

Boniello Equities Subdivision



Name and Address of Sender

Check type of mail or service

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

Affix Stamp Here
 (for additional copies of this receipt).
 Postmark with Date of Receipt.

RECEIVED
 PLANNING DEPARTMENT
 DEC 27 2021
 TOWN OF YORKTOWN

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RO Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1. 7021035000015045366	Richard & Elizabeth Austin 2218 Crompond Road, Yorktown, NY 10598			Handling Charge - if Registered and over \$50,000 in value											
2. 7021035000015045373	Edip & Zybejta Lumi 2226 Crompond Road, Yorktown, NY 10598														
3. 7021035000015045465	Eugene & Donna Antini 2222 Crompond Road, Yorktown, NY 10598														
4. 7021035000015045359	Nathaniel & Jessica Davis 491 Fisher Pond Road, Yorktown, NY 10598								Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
5. 7021035000015045496	Marc & Susan Schwartz 485 Fisher Pond Road, Yorktown, NY 10598														
6. 7021035000015045489	William & Katherine Kallmeyer 2131 Fountain Court, Yorktown, NY 10598														
7. 7021035000015045458	Rodrigo & Ana Maria Rivera 2204 Crompond Road, Yorktown, NY 10598														
8. 7021035000015045441	Iryna Zottola 2206 Crompond Road, Yorktown, NY 10598														

Total Number of Pieces Listed by Sender: _____ Total Number of Pieces Received at Post Office: _____

Postmaster (or Name of receiving employee): *J. Higgins*



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Check type of mail or service

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

Affix Stamp Here
(for additional copies of this receipt).
Postmark with Date of Receipt.

0721035000015045434

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	\$M Fee
1. 0721035000015045434	Armen Gijke Pepshi 2208 Crompond Road, Yorktown, NY 10598													
2. 0721035000015045427	Ereno ADA Trust 2109 Lavoie Court, Yorktown, NY 10598													
3. 0721035000015045410	Diana Stancova 2227 Crompond Road, Yorktown, NY 10598													
4. 0721035000015045403	Mills Family Trust 2219 Crompond Road, Yorktown, NY 10598													
5. 0721035000015045397	Maritza & David Jerome 2211 Crompond Road, Yorktown, NY 10598													
6. 0721035000015045380	William & Helen Moss 2201 Crompond Road, Yorktown, NY 10598													
7.														
8.														

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required
Adult Signature Restricted Delivery
Restricted Delivery
Return Receipt
Signature Confirmation
Signature Confirmation Restricted Delivery
Special Handling

Total Number of Pieces Listed by Sender: _____
Total Number of Pieces Received at Post Office: _____

Postmaster (or name of receiving employee)

J. Wilson
Complete in Ink

7021 0350 0000 1504 5366

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Yorktown Heights, NY 10598

OFFICIAL USE

Certified Mail Fee	\$3.75	0036
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	23
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	12/27/2021
Total Postage and Fees	\$4.33	

Sent To: Richard Austin
 Street and Apt. No., or PO Box No.: 2218 Crompond Rd
 City, State, ZIP+4®: Yorktown, NY 10598

PS Form 3800, April 2015 PSN 7530-02-000-9001 See Reverse for Instructions

7021 0350 0000 1504 5373

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	23
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	12/27/2021
Total Postage and Fees	\$4.33	

Sent To: Edip Luni
 Street and Apt. No., or PO Box No.: 2226 Crompond Rd
 City, State, ZIP+4®: Yorktown, NY 10598

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7021 0350 0000 1504 5455

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Certified Mail Fee	\$3.75	0036
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	23
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	12/27/2021
Total Postage and Fees	\$4.33	

Sent To: Eugene Antini
 Street and Apt. No., or PO Box No.: 2222 Crompond Rd
 City, State, ZIP+4®: Yorktown, NY 10598

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7021 0350 0000 1504 5359

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Certified Mail Fee	\$3.75	0036
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	23
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	12/27/2021
Total Postage and Fees	\$4.33	

Sent To: Nathaniel Davis
 Street and Apt. No., or PO Box No.: 491 Fisher Pond Rd
 City, State, ZIP+4®: Yorktown, NY 10598

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7021 0350 0000 1504 5496

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Certified Mail Fee	\$3.75	0036
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	23
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	12/27/2021
Total Postage and Fees	\$4.33	

Sent To: Marc Schwartz
 Street and Apt. No., or PO Box No.: 485 Fisher Pond Rd
 City, State, ZIP+4®: Yorktown, NY 10598

PS Form 3800, April 2015 PSN 7530-02-000-9001 See Reverse for Instructions

7021 0350 0000 1504 5495

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Certified Mail Fee	\$3.75	0036
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	23
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	12/27/2021
Total Postage and Fees	\$4.33	

Sent To: William Kallmeyer
 Street and Apt. No., or PO Box No.: 2131 Fountain Ct
 City, State, ZIP+4®: Yorktown, NY 10598

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7021 0350 0000 1504 5458

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Certified Mail Fee	\$3.75	0036 23 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	12/27/2021
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$4.33	
Sent To	Rodrigo Rivera	
Street and Apt. No., or PO Box No.	2204 Crompond Rd	
City, State, ZIP+4®	Yorktown, NY 10598	

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7021 0350 0000 1504 5441

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Certified Mail Fee	\$3.75	0036 23 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	12/27/2021
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$4.33	
Sent To	Iryna Zottola	
Street and Apt. No., or PO Box No.	2206 Crompond Rd	
City, State, ZIP+4®	Yorktown, NY 10598	

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Certified Mail Fee	\$3.75	0036 23 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	12/27/2021
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$4.33	
Sent To	Armen Pepshi	
Street and Apt. No., or PO Box No.	2208 Crompond Rd	
City, State, ZIP+4®	Yorktown, NY 10598	

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7021 0350 0000 1504 5427

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Certified Mail Fee	\$3.75	0036 23 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	12/27/2021
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$4.33	
Sent To	Elena Trust	
Street and Apt. No., or PO Box No.	2109 Lavinie Ct	
City, State, ZIP+4®	Yorktown, NY 10598	

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7021 0350 0000 1504 5410

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Certified Mail Fee	\$3.75	0036 23 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	12/27/2021
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$4.33	
Sent To	Diana Stancova	
Street and Apt. No., or PO Box No.	2227 Crompond Rd	
City, State, ZIP+4®	Yorktown, NY 10598	

PS Form 3800, April 2015 PSN 7530-0200-9000 See Reverse for Instructions

7021 0350 0000 1504 5403

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Certified Mail Fee	\$3.75	0036 23 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	12/27/2021
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$4.33	
Sent To	Mills Family Trust	
Street and Apt. No., or PO Box No.	2219 Crompond Rd	
City, State, ZIP+4®	Yorktown, NY 10598	

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Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0036
23
Postmark
Here

Postage	\$0.58
Total Postage and Fees	\$4.33

12/27/2021

Sent To Maritza Javome
 Street and Apt. No., or PO Box No. 2211 Crompond Rd
 City, State, ZIP+4® Yorktown, NY 10598

PS Form 3800, April 2015 (rev. 04-2015) See Reverse for Instructions

7021 0350 0000 1504 5397

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Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0036
23
Postmark
Here

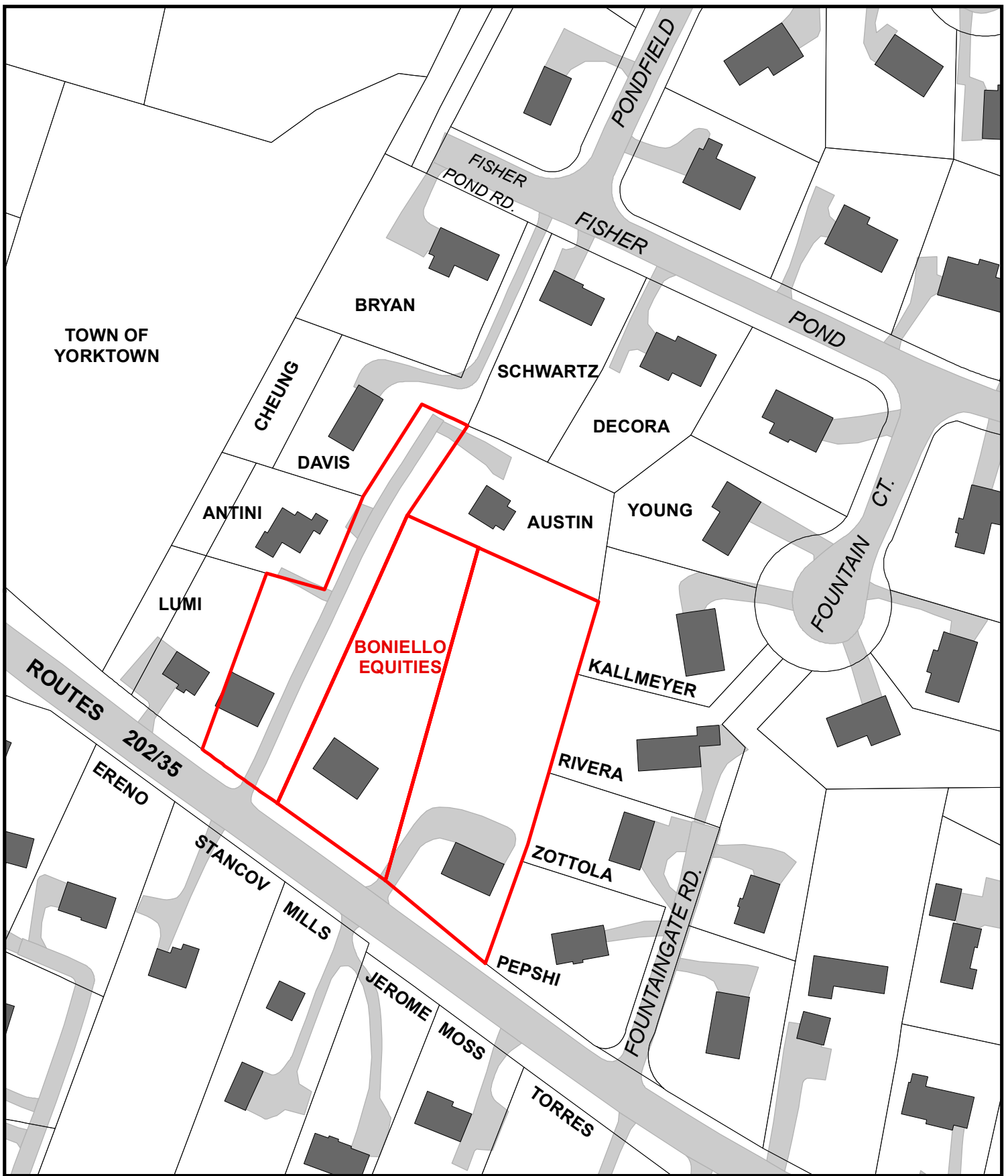
Postage	\$0.58
Total Postage and Fees	\$4.33

12/27/2021

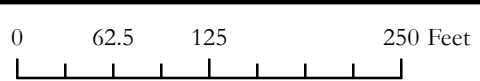
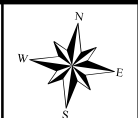
Sent To William Moss
 Street and Apt. No., or PO Box No. 2201 Crompond Rd
 City, State, ZIP+4® Yorktown, NY 10598

PS Form 3800, April 2015 (rev. 04-2015) See Reverse for Instructions

0925 405T 0000 1504 5380



TOWN OF YORKTOWN PLANNING DEPARTMENT
 Albert A. Capellini Community & Cultural Center
 1974 Commerce Street, Yorktown Heights, NY 10598
 (914) 962-6565, www.yorktownny.org/planning



1 inch = 125 feet

TITLE: Boniello Equities Subdivision
 DATE: January 6, 2022

FILE: F:\ArcGIS\PROJECTS\Boniello Equities Subdivision.mxd
 BY: RAS

Sources: Town of Yorktown GIS and Westchester County GIS: 2018.

DEC 27 2021

Sign Notification Certification

TOWN OF YORKTOWN

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

37.09-1-67 37.09-1-70 37.09-1-71

Section _____ Block _____ Lot _____

Project Name: Boniello Equities Crompond Road Subdivision

Address: 2212, 2214, 2216 & 2220 Crompond Road, Yorktown,

Applicant's Name: Boniello Equities

Address: 165 Waccabuc Road, Goldens Bridge, NY 10526

Phone: (914) 523-5046

No. Signs Posted: 1

Sign #1 Location: Driveway entrance along Crompond Road

Sign #2 Location: _____

Sign #3 Location: _____

- Please Attach and Label Photos on Additional Sheets -

Applicant's Signature: 

Land Owner's Signature: 



NOTICE
THIS PROPERTY IS THE
SUBJECT OF AN APPLICATION
BEFORE THE YORKTOWN
PLANNING BOARD
FOR MORE INFORMATION CONTACT THE PLANNING BO
2024-2025
WWW.YORKTOWNVA.GOV

Boniello Development
165 Waccabuc Rd
Goldens Bridge, NY 10526

RECEIVED
PLANNING DEPARTMENT
DEC 27 2021
TOWN OF YORKTOWN



RE: Proposed Subdivision of 2212, 2214, 2216 and 2220 Crompond Road, Yorktown NY

The attached application proposes the subdivision of land to construct two (2) new dwellings adjacent to existing dwellings located at 2212, 2214, 2216 and 2220 Crompond Road, Yorktown NY. The new dwellings are to be subdivided from the three (3) tax lots Section 37.09, Block 1, Lot 67; Section 37.09, Block 1, Lot 70; Section 37.09, Block 1, Lot 71. Both the new and existing dwellings would meet the minimum lot area requirement of 20,000sqft. The 2 new dwellings driveways would access existing private road which intersects with route 202. Utilities including electric, water and sewer for the new dwellings are located on the property and can be tapped into without disruption to route 202.

Sincerely,

Jared Boniello

TOWN OF YORKTOWN PLANNING BOARD

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

APPLICATION FOR APPROVAL OF A MINOR SUBDIVISION PLAT OR PRELIMINARY APPROVAL OF A MAJOR SUBDIVISION PLAT

Date 11/04/2021

1. Name of Project: Boniello Equities Crompond Road Subdivision

2. Tax Map Designation: Section 37.09 Block 1 Lot 67, 70, 71

3. Zone: R2 Acreage: 40,000 sqft

4. Total number of lots proposed: 2

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

Subdivide land to construct two (2) new dwellings adjacent to existing dwellings located at 2212, 2214, 2216 and 2220 Crompond Road, Yorktown NY.

Both the new and existing dwellings would meet the minimum lot area requirement of 20,000sqft. The 2 new dwellings driveways would access existing private road.

Utilities including electric, water and sewer for the new dwellings are located on the property and can be tapped into without disruption to route 202.

6. Contact Person - CHOOSE ONLY ONE:

Applicant
 Attorney

Owner
 Engineer

Architect
 Surveyor

Wetland Scientist
 Landscape Architect

7. Applicant

Name Gus Boniello
Firm Boniello Development Corporation
Address 165 Waccabuc Rd, Goldens Bridge, NY 10526
Phone (914) 523-5046
Fax (914) 232-4063
Email GTBoniello@aol.com

8. Owner of Record

Name Gus Boniello
Firm Boniello Equities LTD
Address 165 Waccabuc Rd, Goldens Bridge, NY 10526
Phone (914) 523-5046
Fax (914) 232-4063
Email GTBoniello@aol.com

9. Attorney

Name Stephen Brotmann
Firm Brotmann Law Group
Address 2 Westchester Park Drive, Suite 108, White Plains, NY 10604
Phone (914) 694-6200
Fax (914) 509-1917
Email SJMB@Brotmannlaw.com

10. Engineer

Name Anthony Pisarri
Firm Anthony Pisarri P.E. P.C.
Address 3 Rosalind Drive, Cortlandt Manor, NY 10567
Phone (914) 739-6580
Fax (914) 734-9121
Email APisarri@aol.com
Lic. No. _____

11. Surveyor

Name Eric Link
Firm Link Land Surveyors
Address 21 Clark Place, Suite 1B, Mahopac, NY 10541
Phone (845) 628-5857
Fax (845) 621-0013
Email ELink@linklandsurveyors.com
Lic. No. _____

12. Architect

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

13. Wetland Scientist/Specialist

Name N/A
Firm _____
Address _____
Phone _____
Fax _____
Email _____

14. Landscape Architect

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

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

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

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

18. Is this project within 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: Minor Subdivision

Town Board variance or approval: _____

Zoning Board of Appeals variance or special permit: _____

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

Westchester County Board of Health

NYC DEP

NYS DEC

Other: _____

22. This parcel is in the following districts:

School District Yorktown Heights Water District Yorktown Heights
Fire District Yorktown Heights Sewer District Yorktown Heights

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

A Long Form/Full EAF with the original signature of the applicant must be attached to this application when submitted. The signature of the applicant's design professional or attorney is not acceptable.

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

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

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

This application shall be considered officially submitted when all plans and data required by Land Development Regulations, including final reports from the Director of Planning and Town Engineer are received by the Board.

Applicant
Gus Boniello
NAME (PLEASE PRINT)
[Signature]
SIGNATURE
12-20-21
DATE

Owner of Record
11
NAME (PLEASE PRINT)
11
SIGNATURE
11
DATE

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

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

REFER TO AFFIDAVITS ON THE FOLLOWING PAGES

Short Environmental Assessment Form

Part 1 - Project Information

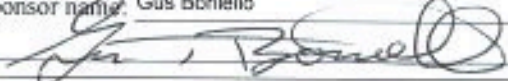
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Boniello Development Corporation			
Name of Action or Project: Boniello Equities Crompond Road Subdivision			
Project Location (describe, and attach a location map): Adjacent to properties 2212, 2214, 2216 and 2220 Crompond Road, Yorktown NY, 10598			
Brief Description of Proposed Action: Constructing two (2) new dwellings on two (2) adjacent lots. The total area of the two lots is approximately 40,000 sqft. The site work required will consist of stripping and stockpiling topsoil, excavating for two new structures, back filling and regrading up to the new structures. The estimated site disturbance will be approximately 20,000 sqft			
Name of Applicant or Sponsor: Gus Boniello		Telephone: (914) 523-5046 E-Mail: GTBoniello@aol.com	
Address: 165 Waccabuc Road			
City/PO: Goldens Bridge		State: New York	Zip Code: 10526
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Westchester County Department of Health			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 1 acres	
b. Total acreage to be physically disturbed?		_____ 0.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 2.5 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

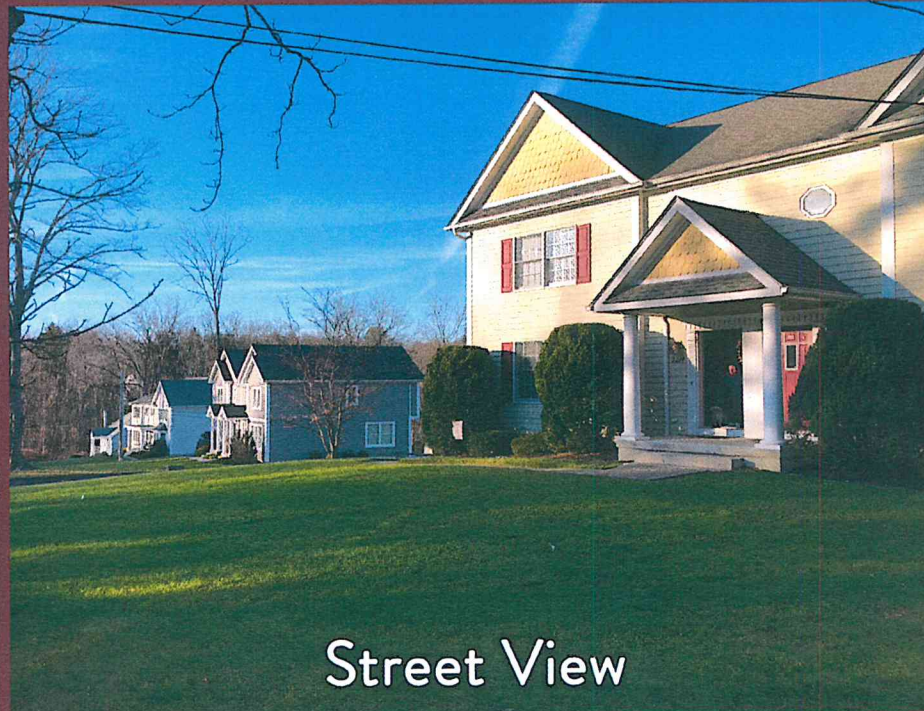
5. Is the proposed action,	NO	YES	N/A
a. <u>permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. <u>consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u> If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u> If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u> If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u> If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. <u>Does the site contain a structure that is listed on either the State or National Register of Historic Places?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. <u>Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. <u>Identify the typical habitat types that occur on, or are likely to be found on the project site.</u> Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. <u>Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. <u>Is the project site located in the 100 year flood plain?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. <u>Will the proposed action create storm water discharge, either from point or non-point sources?</u> If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <u>Culvec fields will be installed on each of the properties to treat any new water runoff created by the development of the sites</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Gus Boniello	Date: 11/04/2021	
Signature: 		

Boniello Equities | Crompond Road New Construction



2220 A&B Crompond Rd



Street View

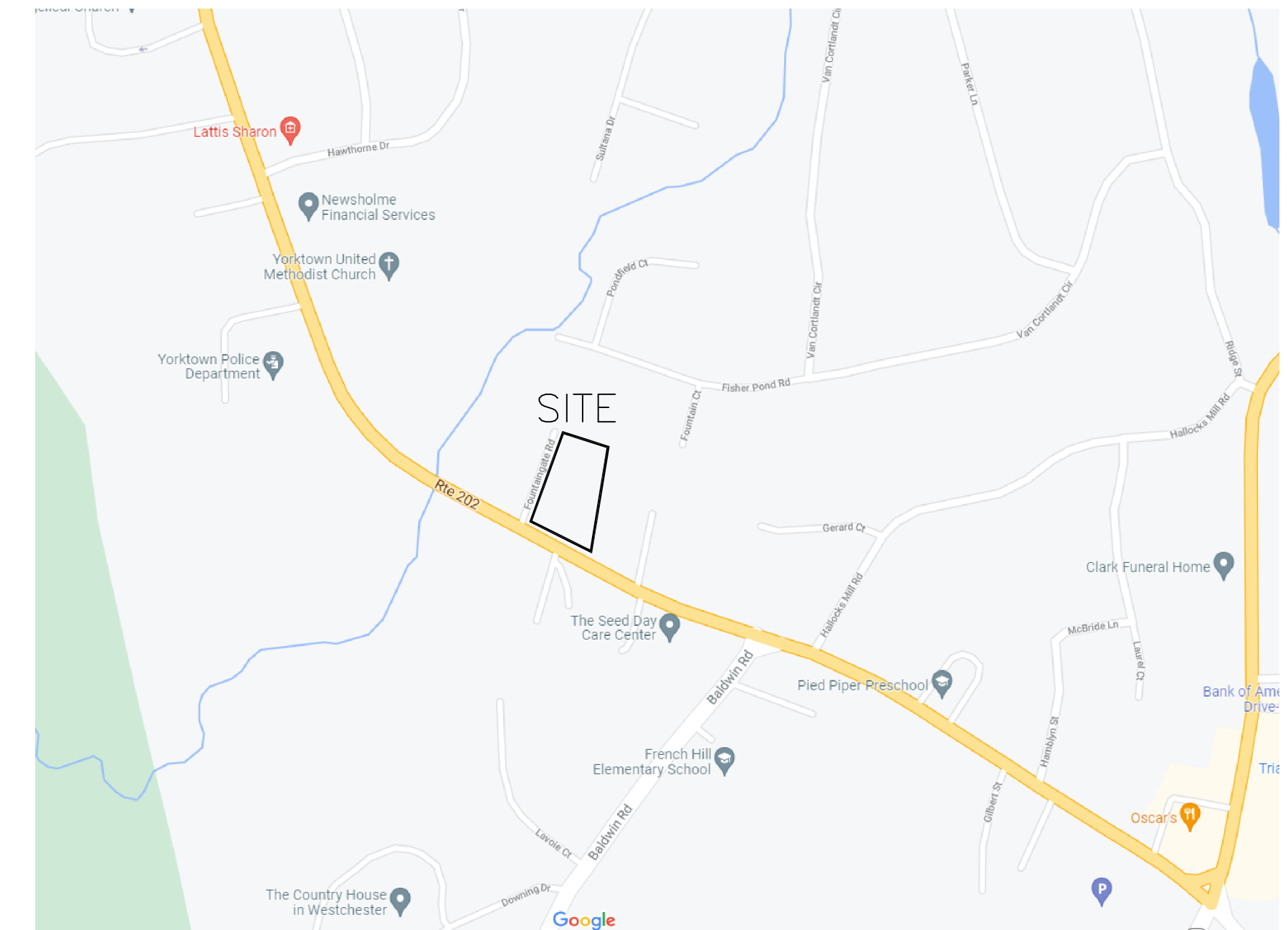


2216 A&B Crompond Rd



2212 & 2214 Crompond Rd

Unauthorized alteration or addition to this drawing is a violation of §7209(2) of the NYS Education Law.



LOCATION MAP
n.t.s.

CROMPOND ROAD SUBDIVISION
BONIELLO DEVELOPMENT CORP - CROMPOND ROAD
YORKTOWN HEIGHTS, N.Y. 10598

SHEET 2021-30-01
SCALE 1"=20'
FILE D:\LAND\2021\BONIELLO HALLOCKS
DATE 10/25/2021

ANTHONY S. PISARRI, P.E., P.C.
CONSULTING ENGINEER
3 Roslind Drive, Cortlandt Manor, N.Y. 10567



CROMPOND

ROAD

165.68'-Surveyed to the Westerly Line of the Ordway Griffen Farm (163.96' as per Deed Liber 9783 Page 239)
285.87'-Surveyed to the Westerly Line of the Ordway Griffen Farm (297.00' as per Deed Liber 9783 Page 239)

Robyn Steinberg

From: Planning Department
Sent: Monday, January 10, 2022 10:53 AM
To: Robyn Steinberg
Subject: FW: 1/10/22 Planning Board Meeting - Boniello Equities Subdivision

FYI

From: Jessica Moyer <moyer.jessica4@gmail.com>
Sent: Sunday, January 9, 2022 3:18 PM
To: Planning Department <planning@yorktownny.org>
Subject: 1/10/22 Planning Board Meeting - Boniello Equities Subdivision

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.

This statement is submitted concerning the proposal below on the Yorktown Planning Board Public Hearing Agenda for January 10th, 2022.

Boniello Equities Subdivision Public Informational Hearing

Location: 37.09-1-67, 70, 71; 2012-2016 Crompond Road

Contact: Gus Boniello

Description: Proposed resubdivision of three lots to create 4 lots and construct two new two-family residences.

Dear Yorktown Planning Board,

My name is Jessica Davis. My husband Nate and I reside at 491 Fisher Pond Road (Lot 17 on the submitted design plan) with our two children, ages 4 and 2. We're writing to reject the proposed plan for construction by Boniello Equities as it stands. We purchased our home a little over two years ago from Tina Atherall, who had several drainage issues, while the other rental units were being built on the street. Our neighbor shared videos and photos with us that showed how devastating the flooding was to our property at the time.

Although drainage systems were installed, our property stil experiences flooding during major storms, as the existing storm drain at the end of Fountaingate is non-functioning due to the construction of the previous site. Most recently, Hurricane Ida caused water to flood down the street, flowing over and through our new retaining wall, causing some erosion behind it. This wall is less than two years old, and without resolving the current drainage issue, continuing weather events will without a doubt compromise the structure and integrity of the wall. During the winter months, the runoff from Fountaingate drains onto our driveway, When it freezes, our driveway becomes a sheet of ice and is very hazardous. It is my understanding that former Councilman Patel has paid numerous visits to the site in the past, but the issues were not resolved. We request that the planning board visit to meet with us and our surrounding neighbors about this issue.

Until the drainage issues are resolved, we reject the proposal for construction by Boniello Equities.

Thank you,
Jessica Davis

Robyn Steinberg

From: Planning Department
Sent: Monday, January 10, 2022 10:52 AM
To: Robyn Steinberg
Subject: FW: Planning Board Meeting Statement- Boniello Equities Subdivision - 1/10/2022
Attachments: IMG_7604.jpg; IMG_7606.jpg; IMG_7214.m4v

FYI

From: Richard Austin <richarddanielaustin@gmail.com>
Sent: Sunday, January 9, 2022 1:49 PM
To: Planning Department <planning@yorktownny.org>
Subject: Planning Board Meeting Statement- Boniello Equities Subdivision - 1/10/2022

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.

This statement is submitted concerning the proposal below on the Yorktown Planning Board Public Hearing Agenda for January 10th, 2022 - **please confirm receipt of this email**

Boniello Equities Subdivision Public Informational Hearing

Location: 37.09-1-67, 70, 71; 2012-2016 Crompond Road

Contact: Gus Boniello

Description: Proposed resubdivision of three lots to create 4 lots and construct two new two-family residences.

Dear Yorktown Planning Board,

My name is Richard Austin and my wife Elizabeth and I reside at 2218 Crompond Road (Formally Bartolomei on the design plan) with our three children ages 4, 2 and 5 months. We adamantly reject the proposed plan for construction and division of lots proposed by Boniello Equities as it is. When we decided to set down roots in Yorktown in the Fall of 2015, we made the choice because of the town's reputation for its great schools and family first atmosphere. We were not a part of the process to build the most recent 2 family rental due to the timing of our purchase. We actually had no idea of the plans until construction equipment showed up on February 1st of 2016.

Since that construction, my neighbors and I have had several experiences involving the revolving door of tenants. I have had knocks on my door from social services to inquire about what we have "seen" over there, our neighbor and my wife have been verbally harassed by one of the tenants walking their dog down Fountaingate Road and the Yorktown Police have made several visits to the apartments. When we moved out of a rental complex in Elmsford called the "Avalon" in 2015, this is not what we envisioned Yorktown to be providing our growing family. We do not want to live in or next to a rental complex. Squeezing two apartments into one lot and as close as they will be to the other current dwellings (including ours) does not fit the footprint of this neighborhood. This is not Queens.

Below are several other issues that are ongoing:

Storm Water:

Attached you will find several pictures and a video from during the previous construction. Stormwater and erosion continue to be a problem. Water continues to run down Fountaingate Road and off of the adjacent property for days. The stormwater sewer at the end of my driveway is plugged as a result of the construction. The stormwater sewer at the front of my neighbors driveway on 491 Fisher Pond Road is also compromised due to the erosion caused by numerous events shown in the video. The previous owner (Tina Atheral) shoveled the debris away to allow it to function somewhat again. Former Councilman Patel has paid numerous visits to the site in the past but the issue continues. I request that the planning board visit to inquire about this in person.

Traffic:

The current road (Fountaingate - Owned by the Boniello Equities) has about 17 cars and numerous delivery trucks that access it from Crompond Road. We are currently a two car family but will become more when our kids are of age. The Antini residence is a 6 car residence. Each current rental accessing the road has at least two cars. Adding the current proposed tenants would bring that number to 25+ cars. Non-tenants living on the road have a "right of way" to access the road as per their deed. The road and entry point on to Crompond Road is not equipped to handle the increased volume of traffic. There are numerous accidents every year concerning vehicles entering and exiting the many locations along the road. There have been 2 fatalities within 100 yards of our access road. To exit Crompond Road during the workday can already take up to 4-5 minutes. A vehicle has difficulty entering the road safely when a vehicle is exiting. Delivery trucks make it close to impossible. Also an electrical pole is located too close in proximity to the access road. This road was not built to endure this volume of traffic.

Utilities:

Electrical poles and our water lines connect to Crompond Road along Fountaingate Road (Owned by Boniello Equities). During a week of below freezing temperatures a few years ago our water line froze under the driveway that was installed for the most recent apartments. A call to Boniello Equities brought them out to spend several days to address a section of the problem but we have ongoing concern about the depth of our water line due to changes in the landscape from the previous build.

We are not against the development of the adjacent properties. In fact, we admire the work that Boniello Equities has done in the area. The complex they just completed in Somers is magnificent. This plan, as is, does not fit the footprint of our neighborhood and is not acceptable as proposed. If there are concerns we ask that the planning board conduct a site visit to connect with our neighborhood.

We can be contacted at 914-282-5534 or 917-593-6312

Respectfully submitted,

Rich and Liz Austin





Bellamy

Subdivision

Nancy Calicchia

From: Stephen K. Burns <sburns@burnsengineeringservices.com>
Sent: Friday, December 31, 2021 8:25 AM
To: Nancy Calicchia
Subject: Hallocks Mill Subdivision- Public Hearing Documents
Attachments: picture 1.pdf; picture 2.pdf; Scan2021-12-31_081454.pdf

RECEIVED
PLANNING DEPARTMENT

JAN 3 2022

TOWN OF 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.

Nancy,

Attached please find the Sign Notification Certification along with a photo of each of the two signs as posted.
Also the certificate of mailing. Thanks
Happy New Year

Stephen K. Burns, P.E.

Burns Engineering Services, P.C.

58 Teller Ave.
Beacon, NY 12508

(845) 546-3310
Fax (845) 440-7343

SBurns@BurnsEngineeringservices.com



e Mail

Name and Address of Sender
 Burns Engineering Services, P.C.
 58 Teller Ave.
 Beacon, NY 12508

- Check type of mail or service
- Adult Signature Required
 - Adult Signature Restricted Delivery
 - Certified Mail
 - Certified Mail Restricted Delivery
 - Collect on Delivery (COD)
 - Insured Mail
 - Priority Mail
 - Priority Mail Express
 - Registered Mail
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery

Affix Stamp
 (for additional Postmark)



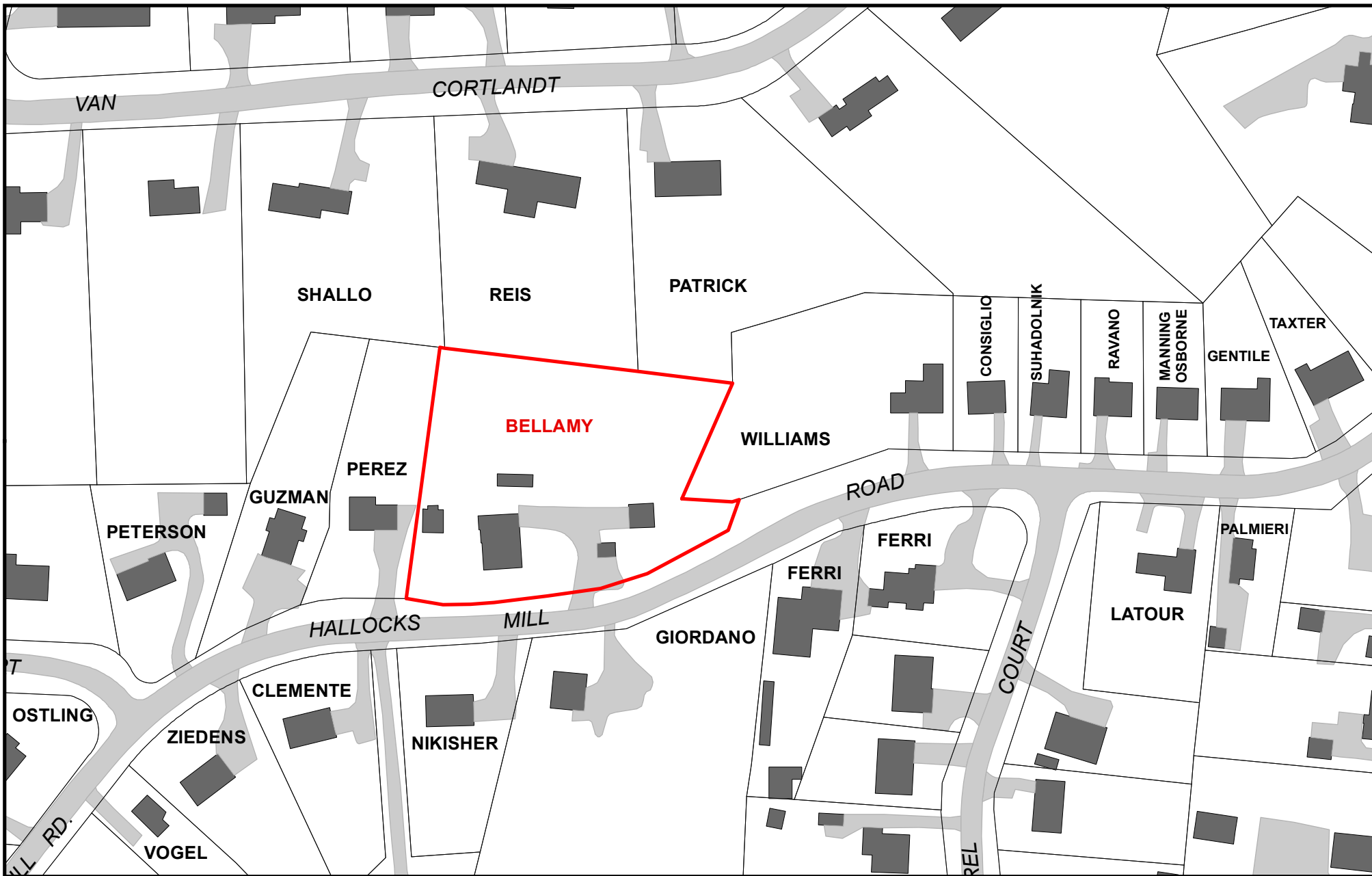
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U.S. POSTAGE PAID
 BEACON, NY 12508
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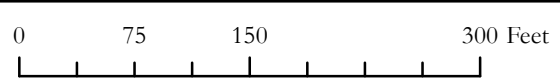
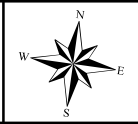
USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	REIS, JORGE M & MOUTOSO-REIS, SUSANA 2095 VAN CORTLANDT CR. YORKTOWN HGTS, NY 10598													
2.	ZULKOWSKY, JOSEPH & MARGARET 392 HALLOCKS MILL RD. YORKTOWN HGTS., NY 10598													
3.	PATRICK, JOHN III, & SAYLOR, RONDA 2083 VAN CORTLANDT CR. YORKTOWN HGTS., NY 10598													
4.	NIKISHER, KATHLEEN, NORTHEY, MAUREEN 386 HALLOCKS MILL RD. YORKTOWN HGTS., NY 10598													
5.	WILLIAMS, RICHARD & MARY 345 HALLOCKS MILL RD. YORKTOWN HGTS., NY 10598													
6.	PEREZ, ALONSO & BOTERO, PATRICIA 389 HALLOCKS MILL RD. YORKTOWN HGTS., NY 10598													
7.	GIORDANO, ANTHONY & KATHLEEN 380 HALLOCKS MILL RD. YORKTOWN HGTS., NY 10598													
8.	SHALLO, ANTHONY & JULIANNA 2111 VAN CORTLANDT CR YORKTOWN HGTS., NY 10598													
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)												

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 JAN 3 2022
 TOWN OF YORKTOWN

Handling Charge - If Registered and over \$50.00 in value



TOWN OF YORKTOWN PLANNING DEPARTMENT
 Albert A. Capellini Community & Cultural Center
 1974 Commerce Street, Yorktown Heights, NY 10598
 (914) 962-6565, www.yorktownny.org/planning



1 inch = 125 feet

TITLE: Bellamy Subdivision
 DATE: January 5, 2022

FILE: F:\ArcGIS\PROJECTS\Bellamy Subdivision.mxd
 BY: RAS

Sources: Town of Yorktown GIS and Westchester County GIS: 2018.

Sign Notification Certification

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

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PLANNING DEPARTMENT

JAN 3 2022

TOWN OF YORKTOWN

Section 37.1 Block 1 Lot 38

Project Name: Subdivision Plan For 379 Hallocks Mill Road

Address: 379 Hallocks Mill Road; Yorktown Heights, New York 10598

Applicant's Name: Joe Bellamy

Address: 2333 Willoway Street; Yorktown Heights, New York 10598

Phone: 914-490-7082

No. Signs Posted: 2

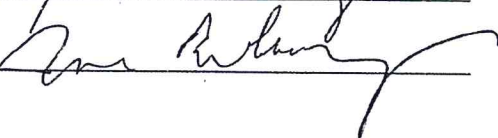
Sign #1 Location: Front Yard near Road

Sign #2 Location: Vacant Roadside Area near driveway

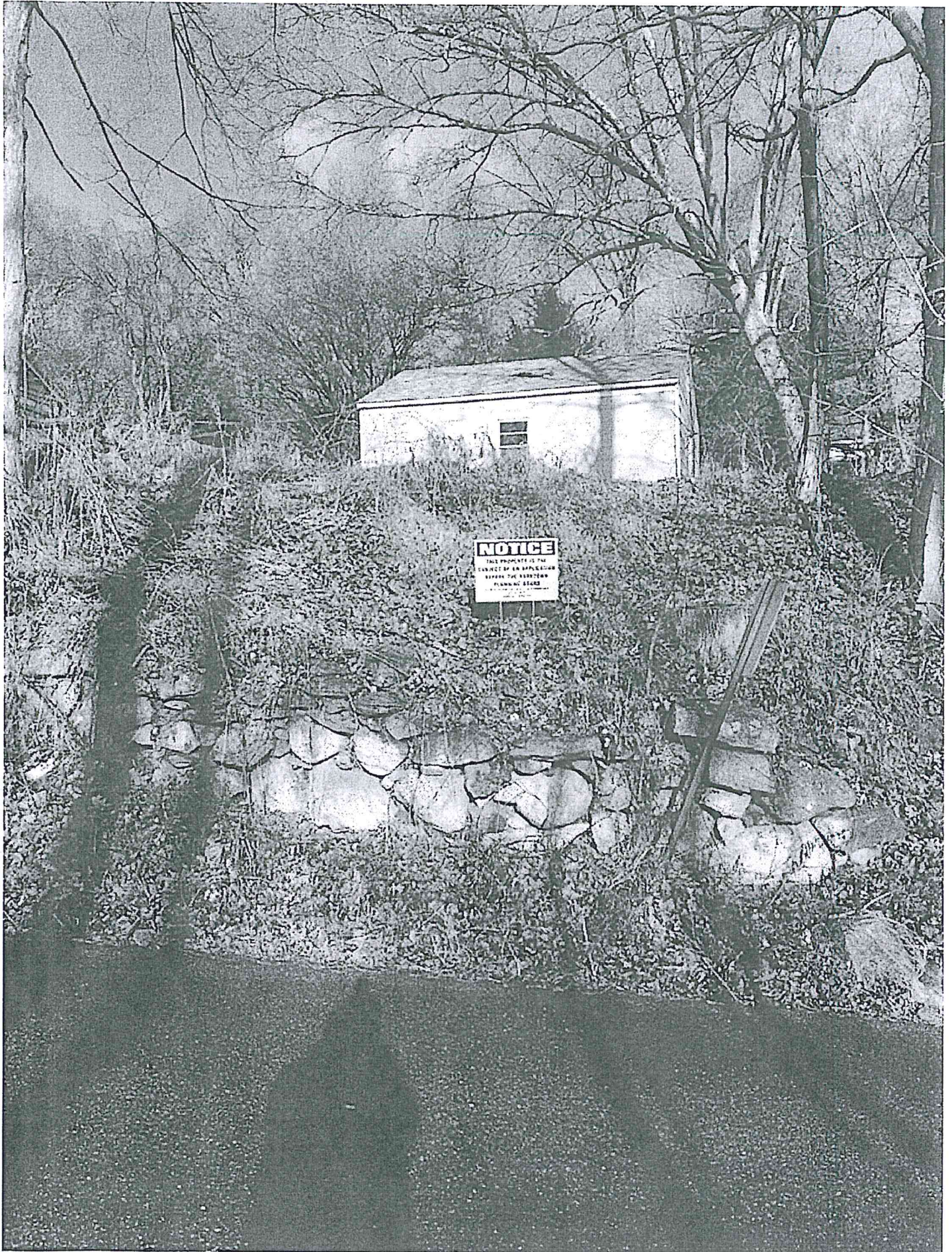
Sign #3 Location: _____

- Please Attach and Label Photos on Additional Sheets -

Applicant's Signature: 

Land Owner's Signature: 





NOTICE
THIS PROPERTY IS THE
SUBJECT OF AN APPLICATION
BEFORE THE BOARD OF
PLANNING AND ZONING

Robyn Steinberg

From: Anthony Giordano <akkmtn22@gmail.com>
Sent: Monday, January 10, 2022 6:04 AM
To: Robyn Steinberg
Subject: Minor subdivision 379 hallocks mill road

Follow Up Flag: FollowUp
Flag Status: Flagged

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

I live directly accross the street from 379 Hallocks mill road, at 380 Hallocks mill. I have some concerns as to the driveway placement for the new minor subdivision. It looks like the driveway is going to be at a slope, which will drain run off directly across the road from my driveway. We had a watermain break a few years ago in that same location and it washed out my driveway. The water ran over the crown in the road and washed away the gravel on my driveway. The other concern is the existing driveway is at a dangerous blindspot in the road, adding another in that location doesn't seem like it's going to help. The street is extremely busy at certain times with traffic cutting through.

Thank you for the opertumity to voice my concerns.
Anthony Giordano

TOWN OF YORKTOWN PLANNING BOARD

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

APPLICATION FOR APPROVAL OF A MINOR SUBDIVISION PLAT OR PRELIMINARY APPROVAL OF A MAJOR SUBDIVISION PLAT

Date July 28, 2020

1. Name of Project: Subdivision Plan For 369 Hallocks Mill Road

2. Tax Map Designation: Section 37.10 Block 1 Lot 38

3. Zone: R1-20 Acreage: 1.42 AC.

4. Total number of lots proposed: 1 new lot

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

Subdivide a single residential lot from an existing lot which will remain with the existing dwelling and

a frame cottage that will remain. The additional garages and structures that exist will be removed.

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 Joe Bellamy

Firm _____

Address 2333 Willoway Street; Yorktown HGTS; New York

Phone 914-490-7082

Fax _____

Email chevy69ls72@aol.com

8. Owner of Record

Name Joe Bellamy

Firm _____

Address _____

Phone _____

Fax _____

Email _____

9. Attorney

Name Terri Iasiello
Firm Kibbe & Iasiello
Address 1974 Maple Hill ST.; Yorktown Heights, NY 10598
Phone 914-962-5513
Fax 914-962-5515
Email kibbeandiasiello@gmail.com

10. Engineer

Name Stephen K. Burns, P.E.
Firm Burns Engineering Services, P.C.
Address 58 Teller Avenue; Beacon, New York 12508
Phone 845-546-3310
Fax 845-440-7343
Email sburns@burnsengineeringservices.com
Lic. No. 087236

11. Surveyor

Name Robert E. Baxter, P.L.S.
Firm Baxter Land Surveying, P.C.
Address 855 Peakskill Hollow Road; Putnam Valley, NY 10579
Phone 845-621-8562
Fax _____
Email baxterpls49434@gmail.com
Lic. No. 49434

12. Architect

Name Burns Engineering Services PC
Firm _____
Address _____
Phone _____
Fax _____
Email _____
Lic. No. _____

13. Wetland Scientist/Specialist

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

14. Landscape Architect

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

15. Is this project within 500 feet of the Town line? Yes No
16. Is this project within 500 feet of the Putnam County line? Yes No
17. Is this project within the Sustainable Development Study Area? Yes No

18. Is this project within 500 feet of:
The right-of-way of any existing or proposed state or county road? Yes No
The boundary of an existing or proposed state or county park or any state or county recreation area? Yes No
The boundary of state or county-owned land on which a public building/ institution is located? Yes No
An existing or proposed county drainage line? Yes No
The boundary of a farm located in an agricultural district? Yes No

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

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

- Wetland Permit
- Stormwater Permit
- Tree Permit
- Planning Board special permit: _____
- Town Board variance or approval: _____
- Zoning Board of Appeals variance or special permit: _____

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

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

22. This parcel is in the following districts:

School District Yorktown Water District Yorktown Cons. WD #1
Fire District Yorktown HGTS FD Sewer District _____

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

A Long Form/Full EAF with the original signature of the applicant must be attached to this application when submitted. The signature of the applicant's design professional or attorney is not acceptable.

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

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

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

This application shall be considered officially submitted when all plans and data required by Land Development Regulations, including final reports from the Director of Planning and Town Engineer are received by the Board.

Applicant

Owner of Record

Joe Bellamy
NAME (PLEASE PRINT)

Joe Bellamy
NAME (PLEASE PRINT)

Joe Bellamy
SIGNATURE

SIGNATURE

August 6, 2020
DATE

DATE

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

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

REFER TO AFFIDAVITS ON THE FOLLOWING PAGES

ONE OF THE FOLLOWING AFFIDAVITS MUST BE COMPLETED

AFFIDAVIT TO BE COMPLETED BY OWNER, OTHER THAN CORPORATION

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

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

Sworn before me this _____ date of _____, 20 __

Notary Public

AFFIDAVIT TO BE COMPLETED BY CORPORATION OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

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

Sworn before me this _____ date of _____, 20 __

Notary Public

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

_____, being duly sworn, deposes and says that he is the agent named in the foregoing application for _____ and that he has been duly authorized by the owner in fee to make such application and that foregoing statements are true to the best of his knowledge and belief.

Sworn before me this _____ date of _____, 20 __

Notary Public

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

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

Section 37.10 RECEIVED
 Block 1 PLANNING DEPARTMENT
 Lot # 38 TOWN OF YORKTOWN

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

Job Site Address: 379 Hallocks Mill Road
 City/State/Zip: Yorktown Heights, NY

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

APPLICANT:

YOUR NAME: Joe Bellamy
 COMPANY: Joe Bellamy Construction
 ADDRESS: 2333 Willoway Street
Yorktown Heights, NY ZIP 10598
 PHONE: () _____
 EMAIL: _____

OWNER:

YOUR NAME: Joe Bellamy
 COMPANY: _____
 ADDRESS: _____
 _____ ZIP _____
 PHONE: () _____
 EMAIL: _____

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

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

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

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

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

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

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

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

Subdivision of an existing lot to create a new single family residential building lot and a lot with the existing home.

3. Tree Removal:

Amount of trees and/or stumps to be removed: 8
Sizes; approximate DBH: See Site Plan
Species of trees to be removed (i.e. Birch, Spruce - if known): See Site Plan
Reason for removal: redevelopment
Trees marked in field (trees must be marked prior to inspection): Yes: _____ No: x
Tree removal contractor: _____

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

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

I, _____ hereby authorize _____ to apply for this Stormwater/Wetland Permit/Tree Permit on my behalf.

Signature: _____ Date: _____

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

GENERAL CONDITIONS

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

Joe Bellamy

PRINT NAME

Joe Bellamy

SIGNATURE OF APPLICANT

August 7, 2020

DATE

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

RECEIVED
PLANNING DEPARTMENT

JAN 11 2021

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: Subdivision for 379 Hallocks Mill Road		
Project Location (describe, and attach a general location map): 379 Hallocks Mill Road, Town of Yorktown, Westchester County, New York		
Brief Description of Proposed Action (include purpose or need): Subdivision of an existing residential parcel into 2 residential parcels. The existing dwelling will remain on Lot 1 and Lot 2 will be for new construction.		
Name of Applicant/Sponsor: Joe Bellamy	Telephone: 914-490-7082	E-Mail: chevy69178@aol.com
Address: 2333 Willoway Street		
City/PO: Yorktown Hieghts	State: New York	Zip Code: 10598
Project Contact (if not same as sponsor; give name and title/role): Stephen Burns, P.E.	Telephone: 845-546-3310	E-Mail: sburns@burnsengineeringservices.com
Address: 58 Teller Avenue		
City/PO: Beacon	State: New York	Zip Code: 12508
Property Owner (if not same as sponsor):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

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 Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Subdivision Approval	June 2020
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	MS4 Stormwater Management, Tree Permit Building Permit	December 2020 TBD
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYCDEP SWPPP	December 2020
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):
 NYC Watershed Boundary _____

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

If Yes, identify the plan(s):

C.3. Zoning

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

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

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

C.4. Existing community services.

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

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

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

d. What parks serve the project site?
FDR State Park, Crompond Wetlands, York Hill Park, Harrison APAR Field of Dreams

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 2 lot subdivision

b. a. Total acreage of the site of the proposed action? 1.417 acres
b. Total acreage to be physically disturbed? 0.5 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.417 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)
residential
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? 1 new
iv. Minimum and maximum proposed lot sizes? Minimum 27,051 Maximum 34,664

e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: 9 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	1	0	0	0
At completion of all phases	1	0	0	0

g. Does the proposed action include new non-residential construction (including expansions)?

Yes No

If Yes,

i. Total number of structures _____

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

iii. Approximate extent of building space to be heated or cooled: _____ 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? House and utility construction

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

• Volume (specify tons or cubic yards): 300 cubic yards

• Over what duration of time? 6 weeks

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

Existing on-site soils.

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? _____ 0.5 acres

vi. What is the maximum area to be worked at any one time? _____ <1 acres

vii. What would be the maximum depth of excavation or dredging? _____ 8 feet

viii. Will the excavation require blasting?

Yes No

ix. Summarize site reclamation goals and plan: _____

Remove unnecessary impervious from site; grade site smooth with 3:1 maximum slopes; topsoil and seed for use as lawn.

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: _____ 550 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: Town of Yorktown
- 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: _____ 550 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): _____

sanitary wastewater

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

If Yes:

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

- Do existing sewer lines serve the project site? Yes No
- Will a line extension within an existing district be necessary to serve the project? Yes No

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?

_____ 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. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
 construction noise during construction during regular business hours _____

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

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

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

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

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

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

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

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

 • Operation: _____

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

 • Operation: _____

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

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
- ii. Anticipated rate of disposal/processing:
 - _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 - _____ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: _____ years

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

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
- ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
- iii. Specify amount to be handled or generated _____ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
- v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.4	0.4	0
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	1	1	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	00.4
• Other Describe: _____			

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

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

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

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

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

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

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

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ >5.5 feet

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

c. Predominant soil type(s) present on project site: Paxton Fine Silty Loam _____ 100 %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: 1.5-3 feet

e. Drainage status of project site soils: Well Drained: 100 % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: 35 % of site
 10-15%: 55 % of site
 15% or greater: 10 % of site

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

h. Surface water features.

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

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

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

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

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

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

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

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

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

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

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

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

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): Red Maple-Hardwood Swamp
 ii. Source(s) of description or evaluation: EAF Mapper No Red-Maple-Hardwood Swamp is located on the parcel.
 iii. Extent of community/habitat:
 • Currently: _____ 178.7 acres
 • Following completion of project as proposed: _____ 178.7 acres
 • Gain or loss (indicate + or -): _____ 0 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? _____
 ii. Source(s) of soil rating(s): _____

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: _____

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

iii. Distance between project and resource: _____ miles.

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

If Yes:

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

ii. Is the activity consistent with development restrictions contained in 6 NYCRR 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 Stephen Burns

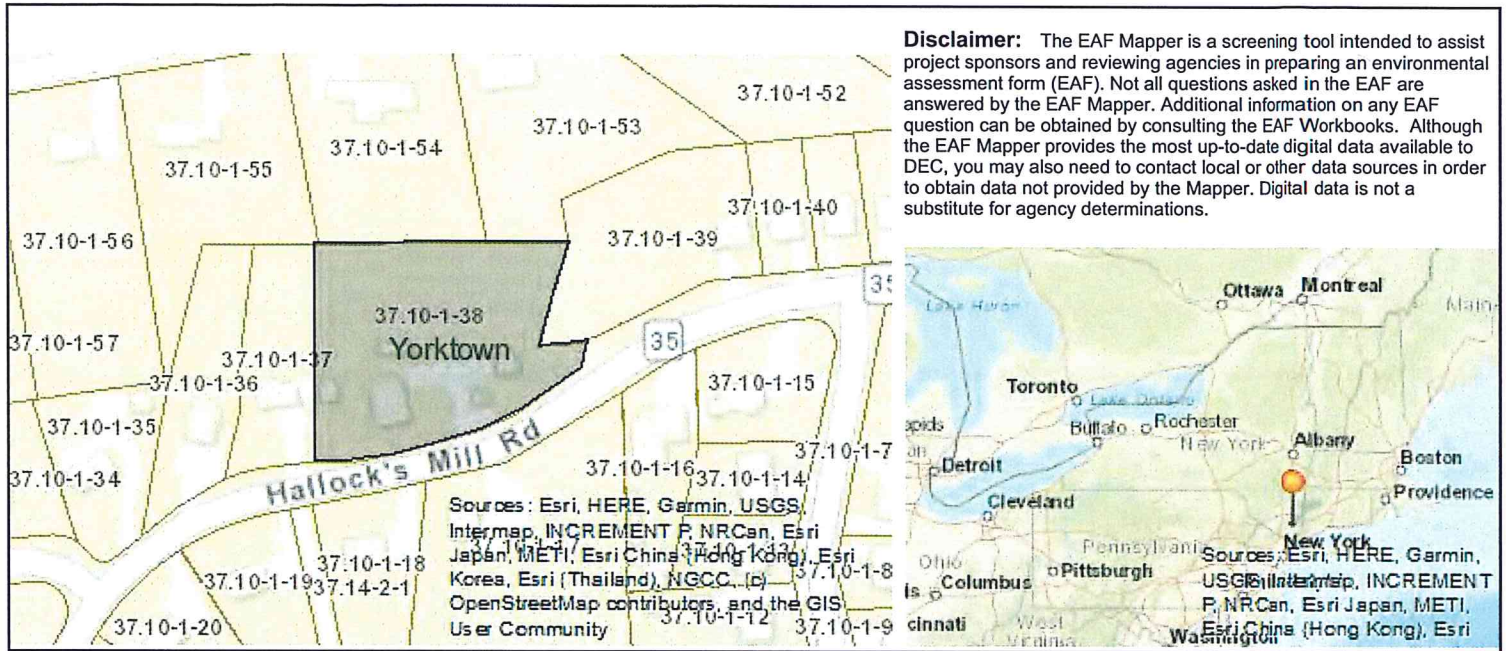
Date December 12, 2020

Signature



Title Owner / Applicant

PRINT FORM



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

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYC Watershed Boundary
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
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]	Yes
E.2.n.i [Natural Communities - Name]	Red Maple-Hardwood Swamp
E.2.n.i [Natural Communities - Acres]	178.7

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

Burns Engineering Services, P.C.

Stephen K. Burns, P.E..

Engineer's Report- Stormwater Pollution Prevention Plan -
(SWPPP)

for

379 Hallocks Mill Road
Town of Yorktown
Westchester County, New York

58 Teller Ave.
Beacon, NY 12508

(845) 546-3310
Fax: (845) 440-7343

Applicant
Jody Bellamy
2333 Willoway Street
Yorktown Heights, NY 12524



Prepared By:

Stephen K. Burns
58 Teller Ave.
Beacon, NY 12508

Date: August 4, 2020
December 12, 2020
December 2, 2021

Background

The subject parcel is a 1.42 acre parcel located on Hallocks Mill Road in the Town of Yorktown; Westchester County; New York. The site is occupied by a single family dwelling with a frame cottage (accessory apartment) along with various other out buildings. It is proposed to subdivide the parcel into two residential lots one with the existing house and frame cottage and the other for an additional single family dwelling connecting to Town Sewage and water facilities is proposed to be constructed on the new site.

Existing conditions

The parcel is located on the north side of Hallocks Mill Hill Road and has an existing house on the a parcel along with a frame cottage, pool with pool house, shed, and two garages. The remainder of the site is maintained lawn. The parcel is located in a residential neighborhood with close neighbors but a small wooded area exists offsite on the parcel to the east.

The site is located in the Town of Yorktown which is a designated MS4 by the NYSDEC. The parcels are in the Peekskill Hollow Creek Watershed which drains directly to the Hudson River.

The site is comprised entirely of Paxton Soils per the NRCS Soil Survey.

Proposed Development

The 0.45 acres of the site that will be disturbed as part of this proposal will have the cover changed from the existing condition of mainly impervious areas into lawn and impervious area. The removal of the existing pavement for the driveway along with the garages and outbuildings will remove 7,394 square feet of impervious surfaces from the site.

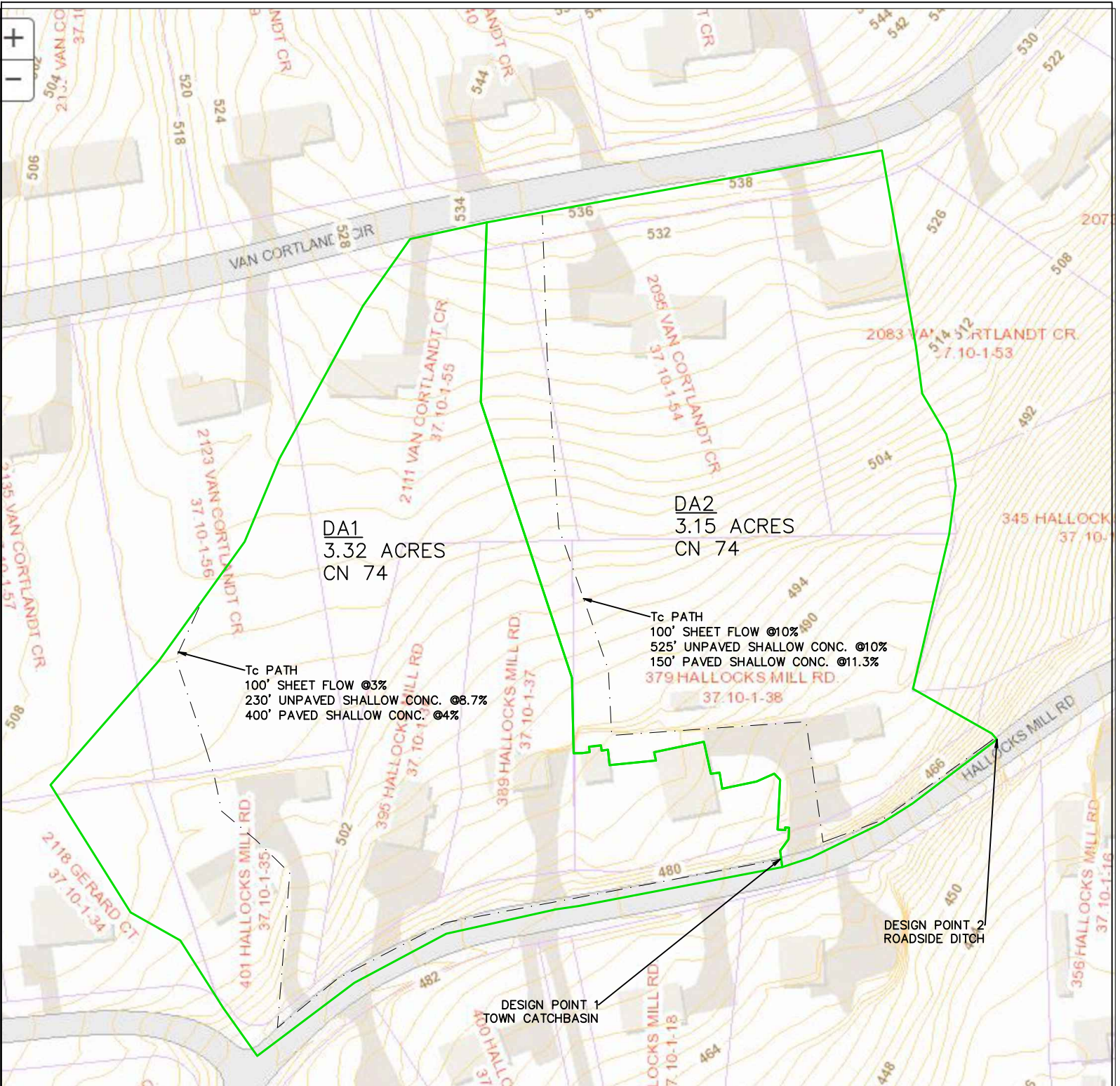
It is proposed to construct a new dwelling, sidewalks and the driveways for the existing and proposed lots and will be constructed within this limit of disturbance decreasing the amount of impervious surfaces onsite from the existing condition. The development will create 6,639 square feet of impervious area which is a reduction of 755 square feet of impervious. Pre Developed and Post Developed Hydrographs have been included with this report and show no change due to the small reduction in impervious area.

The leader drains on the proposed dwelling have been terminated into a infiltration unit with an overflow pipe in the front lawn. The driveway for the existing dwelling will have a trench drain connected to the adjacent catch basin while the

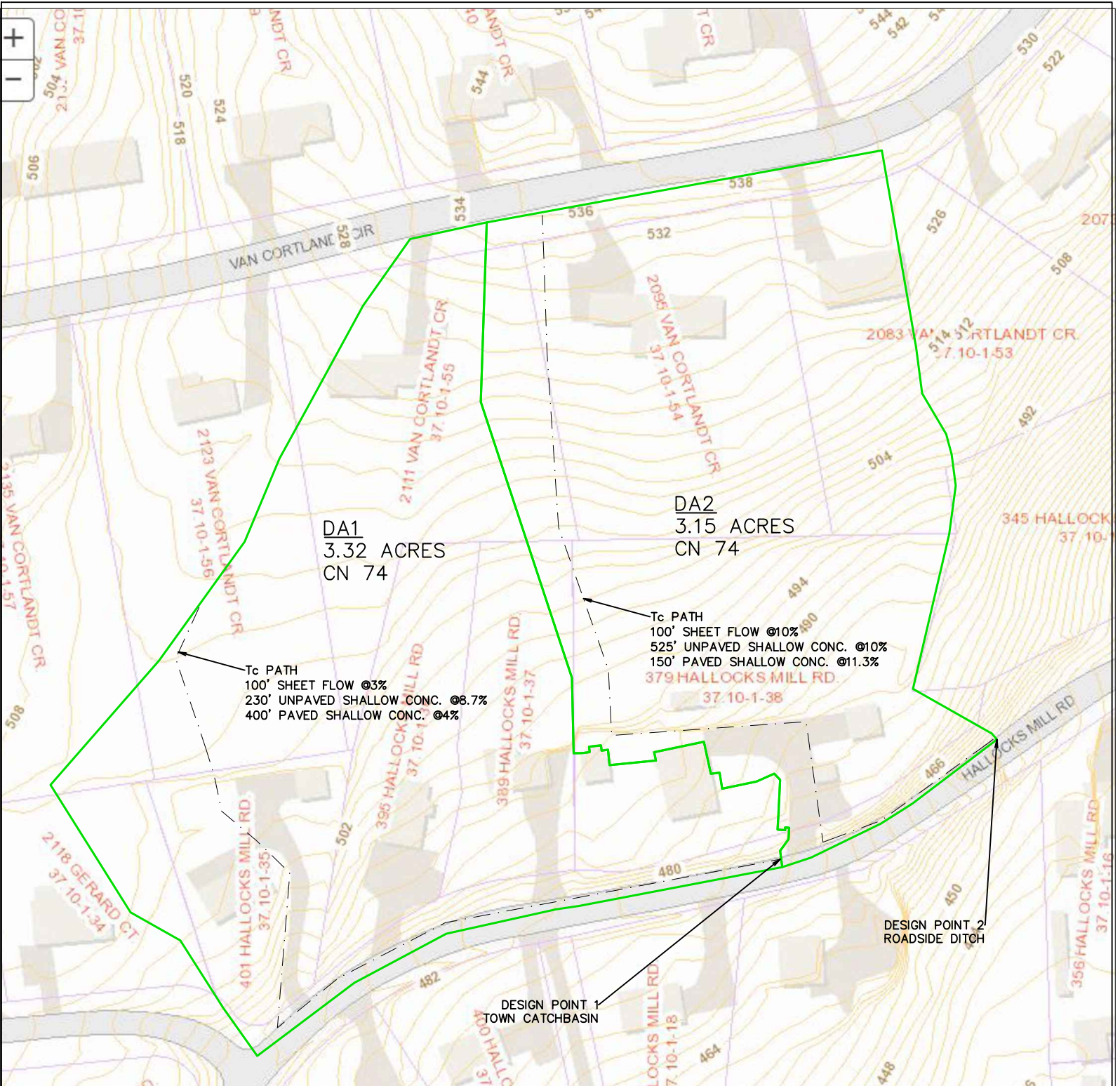
proposed lot 2 driveway will drain onto the lawn area by sloping the pavement to shed runoff.

