

## TOWN OF YORKTOWN PLANNING BOARD

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

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

March 14, 2022  
7:00 PM

1. Correspondence
2. Meeting Minutes – February 28, 2022

### REGULAR SESSION

3. **Well Fargo Lighting Plan**

**Decision Statement**

*Location:* 37-14-2-59; 1937 Commerce Street, Yorktown Heights

*Contact:* Natalie Sell, Bureau Veritas

*Description:* Proposed lighting upgrade for existing site.

4. **650 Pines Bridge Road**

**Decision Statement**

*Location:* 70.10-1-29; 650 Pines Bridge Road

*Contact:* Alex Cochran

*Description:* Proposed 3 lot subdivision on 8.06 acres in the R1-80 zone with one existing residence.

5. **Ryder Subdivision**

**Public Informational Hearing**

*Location:* 48.06-1-12; 532 Underhill Avenue

*Contact:* Site Design Consultants

*Description:* Proposed 2 lot subdivision on 6.086 acres in the R1-20 zone.

### WORK SESSION

6. **Grishaj Major Subdivision**

**Discussion Subdivision**

*Location:* 16.17-2-77; 3319 Stony Street

*Contact:* Site Design Consultants

*Description:* Proposed 10 lot subdivision on 8 acres in the R1-20 zone. Plan proposes to connect to High Point Drive and South Shelley Street.

7. **Granite Knolls Park Solar Project**

**Discussion Site Plan & Special Permit**

*Location:* 26.09-1-22; 2975 Stony Street

*Contact:* HESP Solar LLC and Bergmann PC

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

**8. Zoning Board of Appeals Referral**

**Slice Pizza ZBA #12/22**

*Location:* 26.18-1-18; 3224 Crompond Road

*Contact:* Michael Grace, Esq.

*Description:* Proposed sign that is 37.675 square feet where 25 square feet is allowed.

**9. Town Board Referral**

**Gas Station Special Use Permit**

*Location:* 16.07-1-6; 930 East Main Street, Mohegan Lake

*Contact:* Island Pump & Tank Corp.

*Description:* Proposed update of existing gas station branding/signage.

**10. Town Board Referral**

**Gas Station Special Use Permit**

*Location:* 36.06-1-25; 3451 Crompond Road

*Contact:* Vincent Franceschelli

*Description:* Proposed remodel of existing station and convenience store.

**11. Town Board Referral**

**Community Choice Aggregation (Energy) Program**

Proposed new Town Code Chapter 302 establishing a Community Choice Aggregation Program.

**Last revised: March 11, 2022**



# **Correspondence**

# **Draft Minutes**

**Wells Fargo**







REV	DATE	DESCRIPTION
1	08/19/20	ISSUED FOR BID
2	09/21/20	REVISED PER GMR DESIGN
3	12/08/20	REVISED PER GMR DESIGN
4	02/10/21	REVISED PER GMR DESIGN
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**WELLS FARGO**  
**GMR**  
Facility Analysis + Engineering

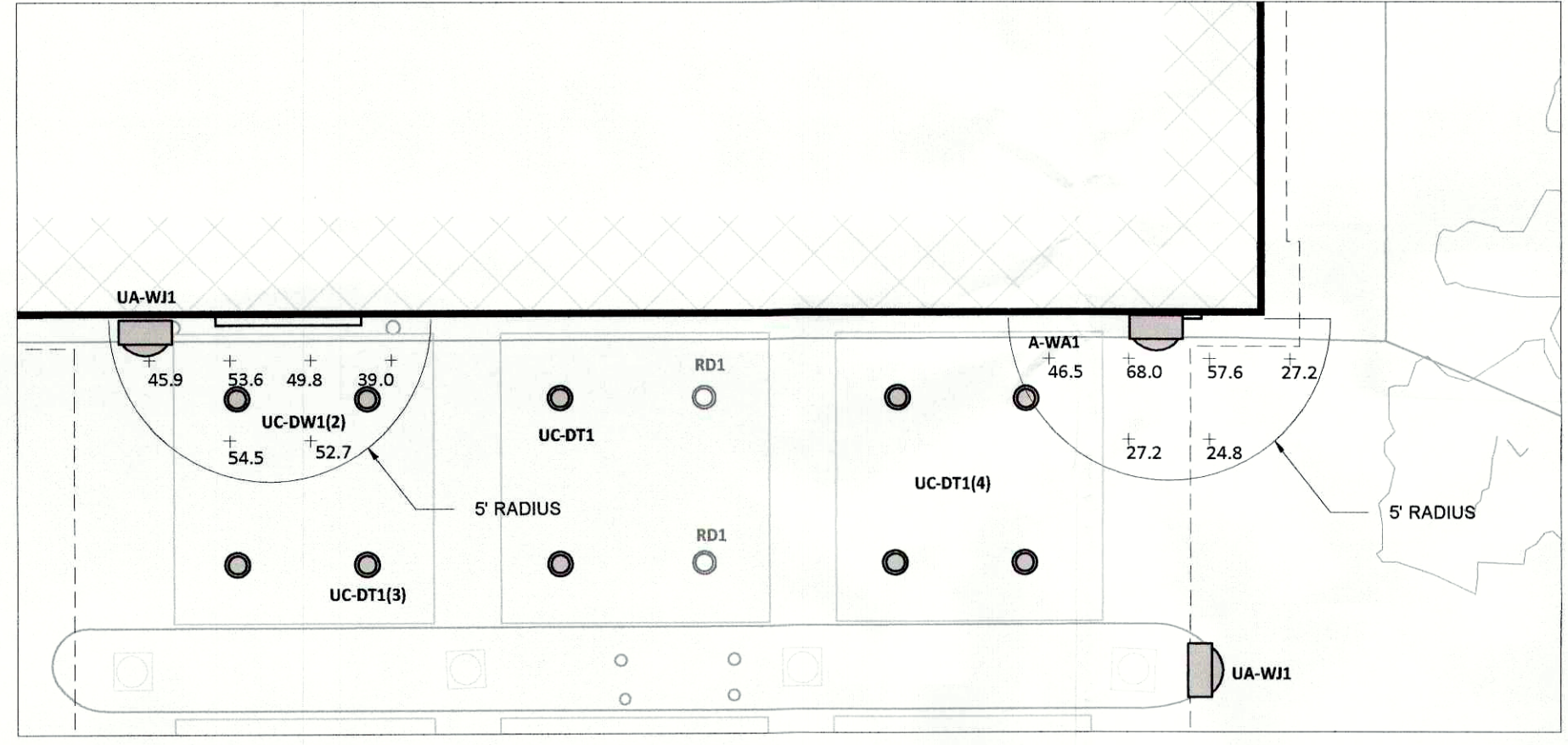
*Independence*  
ENGINEERING LLC  
102 FARNSWORTH AVENUE, SUITE 300  
BORDENTOWN, NEW JERSEY 08605  
(609) 496-9869 INDEPENDENCE@INDEPENGG.COM

LIGHTING UPGRADES  
WELLS FARGO  
LIGHTING PLAN - ATM COMPLIANCE  
BRANCH 141488  
1897 COMMERCE STREET, TOWN OF YORKTOWN  
WESTCHESTER COUNTY, NEW YORK

PROJECT	006-113
DATE	02/11/20
SCALE	v7 220224
AS NOTED	DRAWN WRS
DESIGNED	CPS
CHECKED	NES



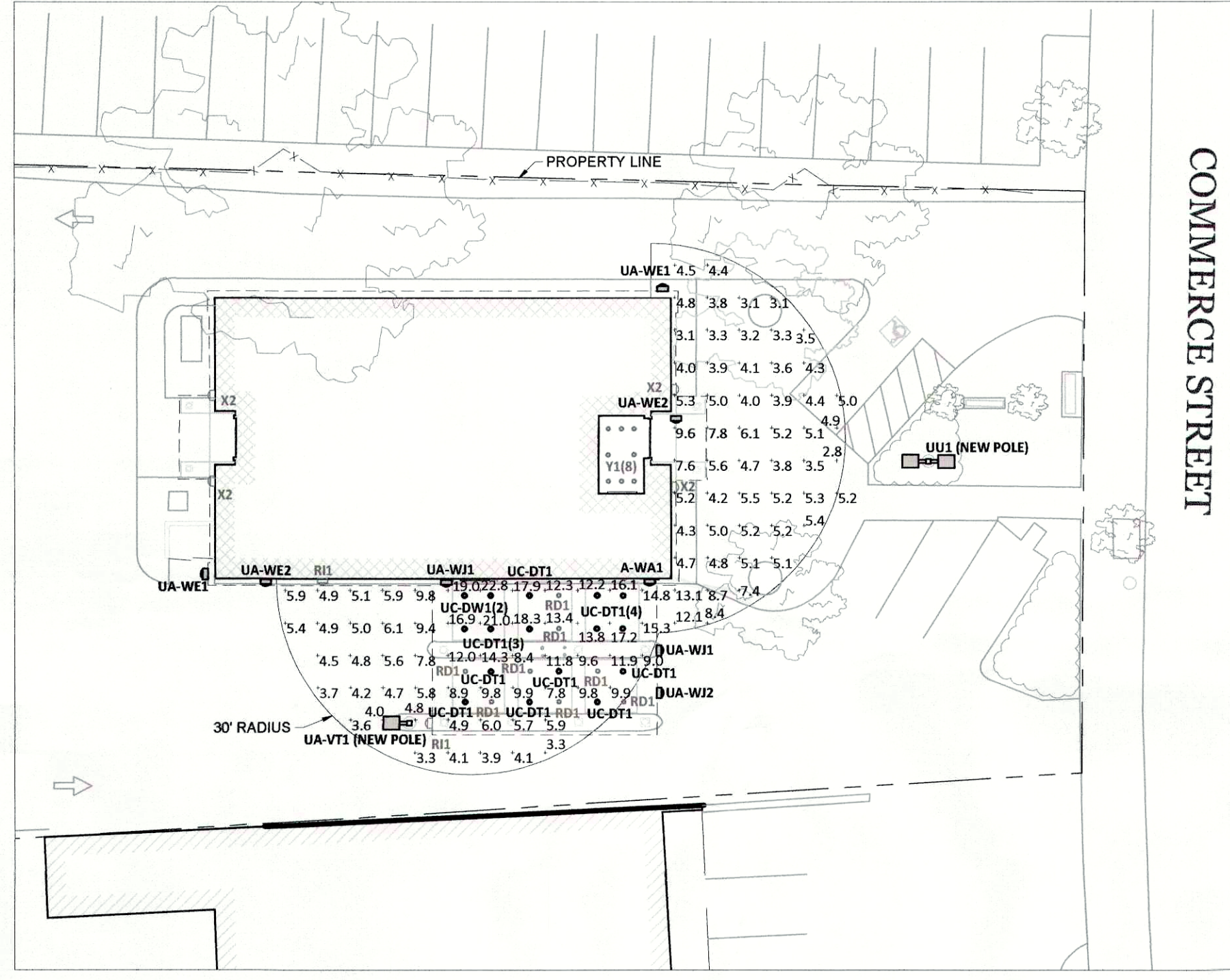
03/02/22  
**C2**  
OF 6 REV 6



**CALCULATION SUMMARY - 5' (5FC MIN) RADIUS**

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
AHD 5' @ 60"	Illuminance	Fc	41.88	68.0	24.8	1.69	2.74
ATM2 5' @ 60"	Illuminance	Fc	49.25	54.5	39.3	1.26	1.40

