DEFENDER MANHOLE.

REVISION HISTORY

REV	BY	DESCRIPTION	DATE
-		FIRST RELEASE	

DATE: SCALE: NTS
DRAWN BY: CHECKED BY: APPROVED BY

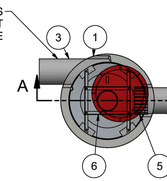
Title: 4 FT DOWNSTREAM DEFENDER®

Site: Nantucket Sound

Structure No: Downstream Defender 2

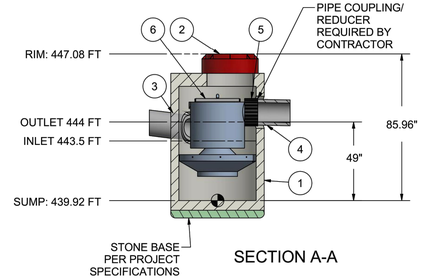
Hydro International®
hydro-int.com
HYDRO INTERNATIONAL

WEIGHT: N/A MATERIAL:
REFERENCE NUMBER: 20_12_1956
DRAWING NO.:
SHEET SIZE: B SHEET: 1 OF 1 Rev: -



HYDRO FRAME AND COVER (INCLUDED)
GRADE RINGS BY OTHERS AS REQUIRED

NOTE: NOT FOR CONSTRUCTION. CONTACT HYDRO FOR SITE SPECIFIC DETAIL



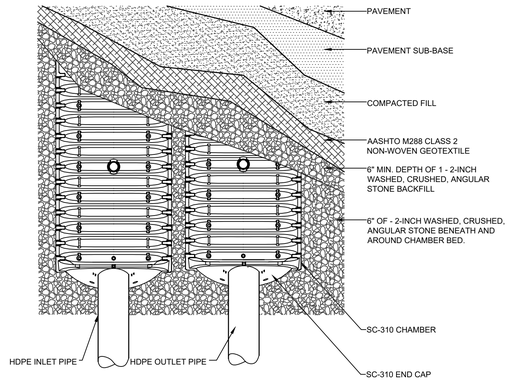
SECTION A-A

PARTS LIST		
ITEM	DESCRIPTION	SIZE (in)
1	PRECAST MANHOLE (BY HYDRO VIA PRECASTER)	48
2	FRAME AND COVER	30
3	INLET PIPE (BY OTHERS)	6
4	OUTLET PIPE (BY OTHERS)	6
5	PIPE COUPLING (BY OTHERS)	
6	INTERNAL COMPONENTS (PRE-INTALLED)	

EQUIPMENT PERFORMANCE

The stormwater treatment unit shall adhere to the hydraulic parameters given in the chart below and provide the removal efficiencies and storage capacities as follows:

1. Peak Hydraulic Capacity: 0.4 cfs
2. Sediment Storage Capacity: 0.7 yd3
3. Continuous Oil Storage Capacity: 70 gal
4 Sediment shall be stored in a zone that is isolated from the main flow path and protected from reintrainment by a benching skirt.



NOTES:

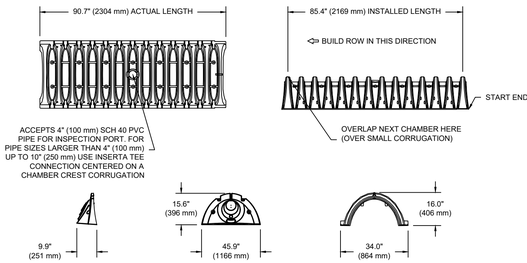
1. All design specifications for Stormtech SC-310 chambers shall be in accordance with the Stormtech design manual.
2. The installation of Stormtech SC-310 chambers shall be in accordance with the latest Stormtech installation instructions.
3. The contractor is advised to review and understand the installation instructions prior to beginning system installation. Call 1-888-892-2694 or visit www.stormtech.com to receive a copy of the latest Stormtech installation instructions.
4. Chambers shall meet the design requirements and load factors specified in Section 12.12 of the latest edition of the AASHTO LRFD bridge design specifications

SWM-1 STORMTECH SC-310 CHAMBER SYSTEM PLAN VIEW DETAIL

NOT TO SCALE

SC-310 TECHNICAL SPECIFICATION

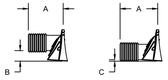
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm)
CHAMBER STORAGE	14.7 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	31.0 CUBIC FEET	(0.88 m³)
WEIGHT	35.0 lbs.	(16.8 kg)

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS



STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	STUB	A	B	C
SC310EPE06T / SC310EPE06TPC	6" (150 mm)	9.6" (244 mm)	5.8" (147 mm)	---
SC310EPE06B / SC310EPE06BPC			---	0.5" (13 mm)
SC310EPE08T / SC310EPE08TPC	8" (200 mm)	11.9" (302 mm)	3.5" (89 mm)	---
SC310EPE06B / SC310EPE08BPC			---	0.6" (15 mm)
SC310EPE10T / SC310EPE10TPC	10" (250 mm)	12.7" (323 mm)	1.4" (36 mm)	---
SC310EPE10B / SC310EPE10BPC			---	0.7" (18 mm)
SC310EPE12B	12" (300 mm)	13.5" (343 mm)	---	0.9" (23 mm)