Conclusion

A boundary and topographical survey, and any environmental concerns in the immediate area have been located on the plans along with Erosion Control, Stormwater Runoff control, and all proposed improvements. The changes in site ground cover along with the reduction of impervious surfaces will change the amount of runoff generated by the site. Reduction in impervious surfaces will reduce runoff from the site without additional mitigation but, to calm runoff from the proposed lot 1 driveway



PRE DRAINAGE AREA MAP
SCALE 1"=100'



POST DRAINAGE AREA MAP
SCALE 1"=100'

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Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	-----	-----	3.365	-----	-----	7.000	-----	-----	16.05	DA1 PRE
2	SCS Runoff	-----	-----	3.365	-----	-----	7.000	-----	-----	16.05	DA1 Post
3	SCS Runoff	-----	-----	3.575	-----	-----	7.381	-----	-----	16.82	DA2 PRE
4	SCS Runoff	-----	-----	3.575	-----	-----	7.381	-----	-----	16.82	DA2 POST

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	3.365	3	729	13,749	-----	-----	-----	DA1 PRE
2	SCS Runoff	3.365	3	729	13,749	-----	-----	-----	DA1 Post
3	SCS Runoff	3.575	3	726	12,230	-----	-----	-----	DA2 PRE
4	SCS Runoff	3.575	3	726	12,230	-----	-----	-----	DA2 POST

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

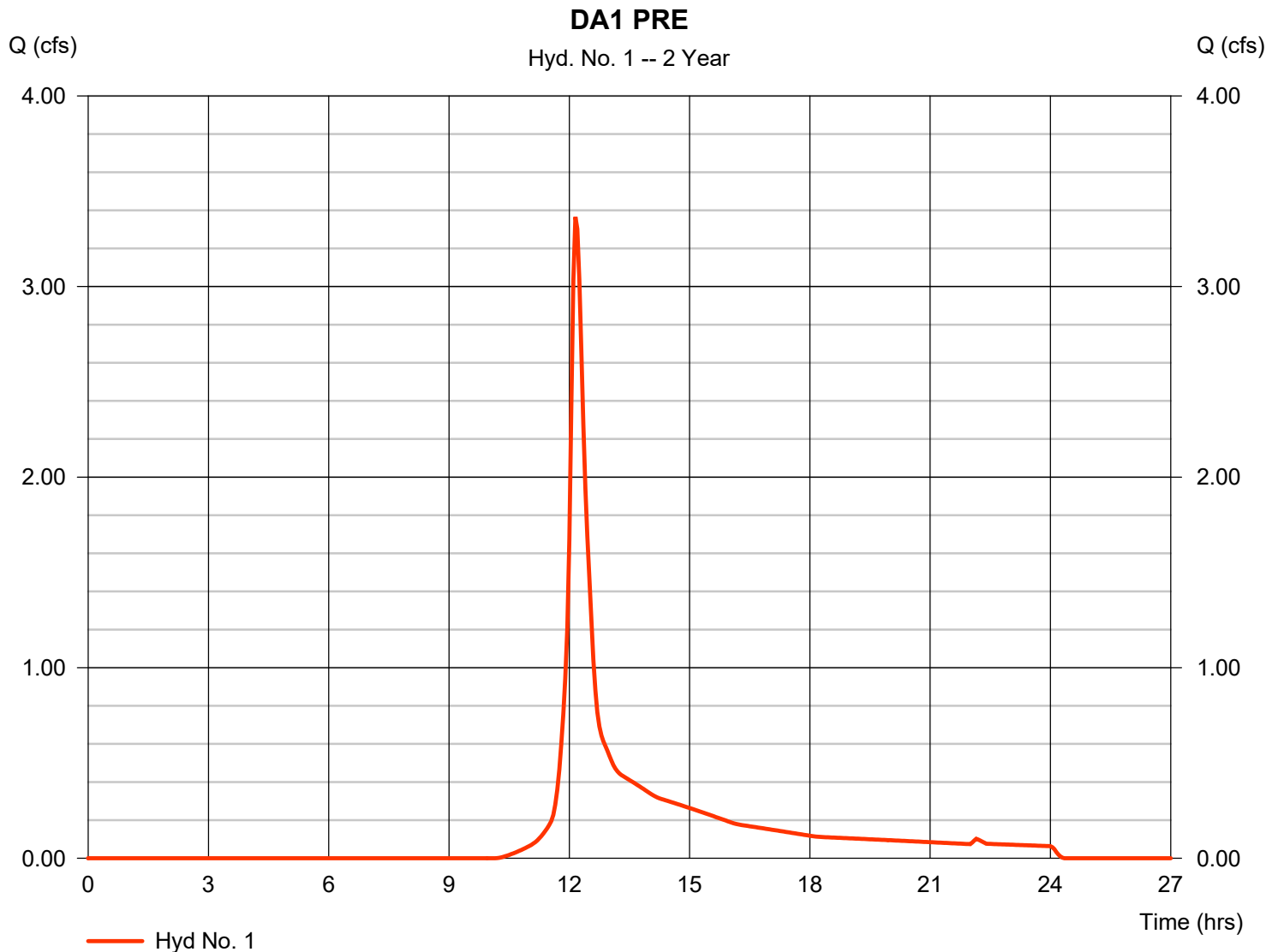
Tuesday, 12 / 7 / 2021

Hyd. No. 1

DA1 PRE

Hydrograph type	= SCS Runoff	Peak discharge	= 3.365 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.15 hrs
Time interval	= 3 min	Hyd. volume	= 13,749 cuft
Drainage area	= 3.320 ac	Curve number	= 77*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 14.80 min
Total precip.	= 3.10 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.370 x 98) + (2.950 x 74)] / 3.320



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Hyd. No. 1

DA1 PRE

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.240	0.011	0.011	
Flow length (ft)	= 100.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.10	0.00	0.00	
Land slope (%)	= 3.00	0.00	0.00	
Travel Time (min)	= 12.33	+ 0.00	+ 0.00	= 12.33
Shallow Concentrated Flow				
Flow length (ft)	= 230.00	400.00	0.00	
Watercourse slope (%)	= 8.70	4.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	=4.76	4.07	0.00	
Travel Time (min)	= 0.81	+ 1.64	+ 0.00	= 2.45
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	=0.00	0.00	0.00	
Flow length (ft)	{{0}}0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				14.80 min

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

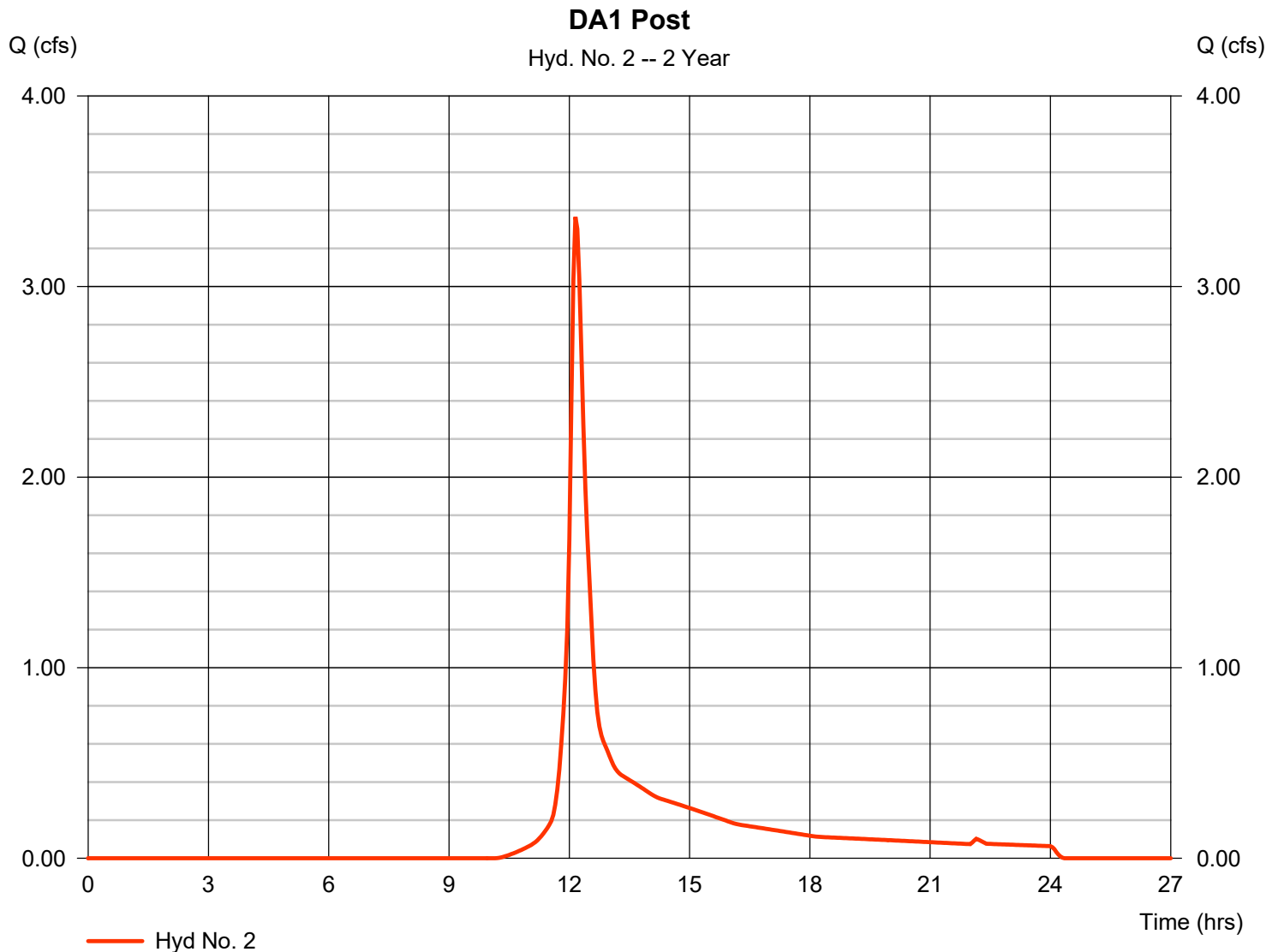
Tuesday, 12 / 7 / 2021

Hyd. No. 2

DA1 Post

Hydrograph type	= SCS Runoff	Peak discharge	= 3.365 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.15 hrs
Time interval	= 3 min	Hyd. volume	= 13,749 cuft
Drainage area	= 3.320 ac	Curve number	= 77*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 14.80 min
Total precip.	= 3.10 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.370 x 98) + (2.950 x 74)] / 3.320



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Hyd. No. 2

DA1 Post

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.240	0.011	0.011	
Flow length (ft)	= 100.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.10	0.00	0.00	
Land slope (%)	= 3.00	0.00	0.00	
Travel Time (min)	= 12.33	+ 0.00	+ 0.00	= 12.33
Shallow Concentrated Flow				
Flow length (ft)	= 230.00	400.00	0.00	
Watercourse slope (%)	= 8.70	4.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	=4.76	4.07	0.00	
Travel Time (min)	= 0.81	+ 1.64	+ 0.00	= 2.45
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	=0.00	0.00	0.00	
Flow length (ft)	{{0}}0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				14.80 min

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

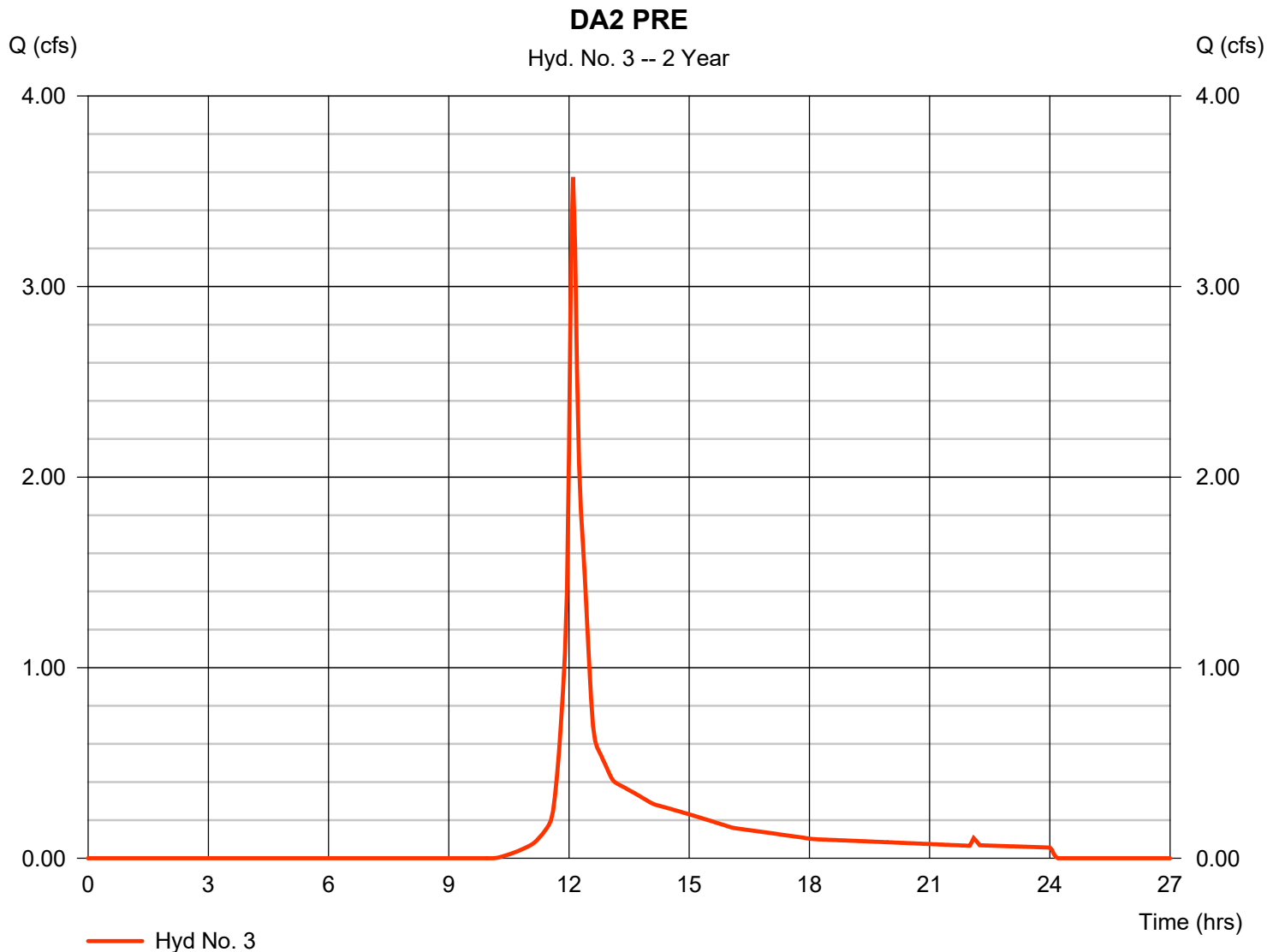
Tuesday, 12 / 7 / 2021

Hyd. No. 3

DA2 PRE

Hydrograph type	= SCS Runoff	Peak discharge	= 3.575 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.10 hrs
Time interval	= 3 min	Hyd. volume	= 12,230 cuft
Drainage area	= 3.150 ac	Curve number	= 77*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 9.70 min
Total precip.	= 3.10 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(0.360 \times 98) + (2.790 \times 74)] / 3.150$



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Hyd. No. 3

DA2 PRE

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.240	0.011	0.011	
Flow length (ft)	= 100.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.10	0.00	0.00	
Land slope (%)	= 10.00	0.00	0.00	
Travel Time (min)	= 7.62	+ 0.00	+ 0.00	= 7.62
Shallow Concentrated Flow				
Flow length (ft)	= 525.00	150.00	0.00	
Watercourse slope (%)	= 10.00	11.30	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	=5.10	6.83	0.00	
Travel Time (min)	= 1.71	+ 0.37	+ 0.00	= 2.08
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	=0.00	0.00	0.00	
Flow length (ft)	{{0}}0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				9.70 min

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

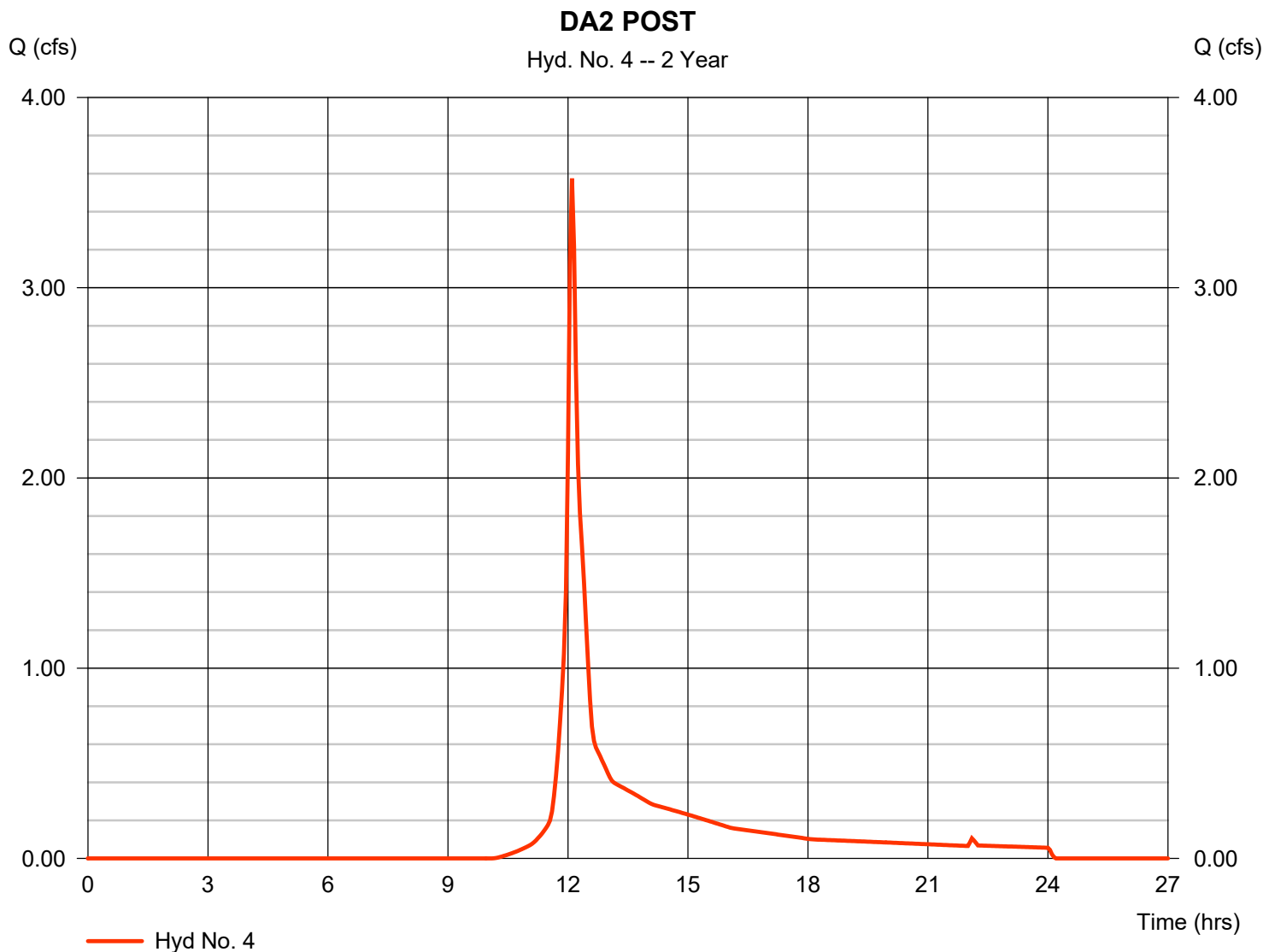
Tuesday, 12 / 7 / 2021

Hyd. No. 4

DA2 POST

Hydrograph type	= SCS Runoff	Peak discharge	= 3.575 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.10 hrs
Time interval	= 3 min	Hyd. volume	= 12,230 cuft
Drainage area	= 3.150 ac	Curve number	= 77*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 9.70 min
Total precip.	= 3.10 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.347 x 98) + (2.803 x 74)] / 3.150



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Hyd. No. 4

DA2 POST

<u>Description</u>	<u>A</u>		<u>B</u>		<u>C</u>		<u>Totals</u>
Sheet Flow							
Manning's n-value	= 0.240		0.011		0.011		
Flow length (ft)	= 100.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.10		0.00		0.00		
Land slope (%)	= 10.00		0.00		0.00		
Travel Time (min)	= 7.62	+	0.00	+	0.00	=	7.62
Shallow Concentrated Flow							
Flow length (ft)	= 525.00		150.00		0.00		
Watercourse slope (%)	= 10.00		11.30		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=5.10		6.83		0.00		
Travel Time (min)	= 1.71	+	0.37	+	0.00	=	2.08
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00		0.00		0.00		
Flow length (ft)	{{0}}0.0		0.0		0.0		
Travel Time (min)	= 0.00	+	0.00	+	0.00	=	0.00
Total Travel Time, Tc							9.70 min

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	7.000	3	729	27,623	-----	-----	-----	DA1 PRE
2	SCS Runoff	7.000	3	729	27,623	-----	-----	-----	DA1 Post
3	SCS Runoff	7.381	3	726	24,571	-----	-----	-----	DA2 PRE
4	SCS Runoff	7.381	3	726	24,571	-----	-----	-----	DA2 POST

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

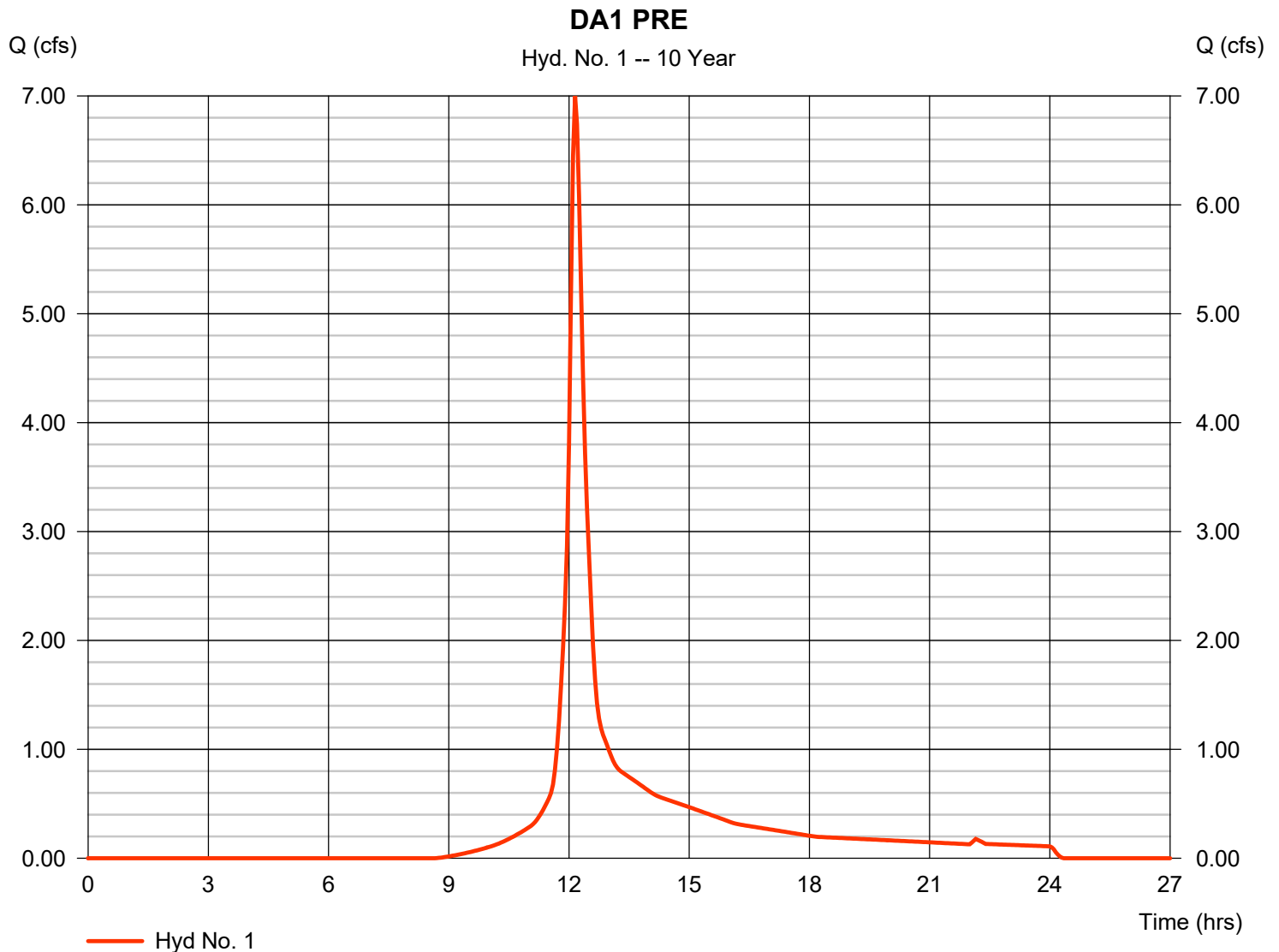
Tuesday, 12 / 7 / 2021

Hyd. No. 1

DA1 PRE

Hydrograph type	= SCS Runoff	Peak discharge	= 7.000 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.15 hrs
Time interval	= 3 min	Hyd. volume	= 27,623 cuft
Drainage area	= 3.320 ac	Curve number	= 77*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 14.80 min
Total precip.	= 4.60 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.370 x 98) + (2.950 x 74)] / 3.320



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

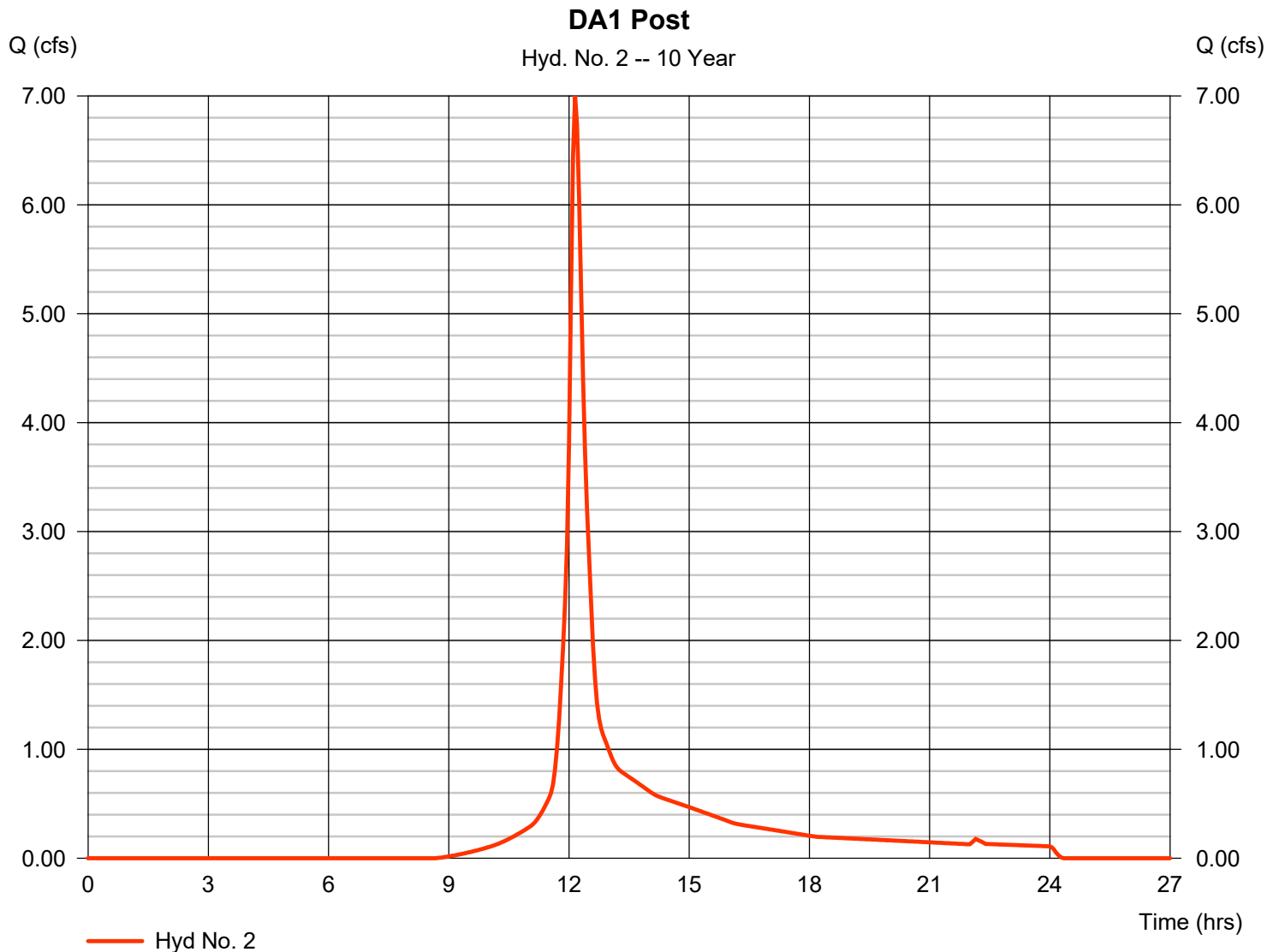
Tuesday, 12 / 7 / 2021

Hyd. No. 2

DA1 Post

Hydrograph type	= SCS Runoff	Peak discharge	= 7.000 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.15 hrs
Time interval	= 3 min	Hyd. volume	= 27,623 cuft
Drainage area	= 3.320 ac	Curve number	= 77*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 14.80 min
Total precip.	= 4.60 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.370 x 98) + (2.950 x 74)] / 3.320



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

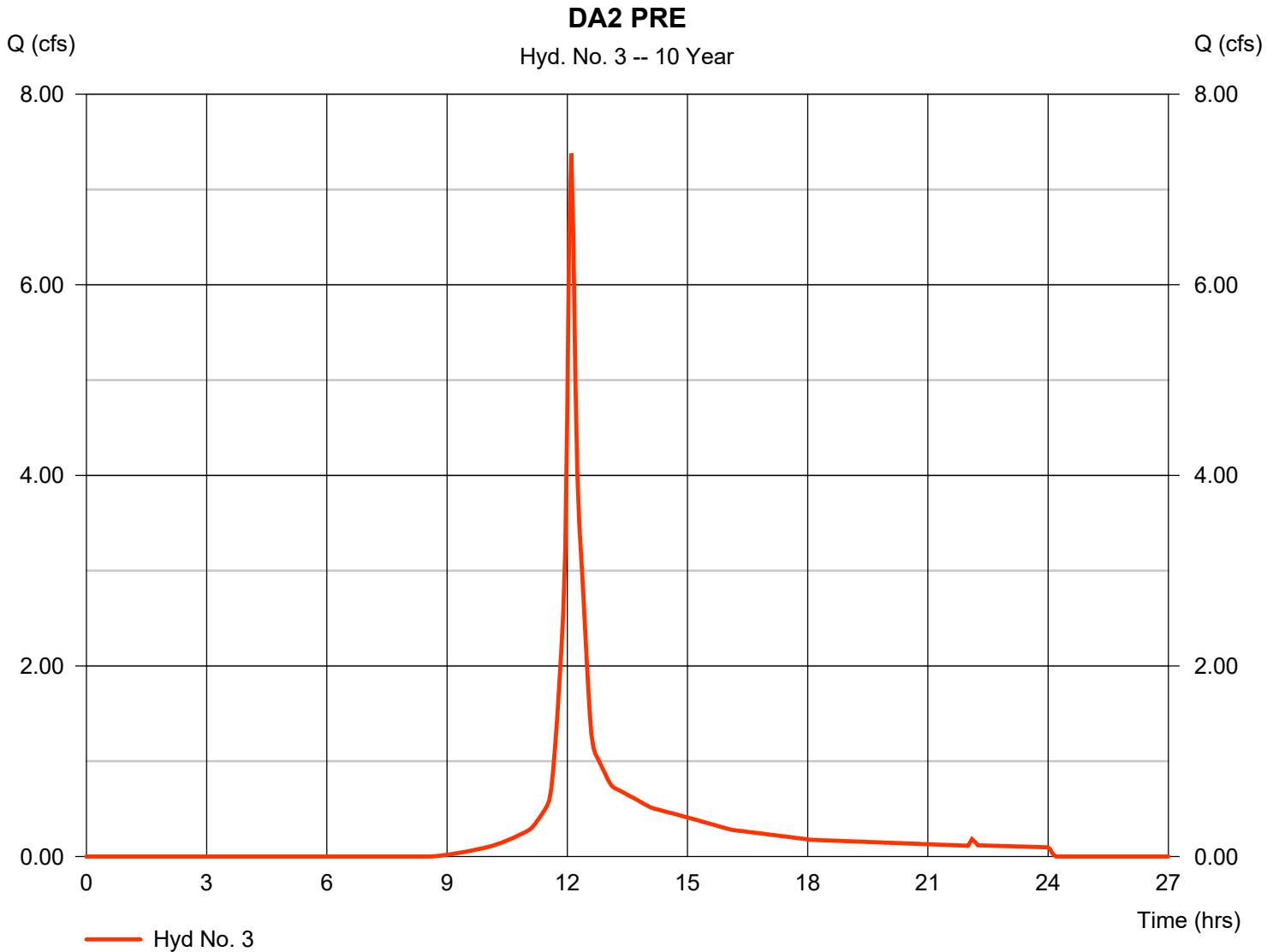
Tuesday, 12 / 7 / 2021

Hyd. No. 3

DA2 PRE

Hydrograph type	= SCS Runoff	Peak discharge	= 7.381 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.10 hrs
Time interval	= 3 min	Hyd. volume	= 24,571 cuft
Drainage area	= 3.150 ac	Curve number	= 77*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 9.70 min
Total precip.	= 4.60 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.360 x 98) + (2.790 x 74)] / 3.150



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

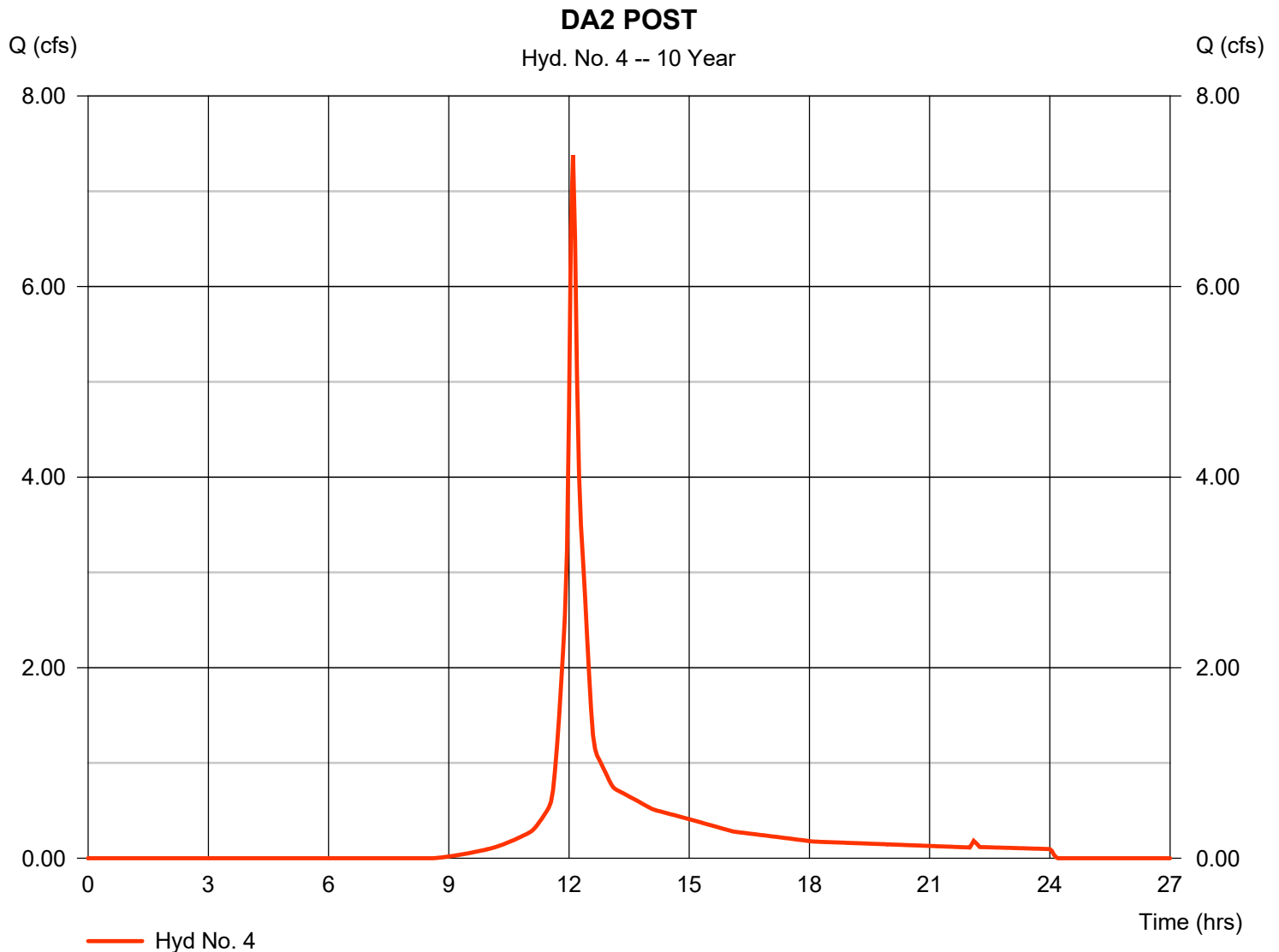
Tuesday, 12 / 7 / 2021

Hyd. No. 4

DA2 POST

Hydrograph type	= SCS Runoff	Peak discharge	= 7.381 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.10 hrs
Time interval	= 3 min	Hyd. volume	= 24,571 cuft
Drainage area	= 3.150 ac	Curve number	= 77*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 9.70 min
Total precip.	= 4.60 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.347 x 98) + (2.803 x 74)] / 3.150



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	16.05	3	729	63,564	-----	-----	-----	DA1 PRE
2	SCS Runoff	16.05	3	729	63,564	-----	-----	-----	DA1 Post
3	SCS Runoff	16.82	3	726	56,540	-----	-----	-----	DA2 PRE
4	SCS Runoff	16.82	3	726	56,540	-----	-----	-----	DA2 POST

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

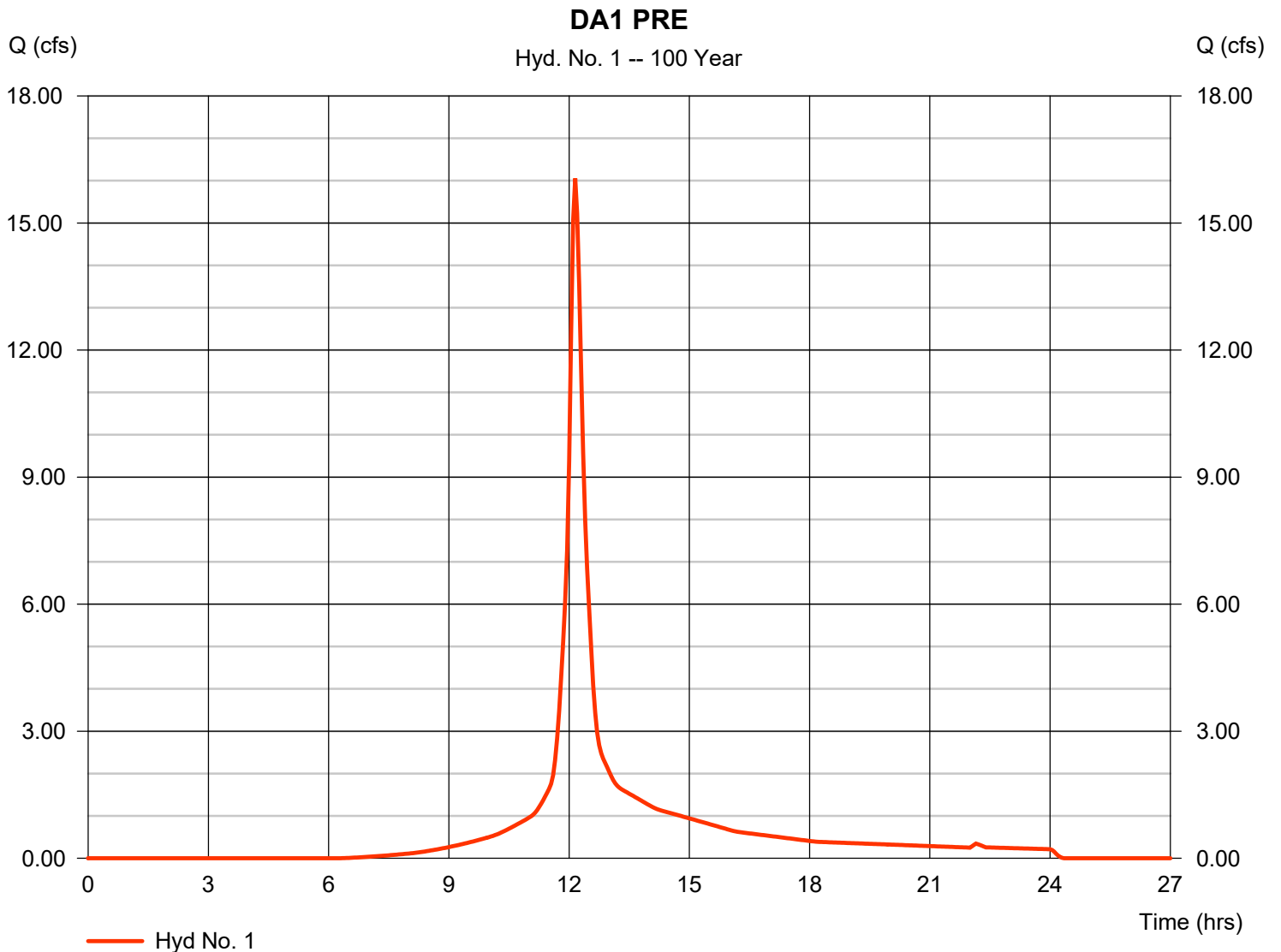
Tuesday, 12 / 7 / 2021

Hyd. No. 1

DA1 PRE

Hydrograph type	= SCS Runoff	Peak discharge	= 16.05 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.15 hrs
Time interval	= 3 min	Hyd. volume	= 63,564 cuft
Drainage area	= 3.320 ac	Curve number	= 77*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 14.80 min
Total precip.	= 8.00 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.370 x 98) + (2.950 x 74)] / 3.320



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

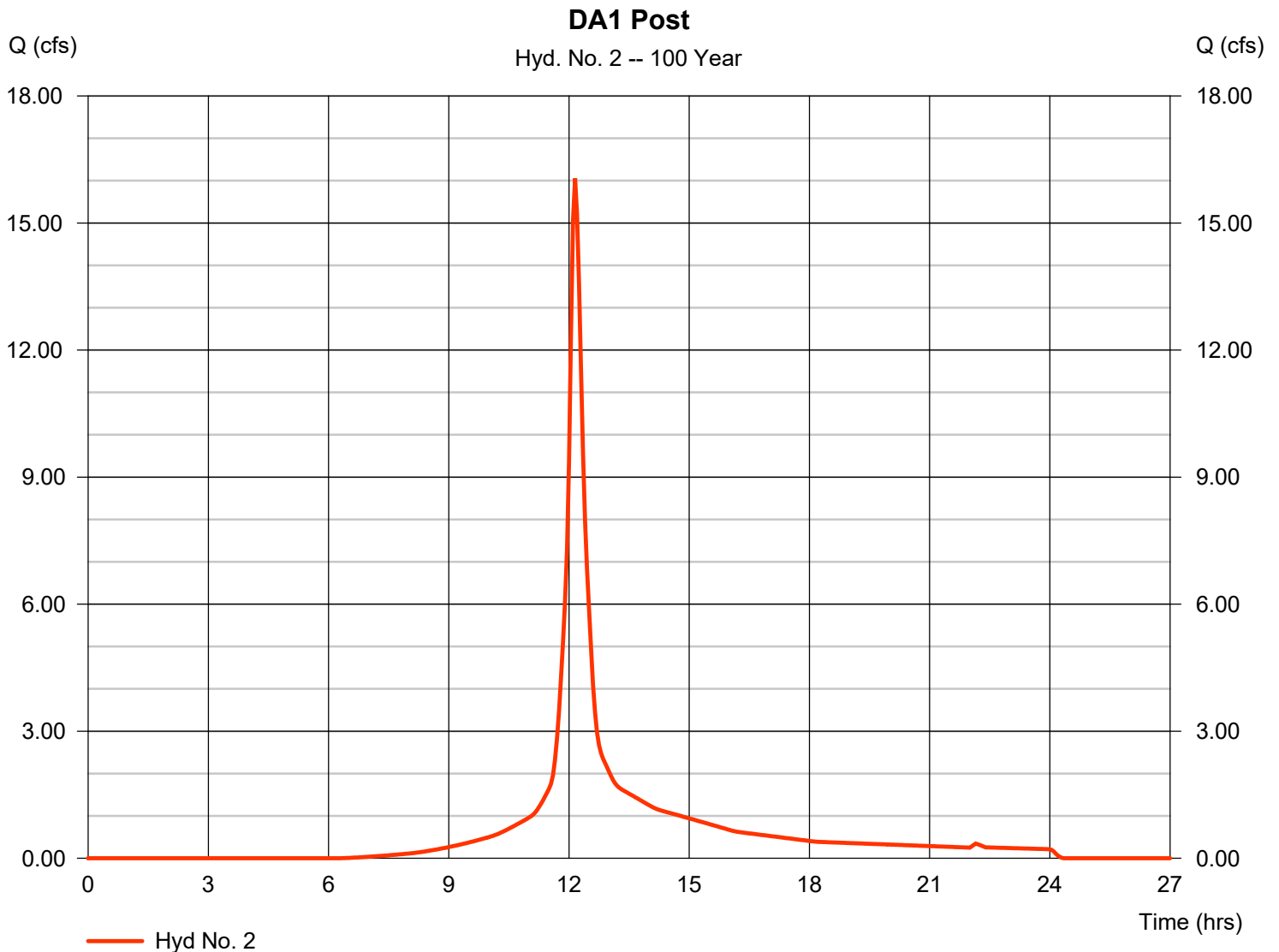
Tuesday, 12 / 7 / 2021

Hyd. No. 2

DA1 Post

Hydrograph type	= SCS Runoff	Peak discharge	= 16.05 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.15 hrs
Time interval	= 3 min	Hyd. volume	= 63,564 cuft
Drainage area	= 3.320 ac	Curve number	= 77*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 14.80 min
Total precip.	= 8.00 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.370 x 98) + (2.950 x 74)] / 3.320



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

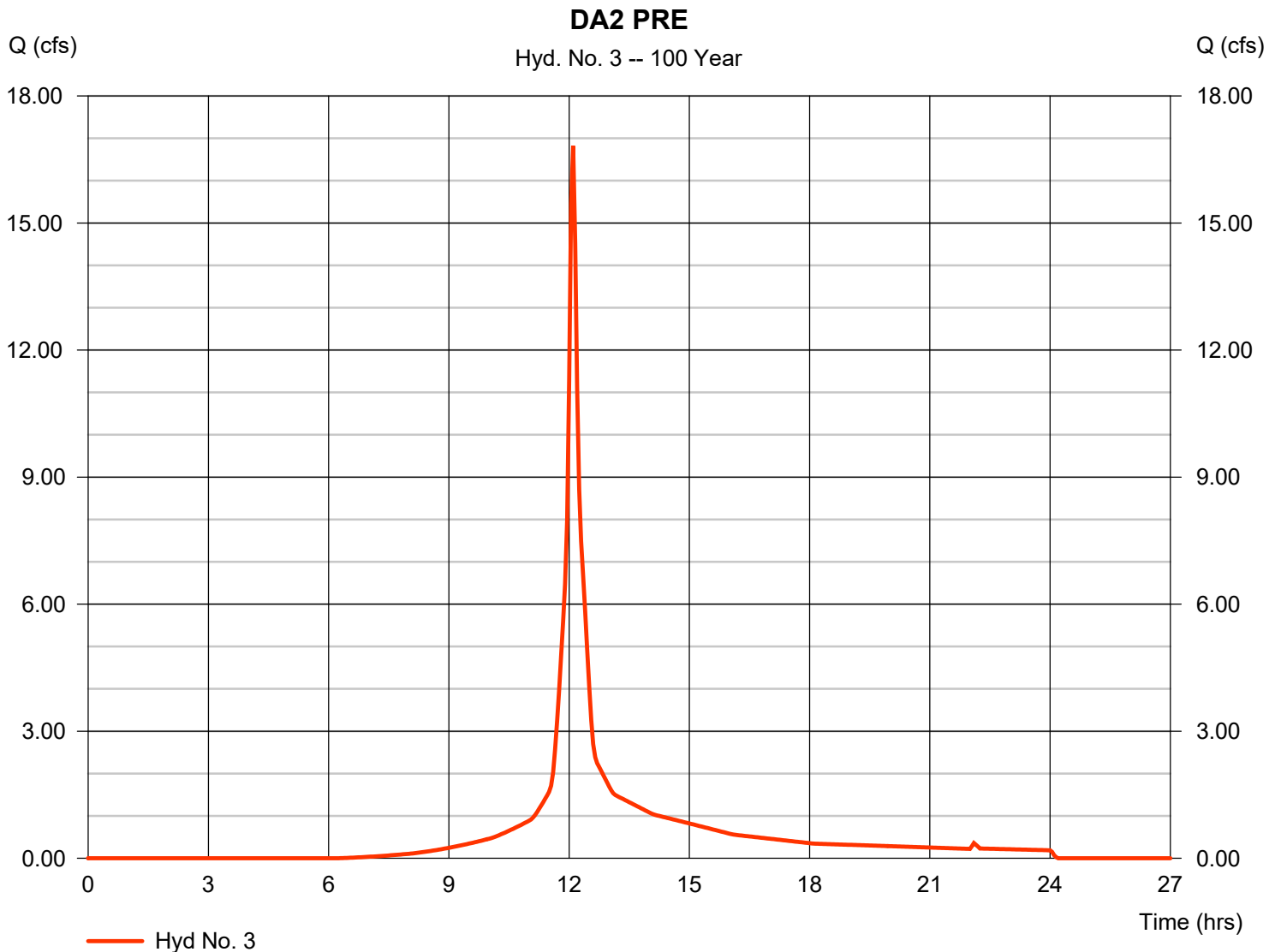
Tuesday, 12 / 7 / 2021

Hyd. No. 3

DA2 PRE

Hydrograph type	= SCS Runoff	Peak discharge	= 16.82 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.10 hrs
Time interval	= 3 min	Hyd. volume	= 56,540 cuft
Drainage area	= 3.150 ac	Curve number	= 77*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 9.70 min
Total precip.	= 8.00 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.360 x 98) + (2.790 x 74)] / 3.150



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

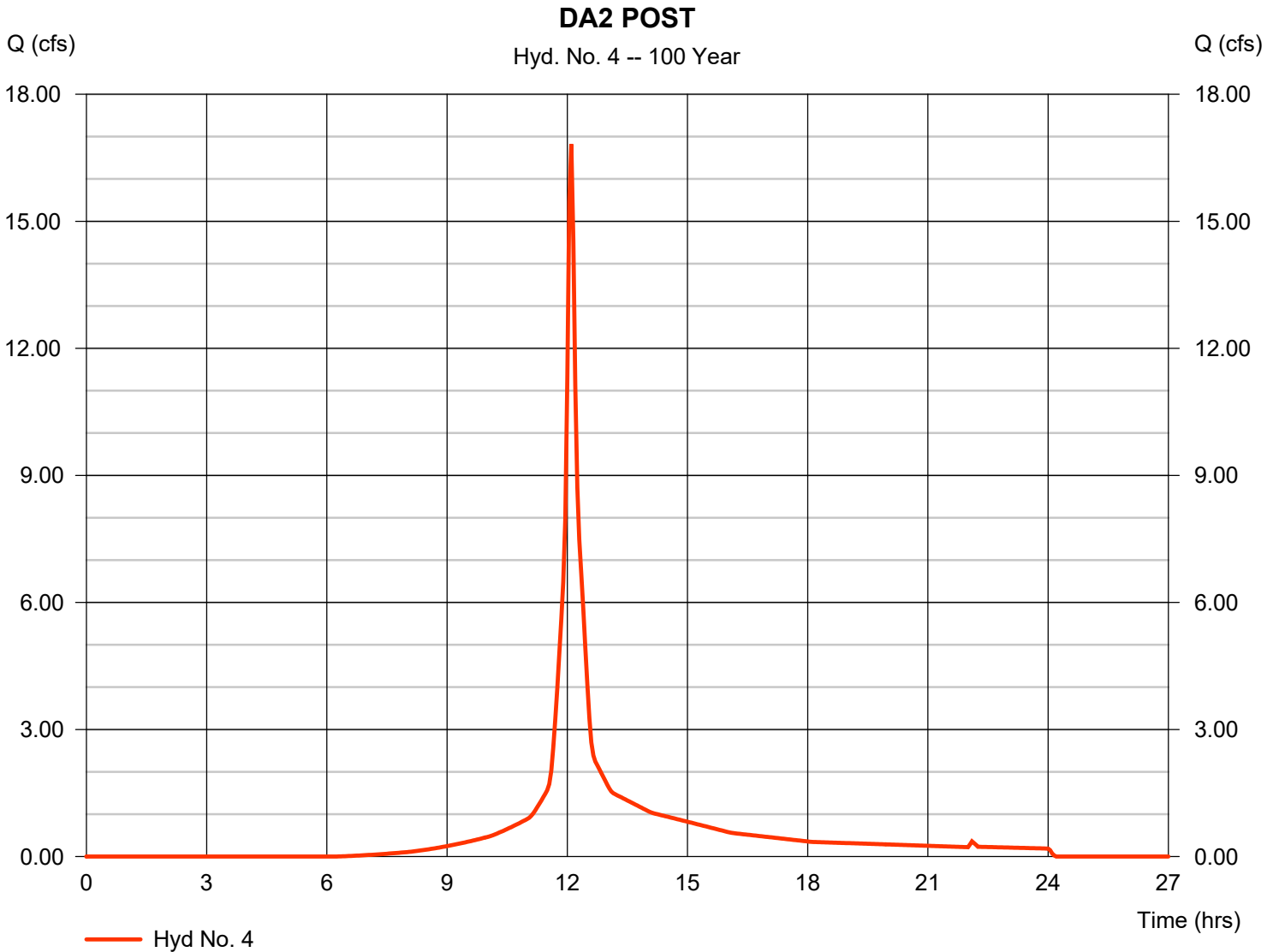
Tuesday, 12 / 7 / 2021

Hyd. No. 4

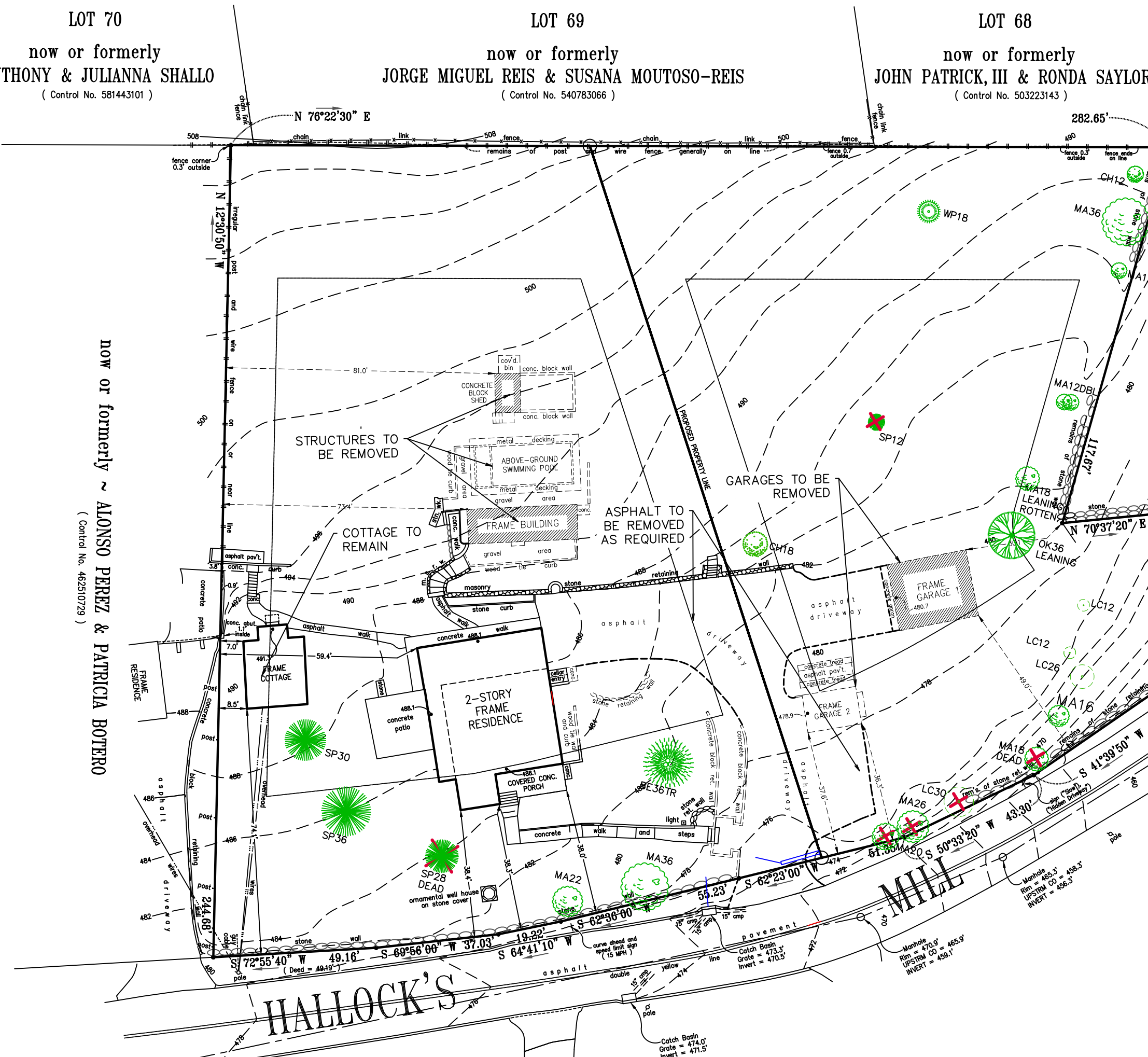
DA2 POST

Hydrograph type	= SCS Runoff	Peak discharge	= 16.82 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.10 hrs
Time interval	= 3 min	Hyd. volume	= 56,540 cuft
Drainage area	= 3.150 ac	Curve number	= 77*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 9.70 min
Total precip.	= 8.00 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.347 x 98) + (2.803 x 74)] / 3.150



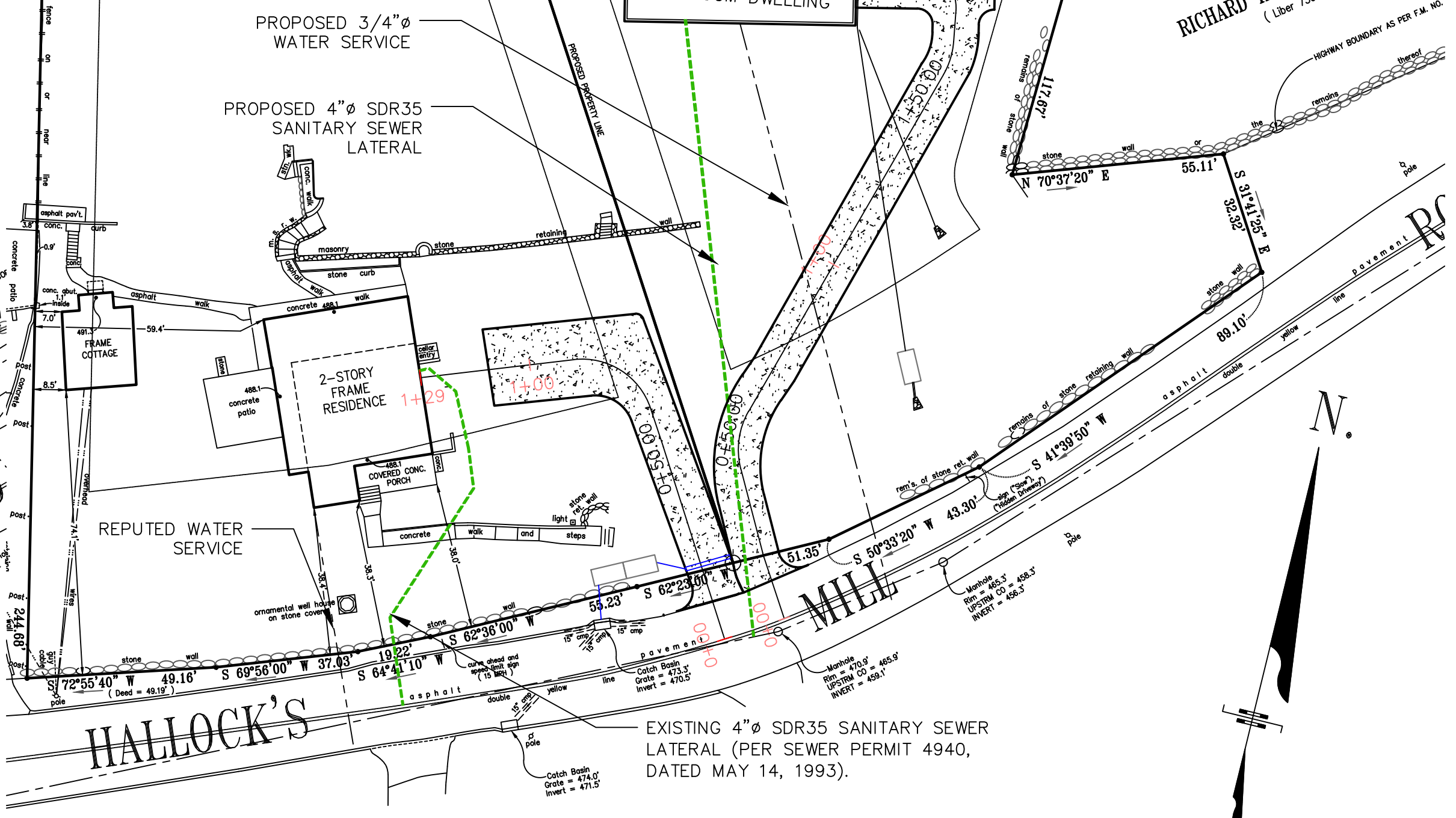
"MAP OF EAST PORTION, SECTION NO. 1, AMENDED, AND SECTION NO. 3 OF AMAWALK ACRES"
(Filed June 15, 1954 as Map No. 7923)



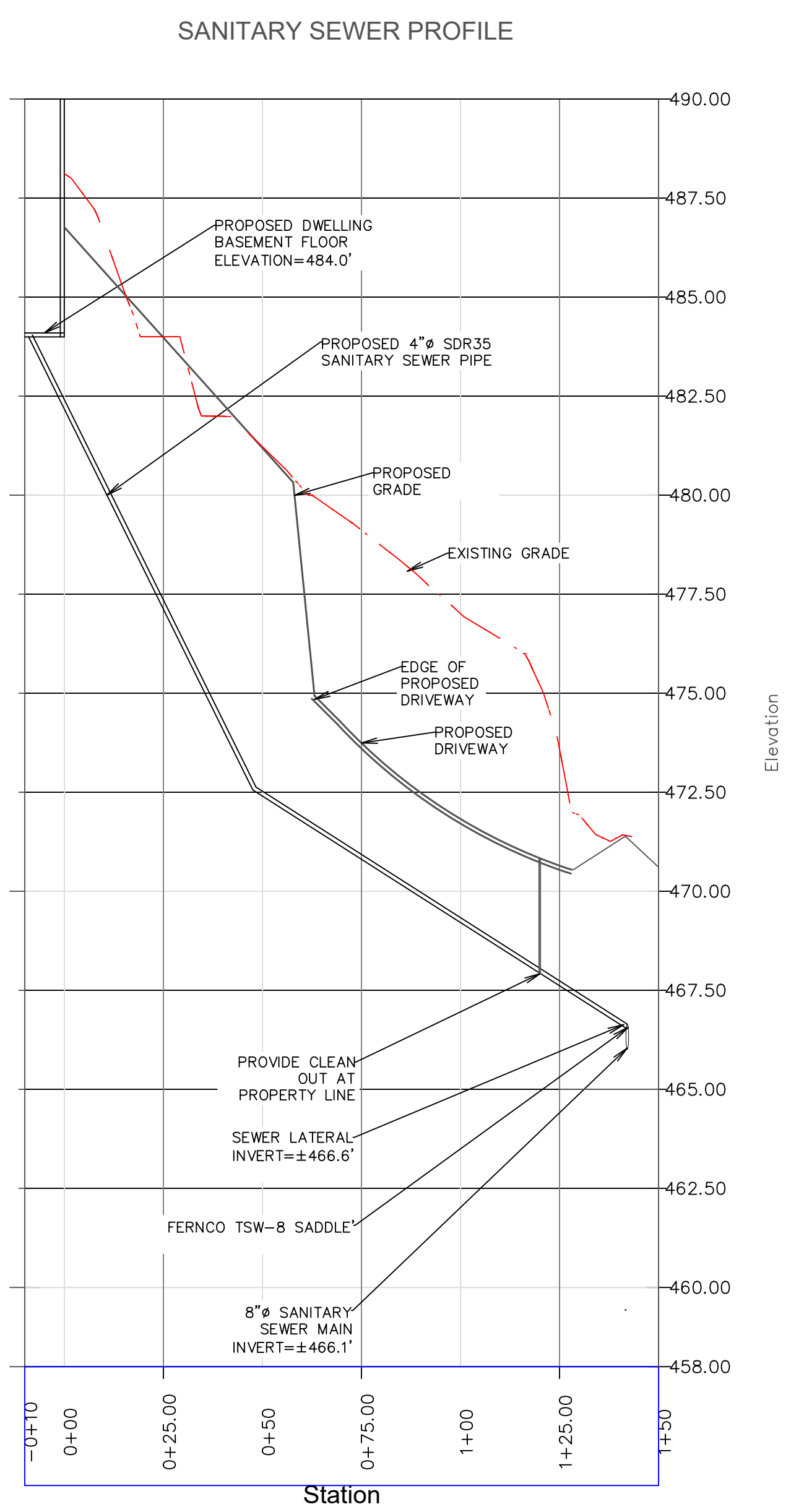
AS-BUILT/ DEMO PLAN
SCALE 1"=30'

UNNUMBERED PARCEL SHOWN ON
"MAP 2 OF AMAWALK ACRES"
(Filed February 3, 1953 as Map No. 7927)
now or formerly
RICHARD H. & MARY A. WILLIAMS
(Liber 7568, Page 506)

UNNUMBERED PARCEL SHOWN ON
"MAP 2 OF AMAWALK ACRES"
(Filed February 3, 1953 as Map No. 7927)
now or formerly
RICHARD H. & MARY A. WILLIAMS
(Liber 7568, Page 506)



UTILITY PLAN
SCALE 1"=30'



- Petroleum Contaminated Soil Remediation (EMERGENCY SPILL CLEANUP PROCEDURE)**
IF A SPILL OCCURS-
- Excavate all visibly impacted media and temporarily stockpile it onsite (on and covered with plastic sheeting) in advance of final deposition if required.
 - Field screening of the excavation with a properly calibrated Photo-ionization Detector (PID) to verify removal of all contaminated soils.
 - Collect a soil sample for laboratory analysis of confirmatory soil as well as a profile sample for the disposal facility.
 - Use a Licensed transporter to haul and dispose of PSC.
 - Prepare and submit a "Spill Closure Report" to the NYSDEC

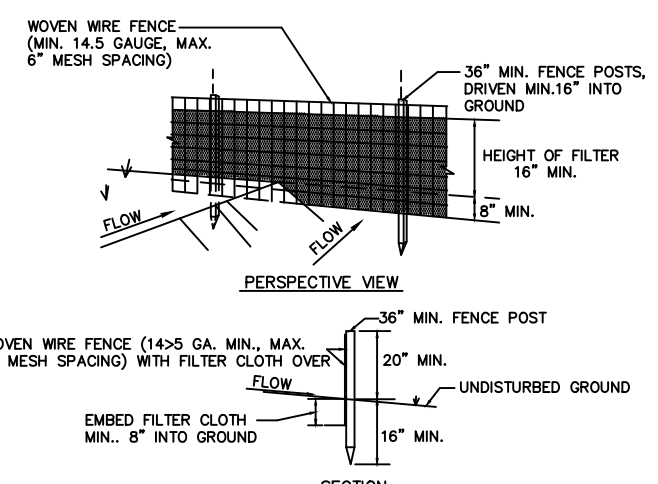
- Erosion Control Maintenance Plan (During Construction)**
- Silt Fence shall be installed prior to construction activity.
 - Any vegetated area that has eroded as a result of runoff shall be filled, fertilized, reseeded and mulched to maintain a vigorous cover.
 - Sediment will be removed from behind silt fence when the level of sediment reaches 0.5 feet. Any damaged silt fence shall be replaced.
 - All other erosion control devices shall be maintained and repairs made as necessary to insure proper operation of the erosion control device.

SITE WORK CUT/FILL
CUT = ±300 CUBIC YARDS
FILL = ±125 CUBIC YARDS

SITE TOTAL CUT ±175 CUBIC YARDS
MATERIAL TO BE HAULED OFFSITE

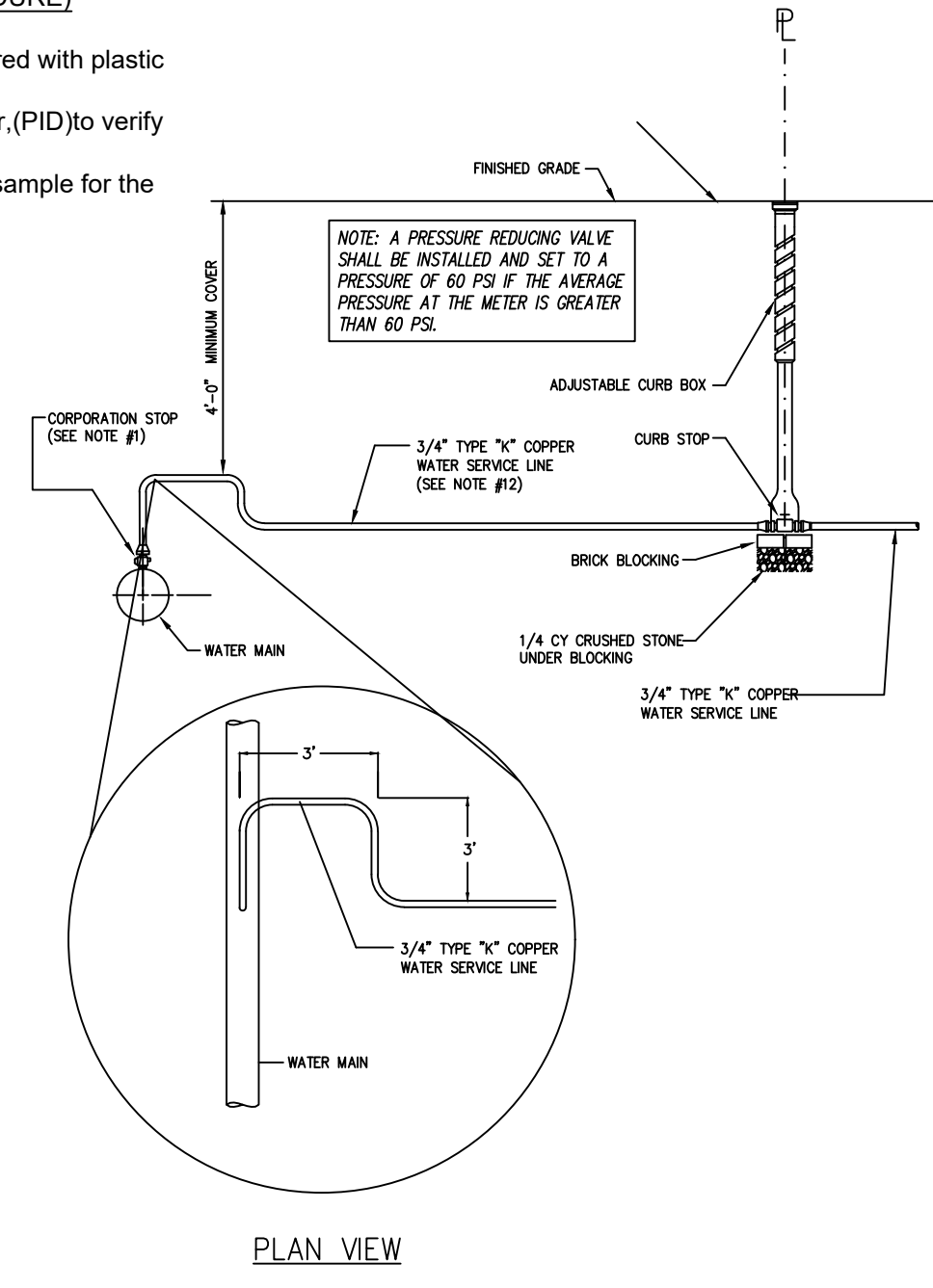
SEEDING & MULCHING NOTES

- ALL SEDIMENT & EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS & DETAILS. CHANGES, OMISSIONS AND/OR OTHER ALTERATIONS CAN NOT BE MADE TO THESE PLANS WITHOUT THE CONSENT OF THE DESIGN ENGINEER.
- SILT FENCE SHALL BE INSTALLED AS SHOWN ON THIS DRAWING PRIOR TO BEGINNING ANY CLEARING, GRUBBING AND GARTHOUSING.
- EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDING WITH THE FOLLOWING GRASS SEED MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION, OR IF PLANNED TO BE LEFT UNDISTURBED FOR MORE THAN 21 DAYS, GRASS SEED MIX TO BE APPLIED AT A RATE OF 50 POUNDS PER ACRE IN THE FOLLOWING PROPORTIONS:
KENTUCKY BLUEGRASS 40%
CRACKDOCK FESCUE 40%
RYE GRASS 20%
- GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NYSDEC STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, SECTION 610-3.02, METHOD NO. 1.
- SEEDING AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE, OR 90 LBS. PER 1,000 SQUARE FEET, SUCH THAT IT FORMS A CONTINUOUS BLANKET.
- SEEDING AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE OWNER'S FIELD REPRESENTATIVE.
- DUST SHALL BE CONTROLLED BY SPRINKLING OF WATER OR OTHER APPROVED METHODS AS NECESSARY AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
- CUTS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTY, NOR ADJACENT SURFACE WATER ONTO ADJACENT PROPERTIES.
- ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIALS AND TO PREVENT SETTLEMENT.
- EXCAVATIONS AND FILLS TO BE ROLLED, SEALED AND STABILIZED AT COMPLETION OF EACH DAY'S WORK.
- THE OWNER'S FIELD REPRESENTATIVE SHALL INSPECT THE DOMESTIC/SEWER CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS AND AFTER RAINSTORMS.
- AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES MAY BE ADDED TO THIS PLAN BY THE SITE ENGINEER, TOWN ENGINEER AND HIGHWAY SUPERINTENDENT. ANY REVISIONS TO THIS PLAN MUST BE SUBMITTED TO THE SITE ENGINEER. ANY CHANGES DEEMED NECESSARY TO THIS PLAN SHALL BE DICTATED BY THE SITE ENGINEER AS NECESSARY TO CARRY-OUT THE INTENT OF THIS PLAN.
- ALL AREAS OF DISTURBANCE IN EXCESS OF 7X SHALL HAVE TEMPORARY SEEDING OF FAST GERMINATION RYE GRASS, 1 TO 1.5 LBS PER 1,000 SQ.FT. APPLIED IF LEFT UNDISTURBED FOR 14 OR MORE DAYS.



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- WOMEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES
- FILTER CLOTH TO BE FASTENED SECURELY TO WOMEN WIRE FENCE WITH TIE 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 MATERIALS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE



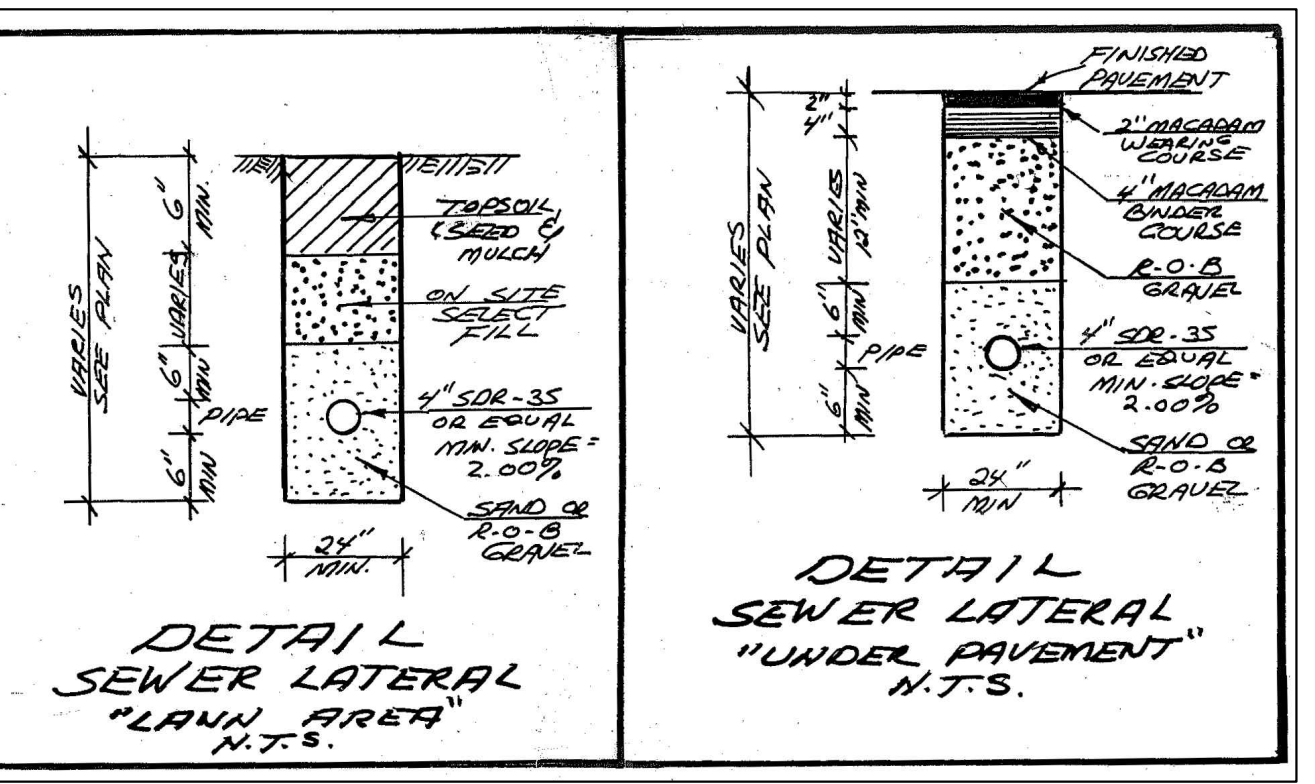
WATER SERVICE DETAIL

ADDITIONAL NOTES FOR WATER DISTRIBUTION SYSTEMS

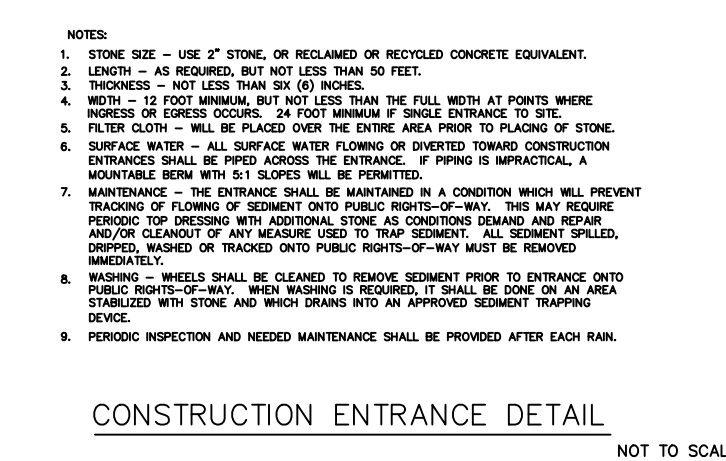
- ALL SERVICE LINES ARE THE RESPONSIBILITY OF THE HOMEOWNER UP TO THE PROPERTY LINE
- THE WATER COMPANY SHALL BE RESPONSIBLE FOR ALL VALVES AND PIPES WHICH ARE NOT ON THE HOMEOWNER'S PROPERTY.
- WHERE WATER SERVICE TRENCHES CROSS PAVED DRIVEWAYS OR ROADS SHALL BE BACKFILLED WITH COMPACTED ITEM 4, AND THE BLACKTOP RESTORED TO EXISTING.

