

TOWN OF YORKTOWN PLANNING BOARD

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

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

November 22, 2021

7:00 PM

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

REGULAR SESSION

3. **Bird Bus Sales & Service**

Decision Statement

Location: 35.08-1-21 & 22; 3805 Crompond Road

Contact: JMC Site Development Consultants

Description: Proposed Bird Bus sales & service facility at former car dealership site on 2.71 acres in the C-4 zone.

4. **Maryel School of New York at St. Andrew's Lutheran Church**

Decision Statement

Location: 37.09-1-24; 2405 Crompond Road

Contact: Celi Cacho & Pastor Dave Dockweiler

Description: Proposed reuse of the former Montessori School classrooms within the church for a private bilingual elementary school on 5 acres in the R1-40 zone.

5. **Par 3 Golf Course**

Adjourned Public Hearing

Location: 16.07-1-38; 795 Route 6

Contact: James Martorano Jr., Parks & Recreation Superintendent

Description: Proposed Par 3 golf course and clubhouse with restaurant on Town owned Parkland.

WORK SESSION

6. **Granite Knolls Park Solar Project**

Discussion Site Plan & Special Permit

Location: 26.09-1-22; 2975 Stony Street

Contact: HESP Solar LLC and Bergmann PC

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

7. **Yorktown Energy Storage Tier 2 Battery Storage System**

Discussion Amended Battery Components

Location: 6.17-1-24; 3901 Gomer Court, Jefferson Valley

Contact: Greg Gibbons, PV Engineers, P.C.

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: Keith Staudohar, Cronin Engineering

Description: Applicant request to make permanent the 70 seat outdoor seating area created in response to the pandemic.

9. 3668 Barger Street

Discussion Site Plan

Location: 16.07-1-44; 3668 Barger Street

Contact: JB Hernandez, ARQ Architecture, P.C.

Description: Request for site plan approval of existing site and proposed 300 square foot office building on 1.40 acres in the C-4 zone.

Last Revised – November 18, 2021

Correspondence

Draft Minutes

Bird Bus

Robyn Steinberg

From: Garcia, Cynthia <CGarcia@dep.nyc.gov>
Sent: Monday, November 15, 2021 11:54 AM
To: Paul J. Dumont, PE; Zachariah, Mariyam; Robyn Steinberg
Cc: Chris-David Fleurant, EIT
Subject: RE: Proposed Bird Bus School Bus Dealership, 3805 Crompond Road, Yorktown, NY [JMC 21005]

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

Paul,
Thank you for submitting Figure SK-1 for review which shows that no new impervious surface is being proposed as part of the reoccupation of the former dealership. As such, DEP review and approval of a SWPPP is not required for this action.
Best,

Cynthia Garcia | Bureau of Water Supply | SEQRA Coordination Section
465 Columbus Ave., Valhalla, NY 10595
(O) 914 749 5302 | (F) 914 749 5472 | cgarcia@dep.nyc.gov

From: Paul J. Dumont, PE <PDumont@jmcpllc.com>
Sent: Friday, November 12, 2021 9:46 AM
To: Garcia, Cynthia <CGarcia@dep.nyc.gov>; Zachariah, Mariyam <MZachariah@dep.nyc.gov>
Cc: Chris-David Fleurant, EIT <CFleurant@jmcpllc.com>
Subject: [EXTERNAL] Proposed Bird Bus School Bus Dealership, 3805 Crompond Road, Yorktown, NY [JMC 21005]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@cyber.nyc.gov as an attachment (Click the More button, then forward as attachment).

Cynthia and Mariyam,

I hope this email finds you well. We were forwarded the attached correspondence from the Town of Yorktown regarding the above referenced project. Accordingly, we have prepared the attached figure which summarizes impervious / pervious coverage for the project. The project involves the reoccupation of the former Kia Dealership with limited site work. There are no new impervious surfaces proposed.

Could you please review the above and attached and provide a Letter of No Jurisdiction that we can provide to the Town Planning Department? Thank you.

Sincerely,

PAUL J. DUMONT, PE
Design Manager

JMC

SITE DEVELOPMENT CONSULTANTS

120 Bedford Road • Armonk, NY 10504

V 914 273-5225, x215 • F 914 273-2102

www.jmcpllc.com

SITE PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | TRANSPORTATION ENGINEERING | LAND SURVEYING | 3D SCANNING & MODELING

JMC PLANNING ENGINEERING LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC.

Agreement for transfer of information

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By extracting these files, you agree to these terms and conditions.

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

Project Number

Date: November 22, 2021

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:

Bird Bus Sales & Service

SEQR Status: Type 1
Unlisted



Conditioned Negative Declaration: Yes
 No

Description of Action:

It is proposed to renovate and reoccupy the property with a school bus dealership. The site consists of 2.74 acres in the C-4 zoning district and is located at 3805 Crompond Road, Cortlandt Manor, also known as Section 35.08, Block 1, Lots 21 & 22 on the Town of Yorktown Tax Map.

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

3805Crompond Road, Yorktown Heights, NY 10598, Westchester County

Reasons Supporting This Determination:

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

- 1) This negative declaration is based on a Short Environmental Assessment Form dated September 10, 2021.
- 2) The plan conforms to the Town's Land Use and Zoning Policies.
- 3) For reason of its size, this project will not have an impact on town services.
- 4) The existing building will be reused.
- 5) The site must comply with Town Lighting and Noise regulations and will therefore not have a significant impact on the surrounding residential properties.

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

For Further Information:

Contact Person: Robyn Steinberg, Town Planner

Address: 1974 Crompond Road, 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)

**PLANNING BOARD
TOWN OF YORKTOWN**

**RESOLUTION APPROVING
SITE PLAN AND SPECIAL USE PERMIT
BIRD BUS SALES & SERVICE**

RESOLUTION NUMBER: #00-00

DATE: NOVEMBER 22, 2021

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

WHEREAS in accordance with the Planning Board's Land Development Regulations, Town of Yorktown Town Code Chapter 195, adopted February 4, 1969 and as amended, a formal application for the approval of a site plan titled "Bird Bus Sales & Service," prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying PLLC, dated September 10, 2021, was submitted to the Planning Board on behalf of Bird Bus Sales & Service (hereinafter referred to as "the Applicant"); and

WHEREAS the property owned by Bird Bus Sales & Service is located at 3805 Crompond Road, Cortlandt Manor, also known as Section 38.05, Block 1, Lots 21 & 22 on the Town of Yorktown Tax Map (hereinafter referred to as "the Property"); and

WHEREAS an application fee of \$5,002.00 covering 2.71 acres has been received by this board; and

WHEREAS pursuant to SEQRA:

1. The action has been identified as an Unlisted action.
2. The Planning Board has been declared lead agency on November 22, 2021.
3. A negative declaration has been adopted on November 22, 2021 on the basis of a Short EAF dated September 10, 2021.

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

1. A drawing, cover sheet, titled "Bird Bus Sales & Service," prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying PLLC, dated September 10, 2021, and last revised November 19, 2021; and
2. A drawing, Sheet C-010, titled "Existing Conditions Map & Demolition Plan," prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying PLLC, dated September 10, 2021, and last revised November 19, 2021; and
3. A drawing, Sheet-100, titled "Preliminary Layout & Landscape Plan," prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying PLLC, dated

- September 10, 2021, and last revised November 19, 2021; and
4. A drawing, Sheet C-900, titled "Construction Details," prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying PLLC, dated September 10, 2021, and last revised November 19, 2021; and
 5. A drawing, A1.1, titled "Proposed Alteration for Bird Bus – Proposed Floor Plans," prepared by Joseph R. Crocco Architects, dated April 19, 2021 and last revised October 14, 2021; and
 6. A drawing, A2.1, titled "Proposed Alteration for Bird Bus - Elevations," prepared by Joseph R. Crocco Architects, dated April 19, 2021 and last revised October 14, 2021; and
 7. A drawing, A2.2, titled "Proposed Alteration for Bird Bus - Renderings," prepared by Joseph R. Crocco Architects, dated April 19, 2021 and last revised October 14, 2021; and
 8. A drawing, titled "School Bus Dealership – 3805 Crompond Road, Yorktown, NY," prepared by CREE Lighting, dated October 11, 2021; and

WHEREAS pursuant to the Town of Yorktown Town Code Section 300-71: New and/or used car automobile sales, subsection B, the subject site is more than 2 acres and has more than 200 feet of frontage on Route 202 and:

- (2) The building coverage is 12.7%, where a maximum of 20% is allowed;
- (3) The paved area for vehicle storage is 15% where a maximum of 40% is allowed;
- (4) All outdoor lighting is shielded and directed away from residential areas;
- (5) (Reserved)
- (6) (Reserved)
- (7) The access drive from Garden Lane is an existing condition and located along the portion of Garden Lane that is abutted by commercial properties;
- (8) Storage of all buses is located on a paved surface that is screened, employee parking is located behind the main building, and customer parking is located in front of the main building, however this is an existing condition that will also be screened by proposed landscaping;
- (9) (Reserved)
- (10) A total of 18 customer parking spaces and a total of 10 employee parking spaces are proposed on the site;
- (11) The gas tank is located behind the main building next to the service area, out of view from both Route 202 and Garden Lane, and will not be for general public convenience;
- (12) (Reserved)
- (13) Landscaping is proposed to screen the site from the surrounding roadways;
- (14) The existing building is more than 15 ft from each property line except on the west where the existing building is 9 ft from the property line;
- (15) All operations, including repairs and service, shall take place within the fully enclosed building;

- (16) A total of 48 vehicles will be stored on site where 59 vehicles are allowed on the site;
- (17) All storage and parking areas will be paved;
- (18) No loading, unloading or transfer operation shall be permitted on the street, at the curb or within the required front yard and the applicant has indicated that vehicles will be driven on site one at a time;
- (19) Suitable landscaping and fencing are provided to prevent nuisances to neighborhood properties;
- (20) No parking or storage of automobiles may take place on any landscaping or any other areas not specifically designated for such use by the approved site plan; and

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

Boards & Agencies	Report Date
ABACA	10/08/2021, 11/19/2021
NYC DEP	10/25/2021, 11/15/2021
Westchester County Planning Board	10/12/2021

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

WHEREAS a Public Informational Hearing was held in accordance with §195-39(B)(1) of the Yorktown Town Code on the said site plan application at the Town Hall in Yorktown Heights, New York on September 27, 2021; and

WHEREAS having reviewed all current site plans, building plans, comments and reports from Town professional staff, the public, and other interested and involved agencies associated with the application before it; and having conducted a public hearing held in accordance with §195-39(B)(2) of the Yorktown Town Code on the said site plan application commencing on and closing on October 18, 2021 at Town Hall in Yorktown Heights, New York;

BE IT NOW RESOLVED the Planning Board has determined the Applicant has complied with all requirements of Town of Yorktown Town Code Section 300-71; and

BE IT FURTHER RESOLVED that the application of Bird Bus Sales & Service for the approval of a site plan titled "Bird Bus Sales & Service" as prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying PLLC, dated September 10, 2021, and last revised November 19, 2021, be approved subject to the modifications and conditions listed below, and that the Chairman of this Board be and hereby is authorized to endorse this Board's approval of said plan upon compliance by the applicant with the requirements as noted below; and

RESOLVED all site lighting shall comply with Town of Yorktown Town Code Chapter 200: Lighting requiring that all light fixtures be fully shielded and the Applicant has indicated that all building fixtures will be fit with shields; and

RESOLVED the existing light foundations along Route 202 that are noted on the site plan to remain utilized will not be utilized without an amended Lighting Plan approved by the Planning Board; and

RESOLVED site operations shall comply with the Town of Yorktown Chapter 216: Peace and Good Order and Section 216-2(A) which limits excessive noise between the hours of 11:00 p.m. and 7:00 a.m., prevailing time; and

Additional requirements prior to signature by the Planning Board Chairman:

1. Submission of fees as per town requirements in the form of separate checks made payable to the Town of Yorktown:

ABACA Review	\$6,175.00
General Development	\$2,133.00

2. Submission of inspection fee to the Engineering Department as required by the Town Engineer. Fees to be determined after Planning Board approval and a complete final set of drawings and site work estimate are submitted to the Town Engineer.

Additional requirements:

3. Proposed plan must comply with all current applicable ADA standards.
4. Applicant must obtain approval from the NYS DOT to install the landscaping proposed in the landscape islands located in their right of way. Should this approval not be granted, the landscaping shall not be required.
5. Applicant must obtain all necessary permits from outside agencies.
6. Upon completion of the project, the Applicant must submit an as-built survey, on paper and in digital AutoCAD DWG readable format, showing all improvements on the site.

BE IT FURTHER RESOLVED that unless a building permit has been issued by **November 22, 2022**, or a time extension has been granted by the Planning Board, this approval will be null and void.

SITE PLAN / SPECIAL USE PERMIT APPROVAL DRAWINGS

BIRD BUS SALES & SERVICE

TAX MAP SECTION 35.08 | BLOCK 01 | LOTS 21 & 22
 WESTCHESTER COUNTY
 3805 CROMPOND ROAD
 TOWN OF YORKTOWN, NY

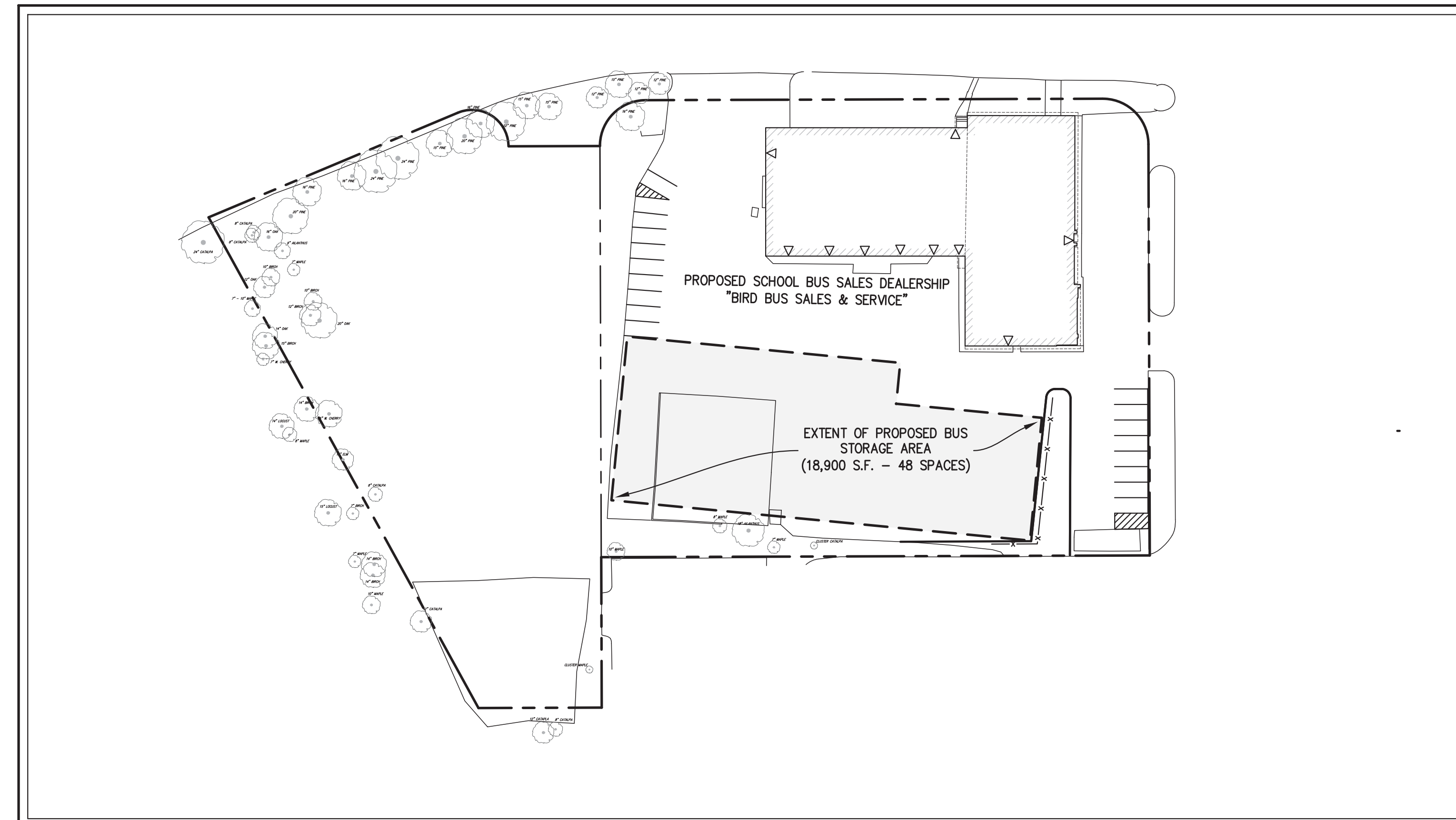
Applicant:
BIRD BUS SALES
 1 WAREHOUSE LANE
 ELMSFORD, NY 10523
 (516) 233-6199

Owner:
CROMPOND REALTY, LLC
 3805 CROMPOND ROAD
 YORKTOWN HEIGHTS, NY 10598

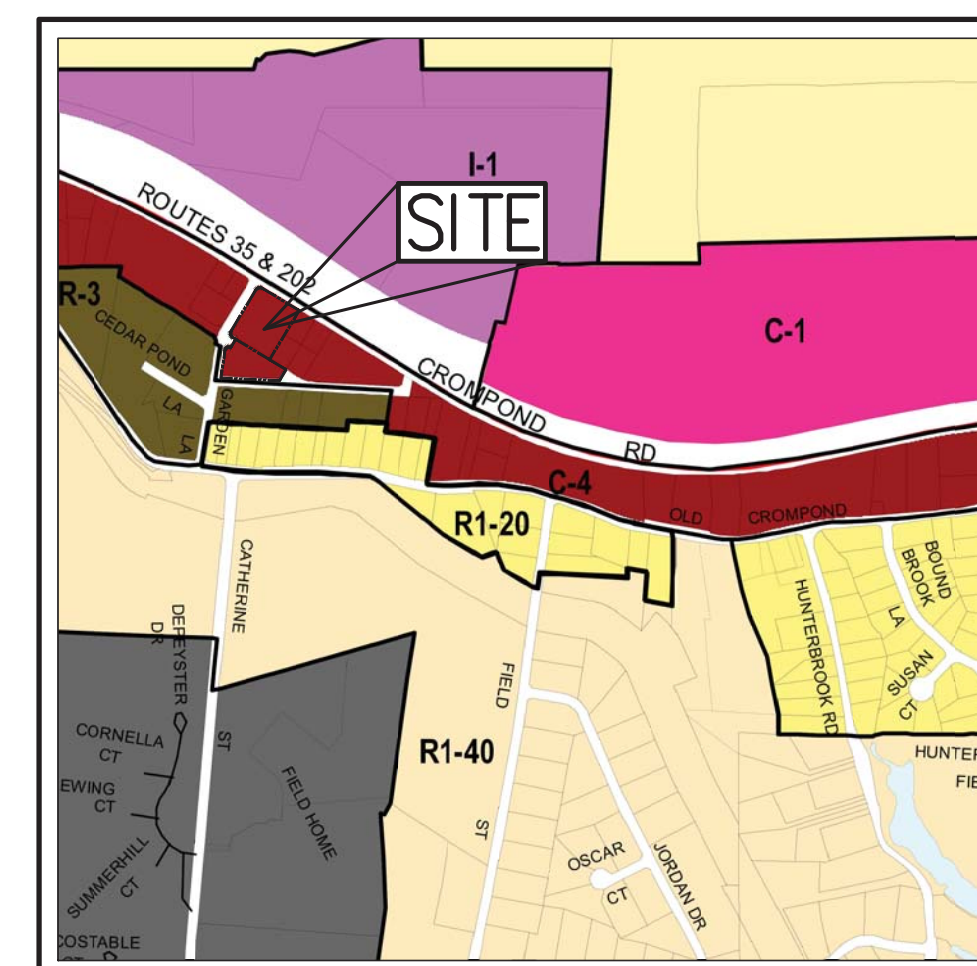
Architect:
JOSEPH R. CROCCO ARCHITECTS
 4 MACDONALD AVE #5
 ARMONK, NY 10504
 (914) 273-2774

JMC Site Planner, Civil & Traffic Engineer,
 Surveyor and Landscape Architect:
 120 BEDFORD ROAD
 ARMONK, NY 10504
 (914) 273-5225

Surveyor:
HOPPE LAND SURVEYING, PC
 111 ROUTE 303
 TAPPAN, NY 10983
 (845) 359-5050

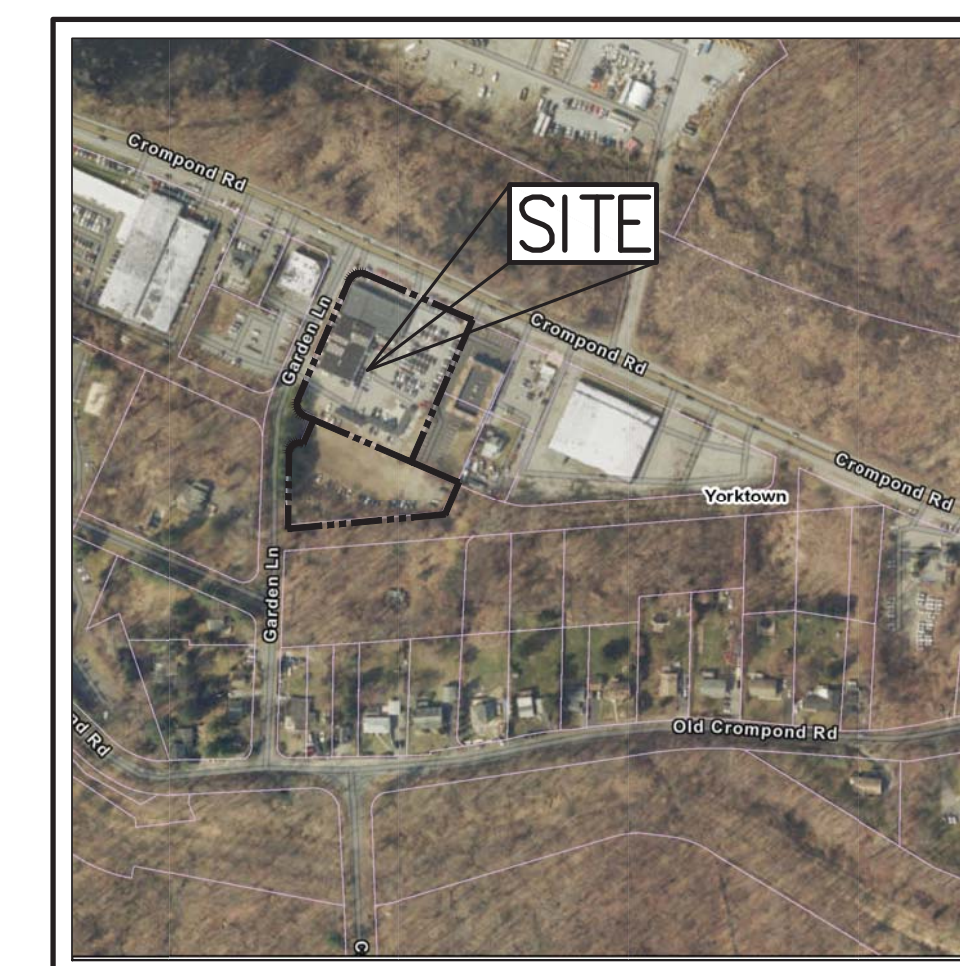


AREA MAP
 SCALE: N.T.S.



ZONING MAP
 SCALE: 1" = 1,000'
 SOURCE: TOWN OF YORKTOWN
 OFFICIAL ZONING MAP / 2019

LEGEND	
---	SITE PROPERTY LINE
---	LOT LINE
C-4	COMMERCIAL GENERAL DISTRICT
I-1	LIGHT INDUSTRIAL PARK DISTRICT
R-3	MULTIFAMILY RESIDENTIAL DISTRICT
R1-40	SINGLE-FAMILY RESIDENTIAL DISTRICT



VICINITY MAP
 SCALE: 1" = 500'
 SOURCE: WESTCHESTER GIS / 2021

SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILATION OF FIELD EVIDENCE, AVAILABLE RECORDED PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.



No.	Revision	Date	By
1	REVISED PER ABACA COMMENTS	10/15/2021	CDP
2	REVISED PER TOWN COMMENTS	11/05/2021	PD
3	REVISED PER TOWN COMMENTS	11/19/2021	CDP



JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
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 www.jmcpllc.com

Previous Editions Obsolete

Exam: PD Approved: JAR
 Scale: NOT TO SCALE
 Date: 09/10/2021
 Project No: 21005
 2005-SE C-000 COVER:jar
 Drawing No: C-000

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



JMC Drawing List:
 C-000 COVER SHEET
 C-010 EXISTING CONDITIONS MAP & DEMOLITION PLAN
 C-100 SITE LAYOUT & LANDSCAPING PLAN
 C-900 CONSTRUCTION DETAILS

TABLE OF LAND USE			
SECTION 35.08, BLOCK 1, LOTS 21 & 22 ZONE "C-4" - "GENEALR COMMERCIAL" PROPOSED USE: NEW AND/OR USED CAR AUTOMOBILE SALES			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA (FEET)	N/A	119,917	119,917
LOT WIDTH (FEET)	25	250	250
LOT DEPTH (FEET)	100	300	300
BUILDING HEIGHT (STORIES / FEET)	1 / 35	1 / <35	1 / <35
YARDS			
FRONT BUILDING SETBACK (FEET)	15 ⁽¹⁾	41	41
REAR BUILDING SETBACK (FEET)	15 ⁽¹⁾	89	89
SIDE BUILDING SETBACK (FEET)	15 ⁽¹⁾	9 ⁽²⁾	9 ⁽²⁾
SPECIAL PERMIT CRITERIA FOR AUTOMOBILE SALES			
BUILDING COVERAGE (PERCENT)	20 ⁽³⁾	12.7	12.7
PAVED AREA FOR VEHICLE STORAGE (PERCENT)	40 ⁽⁴⁾	--	15.8
PERMITTED VEHICLE STORAGE (VEHICLES)	59 ⁽⁵⁾	--	48
CUSTOMER PARKING SPACES (SPACES)	10 ⁽⁶⁾	--	18
EMPLOYEE PARKING SPACES (SPACES)	10 ⁽⁶⁾	--	10

- NOTES:**
- PER SECTION 300-71(B)(14) OF THE TOWN OF YORKTOWN CODE, NO BUILDING SHALL BE LOCATED CLOSER THAN 15 FEET TO ANY LOT LINE.
 - EXISTING NON-CONFORMITY.
 - PER SECTION 300-71(B)(2) OF THE TOWN OF YORKTOWN CODE, BUILDING COVERAGE SHALL NOT EXCEED 20% OF THE LOT AREA.
 - PER SECTION 300-71(B)(3) OF THE TOWN OF YORKTOWN CODE, PAVING FOR STORAGE OR DISPLAY OF NEW AND/OR USED CARS SHALL NOT COVER MORE THAN 40% OF THE LOT AREA.
 - PER SECTION 300-71(B)(16) OF THE TOWN OF YORKTOWN CODE, NO MORE THAN ONE MOTOR VEHICLE FOR EVERY 2,000 SQUARE FEET OF LOT AREA SHALL BE STORED OUTSIDE AT ANY TIME, AND NO OUTDOOR STORAGE OF PARTIALLY DISMANTLED OR WRECKED MOTOR VEHICLES SHALL BE PERMITTED. ALL OUTDOOR AUTOMOBILE STORAGE AREAS SHALL BE SCREENED BY FENCING AND YEAR-ROUND LANDSCAPING. BASED ON A TOTAL LOT AREA OF 119,917 SQUARE FEET, 59 VEHICLES ARE PERMITTED TO BE STORED ON THE PROPERTY.
 - PER SECTION 300-71(B)(10) OF THE TOWN OF YORKTOWN CODE, TEN CUSTOMER PARKING SPACES SHALL BE PROVIDED AND SHALL BE SO MARKED. IN ADDITION, EMPLOYEE PARKING AT THE RATE OF ONE SPACE PER TWO EMPLOYEES OF MAXIMUM SHIFT SHALL BE PROVIDED IN THE REAR PORTION OF THE LOT AND SHALL BE SO MARKED. BASED ON A NUMBER OF 20 EMPLOYEES ON THE MAXIMUM SHIFT, 10 EMPLOYEE PARKING SPACES ARE REQUIRED.

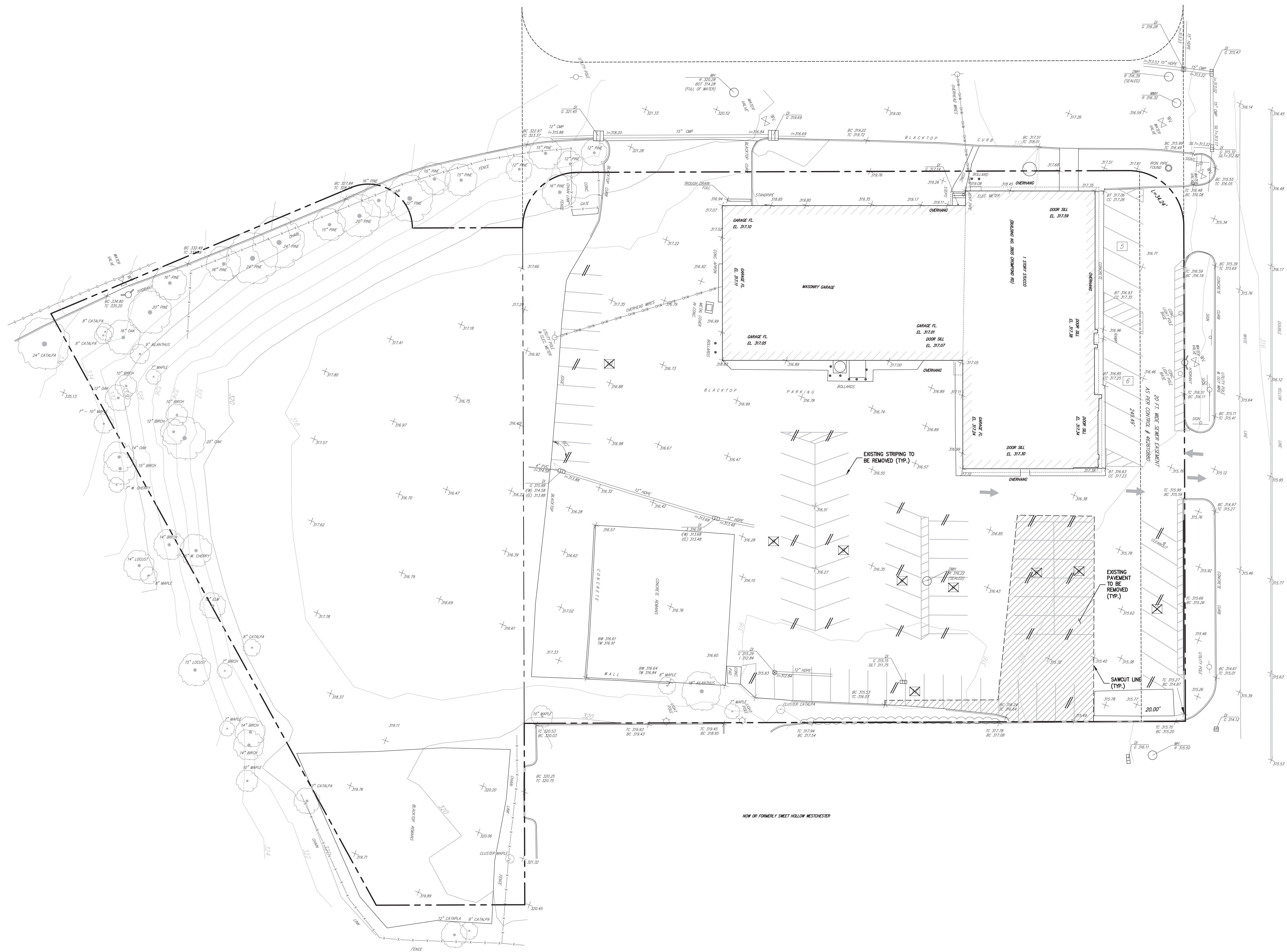
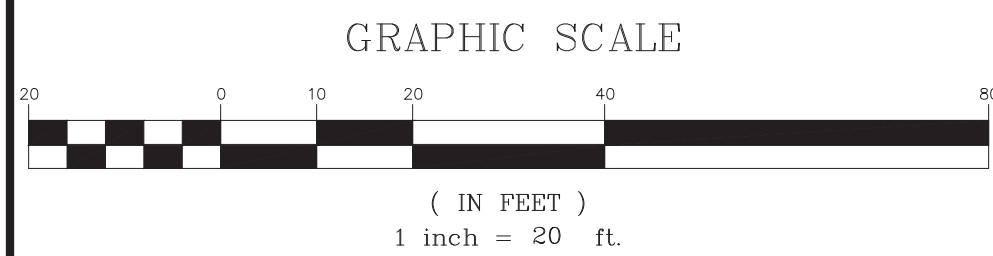
GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7962) TO HAVE UNDERGROUND UTILITIES LOCATED INCLUDING ARRANGING FOR A PRIVATE MARKOUT ON-SITE WHERE APPLICABLE. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INsofar AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDE interruption OF UTILITY SERVICE.
- CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT, THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
- ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATOR'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA), AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYS DOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
- CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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CROMPTON ROAD
(A.K.A. N.Y.S. HIGHWAY NO. 35/202)

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING FENCE
	EXISTING PARKING WITH NUMBER OF SPACES
	EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
	EXISTING OVERHEAD WIRES
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING SITE FEATURE TO BE REMOVED
	PROPOSED SAWCUT LINE
	PAVEMENT REMOVAL

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY HOPPE LAND SURVEYING, P.C. DATED MAY 19TH, 2016.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES TO BE DEMOLISHED AND EXISTING UTILITIES TO BE PROTECTED. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND JMC PRIOR TO THE START OF CONSTRUCTION.
 - PRIOR TO THE START OF ANY DEMOLITION THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND/OR APPROVALS FROM THE TOWN OF YORKTOWN AND ALL OTHER AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL PAY ALL OUTSTANDING FEES, CHARGES, AND DEPOSITS TO ACQUIRE SAID PERMITS. NO DEMOLITION SHALL COMMENCE UNTIL A PERMIT HAS BEEN OBTAINED FROM THE TOWN OF YORKTOWN BUILDING DEPARTMENT.
 - ANY UNSUITABLE MATERIAL FOUND ON-SITE DURING CONSTRUCTION SHALL BE DISPOSED OF OFF-SITE IN A MANNER APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND REPLACED WITH SUITABLE MATERIAL AS REQUIRED. ALL REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF A GEOTECHNICAL ENGINEER.
 - ALL CONSTRUCTION/DEMOLITION DEBRIS NOT PROPOSED TO BE RECYCLED SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE IN ACCORDANCE WITH THE REGULATIONS OF ALL LOCAL, STATE AND FEDERAL AGENCIES HAVING JURISDICTION.
 - PRIOR TO THE START OF SITE DEMOLITION, EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS, AS REQUIRED AND/OR DIRECTED BY THE TOWN OF YORKTOWN OR JMC.
 - EXISTING DRAINAGE PATTERNS ON SITE SHALL BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
 - ALL EXISTING UTILITY CASTINGS WHICH ARE TO REMAIN SHALL BE REMOVED AND RESET TO THE NEW PROPOSED GRADES IN ACCORDANCE WITH THE DIRECTIONS OF THE OWNER'S FIELD REPRESENTATIVE. EXISTING CASTINGS WHICH ARE DAMAGED OR UNFIT FOR INSTALLATION IN THE NEW CONSTRUCTION, AS DETERMINED BY THE OWNER'S FIELD REPRESENTATIVE, SHALL BE REPLACED.
 - ALL EXISTING SIDEWALKS, CURBS, PAVEMENT, ETC. TO REMAIN, WHICH ARE DISTURBED OR DAMAGED DUE TO THE NEW CONSTRUCTION, ARE TO BE REPLACED WITH MATERIALS CONSISTENT WITH EXISTING CONDITIONS.
 - PRIOR TO COMMENCEMENT OF DEMOLITION, THE CONTRACTOR MUST PROVIDE 24-HOUR NOTIFICATION TO THE TOWN OF YORKTOWN BUILDING DEPARTMENT AND JMC.

Date	By	Revision
10/15/2021	CFB	1
11/05/2021	PD	2
11/19/2021	CFB	3

APPLICANT: **BIRD BUS SALES**
1 WAREHOUSE LANE
ELMSFORD, NY 10523

OWNER: **CROMPTON REALTY, LLC**
3805 CROMPTON ROAD
YORKTOWN HEIGHTS, NY 10588

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Mayer Consulting, Inc.

120 BEDFORD ROAD • BRITAIN, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcplic.com



EXISTING CONDITIONS MAP & DEMOLITION PLAN

BIRD BUS SALES & SERVICE
3805 CROMPTON ROAD
TOWN OF YORKTOWN, NY

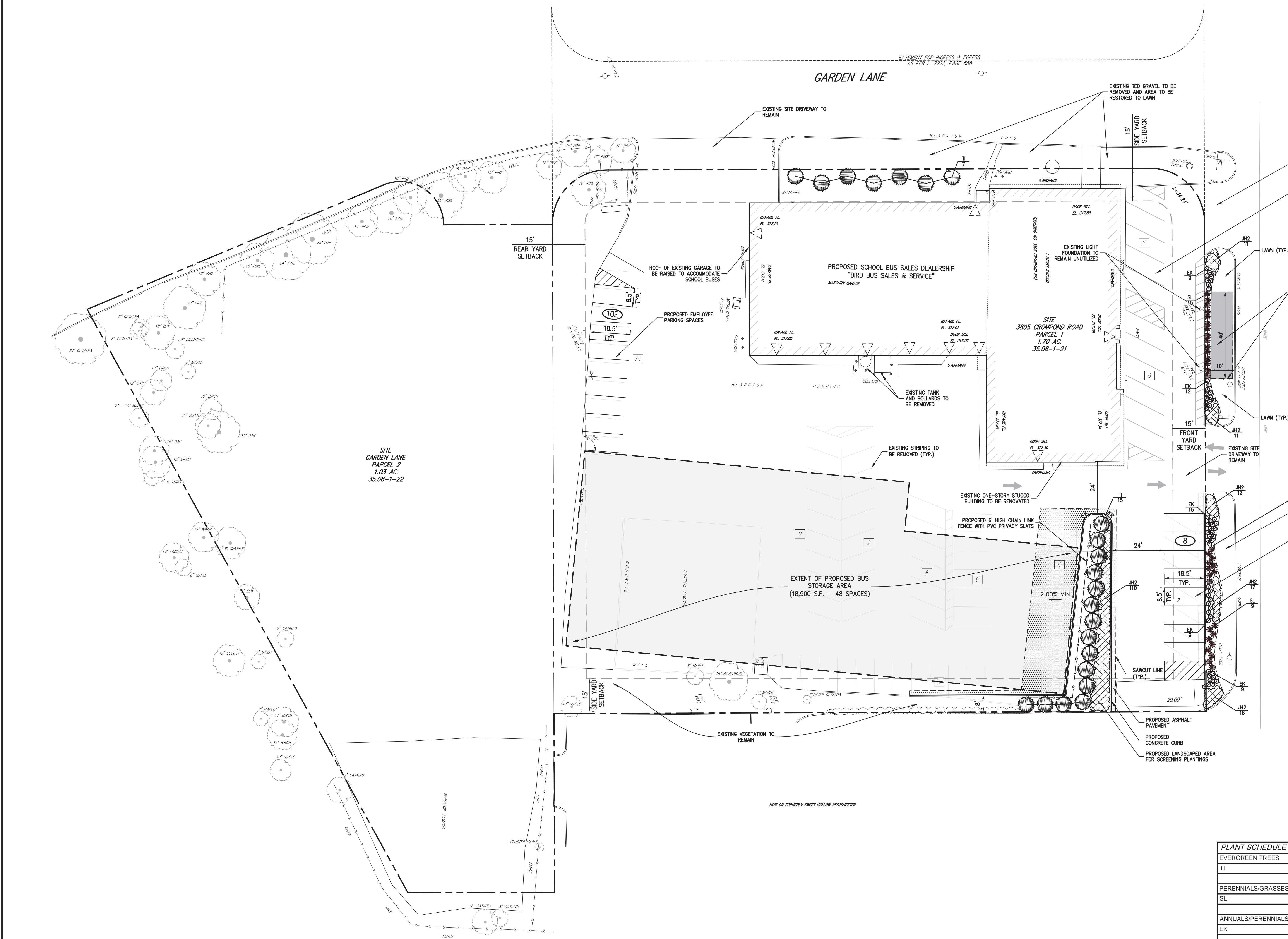


Drawn: PD	Approved: JAR
Scale: 1" = 20'	
Date: 09/10/2021	
Project No: 21005	
2002-SE	C-010 EXIST.ar
Drawing No:	C-010

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 2209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 2209, SUBSECTION 2.

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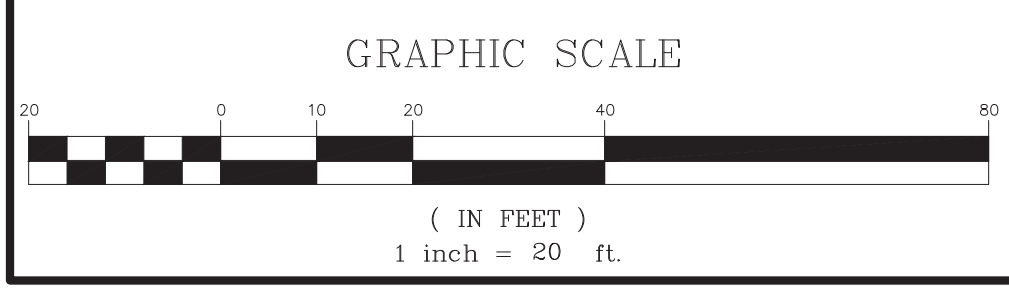


LEGEND	
[Symbol]	EXISTING PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXISTING SETBACK LINE
[Symbol]	EXISTING EASEMENT LINE
[Symbol]	EXISTING BUILDING OVERHANG
[Symbol]	EXISTING BUILDING LINE
[Symbol]	EXISTING PAVEMENT EDGE
[Symbol]	EXISTING CURB LINE
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING PARKING WITH NUMBER OF SPACES
[Symbol]	EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING SIGN
[Symbol]	PROPOSED BUS STORAGE AREA
[Symbol]	PROPOSED SAWCUT LINE
[Symbol]	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
[Symbol]	PROPOSED ASPHALT PAVEMENT
[Symbol]	PROPOSED EVERGREEN TREE
[Symbol]	PROPOSED SHRUB MASSING

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY HOPPE LAND SURVEYING, PC, DATED MAY 19TH, 2016.
 - ALL PLANT MATERIAL SHALL BE FIRST QUALITY STOCK, PLANTED MATERIAL AND METHODS OF INSTALLATION SHALL CONFORM TO THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
 - ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING OR PAVEMENT AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE LAWN.
 - ALL PLANTING BEDS SHALL BE MULCHED WITH 3" OF BROWN MULCH. MULCH SHALL BE CLEAN, NON-DYED, TOXIC FREE, SHREDDED HARDWOOD.
 - PLANT MATERIALS AS SPECIFIED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE NURSERY GROWN AND CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.
 - ALL LANDSCAPING SHALL CONTINUE TO BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT, IMMEDIATELY FOLLOWING, GROWING SEASON.
 - ALL TREES AND SHRUBS SHALL BE PRUNED AND SHAPED AND BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
 - PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALE, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECT EGGS, AND SHALL HAVE HEALTHY, NORMAL, UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM QUESTIONABLE DISFIGUREMENTS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED IN REMOVAL CONTAINERS, INTEGRAL CONTAINERS OR FORMED HOMOGENEOUS SOIL SECTIONS SHALL BE USED. PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
 - ALL STOCK SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, UNLESS OTHERWISE SPECIFIED. BARE ROOT STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
 - ALL PLANTING BEDS, LAWNS AND LANDSCAPED AREAS SHALL RECEIVE A MINIMUM 4" THICK LAYER OF TOPSOIL, UNLESS OTHERWISE SPECIFIED.

PLANT SCHEDULE				
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND. REMARKS
TI	23	Thuja x 'Green Giant' / Green Giant Arborvitae	10' - 12' HT.	B & B
PERENNIALS/GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND. REMARKS
SL	33	Schizachyrium scoparium / Little Bluestem Grass	2 gal.	Cont.
ANNUALS/PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND. REMARKS
EK	54	Echinacea purpurea 'Kim's Knee High' TM / Purple Coneflower	2 gal.	
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CONT	ROOT COND. REMARKS
JH2	177	Juniperus horizontalis / Creeping Juniper	2 gal	

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Date	By	Revision
10/15/2021	COF	1
11/05/2021	PO	2
11/19/2021	COF	3

APPLICANT: **BIRD BUS SALES**
 1 WAREHOUSE LANE
 ELMSFORD, NY 10523

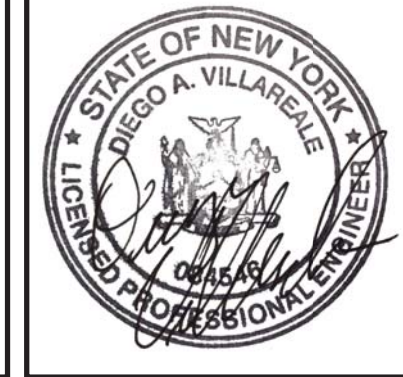
OWNER: **CROMPOND REALTY, LLC**
 3805 CROMPOND ROAD
 YORKTOWN HEIGHTS, NY 10588

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
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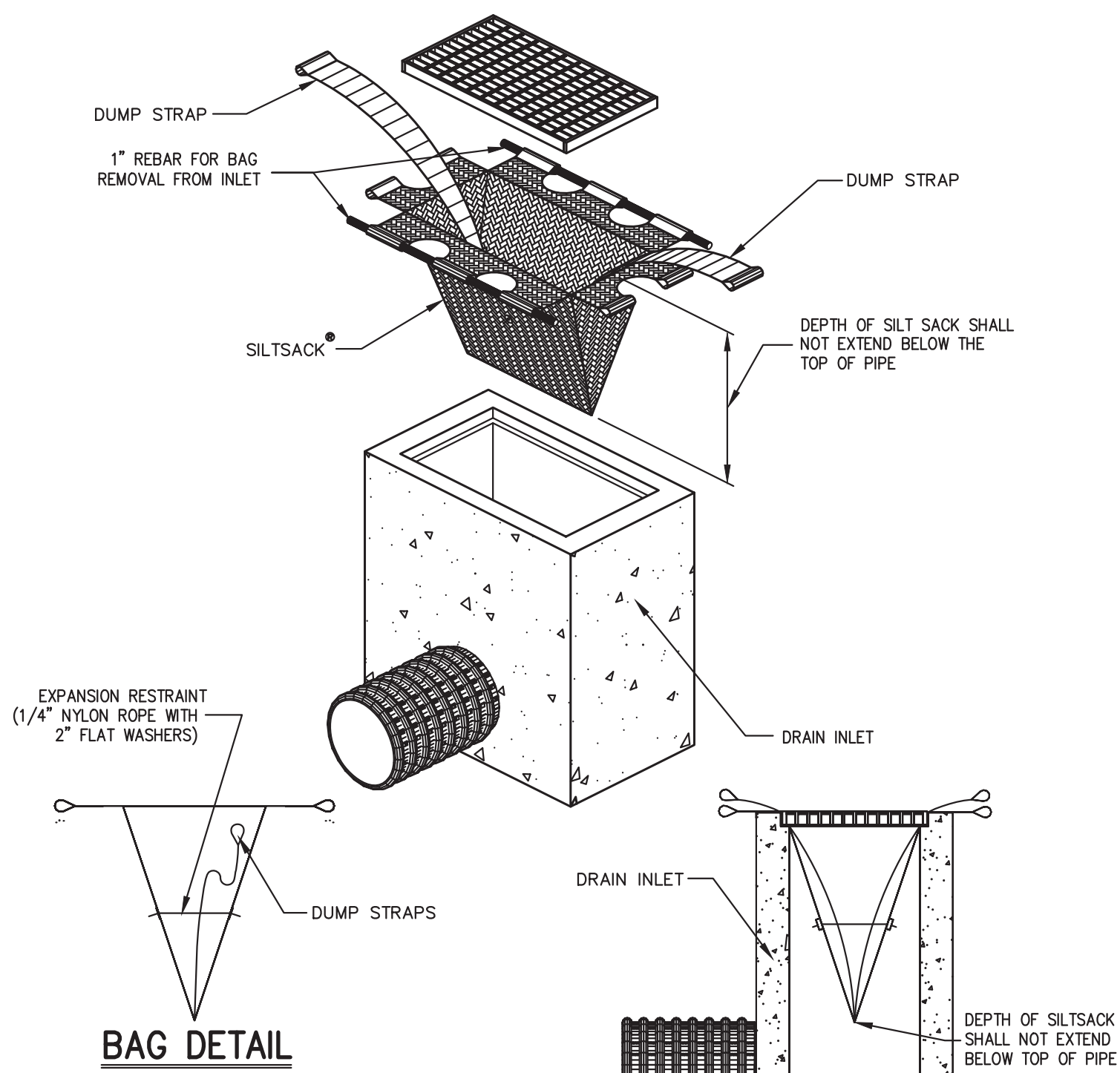
120 BEDFORD ROAD • BRIDGEMAN, NY 10504
 voice 914.273.5225 • fax 914.273.2102
 www.jmcplic.com



SITE LAYOUT & LANDSCAPING PLAN
BIRD BUS SALES & SERVICE
 3805 CROMPOND ROAD
 TOWN OF YORKTOWN, NY



Drawn: **PD** Approved: **JAR**
 Scale: **1" = 20'**
 Date: **09/10/2021**
 Project No: **21005**
 Title: **C-100** LAY
 Drawing No: **C-100**



BAG DETAIL
HI-FLOW SILT SACK AS MANUFACTURED BY ACF ENVIRONMENTAL OR APPROVED EQUAL

(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4633	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4633	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	200 U.S. SEIVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/50 FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

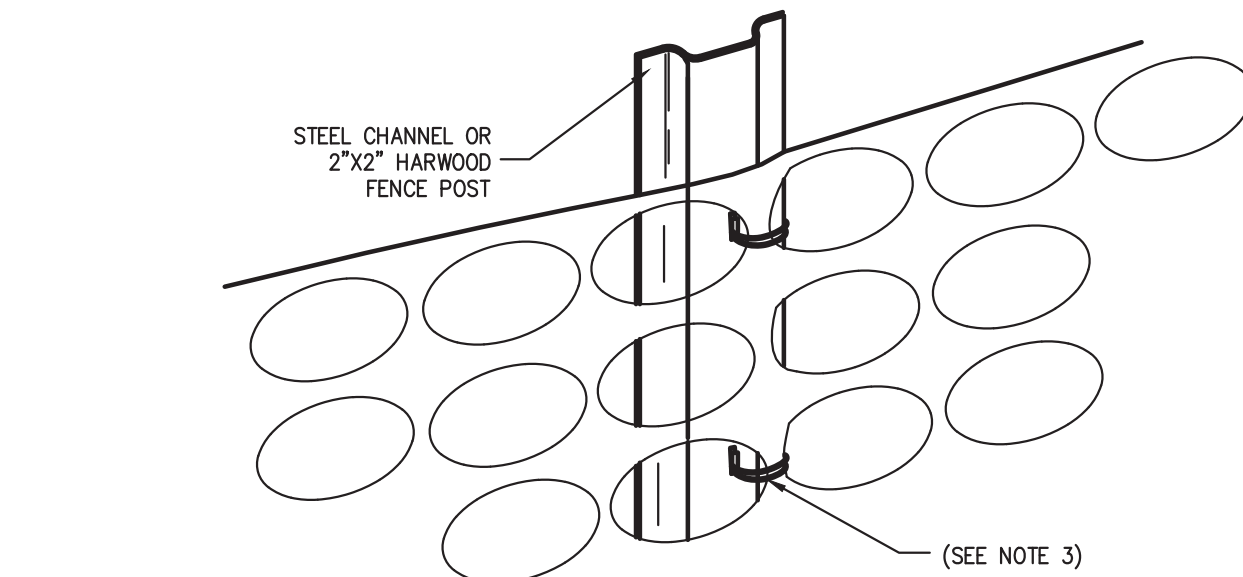
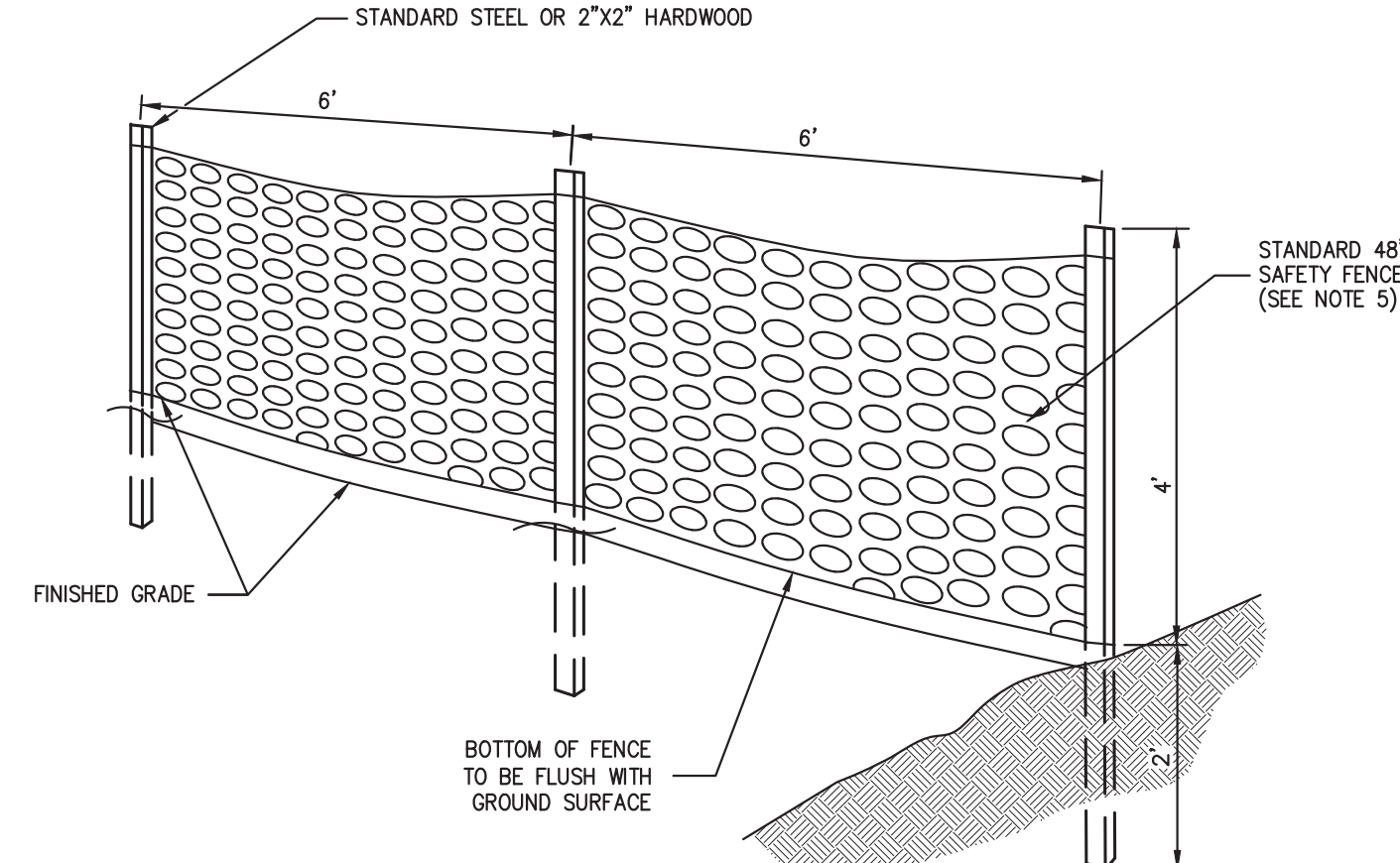
NOTE:
CURB INLETS SHALL BE TYPE B WITH CURB DEFLECTOR.