ALL STUBS, EXCEPT FOR THE SC310EPE12B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC310EPE12B THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

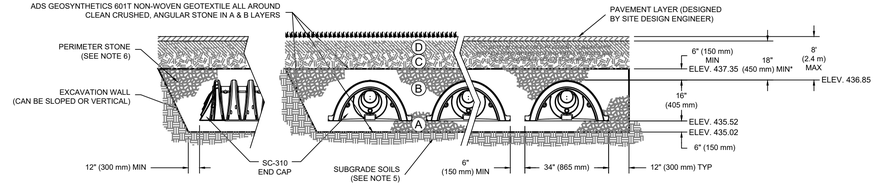
SWM-2 STORMTECH SC-310 CHAMBER DETAIL

NOT TO SCALE

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	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 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 A 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 M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 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:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[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 COMPROMISED BY COMPACTION, FOR 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.

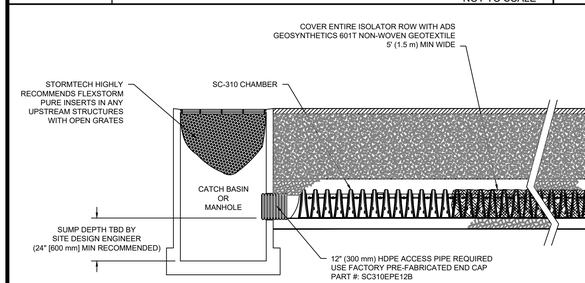


NOTES:

1. SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
7. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

SWM-3 STORMTECH SC-310 CROSS SECTION DETAIL

NOT TO SCALE



SC-310 ISOLATOR ROW DETAIL

NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

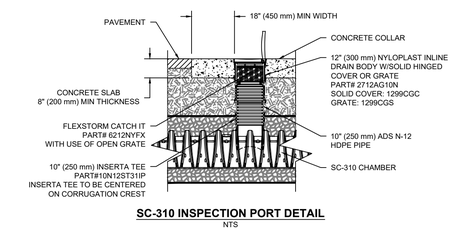
STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



SC-310 INSPECTION PORT DETAIL

NTS

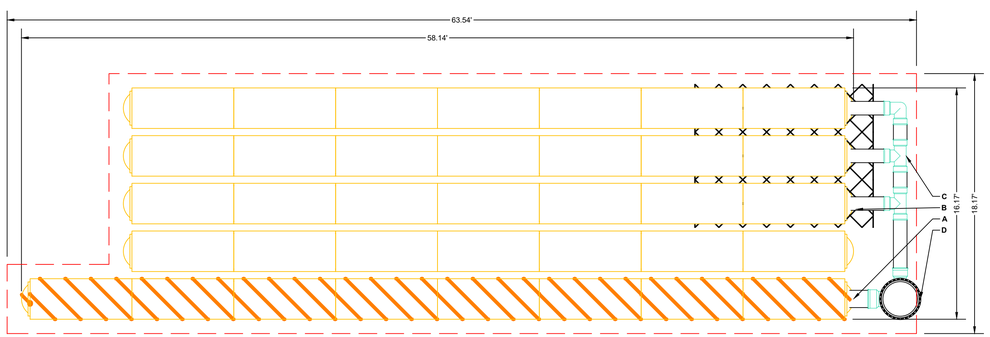
SWM-4 STORMTECH SC-310 CHAMBER DETENTION ISOLATOR ROW DETAIL

NOT TO SCALE

PROPOSED LAYOUT		PROPOSED ELEVATIONS	
36	STORMTECH SC-310 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	462.66
10	STORMTECH SC-310 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	456.66
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	456.16
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	456.16
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	456.16
1308	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	455.16
		TOP OF SC-310 CHAMBER:	454.66
		10" x 10" TOP MANIFOLD INVERT:	453.45
		12" ISOLATOR ROW INVERT:	453.41
1059	SYSTEM AREA (SF)	BOTTOM OF SC-310 CHAMBER:	453.33
163.4	SYSTEM PERIMETER (ft)	BOTTOM OF STONE:	452.83

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	12" BOTTOM PREFABRICATED END CAP/TYP OF ALL 12" BOTTOM CONNECTIONS AND ISOLATOR ROWS	0.90"	
PREFABRICATED END CAP	B	10" TOP PREFABRICATED END CAP/TYP OF ALL 10" TOP CONNECTIONS	1.40"	
MANIFOLD	C	10" x 10" TOP MANIFOLD, MOLDED FITTINGS	1.40"	
NYLOPLAST (INLET W/ ISO ROW)	D	30" DIAMETER (24.00" SUMP MIN)		3.7 CFS IN



ISOLATOR ROW (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADS GEOSYNTHETICS 315WTK WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