STORMWATER CONTROL MAINTAINANCE SCHEDULE

STRUCTURE	INSPECTION	MAINTENANCE REQUIRED	STRUCTURE TYPE
SILT FENCE	WEEKLY	REPAIR, REPLACE	TEMPORARY
STABILIZED CONSTRUCTION ENTRANCE	DAILY	REPLACE	TEMPORARY
CHECK DAM	WEEKLY	REPLACE	TEMPORARY
DUST	DAILY	SPRAYING	---
RIPRAP OUTLET/OVERFLOW	WEEKLY	REPAIR, REPLACE	PERMANENT
VEGETATION ESTABLISHMENT	WEEKLY	WATERING, SEEDING	PERMANENT



- GENERAL NOTES:**
- OWNER/APPLICANT: JOE BELLAMY
2333 WILLOWAY STREET
YORKTOWN HEIGHTS, NEW YORK
 - ZONING DISTRICT - R 1-20; 1 FAMILY (20,000 SQ.FT)
 - TAX MAP PARCEL # 37.10-1-38

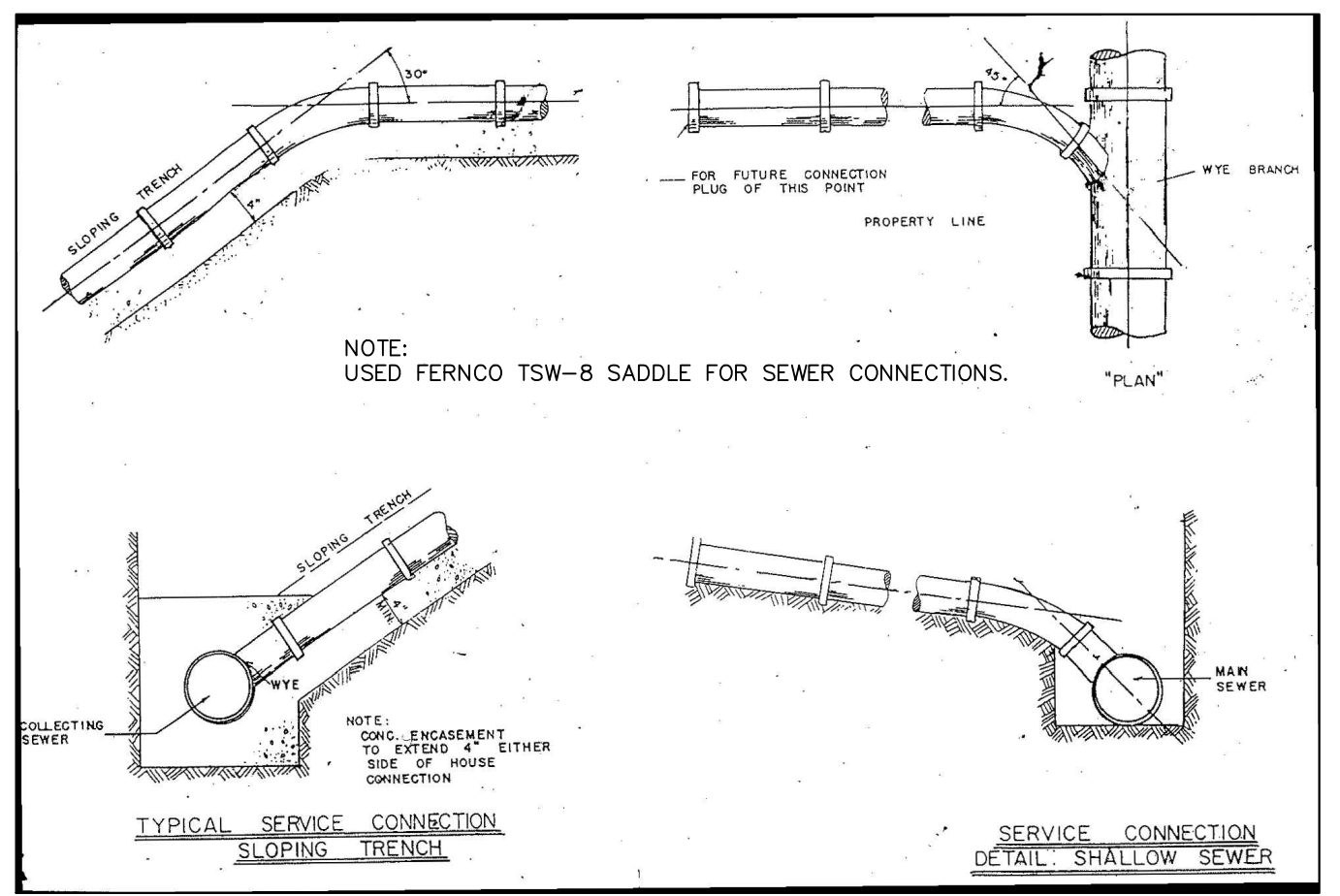


CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



TYPICAL SILT FENCE DETAIL
NOT TO SCALE

Burns Engineering Services, P.C.
58 Teller Ave.
Beacon, NY 12508
SBurns@BurnsEngineeringServices.com
(845) 546-3310
Fax (845) 440-7343



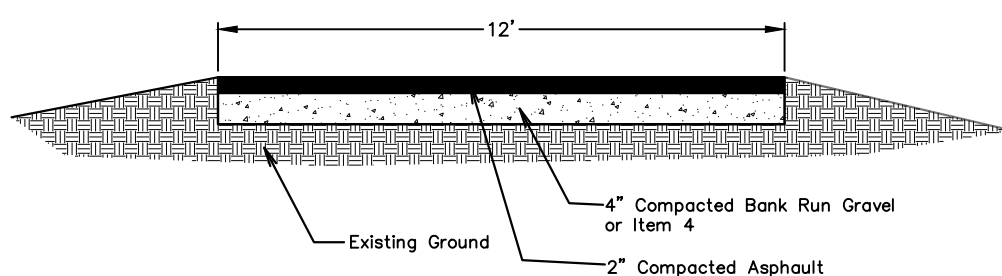
REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:
1	ENGINEERING MEMO	SKB	12/14/20
2	ENGINEERING REVISIONS	SKB	01/20/21
3	ENGINEERING REVISIONS	SKB	12/06/21

UTILITY PLAN/ EXISTING CONDITIONS
379 HALLOCKS MILL ROAD
TAX MAP # 37.10-1-38

Burns Engineering Services, P.C.
58 Teller Avenue
Beacon, New York 12508
SBurns@BurnsEngineeringServices.com
TEL: 845-546-3310
FAX: 845-546-6813

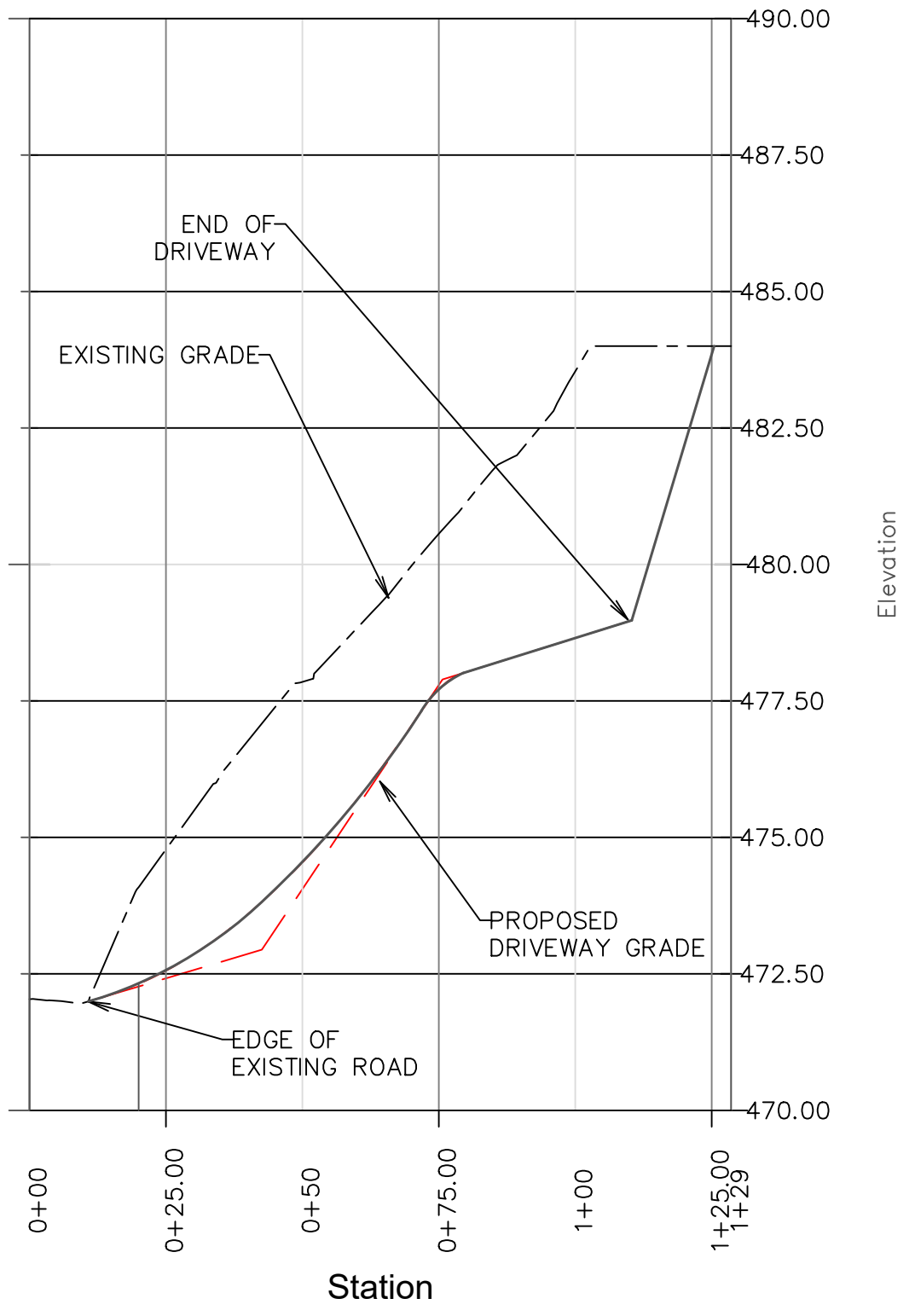
"SUBDIVISION PLAN FOR 379 HALLOCKS MILL ROAD" TOWN OF YORKTOWN WESTCHESTER COUNTY, NY

DATE: 08/04/20
SCALE: SHEET
DRAWN BY: SKB
2 OF 5

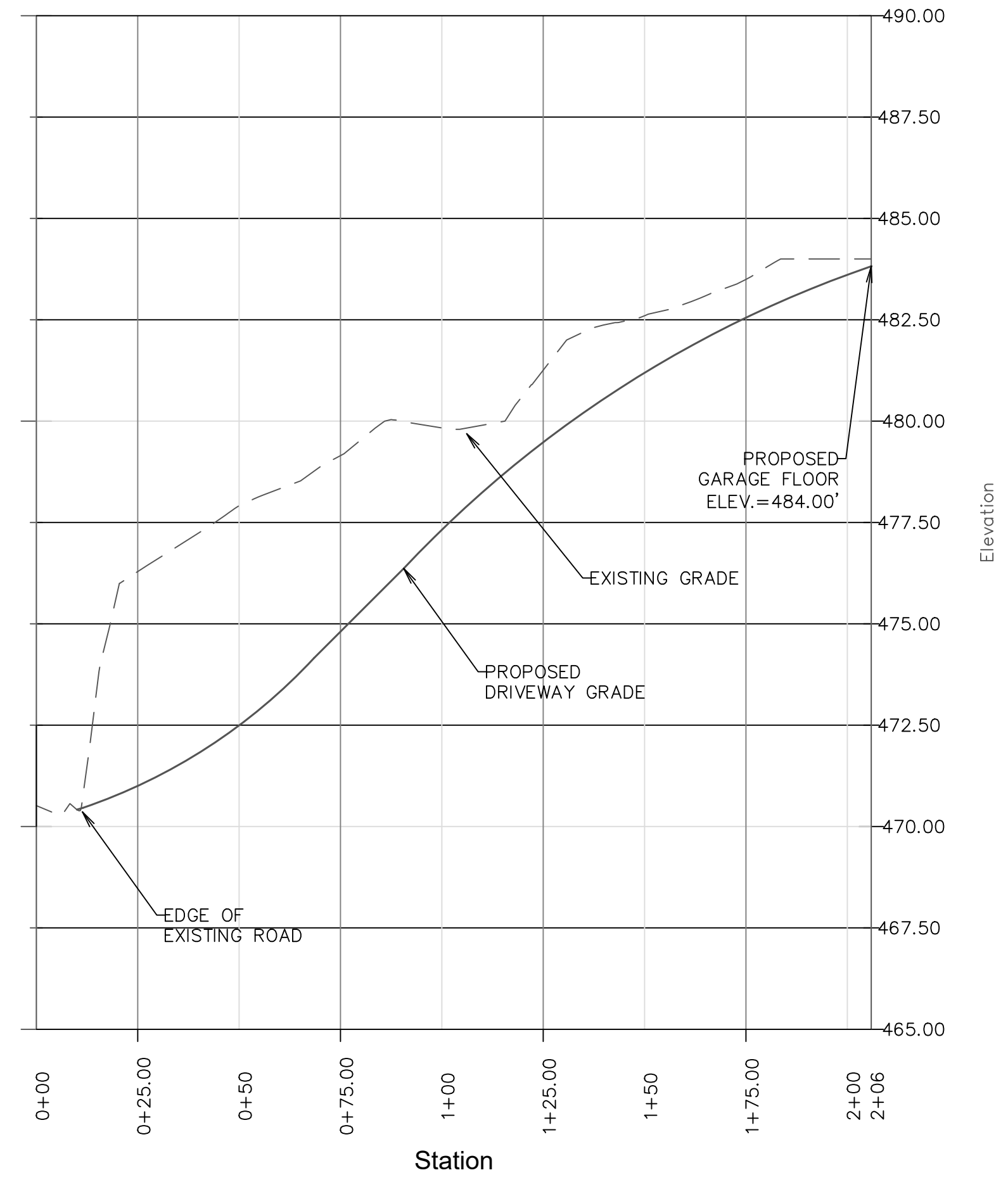


Driveway Cross Section
NTS

LOT 1 DRIVEWAY

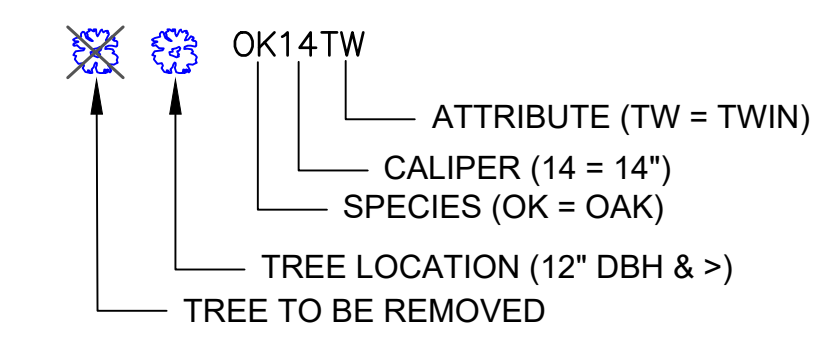


LOT 2 DRIVEWAY

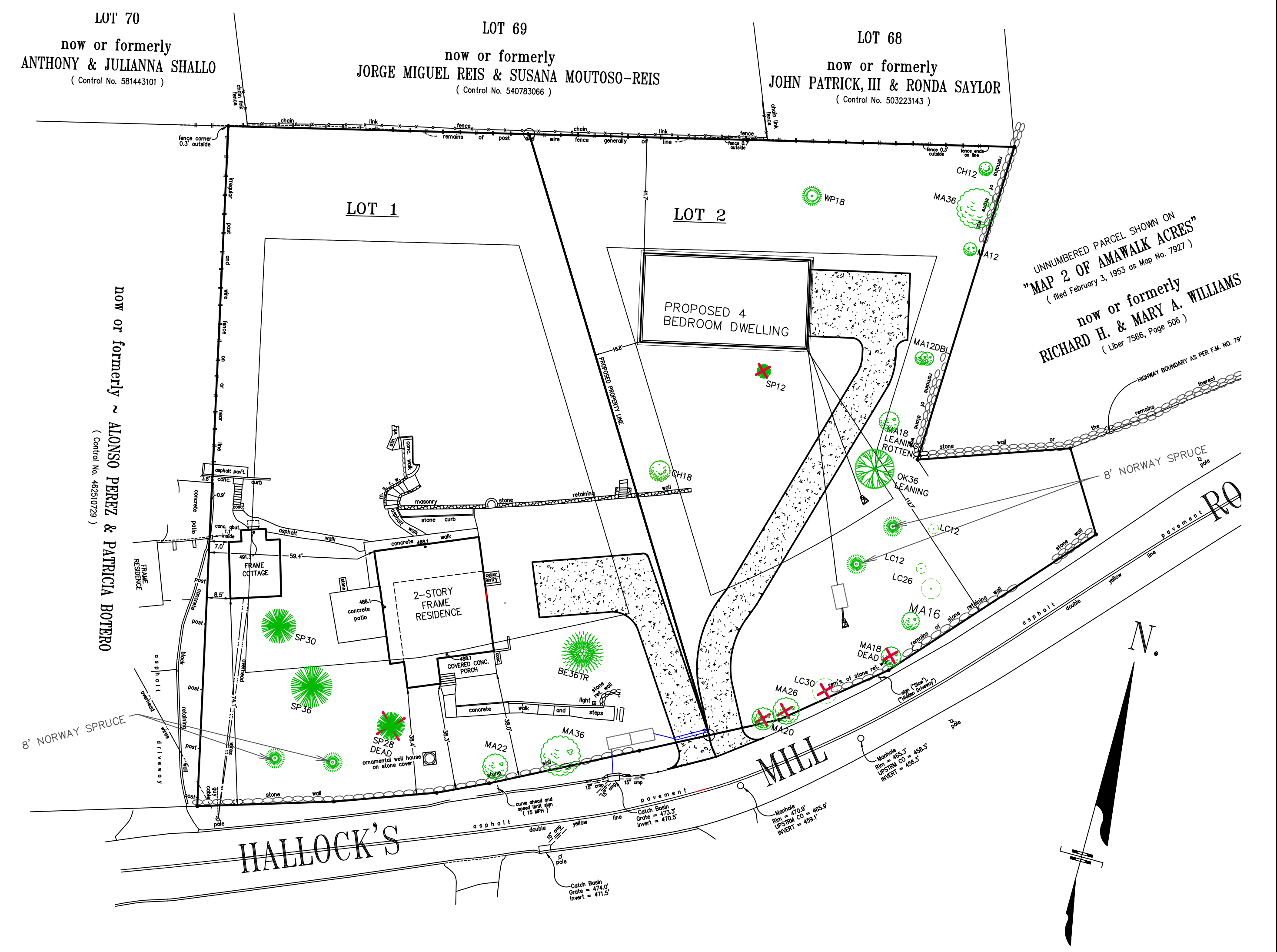


DRIVEWAY PROFILES
SCALE 1"=30' HORIZONTAL
1"=3' VERTICAL

TREE LEGEND



- KEY**
SPECIES
AL AILANTHUS LC LOCUST
BE BEECH MA MAPLE
BI BIRCH OK OAK
CH CHERRY WP WHITE PINE
SP NORWAY SPRUCE **ATTRIBUTES**
TR TRIPLE
*TW TWIN
IV INVASIVE
*DOUBLE TREES ARE THOSE WHERE THE TRUNK SPLITS AT 4.5' OR HIGHER, TWIN TREES ARE THOSE WHERE IT SPLITS BELOW 4.5'.



TREE MITIGATION PLAN
SCALE 1"=50'

TREE MITIGATION SCHEDULE				
TREE TO BE REMOVED	CONDITION	LOCATION	MITIGATION REQUIRED	MITIGATION PROPOSED
12" SPRUCE	HEALTHY	PROPOSED DWELLING	YES	(4) NORWAY SPRUCE
18" MAPLE	DEAD	SIGHT LINE CLEARING	NO	NONE
30" LOCUST	FAIR	SIGHT LINE CLEARING	YES	TREE BANK FUND PAYMENT
26" MAPLE	FAIR	SIGHT LINE CLEARING	YES	TREE BANK FUND PAYMENT
20" MAPLE	FAR	SIGHT LINE CLEARING	YES	TREE BANK FUND PAYMENT
28" SPRUCE	DEAD	SIDE YARD	NO	NONE

(6) TREES TOTAL TO BE REMOVED

GENERAL NOTES:

- OWNER/APPLICANT: JOE BELLAMY
2333 WILLOWAY STREET
YORKTOWN HEIGHTS, NEW YORK
- ZONING DISTRICT - R 1-20: 1 FAMILY (20,000 SQ.FT)
- TAX MAP PARCEL # 37.10-1-38

REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:
1	ENGINEERING MEMO	SKB	12/14/20
2	ENGINEERING REVISIONS	SKB	01/20/21
3	ENGINEERING REVISIONS	SKB	12/06/21

Burns Engineering Services, P.C.
58 Teller Ave.
Beacon, NY 12508
SBurns@BurnsEngineeringServices.Com
(845) 546-3310
Fax (845) 440-7343

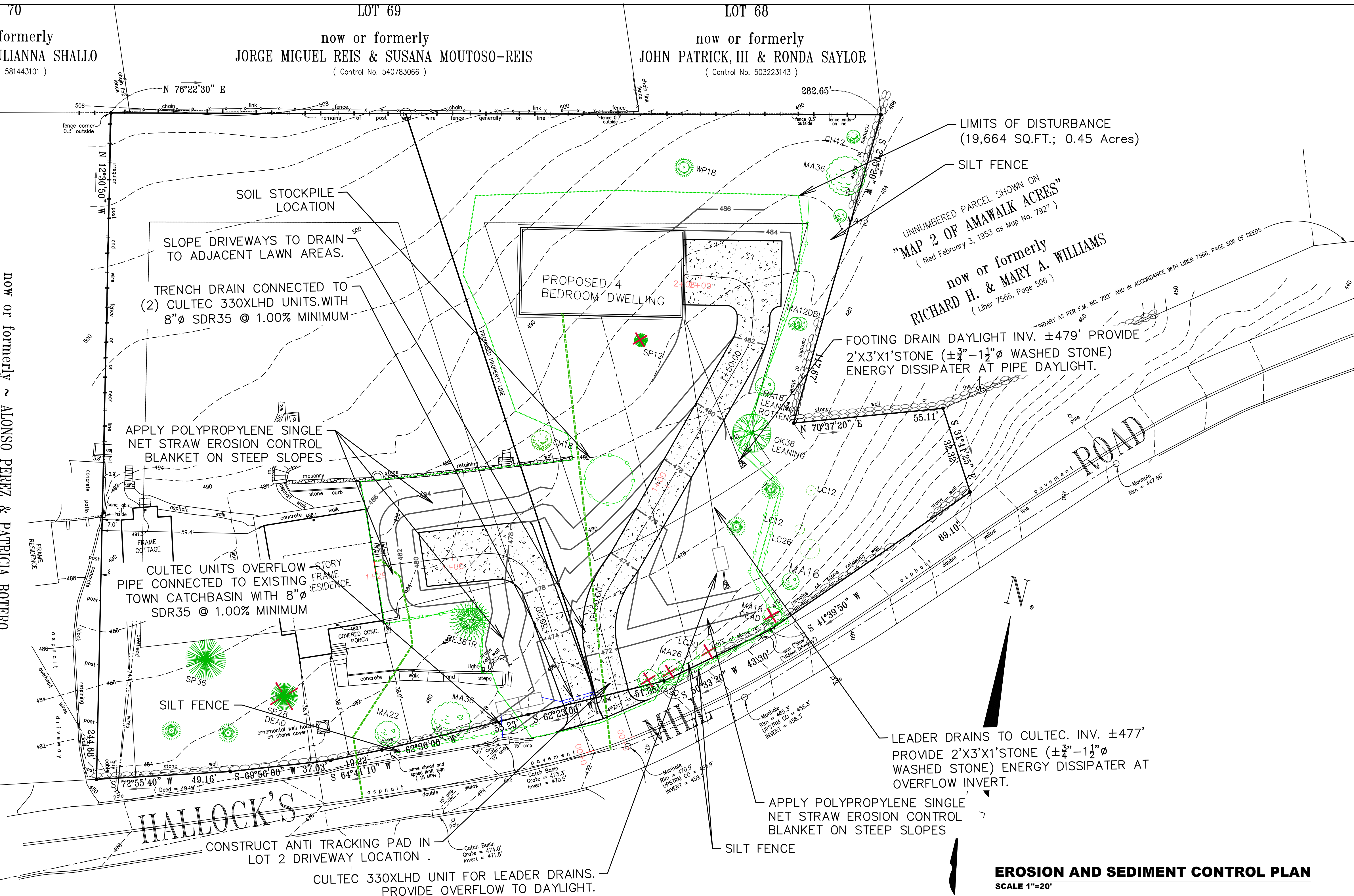


DRIVEWAY PROFILES/ TREE MITIGATION PLAN 379 HALLOCKS MILL ROAD TAX MAP # 37.10-1-38

"SUBDIVISION PLAN FOR 379 HALLOCKS MILL ROAD" TOWN OF YORKTOWN WESTCHESTER COUNTY, NY

DATE: 08/04/20
SCALE: SHEET
DRAWN BY: SKB
3 OF 5

Burns Engineering Services, P.C.
58 Teller Avenue TEL: 845-546-3310
Beacon, New York 12508 FAX: 845-546-6613
SBurns@BurnsEngineeringServices.com



LIMITS OF DISTURBANCE
(19,664 SQ.FT.; 0.45 Acres)

SILT FENCE

UNNUMBERED PARCEL SHOWN ON
"MAP 2 OF AMAWALK ACRES"
(filed February 3, 1953 as Map No. 7927)

now or formerly
RICHARD H. & MARY A. WILLIAMS
(Liber 7566, Page 506)

FOOTING DRAIN DAYLIGHT INV. ±479' PROVIDE
2'X3'X1'STONE (±3/4"-1 1/2" Ø WASHED STONE)
ENERGY DISSIPATER AT PIPE DAYLIGHT.

LEADER DRAINS TO CULTEC. INV. ±477'
PROVIDE 2'X3'X1'STONE (±3/4"-1 1/2" Ø
WASHED STONE) ENERGY DISSIPATER AT
OVERFLOW INVERT.

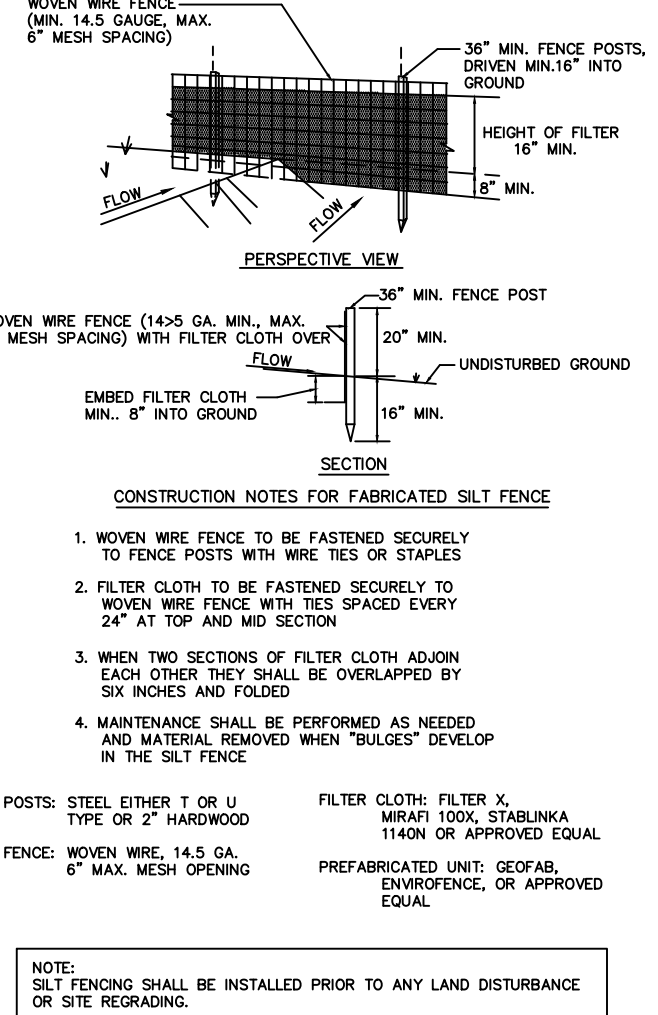
EROSION AND SEDIMENT CONTROL PLAN
SCALE 1"=20'

now or formerly ~ ALONSO PEREZ & PATRICIA BOTERO

SEEDING & MULCHING NOTES

1. ALL SEDIMENT & EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS & DETAILS. CHANGES, OMISSIONS AND/OR OTHER ALTERATIONS CAN NOT BE MADE TO THESE PLANS WITHOUT THE CONSENT OF THE DESIGN ENGINEER.
2. SILT FENCE SHALL BE INSTALLED AS SHOWN ON THIS DRAWING PRIOR TO BEGINNING ANY CLEARING, GRUBBING AND GATHERING.
3. EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDING WITH THE FOLLOWING GRASS SEED MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION, OR IF PLANNED TO BE LEFT UNDISTURBED FOR MORE THAN 21 DAYS, GRASS SEED MIX TO BE APPLIED AT A RATE OF 50 POUNDS PER ACRE IN THE FOLLOWING PROPORTIONS:

KENTUCKY BLUEGRASS	40%
GREENING BIRD FESCUE	40%
RYE GRASS	20%
4. GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE HYDRO SEEDING SPECIFICATIONS, CONSTRUCTION AND MATERIALS, SECTION 610-3.02, METHOD NO. 1.
5. SEEDING AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE, OR 90 LBS. PER 1,000 SQUARE FEET, SOON THAT IT FORMS A CONTINUOUS BLANKET.
6. SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE OWNER'S FIELD REPRESENTATIVE.
7. DUST SHALL BE CONTROLLED BY SPRINKLING OF WATER OR OTHER APPROVED METHODS AS NECESSARY AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
8. CUTS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTY, NOR HURT SURFACE WATER ONTO ADJOINING PROPERTIES.
9. ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIALS AND TO PREVENT SETTLEMENT.
10. EXCAVATIONS AND FILLS TO BE ROLLED, SEALED AND STABILIZED AT COMPLETION OF EACH DAY'S WORK.
11. THE OWNER'S FIELD REPRESENTATIVE SHALL INSPECT THE DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS AND AFTER RAINSTORMS.
12. AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES MAY BE REQUIRED TO THIS PLAN BY THE SITE ENGINEER, TOWN ENGINEER AND HIGHWAY SUPERINTENDENT. ANY REVISIONS TO THIS PLAN MUST BE SUBMITTED TO THE SITE ENGINEER. ANY CHANGES DEEMED NECESSARY TO THIS PLAN SHALL BE DICTATED BY THE SITE ENGINEER AS NECESSARY TO CARRY-OUT THE INTENT OF THIS PLAN.
13. ALL AREAS OF DISTURBANCE IN EXCESS OF 7X SHALL HAVE TEMPORARY SEEDING OF FAST GERMINATING RYE GRASS, 1 TO 1.5 LBS PER 1,000 SQ.FT. APPLIED IF LEFT UNDISTURBED FOR 14 OR MORE DAYS.



SITE WORK CUT/FILL

CUT = ±300 CUBIC YARDS
FILL = ±125 CUBIC YARDS
SITE TOTAL CUT ±175 CUBIC YARDS
MATERIAL TO BE HAULED OFFSITE

Erosion Control Maintenance Plan (During Construction)

1. Silt Fence shall be installed prior to construction activity.
2. Any vegetated area that has eroded as a result of runoff shall be filled, fertilized, reseeded and mulched to maintain a vigorous cover.
3. Sediment will be removed from behind silt fence when the level of sediment reaches 0.5 feet. Any damaged silt fence shall be replaced.
4. All other erosion control devices shall be maintained and repairs made as necessary to insure proper operation of the erosion control device.

Petroleum Contaminated Soil Remediation (EMERGENCY SPILL CLEANUP PROCEDURE)

1. IF A SPILL OCCURS:
 1. Excavate all visibly impacted media and temporarily stockpile it onsite, (on and covered with plastic sheeting) in advance of final disposition if required.
 2. Field screening of the excavation with a properly calibrated Photo-ionization Detector (PID) to verify removal of all contaminated soils.
 3. Collect a soil sample for laboratory analysis of confirmatory soil as well as a profile sample for the disposal facility.
 4. Use a Licensed transporter to haul and dispose of PSC.
 5. Prepare and submit a "Spill Closure Report" to the NYSDEC

STORMWATER CONTROL MAINTAINANCE SCHEDULE			
STRUCTURE	INSPECTION	MAINTENANCE REQUIRED	STRUCTURE TYPE
SILT FENCE	WEEKLY	REPAIR, REPLACE	TEMPORARY
STABILIZED CONSTRUCTION ENTRANCE	DAILY	REPLACE	TEMPORARY
CHECK DAM	WEEKLY	REPLACE	TEMPORARY
DUST	DAILY	SPRAYING	---
RIPRAP OUTLET/OVERFLOW	WEEKLY	REPAIR, REPLACE	PERMANENT
VEGETATION ESTABLISHMENT	WEEKLY	WATERING, SEEDING	PERMANENT

Construction Sequence

1. Preconstruction meeting with owner, contractor, site engineers, and Town representative to discuss erosion and sediment control measures.
2. File NOI with MS4 Acceptance Form
3. Repair/Install silt fence as required.
4. Clear and grub site.
5. Construct Dwelling, SDS, Driveway, and utilities and rough grade site
6. Seed and mulch remaining disturbed areas. Once seed is at least 80% established removal of silt fence can take place.
7. File NOI

GENERAL NOTES:

1. OWNER/APPLICANT: JOE BELLAMY
2333 WILLOWAY STREET
YORKTOWN HEIGHTS, NEW YORK
2. ZONING DISTRICT - R 1-20; 1 FAMILY (20,000 SQ.FT)
3. TAX MAP PARCEL # 37.10-1-38

REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:
1	ENGINEERING MEMO	SKB	12/14/20
2	ENGINEERING REVISIONS	SKB	01/20/21
3	ENGINEERING REVISIONS	SKB	12/06/21

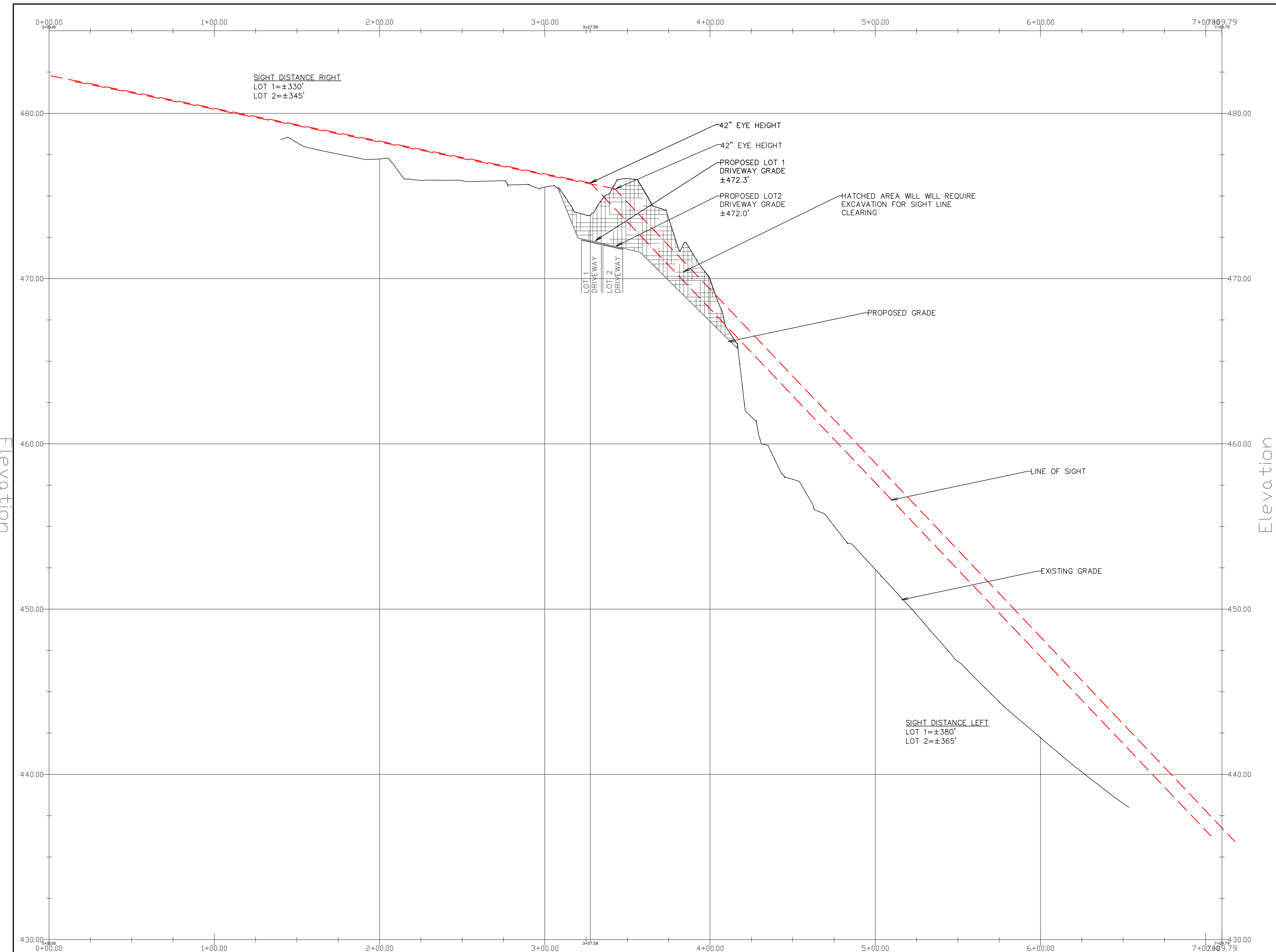
CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

TYPICAL SILT FENCE DETAIL
NOT TO SCALE

Burns Engineering Services, P.C.
58 Teller Ave.
Beacon, NY 12508
SBurns@BurnsEngineeringServices.Com
(845) 546-3310
Fax (845) 440-7343

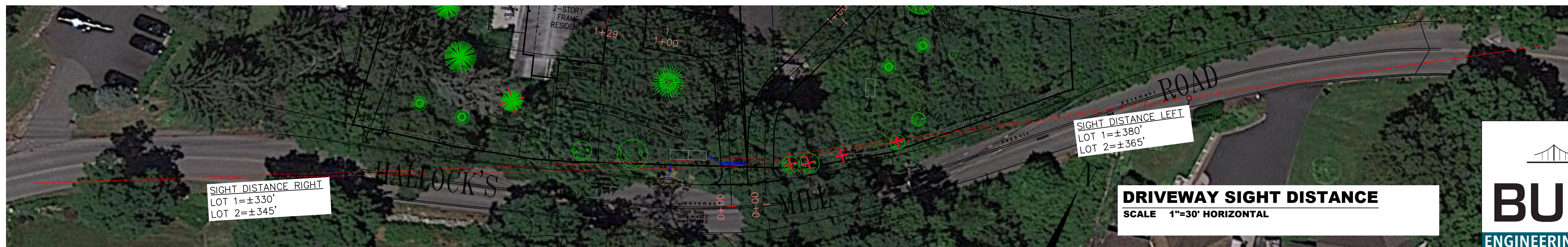


SWPPP 379 HALLOCKS MILL ROAD TAX MAP # 37.10-1-38	DATE:	08/04/20	SCALE:	SHEET 4 OF 5
	DRAWN BY:	SKB		
"SUBDIVISION PLAN FOR 379 HALLOCKS MILL ROAD" TOWN OF YORKTOWN WESTCHESTER COUNTY, NY		Burns Engineering Services, P.C. 58 Teller Avenue Beacon, New York 12508 TEL: 845-546-3310 FAX: 845-546-6813 SBurns@BurnsEngineeringServices.com		



Burns Engineering Services, P.C.
 58 Teller Ave.
 Beacon, NY 12508
 SBurns@BurnsEngineeringServices.Com
 (845) 546-3310
 Fax (845) 440-7343

REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:
1	ENGINEERING REVISIONS	SKB	12/06/21
2			
3			

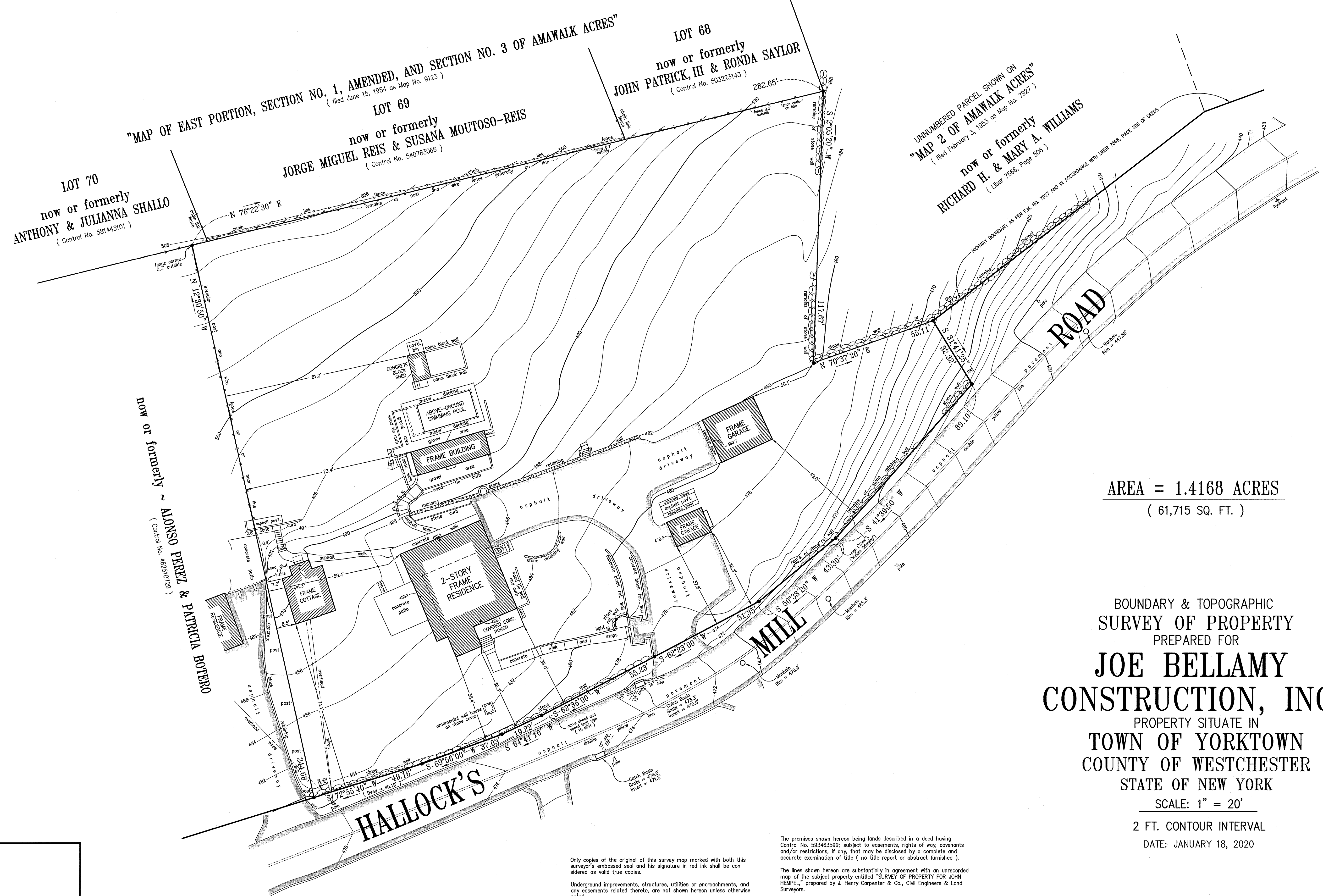
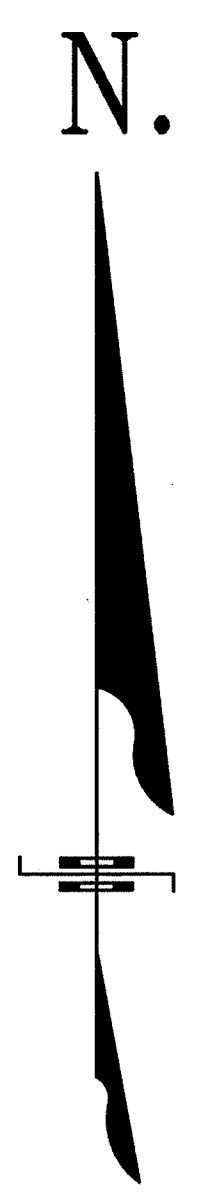


SIGHT DISTANCE PROFILE
379 HALLOCKS MILL ROAD
TAX MAP # 37.10-1-38

Burns Engineering Services, P.C.
 58 Teller Avenue TEL:845-546-3310
 Beacon, New York 12508 FAX:845-546-6613
 SBurns@BurnsEngineeringServices.com

"SUBDIVISION PLAN FOR 379 HALLOCKS MILL ROAD" TOWN OF YORKTOWN WESTCHESTER COUNTY, NY

DATE: 04/21/21 SCALE: SHEET
 DRAWN BY: SKB 5 OF 5



LOT 70
now or formerly
ANTHONY & JULIANNA SHALLO
(Control No. 581443101)

LOT 69
now or formerly
JORGE MIGUEL REIS & SUSANA MOUTOSO-REIS
(Control No. 540783066)

LOT 68
now or formerly
JOHN PATRICK, III & RONDA SAYLOR
(Control No. 503223143)

UNNUMBERED PARCEL SHOWN ON
"MAP 2 OF AMAWALK ACRES"
(filed February 3, 1953 as Map No. 7927)
now or formerly
RICHARD H. & MARY A. WILLIAMS
(Liber 7585, Page 506)

now or formerly
ALONSO PEREZ & PATRICIA BOTERO
(Control No. 462510729)

AREA = 1.4168 ACRES
(61,715 SQ. FT.)

BOUNDARY & TOPOGRAPHIC
SURVEY OF PROPERTY
PREPARED FOR
**JOE BELLAMY
CONSTRUCTION, INC.**
PROPERTY SITUATE IN
**TOWN OF YORKTOWN
COUNTY OF WESTCHESTER
STATE OF NEW YORK**
SCALE: 1" = 20'
2 FT. CONTOUR INTERVAL
DATE: JANUARY 18, 2020

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

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

Certified, as noted and limited below, only to:
- JOE BELLAMY CONSTRUCTION, INC.

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

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

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

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

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

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

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

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

The premises shown hereon being lands described in a deed having Control No. 593463599; subject to easements, rights of way, covenants and/or restrictions, if any, that may be disclosed by a complete and accurate examination of title (no title report or abstract furnished).

The lines shown hereon are substantially in agreement with an unrecorded map of the subject property entitled "SURVEY OF PROPERTY FOR JOHN HEMPEL," prepared by J. Henry Carpenter & Co., Civil Engineers & Land Surveyors.

The topographic information shown hereon is based on an actual field survey, vertical datum is NAVD83, as established on this site by means of Real Time Kinematic GPS techniques, using positional correction data obtained by link to the NYS DOT CORS network.

Uncle Giuseppe's

SURVEY REFERENCE:

- BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, 331-379 DOWNING DRIVE, SECTION 37.18, BLOCK 2, LOT 56, TOWN OF YORKTOWN, COUNTY OF WESTCHESTER, NEW YORK," BY SUBURBAN ENGINEERING, 7 CONESBURY CALIFORN ROAD, LEBANON, NJ, DATED DECEMBER 16, 2020, WITH NO REVISION DATE.
- ORTHOPHOTOGRAPHY - NY STATE DIGITAL ORTHOIMAGERY PROGRAM (NYSDDP), OFFICE OF GEOGRAPHIC INFORMATION SYSTEMS (OGIS), AND U.S. GEOLOGICAL SURVEY, 20160224, NEW YORK, 2018 HIGH RESOLUTION ORTHOPHOTOGRAPHY, NAD83(2011) NY STATE PLANE COORDINATE SYSTEM (FEET).

N.Y.S.P.C.S.
(NAD-83)

GENERAL NOTES:

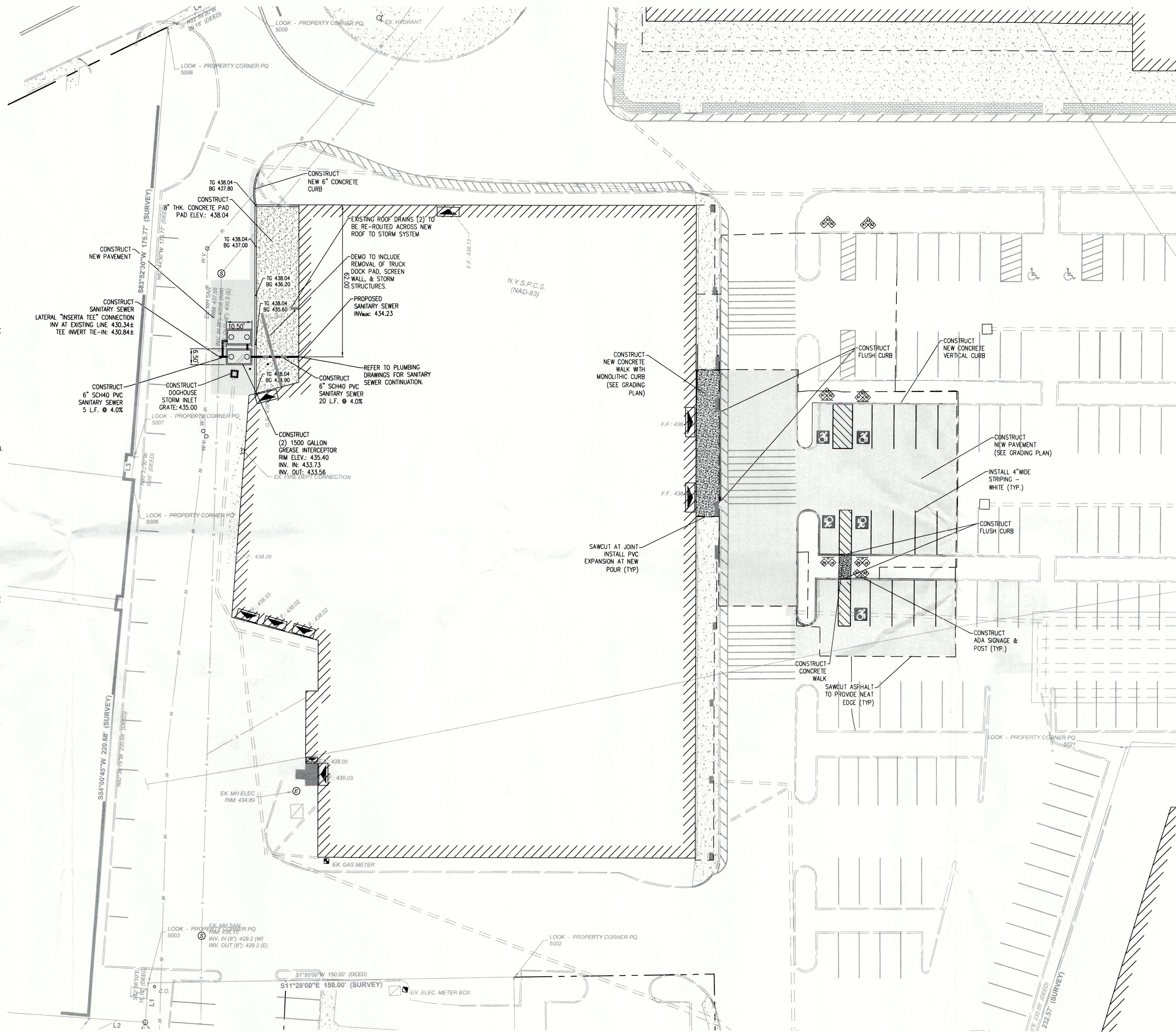
- CONSTRUCTION MATERIALS AND METHODS NOT OTHERWISE SPECIFIED OR SHOWN HEREIN SHALL CONFORM TO NYSDOT STANDARD SPECIFICATIONS (LATEST EDITION AND AMENDMENTS).
- THESE PLANS DEPICT THE SITE WORK IMPROVEMENTS FOR THIS PROJECT. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS, TECHNIQUES, SEQUENCE OF CONSTRUCTION AND JOB SITE SAFETY. AS SUCH, THESE PLANS ARE NOT INTENDED TO REPRESENT SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH INSPECTION OF THE SITE IN ORDER TO REVEAL EXISTING CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO BIDDING, ORDERING MATERIALS, AND COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFIs) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITE WORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIs SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE WORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND JOB SITE SAFETY.
- THE CONTRACTOR MUST NOTIFY THE DESIGN ENGINEER OF ANY CONDITION OF CONFLICTS THAT WILL ALTER THE INTENT OF THE DESIGN HEREIN.
- CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL AND DISPOSING IN A LEGAL MANNER IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL CONCRETE PADS, ASPHALT PARKING, CURBS, ETC., SUCH THAT ALL THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED.
- CONTRACTOR SHALL KEEP THE JOB FREE OF DEBRIS AND MAKE FINAL CLEAN UP TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL CARRY OUT THE WORK OF THIS CONTRACT PLACING THE SAFETY AND PROTECTION OF THE SURROUNDING COMMUNITY AND PROPERTY AT THE HIGHEST PRIORITY.
- THE CONTRACTOR SHALL IMPLEMENT ALL NECESSARY MEASURES TO PROTECT ADJACENT AND ON-SITE PROPERTY, STRUCTURES AND UTILITIES THAT ARE TO REMAIN INTACT WHILE PERFORMING THE SPECIFIED WORK.
- THE CONTRACTOR SHALL ENSURE FREE AND SAFE PASSAGE OF PERSONS AROUND THE AREA OF THE DEMOLITION AS DIRECTED BY THE OWNER AND THE MUNICIPAL OFFICIALS. THE OWNER'S REPRESENTATIVE IS NOT RESPONSIBLE FOR JOBSITE SAFETY.
- ALL SIDEWALK, CURBS, DRIVEWAYS, PIPES, STRUCTURES TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. ANY DAMAGE DURING CONSTRUCTION SHALL BE RESTORED, RECONSTRUCTED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED THE OWNER/ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- CONTRACTOR SHALL BE RESPONSIBLE EACH DAY TO INSPECT AND REMOVE ALL DIRT, GRAVEL AND LOOSE MATERIAL DUMPED, SPILLED, ETC FROM THE CONSTRUCTION SITE ONTO OTHER SITES, ROW, PUBLIC OR PRIVATE STREET.
- SHOULD CONSTRUCTION ACTIVITIES DAMAGE FENCING, CURBING, PAVEMENT, LIGHTING AND/OR STORM INLETS STRUCTURES, THEN THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL CONSTRUCTION MATERIALS SHALL BE NEW.
- THE INFORMATION SHOWN ON THIS DRAWING CONCERNING THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS IS NECESSARY TO AVOID DAMAGE THERETO, TO PROVIDE FOR THE PROPOSED USE. THE LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE BASED ON DESIGN DRAWINGS, NOT AS-BUILTS. THE CONTRACTOR MUST VERIFY THE EXACT LOCATIONS OF ALL EXISTING UTILITIES INCLUDING THOSE THAT ARE CUSTOMER OWNED.

CONSTRUCTION NOTES AND SPECIFICATIONS:

- MILLING AND/OR PAVEMENT REMOVAL SHALL BE TO A MINIMUM DEPTH OF 2 INCHES.
- CONTRACTOR SHALL SAW CUT ASPHALT TO PROVIDE A NEAT EDGE WHERE NEW ASPHALT WILL MEET EXISTING ASPHALT.
- AREAS OF FULL DEPTH RECONSTRUCTION SHALL BE BOXED OUT A MINIMUM OF 12 INCHES AND MAXIMUM OF 18 INCHES BEYOND LIMITS OF DETERIORATED PAVEMENT.
- AFTER MILLING, ANY SURFACE CRACKS IN THE REMAINING ASPHALT COURSE SHALL BE SEALED WITH A RUBBERIZED COLD-APPLIED ASPHALT EMULSION CRACK SEALANT SUCH AS "SEALMASTER" POURABLE CRACK SEALANT OR EQUAL.
- AFTER MILLING AND PRIOR TO APPLYING THE SURFACE COURSE, EXISTING REMAINING ASPHALT COURSE SHALL RECEIVE AN EMULSIFIED ASPHALT TACK COAT (RS-1) APPLIED AT A RATE OF 0.15 GALLONS PER SQUARE YARD. TACK COAT SHALL BE APPLIED ONLY TO AREAS TO BE PAVED IN THE SAME DAY.
- AFTER MILLING, CONTRACTOR SHALL INSTALL AN HMA LEVELING COURSE AT IDENTIFIED LOW SPOTS. CONTRACTOR SHALL PROVIDE A SEPARATE PRICE FOR SQUARE YARDS OF LEVELING COURSE. FOR BIDDING, CONTRACTOR SHALL PROVIDE A PRICE BASED ON 500 SQUARE YARDS OF LEVELING COURSE INSTALLED. FEE WILL BE ADJUSTED AS A CREDIT OR EXTRA DEPENDING ON THE ACTUAL QUANTITY OF CONSTRUCTION.
- STRIPING SHALL BE LATEX PAINT, TWO (2) COATS APPLIED IN THE COLOR TO MATCH EXISTING.

SOIL NOTES:

- DURING EXCAVATION FOR PLACEMENT OF THE GREASE TRAPS, IF ORGANICS ARE DISCOVERED IN THIS AREA, IT WILL BE NECESSARY TO REMOVE AND REPLACE THE ORGANIC MATERIAL WITH NEW FILL. THE ORGANIC LAYER IS APPROXIMATELY 5 FEET BELOW EXISTING GRADE.
- IF GROUNDWATER IS ENCOUNTERED, EXCAVATION AREA SHALL BE OVER-EXCAVATED, DEWATERED, AND FILLED WITH 2" CLEAN STONE. MINIMUM 12 INCHES THICK, PRIOR TO PLACEMENT OF THE GREASE TRAPS.



SITE PLAN
SCALE: 1"=20'



Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.

42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069

www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	11-30-2021	FOR BUILDING PERMIT	GPJ

REVISION

NO.	DATE	DESCRIPTION	INT.
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PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP

ARCHITECTS & ENGINEERS

JASMINE ALCAIDE, AIA
RONALD A. BRONKHORST, PE
JEROME LESLIE EBEN, FAIA, PP
GERARD P. GESARIO, PE
FREDERICK KINGAD, AIA
DAVID L. LESBINE, RA
KAROLINA PODKANOWICZ, AIA
CHERYL SCHWIKER, AIA

Project:
UNCLE GIUSEPPE'S MARKETPLACE
335 DOWNING DRIVE
TOWN OF YORKTOWN
WESTCHESTER COUNTY, NEW YORK
SECTION 37.18, BLOCK 2, LOT 56

Project Number: UNCLEG-S-21-132
Scale: 1" = 20'
Drawn By: A.P.P.
Approved By: G.P.G.

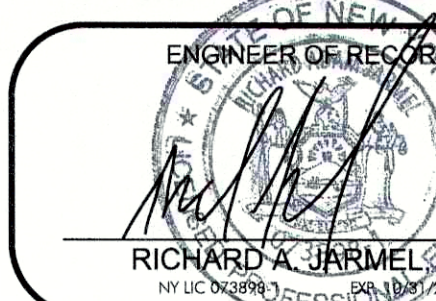
Drawing Name:

SITE PLAN

Drawing Number:

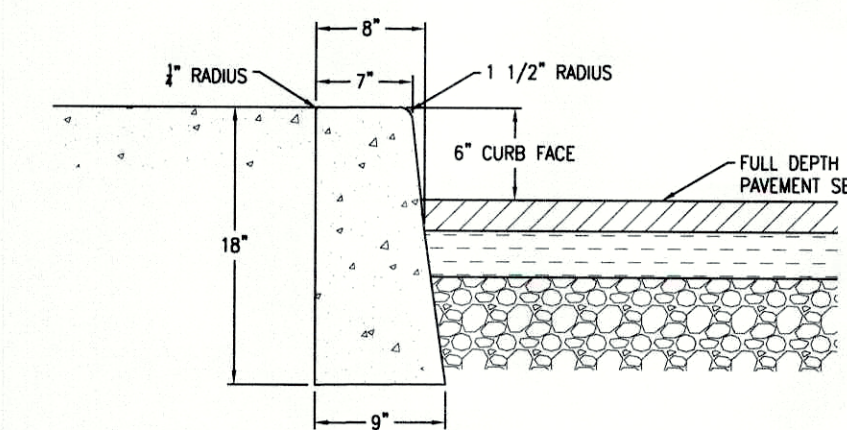
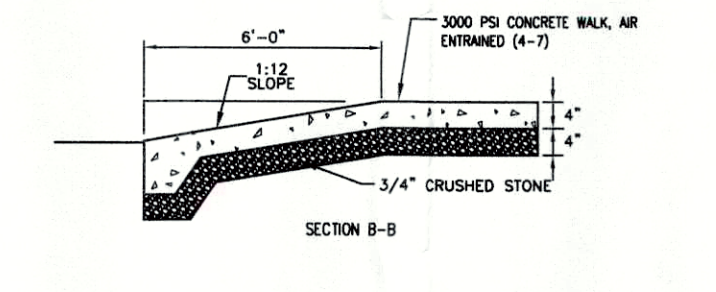
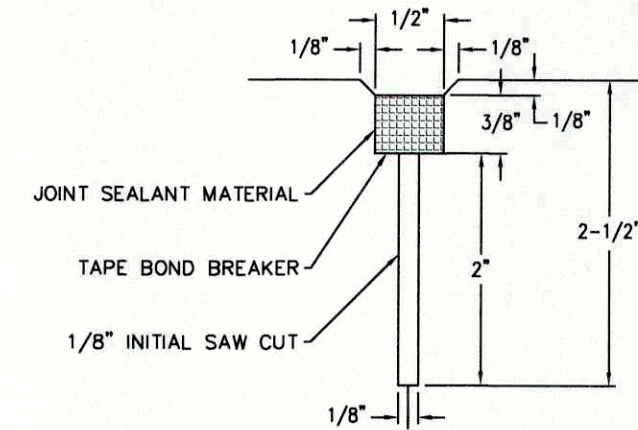
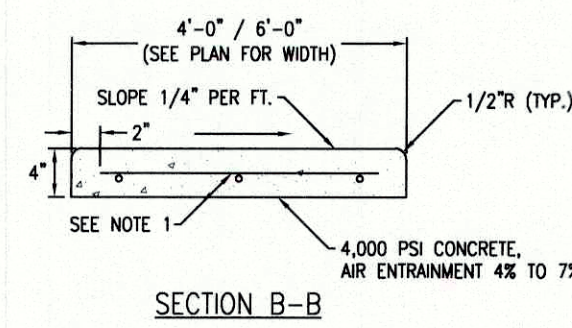
C-200
3 OF 8

Initial Date: OCTOBER 4, 2021

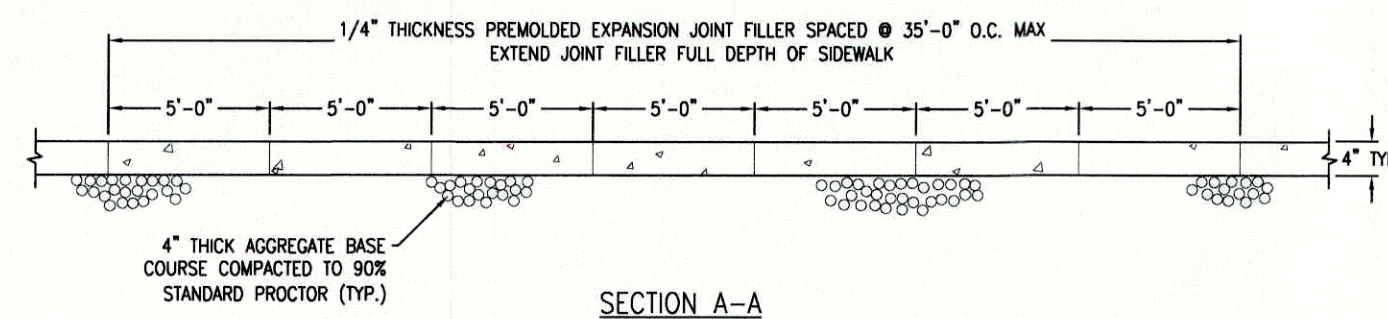


RICHARD A. JARMEL, PE

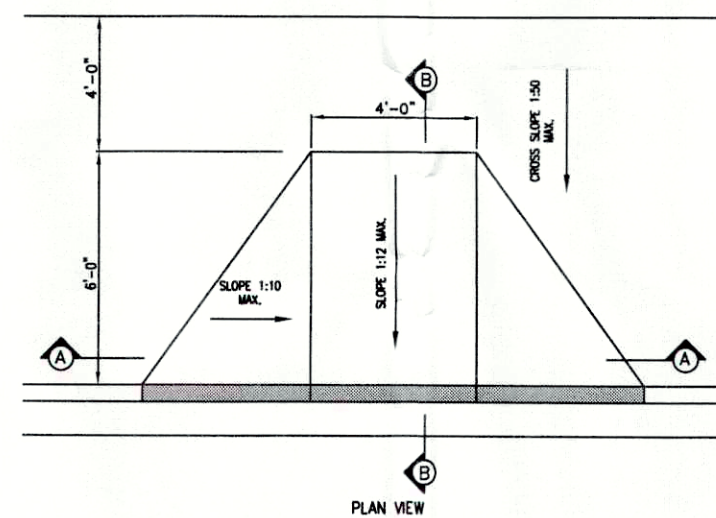
S:\PROJECTS\UNCLEGS-21-132-335 DOWNING DR. YORKTOWN HEIGHTS, NY\CAD\21-132 C-900 CONSTRUCTION DETAILS.DWG GJESARIO PLOTTED: 11/30/2021 2:10 PM



- NOTES:
- SUBGRADE SHALL BE COMPACTED IN A MANNER SUITABLE TO THE TOWNSHIP / COUNTY ENGINEER (WHERE APPLICABLE).
 - CONCRETE TO TEST 4,000 PSI MINIMUM ON 28 DAY DAY TEST, AIR ENTRAINMENT 4% TO 7%, SLUMP TO BE 3" MAX.
 - EXPANSION JOINTS 3" WIDE SHALL BE FILLED WITH PREFORMED BITUMINOUS JOINT FILLER. THE TOP OF ALL JOINT FILLER SHALL BE 1" BELOW THE OUTSIDE OF THE CURB SURFACE. EXPANSION JOINTS SHALL BE LOCATED 30' ON CENTER.
 - CONTRACTION JOINTS ARE TO BE CONSTRUCTED WITH #1 STEEL DIVISION PLATES SET 10' ON CENTER.
 - ALL EXPOSED SURFACES ARE TO BE COATED WITH A TRANSLUCENT CURING COMPOUND NJDOT STD. SPEC 504.03.02.F.1 IMMEDIATELY FOLLOWING FINAL FINISHING. COVERAGE SHALL NOT BE LESS THAN ONE GALLON PER 200 SQUARE FEET.
 - 6" CURB FACE SHALL BE CONSTRUCTED WITHIN PRIVATE COMMERCIAL PARKING AREAS.
 - 6" CURB FACE SHALL BE CONSTRUCTED ON COUNTY ROADS.

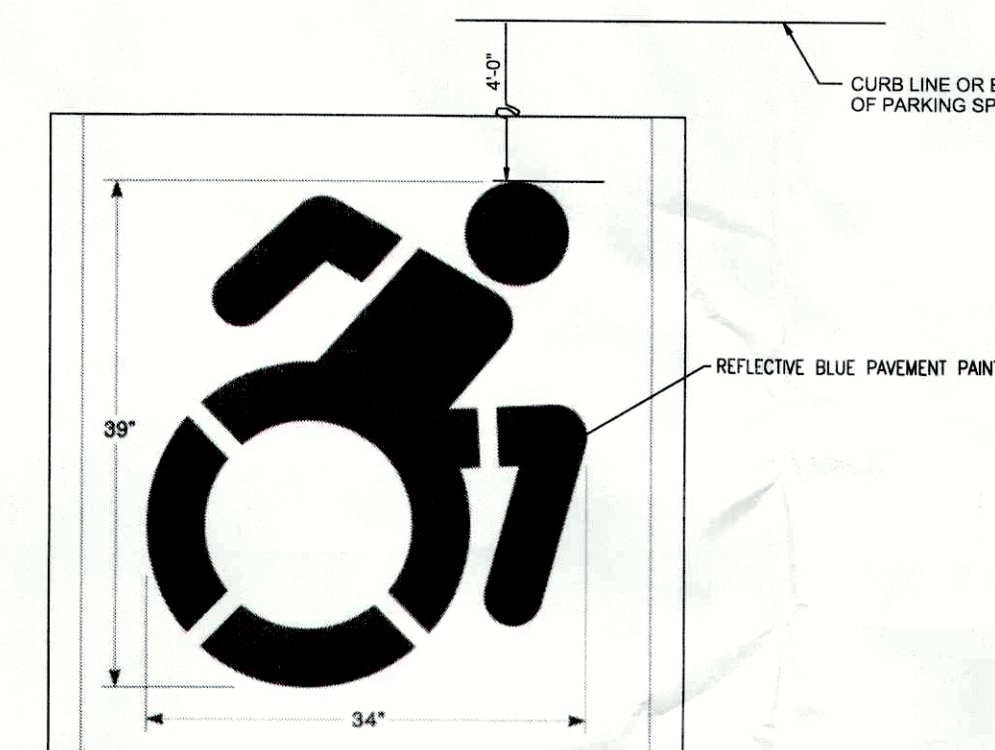


CONSTRUCTION JOINT
(MAX 20'-0" O.C.)
N.T.S.

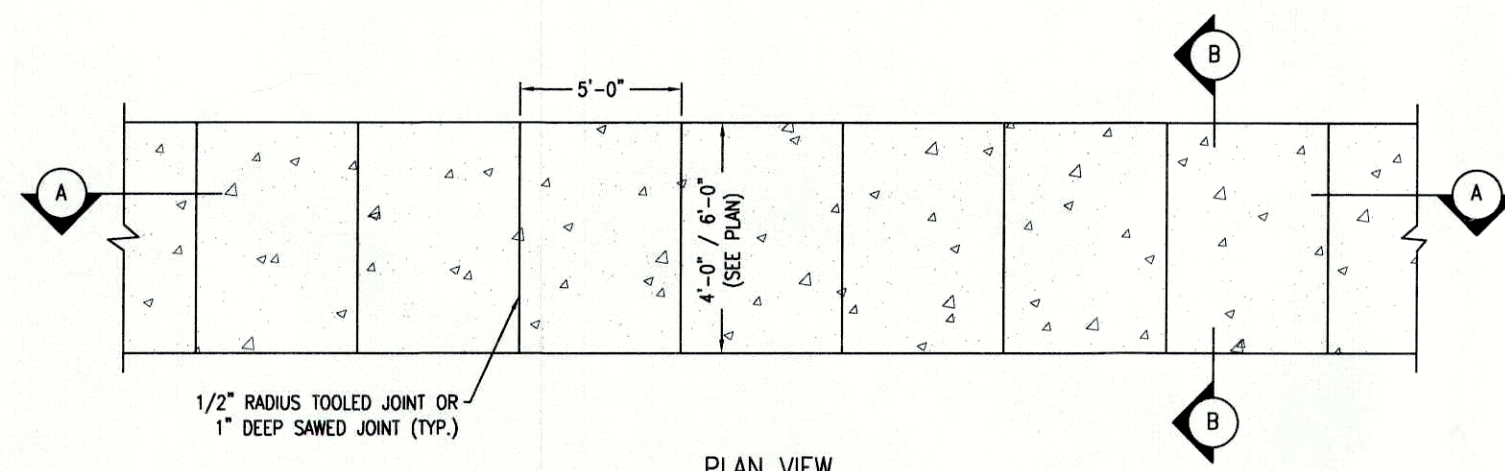


HANDICAP CURB AT SIDEWALK
N.T.S.

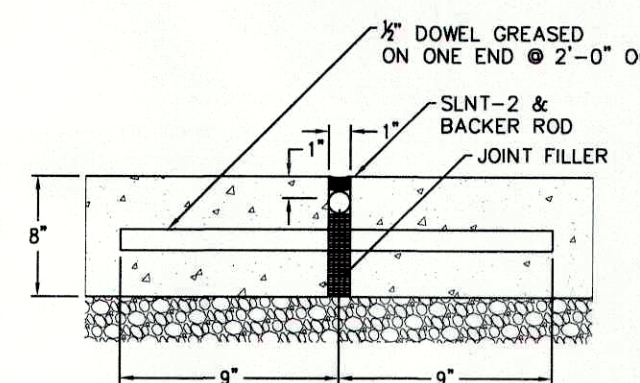
6" CONCRETE CURB
N.T.S.



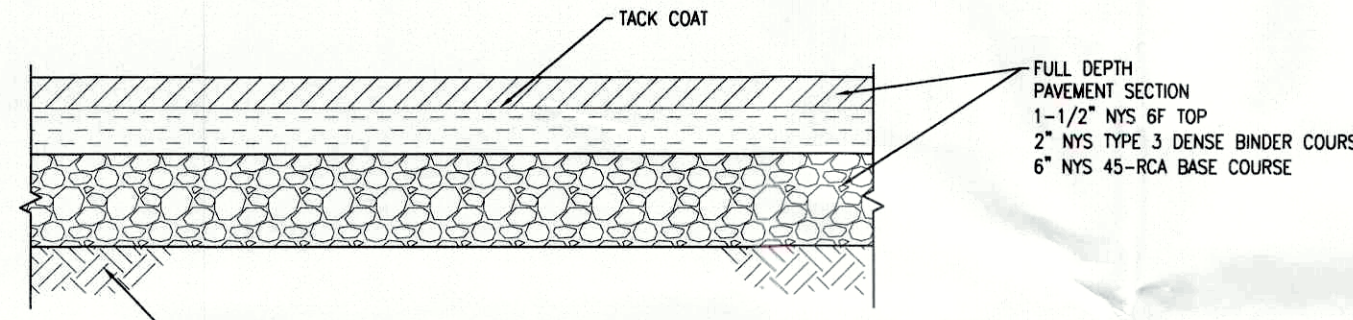
ADA PAVEMENT MARKING
N.T.S.



CONCRETE SIDEWALK
N.T.S.

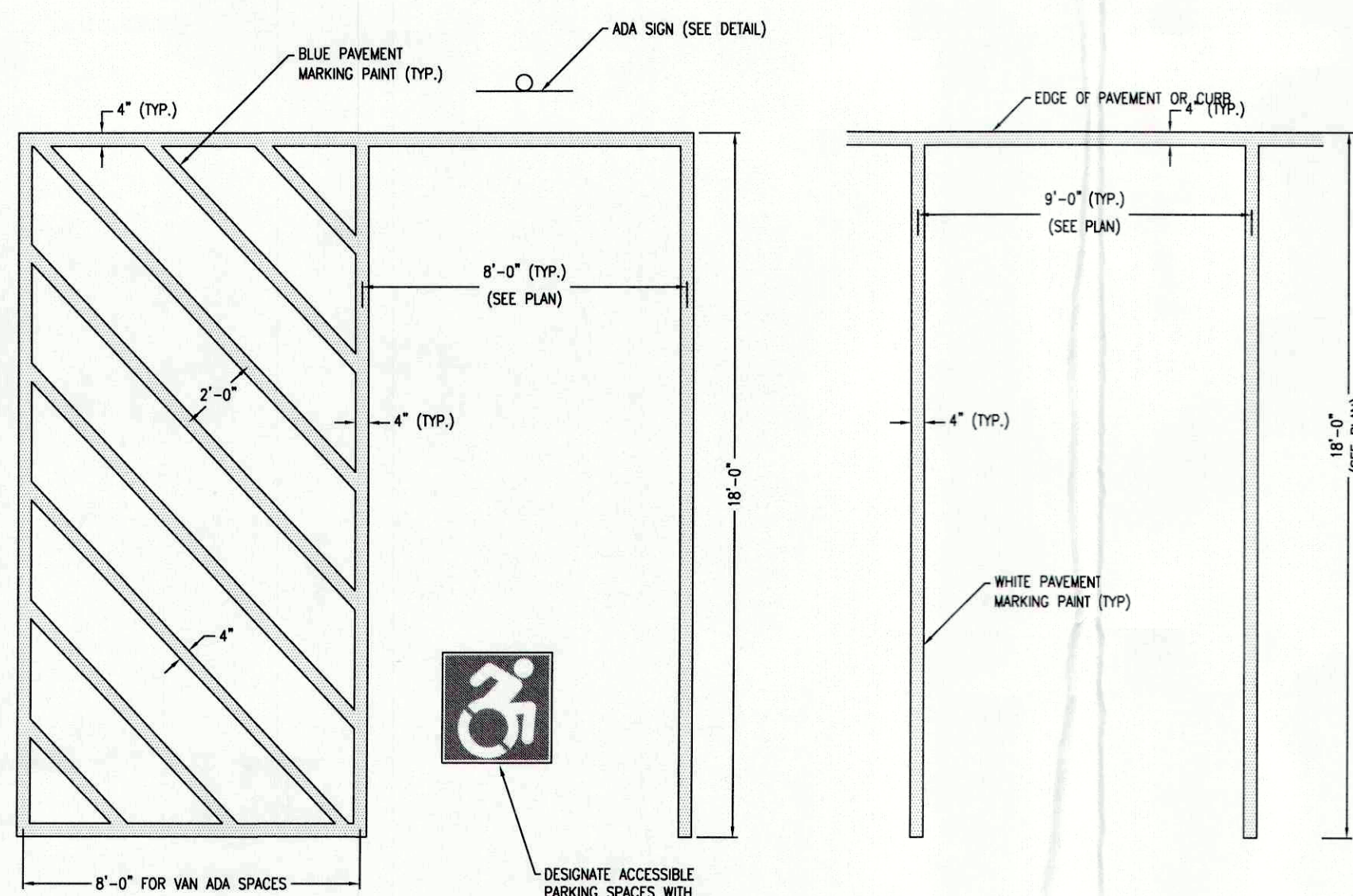


EXPANSION JOINT
(MAX 20'-0" O.C.)
N.T.S.



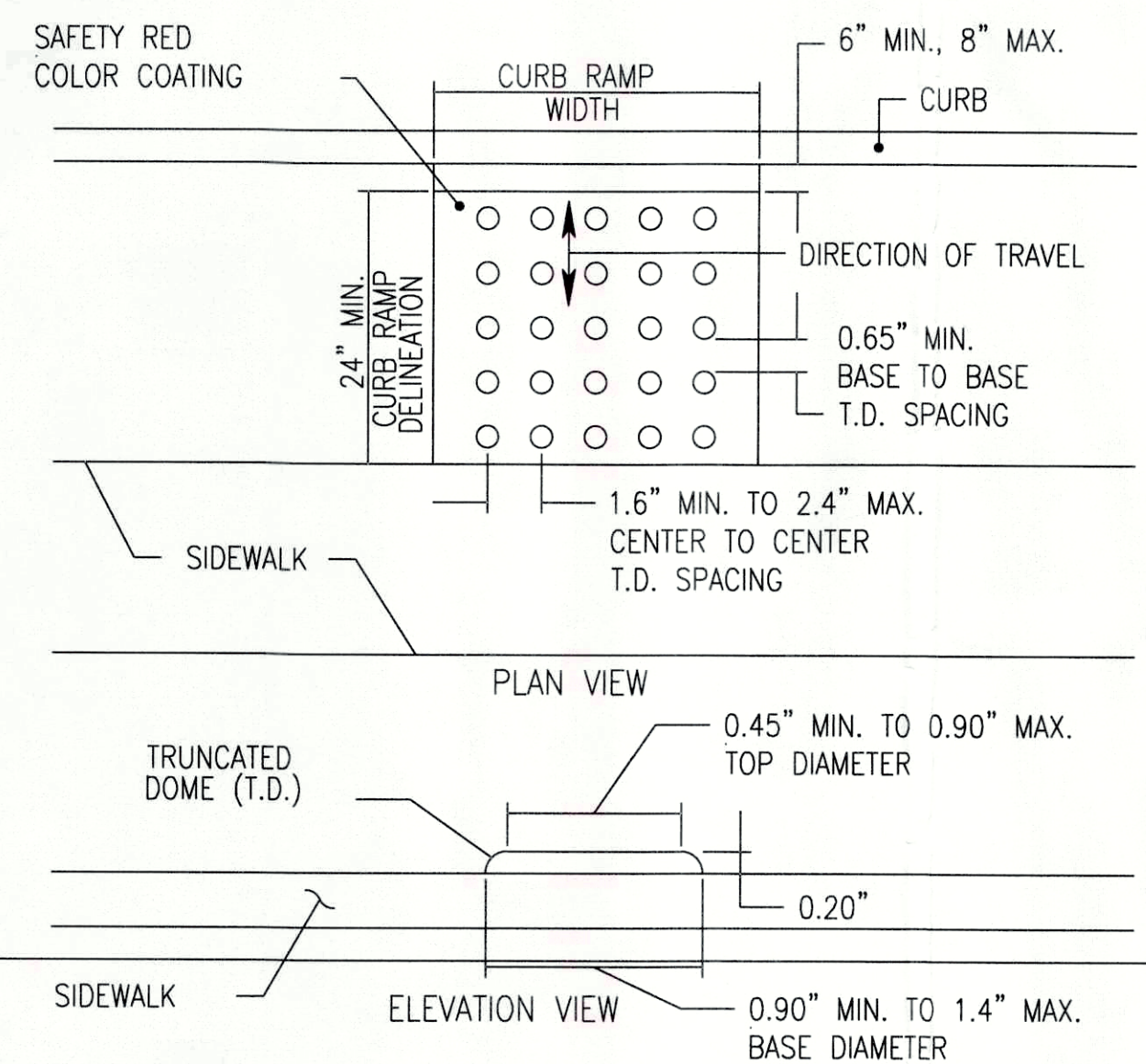
- NOTES:
- THE ASPHALT BINDER COURSE SHALL MEET THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION SECTION 403 HOT MIX ASPHALT (HMA) PAVEMENTS FOR MUNICIPALITIES - TYPE 3 BINDER COURSE.
 - THE ASPHALT TOP COURSE SHALL MEET THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION SECTION 403 HOT MIX ASPHALT (HMA) PAVEMENTS FOR MUNICIPALITIES - TYPE 6F TOP COURSE.

ASPHALT PAVEMENT SECTION
N.T.S.

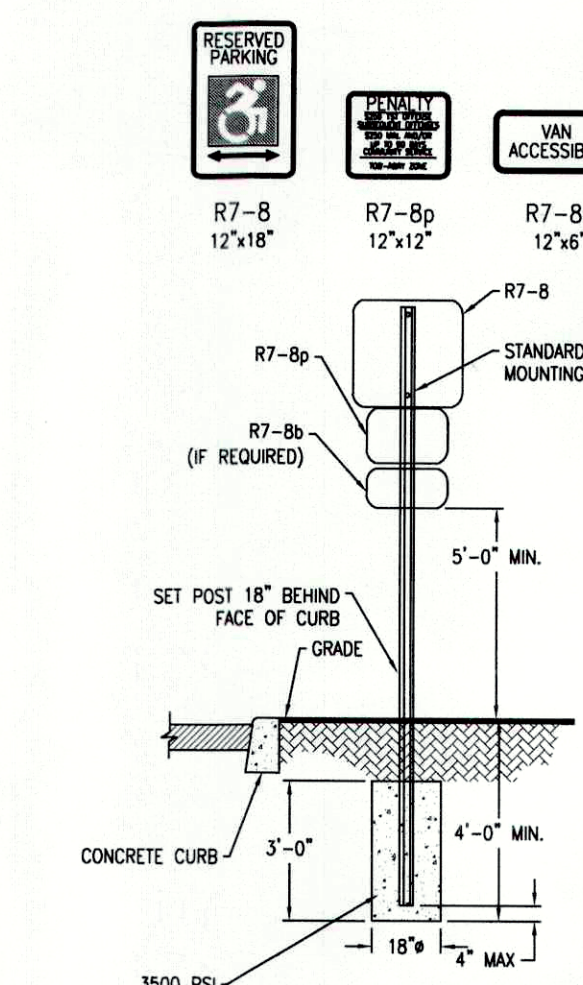


ADA PARKING SPACE STRIPING
N.T.S.

STANDARD PARKING SPACE STRIPING
N.T.S.



DETECTABLE WARNING SURFACE
N.T.S.



SIGN MOUNTING DETAIL
N.T.S.

- NOTES:
- ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
 - ALL POSTS AND BRACKETS SHALL BE CUT, BENT, AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING, WHICH SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A-123.
 - INSTALLATION, DIMENSIONS, COLOR, AND DETAILS OF VARIOUS SIZES SIGNS, SHIELDS, AND ACCESSORY PANELS TO FOLLOW STANDARDS IN THE CURRENT "STANDARD HIGHWAY SIGNS PUBLICATION" AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
- SIGN FACE:
- LETTERS, SYMBOLS AND BORDERS SHALL BE REFLECTORIZED.
 - ALL LETTERING SHALL BE UPPER CASE LETTERS OF THE TYPE APPROVED BY THE JOINT COMMITTEE ON UNIFORM TRAFFIC CONTROL DEVICES.
 - ALL LETTERS SHALL BE SERIES "C" ALPHABET IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".