INSTALLATION DETAIL



SILT SACK

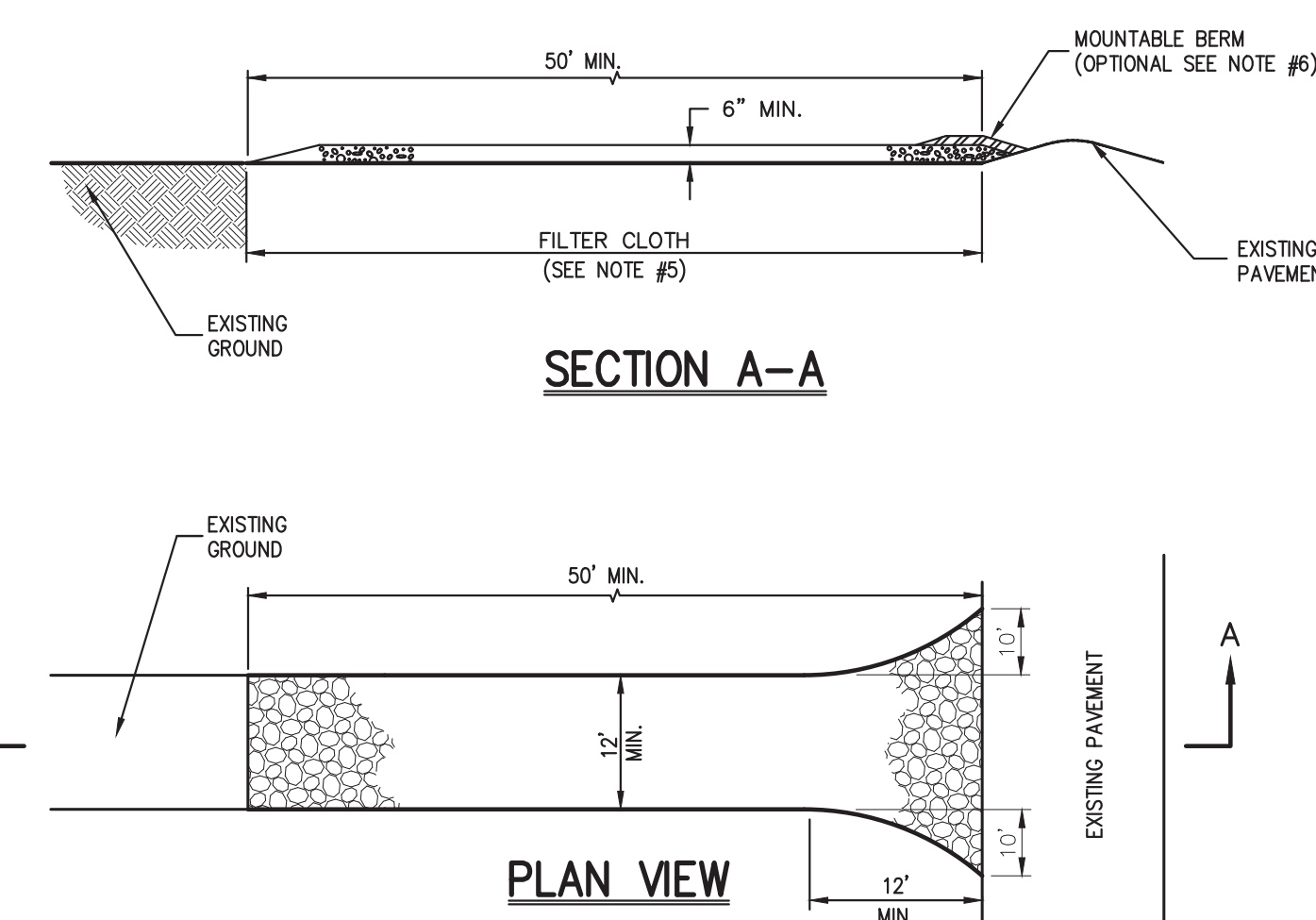
1



- NOTES:**
- SPACE SUPPORT FENCE POSTS AT 6 FOOT INTERVALS.
 - DRIVE SUPPORT POSTS 2 FEET INTO GROUND.
 - FIRMLY FASTEN FENCE MATERIAL IN PLACE BY WRINGING TO FENCE POST WHILE MAINTAINING TENSION ACROSS FULL HEIGHT OF FENCE. WRING SHALL BE DONE IN A MANNER THAT WILL PREVENT SAGGING OF FENCE MATERIAL.
 - PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE INCLUDING REPAIRS AS NECESSARY AND REQUIRED.
 - PLASTIC FENCE SHALL BE INTERNATIONAL ORANGE COLOR, AS MANUFACTURED BY ADRI ENTERPRISES, INC. OR APPROVED EQUAL.
 - REMOVE CONSTRUCTION FENCE AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.

CONSTRUCTION FENCE

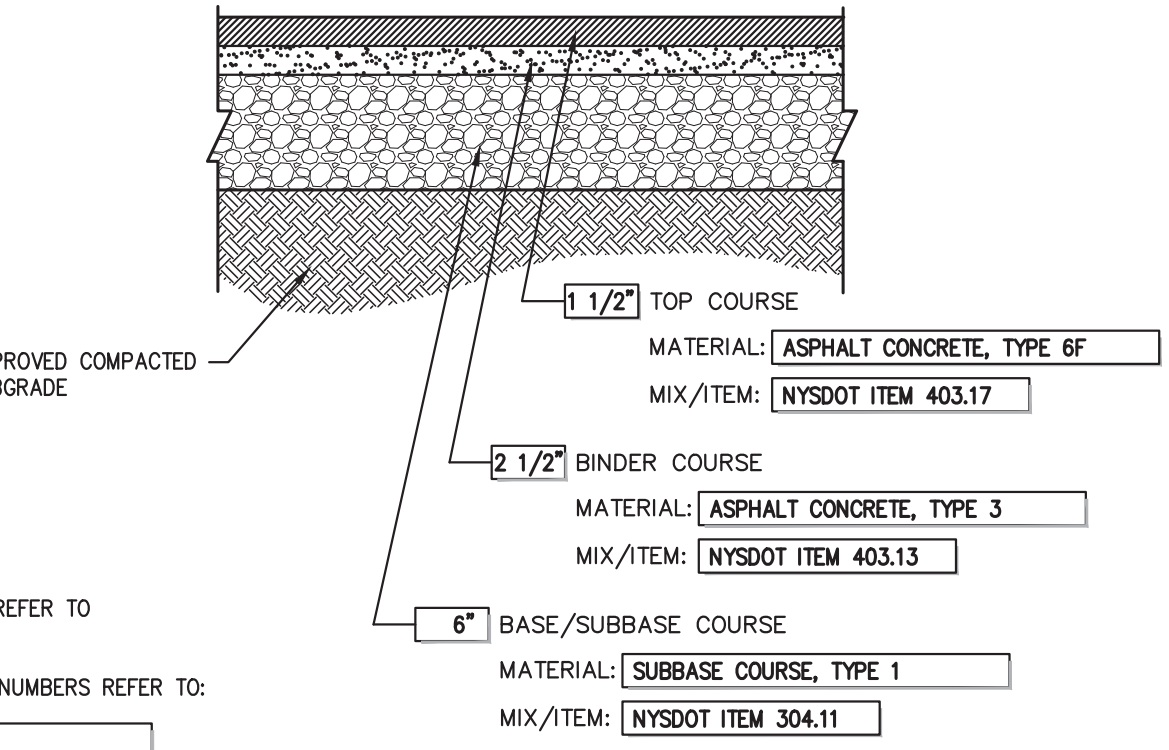
2



- NOTES:**
- STONE SIZE - USE 1" TO 4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
 - THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
 - FILTER CLOTH TO BE PLACED OVER THE ENTIRE WIDTH AND LENGTH OF AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 2:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-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.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

3



- NOTES:**
- THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
 - MATERIAL AND MIX/ITEM NUMBERS REFER TO:

NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

SITE PAVEMENT
(Light Duty)

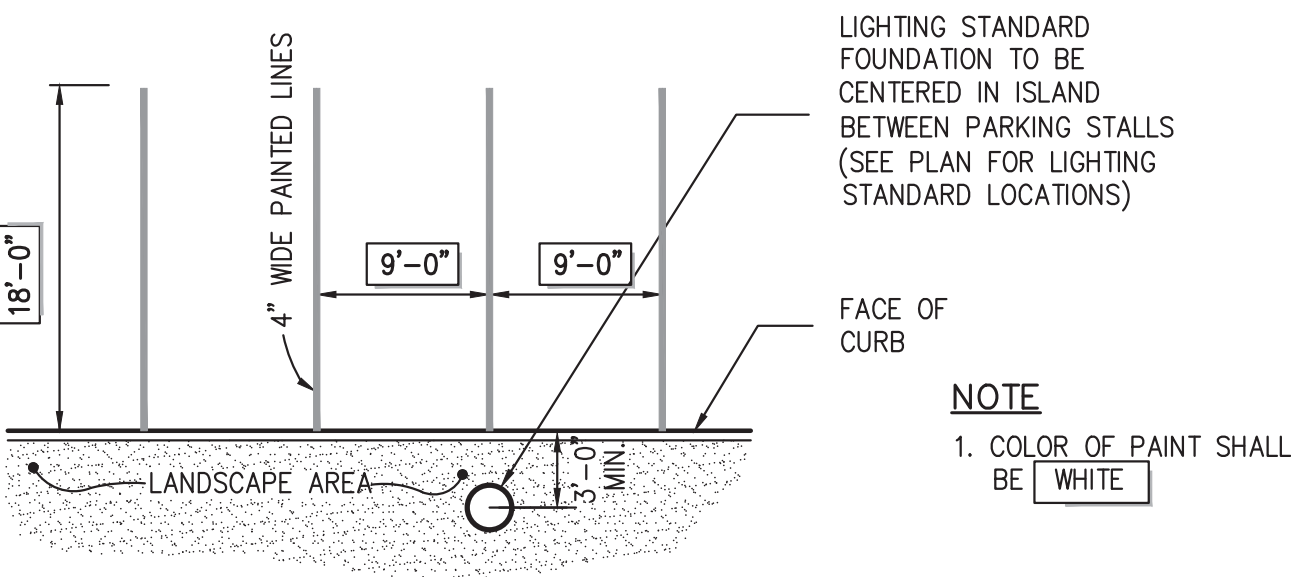
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NOTES:

- INSTALL 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT EVER 20 FEET. EXPANSION JOINTS SHALL ALSO BE INSTALLED AT THE PC AND PT OF ALL RADIUS CURB.
- EACH EXPANSION JOINT SHALL BE LEFT EXPOSED AND NOT COVERED WITH A SKIM COAT OF CONCRETE.
- INSTALL CONSTRUCTION JOINTS MID-WAY BETWEEN EXPANSION JOINTS SO THAT LENGTH OF CURB SEGMENTS WILL BE TEN (10) FEET. LENGTH OF CURB SEGMENTS AT CLOSURES MAY BE VARIED BUT SHALL NOT BE LESS THAN FOUR (4) FEET.
- WHEN INSTALLED ADJACENT TO SIDEWALK OR CONCRETE PAVEMENT, MATCH EXPANSION JOINTS.

CAST-IN-PLACE CONCRETE CURB

5

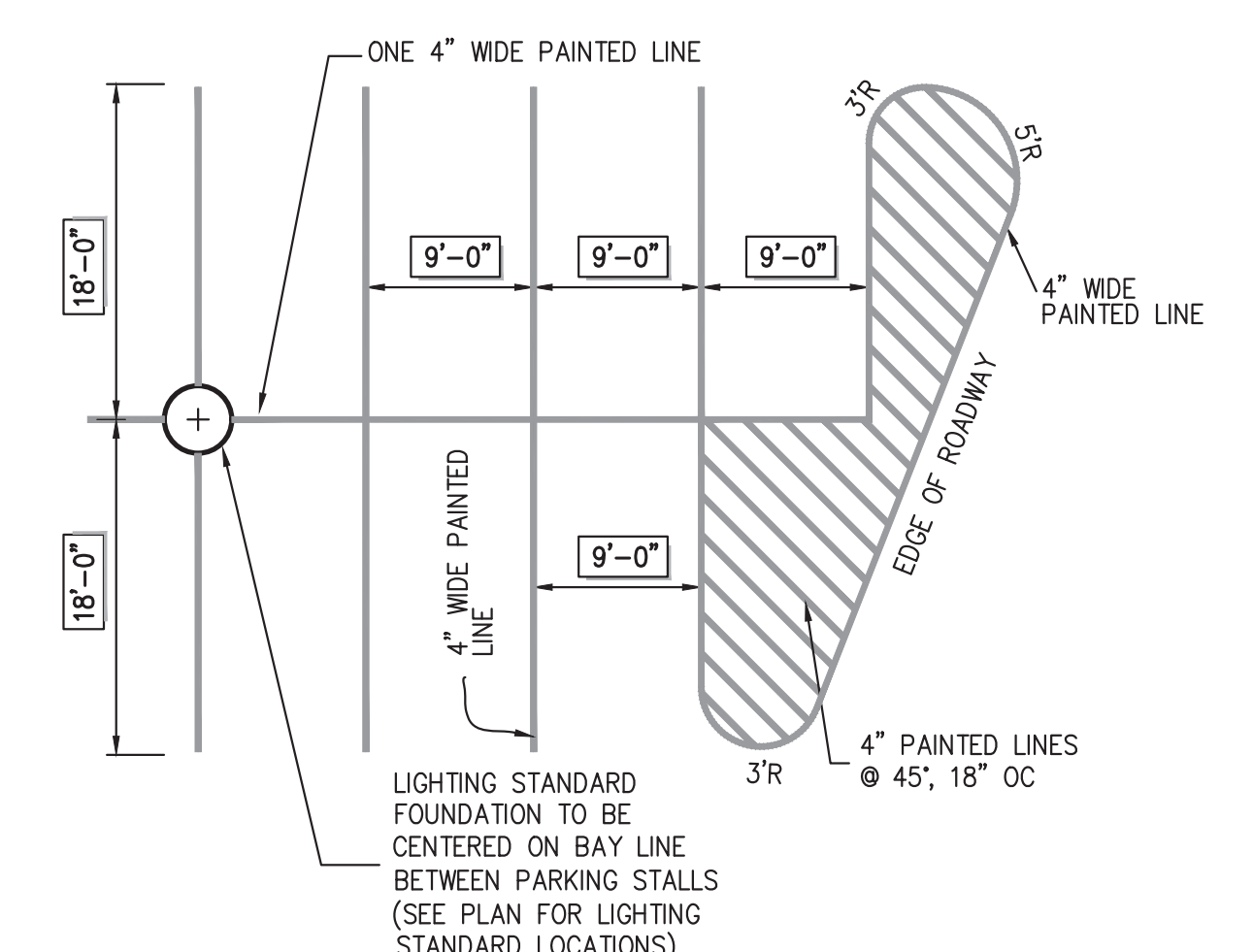


LIGHTING STANDARD FOUNDATION TO BE CENTERED IN ISLAND BETWEEN PARKING STALLS (SEE PLAN FOR LIGHTING STANDARD LOCATIONS)

NOTE:
1. COLOR OF PAINT SHALL BE WHITE

90° PARKING
(SINGLE STRIPING - CURBED PERIMETER)

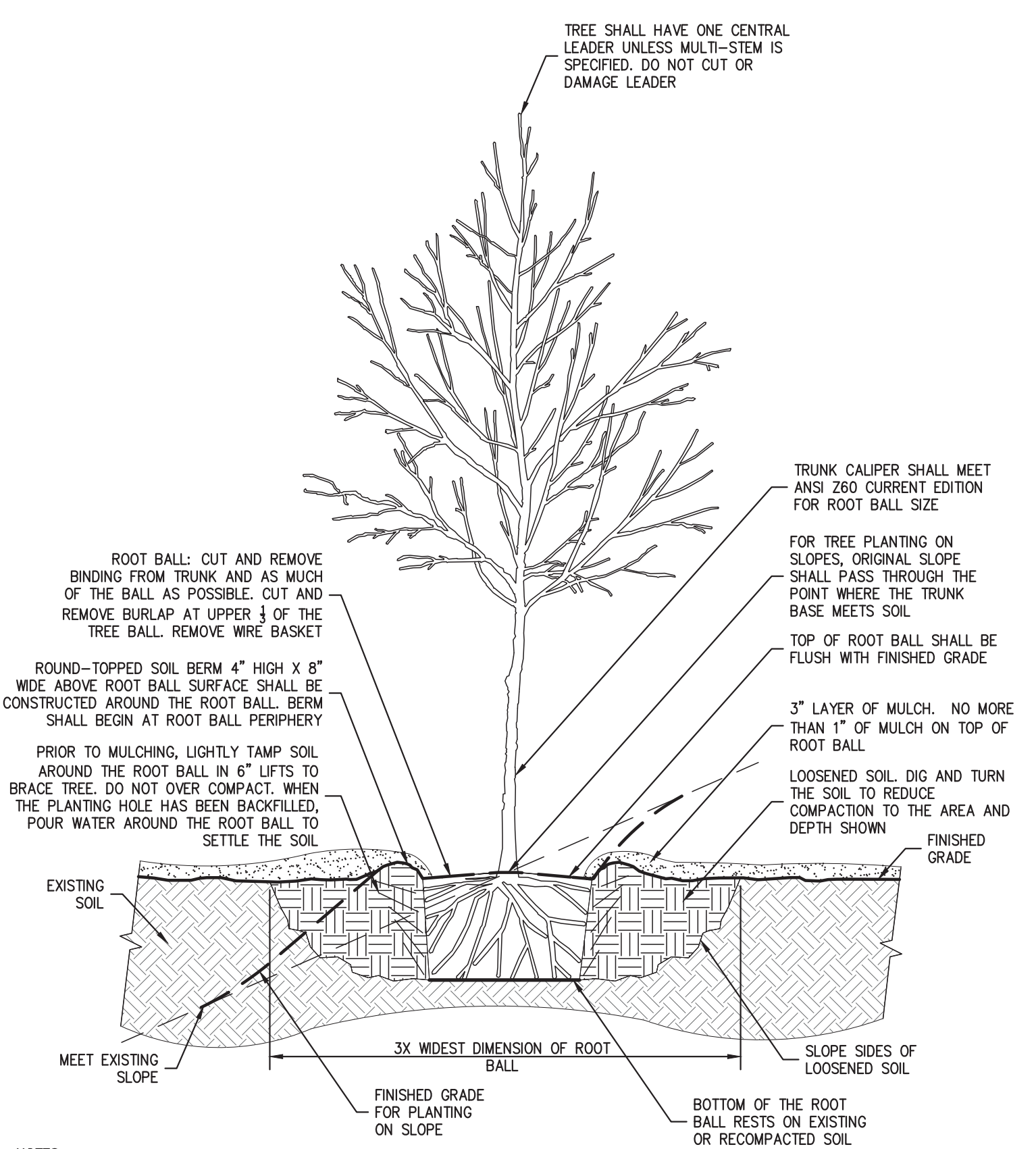
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NOTE:
1. COLOR OF PAINT SHALL BE WHITE

90° PARKING
(SINGLE STRIPING-PAINTED END)

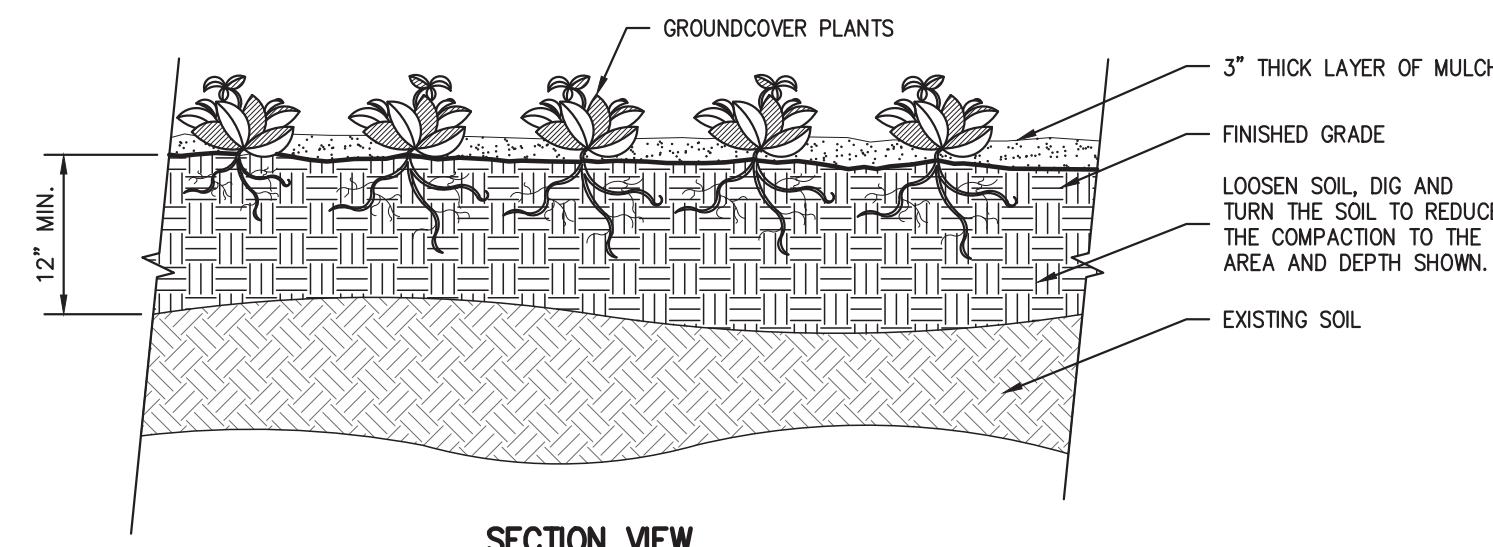
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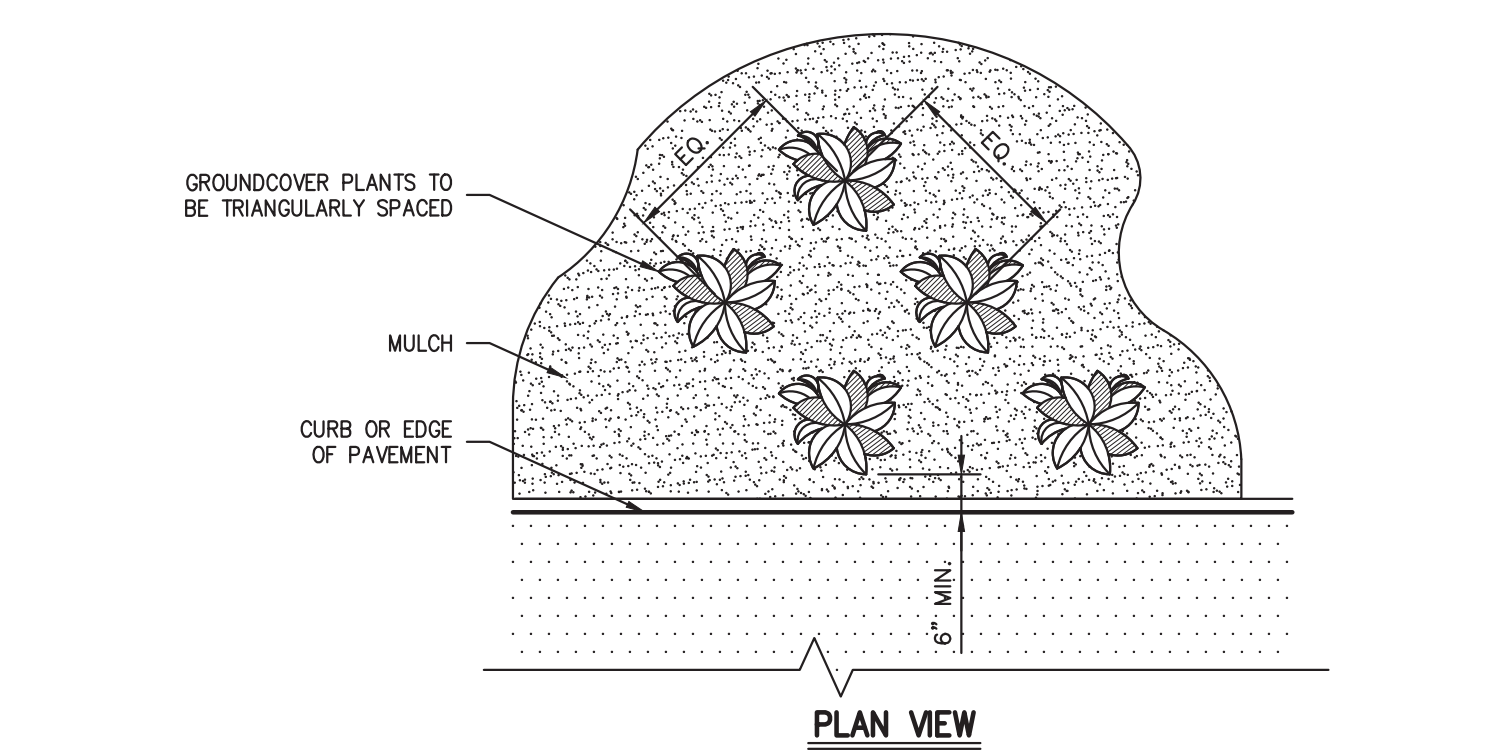
- NOTES:**
- ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
 - PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
 - PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.
 - SEE TREE STAKING DETAIL IF STAKING IS REQUIRED.

TREE PLANTING
(DECIDUOUS AND EVERGREEN)

8



SECTION VIEW

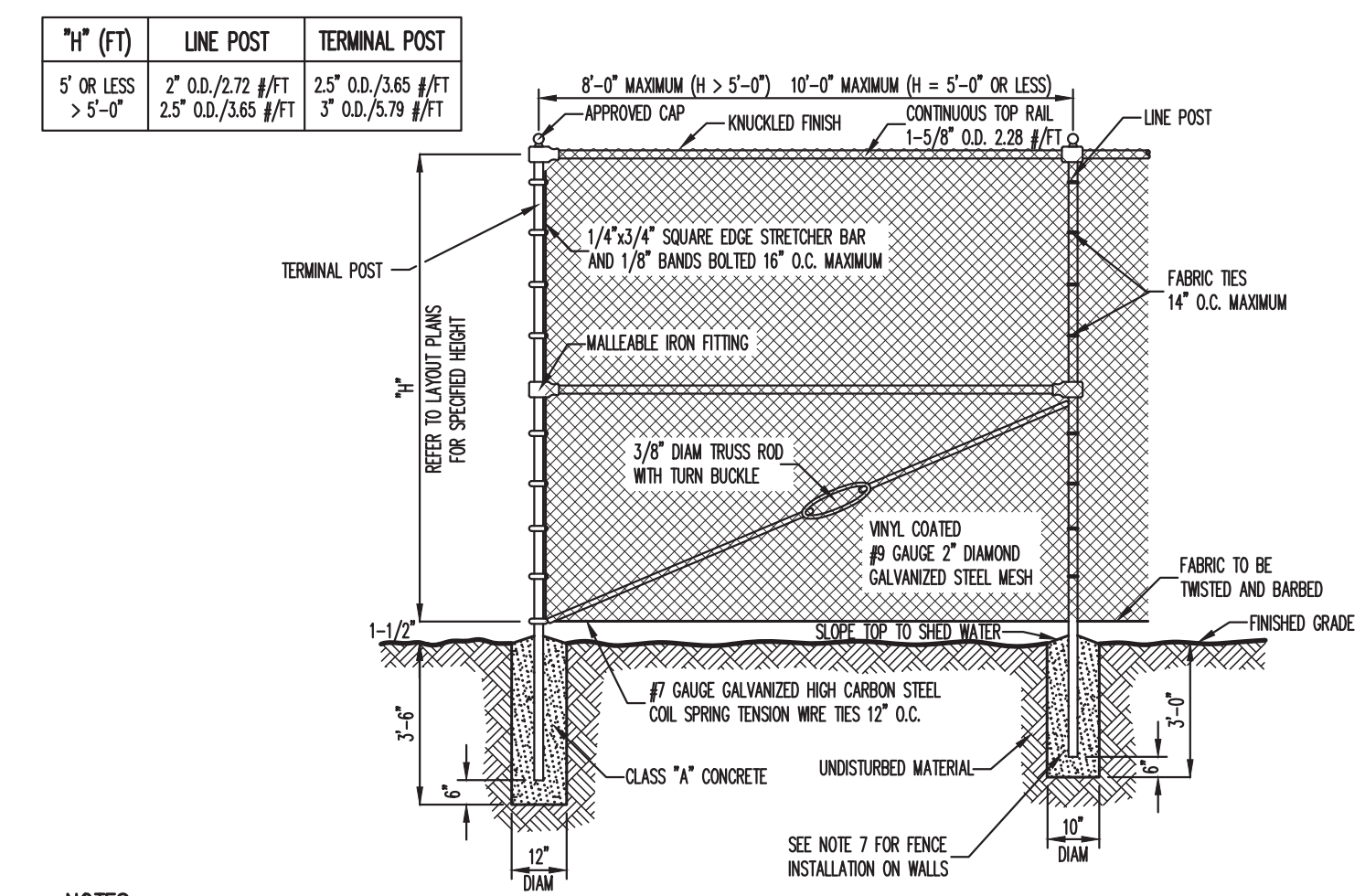


PLAN VIEW

- NOTES:**
- SEE PLANTING PLAN FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
 - SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PLANT PRIOR TO MULCHING.
 - ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
 - PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
 - PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.

GROUNDCOVER

9



- NOTES:**
- ALL POSTS, RAILS, FABRIC AND ACCESSORIES SHALL BE VINYL COATED. COLOR OF VINYL COATING SHALL BE BLACK AND FITTED WITH PRIVACY SLATS.
 - POST AND RAILS SHALL BE STANDARD FULL HEIGHT VINYL COATED GALVANIZED SCHEDULE 40 PIPE MANUFACTURED AND GALVANIZED IN ACCORDANCE WITH ASTM A-120. ALL MATERIALS SHALL BE NEW AND FIRST CLASS AND SHALL NOT INCLUDE RECONDITIONED OR REROLLED PIPE.
 - FITTINGS SHALL BE VINYL COATED MALLEABLE IRON FITTINGS CONFORMING TO THE REQUIREMENTS OF ASTM A-47 GALVANIZED IN ACCORDANCE WITH ASTM A-153.
 - FABRIC SHALL BE 3 GAUGE GALVANIZED STEEL WHICH SHALL BE VINYL CLAD IN CONFORMANCE WITH THE REQUIREMENTS OF AASHTO M-181, TYPE B. VINYL COATING SHALL BE FIRMLY AND CONTINUOUSLY EXTRUSION BONDED TO THE GALVANIZED STEEL WIRE. TOP SELVAGE SHALL HAVE KNOCKED FINISH.
 - TENSION WIRE SHALL BE VINYL COATED 7 GAUGE MEETING THE REQUIREMENTS OF ASTM A-641 AS MODIFIED HEREIN. THE TORSION STRENGTH SHALL BE AT LEAST 80,000 PSI WITH A GALVANIZED COATING OF NOT LESS THAN 0.7 OZ. PER SQUARE FOOT.
 - FABRIC TIES SHALL BE MINIMUM 9 GAUGE VINYL COATED GALVANIZED STEEL OR ALUMINUM. MINIMUM SPACING SHALL BE AS FOLLOWS:
A. 14" O.C. AT LINE POSTS
B. 24" O.C. AT TOP RAIL
C. 12" O.C. AT TENSION WIRE
 - WHERE CHAIN LINK FENCE IS TO BE INSTALLED ON WALLS, THE FENCE POSTS SHALL BE IMBEDDED A MINIMUM OF TWELVE (12) INCHES IN THE WALL. NEWLY CONSTRUCTED WALLS SHALL BE PROVIDED WITH PROPER SIZE SLEEVES TO ACCOMMODATE FENCE POSTS. FENCE POSTS SHALL BE SECURELY GROUDED IN PLACE USING AN APPROVED HIGH STRENGTH, NON-SHRINKING, NON-STAINING GROUT.
 - THE CONTRACTOR WILL BE REQUIRED TO SUBMIT SHOP AND ERECTION DRAWINGS INDICATING MATERIALS, SIZES AND DIMENSIONS OF FENCING TO THE OWNER'S FIELD REPRESENTATIVE PRIOR TO ORDERING MATERIALS FOR HIS REVIEW AND APPROVAL.
 - PRIOR TO INSTALLATION OF THE FENCE, THE CONTRACTOR SHALL CHECK THE FENCE LAYOUT WITH THE OWNER'S FIELD REPRESENTATIVE WHO MUST APPROVE THE LAYOUT BEFORE ANY OF THE WORK IS TO BE DONE.

CHAIN LINK FENCE
(VINYL COATED WITH PRIVACY SLATS)

10

NOT FOR CONSTRUCTION

Date	10/15/2021	By	JAR
Revision	1	Revised Per	COMMENTS
	2	Revised Per	TOWN COMMENTS
	3	Revised Per	TOWN COMMENTS

APPLICANT: **BIRD BUS SALES**
1 WAREHOUSE LANE
ELMSFORD, NY 10523

OWNER: **CROMPOUND REALTY, LLC**
3805 CROMPOUND ROAD
YORKTOWN HEIGHTS, NY 10598

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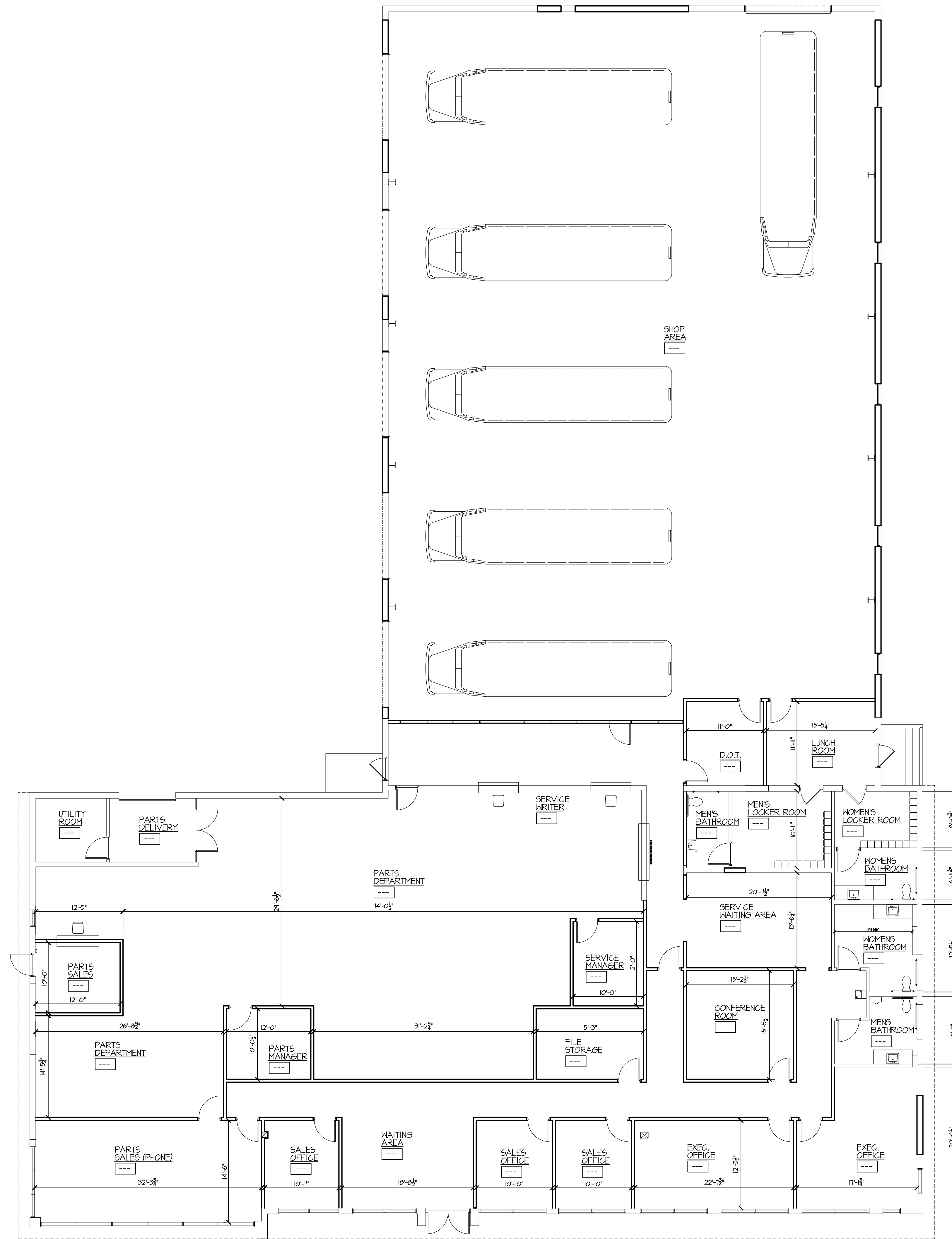
JMC

CONSTRUCTION DETAILS

BIRD BUS SALES & SERVICE
3805 CROMPOUND ROAD
TOWN OF YORKTOWN, NY

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

Scale: **NOT TO SCALE**
Date: **09/10/2021**
Project No: **21005**
Title: **C-900**
Drawing No: **C-900**



1 FLOOR PLAN
 ALL SCALE: 1/8" = 1'-0"

ALL DRAWINGS & WRITTEN MAT'L. APPEARING HEREIN CONSTITUTE ORIGINAL & UNREPRODUCED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT. THEREFORE, ALL DIMES. HEREIN ARE FOR THE EXPRESS USE OF THE JOB CALLED OUT IN THE TITLE BLOCK & MAY NOT BE DUPLICATED FOR THE USE OF SIMILAR JOBS.

DO NOT SCALE DIMES. USE GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & CONDITIONS AT THE SITE. PLEASE NOTIFY ARCHITECT OF ANY DISCREPANCIES.

UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 200(2) OF THE NEW YORK STATE EDUCATION LAW.

THE ARCHITECT HAS ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ARCHITECT'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

REV. DUE TO ARB COMMENTS	10.14.21
FOR CLIENT REVIEW	09.10.21
FOR CLIENT REVIEW	09.03.21
FOR CLIENT REVIEW	06.04.21
FOR CLIENT REVIEW	05.15.21
FOR CLIENT REVIEW	05.06.21
FOR CLIENT REVIEW	04.29.21

REVISION	DATE
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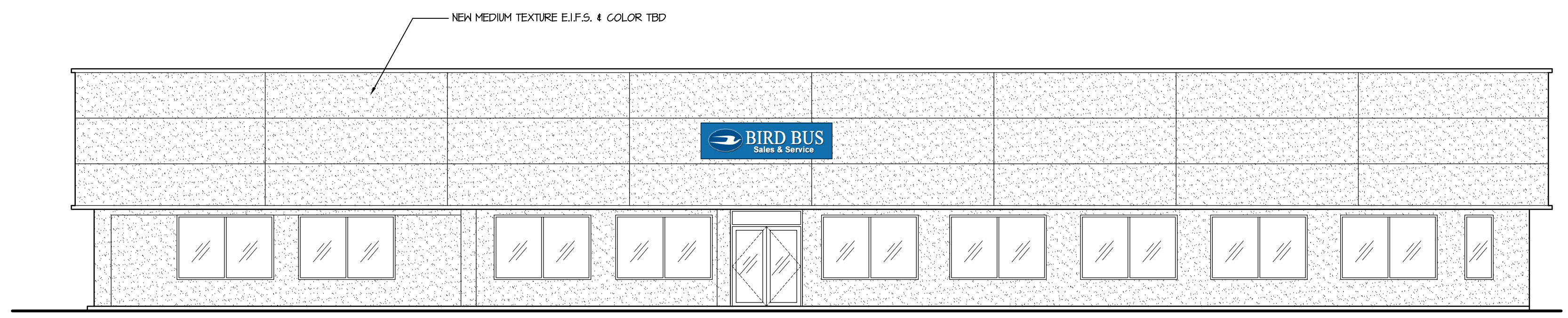


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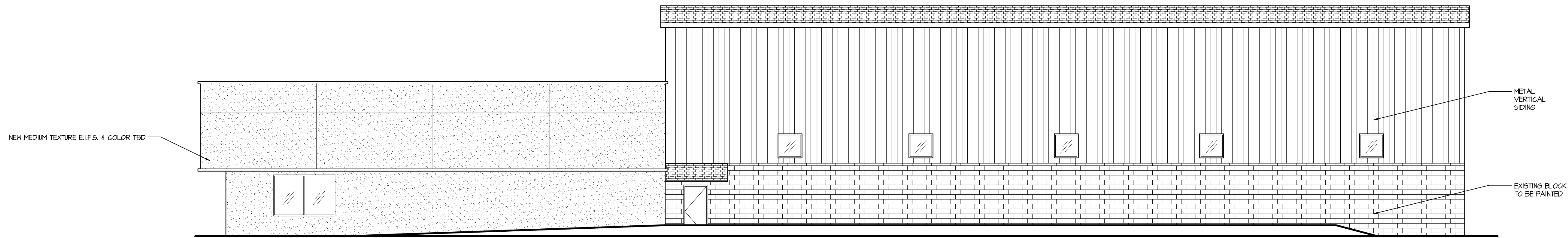
PROPOSED ALTERATION FOR: BIRD BUS
 3805 CROMPOND ROAD
 CORTLANDT MANOR, NY

Dwg. Name: **PROPOSED FLOOR PLANS**

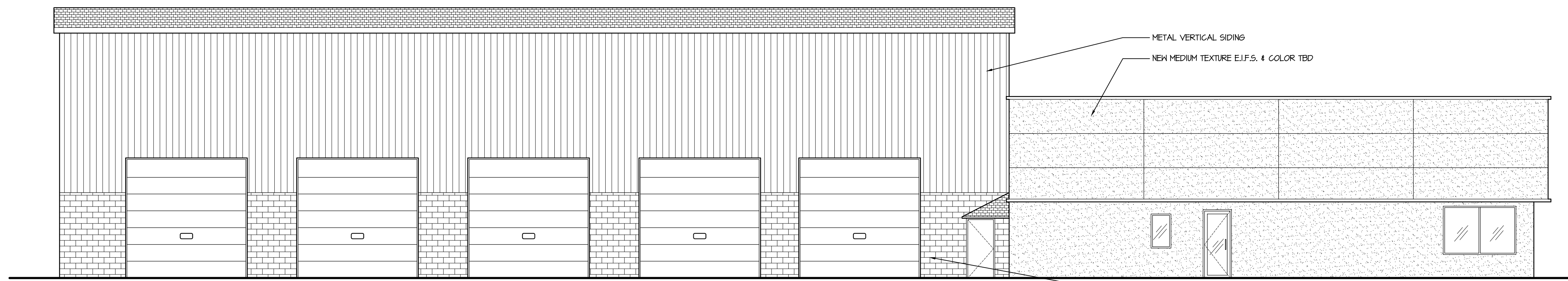
Project No: 21014
 Date: APRIL 19, 2021
 Sheet Number: **A1.1**



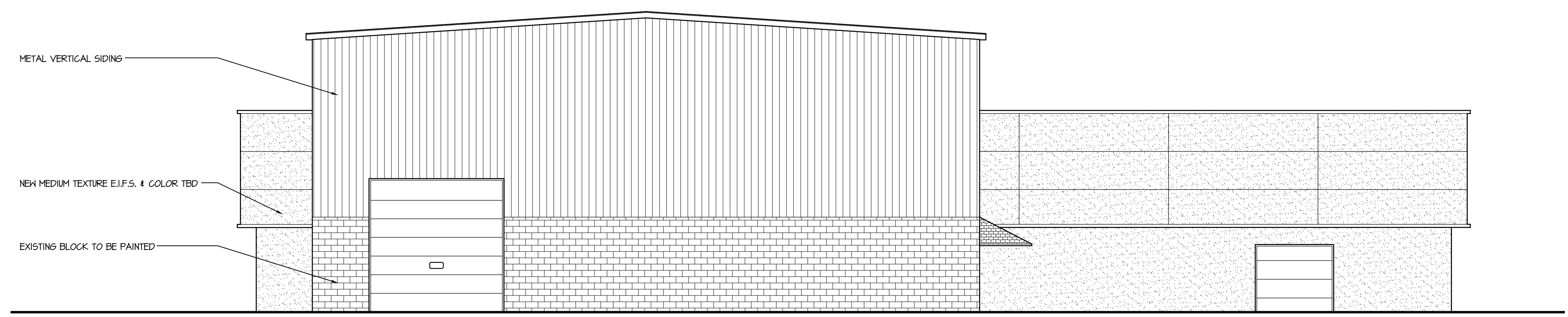
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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

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REV. DUE TO ARS COMMENTS 10.14.21
FOR CLIENT REVIEW 10.01.21

REVISION	DATE



Joseph R. Crocco architects
 new york connecticut new jersey massachusetts
 4 macdonald avenue, suite 5
 ammonk, new york 10504
 (914) 273-2774 fax (914) 273-2776

**PROPOSED
 ATERATION
 FOR:
 BIRD BUS**
 3805 CROMPOND ROAD
 CORTLANDT MANOR, NY

Dwg. Name: **ELEVATIONS**

Project No: 21014
 Date: APRIL 19, 2021

Sheet Number:
A2.1



1 EAST FACING
SCALE: NTS



2 WEST FACING
SCALE: NTS

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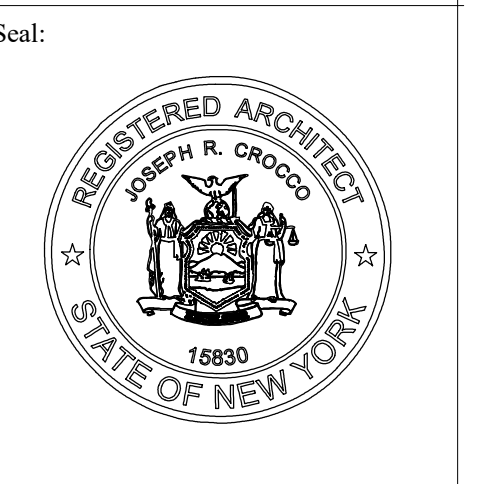
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REV. DUE TO ARS COMMENTS 10.14.21
FOR CLIENT REVIEW 10.01.21

REVISION	DATE



Joseph R. Crocco
architects
new york connecticut new jersey massachusetts
4 macdonald avenue, suite 5
ammonk, new york 10504
(914) 273-2774 fax (914) 273-2776

**PROPOSED
ALTERATION
FOR:
BIRD BUS**
3805 CROMPOND ROAD
CORTLANDT MANOR, NY

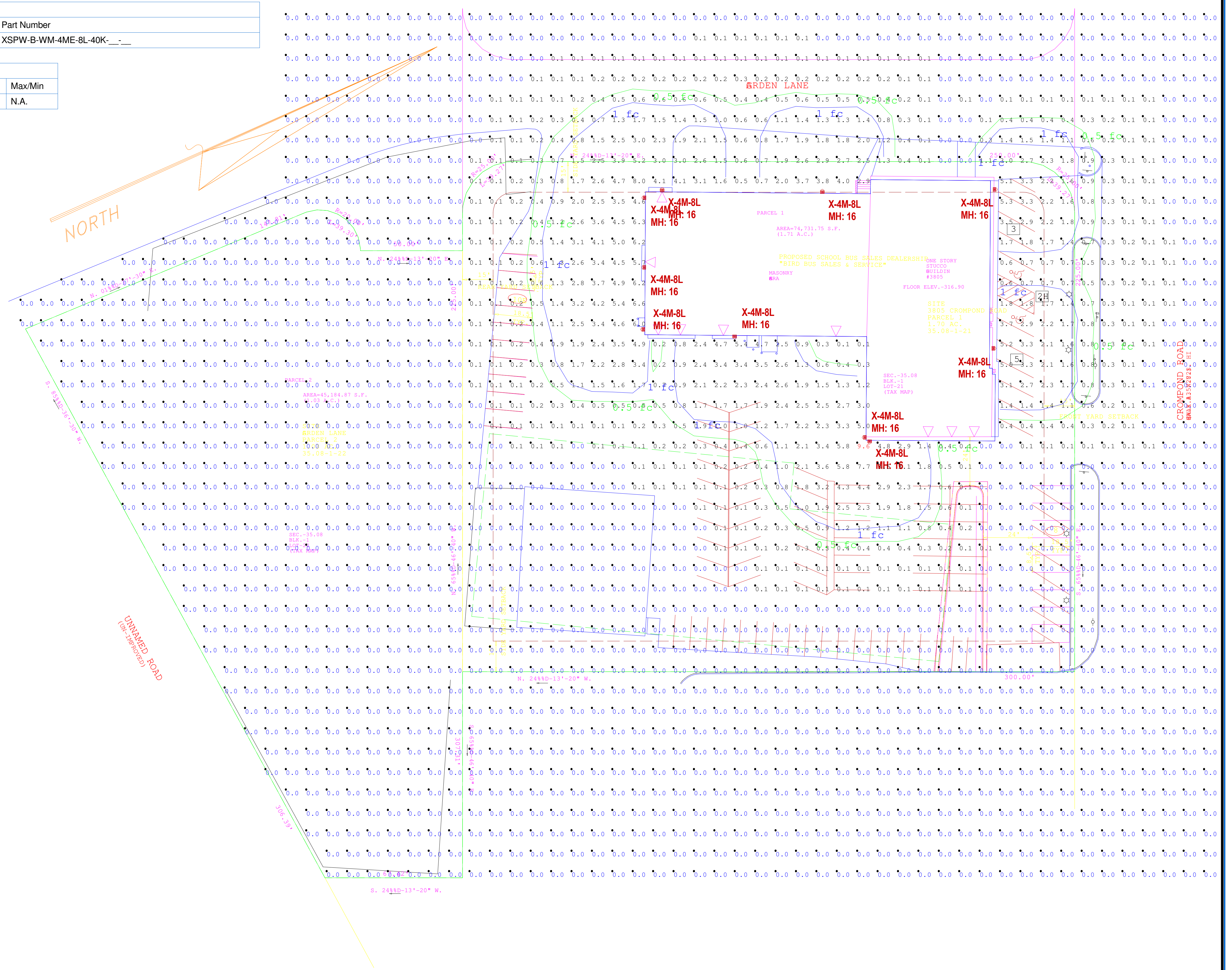
Dwg. Name: **RENDERINGS**

Project No: 21014
Date: APRIL 19, 2021
Sheet Number: **A2.2**

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	10	X-4M-8L	SINGLE	1.000	8475	72	XSPW-B-WM-4ME-8L-40K-_-_-

Calculation Summary 1.00 LLF						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Fc	0.34	9.6	0.0	N.A.	N.A.

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***



XSP Series

XSPW™ LED Wall Mount Luminaire featuring Cree TrueWhite® Technology

Rev. Date: VersionB V4 02/25/2020

Product Description

The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.

Applications: General area and security lighting

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

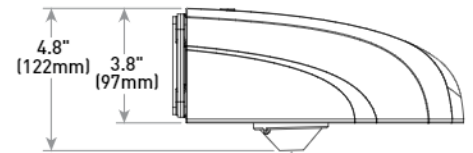
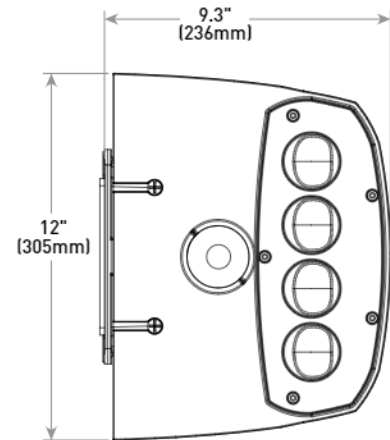
Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

* See <http://creelighting.com/warranty> for warranty terms

Accessories

Field-Installed	
Beauty Plate WM-PLT12** - 12" (305mm) Square WM-PLT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs	Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

** Must specify color



Multi-Level Sensor location (ordered as an option)

Lumen Package	Weight
2L, 4L, 6L	11.0 lbs. (5.0kg)
8L	11.8 lbs. (5.4kg)

Ordering Information

Example: XSPW-B-WM-2ME-2L-30K-UL-BK

XSPW	B	WM						
Product	Version	Mounting	Optic	Lumen Package*	CCT	Voltage	Color Options	Options
XSPW	B	WM Wall	2ME Type II Medium 3ME Type III Medium 4ME Type IV Medium	2L 2,490 lumens 4L 4,270 lumens 6L 6,100 lumens 8L 8,475 lumens	30K 3000K - 70 CRI 40K 4000K - 70 CRI 50K 5000K - 90 CRI 57K 5700K - 70 CRI	UL Universal 120-277V UH Universal 347-480V 34 347V - For use with P option only	BK Black BZ Bronze SV Silver WH White	ML Multi-Level - Refer to ML spec sheet for details - Available with UL voltage only P Button Photocell - Not available with ML or PML options - Available with UL and 34 voltages only PML Programmable Multi-Level - Refer to PML spec sheet for details - Available with UL voltage only

* Lumen Package selection codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values



CREE LIGHTING

US: creelighting.com (800) 236-6800

Canada: creelighting-canada.com (800) 473-1234

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- **Weight:** 2L, 4L, 6L - 11.0 lbs. (5.0kg); 8L - 11.8 lbs. (5.4kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- **10V Source Current:** 0.15 mA
- Refer to [Dimming spec sheet](#) for details
- **Operating Temperature Range:** -40°C - +50°C (-40°F - +122°F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Designed for downlight applications only
- Enclosure rated IP66 per IEC 60598
- ANSI C136.2 10kV surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT. Please refer to <https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/> for most current information
- DLC and DLC Premium qualified versions available. Please refer to <https://www.designlights.org/search/> for most current information
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*									
Lumen Package	CCT/CRI	System Watts 120-480V	Efficacy	Total Current (A)					
				120V	208V	240V	277V	347V	480V
2L	30K/70 CRI	20	125	0.17	0.10	0.08	0.07	0.06	0.05
	40K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
	50K/90 CRI	24	104	0.20	0.11	0.10	0.08	0.07	0.05
	57K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
4L	30K/70 CRI	33	129	0.28	0.16	0.14	0.13	0.10	0.07
	40K/70 CRI	31	138	0.27	0.15	0.13	0.12	0.09	0.07
	50K/90 CRI	40	107	0.34	0.20	0.17	0.16	0.12	0.09
	57K/70 CRI	31	138	0.26	0.15	0.13	0.12	0.09	0.07
6L	30K/70 CRI	51	120	0.43	0.25	0.22	0.19	0.14	0.11
	40K/70 CRI	47	130	0.40	0.23	0.20	0.18	0.14	0.10
	50K/90 CRI	60	102	0.51	0.29	0.25	0.23	0.17	0.13
	57K/70 CRI	47	130	0.40	0.23	0.20	0.17	0.14	0.10
8L	30K/70 CRI	77	110	0.65	0.38	0.32	0.28	0.22	0.16
	40K/70 CRI	72	118	0.61	0.35	0.31	0.27	0.21	0.15
	50K/90 CRI	78	89	0.66	0.37	0.33	0.29	0.22	0.16
	57K/70 CRI	71	119	0.60	0.35	0.30	0.26	0.20	0.15

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%

XSPW Series Ambient Adjusted Lumen Maintenance Factors ¹					
Ambient	Initial LMF	25K hr Reported ² LMF	50K hr Reported ² LMF	75K hr Estimated ³ LMF	100K hr Estimated ³ LMF
5°C (41°F)	1.03	0.98	0.96	0.94	0.92
10°C (50°F)	1.03	0.98	0.96	0.94	0.92
15°C (59°F)	1.02	0.97	0.95	0.93	0.92
20°C (68°F)	1.01	0.96	0.95	0.93	0.91
25°C (77°F)	1.00	0.96	0.94	0.92	0.90
30°C (86°F)	0.99	0.95	0.93	0.91	0.89
35°C (95°F)	0.98	0.94	0.92	0.90	0.88
40°C (104°F)	0.97	0.93	0.91	0.89	0.87

¹ Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the [Temperature Zone Reference Document](#) for outdoor average nighttime ambient conditions.

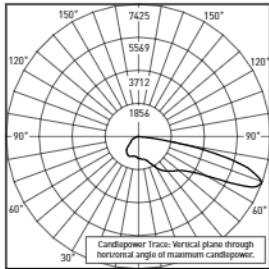
² In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.

³ Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

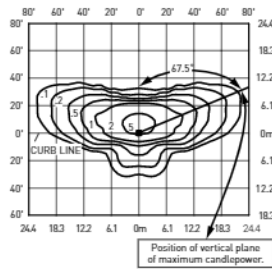
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/wall-mount/xsp-series-wall>

2ME



CESTL Test Report #: PL12798-001A
XSPW-B-**-2ME-8L-40K-UL
Initial Delivered Lumens: 8,622

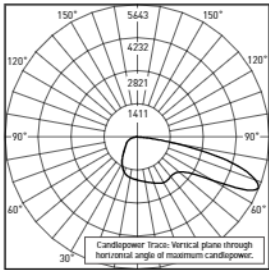


XSPW-B-**-2ME-8L-40K-UL
Mounting Height: 15' (4.6) A.F.G.
Initial Delivered Lumens: 8,475
Initial FC at grade

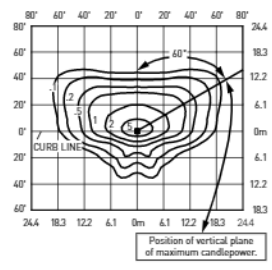
Type II Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B1 U0 G2	8,475	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

3ME



CESTL Test Report #: PL12366-007A
XSPW-B-**-3ME-8L-40K-UL
Initial Delivered Lumens: 8,543



XSPW-B-**-3ME-8L-40K-UL
Mounting Height: 15' (4.6m) A.F.G.
Initial Delivered Lumens: 8,475
Initial FC at grade

Type III Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B1 U0 G2	8,475	B2 U0 G2

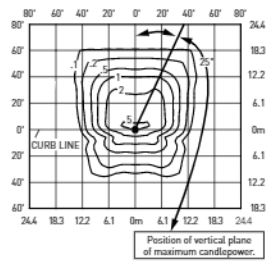
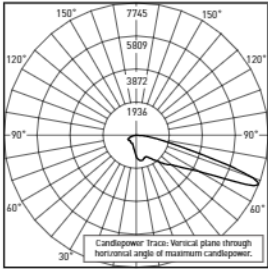
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

XSPW™ LED Wall Mount Luminaire

Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/wall-mount/xsp-series-wall>

4ME



RESTL Test Report #: PL14415-001A
XSPW-B-**-4ME-8L-40K-UL
Initial Delivered Lumens: 8,763

XSPW-B-**-4ME-8L-40K-UL
Mounting Height: 15' (4.6m) A.F.G.
Initial Delivered Lumens: 8,475
Initial FC at grade

Type IV Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2
8L	8,475	B1 U0 G2	8,475	B1 U0 G2	6,925	B1 U0 G2	8,475	B1 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

Maryel School

**PLANNING BOARD
TOWN OF YORKTOWN**

**RESOLUTION APPROVING
MARYEL SCHOOL AT ST. ANDREW'S CHURCH**

RESOLUTION NUMBER: #00-00

DATE:

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

WHEREAS the 5.00 acre property owned by St. Andrew's Lutheran Church is located at 2405 Crompond Road, also known as Section 37.09, Block 1, Lot 24 on the Town of Yorktown Tax Map (hereinafter referred to as "the Property"); and

WHEREAS the Montessori School operated a private elementary school for pre-kindergarten through third grade students within the St. Andrew's Lutheran Church for over 48 years and where at its peak educated a maximum of 64 students in pre-kindergarten through sixth grades; and

WHEREAS the Maryel School of New York has requested to reoccupy the same space used by the Montessori School within the church's main building; and

WHEREAS on April 13, 1962 the Planning Board approved a site plan for the St. Andrew's Lutheran Church; and

WHEREAS the following has been submitted in support of this request:

1. An as-built survey, titled "Survey of Property prepared for St. Andrew's," prepared by J. Henry Carpenter & Co. Land Surveying & Mapping, and dated September 12, 2002; and
2. A letter from St. Andrew's Lutheran Church dated October 27, 2021 summarizing the history of the school use at the church; and
3. A letter from the Maryel School of New York dated October 22, 2021 outlining the school's proposed use of the building and strategic plan; and
4. A floor plan of the church showing the Maryel School Plan; and
5. A memo from the Fire Inspector dated October 15, 2021; and

WHEREAS the school must provide at least one off-street parking space for each teacher and other members of a school staff and the Maryel School strategic plan states the maximum

capacity of the school is 8 classrooms with 2 teachers per classroom for a total of 16 teachers where 119 parking spaces exist on the site; and

WHEREAS the expected maximum enrollment of the Maryel School is 80 pre-kindergarten through fifth grade students; and

BE IT NOW RESOLVED the Planning Board determines the Maryel School may reoccupy former Montessori School space at St. Andrew's Lutheran Church; and

BE IT FURTHER RESOLVED the Maryel School must obtain all necessary permits from outside agencies; and

RESOLVED all requirements listed in the Fire Inspector's memo dated October 15, 2021 must be completed.