SWM-4 STORMTECH SC-310 CHAMBER DETENTION ISOLATOR ROW DETAIL

NOT TO SCALE

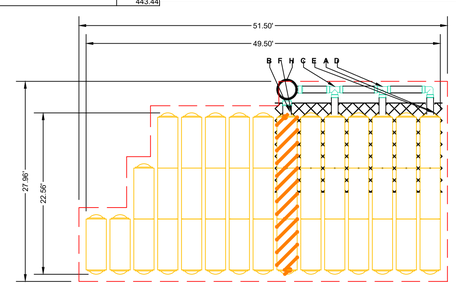
SWM-5 STORMTECH FLUSING/INSPECTION PORT DETAIL

NOT TO SCALE

PROPOSED LAYOUT		PROPOSED ELEVATIONS	
40	STORMTECH SC-310 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	453.27
30	STORMTECH SC-310 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	447.27
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	446.77
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	446.77
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	446.77
1499	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	445.77
		TOP OF SC-310 CHAMBER:	445.27
		10" x 10" TOP MANIFOLD INVERT:	444.05
		10" x 10" TOP MANIFOLD INVERT:	444.05
1226	SYSTEM AREA (SF)	12" ISOLATOR ROW INVERT:	444.01
158.9	SYSTEM PERIMETER (ft)	12" ISOLATOR ROW INVERT:	444.01
		BOTTOM OF SC-310 CHAMBER:	443.94
		BOTTOM OF STONE:	443.44

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	12" BOTTOM PREFABRICATED END CAP/TYP OF ALL 12" BOTTOM CONNECTIONS	0.90"	
PREFABRICATED END CAP	B	10" TOP PREFABRICATED END CAP/TYP OF ALL 10" TOP CONNECTIONS AND ISOLATOR ROWS	1.40"	
MANIFOLD	C	10" x 10" TOP MANIFOLD, MOLDED FITTINGS	1.40"	
MANIFOLD	D	10" x 10" TOP MANIFOLD, MOLDED FITTINGS	1.40"	
PIPE CONNECTION	E	12" BOTTOM CONNECTION	0.90"	
PIPE CONNECTION	F	12" BOTTOM CONNECTION	0.90"	
NYLOPLAST (INLET W/ ISO ROW)	G	30" DIAMETER (24.00" SUMP MIN)		3.7 CFS IN
NYLOPLAST (INLET W/ ISO ROW)	H	30" DIAMETER (24.00" SUMP MIN)		3.7 CFS IN



ISOLATOR ROW (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADS GEOSYNTHETICS 315WTK WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

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- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
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SWM-4 STORMTECH SC-310 CHAMBER DETENTION ISOLATOR ROW DETAIL

NOT TO SCALE

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

PROJECT # 19-10

Engineer: Joseph C. Rina, P.E. NYS Lic. No. 64431

Revisions:	No:	Date:	Comments:
	1	6/10/20	Town Comments
	2	8/25/20	Town Comments

SCALE: NTS
DRAWN BY: TK
DATE: 3/14/20

STORMWATER DETAILS

SITE PLAN
PREPARED FOR
NANTUCKET SOUND SONS, LLC.
KEAR STREET
Town of Yorktown Westchester County, NY

Sheet 12 of 12

F:\2019\19-10 NANTUCKET SOUND LLC - MURPHY\ENGINEERING\CAD\C3D-19-10 NANTUCKET SOUND LLC - MURPHY\DWG\19-10 DETAILS & #-25-20.DWG

Diane Dreier Co-Chair
Phyllis Bock Co-Chair

Matthew Slater
Town Supervisor

TOWN OF YORKTOWN
CONSERVATION BOARD

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

MEMORANDUM

To: **Planning Board**

From: **Conservation Board**

Date: **May 20, 2021**

Re: **Nantucket Sound LLC Kear Street**

The Conservation Board at its May 19, 2021 meeting discussed Nantucket Sound LLC located on Kear Street with Joe Riina of Site Designs and Frank Giuliano. The Conservation Board has the following comments:

The applicant put forward a tree mitigation plan for off-site mitigation along the trail extension that leads from Rt. 118 into FDR State Park. The applicant proposes to remove invasive species and plant native trees, shrubs and an appropriate seed mix. The Conservation Board finds this as acceptable mitigation. The Board would like to see a completed landscape and tree mitigation plan.

Respectfully submitted:

Phyllis Bock

For the Conservation Board

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

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

Re: TCAC queries/comments on Nantucket Sound Sons, LLC (Kear St.) mitigation plan

Dear Chairman Fon and members of the Planning Board:

1. Who is the owner(s) of the proposed off-site work area and by what criteria was it chosen? What are the dimensions of the proposed work area?

2. As the proposed work area appears to be along and adjacent to the Mohansic Trailway, the TCAC suggests, if it has not already done so, that the Yorktown Trail Town Committee review the mitigation proposal.

3. Assuming that The New York-New Jersey Trail Conference (NY-NJTC) will have maintenance responsibilities for this section of trail under the trail management agreement with the Town, the NY-NJTC should be consulted about the proposed mitigation plan. The NY-NJTC has developed a highly regarded program of invasive species mitigation for its trail network.

Sincerely,

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