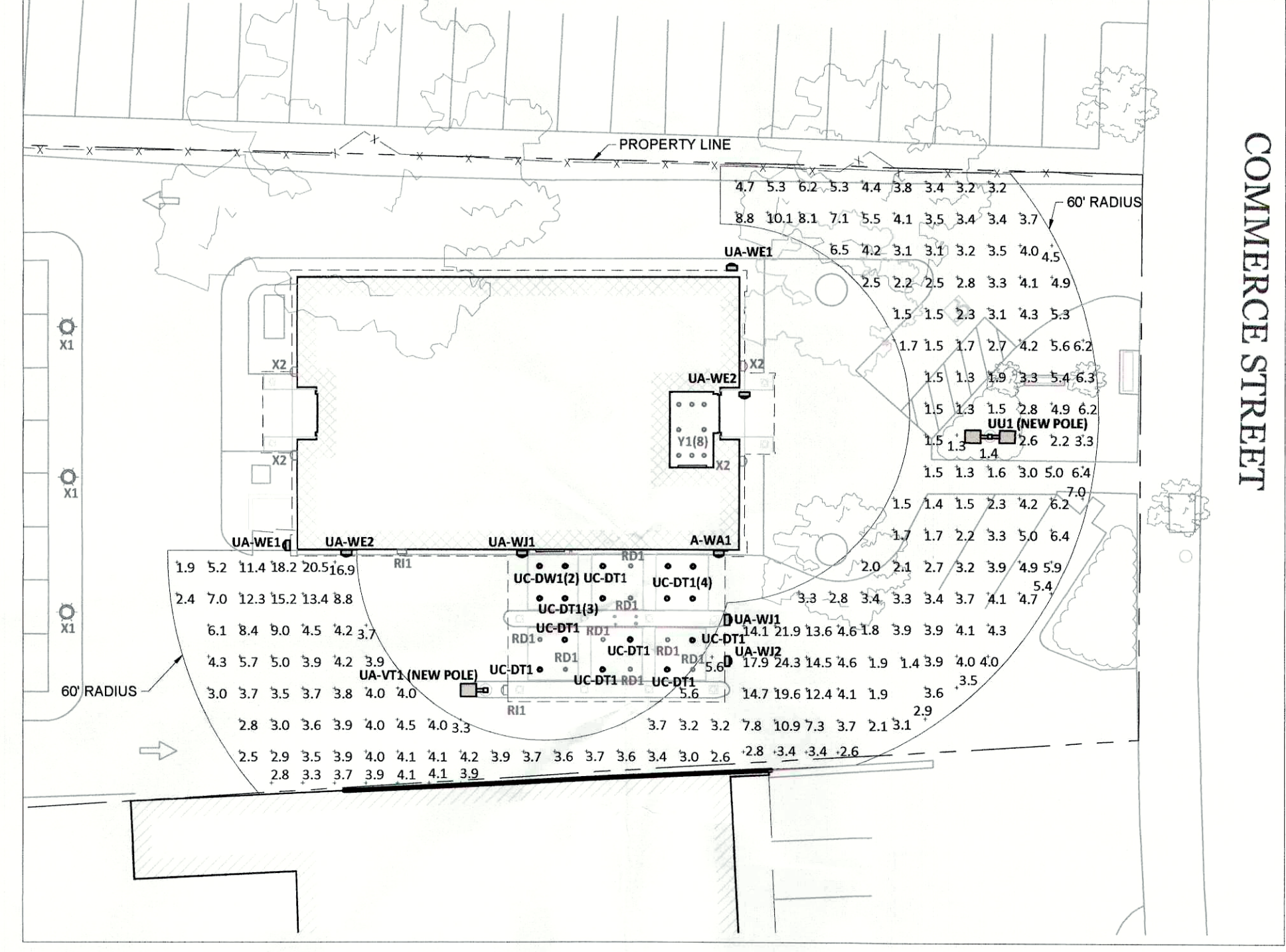
**ATM PHOTOMETRIC PLAN - 5' & 10' RADIUS**  
SCALE: 1" = 5'



**CALCULATION SUMMARY - 30' (2FC MIN) RADIUS**

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ATM2 & LOBBY ENTRY 30' @ GRADE	Illuminance	Fc	7.21	22.8	2.8	2.58	8.14

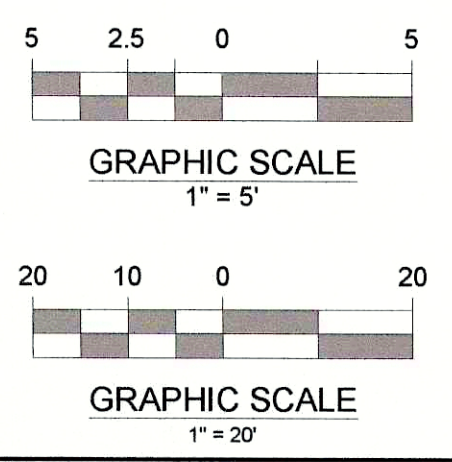
**ATM PHOTOMETRIC PLAN - 30' RADIUS**  
SCALE: 1" = 20'



**CALCULATION SUMMARY - 60' (1FC MIN) RADIUS**

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ATM 2 60' @ 60"	Illuminance	Fc	5.99	24.3	1.4	4.28	17.36
LOBBY ENTRY 60' @ 60"	Illuminance	Fc	4.59	24.3	1.3	3.53	18.69

**ATM PHOTOMETRIC PLAN - 60' RADIUS**  
SCALE: 1" = 20'













**ELECTRICAL NOTES:**

- PART 1 - GENERAL**  
**A. REQUIREMENTS OF REGULATORY AGENCIES AND STANDARDS**  
 1. ALL EQUIPMENT, MATERIAL AND INSTALLATION SHALL MEET THE REQUIREMENTS OF ONE OR MORE OF THE FOLLOWING:  
 a. NATIONAL ELECTRICAL CODE (NEC), NFPA-70 (2020)  
 b. INTERNATIONAL BUILDING CODE, (2015) WITH (2017) NEW YORK STATE UNIFORM CODE AMENDMENTS  
 c. INTERNATIONAL ENERGY CONSERVATION CODE (IECC), (2018), WITH (2016) NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE SUPPLEMENTS  
 d. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)  
 e. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)  
 f. ILLUMINATING ENGINEERING SOCIETY (IES)  
 g. UNDERWRITERS LABORATORIES (UL)  
 h. STANDARD FOR THE INSTALLATION, MAINTENANCE AND USE OF LOCAL PROTECTIVE SIGNALING SYSTEMS (NFPA-72)  
 i. FEDERAL SPECIFICATION (FED SPEC)  
 j. INSULATED POWER CABLE ENGINEERS ASSOCIATION (IPCEA)

- B. SCOPE OF WORK**  
 1. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID TO BECOME FAMILIAR WITH THE PROJECT AND INTENT OF THE DRAWINGS.  
 2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING BUILDING AND SITE LIGHTING CONTROLS PRIOR TO BID.  
 3. ALL OUTDOOR LIGHTING SHALL BE CONTROLLED TO TURN OFF AUTOMATICALLY DURING DAYLIGHT HOURS.  
 4. ALL OUTDOOR LIGHTING SHALL BE CIRCUITED INDEPENDENTLY FROM OTHER ELECTRICAL LOADS.  
 5. CONTRACTOR SHALL VERIFY THAT ALL CIRCUIT LOADS ARE BELOW MAXIMUM AMPACITY ALLOWED PER THE NATIONAL ELECTRICAL CODE.  
 6. ALL NEW UNDERGROUND ELECTRICAL CONDUITS SHALL BE COORDINATED WITH EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, ELECTRICAL, TELEPHONE, FIBER OPTIC, WATER, SANITARY SEWER, AND STORM SEWER. ALL EXISTING UNDERGROUND UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY CONFLICTS BETWEEN CONDUIT ROUTING AND UTILITIES SHALL BE REPORTED TO THE ARCHITECT/ENGINEER OF RECORD IN WRITING FOR CLARIFICATION AND DIRECTION.  
 7. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRENCHING, PATCHING OF CONCRETE AND/OR BLACKTOP ASPHALT, AND STABILIZATION NECESSARY TO PRODUCE A COMPLETE FINISHED PRODUCT.  
 8. ALL NEW CIRCUIT BREAKERS IN EXISTING PANEL BOARDS SHALL MATCH EXISTING CIRCUIT BREAKERS. AIC RATINGS OF NEW CIRCUIT BREAKERS SHALL MATCH AIC RATINGS INDICATED ON EXISTING CIRCUIT BREAKERS.  
 9. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR WORK TO BE COMPLETED AND INCLUDE COST FOR ALL PERMIT FEES, PERMITS, INSPECTIONS AND TESTING IN THE BID.  
 10. THE CONTRACTOR SHALL PROVIDE ALL NEW MATERIAL IN ACCORDANCE WITH THESE DOCUMENTS AND APPLICABLE SPECIFICATIONS.  
 11. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THESE DOCUMENTS AND THOSE OF OTHER DISCIPLINES TO THE ARCHITECT/ENGINEER FOR WRITTEN DIRECTION/INSTRUCTIONS FOR CHANGES NECESSARY IN THE WORK.  
 12. THE CONTRACTOR SHALL NOT SCALE THESE ELECTRICAL DRAWINGS, REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND ELEVATIONS.  
 13. THE CONTRACTOR IS EXPECTED TO PROVIDE ALL MATERIAL NECESSARY FOR A COMPLETE OPERATING SYSTEM. IT IS NOT THE INTENT OF THESE DOCUMENTS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION.  
 14. THE CONTRACTOR SHALL COORDINATE THE ELECTRICAL WORK WITH OTHER TRADES AND MAKE PROPER PROVISIONS IN RELATION TO THEIR WORK. ANY CHANGES REQUIRED DUE TO LACK OF COORDINATION, SHALL BE MADE AT THE CONTRACTORS' EXPENSE.  
 15. THE CONTRACTOR SHALL SUBMIT EQUIPMENT DATA AND SHOP DRAWINGS IN ELECTRONIC FORMAT AND AS DIRECTED BY GENERAL PROJECT REQUIREMENTS IN PROJECT MANUAL, AS APPLICABLE. SUBMITTAL SHALL CONTAIN MATERIAL UTILIZED IN THE PROJECT FOR APPROVAL BY THE ARCHITECT/ENGINEER PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIAL. THE MATERIAL SHALL CONTAIN ALL ELECTRICAL EQUIPMENT INCLUDING PANEL BOARDS, TRANSFORMERS, DISCONNECTS, SAFETY SWITCHES LIGHT FIXTURES, LIGHTING CONTROLS, AND CONDUCTORS.  
 16. THE ELECTRICAL INSTALLATION SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER BY A LICENSED ELECTRICAL CONTRACTOR.  
 17. THE CONTRACTOR SHALL PROVIDE INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR DURATION OF THE PROJECT.  
 18. NO COMBUSTIBLE MATERIALS, IE: PVC CONDUIT, NON-PLENUM RATED CABLING, ETC., ARE ALLOWED ABOVE ANY CEILINGS.

- C. TERMS**  
 1. "PROVIDE", AS USED IN THE DOCUMENTS AND APPLICABLE SPECIFICATIONS MEANS TO FURNISH AND INSTALL COMPLETE.  
 2. "WIRING", AS USED IN THE DOCUMENTS MEANS CONDUIT AND WIRES WITHIN THE CONDUIT SYSTEM.  
 3. "CONCEALED", AS USED IN THE DOCUMENTS AND APPLICABLE SPECIFICATIONS MEANS EMBEDDED IN MASONRY OR OTHER CONSTRUCTION, BEHIND WALLS, INSIDE CABINETS OR ABOVE SUSPENDED CEILINGS.  
 4. "NEMA 1", INDICATES THE ENCLOSURE SHALL BE LISTED FOR INDOOR USE ONLY.  
 5. "NEMA 3R", INDICATES THE ENCLOSURE SHALL BE LISTED FOR EXTERIOR USE.

- D. WARRANTY**  
 1. ALL MATERIAL AND WORK PERFORMED SHALL BE GUARANTEED FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.  
 2. ANY CORRECTIONS FOR DEFECTIVE MATERIALS AND/OR INSTALLATION SHALL BE MADE AT THE CONTRACTORS EXPENSE DURING THE WARRANTY PERIOD.

**PART 2 - PRODUCTS**

- A. BRANCH CIRCUIT PANEL BOARDS**  
 1. ALL CIRCUIT BREAKERS SHALL MATCH EXISTING CIRCUIT BREAKERS IN EXISTING PANEL BOARDS.  
 2. AIC RATINGS SHALL MATCH AIC RATINGS AS INDICATED IN EXISTING PANELS.  
 3. ALL PANEL BOARDS SHALL BE LABELED WITH PLASTIC LAMINATE IDENTIFICATION PLATES THAT ARE ENGRAVED WITH 1/4" LETTERING.  
 4. ALL PANEL BOARDS SHALL BE UPDATED AS NEEDED WITH A TYPE WRITTEN SCHEDULE OF BRANCH CIRCUIT DESCRIPTIONS.  
 5. IF THERE ARE NOT ENOUGH CIRCUITS AVAILABLE ON THE EXISTING PANEL BOARD, THEN A SUB-PANEL SHALL BE INSTALLED AND FED FROM THE EXISTING PANEL BOARD. SEE PLAN FOR SUB-PANEL DETAILS. THE MOUNTING LOCATION SHALL BE APPROVED BY THE OWNER.

- B. CONDUCTORS**  
 1. MINIMUM SIZE SHALL BE #12 AWG, EXCEPT FOR CONTROL/LOW VOLTAGE WIRING.  
 2. INSULATION TYPE SHALL BE THWN-2 OR XHHW-2.  
 3. ALL CONDUCTORS SHALL BE COPPER.

- C. JUNCTION BOXES**  
 1. INTERIOR LOCATIONS SHALL BE PRESSED STEEL.  
 2. EXTERIOR LOCATIONS SHALL BE HEAVY DUTY CAST ALUMINUM WITH THREADED HUBS.  
**F. CONDUIT**  
 1. EMT SHALL BE GALVANIZED STEEL FOR INDOOR USE.  
 2. RGS SHALL BE GALVANIZED STEEL FOR INDOOR AND OUTDOOR USE.  
 3. PVC SHALL BE SCHEDULE 40 WHERE NOT SUBJECT TO PHYSICAL DAMAGE FOR UNDERGROUND USE.  
 4. PVC SHALL BE SCHEDULE 80 WHERE EXPOSED TO PHYSICAL DAMAGE FOR UNDERGROUND USE.  
 5. MC CABLE IS ACCEPTABLE WITH LIGHTWEIGHT ALUMINUM INTERLOCKED ARMOR AND INTERNAL REDUNDANT GROUND. FOR INDOOR USE.