Jarmel Kizel
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42 OKNER PARKWAY
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TEL: 973-994-9669
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Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	11-30-2021	FOR BUILDING PERMIT	GPG

REVISION

NO.	DATE	DESCRIPTION	INT.
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PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
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CHERYL SCHWEIKER, AIA

Project:
UNCLE GIUSEPPE'S MARKETPLACE
335 DOWNING DRIVE
TOWN OF YORKTOWN
WESTCHESTER COUNTY, NEW YORK
SECTION 37.18, BLOCK 2, LOT 56

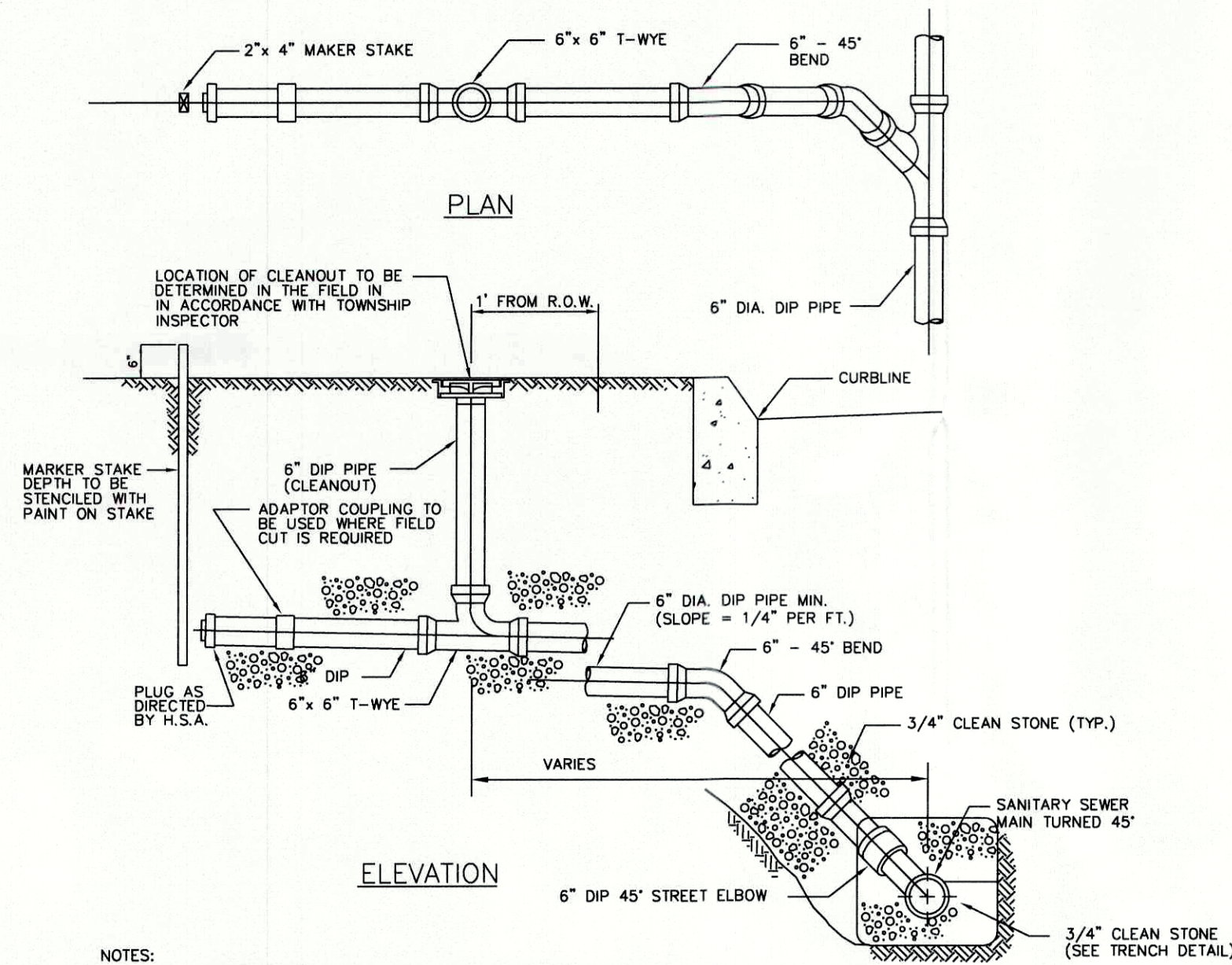
Project Number: Scale:
UNCLEGS-21-132 AS NOTED
Drawn By: A.P.P. Approved By: G.P.G.

DETAIL SHEET 1

Drawing Number:
C-900
5 OF 8

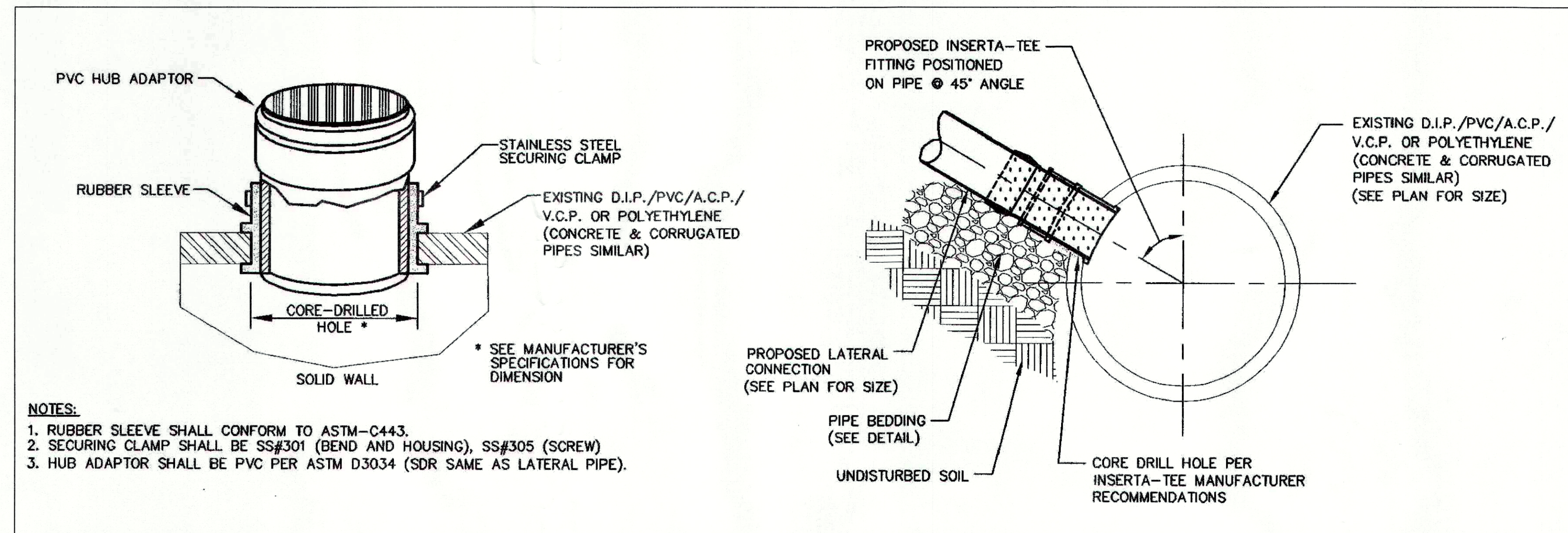
Initial Date: OCTOBER 4, 2021





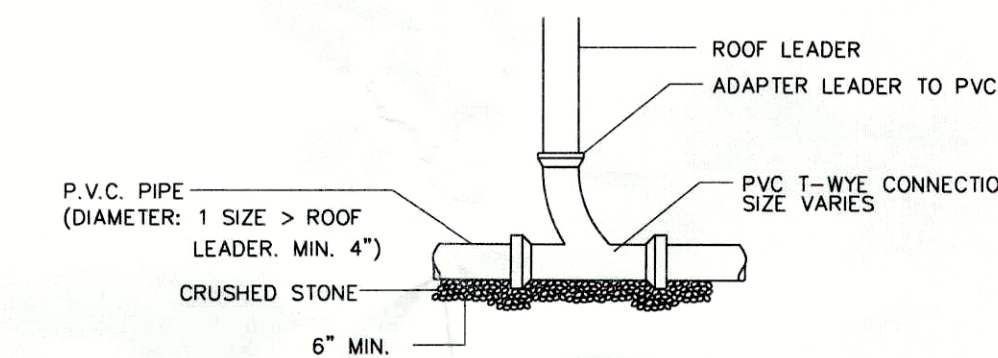
- NOTES:
1. ALL COUPLINGS, PLUGS, SOIL PIPES & CAPS TO BE STANDARD FOR TYPE OF PIPE USED. INSTALLATION TO BE WATERTIGHT.
 2. CLEANOUTS & INSPECTION TEES ARE TO BE LOCATED 1'-0" FROM R.O.W.
 3. CONNECTIONS ARE TO BE 6" D.I.P.
 4. ALL PLUG THREADS SHALL BE GREASED AT TIME OF INSTALLATION.
 5. D.I.P. AND FITTINGS FOR LATERALS SHALL CONFORM TO A.S.T.M. D-3034.
 6. PROVIDE ADEQUATE PROTECTION FOR SEWER DURING INSTALLATION OF BUILDING CONNECTION.

SANITARY SEWER BUILDING CONNECTION
N.T.S.



- NOTES:
1. RUBBER SLEEVE SHALL CONFORM TO ASTM-C443.
 2. SECURING CLAMP SHALL BE SS#301 (BEND AND HOUSING), SS#305 (SCREW)
 3. HUB ADAPTOR SHALL BE PVC PER ASTM D3034 (SDR SAME AS LATERAL PIPE).

'INSERTA TEE' DETAIL
N.T.S.



DOWNSPOUT CONNECTION DETAIL
N.T.S.

Rockford Sanitary Systems, Inc.
ROCKFORD, ILL. 61126-0965
(815) 229-5077 - (800) 747-5077 - FAX (815) 229-5108
WEB SITE: www.rkfseparators.com E MAIL: rseem@rkfseparators.com

MODEL NO. GREASE INTERCEPTOR

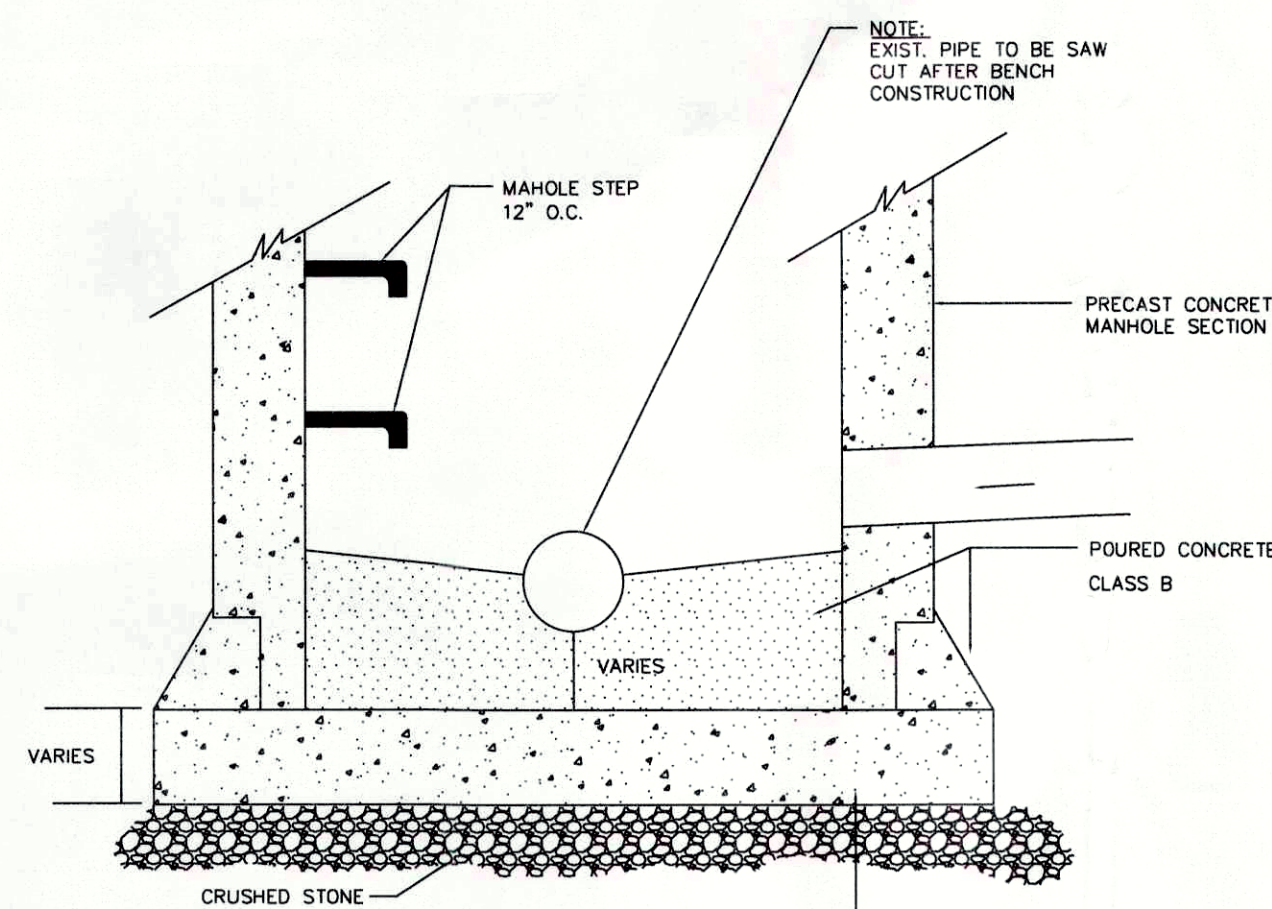
OPTIONAL FEATURES (ADDITIONAL COST)

- EPOXY COATING
- STAINLESS STEEL CONSTRUCTION
- MANWAY HEIGHT REQUIRED
- INLET & OUTLET SIZE _____ INCHES
- ALUMINUM COVER
- ANCHOR FLANGE
- HOLD DOWN PADS

Specifications

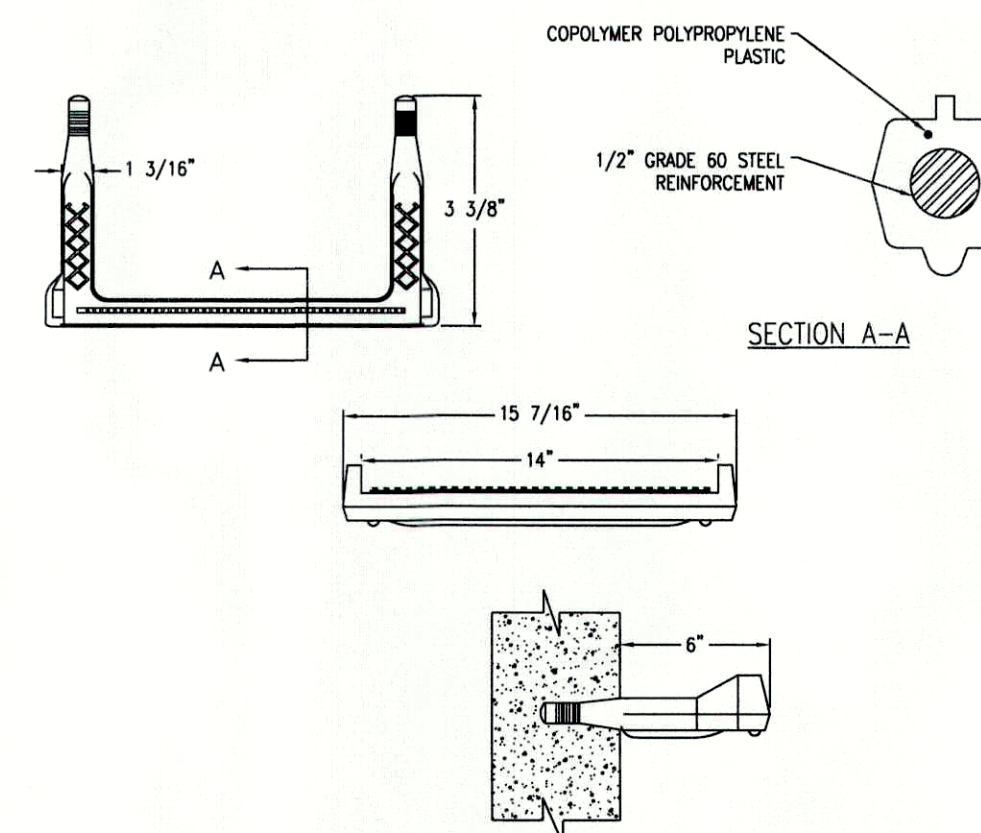
Rockford Model RG-1500 all welded steel gravity grease interceptor, with 1500 gallon capacity, 7500 LBS greasy sludge capacity, 4" threaded inlet/outlet and 3" vent connections, removable 3/8" nonskid treadplate cover for flush with grade installation suitable for heavy traffic loading (14/20), secured with stainless steel flat head screws, heavy duty lock-proof gasket, with bituminous coating outside. Approx ship weight of 2800 lbs.

1500 GALLON GREASE TRAP DETAIL
N.T.S.

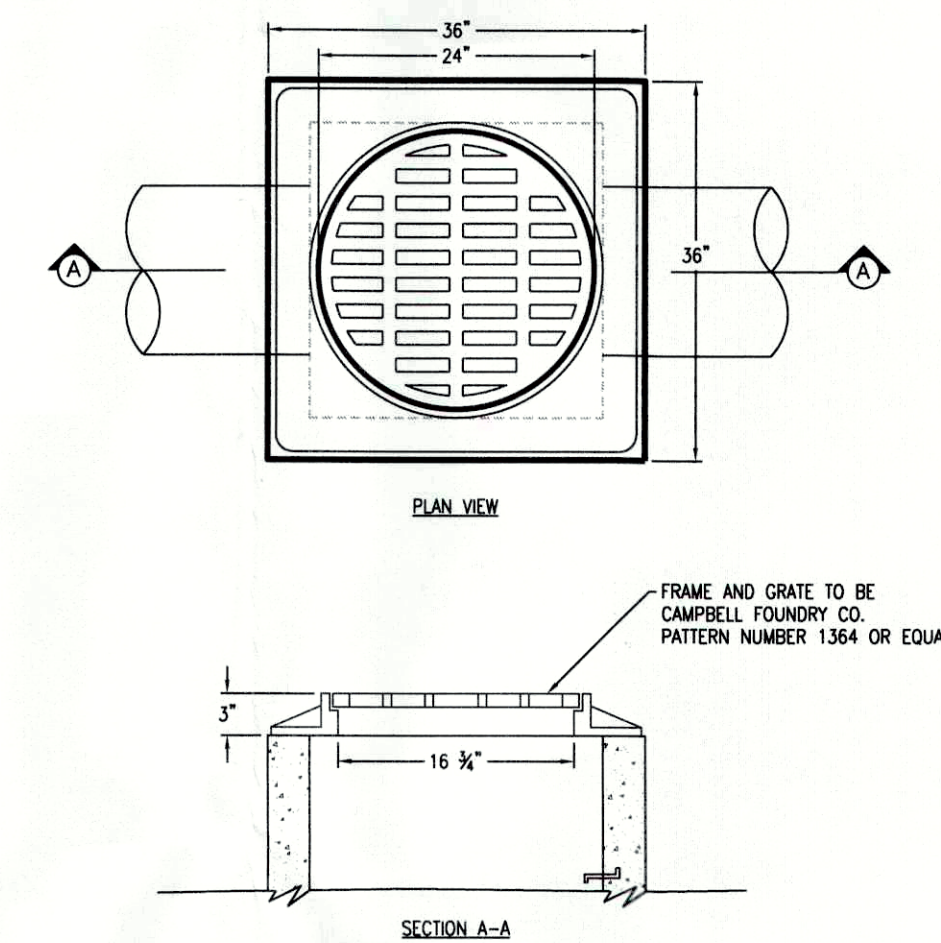


- NOTE: CONSTRUCTION MANHOLE BY USING PRECAST SLAB AND POURING CONCRETE AROUND THE PIPE AFTER CONCRETE SETS CUT TOP OF EXIST. PIPE.
- PRECAST SLAB CLASS 'B' CONCRETE (2500 P.S.I.) 8" THK. MANHOLE DEPTH 12" 10" THK. 12" AND GREATER

DOGHOUSE INLET STRUCTURE
N.T.S.



PLASTIC LADDER RUNG
N.T.S.



DOGHOUSE INLET GRATE
N.T.S.

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Project:
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Project Number: Scale:
UNCLEG-S-21-132 AS NOTED
Drawn By: Approved By:
A.P.P. G.P.G.

Drawing Name:
DETAIL SHEET 2

Drawing Number:
C-901
6 OF 8

Initial Date: OCTOBER 4, 2021



GENERAL NOTES

- ALL STRUCTURAL ITEMS FOR THIS PROJECT HAVE BEEN DESIGNED IN ACCORDANCE WITH APPROPRIATE PROVISIONS OF EACH OF THE FOLLOWING:
 - BUILDING CODE: THE BUILDING CODE OF NEW YORK STATE, 2020 EDITION
 - CONCRETE: A.C.I. "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", ACI 318.
- THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND THE ARCHITECTURAL AND MECHANICAL DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT AND/OR STRUCTURAL ENGINEER PRIOR TO PERFORMING WORK. IN ANY CASE OF CONFLICT BETWEEN THE NOTES, DETAILS, AND SPECIFICATIONS, THE MOST RIGID REQUIREMENTS SHALL GOVERN.
- DETAILS DESIGNATED AS "TYPICAL" APPLY TO ALL AREAS OF SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
- MECHANICAL/PLUMBING/ELECTRICAL OPENINGS SHALL BE COORDINATED BY CONTRACTOR. FINAL SIZES AND LOCATIONS TO BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL.
- CONTRACTOR IS RESPONSIBLE FOR AND SHALL VERIFY AND COORDINATE ALL DIMENSIONS, DETAILS, AND EXISTING CONDITIONS BEFORE PROCEEDING WITH WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND/OR STRUCTURAL ENGINEER.
- CONTRACTOR SHALL FULLY BRACE AND OTHERWISE PROTECT ALL WORK IN PROGRESS UNTIL THE STRUCTURE IS COMPLETED.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR CONCRETE AND STRUCTURAL STEEL. THE OWNER SHALL ENGAGE AN INDEPENDENT TESTING AND INSPECTION AGENCY ACCEPTABLE TO THE ARCHITECT AND/OR STRUCTURAL ENGINEER TO INSPECT THE FOLLOWING:
 - SOIL
 - CONCRETE - INSPECT REINFORCING PLACEMENT, INSPECT AND TEST CONCRETE QUALITY

- CONTRACTOR SHALL COORDINATE INSPECTIONS REQUIRED FOR THIS AGENCY. ALL REQUESTS FOR SUBSTITUTIONS OF MATERIALS OR DETAILS SHOWN IN THE CONTRACT DOCUMENTS SHALL BE SUBMITTED FOR APPROVAL DURING THE BIDDING PERIOD. ONCE BIDS ARE ACCEPTED, PROPOSED SUBSTITUTIONS WILL BE CONSIDERED ONLY WHEN THEY ARE OFFICIALLY SUBMITTED WITH AN IDENTIFIED SAVINGS TO BE DEDUCTED FROM THE CONTRACT.
- THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SUBMITTALS EXCEPT THAT THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR DEVIATIONS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES, OR SIMILAR SUBMITTALS. UNLESS THE CONTRACTOR HAS SPECIFICALLY NOTIFIED THE ARCHITECT OF SUCH DEVIATION AT THE TIME OF SUBMITTAL AND (1) THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION AS A MINOR CHANGE WORK, OR (2) A CHANGE ORDER OR CONSTRUCTION CHANGE DIRECTIVE HAS BEEN ISSUED AUTHORIZING THE DEVIATION, THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS, PRODUCT DATA, SAMPLES, OR SIMILAR SUBMITTALS. BY THE ARCHITECT'S APPROVAL THEREOF.

DESIGN LOADS

- SEE PLANS FOR FLOOR AND ROOF DEAD AND LIVE LOADS
- SNOW LOADS:

GROUND SNOW LOAD, $P_g = 30$ PSF
 FLAT ROOF SNOW LOAD, $P_f = 23.1$ PSF *
 MINIMUM SNOW LOAD USED FOR DESIGN = 30 PSF
 SNOW EXPOSURE FACTOR, $C_e = 1.0$
 SNOW LOAD IMPORTANCE FACTOR, $I = 1.0$
 THERMAL FACTOR, $C_t = 1.1$

* FLAT ROOF SNOW LOAD TO BE ADJUSTED PER CODE FOR DRIFT, SLIDING, UNBALANCED LOADING, ETC.

- WIND LOADS:

BASIC WIND SPEED, $V_{ult} = 114$ MPH
 $V_{asd} = 89$ MPH
 RISK CATEGORY - II
 WIND EXPOSURE - B
 INTERNAL PRESSURE COEFFICIENT $GCP_i = \pm 0.18$

- SEISMIC LOADS:

SEISMIC RISK CATEGORY - II
 SEISMIC IMPORTANCE FACTOR, $I = 1.0$
 MAPPED SPECTRAL RESPONSE ACCELERATIONS:
 $S_s = 0.278g$
 $S_1 = 0.06g$
 SITE CLASS - C
 SPECTRAL RESPONSE COEFFICIENTS:
 $S_{ds} = 0.241g$
 $S_{d1} = 0.06g$
 SEISMIC DESIGN CATEGORY - B

FOUNDATION CONSTRUCTION NOTES

- FOUNDATIONS FOR THIS PROJECT CONSIST OF GRADE BEAMS AND HELICAL PILES AS SPECIFIED IN "LIMITED GEOTECHNICAL REPORT" AND DESIGNED FOR AN ALLOWABLE LOAD OF 10 TONS. PILES SHALL REACH A DEPTH OF 25 FEET PER "LIMITED GEOTECHNICAL INVESTIGATION" BY WHITESTONE ASSOCIATES ENGINEERING & GEOLOGY NY PLLC DATED AUGUST 27, 2021. INSTALLATION OF PILES SHALL BE INSPECTED BY A GEOTECHNICAL ENGINEER LICENSED IN THE STATE OF NEW YORK.
- HELICAL PILES ARE TO BE INSTALLED TO DEPTHS OF APPROXIMATELY 20 TO 25 FEET BELOW EXISTING GRADES. PER THE GEOTECHNICAL REPORT, IT IS RECOMMENDED TO INSTALL A MINIMUM OF ONE INDICATOR PILE PRIOR TO INSTALLING AND ORDERING PRODUCTION PILES IN ORDER TO VERIFY THE ESTIMATED PILE DEPTH.
- HELICAL PILE COMPONENTS SHOULD BE MANUFACTURED BY CHANCE HELICAL PILE FOUNDATION SYSTEM OR ENGINEERING EQUIVALENT FOR AN ALLOWABLE CAPACITY OF 10 TONS. HELICAL PILES SHOULD CONFORM TO THE FOLLOWING SPECIFICATIONS:
 - HELICAL PILE SHAFT: ANCHOR TYPE RS 2875 203, ROUND SHAFT, 5.500 ft-hb MAXIMUM TORQUE RATING, 2.875 INCHES OUTSIDE DIAMETER STEEL SHAFT CONFORMING TO THE GENERAL REQUIREMENTS OF ASTM A29 MEDIUM CARBON STEEL GRADE WITH IMPROVED STRENGTH DUE TO FINE GRAIN SIZE.
 - EXTENSION SECTIONS: THE HELICAL PILE EXTENSION SECTIONS SHOULD BE AS AN INTEGRAL PART OF THE PLAIN EXTENSION SHAFT MATERIAL. COUPLING SHOULD BE HOT UPSET EXPANDED SOCKETS.
 - HELICES: THREE HELICES OF 10 INCHES, 12 INCHES, AND 14 INCHES IN DIAMETER, SPACED MINIMUM FOUR DIAMETERS APART (LARGEST HELIX DIAMETER FROM CENTER LINE TO CENTER LINE) AND HAVE A MINIMUM THICKNESS OF 1/2 INCH. WELDING: ALL WELDING SHALL BE IN CONFORMANCE WITH AWS D1.1, LATEST VERSION.
 - CORROSION PROTECTION: ALL HELICAL PILE COMPONENTS SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153 AFTER FABRICATION.
- DESIGN, FURNISH, AND PLACE ALL TEMPORARY OR PERMANENT SUPPORTS, WHETHER SHORING, SHEETING, OR BRACING, SO THAT NO HORIZONTAL MOVEMENT OR VERTICAL SETTLEMENT OCCURS TO EXISTING STRUCTURES, STREETS, OR UTILITIES ADJACENT TO PROJECT SITE.
- CONTROL SURFACE AND SUBSURFACE WATER DURING CONSTRUCTION SO THAT FOUNDATION WORK WILL BE PERFORMED IN DRY CONDITIONS AND ON UNDISTURBED SOIL.
- FOUNDATION CONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN GROUND.
- ALL STRUCTURAL COMPACTED FILL SHALL CONSIST OF CLEAN, WELL- GRADED SAND OR GRAVEL WITH A MAXIMUM PARTICLE SIZE OF THREE INCHES AND NO MORE THAN 14% NOR LESS THAN 5% BY WEIGHT OF MATERIAL, PASSING THE #200 SIEVE. SILTS, CLAYS, AND SILTY OR CLAYEY SANDS AND GRAVEL WITH HIGHER PERCENTAGE OF FINES AND WITH A LIQUID LIMIT LESS THAN 40 AND A PLASTICITY INDEX LESS THAN 20 MAY BE CONSIDERED SUBJECT TO THE OWNER'S APPROVAL, PROVIDED THAT THE REQUIRED MOISTURE CONTENT AND COMPACTION CONTROLS ARE MET. MATERIAL SHALL BE FREE FROM CLAY LUMPS, ORGANICS AND DELETERIOUS MATERIAL. EXISTING ON SITE FILL/EXCAVATED MATERIAL MAY BE USED FOR BACKFILLING PROVIDED IT IS INSPECTED BY THE SOILS ENGINEER AND MEETS THE CRITERIA ABOVE.

FOUNDATION CONSTRUCTION NOTES (CONT'D)

- ALL STRUCTURAL COMPACTED FILL AND BACKFILL IN BUILDING AND WITHIN 5'-0" OF BUILDING SHALL BE PLACED IN 12" MAXIMUM LOOSE LIFTS AND COMPACTED WITH A HEAVY VIBRATORY COMPACTOR TO AT LEAST 95% OF THE MAXIMUM MODIFIED PROCTOR DENSITY AS PER ASTM D-1557-91 UNDER THE SUPERVISION OF A LICENSED SOILS ENGINEER.
- ALL FILL AND BACKFILL SHALL BE PLACED ON VIRGIN SOIL THAT DOES NOT CONTAIN ANY ORGANIC MATERIAL. STRIP ALL TOP SOIL AS REQUIRED. PRIOR TO PLACING FILL OR BACKFILL, PROOF-COMPACT SUBGRADE WITH A HEAVY VIBRATORY COMPACTOR TO AT LEAST 95% OF THE MAXIMUM MODIFIED PROCTOR DENSITY AS PER ASTM D-1557-91 UNDER THE SUPERVISION OF A LICENSED SOILS ENGINEER.
- EVERY EFFORT MUST BE MADE TO MAINTAIN DRAINAGE OF SURFACE WATER RUNOFF AWAY FROM CONSTRUCTION AREAS BY GRADING AND LIMITING THE EXPOSURE OF EXCAVATIONS TO RAINFALL. OVEREXCAVATION OF SATURATED SOILS AND REPLACEMENT WITH CONTROLLED STRUCTURAL FILL AND/OR ONE FOOT TO TWO FEET OF OPEN GRADED GRAVEL (SUCH AS 3/4 INCH CLEAN CRUSHED STONE) MAY BE REQUIRED PRIOR TO RESUMING WORK ON DISTURBED SUBGRADE SOILS.
- FOUNDATION ELEMENTS SHALL BE CONSIDERED CENTERED UNDER COLUMN CENTERLINES UNLESS OTHERWISE NOTED.
- NO FOUNDATIONS SHALL BE PLACED ABOVE 1 VERTICAL ON 2 HORIZONTAL SLOPE EXTENDED FROM THE CLOSEST EDGE OF ANY UNDISTURBED SOIL OR OTHER FOUNDATION STRUCTURE. BOTTOM OF EXTERIOR FOUNDATIONS SHALL NOT BE LESS THAN 3'-6" BELOW FINISHED GRADE.

CONCRETE CONSTRUCTION NOTES

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE A.C.I. "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318).
- CONCRETE DESIGN MIXES SHALL CONFORM WITH ASTM C94, AND HAVE PROPERTIES AS INDICATED BELOW.

GRADE BEAMS AND STRUCTURAL SLAB: $f_c = 4,000$ psi AT 28 DAYS
 MAX. W/C RATIO: 0.50
 AIR CONTENT: 5% \pm 1 1/2%

- SLUMP SHALL BE LIMITED TO 4 INCHES. FOR CONCRETE WITH HRWR (SUPER-P), SLUMP SHALL BE LIMITED TO 2-4 INCHES PRIOR TO ADDITION OF HRWR, AND A MAXIMUM OF 8 INCHES AFTER ADDITION OF HRWR.
- ADMIXTURES USED IN CONCRETE SHALL BE AS ALLOWED BY THE SPECIFICATIONS AND ONLY WITH LABORATORY DESIGN MIX APPROVAL. ALL ADMIXTURES SHALL CONTAIN NO MORE CHLORIDE IONS THAN ARE PRESENT IN MUNICIPAL DRINKING WATER.
- CONCRETE MATERIALS SHALL BE AS INDICATED BELOW:
 - PORTLAND CEMENT: ASTM C150, TYPE III
 - FLY ASH: ASTM C618 - 15% - 25% OF CEMENTITIOUS MATERIAL
 - NORMAL-WEIGHT AGGREGATES: ASTM C33, 3/4" MAXIMUM
 - WATER: ASTM C94 AND POTABLE
- ADMIXTURES SHALL BE AS INDICATED BELOW:
 - AIR-ENTRAINING ADMIXTURE: ASTM C260
 - WATER REDUCING ADMIXTURE: ASTM C494, TYPE A
 - WATER REDUCING AND RETARDING ADMIXTURE: ASTM C494 TYPE D
 - WATER-REDUCING, ACCELERATING ADMIXTURE: ASTM C494 TYPE E
 - HIGH RANGE WATER REDUCING ADMIXTURE (SUPER-PLASTICIZER): ASTM C494, TYPE F
 - HIGH RANGE WATER REDUCING AND RETARDING ADMIXTURE: ASTM C494 TYPE G
- EPOXY JOINT FILLER SHALL BE A TWO-COMPONENT SEMI RIGID RESIN, 100% SOLIDS, AND HAVE A MINIMUM SHORE A HARDNESS OF 80 WHEN MEASURED IN ACCORDANCE WITH ASTM D 2240.
- ALL REINFORCING STEEL SHALL BE INTERMEDIATE GRADE, NEW BILLET STEEL, DEFORMED BARS, CONFORMING TO ASTM A-615, GRADE 60. ALL BARS SHALL BE SECURELY SUPPORTED AND WIRED IN PLACE PRIOR TO CONCRETE PLACEMENT.
- ALL WELDED WIRE FABRIC (W.W.F.) SHALL CONFORM TO ASTM A-185.
- FIBER REINFORCING SHALL BE MONOFILAMENT POLYPROPYLENE FIBERS FOR SECONDARY REINFORCEMENT, ASTM C1116, TYPE III.
- VAPOR RETARDER SHALL CONFORM TO ASTM E1745, CLASS C, WITH MINIMUM 10 MIL THICKNESS.
- REINFORCING STEEL SHOWN IN SECTIONS ARE SCHEMATIC INDICATIONS THAT REINFORCING EXISTS. SEE SECTION NOTES, SCHEDULES, PLAN NOTES, ETC. FOR ACTUAL REINFORCING REQUIRED.
- UNLESS OTHERWISE NOTED, ALL BARS MARKED CONT. SHALL BE SPLICED AT ALL LAP POINTS AND CORNERS AND DEVELOPED AT NON-CONTINUOUS ENDS AS TYPICAL DETAILS. SPLICE CONTINUOUS TOP BARS AT CENTER BETWEEN SUPPORTS AND SPLICE CONTINUOUS BOTTOM BARS AT SUPPORTS. WELDED WIRE FABRIC SHALL BE LAPPED 12 INCHES OR TWO SPACES, WHICHEVER IS LONGER. SHEETS SHALL BE WIRED TOGETHER. CONCRETE COVER FOR REINFORCING BARS SHALL BE AS SHOWN IN DETAILS.
- AT OPENINGS IN CONCRETE WALLS, PROVIDE ADDED REINFORCEMENT IN ACCORDANCE WITH THE TYPICAL DETAILS UNLESS OTHERWISE NOTED.
- REINFORCEMENT SHALL NOT BE WELDED OR HEATED IN ANY WAY.
- SLEEVES, MECHANICAL OPENINGS, CONDUITS, PIPES, RECESSES, DEPRESSIONS, CURBS, AND ALL EMBEDDED ITEMS SHALL BE PROVIDED FOR AS SHOWN ON THE ARCHITECTURAL AND MECHANICAL DRAWINGS AND AS REQUIRED BY EQUIPMENT MANUFACTURERS. MINIMUM CONCRETE BETWEEN SLEEVES SHALL BE 6". INSTALLATION OF THESE ITEMS SHALL BE COORDINATED WITH SHOP DRAWINGS OF TRADES REQUIRING THESE ITEMS.
- SET FORMS TO FOLLOW SLOPES AND GRADES DEFINED ON PLAN, KEEPING MEMBER DEPTHS CONSTANT AS DETAILED OR SCHEDULED, UNLESS NOTED OTHERWISE. SLOPE UNIFORMLY BETWEEN ELEVATIONS GIVEN.
- REINFORCING, INCLUDING WELDED WIRE FABRIC, FOR SLABS ON GRADE AND FOOTINGS SHALL BE SUPPORTED ON SOLID CONCRETE BLOCKS AT 5'-0" ON CENTER MAXIMUM EACH WAY. REINFORCING, INCLUDING WELDED WIRE FABRIC, FOR OTHER SLABS SHALL BE SUPPORTED ON CHAIRS AND BOLSTERS AT ALL SUPPORTS AND AT 5'-0" ON CENTER MAXIMUM BETWEEN SUPPORTS.
- VERTICAL CONSTRUCTION JOINTS IN CONCRETE WALLS SHALL BE LOCATED AT MIDPOINT BETWEEN ANY SUPPORTING PIERS OR BUTTRESSES, AND AT LEAST 4'-0" FROM ANY WALL OPENING EXCEPT WHERE SPECIFICALLY SHOWN ON THE DRAWINGS. HORIZONTAL CONSTRUCTION JOINTS SHALL NOT BE PERMITTED, EXCEPT WHERE SHOWN ON DETAILS.
- PROVIDE SHEAR KEY IN ALL CONSTRUCTION JOINTS IN WALLS.
- ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED AND TREATED WITH THE SPECIFIED BONDING COMPOUND JUST BEFORE PLACING NEW CONCRETE.
- SEE ARCHITECTURAL DRAWINGS FOR DETAILS OF WEEPHOLES, FLASHING REGLETS, FASCIA DETAILS, ETC.
- UNDER NO CIRCUMSTANCES SHALL CONCRETE BE PUMPED THROUGH ALUMINUM PIPES. CONCRETE SHALL NOT BE PLACED IN CONTACT WITH ALUMINUM, ALUMINUM MIXING DRUMS, TRUCK MIXERS, BUGGLES, CHUTES, CONVEYORS, TREMIE PIPES, AND OTHER EQUIPMENT MADE OF ALUMINUM SHALL NOT BE USED ON THIS PROJECT.
- WHERE CONCRETE ABUTS MASONRY, PROVIDE VERTICAL METAL SLOTS TO RECEIVE GALVANIZED METAL DOVETAIL ANCHORS. SLOTS SHALL BE SPACED AT 24" ON CENTER.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FABRICATION, BENDING, AND PLACEMENT OF CONCRETE REINFORCEMENT. SHOP DRAWINGS SHALL COMPLY WITH ACI 315 "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES".
- ALL CONCRETE REINFORCING IS SUBJECT TO INSPECTION BY THE DESIGN ENGINEER PRIOR TO CONCRETE PLACEMENT. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCY FROM ACI 315 "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES".
- COLD OR HOT WEATHER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CODE REQUIREMENTS.
- INSTALLATION OF POST-INSTALLED ADHESIVE ANCHORS MUST BE INTO CONCRETE THAT HAS A MINIMUM AGE OF 21 DAYS AT THE TIME OF INSTALLATION.

SHOP DRAWING SUBMITTALS

- GENERAL CONTRACTOR SHALL SHOP DRAWINGS TO THE ENGINEER FOR REVIEW. ALL REQUIRED INFORMATION AS INDICATED IN THE DRAWINGS AND SPECIFICATIONS, PRIOR TO ANY FABRICATION.
- NO PORTION OF THE STRUCTURAL DRAWINGS SHALL BE REPRODUCED FOR USE AS SHOP DRAWINGS.
- ALL DIMENSIONS SHALL BE COORDINATED BY THE CONTRACTOR AND/OR THE DETAILER. DETAILER SHALL USE THE SAME GRID IDENTIFICATIONS AS THOSE SHOWN ON THE CONTRACT DRAWINGS.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED PRIOR TO PROCEEDING WITH ANY ASSOCIATED WORK AND SHALL ALLOW FOR SUFFICIENT REVIEW TIME. SUBMIT A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF FABRICATION.
- SHOP DRAWINGS SHALL BE SUBMITTED WITH CONTRACTOR'S STAMP OF APPROVAL, CERTIFYING THE CONTRACTOR HAS COORDINATED AND VERIFIED ALL DIMENSIONS, MATERIALS, AND ANY ADDITIONAL INFORMATION AFFECTING STRUCTURAL WORK. THE CONTRACTOR'S REVIEW INCLUDES BUT IS NOT LIMITED TO COORDINATION AND VERIFICATION OF ACTUAL FIELD CONDITIONS, DIMENSIONS, ELEVATIONS, AND SUPPORTS AND OPENINGS FOR ACTUAL EQUIPMENT PURCHASED.

SHOP DRAWING SUBMITTALS (CONT'D)

- SHOP DRAWINGS NOT COMPLYING WITH THE ABOVE SHALL BE RETURNED FOR CORRECTION WITHOUT REVIEWING.
- RESUBMITTED SHOP DRAWINGS SHALL INCLUDE ALL CHANGES ON THE DRAWINGS CLOUDED AND MARKED WITH REVISION TAG NUMBER.
- CONTRACTOR SHALL NOT PROCEED WITH ANY WORK UNTIL THE SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED BY THE ENGINEER.

SPECIAL INSPECTIONS CONCRETE CONSTRUCTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD	IBC REFERENCE
INSPECTION OF REINFORCING STEEL AND PLACEMENT.	-	X	ACI 318: Ch. 20, 25.2, 25.3, 26.8.1-26.6.3	1908.4
INSPECT ANCHORS CAST IN CONCRETE.	-	X	ACI 318: 17.8.2	-
INSPECT ANCHOR POST-INSTALLED IN HARDENED CONCRETE MEMBERS.				
A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS. B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A.	X	X	ACI 318: 17.8.2.4 ACI 318: 17.8.2	-
VERIFY USE OF REQUIRED DESIGN MIX.	-	X	ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2 1908.2, 1908.3
PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	-	ASTM C172 ASTM C31 ACI 318: 26.4-26.5.5	1908.10
INSPECTION OF CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	-	ACI 318: 26.5	1908.6, 1908.7, 1908.8
VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	-	X	ACI 318: 26.5.3-26.5.5	1908.9
INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	-	X	ACI 318: 26.11.1,2(b)	-

SPECIAL INSPECTIONS REQUIRED AND TESTS OF SOILS	CONTINUOUS	PERIODIC
1. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X
2. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	-	X
3. VERIFY THE USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	-
4. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	-	X

SPECIAL INSPECTIONS REQUIRED FOR HELICAL PILE FOUNDATIONS	CONTINUOUS	PERIODIC
CONTINUOUS SPECIAL INSPECTIONS SHALL BE PERFORMED DURING INSTALLATION OF HELICAL PILE FOUNDATIONS. THE INFORMATION RECORDED SHALL INCLUDE INSTALLATION EQUIPMENT USED, PILE DIMENSIONS, TIP ELEVATIONS, FINAL DEPTH, FINAL INSTALLATION TORQUE AND OTHER PERTINENT INSTALLATION DATA AS REQUIRED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. THE APPROVED GEOTECHNICAL REPORT AND THE CONSTRUCTION DOCUMENTS PREPARED BY THE REGISTERED DESIGN PROFESSIONAL SHALL BE USED TO DETERMINE COMPLIANCE.		



Jarmel Kizel
 ARCHITECTS AND ENGINEERS INC.
 42 OKNER PARKWAY
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 TEL: 973-994-9669
 FAX: 973-994-4069

www.jarmelkizel.com
 Architecture
 Engineering
 Interior Design
 Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	11-30-2021	FOR BUILDING PERMIT	RAB

REVISION

NO.	DATE	DESCRIPTION	INT.
-----	------	-------------	------

PRINCIPALS

- MATTHEW B. JARMEL, AIA, MBA
 RICHARD A. JARMEL, PE
 IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
 JASMINE ALCAIDE, AIA
 RONALD A. BROKENSHIRE, PE
 JEROME LEBLANC, EREN, FAIA, PP
 GERARD P. GESARIO, PE
 FREDERICK KINGAD, AIA
 DAVID L. LESBINE, RA
 KAROLINA PODKONCZAK, AIA
 CHERYL SCHWEIKER, AIA

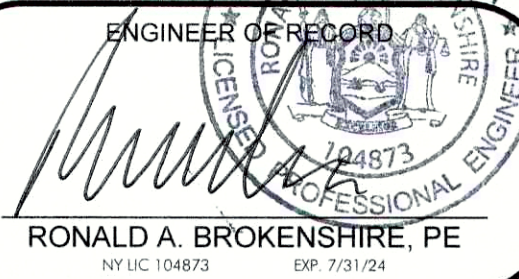
Project:
UNCLE GIUSEPPE'S MARKETPLACE
 335 DOWNING DRIVE
 TOWN OF YORKTOWN
 WESTCHESTER COUNTY, NEW YORK
 SECTION 37.18, BLOCK 2, LOT 56

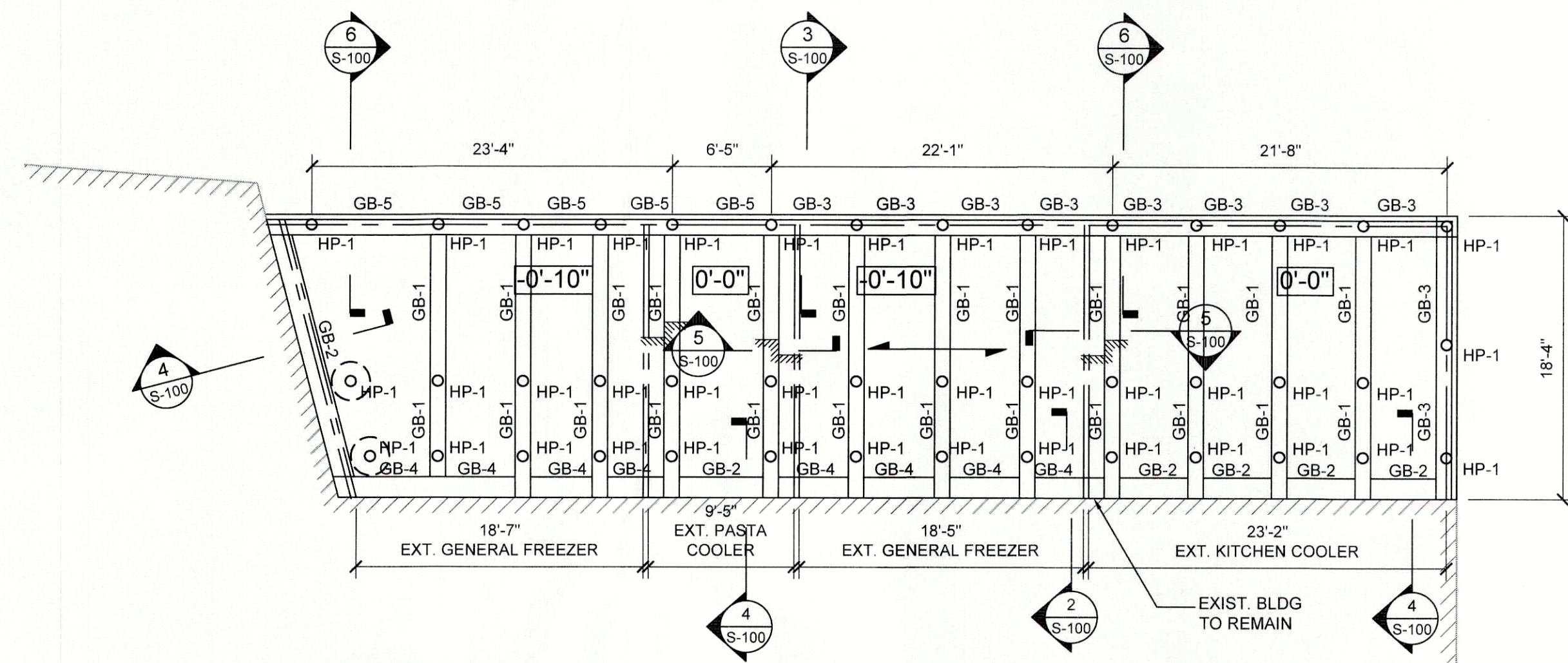
Project Number: Scale:
UNLEG-S-21-132 AS NOTED
 Drawn By: Approved By:
 SC RAB

**GENERAL NOTES AND
SPECIAL INSPECTIONS**

Drawing Number:
S-001
 7 OF 8

Initial Date: OCTOBER 4, 2021





FOUNDATION PLAN

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

NOTES:

1. TOP OF SLAB ELEVATION IS SET AS DATUM 0'-0", UNLESS OTHERWISE NOTED THUS [X'-X"] ON PLAN, AND IS ACTUAL ELEVATION 438.04'.
2. SLAB SHALL BE 5" NORMAL WEIGHT ONE-WAY CONCRETE SLAB REINFORCED WITH #5 @ 12" O.C. EACH WAY CENTERED IN SLAB.
3. TOP OF GRADE BEAM ELEVATIONS SHALL BE AT BOTTOM OF SLAB UNLESS NOTED THUS [X'-X"] ON PLAN AND IS REFERENCED FROM THE DATUM ELEVATION.
4. EVERY EFFORT MUST BE MADE TO MAINTAIN DRAINAGE OF SURFACE WATER RUNOFF AWAY FROM CONSTRUCTION AREAS BY GRADING AND LIMITING THE EXPOSURE OF EXCAVATIONS TO RAINFALL. OVEREXCAVATION OF SATURATED SOILS AND REPLACEMENT WITH CONTROLLED STRUCTURAL FILL AND/OR ONE FOOT TO TWO FEET OF OPEN GRADED GRAVEL (SUCH AS 3/4 INCH CLEAN CRUSHED STONE) MAY BE REQUIRED PRIOR TO RESUMING WORK ON DISTURBED SUBGRADE SOILS.
5. HP-1 - INDICATES HELICAL PILE LOCATION. HELICAL PILES SPECIFIED IN GEOTECHNICAL REPORT TO HAVE AN ALLOWABLE LOAD CAPACITY OF 10 TONS.
6. GB-X - INDICATES GRADE BEAM TYPE. SEE GRADE BEAM SCHEDULE FOR SIZE AND REINFORCING.
7. SEE DRAWING S-001 FOR GENERAL NOTES.

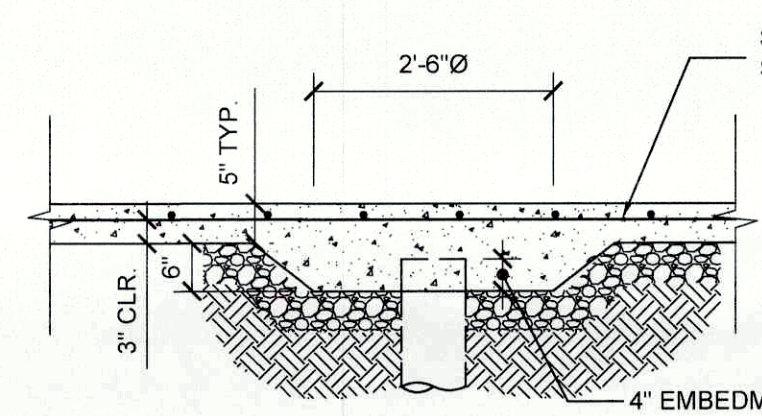
GRADE BEAM SCHEDULE								
BEAM MARK	WIDTH (IN)	DEPTH (IN)	LONGITUDINAL REINFORCING			STIRRUPS		REMARKS
			TOP	BOTT.	EA. SIDE	SIZE	SPACING	
GB-1	12"	34"	2-#6	2-#6	2-#4	#4	12"	
GB-2	16"	34"	3-#6	2-#6	2-#4@18" O.C.	#4	12"	
GB-3	16"	38"	3-#6	3-#6	2-#4@18" O.C.	#4	12"	
GB-4	16"	24"	3-#6	2-#6	2-#4	#4	12"	
GB-5	16"	72"	3-#6	3-#6	2-#4@18" O.C.	#4	12"	

* INDICATES DEPTH OF GRADE BEAMS TO BE COORDINATED BASED ON EXISTING FOUNDATION CONDITIONS
 ^ INDICATES DEPTH OF GRADE BEAMS TO BE COORDINATED BASED ON EXISTING GRADE CONDITIONS

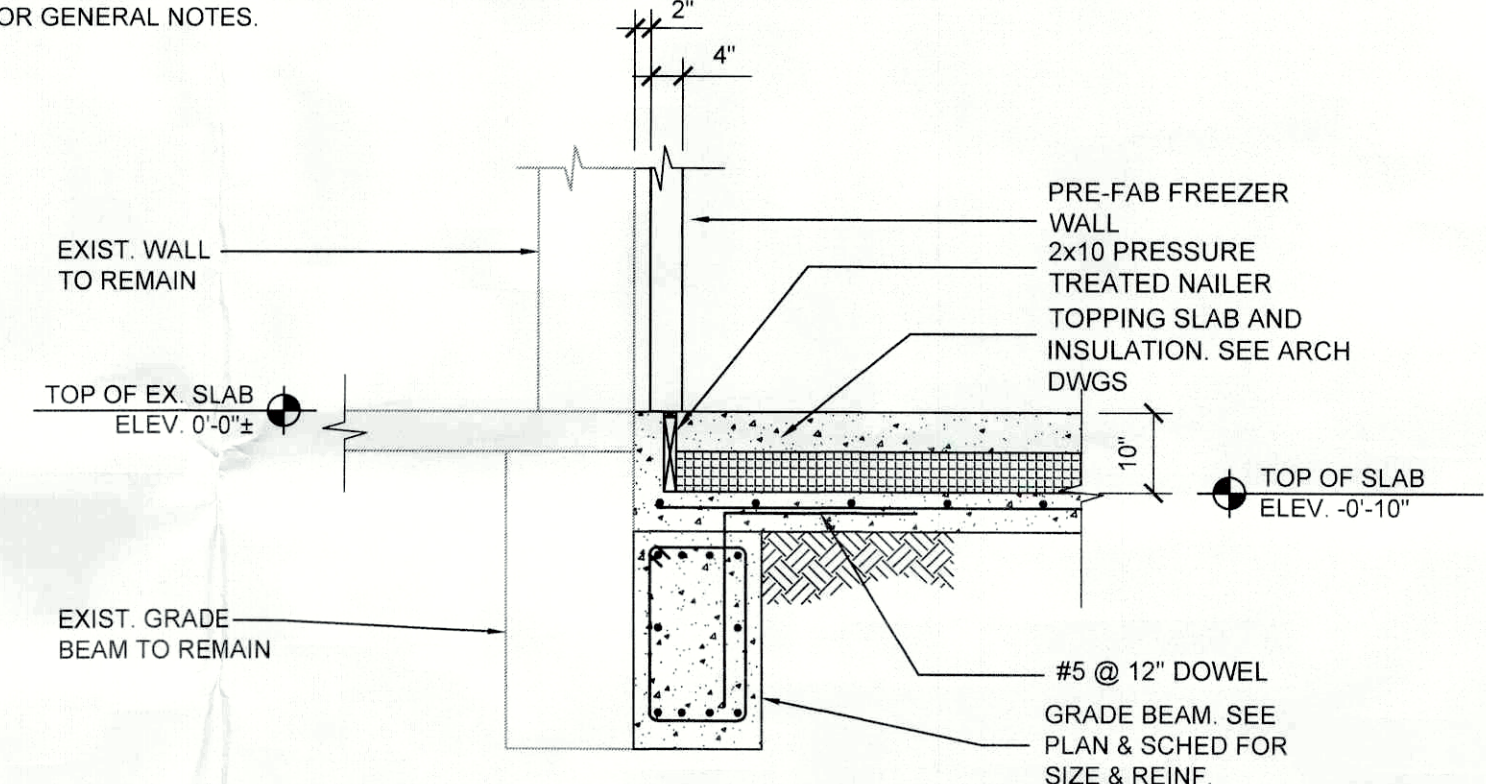
FLOOR LOAD SCHEDULE	
DEAD LOAD:	
5" NWT CONCRETE SLAB	63 PSF
SUPERIMPOSED DEAD LOAD	20 PSF
TOTAL DEAD LOAD	83 PSF
LIVE LOAD	
STORAGE	125 PSF

ROOF LOAD SCHEDULE	
ROOF DEAD LOAD:	15 PSF
DESIGN FLAT ROOF SNOW LOAD	30 PSF*
TOTAL ROOF LOAD	45 PSF

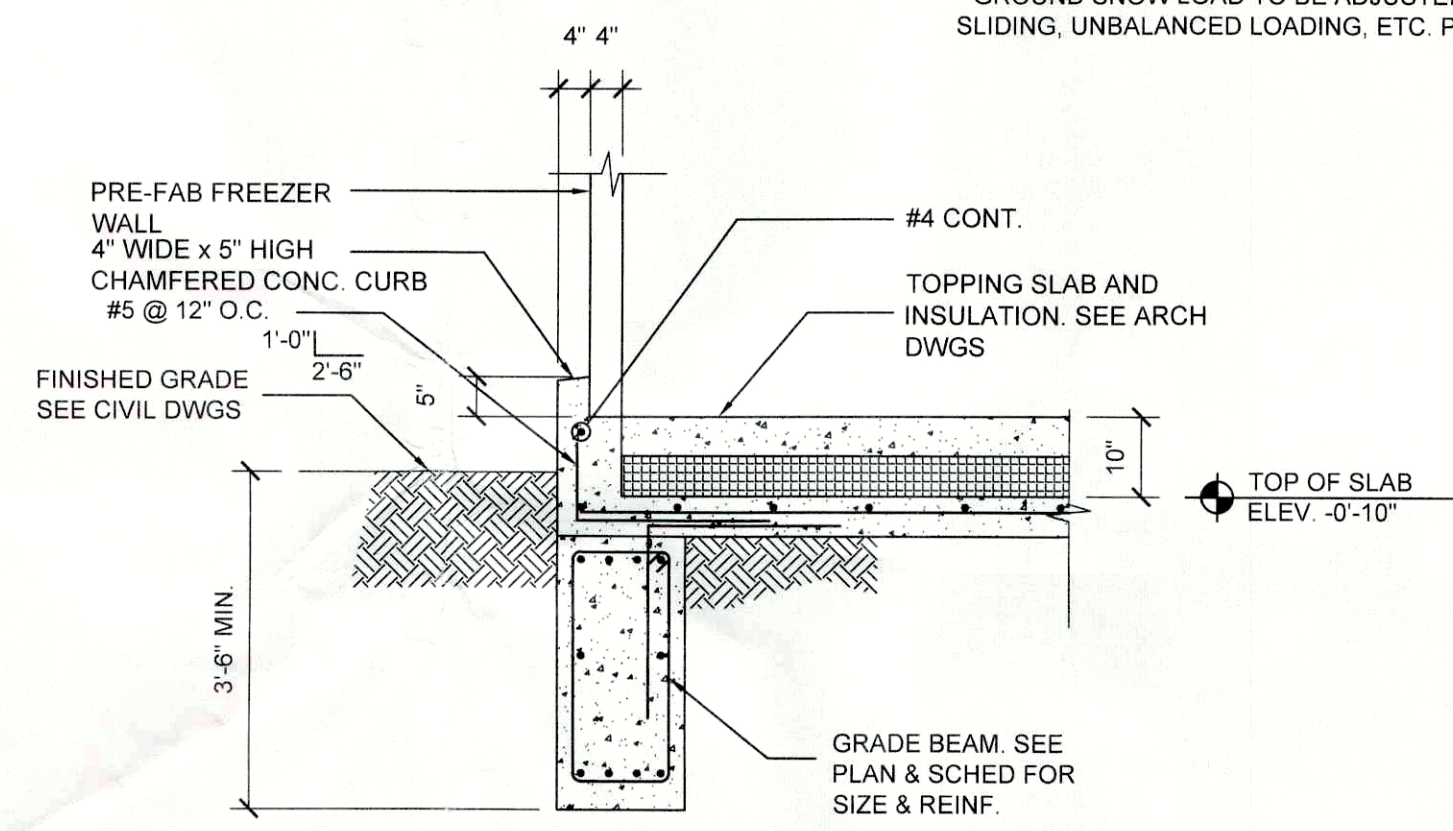
* GROUND SNOW LOAD TO BE ADJUSTED FOR DRIFT, SLIDING, UNBALANCED LOADING, ETC. PER CODE.



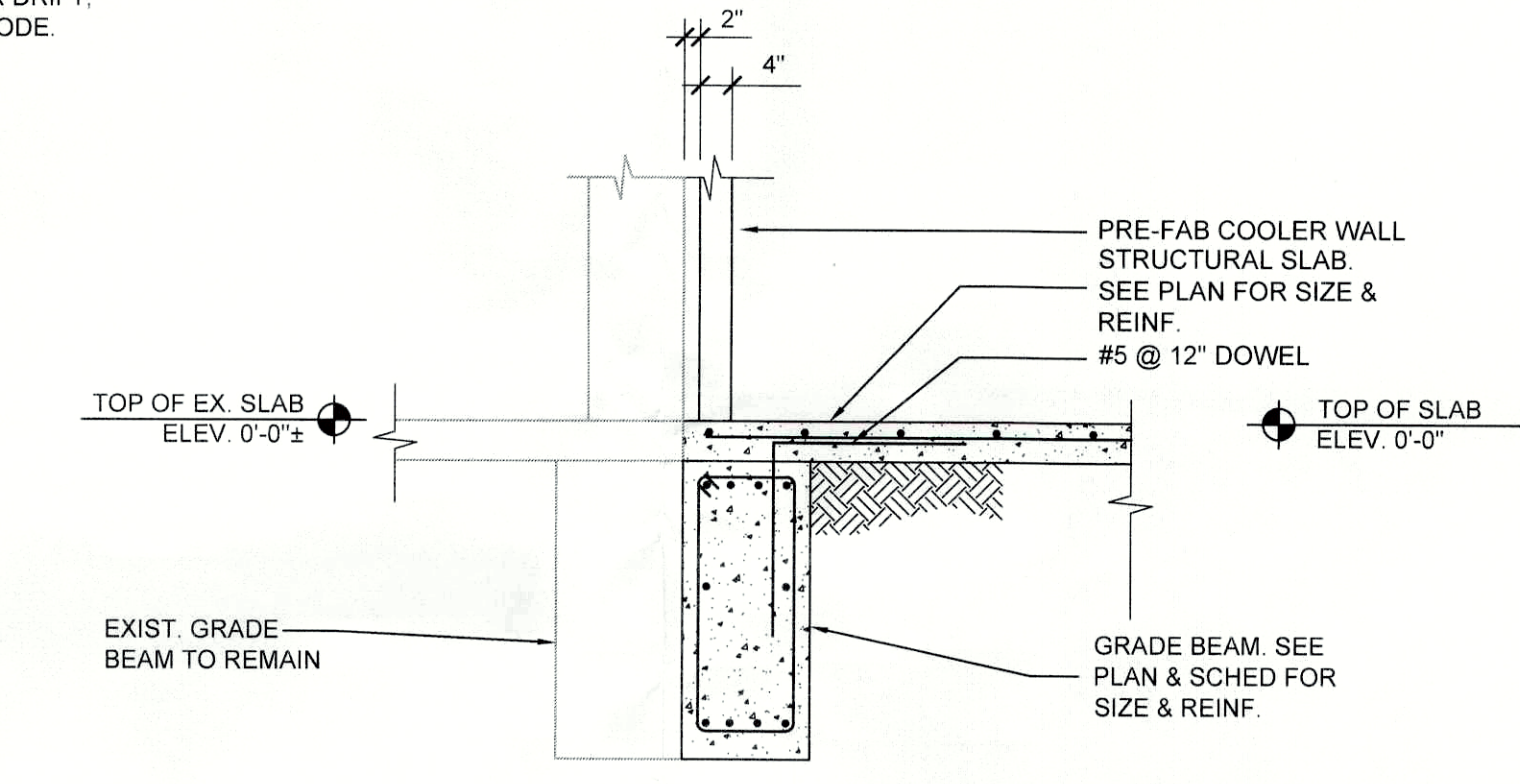
1 SECTION AT HELICAL PILE
SCALE: 1/2" = 1'-0"



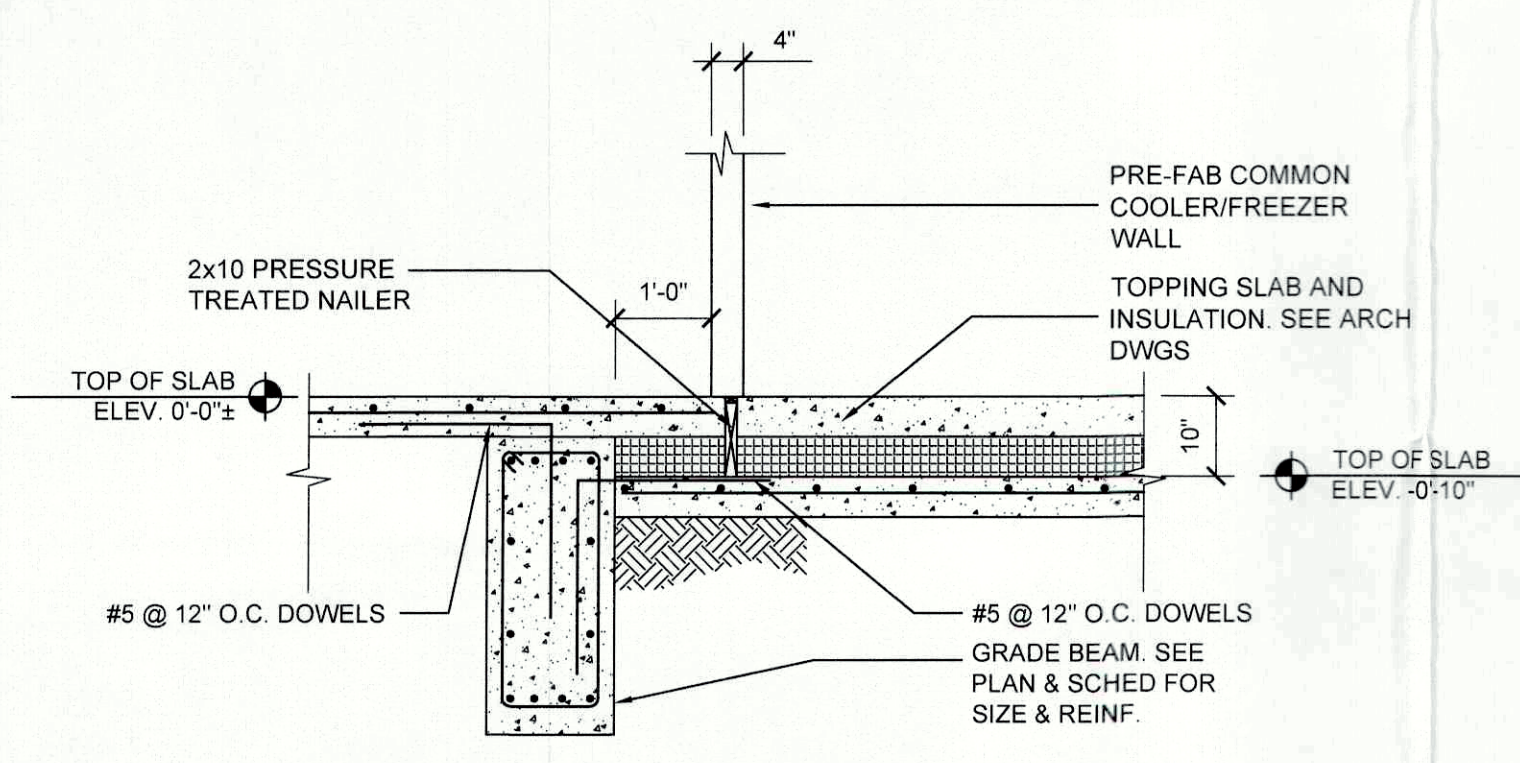
2 SECTION AT FREEZER
SCALE: 1/2" = 1'-0"



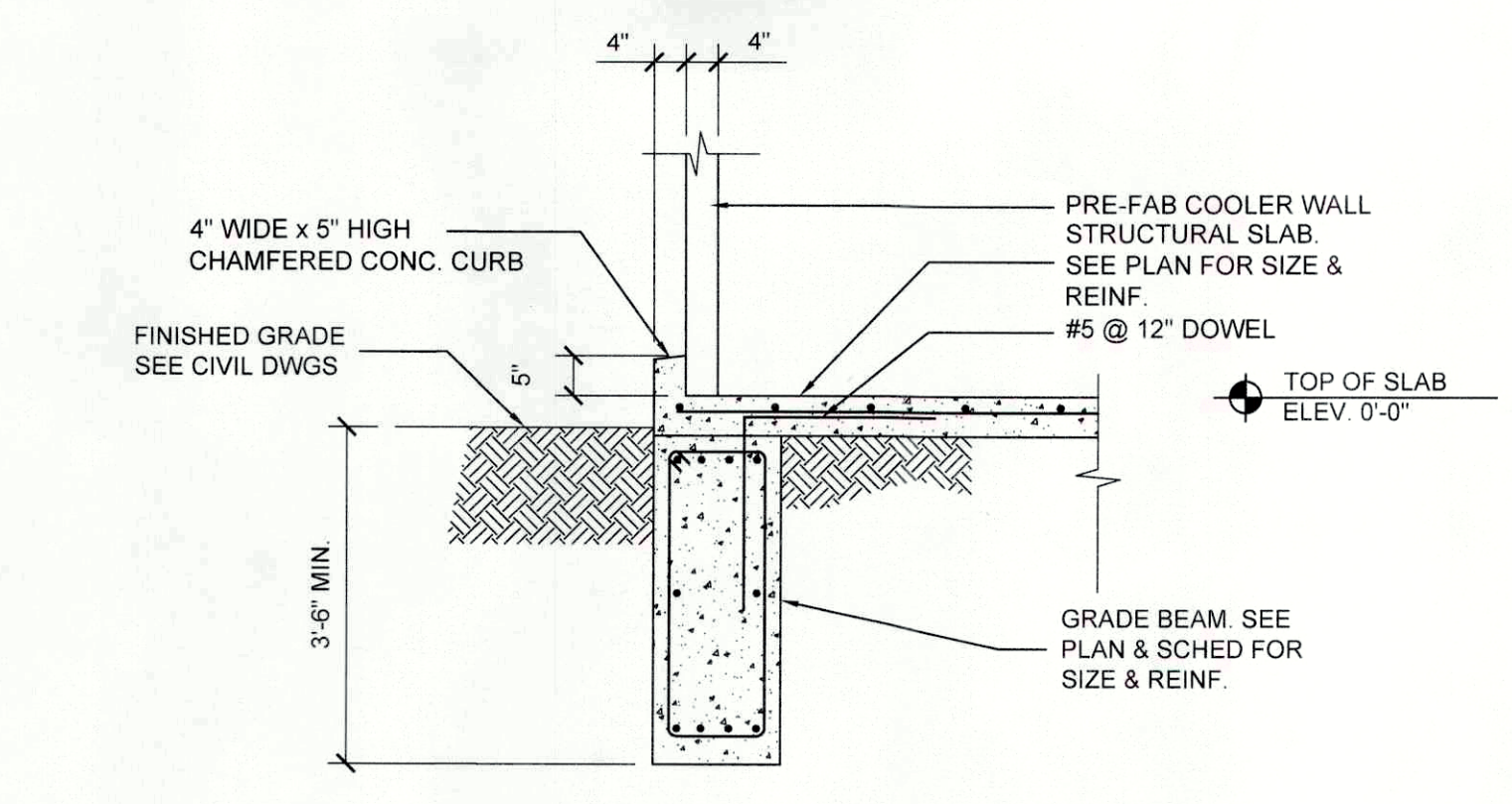
3 SECTION AT FREEZER
SCALE: 1/2" = 1'-0"



4 SECTION AT COOLER
SCALE: 1/2" = 1'-0"



5 SECTION AT FREEZER
SCALE: 1/2" = 1'-0"



6 SECTION AT COOLER
SCALE: 1/2" = 1'-0"



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ISSUE

NO.	DATE	DESCRIPTION	INT.
1	11-30-2021	FOR BUILDING PERMIT	RAB

REVISION

NO.	DATE	DESCRIPTION	INT.
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PRINCIPALS

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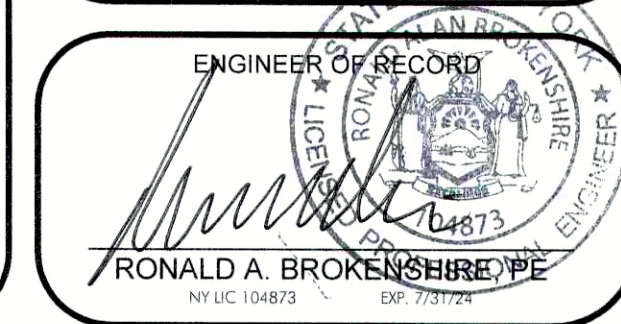
Project: **UNCLE GIUSEPPE'S MARKETPLACE**
335 DOWNING DRIVE
TOWN OF YORKTOWN
WESTCHESTER COUNTY, NEW YORK
SECTION 37.18, BLOCK 2, LOT 56

Project Number: **UNCLEG-S-21-132** Scale: **AS NOTED**
 Drawn By: **SC** Approved By: **RAB**

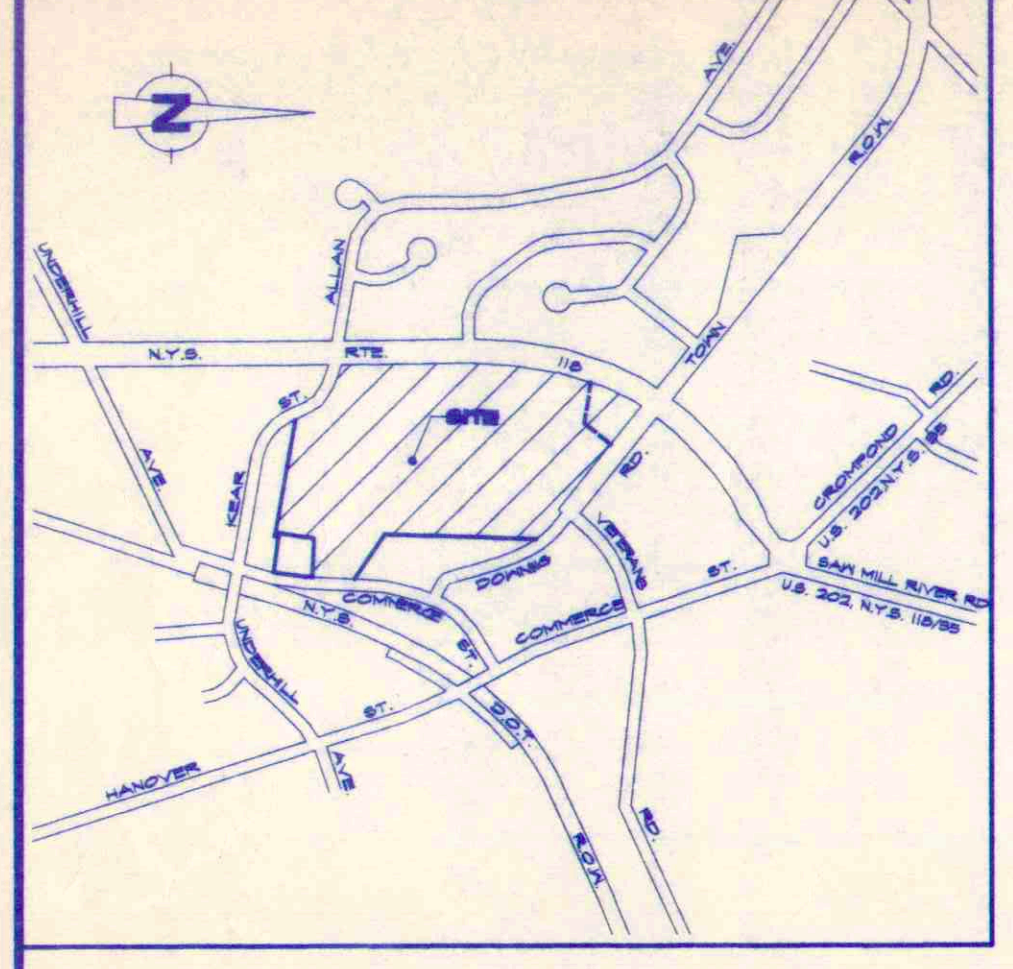
Drawing Name: **FOUNDATION PLAN AND DETAILS**

Drawing Number: **S-100**
8 OF 8

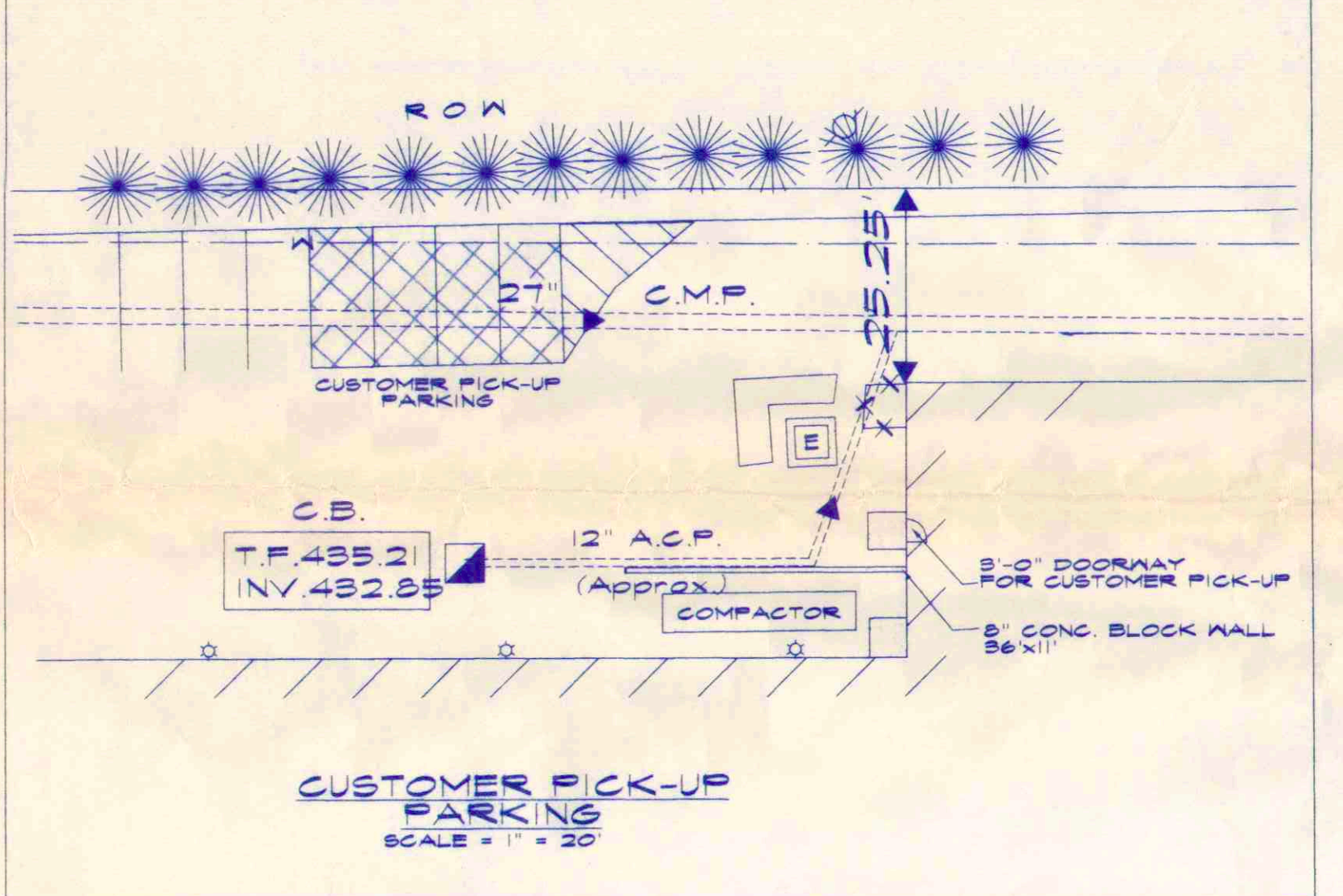
Initial Date: OCTOBER 4, 2021



S:\PROJECTS\UNCLES-S-21-132-335-DOWNING-DR.-YORKTOWN-HEIGHTS.-NY\CAD\STRUCTURAL\UNCLEG-S-21-132-S-100-STRUCTURAL.DWG CGESARIO PLOTTED: 11/20/2021 3:57 PM



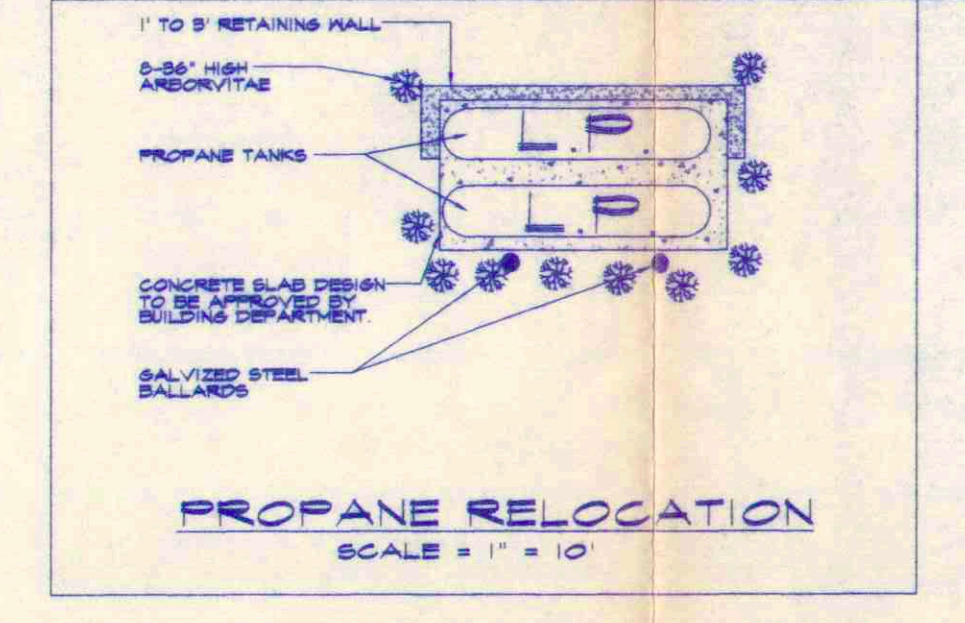
LOCALITY PLAN
1"=500'



CUSTOMER PICK-UP
PARKING
SCALE 1"=20'

TOWN MAP DATA:
Section 10.B, Parcel 62 &
Section 10.B, Par. 62, Lot B.