F:\Office\WordPerfect\Current_Projects\Maryel School at St. Andrew's\Maryel Draft Resolution.docx

ST. ANDREWS LUTHERAN CHURCH

Mr. Livingstone appeared before the Board, representing the applicant. The Town Engineer presented a joint report prepared by his office and the Planning Consultant under date of April 12, 1962. The report was read and the contents of the same were discussed. Mr. Livingstone was in accord with the recommendations set forth in paragraph "6" of the report. After some discussion, and upon motion duly made and carried, with all present voting aye, the parking plan as submitted, dated September, 1960 and prepared by Kempa and Schwartz, was approved on condition that the applicant submit a revised parking plan complying with the items as set forth in paragraph "6" of the joint report, within 90 days from the date of the meeting, and that upon such submission and approval by the Town Engineer, the Chairman was authorized to sign said revised parking plan.

(See following page for joint report)

MEMORANDUM

TO: Planning Board, Town of Yorktown, N. Y.
FROM: Robert Mickle, Planning Consultant, and Robert Germeroth,
Town Engineer
DATE: April 12, 1962
SUBJECT: Parking Plan Review for St. Andrews Lutheran Church

As required by the Town Zoning Ordinance for any new non-residential building or extension, a proposed parking plan has been submitted for approval for the above named property. Based on your standard procedure we have reviewed this plan in accordance with the applicable zoning requirements.

The following check list shows how the proposed plan conforms to the zoning requirements and includes our recommendations for changes or additional improvements based on these requirements.

1. Name and Location of Property: St. Andrews Lutheran Church
Route 202, Yorktown Heights
2. Zoning District: R1-20 Residence
3. Proposed Use: Sanctuary and Social Hall
4. Permitted in District: Yes
5. Comparison of Zoning Requirements and Proposed Plan:-

<u>ITEM</u>	<u>ZONING</u>	<u>SHOWN ON PLAN</u>
Lot Area	20,000 sq. ft.	4 acres
Min. Lot Width	100 ft.	405 ft.
Min. Lot Depth	100 ft.	550 ft.
Min. Yards for Bldgs.		
Front	40 ft.	200 ft.
Side	20 ft.	60 ft.
Rear	40 ft.	285 ft.
Max. Bldg. Height	35 ft.	22 ft.
Max. Height - other		
Church Spire	no limit	none
Max. Bldg. Coverage	20%	3-1/2%
Off-street parking		
std.-church, 1 space per	for 254 seats =	53 spaces
5 seats or persons	51 spaces	
Min. Yards for Parking		
Front	40 ft.	85 ft.
Other	5 ft.	12 ft.
Parking Space Size	9' x 20'	10' x 20'
Aisle Width*		
60° Parking	17 ft.	10 ft.
Access Drive Width*		
One way traffic	10 ft.	11 ft.
Two way traffic	18 ft.	none

<u>ITEM</u>	<u>ZONING</u>	<u>SHOWN ON PLAN</u>
Signs* traffic	signs at entrances and exits	1 ent. sign "One Way Only" & 1 exit sign as approved
Access Drive and Parking Area Improvements	graded, drained and surfaced as req. by Town Engineer may be required	gravel surfacing none
surface markings		none
Off-Street Loading std	none	none
Sidewalks	may be required	60 ft. walk between ser- vice drive and bldg.
Property Dimensions	metes & bounds survey	metes & bounds survey

* Recommended minimum standard in this case to comply with general zoning provisions relating to this item.

6. Recommended Changes or Additions.

A - Provide only one entrance drive from Route 202. This drive should be located so that it can serve as a main entrance and exit drive for existing and future development. Since Rte. 202 is a State road, this matter was discussed with the resident engineer of N.Y.S. Department of Public Works for this area. He was also of the opinion that it would be best to have only one entrance from Rte. 202. Existing drive shown "to be eliminated".

It is our opinion that the best location for this access, with respect to obtaining good site distance along Rte. 202, would be at the location of the present proposed drive, as shown on plan.

B - Location of access drive to Rte. 202 must be approved by local office of N.Y.S. Dept. of Public Works, copy of their approval to be submitted to Planning Board. Plan to show all improvements for access required by them such as: culvert to carry road drainage under drive, guard posts, etc.

C - Due to probable grade (about 5%) on the new drive from 202, there are likely to be problems in maintaining the proposed gravel surface. For this reason, consideration should be given to providing an oil treated surface for a distance of 250 ft. in from Rte. 202.

D - Reverse direction of stalls on north side of front parking lot so that they can be used by incoming traffic.

E - Check perpendicular depth of all parking stalls and aisle width. For 60° parking, as shown, minimum depth = 20 ft., minimum aisle width = 17 ft. In some places only 10' to 12' aisle is shown.

F - Show location and size of culvert to be placed in ditch line where new exit road meets Viewland Drive (Town road).

7. General Recommendations.

In general the proposed parking plan complies with most of the requirements for the type of use shown. It is our recommendation that the proposed plan could either (1) be approved subject to the items being completed as shown in Paragraph 6 above or (2) the applicant be requested to submit a revised plan showing these items, which could then be approved by the Planning Board.

Robert Mickle
ROBERT MICKLE

Robert W. Gerngroth
ROBERT GERNGROTH

St. Andrew's Lutheran Church

2405 CROMPOND ROAD
YORKTOWN HEIGHTS, NEW YORK 10598

October 27, 2021

We at St. Andrew's are delighted that Juan and Celi Cacho have approached us about renting our available space to use as a school.

Our Montessori School (OMS) was the prior tenant that rented the space we are looking to rent now to the Maryel School of New York. OMS rented this space from us for over 40 years through June 15, 2020. OMS rented additional space not included in Maryel's proposal. At its peak (1989-1990), OMS used the large room to educate 64 children under the supervision of 4 teachers. The following documentation demonstrates that OMS operated continuously at this location for many years.

On pages 2-4 of this document you will find screen shots from OMS's website describe how OMS used the space. These pages can be found at <http://www.ourmontessorischool.com/covid-19.php> To summarize, the grades were preschool/kindergarten through 3rd grade and the ages of the students ranged from three to eight years. The number of students attending ranged from 40 – 60 over the last ten years.

Page 6, a letter from Yorktown School Superintendent verifying the education being provided at our location is consistent with public schooling-dated Feb 6, 1985.

Pages 7-12 is a copy of OMS annual report from this location-dated 2019-2020.

Pages 13 includes 2 Certificates of Occupancy the first from 1968, the second from 2002.

Pages 14-16 are copies of various Fire Inspections on this site for OMS with signatures from Ed Kolisz and Joh Landi.

Pages 17-20 is a copy of a report from New York State Office of Child and Family Services, page 18 and 20 state that an elementary school has operated at our location-dated March 26, 2007

Page 21 is the tuition schedule of their elementary school grades 1-6 for the year 2020-2021 published before going out of business.

The proposal from Maryel School reflects usage of our building that very similar to the way in which it was used by OMS.

Thank you for your consideration of this proposal,

Pastor Dave Dockweiler



**MARYEL
SCHOOL**

Friday, October 22, 2021

Planning Department
Town of Yorktown
John A. Tegeder, R.A.

Maryel is a private, co-educational day school offering high quality bilingual education from Preschool through 5th Grade. The school is currently located in Manhattan and it is our desire to establish a sister school at 2405 Crompond Road, Yorktown Heights, NY.

This location has the following space available and we are not planning to do structural renovations to the current space:

7 Classrooms (divided by temporary walls)
Reception Area
Large Gym/Indoor playroom
2 Bathrooms
School Office
Kitchen (Shared with the Church during the weekends)
Reception area (Shared with the Church during the weekends)
Outdoor Playground

(See survey and floor plan attached)

Strategic Plan (5 Years)

Year 1: 2022-2023 School Year (Expected enrollment: 25-32 students)

Maryel will offer enrollment to children in grades PK3 through 1st grade. We will use four classrooms. Each group will have one Head Teacher and one Assistant Teacher.

- PK3: 8 students
- PK4: 8 students
- Kindergarten: 8 students
- First Grade: 8 students

Year 2: 2023-2024 School Year (Expected enrollment: 40-44 students)

Maryel will offer enrollment to children in grades Pk3 through 2nd grade. We will use five classrooms. Each group will have one Head Teacher and one Assistant Teacher.

- PK3: 10 students
- PK4: 10 students
- Kindergarten: 8 students
- First Grade: 8 students
- Second Grade: 8 students

Year 3: 2024-2025 School Year (Expected enrollment: 50-56 students)

Maryel will offer enrollment to children in grades Pk3 through 3rd grade. We will use six classrooms. Each group will have one Head Teacher and one Assistant Teacher.

- PK3: 10 students
- PK4: 10 students
- Kindergarten: 10 students
- First Grade: 10 students
- Second Grade: 8 students
- Third Grade: 8 students

Year 4: 2025-2026 School Year (Expected enrollment: 60-66students)

Maryel will offer enrollment to children in grades Pk3 through 4th grade. We will use seven classrooms. Each group will have one Head Teacher and one Assistant Teacher.

- PK3: 10 students
- PK4: 10 students
- Kindergarten: 10 students
- First Grade: 10 students
- Second Grade: 10 students
- Third Grade: 8 students
- Fourth Grade: 8 students

Year 5: 2026-2027 School Year (Expected enrollment: 70-80students)

Maryel will offer enrollment to children in grades Pk3 through 5th grade. We will use seven existing classrooms and we will expand the school premises using additional space that it will need to be built to accommodate the new grade. Each group will have one Head Teacher and one Assistant Teacher.

- PK3: 10 students
- PK4: 10 students
- Kindergarten: 10 students

- First Grade: 10 students
- Second Grade: 10 students
- Third Grade: 10 students
- Fourth Grade: 10students
- Fifth Grade: 10 students

LICENSES

Preschool (ages 3-5)

Maryel School does not require licensure/registration from the Office of Children and Family services to operate the preschool program since the preschool program will be located on the school grounds. (See attached the policy statement from the Office of Children and Family Services)

Elementary School (Kindergarten-5th Grade)

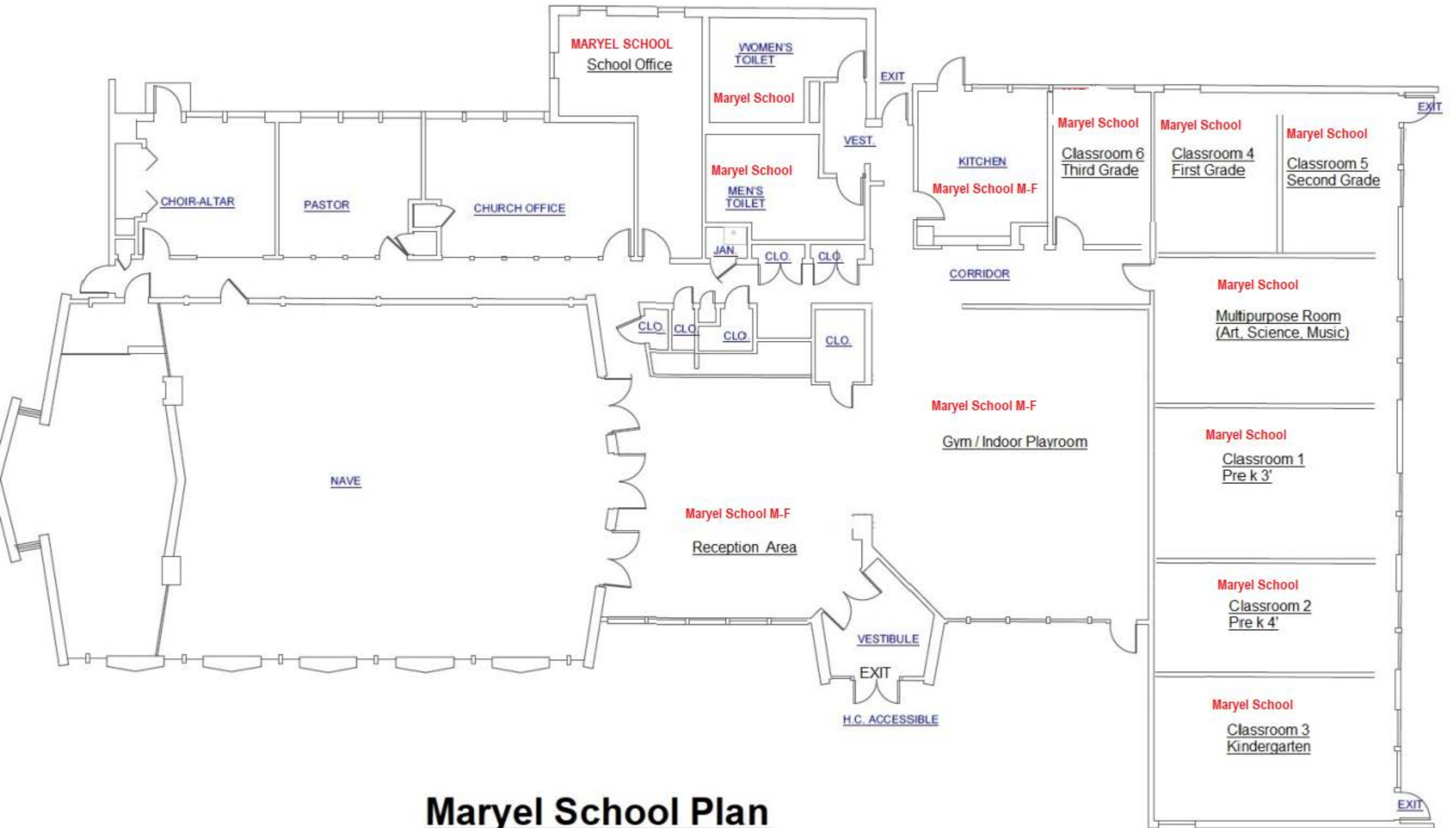
Maryel School is currently licensed by the New York State Education Department to operate a nonpublic school from Preschool to 5th Grade at 28 East 35th Street, New York, NY 10016. In order to open a new location will need to apply for Commissioner's consent and submit a Certificate of No Objection, Certificate of Use, Certificate of Compliance, or equivalent document that states that educational use is allowed in this location.

As mentioned before, It is our desire to establish a new bilingual elementary school in this location which we believe would be a great addition to Yorktown educational system. For that reason we ask you to please consider this petition.

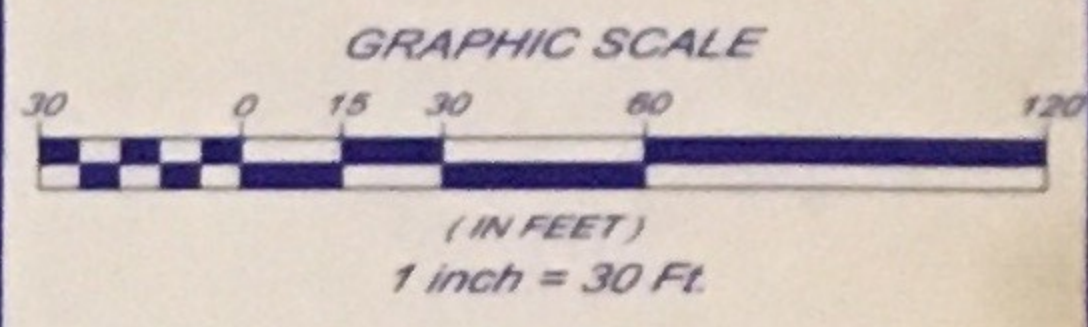
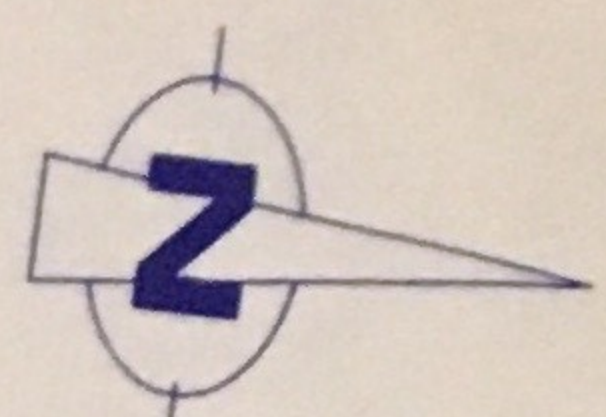
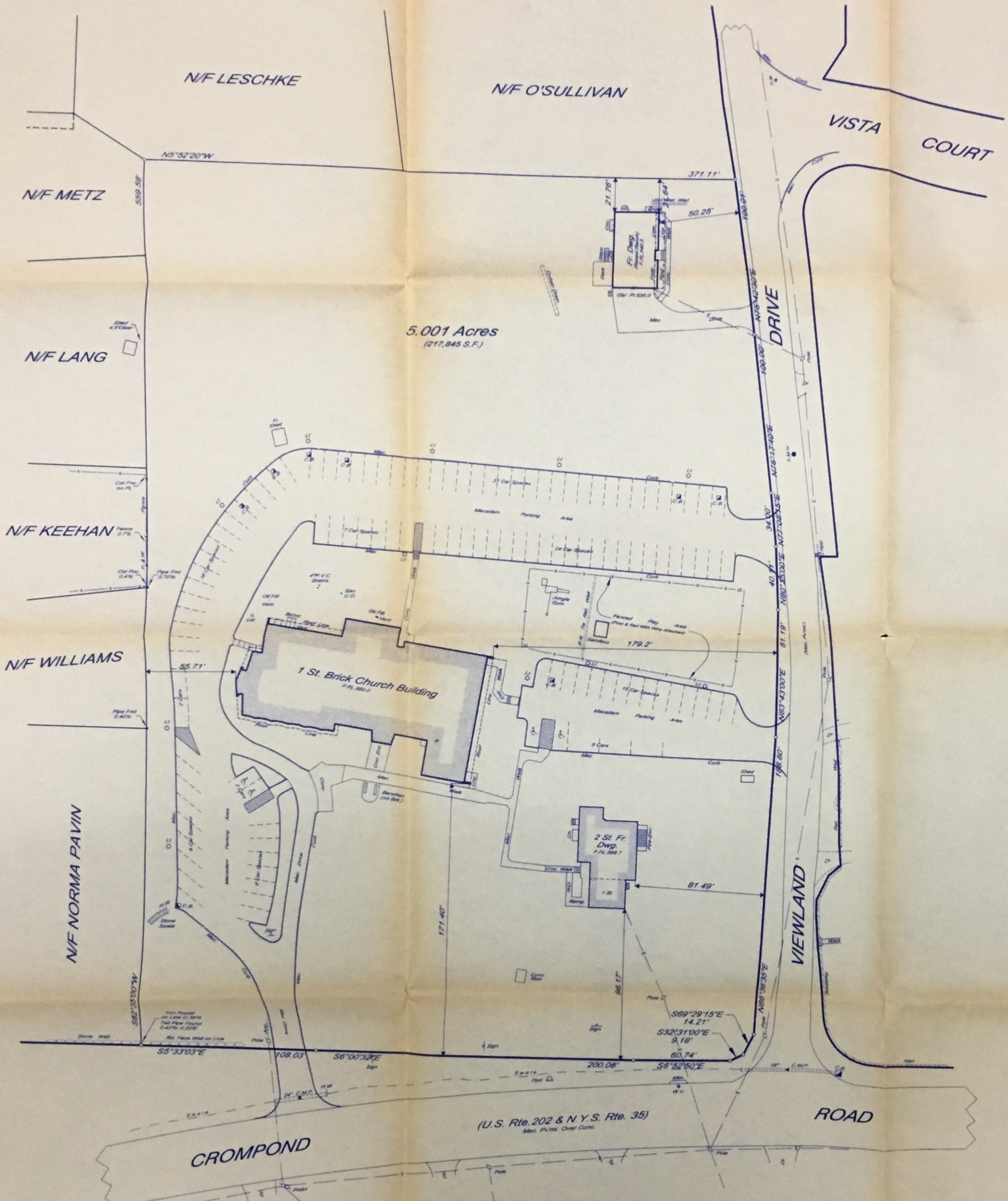
Sincerely,

Celi Cacho
Head of School

Maryel School of New York



Maryel School Plan



LEGEND:

- - CATCH BASIN
- ⊕ - DRAIN MANHOLE
- - GAS VALVE
- ⊕ - HYDRANT
- - MONUMENT
- - SEWER MANHOLE
- ⊕ - TEST BORING
- ⊕ - UTILITY POLE
- - WATER VALVE
- - LAMP POST
- 4"- - WETLAND FLAG LOC.
- - STONE WALL
- - STORM DRAIN
- - UTILITY WIRES
- - WATER LINE
- - WIRE FENCE
- - WOODEN FENCE
- - TREE LINE/TREE
- - CONCRETE
- - GAS LINE
- - SAN SEWER LINE
- ▲ - WET AREA

TOWN TAX MAP DATA

Section 9.02, Parcel 12, Lot 16

TOTAL SITE AREA: 5.001 Acres, (217,845 S.F.)

Survey Notes

Surveyed As In Possession/No Lines of Possession Other Than Those Indicated.
 Substructures and/or Their Encroachments Below Grade, if Any, are Not Shown.
 Subject to Electric and/or Telephone Company Easements, if Any, For Overhead and/or Underground Service.
 Building Offsets Shown Taken to Siding or Trim.
 Property Corners Not Staked.

Certifications Indicated Hereon Signify That This Survey Was Prepared in Accordance With The Existing Code of Practice For Land Surveys Adopted By The New York State Association of Professional Land Surveyors. Said Certifications Shall Run Only to the Person(s) For Whom the Survey Was Prepared and On Their behalf to the Title Company, Governmental Agency, and Lending Institution Listed Hereon, and to the Assignees of the Lending Institution. Certifications Are Not Transferable to Additional Institutions or Subsequent Owners.

All Certifications Listed Hereon are Void For This Map and Copies Thereof Only If said Map or Copies Bear the Impressed Seal of the Surveyor Whose Signature Appears Hereon.

Additions or Alterations to This Map Other Than By J. Henry Carpenter & Co. Shall Void This Certification.

Copyright © 2002 J. Henry Carpenter & Co. by James H. Seabolt, L.S. All Rights Reserved, Including Rights of Reproduction.

THIS SURVEY IS HEREBY CERTIFIED ONLY TO:

1. St. Andrew's Evangelical Lutheran Church of Yorktown
- 2.
- 3.

SURVEY OF PROPERTY

PREPARED FOR

ST. ANDREW'S

EVANGELICAL LUTHERAN CHURCH OF YORKTOWN

LOCATED IN

TOWN OF YORKTOWN

WESTCHESTER COUNTY, N. Y.

DATE: Sept. 12, 2002

J. HENRY CARPENTER & CO.
 LAND SURVEYING & MAPPING
 2070 SAW MILL RIVER ROAD
 YORKTOWN HEIGHTS, N. Y.

We, J. Henry Carpenter & Co., Do Herewith Certify That on Sept. 10, 2002 a Survey of the Premises Shown Hereon was Made and That This Map is Made in Accordance with the Field Notes of Said Survey.
 James H. Seabolt, L.S. No. 42098

AS BUILT
 Survey
 9/16/02



Town of Yorktown www.yorktownny.org

Building Department

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

MEMORANDUM

Edward Kolisz, Fire Inspector

Fax (914) 962-1731

Email: ekolisz@yorktownny.org

Office hours: Weekdays 9:00-10:00 a.m., 3:30-5:00 p.m.

TO: David Dockweiler, Pastor
From: Edward Kolisz, Fire Inspector
Re: 2405 Crompond Rd., St. Andrews Lutheran Church
Date: October 15, 2021

I have researched your request to determine if the property located at 2405 Crompond Rd. could continue to be used as an elementary school and if a preschool could be added. According to our zoning map the property is located in an R1-20 zone. Per the Zoning Code section 300-21-c(1)(b)[6] preschools are an allowed main use by special permit in accordance with section 300-53. Per the Zoning Code section 300-21-c(1)(b)[8] private and parochial elementary schools are an allowed main use by special permit in accordance with section 300-55. In order to bring in a new school they would have to obtain Planning Department and Zoning board approvals in accordance with the Zoning Code of the Town. Please contact the Building Department with any questions.

Par 3 Golf



Barton & Loguidice

Memo To: John Tegeder, Director of Planning
and Planning Board Members

Date: September 15, 2021

From: Leigh Jones, PLA
Managing Landscape Architect

Project No.: 2478.001.001
Phase No.: 02

Johanna Duffy, CWB, PWS®
Senior Managing Environmental Scientist

Re: Par 3 Golf Course Revitalization Project
Mitigation Plan Review
795 Route 6, Shrub Oak, New York
Westchester County

To: Town of Yorktown Planning Board

Barton & Loguidice, D.P.C. (B&L), has performed a technical review of the Mitigation Plan for Par 3 Golf Course, as requested by the Town of Yorktown Planning Department. We understand that redevelopment of a closed Town-owned Par 3 Golf Course, located at 795 Route 6, Shrub Oak, New York is proposed and currently under construction. The property is a total of 139 acres and is recognized as tax map ID 16.07-1-38. We acknowledge that multiple Town permits and approvals are being sought by the Applicant, including a Wetland Permit and a Tree Permit. As part of the redevelopment, the Town requested that the Applicant, R.C. Recreation Development Corp, LLC., submit a Mitigation Plan. To better understand the project site and the existing conditions, B&L's Leigh Jones was able to visit the property and complete a walk-thru of the project area on September 13, 2021. Her site photographs and site observations were also considered during the Mitigation Plan review.

B&L's comments on the submitted Mitigation Plan are as follows:

1. Before commenting specifically on the Mitigation Plan submitted and proposed by the Applicant, it should be noted that the water resource that runs through the interior of the golf course site is Shrub Oak Brook, (Stream 'A' on the attached map). This is mapped as a perennial waterbody that would be under federal jurisdiction by the U.S. Army Corps of Engineers (USACE). This water resource does not meet the definition of a protected stream under the New York State Department of Environmental Conservation's (NYSDEC) 6 NYCRR Part 608 regulations for Use and Protection of Waters. It should also be noted that a large portion of the golf course property is shown to be within a NYSDEC mapped Class 1 freshwater wetland (ID A-4). Any work proposed that would impact, negatively or positively (and including such actions as tree removal and tree planting), Shrub Oak Brook (Stream 'A') and/or the NYSDEC mapped wetland area, would require obtainment of federal and/or state permits from the USACE and NYSDEC, respectively. The history of such permit issuance for the property is unknown to B&L.

2. The Mitigation Plan mentions that **all** invasive species will be removed “on the south side of the property between the fringe and the brook.” This second brook will be referred to as Stream ‘B’ (see attached map). The proposed invasive species removal area should be outlined on a site map, and a complete list of what species will be hand removed should be provided. This area of the property will also receive new plantings. The locations of new plantings and a complete species list of the proposed plantings should be provided.
3. The Mitigation Plan should focus on planting native species in areas proposed to receive new shrubs and trees. Some of the species proposed for planting in the Mitigation Plan are not native. The use of native species and varieties is preferred.
4. New plantings are also proposed within multiple zones along the Shrub Oak Brook channel (Stream ‘A’), interior to the golf course site. Specific species lists and planting locations should be provided. Where the “Terrace Zone”, “Bank Zone”, etc. fall in relation to the existing stream channel and existing riparian vegetation is unclear. The limits of these various planting zones should be shown on a site map with background aerial and topography.
5. Some of the vegetative species names, common and scientific, included in the Mitigation Plan are unclear (mostly due to miss-spellings). The proposed species should be revisited to ensure that correct scientific names of vegetation are included. This is important because it allows for confirmation that native varieties will be used and eliminates confusion as to what specifically will be planted on the site. The planting of non-native species and invasive species is not recommended.
6. Much of the Shrub Oak Brook channel (Stream ‘A’) that meanders through the site is currently vegetated by herbaceous species. Enhancing the corridor by adding shrub and tree plantings above the stream’s regulated Ordinary High Water Elevation and outside of wetland areas would be beneficial, but the addition of herbaceous plantings in this corridor seems unnecessary given the density of plant cover observed in the field.

B&L looks forward to assisting the Town with a review of supplementary submitted information related to the proposed Mitigation Plan at the golf course site. If you have any questions on the provided comments, please do not hesitate to call or email.

Sincerely,

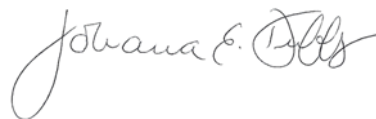
BARTON & LOGUIDICE, D.P.C.



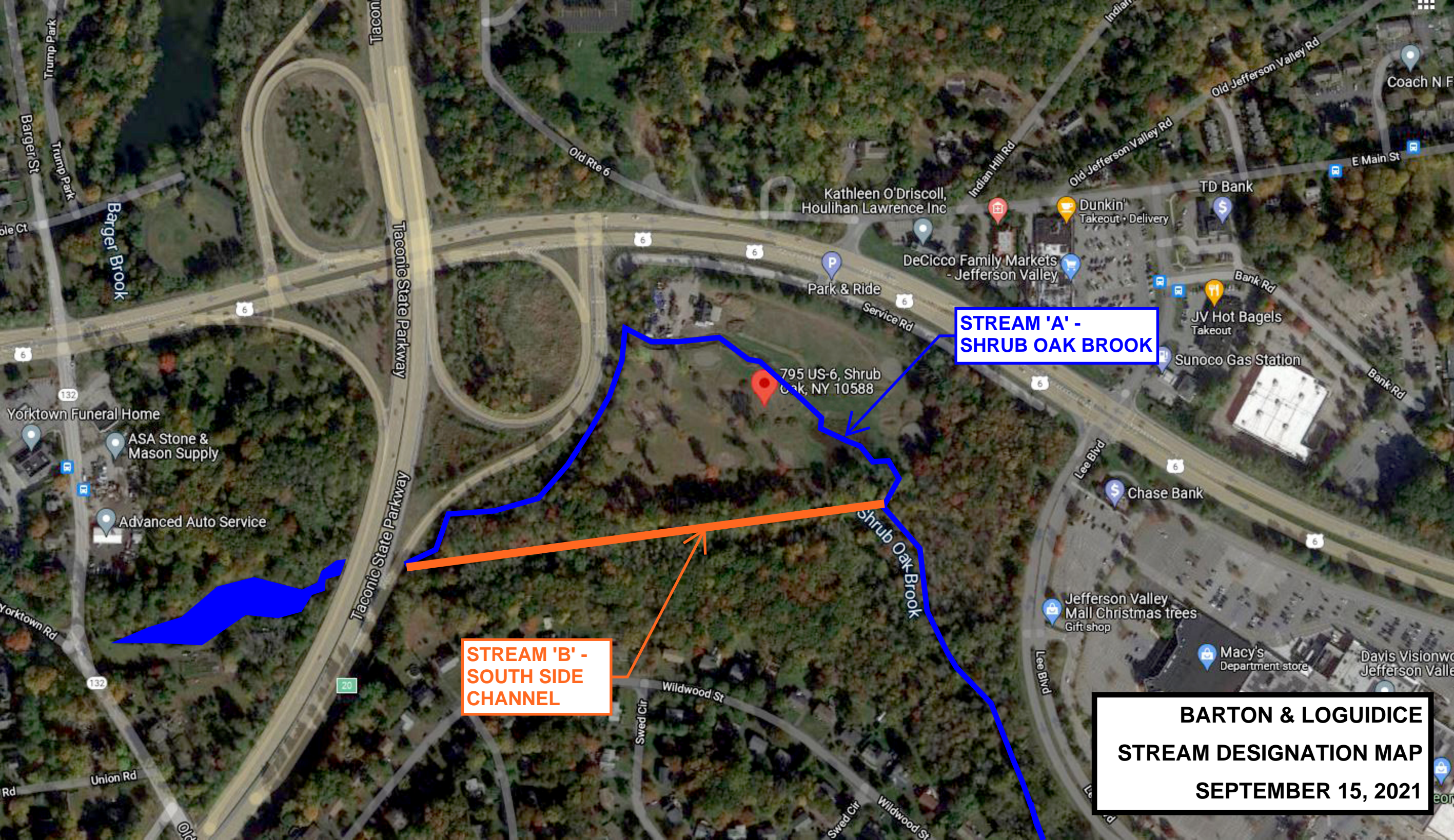
Leigh G. Jones, PLA
Managing Landscape Architect

JED/jms

Attachment



Johanna E. Duffy, CWB, PWS®
Senior Managing Environmental Scientist



**STREAM 'A' -
SHRUB OAK BROOK**

**STREAM 'B' -
SOUTH SIDE
CHANNEL**

**BARTON & LOGUIDICE
STREAM DESIGNATION MAP
SEPTEMBER 15, 2021**

795 US-6, Shrub
Oak, NY 10588

Taconic State Parkway

Shrub Oak Brook

Barger Brook

Barger St

Yorktown Funeral Home

ASA Stone & Mason Supply

Advanced Auto Service

Kathleen O'Driscoll,
Houlihan Lawrence Inc

DeCicco Family Markets
- Jefferson Valley

Dunkin'
Takeout · Delivery

TD Bank

JV Hot Bagels
Takeout

Sunoco Gas Station

Chase Bank

Jefferson Valley
Mall Christmas trees
Gift shop

Macy's
Department store

Davis Visionw
Jefferson Valle

Coach N F

E Main St

Bank Rd

Bank Rd

Lee Blvd

Lee Blvd

Wildwood St

Swed Cir

Swed Cir

Wildwood St

Union Rd

Rd

Yorktown Rd

ble Ct

Trump Park

Trump Park

Trump Park

Tacon

Indian

Indian Hill Rd

Old Jefferson Valley Rd

Old Jefferson Valley Rd

Old Rte 6

6

6

6

6

6

6

6

6

132

20

132

LEGEND

NOTES:

The Trees that were cut down was due to fact that they were either dangerous (swamp rot) or they needed to come down to ensure proper sun light could get to our fairways or greens. For the safety of the players and the lighting that the course needs to survive and thrive, those trees were the ones chosen. Approximately 60 were cut down. There was another approximately 18 that were dead or fallen already. We are planting approximately 91 to replace those trees that we cut down. We will be replanting approx. 18-20% more trees than what we cut down.

PROPOSED PLANTING SCHEDULE:

Sym.	Botanical Name	Common Name	Size	Back	Qty.	Size
RC	Quercus rubra	Red Cedar	B&B	23	4'-6"	
RB	Betula nigra	River Birch	B&B	10	4'-6"	
HE	Tsuga	Hemlock	B&B	4	4'-6"	
NS	Picea abies	Norway Spruce	B&B	30	4'-6"	
ARB	Thuja	Giant Green Arborvitae	B&B	11	4'-6"	
H	Ilex	Holly	B&B	4	3'-6"	
FR	Wolfram Alpha	Forsythia	B&B	9	3'-6"	

In this proposed planting schedule there will also be ornamental plants and shrubs that will be planted that will bring beauty and safety to the golf course. This design is designed to making this golf course beautiful but also designed for the safety of the player. There will be additional planting as soon as we get a feel for what the course needs and for the safety of the players. The list above plantings are what we are going to start with and if there are additional plantings needed we will convey that to Tree Committee. There will be no invasive species planted on this property and the soil that will be used for planting will be soil from the property.

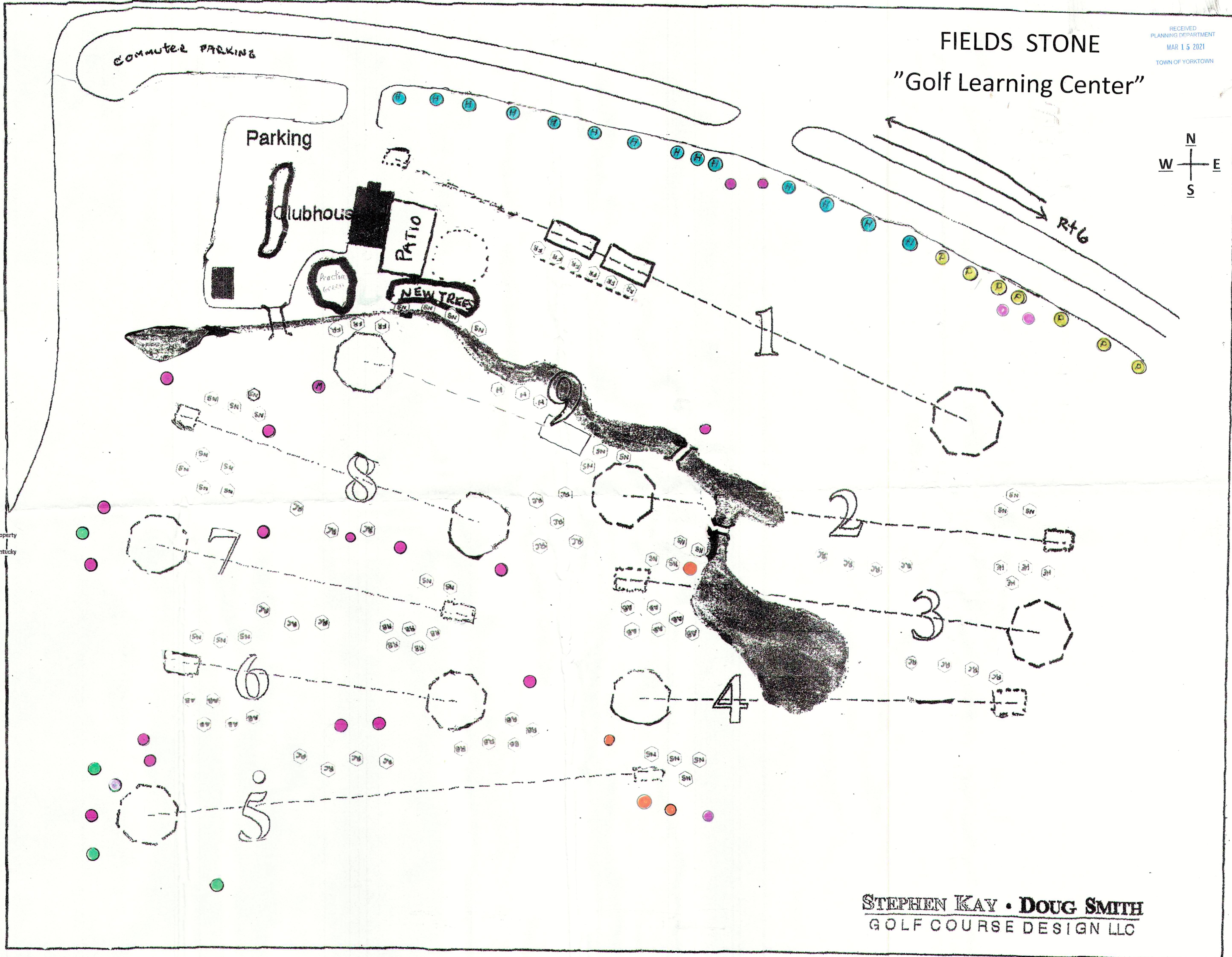
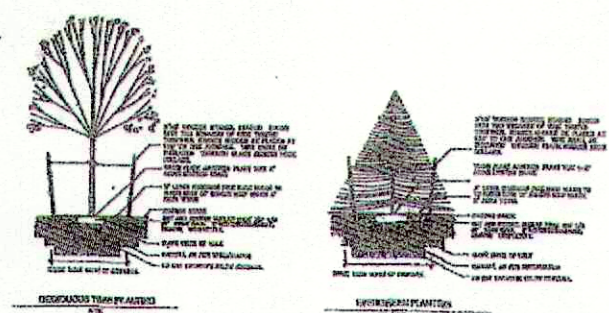
Soil and Seed Notes:

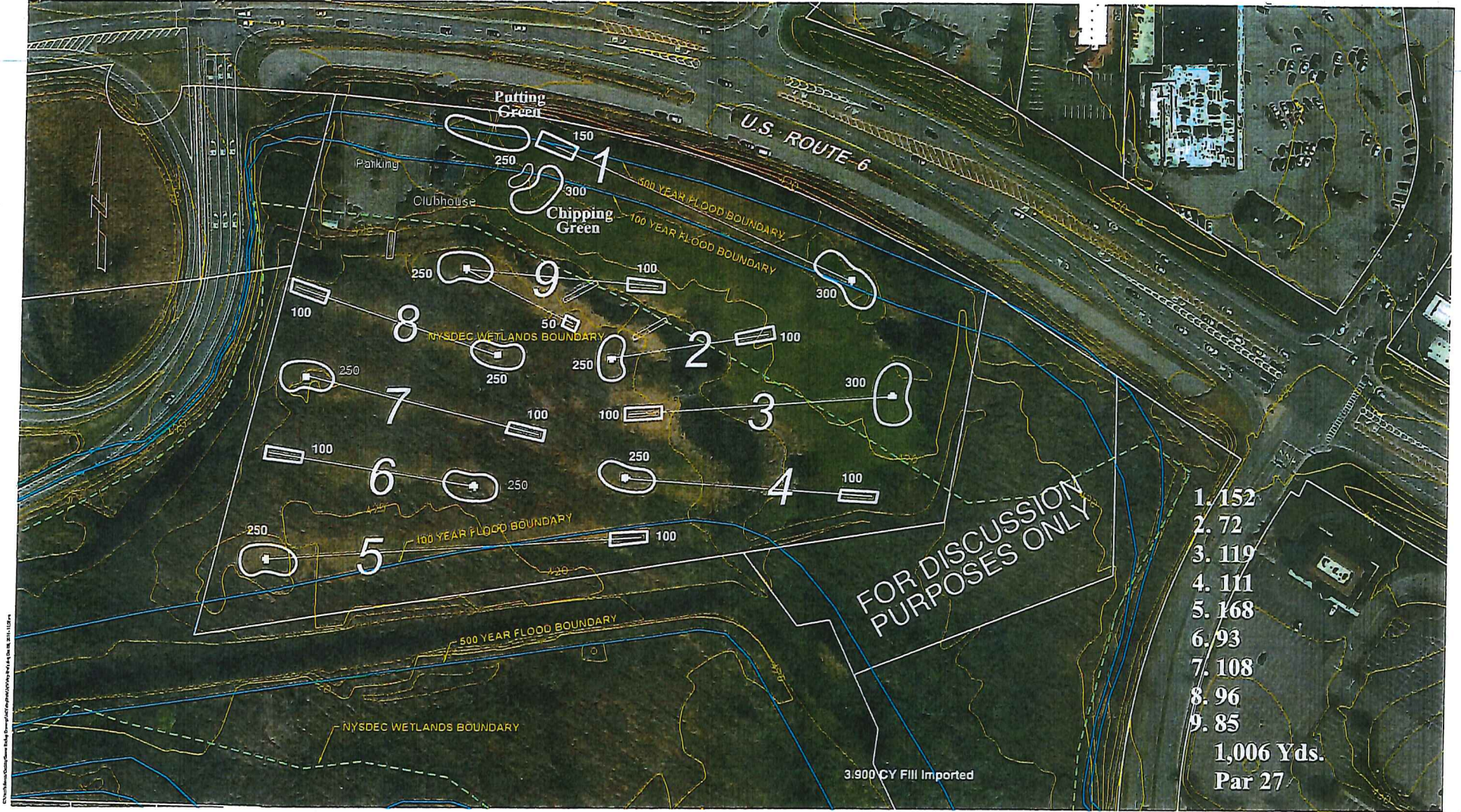
1. All Soils for the plantings will be extracted from current property. This will assure us of clean soil and no invasive seeds.
2. We will be using sod for the Fairways and that will be a Kentucky Blue. This is a tough rooted sod and ideal for this use.
3. The Greens and Tee Boxes will be a 80/20 Perennial.
4. Irrigation water will come from the property itself.

Existing Tree Code

The trees that are on the existing Property will be color coded.

- Maple "Acer" #22
- Oak "Quercus" #4
- Ash "Fraxinus" #4
- Hemlock "Tsuga" #14
- Pine "Strobus" #7



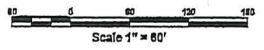


- 1. 152
 - 2. 72
 - 3. 119
 - 4. 111
 - 5. 168
 - 6. 93
 - 7. 108
 - 8. 96
 - 9. 85
- 1,006 Yds.
Par 27

TOWN OF YORKTOWN
PARCEL 16.07-1-38

STEPHEN KAY • DOUG SMITH
GOLF COURSE DESIGN LLC
December 9, 2014

Note: This layout is meant for discussion purposes only. It is preliminary and meant to re-create the previous layout that was abandoned.

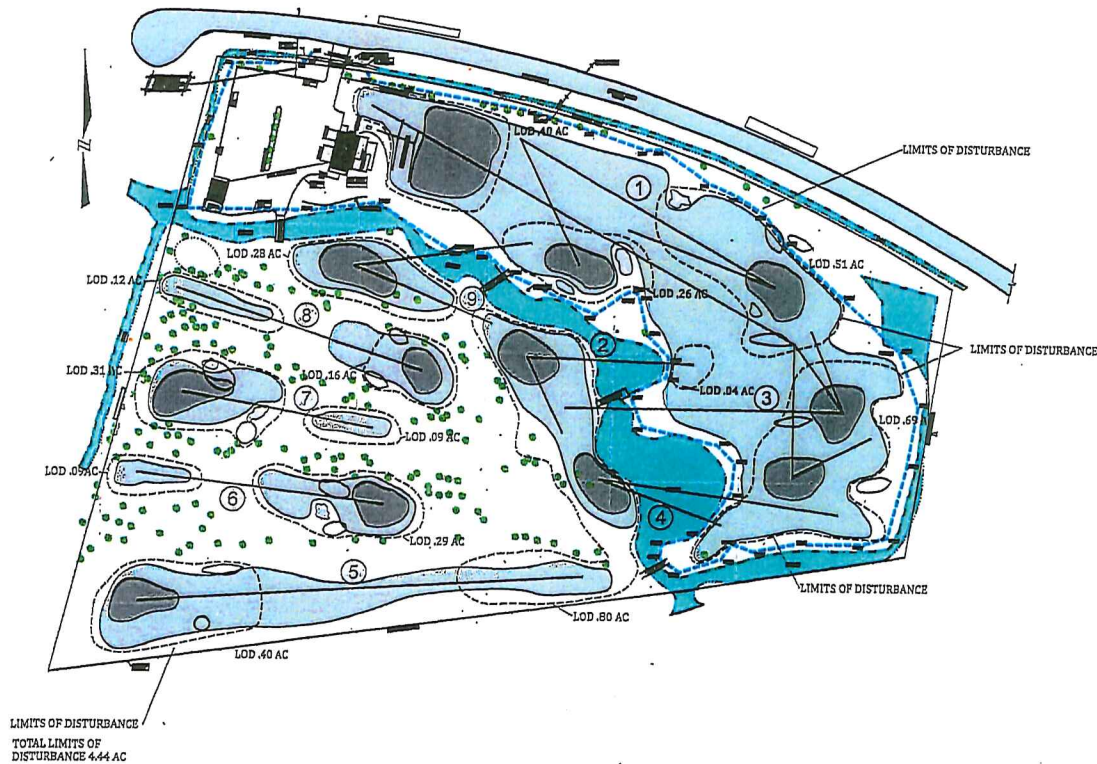


Valley Fields Golf Course

Yorktown, NY

SCORECARD

1	115
2	65
3	108
4	93
5	174
6	97
7	75
8	101
9	58
	886



DATE	BY	REVISION

LINKS ACROSS AMERICA

JEFFERSON CITY, NY

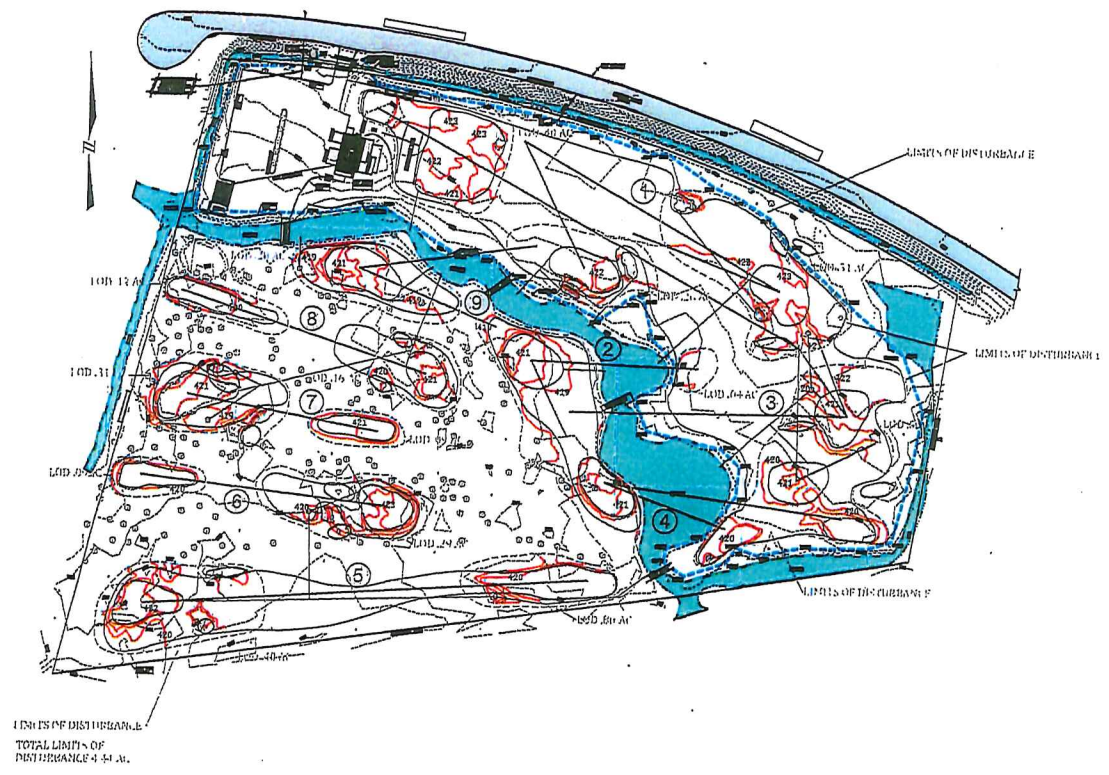
MASTER PLAN



DATE	June 30, 2016	SHEET	1
REVISION		OF	6
SCALE	1" = 50'		

SCORECARD

1	115
2	65
3	108
4	93
5	174
6	97
7	75
8	101
9	58
	886



DATE	BY	REVISION

LINKS ACROSS AMERICA
JEFFERSON CITY, NY

GRADING & DRAINAGE PLAN

DATE: June 30, 2016
 SHEET: 3
 SCALE: 1" = 50'
 DRAWN BY: CA
 CHECKED BY: 6



T-1 BENTGRASS



BLUEGRASS/FESCUE BLEND

SCORECARD

1	115
2	65
3	108
4	93
5	174
6	97
7	75
8	101
9	58
	886



DATE	BY	REVISION	NO.	DESCRIPTION

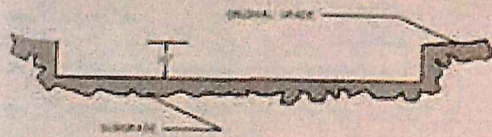
LINKS ACROSS AMERICA
JEFFERSON CITY, NY

GRASSING PLAN

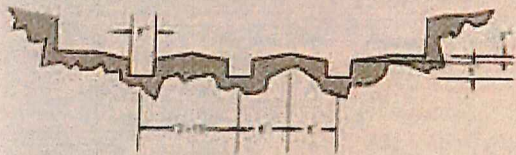


DATE	June 30, 2016	SHEET	4
SCALE	1" = 50'	TOTAL	6

TOPSOIL WELL



SUBSURFACE DRAINAGE DICHES



DRAIN PIPE AND GRAVEL BLANKET



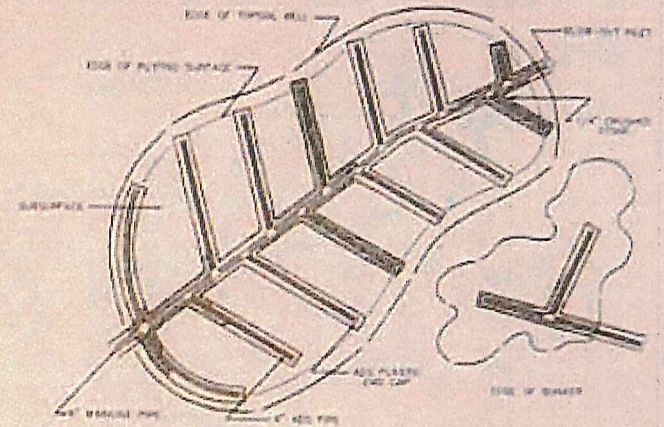
COMPLETED GREEN



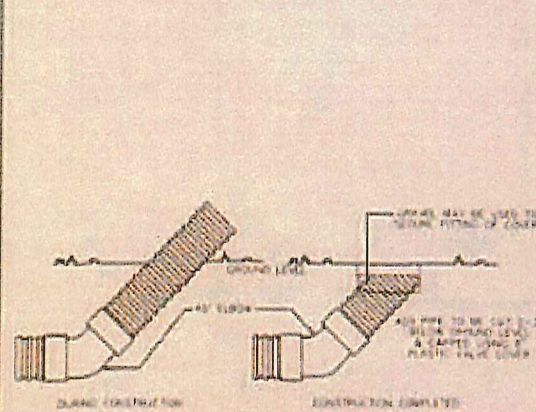
NOTE:

REFER TO GREENS CONSTRUCTION IN THE FINISH-GREENING SECTION OF THESE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