- PART 3 - EXECUTION**  
**A. COLOR CODING FOR CONDUCTORS SHALL BE THE FOLLOWING:**  
 1. 240/120 VOLT, SINGLE PHASE, THREE WIRE SYSTEM: A PHASE-BLACK, B PHASE-RED, GROUND (NEUTRAL)-WHITE AND GROUNDING-GREEN.  
 2. CONDUCTORS FOR SERVICES AND BRANCH CIRCUITS #6 AND LARGER SHALL BE IDENTIFIED CONSISTENTLY BY: COLOR CODING, MARKING TAPE OR OTHER APPROVED MEANS.  
**B. WIRING METHODS**  
 1. CONDUCTORS SHALL BE INSTALLED IN METALLIC RACEWAY UNLESS NOTED OTHERWISE. CONNECTORS AND FITTINGS SHALL BE STEEL SET SCREW OR COMPRESSION TYPE. GROUNDING BUSHINGS SHALL BE INSTALLED AT BOTH ENDS.  
 2. RGS, AS INDICATED IN PART 2-PRODUCTS (F) SHALL BE INSTALLED IN ALL ATMOSPHERIC CONDITIONS AND OCCUPANCIES WITH GROUNDING BUSHINGS AT BOTH ENDS.  
 3. PVC, AS INDICATED IN PART 2-PRODUCTS (F) SHALL BE INSTALLED BELOW SLAB, UNDERGROUND AND EXPOSED WHERE LISTED FOR SUCH USE.  
 4. MC CABLE, AS INDICATED IN PART 2-PRODUCTS (F) IS ACCEPTABLE FOR USE WITH GENERAL BRANCH CIRCUITS, RATED 20 AMPERES OR LESS, CONCEALED IN WALLS AND ABOVE SUSPENDED CEILINGS, AND AS APPROVED BY THE AUTHORITY HAVING JURISDICTION. IT IS NOT INTENDED TO USE MC CABLE EXPOSED.

- C. INSTALLATION**  
 1. ALL ELECTRICAL SYSTEM COMPONENTS, INCLUDING CONDUIT, CONDUCTORS, BUSHINGS, FITTINGS, UNIONS, JUNCTION BOXES, SEALS AND ANY OTHER APPLICATION NOT LISTED SHALL BE INSTALLED PER THE CURRENT VERSION OF THE NATIONAL ELECTRICAL CODE AND OTHER APPLICABLE ELECTRICAL CODES.  
 2. A SURVEY OR ONE-CALL EVALUATION FOR UNDERGROUND UTILITIES ON THE PROPERTY SHALL BE PERFORMED, AND ANY UTILITY CONFLICTS SHALL BE RESOLVED BY FOLLOWING AN ALTERNATE ROUTE APPROVED BY THE OWNER OR ROUTING THE CONDUIT BELOW THE EXISTING UTILITY BY NOT LESS THAN 6 INCHES.  
 3. CONDUIT SHALL BE AT A MINIMUM DEPTH OF 24 INCHES, AND A RED WARNING RIBBON SHALL BE INSTALLED A MINIMUM OF 12" ABOVE THE CONDUIT.  
 4. CONDUIT SHALL BE RATED FOR THE APPLICATION IN WHICH IT IS USED.  
 5. CONDUIT ROUTED INSIDE A BUILDING OR STRUCTURE SHALL BE CONCEALED WITHIN THE BUILDING OR STRUCTURE AND FOLLOW THE PATH OF EXISTING CONDUITS WHEN POSSIBLE.  
 6. CONDUCTOR CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT VERSION OF THE NATIONAL ELECTRICAL CODE, OTHER APPLICABLE ELECTRICAL CODES, AND DETAIL 1/4" "LIGHT POLE PIER".

- D. MISCELLANEOUS**  
 1. CONDUCTORS FOR BRANCH CIRCUITS SHALL BE INCREASED FROM SIZES INDICATED IN THE PANEL SCHEDULES TO PREVENT VOLTAGE DROP EXCEEDING 3% AT THE FARTHEST DEVICE. LOADS FOR DETERMINING CONDUCTOR SIZE SHALL BE BASED ON ACTUAL CONNECTED LOAD OR 80% OF CIRCUIT BREAKER SIZE, WHICHEVER IS GREATER. CONTACT ENGINEER OF RECORD FOR ALL CIRCUIT RUNS IN EXCESS OF 100 FT. FOR CALCULATION OF WIRE SIZE. FOR BID PURPOSES, INCREASE WIRE SIZE BY ONE FOR CIRCUIT RUNS BETWEEN 100 FT. AND 200 FT. AND TWO WIRE SIZES FOR CIRCUIT RUNS GREATER THAN 200 FT.  
 2. SHOP DRAWING AND SUBMITTAL REVIEW OF EQUIPMENT OR PRODUCTS OTHER THAN SPECIFIED MAY BE AT THE EXPENSE OF THE CONTRACTOR.

- E. GROUNDING**  
 1. THE ELECTRICAL SYSTEM SHALL BE COMPLETE AND EFFECTIVELY GROUNDING AS REQUIRED PER THE LATEST EDITION OF THE NEC AND LOCAL CODES. ALL GROUNDING ELECTRODE CONDUCTORS SHALL BE COPPER.  
 2. GROUNDING BUSHINGS SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM.  
 3. CIRCUIT EQUIPMENT GROUNDING CONDUCTOR CONNECTIONS SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM.

- F. RECORD DOCUMENTS**  
 1. THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD SET OF ANY DEVIATIONS BETWEEN THE WORK AS DESIGNED ON THESE DOCUMENTS AND THAT OF WHICH IS ACTUALLY INSTALLED. THIS RECORD SET OF DRAWINGS SHALL BE KEPT WITH THE GENERAL CONTRACTOR AND REQUIRE APPROVAL FROM THE ARCHITECT/ENGINEER.

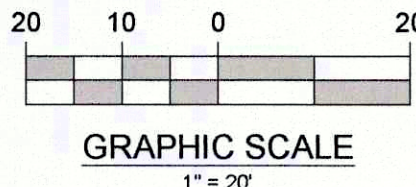
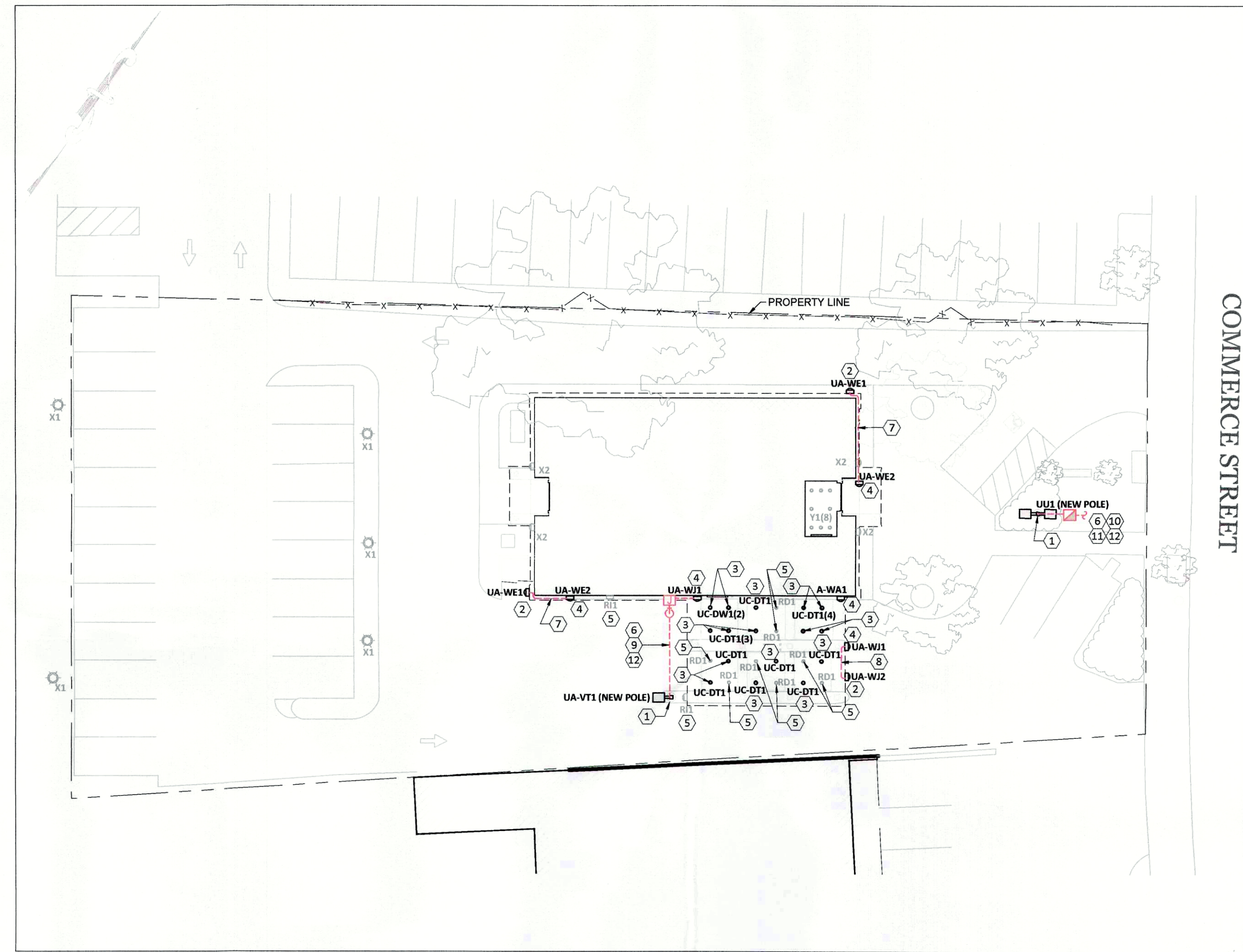
**MANDATORY MEASURES:**

- ALL OUTDOOR LIGHTING TO BE AUTOMATICALLY CONTROLLED TO BE TURNED OFF WHEN DAYLIGHT IS AVAILABLE.
- ALL OUTDOOR LIGHTING TO BE CIRCUITED INDEPENDENTLY FROM OTHER ELECTRICAL LOADS.

**# KEYED NOTES:**

- INSTALL NEW POLE AND LED FIXTURE AS SPECIFIED. CONTRACTOR TO FIELD VERIFY LOAD ON EXISTING BRANCH CIRCUIT, INTERCEPT BRANCH, AND CONNECT TO EXISTING WIRING WITH COPPER CONDUCTORS AND LIKE-KIND INSULATION.
- INSTALL NEW WALL-MOUNTED LED FIXTURE AS SPECIFIED. CONTRACTOR TO FIELD VERIFY LOAD ON EXISTING BRANCH CIRCUIT, INTERCEPT BRANCH, AND CONNECT TO EXISTING WIRING WITH COPPER CONDUCTORS WITH LIKE-KIND INSULATION.
- REMOVE EXISTING CANOPY-MOUNTED FIXTURE. INSTALL NEW CANOPY-MOUNTED LED FIXTURE AS SPECIFIED. CONNECT NEW LED FIXTURE TO EXISTING WIRING.
- REMOVE EXISTING WALL-MOUNTED FIXTURE. INSTALL NEW WALL-MOUNTED LED FIXTURE AS SPECIFIED. CONNECT NEW LED FIXTURE TO EXISTING WIRING.
- REMOVE EXISTING LIGHT FIXTURE AND PATCH WITH LIKE-KIND MATERIALS AND FINISH.
- CONTRACTOR SHALL SAW CUT AND PATCH PAVEMENT AS REQUIRED FOR NEW WIRING.
- ROUTE (2) #12 AWG #W#12 GND, 1Ø CIRCUIT FROM EXISTING CIRCUIT AT REPLACEMENT FIXTURE UA-W2 THROUGH A 3/4" CONDUIT TO (1) NEW FIXTURE UA-W2 AS SHOWN.
- ROUTE (2) #12 AWG #W#12 GND, 1Ø CIRCUIT FROM EXISTING CIRCUIT AT REPLACEMENT FIXTURE UA-W1 THROUGH A 3/4" CONDUIT TO (1) NEW POLE WITH (1) NEW FIXTURE UA-V1 AS SHOWN.
- INTERCEPT EXISTING POLE LIGHT CONDUCTORS AND ROUTE TO NEW UNDERGROUND HANDHOLE AS SHOWN. SPLICE AND EXTEND EXISTING CONDUCTORS FROM NEW UNDERGROUND HANDHOLE TO (1) NEW POLE WITH (2) NEW FIXTURES UA-V1 AS SHOWN.
- REMOVE POLE, POLE BASE, AND FIXTURE(S) IN THEIR ENTIRETY. PULL BACK EXISTING CONDUCTORS TO THE NEAREST PULL POINT. TRIM BACK CONDUIT(S) BACK ONLY AS FAR AS NECESSARY TO INTERCEPT AND ROUTE TO NEW POLE BASE. REUSE EXISTING CONDUCTORS AND SPLICE TO NEW LIKE-KIND CONDUCTORS AS NECESSARY TO COMPLETE CIRCUIT.
- CONDUIT SHALL BE PVC TYPE.