TOTAL SITE AREA:
(PAR 62 & LOT B) = 15,520 Acres (676,058 S.F.)

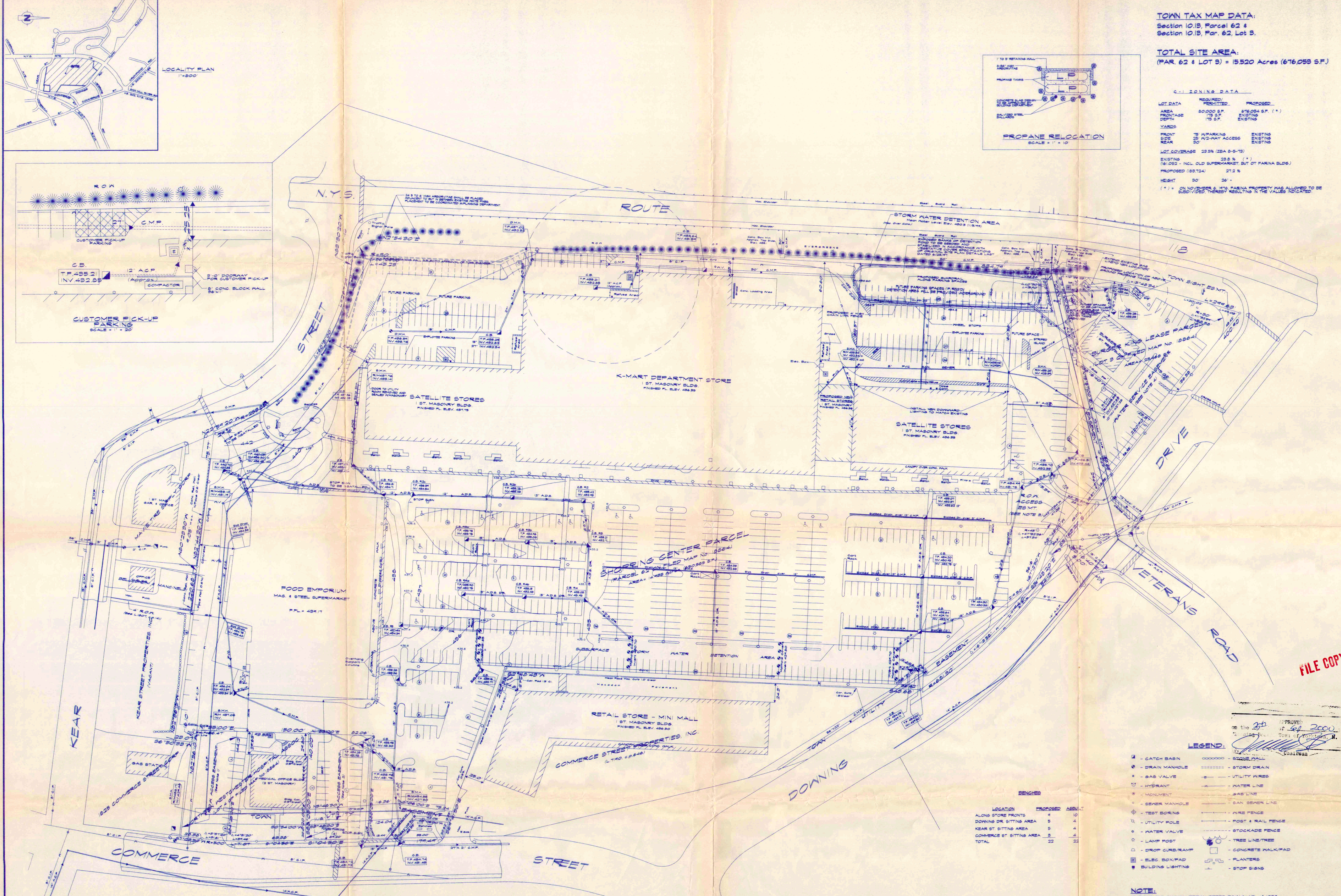


PROpane RELOCATION
SCALE 1"=10'

EXISTING DATA

LOT DATA	EXISTING	PROPOSED
AREA	80,000 S.F.	676,058 S.F. (*)
PERCENTAGE	75 %	EXISTING
DEPTH	175 S.F.	EXISTING
YARDS		
FRONT	75 W/PARKING	EXISTING
SIDE	25 W/PARKING ACCESS	EXISTING
REAR	50	EXISTING
LOT COVERAGE	25.5% (ZBA 8-9-78)	
EXISTING	25.5% (*)	
PROPOSED (68724)	27.2 %	
HEIGHT	20'	20'

(*) ON NOVEMBER 6, 1978, PARINA PROPERTY WAS ALLOWED TO BE SUBDIVIDED THEREBY RESULTING IN THE VALUES INDICATED.



FILE COPY

LEGEND

- - CATCH BASIN
- - DRAIN MANHOLE
- ⊕ - GAS VALVE
- ⊕ - HYDRANT
- ⊕ - MONUMENT
- ⊕ - SEWER MANHOLE
- ⊕ - TEST BORING
- - UTILITY POLE
- - WATER VALVE
- - LAMP POST
- - DROP CURB/RAMP
- ⊕ - ELEC. BOX/PAD
- - BUILDING LIGHTING
- - STORM DRAIN
- - UTILITY WIRES
- - WATER LINE
- - GAS LINE
- - SAN SEWER LINE
- - WIRE FENCE
- - POST & RAIL FENCE
- - STOCKRADE FENCE
- - TREE LINE/TREE
- - CONCRETE WALK/PAD
- - PLANTERS
- - STOP SIGNS

NOTE:

ELEVATIONS SHOWN HEREON REFER TO N.G.V.D. OF 1929 AS EXTENDED BY THE 1988 TOWN OF YORKTOWN 6.5 DATUM.

MERIDIAN SHOWN HEREON REFERS TO MERIDIAN ESTABLISHED BY FILED MAP NO. 10864 AND DEEDS LISTED. TURN BEARINGS SHOWN HEREON CLOCKWISE IS 280° TO TO MATCH NORTH AMERICAN DATUM OF 1983.

NOTES:

- Amended site plan is based on a recent survey prepared by J. Henry Carpenter & CO., last revised 11/25/99.
- The following completed items (Benches at Commerce St.) shown here added by Site Design Consultants.
- This plan shall be reviewed in connection with the original approved site plan plan and detail sheets 1 to 12 dated 6/25/98, last revised 6/28/97.
- No building permit shall be issued for the "proposed new retail store" until such time the Planning Board, Planning Department, Building Department, and Town Engineer have determined that the site has been brought into compliance with the approved plans and resolutions of the Planning Board including these regulations.
- No outdoor storage of goods, materials, or pallets will be allowed.
- All dumpsters are to be located with trash enclosures.

BUILDING DATA

(1) ORIGINAL APPROVAL (1987)	
CAUTION	40,000
SHOWERS	27,000
SMALL STORES 'A'	30,000
SMALL STORES 'D'	30,000
BANK	4,000
UNIT 'C'	8,000
	143,000 S.F.
(2) PRESENTLY EXISTING	
SMALL STORES 'A'	30,000
SMALL STORES 'D'	30,000
CAUTION	40,000
BANK	4,000
SUB TOTAL	104,000 S.F.
(3) PROPOSED ADDITIONS	
SMALL STORES 'D'	5,000
SUB TOTAL	5,000 S.F.
(4) RECAP	
TOTAL AREA (2) ABOVE PLUS (3) ABOVE	109,000
ORIGINAL APPROVAL	143,000
TOTAL ADDITION	14,000 S.F.

PARKING

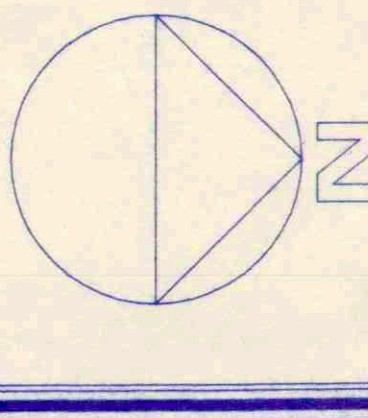
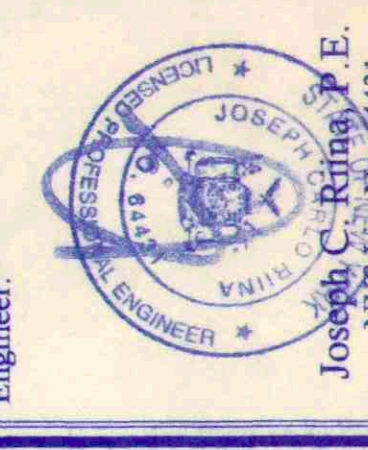
	PERMITTED	PROPOSED	ASBLT
	814	834	821
TOTAL ADDITIONAL BUILDING AREA		14,000 S.F.	
HANDICAPPED SPACES 1:200'S (NO HANDICAPPED SPACES)		17	
ADDITIONAL SPACES REQUIRED 5 SPACES/1,000 S.F.		44	
TOTAL SPACES REQUIRED		61	
TOTAL SPACES PROVIDED	814	834	821
STANDARD PARKING			
8 SPACES	130	116	
502	502	502	
HANDICAPPED SPACES (NEED 17)	17	17	
EMPLOYEE PARKING 8,000'0	120	120	
FUTURE PARKING	6	6	
8 SPACES	61	61	
8,500'0			
**TOTAL PARKING PROPOSED	834	**TOTAL PARKING PROVIDED 834	

DETENTION VOLUME CALCULATION

PROPOSED 8495 CF. ELEV. 890.5 TO 894.0
EXISTING 89000 CF. ELEV. 890.75 TO 894.2
DIFFERENCE 8055 CF. OR APPROXIMATELY 11' OF DEPTH OVER THE SURFACE AREA
& DIFFERENCE 8.2%

NOTE:
ADDITIONAL VOLUME DUE TO LIGHT HEIGHT PILL
4584 SF X 3' X .25 VOID RATIO = 1096 CF

Site Design Consultants
Civil Engineers • Land Planners
251 F. Universal Avenue, Yorktown Heights, NY 10598
(914) 962-4848 Fax (914) 962-7886
email: sdg@aol.com



Revisions:

No.	Date	Comments
1	11/25/99	AS PER 10/18/99 2/2/00
2	12/10/00	AS PER 10/18/99 2/2/00
3	12/10/00	AS PER 10/18/99 2/2/00
4	12/10/00	AS PER 10/18/99 2/2/00
5	12/10/00	AS PER 10/18/99 2/2/00
6	12/10/00	AS PER 10/18/99 2/2/00

SCALE 1"=40'
DRAWN BY: ES
DATE: 11/22/99

SITE PLAN

AMENDED SITE PLAN
PREPARED FOR
Yorktown Green Shopping Center
Westchester Co., New York

Common Grounds

COMMON GROUNDS CAFE LOUNGE, LLC

3677 HILL RD
JEFFERSON VALLEY, NY 10535

PROJECT BUILDING CODE: 2020 BUILDING CODE OF NEW YORK STATE

DRAWING LIST:

PAGE NUMBER	TITLE
Architectural: Coversheet	
C-100	COVERSHEET, PLOT PLAN, EGRESS PLAN, PHOTOS
Architectural: General	
G-100	ADA ACCESSIBILITY
Architectural: Plans	
A-101	PROPOSED FLOOR PLAN & NOTES
A-102	STORE PLAN LAYOUT & NOTES
A-103	REFLECTED CEILING AND FINISH PLAN
A-104	ENLARGED RESTROOM & INTERIOR ELEVATIONS
Architectural: Elevations	
A-201	INTERIOR ELEVATIONS
Architectural: Sections	
A-301	BUILDING SECTION AND PARTITION TYPES
Electrical: Plans	
E-100	ELECTRICAL PLAN

MATERIALS

	EARTH
	DRAINAGE GRAVEL
	CAST-IN-PLACE CONCRETE
	CONCRETE MASONRY UNIT
	SAND OR MORTAR
	WOOD (ROUGH)
	WOOD (FINISH)
	GYPSUM WALL BOARD
	PLYWOOD
	METAL
	BATT INSULATION
	RIGID INSULATION
	SPRAYED IN FOAM INSULATION
	CENTER LINE
	HIDDEN LINE



2 MUSCOOT ROAD NORTH
MAHOPAC NY, 10541
JOEL.GREENERBERG@ARCH-VISIONS.COM

P: 845-628-6613
F: 845-628-2807

PROJECT: COMMON GROUNDS CAFE LOUNGE, LLC

PROJECT ADDRESS: 3677 HILL BLVD, JEFFERSON VALLEY, NY 10535
MAILING ADDRESS: LUCAS SANCHEZ, 3 BUENA VISTA AVE, PEESKILL, NY 10566

COMMON GROUNDS CAFE LOUNGE, LLC COVERSHEET

ISSUANCE	DATE
FOR REVIEW	10-20-2021
FOR REVIEW	10-24-2021
FOR REVIEW	11-03-2021
FOR REVIEW	11-30-2021
FOR REVIEW	12-02-2021

SCALE: AS NOTED
DRAWN BY: JCH/D BY: MLS/J - JLL/S
PROJECT NO.: 04-21-085

C-100

PROJECT BUILDING CODES

BUILDING CODES: 2020 BUILDING CODE OF NEW YORK STATE

OCCUPANCY: NYS CODE GROUP A-2 - SECTION 303.3 - ASSEMBLY - RESTAURANT/ COFFEE SHOP
NYS CODE GROUP B - SECTION 304.1 - BUSINESS- BARBER/ BEAUTY SHOP (ADJACENT)

OCCUPANCY SEPARATION: 1 HOUR BETWEEN MIXED OCCUPANCIES REQUIRED. 2 HOUR SEPARATION WALL PROVIDED TO ADJACENT TENANT SPACE

CONSTRUCTION TYPE: NYSBC TYPE II-B

SPRINKLER SYSTEM: BUILDING IS EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM

* THE PROPOSED WORK IS IN COMPLIANCE WITH ANSI A117.1-2009 FOR ACCESSIBILITY.
* THE PROPOSED WORK IS IN COMPLIANCE WITH NFPA70-2017 FOR ELECTRICAL WORK.

OCCUPANT LOAD: COMMON GROUNDS CAFE LOUNGE, LLC (COFFEE SHOP: A-2 OCCUPANCY)

KITCHEN AREA = 239 S.F./200 = 2 OCC
ROASTING AREA = 157 S.F./200 = 1 OCC
COUNTER PREP SPACE = 286 S.F./200 = 2 OCC = 3 OCC REALISTIC
SEATING AREA = 849 S.F./15 = 56 OCC (35 SEATS IN SEATING AREA)

TOTAL = 62 OCCUPANTS

THEREFORE 1 MALE AND 1 FEMALE TOILET AND SINK REQUIRED.
(2) UNISEX ADA RESTROOMS PROVIDED.

PARKING ANALYSIS:

THE ORIGINAL BUILDING WAS APPROVED AT 11,600 S.F. THE ACTUAL BUILDING IS 11,536 S.F. THE PARKING REQUIREMENT AT THE TIME WAS 5 SPACES PER 1,000 S.F. REQUIRING 58 PARKING SPACES. WE PROVIDED 57 PARKING SPACES ONSITE. THE BUILDING HAS A SHARED PARKING EASEMENT FOR THE ADJACENT 23 PARKING SPACES.

CURRENTLY THE CODE REQUIRES 4 SPACES PER 1,000 S.F. WHICH WOULD REQUIRE 46 PARKING SPACES FOR ENTIRE BUILDING.

THE CAFE IS 1,812 S.F. (REQUIRED 24 PARKING SPACES)

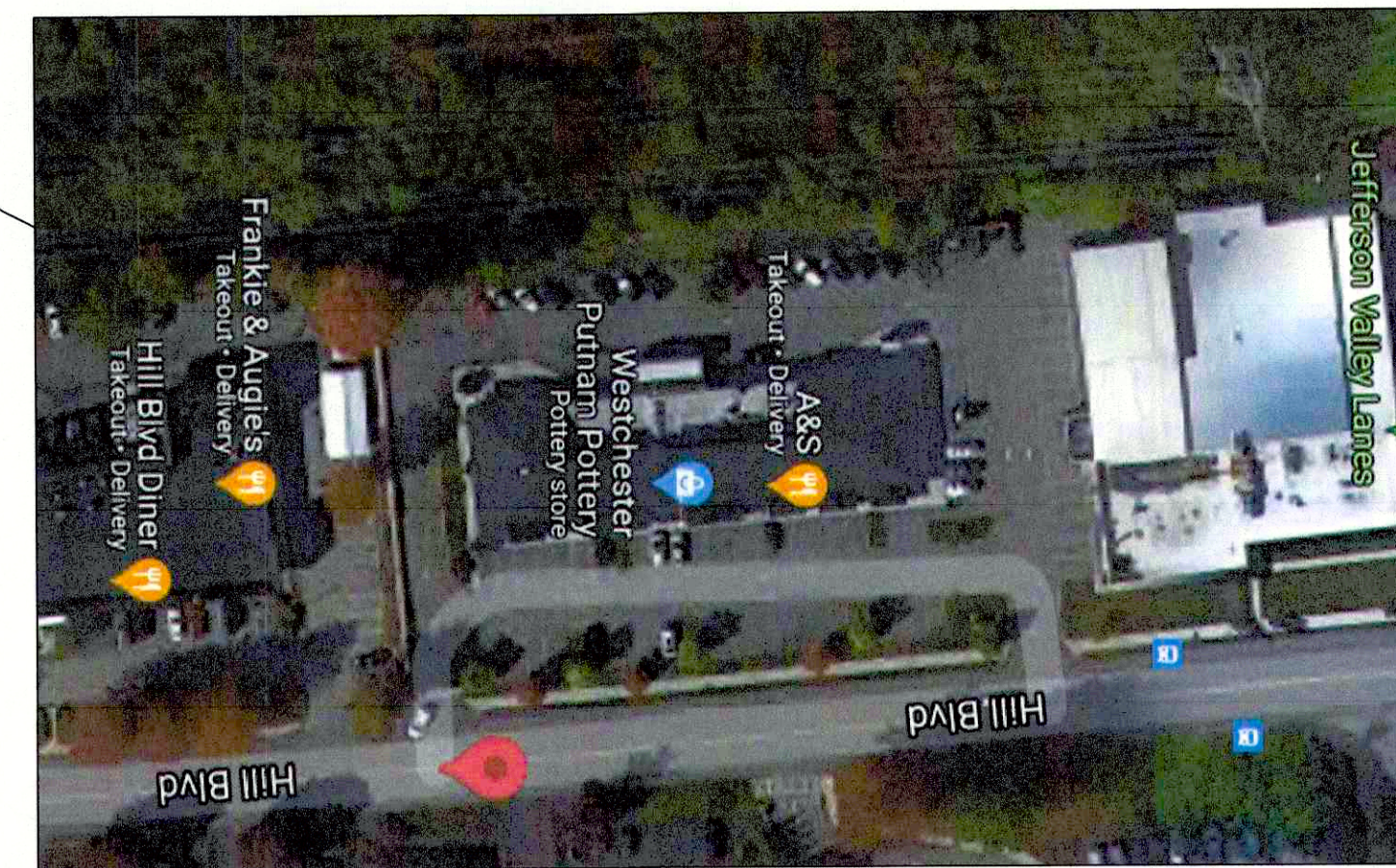
PATRON AREA	= 849 SF / 50	= 17 PS
PREP AREA	= 682 SF / 100	= 7 PS
HALLWAY/ CL	= 149 SF	= 0 PS
RESTROOMS	= 132 SF	= 0 PS
TOTAL		= 24 PS

BUILDING IS 11,536 SF - 1812 SF = 9,724 SF REQUIRING 39 PARKING SPACES. TOTAL PARKING REQUIRED = 39 + 24 = 63 PARKING SPACES. WE HAVE 57 PARKING SPACES ONSITE. 63 - 57 = 6 PARKING SPACE DEFICIT. THE BUILDING HAS A SHARED PARKING EASEMENT FOR THE ADJACENT 23 PARKING SPACES AND THE DEFICIT OF 6 PARKING SPACES IS COMPENSATED FOR BY THOSE ADDITIONAL 23 PARKING SPACES.

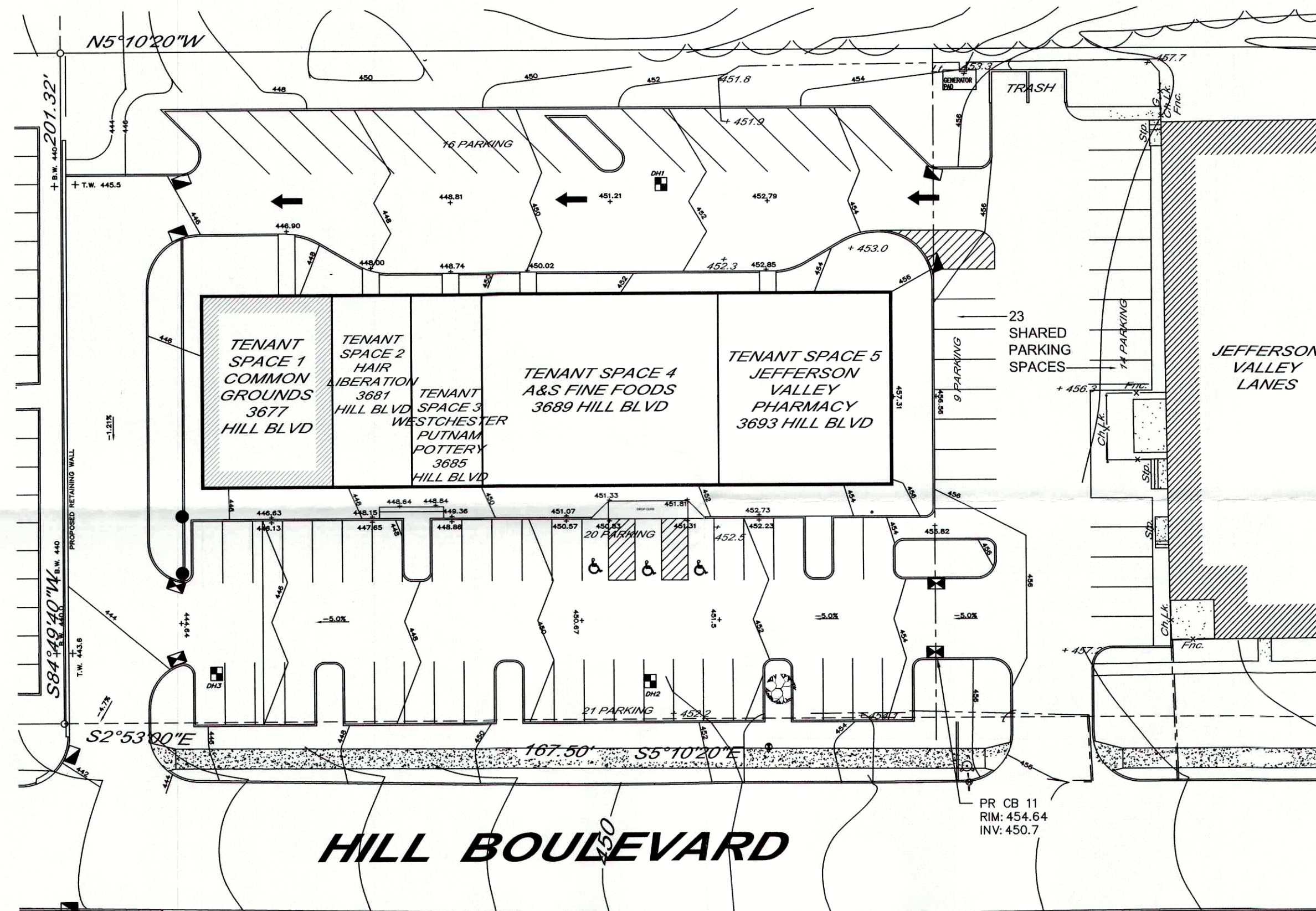
PARKING	REQUIRED	PROVIDED	ADDITIONAL OR SHORTAGE
ENTIRE BUILDING	39 PS	57 PS	+ 18 PS
SHARED PARKING	0 PS	23 PS	+ 23 PS
CAFE	24 PS	18 PS	- 6 PS
REST OF BUILDING	39 PS	39 PS	NONE
TOTAL REQ'D	63 PS	57 PS	- 6 PS *

* THE 6 PARKING SPACE SHORTAGE IS COMPENSATED FOR BY THE ADDITIONAL 23 SHARED PARKING SPACES.

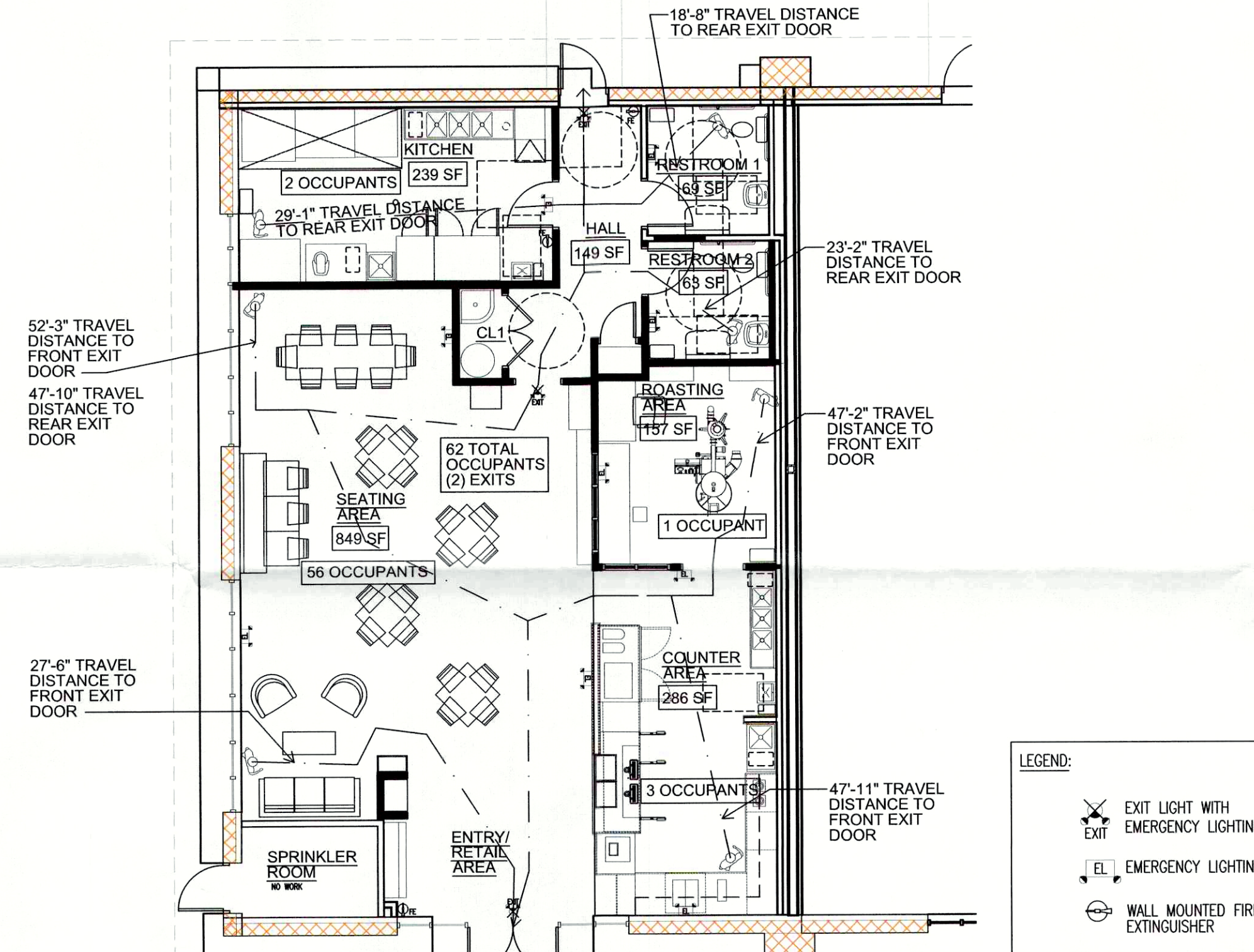
PROJECT LOCATION COMMON GROUNDS 3677 HILL BOULEVARD (END UNIT)



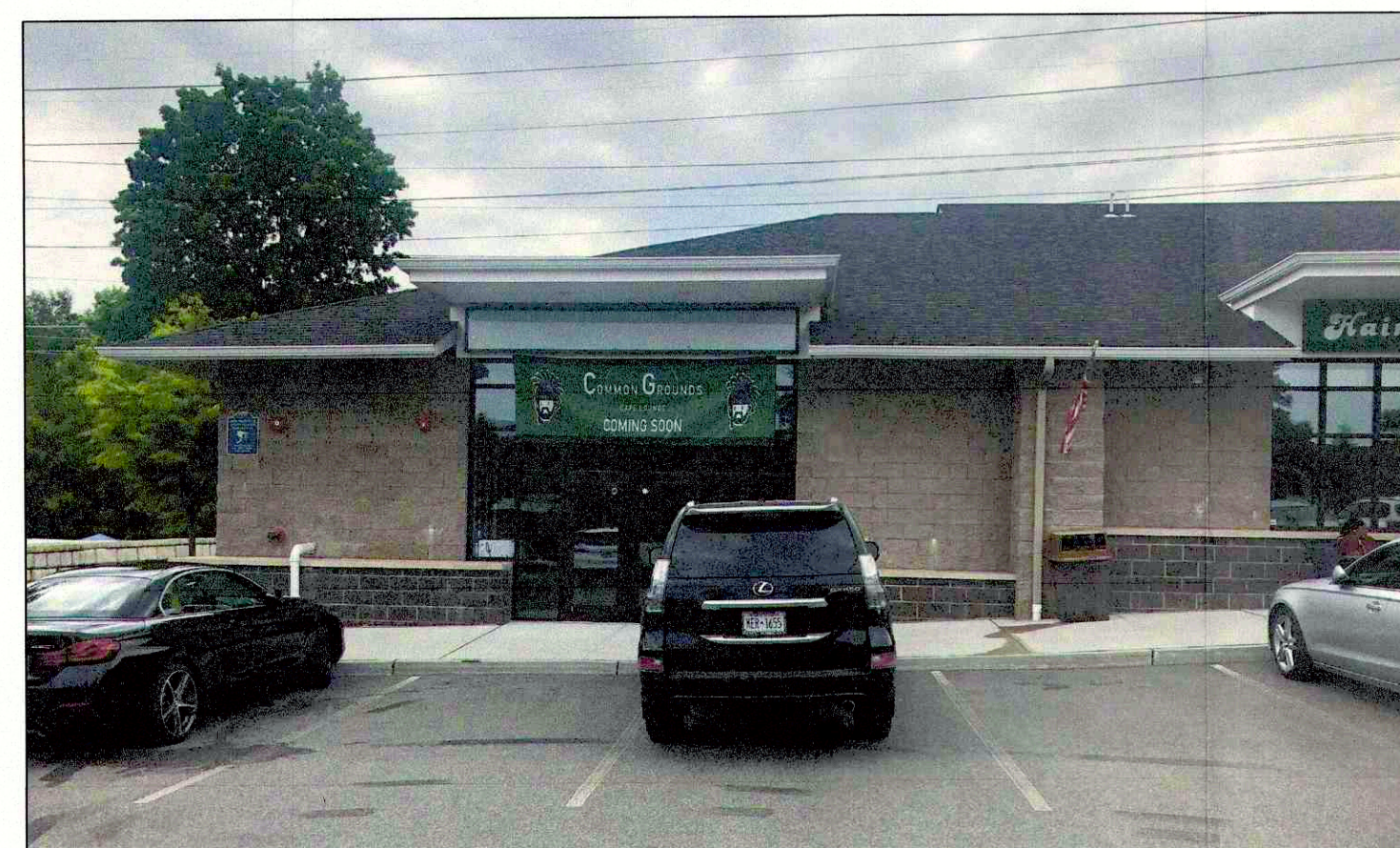
1 PROJECT LOCATION MAP NOT TO SCALE



2 PLOT PLAN 1/32" = 1'-0"



3 EGRESS PLAN 1/8" = 1'-0" FULLY SPRINKLERED BUILDING - MAXIMUM TRAVEL DISTANCE ALLOWED IS 250 FEET. ACTUAL TRAVEL DISTANCE IS UNDER 53 FEET.



4 EXTERIOR FRONT VIEW NOT TO SCALE



5 EXTERIOR SIDE VIEW NOT TO SCALE



6 EXTERIOR REAR VIEW NOT TO SCALE

**PLANNING BOARD
TOWN OF YORKTOWN**

**RESOLUTION APPROVING
A MASTER SIGN PLAN FOR THE
SHOPPING CENTER LOCATED AT
3699 HILL BOULEVARD
SECTION 16.08 BLOCK 1 LOT 2**

RESOLUTION NUMBER: #16-05

DATE: APRIL 11, 2016

On motion of John Kincart, seconded by Darlene Rivera, and unanimously voted in favor by Fon, Flynn, Rivera, and Kincart the following resolution was adopted:

WHEREAS in accordance with Town of Yorktown Town Code Section §300-193.14: Signs at commercial complexes, Signs Ink (the “Applicant”) submitted to the Planning Board the following sign specifications for the shopping center located at 3699 Hill Boulevard, known as Section 16.08, Block 1, Lot 2 on the Town of Yorktown Tax Map:

1. A&S Fine Foods Pork Store, prepared by Signs Ink, and last revised April 1, 2016.
2. A&S Hot & Cold Catering, prepared by Signs Ink, and last revised April 1, 2016.
3. Jefferson Valley Pharmacy, prepared by Signs Ink, and last revised April 5, 2016.
4. Vote 4 Wellness, prepared by Signs Ink, and last revised April 5, 2016.
5. Custom Cute Barber Shop, prepared by Signs Ink, and last revised February 12, 2016.

WHEREAS pursuant to SEQRA this action has been identified as a Type II action and requires no further review; 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	03/30/16, 04/06/16, 04/08/16

BE IT THEREFORE NOW RESOLVED the Planning Board hereby approves the Master Sign Plan as represented by the submitted sign plans listed above; and

BE IT FURTHER RESOLVED that as recommended by ABACA in their memo dated April 8, 2016, all proposed and future signs in the shopping center be consistent in both color and design, and in this case, would consist of white letters on a green background and logos and lettering can be unique as needed by the occupants to allow for a consistent branding of their businesses; and

RESOLVED all future signs in the shopping center shall be located in the provided sign areas on the building as indicated on the drawings listed herein, including the blank green signs shown as placeholders for the remaining tenant spaces; and

RESOLVED the maximum dimensions of each sign, from south to north, shall be as follows:

A	vacant	2 ft x 11 ft
B	vacant	2 ft x 11 ft
C	Barber Shop	2 ft x 11 ft
D	A&S Pork Store	2 ft x 15 ft
E	Hot & Cold Catering	2 ft x 15 ft
F	Jefferson Valley Pharmacy	2 ft x 15 ft
G	Vote 4 Wellness	2 ft x 10 ft

RESOLVED the applicant must return to the Planning Board for the review and approval of a freestanding sign that, when approved, shall be appended as part of the Master Sign Plan; and

BE IT FURTHER RESOLVED that the Building Inspector shall refer all requests to modify the Master Sign Plan to the Planning Board for review and comment.

**PLANNING BOARD
TOWN OF YORKTOWN**

**RESOLUTION APPROVING
SITE PLAN FOR
PEG REALTY CORPORATION**

RESOLUTION NUMBER: 09-30

DATE: DECEMBER 14, 2009

On motion of John Flynn, seconded by Daniela Crispi and unanimously voted in favor by Klaus, Flynn, Crispi, Giordano, and Savoca the following resolution was adopted:

WHEREAS in accordance with the Planning Board's Land Development Regulations adopted February 13, 1969 and as last revised July 1, 1999, a formal application for the approval of a site plan titled "New Retail Building for Mr.'s Giordano & Evans," Section 16.08 Block 1 Lot 2 ("the Property"), prepared by Architectural Visions PLLC, dated April 4, 2006, and last revised November 18, 2008, was submitted to the Planning Board on behalf of Vito Giordano (hereinafter referred to as "the Applicant") and the applicant has represented to this board that they are the lawful owners of the land within said site plan; and

WHEREAS the applicant has represented to this board that he is the agent of the lawful owner of said lot; and

WHEREAS an application fee of \$5,065.00 covering 2.871 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 December 14, 2009.
3. A negative declaration has been adopted on December 14, 2009 on the basis of a Full EAF dated December 28, 2005.

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

1. A map, Sheet S-1, titled "Site Plan," prepared by Architectural Visions PLLC, dated July 1, 2005 and last revised November 18, 2008;
2. A map, Sheet S-1, titled "Subdivision," prepared by Architectural Visions PLLC, dated August 1, 2005 and last revised June 2, 2008;

3. A map, Sheet S-1b, titled "Vicinity Map," prepared by Architectural Visions PLLC, dated August 4, 2006 and last revised November 18, 2008;
4. A map, Sheet S-2, titled "Details & Landscape Plan," prepared by Architectural Visions PLLC, dated July 1, 2005 and last revised November 10, 2009;
5. A map, Sheet S-3, titled "Lighting Plan," prepared by Architectural Visions PLLC, dated July 1, 2005 and last revised November 10, 2009;
6. A drawing, Sheet A-1, titled "Plan, Exterior Views," prepared by Architectural Visions PLLC dated January 21, 2009;
7. A drawing, Sheet A-2, titled "Plan, Exterior Views," prepared by Architectural Visions PLLC dated February 3, 2009;
8. A map, Sheet 1 of 2, titled "Drainage and Erosion Control Plan prepared for PEG Realty," prepared by Ralph Mastromonaco, P.E., P.C., dated April 15, 2008 and last revised April 20, 2009;
9. A drawing, Sheet 2 of 2, titled "Details prepared for PEG Realty," prepared by Ralph Mastromonaco, P.E., P.C., dated February 23, 2009 and last revised April 20, 2009;
10. A report titled, "Stormwater Pollution Prevention Plan prepared for PEG Realty," prepared by Ralph G. Mastromonaco, P.E., P.C., dated February 24, 2009 and Last revised May 6, 2009;

WHEREAS building materials and colors have been approved by the Advisory Board on Architecture & Community Appearance and the color scheme will consist of the following: forest green standing seam roof, cantilevered canopy roof, gray metal fascia with gray EPDM flat roof, gray EIFS over store fronts, beige split face concrete block, staggers course, pre-cast concrete water table; and

WHEREAS pursuant to Section 300-182A(4) of the Town of Yorktown Town Code, the applicant must provide five (5) parking space for 1,000 square feet of building area thereby requiring a total of ninety-five (95) parking spaces for the proposed building; and

WHEREAS the applicant shows 88 parking spaces for the proposed building and has provided a shared parking agreement with the adjacent bowling alley building which has fifty-two (52) parking spaces as shown on the 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	04/25/08, 01/07/09, 02/10/09, 11/12/09, 11/24/09
Conservation Board	01/19/06, 03/16/06, 06/26/06, 08/07/09, 11/24/09
Fire Marshal	no report
Planning Department	01/17/06, 03/09/06, 04/14/06, 05/22/06, 06/21/06, 06/09/08, 08/07/09
Planning Board Attorney	05/23/08
Town Engineer	01/17/06*, 03/09/06*, 05/22/06*, 06/21/06*, 12/14/16, 01/12/09, 03/09/09, 06/08/09, 07/28/09
Wetlands Inspector	06/22/06, 11/18/06

*Memo the same as the Planning Department memo of same date.

WHEREAS the requirements of this Board's Land Development Regulations have been met except as note below; and

WHEREAS a Public Informational Hearing was held in accordance with 195-22A(5) of the Yorktown Town Code on the said subdivision application and plat at the Town Hall in Yorktown Heights, New York commenced on February 12, 2007 and continued and closed on March 12, 2007; and

WHEREAS having reviewed all current site plans, building plans, environmental plans and reports, comments and reports from Town professional staff, the public, and other interested and involved agencies associated with the application before it; and having conducted a public hearing on the said site plan application commencing commenced on January 12, 2009, and continued and closed on March 9, 2009 at Town Hall in Yorktown Heights, New York;

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

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

RESOLVED that for any site disturbance of five thousand (5,000) square feet or more the Applicant must comply with New York State DEC Phase II Stormwater Regulations, latest amendment and the Town of Yorktown Stormwater Ordinance Chapter 248 of the Yorktown Town Code; and

BE IT NOW RESOLVED that the application of PEG Realty Corporation for the approval of a site plan titled, "New Retail Building for Mr.'s Giordano & Evans," prepared by Architectural Visions PLLC, dated April 4, 2006, and last revised November 18, 2008, be approved subject to the modifications and conditions listed below, and that the Chairman of this Board be and hereby is authorized to endorse this Board's approval of said plan upon compliance by the applicant with such modifications and requirements as noted below:

Modify plans to show:

None.

Additional requirements prior to signature by the Planning Board Chairman:

1. Submission of all legal documents to effectuate the easements and other agreements set forth on the map or its notes, in form satisfactory to the Planning Board and Town Attorney.
2. Submission of fees as per town requirements in the form of separate checks made payable to the Town of Yorktown:

ABACA	\$2,570.00
Legal Fees	\$1,904.00
General Development	\$1,624.00

3. Submission of fees and security to the Engineering Department per the Town Engineer's requirements:

Erosion Control Bond
Performance Bond
Inspection Fee

Fees to be determined after Planning Board approval and complete final set of drawings are submitted to the Town Engineer.

4. Approval of the Stormwater Pollution Prevention Plan by the Town Engineer.
5. Satisfy the requirements of the Wetland and Excavation Permit to the satisfaction of the Planning Department.

Additional requirements:

6. Applicant must submit final plans and as-builts in AutoCAD R14 readable format.
7. Proposed plan must comply with all current applicable ADA standards.
8. Applicant must obtain all necessary permits from outside agencies in order to complete project.

BE IT FURTHER RESOLVED that the applicant must return to the Planning Board for the approval of an Excavation Permit for the construction of this site plan; and

BE IT FURTHER RESOLVED that unless a building permit has been issued within 360 days of the date of this resolution, **December 9, 2010**, this approval will be null and void.

Old Hill Farm Solar

Robyn Steinberg

From: Ben Reisman <ben.reisman@powerflex.com>
Sent: Friday, January 7, 2022 11:20 AM
To: Robyn Steinberg
Cc: John Tegeder; Nancy Calicchia; Darbouze, Websly; Nicholas Budzynski
Subject: RE: Old Hill Farm Submission_Response to TCAC and Fire Inspector Memo
Attachments: Steel Pipe Bollard with Sleeve.pdf; 01072022_Old Hill Farm Site Plan_C005.pdf; Site Signage.jpg

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,

In addition to the materials that Websly submitted on behalf of the proposed Old Hill Farm solar project on 12/29 (responses to TCAC and Fire Inspector Memo) I have attached an updated site plan which includes several access gates and bollards. These components were requested by the Fire Inspector at our site visit on 1/5. I have also included specific detail on the bollards. All new components of the site plan have been highlighted on this iteration.

I have also attached a photo of site signage that we use at our ground-mounted projects, which was also requested by the Fire Inspector. Note that the attached photo references EnterSolar, which was Powerflex's previous name. Signage for this project will refer to Powerflex but will otherwise be similar.

We look forward to speaking with you and the Board on Monday night. Have a nice weekend.

Best,

Ben



Ben Reisman
Project Developer
T: 929-256-1701



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From: Darbouze, Websly <wdarbouze@BERGMANNPC.com>
Sent: Wednesday, December 29, 2021 2:42 PM
To: Robyn Steinberg <rsteinberg@yorktownny.org>

Cc: jtegeder@yorktownny.org; Nancy Calicchia <ncalicchia@yorktownny.org>; Ben Reisman <ben.reisman@powerflex.com>; Nicholas Budzynski <nicholas.budzynski@powerflex.com>
Subject: Old Hill Farm Submission_Response to TCAC and Fire Inspector Memo

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,

Attached is our submission in response to the most recent memorandums received from the Tree Conservation Advisory Commission and Fire Inspector.

Physical copies have also been mailed overnight to the Town office.

We are requesting to be placed on the agenda for the January 10th meeting for further discussion.

Please let me know if you have any comments or concerns.

Happy New Years!

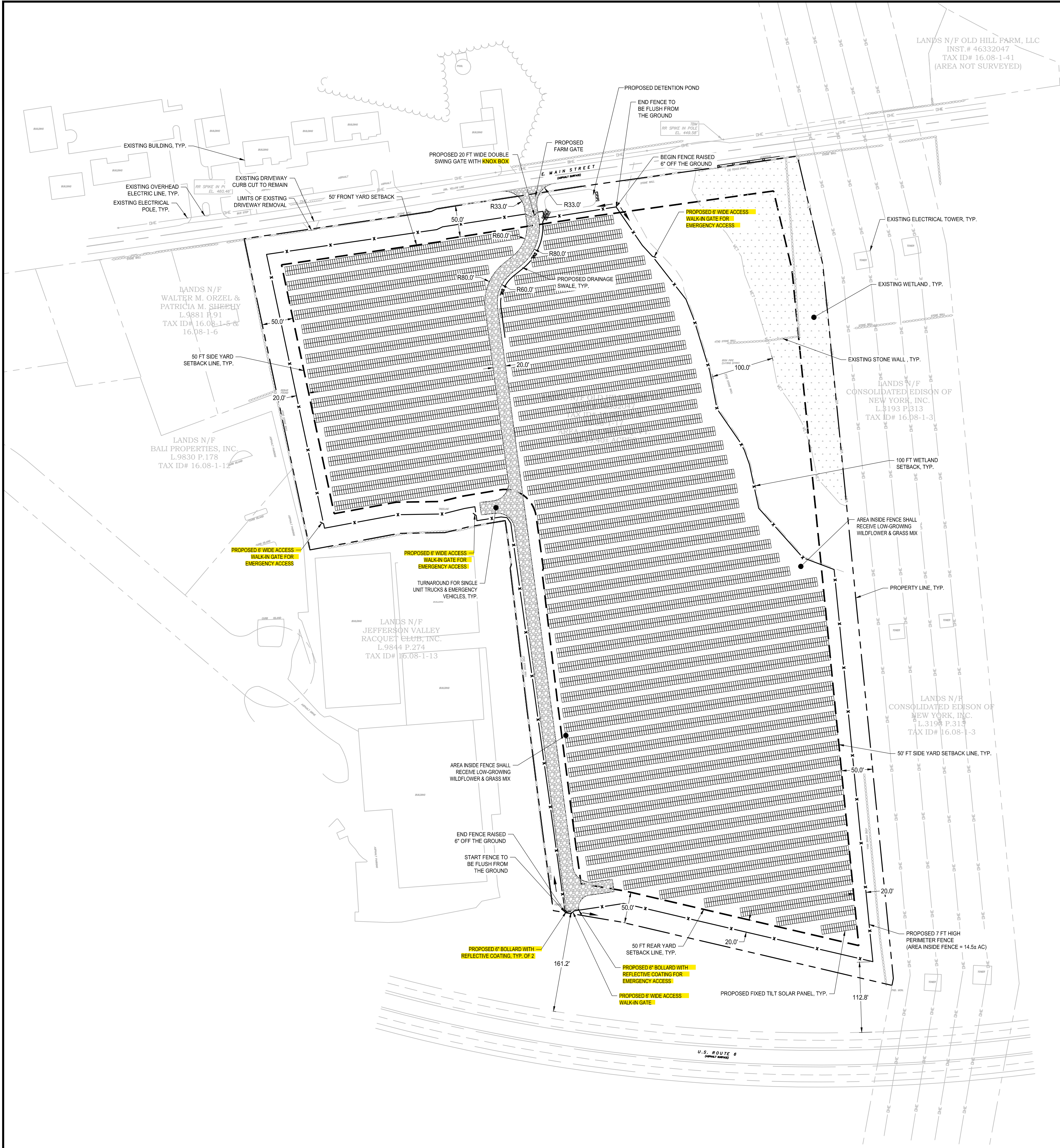
Websly Darbouze | Design Engineer
518.556.3639 | wdarbouze@bergmannpc.com

BERGMANN

Architects | Engineers | Planners
2 Winners Circle, Suite 102, Albany, NY 12205
www.bergmannpc.com

Bergmann has joined Colliers Engineering & Design!

???



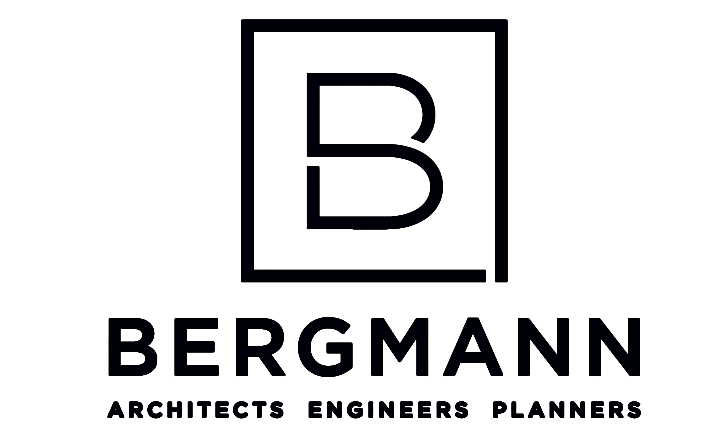
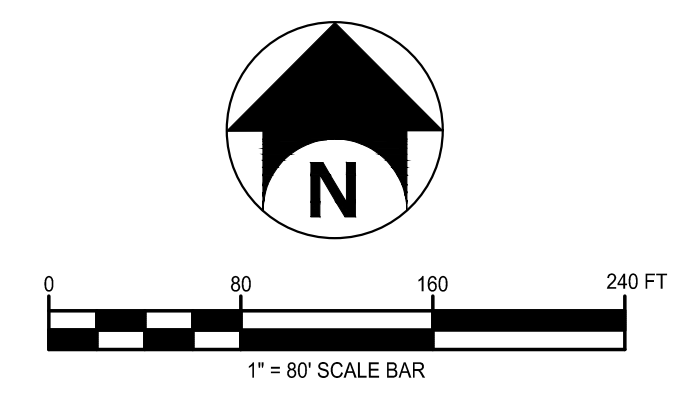
SITE PLAN DATA TABLE		
SITE IS LOCATED IN THE "R1-20" ONE-FAMILY RESIDENTIAL		
PROPOSED USE: SOLAR ENERGY SYSTEM		
PARCEL 16.08-1-17		
TOWN OF YORKTOWN, COUNTY OF WESTCHESTER		
STATE OF NEW YORK		
APPLICANT: POWERFLEX 805 THIRD AVENUE NEW YORK, NY, 120022 (917) 426-9523	OWNER(S) OF RECORD: ROMER BEATO	
PLANS PREPARED BY: BERGMANN 2 WINNERS CIRCLE, SUITE 102 ALBANY, NY 12205 (518) 862-0325		
DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT SIZE	N/A	844,987± SF
MINIMUM LOT WIDTH	N/A	900± FT
MIN. SIDE YARD SETBACK	50 FT	50± FT
MIN. FRONT YARD SETBACK	50 FT	51± FT
MIN. REAR YARD SETBACK	50 FT	50± FT

NOTES

1. REQUIRED ZONING STANDARDS REFLECT THE MOST STRICT RESIDENTIAL ZONING REQUIREMENTS OF THE TOWN OF YORKTOWN PER SECTION 300 ATTACHMENT 1 APPENDIX A RESIDENCE ZONE STANDARDS.

LEGEND

	PROPERTY LINE
	SET BACK LINE
	WETLAND SET BACK
	STONE WALL
	ADJOINER PROPERTY LINE
	ROAD RIGHT-OF-WAY
	EXISTING ROAD CENTERLINE
	EXISTING OVERHEAD WIRE
	EXISTING STREAM CENTERLINE
	PROPOSED FENCE LINE
	PROPOSED OVERHEAD UTILITY LINE
	PROPOSED UNDERGROUND UTILITY LINE
	PROPOSED SWALE
	PROPOSED TREELINE
	SWALE CENTERLINE
	EXISTING BUILDING
	EXISTING EDGE OF ASPHALT
	EXISTING TREELINE
	PROPOSED DRIVEWAY
	PALUSTRINE FORESTED WETLAND (PFO)
	PROPOSED SOLAR PANEL
	EXISTING UTILITY POLE
	6' BOLLARD



2 Winners Circle, Suite 102
Albany, NY 12205
www.bergmannpc.com
office: 518.862.0325

HILLSIDE SOLAR LLC

227 GUARD HILL ROAD
BEDFORD CORNERS, NY 10549

**OLD HILL FARM
SOLAR FARM**

571 EAST MAIN STREET
JEFFERSON VALLEY, NY 10535

Date Revised	Description
10/13/2021	REVISED PER CLIENT COMMENTS
12/01/2021	REVISED PER TREE COMMISSION COMMENTS
12/28/2021	REVISED PER FIRE DEPARTMENT COMMENTS

**PRELIMINARY
NOT FOR CONSTRUCTION**

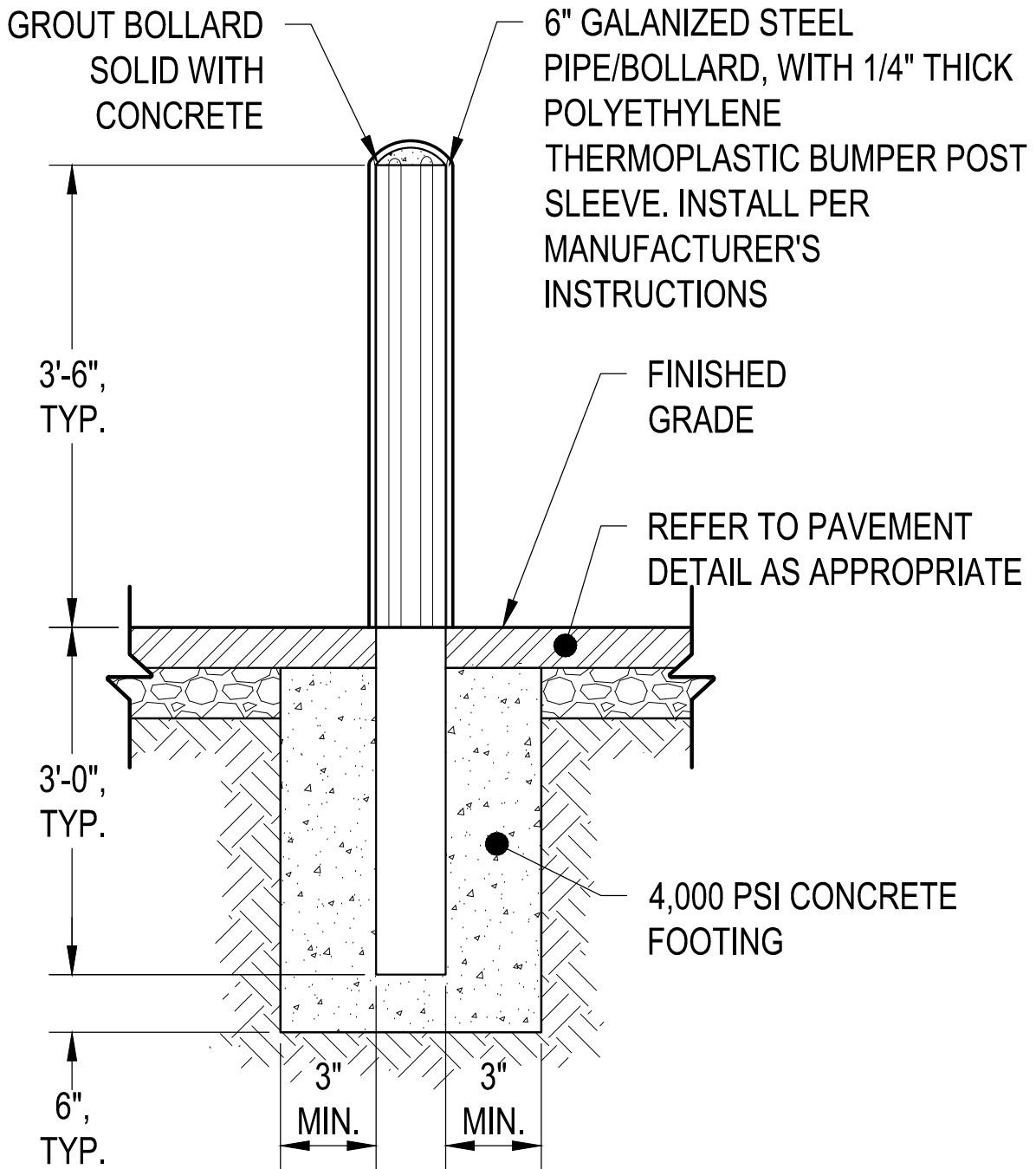
Copyright © Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C

Project Manager ECR	Discipline Lead ECR
Designer AG	Reviewer ECR
Date Issued 07/28/2021	Project Number 14064.11

Sheet Name

SITE PLAN

Drawing Number
C005



NOTE:

1. WHEN BOLLARD IS TO BE INSTALLED IN GRASS, FOOTING SHALL BE EXTENDED TO FINISHED GRADE AND DOMED TO PROMOTE DRAINAGE AWAY FROM BOLLARD

6" GALVANIZED STEEL
PIPE BOLLARD W/SLEEVE

N.T.S.

POWERED BY
enter solar
energy made easy
IN CASE OF EMERGENCY CALL
(844) MAX-SOLR





Town of Yorktown www.yorktownny.org

RECEIVED
PLANNING DEPARTMENT

DEC 17 2021

TOWN OF YORKTOWN

BUREAU OF FIRE PREVENTION

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 8:00-10:00 a.m., 3:00-4:00 p.m.

TO: Planning Board, Town of Yorktown
From: Edward Kolisz, Fire Inspector
Re: **Old Hill Solar Farm**
Date: December 17, 2021

On Monday December 13, 2021 the Bureau of Fire Prevention met to discuss the proposed solar farm located at 571 East Main St. Jefferson Valley, NY. The Bureau had the following comments:

1. The access road shall extend to the far end of the site.
2. The access road shall be constructed to meet section 503.2 of the Fire Code of New York State. Specifically, the road surface shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
3. Signage shall be provided at the entrance with the property address and emergency contact information.
4. A maintenance plan shall be provided to address the mowing of grass around the site and for snow removal on the access road.
5. Training shall be provided to the local fire department and one of their trainers. The trainer shall be provided with all training materials to continue educating the fire department members who could not be present for the initial training.
6. The local fire department would like to set up a site visit with the developers. Please contact the Fire Inspector to schedule the meeting.

Please contact me with any questions.

December 29, 2021

Mr. John Tegeder
Director of Planning
Town of Yorktown Planning Board
Albert A. Capellini Community and Culture Center
1974 Commerce Street
Yorktown Heights, New York 10598

RECEIVED
PLANNING DEPARTMENT

JAN 3 2022

TOWN OF YORKTOWN

Re: Response to Fire Inspector Memorandum
Hillside Solar LLC
Old Hill Farm Solar Farm
571 East Main Street
Jefferson Valley, New York

Dear Mr. Tegeder;

This letter is provided in response to a comment letter prepared by Edward Kolisz from the Town of Yorktown Bureau of Fire Prevention regarding the Old Hill Farm Solar Farm (Project) dated, December 17, 2021. On behalf of Hillside Solar LLC, enclosed please find an updated submission for the Project for your review which includes the following:

- Eight (8) copies of the revised Site Plan Set, dated December 28, 2021

Provided below are the comments from the letter followed by our responses in **bold**.

1. The access road shall extend to the far end of the site

The access road has been extended to the far end of the project site.

2. The access road shall be constructed to meet section 503.2 of the Fire Code of New York State. Specifically, the road surface shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

The proposed access driveway design has been approved by the NYSDEC for projects with limited needs for vehicular traffic as is the case with the proposed Project. The proposed Project will need to be accessed only on an occasional basis for maintenance activities or emergencies. The proposed gravel surface will provide adequate all-weather driving capabilities needed for emergency access.

Furthermore, coordination was established with Presto Geosystems to gather further information regarding the load capacity of the proposed limited use pervious gravel driveway. An associate of Presto Geosystems, Cory Schneider – Business Development Manager, has indicated that the proposed pervious gravel system will be capable of supporting a live load of 75,000 lbs. In addition, as suggested by Presto Geosystems, the standard Geogrid will be replaced with an enhanced woven geotextile (HP270 or equivalent). The enhanced woven geotextile will provide equal strength to that of the Geogrid, while also providing greater separation between fill materials. The separation function will



allow for easier movement of water and will ensure the driveway maintains its thickness, service life, and long-term strength. The driveway detail has been updated accordingly to reflect that change.

3. Signage shall be provided at the entrance with the property address and emergency contact information.

Signage with the property address and emergency contact information will be provided at the entrance of the project site.

4. A maintenance plan shall be provided to address the mowing of grass around the site and snow removal on the access road.

The Applicant will be providing a maintenance plan which will address the procedures and plans for maintaining the property and boundaries.

5. Training shall be provided to the local fire department and one of their trainers. The trainer shall be provided with all training materials to continue educating the fire department members who could not be present for the initial training.

The Applicant will set up a training site visit as well as provide materials to the local fire department.

6. The local fire department would like to set up a site visit with the developers. Please contact the Fire Inspector to schedule the meeting.

The Applicant has reached out to the Fire Inspector for this purpose.

We believe that the responses provided above adequately address the comments from the letter. Should you have any questions or require additional information, please do not hesitate to contact me at (518) 556-3639 or by email at wdarbouze@bergmannpc.com.

Sincerely,

Websly Darbouze
DESIGN ENGINEER, BERGMANN

Cc: Edward Kolis, Fire Inspector
Ben Reisman, Powerflex

DEC 27 2021

TOWN OF YORKTOWN

To: Yorktown Planning Board
From: Yorktown Tree Conservation Advisory Commission (TCAC)
Date: 21 December 2021

RE: Old Hill Farm Solar Farm

Chairman Fon and members of the Planning Board

The TCAC has revised our 19 December 2021 memo as noted on page 2 in the calculations and in note 3.

The TCAC has reviewed the materials in the referral for the referenced project that were received on 8 December 2021. The TCAC references our November 2021 memo regarding this project and has the following comments:

1. The Planner has revised the LANDSCAPING & TREE MITIGATION PLAN, C008, to show the location and the square footage of the protected woodlands to be disturbed.
2. The Planner has provided a calculation of the payment due to the Tree Bank Fund. However, he has miscalculated the payment as will be explained later.
3. The Planner has revised drawing C008 to show the Arborist's ID for the trees to be removed.
4. The Planner has provided revised calculations for the tree mitigation ratio and the tree deficit. However, these calculations are incorrect as will be explained later.
 - The Planner has presented revised realistic DBH's for the replacement trees.
 - The Planner correctly uses 70 for the number of invasive trees to be removed. This is based on a revised 2 October 2021 letter from the Arborist. The TCAC did not catch this revision previously.
 - The Planner has provided a revised calculation for the tree deficit. However, as noted above, this calculation is incorrect as will be explained later.
 - The Planner has provided a revised figure for the tree deficit. However, as noted above, this calculation is incorrect as will be explained later.

The following are the TCAC's comments on the current submittal:

1. On page 2 of his 1 December 2021 letter, the Planner has two charts for the Proposed Non-invasive Trees to be Removed. Under the chart on the right, the Planner states "Average DBH of Protected Trees to be Removed: 4.74in". This is incorrect. All protected trees in this chart are 8" or greater. In the table on the top of this page, the Planner states that the "Average DBH of Protected Trees (in.)" is 14.21". This number is realistic given the right hand chart. This discrepancy must be corrected.

2. The TCAC will now provide revised correct calculations for the tree mitigation ratio, the tree deficit and the required payment to the Tree Bank Fund:

Avg. DBH of tree to be removed -----	14.21"
Avg. DBH of replacement trees (Actual) -----	3.04"
Mitigation ratio (Actual) -----	4.67
Protected Trees to be removed -----	363
Required replacement trees (4.67 x 363) -----	1695
Replacement trees to be planted -----	265
Tree deficit -----	1430
Payment to the Tree Bank Fund based on the tree removals (rev)	\$36,300
Protected Woodlands to be removed (SF) -----	267,130
Payment to the Tree Bank Fund for the above removal -----	\$16,028
Total Tree Bank Fund payment (revised)-----	\$52,328

This total has been revised under protest. We feel that the total shown in our 19 December 2021 memo is correct based on the intent of Chapter 270.

3. On page 5 of his letter, the Planner is requesting consideration for the removal of invasive vines on trees to remain as part of his mitigation plan. The TCAC has no issue with this request. The Planner needs to quantify the number of trees to be remediated. However, such mitigation shall offset the above noted tree deficit. No reduction in payment to the Tree Bank Fund should be allowed.

4. On page 4 of his letter, the Planner takes a "Credit for Planted Trees" of 56. He cites Chapter 270-10 as justification. The TCAC can find nothing in Subsection 10 to justify such a credit.
5. Lastly, our Certified Arborist Member has noted that, in his observation, the use of Colorado Spruces do not do well here. The TCAC requests that a 2 year maintenance plan for these trees be included in the mitigation plan.

The TCAC requests that the Planner address our new comments. Until these comments are addressed, this proposal should not be allowed to advance further in the Planning Board review process.

Tree Conservation Advisory Commission

Sincerely,

Lawrence W. Klein P.E., Member

Keith Schepart ISA, Member

Tom Schmitt, Member

December 29th, 2021

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

RECEIVED
 PLANNING DEPARTMENT
 JAN 3 2022
 TOWN OF YORKTOWN

Re: Response to TCAC Revised Memo – 19 December 2021
 Old Hill Solar Farm
 Town of Yorktown, Westchester County, New York

Dear Chairman Fon:

We have received and reviewed the Yorktown Tree Conservation Advisory Commission’s (TCAC) most recent revised memo.

Below are our responses to each of the TCAC’s comments:

1. We acknowledge the error in the chart on page 2 of our previous submission. The correct Average DBH of Protected Trees, as referenced in the TCAC’s calculations and elsewhere in our previous submission, is 14.21”.
2. We are in agreement with the revised calculations for the tree mitigation ratio, the tree deficit, and the required payment to the Tree Bank Fund. Though, since our last submission, we received a request from the Fire Inspector to extend our access road to the end of the site. As a result, an additional 6 trees need to be removed. The IDs of these trees are: 1342, 1355, 1354, 1428, 1551, and 1550. Of these 6 trees, four are protected trees under the Town’s Tree law and two are in poor condition and are invasive. The details of these trees are listed below.

Tree ID	Common Name	Genus	Species	DBH	Condition Class	Invasive
1342	Hickory-Shagbark	Carya	ovata	10	Fair	No
1354	Cherry	Prunus	sp	14	Poor	No
1355	Maple-Sugar	Acer	saccharum	11	Good	No
1428	Maple-Sugar	Acer	saccharum	13	Good	No
1550	Locust-Black	Robinia	pseudoacacia	8	Poor	Yes
1551	Locust-Black	Robinia	pseudoacacia	8	Poor	Yes

Our updated payment to the Tree Bank Fund, according to the revised calculation is \$53,328 (\$52,928 + \$400) for the additional 4 protected trees to be removed.

3. At this time, we withdraw our request for consideration of removal of invasive vines as part of our mitigation strategy.
4. As stated above, we are in agreement with the TCAC’s revised calculations for Tree Bank Fund contribution for our proposed project with the addition mentioned above.



5. In response to the TCAC's Certified Arborist opinion, we propose replacing the Colorado Spruce with Eastern White Pine or another species that the Commission feels is more appropriate.

If you should have any questions or require any additional information, please do not hesitate to contact me via phone at 518.389.1109 or by email at cvoss@bergmannpc.com.

Sincerely,

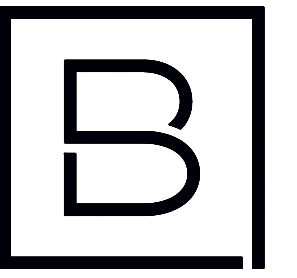
A handwritten signature in black ink that reads "Charles A. Voss". The signature is written in a cursive, flowing style.

Charles A. Voss, AICP
Senior Project Manager, BERGMANN

PRELIMINARY DEVELOPMENT PLANS FOR
PROPOSED

OLD HILL FARM SOLAR FARM

SOLAR DEVELOPMENT 571 EAST MAIN STREET JEFFERSON VALLEY, NEW YORK



BERGMANN
ARCHITECTS ENGINEERS PLANNERS

2 Winners Circle, Suite 102
Albany, NY 12205
www.bergmannpc.com
office: 518.862.0325

HILLSIDE SOLAR LLC

227 GUARD HILL ROAD
BEDFORD CORNERS, NY 10549

**OLD HILL FARM
SOLAR FARM**

571 EAST MAIN STREET
JEFFERSON VALLEY, NY 10535

Date Revised	Description
10/13/2021	REVISED PER CLIENT COMMENTS
12/01/2021	REVISED PER TREE COMMISSION COMMENTS
12/28/2021	REVISED PER FIRE DEPARTMENT COMMENTS

PROJECT CONTACTS

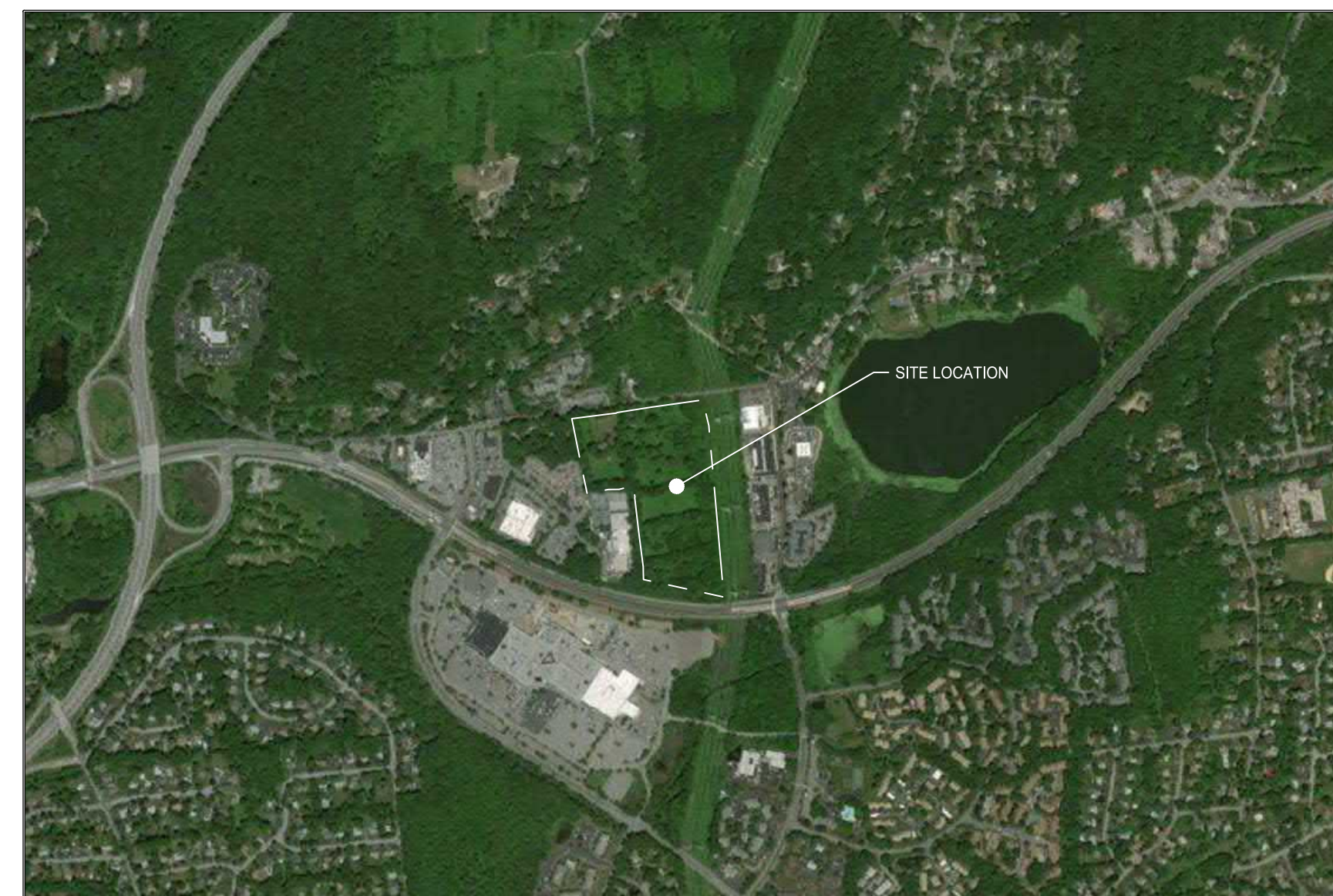
CIVIL ENGINEER
BERGMANN
2 WINNERS CIRCLE, SUITE 102
ALBANY, NY 12205
CONTACT: ERIC REDDING, PE
PHONE: 518.556.3631

OWNER
OLD HILL FARM LLC
227 GUARD HILL ROAD
BEDFORD CORNERS, NY 10549

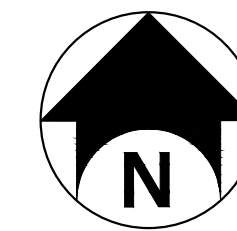
APPLICANT

HILLSIDE SOLAR LLC
227 GUARD HILL ROAD
BEDFORD CORNERS, NY 10549
CONTACT: KATHRYN HOENIG
PHONE: 914.953.5312

ELECTRICAL ENGINEER
TBD



SITE LOCATION MAP
1"=1000'



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Project Manager ###	Discipline Lead ###
Designer AG	Reviewer WD
Date Issued 07/28/2021	Project Number 14064.11

Sheet Name

COVER

Drawing Number

C000

SEQUENCE OF CONSTRUCTION:

- PRE-CONSTRUCTION MEETING HELD TO INCLUDE PROJECT MANAGER, OPERATOR'S ENGINEER, CONTRACTOR, AND SUB-CONTRACTORS PRIOR TO LAND DISTURBING ACTIVITIES.
- CONSTRUCT CONSTRUCTION ENTRANCE/EXIT AT LOCATIONS DESIGNATED ON PLANS.
- INSTALL PERIMETER SILT FENCE.
- HAVE A QUALIFIED PROFESSIONAL CONDUCT AN ASSESSMENT OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- BEGIN CLEARING AND GRUBBING OPERATIONS. CLEARING AND GRUBBING SHALL BE DONE ONLY IN AREAS WHERE EARTHWORK WILL BE PERFORMED AND ONLY IN AREAS WHERE CONSTRUCTION IS PLANNED TO COMMENCE WITHIN 14 DAYS AFTER CLEARING AND GRUBBING.
- CONSTRUCT GRAVEL ROAD TO BE USED DURING CONSTRUCTION
- STRIP TOPSOIL AND STOCKPILE IN A LOCATION ACCEPTABLE TO CONSTRUCTION MANAGER. WHEN STOCKPILE IS COMPLETE, INSTALL PERIMETER SILT FENCE, SEED SURFACE WITH 100% PERENNIAL RYEGRASS MIXTURE AT A RATE OF 2-4 LBS. PER 1000 SF. APPLY 90-100 LBS PER 1000 SF OF MULCH.
- COMMENCE EARTHWORK CUT AND FILLS. THE WORK SHALL BE PROGRESSED TO ALLOW A REASONABLE TRANSFER OF CUT AND FILL EARTH FOR ROUGH GRADING AND EARTH MOVING. THE CONTRACTOR WILL BE GIVEN SOME LATITUDE TO VARY FROM THE FOLLOWING SCHEDULE IN ORDER TO MEET THE FIELD CONDITIONS ENCOUNTERED. CONTRACTOR SHALL REVIEW VARIATIONS TO SWPPP WITH DESIGN ENGINEER AND QUALIFIED PROFESSIONAL PRIOR TO IMPLEMENTATION.
- REMOVE GRAVEL DRIVEWAY USED DURING CONSTRUCTION AND CONSTRUCT THE PROPOSED PERVIOUS GRAVEL DRIVEWAY AFTER CONSTRUCTION ACTIVITIES SUCH AS THE INSTALLATION OF THE PANELS AND PERIMETER FENCE. THE SUB-GRADE MATERIAL WHERE THE DRIVEWAY IS TO BE INSTALLED SHALL BE DECOMPACTED PER NYSDDEC'S "DEEP-RIPPING AND DECOMPACTION" MANUAL, DATED APRIL 2008. CONTRACTOR SHALL AVOID FREQUENT HEAVY TRAFFIC ON THE LIMITED USE PERVIOUS GRAVEL.
- AS ROADWAY AND ACCESS DRIVES ARE BROUGHT TO GRADE, THEY WILL BE STABILIZED WITH CRUSHED STONE SUBBASE AT A DEPTH SPECIFIED ON PLANS TO PREVENT EROSION AS SOON AS PRACTICABLE.
- STABILIZE ALL AREAS AS SOON AS PRACTICABLE, IDLE IN EXCESS OF 7 DAYS AND IN WHICH CONSTRUCTION WILL NOT RECOMMENCE WITHIN 14 DAYS.
- INSTALL UTILITIES. TRENCH EXCAVATION/BACKFILL AREAS SHOULD BE STABILIZED PROGRESSIVELY AT THE END OF EACH WORKDAY WITH SEED AND STRAW MULCH AT A RATE OF 100% PERENNIAL RYE GRASS AT 2-4 LBS/1000 SF MULCHED AT 90-100 LBS/1000 SF.
- STABILIZE ALL AREAS IDLE IN EXCESS OF 7 DAYS IN WHICH CONSTRUCTION WILL NOT RECOMMENCE WITHIN 14 DAYS.
- REMOVE TEMPORARY CONSTRUCTION EXITS AND PERIMETER SILT FENCE ONCE SITE HAS ACHIEVED 80% UNIFORM STABILIZATION.