SUBSURFACE DRAINAGE PLAN



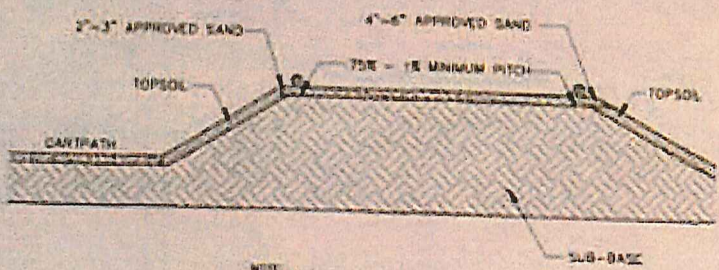
BLOW - OUT DETAIL



NO.	REV.	DESCRIPTION	DATE

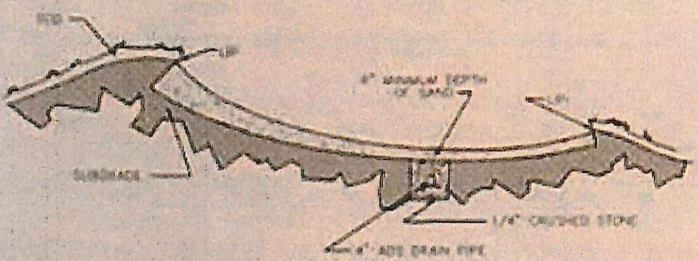


E CONSTRUCTION

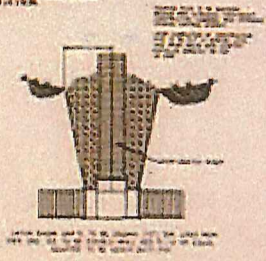


NOTE:
 1. LASER LEVEL SURFACE OF TEE
 2. SLOPE SURGRADE OF TEE AWAY FROM CARTPATH

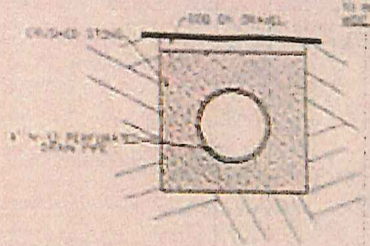
BUNKER SECTION



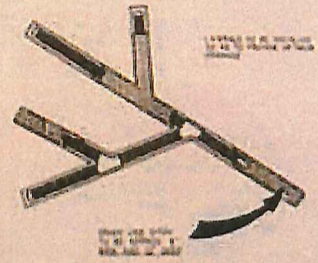
CATCH BASIN DETAIL



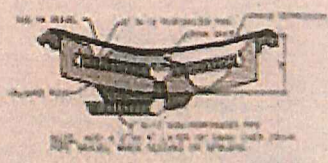
DRAIN LINE SECTION

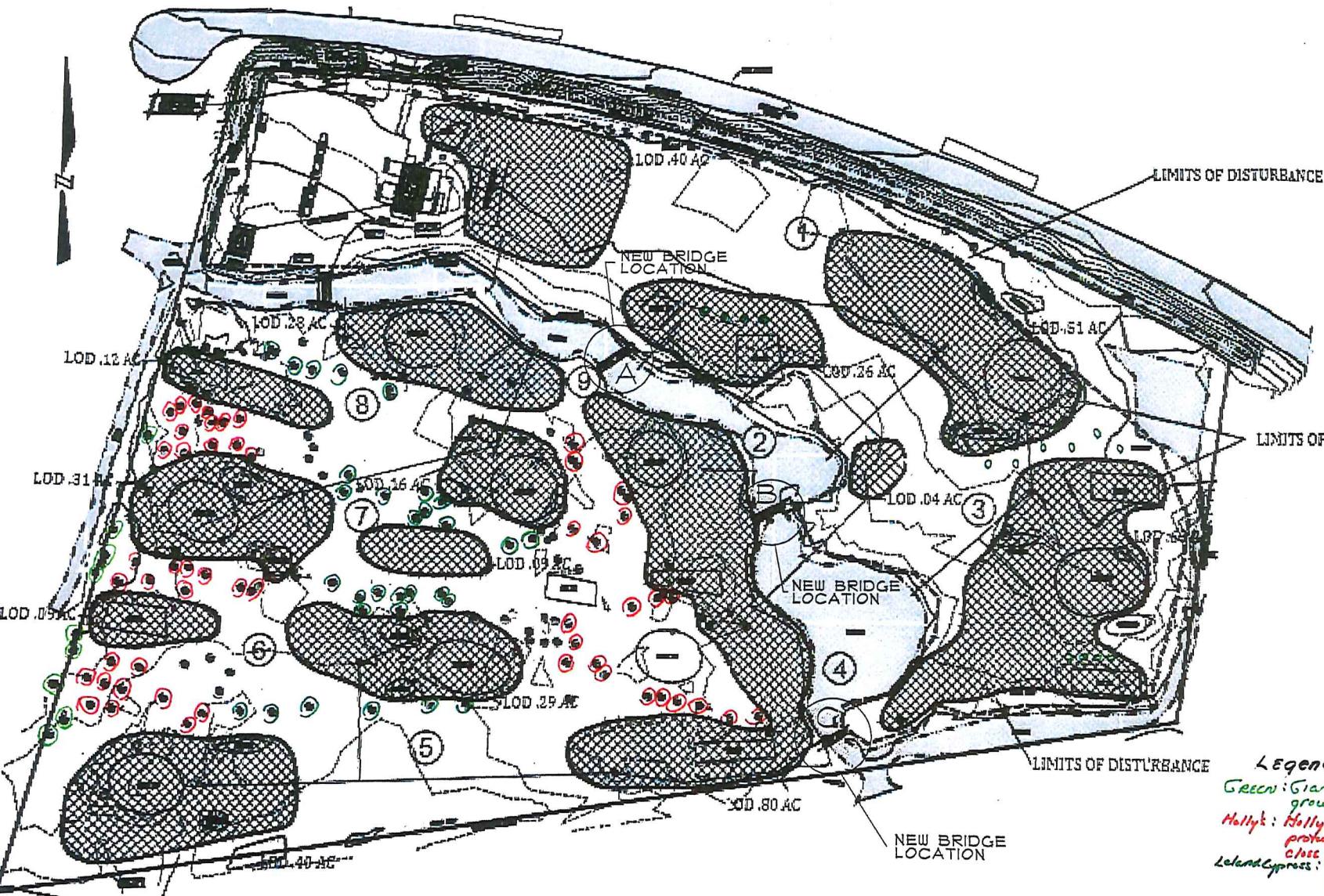


TURKEY-FOOT DRAIN SYSTEM



FRENCH DRAIN DEPRESSION





LIMITS OF DISTURBANCE

LIMITS OF DISTURBANCE

LIMITS OF DISTURBANCE

LIMITS OF DISTURBANCE
LIMITS OF DISTURBANCE 4.44 AC

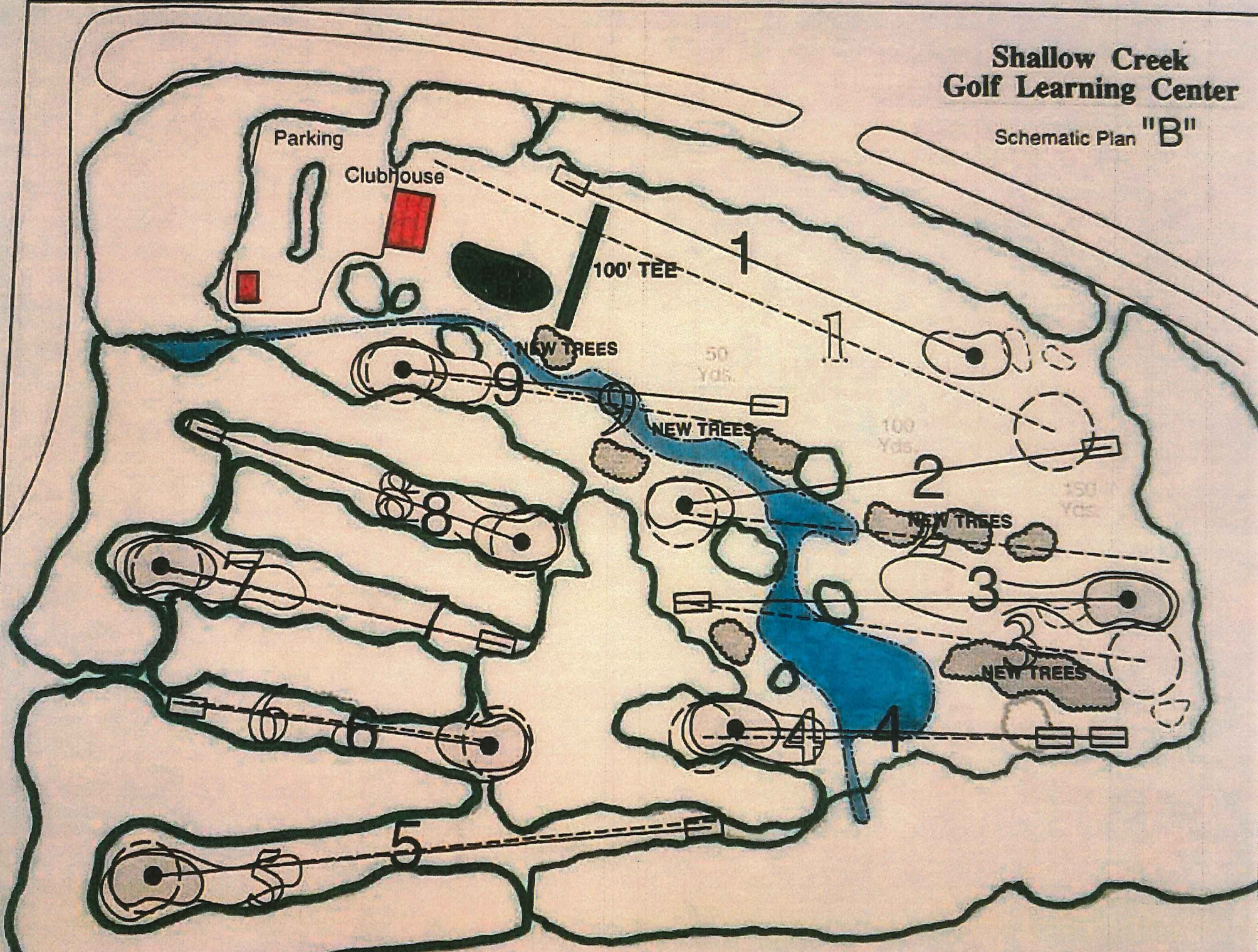
Legend:
 Green: Giant Turtles
 grow 90% 5ft annually
 Holly: Holly's grow wide: will
 protect players between
 close greens and tee boxes
 Leland Cypress: Trees grow high - protect
 cart on tee boxes

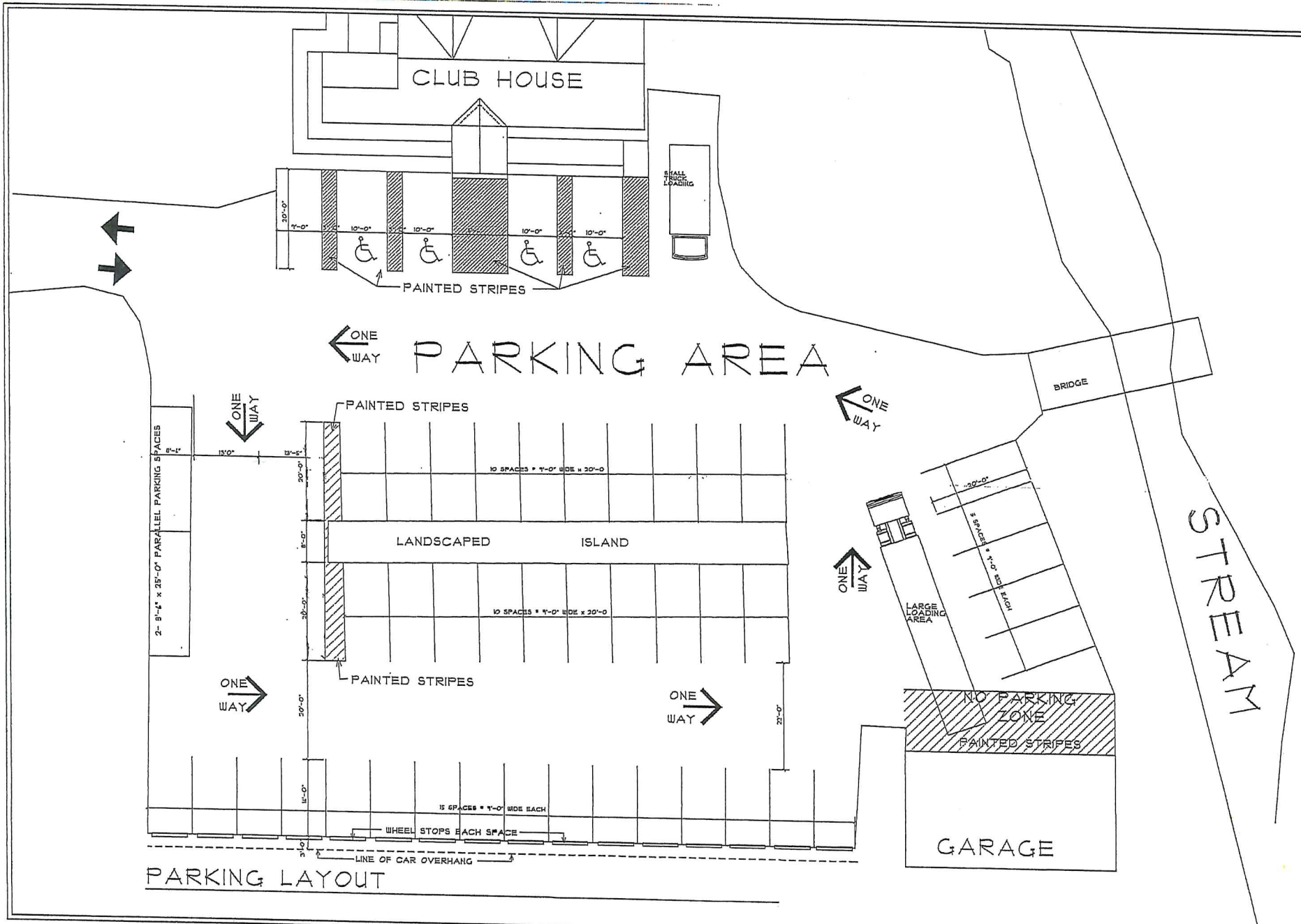
Please Note: Arnold Palmer
 Golf Architect will be on site
 last week: June. Seeding or planting
 all vegetation on they're Design

SITE PLAN

Shallow Creek Golf Learning Center

Schematic Plan "B"





REVISIONS

P.C.D. ASSOCIATES
 DESIGN CONSULTANTS
 1000 WEST 1000
 DANBURY, CT 06810

STEVEN A. COSTA, P.E.
 CONSULTING ENGINEER
 151 PARK ST. 4TH FLOOR
 YONKERS, NEW YORK 10710



SECTION 101
 BLOCK 1
 LOT 98

VALLEY FIELDS GOLF COURSE - CART BRIDGE
 THE ROUTE 4
 YORKTOWN HTS., NEW YORK
 SITE PLAN / DETAILS / ZONING

DATE: 3/2/15
 DRAWN BY: AS NOTED
 CHECKED BY: PC
 DESIGNED BY: SAC

02

** NOTE: PATIO SEATING SHALL BE AN ALTERNATE SOLUTION TO INTERIOR SEATING AND SHALL NOT BE AN ADDITION TO THE INTERIOR SEATING. INDOOR/OUTDOOR SEATING SHALL BE PROVIDED AT ONE TIME.

EXIT
DOOR WIDTH=3'-0"
180 PERSON OCC.

RESTAURANT DINING AREA
AREA = 898.825 SF
OCCUPANCY GROUP - A-2
OCC. LOAD = 34 REST.
10 BAR SEATS
4 SERVERS
TOTAL OCCUPANCY LOAD = 48 PERSONS

EXIT
DOOR WIDTH=3'-0"
180 PERSON OCC.

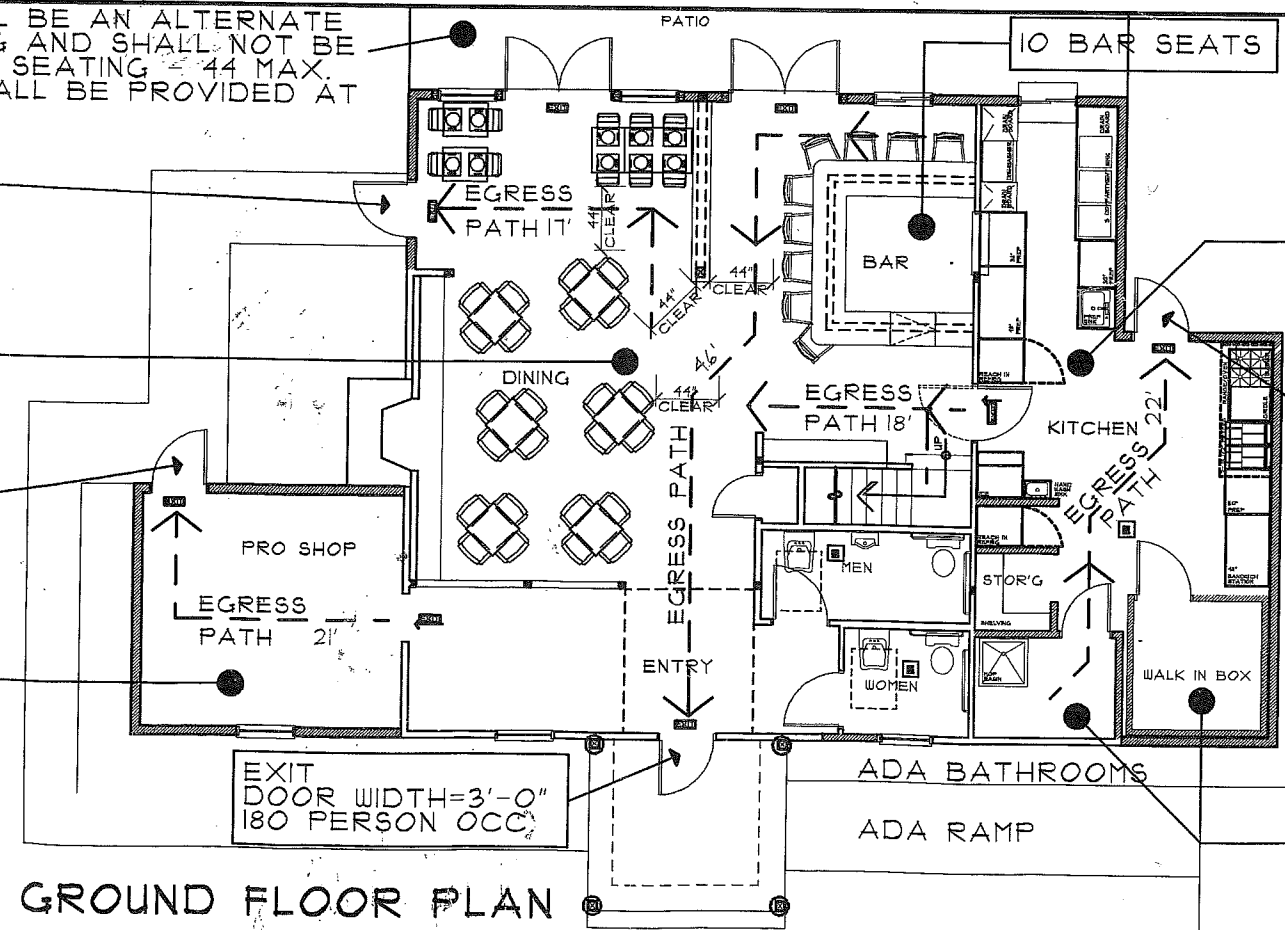
PRO SHOP SALES AREA
AREA = 214.107 SF
OCCUPANCY GROUP - M
OCC. LOAD = 30 GROSS
TOTAL OCCUPANCY LOAD = 8 PERSONS

EXIT
DOOR WIDTH=3'-0"
180 PERSON OCC.

KITCHEN AREA
AREA = 368.729 SF
OCCUPANCY GROUP - A-2
OCCUPANCY LOAD = 100 GROSS
TOTAL OCCUPANCY LOAD = 4 PERSONS

EXIT
DOOR WIDTH=3'-0"
180 PERSON OCC.

RESTAURANT STORAGE/
UTILITY AREA
AREA = 124.56 SF
OCCUPANCY GROUP - S-2
OCCUPANCY LOAD = 200 GROS
TOTAL OCCUPANCY LOAD = 1 PERSONS



GROUND FLOOR PLAN

Granite Knolls Solar Projects



November 9, 2021

Robyn A. Steinberg, AICP
Yorktown Planning Department
1974 Commerce Street, Room 222
Yorktown Heights, NY 10598
(914) 962-6565

RECEIVED
PLANNING DEPARTMENT
NOV 10 2021
TOWN OF YORKTOWN

Re: Granite Knolls Park Solar Project

Dear Robyn;

This letter is provided in response to comments and questions we received from Patrick Cumiskey of the Yorktown Recreation Commission in an email dated, October 25, 2021 as well as comments received from the Planning Board at the last meeting we attended on October 18, 2021. Enclosed, please find the following updated materials for discussion at the November 22, 2021 Yorktown Planning Board Meeting:

- Eight (8) copies of the Site Plans dated, November 9, 2021
- Eight (8) copies of the Full Environmental Assessment Form (EAF) dated, November 9, 2021
- Eight (8) copies of the Site Plan Application dated, November 9, 2021
- Eight (8) copies of the Large-Scale Solar Special Permit Addendum
- Eight (8) copies of the Battery Energy Storage System Cut Sheets
- Eight (8) copies of the Solar Panel Cut Sheets
- Eight (8) copies of the Web Soil Survey Farmland Classification Report

Provided below are the comments and questions from the email followed by our responses in bold.

1. The primary concern with the package provided is that the drawings are schematic at best, and offer little to no details of the proposed carport construction and/or coordination of existing and proposed utilities. These are listed as "0%" drawings, but the applicant needs to provide 60-90% drawings for any type of proper evaluation of the proposed work to be made.

The proposed Site Plans are preliminary and not for construction at this time. More detailed Site Plans will be developed as the project progresses through the approval process. It is typical to receive Site Plan approval based on a 'Permit Set' and then provide a 'Construction Set' prior to receiving a Building Permit.

A typical solar canopy detail has been added to Sheet C009 of the Site Plans. All existing mapped utilities have been shown on the Site Plans. All footings, conduit and wiring will avoid any existing on-site utilities. In addition, Dig Safe is required to be called prior to all construction projects in New York State to mark out all existing utilities. Refer to the updated Site Plans included as an attachment to this letter.



2. It is imperative to know the various heights of the carport structures so we can verify if emergency vehicles and/or maintenance equipment will have proper vertical clearances and available turning radii. Verifying the type of foundations being installed, the wind loads the structures are being designed for, and the maintenance responsibilities and response time to any maintenance issues are imperative to know for the continued operation of the park.

The clearance height of the solar carport canopies is 13.5' which is the required height per New York State Fire Code for emergency apparatus. The available turning radii will not be changed from what is currently existing in the parking lot.

The type of foundation being installed for the solar carport canopies will most likely be a spread footing with piers. The final design will be based on a geotechnical investigation and stamped and signed by a NYS Professional Engineer.

The wind load will be either risk category 1 (105 mph) or risk category 2 (114 mph) per ASCE 7-16 requirements.

The maintenance of the solar carport canopy system and ground-mounted solar array will be the system owner.

3. The applicant stated that there will be no need to coordinate any drainage since no additional impervious surfaces were being added, but that's not true. Even if they have nothing to do with the planned paving of the parking lot other than to fund it, their work still needs to be coordinated with the paving and/or any additional drainage measures that will be required. Without the consideration of the planned paving they still need to confirm whether the additional runoff from the panels will lead to any type of erosion of the gravel lot below. Based on the comments is it assumed that there is no drip edge and/or gutter type collection being installed on the carport panels?? That could make ice accumulation a concern even if the park is closed during the winter.

No impervious surfaces are proposed as part of the project with the exception of a small equipment pad. The proposed driveway to access the utility owned poles will be constructed with pervious gravel which is approved by the NYSDEC and not considered an impervious surface. The ground-mounted solar panels are also not an impervious surface according to NYSDEC regulations because the area under the panels will be vegetated. Paving of the gravel parking lot is not included as part of the proposed project. In addition, the spacing provided between panels and the proposed level spreaders at the drip edge of all solar panels for the ground-mounted solar array are proposed in accordance with the NYSDEC Solar Panel Construction Stormwater Permitting/SWPPP Guidance document and Maryland's Stormwater Design Guidance – Solar Panel Installations. Refer to the updated Site Plans.

4. A composite utility drawings must be developed to both coordinate the new work with that of the existing utilities installed by the previous contractor, as well as to show such things as the duct banks/electrical transmission lines from the various panels to the battery storage area (not shown on the drawings). This will also help make a determination as to whether the paving should be done before or after installation (Mr. Paganelli had expressed his concern over the increased cost for needing to use flow-boy trucks when paving with an overhead restriction, But I remain more concerned that paving the lot and then have it being made into swiss cheese with foundation and utility installation will have a significant negative impact on the longevity of the new paving).



All existing mapped utilities are shown on the Site Plans. Construction of the proposed project will be coordinated with the existing utilities so there are no conflicts. Conduit/electrical lines will be determined after the site layout has been finalized. No duct banks are proposed as part of this project. The electrical connection to the existing overhead utility lines along Stony Street is shown on Sheet C005. Refer to the updated Site Plans.

5. I do not believe that applicant has properly accounted for the actual topography of the site with these plans, as the only topography shown is within the parking lot area. This is most critical for the proposed ground mount area shown to be installed on the northeast corner of the park adjacent to the overflow parking lot next to the maintenance shed. When speaking to the presenter after the meeting he assumed this was on a 15% slope and stated they would install them on the existing slope as is. This is more of a cliff with much sharper slope than they anticipate, so the concern is the need to then "fill" this area to allow for the installation of these types of panels. The panels show a gate as a means of entrance/exit into the proposed ground mount system right off the overflow parking lot, which is not reasonable without major fills being installed. There is also tree removal listed in this area without any mention of any type of remediation, which I believe would be required.

The existing topography in the area of the ground-mounted solar array has been added to the Site Plans and incorporated into the design. There is no fill proposed in order to construct the ground-mounted solar array. The solar panels and racking will be placed on the existing slope. No work is proposed along the western edge of the ground-mounted solar array near the existing overflow parking area and steep slope. The gate along the western edge of the proposed ground mounted solar array has been eliminated and a driveway has been added to the eastern edge of the array in order for the utility company to have access to the proposed utility poles. Refer to the updated Site Plans.

6. There are no details for any proposed construction roads, as well as any stabilized construction entrance/exits. Depending on when this construction occurs (to be discussed later), this information needs to be known for proper coordination.

The detail for the limited use pervious gravel driveway has been added to sheet C007. The stabilized construction entrance/exit detail has been added to Sheet C008. The driveway is required in order for the utility company to have access to the interconnection utility poles. Refer to the updated Site Plans.

7. As stated earlier and immediately picked up by the planning board, there are no details for any battery storage which as stated by the presenter, they have full intentions of installing. The location and transmission lines to/from the intended location must be coordinated, as well as the security measures being installed to prevent vandalism and/or fires.

Cut sheets have been provided for a typical Battery Energy Storage System (BESS). The location of the system is indicated on the Site Plans and it will be located within the fully enclosed chain link fence for security. The electrical lines to and from the Battery Energy Storage System will be designed by an Electrical Engineer when the layout is finalized. Refer to the updated Site Plans.



As to the application, the following are the errors that I believe are in the documents provided.

1. Page 1 of 6; Application for Site Plan Approval; Question #3: The total acreage is listed as 73.17 +/- acres, but the total Granite Knolls parks is greater than 200 acres. The recreational facility is built on only a portion of the entire park. Should that be accounted for in this application?

The total acreage of the parcel the solar project is being proposed on is 73.17± acres (Tax Map # 26.09-1-22). The entirety of Granite Knolls Park may encompass additional parcels, but the proposed solar project is only on one parcel.

2. Page 3 of 6; Application for Site Plan Approval; Question #18 the applicant checked off "Yes" for the project being within 500 feet of state or county recreational areas or public building/institution. I believe this is in error as only town owned facilities are within 500 feet of this facility.

The Shrub Oak International School was thought to be a public building/institution. Since it is private, Question #18 on the Application for Site Plan Approval has been revised to 'No'. Refer to the revised Application for Site Plan Approval included as an attachment to this letter.

3. Page 4 of 6; Application for Site plan Approval; Question #22: the parcel is within the Lakeland Central School District, not Yorktown Central

The school district was determined to be Yorktown Central School District according to Westchester County GIS mapping, however, according to mapping located on the Town of Yorktown website, the school district is Lakeland Central School District. As such, Questions #22 has been revised to Lakeland Central School District. Refer to the revised Application for Site Plan Approval.

4. Page 1 of 2; Large Scale Solar Power Generation Systems & Facilities Special Permit Application Addendum; General Project Information: The applicant checked off that the Existing Site Use is "residential" and not sure if that is applicable since it is actually recreational. Also, is the applicant the Town of Yorktown or is it HESP as a Lessee??

The Zoning District is Residential R1-160, however, the existing site use is recreational. The only other option on the application besides 'Residential' is 'Commercial'. Therefore, we have revised the Large Scale Solar Power Generation Systems & Facilities Special Permit Application Addendum to list the existing site use as 'Commercial'. Refer to the updated Large Scale Solar Power Generation Systems & Facilities Special Permit Application Addendum included as an attachment to this letter.

5. Page 1 of 2; Large Scale Solar Power Generation Systems & Facilities Special Permit Application Addendum; Select Installation Type: In addition to the "Ground" type being checked off, the applicant also checked off "Rooftop". Not sure if that is intended to mean that the carport falls under the definition of rooftop, but there have been no discussions to date about panels being installed on any other existing structure such as the gazebo so that needs to be clarified.

The 'Rooftop' installation type was selected on the Large Scale Solar Power Generation Systems & Facilities Special Permit Application Addendum to reflect the solar carport system installation. The application has been updated to remove the 'Rooftop' installation type to avoid any confusion.



There are no other solar systems being proposed as part of this project other than the ground-mounted solar array and the solar carport system. Refer to the updated Large Scale Solar Power Generation Systems & Facilities Special Permit Application Addendum.

6. Page of 2 of 13; Full Environmental Assessment Form – Part 1 – Project and Setting; Section B.d: The YPRC should be listed under "Other local agencies".

Section B.d. of the Full Environmental Assessment Form (FEAF) has been updated to include the Yorktown Recreation Commission under 'Other local agencies'. Refer to the updated FEAF included as an attachment to this letter.

7. Page of 2 of 13; Full Environmental Assessment Form – Part 1 – Project and Setting; Section B.i.ii.: The applicant checked off "no", but the correct answer is yes as this facility is located within the Mohegan Lake Local Waterfront Revitalization Program.

Section B.i.ii. has been revised to check 'Yes' indicating that the project site is located in a community with an approved Local Waterfront Revitalization Program. Refer to the updated FEAF.

8. Page of 3 of 13; Full Environmental Assessment Form – Part 1 – Project and Setting; Section C.4.a: The Project is within the Lakeland Central School District, not Yorktown Central.

The school district was determined to be Yorktown Central School District according to Westchester County GIS mapping, however, according to mapping located on the Town of Yorktown website, the school district is Lakeland Central School District. As such, Section C.4.a. of the FEAF has been revised to Lakeland Central School District. Refer to the updated FEAF.

9. Page of 3 of 13; Full Environmental Assessment Form – Part 1 – Project and Setting; Section D.1.e.i: The applicant states in this section that the intended duration of construction is 6 months. This is not consistent with the same type of question on Page 8 of 13; Section D.2.m.i where the applicant states "Construction duration will not exceed 4 months" NOTE: THE SCHEDULE FOR CONSTRUCTION IS PERHAPS THE BIGGEST CONCERN FOR THE YPRC AS RELATES TO THIS PROJECT (more to follow in this emails closing).

The proposed duration of construction is approximately 6± months. Section D.1.e.i. and Section D.2.m.i. have been coordinated to indicate this time frame. Refer to the updated FEAF.

10. Page of 4 of 13; Full Environmental Assessment Form – Part 1 – Project and Setting; Section D.1.g: The applicant clicks "Yes" to the question if the proposed action included non-residential construction, but then offers zero details as to the number of structures and/or dimensions. As noted earlier, neither the drawings provided nor the application itself offer any of these details for the carport or battery storage area(s), which is concerning.

Section D.1.g. has been updated to include additional detail on the total number of structures and approximate dimensions (in feet) of the largest proposed structure and the approximate extent of building space to be heated or cooled. Sheet C009 of the Site Plans have been updated to include a standard detail for the carport system canopy and cut sheets have been provided for a typical Battery Energy Storage System (BESS). Refer to the updated FEAF, Site Plans and Battery Energy Storage System Cut Sheets included as an attachment to this letter.



11. Page of 4 of 13; Full Environmental Assessment Form – Part 1 – Project and Setting; Section D.2.a: The applicant clicks off “no” as if there are no excavations with the assumption being they intend to leave any and all excavated materials on site. As discussed during the meeting, they will definitely need to excavate for foundations and utilities, but there are no plans showing the intended re-use of such excavated materials. This needs to be clarified if this will be used as the “fill” for the ground mount area? Any excavated material should be removed from the site, or a clear spoils reuse plan needs to be submitted so it is clear there will be no impacts to existing drainage of the facility and/or its current aesthetics.

There will be excavation as a result of the construction of the limited-use pervious gravel driveway. A plan for the material will be determined and provided to the Planning Board for review under separate cover as it is developed.

12. Page of 6 13; Full Environmental Assessment Form – Part 1 – Project and Setting; Section D.2.e: The applicant clicks off “no” that the proposed action will disturb more than one acre and create storm runoff. I do not believe this true, and that’s whether this application needs to take into account the proposed paved paving or not. The hydrology of the storm water runoff will assuredly be changed as a result of the additional structures being installed and it needs to be looked at as far as the current SPDES design for the facility

The project is proposing to disturb 0.47± acres. Paving of the gravel parking lot is not included as part of the proposed project. The proposed driveway to access the utility owned poles will be constructed with pervious gravel which is approved by the NYSDEC and not considered an impervious surface. In addition, the required spacing between panels and level spreaders at the drip edge of all solar panels for the ground mounted solar array are proposed in accordance with the NYSDEC Solar Panel Construction Stormwater Permitting/SWPPP Guidance document and Maryland’s Stormwater Design Guidance – Solar Panel Installations. Refer to the updated Site Plans.

13. Page of 9 of 13; Full Environmental Assessment Form – Part 1 – Project and Setting; Section E.1.a: The applicant should add “recreational” to the other section of this question.

Section E.1.a. of the FEAF has been updated to include ‘Recreational’ under ‘Other’. Refer to the updated FEAF.

14. Page of 9 of 13; Full Environmental Assessment Form – Part 1 – Project and Setting; Section E.1.b: The estimated acreage listed is only for recreational facility portion of Granite Knolls Park, and does not take into account the rest of the parkland area.

The total acreage of the parcel the solar project is being proposed on is 73.17± acres (Tax Map # 26.09-1-22). The entirety of Granite Knolls Park may encompass additional parcels, but the proposed solar project is only on one parcel.

15. Page of 10 of 13; Full Environmental Assessment Form – Part 1 – Project and Setting; Section E.1.c: The applicant clicks off “no” that the project site is being used for public recreation; clear error.

Section E.1.c. has been updated to check ‘Yes’ indicating that the project site is presently used by member of the community for public recreation. Refer to the updated FEAF.



16. Page of 13 of 13; Full Environmental Assessment Form – Part 1 – Project and Setting; Section E.3.f: The applicant clicks off “yes” that the project site is located in or adjacent to archeological sensitive area. Is this accurate, and if so, what is this specifically in reference too? What restrictions would that then bring to this proposed use?

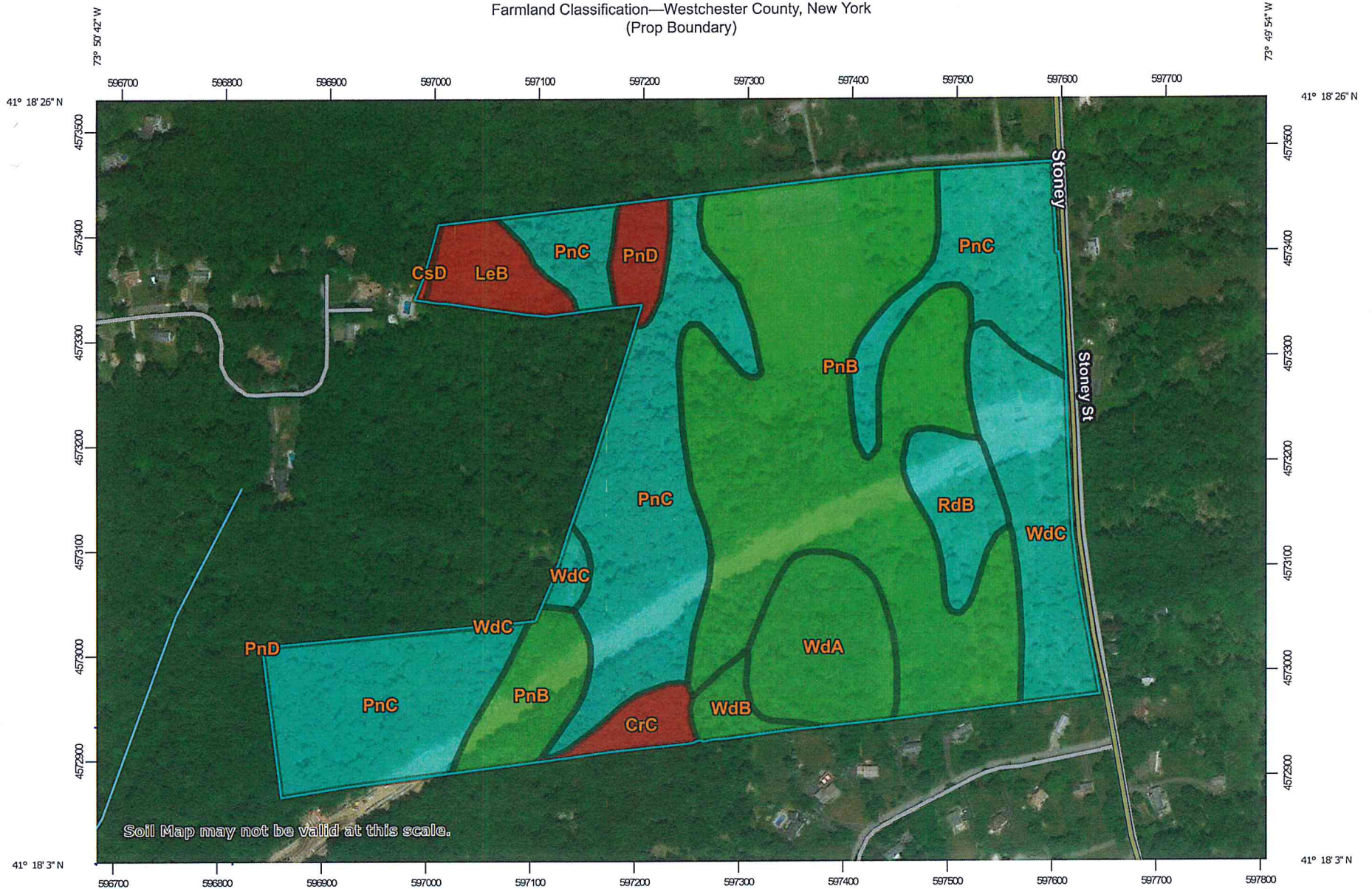
The project site is located adjacent to the Atlantic Bridge Gas Pipeline Project which is an expansion project associated with the Algonquin Gas Transmission Pipeline System. The Atlantic Bridge Gas Pipeline Project Site was identified by the NYSDEC as a potential archeological sensitive area. The pipeline project is approximately 300'± to the south of the proposed solar project. Therefore, the proposed solar project will not have an adverse impact on the pipeline project.

We believe that the responses provided above adequately address the comments from the Yorktown Recreation Commission. Should you have any questions or require additional information, do not hesitate to contact me at (518) 556-3631 or by email at eredding@bergmannpc.com.

Sincerely,

Eric Redding, PE, LEED AP
DISCIPLINE LEADER, BERGMANN

Farmland Classification—Westchester County, New York
(Prop Boundary)



Soil Map may not be valid at this scale.

Map Scale: 1:5,130 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

Farmland Classification—Westchester County, New York
(Prop Boundary)









MAP LEGEND








Area of Interest (AOI)






 Area of Interest (AOI)








Soils

Soil Rating Polygons

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season









-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of statewide importance, if drained
-  Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated

-  Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated and drained
-  Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
-  Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

-  Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough, and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough
-  Farmland of statewide importance, if thawed
-  Farmland of local importance
-  Farmland of local importance, if irrigated

-  Farmland of unique importance
-  Not rated or not available






















Soil Rating Lines

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Farmland Classification—Westchester County, New York
(Prop Boundary)

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season	Soil Rating Points			Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Not prime farmland		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance		Farmland of statewide importance, if drained		Farmland of statewide importance, if thawed		All areas are prime farmland		Farmland of statewide importance
	Farmland of statewide importance, if drained		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of local importance		Prime farmland if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if drained
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if warm enough		Prime farmland if irrigated		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if irrigated				Farmland of local importance, if thawed		Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if drained
					Farmland of local importance, if irrigated		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated

Farmland Classification—Westchester County, New York
(Prop Boundary)

<ul style="list-style-type: none">  Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season  Farmland of statewide importance, if irrigated and drained  Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season  Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer  Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60 	<ul style="list-style-type: none">  Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium  Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season  Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season  Farmland of statewide importance, if warm enough  Farmland of statewide importance, if thawed  Farmland of local importance  Farmland of local importance, if irrigated 	<ul style="list-style-type: none">  Farmland of unique importance  Not rated or not available <p>Water Features</p> <ul style="list-style-type: none">  Streams and Canals <p>Transportation</p> <ul style="list-style-type: none">  Rails  Interstate Highways  US Routes  Major Roads  Local Roads <p>Background</p> <ul style="list-style-type: none">  Aerial Photography 	<p>The soil surveys that comprise your AOI were mapped at 1:12,000.</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> </div> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Westchester County, New York Survey Area Data: Version 17, Sep 1, 2021</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Oct 7, 2013—Feb 26, 2017</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>
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Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CrC	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	Not prime farmland	1.2	1.7%
CsD	Chatfield-Charlton complex, 15 to 35 percent slopes, very rocky	Not prime farmland	0.1	0.1%
LeB	Leicester loam, 2 to 8 percent slopes, very stony	Not prime farmland	2.1	2.9%
PnB	Paxton fine sandy loam, 3 to 8 percent slopes	All areas are prime farmland	28.0	38.3%
PnC	Paxton fine sandy loam, 8 to 15 percent slopes	Farmland of statewide importance	25.3	34.6%
PnD	Paxton fine sandy loam, 15 to 25 percent slopes	Not prime farmland	1.3	1.8%
RdB	Ridgebury complex, 3 to 8 percent slopes	Farmland of statewide importance	2.6	3.5%
WdA	Woodbridge loam, 0 to 3 percent slopes	All areas are prime farmland	4.9	6.6%
WdB	Woodbridge loam, 3 to 8 percent slopes	All areas are prime farmland	1.0	1.4%
WdC	Woodbridge loam, 8 to 15 percent slopes	Farmland of statewide importance	6.6	9.0%
Totals for Area of Interest			73.2	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

NOV 18 2021

TOWN OF YORKTOWN PLANNING BOARD

TOWN OF YORKTOWN

Allier A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6365, Fax (914) 962-3986

APPLICATION FOR SITE PLAN APPROVAL

Date 11/09/2021

1. Name of Project: Granite Knolls Park

2. Tax Map Designation (Section, Block, Lot) 26.09-1-22

3. Zone: R1-160 Total Acreage: 73.17 ±

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

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

The proposed project consists of a 1.4± acre ground mounted array & 1.51± acre solar canopy system (Granite Knolls Park Solar Project)

6. Contact Person - CHOOSE ONLY ONE:

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

7. Applicant

Name Susan Brodie
Firm HESP Solar, LLC
Address 400 Rella Boulevard, Suite 160, Suffern, NY 10901
Phone (845) 405-0600
Fax N/A
Email sbrodie@hespsolar.com

8. Owner of Record

Name Town of Yorktown Parkland
Firm N/A
Address 2975 Stony Street, Mohegan Lake, NY 10547
Phone N/A
Fax N/A
Email N/A

9. Attorney

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

10. Engineer

Name Eric Redding, PE
Firm Bergmann
Address 2 Winners Circle, Sulte 102, Albany NY 12205
Phone (518) 556-3631
Fax N/A
Email eredding@bergmannpc.com
Lic. No. 092442

11. Surveyor

Name Douglas Bogdan
Firm Bergmann
Address 181 Washington Street #430, Conshohocken, PA 19428
Phone (484) 567-7688
Fax N/A
Email dbogdan@bergmannpc.com
Lic. No. 050478

12. Architect

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

13. Wetland Scientist/Specialist

Name Jacob Hill
Firm Bergmann
Address 2 Winners Circle, Suite 102, Albany NY 12205
Phone (518) 389-1105
Fax N/A
Email jhill@bergmannpc.com

14. Landscape Architect

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

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

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

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

18. Is this project within 500 feet of:

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

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

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

An existing or proposed county drainage line? Yes No

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

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

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

Wetland Permit

Stormwater Permit

Tree Permit

Planning Board special permit: Large-Scale Solar Power Generation Systems and Facilities

Town Board variance or approval: _____

Zoning Board of Appeals variance or special permit: _____

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

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

22. This parcel is in the following districts:

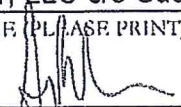
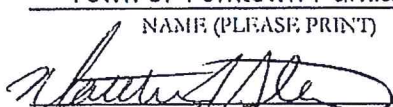
School District	<u>Lakeland Central</u>	Water District	<u>Yorktown Consolidated W.D.</u>
Fire District	<u>Mohegan</u>	Sewer District	<u>Peekskill Sewer District</u>

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

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

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

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

<p>-----</p> <p>Applicant</p> <p><u>HESP Solar, LLC c/o Susan Brodie</u></p> <p>NAME (PLEASE PRINT)</p> <p><u></u></p> <p>SIGNATURE</p> <p><u>11/11/21</u></p> <p>DATE</p>	<p>Owner of Record</p> <p><u>Town of Yorktown Parkland</u></p> <p>NAME (PLEASE PRINT)</p> <p><u></u></p> <p>SIGNATURE</p> <p><u>11/18/2021</u></p> <p>DATE</p>
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Note: If the property owner is not the applicant for this application, in addition to the signature above, the owner of the property must also complete and have notarized one of the owner affidavits on the following page.

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

REFER TO AFFIDAVITS ON THE FOLLOWING PAGES

ONE OF THE FOLLOWING AFFIDAVITS MUST BE COMPLETED

AFFIDAVIT TO BE COMPLETED BY OWNER, OTHER THAN CORPORATION

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

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

Sworn before me this _____ date of _____, 20__

Notary Public

AFFIDAVIT TO BE COMPLETED BY CORPORATION OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

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

Sworn before me this _____ date of _____, 20__

Notary Public

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

JERSEY BERGEN
STATE OF NEW YORK; COUNTY OF WESTCHESTER SS.:

Susan Brodic, being duly sworn, deposes and says that ^{she} ~~he~~ is the agent named in the foregoing application for Site Plan approval and that he has been duly authorized by the owner in fee to make such application and that foregoing statements are true to the best of his knowledge and belief.

Sworn before me this
11 date of November, 20 21

CKK

Notary Public



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

NOV 10 2021

TOWN OF YORKTOWN PLANNING BOARD

TOWN OF YORKTOWN

Large Scale Solar Power Generation Systems & Facilities Special Permit Application Addendum

GENERAL PROJECT INFORMATION

Project Name: Granite Knolls Park Solar Project

Section, Block, Lot: 26.09-1-22

Existing Site Use: Residential Commercial Zone: R1-160

Is Applicant? Property Owner Lessee

Proposed Lot Coverage: 2.6%

PROVIDE THE TOTAL SYSTEM CAPACITY RATING

A Large Scale Solar Energy system is a Solar Energy System that exceeds 20 kW DC as rated by its nameplate capacity. The maximum system capacity and the maximum area of land upon which the system shall be erected are as follows:

- (1) Up to one megawatt AC on an area of land no larger than 10 acres, excluding any easement for accessing the parcel; or over 1 but not to exceed 5 Megawatt AC on an area of land no larger than 20 acres, excluding any easement for accessing the parcel.

Total System Capacity Rating: _____ kWh Power Rating 1,404 kW (Select One) AC or DC

SELECT INSTALLATION TYPE

Ground Rooftop

PROPOSED SOLAR ENERGY SYSTEM INSTALLATION INFORMATION

Sponsor Company

Contact Name Susan Brodie

Business Name HESP Solar, LLC

Address 400 Rella Boulevard, Suite 160, Suffern, NY 10901

Phone (845) 405-0600

Email sbrodie@hespsolar.com

Contractor/Installation Company

Contact Name TBD
Business Name TBD
Address TBD
Phone TBD
Email TBD

PROPOSED OWNER AND/OR OPERATOR (IF DIFFERENT FROM ABOVE)

Name Town of Yorktown Parkland
Firm N/A
Address 2975 Stoney Street, Mohegan Lake, NY 10547
Phone N/A
Email N/A

SUBMITTAL REQUIREMENTS

In order to submit a complete permit application for a new large-scale solar power generation system, the applicant must include:

- a) Completed Planning Board Special Use Permit Application with this Large Scale Solar Power Generation System Addendum.
- b) A special permit application fee of \$625.00 paid by check made payable to the Town of Yorktown.
- c) Required documents as listed in Section 300-84.1(F):
 - Equipment specification sheets shall be submitted for all photovoltaic panels, significant components, mounting systems, and inverters that are to be installed.
 - A property Operation and Maintenance Plan shall be submitted.
 - A carbon sequestration for tree loss calculation.
 - Proposed tree loss mitigation, if applicable.
 - A Decommissioning Plan
- d) All site plan application requirements pursuant to Section 300-85/1(I) of the Town of Yorktown Town Code.

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

RECEIVED
PLANNING DEPARTMENT

NOV 10 2021

TOWN OF YORKTOWN

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Granite Knolls Park Solar Project		
Project Location (describe, and attach a general location map): 2975 Stoney Street, Mohegan Lake, NY 10547		
Brief Description of Proposed Action (include purpose or need): The proposed project consists of a 1.4± acre ground mounted solar array and a 1.51± acre solar canopy system with a Tier 2 battery storage system (Granite Knolls Park Solar Project). The proposed community solar project will provide significant local sustainability and carbon reduction benefits to the Town of Yorktown. The system will also increase local grid resiliency and help to facilitate New York State's broader renewable energy goals.		
Name of Applicant/Sponsor: Susan Brodie	Telephone: (845) 405-0600	E-Mail: sbrodie@hespsolar.com
Address: 400 Rella Boulevard, Suite 160		
City/PO: Suffix	State: New York	Zip Code: 12585
Project Contact (if not same as sponsor; give name and title/role): Bergmann c/o Eric Redding, PE as Agent for Applicant	Telephone: (518) 556-3631	E-Mail: eredding@bergmannpc.com
Address: 2 Winners Circle, Suite 102		
City/PO: Albany	State: NY	Zip Code: 12205
Property Owner (if not same as sponsor): Town of Yorktown Parkland	Telephone: N/A	E-Mail: N/A
Address: 2975 Stoney Street		
City/PO: Mohegan Lake	State: New York	Zip Code: 10598

B. Government Approvals

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

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): NYC Watershed Boundary, Mohegan Lake Revitalization Program	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): Open Space Plan (Private Institutions)	

C.3. Zoning

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

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

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

C.4. Existing community services.

a. In what school district is the project site located? Lakeland Central

b. What police or other public protection forces serve the project site?
Yorktown P.D.

c. Which fire protection and emergency medical services serve the project site?
Mohegan F.D.

d. What parks serve the project site?
Granite Knolls Park, Sylvan Glen Town Preserve, Mcgregor Pond Preserves

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? _____ 73.17 acres
 b. Total acreage to be physically disturbed? _____ 0 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 73.17 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? _____
 iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ 6 ± months
 ii. If Yes:
 • Total number of phases anticipated _____
 • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 • Anticipated completion date of final phase _____ month _____ year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____ 29 _____

ii. Dimensions (in feet) of largest proposed structure: 18.41 ± ft height; 17.26 ± ft width; and 166.65 ± length

iii. Approximate extent of building space to be heated or cooled: _____ 0 square feet

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

i. Purpose of the impoundment: _____

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

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

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

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

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

D.2. Project Operations

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

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

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

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

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

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

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

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

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

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

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

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

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Yes No
 Yes No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

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

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
- ii. Describe types of new point sources. _____
- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

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

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

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

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

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

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

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

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- ii. In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

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

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

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

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

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

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

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

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

If Yes:

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

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

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

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

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

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
 Noise levels will temporarily increase during construction due to construction equipment during the hours of 7:00 a.m. - 6:00 p.m., Monday - Saturday. Construction duration will not exceed 6 + months. No significant impact with respect to noise is anticipated during operations. Work will conform to local noise ordinance.

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

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

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

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

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

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____
 • Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____
 • Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): Recreational

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.17±	2.17±	0.00
• Forested	47.22±	46.75±	- 0.47±
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	23.72±	24.09±	+0.37±
• Agricultural (includes active orchards, field, greenhouse etc.)	0.00	0.00	0.00
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.01±	0.01±	0.00
• Wetlands (freshwater or tidal)	0.05±	0.05±	0.00
• Non-vegetated (bare rock, earth or fill)	0.00	0.00	0.00
• Other Describe: <u>Limited Use Pervious Gravel</u>	0.00±	0.10±	+0.10±

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: Parkland

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:
Shrub Oak International School

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

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

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 3.51 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

<u>Paxton Fine Sandy Loam (3-8%)</u>	<u>36.6 %</u>
<u>Paxton Fine Sandy Loam (8-15%)</u>	<u>33.8 %</u>
<u>Woodbridge Loam (8-15%)</u>	<u>14.2 %</u>

d. What is the average depth to the water table on the project site? Average: _____ 2.49 feet

e. Drainage status of project site soils: Well Drained: _____ 73.7 % of site
 Moderately Well Drained: _____ 20.5 % of site
 Poorly Drained _____ 5.7 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 62.65 % of site
 10-15%: _____ 34.45 % of site
 15% or greater: _____ 2.8 % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name TBD Classification NON WOTUS
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name TBD Approximate Size 0.5 Acres
- Wetland No. (if regulated by DEC) _____

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

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

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

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

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

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

If Yes:

i. Name of aquifer: _____

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

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

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

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
 If Yes:
 i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

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

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? 68.41 Acres
 ii. Source(s) of soil rating(s): NCRS Soil Survey

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

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

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

If Yes:

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

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: Westchester County GIS, Granite Knolls Park

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

iii. Distance between project and resource: _____ miles.

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

If Yes:

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

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

F. Additional Information

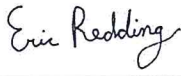
Attach any additional information which may be needed to clarify your project.

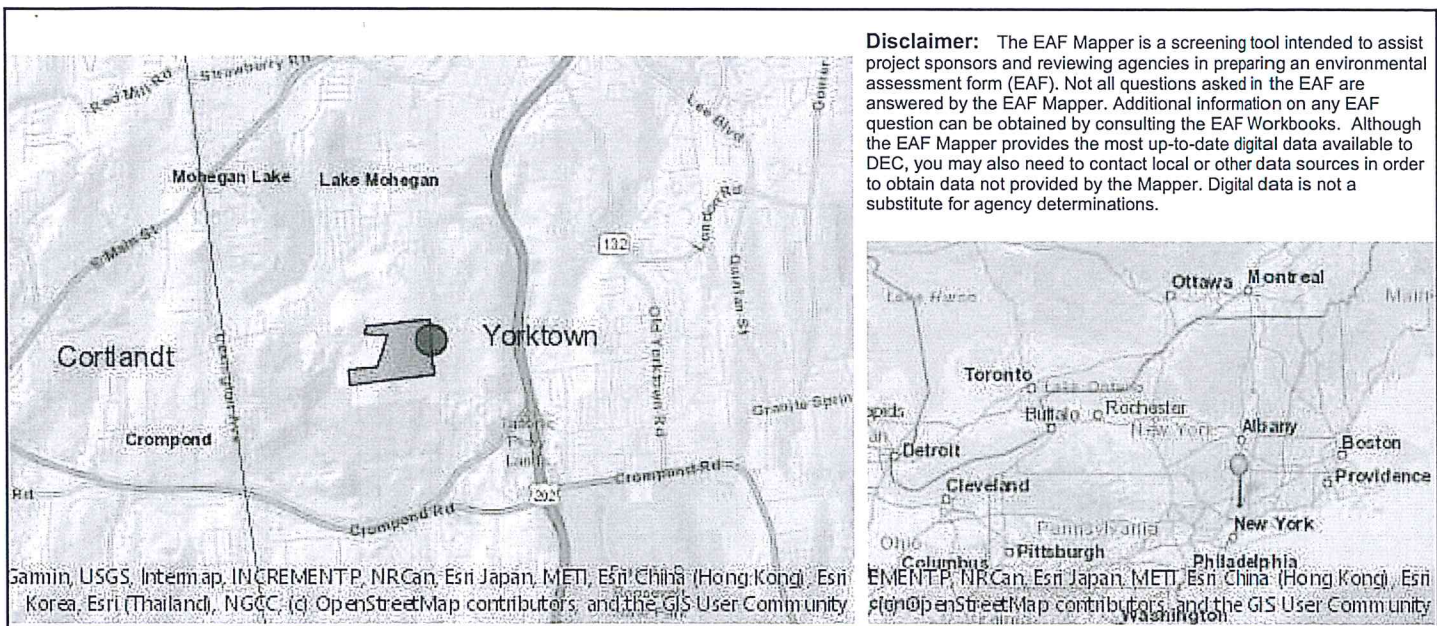
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name HESP Solar, LLC c/o Susan Brodie Date 11/09/2021

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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYC Watershed Boundary
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

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

powered by

Q.ANTUM DUO

90371824199990129

Q.PEAK DUO L-G6 405-425

ENDURING HIGH
PERFORMANCE



LOW ELECTRICITY GENERATION COSTS

Higher yield per surface area, lower BOS costs, higher power classes, and an efficiency rate of up to 20.1%.



INNOVATIVE ALL-WEATHER TECHNOLOGY

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.



ENDURING HIGH PERFORMANCE

Long-term yield security with Anti LID Technology, Anti PID Technology¹, Hot-Spot Protect and Traceable Quality Tra.Q™.



EXTREME WEATHER RATING

High-tech aluminium alloy frame, certified for high snow (5400 Pa) and wind loads (2400 Pa).



A RELIABLE INVESTMENT

Inclusive 12-year product warranty and 25-year linear performance warranty².



STATE OF THE ART MODULE TECHNOLOGY

Q.ANTUM DUO combines cutting edge cell separation and innovative wiring with Q.ANTUM Technology.

¹ APT test conditions according to IEC/TS 62804-1:2015, method B (-1500V, 168h)

² See data sheet on rear for further information.