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	JUNCTION BOX
	CONDUIT TURN, DOWN
	UNDERGROUND HANDHOLE, 12"x12"x12" GASKETED WITH SOLID BOTTOM, QUAZITE #PVC1212032 BOX WITH #PVC12120380 COVER OR APPROVED EQUAL
	BRANCH CIRCUIT CONDUIT, CONCEALED



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**Independence**  
 ENGINEERING LLC  
 102 FARNSWORTH AVENUE, SUITE 310  
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 INDEPENDENCE@INDEPENG.COM

**LIGHTING UPGRADES**  
**WELLS FARGO**  
**SITE ELECTRIC PLAN**  
 BRANCH 141488  
 1937 COMMERCE STREET, TOWN OF YORKTOWN  
 WESTCHESTER COUNTY, NEW YORK

PROJECT	006-113
DATE	02/11/20
SCALE	1" = 20'
DESIGNED	CPS
DRAWN	WRS
CHECKED	NES



03/02/22  
**E 101**  
 OF 6 REV 6



Project: Mark W. Nannis, P.E. - PROFESSIONAL ENGINEER  
 Location: WELLS FARGO 141488 - Yorktown Heights, NY  
 Eng: Mnamis

Page: 1  
 Project #: 211202  
 Eng: Mnamis

1/17/2022

STATE OF NEW YORK  
 MARK W. NANNIS  
 100344  
 PROFESSIONAL ENGINEER

GEOCOORDINATES: 41.274856, -73.781289

FOUNDATION DESIGN FOR  
 SITE LIGHTING POLE TYPE

REFERENCE STANDARDS  
 (IBC 2018) 2020 Building Code of New York State (Adopts IBC 2018 with amendments)  
 (AASHTO LTS) LRFD Specifications for Structural Supports for Highway Signs, Luminaries, and Traffic Signals  
 (AASHTO) AASHTO LRFD Bridge Design Specifications, 8th Edition  
 (ASCE 7-16) Minimum Design Loads and Associated Criteria for Buildings and Other Structures

DESIGN CRITERIA

Wind Speed:	V <sub>ult</sub> = 105 MPH	S <sub>s</sub> = 0.278
Exposure Category:	C	S <sub>1</sub> = 0.06
Importance Factor:	I = 1	SDS = 0.292
Risk Category:	I	SD1 = 0.094
*Ground Snow Load:	P <sub>g</sub> = 30 psf	F <sub>v</sub> = 2.40
Elevation (NAVD 88):	439.4 ft	Sw1 = 0.14
Frost Depth:	48 in.	

MATERIAL PROPERTIES

Concrete Compressive Strength:	f <sub>c</sub> = 2.5 ksi	Site Class: D
Concrete Unit Weight:	γ <sub>c</sub> = 150 pcf	SDC: 8
Steel Reinforcement:	f <sub>y</sub> = 60 ksi	R: 3
Steel Density:	γ <sub>s</sub> = 490 pcf	le: 1
Aluminum Density:	γ <sub>al</sub> = 175 pcf	T: 0
		1.5T <sub>s</sub> : 0.49

GEOMETRY

POLE (by others)

Pole Length:	L <sub>p</sub> = 23.5 ft
Pole Base Diam. (o.d.):	Ø <sub>pb</sub> = 3.00 in.
Pole Top Diam. (o.d.):	Ø <sub>pt</sub> = 3.00 in.
Pole Wall thickness:	T <sub>p</sub> = 0.19 in.

ARM

Depth to Arm:	L <sub>arm</sub> = 0.25 ft
Arm Diam.:	Ø <sub>arm</sub> = 25.00 in.
Arm Wall thickness:	T <sub>a</sub> = 0.19 in.

Arm Area = 0.04 ft<sup>2</sup>

FIXTURE

Fixture Type:	LMM-PT-5H-LED-18L-30-UVN-BLK / POLE MOUNT / LS
Mounting Height:	H <sub>f</sub> = 23.50 ft
Fixture Length:	FL = 25.00 in.
Fixture Width:	FW = 25.00 in.
Fixture Thickness:	F <sub>t</sub> = 4.00 in.
Fixture Weight:	F <sub>w</sub> = 64.00 lbs
Effective Projected Area:	EPA (ft <sup>2</sup> @ 0°) = 1.40 ft <sup>2</sup>

# of Fixtures: 1  
 Fixture Area: 1.40 ft<sup>2</sup>

Project: Mark W. Nannis, P.E. - PROFESSIONAL ENGINEER  
 Location: WELLS FARGO 141488 - Yorktown Heights, NY  
 Eng: Mnamis

Page: 2  
 Project #: 211202  
 Eng: Mnamis

LOAD CALCULATION

DEAD LOADS (DC)

Pole Weight: DC1 = (ØPOLE-B + ØPOLE-T) x 0.5 x LPOLE x γ<sub>pole</sub> = 75.0 Lbs  
 Arm Weight: DC2 = Ø<sub>arm</sub> x L<sub>arm</sub> x γ<sub>arm</sub> = 4.0 Lbs  
 Fixture Weight: DC3 = 64.0 Lbs  
 Misc Weight: DC4 = 32.0 Lbs  
 DL = 175.0 Lbs

LIVE LOADS (LL)

Not Applicable AASHTO LTS 3.6

ICE LOADS (ICE)

Not Applicable AASHTO LTS 3.7

Thickness: ASCE7 Fig.10.4-2  
 ASCE7 Fig.10.6-1  
 ASCE7 Fig.26.5-1

WIND LOADS (W)

Velocity Pressure Coefficient: K<sub>z</sub> = 0.93 ASCE7 26.10  
 Topographic Factor: K<sub>t</sub> = 1.00  
 Wind Directionality Factor: K<sub>d</sub> = 0.85  
 Ground Elevation Factor: K<sub>e</sub> = 0.98

Velocity Pressure at height (h): q<sub>h</sub> = 0.00256 K<sub>z</sub> K<sub>t</sub> K<sub>d</sub> K<sub>e</sub> V<sup>2</sup> (psf)  
 q<sub>h</sub> = 22.38 psf

Gust Factor: G = 0.85 ASCE7 26.11  
 Gross Area of Fixture: A<sub>g</sub> = 1.40 ft<sup>2</sup>  
 Clearance Ratio (γ<sub>f</sub>): 0.09  
 Aspect Ratio (B<sub>f</sub>/L<sub>f</sub>): 0.09  
 Net Force Coefficient: C<sub>f</sub> = 1.91 ASCE7 29.3

Design Wind Force (fixture): F<sub>f</sub> = 50.9 Lbs  
 Design Wind Force (arm): F<sub>a</sub> = 18.9 Lbs  
 Design Wind Force X (pole): F<sub>p</sub> = 355.8 Lbs  
 Design Wind Force Y (pole): F<sub>p</sub> = 6.3 Lbs

SEISMIC LOADS (EQ)

Seismic Base Shear: V = 17.0290 Lbs ASCE7 12.8-1  
 Seismic Response Coefficient: C<sub>s</sub> = 0.097 ASCE7 12.8-2  
 C<sub>s</sub> = 0.150 ASCE7 12.8-3  
 C<sub>s</sub> = 0.013 ASCE7 15.4-1  
 C<sub>s</sub> = 0.017 ASCE7 15.4-2

Project: Mark W. Nannis, P.E. - PROFESSIONAL ENGINEER  
 Location: WELLS FARGO 141488 - Yorktown Heights, NY  
 Eng: Mnamis

Page: 3  
 Project #: 211202  
 Eng: Mnamis

SUMMARY OF LOADS AND MOMENTS AT TOP OF SHAFT

Load Case	Description	Load Dir.	Load (Lbs)	M Arm (ft-lb)	Moment (ft-lb)	M L.o.Caisson (ft-lb)
DC1	Pole Weight	Y	75.0	0	Z	0.00
DC2	Arm Weight	Y	4.0	0.125	Z	0.00
DC3	Fixt. Weight	Y	64.0	1.29	Z	0.08
DC4	Misc. Weight	Y	32.0	0.125	Z	0.00
LL	Live Load	Y	0.0	0	Z	0.00
Wz pole	Wind on Pole	X	355.8	11.75	Z	4.18
Wz fixt+arm	Wind Fixt+Arm	Z	69.8	23.5	X	1.64
Wz fixture	Wind on Fixt.	Z	50.9	1.3	Y	0.07
Wz arm	Wind on Arm	Z	18.9	0.125	Y	0.00
Wz pole	Wind on Pole	Z	355.8	11.75	X	4.18

SUMMARY OF LOADS & MOMENTS (TOP OF SHAFT)

Axial = 0.175 kips  
 Moment = 5.82 kip-ft.  
 Shear = 0.426 kips

LOAD COMBINATIONS

Load Comb	Application	DC	LL	W
Strength 1	Gravity	1.25	1.60	-
Extreme 1a	Wind max	1.10	-	1.00
Extreme 1b	Wind min	0.90	-	1.00
Service 1	Transition	1.00	-	1.00

POLE BASE PLATE AND ANCHOR ROD SIZES

J-bolt (F1554-36): (4) 1"Ø x 3'-0" (2'-6" embed.)  
 Base plate: 12" x 12" HSS 3x3x1/8"  
 A500-C (F<sub>y</sub>=46ksi)  
 M capacity = 7.62 kip-ft  
 M demand = 5.82 kip-ft  
 OK 0.76 < 1.0

FOUNDATION DESIGN

Unified Classification: Unknown  
 h = 23.50 ft  
 p = 425.5 Lbs  
 L (trial) = 0.25 ft  
 Lateral bearing pressure: S<sub>1</sub> = 100 Table 1806.2  
 Allowable lateral @ 1/3: b = 2.00 ft  
 Footing Diameter: A<sub>1</sub> = 1.19  
 Depth of Embed: d = 6.16 ft Eq. 18-1

MAX. AREA OF FIXTURE & ARM = 1.4 SQUARE FEET

J-Bolts 1"Ø x 3'-0" long plus 3" hook at the end

3 #3 HOOPS IN TOP 5" REM. @ 12" o.c. MAX. A615 F<sub>y</sub>=40ksi min.

6 #6 VERTICAL PLUS HOOKS A615 F<sub>y</sub>=60ksi

FINISH GRADE OR PAVING

COPPERWELD GROUND ROD PLEASE REFER TO ELECTRICAL DRAWINGS FOR SIZE INFO

1"Ø (2"Ø MAX.) STAINLESS STEEL CONDUIT. COORDINATE W/ELECTRICAL AND MANUFACTURER DATA.

G.C. TO VERIFY ANCHOR BOLT PATTERN WILL BE IN STEEL CAGE

#3 HOOPS AS SHOWN, @ 12" o.c. MAX. 3" CLR.

6 #6 VERT. + HKS

J-BOLT (F1554-36): (4) 1"Ø x 3'-0" (2'-6" EMBED.) WITH A 9"x9" 4 CORNER BOLT PATTERN.

PLAN AT BASE

THE DESIGN INTENT IS FOR A SQUARE STEEL POLE BASED ON AN HSS3x3x1/8" A500-C (F<sub>y</sub>=46 ksi) WELDED TO A 12"x12"x1" BASE PLATE.

PRIOR TO ANY INSTALLATION, G.C. SHALL FIELD LOCATE AND MARK EXISTING UTILITY LINES AND BUILDING FOUNDATIONS IN THE VICINITY OF THE PROPOSED POLE FOUNDATION. NOTIFY DESIGN ENGINEER.

2,500 psi CONCRETE

6'-3" EMBEDMENT DEPTH

VARIES 0'-5" MIN. 3'-0" MAX.

2'-0" Ø

1/2" - 25' - 6" MAX.

Base Detail for Light Pole Type UU1

1/2" = 1'-0" UA-VT1 (SIM. TO UU1, APPLICABLE FOR FOUNDATION ONLY)

141488 - WELLS FARGO YORKTOWN HEIGHTS, NY

Site Light Pole Foundation UU1 UA-VT1 (SIM.)

Project number: 211202  
 Date: 01/17/2022  
 Drawn by: MG  
 Checked by: JD Scale: 1/2" = 1'-0"

Mark W. Nannis, P.E. Structural Engineer

1/17/2022 4:57:48 PM

BY	ISSUED FOR BID	REVISIONS
NEES	08/19/20	REVISED PER GMR DESIGN
MAS	09/21/20	REVISED PER GMR DESIGN
MAS	12/08/20	REVISED PER GMR DESIGN
ESC	02/10/21	REVISED PER GMR DESIGN
MAS	04/23/21	REVISED PER GMR DESIGN
MAS	01/20/22	REVISED PER GMR DESIGN
ESC	03/02/22	REVISED PER GMR DESIGN
CP5		

WELLS FARGO  
 GMR  
 Facility Analysis + Engineering

Independence ENGINEERING LLC  
 102 FARNSWORTH AVENUE, SUITE 310  
 BORDENTOWN, NEW JERSEY 08605  
 (609) 496-9369 INDEPENDENCE@INDEPENG.COM

LIGHTING UPGRADES  
 WELLS FARGO  
 POLE DETAIL & CALCULATIONS

BRANCH 141488  
 1937 COMMERCE STREET, TOWN OF YORKTOWN  
 WESTCHESTER COUNTY, NEW YORK

PROJECT 006-113

DATE 02/11/20 v7 220224

SCALE NTS DRAWN WRS

DESIGNED MG CHECKED NES

03/02/22

S 101

OF 6 REV 6



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

Project Number N/A

Date:

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

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

**Name of Action:**

Lighting Plan for the Wells Fargo Bank, Yorktown Heights

**SEQR Status:** Type 1   
Unlisted

**Conditioned Negative Declaration:**  Yes  
 No

**Description of Action:**

It is proposed to upgrade or install new LED Lighting with higher efficiency that complies with NYS ATM lighting requirements.