GENERAL NOTES:

- THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THIS MAP HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORD MAPS. THEY ARE NOT CERTIFIED TO THE ACCURACY OF THEIR LOCATION AND/OR COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES FIELD STAKED BEFORE STARTING WORK BY CALLING 1-800-962-7962.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH TITLE 29 OF FEDERAL REGULATIONS, PART 1926, SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION (OSHA).
- HIGHWAY DRAINAGE ALONG ALL ROADS AND PRIVATE DRIVES SHALL BE KEPT CLEAN OF MUD, DEBRIS ETC. AT ALL TIMES.
- THE CONTRACTOR SHALL CONSULT THE DESIGN ENGINEER BEFORE DEVIATING FROM THESE PLANS.
- IN ALL TRENCH EXCAVATIONS, CONTRACTOR MUST LAY THE TRENCH SIDE SLOPES BACK TO A SAFE SLOPE. USE A TRENCH SHIELD OR PROVIDE SHEETING AND BRACING.
- IF SUSPICIOUS AND/OR HAZARDOUS MATERIAL IS ENCOUNTERED DURING DEMOLITION/CONSTRUCTION, ALL WORK SHALL STOP AND THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION SHALL BE NOTIFIED IMMEDIATELY. WORK SHALL NOT RESUME UNTIL THE DEVELOPER HAS OUTLINED APPROPRIATE ACTION FOR DEALING WITH THE WASTE MATERIAL AND THE DEVELOPMENT PLANS ARE MODIFIED AS MAY BE NECESSARY.
- EXCAVATED WASTE MATERIAL REMOVED FROM THE SITE SHALL BE PLACED AT A LOCATION ACCEPTABLE TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- AREAS DISTURBED OR DAMAGED AS PART OF THIS PROJECTS CONSTRUCTION THAT ARE OUTSIDE OF THE PRIMARY WORK AREA SHALL BE RESTORED, AT THE CONTRACTORS EXPENSE, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- UNLESS COVERED BY THE CONTRACT SPECIFICATIONS OR AS NOTED ON THE PLANS, ALL WORK SHALL CONFORM TO THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS DATED JANUARY 1, 2020 AND ANY SUBSEQUENT APPENDICES.

WASTE/HAZARDOUS MATERIAL PRACTICES:

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

EROSION & SEDIMENT CONTROL NOTES:

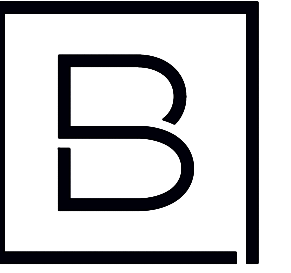
- INSTALL EROSION CONTROL MEASURES AS INDICATED ON THE PLAN PRIOR TO THE START OF ANY EXCAVATION WORK. EROSION CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION SEDIMENT CONTROL MANUAL, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, AND THE GOVERNING MUNICIPAL REQUIREMENTS.
- REMOVE AND STOCKPILE TOPSOIL AS DIRECTED BY THE CONSTRUCTION MANAGER REPLACE TOPSOIL TO A MINIMUM 4" DEPTH WITH TOPSOIL OR AMENDED SOIL. ALL DISTURBED AREAS TO BE SEEDED TO PROMOTE VEGETATION AS SOON AS PRACTICABLE.
- IF THE SEASONS PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE "STANDARDS", NETTING OR LIQUID MULCH BINDER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED BEFORE 80% UNIFORM VEGETATIVE COVER HAS BEEN ACHIEVED.
- ALL EROSION CONTROL MEASURES ARE TO BE REPLACED WHENEVER THEY BECOME CLOGGED OR INOPERABLE AND SHALL BE REPLACED AT A MINIMUM OF EVERY 3 MONTHS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF TOPSOIL OR AMENDED TO ALL DISTURBED AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES.
- THE CONTRACTOR SHALL DESIGNATE A MEMBER OF HIS/HER FIRM TO BE RESPONSIBLE TO MONITOR EROSION CONTROL, EROSION CONTROL STRUCTURES, TREE PROTECTION AND PRESERVATION THROUGHOUT CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE FINISH GRADED TO PROMOTE VEGETATION ON ALL EXPOSED AREAS AS SOON AS PRACTICABLE. STABILIZATION PRACTICES (TEMPORARY/PERMANENT SEEDING, MULCHING, GEOTEXTILES, ETC.) MUST BE IMPLEMENTED WITHIN SEVEN (7) DAYS WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND NOT EXPECTED TO RESUME WITHIN FOURTEEN (14) DAYS.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. ALL CONSTRUCTION DEBRIS AND SEDIMENT SPOILS, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
- DUST SHALL BE CONTROLLED BY WATERING.
- ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
- SLOPE TRACKING SHALL BE IMPLEMENTED ON ALL SLOPE 1 ON 3 OR GREATER AT THE END OF EACH WORK DAY AND PRIOR TO FINAL SLOPE GRADING AND STABILIZATION.

STORM WATER POLLUTION PREVENTION PLAN NOTES:

- THE CONTRACTOR SHALL PROVIDE A QUALIFIED INSPECTOR TO INSPECT THE PROJECT AT THE END OF EACH WORK WEEK AND PROVIDE A REPORT AT LEAST ONCE PER WEEK.
- EROSION CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION SEDIMENT CONTROL MANUAL, WESTCHESTER COUNTY DEPARTMENT OF HEALTH, AND THE TOWN OF YORKTOWN REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE BEST MANAGEMENT PRACTICES (BMP'S) UNTIL GROUND COVER IS ESTABLISHED.
- REMOVE AND STOCKPILE TOPSOIL AS DIRECTED BY THE CONSTRUCTION MANAGER. REPLACE TOPSOIL TO A MINIMUM 4" DEPTH. ALL DISTURBED AREAS TO BE HYDROSEEDDED AS DIRECTED BY THE CONSTRUCTION MANAGER TO PROMOTE VEGETATION AS SOON AS PRACTICABLE.
- IF THE SEASONS PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE "STANDARDS", NETTING OR LIQUID MULCH BINDER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED BEFORE 80% UNIFORM VEGETATION HAS BEEN ACHIEVED.
- ALL EROSION CONTROL MEASURES ARE TO BE REPLACED WHENEVER THEY BECOME CLOGGED OR INOPERABLE AND SHALL BE REPLACED WHEN THEY HAVE REACHED THE DESIGN LIFE INDICATED IN THE NYS GUIDELINES FOR URBAN EROSION SEDIMENT CONTROL DESIGN MANUAL OR EVERY THREE MONTHS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF TOPSOIL TO ALL DISTURBED AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES.
- THE CONTRACTOR SHALL DESIGNATE A MEMBER OF HIS/HER FIRM TO BE RESPONSIBLE TO MONITOR EROSION CONTROL AND EROSION CONTROL STRUCTURES THROUGHOUT CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE FINISH GRADED TO PROMOTE VEGETATION ON ALL EXPOSED AREAS AS SOON AS PRACTICABLE. STABILIZATION PRACTICES (TEMPORARY/PERMANENT SEEDING, MULCHING, GEOTEXTILES, ETC.) MUST BE IMPLEMENTED WITHIN SEVEN (7) DAYS WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND NOT EXPECTED TO RESUME WITHIN FOURTEEN (14) DAYS.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. ALL CONSTRUCTION DEBRIS AND SEDIMENT SPOILS, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
- DUST SHALL BE CONTROLLED BY WATERING.
- ADJOINING PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
- EROSION CONTROL MEASURES SHOULD BE RELOCATED INWARD AS PERIMETER SLOPE CONSTRUCTION PROGRESSES AND RECONSTRUCTED TO THE NYS STANDARDS & SPECIFICATION AT THE END OF EACH DAY.
- PERMETER AREAS SHALL BE TEMPORARILY STABILIZED WITH SEED AND MULCH PROGRESSIVELY AT MINIMUM AT THE END OF EACH WEEK WITH 100% PERENNIAL RYEGRASS MIX AT A RATE OF 2-4 LBS PER 1000 SF AND MULCH 90-100 LBS PER 1000 SF OF WEED FREE STRAW.
- SLOPE TRACKING SHALL BE IMPLEMENTED ON ALL SLOPE 1 ON 3 OR GREATER AT THE END OF EACH WORK DAY AND PRIOR TO FINAL SLOPE GRADING AND STABILIZATION.

SITE STABILIZATION:

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



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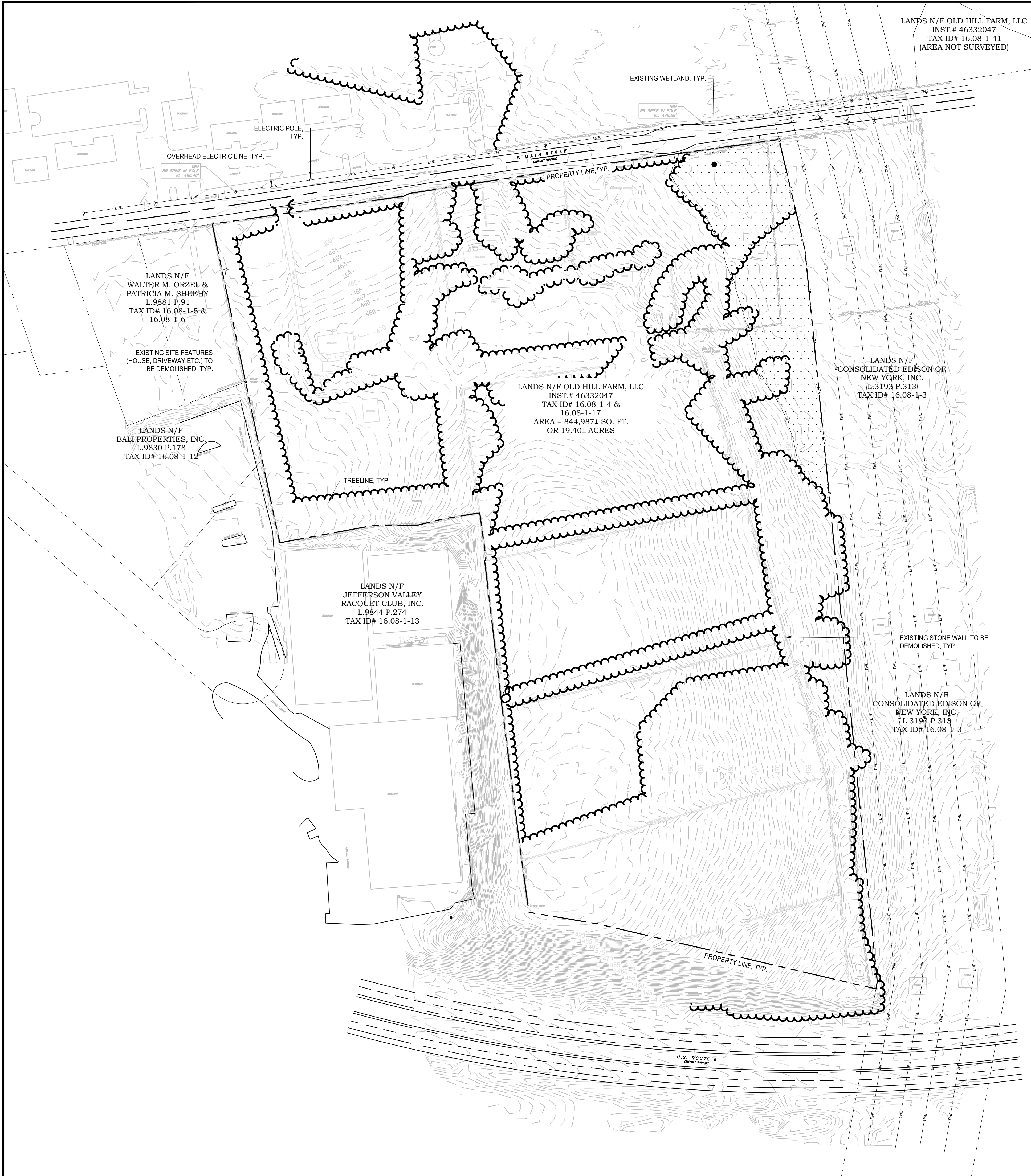
Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AG	ECR
Date Issued	Project Number
07/28/2021	14064.11

Sheet Name

GENERAL NOTES

Drawing Number

C001



LANDS N/F OLD HILL FARM, LLC
 INST.# 46332047
 TAX ID# 16.08-1-41
 (AREA NOT SURVEYED)

LANDS N/F
 WALTER M. ORZEL &
 PATRICIA M. SHEEHY
 L.9381 P.91
 TAX ID# 16.08-1-5 &
 16.08-1-6

EXISTING SITE FEATURES
 (HOUSE, DRIVEWAY ETC.) TO
 BE DEMOLISHED, TYP.

LANDS N/F
 BALI PROPERTIES, INC.
 L.9830 P.178
 TAX ID# 16.08-1-12

LANDS N/F OLD HILL FARM, LLC
 INST.# 46332047
 TAX ID# 16.08-1-4 &
 16.08-1-17
 AREA = 844,987± SQ. FT.
 OR 19.40± ACRES

LANDS N/F
 CONSOLIDATED EDISON OF
 NEW YORK, INC.
 L.3193 P.313
 TAX ID# 16.08-1-3

LANDS N/F
 JEFFERSON VALLEY
 RACQUET CLUB, INC.
 L.9844 P.274
 TAX ID# 16.08-1-13

LANDS N/F
 CONSOLIDATED EDISON OF
 NEW YORK, INC.
 L.3193 P.313
 TAX ID# 16.08-1-3

SCHEDULE B EXCEPTIONS:

- 5. COVENANTS, RESTRICTIONS, EASEMENTS AND AGREEMENTS FOUND OF RECORD:
- A. TERMS, CONDITIONS, EASEMENTS AND RESERVATIONS CONTAINED IN DEED MADE BY JAMES CURRY HILL, ET AL. TO WESTCHESTER LIGHTING COMPANY, DATED 9/19/1931 AND RECORDED 11/12/1931 IN LIBER 3193 CP. 313, AS MODIFIED BY: TRANSMISSION LINE AS SHOWN.
- (I) RELEASE MADE BETWEEN SMALL SHOPPING CENTERS VENTURE AND CONSOLIDATED COMPANY OF NEW YORK, INC., RECORDED 10/21/1972 IN LIBER 7084 CP. 402 (RELEASES EASEMENTS GRANTED IN LIBER 3193 CP.313); AND
- (II) RELEASE OF EASEMENT MADE BETWEEN CONSOLIDATED COMPANY OF NEW YORK, INC. AND SMALL SHOPPING CENTERS VENTURE, RECORDED 11/24/1972 IN LIBER 7094 CP. 647 (RELEASES EASEMENTS GRANTED IN LIBER 3193 CP.313). (SEE EXHIBIT A)
- B. UTILITY EASEMENT GRANT TO WESTCHESTER LIGHTING COMPANY AND NEW YORK TELEPHONE COMPANY, RECORDED 6/14/1940 IN LIBER 3837 CP. 48, (EXHIBIT B), DOES NOT AFFECT SUBJECT PROPERTY.
- C. GRANT OF PIPELINE EASEMENT TO ALGONQUIN GAS TRANSMISSION COMPANY, RECORDED 7/21/1952 IN LIBER 5118 CP. 386, (EXHIBIT C), DOES NOT AFFECT SUBJECT PROPERTY.
- D. UTILITY EASEMENT GRANT TO CONSOLIDATED COMPANY OF NEW YORK, INC., RECORDED 10/9/1967 IN LIBER 6737 CP. 754, (EXHIBIT D) BLANKET IN NATURE
- E. NEW YORK TELEPHONE COMPANY EASEMENT AGREEMENT, RECORDED 10/10/1967 IN LIBER 6738 CP. 134, (EXHIBIT E) DOES NOT AFFECT SUBJECT PROPERTY.

GENERAL NOTES:

1. UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
2. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSE AND USE; THEREFORE, THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENTS.
3. EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY.
4. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
5. REFERENCE IS MADE TO STEWART TITLE INSURANCE COMPANY, TITLE NUMBER 837326 (\$-NY-CP-BTA), EFFECTIVE DATE AUGUST 11, 2017.
6. BASIS OF BEARING IS NEW YORK STATE PLANE COORDINATE SYSTEM EAST ZONE. CONTROL WAS ESTABLISHED USING NYSNET VRS SYSTEM. THE HORIZONTAL DATUM IS RELATIVE TO NAD83
7. THE VERTICAL POSITION OF THE HEREIN SURVEY IS BASED ON THE NYSNET RTK GPS NETWORK AND IS SUBJECT TO FURTHER ADJUSTMENT TO ANY LOCAL NGS BENCHMARKS. THE VERTICAL DATUM IS RELATIVE TO NAVD 1988.

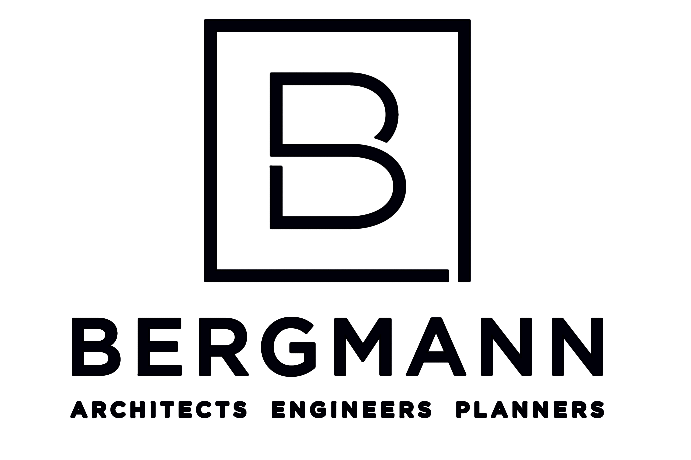
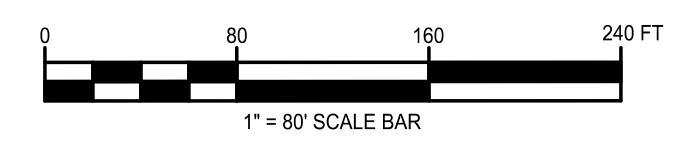
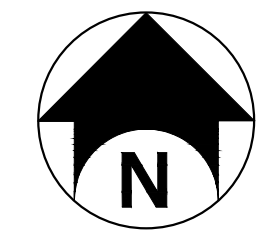
MAP REFERENCES:

1. MAP ENTITLED "THE NEW YORK EDISON CO. JAMES CURRY HILL & THEODORE HILL JR. - PURCHASE, 132 KV RIGHT OF WAY BETWEEN PUTNAM-WESTCHESTER CO. LINE & MILLWOOD" DATED SEPT 3, 1931, N-664.
2. MAP ENTITLED "SUBDIVISION MAP OF JEFFERSON VALLEY INDUSTRIAL PARK NO 1 FOR JEFFERSON VALLEY CORP.", BY J. HENRY CARPENTER & CO., DATED FEB. 3, 1964, AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE QN MAY 25, 1964 AS MAP NO. 13954.
3. MAP ENTITLED "AMENDED SUBDIVISION MAP OF JEFFERSON VALLEY INDUSTRIAL PARK NO 1 FOR JEFFERSON VALLEY CORP.", BY J. HENRY CARPENTER & CO., DATED OCTOBER 2 1964, AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON FEB 1, 1965 AS MAP NO. 14225.
4. MAP ENTITLED "SUBDIVISION MAP SHOWING RE-SUBDIVISION OF JEFFERSON VALLEY INDUSTRIAL PARK NO. 1" BY J. HENRY CARPENTER & CO., LAST REVISED MAY 24, 1990, AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON JUNE 11, 1990 AS MAP NO. 24181.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE N.Y. STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON BEHALF OF THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION OR SUBSEQUENT OWNERS.

LEGEND

	PROPERTY LINE
	ADJOINER PROPERTY LINE
	ROAD RIGHT-OF-WAY
	STONE WALL
	ROAD CENTERLINE
	OVERHEAD WIRE
	STREAM CENTERLINE
	CONTOUR - MAJOR
	CONTOUR - MINOR
	SWALE CENTERLINE
	EDGE OF ASPHALT
	EXISTING TREELINE
	PALUSTRINE FORESTED WETLAND (PFO)
	UTILITY POLE
	IRON MONUMENT
	FOUND CONCRETE MONUMENT
	EXISTING SIGN
	GUY WIRE



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HILLSIDE SOLAR LLC

227 GUARD HILL ROAD
 BEDFORD CORNERS, NY 10549

**OLD HILL FARM
 SOLAR FARM**

571 EAST MAIN STREET
 JEFFERSON VALLEY, NY 10535

Date Revised	Description
10/13/2021	REVISED PER CLIENT COMMENTS
12/01/2021	REVISED PER TREE COMMISSION COMMENTS
12/28/2021	REVISED PER FIRE DEPARTMENT COMMENTS

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Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AG	ECR
Date Issued	Project Number
07/28/2021	14064.11

Sheet Name

**EXISTING CONDITIONS
 PLAN**

Drawing Number
C003

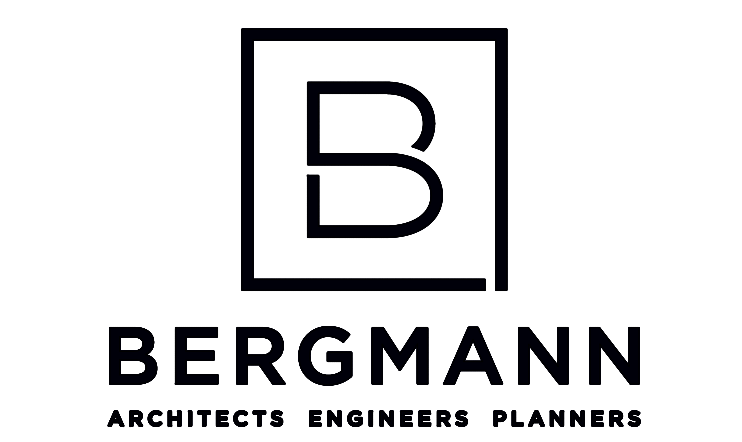


SITE PLAN DATA TABLE		
SITE IS LOCATED IN THE "R1-20" ONE-FAMILY RESIDENTIAL		
PROPOSED USE: SOLAR ENERGY SYSTEM		
PARCEL 16.08-1-17		
TOWN OF YORKTOWN, COUNTY OF WESTCHESTER		
STATE OF NEW YORK		
APPLICANT: POWERLEX 805 THIRD AVENUE NEW YORK, NY, 120022 (917) 426-9523	OWNER(S) OF RECORD: ROMER BEATO	
PLANS PREPARED BY: BERGMANN 2 WINNERS CIRCLE, SUITE 102 ALBANY, NY 12205 (518) 862-0325		
DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT SIZE	N/A	844,987± SF
MINIMUM LOT WIDTH	N/A	900± FT
MIN. SIDE YARD SETBACK	50 FT	50± FT
MIN. FRONT YARD SETBACK	50 FT	51± FT
MIN. REAR YARD SETBACK	50 FT	50± FT

- NOTES
1. REQUIRED ZONING STANDARDS REFLECT THE MOST STRICT RESIDENTIAL ZONING REQUIREMENTS OF THE TOWN OF YORKTOWN PER SECTION 300 ATTACHMENT 1 APPENDIX A RESIDENCE ZONE STANDARDS.

LEGEND

	PROPERTY LINE
	SET BACK LINE
	WETLAND SET BACK
	STONE WALL
	ADJOINER PROPERTY LINE
	ROAD RIGHT-OF-WAY
	EXISTING ROAD CENTERLINE
	EXISTING OVERHEAD WIRE
	EXISTING STREAM CENTERLINE
	PROPOSED FENCE LINE
	PROPOSED OVERHEAD UTILITY LINE
	PROPOSED UNDERGROUND UTILITY LINE
	PROPOSED SWALE
	PROPOSED TREELINE
	SWALE CENTERLINE
	EXISTING BUILDING
	EXISTING EDGE OF ASPHALT
	EXISTING TREELINE
	PROPOSED DRIVEWAY
	PALUSTRINE FORESTED WETLAND (PFO)
	PROPOSED SOLAR PANEL
	EXISTING UTILITY POLE



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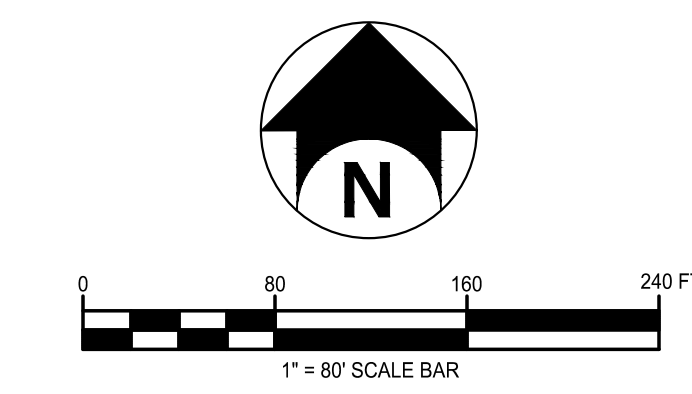
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Designer AG	Reviewer ECR
Date Issued 07/28/2021	Project Number 14064.11

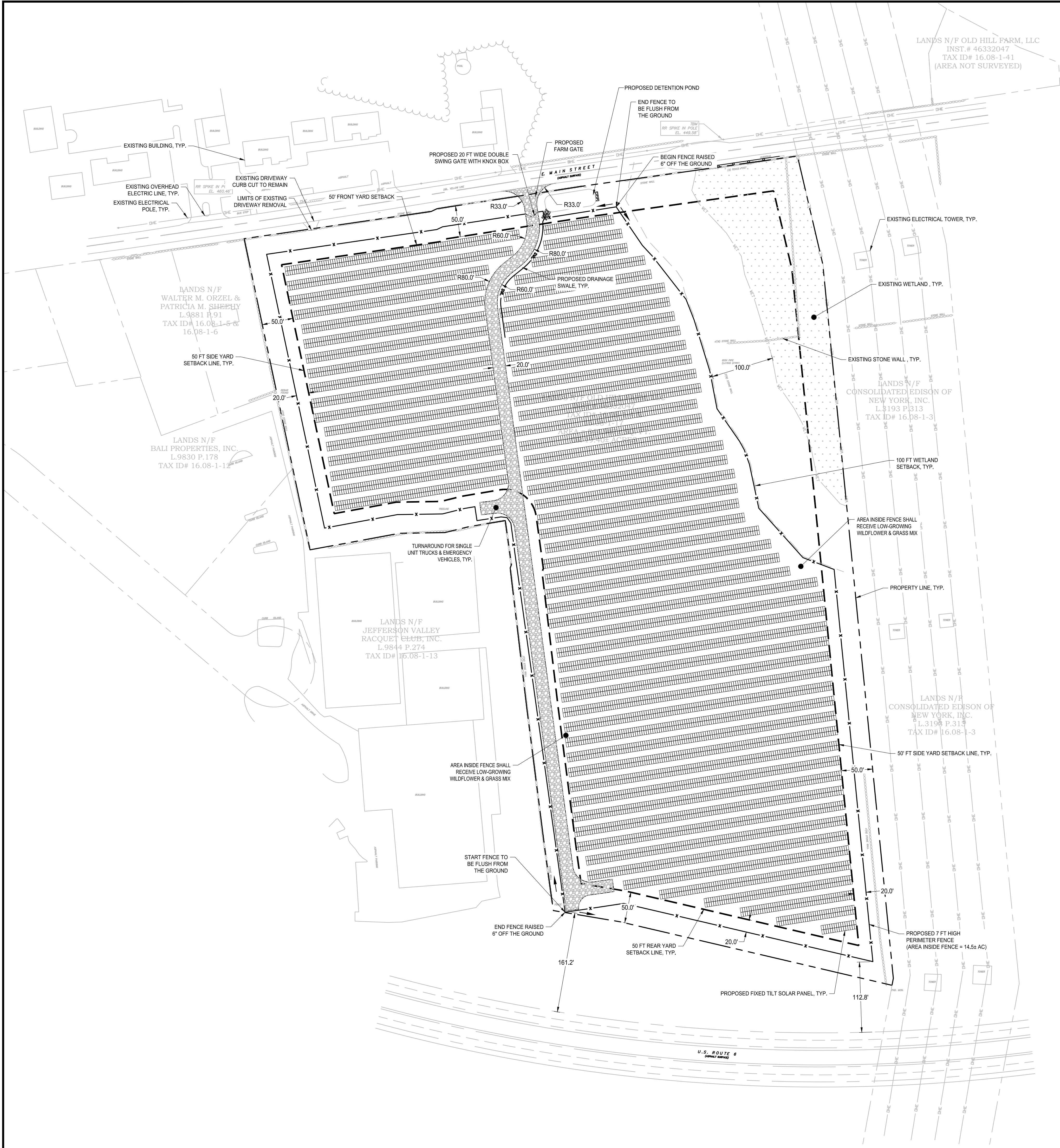
Sheet Name

OVERALL SITE PLAN

Drawing Number

C004



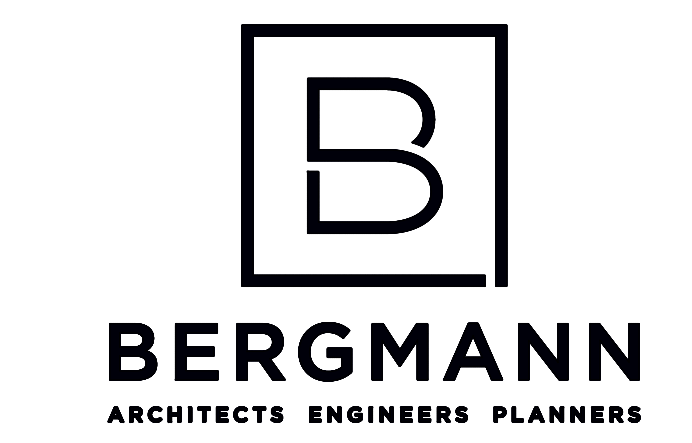


SITE PLAN DATA TABLE		
SITE IS LOCATED IN THE "R1-20" ONE-FAMILY RESIDENTIAL		
PROPOSED USE: SOLAR ENERGY SYSTEM		
PARCEL 16.08-1-17		
TOWN OF YORKTOWN, COUNTY OF WESTCHESTER		
STATE OF NEW YORK		
APPLICANT: POWERFLEX 805 THIRD AVENUE NEW YORK, NY, 120022 (917) 426-9523	OWNER(S) OF RECORD: ROMER BEATO	
PLANS PREPARED BY: BERGMANN 2 WINNERS CIRCLE, SUITE 102 ALBANY, NY 12205 (518) 862-0325		
DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT SIZE	N/A	844,987 SF
MINIMUM LOT WIDTH	N/A	900 FT
MIN. SIDE YARD SETBACK	50 FT	50 FT
MIN. FRONT YARD SETBACK	50 FT	51 FT
MIN. REAR YARD SETBACK	50 FT	50 FT

NOTES
 1. REQUIRED ZONING STANDARDS REFLECT THE MOST STRICT RESIDENTIAL ZONING REQUIREMENTS OF THE TOWN OF YORKTOWN PER SECTION 300 ATTACHMENT 1 APPENDIX A RESIDENCE ZONE STANDARDS.

LEGEND

	PROPERTY LINE
	SET BACK LINE
	WETLAND SET BACK
	STONE WALL
	ADJOINER PROPERTY LINE
	ROAD RIGHT-OF-WAY
	EXISTING ROAD CENTERLINE
	EXISTING OVERHEAD WIRE
	EXISTING STREAM CENTERLINE
	PROPOSED FENCE LINE
	PROPOSED OVERHEAD UTILITY LINE
	PROPOSED UNDERGROUND UTILITY LINE
	PROPOSED SWALE
	PROPOSED TREELINE
	SWALE CENTERLINE
	EXISTING BUILDING
	EXISTING EDGE OF ASPHALT
	EXISTING TREELINE
	PROPOSED DRIVEWAY
	PALUSTRINE FORESTED WETLAND (PFO)
	PROPOSED SOLAR PANEL
	EXISTING UTILITY POLE



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Designer AG	Reviewer ECR
Date Issued 07/28/2021	Project Number 14064.11

Sheet Name

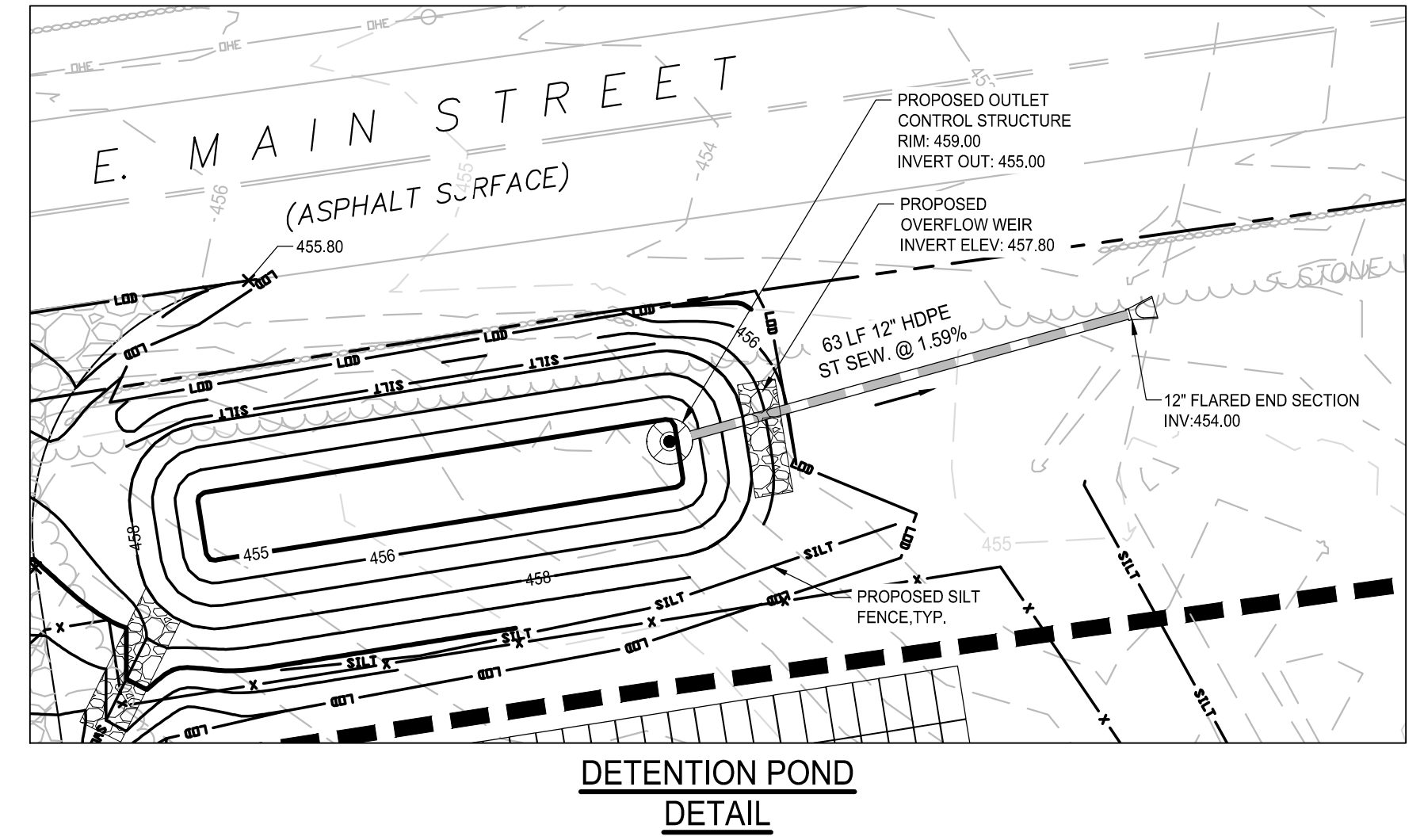
SITE PLAN

Drawing Number
C005



LEGEND

	PROPERTY LINE
	SET BACK LINE
	WETLAND SET BACK
	STONE WALL
	ADJOINER PROPERTY LINE
	ROAD RIGHT-OF-WAY
	EXISTING ROAD CENTERLINE
	EXISTING OVERHEAD WIRE
	EXISTING STREAM CENTERLINE
	PROPOSED FENCE LINE
	PROPOSED OVERHEAD UTILITY LINE
	PROPOSED UNDERGROUND UTILITY LINE
	LIMITS OF DISTURBANCE
	PROPOSED TREELINE
	SILT FENCE
	PROFILE ALIGNMENT
	EXISTING EDGE OF ASPHALT
	EXISTING TREELINE
	PROPOSED DRIVEWAY
	PALUSTRINE FORESTED WETLAND (PFO)
	PROPOSED SOLAR PANEL
	EXISTING UTILITY POLE



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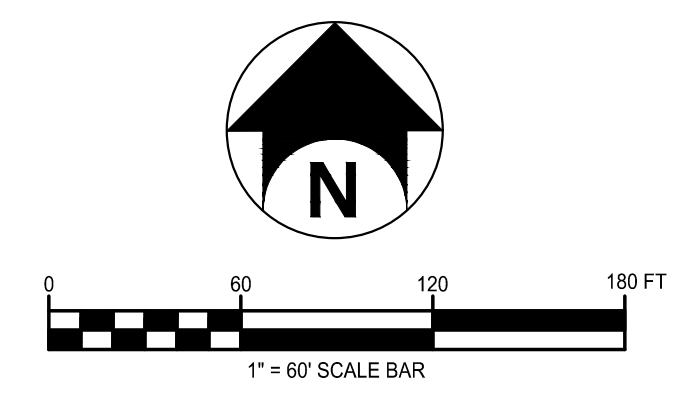
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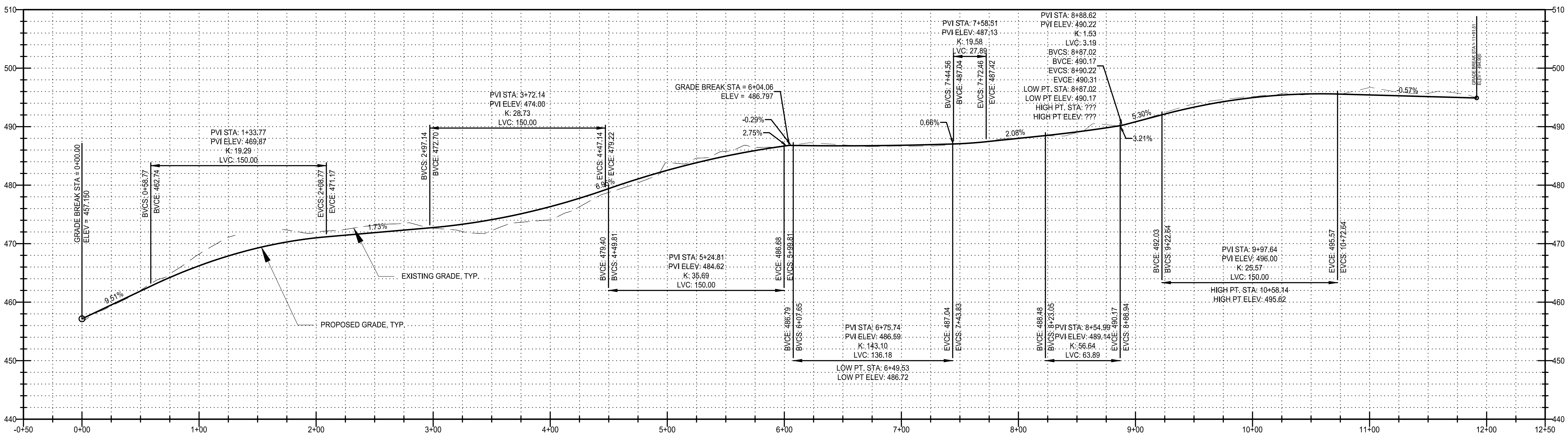
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ECR	ECR
Designer	Reviewer
AG	ECR
Date Issued	Project Number
07/28/2021	14064.11

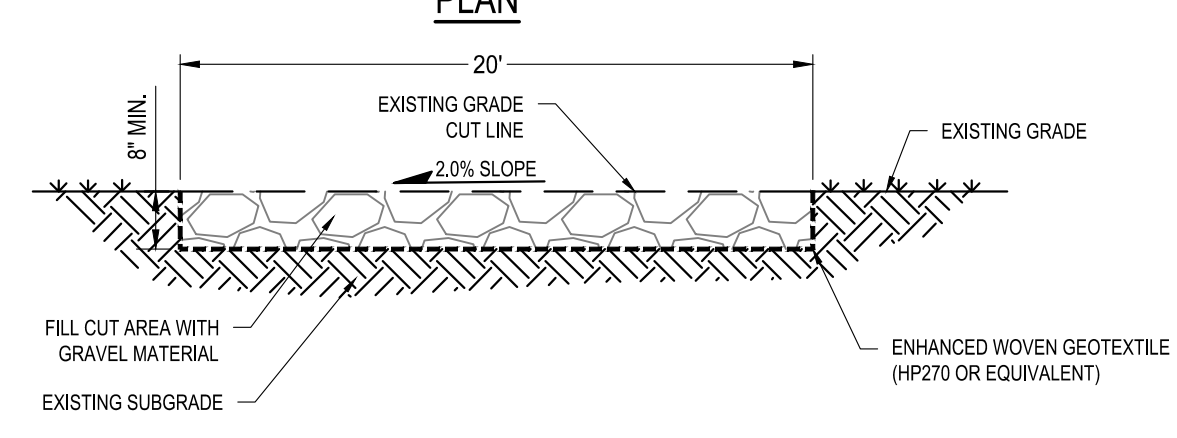
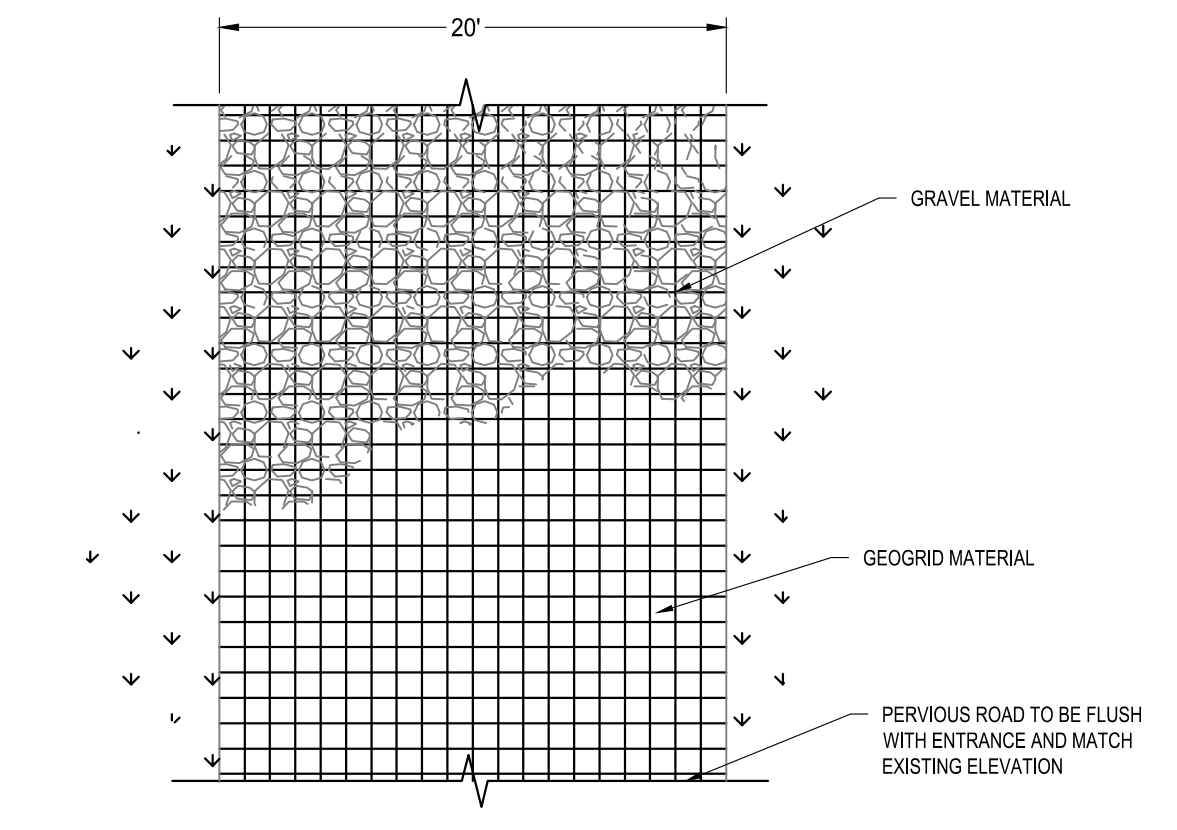
Sheet Name
GRADING & EROSION & SEDIMENT CONTROL PLAN

Drawing Number
C006





DRIVEWAY PROFILE
1"=10' VERTICAL
1"=50' HORIZONTAL



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

GEOGRID MATERIAL NOTES:

1. THE GEOGRID, OR COMPARABLE PRODUCT, IS INTENDED FOR USE IN ALL CONDITIONS, IN ORDER TO ASSIST IN MATERIAL SEPARATION FROM NATIVE SOILS AND PRESERVE ACCESS LOADS.
2. GRAVEL FILL MATERIAL SHALL CONSIST OF 1 1/4" CLEAN, DURABLE, SHARP ANGLED CRUSHED STONE OF UNIFORM QUALITY, MEETING THE SPECIFICATION OF NYSDOT 703-02. SIZE DESIGNATION 3/4" OF TABLE 703-4. STONE MAY BE PLACED IN FRONT OF AND SPREAD WITH A TRACKED VEHICLE. GRAVEL SHALL NOT BE COMPACTED.
3. GEOGRID SHALL BE ENHANCED WOVEN GEOTEXTILE (HP270 OR EQUIVALENT). GEOGRID SHALL BE DESIGNED BASED ON EXISTING SOIL CONDITIONS AND PROPOSED HAUL ROAD SLOPES.
4. IF MORE THAN ONE ROLL WIDTH IS REQUIRED, ROLLS SHOULD OVERLAP A MINIMUM OF SIX INCHES.
5. REFER TO MANUFACTURER'S SPECIFICATION FOR PROPER TYING AND CONNECTIONS.
6. LIMITED USE PERVIOUS ACCESS ROAD SHALL BE DRESSED AS REQUIRED WITH ONLY 1 1/4" CRUSHED STONE MEETING NYSDOT 703-02 SPECIFICATIONS.

BASIS OF DESIGN: TENCATE MIRAFI BXG110 GEORIDS, 365 SOUTH HOLLAND DRIVE, PENDERGRASS, GA, 800-685-9990 OR 706-693-2226; WWW.MIRAFI.COM

ENHANCED WOVEN GEOTEXTILE MATERIAL NOTES:

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

BASIS OF DESIGN: ENHANCED WOVEN GEOTEXTILE (HP270 OR EQUIVALENT)

GENERAL NOTES:

1. USE OF THIS DETAIL CRITERION IS LIMITED TO ACCESS ROADS USED ON AN OCCASIONAL BASIS ONLY (I.E. PROVIDE ACCESS FOR MOWING, EQUIPMENT REPAIR OR MAINTENANCE).
2. LIMITED USE PERVIOUS ACCESS ROAD IS LIMITED TO LOW IMPACT IRREGULAR MAINTENANCE ACCESS ASSOCIATED WITH RENEWABLE ENERGY PROJECTS IN NEW YORK STATE.
3. REMOVE STUMPS, ROCKS AND DEBRIS AS NECESSARY. FILL VOIDS TO MATCH EXISTING NATIVE SOILS AND COMPACTION LEVEL.
4. REMOVED TOPSOIL MAY BE SPREAD IN ADJACENT AREAS AS DIRECTED BY THE PROJECT ENGINEER. COMPACT TO THE DEGREE OF THE NATIVE IN SITU SOIL. DO NOT PLACE IN AN AREA THAT IMPEDES STORM WATER DRAINAGE.
5. GRADE ROADWAY, WHERE NECESSARY, TO NATIVE SOILS AND DESIRED ELEVATION. MINOR GRADING FOR CROSS SLOPE CUT AND FILL MAY BE REQUIRED.
6. REMOVE REFUSE SOILS AS DIRECTED BY THE PROJECT ENGINEER. DO NOT PLACE IN AN AREA THAT IMPEDES STORM WATER DRAINAGE.
7. ROADWAY WIDTH TO BE DETERMINED BY CLIENT.
8. THE LIMITED USE PERVIOUS ACCESS ROAD CROSS SLOPE SHALL BE 1.5% IN MOST CASES AND SHOULD NOT EXCEED 6%. THE LONGITUDINAL SLOPE OF THE ACCESS DRIVE SHOULD NOT EXCEED 15%.
9. LIMITED USE PERVIOUS ACCESS ROAD IS NOT INTENDED TO BE UTILIZED FOR CONSTRUCTION WHICH MAY SUBJECT THE ACCESS TO SEDIMENT TRACKING. THIS SPECIFICATION IS TO BE DEVELOPED FOR POST-CONSTRUCTION USE. SOIL RESTORATION PRACTICES MAY BE APPLICABLE TO RESTORE CONSTRUCTION RELATED COMPACTION TO PRE-EXISTING CONDITIONS AND SHOULD BE VERIFIED BY SOIL PENETROMETER READINGS. THE PENETROMETER READINGS SHALL BE COMPARED TO THE RESPECTIVE RECORDED READINGS TAKEN PRIOR TO CONSTRUCTION. EVERY 100 LINEAR FEET ALONG THE PROPOSED ROADWAY, TO ENSURE THAT SOIL IS NOT TRACKED ONTO THE LIMITED USE PERVIOUS ACCESS ROAD, IT SHALL NOT BE USED BY CONSTRUCTION VEHICLES TRANSPORTING SOIL, FILL MATERIAL, ETC. IF THE LIMITED USE PERVIOUS ACCESS IS COMPLETED DURING THE INITIAL PHASES OF CONSTRUCTION AND UTILIZED TO REMOVE SEDIMENT FROM CONSTRUCTION VEHICLES AND EQUIPMENT PRIOR TO ENTERING THE LIMITED USE PERVIOUS ACCESS ROAD FROM ANY LOCATION ON OR OFF SITE, MAINTENANCE OF THE PERVIOUS ACCESS ROAD WILL BE REQUIRED IF SEDIMENT IS OBSERVED WITHIN THE CLEAN STONE.
10. THE LIMITED USE PERVIOUS ACCESS ROAD SHALL NOT BE CONSTRUCTED OR USED UNTIL ALL AREAS SUBJECT TO RUNOFF ONTO THE PERVIOUS ACCESS HAVE ACHIEVED FINAL STABILIZATION.
11. PROJECTS SHOULD AVOID INSTALLATION OF THE LIMITED USE PERVIOUS ACCESS ROAD IN POORLY DRAINED AREAS. HOWEVER IF NO ALTERNATIVE LOCATION IS AVAILABLE, THE PROJECT SHALL UTILIZE WOVEN GEOTEXTILE MATERIAL AS DETAIL IN FOLLOWING NOTES.
12. THE DRAINAGE DITCH IS OFFERED IN THE DETAIL FOR CIRCUMSTANCES WHEN CONCENTRATED FLOW COULD NOT BE AVOIDED. THE INTENTION OF THE DESIGN IS TO MINIMIZE ALTERATIONS TO HYDROLOGY. HOWEVER WHEN DEALING WITH 5%-15% GRADES NOT PARALLEL TO THE CONTOUR, A ROADSIDE DITCH MAY BE REQUIRED. THE NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS FOR GRASSED WATERWAYS AND VEGETATED WATERWAYS ARE APPLICABLE FOR SIZING AND STABILIZATION. DIMENSIONS FOR THE GRASSED WATERWAY SPECIFICATION SHOULD BE DESIGNED FOR PROJECT SPECIFIC HYDROLOGIC RUNOFF CALCULATIONS, AND A SEPARATE DETAIL FOR THE SPECIFIC GRASSED WATERWAY WOULD BE INCLUDED IN THIS PRACTICE. RUNOFF DISCHARGE WILL BE SUBJECT TO THE OUTLET REQUIREMENTS OF THE REFERENCED STANDARD. INCREASED POST-DEVELOPMENT RUNOFF FROM THE ASSOCIATED ROADSIDE DITCH MAY REQUIRE ADDITIONAL PRACTICES TO ATTENUATE RUNOFF TO PRE-DEVELOPMENT CONDITIONS.
13. IF A ROADSIDE DITCH IS NOT UTILIZED TO CAPTURE RUNOFF FROM THE ACCESS ROAD, THE PERVIOUS ACCESS ROAD WILL HAVE A WELL-ESTABLISHED PERENNIAL VEGETATIVE COVER, WHICH SHALL CONSIST OF UNIFORM VEGETATION (I.E. BUFFER), 20 FEET WIDE AND PARALLEL TO THE DOWN GRADIENT SIDE OF THE ACCESS ROAD. POST-CONSTRUCTION OPERATION AND MAINTENANCE PRACTICES WILL MAINTAIN THIS VEGETATIVE COVER TO ENSURE FINAL STABILIZATION FOR THE LIFE OF THE ACCESS ROAD.
14. THE DESIGN PROFESSIONAL MUST ACCOUNT FOR THE LIMITED USE PERVIOUS ACCESS ROAD IN THEIR SITE ASSESSMENT / HYDROLOGY ANALYSIS. IF THE HYDROLOGY ANALYSIS SHOWS THAT THE HYDROLOGY HAS BEEN ALTERED FROM PRE- TO POST-DEVELOPMENT CONDITIONS (SEE APPENDIX A OF GP-20-001 FOR THE DEFINITION OF "ALTER THE HYDROLOGY..."), THE DESIGN MUST INCLUDE THE NECESSARY DETENTION/RETENTION PRACTICES TO ATTENUATE THE RATES (10 AND 100 YEAR EVENTS) TO PRE-DEVELOPMENT CONDITIONS.

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ECR	ECR
Designer	Reviewer
AG	ECR
Date Issued	Project Number
07/28/2021	14064.11

Sheet Name

GRADING PLAN DETAILS

Drawing Number
C007



PLANT LIST									
Key	Qty.	Botanical Name	Common Name	Mature Size		Installed Size	Condition	DBH	
				Height	Spread				
Evergreen Trees									
JV	75	Juniperus Virginiana	Eastern Red Cedar	30'-60'	10'-25'	8' Ht.	B&B	3"	
PG	67	Picea Glauca	White Spruce	40'-60'	10'-20'	8' Ht.	B&B	3"	
PG-1	5	Picea Glauca	White Spruce	40'-60'	10'-20'	12' Ht.	B&B	5"	
AC	60	Abies Concolor	White Fir	50'-75'	20'-30'	6'-7' Ht.	B&B	3"	
PP	64	Picea Pungens	Colorado Spruce	30'-60'	10'-20'	7'-8' Ht.	B&B	3"	
TOTAL	265								

LEGEND:

- XX: PROPOSED TREE PLANTING
- : SEED LIMIT LINE
- ▨: SEED SCHEDULE 'B'
- ▨: PROPOSED GRAVEL DRIVEWAY
- ▨: PROTECTED WOODLAND AREA TO BE DISTURBED
- : EXISTING ROAD
- : ADJ. PROPERTY/R.O.W. LINE (SURVEYED)
- : FENCE LINE
- : EXISTING VEGETATION
- : PROPOSED LIMITS OF TREE CLEARING
- WET: PALUSTRINE FORESTED WETLAND (PFO)
- ☉: STREAM
- : 100 FT WELAND SETBACK
- : EXISTING TREES TO REMAIN
- : EXISTING TREES TO BE REMOVED

TREES TO BE REMOVED	TREES TO REMAIN	NUMBER OF TREES WITH DIAMETER AT BREAST HEIGHT 5" - 7"	NUMBER OF TREES WITH DIAMETER AT BREAST HEIGHT 7" - 24"	NUMBER OF TREES WITH DIAMETER AT BREAST HEIGHT > 24"
578	121	8	602	90



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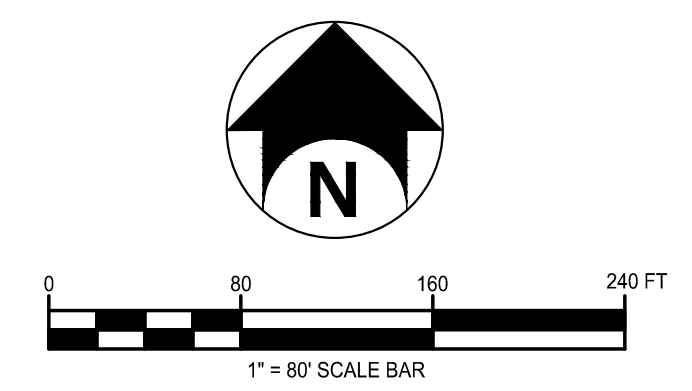
Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AG	ECR
Date Issued	Project Number
07/28/2021	14064.11

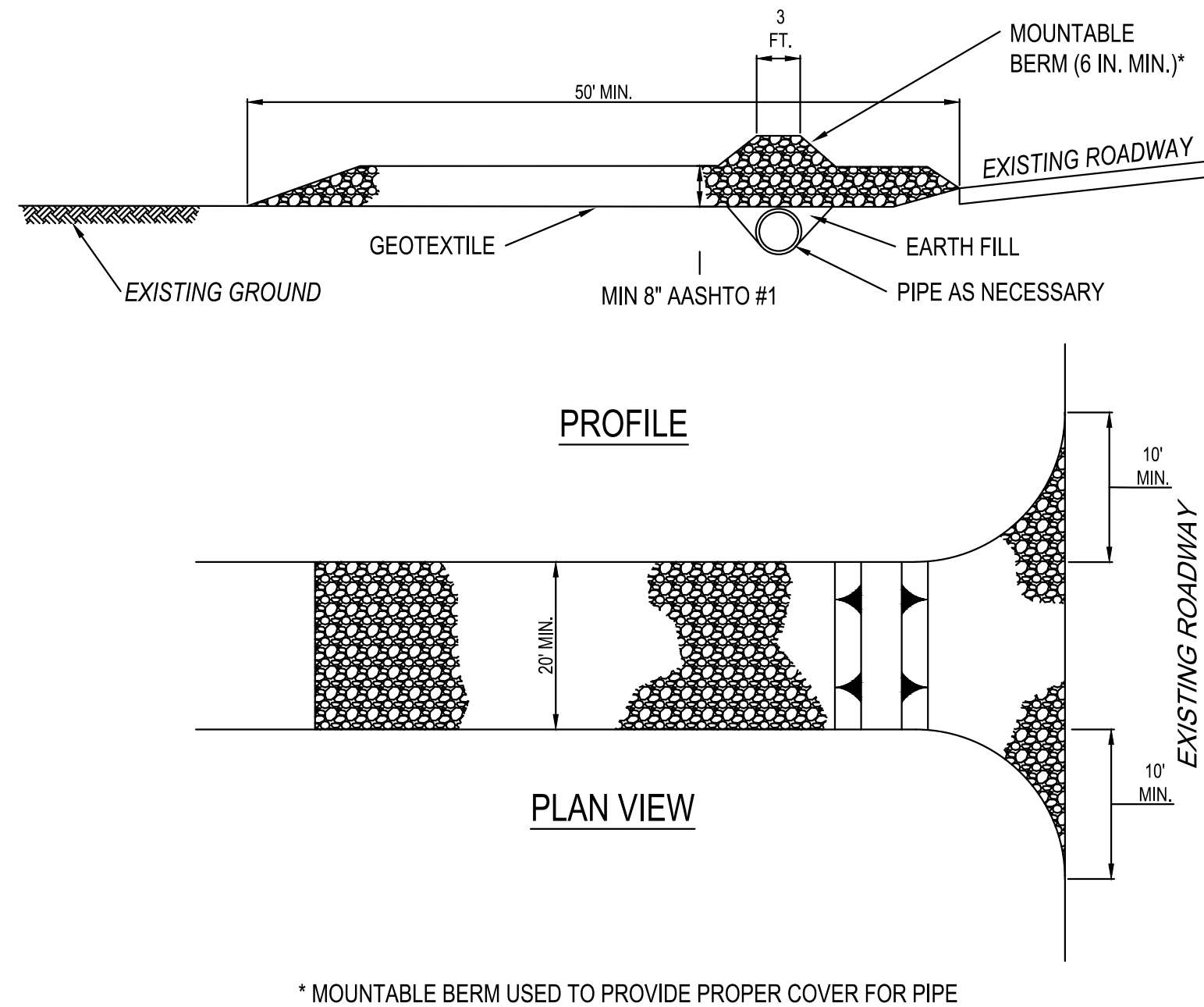
Sheet Name

LANDSCAPING & TREE MITIGATION PLAN

Drawing Number

C008



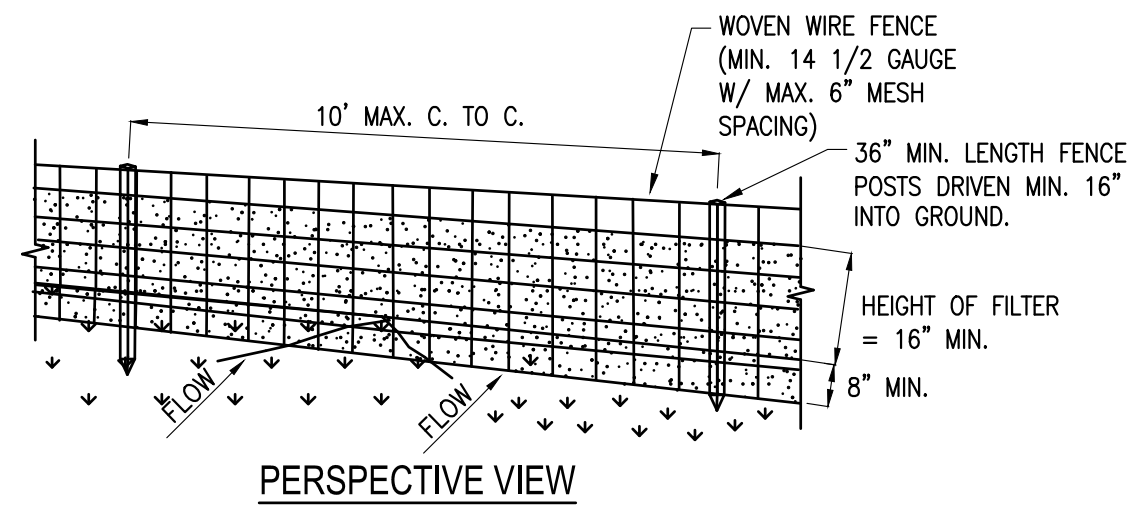


* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

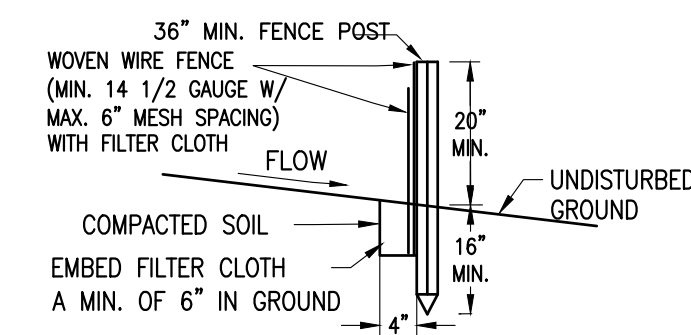
- NOTES:**
1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
 2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
 3. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL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

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



PERSPECTIVE VIEW



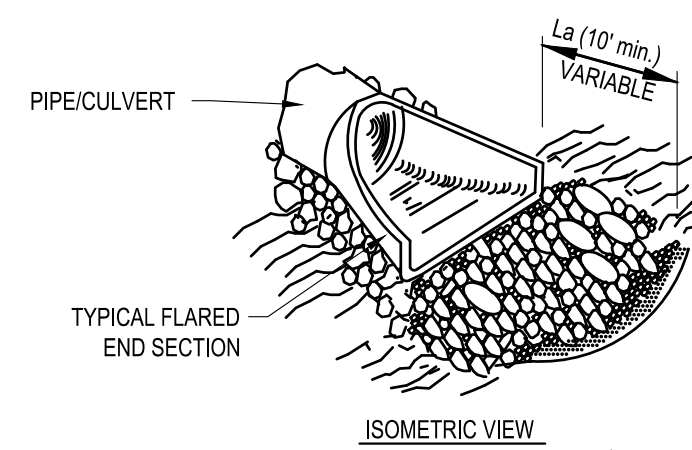
SECTION VIEW

CONSTRUCTION SPECIFICATIONS

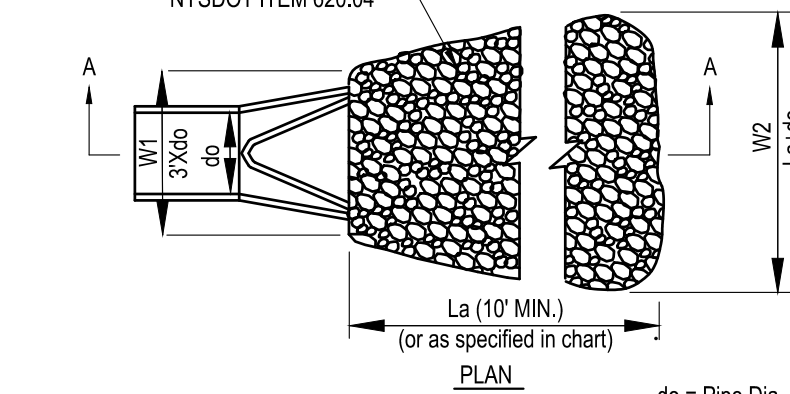
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE INSTALLATION DETAIL

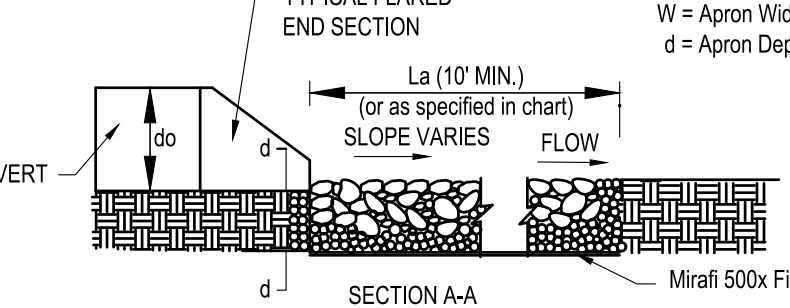
N.T.S.



ISOMETRIC VIEW



PLAN



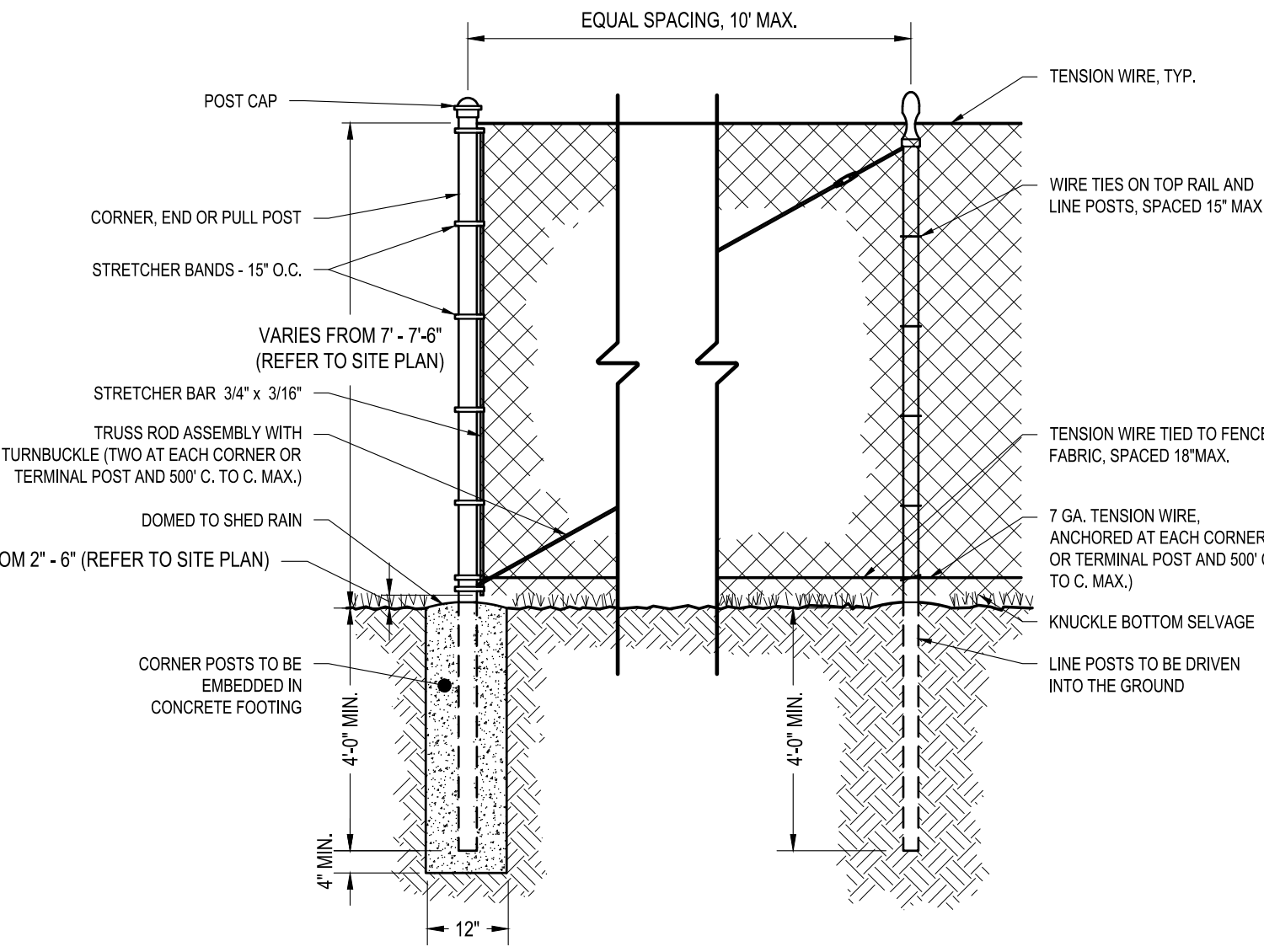
TYPICAL FLARED END SECTION

PIPE DIA.	W1-MINIMUM	W2-MINIMUM	La-MINIMUM	D-MINIMUM
12"	3'	15'	14'	13.5"
16"	4.5'	15.5'	14'	13.5"
24"	6'	15'	13'	13.5"

- NOTES:**
1. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NO LESS THAN 6".
 2. INSTALL FILTER MIRAFI 500X OR APPROVED EQUAL FILTER FABRIC BETWEEN RIP-RAP AND SUBGRADE.

OUTLET PROTECTION RIP-RAP APRON

N.T.S.

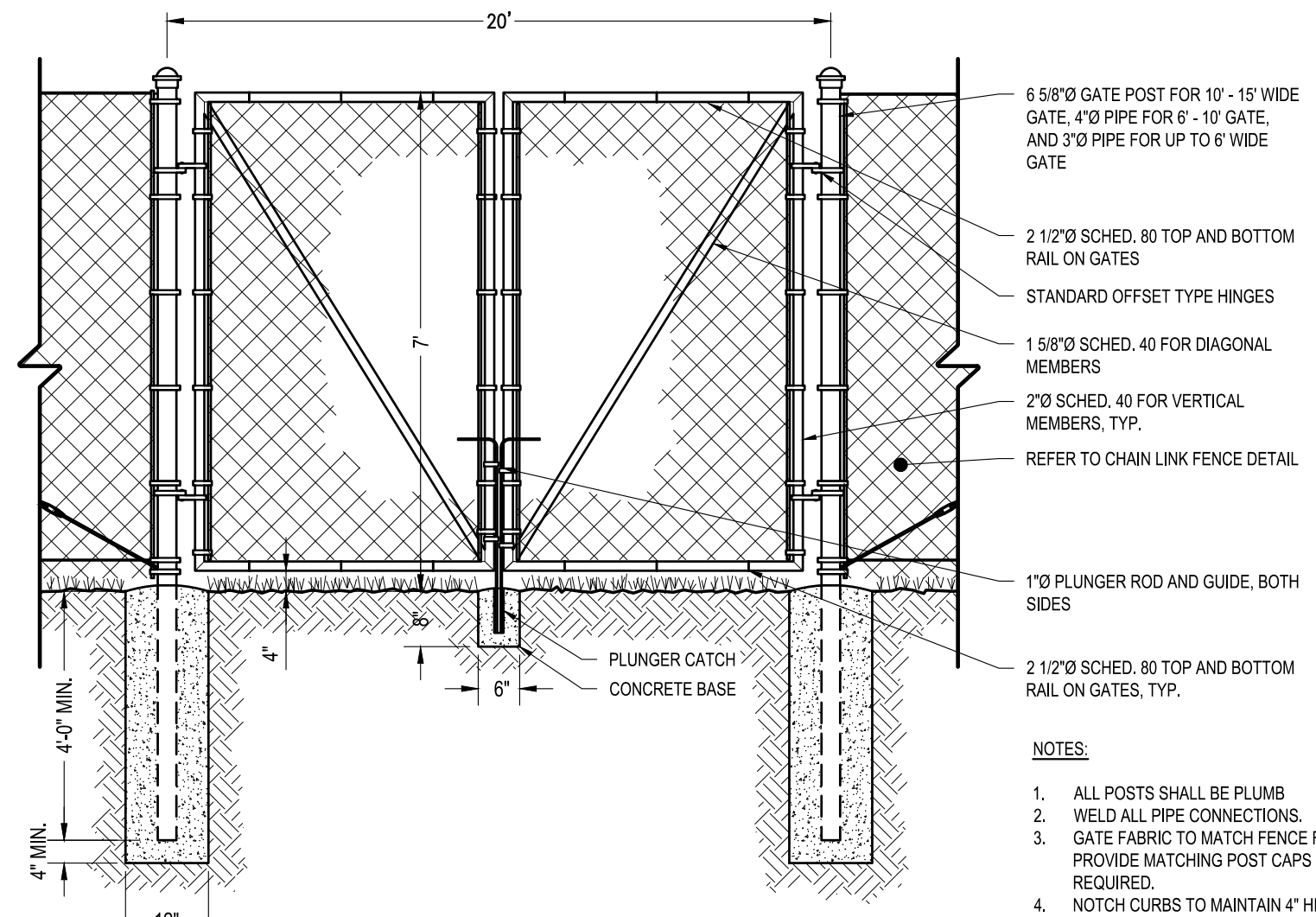


CHAIN-LINK FENCE DETAIL

N.T.S.

- NOTES:**
1. ALL POSTS SHALL BE PLUMB
 2. WIRE TIES SHALL BE PLACED 15" ON CENTER ALONG TOP RAIL AND LINE POSTS.
 3. LINE POSTS SHALL BE DRIVEN INTO THE GROUND.
 4. CORNER POSTS SHALL BE EMBEDDED IN 12" DIAMETER CONCRETE FOOTING.