THE IDEAL SOLUTION FOR:



Rooftop arrays on commercial/Industrial buildings

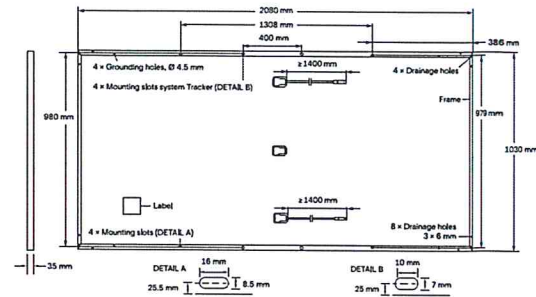


Ground-mounted solar power plants

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MECHANICAL SPECIFICATION

Format	2080 mm × 1030 mm × 35 mm (including frame)
Weight	24.5 kg
Front Cover	3.2 mm thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Anodised aluminium
Cell	6 × 24 monocrystalline Q.ANTUM solar half cells
Junction box	53-101 mm × 32-60 mm × 15-18 mm Protection class IP67, with bypass diodes
Cable	4 mm ² Solar cable; (+) ≥ 1400 mm, (-) ≥ 1400 mm
Connector	Stäubli MC4, Hanwha Q CELLS HQC4, Amphenol UTX, Renhe 05-6, Tongling TL-Cable01S, JMTHY JM601; IP68 or Friends PV2e; IP67



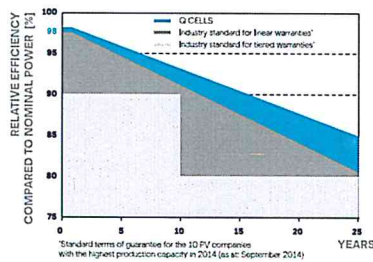
ELECTRICAL CHARACTERISTICS

POWER CLASS		405	410	415	420	425	
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC ¹ (POWER TOLERANCE +5 W / -0 W)							
Minimum	Power at MPP ¹	P_{MPP} [W]	405	410	415	420	425
	Short Circuit Current ¹	I_{SC} [A]	10.65	10.70	10.74	10.79	10.83
	Open Circuit Voltage ¹	V_{OC} [V]	48.14	48.38	48.63	48.88	49.13
	Current at MPP	I_{MPP} [A]	10.14	10.18	10.23	10.27	10.32
	Voltage at MPP	V_{MPP} [V]	39.95	40.27	40.58	40.89	41.20
	Efficiency ¹	η [%]	≥ 18.9	≥ 19.1	≥ 19.4	≥ 19.6	≥ 19.8
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT ²							
Minimum	Power at MPP	P_{MPP} [W]	303.1	306.9	310.6	314.4	318.1
	Short Circuit Current	I_{SC} [A]	8.58	8.62	8.65	8.69	8.73
	Open Circuit Voltage	V_{OC} [V]	45.38	45.62	45.86	46.09	46.33
	Current at MPP	I_{MPP} [A]	7.98	8.01	8.05	8.09	8.12
	Voltage at MPP	V_{MPP} [V]	37.99	38.29	38.59	38.88	39.17

¹Measurement tolerances $P_{MPP} \pm 3\%$; I_{SC} ; $V_{OC} \pm 5\%$ at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • ²800 W/m², NMOT, spectrum AM 1.5

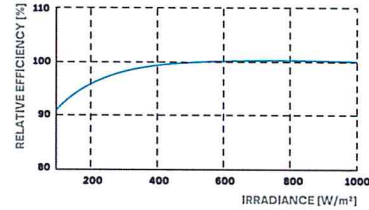
Q CELLS PERFORMANCE WARRANTY

PERFORMANCE AT LOW IRRADIANCE



At least 98% of nominal power during first year. Thereafter max. 0.54% degradation per year. At least 93.1% of nominal power up to 10 years. At least 85% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organisation of your respective country.



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α [%/K]	+0.04	Temperature Coefficient of V_{OC}	β [%/K]	-0.27
Temperature Coefficient of P_{MPP}	γ [%/K]	-0.36	Nominal Module Operating Temperature	NMOT [°C]	43 ± 3

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage	V_{SYS} [V]	1000 (IEC)/1000 (UL)	PV module classification	Class II
Maximum Reverse Current	I_R [A]	20	Fire Rating based on ANSI / UL 1703	C / TYPE 2
Max. Design Load, Push / Pull	[Pa]	3600 / 1600	Permitted Module Temperature on Continuous Duty	-40 °C - +85 °C
Max. Test Load, Push / Pull	[Pa]	5400 / 2400		

QUALIFICATIONS AND CERTIFICATES

IEC 61215:2016; IEC 61730:2016;
This data sheet complies with DIN EN 50380.



PACKAGING INFORMATION

Number of Modules per Pallet	30
Number of Pallets per Trailer (24t)	24
Number of Pallets per 40' HC-Container (26t)	22
Pallet Dimensions (L × W × H)	2131 × 1130 × 1200 mm
Pallet Weight	788 kg

Note: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

Hanwha Q CELLS GmbH

Sonnenallee 17-21, 06766 Bitterfeld-Wolfen, Germany | TEL +49 (0)3494 66 99-23444 | FAX +49 (0)3494 66 99-23000 | EMAIL sales@q-cells.com | WEB www.q-cells.com

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NOV 10 2021

TOWN OF YORKTOWN

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V1.1-EN NESP NWI Series Feb 2020, Subject to revision without prior notice.

Battery Energy Storage System (BESS)

NESP NWI (Outside Accessable) Series



Narada Power Source Co., Ltd.

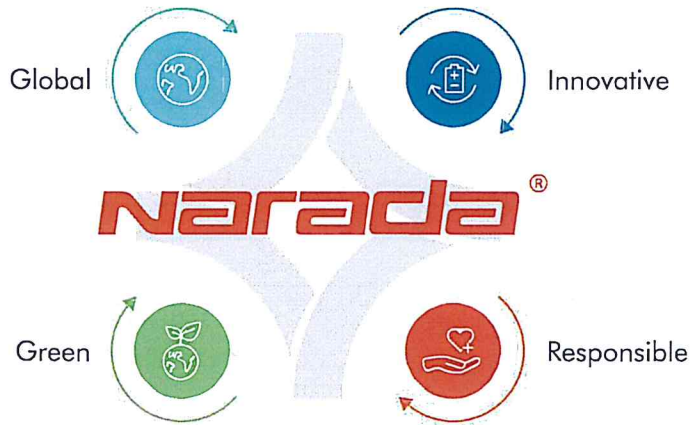
MP Narada

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Reliable Energy Storage Solution for Smart Grid



Being global, innovative, green and responsible is our core strategy. We are dedicated to achieve harmonious co-existence and sustainable development between enterprise and environment.

As a leader in ESS industry, Narada is devoted to build a smart energy network based on micro-grid and distributed energy storage solution.

- President of Narada

I Introduction

Narada Power Source Co., Ltd. was established in 1994 and has been public listed in Shenzhen Stock Exchange Market since 2010. Narada is specialized in providing energy system integration products, solutions and operation services to Information and Communication Technology (ICT), Renewable Energy Storage, Electric Vehicle (EV) and other energy saving and environmental protection applications. With the development in decades, Narada has become the leader in global industrial batteries section, and "Narada" brand has been the famous and well-known brand in all over the world.

I Corporate Culture

Vision

SMART ENERGY
WONDERFUL GREEN LIFE

Value

Credibility



Responsibility



Creativity



Devotion



Global Presence

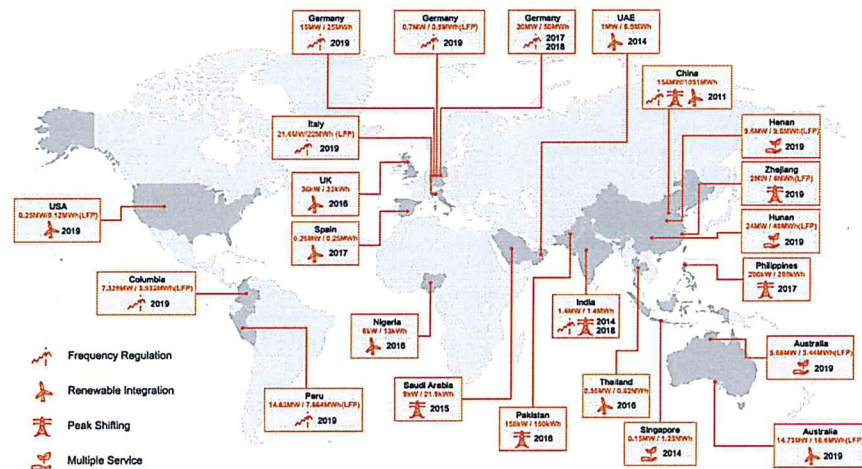


More than
158
Worldwide countries

Distribution in Over 158 Countries

Narada Branches

Global Installations



- Frequency Regulation
- Renewable Integration
- Peak Shifting
- Multiple Service

Milestones



2010
First Island Project
Zhejiang, China
203MW/560MWh
Lead Carbon

2011
First BESS jointly with Solar in China
Narada First BESS Trial Project in 2011
Narada Battery
502MW/22MWh
Lead Carbon & Lithium Battery

2013
First Ramping Rate Control Project with Wind
Jiangsu, China
2.5MW/1.87MWh
Lead Carbon

2014
First Overseas Project
Singapore
30MW/250MWh
Lead Carbon

2016
First Containerized Lithium Solution for Solar Out of China
Chiangmai, Thailand
500kW/500MWh
Lithium Battery

2016
First Energy Shifting & Arbitrage Project
GEL - Zhejiang, China
1.5MW/1.2MWh
Lead Carbon



2017
First Large BESS Project in Africa
Nigeria & Tanzania
3MW/1.4MWh
Lead Carbon

2017
Largest Project for Distribution Upgrade Deferral & Voltage Support
Wuxi Industry Zone
202MW/1.65MWh
Lead Carbon

2018
First Lithium Project for Distribution Upgrade Deferral
Henan, China
9.8MW/7.6MWh
Lithium Battery

2018
First & Largest Frequency Regulation Project
Germany
30MW/50MWh
Lead Carbon

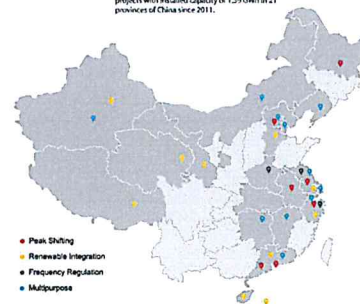
2018
UL 9540, UL 1973, IEC 62619 Certified
NESP LFP 5S-40AS MW Scale Containerized BESS

2018
First VPP project for C&I Application
Germany
362MW/240MWh per Site, 12 Sites in total
Lithium Battery

2019
First BESS Project with the Largest Energy Capacity per Single Container in China
Henan, China
242MW/45MWh
Lithium Battery

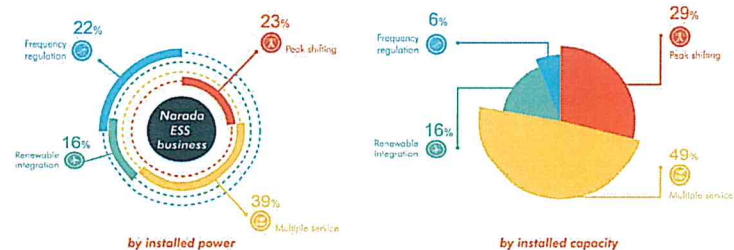
2019
Largest Energy Quality, Demanding Response & Arbitrage Solution
Tiangong Group - Jiangsu, China
12.5MW/100MWh
Lead Carbon

Narada has implemented 110+ energy storage projects with installed capacity of 1.97GWh in 21 provinces of China since 2011.



- Peak Shifting
- Renewable Integration
- Frequency Regulation
- Multipurpose

- Jiangsu (18 sites)
82.7MW/494.4MWh
- Jiangsu (10 sites)
39.9MW/313.6MWh
- Jiangsu (3 sites)
0.3MW/2.1MWh
- Jiangsu (2 sites)
0.5MW/0.7MWh
- Hunan
24MW/45MWh (LFP)
- Qinghai (3 sites)
15.5MW/122MWh
- Guangdong (4 sites)
5MW/20.5MWh
- Guangdong (2 sites)
0.95MW/3.6MWh
- Guangdong
0.5MW/1.5MWh
- Zhejiang (5 sites)
3.1MW/6.4MWh
- Zhejiang (6 sites)
3MW/18.1MWh
- Zhejiang
0.2MW/0.4MWh
- Zhejiang
2MW/4MWh (LFP)
- Henan
6.6MW/6.6MWh (LFP)
- Beijing (5 sites)
1MW/5.3MWh
- Beijing (2 sites)
0.5MW/3MWh
- Hebei (3 sites)
2.1MW/12.5MWh
- Hubei
1.5MW/9MWh
- Xinjiang (2 sites)
2MW/4MWh
- Xinjiang
0.1MW/1MWh
- Liaoning (5 sites)
0.5MW/3.8MWh
- Shenzhen
0.5MW/2.6MWh
- Xizang
0.35MW/2.8MWh
- Inner Mongolia (2 sites)
1.1MW/2.6MWh
- Heilongjiang (2 sites)
0.33MW/2.6MWh
- Gansu
0.32MW/1.8MWh
- Shanghai (3 sites)
0.1MW/1.1MWh



by installed power

by installed capacity

| Cell Technology

1. Lithium Iron Phosphate

Best Lithium Option for BESS;
The safest Lithium technology for BESS

2. Stacking plates

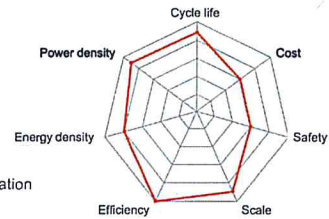
Stacking plates is good for high power operation and thermal dissipation

3. Prismatic Cell

Multi-layered Protection at cell level

4. Aluminum Case

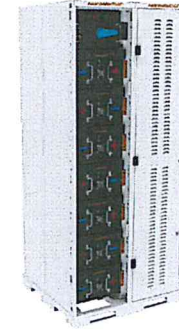
Excellent Thermal Conductivity and Cooling Performance;
Safe and efficient heat release from inside to outside



| Module



| Rack



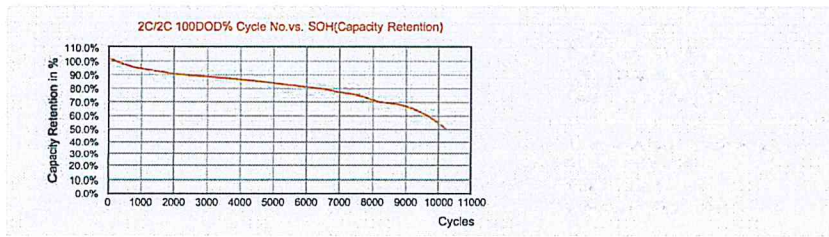
| Sustainable Design

Continuously innovating to increase the energy density while maintaining the same form factor and cell dimensions, thus facilitating future upgrades to higher capacity, higher energy density, ESS with no change to pack design.

Cell Model	FE80B	FE105A	FE125A	Unit
Weight	2.20	2.30	2.35	kg
Dimensions	Length	130		mm
	Width	36		mm
	Height	240		mm
Nominal Capacity	86	105	130	Ah
Nominal Voltage	3.2			V
Allowed C-Rate	2	2	1	C
Recommended C-Rate	2	1	0.5	C

| Long Life and Wide Application & Experience

Wide application & experience on Telecom, BESS and Automotive, collecting knowhow and innovating superior and adaptive technology.



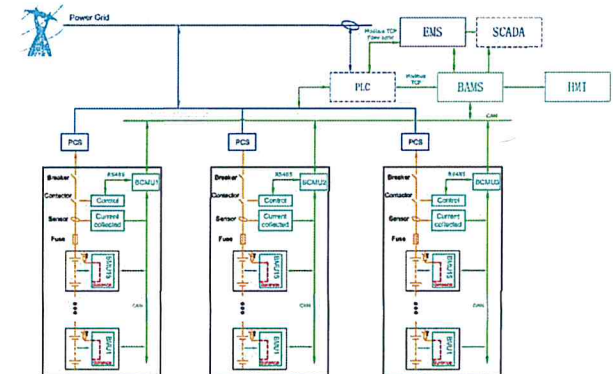
| Features of Module & Rack Design

1. Platform Design for Energy, Medium and Power Solutions
2. 0.5C to 2C options available for Frequency regulation, Peak Shaving, Energy Reserve, etc
3. The Highest Energy density for LFP Energy Solution to optimize footprint and BOP cost
4. Passive & Active Thermal Ventilation System, Designed in both Module & Rack
5. Particular Considering for Containerized solution with proper aisle space
6. The Highest Lifetime Performance for Energy Storage System
7. Tested and Listed to UL and IEC Standard for Safety

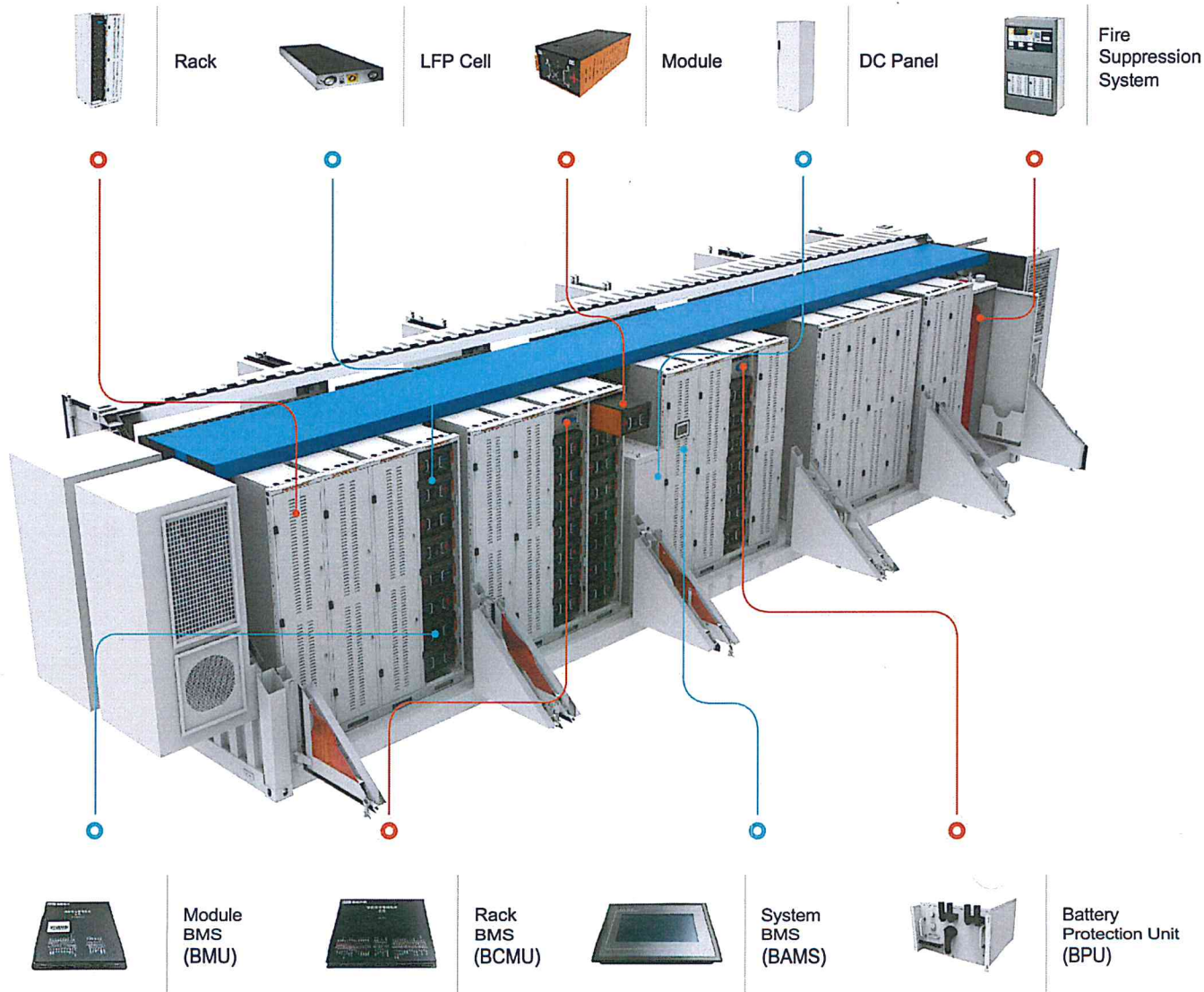
| BMS

BMS Function

1. Battery working condition Monitoring
2. State of Charge (SOC) estimation
3. State of Health (SOH) estimation
4. Discharge Control
5. Thermal Management
6. Fault Diagnosis Alarm
7. Information Monitor
8. Balance
9. Protection



I NESP Containerized Solution



COMPLETED NESP BESS

D.C. System

- Cell
- Module
- Rack
- BMS (Module, Rack, System)
- Battery Protection Unit
- Container
- DC Panel
- HVAC System
- Fire Suppression System

A.C. System



PCS Partner List: Siemens, SMA, Sungrow, etc.

KPI for choosen: Country Certificate, Product Type, System Cost, Client Requirement, etc

INESP Module & Rack Specification

Item	Module	Rack Type 1	Rack Type 2	Rack Type 3	
Type No.		76.8NESP160	76880135	76880160	76880184
Cell Capacity	Ah	160	160	160	160
Energy	kWh	12.3	135	160	184
Nominal Volt	V	76.8	844.8	998.4	1152.0
Minimum Volt	V	67.2	739.2	873.6	1008.0
Maximum Volt	V	86.4	950.4	1123.2	1296.0
Dimension	mm	400*884*265	500*938*1860 (2 pcs)	500*938*2130 (2 pcs)	500*938*2400 (2 pcs)
(W x D x H)					
Weight	kg	110.7	1597.7	1859.1	2120.5

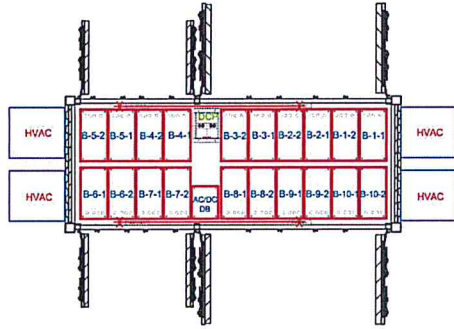
Item	Module	Rack Type 1	Rack Type 2	Rack Type 3	
Type No.		76.8NESP200	768100169	768100200	768100230
Cell Capacity	Ah	200	200	200	200
Energy	kWh	15.4	169	200	230
Nominal Volt	V	76.8	844.8	998.4	1152.0
Minimum Volt	V	67.2	739.2	873.6	1008.0
Maximum Volt	V	86.4	950.4	1123.2	1296.0
Dimension	mm	400*884*265	500*938*1860 (2 pcs)	500*938*2130 (2 pcs)	500*938*2400 (2 pcs)
(W x D x H)					
Weight	kg	133.5	1848.5	2155.5	2462.5

Item	Module	Rack Type 1	Rack Type 2	Rack Type 3	
Type No.		76.8NESP250	768125211	768125250	768125288
Cell Capacity	Ah	250	250	250	250
Energy	kWh	19.2	211	250	288
Nominal Volt	V	76.8	844.8	998.4	1152.0
Minimum Volt	V	67.2	739.2	873.6	1008.0
Maximum Volt	V	86.4	950.4	1123.2	1296.0
Dimension	mm	400*884*265	500*938*1860 (2 pcs)	500*938*2130 (2 pcs)	500*938*2400 (2 pcs)
(W x D x H)					
Weight	kg	141	1931	2253	2575

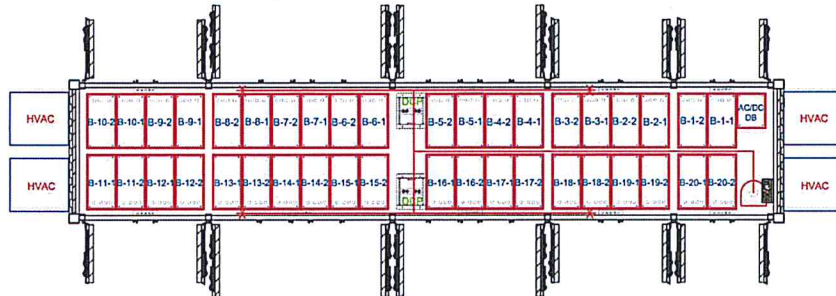
System Specification

System Characteristics									
Battery Type	Lithium-Ion		LFP						
Energy Rating	DC Nominal Energy	MWh	2.88	2.30	1.84	5.76	4.61	3.69	Energy @ C/2 Rate
	Discharge C-Rate	C	0.5	1.0	2.0	0.5	1.0	2.0	Up to 2C
Power Rating	Rated Power	MW	1.44	2.30	3.69	2.88	4.61	7.37	
Battery Voltage	Nominal Voltage	Vdc	1152						at Rack
	Voltage Range	Vdc	1008 - 1296						at Rack
SOC Range	Recommended Range		5%-95%						
Physical Characteristics									
Container Building	Quantity	pcs	1						
	Dimensions (L x W x H)	ft	20'			40'			ISO HC
	Weight	ton	31.88	30.64	26.88	62.16	59.74	52.41	
System Performance Characteristics									
Efficiency	D.C. Round Trip Efficiency	%	95%	94%	93%	95%	94%	93%	C/2 P - 25°C
Aux Power	Max Aux Power	kW	14.4	27.6	51.6	28.8	55.3	103.2	Depends on HVAC
Interconnection Parameters									
Point of Interconnect	PCS A.C. Voltage	Vac	Customized						
	POI Voltage	kV	Customized						
	A.C. Frequency	Hz	50Hz/60Hz						
Environmental Characteristics									
Environment conditions	Operating Temperature	°C	-40 °C to 60 °C						Maximum
	Storage Temperature	°C	10 °C to 30 °C						Optimum
Relative Humidity	Maximum Humidity	%	up to 95%						
Altitude	Above Sea Level	m	2000m / 600ft						
Applications									
Ancillary Service, Peak shaving, Demanding Response, Ramping Rate Control, Energy Shifting, etc									

I General Layout of Containerized Solution



0.5C	1.0C	2.0C
20ft ISO HC Container External Mounted HVAC Max Rack Energy 288kWh Max Container Energy 2.88MWh Rated Power 1.44MW	20ft ISO HC Container External Mounted HVAC Max Rack Energy 230kWh Max Container Energy 2.30MWh Rated Power 2.30MW	20ft ISO HC Container External Mounted HVAC Max Rack Energy 184kWh Max Container Energy 1.84MWh Rated Power 3.69MW



0.5C	1.0C	2.0C
40ft ISO HC Container External Mounted HVAC Max Rack Energy 288kWh Max Container Energy 5.76MWh Rated Power 2.88MW	40ft ISO HC Container External Mounted HVAC Max Rack Energy 230kWh Max Container Energy 4.61MWh Rated Power 4.61MW	40ft ISO HC Container External Mounted HVAC Max Rack Energy 184kWh Max Container Energy 3.69MWh Rated Power 7.37MW

I Codes & Standards

Safety	
UL 9540	Safety for Energy Storage Systems and Equipment
UL 9540A	Test Methods for Evaluating Thermal Runaway Fire Propagation - BESS
UL 1973	Batteries for Use in Stationary Applications
UL 1642	Standards for Lithium Batteries
IEC 62619	Safety for Secondary Lithium Cells and Batteries
IEC 61508, UL 991, UL 1998, UL60730-1	Functional Safety for Electrical Systems
NFPA 70E	Standard for Electrical Safety in the Workplace
NFPA 70	(NEC) National Electrical Code
ANSI/IEEE C-2	National Electric Safety Code
UL 60950	Electrical Insulation
NFPA 551 / NFPA 550	Fire Detection and Suppression
IEC 60812	Safety Analysis and Control System (FMEA, FTA)
IEC 61025	
MIL-STD-1629A	
UL1778	UPS for Ancillary
UL1598	Luminaire
UL8750	
UL1012	Rectifier for D.C. power supply
UL1995	Air conditioner for cooling
UN 38.3 / IEC 62281	Transportation Safety of Lithium metal and lithium ion batteries
Performance Standards & Grid Interconnect	
IEC61427-2 2015	Secondary cells and batteries for renewable energy storage – General requirements and methods of test – Part 2: On-grid applications
IEC 62620	Secondary Lithium Cells and Batteries for Industrial Application
PNNL-22010	Protocol for Measuring Performance of Energy Storage System
UL 1741 (SA)	Standards for Inverters, Converters, Controllers and Interconnection System Equipment
IEEE 1547	Standard for Interconnecting DR WITH EP
ANSI/IEC 60529	Degrees of Protection Provided by Enclosures
NEMA 250	Enclosures for Electrical Equipment
NEMA 250 / UL 50E	Environmental Considerations for Electrical Equipment Enclosures
IEEE 693-2005	Recommended Practice for Seismic Design of Electrical Equipment

Global Track Record

Since 2011, Narada's BESS products have been successfully operating in over 17 countries, ranking Top 3 worldwide in terms of installed capacity according to Bloomberg's statistics and ranking the 1st in China in terms of installed capacity and power according to CNESA..

SINCE **2011** | TOTAL **420_{MW}/1.8_{GWh}** | COUNTRIES **17**



Europe

Germany

45MW / 75MWh



0.7MW / 0.9MWh (LFP)



Italy

21.6MW/22MWh (LFP)



UK

36 kW / 33 kWh

Spain

0.25 MW / 0.25 MWh

Asia Pacific

India

1.4 MW / 1.4 MWh



Australia (2 sites)

20.4MW/20MWh (LFP)



Pakistan

150 kW / 150 kWh

Philippines

200 kW / 200 kWh

Thailand

0.55 MW / 0.62 MWh

Singapore

0.15 MW / 1.250 MWh

Saudi Arabia

9 kW / 21.6 kWh

Nigeria

6 kW / 13 kWh

Saudi Arabia

9 kW / 21.6 kWh

UAE

1MW / 8.9MWh (multiple sites)



USA

0.25MW/0.12MWh 2019 (LFP)

China

Jiangsu (35 Sites)

104 MW / 812 MWh



Qinghai (3 Sites)

15.5 MW / 122 MWh

Guangdong (7 Sites)

6.2 MW / 26 MWh

Zhejiang

6.3 MW / 25 MWh

Zhejiang

2 MW / 4 MWh (LFP)



Beijing (7 Sites)

1.5 MW / 18.3 MWh

Henan

9.6 MW / 9.6 MWh (LFP)



Hebei (3 Sites)

2.1 MW / 12.5 MWh

Hubei

1.5 MW / 9 MWh

Xinjiang (3 Sites)

2.1 MW / 5 MWh

Inner Mongolia (2 Sites)

1.1 MW / 2.6 MWh

Hunan

24 MW / 48 MWh (LFP)



OCT 25 2021

TOWN OF YORKTOWN

From: Patrick Cumiskey [mailto:pjcumiskey27@gmail.com]
Sent: Monday, October 25, 2021 4:02 PM
To: Robyn Steinberg <rsteinberg@yorktownny.org>
Cc: Matt Talbert <matffire56@yahoo.com>; Matthew Slater <m Slater@yorktownny.org>;
James Martorano <jmartorano@yorktownny.org>
Subject: Comments to Granite Knolls Solar Proposal Package

Robyn,

Further to my comments made during last week's public hearing on the Granite Knolls Solar Proposal Package, as requested by the members of the Planning Board the following is a list of issues that I see with the package provided to the YRPC for review. Please forward this to the members of the Planning Board and others as you see fit.

1. The primary concern with the package provided is that the drawings are schematic at best, and offer little to no details of the proposed carport construction and/or coordination of existing and proposed utilities. These are listed as "0%" drawings, but the applicant needs to provide 60-90% drawings for any type of proper evaluation of the proposed work to be made.
2. It is imperative to know the various heights of the carport structures so we can verify if emergency vehicles and/or maintenance equipment will have proper vertical clearances and available turning radii. Verifying the type of foundations being installed, the wind load the structures are being designed for, and the maintenance responsibilities and response time to any maintenance issues are imperative to know for the continued operation of the park.
3. The applicant stated that there will be no need to coordinate any drainage since no additional impervious surfaces were being added, but that's not true. Even if they have nothing to do with the planned paving of the parking lot other than to fund it, their work still needs to be coordinated with the paving and/or any additional drainage measures that will be required. Without the consideration of the planned paving they still need to confirm whether the additional runoff from the panels will lead to any type of erosion of the gravel lot below. Based on the comments, is it assumed that there is no drip edge and/or gutter type collection being installed on the carport panels?? That could make ice accumulation a concern even if the park is closed during the winter.
4. A composite utility drawings must be developed to both coordinate the new work with that of the existing utilities installed by the previous contractor, as well as to show such things as the duct banks/electrical transmission lines from the various panels to the battery storage area (not shown on the drawings). This will also help make a determination as to whether the paving should be done before or after installation (Mr. Paganelli had expressed his concern over the increased cost for needing to use flow-boy trucks when paving with an overhead restriction, but I remain more concerned that paving the lot and then have it being made into swiss cheese with foundation and utility installation will have a significant negative impact on the longevity of the new paving).
5. I do not believe the applicant has properly accounted for the actual topography of the site with these plans, as the only topography shown is within the parking lot area. This is most critical for the proposed ground mount area shown to be installed on the northeast corner of the park adjacent to the overflow parking lot next to the maintenance shed. When speaking to the presenter after the meeting he assumed this was on a 15% slope and stated they would install them on the existing slope as is. This is more of a cliff with a much sharper slope than they anticipate, so the concern is the need to then "fill" this area to allow for the installation of these types of panels. The plans show a gate as a means of entrance/exit into the proposed ground mount system right off the overflow parking lot, which is not reasonable without major fills being installed. There is also tree removal listed in this area without any mention of any type of remediation, which I believe would be required.
6. There are no details for any proposed construction roads, as well as any stabilized construction entrances/exits. Depending on when this construction occurs (to be discussed later), this information needs to be known for proper coordination.
7. As stated earlier and immediately picked up by the planning board, there are no details for any battery storage which, as stated by the presenter, they have full intentions of installing. The location and transmission lines to/from the intended location must be coordinated, as well as the security measures being installed to prevent vandalism and/or fires.

As to the application, the following are the errors that I believe are in the documents provided:

1. Page 1 of 6; Application for Site Plan Approval; Question #3: The total acreage is listed as 73.17 +/- acres, but the total Granite Knolls parks is greater than 200 acres. The recreational facility is built on only a portion of the entire park. Should that be accounted for in this application?
2. Page 3 of 6; Application for Site Plan Approval; Question #18: The applicant checked off "Yes" for the project being within 500 feet of state or county recreational areas or public building/institution. I believe this is in error as only town owned facilities are within 500 feet of this facility.
3. Page 4 of 6; Application for Site Plan Approval; Question #22: The parcel is within the Lakeland Central School District, not Yorktown Central.
4. Page 1 of 2; Large Scale Solar Power Generation Systems & Facilities Special Permit Application Addendum; General Project Information: The applicant checked of the the Existing Site Use is "residential" and not sure if that is applicable since it is actually recreational. Also, is the applicant the Town of Yorktown or is it HESC as a Lessee??
5. Page 1 of 2; Large Scale Solar Power Generation Systems & Facilities Special Permit Application Addendum; Select Installation Type: In addition to the "Ground" type being checked off, the applicant also checked off "Rooftop". Not sure if that is intended to mean that the carport falls under the definition of rooftop, but there have been no discussions to date about panels being installed on any other existing structure such as the gazebo so that needs to be clarified.
6. Page of 2 of 13; Full Environmental Assessment Form - Part 1 - Project and Setting; Section B.d: The YPRC should be listed under "Other lead agencies".
7. Page of 2 of 13; Full Environmental Assessment Form - Part 1 - Project and Setting; Section B.i.ii.: The applicant checked off "no", but the correct answer is yes as this facility is located within the Mohegan Lake Local Waterfront Revitalization Program.
8. Page of 3 of 13; Full Environmental Assessment Form - Part 1 - Project and Setting; Section C.4.a: The project is within the Lakeland Central School District, not Yorktown Central.
9. Page of 3 of 13; Full Environmental Assessment Form - Part 1 - Project and Setting; Section D.1.e.i: The applicant states in this section that the intended duration of construction is 6 months. This is not consistent with the same type of question on Page 8 of 13; Section D.2.m.i. where the applicant states "Construction duration will not exceed 4 months." **NOTE: THE SCHEDULE FOR CONSTRUCTION IS PERHAPS THE BIGGEST CONCERN FOR THE YPRC AS RELATES TO THIS PROJECT** (more to follow in this emails closing).
10. Page of 4 of 13; Full Environmental Assessment Form - Part 1 - Project and Setting; Section D.1.g: The applicant clicks "Yes" to the question if the proposed action included non-residential construction, but then offers zero details as to the number of structures and/or dimensions. As noted earlier, neither the drawings provided nor the application itself offer any of these details for the carport or battery storage area(s), which is concerning.
11. Page of 4 of 13; Full Environmental Assessment Form - Part 1 - Project and Setting; Section D.2.a: The applicant clicks off "no" as if there are no excavations with the assumption being they intend to leave any and all excavated materials on site. As discussed during the meeting, they will definitely need to excavate for foundations and utilities, but there are no plans showing the intended re-use of such excavated materials. This needs to be clarified if this will be used as the "fill" for the ground mount area? Any excavated material should be removed from the site, or a clear spoils reuse plan needs to be submitted so it is clear there will be no impacts to existing drainage of the facility and/or its current aesthetics.
12. Page of 6 of 13; Full Environmental Assessment Form - Part 1 - Project and Setting; Section D.2.e: The applicant clicks off "no" that the proposed action will disturb more than one acre and create storm runoff. I do not believe this is true, and that's whether this application needs to take into account the proposed paving or not. The hydrology of the storm water runoff will assuredly be changed as a result of the additional structures being installed and it needs to be looked at as far as the current SPDES design for the facility.
13. Page of 9 of 13; Full Environmental Assessment Form - Part 1 - Project and Setting; Section E.1.a: The applicant should add "recreational" to the other section of this question.
14. Page of 9 of 13; Full Environmental Assessment Form - Part 1 - Project and Setting; Section E.1.b: The estimated acreage listed is only for the recreational facility portion of Granite Knolls Park, and does not take into account the rest of the parkland area.

15. Page of 10 of 13; Full Environmental Assessment Form - Part 1 - Project and Setting; Section E.1.c: The applicant clicks off "no" that the project site is being used for public recreation; clear error.
16. Page of 13 of 13; Full Environmental Assessment Form - Part 1 - Project and Setting; Section E.3.f: The applicant clicks off "yes" that the project site is located in or adjacent to archeological sensitive area. Is this accurate, and if so, what is this specifically in reference too? What restrictions would that then bring to this proposed use?

As noted above, the schedule for this construction is critical to the YPRC as well as the many families that use this facility. After what we recently went through with the closure of Legacy Fields, we are sensitive to the needs of the community and have been consistent with our position that this work should be completed between mid-November and mid-March so as to have as little impact to our local sporting clubs and our recreational programs. While not ideal for construction operations, it is what is best for the town and that's what we need to push for during this review process. we would ask that the next submission require a proposed construction schedule for review.

We appreciate the Planning Board including the YPRC in its review of the project, and we look forward to receiving a more detailed package so that it can be properly vetted so as to limit the impact the use and long term operation of this facility. Any questions, feel free to call me on my cell (732-801-1413).

Regards,

PJ Cumiskey
Vice-Chairman
Yorktown Parks and Recreation Commission (YPRC)

Yorktown Energy Storage



November 9, 2021

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

**RE: Amendment - Special Use Permit
Tier 2 Battery Storage System
3901 Gomer Court
Yorktown, NY**

Dear Members of the Planning Board:

Yorktown Energy Storage 1, LLC is requesting an amendment to the existing Special Use Permit for the Tier 2 Battery Storage Project at 3901 Gomer Court. The amendment request is due to technology upgrades afforded by the Fluence Gridstack battery storage system compared to the previous containerized design. Overall, the basics of the site and general functionality of the system are unchanged.

The benefits of the system are as follows:

- Improved safety and emergency operation systems due to smaller battery containers (24 cubes vs 5 large containers previously), each with self-contained HVAC and fire protection systems.
- Fluence Gridstack is UL9540a certified. UL9540A is the industry standard test method for evaluating thermal runaway fire propagation in battery energy storage systems.
- Reduced system fenced area (from 14,817 SF to 10,228 SF) and impervious area (from 3,660 SF to 3,465 SF)
- Reduced system height (from 13' to 9.5')

We are providing the following documentation for review (8 copies each):

- Revised Site Use Plan set dated 11/09/21 (24x36)
- Fluence Operations and Maintenance Manual
- Fluence Gridstack Dimension Specs
- FirePro Xtinguish Solid Aerosol Cut Sheet

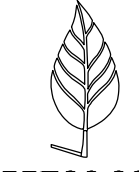
Please feel free to contact me via phone or email at 315-378-9567 or ggibbons@borregosolar.com should you have any questions.

Best,

A handwritten signature in black ink, appearing to read 'G. Gibbons'.

Greg Gibbons, PE
Project Engineer

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GreenbergFarrow
21 SOUTH EVERGREEN AVENUE
SUITE 200
ARLINGTON HEIGHTS, IL 60005
TEL: 847-798-9200, F: 847-798-9537

SITE USE PLANS

3901 GOMER COURT, YORKTOWN, NY 10598 5000 KW RATED / 15000 KWH ENERGY STORAGE SYSTEM

<p>GENERAL NOTES</p> <ol style="list-style-type: none"> AS CONTAINED HEREIN, "CONTRACTOR" IS ASSUMED TO BE THE EPC PROVIDER HIRED BY THE SYSTEM/PROJECT OWNER. WHEN THERE IS A CONFLICT BETWEEN THESE GENERAL NOTES AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN. 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. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING A CONSTRUCTION LEVEL DESIGN AND ASSOCIATED DRAWINGS AND DETAILS. COORDINATE THESE DRAWINGS WITH SPECIFICATIONS AND MANUFACTURER INSTALLATION AND OPERATION MANUALS. UNLESS OTHERWISE NOTED, THE DESIGN REPRESENTED ON THESE PLANS IS BASED ON THE INFORMATION AND CRITERIA LISTED IN THE "BASIS OF DESIGN" SECTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY SUCH INFORMATION IN PREPARATION OF THE CONSTRUCTION DESIGN. THE EXISTING CONDITIONS REPRESENTED ON THESE PLANS ARE BASED ON PUBLICLY AVAILABLE INFORMATION AND THE SITE DISCOVERY SUMMARIZED IN THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF SUCH INFORMATION AND SUPPLEMENT WITH ANY ADDITIONAL REQUIRED INFORMATION. UNLESS INDICATED AS EXISTING (E), ALL PROPOSED MATERIALS AND EQUIPMENT SHALL BE CONSIDERED TO BE NEW. ALL EQUIPMENT AND COMPONENTS SHALL BE MOUNTED IN COMPLIANCE WITH THE MANUFACTURER'S REQUIREMENTS, CONSTRUCTION DETAILS, AND/OR PRUDENT INDUSTRY STANDARDS. 	<p>PROJECT SCOPE</p> <p>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 PURPOSE BUILT CONTAINERS (CUBES) WITH INTEGRATED BATTERY MANAGEMENT SYSTEM, HEATING, VENTILATION, AIR CONDITIONING UNIT(S), AND FIRE SUPPRESSION SYSTEMS. THE ENERGY STORAGE MODULES WILL BE WIRED IN SERIES AND CONNECTED TO THE POWER CONVERSION SYSTEM, WHICH WILL CONVERT DC TO AC WHILE THE BATTERIES ARE DISCHARGING.</p>	<p>LOCATION MAP</p>	<p>Sheet List Table</p> <table border="1"> <thead> <tr> <th>Sheet Number</th> <th>Sheet Title</th> </tr> </thead> <tbody> <tr> <td>T-1</td> <td>TITLE PAGE</td> </tr> <tr> <td colspan="2">CIVIL</td> </tr> <tr> <td>C-1.0</td> <td>EXISTING CONDITIONS PLAN</td> </tr> <tr> <td>C-2.0</td> <td>LAYOUT AND MATERIALS PLAN</td> </tr> <tr> <td>C-2.2</td> <td>VISUAL ANALYSIS SITE PHOTOS</td> </tr> <tr> <td>C-2.3</td> <td>FEMA FLOODZONE COMPARISON</td> </tr> <tr> <td>C-2.4</td> <td>CONSERVATION EASEMENT</td> </tr> <tr> <td>C-3.0</td> <td>GRADING AND EROSION CONTROL PLAN</td> </tr> <tr> <td>C-4.0</td> <td>CIVIL DETAILS</td> </tr> <tr> <td>C-5.0</td> <td>DECOMMISSIONING PLAN</td> </tr> <tr> <td>C-6.0</td> <td>LANDSCAPE PLAN</td> </tr> <tr> <td colspan="2">ELECTRICAL</td> </tr> <tr> <td>E-3.3</td> <td>AC THREE LINE DIAGRAM</td> </tr> <tr> <td>E-6.0</td> <td>PLACARDS</td> </tr> <tr> <td>E-7.0</td> <td>DATA SHEETS</td> </tr> </tbody> </table>	Sheet Number	Sheet Title	T-1	TITLE PAGE	CIVIL		C-1.0	EXISTING CONDITIONS PLAN	C-2.0	LAYOUT AND MATERIALS PLAN	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	ELECTRICAL		E-3.3	AC THREE LINE DIAGRAM	E-6.0	PLACARDS	E-7.0	DATA SHEETS														
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<p>APPLICABLE CODES AND STANDARDS</p> <p>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</p>	<p>PROJECT DIRECTORY</p> <table border="0"> <tr> <td>LAND OWNER / HOST GOMER PROPERTIES ASSOCIATES LTD. ANN MARIE DRING 3901 GOMER COURT YORKTOWN, NY 10598</td> <td>CIVIL ENGINEER FIRM: GREENBERGFARROW CONTACT: KERI WILLIAMS PHONE: (781)-929-1651</td> </tr> <tr> <td>AUTHORITY HAVING JURISDICTION TOWN OF YORKTOWN 363 UNDERHILL AVENUE YORKTOWN HEIGHTS, NY 10598</td> <td>ELECTRICAL ENGINEER FIRM: BORREGO SOLAR SYSTEMS, INC. CONTACT: AHARON WRIGHT PHONE: (978)-221-3081</td> </tr> <tr> <td>UTILITY CON EDISON</td> <td>DESIGN ENGINEER FIRM: BORREGO SOLAR SYSTEMS, INC. CONTACT: CALEB LETOURNEAU PHONE: (978)-735-1606</td> </tr> </table>	LAND OWNER / HOST GOMER PROPERTIES ASSOCIATES LTD. ANN MARIE DRING 3901 GOMER COURT YORKTOWN, NY 10598	CIVIL ENGINEER FIRM: GREENBERGFARROW CONTACT: KERI WILLIAMS PHONE: (781)-929-1651	AUTHORITY HAVING JURISDICTION TOWN OF YORKTOWN 363 UNDERHILL AVENUE YORKTOWN HEIGHTS, NY 10598	ELECTRICAL ENGINEER FIRM: BORREGO SOLAR SYSTEMS, INC. CONTACT: AHARON WRIGHT PHONE: (978)-221-3081	UTILITY CON EDISON	DESIGN ENGINEER FIRM: BORREGO SOLAR SYSTEMS, INC. CONTACT: CALEB LETOURNEAU PHONE: (978)-735-1606	<p>GENERAL ABBREVIATIONS</p> <table border="0"> <tr> <td>(E) EXISTING</td> <td>NS NORTH-SOUTH</td> </tr> <tr> <td>AHJ AUTHORITY HAVING JURISDICTION</td> <td>NTS NOT TO SCALE</td> </tr> <tr> <td>AL ALUMINUM</td> <td>OAE OR APPROVED EQUAL</td> </tr> <tr> <td>APPROX APPROXIMATE</td> <td>OC ON CENTER</td> </tr> <tr> <td>ARY ARRAY</td> <td>OD OUTSIDE DIAMETER</td> </tr> <tr> <td>BLDG BUILDING</td> <td>OFCl OWNER FURNISHED CONTRACTOR INSTALLED</td> </tr> <tr> <td>BSS BORREGO SOLAR SYSTEM</td> <td>PV PHOTOVOLTAIC</td> </tr> <tr> <td>CL CENTERLINE</td> <td>PVC POLY VINYL CHLORIDE</td> </tr> <tr> <td>DAS DATA ACQUISITION SYSTEM</td> <td>SCH SCHEDULE</td> </tr> <tr> <td>DIA DIAMETER</td> <td>SS STAINLESS STEEL</td> </tr> <tr> <td>DO DITTO</td> <td>SSS SOLAR SUPPORT STRUCTURE</td> </tr> <tr> <td>EW EAST-WEST</td> <td>STC STANDARD TEST CONDITIONS</td> </tr> <tr> <td>FBO FURNISHED BY OTHERS</td> <td>TBD TO BE DETERMINED</td> </tr> <tr> <td>FF FORWARD FACING</td> <td>TP TAMPER PROOF</td> </tr> <tr> <td>GALV GALVANIZED</td> <td>TYP TYPICAL</td> </tr> <tr> <td>HDG HOT DIP GALVANIZED</td> <td>UON UNLESS OTHERWISE NOTED</td> </tr> <tr> <td>HVAC HEATING VENTILATION AND AIR CONDITIONING</td> <td>VIF VERIFY IN FIELD</td> </tr> <tr> <td>ID INSIDE DIAMETER</td> <td>WP WEATHER PROOF</td> </tr> <tr> <td>MFR MANUFACTURER</td> <td></td> </tr> <tr> <td>MOD SOLAR MODULE</td> <td></td> </tr> </table> <p style="text-align: right;">REV 1.0</p>	(E) EXISTING	NS NORTH-SOUTH	AHJ AUTHORITY HAVING JURISDICTION	NTS NOT TO SCALE	AL ALUMINUM	OAE OR APPROVED EQUAL	APPROX APPROXIMATE	OC ON CENTER	ARY ARRAY	OD OUTSIDE DIAMETER	BLDG BUILDING	OFCl OWNER FURNISHED CONTRACTOR INSTALLED	BSS BORREGO SOLAR SYSTEM	PV PHOTOVOLTAIC	CL CENTERLINE	PVC POLY VINYL CHLORIDE	DAS DATA ACQUISITION SYSTEM	SCH SCHEDULE	DIA DIAMETER	SS STAINLESS STEEL	DO DITTO	SSS SOLAR SUPPORT STRUCTURE	EW EAST-WEST	STC STANDARD TEST CONDITIONS	FBO FURNISHED BY OTHERS	TBD TO BE DETERMINED	FF FORWARD FACING	TP TAMPER PROOF	GALV GALVANIZED	TYP TYPICAL	HDG HOT DIP GALVANIZED	UON UNLESS OTHERWISE NOTED	HVAC HEATING VENTILATION AND AIR CONDITIONING	VIF VERIFY IN FIELD	ID INSIDE DIAMETER	WP WEATHER PROOF	MFR MANUFACTURER		MOD SOLAR MODULE		<p>BASIS OF DESIGN</p> <p>BOUNDARY & TOPOGRAPHIC SURVEY: LAWSON SURVEYING & MAPPING JUNE 2020</p> <p>WETLAND STREAM AND DELINEATION REPORT: SHUMAKER CONSULTING ENGINEERING & LAND SURVEYING, D.P.C MARCH 2019</p> <p>GEOTECHNICAL REPORT: GZA GEOENVIRONMENTAL OF NEW YORK APRIL 2021</p> <p>APPLICABLE BUILDING CODE: 2020 BUILDING CODE OF NEW YORK STATE</p> <p>RISK CATEGORY: I</p> <p>WIND CRITERIA: EXPOSURE CATEGORY: C WIND SPEED (V): 105 MPH TOPOGRAPHIC FACTOR (K_z): 1.0</p> <p>SNOW CRITERIA: GROUND SNOW (P_g): 30 PSF MIN. FLAT ROOF SNOW (P_{f,min}): 0 PSF EXPOSURE FACTOR: (C_e): 1.0</p> <p>SEISMIC CRITERIA SITE CLASS: D S_g: 0.269 S_i: 0.060 S_{ps}: 0.284 S_{p1}: 0.096</p>
LAND OWNER / HOST GOMER PROPERTIES ASSOCIATES LTD. ANN MARIE DRING 3901 GOMER COURT YORKTOWN, NY 10598	CIVIL ENGINEER FIRM: GREENBERGFARROW CONTACT: KERI WILLIAMS PHONE: (781)-929-1651																																																
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SITE USE PLANS
3901 GOMER COURT, YORKTOWN, NY 10598

PROJECT NUMBER:
908-1385

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	09/18/20	MS	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	MS	SUP SUBMISSION
	11/09/21	TB	CG	SUP SUBMISSION

SCALES STATED ON DRAWINGS
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T-1
TITLE PAGE

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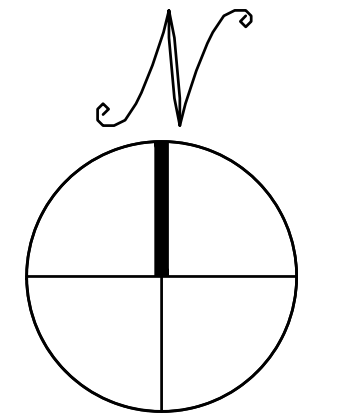
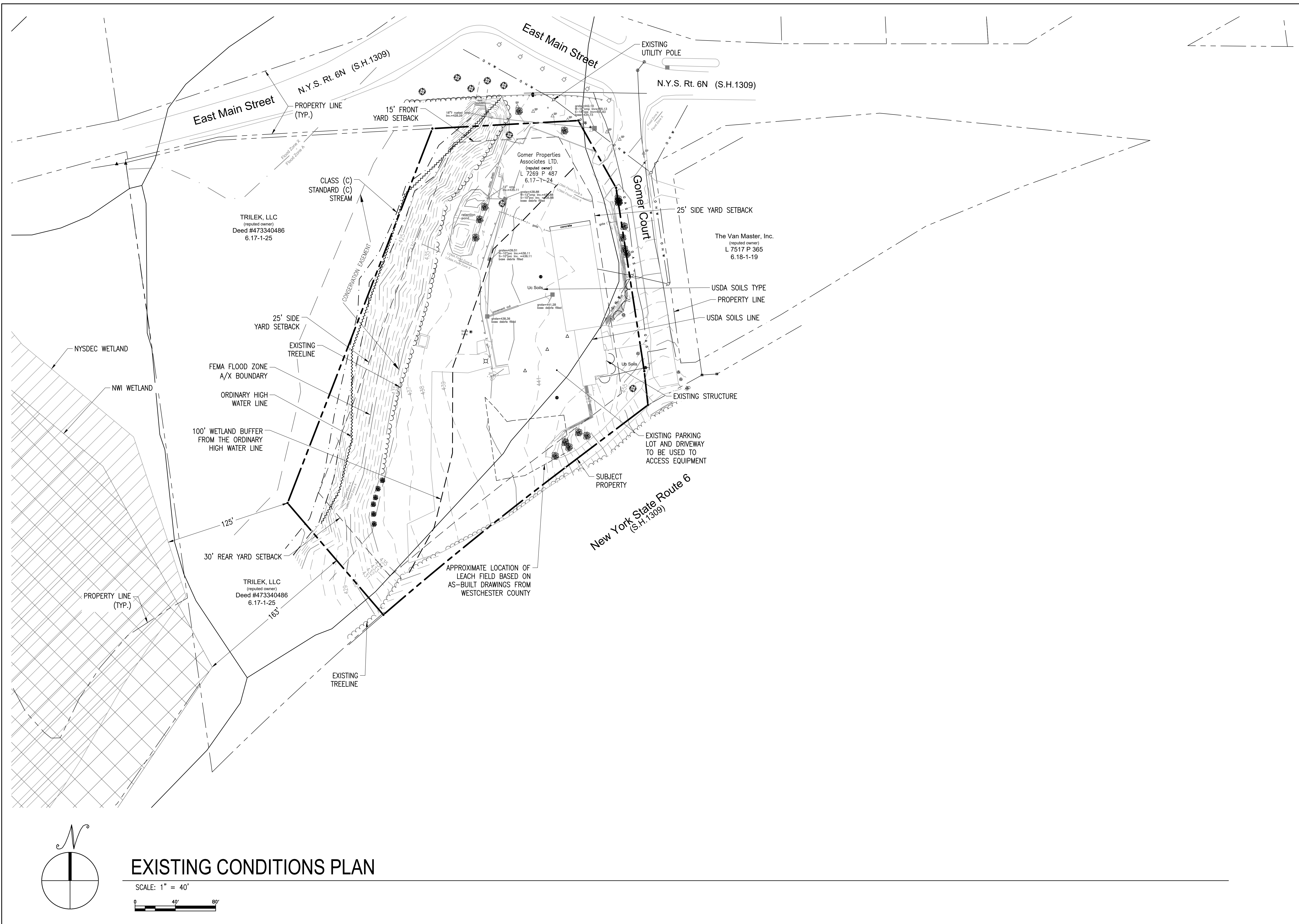
SITE USE PLANS
 3901 GOMER COURT, YORKTOWN, NY 10598

PROJECT NUMBER:
 908-1385

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	10/13/20	TB	MS	SUP SUBMISSION
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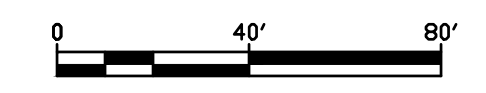
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C-1.0
 EXISTING CONDITIONS PLAN



EXISTING CONDITIONS PLAN

SCALE: 1" = 40'