The site is located at the address 1937 Commerce Street, Yorktown Heights, Town of Yorktown  
Section 37.14, Block 2, Lot 59

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

1937 Commerce Street, Yorktown Heights, Westchester County

**Reasons Supporting This Determination:**

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

- 1) This negative declaration is based on a Short Environmental Assessment Form dated February 14, 2022.
- 2) There is no increase in impervious surface.
- 3) There is no increase in the area of disturbance.
- 4) There is no increase for demand in Town services.
- 5) Proposed lighting complies with Town Code Chapter 200 Lighting, Outdoor and will not cause any significant adverse impacts.

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

**For Further Information:**

Contact Person: Robyn Steinberg, Town Planner

Address: 1974 Commerce Street, Yorktown Heights, NY 10598

Telephone Number: 914-962-6565

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

Chief Executive Officer , Town / City / Village of

Other involved agencies (If any)

Applicant (If any)

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

**PLANNING BOARD  
TOWN OF YORKTOWN**

**RESOLUTION APPROVING  
AMENDED LIGHTING PLAN FOR WELLS FARGO BANK  
LOCATED 1937 COMMERCE STREET, YORKTOWN HEIGHTS**

**RESOLUTION NUMBER: #22-00**

**DATE:**

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

WHEREAS pursuant to Chapter 200-7, of the Town Code lighting plan approval is to follow the procedure of a site plan approval process; and

WHEREAS in accordance with the Town's Land Development Regulations, Town of Yorktown Town Code Chapter 195, adopted February 4, 1969 and as amended, a formal application for the approval of an amended lighting plan, prepared by Independence Engineering, LLC, dated February 13, 2020 and last revised December 8, 2020, was submitted to the Planning Board on behalf of Wells Fargo (hereinafter referred to as "the Applicant"); and

WHEREAS the property is located at 1342 East Main Street, Shrub Oak, also known as Section 16.09, Block 2, Lot 14 on the Town of Yorktown Tax Map (hereinafter referred to as "the Property"), and the applicant has represented to this board that they are the lawful owners of the land represented on said lighting plan; 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 \_\_\_\_\_.
3. A negative declaration has been adopted on \_\_\_\_\_, on the basis of a Short EAF dated February 14, 2022.

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

**Additional Documents & Reports**

1. A drawing, Sheet C1, titled "Lighting Upgrades Wells Fargo Lighting Plan - Site," prepared by Independence Engineering, LLC, dated February 11, 2020, and last revised March 2, 2022; and
2. A drawing, Sheet C2, titled "Lighting Upgrades Lighting Plan – ATM Compliance," prepared by Independence Engineering, LLC, dated February 11, 2020, and last revised March 2, 2022; and

3. A drawing, Sheet C3, titled “Lighting Upgrades Wells Fargo Lighting Details,” prepared by Independence Engineering, LLC, dated February 11, 2020, and last revised March 2, 2022; and
4. A drawing, Sheet C4, titled “Lighting Upgrades Wells Fargo Lighting Details,” prepared by Independence Engineering, LLC, dated February 11, 2020, and last revised March 2, 2022; and
5. A drawing, Sheet E 101, titled “Lighting Upgrades Wells Fargo Site Electric Plan,” prepared by Independence Engineering, LLC, dated February 11, 2020, and last revised March 2, 2022; and
6. A drawing, Sheet S 101, titled “Lighting Upgrades Wells Fargo Pole Detail & Calculations,” prepared by Independence Engineering, LLC, dated February 11, 2020, and last revised March 2, 2022; and

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

<b>Boards &amp; Agencies</b>	<b>Report Date</b>
ABACA	05/20/21, 01/06/22

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

BE IT NOW RESOLVED that the application of Natalie Sell of Bureau Veritas for the approval of an amended lighting plan, titled “Lighting Upgrades Wells Fargo Lighting Plan,” prepared by Independence Engineering, LLC, dated February 11, 2020, and last revised January 20, 2022 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:

**Additional requirements prior to signature by the Planning Board Chairman:**

1. Submission of 5 full size plans to the Planning Department to the satisfaction of the Planning Director.

**Additional requirements:**

7. Proposed plan must comply with all current applicable ADA standards.

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

BE IT FURTHER RESOLVED that unless a building permit has been issued by **February 14, 2023**, or a time extension has been granted by the Planning Board, this approval will be null and void.

**650 Pines Bridge Rd**



March 10, 2022

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

Re: 650 Pinesbridge Road Second SWPPP Review  
650 Pinesbridge Road, Yorktown, New York 10562

File: 2478.001.001 Phase 06

Dear Mr. Tegeder:

Barton & Loguidice, D.P.C. (B&L) has completed a second review of the documents and information for the SWPPP Review located at 650 Pinesbridge Road as prepared for Pines Bridge Road, LLC. B&L has received the following documents in support of this review:

- Stormwater Pollution Prevention Plan, dated December 30, 2020, last revised February 28, 2022 as prepared by Ciarcia Engineering, P.C. ;
- Response letter, as prepared by Ciarcia Engineering, P.C. dated March 2, 2022 ;

Based on our review of the above referenced documents, we offer the following comments:

### Summary

The applicant proposes to subdivide approximately 8.064 acres of land into three (3) single family lots. The existing parcel (tax identification sec. 70.10, block 1, lot 29) is located in the

Single Family Residential District (R1-80) zone. This site currently contains a residence on it that receives its water from an onsite well, and has an Onsite Wastewater Treatment System (OWTS) in place.

The proposed site improvements will include separating the lot into 3 separate parcels. The first lot (lot 29) will contain all of the existing infrastructure that currently exists on the site and this portion of the property will remain untouched. That lot will equate to 4.23 acres.

The other two lots will be 1.88 acres (lot 29.2) and 1.95 acres (lot 29.1). Each lot will include a new home with a driveway, which may be proposed to be partially paved using permeable pavers, as well as underground infiltrator chambers for stormwater, a new well for water





supply, and an Onsite Wastewater Treatment Ssystem. Lot 29.2 also includes a bio-retention practice for rear yard drainage with little impervious area. The total disturbance for this work is approximately 71,075 square feet (1.63 acres).

### **General Comments**

1. Infiltration testing appears to have been conducted for the septic systems but not the infiltration areas. Please conduct infiltration testing for each of the Cultec infiltrator locations as well as the rain garden. If already performed include results on the plans. Confirm rates used in hydrologic modeling are representative of actual infiltrations rates with a factor of safety.
2. The re-submission addresses most of our comments but there is some confusion/consistency on the NOI, WQv calculations, the SWPPP text section on proposed practices and the modeling. Are dry swales and drywells really proposed? The practices we believe are intended are porous pavement driveways, underground cultec chambers as infiltration and a small bio-retention system. Please revise documents to correspond to one another.
3. Who will be the professional monitoring SWPPP compliance on behalf of the owner?
4. Notate on the plans that excavated sub-soils from foundation excavations or less permeable soils should not be used around stormwater management infiltration areas or septic systems.
5. We encourage a cut-off swale offset from edge of driveways on the uphill side to intercept runoff from adjacent property or preferably on the property it originates from. The concern is mostly during frozen watershed conditions in winter melts where runoff on driveways with slope get icy.

### **SWPPP**

#### **Report Comments:**

1. Please clarify Notice of Intent (NOI) and NYSDEC computation worksheets as they do not seem to agree with the plans that are based on cultech chambers versus dry swales and drywells.

If you have any questions, please feel free to contact our office.

Mr. John Tegeder  
Director of Planning  
Town of Yorktown  
March 10, 2022  
Page 3



Sincerely yours,

**BARTON & LOGUIDICE, D.P.C.**

A handwritten signature in black ink that reads "Bradley D. Grant". The signature is written in a cursive, flowing style.

Bradley D. Grant, Senior Project Manager  
BDG/bdg

# CIARCIA ENGINEERING, P.C.

360 Underhill Avenue • Yorktown Heights • New York 10598 (914) 245-0123 fax (914) 245-5670

---

Mr. John Tegeder  
Director of Planning  
Town of Yorktown  
1974 Commerce Street  
Yorktown Heights, NY 10589

RECEIVED  
PLANNING DEPARTMENT  
MAR 2 2022  
TOWN OF YORKTOWN

March 2, 2022

Re: 650 Pines Bridge Road Subdivision  
SWPPP Review

BY HAND

Dear John:

We are in receipt of your consultant's review letter prepared for the 650 Pines Bridge Road project and revised the plans and the SWPPP accordingly. Enclosed please find the following revised documents:

1. Set of plans consisting of the following sheets:
  - a. "650 Pines Bridge Road Yorktown, NY prepared for Pines Bridge Road LLC, Existing Conditions", dated October 13, 2020 (Sheet 1 of 8)
  - b. "650 Pines Bridge Road Yorktown, NY prepared for Pines Bridge Road LLC, Proposed Site Plan", dated October 10, 2019, last revised February 28, 2022 (Sheet 2 of 8).
  - c. "650 Pines Bridge Road Yorktown, NY prepared for Pines Bridge Road LLC, Tree Removal Plan and Tree Schedule", dated October 13, 2020, last revised February 28, 2022 (Sheet 3 of 8).
  - d. "650 Pines Bridge Road Yorktown, NY prepared for Pines Bridge Road LLC, Landscape Plan", dated February 16, 2021, last revised February 28, 2022 (Sheet 4 of 8).
  - e. "650 Pines Bridge Road Yorktown, NY prepared for Pines Bridge Road LLC, Erosion Control and Stormwater Management", dated October 13, 2020, last revised February 28, 2022 (Sheet 5 of 8).
  - f. "650 Pines Bridge Road Yorktown, NY prepared for Pines Bridge Road LLC, Ortho Photo", dated October 13, 2020, last revised October 1, 2021 (Sheet 6 of 8).
  - g. "650 Pines Bridge Road Yorktown, NY prepared for Pines Bridge Road LLC, Details and Profiles", dated February 16, 2021, last revised October 1, 2021 (Sheet 7 of 8)
  - h. "650 Pines Bridge Road Yorktown, NY prepared for Pines Bridge Road LLC, Details and Profiles", dated December 1, 2021, last revised February 28, 2022 (Sheet 8 of 8).
2. Stormwater Pollution Prevention Plan (SWPPP) dated December 30, 2020, last revised February 28, 2022

Due to the extensive amount of comments, we have not answered each comment separately, but provide general responses grouped by category. The following is in response to your comments:

1 General Comments

Infiltration testing has been performed and witnessed by the Town. The results of the tests are provided in the appendix. The NYSDEC GI worksheet is also provided in the appendix. The plans have been revised to show additional detail of the stormwater conveyances.

Due to the amount of excavation required for these lots, Yorktown Code §248-5(C.) will require the builder of each of the lots return to the Town for a new permit. The owner of property that is the subject of the subdivision intends to sell the proposed lots. A future builder of the homes will have to return to the Town for approvals based on the actual homes to be constructed and driveway configurations.

2 SWPPP

a. Report Comments

The erosion control plan is included in the plan set and the SWPPP references the set of plans that are part of the SWPPP. The NOI, SWPPP acceptance form are included the appendix.

Many of the comments were editorial, and the SWPPP was revised accordingly.

b. Stormwater Report Comments

The Existing Conditions drainage map and the Proposed Conditions drainage map have been edited to clearly show the correlation between the HydroCAD report and the existing conditions/proposed stormwater management practices.

c. Plans (Excluding E&S)

All comments have been addressed and edits have been made to their corresponding sheets.

d. Erosion and Sediment Control Plans

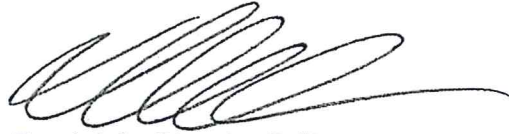
Additional protective fencing has been proposed as well as increased lengths of silt fence in each location as requested.

Mr. John Tegeder  
650 Pines Bridge Road

March 2, 2022  
Page 3

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely:

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Daniel A. Ciarcia, P.E.  
DAC:ir  
Cc:Alex Cochran

# 650 PINES BRIDGE ROAD SUBDIVISION

TOWN OF YORKTOWN  
WESTCHESTER COUNTY, NEW YORK

## STORMWATER POLLUTION PREVENTION PLAN

December 30, 2020

Revised February 28, 2022

Prepared For:

Pines Bridge Road, LLC



***CIARCIA ENGINEERING, P.C.***

---

360 Underhill Avenue • Yorktown Heights • New York • 10598 • (914) 245-0123

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***Table of Contents***

1. INTRODUCTION..... 1  
2. REGULATORY REQUIREMENTS..... 2  
3. SITE DESCRIPTION..... 3  
4. STORMWATER MITIGATION ..... 5  
    4.1 Sources of Impacts ..... 5  
    4.2 Temporary Stormwater Measures..... 6  
    4.3 Permanent Stormwater Measures ..... 9  
    4.4 Hydrologic Analysis..... 9  
    4.5 Water Quality (WQv)..... 10  
5. INSPECTION AND REPORTING ..... 11  
6. MAINTENANCE OF STORMWATER MANAGEMENT PRACTICES ..... 13  
    6.1 During Construction ..... 13  
    6.2 Post Construction ..... 14  
7. SUMMARY AND CONCLUSION ..... 15

- Appendix A Contractors Certification
- Appendix B USDA Custom Soil Resource Report
- Appendix C FEMA FIRMette
- Appendix D HydroCAD Results
- Appendix E Soil Testing Data
- Appendix F Runoff Reduction Worksheet
- Appendix G Notice of Intent (NOI)
- Appendix H Watershed Figures 1 and 2



## **1. INTRODUCTION**

The proposed three (3) lot subdivision is located on Pines Bridge Road, south of New York State Route 134 (Kitchwan Road) in the Town of Yorktown. The property is located at 650 Pines Bridge Road (TM 70.10-1-29). The parcel is comprised of 8.064 acres (351,267.84 square feet) and has previously been improved with a single-family home, garage, barn, pool, and tennis court. No disturbance of the improved portion of the lot is proposed. Construction of the two (2) proposed residences will disturb 1.705 acres (74,256 square feet).