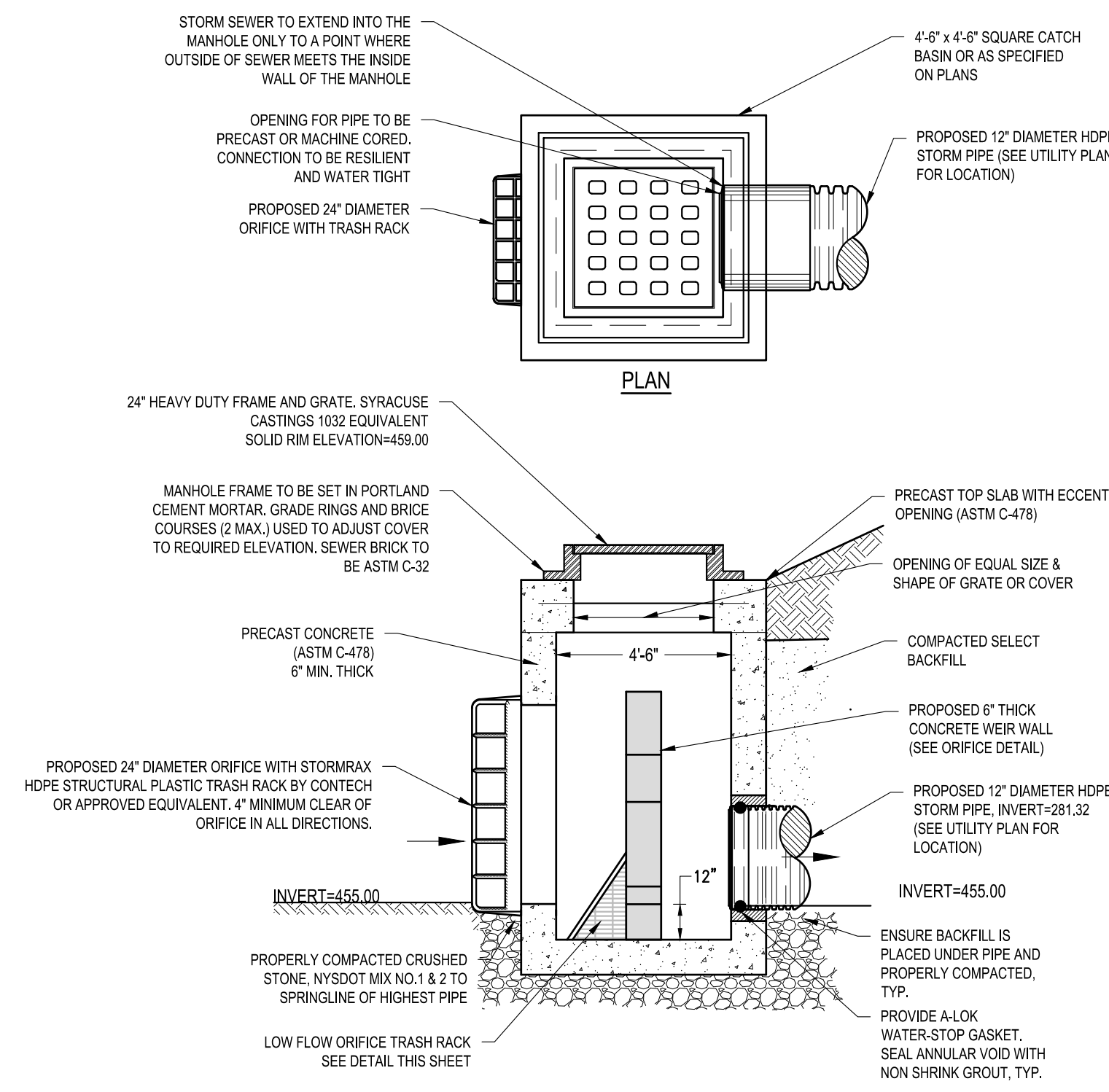
USE	NOM. OD.
LINE POSTS	2 1/2"
CORNER, END, GATE, & PULL POSTS	3"
RAILS	1 5/8"
GATE FRAMES	2"



CHAIN-LINK FENCE GATE DETAIL

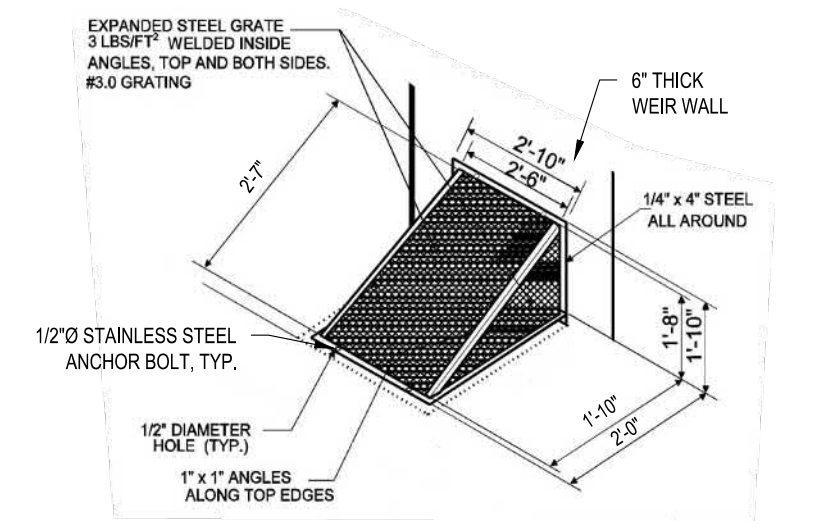
N.T.S.

- NOTES:**
1. ALL POSTS SHALL BE PLUMB
 2. WELD ALL PIPE CONNECTIONS.
 3. GATE FABRIC TO MATCH FENCE FABRIC. PROVIDE MATCHING POST CAPS WHERE REQUIRED.
 4. NOTCH CURBS TO MAINTAIN 4" HEIGHT BETWEEN BOTTOM OF GATE AND GRAVEL.
 5. PROVIDE EMBEDDED METAL SLEEVE AND HOLD OPEN FOR EACH LEAF OF GATE.
 6. CONTRACTOR SHALL INSTALL A KNOX BOX NEXT TO GATE FOR FIRE DEPARTMENT ACCESS



OUTLET CONTROL STRUCTURE DETAIL

N.T.S.

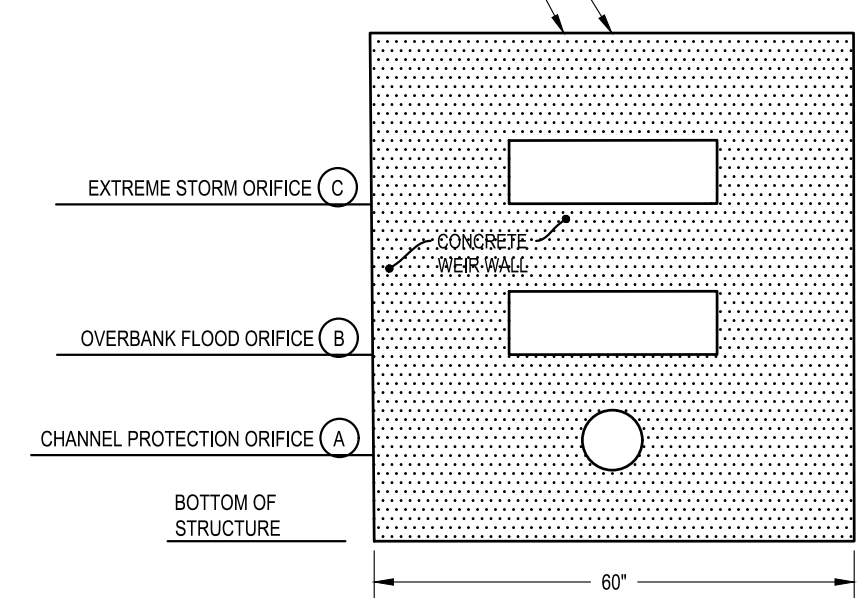


LOW FLOW ORIFICE TRASH RACK DETAIL

N.T.S.

CONTROL STRUCTURE	SIZE	A ELEV	B SIZE	B ELEV	C SIZE	C ELEV	D ELEV
1	3'	455.00	24"x4"	456.00	24"x5"	457.00	458.00

REFER TO ORIFICE SCHEDULE. THIS SHEET, FOR ORIFICE SIZES AND INVERT ELEVATIONS, TOP OF BROAD-CRESTED WEIR (FULL WIDTH) (D)



ORIFICE DETAIL

N.T.S.

2 Winners Circle, Suite 102
Albany, NY 12205
www.bergmannpc.com
office: 518.862.0325

HILLSIDE SOLAR LLC

227 GUARD HILL ROAD
BEDFORD CORNERS, NY 10549

OLD HILL FARM SOLAR FARM

571 EAST MAIN STREET
JEFFERSON VALLEY, NY 10535

Date Revised	Description
10/13/2021	REVISED PER CLIENT COMMENTS
12/01/2021	REVISED PER TREE COMMISSION COMMENTS
12/28/2021	REVISED PER FIRE DEPARTMENT COMMENTS

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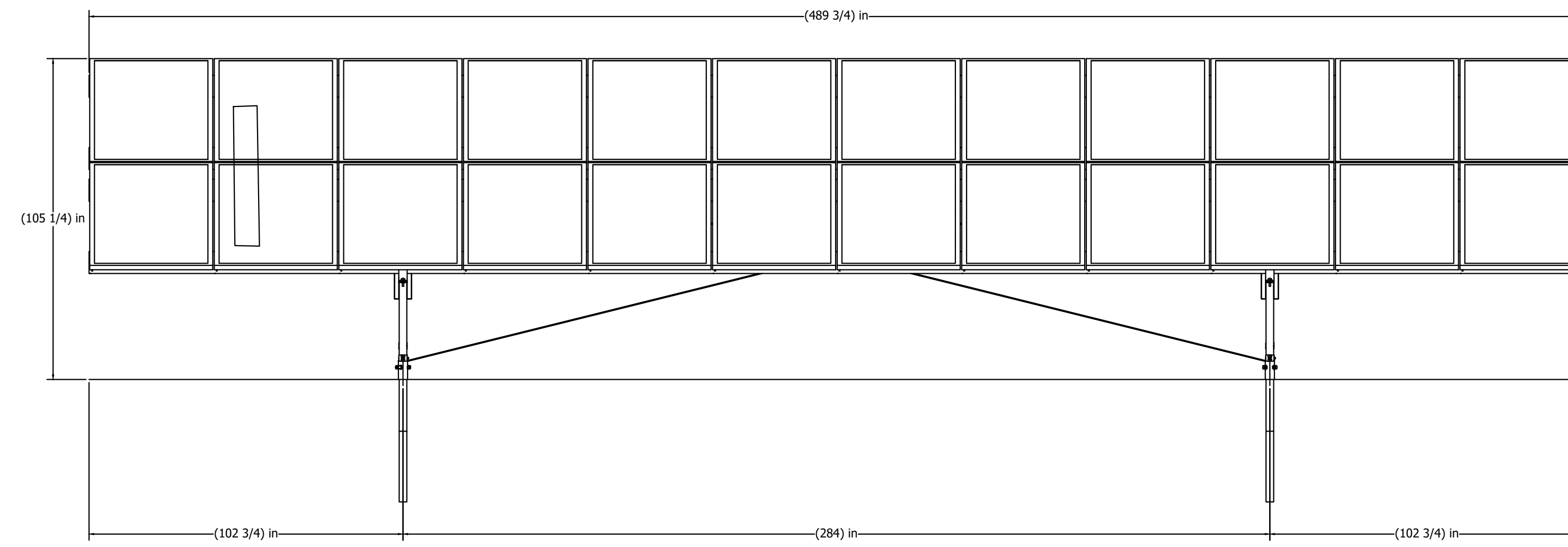
Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AG	WD
Date Issued	Project Number
07/28/2021	14064.11

Sheet Name

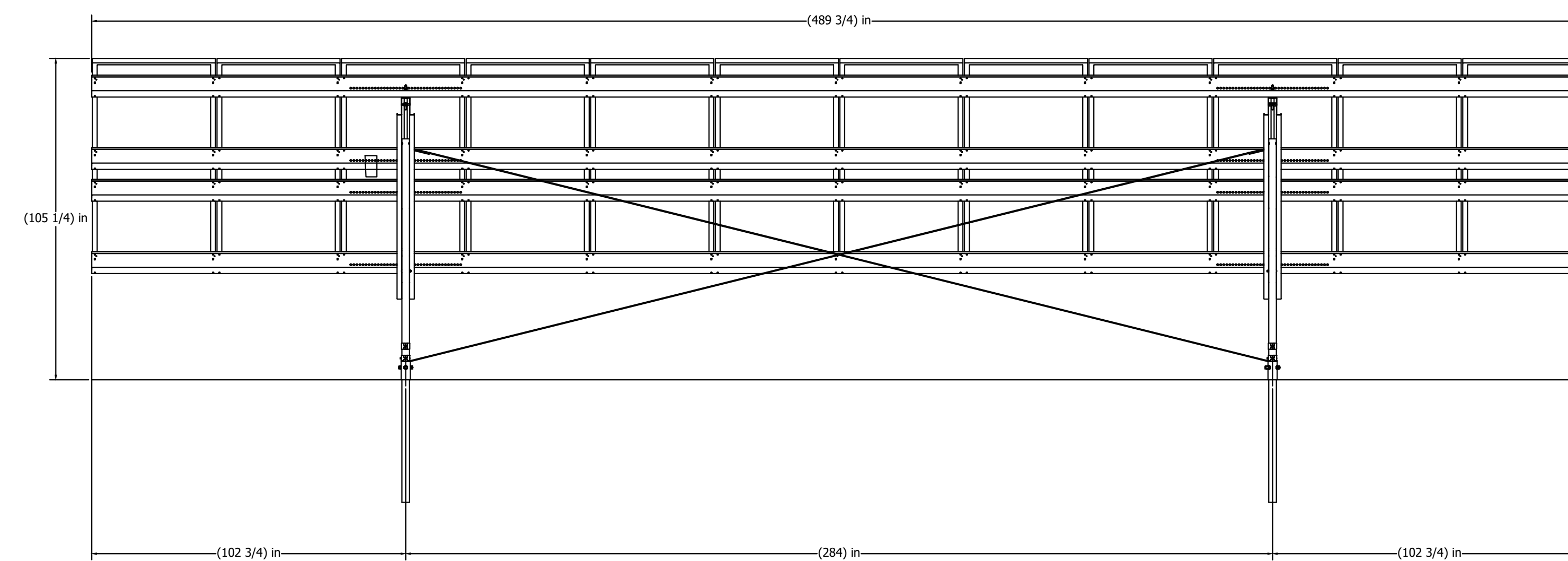
DETAILS I

Drawing Number

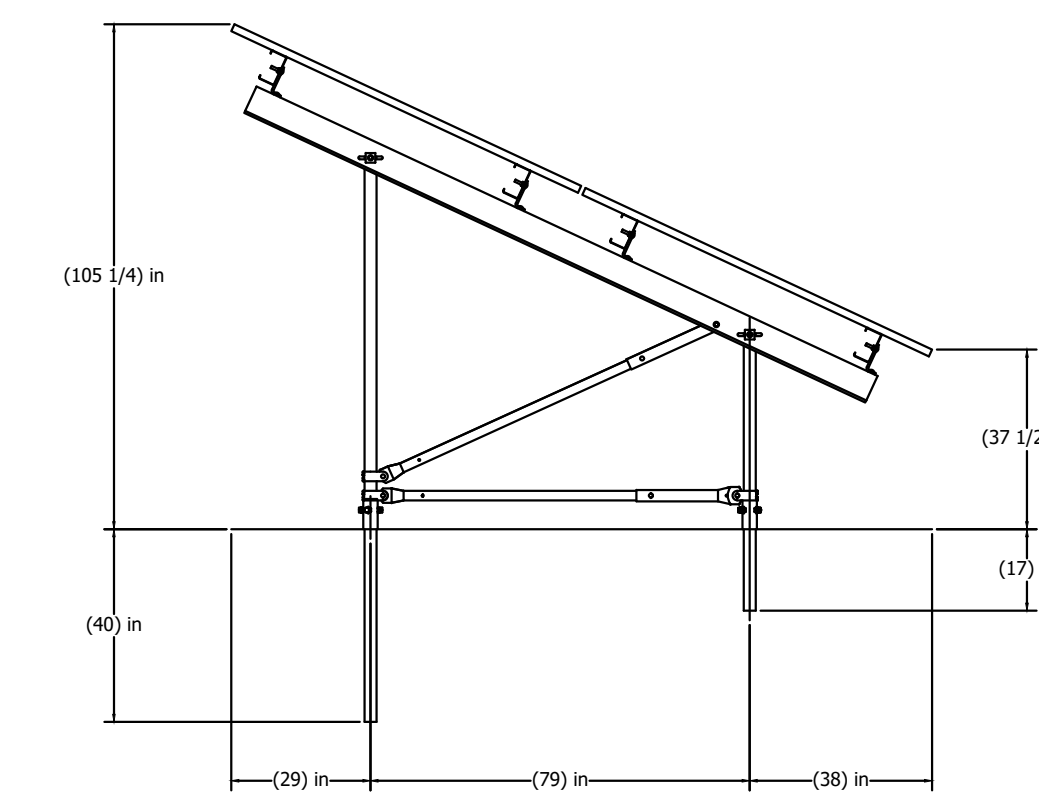
C009



FRONT ELEVATION VIEW



REAR ELEVATION VIEW



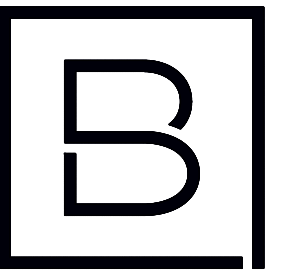
SIDE ELEVATION VIEW

NOTES:

1. TYPICAL INSTALLATION DIMENSIONS MAY BE ADJUSTED TO SUIT FIELD CONDITIONS.
2. FINAL DESIGN AND ENGINEERING PLANS TO BE PROVIDED BY THE RACKING MANUFACTURER.

SOLAR ARRAY DETAIL

N.T.S.



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Albany, NY 12205
www.bergmannpc.com
office: 518.862.0325

HILLSIDE SOLAR LLC

227 GUARD HILL ROAD
BEDFORD CORNERS, NY 10549

**OLD HILL FARM
SOLAR FARM**

571 EAST MAIN STREET
JEFFERSON VALLEY, NY 10535

Date Revised	Description
10/13/2021	REVISED PER CLIENT COMMENTS
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PRELIMINARY
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Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AG	WD
Date Issued	Project Number
07/28/2021	14064.11

Sheet Name

DETAILS II

Drawing Number

C010

UPLAND SEED MIX		
LOW-GROWING WILDFLOWER & GRASS MIX - ERNMX #156		
SEEDING RATE: 20 LB PER ACRE WITH A COVER CROP OF GRAIN RYE AT 30 LB PER ACRE		
SCIENTIFIC NAME	COMMON NAME	% OF MIX
FESTUCA OVINA	SHEEP FESCUE, VARIETY NOT STATED	63.60%
LOLIUM MULTIFLORUM (L. PERENNE VAR. ITALICUM)	ANNUAL RYEGRASS	17%
LINUM PERENNE SSP. LEWISII	PERENNIAL BLUE FLAX	8%
RUDBECKIA HIRTA	BLACKEYED SUSAN, COASTAL PLAIN NC ECOTYPE	2%
COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS, COASTAL PLAIN NC ECOTYPE	2%
CHRYSANTHEMUM LEUCANTHEMUM	OXEYE DAISY	2%
CHRYSANTHEMUM MAXIMUM	SHASTA DAISY	1%
CHAMAECRISTA FASCICULATA (CASSIA F.)	PARTRIDGE PEA, PA ECOTYPE	1%
PAPAVER RHOEAS, SHIRLEY MIX	CORN POPPY/SHIRLEY MIX	1%
ACHILLEA MILLEFOLIUM	COMMON YARROW	0.5%
ASTER OBLONGIFOLIUS (SYMPHYOTRICHUM OBLONGIFOLIUM)	AROMATIC ASTER, PA ECOTYPE	0.5%
EUPATORIUM COELESTINUM (CONOCLINIUM C.)	MISTFLOWER, VA ECOTYPE	0.5%
MONARDA PUNCTATA, COASTAL PLAIN SC ECOTYPE	SPOTTED BEEBALM, COASTAL PLAIN SC ECOTYPE	0.5%
ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	0.3%
PYCNANTHEMUM TENUIFOLIUM	SLENDER MOUNTAINMINT	0.1%
COMPANY INFORMATION		
ERNST CONSERVATION SEEDS, INC.		
ADDRESS: 8884 MERCER PIKE, MEADVILLE, PA 16335		
PHONE: (800) 873-3321		
WEB: HTTP://WWW.ERNSTSEED.COM		

*OR APPROVED EQUIVALENT

SEED SCHEDULE 'A'

OBL-FACW WETLAND MIX		
ERNMX #120		
SEEDING RATE: 20 LB PER ACRE OR 1/2 LB PER 1000 SQ FT		
SCIENTIFIC NAME	COMMON NAME	% OF MIX
ELYMUS VIRGINICUS	VIRGINIA WILD RYE	20%
POA PALUSTRIS	FOWL BLUEGRASS	20%
CAREX LURIDA	LURID SHALLOW SEDGE	17%
CAREX LUPULINA	HOP SEDGE	9%
CAREX SCOPARIA	BLUNT BROOM SEDGE	8%
CAREX VULPINOIDEA	FOX SEDGE	5%
PANICUM CLANDESTINUM DICHANTHELIUM C.	DEERTONGUE 'TIOGA'	5%
SPARGANIUM EURYCARPUM	GIANT BUR REED	4%
SPARGANIUM AMERICANUM	EASTERN BUR REED	3%
JUNCUS EFFUSUS	SOFT RUSH	3%
CAREX CRINITA	FRINGED NODDING SEDGE	2%
LEERSIA ORYZOIDES	RICE CUTGRASS	2%
SCIRPUS CYPERINUS	WOOLGRASS	2%
JUNCUS TENUIS	PATH RUSH	0.5%
COMPANY INFORMATION		
ERNST CONSERVATION SEEDS INC.		
ADDRESS: 8884 MERCER PIKE MEADVILLE PA 16335		
PHONE: 800 873-3321		
WEB: HTTP://WWW.ERNSTSEED.COM		

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

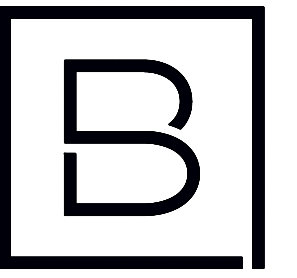
SITE STABILIZATION - SEED MIX

N.T.S.

SOIL AMENDMENT APPLICATION RATE EQUIVALENTS					
SOIL AMENDMENT	PER ACRE	PER 1,000 SQ. FT.	PER 1,000 SQ. YD.	NOTES	
TEMPORARY SEEDING	AGRICULTURAL LIME	6 TONS	240 LB.	2,480 LB.	OR AS PER SOIL TEST: MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS
	10-10-20 FERTILIZER	1,000 L.B.	25 LB.	210 LB.	
TEMPORARY SEEDING	AGRICULTURAL LIME	1 TON	40 LB.	410 LB.	TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES
	10-10-20 FERTILIZER	500 LB.	12.5 LB.	100 LB.	
COMPOST STANDARDS					
ORGANIC MATTER CONTENT		80% - 100% (DRY WEIGHT BASIS)			
ORGANIC PORTION		FIBROUS AND ELONGATED			
pH		5.5 - 8.0			
MOISTURE CONTENT		35% - 55%			
PARTICLE SIZE		98% PASS THROUGH 1" SCREEN			
SOLUBLE SALT CONCENTRATION		5.0 dS/m (mmhos/cm) MAXIMUM			
MULCH APPLICATION RATES					
MULCH TYPE	APPLICATION RATE (MIN.)			NOTES	
	PER ACRE	PER 1,000 SQ. FT.	PER 1,000 SQ. YD.		
STRAW	3 TONS	140 LB.	1,240 LB.	EITHER WHEAT OR OAT STRAW, FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN	
HAY	3 TONS	140 LB.	1,240 LB.	TIMOTHY, MIXED CLOVER AND TIMOTHY, OR OTHER NATIVE FORAGE GRASSES	
WOOD CELLULOSE	1,500 LB.	35 LB.	310 LB.	DO NOT USE ALONE IN WINTER, DURING HOT AND DRY WEATHER OR ON STEEP SLOPES (> 3:1)	
WOOD	1,000 LB. CELLULOSE	25 LB.	210 LB.	WHEN USED OVER STRAW OR HAY	
WOOD CHIPS	4 - 6 TONS	185 - 275 LB.	1,650 - 2,500 LB.	MAY PREVENT GERMINATION OF GRASSES AND LEGUMES	

NOTES:

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



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www.bergmannpc.com
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HILLSIDE SOLAR LLC

227 GUARD HILL ROAD
BEDFORD CORNERS, NY 10549

**OLD HILL FARM
SOLAR FARM**

571 EAST MAIN STREET
JEFFERSON VALLEY, NY 10535

Date Revised	Description
10/13/2021	REVISED PER CLIENT COMMENTS
12/01/2021	REVISED PER TREE COMMISSION COMMENTS
12/28/2021	REVISED PER FIRE DEPARTMENT COMMENTS

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Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AG	WD
Date Issued	Project Number
07/28/2021	14064.11

Sheet Name

DETAILS III

Drawing Number

C011



December 1st, 2021

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

RECEIVED
PLANNING DEPARTMENT
DEC 6 2021
TOWN OF YORKTOWN

Re: Updated Mitigation Plan for Proposed Old Hill Farm Solar Farm
Hillside Solar, LLC
Town of Yorktown, Westchester County, New York

Dear Mr. Fon:

The proposed 3.75 MW AC Old Hill Farm Solar Farm project ("Project") is located on Westchester County Parcels 16.08-1-4 and 16.08-1-17, which consist primarily of abandoned grazing and agricultural fields. The Project will involve the proposed removal of 363 protected trees. As per The Town of Yorktown's Tree Law, a mitigation plan and Tree Permit is required for the Project. The Tree Permit Application is included as Enclosure A of this mitigation plan. Also enclosed is an analysis of the species, number, and condition of trees on the project site.

The mitigation measures provided below are based upon the options provided in the Tree Law, as well as items deemed likely to be important to the Town. We look forward to discussing these in further detail to refine the Mitigation Plan.

Tree Survey:

The tree survey was performed by certified arborist, Bartlett Tree Experts, which included a completed inventory of the 692 trees within the proposed fence line and the adjacent areas in close proximity to the fence line. Specifically, the borders of the surveyed area are along East Main Street, Club Fit, the western border of the property and the southern and eastern boundaries of the proposed fence line. We did not survey the trees in the wetlands, wetland buffer, under the power lines or to a great extent outside of the proposed fence line because all of the trees in those areas will remain untouched.

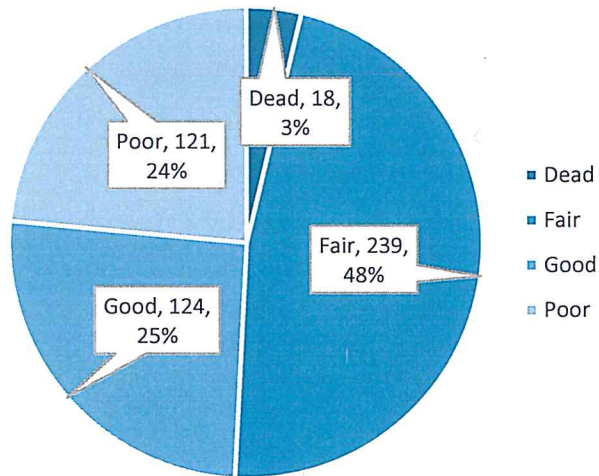
Each tree was tagged and is identified by number and categorized by condition ("dead", "poor", "fair", or "good") on the site plan. Trees that are considered "poor" are falling apart, hazardous, and beyond salvaging. There are a total of 692 trees within the surveyed area and of that we are proposing to remove 572 trees. Of these 572 trees, 70 are invasive, 121 are in "poor" condition and 18 are dead, resulting in 363 protected trees that we are proposing the following mitigation measures to compensate for the impact of their removal.



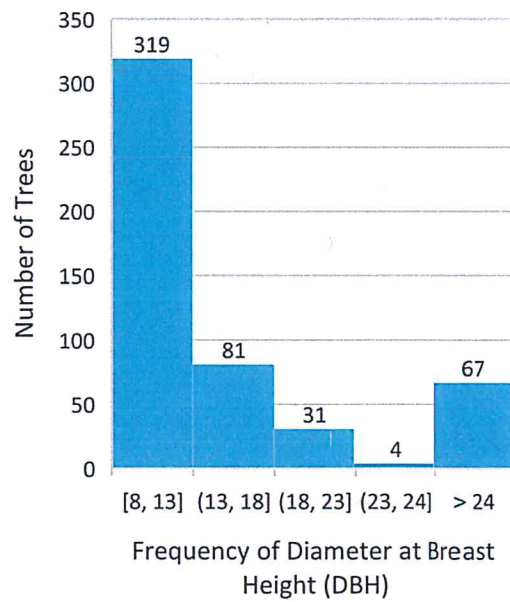
Total Trees Surveyed (w/o Wetlands or Power Line Area)	692
Total Trees to be Removed	572
Less: Invasives	70
Total Non-Invasive Trees to be Removed	502
Less: Dead/Poor Native Trees	139
Total Protected Trees to be Removed	363
Average DBH of Protected Trees (in.)	14.21"

Proposed Non-Invasive Trees to be Removed (502)

By Condition



By Tree Diameter



Average DBH of Protected Trees to be Removed: 4.74in



Mitigation Plan:

In accordance with the Town’s Tree Law, we are proposing a combination of two of the mitigation measures outlined in Section 270-10(D)(4) of the Tree Ordinance. First, we are proposing planting 265 new evergreen trees, ranging in height from 6 to 12 feet at the time of planting as described below. Second, we are proposing a payment to the Tree Bank Fund for the balance of our mitigation obligations. Although not included in our current plan, we are requesting that the Planning Board consider the removal of invasive vines that are harming existing native trees on the Project Site as counting as part of our mitigation obligations under Section 270-10(D)(4)(f).

1. New Tree Plantings (§ 270-10(D)(4)(a)):

The Landscaping Plan for the Project involves planting approximately 265 new evergreen trees (approximately 2,450 linear feet) across selected boundaries of the property. This includes the boundary of the Project site facing East Main Street, bordering the properties along Bank Road and the house on the western side of the site, and strategically placed to reduce visibility to the Eastern side of the site from Hill Boulevard and Route 6. All of the trees planted will be evergreen species in order to provide year-round coverage, including Eastern Red Cedar, White Spruce, White Fir, and Colorado Spruce.

The Cedar will have an installed height of 8 feet, with a mature size of 30-60 feet. The Spruces will have an installed height of 8 feet with a mature size of 40-60 feet. The Fir will have an installed height of 6-7 feet with a mature size of 50-75 feet. These trees will act as screening for the Project and will also help fulfill our mitigation responsibilities. We have selected strategic locations (at the site entrance and along the Western border of the site, bordering a residence) to install 12-foot trees to enhance screening of the site. All four species will have an average installed diameter at breast height (DBH) of 3 inches, except for the larger, 12-foot trees which will have a DBH of 5 inches.

No living and native trees along East Main Street will be removed. The proposed mitigation plan calls for the pruning of existing trees along East Main Street to allow for better light for the new trees and to improve the appearance of the site and the existing stone wall along East Main Street.

2. Town of Yorktown Tree Bank Fund Donation ((§ 270-10(4)(f)):

For the balance of our mitigation obligations, we are proposing to make a payment to the Town’s Tree Bank Fund of \$100 per Protected Tree for which we are not planting replacement trees (approximately 307 trees) and of \$300 per 5,000 square feet of Protected Woodland disturbance.



In accordance with Section 270-10(D)(4)(f), our calculated Tree Bank payment is as follows:

Avg. DBH of Trees to be Removed (in.)	14.21"
Avg. DBH of Trees to be Planted (in.)	3.00"
Mitigation Ratio (§ 270-4 Definitions)	4.74
New Screening Trees Planted	265
Credit for Planted Trees (§ 270-10)	56
Total Protected Trees to be Removed	363
Less: Credit for Planted Trees (§ 270-10)	56
# of Trees to be Paid for Tree Bank	307

# of Trees to be Paid for Tree Bank	307
\$100/Protected Tree	\$30,700
Protected Woodland to be Disturbed (SF)	267,130
\$300/5,000SF of Protected Woodland	\$16,028
Total Tree Bank Payment	\$46,728

This donation will help fund planting initiatives in and around the Town of Yorktown at locations determined by the Town. These planting initiatives will help mitigate the impacts from the proposed tree cutting as a result of this Project.

Invasive Species Removal ((§ 270-10(D)(4)(b)):

Our current Mitigation Plan does not consider the potential removal of the abundance of invasive vines found on the Project Site, including Bittersweet and Porcelian-berry. These vines are causing major damage to the trees that we are not removing (see images below). Our goal is to preserve the ecological capacity of the parcel to the maximum extent practicable. Removal of these invasive species will help to achieve that goal and protect native and older growth trees on the site.

We will work with Bartlett to coordinate the appropriate removal and special handling of these invasive species on the Project Site, and we request that the Planning Board consider their removal as part of our Mitigation Plan and provide additional mitigation credit.



(site images including Bittersweet Vines)

Planting of Pollinator Friendly Seed Mix and Use of Fencing:

In an effort to help maintain the existing ecosystem of the site, we have included a 6-inch gap at the bottom of our fencing in the Eastern (adjacent to the wetland area) and Southern boundaries of the property. This should allow smaller animals to enter and cross through the project site. We also will be spreading a pollinator friendly seed mix throughout the Project Site at the completion of construction in an effort to support a diverse ecosystem and habitat for pollinators.

Proposed Solar Farm Carbon Offset:

The EPA Greenhouse Gas Calculator was utilized to determine the positive environmental impacts that the proposed 3.75MW AC Project will have. We estimate the Project can save approximately ~4,410,000 Metric Tons of Carbon Dioxide emissions per year. This is equivalent to the Carbon Dioxide sequestered by 6,407 acres of U.S. forests, 1,137 passenger vehicles driven per year or the offset of residential home electricity generated by 630 homes per year. Over the 25-year lifespan of the Project, the carbon offset will result in an enormously positive environmental impact by its carbon offset alone.

Suggestions from Tree Conservation Advisory Commission, Conservation Board, Planning Board and Public:

Any suggestions from the Tree Conservation Advisory Commission, Conservation Board, Planning Board and the Public will be considered for this Project. These suggestions may include additional mitigation opportunities, or any other measures deemed necessary for a complete Mitigation Plan for the Project.

We look forward to your consideration of this Mitigation Plan. It is our goal to cooperate with the Town as much as possible to ensure this Project's construction and completion. The clean, renewable, energy provided by this



Project will be a great benefit to the Town and its citizens, allowing for a successful partnership for all involved parties for the life of this Project.

If you should have any questions or require any additional information, please do not hesitate to contact me via phone at 518.389.1109 or by email at cvoss@bergmannpc.com.

Sincerely,

Charles A. Voss, AICP
Senior Project Manager, BERGMANN

Enclosures:

Enclosure A: Tree Permit Application

Granite Knolls Park Solar Project

2 Winners Circle, Suite 102, Albany, NY 12205

PROJECT: HESP Solar Granite Knolls Park Solar 015111.00 DATE: 1/6/2022

SUBJECT: Granite Knolls Park Solar Project Site Plans TRANSMITTAL ID: 00004

PURPOSE: For your review and comment VIA: Info Exchange

FROM

NAME	COMPANY	EMAIL	PHONE
Eric Redding 2 Winners Circle, Suite 102 Albany, NY 12205	Bergmann	eredding@BERGMANNPC.com	518-556-3631

TO

NAME	COMPANY	EMAIL	PHONE
rsteinberg@yorktownny.org		rsteinberg@yorktownny.org	
jtegeder@yorktownny.org		jtegeder@yorktownny.org	
sbrodie@hespsolar.com		sbrodie@hespsolar.com	
ncalicchia@yorktownny.org		ncalicchia@yorktownny.org	
mmlater@yorktownny.org		mmlater@yorktownny.org	
arodriguez@bpslaw.com		arodriguez@bpslaw.com	

REMARKS: Robyn,

Available for download are the updated Site Plans for the Granite Knolls Park Solar Project. They are dated January 6, 2022. Please use this version of the Site Plans for the public hearing notices for the January 24th Planning Board Meeting.

Please send me the updated notice to send to the nearby neighbors.

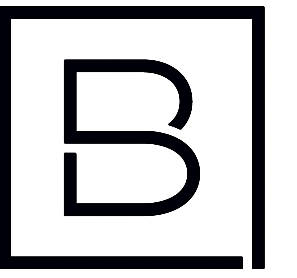
Thanks,
Eric

DESCRIPTION OF CONTENTS

QTY	DATED	TITLE	NOTES
1	1/6/2022	20220106 Granite Knolls Park Site Plan Set.pdf	

COPIES:

PRELIMINARY DEVELOPMENT PLANS FOR PROPOSED GRANITE KNOLLS PARK SOLAR DEVELOPMENT 2975 STONEY STREET MOHEGAN LAKE, NEW YORK



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2 Winners Circle, Suite 102
Albany, NY 12205
www.bergmannpc.com
office: 518.862.0325

HESP SOLAR, LLC

**GRANITE KNOLLS
PARK SOLAR PROJECT**

2975 STONEY STREET
MOHEGAN LAKE, NY 10547

Date Revised	Description
10/27/2021	REVISED PER CLIENT COMMENTS
11/09/2021	REVISED PER CLIENT COMMENTS
01/06/2022	REVISED PER CLIENT COMMENTS

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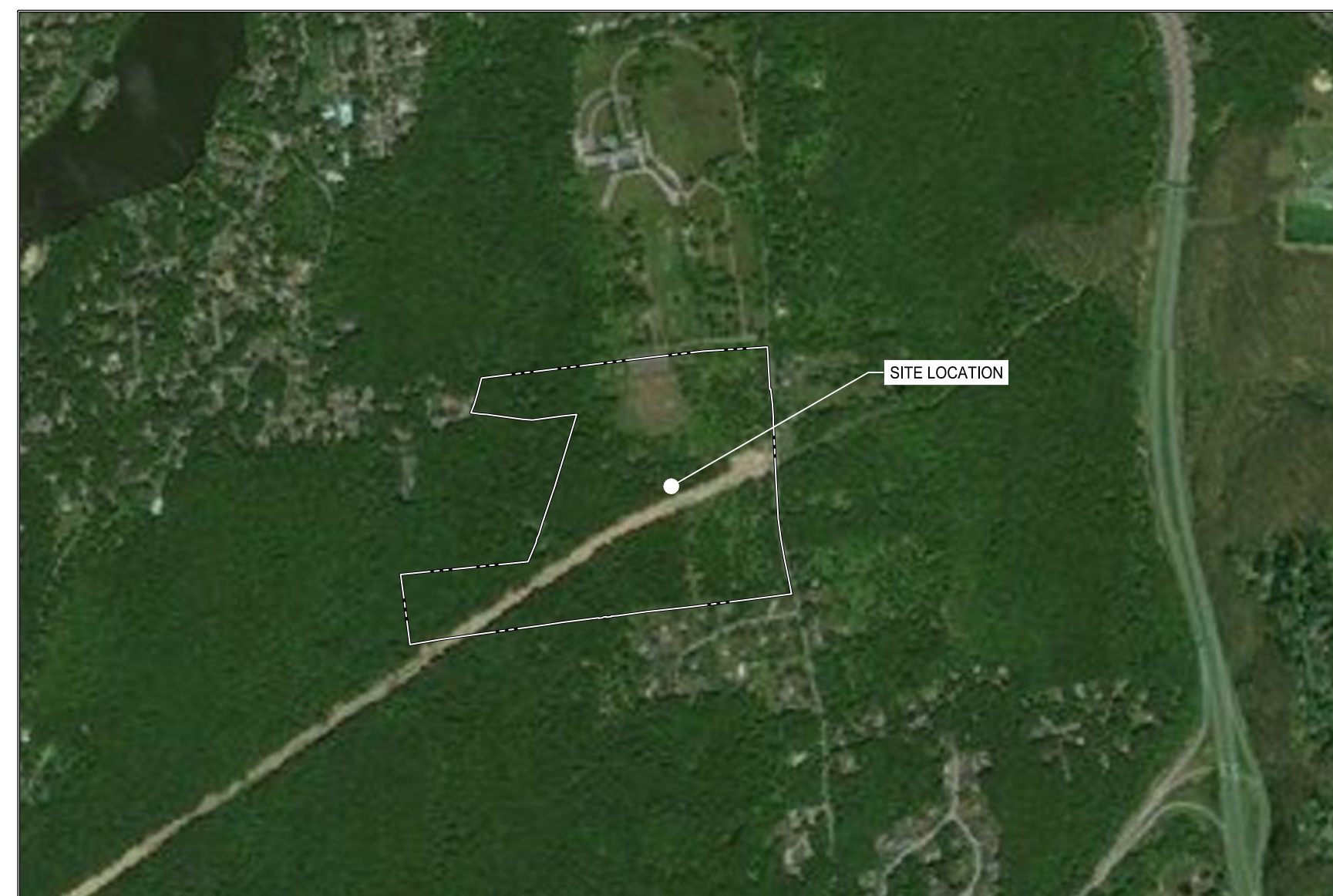
TOWN OF YORKTOWN PARKLAND
2975 STONEY STREET
MOHEGAN LAKE, NY 10547

APPLICANT

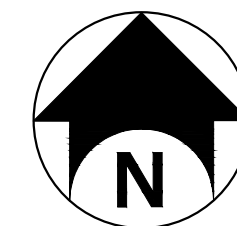
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SITE LOCATION MAP
1"=1000'



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Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AG	MDP
Date Issued	Project Number
09/15/2021	14064.11

Sheet Name

COVER

Drawing Number

C000

SEQUENCE OF CONSTRUCTION:

- PRE-CONSTRUCTION MEETING HELD TO INCLUDE PROJECT MANAGER, OPERATOR'S ENGINEER, CONTRACTOR, AND SUB-CONTRACTORS PRIOR TO LAND DISTURBING ACTIVITIES.
- CONSTRUCT CONSTRUCTION ENTRANCE/EXIT AT LOCATIONS DESIGNATED ON PLANS.
- INSTALL PERIMETER SILT FENCE.
- HAVE A QUALIFIED PROFESSIONAL CONDUCT AN ASSESSMENT OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- BEGIN CLEARING AND GRUBBING OPERATIONS. CLEARING AND GRUBBING SHALL BE DONE ONLY IN AREAS WHERE EARTHWORK WILL BE PERFORMED AND ONLY IN AREAS WHERE CONSTRUCTION IS PLANNED TO COMMENCE WITHIN 14 DAYS AFTER CLEARING AND GRUBBING.
- CONSTRUCT GRAVEL ROAD TO BE USED DURING CONSTRUCTION
- STRIP TOPSOIL AND STOCKPILE IN A LOCATION ACCEPTABLE TO CONSTRUCTION MANAGER. WHEN STOCKPILE IS COMPLETE, INSTALL PERIMETER SILT FENCE, SEED SURFACE WITH 100% PERENNIAL RYEGRASS MIXTURE AT A RATE OF 2-4 LBS. PER 1000 SF. APPLY 90-100 LBS PER 1000 SF OF MULCH.
- COMMENCE EARTHWORK CUT AND FILLS. THE WORK SHALL BE PROGRESSED TO ALLOW A REASONABLE TRANSFER OF CUT AND FILL EARTH FOR ROUGH GRADING AND EARTH MOVING. THE CONTRACTOR WILL BE GIVEN SOME LATITUDE TO VARY FROM THE FOLLOWING SCHEDULE IN ORDER TO MEET THE FIELD CONDITIONS ENCOUNTERED. CONTRACTOR SHALL REVIEW VARIATIONS TO SWPPP WITH DESIGN ENGINEER AND QUALIFIED PROFESSIONAL PRIOR TO IMPLEMENTATION.
- REMOVE GRAVEL DRIVEWAY USED DURING CONSTRUCTION AND CONSTRUCT THE PROPOSED PERVIOUS GRAVEL DRIVEWAY AFTER CONSTRUCTION ACTIVITIES SUCH AS THE INSTALLATION OF THE PANELS AND PERIMETER FENCE. THE SUB-GRADE MATERIAL WHERE THE DRIVEWAY IS TO BE INSTALLED SHALL BE DECOMPACTED PER NYSDDEC'S "DEEP-RIPPING AND DECOMPACTION" MANUAL, DATED APRIL 2008. CONTRACTOR SHALL AVOID FREQUENT HEAVY TRAFFIC ON THE LIMITED USE PERVIOUS GRAVEL.
- AS ROADWAY AND ACCESS DRIVES ARE BROUGHT TO GRADE, THEY WILL BE STABILIZED WITH CRUSHED STONE SUBBASE AT A DEPTH SPECIFIED ON PLANS TO PREVENT EROSION AS SOON AS PRACTICABLE.
- STABILIZE ALL AREAS AS SOON AS PRACTICABLE, IDLE IN EXCESS OF 7 DAYS AND IN WHICH CONSTRUCTION WILL NOT RECOMMENCE WITHIN 14 DAYS.
- INSTALL UTILITIES. TRENCH EXCAVATION/BACKFILL AREAS SHOULD BE STABILIZED PROGRESSIVELY AT THE END OF EACH WORKDAY WITH SEED AND STRAW MULCH AT A RATE OF 100% PERENNIAL RYE GRASS AT 2-4 LBS/1000 SF MULCHED AT 90-100 LBS/1000 SF.
- STABILIZE ALL AREAS IDLE IN EXCESS OF 7 DAYS IN WHICH CONSTRUCTION WILL NOT RECOMMENCE WITHIN 14 DAYS.
- REMOVE TEMPORARY CONSTRUCTION EXITS AND PERIMETER SILT FENCE ONCE SITE HAS ACHIEVED 80% UNIFORM STABILIZATION.

GENERAL NOTES:

- THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THIS MAP HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORD MAPS. THEY ARE NOT CERTIFIED TO THE ACCURACY OF THEIR LOCATION AND/OR COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES FIELD STAKED BEFORE STARTING WORK BY CALLING 1-800-962-7962.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH TITLE 29 OF FEDERAL REGULATIONS, PART 1926, SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION (OSHA).
- HIGHWAY DRAINAGE ALONG ALL ROADS AND PRIVATE DRIVES SHALL BE KEPT CLEAN OF MUD, DEBRIS ETC. AT ALL TIMES.
- THE CONTRACTOR SHALL CONSULT THE DESIGN ENGINEER BEFORE DEVIATING FROM THESE PLANS.
- IN ALL TRENCH EXCAVATIONS, CONTRACTOR MUST LAY THE TRENCH SIDE SLOPES BACK TO A SAFE SLOPE. USE A TRENCH SHIELD OR PROVIDE SHEETING AND BRACING.
- IF SUSPICIOUS AND/OR HAZARDOUS MATERIAL IS ENCOUNTERED DURING DEMOLITION/CONSTRUCTION, ALL WORK SHALL STOP AND THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION SHALL BE NOTIFIED IMMEDIATELY. WORK SHALL NOT RESUME UNTIL THE DEVELOPER HAS OUTLINED APPROPRIATE ACTION FOR DEALING WITH THE WASTE MATERIAL AND THE DEVELOPMENT PLANS ARE MODIFIED AS MAY BE NECESSARY.
- EXCAVATED WASTE MATERIAL REMOVED FROM THE SITE SHALL BE PLACED AT A LOCATION ACCEPTABLE TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- AREAS DISTURBED OR DAMAGED AS PART OF THIS PROJECTS CONSTRUCTION THAT ARE OUTSIDE OF THE PRIMARY WORK AREA SHALL BE RESTORED, AT THE CONTRACTORS EXPENSE, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- UNLESS COVERED BY THE CONTRACT SPECIFICATIONS OR AS NOTED ON THE PLANS, ALL WORK SHALL CONFORM TO THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS DATED JANUARY 1, 2020 AND ANY SUBSEQUENT APPENDICES.

WASTE/HAZARDOUS MATERIAL PRACTICES:

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

EROSION & SEDIMENT CONTROL NOTES:

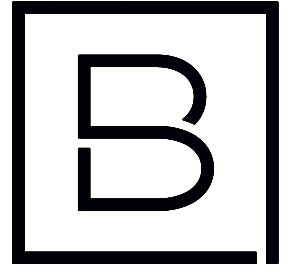
- INSTALL EROSION CONTROL MEASURES AS INDICATED ON THE PLAN PRIOR TO THE START OF ANY EXCAVATION WORK. EROSION CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION SEDIMENT CONTROL MANUAL, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, AND THE GOVERNING MUNICIPAL REQUIREMENTS.
- REMOVE AND STOCKPILE TOPSOIL AS DIRECTED BY THE CONSTRUCTION MANAGER REPLACE TOPSOIL TO A MINIMUM 4" DEPTH WITH TOPSOIL OR AMENDED SOIL. ALL DISTURBED AREAS TO BE SEEDED TO PROMOTE VEGETATION AS SOON AS PRACTICABLE.
- IF THE SEASONS PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE "STANDARDS", NETTING OR LIQUID MULCH BINDER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED BEFORE 80% UNIFORM VEGETATIVE COVER HAS BEEN ACHIEVED.
- ALL EROSION CONTROL MEASURES ARE TO BE REPLACED WHENEVER THEY BECOME CLOGGED OR INOPERABLE AND SHALL BE REPLACED AT A MINIMUM OF EVERY 3 MONTHS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF TOPSOIL OR AMENDED TO ALL DISTURBED AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES.
- THE CONTRACTOR SHALL DESIGNATE A MEMBER OF HIS/HER FIRM TO BE RESPONSIBLE TO MONITOR EROSION CONTROL, EROSION CONTROL STRUCTURES, TREE PROTECTION AND PRESERVATION THROUGHOUT CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE FINISH GRADED TO PROMOTE VEGETATION ON ALL EXPOSED AREAS AS SOON AS PRACTICABLE. STABILIZATION PRACTICES (TEMPORARY/PERMANENT SEEDING, MULCHING, GEOTEXTILES, ETC.) MUST BE IMPLEMENTED WITHIN SEVEN (7) DAYS WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND NOT EXPECTED TO RESUME WITHIN FOURTEEN (14) DAYS.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. ALL CONSTRUCTION DEBRIS AND SEDIMENT SPOILS, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
- DUST SHALL BE CONTROLLED BY WATERING.
- ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
- SLOPE TRACKING SHALL BE IMPLEMENTED ON ALL SLOPE 1 ON 3 OR GREATER AT THE END OF EACH WORK DAY AND PRIOR TO FINAL SLOPE GRADING AND STABILIZATION.

STORM WATER POLLUTION PREVENTION PLAN NOTES:

- THE CONTRACTOR SHALL PROVIDE A QUALIFIED INSPECTOR TO INSPECT THE PROJECT AT THE END OF EACH WORK WEEK AND PROVIDE A REPORT AT LEAST ONCE PER WEEK.
- EROSION CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION SEDIMENT CONTROL MANUAL, WESTCHESTER COUNTY DEPARTMENT OF HEALTH, AND THE TOWN OF YORKTOWN REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE BEST MANAGEMENT PRACTICES (BMP'S) UNTIL GROUND COVER IS ESTABLISHED.
- REMOVE AND STOCKPILE TOPSOIL AS DIRECTED BY THE CONSTRUCTION MANAGER. REPLACE TOPSOIL TO A MINIMUM 4" DEPTH. ALL DISTURBED AREAS TO BE HYDROSEED AS DIRECTED BY THE CONSTRUCTION MANAGER TO PROMOTE VEGETATION AS SOON AS PRACTICABLE.
- IF THE SEASONS PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE "STANDARDS", NETTING OR LIQUID MULCH BINDER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED BEFORE 80% UNIFORM VEGETATION HAS BEEN ACHIEVED.
- ALL EROSION CONTROL MEASURES ARE TO BE REPLACED WHENEVER THEY BECOME CLOGGED OR INOPERABLE AND SHALL BE REPLACED WHEN THEY HAVE REACHED THE DESIGN LIFE INDICATED IN THE NYS GUIDELINES FOR URBAN EROSION SEDIMENT CONTROL DESIGN MANUAL OR EVERY THREE MONTHS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF TOPSOIL TO ALL DISTURBED AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES.
- THE CONTRACTOR SHALL DESIGNATE A MEMBER OF HIS/HER FIRM TO BE RESPONSIBLE TO MONITOR EROSION CONTROL AND EROSION CONTROL STRUCTURES THROUGHOUT CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE FINISH GRADED TO PROMOTE VEGETATION ON ALL EXPOSED AREAS AS SOON AS PRACTICABLE. STABILIZATION PRACTICES (TEMPORARY/PERMANENT SEEDING, MULCHING, GEOTEXTILES, ETC.) MUST BE IMPLEMENTED WITHIN SEVEN (7) DAYS WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND NOT EXPECTED TO RESUME WITHIN FOURTEEN (14) DAYS.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. ALL CONSTRUCTION DEBRIS AND SEDIMENT SPOILS, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
- DUST SHALL BE CONTROLLED BY WATERING.
- ADJOINING PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
- EROSION CONTROL MEASURES SHOULD BE RELOCATED INWARD AS PERIMETER SLOPE CONSTRUCTION PROGRESSES AND RECONSTRUCTED TO THE NYS STANDARDS & SPECIFICATION AT THE END OF EACH DAY.
- PERIMETER AREAS SHALL BE TEMPORARILY STABILIZED WITH SEED AND MULCH PROGRESSIVELY AT MINIMUM AT THE END OF EACH WEEK WITH 100% PERENNIAL RYEGRASS MIX AT A RATE OF 2-4 LBS PER 1000 SF AND MULCH 90-100 LBS PER 1000 SF OF WEED FREE STRAW.
- SLOPE TRACKING SHALL BE IMPLEMENTED ON ALL SLOPE 1 ON 3 OR GREATER AT THE END OF EACH WORK DAY AND PRIOR TO FINAL SLOPE GRADING AND STABILIZATION.

SITE STABILIZATION:

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



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GRANITE KNOLLS PARK SOLAR PROJECT

2975 STONEY STREET
MOHEGAN LAKE, NY 10547

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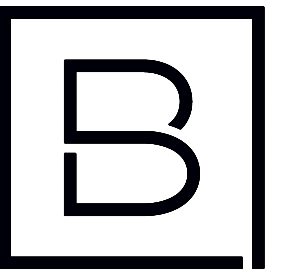
Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AG	MDP
Date Issued	Project Number
09/15/2021	15111.00

Sheet Name

GENERAL NOTES

Drawing Number

C001



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ARCHITECTS ENGINEERS PLANNERS

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Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AG	MDP
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Sheet Name

AREA PARCEL PLAN

Drawing Number

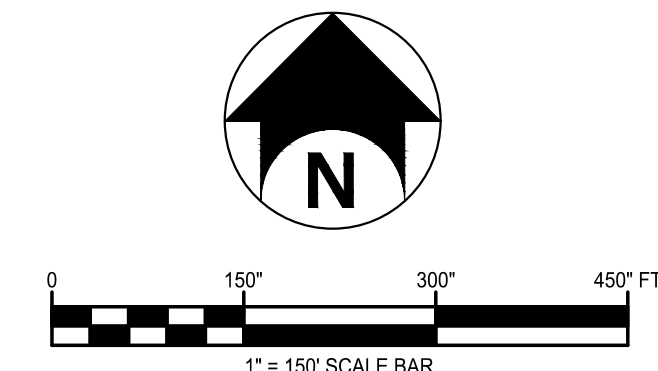
C002



NUMBER	TAX ID	PARCEL OWNER
1	26.13-1-11	JOSEPH II DARONCO
2	26.13-1-12	RICHARD & HERNANDEZ
3	26.13-1-13	MARK & MARY CONNELLY
4	26.13-1-14	JOSEPH & KEARNS
5	26.13-1-15	FRANK & LAUREN FONTANA

NUMBER	TAX ID	PARCEL OWNER
6	26.14-1-5	EMANUEL GUTZMER
7	26.14-1-3	MYRA & HELFAND
8	26.14-1-4	EDWIN & LYDIA CUEVO
9	26.13-1-4	YING & ZHONG CHENYIN LI
10	26.13-1-5	PHILIP & CHERYL MARIANO

NUMBER	TAX ID	PARCEL OWNER
11	26.13-1-6	STALYN & MARMOLEJOS
12	26.13-1-8	RIHCHARD & JABLONSKI
13	26.13-1-7	ROGER & PICCIRILLI
14	26.13-1-3	MYRA & HELFAND
15	26.14-1-2	TOWN OF YORKTOWN PARKLAND



Google Earth

3151 STOMEY ST. LLC
L.9844 P.274
TAX ID# 26.05-1-4

TOWN OF YORKTOWN PARKLAND
TAX ID# 26.09-1-22
AREA = 3,169,425.6± SQ. FT.
OR 72.76± ACRES



NOTES:

- 1) PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF YORKTOWN, COUNTY OF WESTCHESTER, STATE OF NEW YORK, COMMUNITY PANEL NUMBER 36119C0037F, EFFECTIVE DATE SEPTEMBER 28, 2007.
- 2) THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON AN INSTRUMENT LOCATION OF THE ABOVE GROUND FEATURES (MANHOLES, VALVES, HYDRANTS, ETC.) ALONG WITH RECORD UTILITY PLANS AND STAKEOUT IN THE FIELD BY THEIR RESPECTIVE COMPANIES. UNDERGROUND UTILITIES ARE NOT CERTIFIED TO THEIR LOCATION OR COMPLETENESS.
- 3) NO ABSTRACT OF TITLE PROVIDED, PROPERTY IS SUBJECT TO ANY EASEMENTS, ENCUMBRANCES OR RESTRICTIONS THAT AN ABSTRACT OF TITLE WOULD SHOW.
- 4) THE HORIZONTAL DATUM IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83) THROUGH GPS OBSERVATIONS.
- 5) THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) THROUGH GPS OBSERVATIONS.
- 6) THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 7) THERE IS NO EVIDENCE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 8) THERE WERE NO WETLAND DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 9) THE INSURED PROPERTY AS DESCRIBED IN THE TITLE COMMITMENT IS THE SAME AS THE PROPERTY SHOWN HEREON.
- 10) THE EXISTING TOPOGRAPHY IS BASED ON A MIX OF SURVEY AND LIDAR DATA

REFERENCES:

- 1) THE FOLLOWING DEEDS FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE:
CONTROL #502713410
CONTROL #572913900
- 2) TITLE REPORT BY XXXXXXXX, TITLE #XXXXXX DATED XXXX, 2021.

LEGEND

	PROPERTY LINE
	ADJOINER PROPERTY LINE
	STONE WALL
	ROAD CENTERLINE
	OVERHEAD WIRE
	EXISTING FENCE
	STREAM CENTERLINE
	CONTOUR - MAJOR
	CONTOUR - MINOR
	SWALE CENTERLINE
	EDGE OF ASPHALT
	APPROXIMATE EXISTING TREELINE
	EXISTING WETLAND (PEM - NON WOTUS)
	EXISTING GRAVEL ROAD
	UTILITY POLE
	IRON MONUMENT
	FOUND CONCRETE MONUMENT
	EXISTING SIGN
	GUY WIRE

HESP SOLAR, LLC

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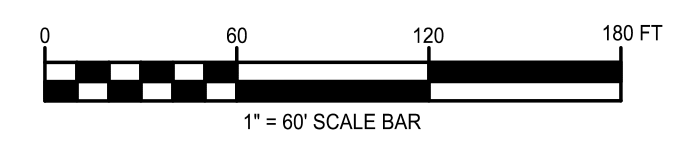
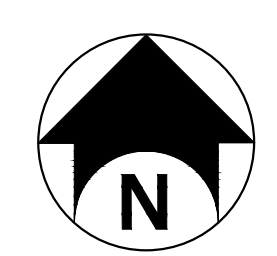
Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AG	MDP
Date Issued	Project Number
09/15/2021	15111.00

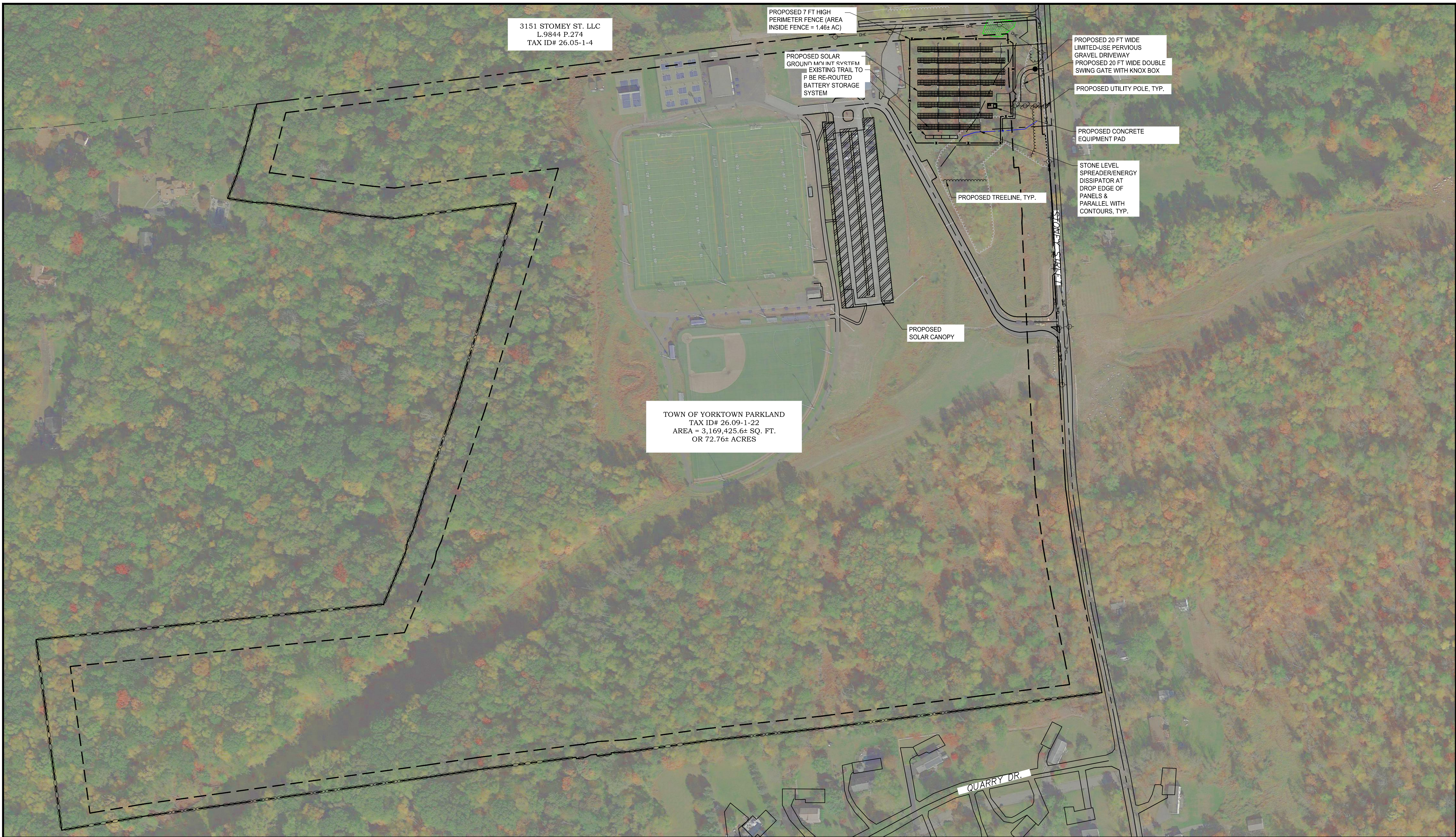
Sheet Name

EXISTING CONDITIONS

Drawing Number

C003





2 Winners Circle, Suite 102
Albany, NY 12205
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HESP SOLAR, LLC

GRANITE KNOLLS PARK SOLAR PROJECT

2975 STONEY STREET
MOHEGAN LAKE, NY 10547

Date Revised	Description
10/27/2021	REVISED PER CLIENT COMMENTS
11/09/2021	REVISED PER CLIENT COMMENTS
01/06/2022	REVISED PER CLIENT COMMENTS

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Project Manager	Discipline Lead
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Date Issued	Project Number
09/15/2021	15111.00

Sheet Name

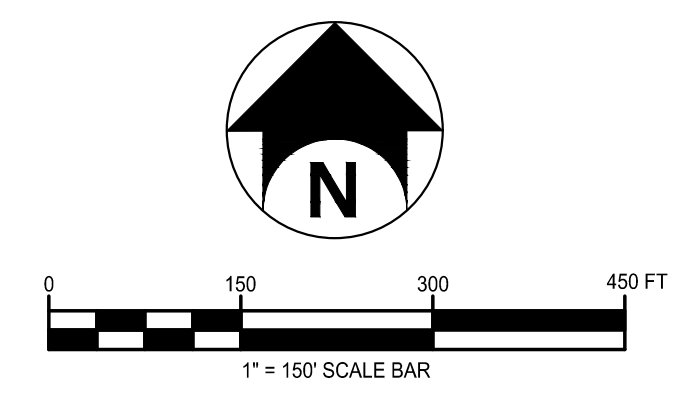
OVERALL SITE PLAN

Drawing Number

C004

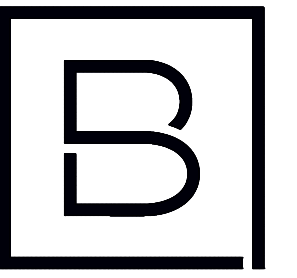
SITE PLAN DATA TABLE		
SITE IS LOCATED IN THE "R1-160" ONE-FAMILY RESIDENTIAL		
PROPOSED USE: SOLAR ENERGY SYSTEM		
PARCEL 26.09-1-22		
TOWN OF YORKTOWN, COUNTY OF WESTCHESTER		
STATE OF NEW YORK		
APPLICANT:	OWNER(S) OF RECORD:	
HESP SOLAR, LLC	TOWN OF YORKTOWN PARKLAND	
400 RELLA BOULEVARD, SUITE 160		
SUFFERN, NY, 10901		
INFO@HESPSOLAR.COM		
PLANS PREPARED BY:		
BERGMANN		
2 WINNERS CIRCLE, SUITE		
102 ALBANY, NY 12205		
(518) 862-0325		
DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT SIZE	N/A	3,169,425± SF / 72.76± ACRES
MINIMUM LOT WIDTH	N/A	1,675 ± FT
MIN. SIDE YARD SETBACK	30 FT	48± FT
MIN. FRONT YARD SETBACK	75 FT	82± FT
MIN. REAR YARD SETBACK	75 FT	638± FT

LEGEND			
	PROPERTY LINE		EXISTING EDGE OF ASPHALT
	SET BACK LINE		APPROXIMATE EXISTING TREELINE
	STONE WALL		EXISTING WETLAND (PEM - NON WOTUS)
	ADJOINER PROPERTY LINE		PROPOSED SOLAR CANOPY
	ROAD RIGHT-OF-WAY		PROPOSED SOLAR PANEL
	EXISTING ROAD CENTERLINE		EXISTING UTILITY POLE
	EXISTING OVERHEAD WIRE		PROPOSED UTILITY POLE
	EXISTING STREAM CENTERLINE		STONE LEVEL SPREADER
	PROPOSED FENCE LINE		
	EXISTING FENCE LINE		
	PROPOSED OVERHEAD UTILITY LINE		
	PROPOSED UNDERGROUND UTILITY LINE		
	PROPOSED SWALE		
	PROPOSED TREELINE		
	SWALE CENTERLINE		
	EXISTING BUILDING		



NOTES

- REQUIRED ZONING STANDARDS REFLECT THE MOST STRICT RESIDENTIAL ZONING REQUIREMENTS OF THE TOWN OF YORKTOWN PER SECTION 300 ATTACHMENT 1 APPENDIX A RESIDENCE ZONE STANDARDS.



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HESP SOLAR, LLC

**GRANITE KNOLLS
PARK SOLAR PROJECT**

2975 STONEY STREET
MOHEGAN LAKE, NY 10547

Date Revised	Description
10/27/2021	REVISED PER CLIENT COMMENTS
11/09/2021	REVISED PER CLIENT COMMENTS
01/06/2022	REVISED PER CLIENT COMMENTS

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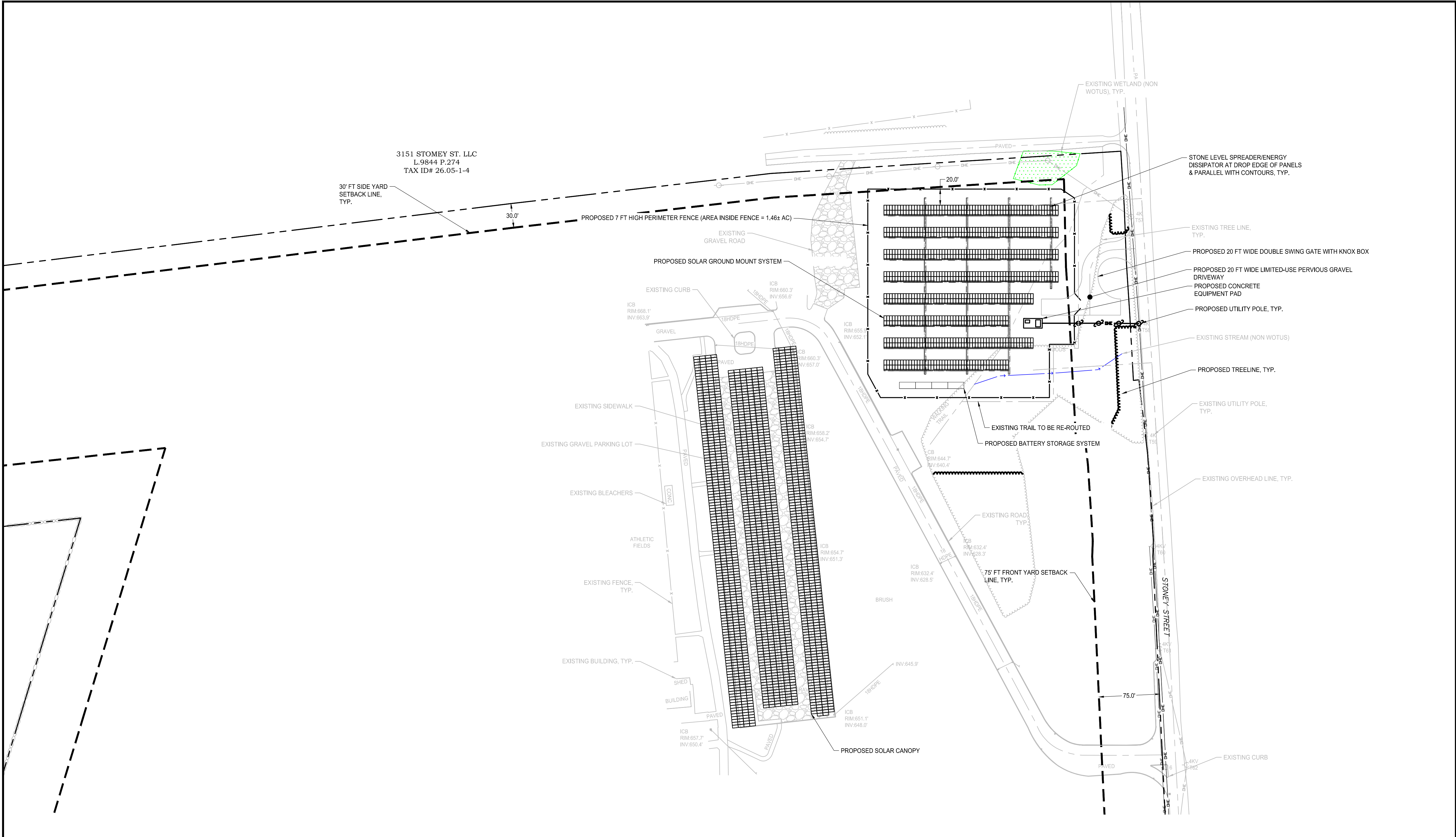
Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AG	MDP
Date Issued	Project Number
09/15/2021	15111.00

Sheet Name

SITE PLAN

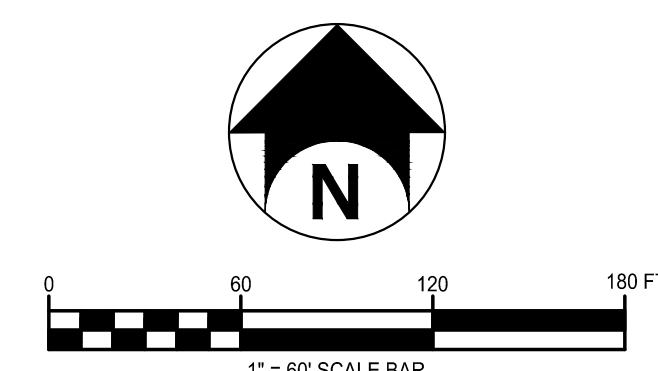
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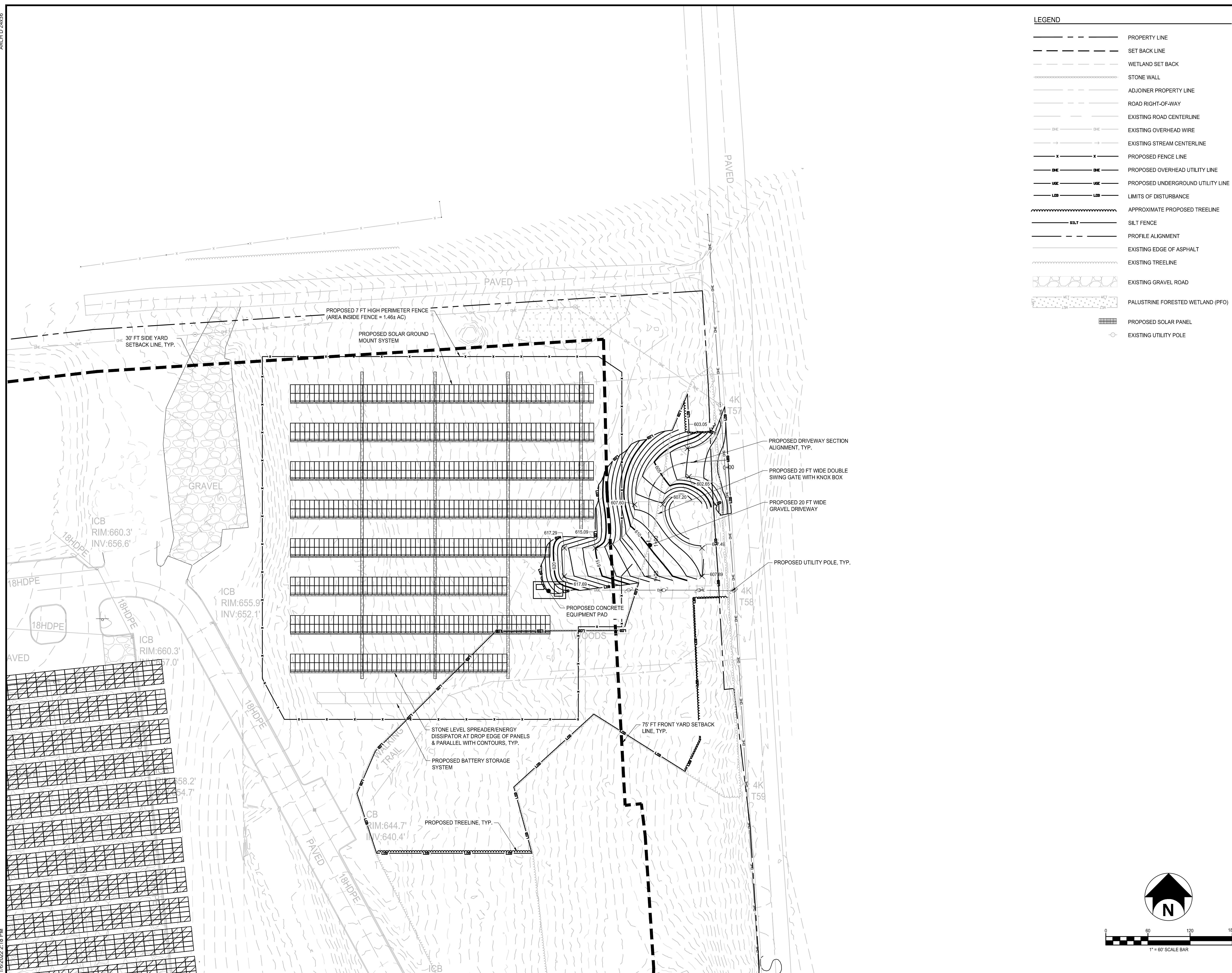


SITE PLAN DATA TABLE		
SITE IS LOCATED IN THE "R1-160" ONE-FAMILY RESIDENTIAL		
PROPOSED USE: SOLAR ENERGY SYSTEM		
PARCEL 26.09-1-22		
TOWN OF YORKTOWN, COUNTY OF WESTCHESTER		
STATE OF NEW YORK		
APPLICANT: HESP SOLAR, LLC 400 RELLA BOULEVARD, SUITE 160 SUFFERN, NY, 10901 INFO@HESPSOLAR.COM	OWNER(S) OF RECORD: TOWN OF YORKTOWN PARKLAND	
PLANS PREPARED BY: BERGMANN 2 WINNERS CIRCLE, SUITE 102 ALBANY, NY 12205 (518) 862-0325		
DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT SIZE	N/A	3,169,425± SF / 72.78± ACRES
MINIMUM LOT WIDTH	N/A	1,675 ± FT
MIN. SIDE YARD SETBACK	30 FT	48± FT
MIN. FRONT YARD SETBACK	75 FT	82± FT
MIN. REAR YARD SETBACK	75 FT	638± FT

LEGEND	
	PROPERTY LINE
	SET BACK LINE
	STONE WALL
	ADJOINER PROPERTY LINE
	ROAD RIGHT-OF-WAY
	EXISTING ROAD CENTERLINE
	EXISTING OVERHEAD WIRE
	EXISTING STREAM CENTERLINE
	PROPOSED FENCE LINE
	EXISTING FENCE LINE
	PROPOSED OVERHEAD UTILITY LINE
	PROPOSED UNDERGROUND UTILITY LINE
	PROPOSED SWALE
	PROPOSED TREELINE
	SWALE CENTERLINE
	EXISTING BUILDING
	EXISTING EDGE OF ASPHALT
	APPROXIMATE EXISTING TREELINE
	EXISTING GRAVEL ROAD
	EXISTING WETLAND (PEM - NON WOTUS)
	PROPOSED SOLAR PANEL
	EXISTING UTILITY POLE
	PROPOSED UTILITY POLE
	STONE LEVEL SPREADER



NOTES
1. REQUIRED ZONING STANDARDS REFLECT THE MOST STRICT RESIDENTIAL ZONING REQUIREMENTS OF THE TOWN OF YORKTOWN PER SECTION 300 ATTACHMENT 1 APPENDIX A RESIDENCE ZONE STANDARDS.