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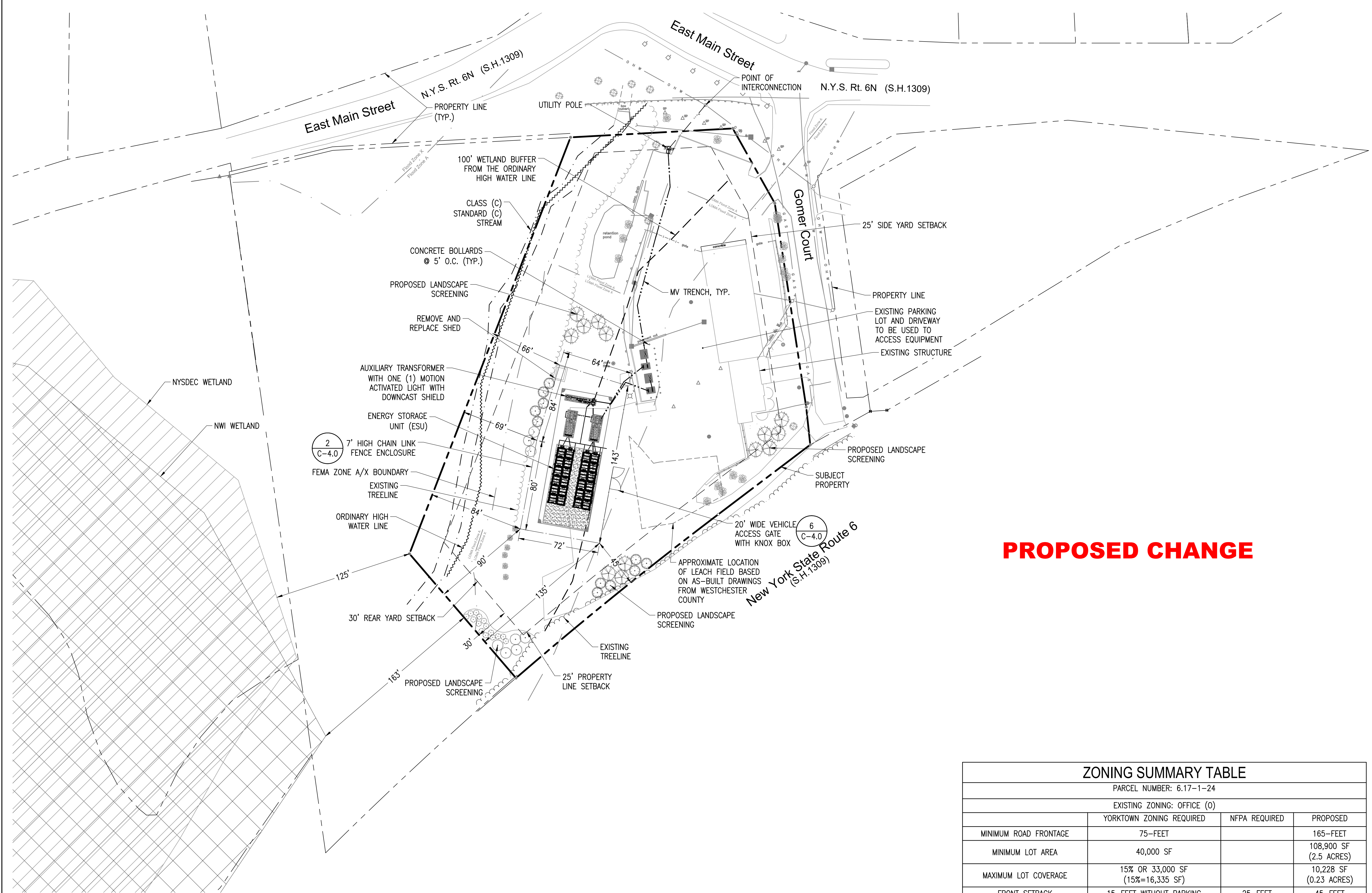
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	01/21/21	TB	MS	SUP SUBMISSION
	05/12/21	TB	MS	SUP SUBMISSION
	11/09/21	TB	GG	SUP SUBMISSION

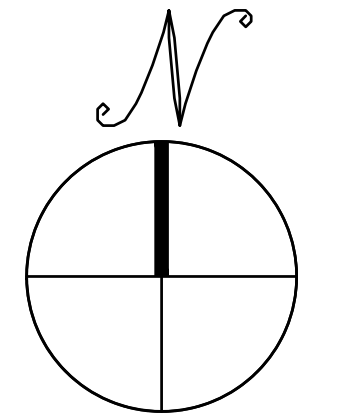
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C-2.0
 LAYOUT AND MATERIALS PLAN



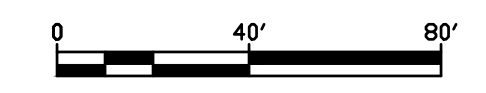
PROPOSED CHANGE

ZONING SUMMARY TABLE			
PARCEL NUMBER: 6.17-1-24			
EXISTING ZONING: OFFICE (O)			
	YORKTOWN ZONING REQUIRED	NFPA REQUIRED	PROPOSED
MINIMUM ROAD FRONTAGE	75- FEET		165- 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)		10,228 SF (0.23 ACRES)
FRONT SETBACK	15- FEET WITHOUT PARKING	25- FEET	45- FEET
SIDE SETBACK	NONE UNLESS USED AS ONE- WAY VEHICULAR ACCESS IT SHALL BE 17'	25- FEET	66- FEET
REAR SETBACK	30- FEET	25- FEET	90- FEET
SETBACK TO PERIMETER FENCING	NONE		45- FEET
MAXIMUM BUILDING HEIGHT	15- FEET		9.5- FEET
FENCE HEIGHT	7- FEET		7- FEET



LAYOUT AND MATERIALS PLAN

SCALE: 1" = 40'



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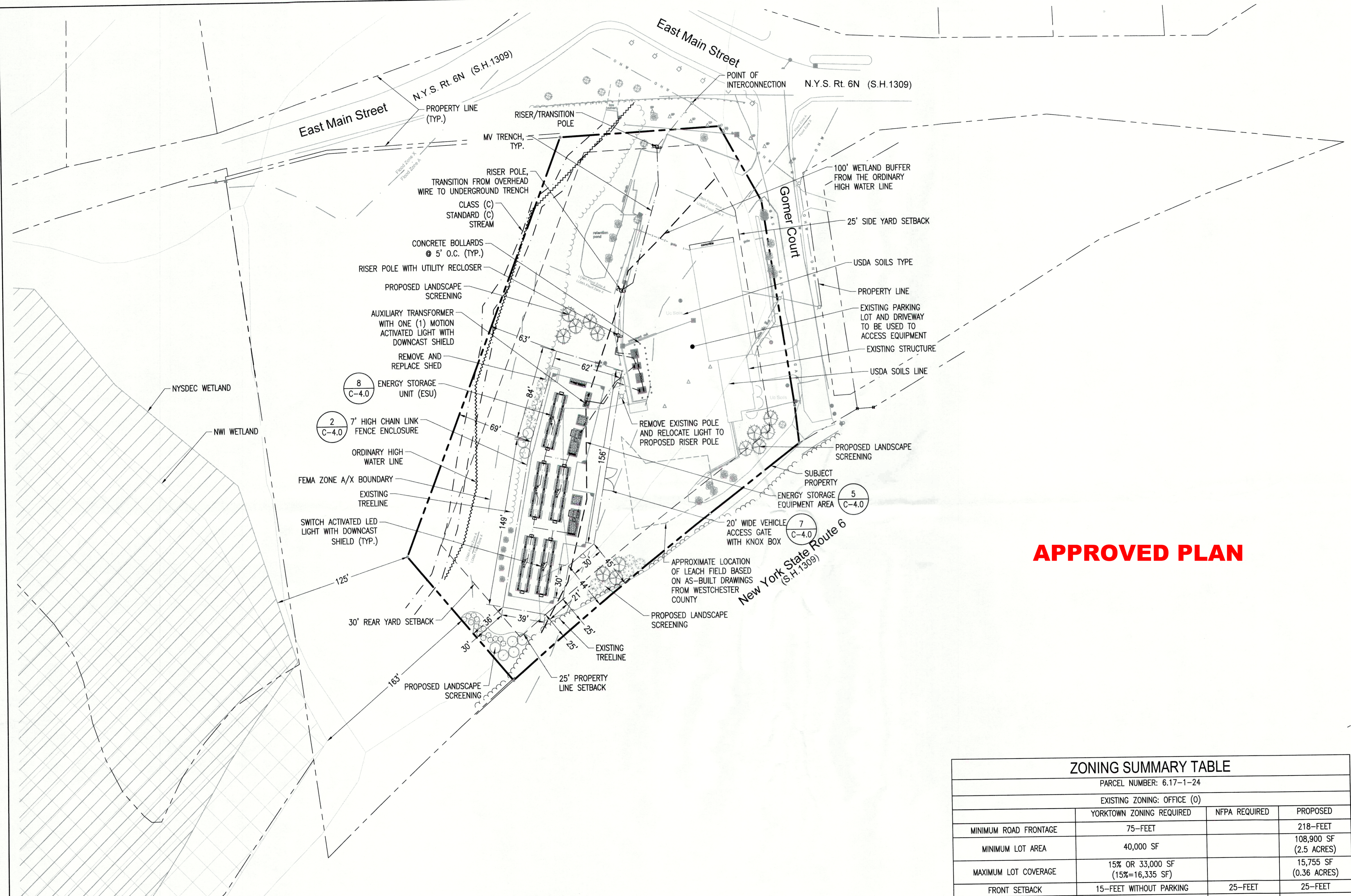
SITE USE PLANS
3901 GOMER COURT, YORKTOWN, NY 10598

PROJECT NUMBER:
908-1385

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
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	09/18/20	TB	MS	SUP SUBMISSION
	10/15/20	TB	MS	SUP SUBMISSION
	11/12/20	TB	MS	SUP SUBMISSION
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SCALES SHOWN ON DRAWINGS ARE VALID ONLY WHEN PLOTTED AT 11" x 17" OR 24" x 36"

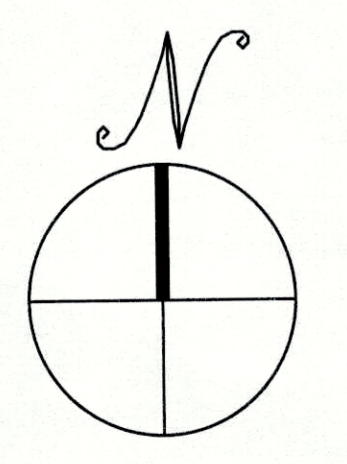
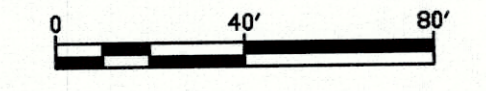
C-2.0
LAYOUT AND MATERIALS PLAN



APPROVED PLAN

LAYOUT AND MATERIALS PLAN

SCALE: 1" = 40'

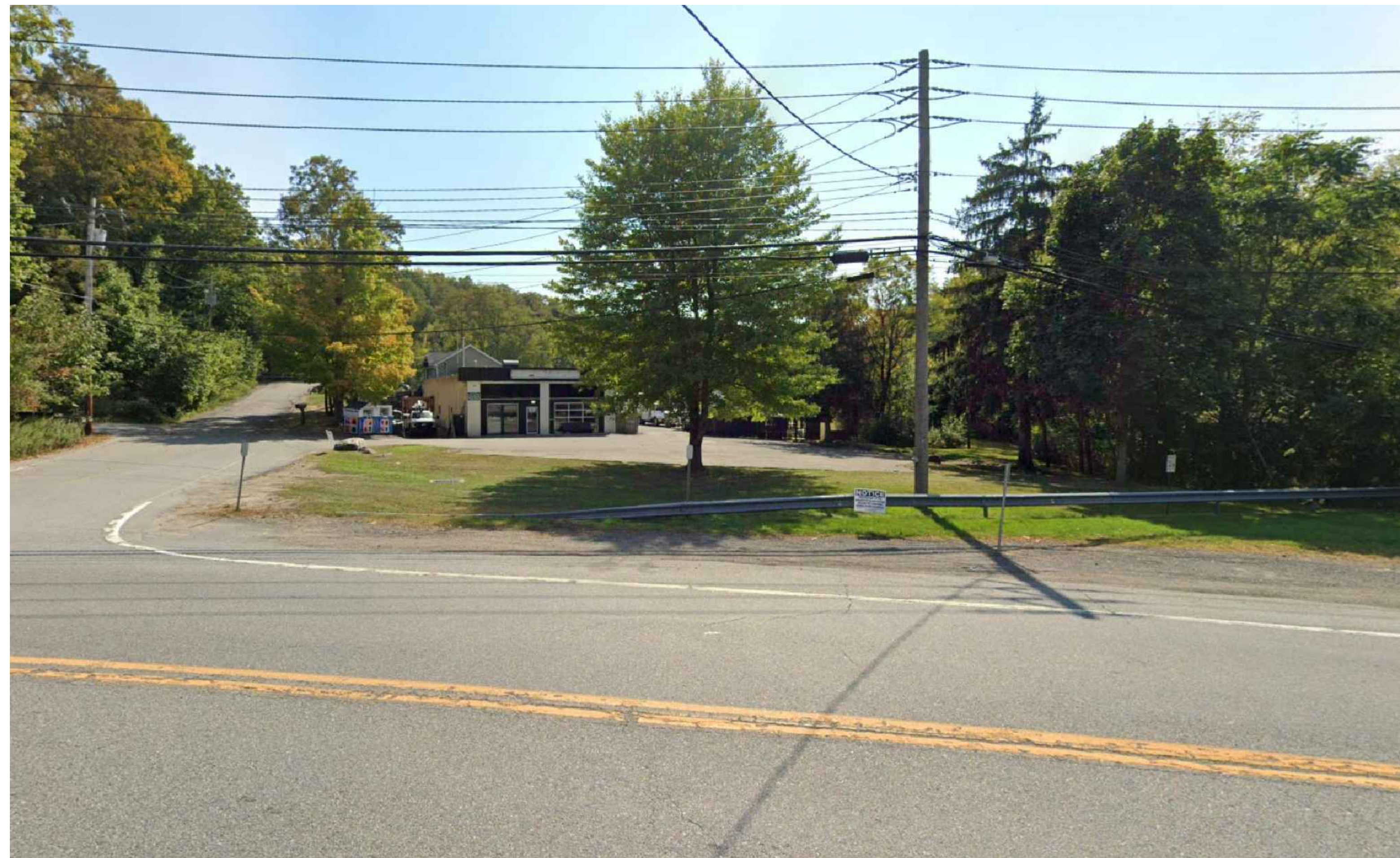


PARCEL NUMBER: 6.17-1-24			
EXISTING ZONING: OFFICE (O)			
	YORKTOWN ZONING REQUIRED	NFPA REQUIRED	PROPOSED
MINIMUM ROAD FRONTAGE	75- FEET		218- FEET
MINIMUM LOT AREA	40,000 SF		108,900 SF (2.5 ACRES)
MAXIMUM LOT COVERAGE	15% OR 33,000 SF (15%=16,335 SF)		15,755 SF (0.36 ACRES)
FRONT SETBACK	15- FEET 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

APPROVED
Resolution Number 20-27
Date August 14, 2021



VIEW 1 PHOTO



VIEW 2 PHOTO

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	11/09/21	TB	GC	SUP SUBMISSION

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C-2.2
 VISUAL ANALYSIS SITE
 PHOTOS

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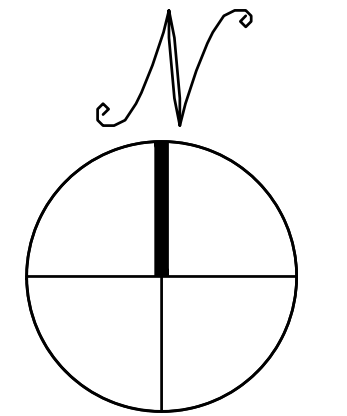
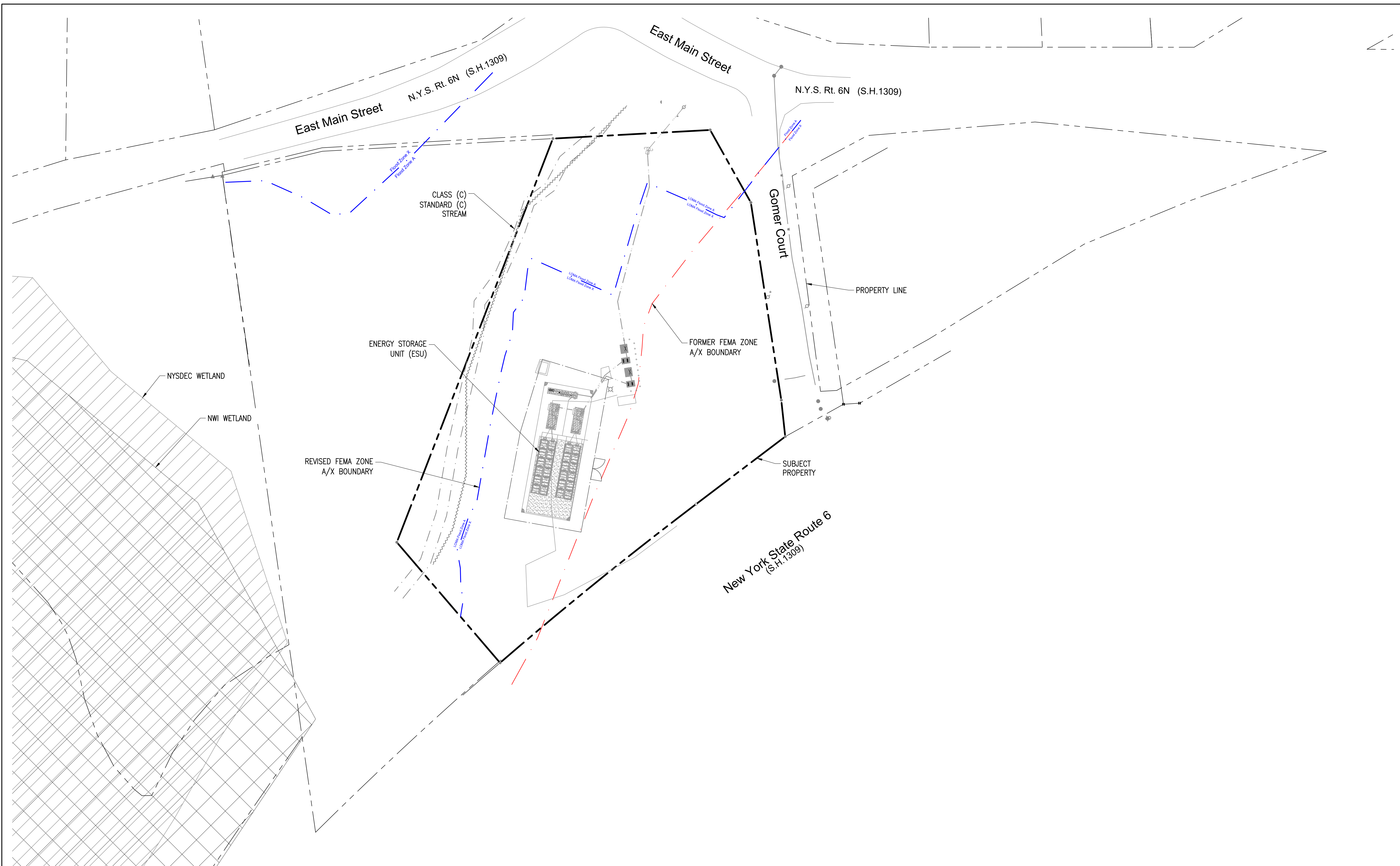
SITE USE PLANS
 3901 GOMER COURT, YORKTOWN, NY 10598

PROJECT NUMBER:
 908-1385

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
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	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	MS	SUP SUBMISSION
	11/09/21	TB	GC	SUP SUBMISSION

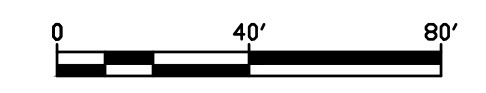
SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

C-2.3
 FEMA FLOODZONE COMPARISON



FEMA FLOODZONE COMPARISON

SCALE: 1" = 40'



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 SUITE 200
 ARLINGTON HEIGHTS, IL 60005
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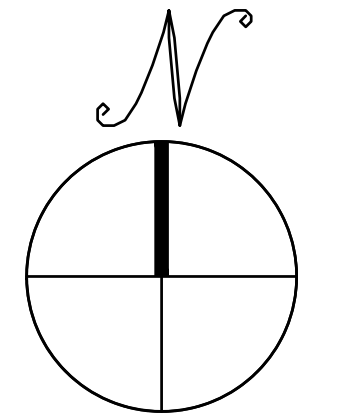
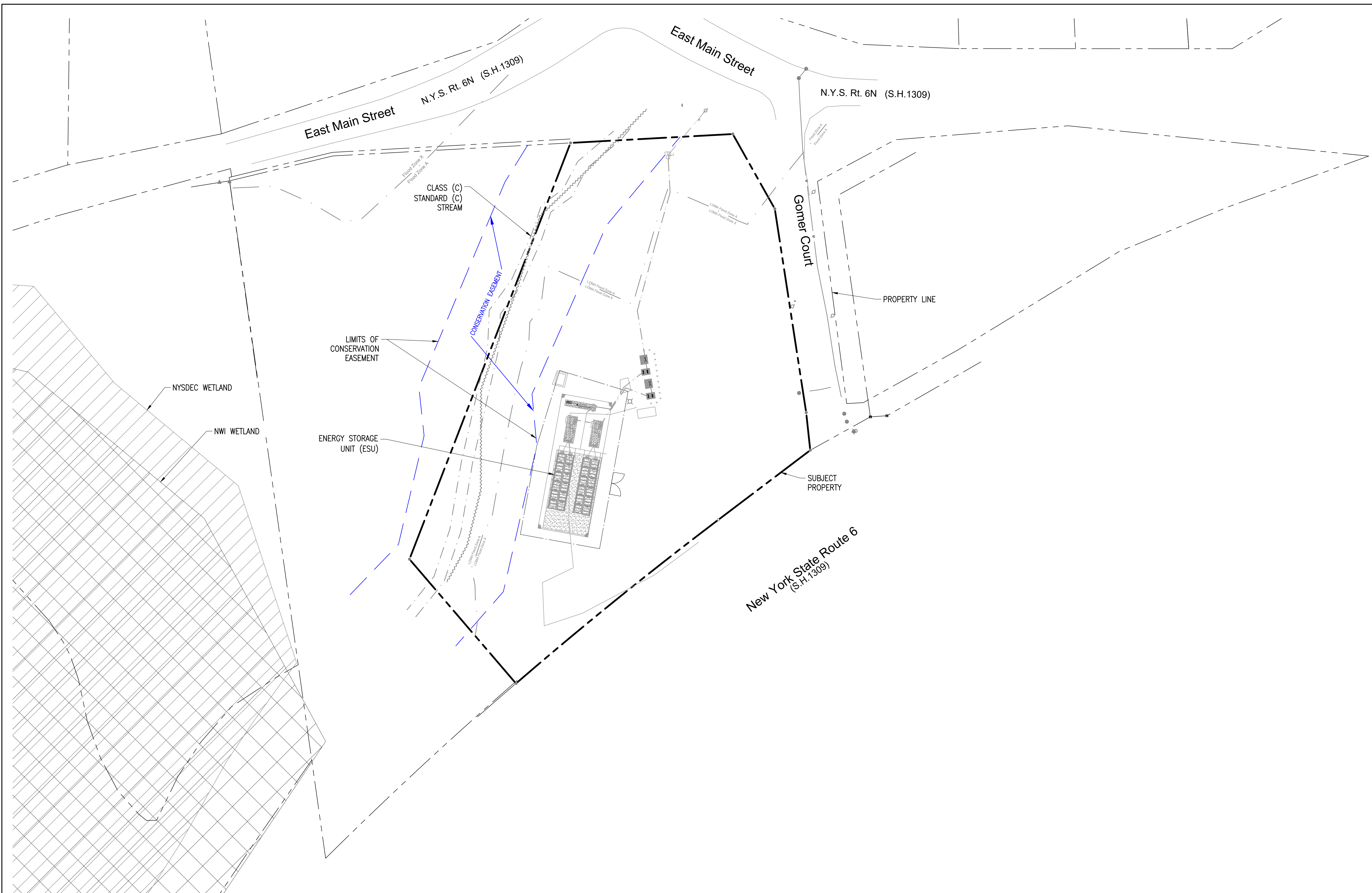
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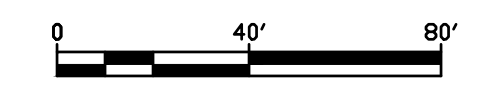
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C-2.4
 CONSERVATION EASEMENT



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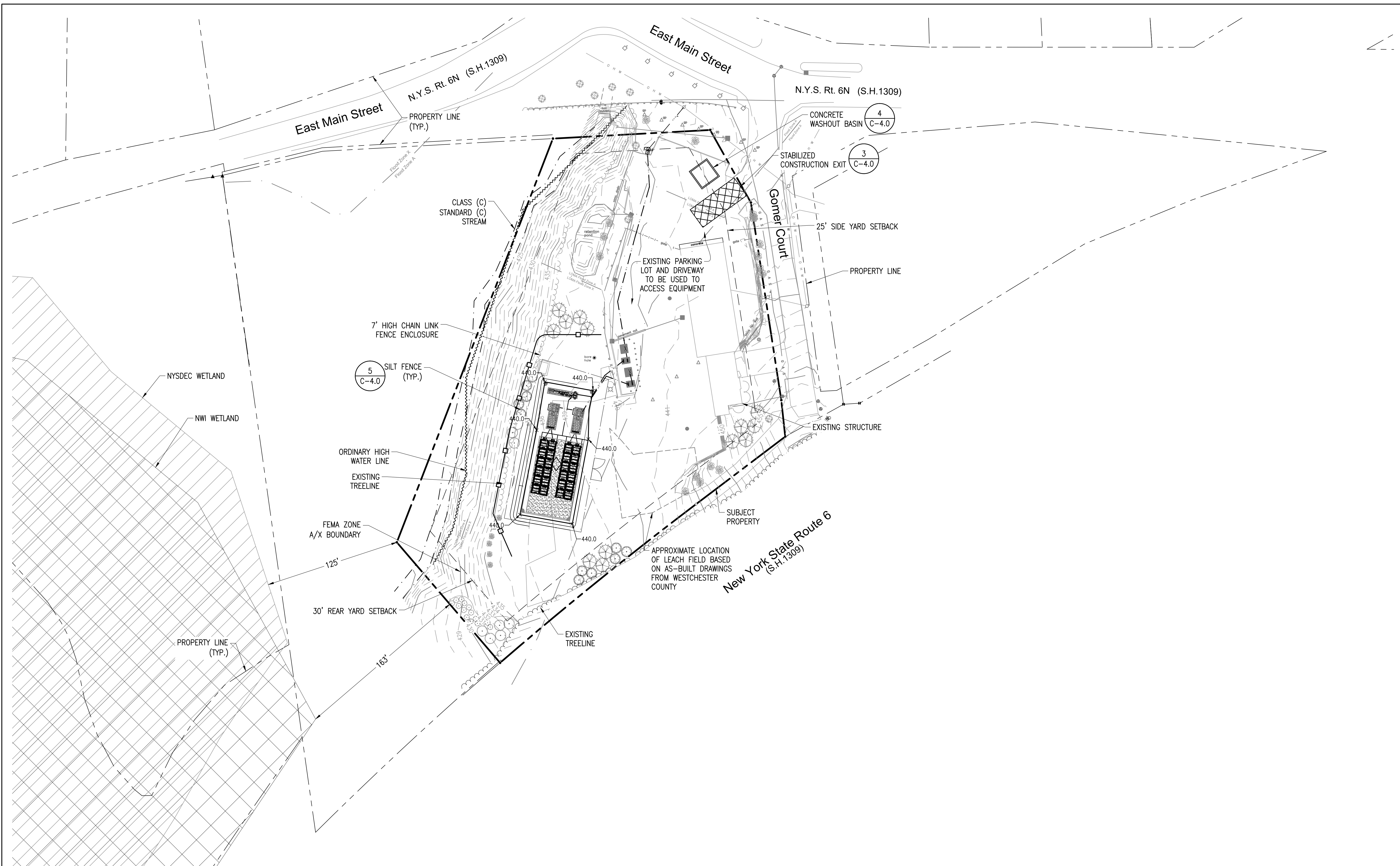
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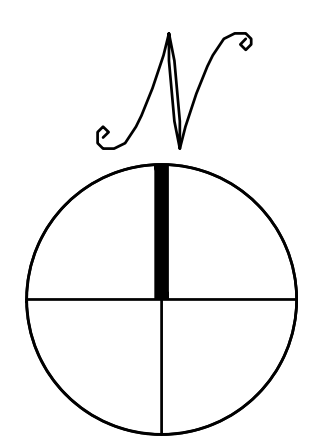
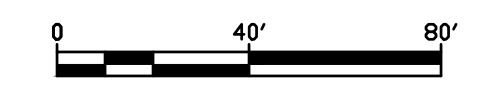
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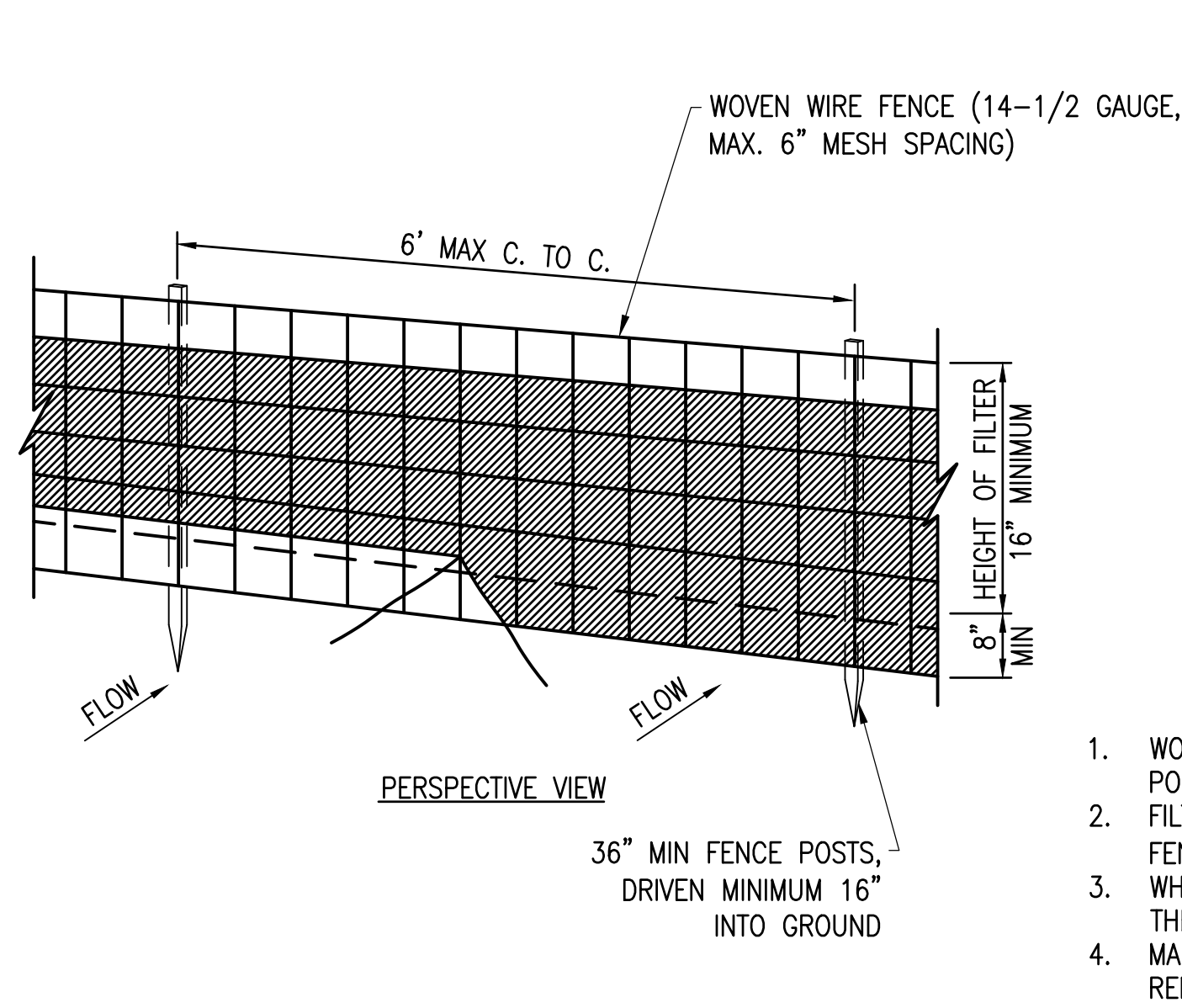
C-3.0
 GRADING AND EROSION CONTROL PLAN



GRADING AND EROSION CONTROL PLAN

SCALE: 1" = 40'

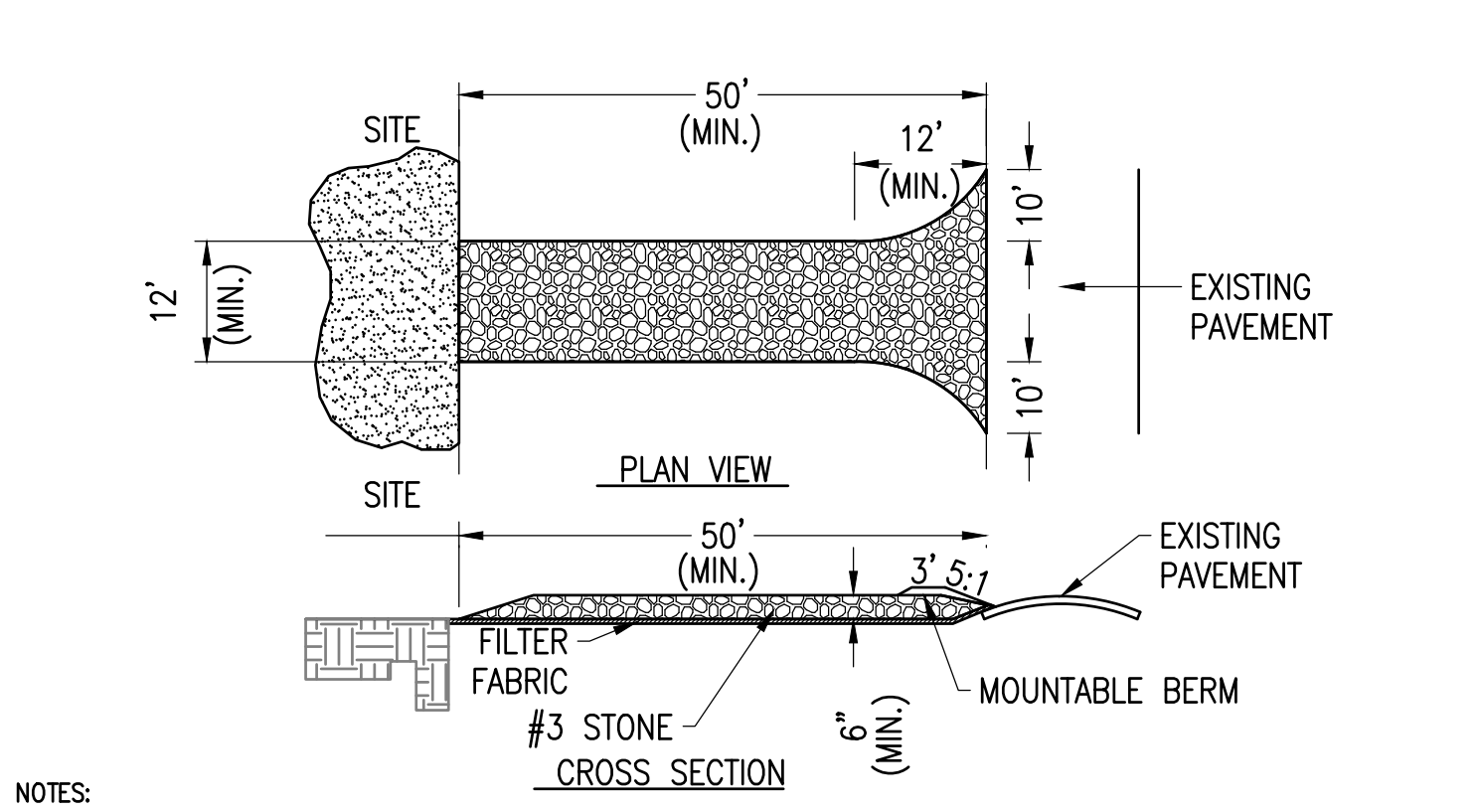




CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

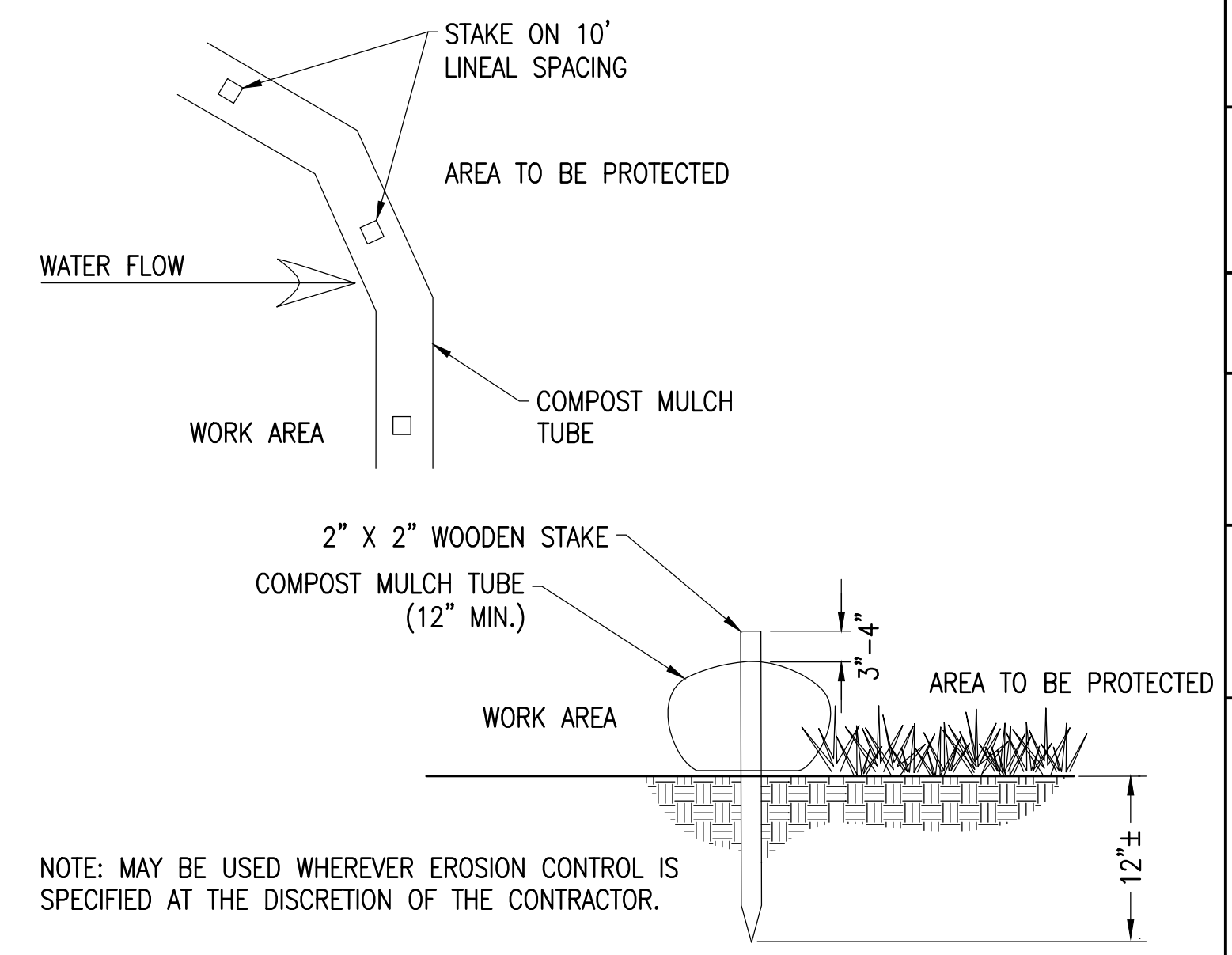
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- 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



NOTES:

- STONE SIZE - USE NYSDOT 703-0201 SIZE DESIGNATION #3 STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET.
- THICKNESS - NOT LESS THAN 6 INCHES.
- 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.
- GEOTEXTILE - SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- 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.
- 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.
- WHEN WHEEL WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

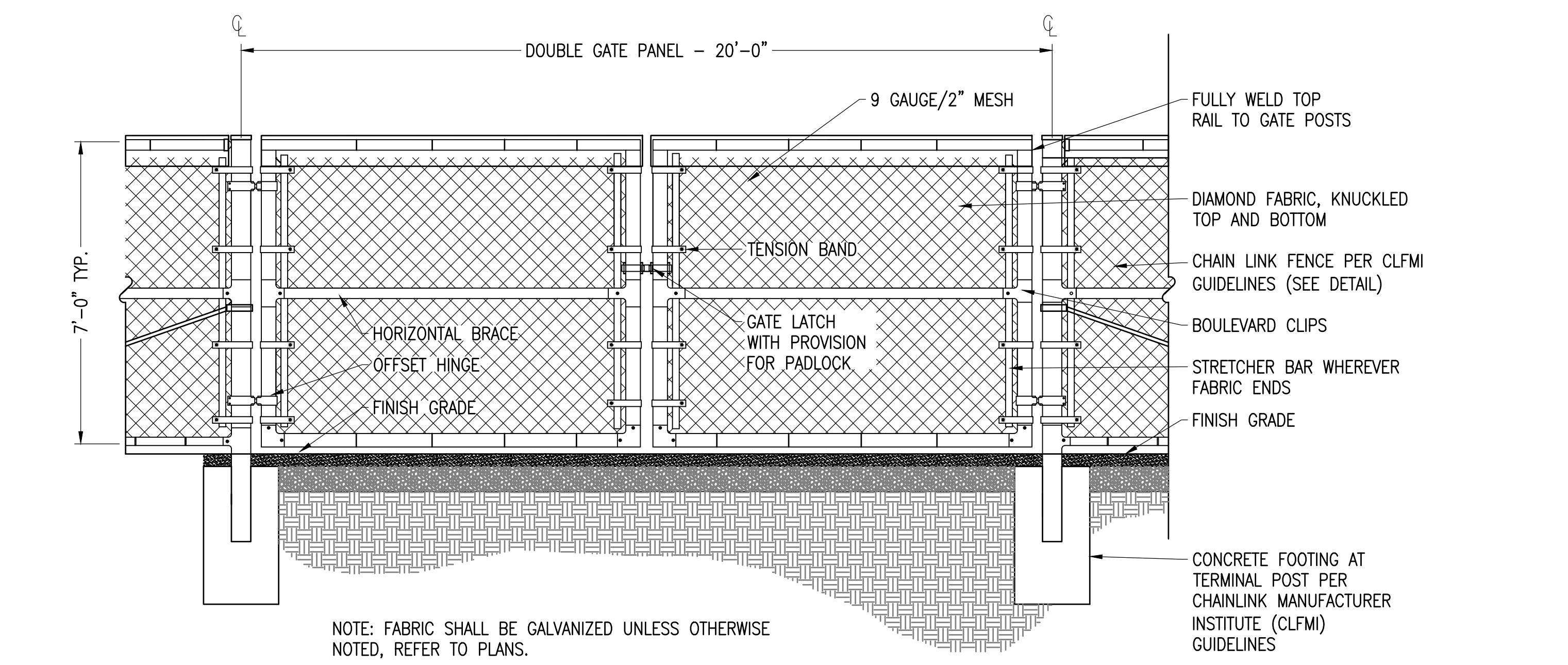


NOTE: MAY BE USED WHEREVER EROSION CONTROL IS SPECIFIED AT THE DISCRETION OF THE CONTRACTOR.

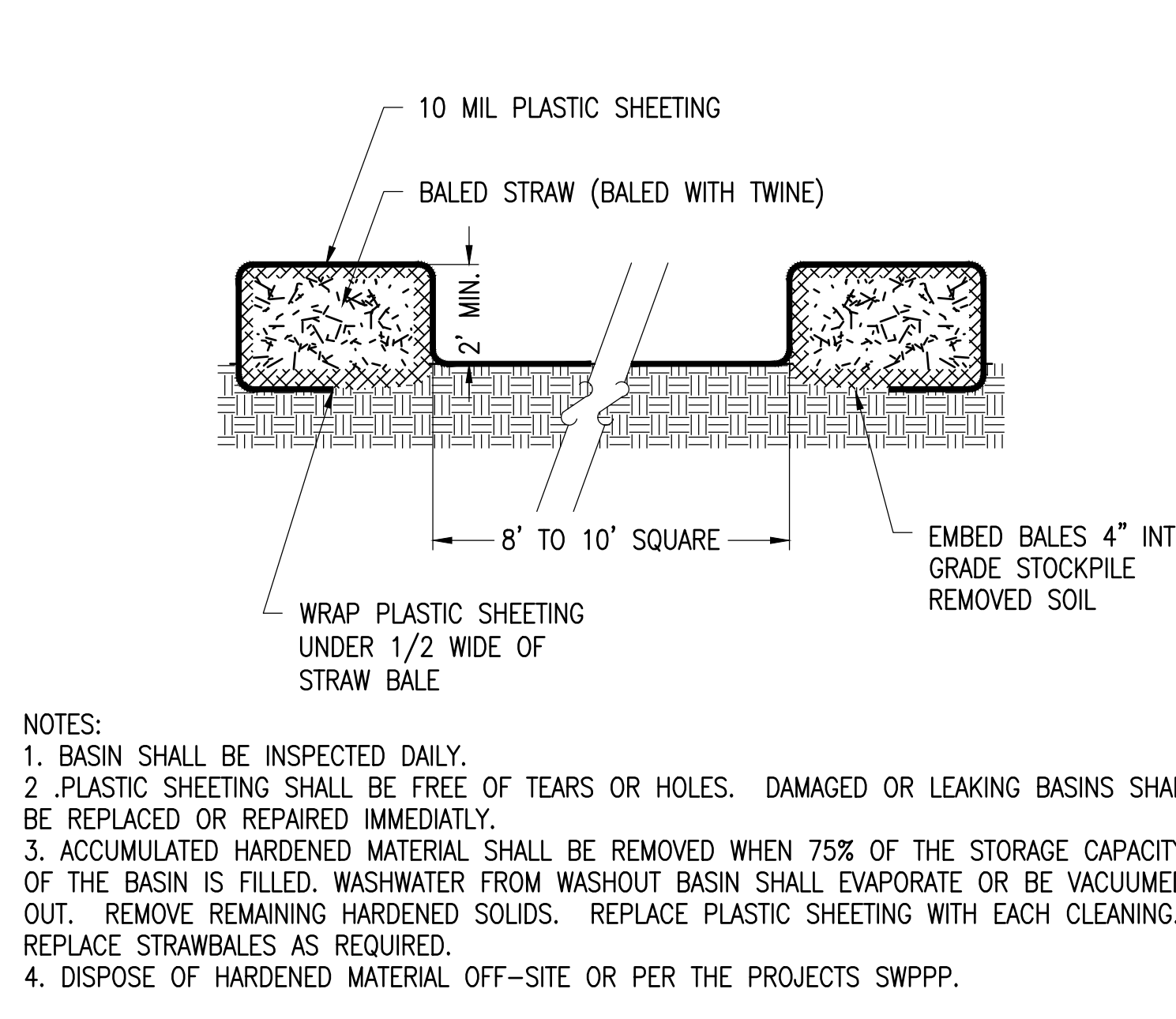
5 SILT FENCE DETAIL

3 STABILIZED CONSTRUCTION EXIT

1 MULCH TUBE

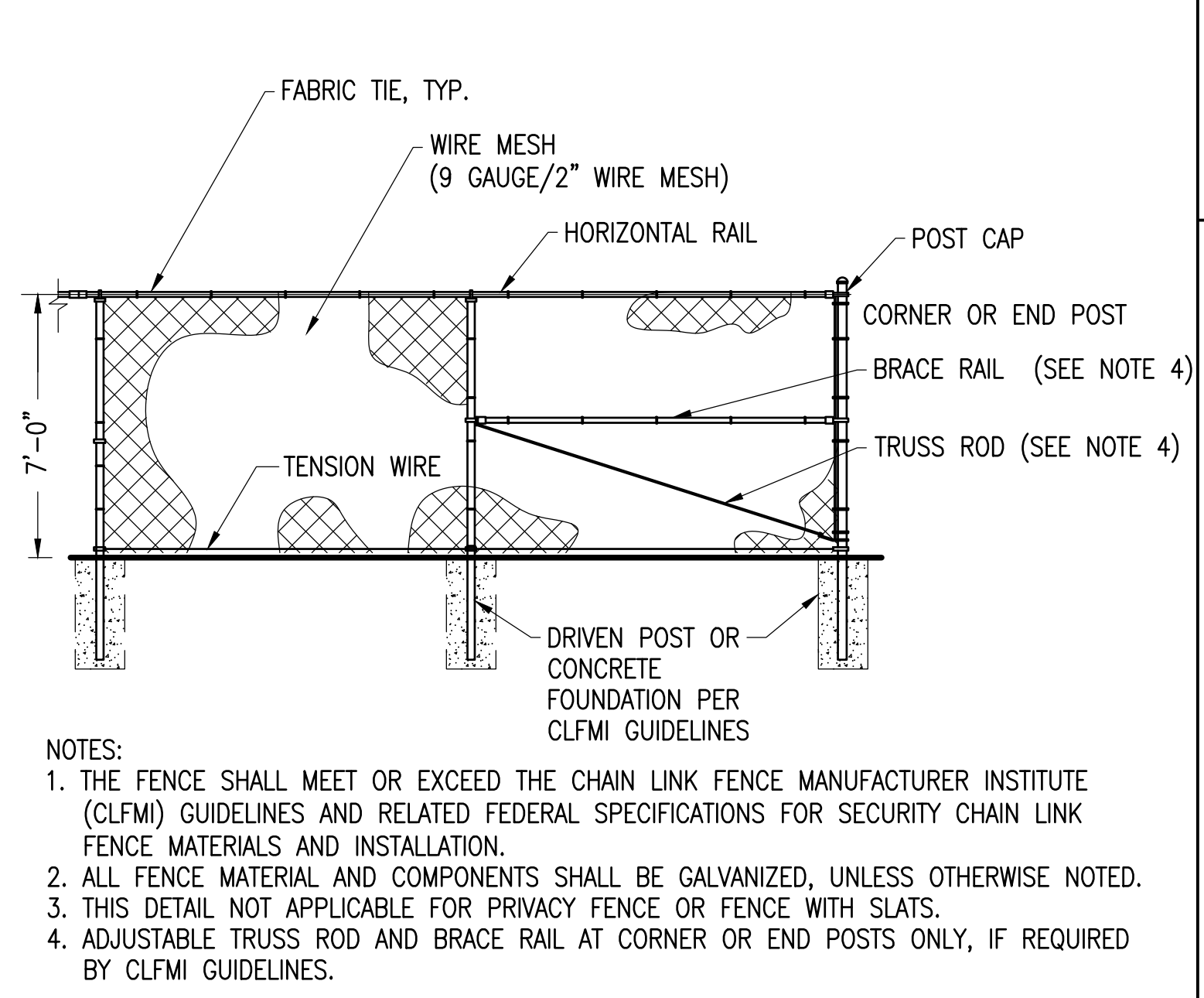


NOTE: FABRIC SHALL BE GALVANIZED UNLESS OTHERWISE NOTED, REFER TO PLANS.



NOTES:

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



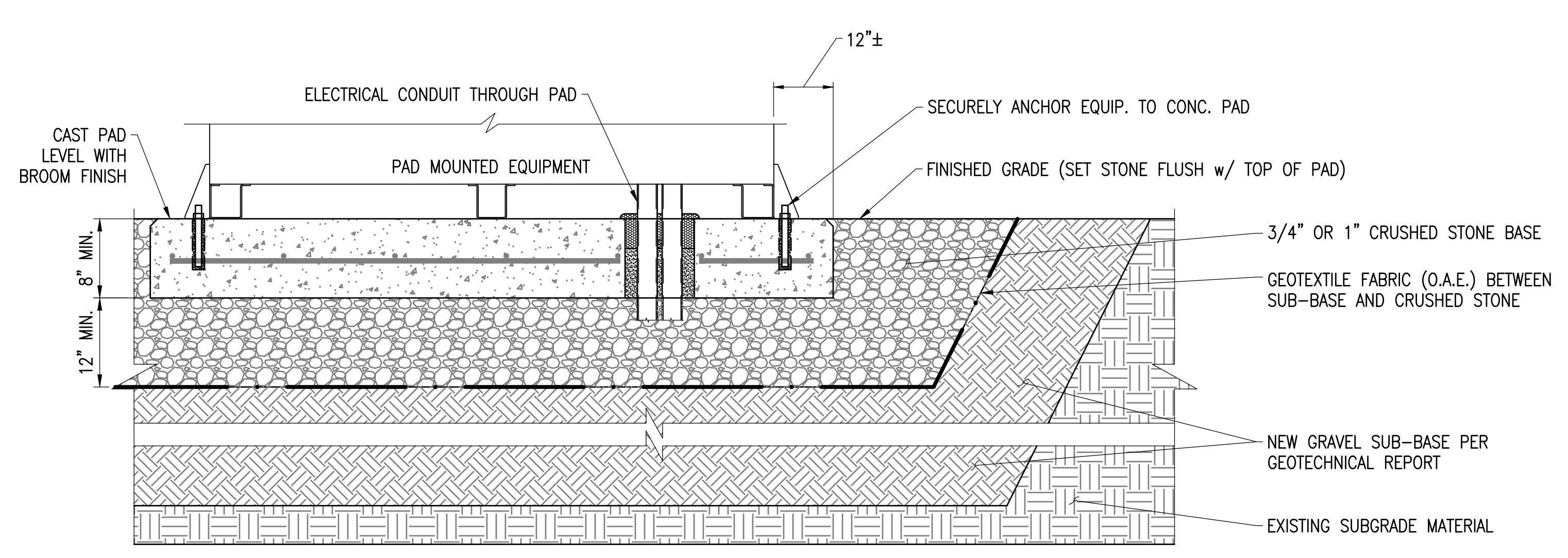
NOTES:

- 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.
- ALL FENCE MATERIAL AND COMPONENTS SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
- THIS DETAIL NOT APPLICABLE FOR PRIVACY FENCE OR FENCE WITH SLATS.
- ADJUSTABLE TRUSS ROD AND BRACE RAIL AT CORNER OR END POSTS ONLY, IF REQUIRED BY CLFMI GUIDELINES.

6 VEHICLE GATE

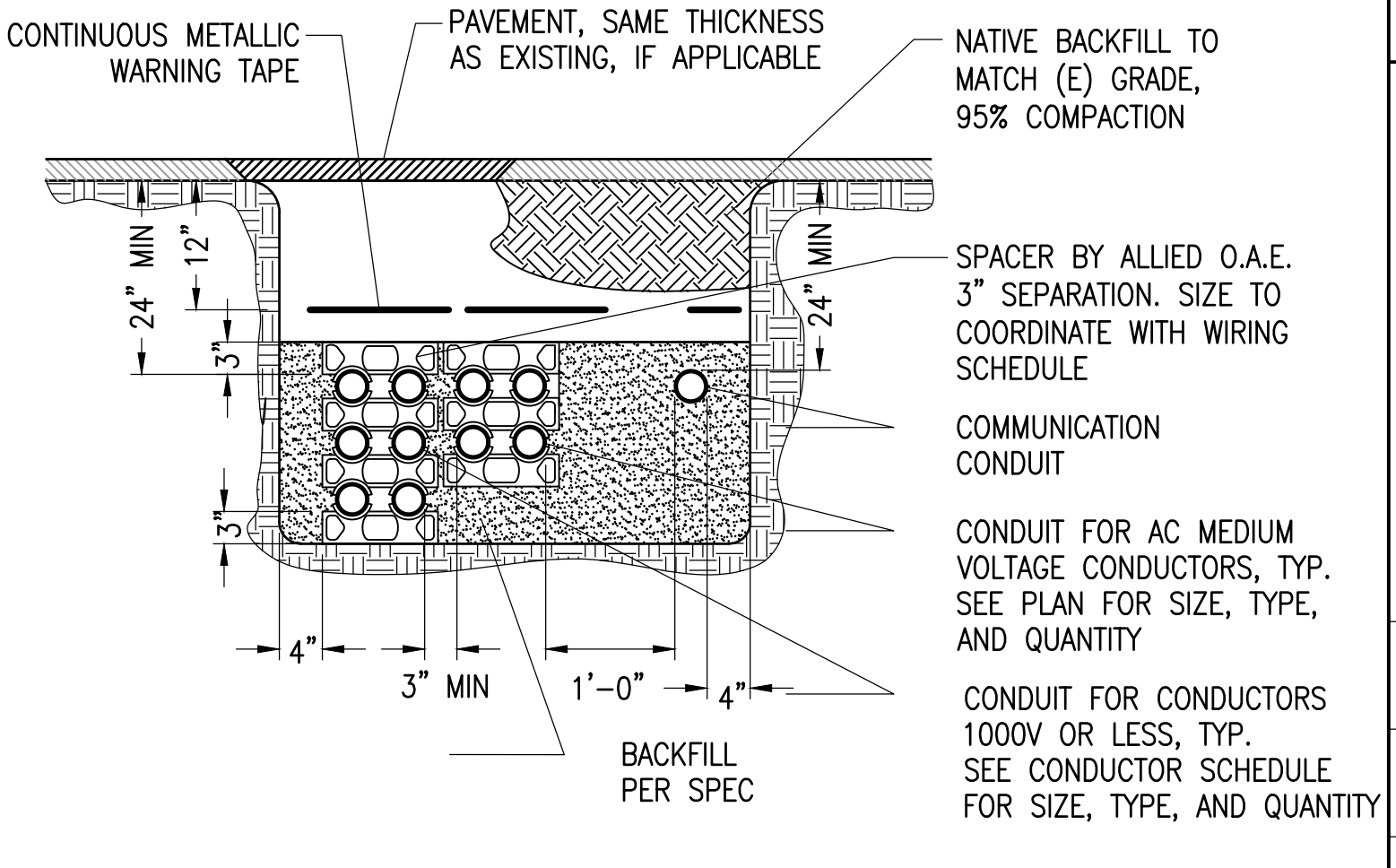
4 CONCRETE WASHOUT BASINS

2 CHAIN LINK FENCE



NOTE:
 1. CONTRACTOR SHALL REFER TO SHEET C-0.0 AS WELL AS GEOTECH REPORT PREPARED BY GZA ON APRIL 5TH, 2021 FOR ADDITIONAL FOUNDATION REQUIREMENTS

8 CONCRETE EQUIPMENT PAD - SECTION



NOTES:

- MAINTAIN A MINIMUM DISTANCE OF 1' BETWEEN CONDUIT WITH COMMUNICATION WIRING AND ANY CONDUIT WITH ELECTRIC POWER CONDUCTORS. POWER AND DATA CONDUITS MAY CROSS AND THE 1' MIN. MAY BE REDUCED FOR TRENCH SECTIONS LESS THAN 10' OR NEAR EQUIPMENT STUB-UPS.
- BACKFILL IN ACCORDANCE WITH ELECTRICAL SPECIFICATION SECTION 312000.