The Federal Government's Clean Water Act (CWA), Section 402 states "Stormwater discharges from certain construction activities are unlawful unless they are authorized by a National Pollutant Discharge Elimination System ("NPDES") permit or by a state permit program." New York State is a NPDES delegated state. The necessary permitting is administered through the State Pollutant Discharge Elimination System (SPDES) under the General Permit, GP-0-20-001, for Stormwater Discharges from Construction Activity.

This Stormwater Pollution Prevention Plan (SWPPP) is prepared to obtain coverage under the general permit. This SWPPP addresses the erosion control required to construct the proposed residences and provides the basis for design of the Stormwater Management Practices (SMPs) utilized for this project. This SWPPP is prepared to comply with the NYSDEC standards and regulations and requirements of the Town of Yorktown. However, due to the limited total soil disturbance of less than two (2) acres, the SWPPP will only be reviewed by the Town of Yorktown.

The technical standards used to design the erosion and sediment control are contained in the document, "*New York Standards and Specifications for Erosion and Sediment Control*" published by the Empire State Chapter of the Soil and Water Conservation Society. For the design of water quantity and water quality controls (post-construction stormwater control practices), the publication prepared by the New York State Department of Environmental Conservation (NYSDEC) entitled "*New York State Stormwater Management Design Manual*" (NYSSMDM) was utilized.

The proposed project could potentially impact streams, wetlands, and water supply reservoirs. Impacts such as higher stream velocities and increased concentrations of pollutants such as total suspended solids, nitrogen, phosphorus, Biochemical Oxygen Demand (BOD) and Fecal Coliform bacteria, could result from development of a site. The mitigation proposed will insure no adverse effects to downstream water resources. This report details the design of the various temporary and permanent BMPs, and describes how potential adverse effects resulting from the development of the site will be mitigated.



## **2. REGULATORY REQUIREMENTS**

Urban stormwater impacts relate to significant changes to stormwater quantity and quality as a result of land development. Urban Development has a profound influence on the quality of New York's waters. This proposed development will change the runoff characteristics of the site, altering the quantity and quality of the surface stormwater. The impacts of this must be mitigated by managing the stormwater prior to discharge. This would be accomplished by the capture and treatment of surface runoff prior to discharge.

This project disturbs more than one (1) acre; therefore, does require the filing a Notice of Intent (NOI) under the New York State Department of Environmental Conservation General Permit GP-0-20-001.

The 650 Pines Bridge Road project requires the approval of several agencies. The approvals are summarized in Table 1.

**TABLE 1 Approval Summary**

Permit	Agency	Status
Site Plan	TOY Planning Board	Pending
Tree / Stormwater	TOY Planning Board	Pending
Stormwater Management	TOY Planning Board	Pending
Stormwater GP Coverage	NYSDEC	Pending
Subdivision Approval	TOY Planning Board	Pending
Subdivision Approval	Westchester County Health Dept,	Pending

This SWPPP has been prepared as part of the subdivision process to demonstrate the viability of the two (2) new building lots. Ultimately an updated siteplan and SWPPP will be prepared based on the actual homes to be constructed. The stormwater design proposed in this report will be updated accordingly.

### 3. SITE DESCRIPTION

The was analyzed based on a drainage point (DP-1) located on the upstream end of a culvert located on Pines Bridge Road. A plan illustrating the location of the drainage point and the existing condition watershed is provided in Figure 1, located in the pocket of this report. Figure 2 is also provided in the appendix and provides the watersheds and flow paths used to analyze the proposed condition

On-site soils were classified by using the USDA Natural Resources Conservation Service (NRCS) Websoil survey for Westchester County, NY. The soils map for Westchester County indicates five (5) different soil classifications on the property. The location of the various soil types is shown in Figure 3. A complete soil report is provided in Appendix B. Table 2 summarizes the various soils on the property.

**TABLE 2 Soil Inventory**

Soil Designation	Description	Hydrologic Group	% of Prop.
ChC	Charlton fine sandy loam - Slopes 8% to 15%	B	45.5%
ChD	Charlton fine sandy loam - Slopes 15% to 25%	B	0.3%
CsD	Chatfield-Charlton complex - Slopes 15% to 35%, very rocky	C	4.2%
PnB	Paxton fine sandy loam-Slopes 3% to 8%	C	41.9%
PnC	Paxton fine sandy loam-Slopes 8% to 15%	C	8.0%

The proposed residences are located on lots comprised of the ChC and ChD soils. The areas proposed to be disturbed are within an area of ChC soil. The determination of the curve numbers (CN) utilized in the hydrology analysis are summarized in the appendix. The post development watersheds are provided in Figure 2.

The flood insurance rate map (FIRM) for this area was examined, and it was determined that the subject property is located in an Area of Minimal Flood Hazard (Zone X). The Federal Emergency Management Agency (FEMA) FIRMette is provided in Appendix C.

It is anticipated that construction will be begin in June of 2022 and will be completed by December 2024.

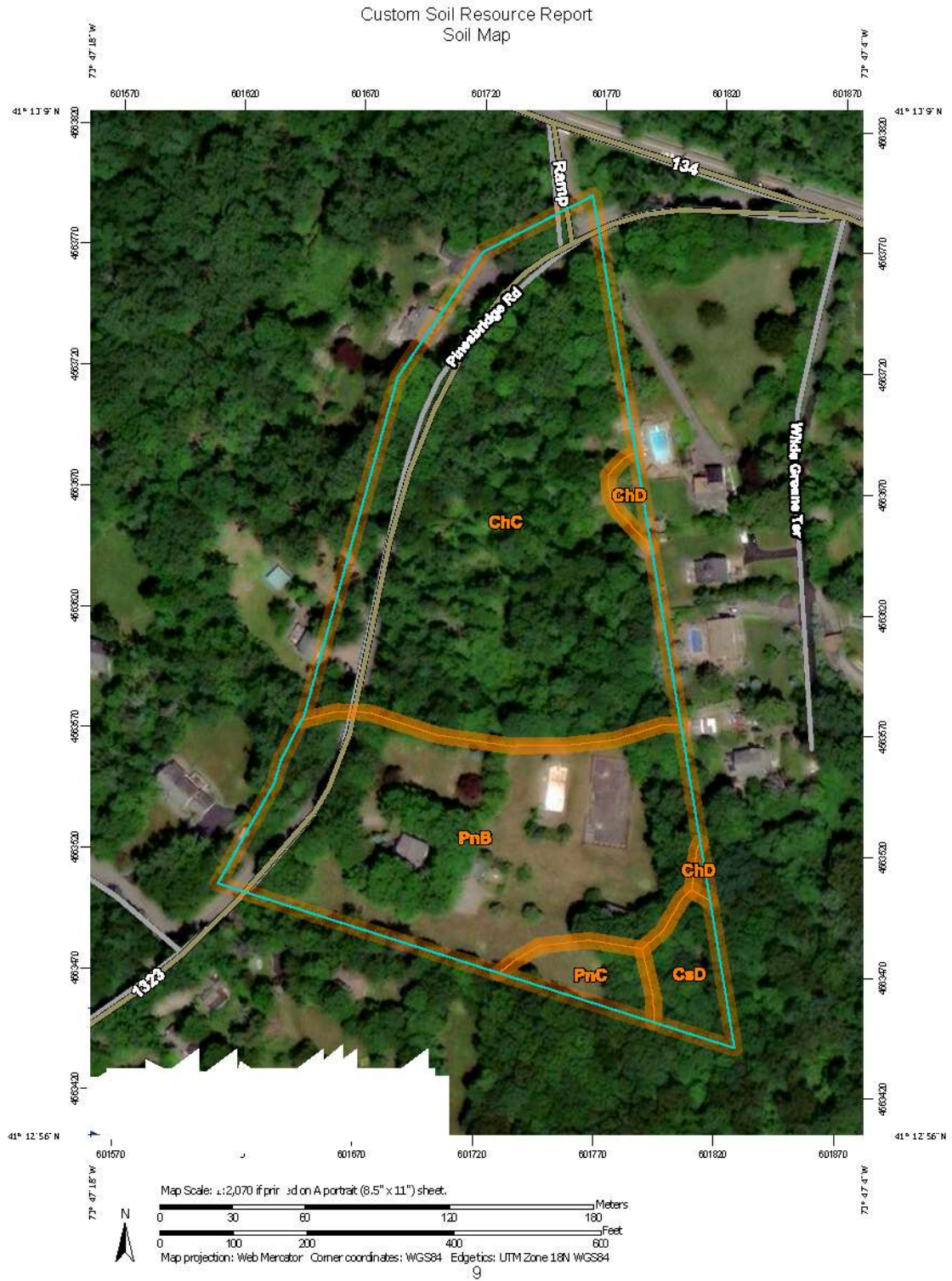


Figure 3 – Soil Map

## **4. STORMWATER MITIGATION**

### **4.1 Sources of Impacts**

For this project, the potential for contamination of stormwater occurs both during construction and after the completion of development. The goal to achieve reduced impacts involves containment and treatment of the various pollutants.

The greatest source of pollutants during the construction phase is the potential of soil erosion. During construction, existing vegetation, pavement and buildings are removed, exposing soils. Also, stockpiling of soils takes place. These conditions, if not stabilized, are subject to erosion during rainfall events and wind conditions. Sediment discharge to a wetland can destroy vegetation and habitat, affecting the function of the wetland. This degradation potential can be irreversible and eliminate its function in the ecosystem. Increase in turbidity to open water bodies such as streams, ponds, etc. are an additional environmental impact.

The implementation of proper erosion control measures and sediment containment along with a planned construction sequence can minimize or eliminate these potential impacts. The selection and implementation of erosion and sediment practices are described in a later section of this report.

The post-development state of this project not only will yield a potential for sediment discharges or Total Suspended Solids (TSS), but also other pollutants which can impact the adjacent water bodies. The contaminants of highest concern are Total Phosphorous (TP), Total Nitrogen (TN), and Biochemical Oxygen Demand (BOD). Modification of the surface conditions of the site, specifically increasing the impervious nature of the ground cover, increases the concentration and potential discharge of these pollutants.

The development of the site reduces the existing vegetative cover, and replaces it with impervious surfaces, such as roads, buildings, and driveways. These increases in imperviousness allow for greater concentrations of contaminants in the runoff from the site. A full listing of the potential pollutants which can be considered in stormwater can be found in Table 2.1 of the New York State Stormwater Management Design Manual (NYS SMDM).

## 4.2 Temporary Stormwater Measures

During the construction phase of the project, a sediment and erosion control plan shall be implemented in accordance with the New York State Department of Environmental Conservation's Best Management Practices (BMP). The primary goals of the sediment and erosion control plan are to prevent the tracking of dirt and mud onto adjacent roads, to prevent mud and silt from entering into existing and proposed drainage facilities, and to protect the receiving waters from contamination during construction.

The Erosion and Sediment Control Plan will be implemented during all phases of construction until the completion of the project. This will minimize or eliminate the potential short-term adverse impacts which might occur during construction. After completion, the erosion and sediment control will become a maintenance plan to ensure that permanent erosion and sediment controls continue to function and prevent the transport of sediments.

The owner or operator shall assess the site prior to the commencement of construction and verify that the appropriate erosion and sediment controls shown on the plan have been adequately installed and/or implemented to ensure overall preparedness of the site for construction.

The owner or operator shall retain a "Trained Contractor" as per GP-0-20-001 Part III.A.6. Following the commencement of construction, a "Trained Contractor" shall perform the required maintenance inspections of the erosion and sediment controls being implemented within the active work area daily on the site in accordance with the requirements of the general permit.

The owner or operator shall have a qualified inspector conduct site inspections in conformance with Part IV.C of the stormwater general permit. The inspector shall conduct an inspection at least once every seven (7) calendar days when construction is ongoing and the disturbed area is less than five (5) acres, as is the case for this project. The two (2) inspections shall be separated by a minimum of two (2) calendar days. These inspections shall be conducted as per GP-0-20-001 (Part IV.C.2.b).

During each inspection, the representative shall record the following:

1. On a site map, indicate the extent of all disturbed site areas and drainage pathways. Indicate site areas that are expected to undergo initial disturbance or significant site work within the next 14-day period;
2. Indicate on a site map all areas of the site that have undergone temporary or permanent stabilization;

3. Indicate all disturbed site areas that have not undergone active site work during the previous 14-day period;
4. Inspect all sediment control practices and record approximate degree of sediment accumulation as a percentage of the sediment storage volume;
5. Inspect all erosion and sediment control practices and record all maintenance requirements. Identify any evidence of rill or gully erosion occurring on slopes and any loss of stabilizing vegetation or seeding/mulching. Document any excessive deposition of sediment or ponding water along the barrier. Record the depth of sediment within containment structures and any erosion near outlet and overflow structures;
6. All identified deficiencies.