LEGEND

	PROPERTY LINE
	SET BACK LINE
	WETLAND SET BACK
	STONE WALL
	ADJOINER PROPERTY LINE
	ROAD RIGHT-OF-WAY
	EXISTING ROAD CENTERLINE
	EXISTING OVERHEAD WIRE
	EXISTING STREAM CENTERLINE
	PROPOSED FENCE LINE
	PROPOSED OVERHEAD UTILITY LINE
	PROPOSED UNDERGROUND UTILITY LINE
	LIMITS OF DISTURBANCE
	APPROXIMATE PROPOSED TREELINE
	SILT FENCE
	PROFILE ALIGNMENT
	EXISTING EDGE OF ASPHALT
	EXISTING TREELINE
	EXISTING GRAVEL ROAD
	PALUSTRINE FORESTED WETLAND (PFO)
	PROPOSED SOLAR PANEL
	EXISTING UTILITY POLE



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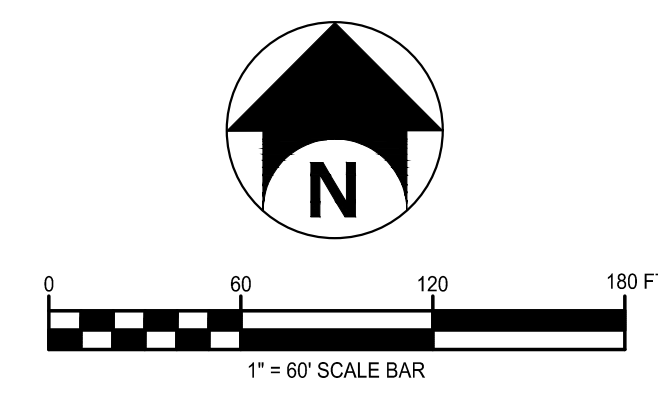
Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AG	ECR
Date Issued	Project Number
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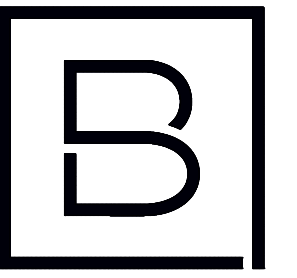
Sheet Name

GRADING PLAN

Drawing Number

C006





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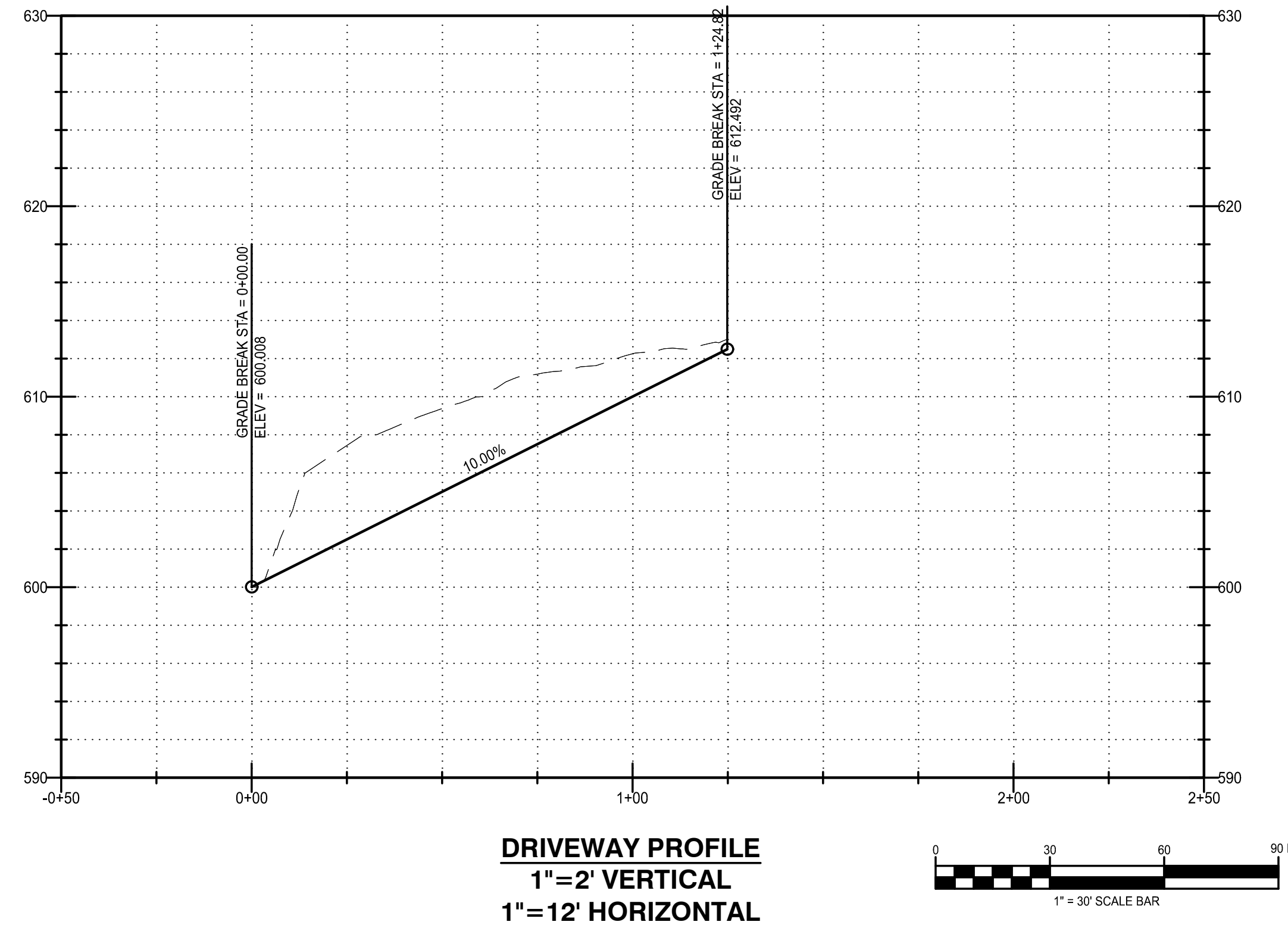
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HESP SOLAR, LLC

**GRANITE KNOLLS
PARK SOLAR PROJECT**

2975 STONEY STREET
MOHEGAN LAKE, NY 10547

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DRIVEWAY PROFILE
1"=2' VERTICAL
1"=12' HORIZONTAL

GENERAL NOTES:

- USE OF THIS DETAIL CRITERION IS LIMITED TO ACCESS ROADS USED ON AN OCCASIONAL BASIS ONLY (I.E. PROVIDE ACCESS FOR MOWING, EQUIPMENT REPAIR OR MAINTENANCE).
- LIMITED USE PERVIOUS ACCESS ROAD IS LIMITED TO LOW IMPACT IRREGULAR MAINTENANCE ACCESS ASSOCIATED WITH RENEWABLE ENERGY PROJECTS IN NEW YORK STATE.
- REMOVE STUMPS, ROCKS AND DEBRIS AS NECESSARY. FILL VOIDS TO MATCH EXISTING NATIVE SOILS AND COMPACTION LEVEL.
- REMOVED TOPSOIL MAY BE SPREAD IN ADJACENT AREAS AS DIRECTED BY THE PROJECT ENGINEER. COMPACT TO THE DEGREE OF THE NATIVE IN SITU SOIL. DO NOT PLACE IN AN AREA THAT IMPEDES STORM WATER DRAINAGE.
- GRADE ROADWAY, WHERE NECESSARY, TO NATIVE SOILS AND DESIRED ELEVATION. MINOR GRADING FOR CROSS SLOPE CUT AND FILL MAY BE REQUIRED.
- REMOVE REFUSE SOILS AS DIRECTED BY THE PROJECT ENGINEER. DO NOT PLACE IN AN AREA THAT IMPEDES STORM WATER DRAINAGE.
- ROADWAY WIDTH TO BE DETERMINED BY CLIENT.
- THE LIMITED USE PERVIOUS ACCESS ROAD CROSS SLOPE SHALL BE 1.5% IN MOST CASES AND SHOULD NOT EXCEED 6%. THE LONGITUDINAL SLOPE OF THE ACCESS DRIVE SHOULD NOT EXCEED 15%.
- LIMITED USE PERVIOUS ACCESS ROAD IS NOT INTENDED TO BE UTILIZED FOR CONSTRUCTION WHICH MAY SUBJECT THE ACCESS TO SEDIMENT TRACKING. THIS SPECIFICATION IS TO BE DEVELOPED FOR POST-CONSTRUCTION USE. SOIL RESTORATION PRACTICES MAY BE APPLICABLE TO RESTORE CONSTRUCTION RELATED COMPACTION TO PRE-EXISTING CONDITIONS AND SHOULD BE VERIFIED BY SOIL PENETROMETER READINGS. THE PENETROMETER READINGS SHALL BE COMPARED TO THE RESPECTIVE RECORDED READINGS TAKEN PRIOR TO CONSTRUCTION. EVERY 100 LINEAR FEET ALONG THE PROPOSED ROADWAY, TO ENSURE THAT SOIL IS NOT TRACKED ONTO THE LIMITED USE PERVIOUS ACCESS ROAD, IT SHALL NOT BE USED BY CONSTRUCTION VEHICLES TRANSPORTING SOIL, FILL MATERIAL, ETC. IF THE LIMITED USE PERVIOUS ACCESS IS COMPLETED DURING THE INITIAL PHASES OF CONSTRUCTION AND UTILIZED TO REMOVE SEDIMENT FROM CONSTRUCTION VEHICLES AND EQUIPMENT PRIOR TO ENTERING THE LIMITED USE PERVIOUS ACCESS ROAD FROM ANY LOCATION ON OR OFF SITE. MAINTENANCE OF THE PERVIOUS ACCESS ROAD WILL BE REQUIRED IF SEDIMENT IS OBSERVED WITHIN THE CLEAN STONE.
- THE LIMITED USE PERVIOUS ACCESS ROAD SHALL NOT BE CONSTRUCTED OR USED UNTIL ALL AREAS SUBJECT TO RUNOFF ONTO THE PERVIOUS ACCESS HAVE ACHIEVED FINAL STABILIZATION.
- PROJECTS SHOULD AVOID INSTALLATION OF THE LIMITED USE PERVIOUS ACCESS ROAD IN POORLY DRAINED AREAS. HOWEVER IF NO ALTERNATIVE LOCATION IS AVAILABLE, THE PROJECT SHALL UTILIZE WOVEN GEOTEXTILE MATERIAL AS DETAILED IN FOLLOWING NOTES.
- THE DRAINAGE DITCH IS OFFERED IN THE DETAIL FOR CIRCUMSTANCES WHEN CONCENTRATED FLOW COULD NOT BE AVOIDED. THE INTENTION OF THE DESIGN IS TO MINIMIZE ALTERATIONS TO HYDROLOGY. HOWEVER WHEN DEALING WITH 5%-15% GRADES NOT PARALLEL TO THE CONTOUR, A ROADSIDE DITCH MAY BE REQUIRED. THE NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS FOR GRASSED WATERWAYS AND VEGETATED WATERWAYS ARE APPLICABLE FOR SIZING AND STABILIZATION. DIMENSIONS FOR THE GRASSED WATERWAY SPECIFICATION WOULD BE DESIGNED FOR PROJECT SPECIFIC HYDROLOGIC RUNOFF CALCULATIONS, AND A SEPARATE DETAIL FOR THE SPECIFIC GRASSED WATERWAY WOULD BE INCLUDED IN THIS PRACTICE. RUNOFF DISCHARGE WILL BE SUBJECT TO THE OUTLET REQUIREMENTS OF THE REFERENCED STANDARD. INCREASED POST-DEVELOPMENT RUNOFF FROM THE ASSOCIATED ROADSIDE DITCH MAY REQUIRE ADDITIONAL PRACTICES TO ATTENUATE RUNOFF TO PRE-DEVELOPMENT CONDITIONS.
- IF A ROADSIDE DITCH IS NOT UTILIZED TO CAPTURE RUNOFF FROM THE ACCESS ROAD, THE PERVIOUS ACCESS ROAD WILL HAVE A WELL-ESTABLISHED PERENNIAL VEGETATIVE COVER, WHICH SHALL CONSIST OF UNIFORM VEGETATION (I.E. BUFFER), 20 FEET WIDE AND PARALLEL TO THE DOWN GRADIENT SIDE OF THE ACCESS ROAD. POST-CONSTRUCTION OPERATION AND MAINTENANCE PRACTICES WILL MAINTAIN THIS VEGETATIVE COVER TO ENSURE FINAL STABILIZATION FOR THE LIFE OF THE ACCESS ROAD.
- THE DESIGN PROFESSIONAL MUST ACCOUNT FOR THE LIMITED USE PERVIOUS ACCESS ROAD IN THEIR SITE ASSESSMENT / HYDROLOGY ANALYSIS. IF THE HYDROLOGY ANALYSIS SHOWS THAT THE HYDROLOGY HAS BEEN ALTERED FROM PRE- TO POST-DEVELOPMENT CONDITIONS (SEE APPENDIX A OF GP-20-001 FOR THE DEFINITION OF ALTER THE HYDROLOGY...), THE DESIGN MUST INCLUDE THE NECESSARY DETENTION/RETENTION PRACTICES TO ATTENUATE THE RATES (10 AND 100 YEAR EVENTS) TO PRE-DEVELOPMENT CONDITIONS.

GEOGRID MATERIAL NOTES:

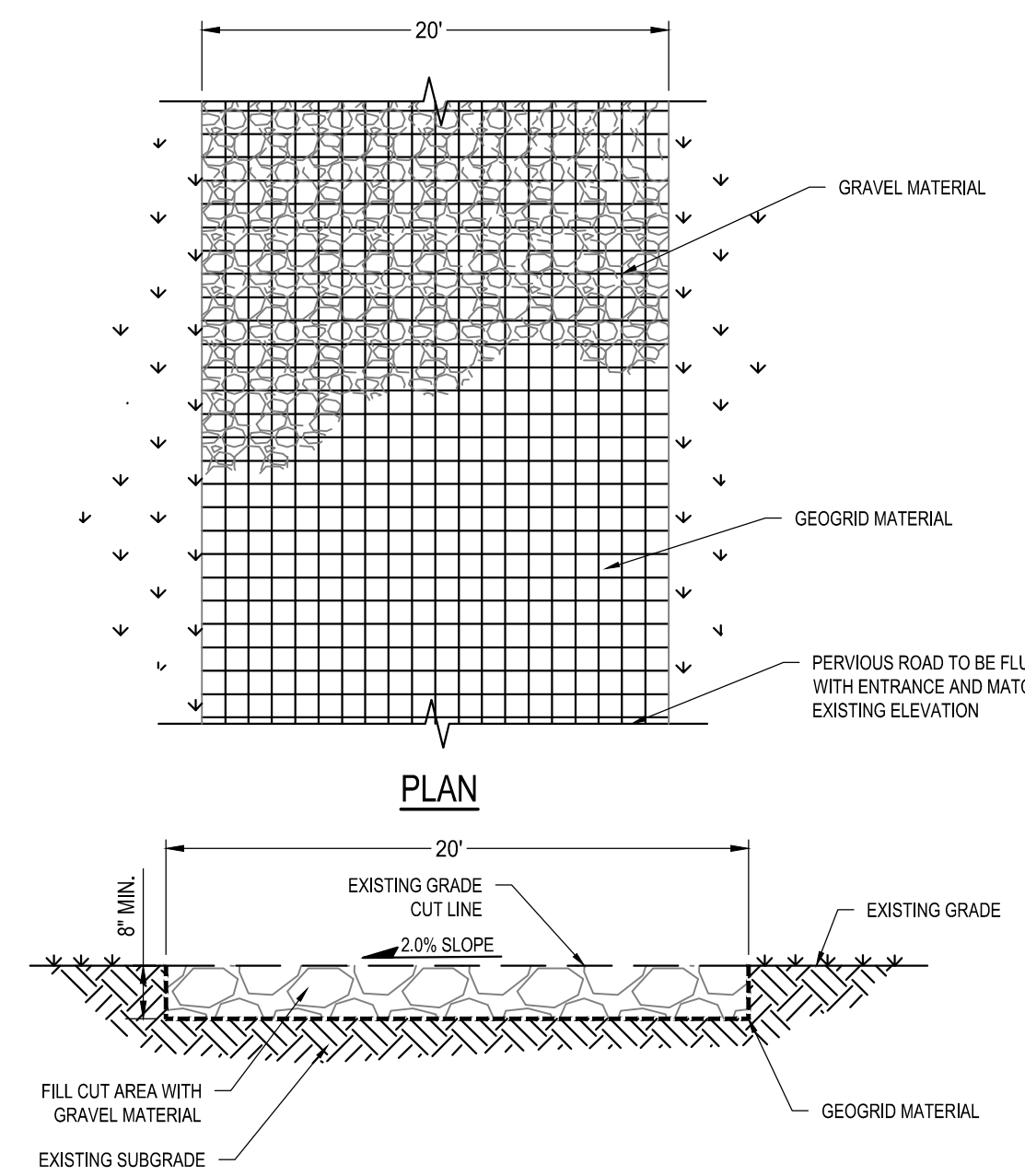
- THE GEOGRID, OR COMPARABLE PRODUCT, IS INTENDED FOR USE IN ALL CONDITIONS, IN ORDER TO ASSIST IN MATERIAL SEPARATION FROM NATIVE SOILS AND PRESERVE ACCESS LOADS.
- GRAVEL FILL MATERIAL SHALL CONSIST OF 1-4" CLEAN, DURABLE, SHARP ANGLED CRUSHED STONE OF UNIFORM QUALITY, MEETING THE SPECIFICATION OF NYSDOT 703-02. SIZE DESIGNATION 3-4 OF TABLE 703-4. STONE MAY BE PLACED IN FRONT OF AND SPREAD WITH A TRACKED VEHICLE. GRAVEL SHALL NOT BE COMPACTED.
- GEOGRID SHALL BE MIRAFI BXG110 OR APPROVED EQUAL. GEOGRID SHALL BE DESIGNED BASED ON EXISTING SOIL CONDITIONS AND PROPOSED HAUL ROAD SLOPES.
- IF MORE THAN ONE ROLL WIDTH IS REQUIRED, ROLLS SHOULD OVERLAP A MINIMUM OF SIX INCHES.
- REFER TO MANUFACTURER'S SPECIFICATION FOR PROPER TYING AND CONNECTIONS.
- LIMITED USE PERVIOUS ACCESS ROAD SHALL BE DRESSED AS REQUIRED WITH ONLY 1-4" CRUSHED STONE MEETING NYSDOT 703-02 SPECIFICATIONS.

BASIS OF DESIGN: TENCATE MIRAFI BXG110 GEOGRIDS, 365 SOUTH HOLLAND DRIVE, PENDERGRASS, GA. 800-685-9990 OR 706-693-2226; WWW.MIRAFI.COM

WOVEN GEOTEXTILE MATERIAL NOTES:

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

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



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

NO SCALE

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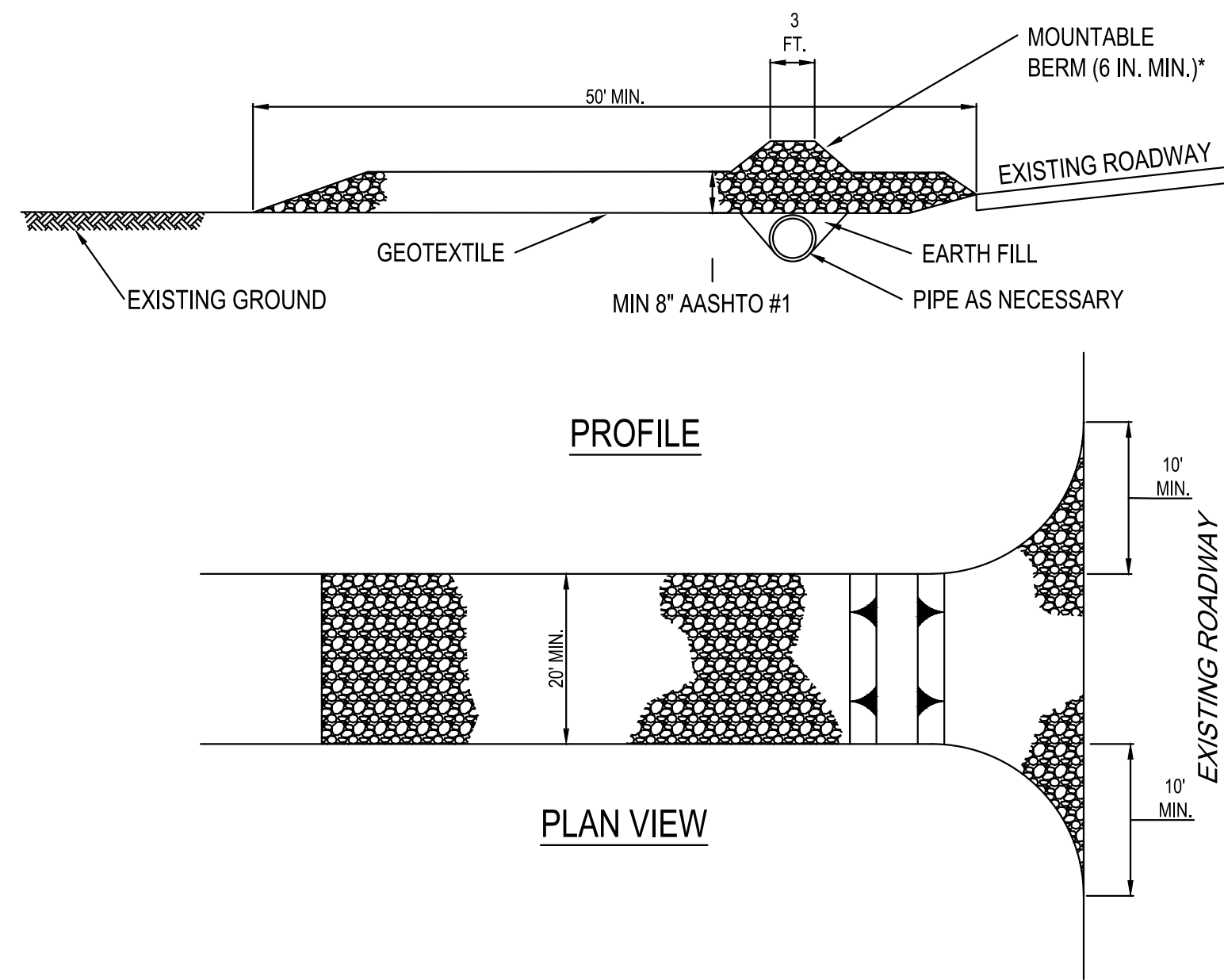
Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AG	ECR
Date Issued	Project Number
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Sheet Name

GRADING PLAN DETAILS

Drawing Number

C007

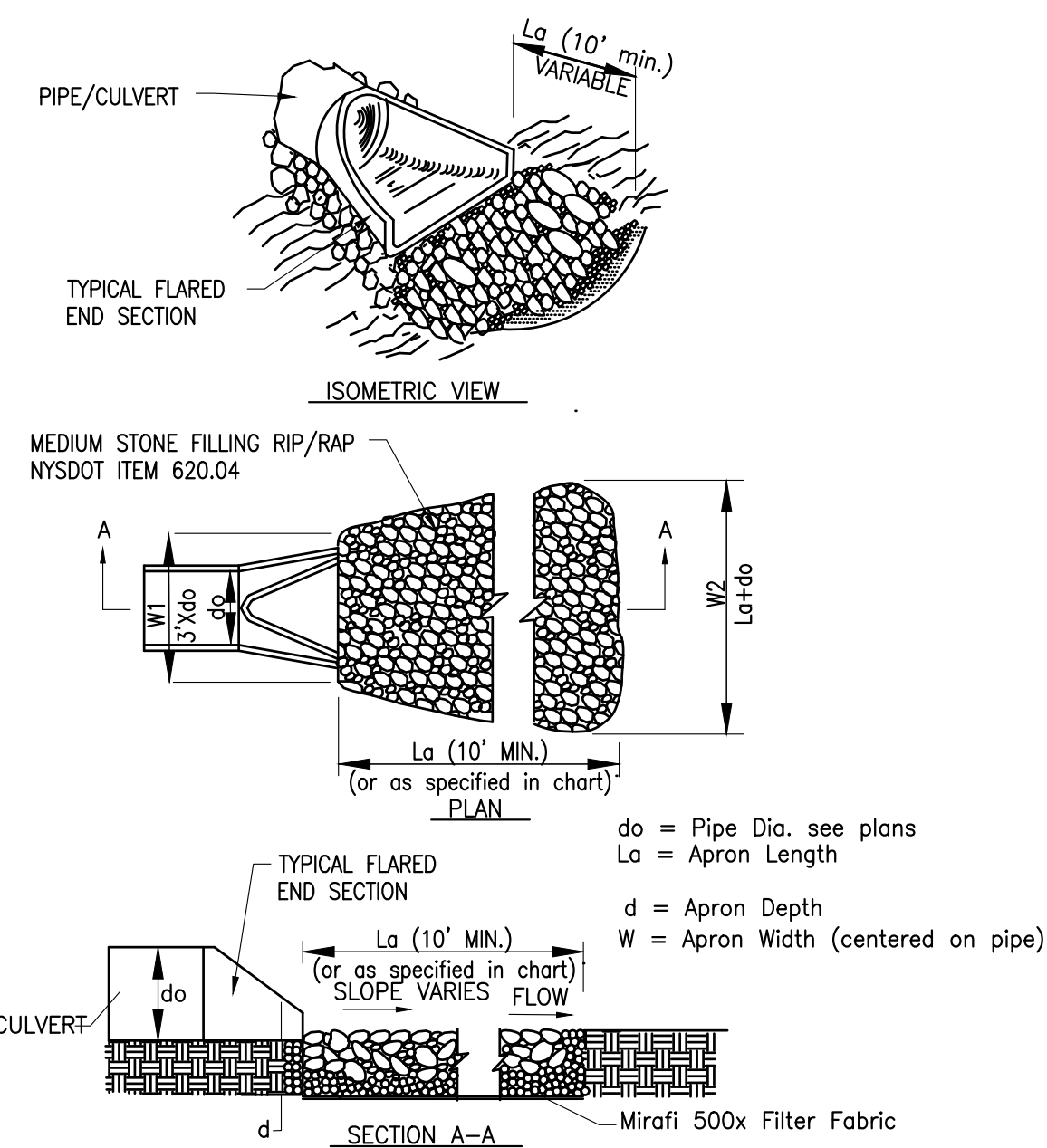


* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

NOTES:

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

STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



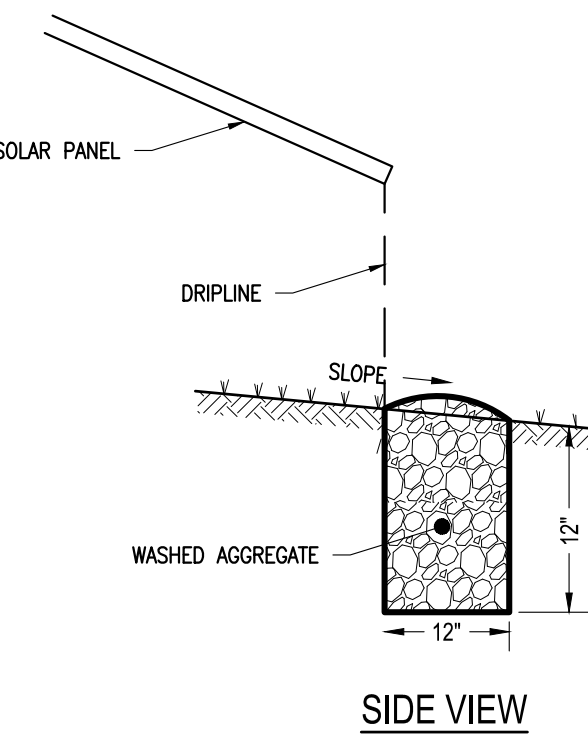
RIP RAP SIZING CHART

PIPE DIA.	W1-MINIMUM	W2-MINIMUM	La-MINIMUM	D-MINIMUM
12"	3'	15'	14'	13.5'
18"	4.5'	15.5'	14'	13.5'
24"	6'	15'	13'	13.5'

NOTES:

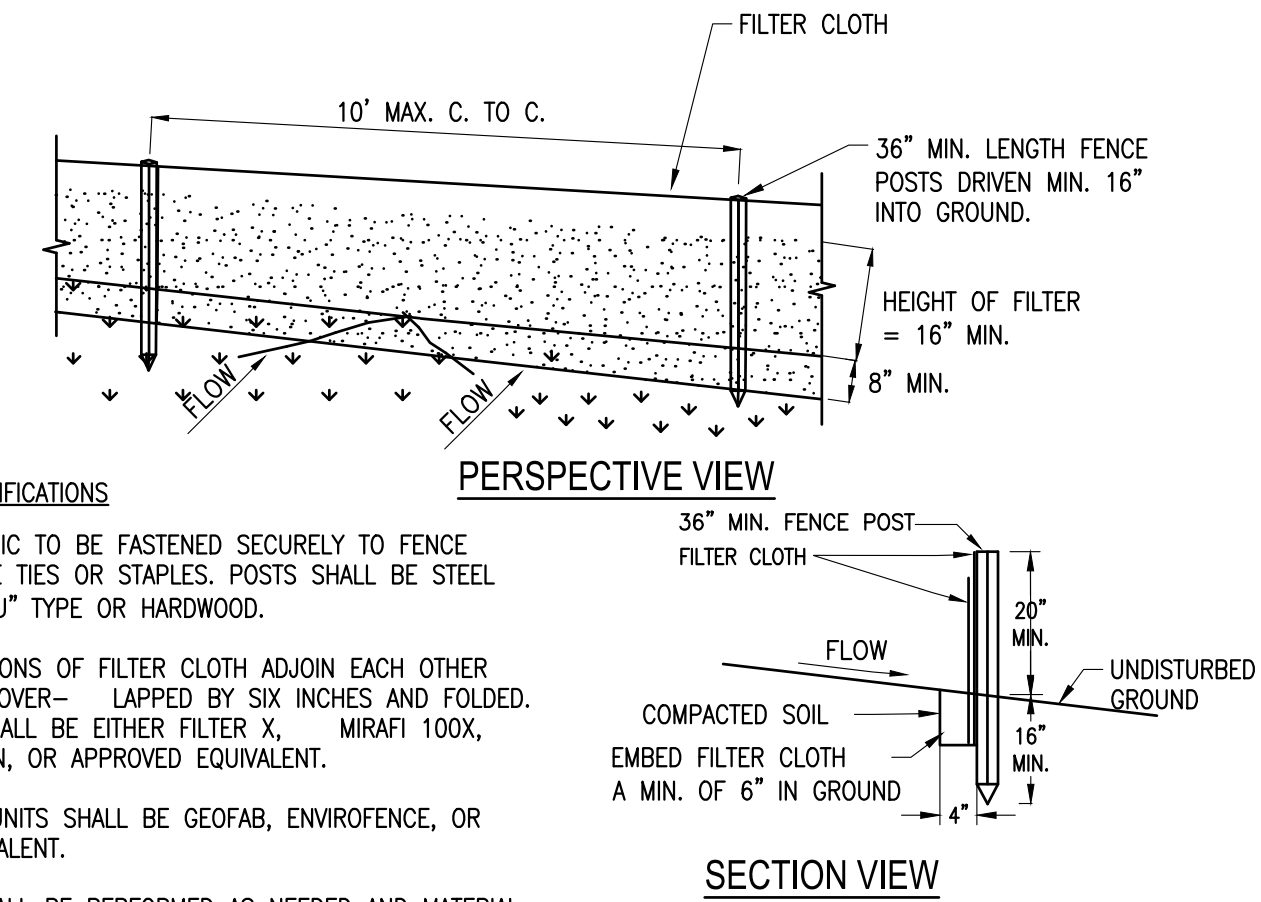
1. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NO LESS THAN 6".
2. INSTALL FILTER MIRAFI 500X OR APPROVED EQUAL FILTER FABRIC BETWEEN RIP-RAP AND SUBGRADE

OUTLET PROTECTION RIP-RAP APRON
N.T.S.



SIDE VIEW

SOLAR PANEL INSTALLATION WITH LEVEL SPREADERS
N.T.S.

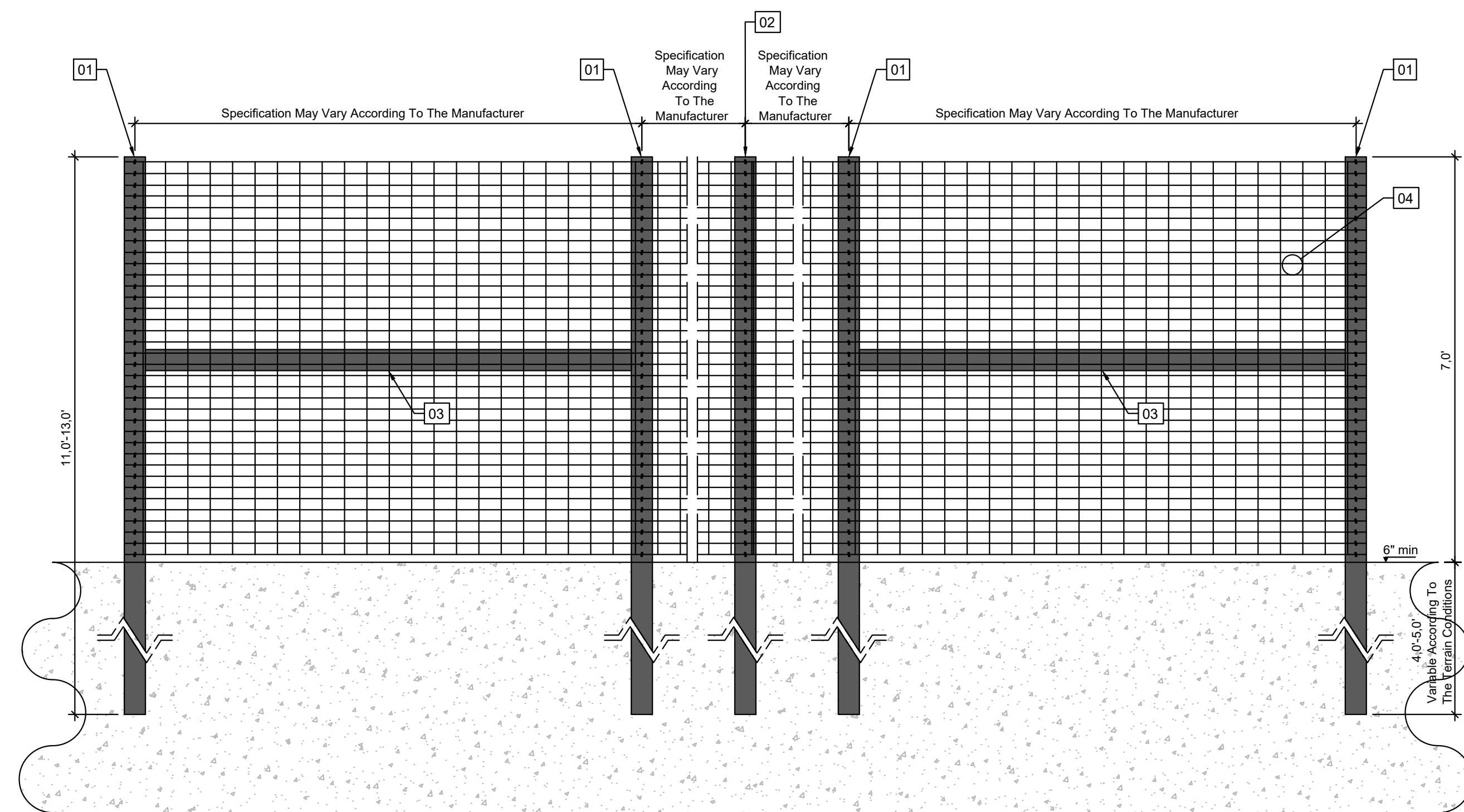


CONSTRUCTION SPECIFICATIONS

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

SECTION VIEW

SILT FENCE DETAIL
N.T.S.



FRONT VIEW

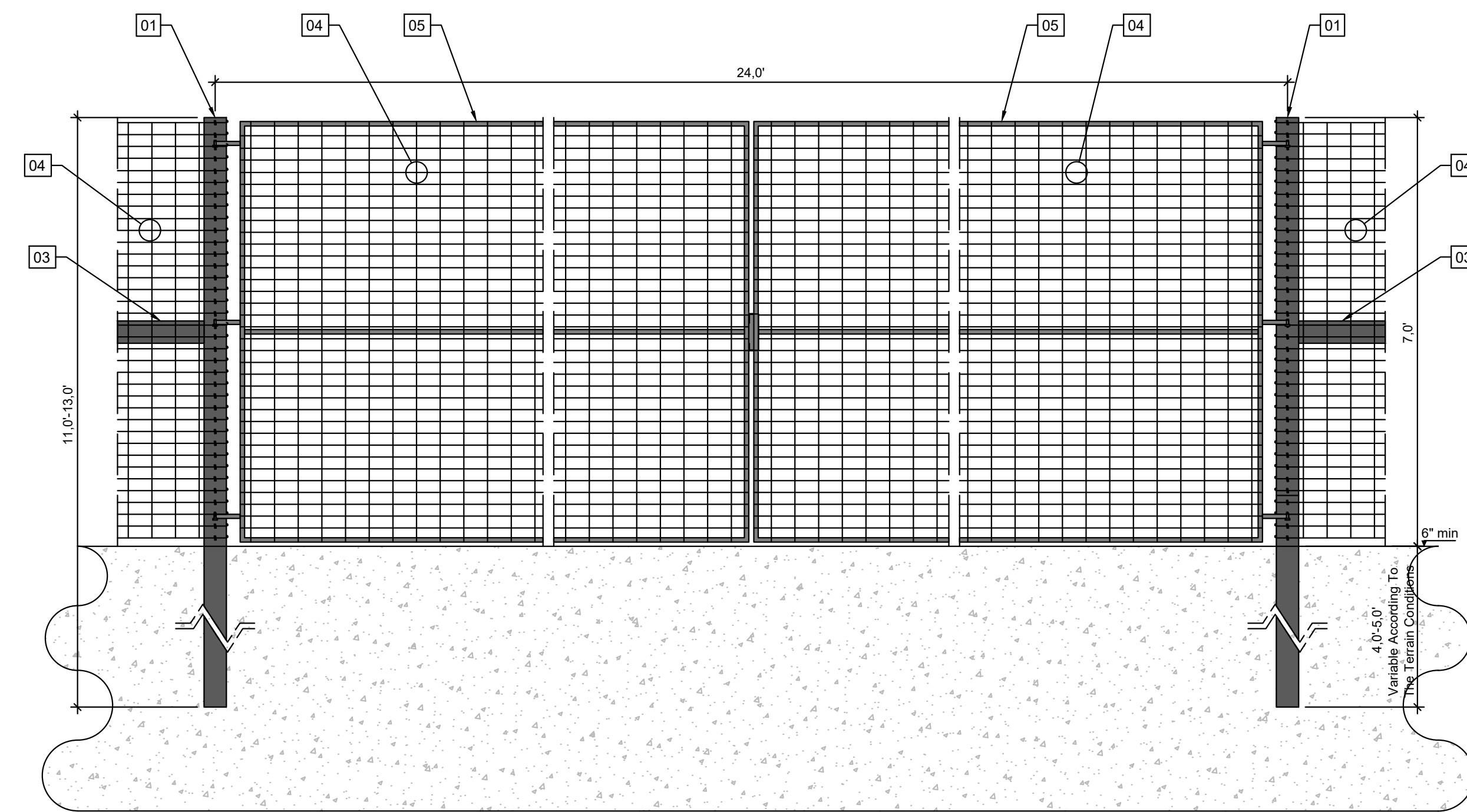
- 01 CORNER POST 5'-6"Ø or 6'-7"Ø WITH BRACING FOR STABILITY
- 02 LINE POST 5'-6"Ø or 6'-7"Ø
- 03 BRACING CORNER POST 5'-6"Ø or 6'-7"Ø
- 04 FIXED-KNOT WOVEN GALVANIZED WIRE, BLACK, 10-12.5 GA.
- 05 ACCESS GATE
- 06 2" x 2" WOOD STAKES
- 07 FIBER ROLL 9" Ø

NOTES:

1. PER TOWN CODE, A SAFETY SIGN SHALL BE ATTACHED TO THE MAIN GATE THAT CONTAINS A HIGH VOLTAGE WARNING AND THE BROOME COUNTY EMERGENCY SERVICES TELEPHONE NUMBER. THIS SIGN SHALL ADHERE TO THE SIGN REQUIREMENTS FOR THE ZONING DISTRICT IN WHICH IT IS LOCATED. A SOLAR ENERGY SYSTEM SHALL NOT BE USED TO DISPLAY PERMANENT OR TEMPORARY ADVERTISING.

PERIMETER FENCE DETAIL

NO SCALE



FRONT VIEW

- 01 CORNER POST 5'-6"Ø or 6'-7"Ø WITH BRACING FOR STABILITY
- 02 LINE POST 5'-6"Ø or 6'-7"Ø
- 03 BRACING CORNER POST 5'-6"Ø or 6'-7"Ø
- 04 FIXED-KNOT WOVEN WIRE
- 05 ACCESS GATE
- 06 2" x 2" WOOD STAKES
- 07 FIBER ROLL 9" Ø

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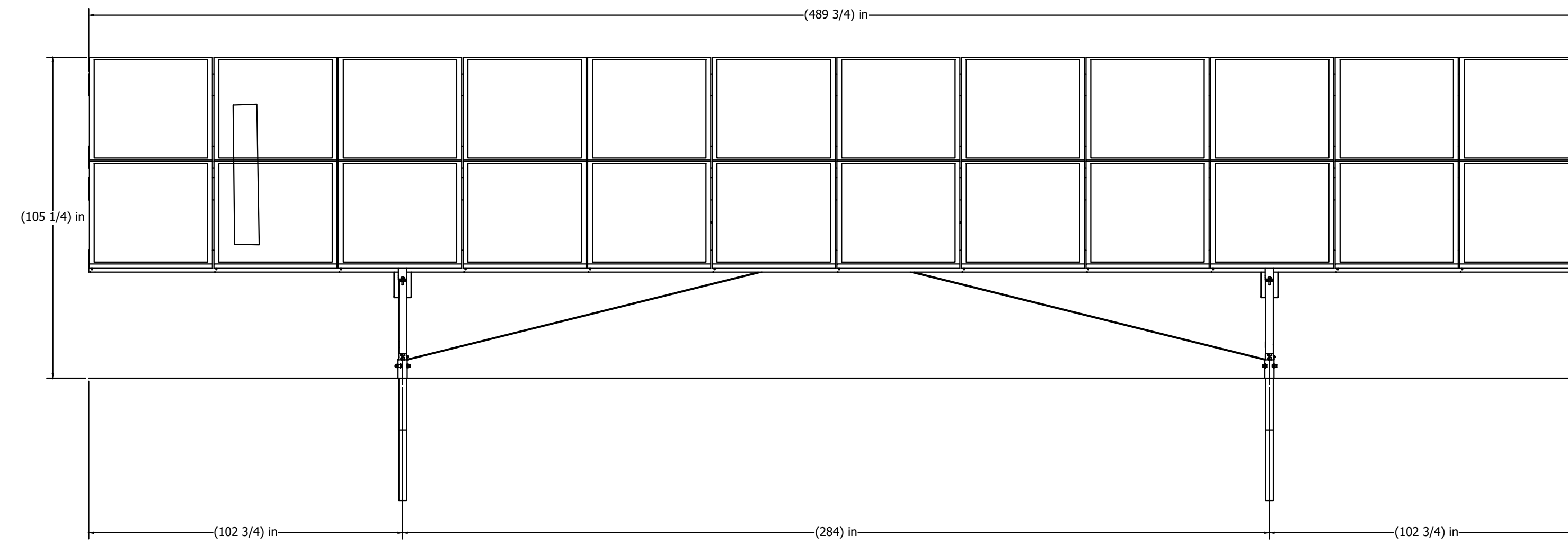
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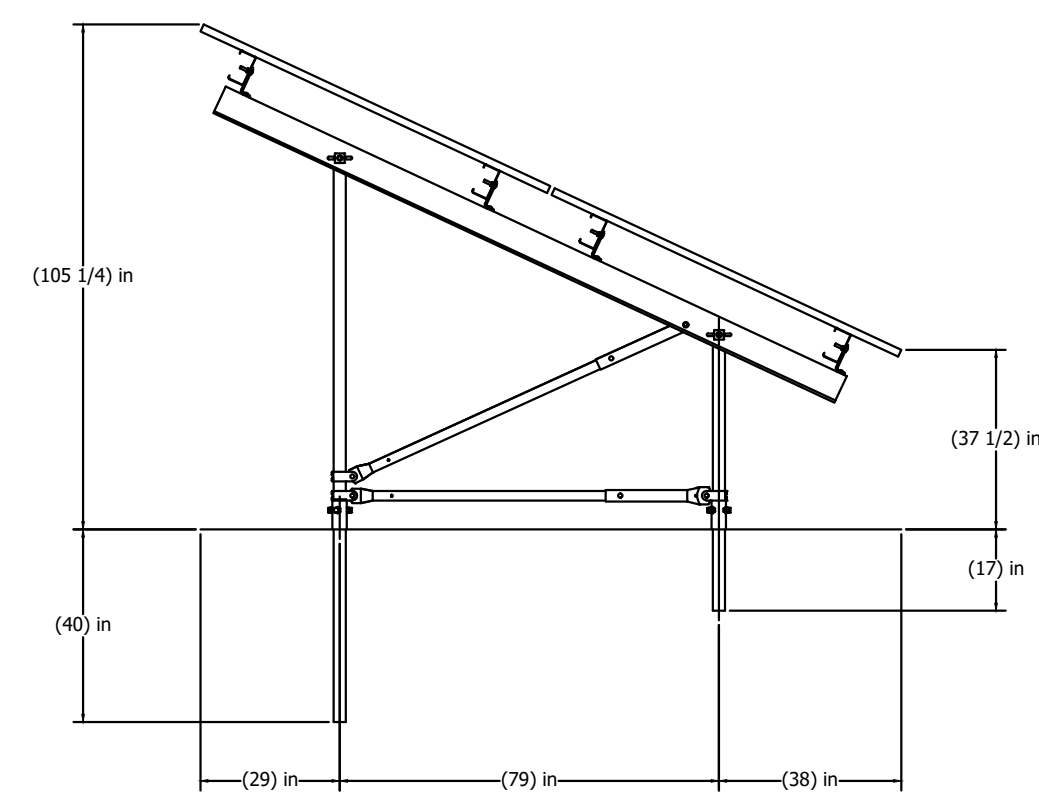
DETAILS I

Drawing Number

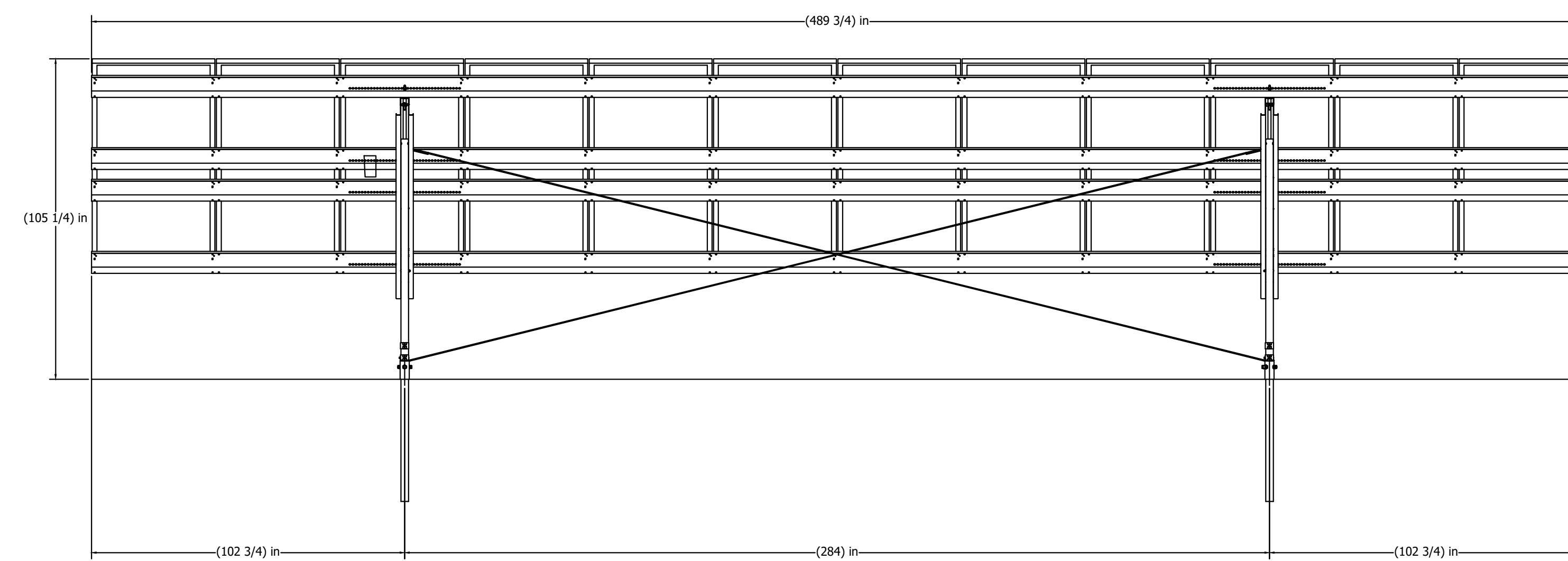
C008



FRONT ELEVATION VIEW



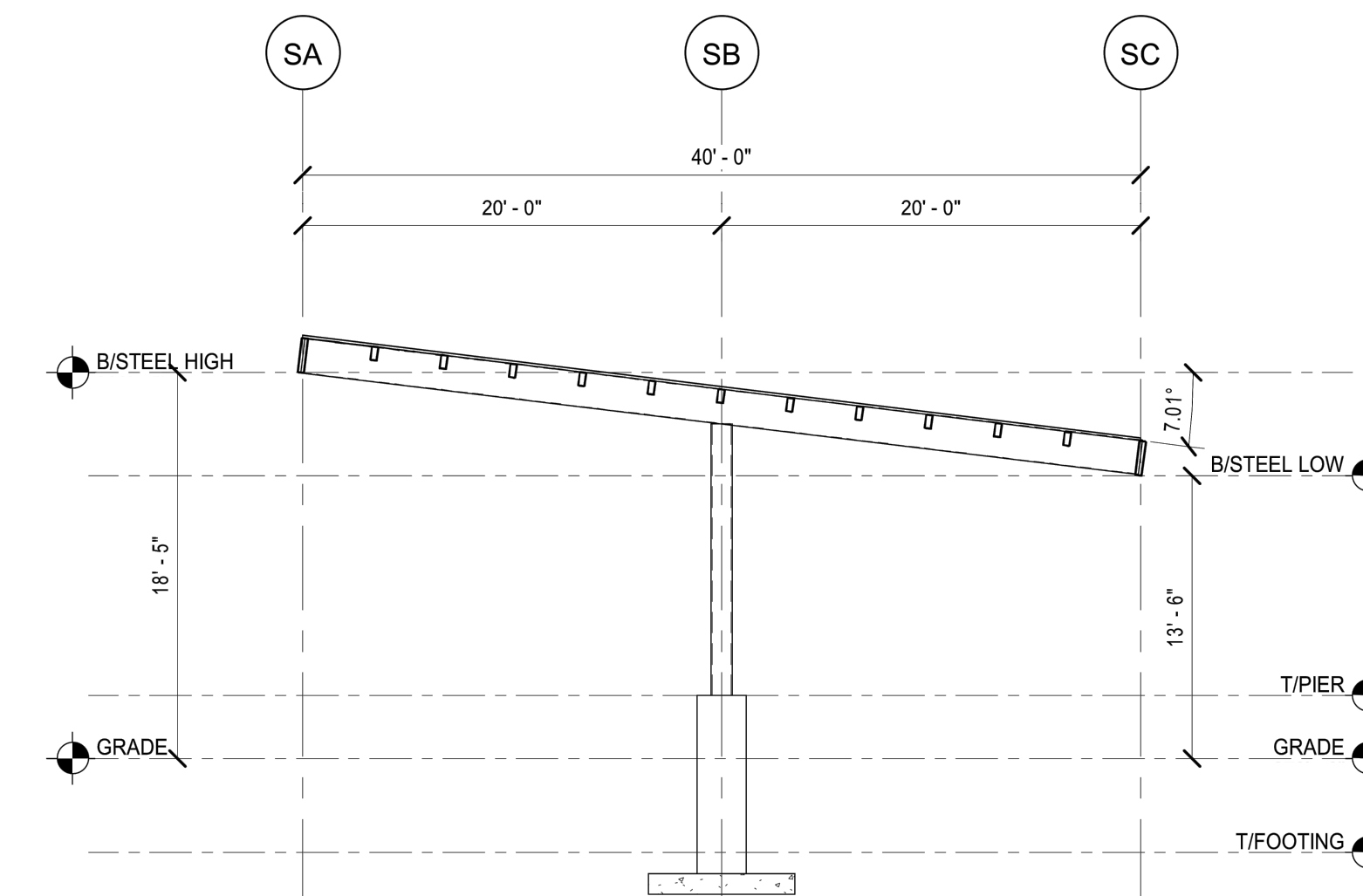
SIDE ELEVATION VIEW



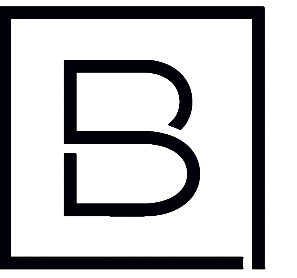
REAR ELEVATION VIEW

- NOTES:
1. TYPICAL INSTALLATION DIMENSIONS MAY BE ADJUSTED TO SUIT FIELD CONDITIONS.
 2. FINAL DESIGN AND ENGINEERING PLANS TO BE PROVIDED BY THE RACKING MANUFACTURER.

SOLAR ARRAY DETAIL
N.T.S.



TYPICAL SOLAR CARPORT CANOPY DETAIL
N.T.S.



BERGMANN
ARCHITECTS ENGINEERS PLANNERS

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office: 518.862.0325

HESP SOLAR, LLC

**GRANITE KNOLLS
PARK SOLAR PROJECT**

2975 STONEY STREET
MOHEGAN LAKE, NY 10547

Date Revised	Description
10/27/2021	REVISED PER CLIENT COMMENTS
11/09/2021	REVISED PER CLIENT COMMENTS
01/06/2022	REVISED PER CLIENT COMMENTS

NOT FOR
CONSTRUCTION

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Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AG	MDP
Date Issued	Project Number
09/15/2021	15111.00

Sheet Name

DETAILS II

Drawing Number

C009

UPLAND SEED MIX		
LOW-GROWING WILDFLOWER & GRASS MIX - ERNMX #156		
SEEDING RATE: 20 LB PER ACRE WITH A COVER CROP OF GRAIN RYE AT 30 LB PER ACRE		
SCIENTIFIC NAME	COMMON NAME	% OF MIX
FESTUCA OVINA	SHEEP FESCUE, VARIETY NOT STATED	63.60%
LOLIUM MULTIFLORUM (L. PERENNE VAR. ITALICUM)	ANNUAL RYEGRASS	17%
LINUM PERENNE SSP. LEWISII	PERENNIAL BLUE FLAX	8%
RUDBECKIA HIRTA	BLACKEYED SUSAN, COASTAL PLAIN NC ECOTYPE	2%
COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS, COASTAL PLAIN NC ECOTYPE	2%
CHRYSANTHEMUM LEUCANTHEMUM	OXEYE DAISY	2%
CHRYSANTHEMUM MAXIMUM	SHASTA DAISY	1%
CHAMAECRISTA FASCICULATA (CASSIA F.)	PARTRIDGE PEA, PA ECOTYPE	1%
PAPAVER RHOEAS, SHIRLEY MIX	CORN POPPY/SHIRLEY MIX	1%
ACHILLEA MILLEFOLIUM	COMMON YARROW	0.5%
ASTER OBLONGIFOLIUS (SYMPHYOTRICHUM OBLONGIFOLIUM)	AROMATIC ASTER, PA ECOTYPE	0.5%
EUPATORIUM COELESTINUM (CONOCLINIUM C.)	MISTFLOWER, VA ECOTYPE	0.5%
MONARDA PUNCTATA, COASTAL PLAIN SC ECOTYPE	SPOTTED BEEBALM, COASTAL PLAIN SC ECOTYPE	0.5%
ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	0.3%
PYCNANTHEMUM TENUIFOLIUM	SLENDER MOUNTAINMINT	0.1%
COMPANY INFORMATION		
ERNST CONSERVATION SEEDS, INC.		
ADDRESS: 8884 MERCER PIKE, MEADVILLE, PA 16335		
PHONE: (800) 873-3321		
WEB: HTTP://WWW.ERNSTSEED.COM		

*OR APPROVED EQUIVALENT

SOIL AMENDMENT APPLICATION RATE EQUIVALENTS					
SOIL AMENDMENT	PER ACRE	PER 1,000 SQ. FT.	PER 1,000 SQ. YD.	NOTES	
PERMANENT SEEDING	AGRICULTURAL LIME	6 TONS	240 LB.	2,480 LB.	OR AS PER SOIL TEST: MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS
	10-10-20 FERTILIZER	1,000 L.B.	25 LB.	210 LB.	
TEMPORARY SEEDING	AGRICULTURAL LIME	1 TON	40 LB.	410 LB.	TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES
	10-10-20 FERTILIZER	500 LB.	12.5 LB.	100 LB.	

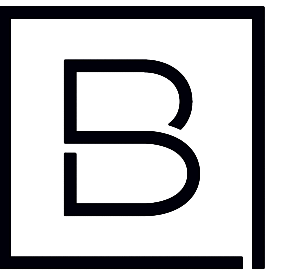
COMPOST STANDARDS	
ORGANIC MATTER CONTENT	80% - 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	5.5 - 8.0
MOISTURE CONTENT	35% - 55%
PARTICLE SIZE	98% PASS THROUGH 1" SCREEN
SOLUBLE SALT CONCENTRATION	5.0 dS/m (mmhos/cm) MAXIMUM

MULCH APPLICATION RATES				
MULCH TYPE	APPLICATION RATE (MIN.)			NOTES
	PER ACRE	PER 1,000 SQ. FT.	PER 1,000 SQ. YD.	
STRAW	3 TONS	140 LB.	1,240 LB.	EITHER WHEAT OR OAT STRAW, FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN
HAY	3 TONS	140 LB.	1,240 LB.	TIMOTHY, MIXED CLOVER AND TIMOTHY, OR OTHER NATIVE FORAGE GRASSES
WOOD CELLULOSE	1,500 LB.	35 LB.	310 LB.	DO NOT USE ALONE IN WINTER, DURING HOT AND DRY WEATHER OR ON STEEP SLOPES (> 3:1)
WOOD	1,000 LB. CELLULOSE	25 LB.	210 LB.	WHEN USED OVER STRAW OR HAY
WOOD CHIPS	4 - 6 TONS	185 - 275 LB.	1,650 - 2,500 LB.	MAY PREVENT GERMINATION OF GRASSES AND LEGUMES

NOTES:

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

SITE STABILIZATION - SEED MIX
N.T.S.



BERGMANN
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office: 518.862.0325

HESP SOLAR, LLC

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Project Manager ECR	Discipline Lead ECR
Designer AG	Reviewer MDP
Date Issued 09/15/2021	Project Number 15111.00

Sheet Name

DETAILS III

Drawing Number

C010

Robyn Steinberg

From: Redding, Eric <eredding@BERGMANNPC.com>
Sent: Friday, December 17, 2021 10:57 AM
To: John Tegeder; Susan Brodie
Cc: Matthew Slater; Adam Rodriguez (ARodriguez@bplaw.com); Robyn Steinberg
Subject: RE: Comments to Granite Knolls Solar Proposal Package
Attachments: 20211117 Site Plan Photosims PRINT.pdf; 20211117 Site Plan Line of Sight PRINT.pdf; 20211117 Site Plan Balloon Test PRINT.pdf

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John,

As discussed on the phone, we would like to have a public hearing at the 1/10 Planning Board meeting for the Granite Knolls Park Solar Project. We intend to submit the following items by 12/29 in order to make the submission deadline:

- Responses to comments made by the Recreation Commission (Including any revised documents)
- Photosimulations
- Line of Sight Profiles
- Balloon Test (working on logistics but plan to have them up by 12/29 or shortly thereafter)
- Site Signage (will pick up from the Town)
- Notification letters to nearby neighbors

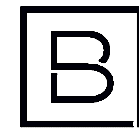
Please let me know if I missed anything or if there are any additional items we need to complete. We are proceeding with photosimulations, line of sight profiles and the balloon tests in the locations as show in the attached PDF's. If you have any comments on these locations, let us know.

Thanks,
Eric

From: John Tegeder <jtegeder@yorktownny.org>
Sent: Monday, December 13, 2021 5:07 PM
To: Susan Brodie <sbrodie@hespsolar.com>; Redding, Eric <eredding@BERGMANNPC.com>
Cc: Matthew Slater <m Slater@yorktownny.org>; Adam Rodriguez (ARodriguez@bplaw.com) <ARodriguez@bplaw.com>; Robyn Steinberg <rsteinberg@yorktownny.org>
Subject: FW: Comments to Granite Knolls Solar Proposal Package

Please find the written version of comments of Pat Cumiskey, a recreation commission member, who spoke at the alst hearing..

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



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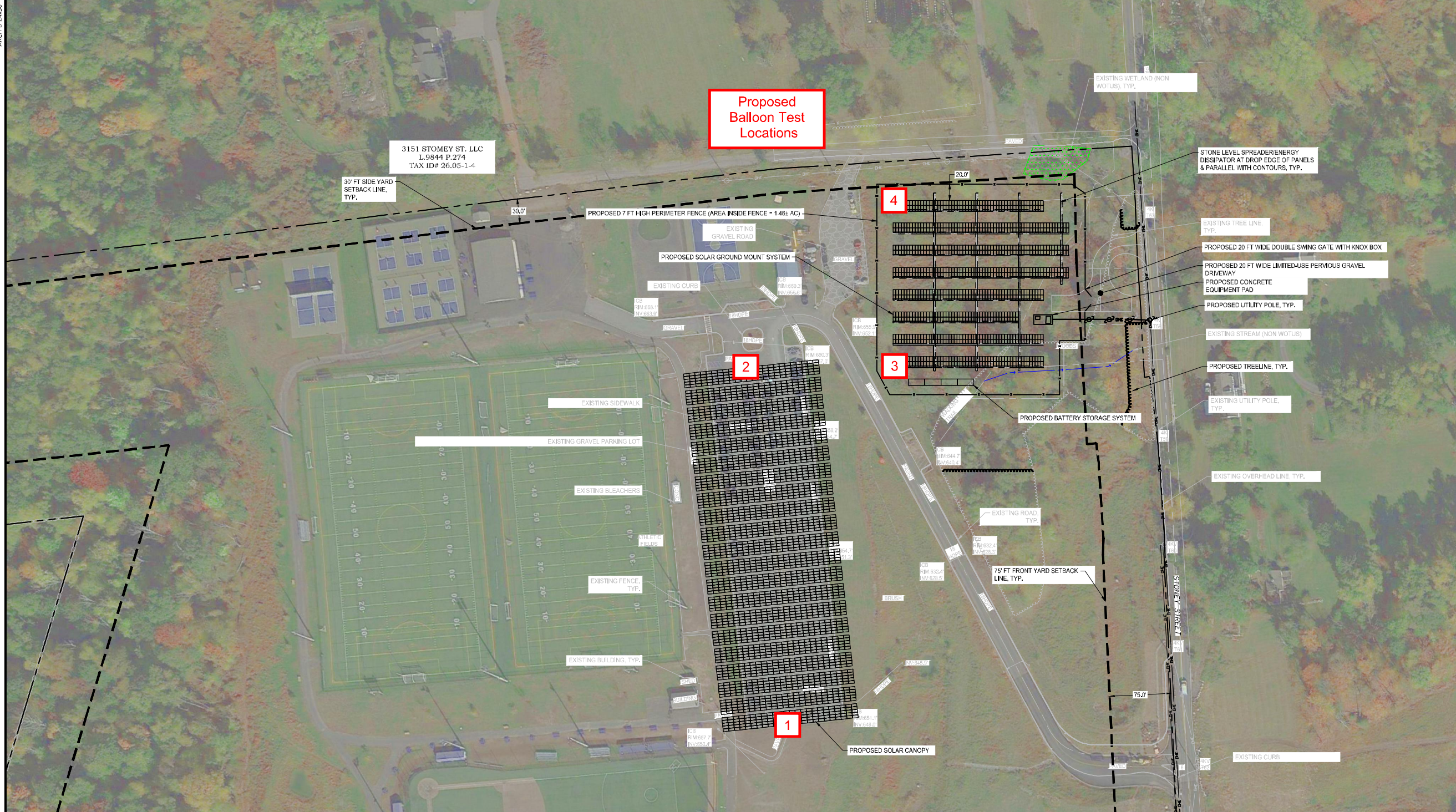
Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AG	MDP
Date Issued	Project Number
09/15/2021	15111.00

Sheet Name

SITE PLAN

Drawing Number

C005



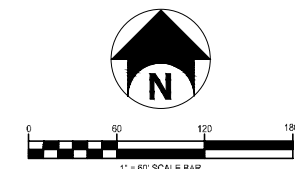
SITE PLAN DATA TABLE		
SITE IS LOCATED IN THE "R1-160" ONE-FAMILY RESIDENTIAL.		
PROPOSED USE: SOLAR ENERGY SYSTEM		
PARCEL 26.08-1-22		
TOWN OF YORKTOWN, COUNTY OF WESTCHESTER		
STATE OF NEW YORK		
APPLICANT:	OWNER(S) OF RECORD:	
HESP SOLAR, LLC	TOWN OF YORKTOWN PARKLAND	
400 RELLA BOULEVARD, SUITE 160		
SUFFERN, NY, 10901		
INFO@HESPSOLAR.COM		
PLANS PREPARED BY:		
BERGMANN		
2 WINNERS CIRCLE, SUITE		
162 ALBANY, NY 12205		
(518) 862-0325		
DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT SIZE	N/A	3,169.42± SF / 72.76± ACRES
MINIMUM LOT WIDTH	N/A	1.675 ± FT
MIN. SIDE YARD SETBACK	30 FT	48± FT
MIN. FRONT YARD SETBACK	75 FT	82± FT
MIN. REAR YARD SETBACK	75 FT	638± FT

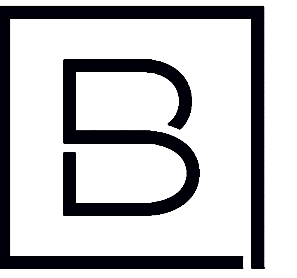
NOTES

1. REQUIRED ZONING STANDARDS REFLECT THE MOST STRICT RESIDENTIAL ZONING REQUIREMENTS OF THE TOWN OF YORKTOWN PER SECTION 300 ATTACHMENT 1 APPENDIX A RESIDENCE ZONE STANDARDS.

LEGEND

	PROPERTY LINE		EXISTING EDGE OF ASPHALT
	SET BACK LINE		APPROXIMATE EXISTING TREELINE
	STONE WALL		EXISTING GRAVEL ROAD
	ADJOINER PROPERTY LINE		EXISTING WETLAND (PEM - NON WOTUS)
	ROAD RIGHT-OF-WAY		PROPOSED SOLAR PANEL
	EXISTING ROAD CENTERLINE		EXISTING UTILITY POLE
	EXISTING OVERHEAD WIRE		PROPOSED UTILITY POLE
	EXISTING STREAM CENTERLINE		STONE LEVEL SPREADER
	PROPOSED FENCE LINE		
	EXISTING FENCE LINE		
	PROPOSED OVERHEAD UTILITY LINE		
	PROPOSED UNDERGROUND UTILITY LINE		
	PROPOSED SWALE		
	PROPOSED TREELINE		
	SWALE CENTERLINE		
	EXISTING BUILDING		





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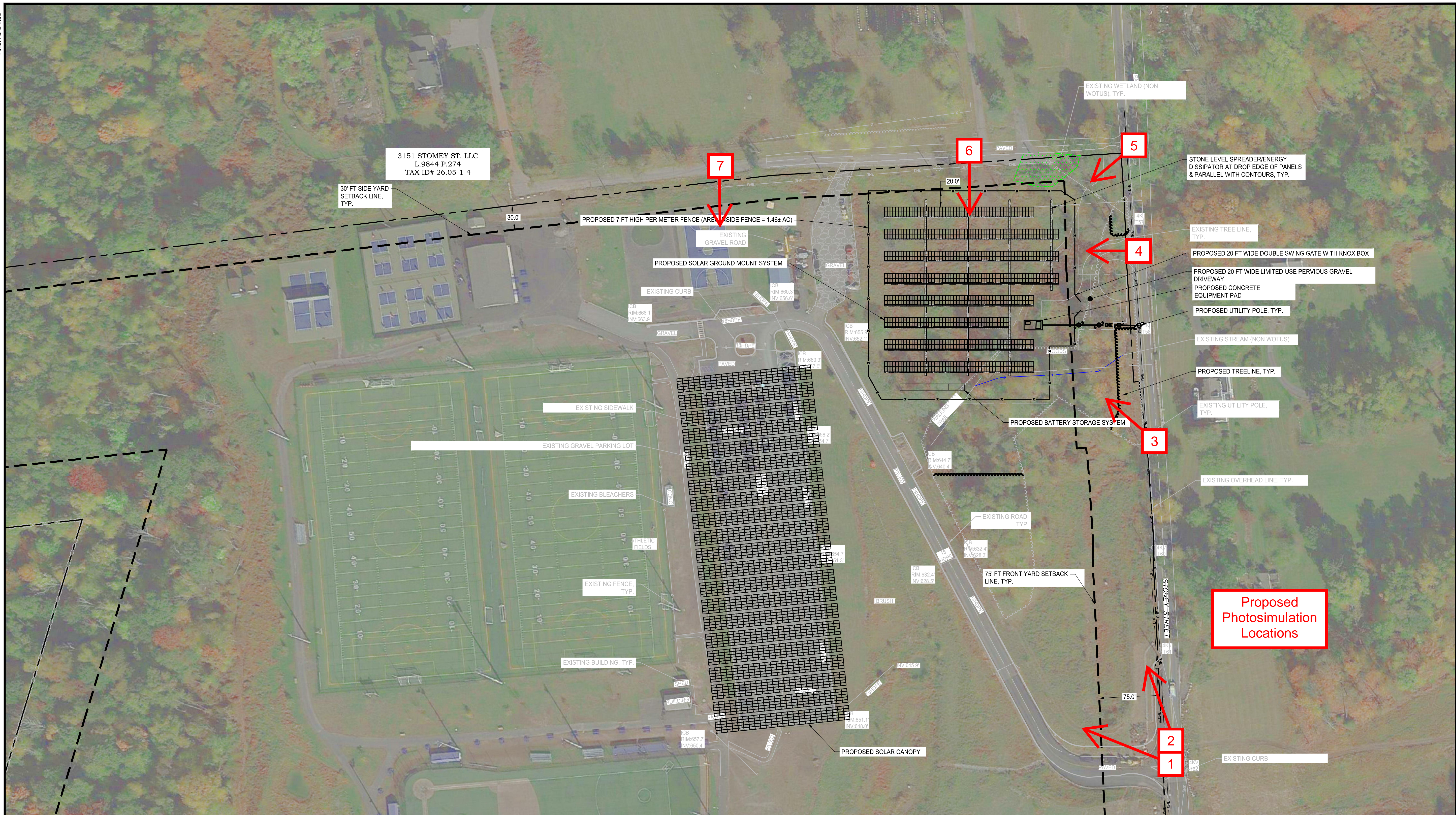
Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AG	MDP
Date Issued	Project Number
09/15/2021	15111.00

Sheet Name

SITE PLAN

Drawing Number

C005

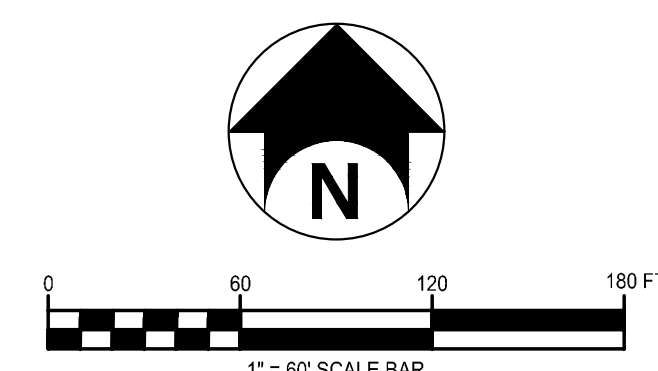


SITE PLAN DATA TABLE		
SITE IS LOCATED IN THE "R1-160" ONE-FAMILY RESIDENTIAL		
PROPOSED USE: SOLAR ENERGY SYSTEM		
PARCEL 26 09-1-22		
TOWN OF YORKTOWN, COUNTY OF WESTCHESTER		
STATE OF NEW YORK		
APPLICANT: HESP SOLAR, LLC 400 RELLA BOULEVARD, SUITE 160 SUFFERN, NY, 10901 INFO@HESPSOLAR.COM	OWNER(S) OF RECORD: TOWN OF YORKTOWN PARKLAND	
PLANS PREPARED BY: BERGMANN 2 WINNERS CIRCLE, SUITE 102 ALBANY, NY 12205 (518) 862-0325		
DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT SIZE	N/A	3,169,425± SF / 72.76± ACRES
MINIMUM LOT WIDTH	N/A	1,675 ± FT
MIN. SIDE YARD SETBACK	30 FT	48± FT
MIN. FRONT YARD SETBACK	75 FT	82± FT
MIN. REAR YARD SETBACK	75 FT	638± FT

NOTES

1. REQUIRED ZONING STANDARDS REFLECT THE MOST STRICT RESIDENTIAL ZONING REQUIREMENTS OF THE TOWN OF YORKTOWN PER SECTION 300 ATTACHMENT 1 APPENDIX A RESIDENCE ZONE STANDARDS.

LEGEND	
	PROPERTY LINE
	SET BACK LINE
	STONE WALL
	ADJOINER PROPERTY LINE
	ROAD RIGHT-OF-WAY
	EXISTING ROAD CENTERLINE
	EXISTING OVERHEAD WIRE
	EXISTING STREAM CENTERLINE
	PROPOSED FENCE LINE
	EXISTING FENCE LINE
	PROPOSED OVERHEAD UTILITY LINE
	PROPOSED UNDERGROUND UTILITY LINE
	PROPOSED SWALE
	PROPOSED TREELINE
	SWALE CENTERLINE
	EXISTING BUILDING
	EXISTING EDGE OF ASPHALT
	APPROXIMATE EXISTING TREELINE
	EXISTING GRAVEL ROAD
	EXISTING WETLAND (PEM - NON WOTUS)
	PROPOSED SOLAR PANEL
	EXISTING UTILITY POLE
	PROPOSED UTILITY POLE
	STONE LEVEL SPREADER



Robyn Steinberg

From: Patrick Cumiskey <pjcumiskey27@gmail.com>
Sent: Monday, December 13, 2021 4:54 PM
To: Robyn Steinberg
Cc: Matt Talbert; Matthew Slater; James Martorano
Subject: Re: Comments to Granite Knolls Solar Proposal Package

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Robyn,

My apologies for the delay in sending this, but further to my comments at the November 22, 2021 Planning Board Meeting, the following are my remaining comments to the revised packaged presented by the applicant for the Granite Knolls Park Sollar Project:

1. In general, it appears that the applicant has made the corrections to the errors noted below in the various application documents.
2. The biggest concern remaining for the Yorktown Parks and Recreation Commission (YPRC) is the schedule for when this work is planned to be completed. With this revised application, the applicant clarified that the anticipated construction duration was approximately 6 months. This duration should not be acceptable as it results in an impact to the use of this facility by our community. Furthermore, YPRC respectfully requests that the applicant be directed to perform this work between December through March so as to minimize any such impact. If this requires the applicant to work extended hours and/or weekends, then this needs to be part of any approval. We renew our request for a draft schedule to perform this work, and would anticipate that the Town would impose significant Liquidated Damages (LDs) should the work not be completed in time to open the facility in April.
3. The second major concern of the YPRC stems from a response to the question pertaining to maintenance should anything happen to the panels and/or decommissioning of the site once it becomes obsolete. The response from the applicant was that there would be a totally new entity responsible for the maintenance and/or decommissioning. It is unclear how the parameters of any agreement currently in place with the applicant will be transferred/assigned to whatever entity will eventually be responsible, and how that new entity will be held responsible for responding to maintenance issues in a timely manner and then ultimately responsible for removal of this system in 20+ years once the service life has expired. More transparency is needed in the relationship between the Town and the various entities involved, and how the Town can hold whichever entity is responsible for timely maintenance and decommissioning. We are now concerned that there is nothing in place to demand a timely repair for such an event where a storm damages the carport panels and/or supports and renders the parking lot unsafe, but perhaps more importantly that the Town will be responsible for removal and disposal of the system should this new entity become insolvent. Suggestion would be for the Town to seek some form of financial guarantee/bond to protect itself from such an occurrence.
4. While the applicant has been clear that any drainage issues for the parking lot to receive paving are not part of their scope, the Town still needs to take this into account for the planned improvements to the facility as a result of the carport and paving. This would tie into their work as the applicant clarified that there will be a drip edge only for the carport panels, so the Town needs to engage the services of a consultant to verify whether or not any additional stormwater measures are going to be required based on both the new panels and the future paving. The suggestion would be to engage Site Design due to their familiarity with the initial facility design and/or NYSDEC permitting issues.
5. Responding to my comments on the topography of the site for the ground mount area, the applicant has changed the entrance way into this area by moving the entrance way from having a gate adjacent to the utility

shed to now be off of Stoney Street. This now encroaches into a wetland/buffer area, so further investigation is needed to determine if this will now require an additional wetlands permit.

6. The applicant also included the battery storage area into the fenced in ground mount area, but it is unclear if there is any need to provide an emergency access roadway to get this area should a fire occur in the battery storage container. This is not shown on the current set of drawings provided, and should be clarified with the local firehouse that will need to respond to a fire in this area.

Once again, we truly appreciate the Planning Board including the YPRC in its review of the project, and we look forward to receiving the next round of information. Any questions, feel free to call me on my cell (732-801-1413).

PJ Cumiskey
Vice-Chairman YPRC

On Mon, Oct 25, 2021 at 4:02 PM Patrick Cumiskey <pjcumiskey27@gmail.com> wrote:

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 YPRC 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)

TB Referral

Chapter 108: Alcoholic Beverages in Parks

A LOCAL LAW to amend Chapter 108 of the Code of the Town of Yorktown entitled "ALCOHOLIC BEVERAGES"

Be it enacted by the Town Board of the Town of Yorktown as follows:

Section I. Statement of Authority.

This local law is authorized by the New York State Constitution, the provisions of the New York Municipal Home Rule Law, the relevant provisions of the Town Law of the State of New York, the laws of the Town of Yorktown and the general police power vested with the Town of Yorktown to promote the health, safety and welfare of all residents and property owners in the Town.

Section II. Section 108-7(A) of the Code of the Town of Yorktown is hereby amended by replacing "§ 28-9" with "§ 108-9."

Section III. Section 108-8(E) of the Code of the Town of Yorktown is hereby replaced in its entirety with the following language:

Permits shall not be issued for the possession, consumption or sale of alcoholic beverages in public parks in the Town of Yorktown, except such permits may be granted for: (1) the possession, consumption and sale of alcoholic beverages at the Par 3 Golf Course and Railroad Park; and (2) the possession and consumption of alcoholic beverages at the Downing Park Pavilion and the Sparkle Lake Service Building.

Section IV. Severability.

If any clause, sentence, phrase, paragraph or any part of this local law shall for any reason be adjudicated finally by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this local law, but shall be confined in its operation and effect to the clause, sentence, phrase, paragraph or part thereof, directly involved in the controversy or action in which such judgment shall have been rendered. It is hereby declared to be the legislative intent that the remainder of this local law would have been adopted had any such provisions been excluded.

Section V. Repeal

All ordinances, local laws and parts thereof inconsistent with this Local Law are hereby repealed to the extent of such inconsistency.

Section VI. Effective Date.

This local law shall become effective upon filing in the office of the Secretary of State in accordance with the provisions of the Municipal Home Rule Law.