7 TYPICAL TRENCH

NOT FOR CONSTRUCTION

SITE USE PLANS
 3901 GOMER COURT, YORKTOWN, NY 10588

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	05/12/21	TB	MS	SUP SUBMISSION
	11/09/21	TB	CG	SUP SUBMISSION

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C-4.0
 CIVIL DETAILS

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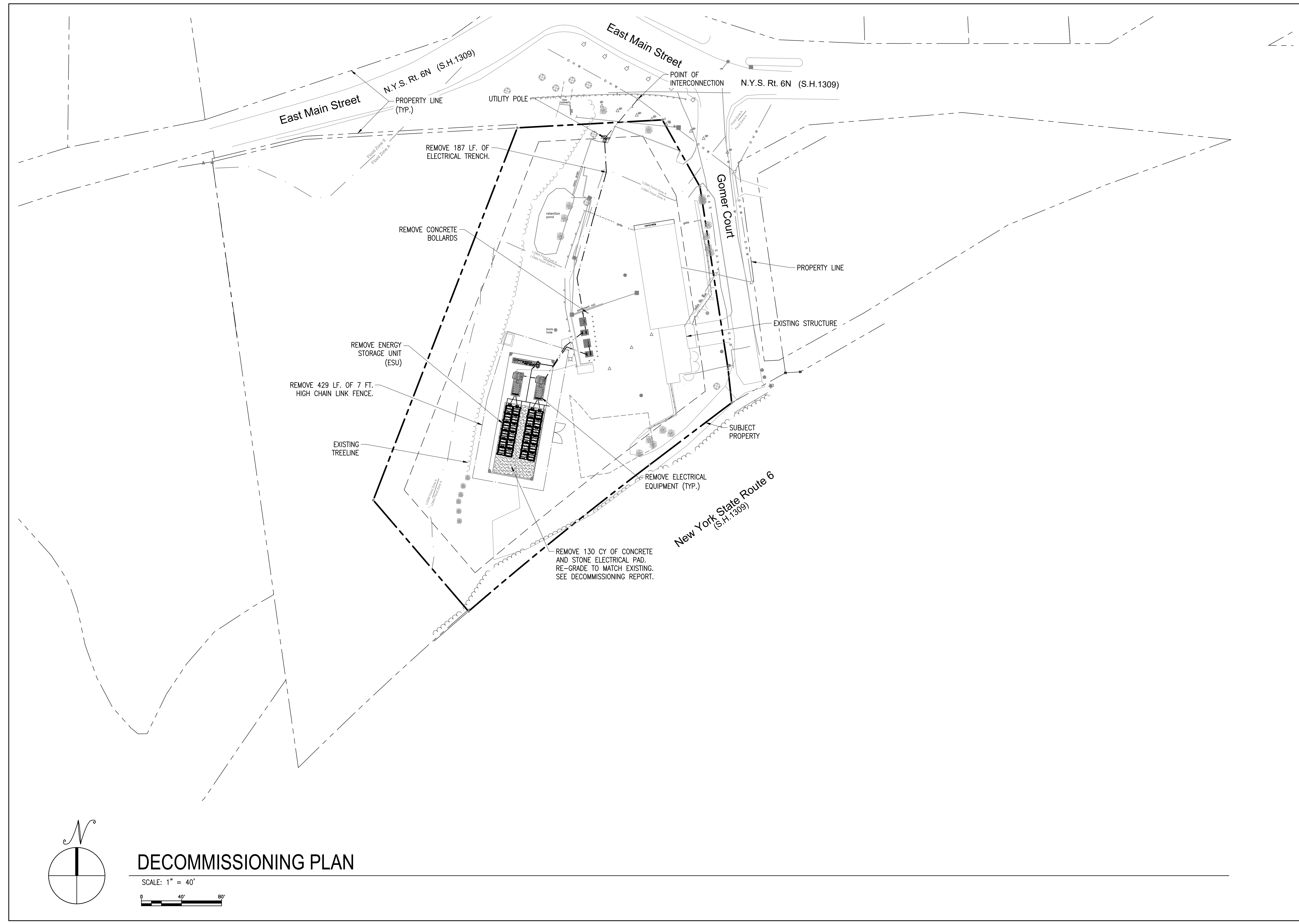
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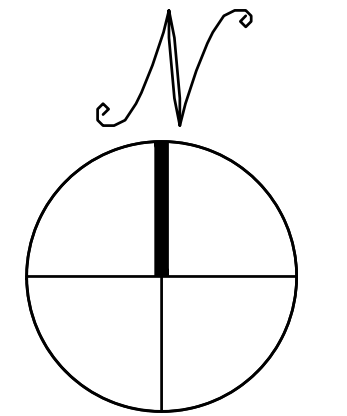
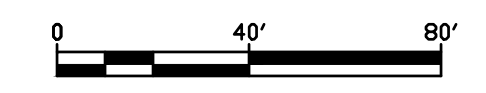
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C-5.0
 DECOMMISSIONING PLAN



DECOMMISSIONING PLAN

SCALE: 1" = 40'



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C-6.0
LANDSCAPE PLAN

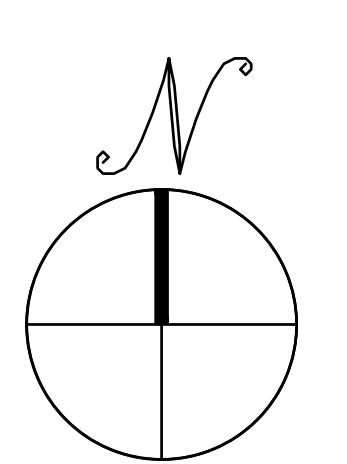
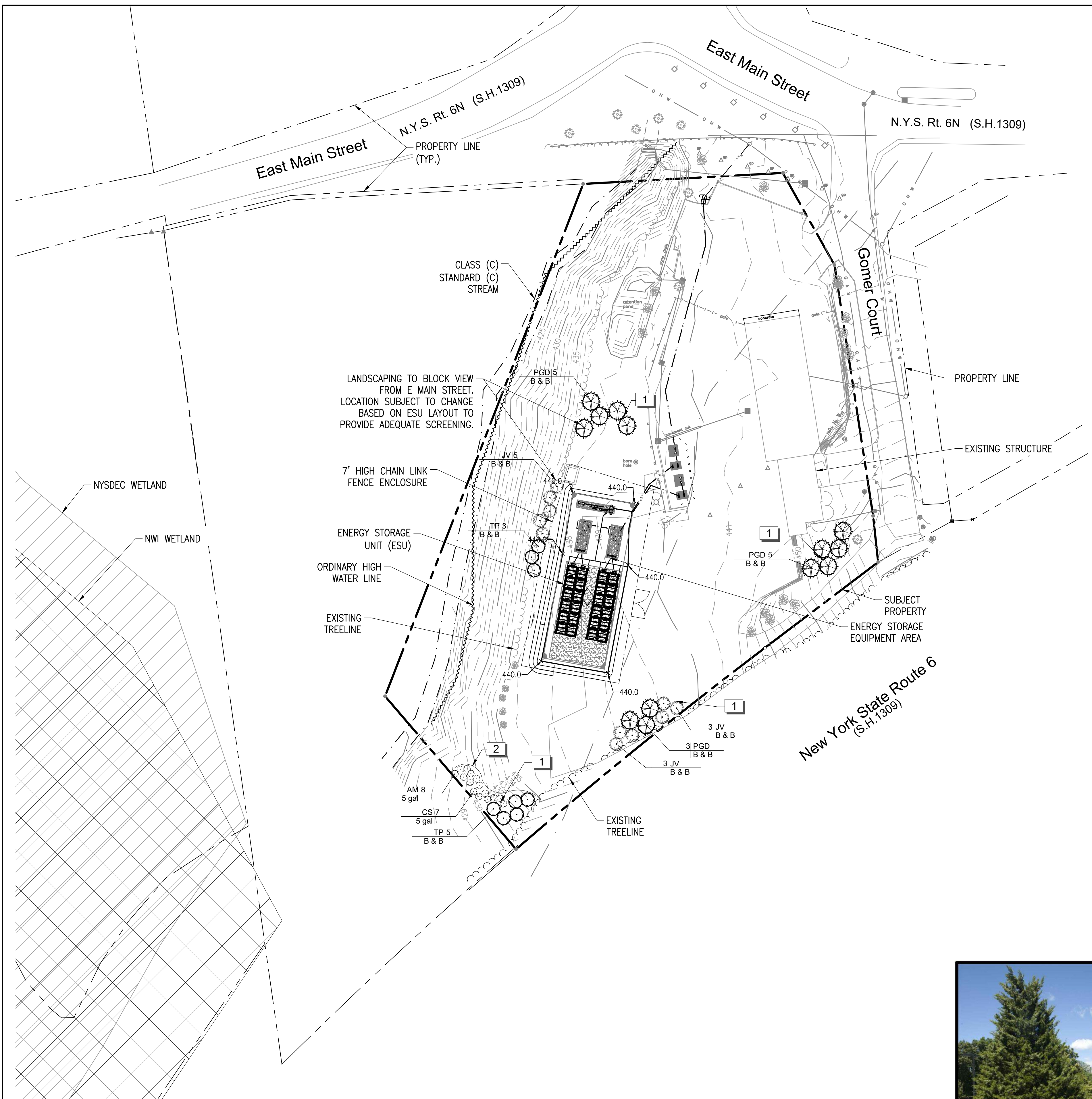
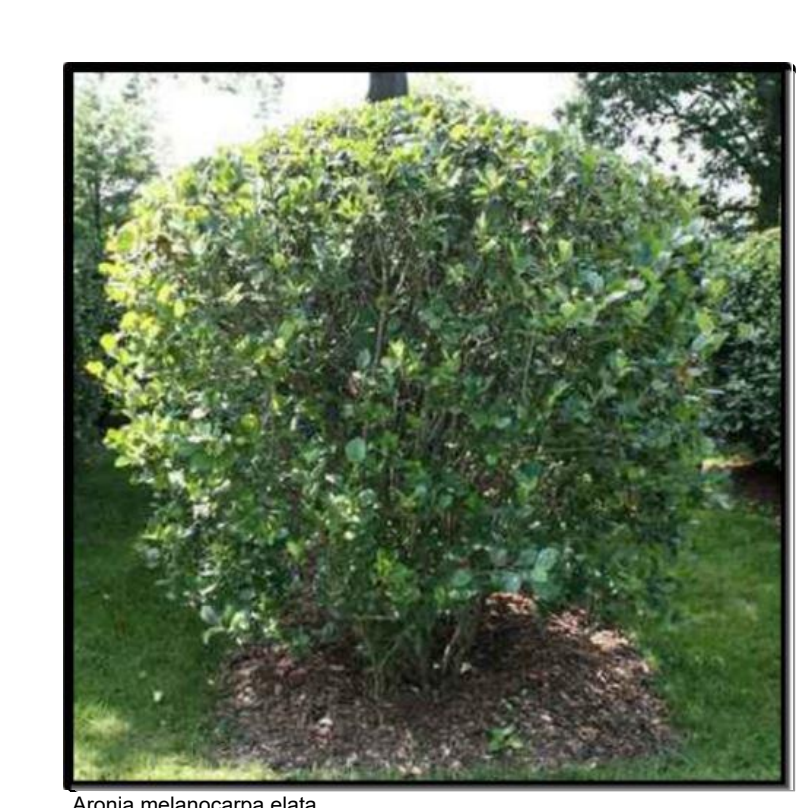
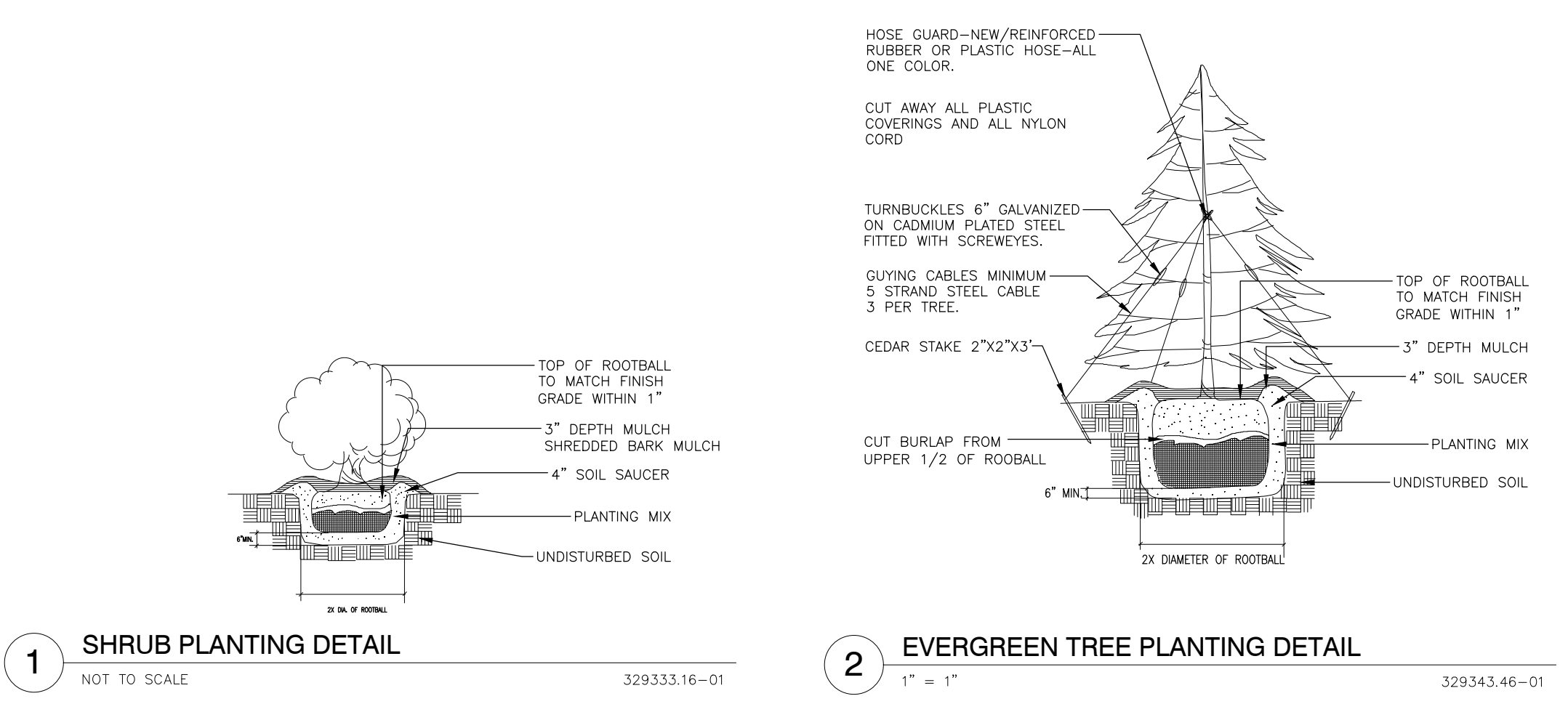
PLANT SCHEDULE

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		



LANDSCAPE PLAN

SCALE: 1" = 40'
0 40' 80'

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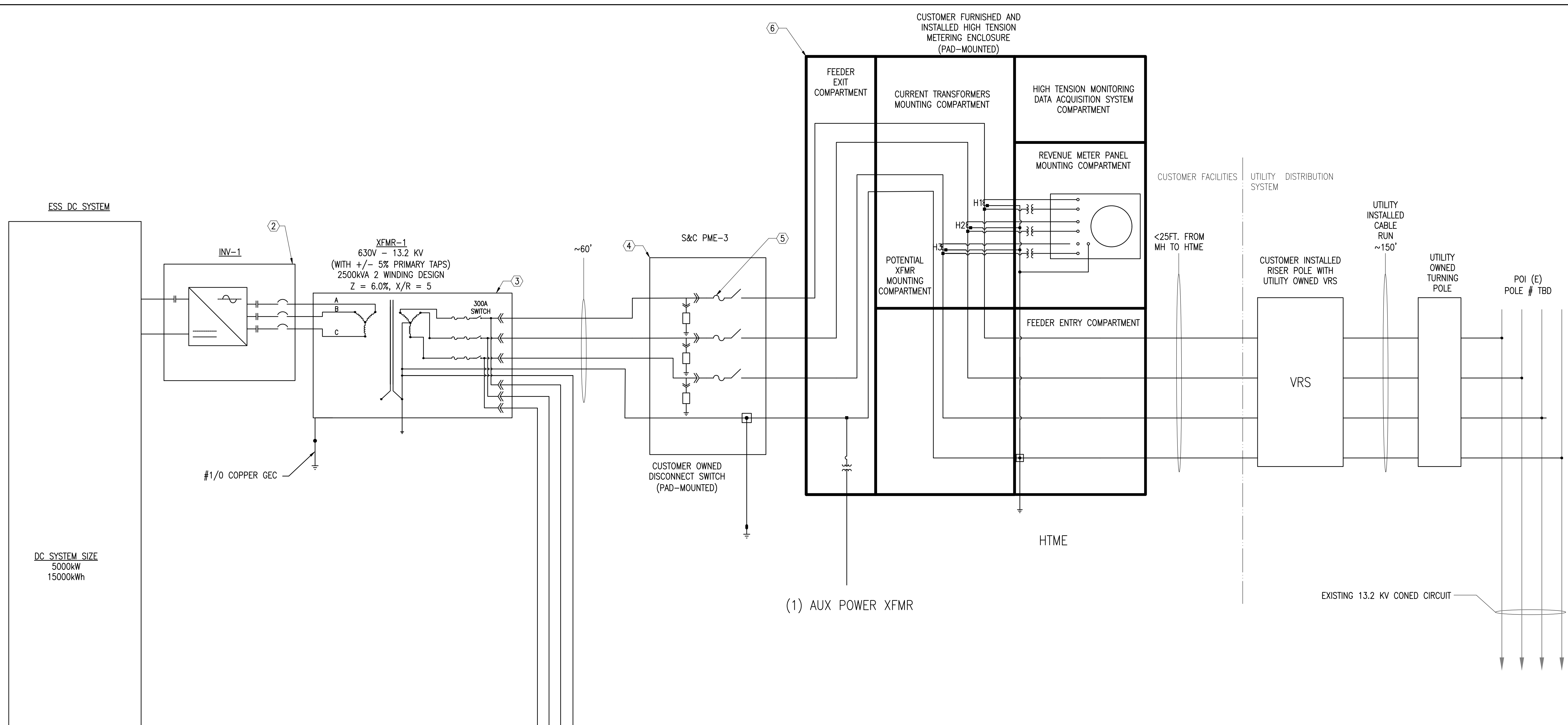
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E-3.3
 AC THREE LINE DIAGRAM



REF. #	QTY.	DESCRIPTION
1	4	ENERGY STORAGE UNIT
2	2	POWER ELECTRONICS PCSK FP3350K, LIMITED TO 2500KVA OUTPUT AT 25 DEG C, FACTORY LIMITED TO 2500KW, ULL LISTED, 630VAC, 3PH
3	2	2500KVA, 13.2KV GROUNDED-WYE PRIMARY, 630V FLOATING WYE SECONDARY TRANSFORMER, Z=6%, X/R=5
4	1	PAD-MOUNTED DISCONNECT SWITCH, S&C PME-3, LOADBREAK, 200A, 95KV BIL
5	3	FUSES, 250E
6	1	15kV, 110kV BIL, NEMA 3A HIGH TENSION METERING ENCLOSURE FURNISHED AND INSTALLED ACCORDING TO CONED EO-10215

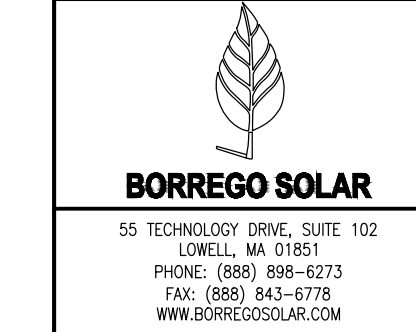
INVERTER INTERNAL RELAY SETTINGS			
DEVICE	PICKUP	TIME DELAY	DESCRIPTION
27-1	284V	0.16 SEC	UNDERVOLTAGE RELAY
27-2	378V	1 SEC	
27-3	553V	2 SEC	
59-1	693V	1 SEC	OVERVOLTAGE RELAY
59-2	756V	0.16 SEC	
81U-1	57 HZ	0.16 SEC	UNDERFREQUENCY
81U-2	59.5 HZ	2 SEC	
81O-1	60.5 HZ	2 SEC	OVERFREQUENCY
81O-2	62	0.16	

AC THREE LINE DIAGRAM

SCALE: NTS

SHEET NOTES

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E-6.0
PLACARDS

GENERAL PLACARD NOTES:

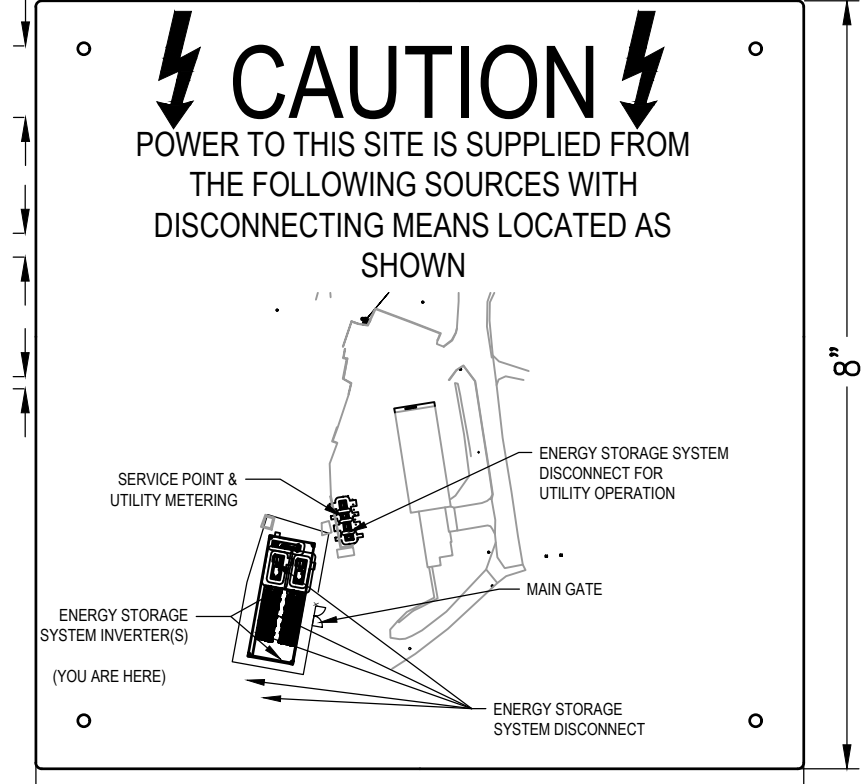
1. NOT ALL PLACARDS DESCRIBED IN THESE NOTES MAY APPLY TO THIS PROJECT.
2. ELECTRICAL SUBCONTRACTOR SHALL PROVIDE ALL PLACARDS AS REQUIRED BY THE NEC, LOCAL FIRE DEPARTMENT, THE AUTHORITY HAVING JURISDICTION, AND LOCAL UTILITY REQUIREMENTS. PLACARDS IN ADDITION TO THOSE SHOWN HERE MAY BE REQUIRED BY 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:

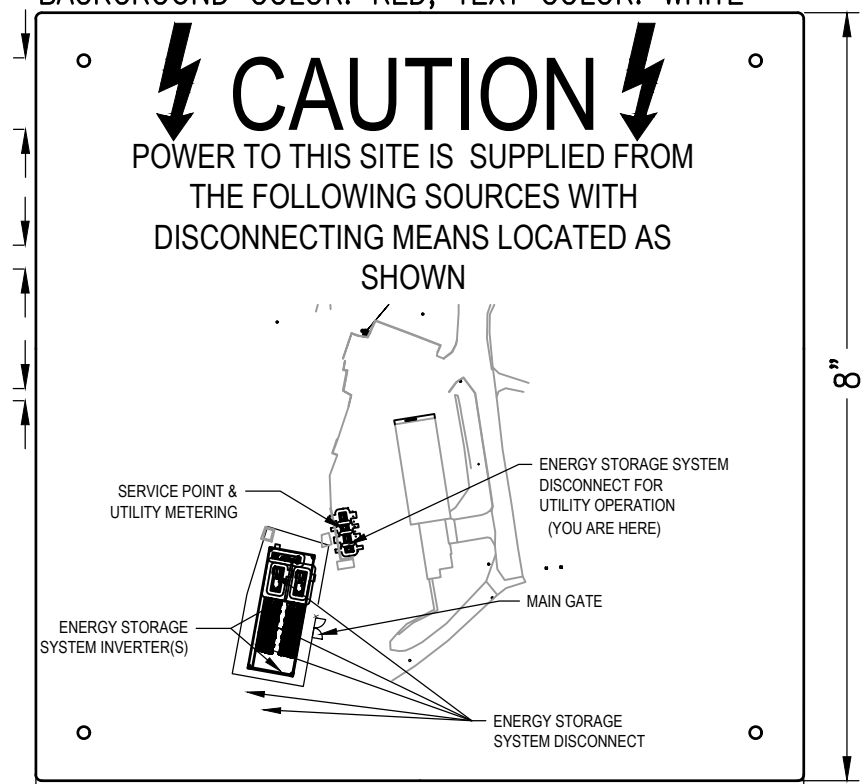
1. SUBCONTRACTOR SHALL LABEL ALL ARRAYS, PULL BOXES, JUNCTION BOXES, COMBINER BOXES, DC SAFETY SWITCHES, CIRCUIT BREAKER SAFETY SWITCHES, MULTIPLE DISCONNECT SAFETY SWITCHES, DC CONTACTOR DISCONNECTS, REMOTE PV TIES, BI-POLAR ARRAY COMBINERS, INVERTERS, AC SAFETY SWITCHES, TRANSFORMERS, PANELBOARDS, 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

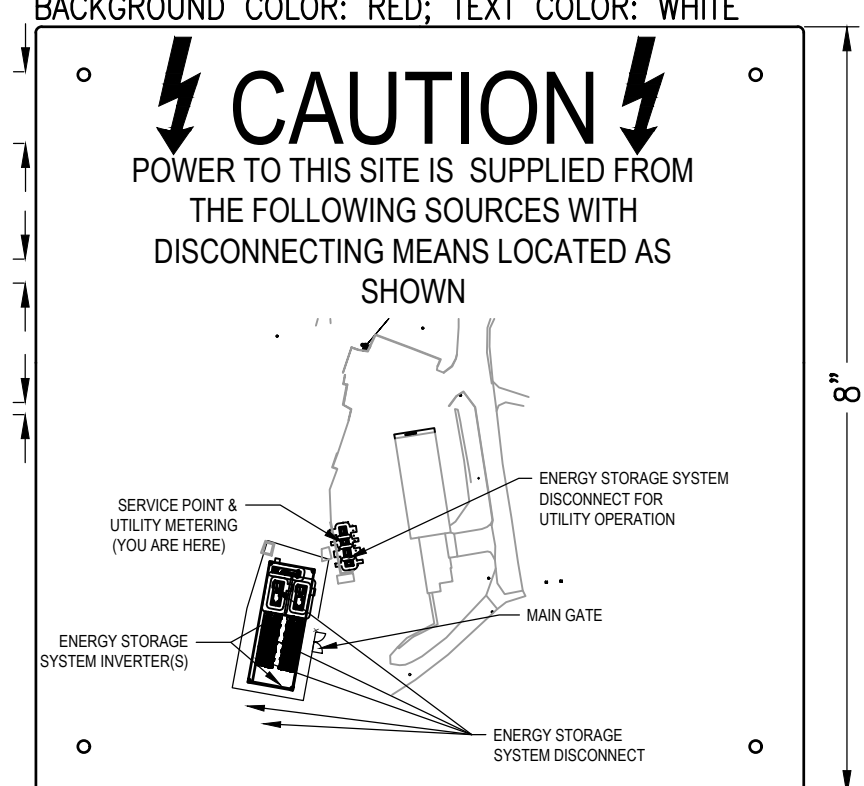
P1: DIRECTORY MAP
LOCATION: EQUIPMENT PAD
BACKGROUND COLOR: RED; TEXT COLOR: WHITE



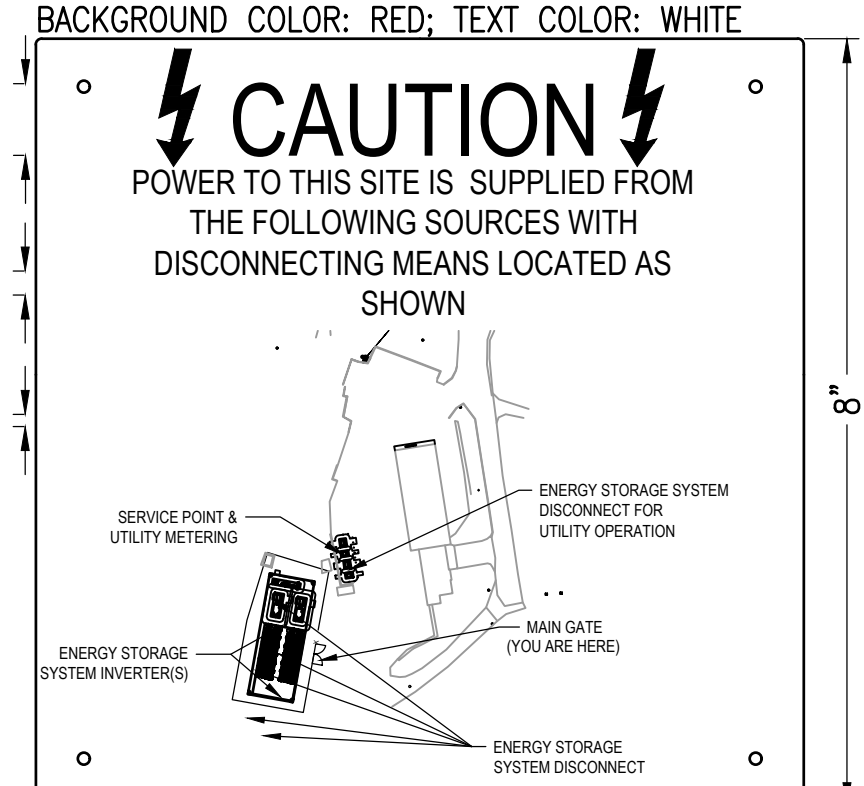
P1: DIRECTORY MAP
LOCATION: AC DISCONNECT
BACKGROUND COLOR: RED; TEXT COLOR: WHITE



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



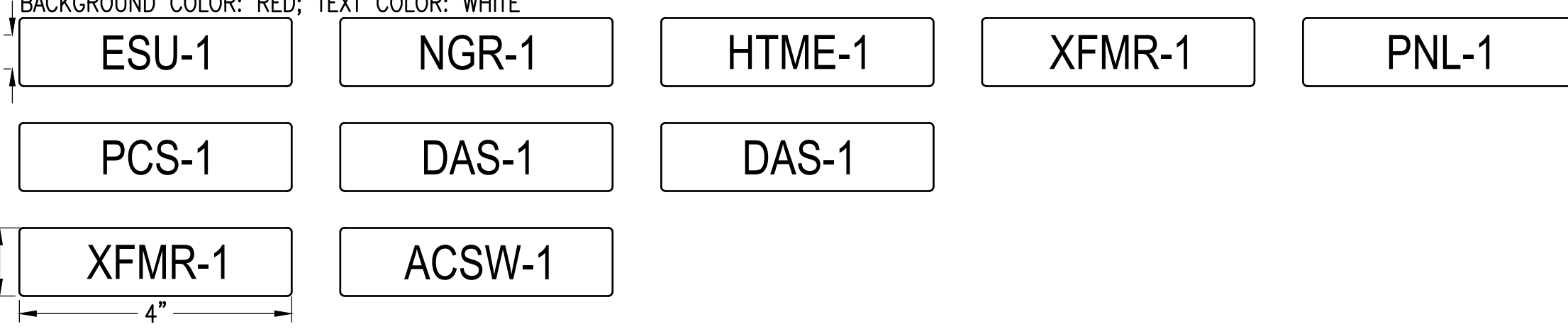
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LOCATION: MAIN GATE
BACKGROUND COLOR: RED; TEXT COLOR: WHITE



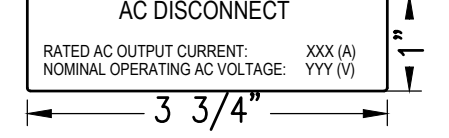
P2: BORREGO O&M CONTACT INFO
LOCATION: UTILITY ACSW, POI, INV-#, DAS
BACKGROUND COLOR: RED
TEXT COLOR: WHITE



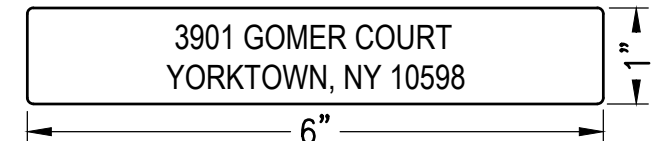
ARRAY AND EQUIPMENT ID
BACKGROUND COLOR: RED; TEXT COLOR: WHITE



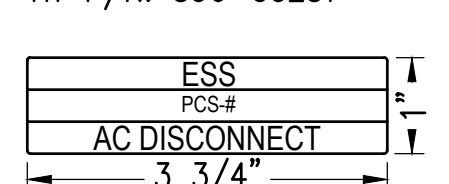
PAC1: UTILITY ESS DISCONNECTING MEANS
LOCATION: ACSW-X
NEC: 690.54
BACKGROUND COLOR: RED; TEXT COLOR: WHITE
HT P/N: 596-00892



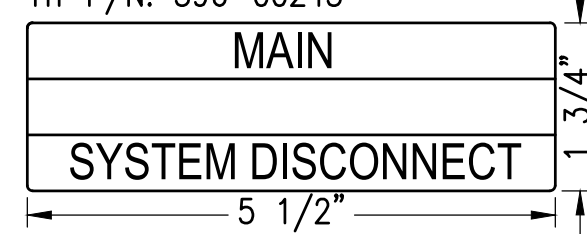
PAC2: SITE ADDRESS
LOCATION: UTILITY ACSW-X
BACKGROUND COLOR: RED
TEXT COLOR: WHITE



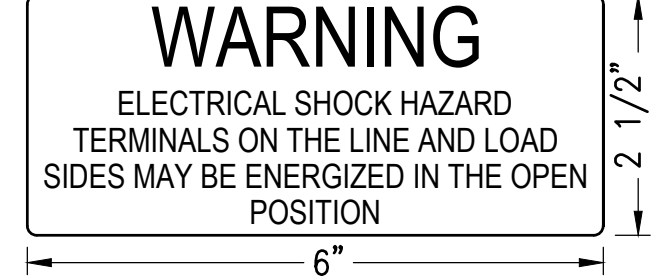
PAC3: AC EQUIPMENT DISCONNECTING MEANS
LOCATION: ACSW-X OR INV-# (IF INTEGRAL ACSW)
NEC: 690.13(B)
BACKGROUND COLOR: RED, WHITE
TEXT COLOR: WHITE
HT P/N: 596-00237



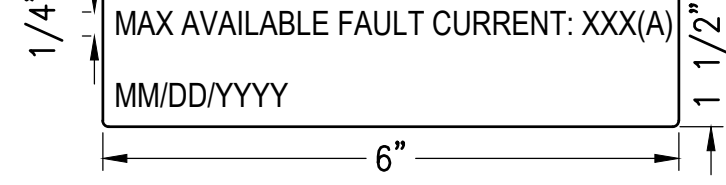
PAC4: PV SYSTEM DISCONNECTING MEANS
LOCATION: ACSW-X OR INV-# (IF CENTRAL INV.)
NEC: 690.13(B)
BACKGROUND COLOR: RED REFLECTIVE, WHITE
TEXT COLOR: WHITE
HT P/N: 596-00243



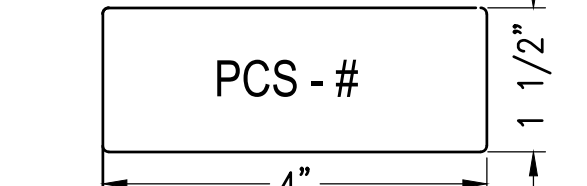
PAC5: AC DISCONNECT MEANS ENERGIZED
LOCATION: ACSW-X, PNL-X
NEC: 690.13(B)
BACKGROUND COLOR: ORANGE AND WHITE
TEXT COLOR: BLACK
HT P/N: 596-00878



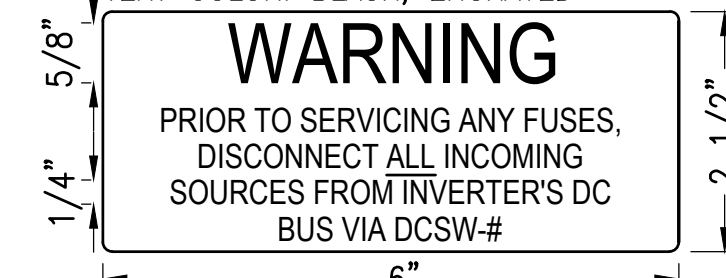
PAC13: FAULT CURRENT
LOCATION: PNL-X, MAIN SERVICE
NEC: 110.24(A)
BACKGROUND COLOR: WHITE
TEXT COLOR: BLACK, ENGRAVED



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



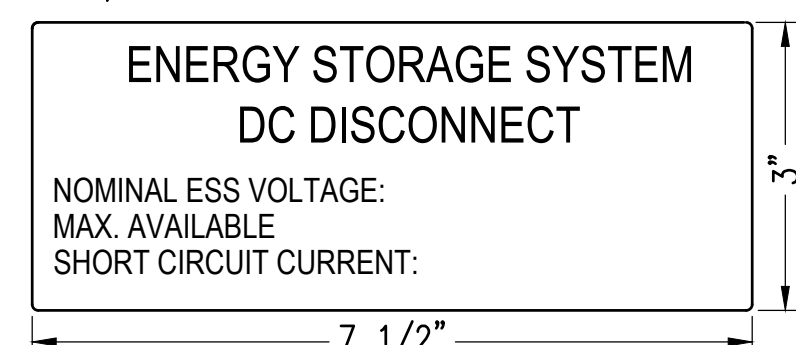
PDC4: FUSE SERVICE WARNING
LOCATION: INV-X
BACKGROUND COLOR: ORANGE AND WHITE
TEXT COLOR: BLACK, ENGRAVED



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



**FREEMAQ PCSK
FREEMAQ MULTI PCSK**
UTILITY SCALE BATTERY INVERTER

- POWER CONVERSION SYSTEM
- FIELD REPLACEABLE UNITS
- MODULAR DESIGN
- UP TO 3 INDEPENDENT BESS INPUTS
- ICDOL 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 infrastructure 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.

Envirotran
Solar transformer

COOPER POWER
SERIES



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.

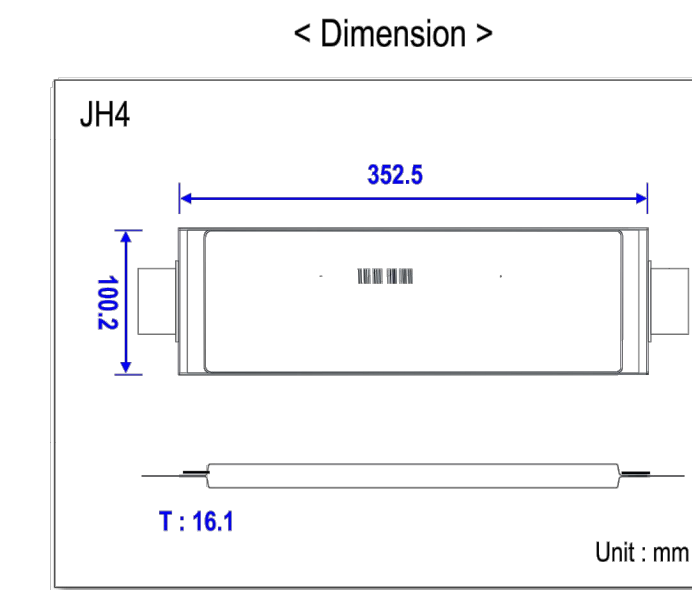
Rating	No load	Load	No load loss	Load loss	Price	Total ownership cost
1000 kVA	1800 W	8280 W	\$15,720	\$3530	\$32,000	\$51,250
Optimized	1250 W	6880 W	\$12,280	\$5070	\$27,000	\$44,350
						14% savings

● Based on 20 years, 5% interest, 5¢/kWh.
 ● 1% average loading.
 ● 25% average loading.
 Note: Values above for illustrative purposes only. Actual values will depend on many factors not discussed here.



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



TECHNICAL CHARACTERISTICS

FREEMAQ MULTI PCSK 630V

	FRAME 1	FRAME 2
NUMBER OF MODULES	4	6
REFERENCES	FP235K2	FP335K2, FP335K3
AC		
AC Output Power (kVA/W) @50°C ⁽¹⁾	2235	3350
AC Output Power (kVA/W) @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 ±1.0%
Operating Grid Frequency (Hz)		50/60 Hz
Current Harmonic Distortion (THD)		< 3% per IEEE519
Power Factor (cosφ) ⁽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 short-circuit current (A)		180A / 5ms
Battery Technology		All type of batteries (BMS required)
Number of separate DC inputs	2	2, 3
Efficiency (Max) (%)	98.79%	98.85%
Euroeta (%)	98.42%	98.59%
Max. Power Consumption (kVA)	8	10
CABINET		
Dimensions [WxDxH] (mm)		12 x 7 x 7
Dimensions [WxDxH] (in)		3.7 x 2.2 x 2.2
Weight (kg)	12125	12677
Weight (kg)	5500	5750
ENVIRONMENT		Forced air cooling
Degree of protection		NEMA 3R / IP55
Permissible Ambient Temperature		-35°C to +60°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		Modbus TCP
Communication protocol		Optional: Third party SCADA systems supported
Power Plant Controller		Standard
Ground Fault Protection		Insulation monitoring device
Humidity control		Active Heating
General AC Protection & Disconn.		Circuit Breaker
General DC Protection & Disconn.		DC switch ⁽⁴⁾
Over-voltage Protection		AC and DC protection (Type 2)
Safety		UL1741, CSA 22.2 No.107-1-16, IEC62109-1, IEC62109-2
CERTIFICATIONS		UL 1741 SA - Feb. 2018, IEEE 1547-1:2005

(1) Values at 100%Voc norm and cosφ = 1. Consult Power Electronics for derating curves.
 (2) Consult P.O. charts available: COVAW=COVAW-IP90W.
 (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.

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.



Description	Specification
Type	Three-phase, 50 or 60 Hz, 85 °C rise (85 °C, 85 °C/85 °C, 75 °C, 65/75 °C)
Fluid type	Envirotemp FR3 fluid
Size	45-12,000 kVA
Primary voltage	2400-48,000 V
Secondary voltage	208V/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-15) Vacuum fault interrupter (VFI) UL listed, labeled and classified Factory mutual (FM) approved Solar/wind designs Differential protection Seismic applications (including OSHPD)



For Eaton's Cooper Power series product information, visit Eaton.com/cooperpowerseries

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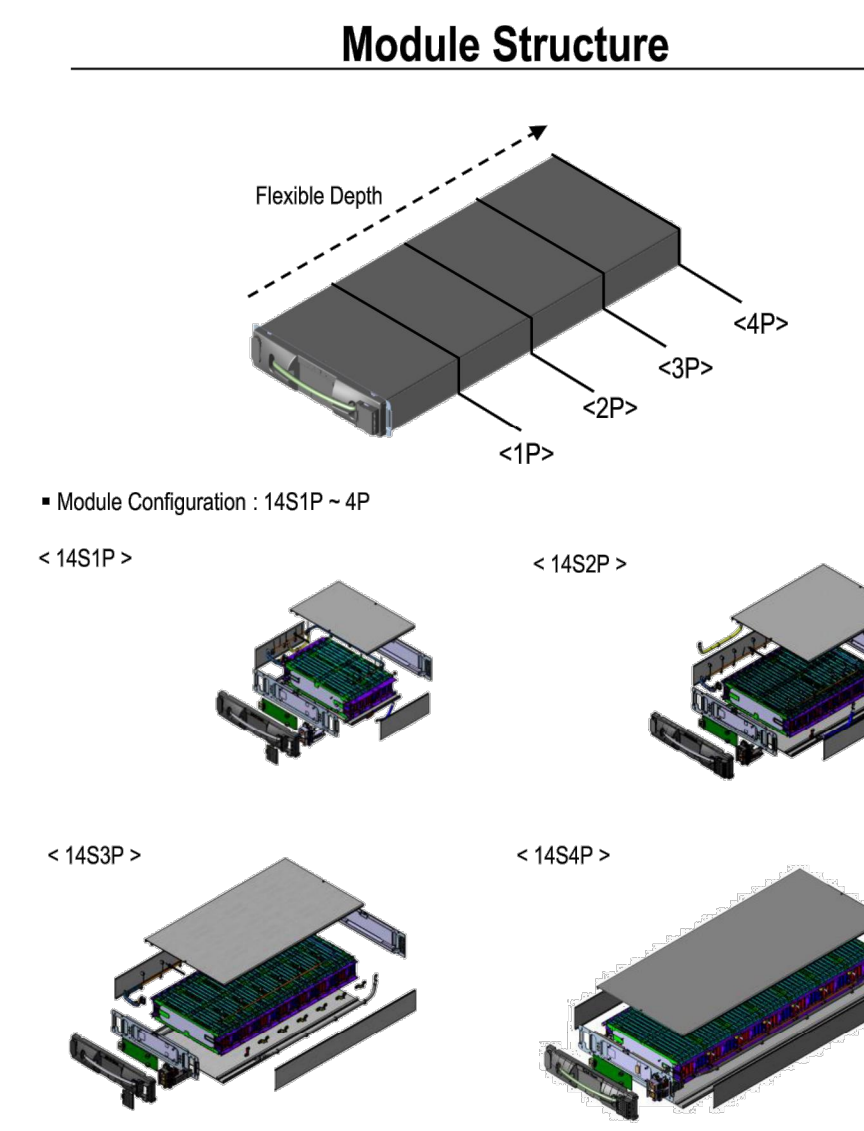
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September 2017

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JH4 - Module Specification

TBD



Cell type	JH4			
	14S1P	14S2P	14S3P	14S4P
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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SITE USE PLANS
3901 GOMER COURT, YORKTOWN, NY 10588

PROJECT NUMBER:
908-1365

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	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	MS	SUP SUBMISSION
	11/09/21	TB	CG	SUP SUBMISSION

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ASCH @ 24" x 36"

E-7.0
DATA SHEETS



Advancion®
Energy Storage

Fluence Advancion® Energy Storage System

Operations and Maintenance Manual



Operation and Maintenance Manual

Advancion 5, Short Duration

Revision #: 05

Revision Date: 25 June 2018



Advancion[®]
Energy Storage

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Abbreviations and Definitions

1. Advancion® 5 – Fluence’s fifth-generation energy storage system architecture.
2. AGC – Automatic Generation Control, a system that adjusts the power output of multiple generators at different power plants in response to changes in system load.
3. ARC – Automatic Resource Control, a mode of operation for the Advancion Control System where it automatically responds to an external dispatch signal.
4. Array – An Advancion energy storage facility. An Array is composed of multiple Advancion Core sub-units. The Array controller distributes charge and discharge signals to the Cores based on their optimal dispatch ranges, recent usage, system state, and a total system dispatch signal.
5. BESS – Battery Energy Storage System. A general term for energy storage facilities that use batteries.
6. Center-pole – A device or point in the Advancion Node Battery Module circuit, where the DC voltage may be divided in half. The exact implementation, if present, is site-specific.
7. Core – A complete functional unit within the Advancion Array, which can be operated independently from one another or grouped to create larger units. An Advancion Core may be disconnected and serviced without affecting the operation of the other Cores in the Array. A Core is composed of several Nodes and automatically dispatch each Node at an optimum power level.
8. DCS – Distributed Control System. Consists of a hierarchy of controllers connected by a communications network that operate in a closed-loop system to control an industrial process.
9. DCPM – Direct Current Protection Module, the primary Battery Management System of an Advancion Node. The DCPM is an electronic system that manages charge and discharge operations and protects the battery modules from voltage and current conditions outside of the safe performance range.
10. EAF – Equivalent Availability Factor, measures the percentage of time that a generation unit is available to generate electricity if called upon in the marketplace.
11. HMI – Human-Machine Interface, the input-output device through which the human operator controls the process, and which presents process data to a human operator.
12. MDU – Market Dispatch Unit, a device that makes real-time changes in system operation based on market conditions.
13. Node - Each Core is composed of multiple Advancion Nodes. Each Node interacts with a single DC Protection Module (DCPM) and Power Control System (PCS) to dispatch real and reactive power. Each Node can be disconnected and serviced without affecting the operation of other Nodes and often without any effect to typical operation of the Core. Nodes are designed to fully and independently characterize and control any energy storage technology using over 90 different characteristics common to all technologies. This is the “distributed technology” part of the solution.
14. PCS – Power Conversion System, a bi-directional inverter that changes direct current to alternating current or vice-versa and is used to charge or discharge batteries.
15. PLC – Programmable Logic Controller, an industrial computer used to control automated processes.
16. RTU – Remote Terminal Unit, an industrial computer that transmits telemetry data from the market to a distributed control system.
17. SCADA – Supervisory Control and Data Acquisition System. A software program that gathers, analyzes, and monitors data processes.
18. SDU – Storage Dispatch Unit, software used to aggregate batteries and optimize their performance.
19. SEL-735 – (Schweitzer Engineering Laboratories) Power Quality and Revenue Meter. Provides high-accuracy revenue and power quality measurement for electric utilities and industrial applications.
20. SOP – Standard Operating Procedure

1. Introduction

This document serves as a guide for the safe operation and maintenance (O&M) of the Fluence Advancion® 5 System Battery Energy Storage System (BESS). The O&M Manual offers a framework to achieve a safe, trustworthy, and efficient performance of the system in compliance with applicable laws and regulations.

2. Safety

2.1 General

Each Fluence Advancion system is specially designed and configured to meet individual site needs as safely as possible. However, as with any utility scale generator or complex electrical system, risks are present. It is critical that only Qualified Persons operate or maintain the Advancion Energy Storage System in accordance with original design parameters and criteria. Failure to follow safe operating procedures, improper operation and/or maintenance of the BESS can result Death, Personal Injury, or Property Damage.

Fluence Energy Storage (Fluence ES) recommends that all BESS owners conduct orientation meetings with local first responders to ensure mutual understanding of Advancion component composition and necessary emergency actions.

Key Points:

- Only Qualified Persons are to operate and/or maintain the Advancion Array.
- Never operate the Advancion Array differently from design or with known unsafe conditions present.
- Only operate the Advancion Array in full compliance with relevant regulations, codes, standards or other requirements.
- Conduct site orientations with local first responders prior to system use.

2.2 Emergency Stop

The Advancion 5 Array is equipped with Master and Core Emergency Stop (E-Stop) buttons. Locations vary from site to site. General locations are:

- In a building installation, Control Room (Master E-Stop and Core E-Stops)
- In a building installation, Front and Back of each Core (Core E-Stop)
- In a battery enclosure, Control House (Master E-Stop)
- In a battery enclosure, one on each Core DC Panel and 2 externally mounted on each enclosure
- In a building installation, a Master E-Stop is located at the inside of the BESS access door.

All persons that work or visit the BESS should be familiar with E-Stop button locations and emergency exit paths prior to entering the BESS.

Pushing a Master E-Stop button shuts off AC and DC power flow.

- opens all Battery Storage Core DC Disconnects in DC Panels
- opens the AC Disconnect on the PCS
- opens all Node DCPM breakers
- de-energizes the HVAC

Pushing a Core E-Stop button performs similar actions to the Master E-Stop, but is limited to a single Core.

E-Stop buttons are intended to be used in emergencies and are not recommended for planned shutdown procedures during normal operation or scheduled maintenance.

Key Points:

- All E-Stop buttons are for emergency use only.
- All persons entering the Advancion Array should identify E-Stop locations upon entry.

Figure 1. Example of Core E-Stop button

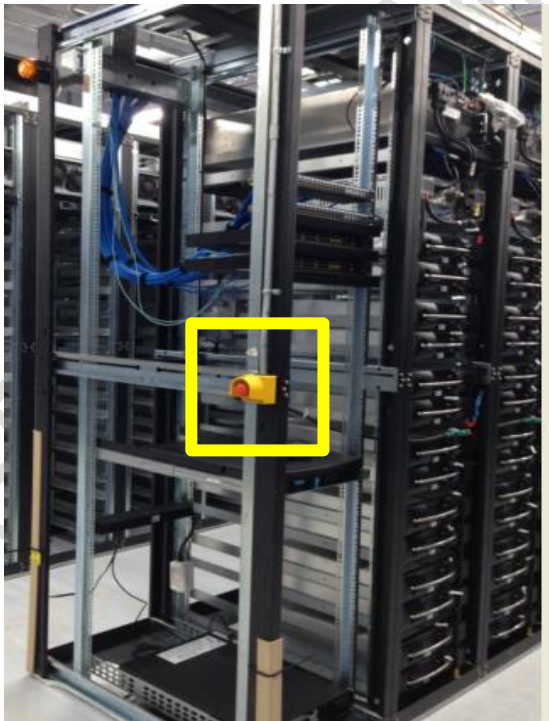


Figure 2. Example of Master E-Stop



2.3 General Hazard Information

General sources of potential hazards that may be encountered with the system are mentioned below. Please consult all Safety Data Sheets for hazardous materials and review component-specific safety information in subsystem documentation for additional information. Adherence to electrical safety codes, such as NFPA 70E, will protect personnel and equipment.

2.3.1 Electrical

This product carries high-voltage electrical current, which can cause shocks or severe bodily harm. Equipment, supplies, and loads must be appropriately installed and grounded in accordance with specifications and applicable electrical safety codes. The common voltages encountered in this system may cause electric shocks and can sustain an arc flash.

2.3.2 Fire

A damaged lithium-ion battery module may cause a fire or explosion. Review all manufacturer instructions for proper procedures for handling and storage of components. Improper connection or damage to an electrical line may cause a fire or arc flash.

2.3.3 Chemical

Safety Data Sheets (SDS) for all chemicals and equipment are provided with each Advancion 5 site. Personnel performing Operations and or Maintenance on the BESS shall have access to the SDS onsite and through Fluence ES support. Note that chemical hazards present can change with altered condition of components.

2.4 Personal Protective Equipment (PPE)

Use of suitable Personal Protective Equipment (PPE) is required to protect against injury. Each site must perform individual risk assessments to identify site specific hazards and develop mitigating strategies to include PPE. Sites managed by Fluence Energy Storage will also determine & implement applicable Fluence safety standards. Below are the minimum PPE requirements by work type performed on the Advancion 5 Array.

Visitor (Visual Observation Under Supervision of Qualified Person):

Hard Hat, Fire Resistant (FR) Smock, Safety Glasses.

Operator (FR CAT 2)

Cotton or natural fiber undergarments, FR Rated CAT 2 Long Sleeve Shirt and Pants, Hard Hat with Arc Rated Face Shield, Safety Glasses, Hearing Protection, Leather Gloves, Leather Shoes.

Key Points

- Appropriate PPE should always be worn during work in and around an Advancion® 5 Array.
- Level of PPE required is risk-dependent which must be determined on site by site basis with help of Qualified Persons.

3. System Description

The Fluence Advancion® system is a 5th generation grid connected battery energy storage system, with an unparalleled host of reliable capabilities ranging from Ancillary Services to Reserve Capacity. Please refer to the Fluence Advancion 5 User Manual for a full description of capabilities and system description.

3.1 AC System

The typical Advancion 5 AC system consists of low-voltage and medium-voltage equipment, and site-specific grid connection equipment.