During construction, the party responsible for implementing the temporary Stormwater Management Facilities Maintenance Program will be the owner's contractor. The name and contact information will be filed with the Town of Yorktown. The temporary sediment and erosion control devices anticipated for this project are as follows:

1. Silt Fence: This fabric barrier is proposed to capture suspended sediments and decrease the velocity of the runoff to protect downstream water bodies and wetlands. Details for construction and locations are shown on the plans. Silt fence shall be inspected every seven (7) days of after a major storm event.
2. Soil Stockpile: All soil/material stripped from the construction area during grubbing and grading shall be stockpiled within the vicinity of the locations illustrated on the approved plans, or in practical locations on-site.

All stockpiles shall be inspected a minimum of once every seven (7) calendar days for signs of erosion or problems with seed establishment. Soil stockpiles shall be protected from erosion by vegetating the stockpile with a rapidly-germinating grass seed and surrounded with silt fence. If the project is ongoing during the non-growing season, the stockpiles shall be protected with a tarpaulin covering the entire stockpile.

3. Stabilized construction entrance (SCE): A stabilized construction entrance is a stabilized pad of aggregate underlain with geotextile located at any point where traffic will be entering or leaving a construction site to or from a public right-of-way, street, alley, sidewalk, or parking area. The purpose of stabilized construction access is to reduce or eliminate the tracking of sediment onto public rights-of-way or streets. The SCE shall be 50 feet in length and a minimum of 25 feet in width. Riprap size shall be 3" crushed

stone. The pad shall be 6" thick. Details for construction and locations are provided on the plans.

4. Protective fencing: Protective fencing shall be installed to protect areas proposed for infiltration practices.
5. Haybale Dike: Haybales will be placed along Pines Bridge Road to control sediment in the drainage swale that runs along the edge of pavement.

Construction of the project will require several pieces of heavy equipment. Preventative maintenance of the equipment that is hydraulically powered is critical, as this type of equipment is prone to leaking hydraulic cylinders and ruptured hoses. All hoses and pistons should be inspected before the start of each work day. If any leakage is observed, or a hydraulic hose appears to be damaged, the employee shall immediately notify the construction supervisor of the situation. Hydraulic hoses should be replaced if any damage to the outer covering is observed. All efforts should be made to avoid situations that may result in leaks, spills, and other releases of pollutants in stormwater discharged to receiving waters.

In the event of a spill, sorbent pads will be deployed as necessary. If a spill occurs, it must be cleaned up promptly. Spill pans or sorbent pads will be placed under leaking equipment until the appropriate repairs are made. Where a leak, spill, or other release containing a hazardous substance or oil in an amount equal to or in excess of a reportable quantity established under either 40 CFR Part 110, 40 CFR Part 117, or 40 CFR Part 302, occurs during a 24-hour period, you must notify the National Response Center (NRC) at (800) 424-8802 in accordance with the requirements of 40 CFR Part 110, 40 CFR Part 117, and 40 CFR Part 302 as soon as you have knowledge of the discharge. The New York State Department of Environmental Conservation (NYSDEC) also needs to be notified of the spill by calling the NYS Spill Hotline: 1-800-457-7362.

Prior to any construction activities, the Owner, Engineer and any Contractors involved with land-distributing activities shall meet to review this SWPPP to ensure a thorough understanding of its contents and overall intent. Certification to this effect shall be signed by the Owner and Contractor. Certifications are provided in the Appendix.

The initial fieldwork shall consist of surveying and staking for erosion control placement and disturbance limits. Trees to be preserved shall be marked and protected prior to commencement of clearing operations. Erosion controls shall be installed per the erosion control plans and details for the project. A pre-construction meeting will be scheduled, if required.

Areas designed for infiltration practices will be marked and protected for storing fill, parking vehicles, and construction materials. Due to the small amount of work associated with this project, the project will be constructed in a single phase.

As areas are stabilized, collected sediments shall be removed and erosion control devices shall be discarded.

#### 4.3 Permanent Stormwater Measures

The majority of the disturbed areas stormwater runoff will be treated through the use of infiltration practices. Both of the proposed lots will utilize Cultec infiltrators and permeable pavement to treat rooftop and driveway runoff. The proposed bioretention basin is located on lot 29.2 and has been design to treat runoff originating in the rear yard of the proposed lots and the septic area of lot 29.2.

The proposed system utilized 2.5 feet of peat media. A stone diagraphm is provided upstream of the practice to provide pretreatment.

#### 4.4 Hydrologic Analysis

The method used to compute project runoff was the Soil Conservation Service (SCS) TR-20. The modeling of the pre and post development scenarios was performed using HydroCAD software (version 10.10-7a). The basis for the analysis was the Type III, 24-hour storm, for the 1-year, 10-year, and 100-year storm events. The rainfall depths for the respective storm events are 2.9, 5.1, and 9.0 inches. The design storms are summarized in Table 3.

The runoff coefficient “CN” and Time of Concentration for existing and post-development conditions were computed using the methodologies described in the SCS publication “Urban Hydrology for Small Watersheds (TR-55). The existing and proposed watersheds are shown on Figures 1 and 2 respectively, located in the pocket (Appendix H).

The proposed development will disturb more than one (1) acre of land; therefore, the project requires the preparation of a SWPPP which contains water quality and quantity control plan components.

**Table 3: Design Storm Summary**

		<i>Storm</i>	<i>Rainfall (in.)</i>
<i>Water Quality Volume</i>	<i>WQv</i>	<i>90%</i>	<i>1.4</i>
<i>Channel Protection Volume</i>	<i>Cpv</i>	<i>1 Year</i>	<i>2.9</i>
<i>Overbank Flood Protection Volume</i>	<i>Q<sub>p</sub></i>	<i>10 Year</i>	<i>5.1</i>
<i>Extreme Flood Protection Volume</i>	<i>Q<sub>r</sub></i>	<i>100 Year</i>	<i>9.0</i>



The hydrologic analysis was performed utilizing the following methodology:

1. The watersheds are divided into subareas by topography, land use, and SCS soil hydrologic grouping.
2. The flows from the watersheds in the existing condition are computed to determine undeveloped peak runoff and runoff hydrographs at selected design points. The existing and proposed peak flows are presented in Table 5.
3. In the post-development condition, the flows from the proposed development are computed by using the runoff curve numbers taken from the Soil Conservation Service publication TR-55. The watersheds are adjusted for the proposed grading of the site. The runoff flows are hydraulically routed for runoff diversions and new storage structures as necessary. The resulting, proposed peak flows at each design point are presented in Table 4.

The proposed Stormwater practices have been sized based upon the methodology described in the SDM. According to the New York State Stormwater Management Design manual, Stormwater sizing criteria is as follows:

- Water Quality (WQv) must be captured and treated. The WQv is based on the 1-year storm in the New York City watershed.
- Channel Protection (Cpv) must be provided by detaining the post developed 1-year, 24-hour storm event for 24 hours.
- Overbank Flood (Qp) protection is provided by controlling the peak runoff from the post developed 10-year storm event to the peak runoff from the pre-developed 10-year storm event.
- Extreme Storm (Qf) protection is provided by controlling the peak runoff from the post developed 100- year storm event to the peak runoff from the pre-developed 10-year storm event.
- Runoff Reduction Volume (RRv) is achieved the extensive use of infiltration practices.

#### 4.5 Water Quality (WQv)

The water quality volume (WQv) based on the 90-percentile storm was calculated by using the following formulas:

$$WQv = ((P) (Rv) (A) )/12$$

$$Rv = 0.05 + 0.009 (I)$$

I = Impervious Cover (percent)

P = 90% Rainfall Event Number (for Westchester use 1.4)

A = Site Area in acres

This site is located in the Croton Watershed which is an Enhanced Phosphorous Basin. This requires implementation of the enhanced phosphorus standards for the capture and treatment of the runoff from the 1-year, 24-hour storm; therefore, the WQv was also computed pursuant to the NYCDEP Watershed Regulations. These volumes were determined by running the HydroCAD software for the proposed condition. The required water quality volumes for this site were calculated for the watersheds tributary to the proposed infiltration practices using the formula above and HydroCAD. The results of these calculations are presented in Table 4.

**Table 4: Water Quality Volume Summary**

Drainage Area	WQv cu.ft. 90 percentile	WQv cu.ft. 1 Year Storm
DP1	903	4,748

Since the 1-year storm criteria requires a larger WQv, the sizing of the infiltrators was based on the 1-year storm. The total storage volume of the infiltrators proposed is 2,251 cubic feet. The additional storage is provided to attenuate peak flows. A biofilter is also provided to further attenuate peak flows and provide additional water quality treatment.

The existing and proposed watershed scenarios were modeled with HydroCAD. Results from the hydrological modeling are summarized in Table 5. Details of the existing and proposed simulations are provided in Appendix D.

**Table 5: Summary Table: Peak flow Comparison at Design Points**

Design Point	Storm Event (YR)	Existing Peak Flow (CFS)	Proposed Peak Flow (CFS)	Change (CFS)	% Change
DP-1	1	0.708	0.632	-0.076	-10.7%
	10	6.074	4.893	-1.181	-19.4%
	100	17.725	17.724	-0.001	0.0%

**5. INSPECTION AND REPORTING**

Unless notified by NYSDEC, the Owner or Operator shall have a qualified inspector conduct site inspections in accordance with the Permit requirement; for a site with on-going soil disturbance activities, a qualified inspector shall conduct a site inspection at least twice every seven (7) calendar days. The qualified inspector, as defined in the SPDES General Permit guidelines, shall prepare an inspection report subsequent to each and every inspection.

At a minimum, the inspection report shall include an/or address the following:

1. Date and time of inspection.
2. Name and title of person(s) performing inspection.
3. A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of inspection.
4. A description the condition of the runoff at all points of discharge from the construction site. This shall include identification of any discharges of sediment from the construction site. Include discharges from conveyance systems (i.e., pipes, culverts, ditches, etc.) and overland flow.
5. A description of the condition of all natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the construction site which receive runoff from disturbed areas.
6. Identification of all erosion and sediment control practices that need repair or maintenance.
7. Identification of all erosion and sediment control practices that were not installed properly or are not functioning as designed and need to be reinstalled or replaced.
8. Description and sketch of areas that are disturbed at the time of the inspection and areas that have been stabilized (temporary and/or final) since the last inspection.
9. Current phase of construction of all post-construction stormwater management practices and identification of all construction that is not in conformance with the SWPPP and technical standards.
10. Corrective action(s) that must be taken to install, repair, replace or maintain erosion and sediment control practices; and to correct deficiencies identified with the construction of the post-construction stormwater management practices.
11. Digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The qualified inspector shall also take digital photographs, with date stamp, that clearly show the condition of the practice(s) after the corrective action has been completed.

The Owner or Operator shall maintain a record of all inspection reports in a site log book until all disturbed areas have achieved final stabilization and the Notice of Termination (NOT) has been submitted to the DEC. The site log book shall be maintained on site and made available to the permitting authority upon request.

Prior to filing of the NOT or the end of permit term, the Owner or Operator shall have the qualified professional perform a final site inspection. The qualified professional shall be provided with a certified final as-built survey. The survey shall locate and provide detailed information for the permanent stormwater facilities. The information provided shall include and not be limited to the following: rim and invert elevations of all structures, outlets, weirs, etc.; pipe material and sizes; basin dimensions, elevations and topography; and any other pertinent information specific to the stormwater practice constructed.

Upon final review of the as-built survey and completed site improvements, the qualified professional shall certify that the site has undergone final stabilization using either vegetative or structural stabilization methods and that all temporary erosion and sediment controls (such as silt fencing) not needed for long-term erosion control have been removed.

The qualified professional shall then complete the NOT to be signed by the Owner. The NOT with required supporting documentation shall be submitted to the MS4 for a signature of approval which will then be forwarded to the NYS DEC.

## ***6. MAINTENANCE OF STORMWATER MANAGEMENT PRACTICES***

### **6.1 During Construction**

The Operator shall be responsible for the installation and maintenance of all temporary erosion measures. The Operator shall also be responsible for the installation and maintenance of permanent control measures during construction. The maintenance of the temporary erosion control measures will be the responsibility of the Owner:

Alexander Cochran  
716 Kitchawan Road  
Ossining, NY 10562  
(914) 602-4005

All temporary erosion control measures installed on the project site shall be observed and maintained to ensure that they are operating as intended as follows:

1. Temporary measures will be inspected by the trained Contractor daily. Any necessary repairs, replacements, or upgrades will be made immediately.
2. Accumulated sediments will be removed as required to keep the measures functional. In the case of silt fencing and haybales (if applicable), remove deposits where accumulations reach half the height of the fence or bale. In the case of sediment basins, remove deposits whenever their capacity has been reduced by fifty percent (50%) from the design capacity.
3. All erosion of the silt fence will be repaired immediately with compacted backfill materials.
4. Disturbed areas, stockpile areas, areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system or downstream.
5. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters.
6. Locations where vehicles enter or exit the site shall be inspected for evidence of off-site sediment tracking.
7. The permanent storm drainage system shall be inspected and cleaned of all sediment prior to completion of the project.

#### 6.2 Post Construction

The long-term operation and maintenance of the stormwater management system will be the responsibility of the Owner:

Alexander Cochran  
716 Kitchawan Road  
Ossining, NY 10562  
(914) 602-4005

Upon sale of the homes, the future owners of the homes will assume responsibility for maintenance of permanent stormwater practices.