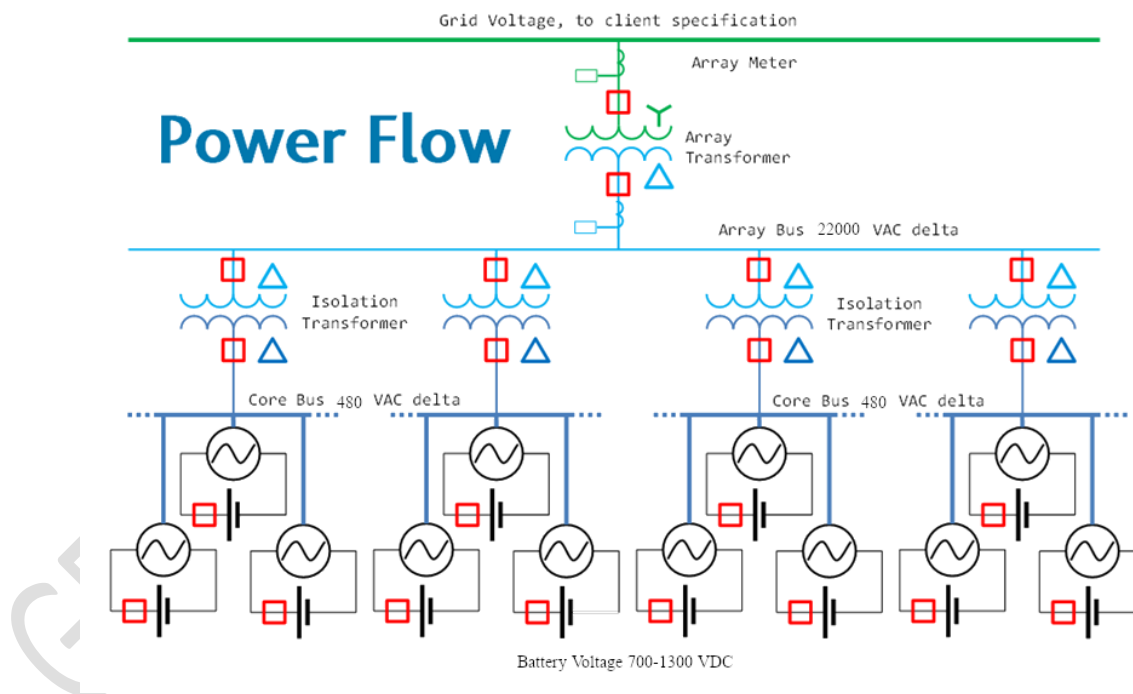
Each Node PCS attaches to the low-voltage AC system via a bolted cable-to-terminal connector and includes a 600Vac main breaker with a 65kA interrupt rating. Low-voltage 3-phase AC power runs from each Node to a collection panel. Power from the low-voltage collection panel is fed to an isolation transformer, to connect to the Array medium-voltage AC bus.

The main ac breaker is labelled with incident arc flash energy and approach boundary information. The breaker can be safely operated from the approach boundary. See site-specific single line drawings for details.

There is one Power Quality Meter (ex. SEL-735) installed in the Array for the group of medium voltage (MV) breakers feeding all isolation transformers, and there may be many on a string connected to one MV breaker.

The power connection to the external grid is site-specific. The Array may interact with the external grid at medium-voltage, or at high-voltage if a step-up transformer is required by the grid or utility.

Figure 1. Generic AC System Design



3.2 DC System

Each Node includes a Power Conversion System (PCS) interacting with a DC Panel. Each DC Panel is equipped with a main DC Disconnect, main fuse, a main DC bus and multiple feeder circuits. Each feeder circuit is connected to one DC Protection Module (DCPM). Each DCPM is connected to a string of Lithium Ion Batteries. The DC voltage varies between approximately 700 and 1300V, depending on battery state of charge. Previously, the PCS was a rack-mounted unit, but Advancion 5 uses a separate, multi-cabinet system. This new system may include 3 to 7 input cabinets, each containing multiple busbars. For single-line systems,

each of the battery racks (17 batteries and a DCPM) is paralleled onto a single DC bus for short-duration systems.

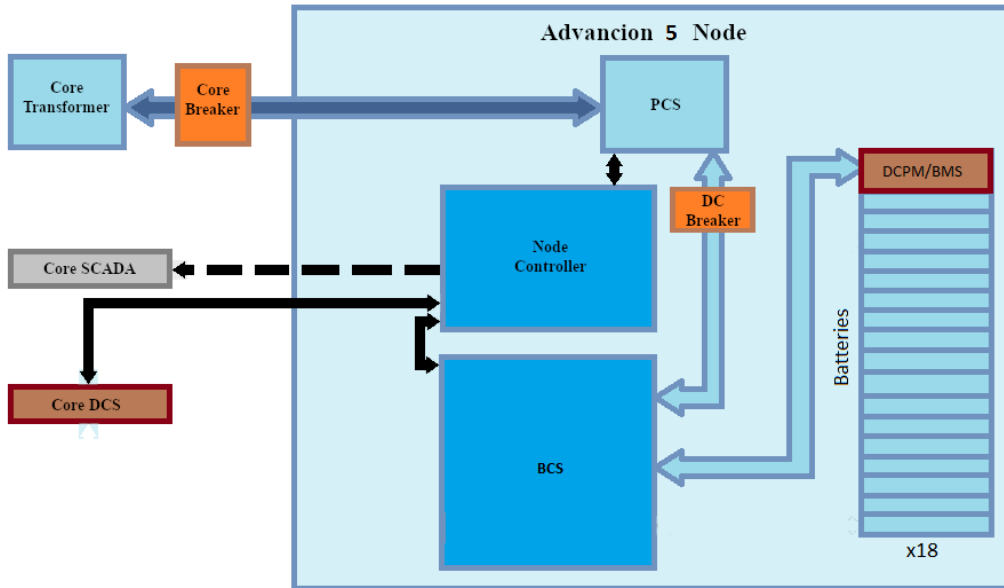
Figure 2. Generic Node (Labeled) Advancion 4 vs Advancion 5



The DC-Protection Module (DCPM) in each battery rack includes over current protection by means of fuses and disconnecting contactors. In addition, some DCPMs may include a disconnect switch, depending on vendor, that can isolate the DC battery strings. This makes it possible to change the batteries or perform maintenance without taking the whole Core out of commission when using LG batteries. The DCPM and battery strings must be properly connected to make sure the batteries do not experience excessive voltage or current conditions.

As an additional safety measure, the maximum PCS power demand (nominally, 300 kW) is limited to match the design rating of the battery system. At the DC input panel, safety is also provided in the form of a 1600 A DC main disconnect and main fuse; alternatively, some systems might have a main disconnect rated for 3200A. Each PCS Module has 400A DC contactors which allow for connection and disconnection of the DC grid (battery racks).

Figure 3. Generic Node (DC Flow)



3.3 HVAC

An Advancion[®] Array includes HVAC units to control operating temperatures. These units must be well maintained to ensure maximum system life and component Warranty compliance. Actively managed environmental conditions are a requirement for successful operation.

3.4 Fire Protection System

Each Advancion[®] Energy Storage System is equipped with a Fire Protection System (FPS) designed to detect fires early, alarm appropriate personnel, and suppress fires. The type and design of the FPS deployed can be different depending on site-specific requirements. Please see site specific details for a complete explanation of system design and capabilities. Below are summaries for two FPS configurations.

Building

A typical Advancion 5 FPS installation within a building consists of multiple sensors including smoke detectors, Heat Sensors, and Tamper/Flow Water Detectors. The Alarm system is configurable to communicate with both local site control rooms and external monitoring teams. Alarms are recognized by audio and visual means through sirens and flashing strobe lights located both inside and outside the BESS.

The typical suppression system used is a dry pipe Double Pre-Action Water Sprinkler System. Water is charged into the pipes when two initiating sensors indicate likelihood of fire. Each sprinkler head releases water only if elevated temperature is detected in its response zone.

Fire warning is relayed to the operator as soon as possible, to allow for investigation through onsite sensors or in person, before suppression systems are engaged.

Enclosure

A typical Advancion 5 FPS installation for a containerized solution is very similar to the building design with a couple of exceptions. Smoke and Heat sensors are used in conjunction with a waterless gaseous clean-agent suppressant system. Like the water system used in the buildings, there are two steps before the suppressant is discharged. First step is a pre-alarm condition followed by an actual alarm. Once the alarm is sounded, suppressant discharge is delayed approximately 30 seconds to enable operator escape from the BESS. For details, please refer to site-specific settings in the FPS manual.

3.5 Auxiliary Equipment

Multiple pieces of necessary auxiliary equipment support each Advancion 5 site. A typical list of equipment is as follows:

- Telco racks with servers, switches, routers, firewalls, and Uninterruptible Power Supplies (UPS)
- Environmental monitoring system
- Medium voltage Power Quality Meters / High Voltage Meter*
- Low voltage relays
- Ground Fault Detection Systems
- Real Time Automation Controller (RTAC)
- Cameras and/or Intrusion Sensors
- Lighting Control Panels

*High voltage equipment may not apply to each installation.

4. Operational Plan

4.1 HMI and SCADA (control and reporting)

The Array is primarily controlled by system operators through the Human Machine Interface (HMI). The HMI is explained in detail in the HMI User Manual and during the Operations Training Course.

SCADA is also available which enables trending, analysis, data extract and automated reporting. Please see Advancion® 5 HMI and SCADA User Manuals for details.

4.2 Alarm Parameters

Alarm parameters are defined by Fluence ES for each site. Warnings and alarms are presented through the HMI and SCADA systems. These key alarm parameters for the power electronics are set by Fluence ES and can be changed depending on service life and performance needs.

Table 1. Example Advancion Alarm Parameters

Location	Data	Nominal	Low Limit	Low Warn	Hi Warn	Hi Limit
BMS	SOC %	55	0	3	97	100
BMS	DC V	800	600	625	800	825
PCS	DC V	800	600	625	800	825
PCS	AC V	480	432	450	505	528
PCS	DC CHG A				230	250
PCS	DC DCHG A				230	250
PCS	AC CHG A				230	250
PCS	AC DCHG A				230	250
PCS	TEMP °C	23	10	15	70	75
BMS	CELL °C	23	15	18	43	48
CORE	SOC %		0	3	97	100
ARRAY	SOC %		0	3	97	100

4.3 Standard Operation Procedures

Fluence ES provides a general set of system SOPs to enable consistent operations and support user training.

Operation SOPs include:

- System start-up / shut down
- Resetting and Clearing Faults
- Adjusting SOC (battery State of Charge)
- Reconnecting Inactive Nodes through HMI

5. Maintenance Plan

The maintenance plan below is the Fluence ES recommended minimum starting point to guide the effective management of the Advancion® Array to achieve designed potential. A site-specific maintenance plan is developed for each site in the Fluence ES Computerized Maintenance Management System (CMMS)

5.1 Consolidated PM Plan & Schedule

Table 2. PM Activities Schedule

Task	Task Description	Component	Frequency	Ref Material/Spec
1	Meter Calibration	Power & Revenue Meters	Every 3 yrs.	OEM Manual
2	Transformer testing: (DGA, IR, Doble, Megger)	Isolation & Auxiliary transformers	Complete Every 3 yrs. IR/Oil – 1/yr.	OEM or Regulatory Standards
3	Annual Performance Test	Array	1/Yr.	Fluence ES Performance Test Standard
4	Cooling System Maintenance.	HVAC/Chillers	Complete 1/yr. Filter 1/mo. (varies by vendor)	OEM Manual
5	Switchboard UPS Battery Maintenance	125 v DC	1/Yr.	OEM Manual
6	Fire Protection System Maintenance	Fire Protection System	1/Yr. – Building 2/Yr. Container	OEM Manual
7	Building/Container Housekeeping	Building/Container. Network / Telco Racks	2/Yr.	Fluence Standard Procedure
8	Node IR - DC/AC Connections	DC Connectors	1/Yr.	Fluence ES Standard Procedure
9	Ambient condition check	PCS	4/Yr.	OEM Manual
10	Power measurements	PCS	4/Yr.	OEM Manual
11	Power/control connection inspection	PCS	2/Yr. (1/Yr. fasten connections)	OEM Manual
12	Cabinet door seals	PCS	4/Yr.	OEM Manual
13	Visual damage to doors, gratings, cabinet	PCS	4/Yr.	OEM Manual
14	Cable input sealing	PCS	4/Yr.	OEM Manual
15	Check cabinet paint for damage or corrosion	PCS	4/Yr.	OEM Manual
16	Safety notices and stickers on and in the switch cabinet	PCS	4/Yr.	OEM Manual
17	Check nameplate	PCS	4/Yr.	OEM Manual

18	Check bottom connection panels	PCS	4/Yr.	OEM Manual
19	IGBT's module	PCS	1/Yr.	OEM Manual
20	Correct capacitor	PCS	1/Yr.	OEM Manual
21	Inductances	PCS	2/Yr. for evidence of overheating 1/Yr. for connections and temperatures	OEM Manual
22	Auxiliary Transformers	PCS	2/Yr. for visual damage and overheating 1/Yr. to verify connections	OEM Manual
23	AC Contactor/circuit breakers	PCS	2/Yr.	OEM Manual
24	UPS (if included)	PCS	2/Yr.	OEM Manual
25	Cooling fans	PCS	2/Yr.	OEM Manual
26	Gratings	PCS	2/Yr.	OEM Manual
27	Dust Filters	PCS	2/Yr. inspection 1/Yr. cleaning	OEM Manual
28	Historical data and errors	PCS	1/Yr.	OEM Manual
29	Protections	PCS	1/Yr.	OEM Manual

5.2 Troubleshooting

Fluence Energy Storage provides a Troubleshooting Standard Operation Procedure with each new site commissioning. Please refer to that document for detailed instructions for identifying failed components.

5.3 Repair Activity

Please reference Fluence Energy Storage provided Standard Operation Procedures for performing component replacements (PCS, UPS, Node Controller, DCPM, etc.) Projects under warranty are to remove failed component and follow OEM Return Material Authorization (RMA) process. Any unauthorized repair activity within a component can result in voiding part warranty.

5.4 Critical Spares

To support optimal maintenance activities, critical spares lists are provided by Fluence-ES. An overview of the minimum critical spares is provided in the CMMS.

6. Escalation

Fluence ES is committed to fully supporting each Advancion® site. Our primary point of contact is our 24/7 Operations group who log each issue raised into our workflow tracking tool and progressively escalate the issue within the ES Support team.

24/7 Support may be contacted at +1 (408) 520-1979.

7. Training

Fluence ES Support Services offers three training courses (Orientation, Operations, and Maintenance) with each site commissioning. Additional refresher training is available upon request. See training program summary documents.

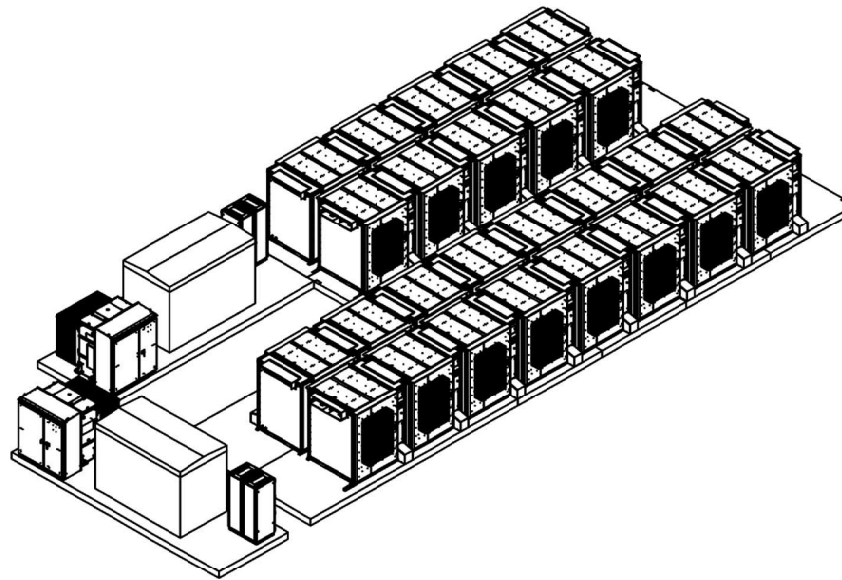
8. Revision History

Document Control Number 0000-OAM-FLU-GEN-03-5000

Revision	Authored By	Sections Revised	Reviewed By	Approved By	Date
03	Johnathan McClure	Glossary	Charlene Lee	Jeff Gibbons	07 Mar 2017
04	Johnathan McClure	Whole Document	Irina Beloreshka	Jeff Gibbons	27 Nov 2017
05	Sean Poole	Whole Document			

GENERIC TEMPLATE EXAMPLE

FLUENCE ENERGY LLC - BORREGO SOLAR PROGRAM
PHASE I- NEXT GEN - GRIDSTACK
BATTERY ENERGY STORAGE SYSTEM
MECHANICAL, LAYOUT AND CONSTRUCTION SPECIFICATIONS



				FLUENCE CONFIDENTIAL & PROPRIETARY INFORMATION		 A Siemens and AES Company				STATUS: PROPOSAL		PROJECT: BORREGO 5MW 3MWh	
												WEIGHT: kg	
								MATERIAL:		DRAWN BY: SC		DATE: 12/18/2019	
								TOLERANCE:		CHECK BY:		DRAWING NO: BORREGO 5MW 3MWh	
								UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN MILLIMETERS		APV BY:		DATE:	
										SHEET: 1 OF 5		SCALE: 1:200	
												REV: 1	
												SIZE: A2	

REVISIONS

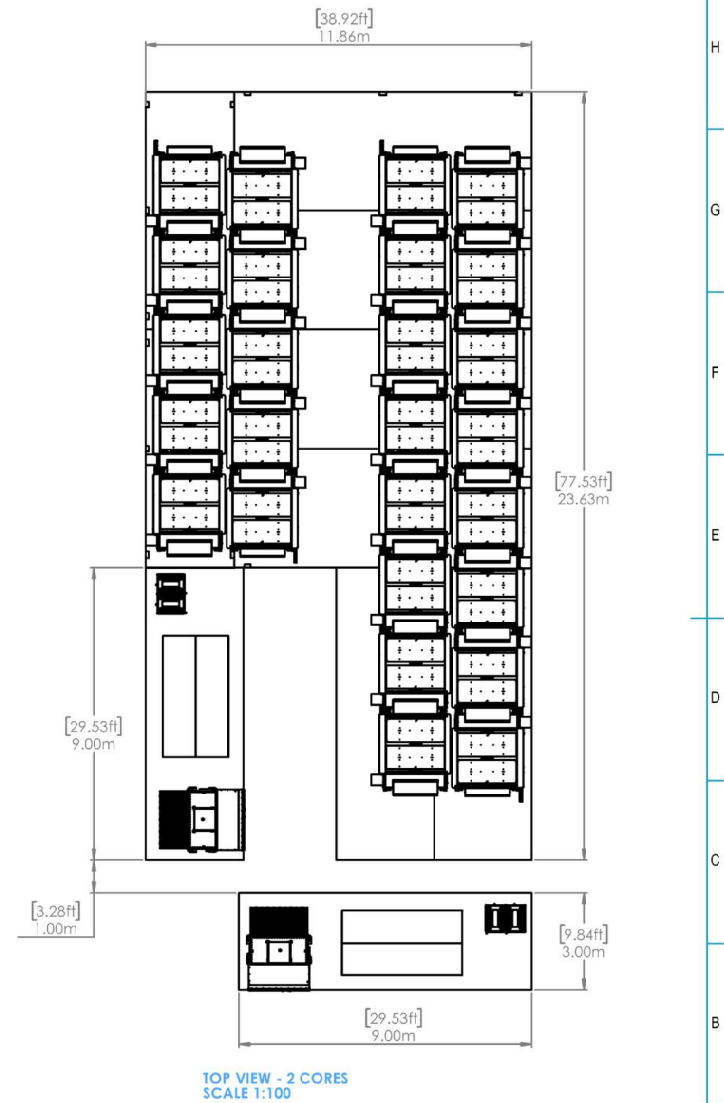
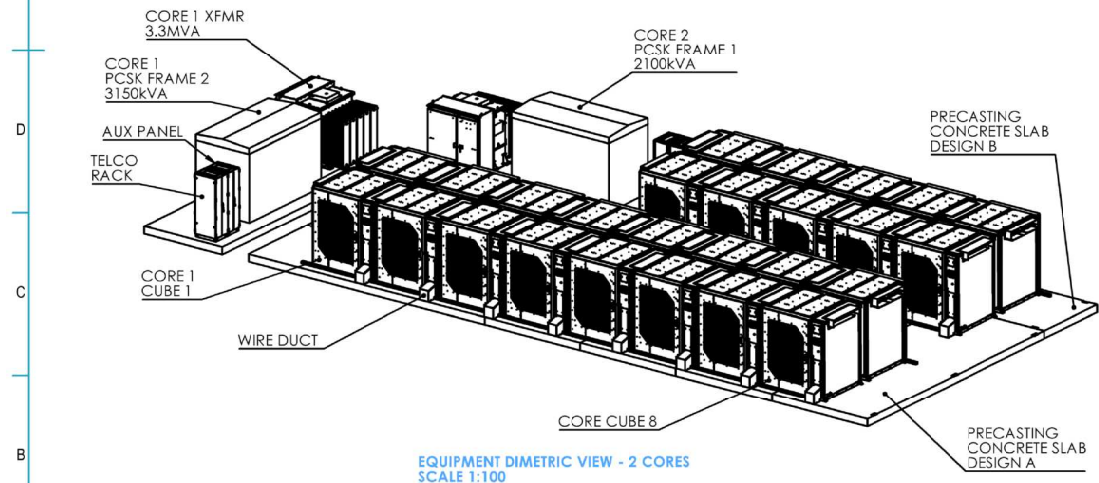
ZONE	REV	DESCRIPTION	DATE	DRW BY	APV BY
	1	1ST RELEASE	12/18/2019	SC	

FLUENCE ENERGY LLC - GRIDSTACK

LAYOUT & BOM

ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	Core Foundation R0 08072019	12'x30'x10"	4
2	Cube Rows From Assembly Light version R1	8 Cubes Row	2
3	Cube Rows From Assembly Light version R1	5 Cubes Row	2
4	Core Foundation R0 08072019	8'x25'x10"	2
5	Core Foundation R0 08072019	PCSKM FRAME 1 & 2 MV SKID	2
6	MV Transformer + Load Center R0 09092019	PCSKM FRAME 1 & 2 MV SKID	2
7	SOIL		1

TABLE 1 - BILL OF MATERIALS



ZONE	REV	DESCRIPTION	DATE	DRW BY	APV BY
REVISIONS					

FLUENCE CONFIDENTIAL & PROPRIETARY INFORMATION

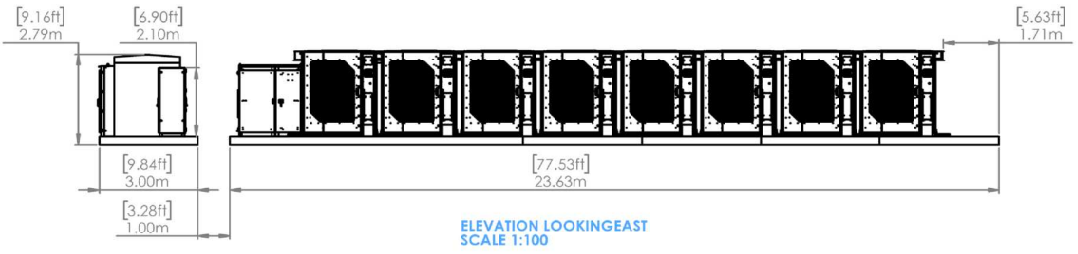


FINISH	WEIGHT	kg	STATUS	PROJECT
MATERIAL	DRAWN BY	DATE	12/18/2019	DRAWING NO.
TOLERANCE	CHECK BY	DATE		Borreg Solar 5MW3h Next Gen R0 12182019
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN MILLIMETERS	APV BY	DATE		SHEET
				2 OF 5
				SCALE
				1:200
				SIZE
				A2

12 11 10 9 8 7 6 5 4 3 2 1

H H

FLUENCE ENERGY LLC - GRIDSTACK
LAYOUT & ELEVATIONS

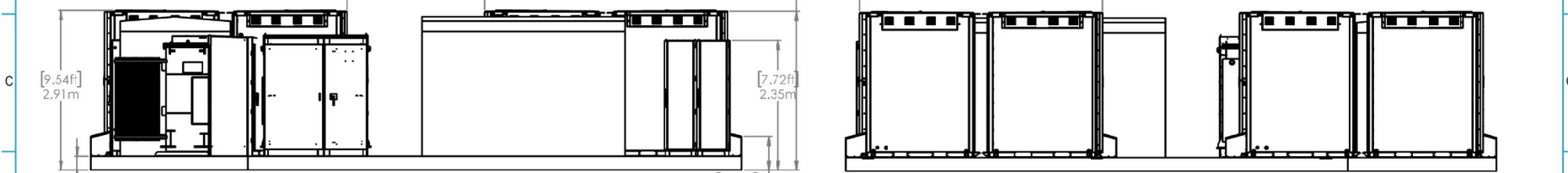


ELEVATION LOOKING EAST
SCALE 1:100



ELEVATION LOOKING WEST
SCALE 1:100

D D



ELEVATION LOOKING SOUTH
SCALE 1:50

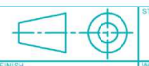
ELEVATION LOOKING NORTH
SCALE 1:50

B B

ZONE	REV	DESCRIPTION	DATE	DRW BY	APV BY

REVISIONS

FLUENCE CONFIDENTIAL & PROPRIETARY INFORMATION



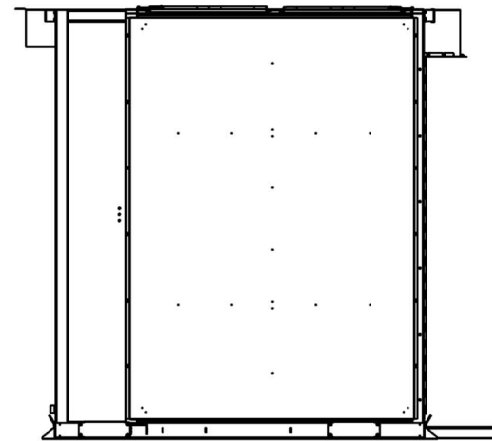
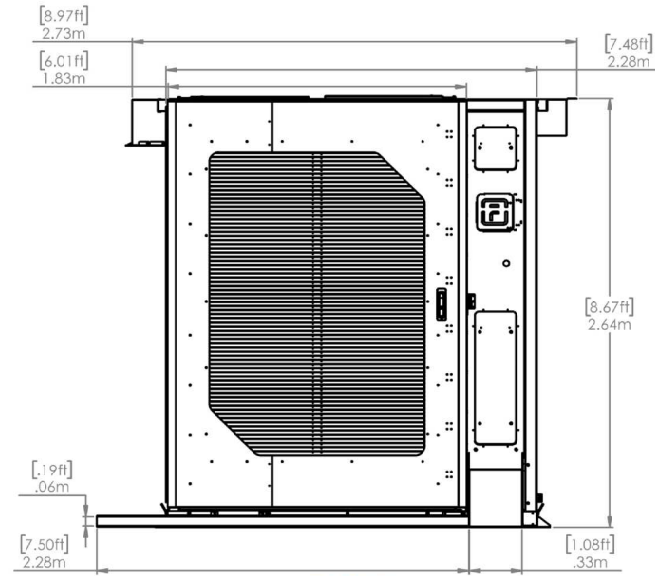
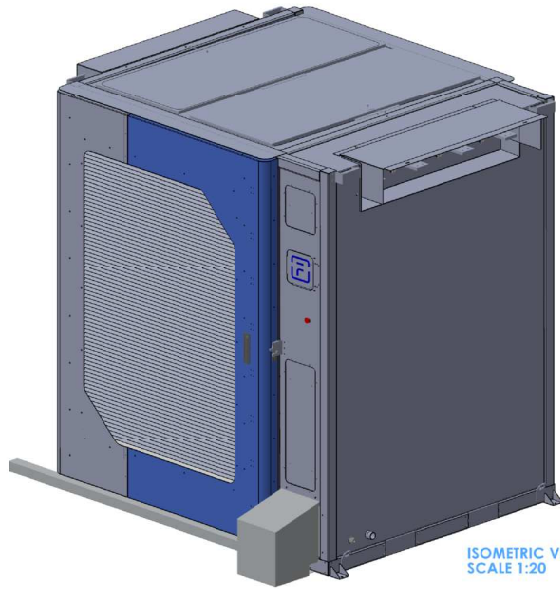
STATUS	PROJECT	DATE	DRAWING NO.	REV
WEIGHT	kg	12/18/2019	Borego Solar 5MW3h Next Gen R0	12182019
MATERIAL	DRWBY	CHECK BY	APV BY	
TOLERANCE				
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN MILLIMETERS			SHEET	SCALE
			3 OF 5	1:200
				SIZE
				A2

12 11 10 9 8 7 6 5 4 3 2 1

FLUENCE ENERGY LLC - GRIDSTACK

CUBE DIMENSIONS & SPECIFICATION

CUBE SPECIFICATIONS		
RATED POWER	kw	
DISCHARGE DURATION	h	3
RATED ENERGY	kWh	
OPERATIONAL DC VOLTAGE	Vdc	
CHEMISTRY		LI-ION- SDI E3D
CUBE DIMENSIONS	W/D/H - mm (F)	2280
CUBE WEIGHT	lb / kg	12790 / 5802
COOLING SYSTEM		AIR FORCED
FIRE SUPPRESSION		SOLID AEROSOL AGENT
ENCLOSURE RATING		IP54
AMBIENT OPERATING TEMPERATURE		-40°C TO 55°C



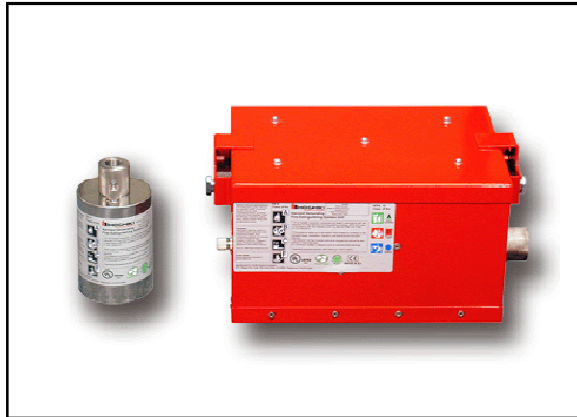
ZONE	REV	DESCRIPTION	DATE	DRW BY	APV BY
REVISIONS					

FLUENCE CONFIDENTIAL & PROPRIETARY INFORMATION



FINISH	WEIGHT	kg	STATUS	PROJECT
MATERIAL	DRAWN BY	DATE	12/18/2019	DRAWING NO.
TOLERANCE	CHECK BY	DATE	Bonreg	Solar 5MW3h Next Gen R0 12182019
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN MILLIMETERS	APV BY	DATE	SHEET	4 OF 5
			SCALE	1:200
			SIZE	A2

FirePro® Xtinguish



STANDARD FEATURES

- UL Listed for Class A, B, C fires
- Environmentally friendly (Green Label)
- Available in 10 models
- UL Listed for 10 years shelf life
- Easy installation, requires no piping or pressurized bottles
- Minimal maintenance
- Requires far less real estate compared to a typical Halon system
- Minimal cleanup on post fire
- Safe to handle
- Mounting brackets included for all models
- Compatible with HCVR-3 Fire Alarm Control Panel

APPLICATIONS

- Data centers (server room)
- Computer rooms
- Central stations (call centers)
- Mechanical / electrical control rooms
- Shipping warehouse
- Plant rooms
- Engine rooms
- Vehicle storage rooms (hangar bay)

DESCRIPTION

FNX Series products are a SBK aerosol forming solid compound (containing no pyrotechnic substances) that is used to extinguish Class A, B, C fires. The FNX Series products are electrically activated. The condensed aerosol extinguishing mechanism works by removing the active chemical particles involved in the flame chain reaction.

TRANSPORTATION CLASSIFICATION

- Class 9
- UN Identification: 3335 (Air) & 3077 (Ocean)
- Packaging group: PGIII

Shipping guidelines for maximum weight:

- Ground: None
- Ocean: None
- Cargo Air: 400 kg (881 lbs)
- Passenger Air: 30 kg (66 lbs)

PRODUCT LISTINGS



California
State Fire
Marshal

410:0205



BSI/A.1/3.46/62-133

SPECIFICATIONS

Canister Type			
Model	FNX-20S	FNX-40S	FNX-80S
Mass of SBK	20g	40g	80g
Product weight	310g ±5%	610g ±5%	870g ±5%
Supply Voltage	6 ~ 36 VDC	6 ~ 36 VDC	6 ~ 36 VDC
Initiation Current	0.8 A	0.8 A	0.8 A
Heating Element Resistance	1.6 – 3.6 Ohms	1.6 – 3.6 Ohms	1.6 – 3.6 Ohms
Supervision Current	5 mA	5 mA	5 mA
Ignition Time	4 seconds	4 seconds	4 seconds
Discharge Time	3 – 6 seconds	5 – 10 seconds	5 – 10 seconds
Min. Discharge Clearance (Human)	0.3ft (100mm)	0.3ft (100mm)	0.3ft (100mm)
Max. Mounting Height	3.2ft (1m)	3.2ft (1m)	6.5ft (2m)
Storage Temperature	-58°F (-50°C) - 122°F (50°C)	-58°F (-50°C) - 122°F (50°C)	-58°F (-50°C) - 122°F (50°C)
Self-Activation Temperature	572°F (300°C)	572°F (300°C)	572°F (300°C)
Dimensions	6.4"H (165mm) x 1.2"D (32mm)	5.5"H (140mm) x 2.0"D (51mm)	7.2"H (185mm) x 2.0"D (51mm)

Canister Type			
Model	FNX-100S	FNX-200S	FNX-500S
Mass of SBK	100g	200g	500g
Product weight	1370g ±5%	1840g ±5%	3340g
Supply Voltage	6 ~ 36 VDC	6 ~ 36 VDC	6 ~ 36 VDC
Initiation Current	0.8 A	0.8 A	0.8 A
Heating Element Resistance	1.6 – 3.6 Ohms	1.6 – 3.6 Ohms	1.6 – 3.6 Ohms
Supervision Current	5mA	5 mA	5 mA
Ignition Time	4 seconds	4 seconds	4 seconds
Discharge Time	5 – 10 seconds	5 – 10 seconds	5 – 10 seconds
Min. Discharge Clearance	1.3ft (400mm)	0.9ft (300mm)	1.6ft (500mm)
Max. Mounting Height	3.2ft (1m)	6.5ft (2m)	6.5ft (2m)
Storage Temperature	-58°F (-50°C) - 122°F (50°C)	-58°F (-50°C) - 122°F (50°C)	-58°F (-50°C) - 122°F (50°C)
Self-Activation Temperature	572°F (300°C)	572°F (300°C)	572°F (300°C)
Dimensions	6.1"H (155mm) x 3.4"D (84mm)	7.2"H (185mm) x 3.4"D (84mm)	11.6"H (295mm) x 3.4"D (84mm)

Box Type				
Model	FNX-1200	FNX-2000	FNX-3000	FNX-5700
Mass of SBK	1200g	2000g	3000g	5700g
Product weight	10900g ±5%	15500g ±5%	16300g ±5%	26400g ±5%
Supply Voltage	6 ~ 36 VDC	6 ~ 36 VDC	6 ~ 36 VDC	6 ~ 36 VDC
Initiation Current	0.8 A	0.8 A	0.8 A	0.8 A
Heating Element Resistance	1.6 – 3.6 Ohms	1.6 – 3.6 Ohms	1.6 – 3.6 Ohms	1.6 – 3.6 Ohms
Supervision Current	5 mA	5 mA	5 mA	5 mA
Ignition Time	4 seconds	4 seconds	4 seconds	4 seconds
Discharge Time	15 – 20 seconds	15 – 20 seconds	15 – 20 seconds	15 – 20 seconds
Min. Discharge Clearance (Human)	5.4ft (1650mm)	4.9ft (1500mm)	6.5ft (2000mm)	6.5ft (2000mm)
Max. Mounting Height	11.4ft (3.5m)	11.4ft (3.5m)	11.4ft (3.5m)	16.4ft (5m)
Storage Temperature	-58°F (-50°C) - 122°F (50°C)	-58°F (-50°C) - 122°F (50°C)	-58°F (-50°C) - 122°F (50°C)	-58°F (-50°C) - 122°F (50°C)
Self-Activation Temperature	572°F (300°C)	572°F (300°C)	572°F (300°C)	572°F (300°C)
Dimensions	6.5"H (167mm) x 11.8"L (300mm) x 8.5"W (216mm)	7.2"H (185mm) x 11.8"L (300mm) x 11.8"W (300mm)	7.2"H (185mm) x 11.8"L (300mm) x 11.8"W (300mm)	11.8"H (300mm) x 11.8"L (300mm) x 11.8"W (300mm)

Nadine's Restaurant

Outdoor Seating

From: Keith Staudohar <keith@croninengineering.net>
Sent: Friday, November 12, 2021 11:43 AM
To: Robyn Steinberg <rsteinberg@yorktownny.org>
Cc: chris@nadiesrestaurant.com; Patrick Bell <patrick@croninengineering.net>
Subject: **nadies restaurant resubmission**

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

Robyn,

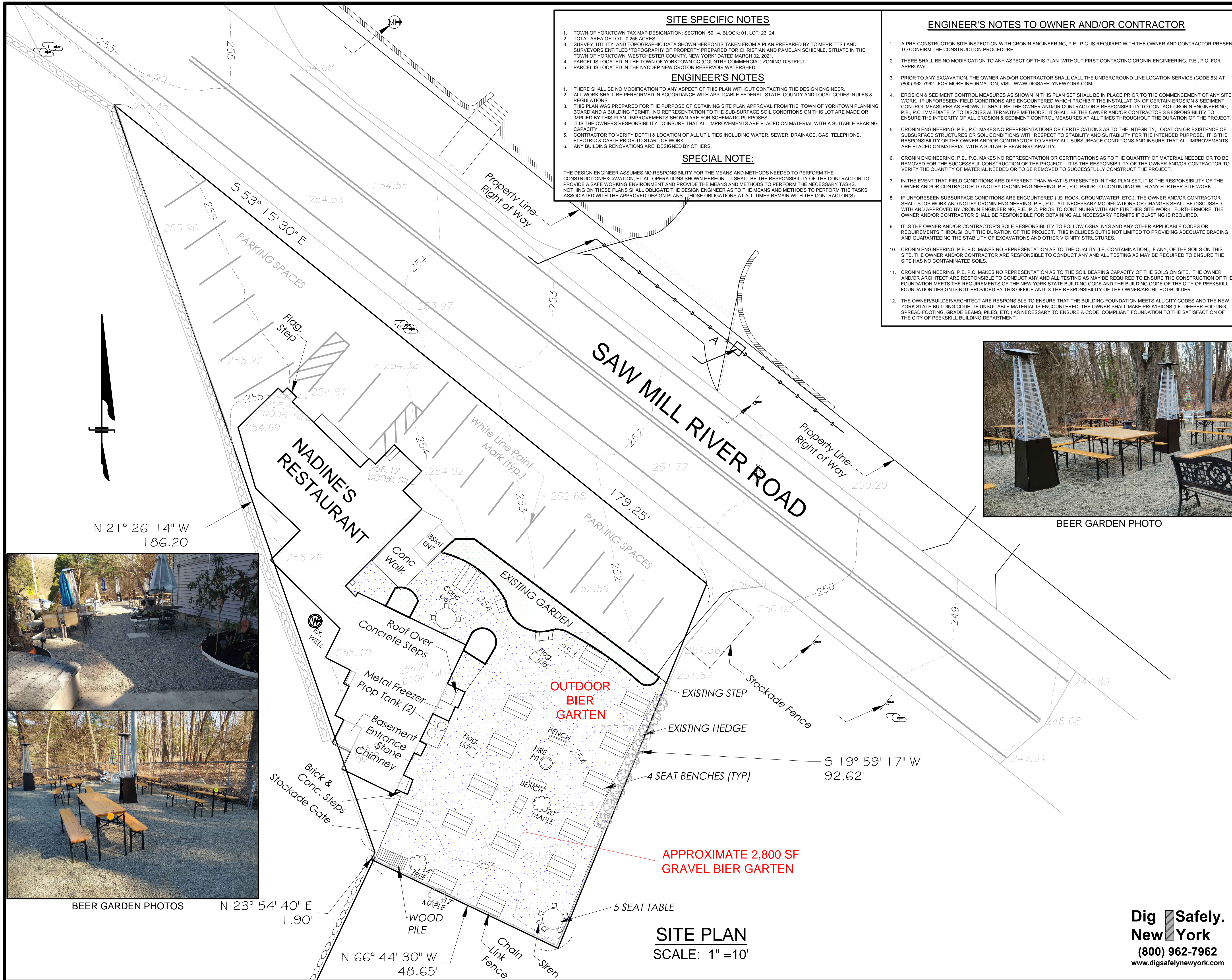
As discussed, here is the resubmission for Schienle, Nadine's Restaurant.

Kindly review and place on the November 22, 2021 Planning Board agenda for consideration of the issuance of a Special Use Permit for the outdoor dining area.

Thanks.

Keith

Keith Staudohar CPESC, CPSWQ
Cronin Engineering P.E. P.C.
39 Arlo Lane
Cortlandt Manor, NY 10567
914-736-3664
keith@croninengineering.net



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 NYC DEP NEW CROTON RESERVOIR WATERSHED.

ENGINEER'S NOTES

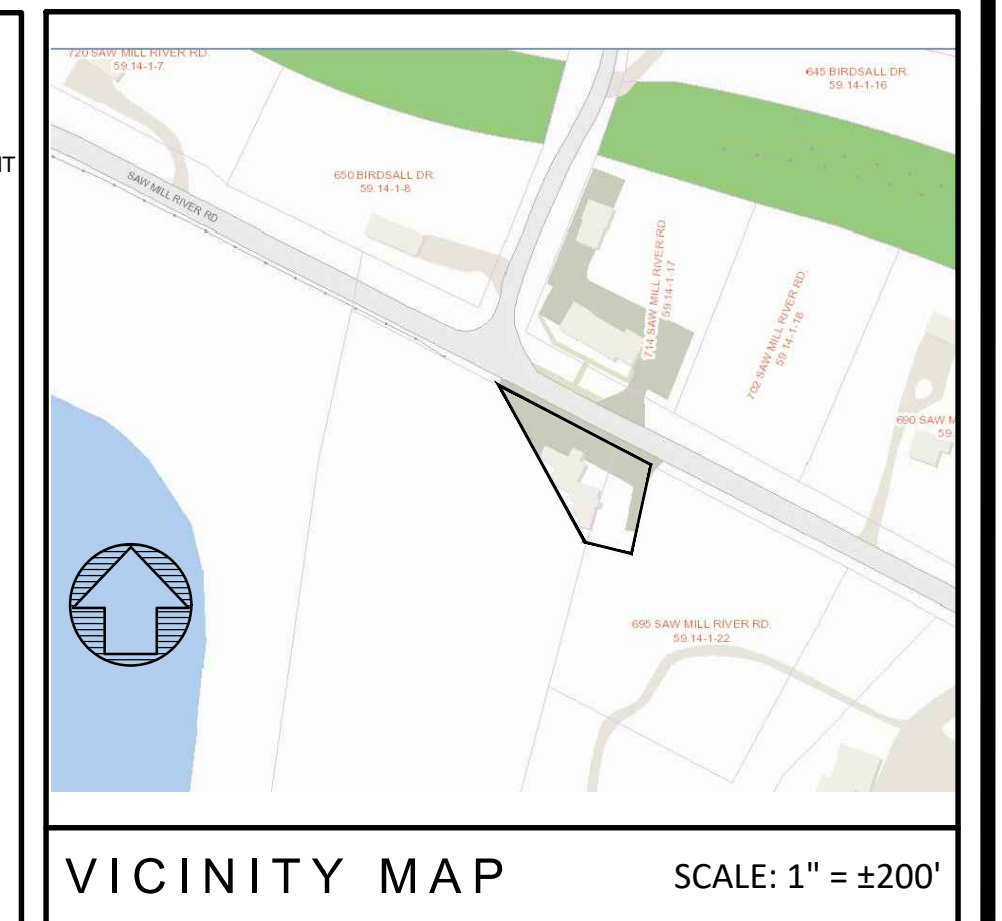
1. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT CONTACTING THE DESIGN ENGINEER.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL CODES, RULES & REGULATIONS.
3. THIS PLAN WAS PREPARED FOR THE PURPOSE OF OBTAINING SITE PLAN APPROVAL FROM 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.



VICINITY MAP SCALE: 1" = ±200'

OWNER/APPLICANT

CHRISTIAN & PAMELAN SCHIENLE

713 OLD CROTON LAKE ROAD

ARCHITECT

TBD

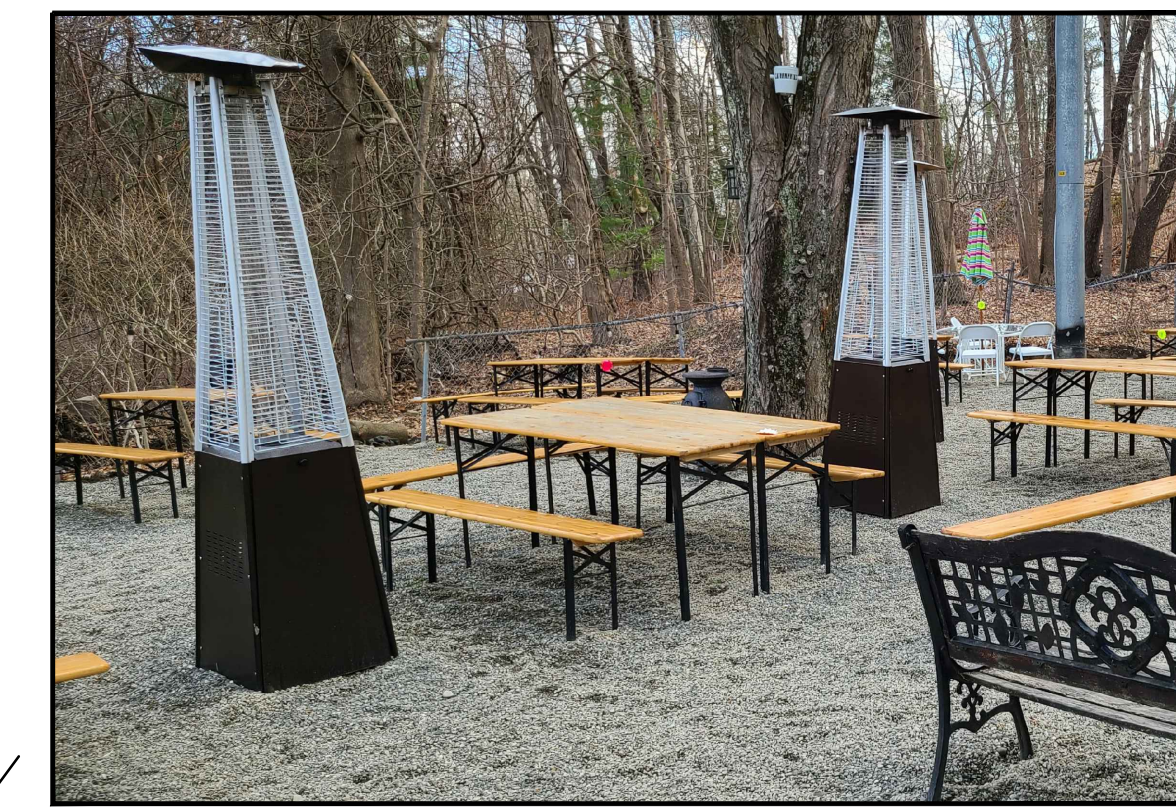
SURVEYOR

TC MERRITTS LAND SURVEYORS

394 BEDFORD ROAD
PLEASANTVILLE NY 10570



SCALE: AS NOTED



BEER GARDEN PHOTO

• UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
• COPYRIGHT 2021 BY CRONIN ENGINEERING, P.E., P.C. ALL RIGHTS RESERVED.

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



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

39 Arlo Lane
Cortlandt Manor, New York 10567

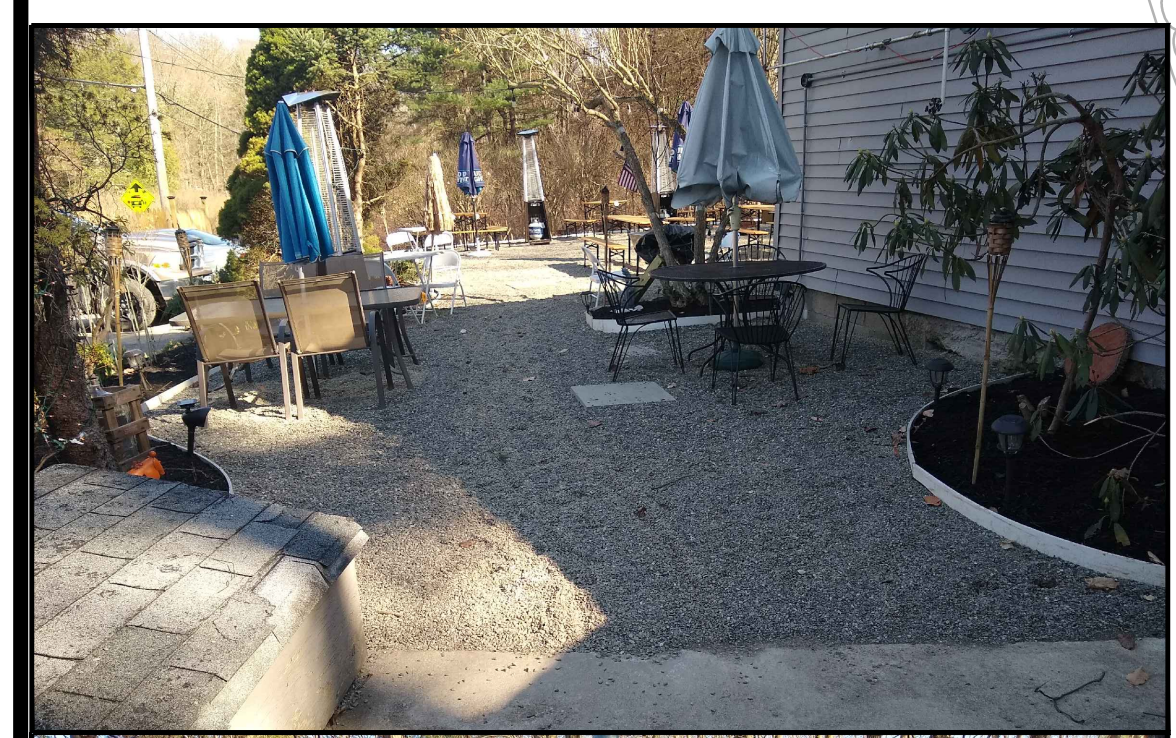
SITE PLAN

SITE DEVELOPMENT PLAN FOR NADINES RESTAURANT

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

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

SITE PLAN
SCALE: 1" = 10'



BEER GARDEN PHOTOS



BEER GARDEN PHOTOS

N 21° 26' 14" W
186.20'

N 23° 54' 40" E
1.90'

N 66° 44' 30" W
48.65'

S 19° 59' 17" W
92.62'

§ 300-80. Sidewalk cafes. [Added 7-15-1997 by L.L. No. 10-1997]

- A. Legislative intent. No person shall engage in the operation of a sidewalk cafe or outdoor dining area, except upon the granting of a permit pursuant to this section.
- B. Permitting authority.
 - (1) The Building Inspector is hereby authorized to grant annual revocable permits for outdoor dining areas providing seating for 12 customers or fewer on privately owned property in nonresidential zoning districts upon the terms and conditions set forth.
 - (2) The Planning Board is hereby authorized to grant permits for outdoor dining areas on privately owned property in all nonresidential zoning districts which seek to provide seating for 13 or more customers subject to the requirements of this Code and upon the conditions set forth in this section. The Planning Board may issue a permit renewable on an annual basis by the Building Department for a period not longer than five years. Outdoor dining areas approved pursuant to a site plan application shall not be subject to this section.
- C. Terms and conditions.
 - (1) Clear path. There shall be at all times an adequate area for pedestrian movement. The minimum distance shall be determined by the permitting authority.
 - (2) Furnishings. The furnishings of a sidewalk cafe or outdoor dining area shall consist of readily removable, umbrellas, covers, tables, chairs, etc. The number and location of tables shall comply with the standards for dining facilities set forth by the New York State Uniform Fire Prevention and Building Code. No furnishing or other object may be attached, even in a temporary manner, to the sidewalk or other property or to any building or structure, and no furnishings or other object shall extend beyond the area delineated pursuant to this chapter. All furnishings shall be removed from the sidewalk and stored in an approved manner when the sidewalk cafe is not in operation.
 - (3) Signage. Signage shall be limited to what may be an integral part of the furnishings.
 - (4) Waste receptacles. The applicant shall maintain a sufficient number of receptacles for the disposal of waste properly covered to prevent infestation of insects and rodents. Such receptacles shall be emptied as often as is necessary, but in no event less than once per day. No structure or enclosure to accommodate the storage of garbage may be erected or placed adjacent to the sidewalk cafe or outdoor dining area.
 - (5) Accessory use only. No sidewalk cafe or outdoor dining area may be operated, except as an accessory to an operating commercial food and beverage vendor, operating either as a restaurant, retail food store or vendor of food/beverages on the first floor of a premises, abutting the principal place of business of such

entity and by the entity which operates the restaurant or retail food store.

- (6) Hours of operation. No sidewalk cafe or outdoor dining area shall operate other than between 6:00 a.m. and 11:00 p.m. or when the entity with which it is associated is not open to the public.
- (7) Preparation of food and beverages. All food and beverages to be served at sidewalk cafes or outdoor dining areas shall be prepared within the existing restaurant or retail food store.
- (8) Alcoholic beverages. The applicant shall be responsible for obtaining, maintaining in full force and effect and complying with terms and conditions of any permit which may be required under any other law or regulation for the serving of food and beverages, including alcoholic beverages, at a sidewalk cafe or outdoor dining area.
- (9) Operation. Sidewalk cafes and the public or private property upon which they are located and the surrounding area and outdoor dining areas shall at all times be kept free and clear of litter, debris and any substance that may damage the sidewalk or cause pedestrian injury. A sidewalk cafe or outdoor dining area shall not be used as a waiting area for the restaurant or retail food store to which it is an accessory.
- (10) No live or mechanical music shall be permitted to operate other than between 12:00 p.m. and 10:00 p.m. **[Amended 6-16-2020 by L.L. No. 5-2020]**
- (11) Design guidelines. All tables and chairs shall be uniform in color, material and style.
- (12) Fees. Fees per seat per year shall be in an amount as set forth in the Master Fee Schedule.¹ **[Amended 6-6-2017 by L.L. No. 9-2017]**
- (13) Notice of violation; revocation or suspension of license or permit; imposition of administrative sanctions. Upon a finding by the permitting authority that the permittee has violated any provision of this section or the terms and conditions of the permit or has engaged in any practice in conjunction with the permitted activity which constitutes a danger to the health or safety of any patron or pedestrian, the Building Inspector shall give notice to the permittee to correct such violation or cease such practice within 24 hours. If the permittee fails to comply with such notice, the permitting authority may suspend the license, during which time the permittee shall be entitled to appeal the decision to the Zoning Board of Appeals (ZBA) for hearing and/or determination. The permittee may be represented by counsel to present evidence in his behalf and confront the evidence against him. Upon considering the evidence presented at the hearing, the ZBA shall either reinstate the permit or further condition the reinstatement of the permit. Any violation for operating an outdoor dining facility without a permit shall be subject to a fine not to exceed \$250 per day

1. Editor's Note: See § 168-1, Master fee schedule for permits, licenses and land development applications.

per violation. Said violations shall be heard and adjudicated as a violation of this chapter.

D. Temporary permits. **[Added 6-16-2020 by L.L. No. 5-2020]**

- (1) Notwithstanding anything in § 300-80B to the contrary, the Building Inspector is authorized to issue temporary permits for the operation of sidewalk cafes or outdoor dining areas in non-residential zoning districts, regardless of the quantity of seating.
- (2) The temporary permits issued under § 300-80D(1) shall be upon the terms and conditions set for in § 300-80C, except that the fees referenced in § 300-80C(12) shall not be required for such temporary permits.
- (3) Notwithstanding any other provision of law to the contrary, the Building Inspector is authorized to issue temporary structure (e.g., tents) permits in connection with any permits issued under § 300-80D(1), and there shall be no fees required for the issuance of any such temporary structure permits.
- (4) The temporary permits issued under § 300-80D(1) and temporary structure permits issued under § 300-80D(3) shall expire on January 1, 2021.
- (5) The authority of the Building Inspector to issue permits under § 300-80D shall terminate on January 1, 2021.

3668 Barger St

From: Robert Macintyre <rjm@arqpc.com>
Sent: Tuesday, November 2, 2021 7:12 PM
To: Robyn Steinberg <rsteinberg@yorktownny.org>
Cc: Jorge B Hernandez <jb@arqpc.com>
Subject: 3668 Barger Street Yorktown

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

Hello Robyn.

Attached please find the preliminary Dwgs for the Proposed Site Plan for the above noted-property location that you met with JB about recently. You will be receiving the written letter by the end of the week.

Regards,
Bob



Robert Macintyre
Manager of Administration
Email: rjm@arqpc.com
Office: (914) 944-3377
100 Executive Blvd. Suite 204
Ossining, NY 10562