Infiltration practices shall never serve as a sediment control device during site construction phase. In addition, the Erosion and Sediment Control plan for the site shall clearly indicate how sediment will be prevented from entering an infiltration facility. Normally, the use of diversion berms around the perimeter of the infiltration practice, along with immediate vegetative stabilization and/or mulching can achieve this goal.

The 750 gallon pretreatment tank shall be inspected for any debris that will restrict inlet flow rates, or for large quantity of sediment accumulation twice per year. The inspection port in the Cultec infiltrators shall be checked twice a year after a major rain event. If water is still observed in the infiltrator more than 72 hours after a rain storm, the infiltration practice may not be draining properly requiring a more thorough inspection. The operator will have to measure the depth of sediment above the gravel layer once all the water percolates into the ground. If it is determined that a layer of sediment has entered the chamber and is causing clogging, the operator shall remove the sediment with vacuum equipment.

## **7. SUMMARY AND CONCLUSION**

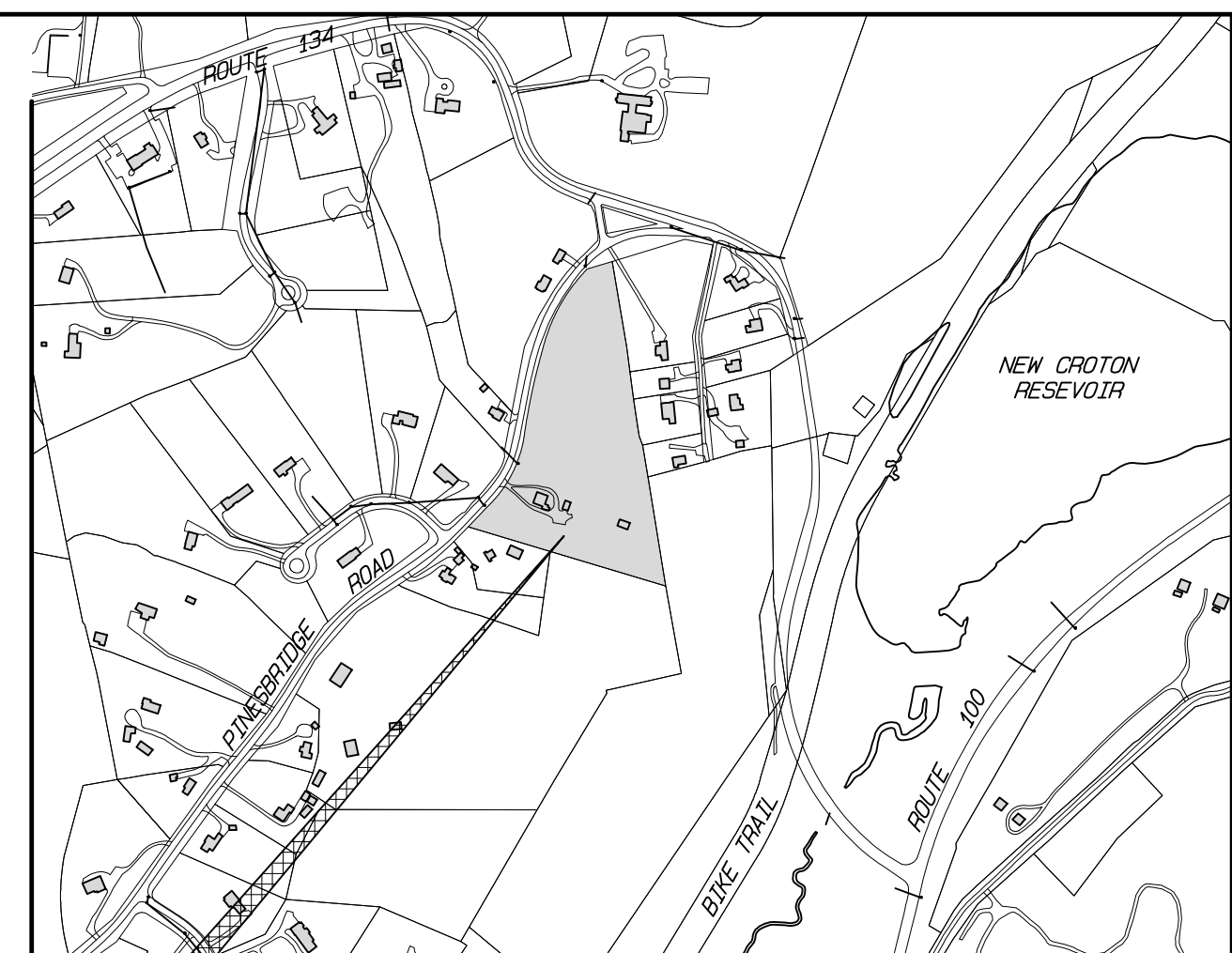
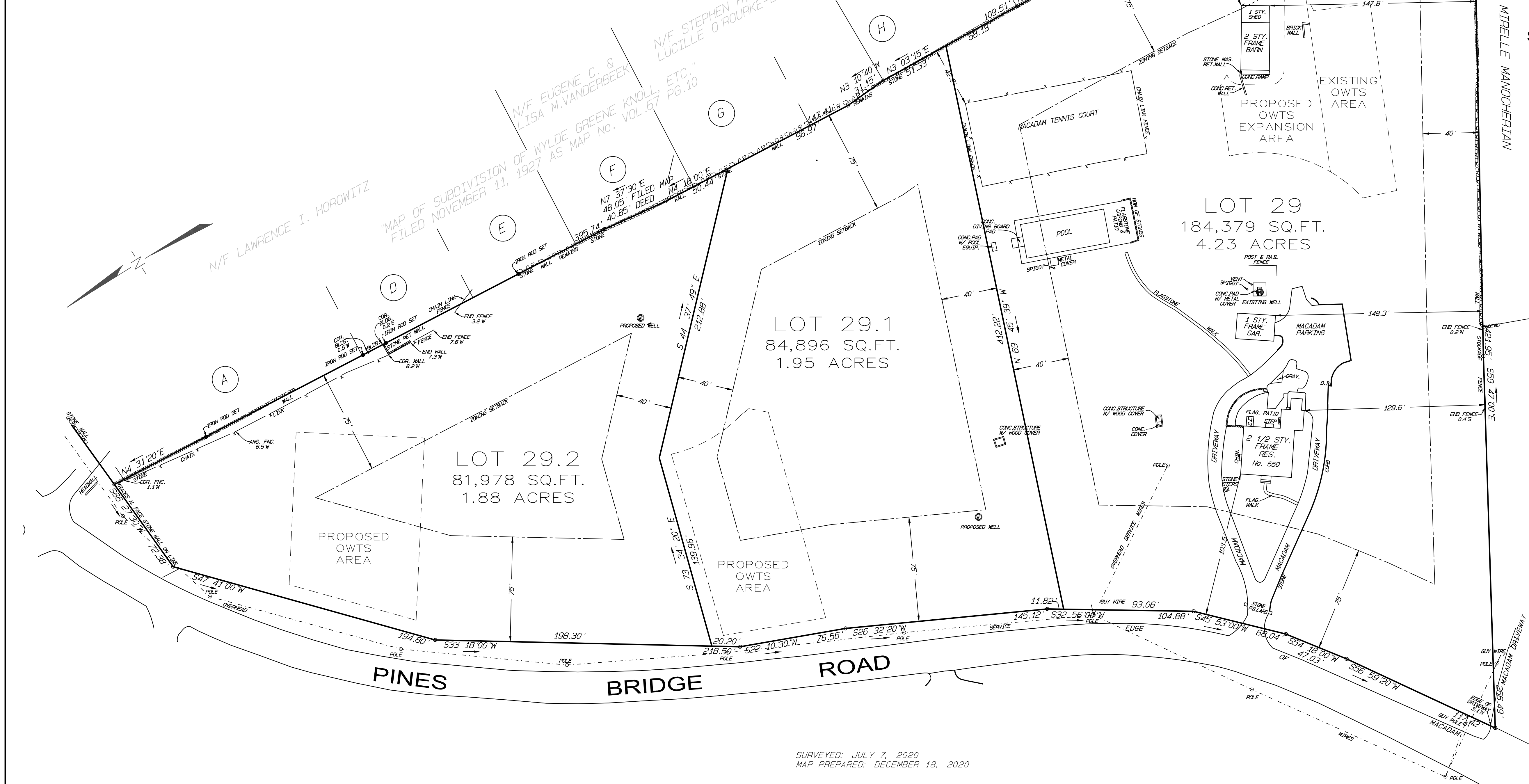
Based on the foregoing analysis, the proposed Stormwater management practices have been designed in conformance with the Stormwater Design Manual. The inclusion of stormwater Best Management Practices (BMP) for treatment of runoff will provide a significant amount of treatment of nutrients and sediment. This treatment is possible due to the inclusion of stormwater treatment devices in accordance with the NYSDEC guidelines.

As can be seen in the peak flow comparison table, stormwater runoff is maintained or reduced when compared to existing or pre-construction runoff rates in the existing drainage systems. Therefore, the project has included stormwater mitigation through the use of NYSDEC acceptable practices to reduce and eliminate these potential impacts to stormwater runoff. The proposed mitigation will provide adequate treatment and peak flow reduction for the runoff leaving the site.

LOT NUMBER	LOT AREA (ACRES)	DEEP TEST HOLE DESCRIPTION	MOTTLING AND/OR GROUND WATER ELEVATION	IMPERVIOUS LAYER ELEVATION	% SLOPE S.S.T.S. AREA	PERC TEST #	PERC RATE (MIN/IN)	PERC DESIGN RATE (MIN./IN.)	REQUIRED AMOUNT OF ABSORPTION TRENCHES (LF)				PROPOSED S.S.T.S. AREA (N.S.F.)	R.O.B. GRAVEL FILL		CURTAIN DRAIN DEPTH	CURTAIN DRAIN LENGTH (L.F.)	REMARKS
									3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM		DEPTH	VOLUME (C.Y.)			
1	4.22	TP1-1 0' TO 10" TOPSOIL; 10' TO 80" SANDS WITH SILT (LIGHT BROWN)	>84"	>84"	12.0%	P1-1	134	6-10	336	448	500'	672'	10,100	1.0'	125	NA	NA	SYSTEM CONSTRUCTED PERMIT # Y1016-03 MINOR RUN OF BANK (ROB) FILL REQUIRED IN ABSORPTION AREA FOR GRADING PURPOSES PUMPING REQUIRED
		TP1-2 0' TO 10" TOPSOIL; 10' TO 80" SANDS WITH SILT (LIGHT BROWN)																
		TP1-3 0' TO 10" TOPSOIL; 10' TO 80" SANDS WITH SILT																
		TP1-4 0' TO 8" TOPSOIL; 8" TO 24" SILTY LOAM; 24" TO 84" SILT & SAND																
		TP1-5 0' TO 8" TOPSOIL; 8" TO 24" SILTY LOAM; 24" TO 84" MIXED SANDS																
		TP1-6 0' TO 8" TOPSOIL; 8" TO 24" SILTY LOAM; 24" TO 84" MODERATELY COMPACTED SANDS & SILT																
		TP1-7 0' TO 8" TOPSOIL; 8" TO 24" SILTY LOAM; 24" TO 84" MIXED SANDS																
		TP1-8 0' TO 6" TOPSOIL; 6" TO 24" SILTY LOAM; 24" TO 84" MIXED SAND																
2	1.95	TP2-1 0' TO 6" TOPSOIL; 6" TO 88" SANDS WITH SILT (LUMPY)	>85"	>85"	9.2%	P2-1	24	21-30	504	672'	840'	NA	10,800	1.0'	400	NA	MINOR RUN OF BANK (ROB) FILL REQUIRED IN ABSORPTION AREA FOR GRADING PURPOSES	
		TP2-2 0' TO 4" TOPSOIL; 4" TO 85" SANDS WITH TRACE SILT																
		TP2-3 0' TO 4" TOPSOIL; 4" TO 90" SANDS WITH SILT																
3	1.88	TP3-1 0' TO 5" TOPSOIL; 5" TO 16" SILTY LOAM; 16" TO 84" FINE TO MED. SAND WITH GRAVEL	>84"	>84"	13.0%	P3-1	15	11-15	375	500	625'	NA	11,040	0.5'	205	NA	MINOR RUN OF BANK (ROB) FILL REQUIRED IN ABSORPTION AREA FOR GRADING PURPOSES	
		TP3-2 0' TO 5" TOPSOIL; 5" TO 16" SILTY LOAM; 16" TO 88" FINE TO MED. SAND WITH GRAVEL																
		TP3-3 0' TO 5" TOPSOIL; 5" TO 24" SILTY LOAM; 24" TO 88" FINE TO MED. SAND WITH GRAVEL																

1 DOSING REQUIRED  
 1 TESTED BUT OUTSIDE APPROVED SEPTIC AREA

**HEALTH DEPARTMENT SEPTIC SCHEDULE**



**LOCATION PLAN**

PROPOSED INDIVIDUAL WELL / SEPARATE SEWAGE TREATMENT SYSTEM  
 Westchester County Department of Health  
 New Rochelle, New York

Approved pursuant to Chapter 873, Article X, Sections 873.951 and 873.1011 and Articles VII and VIII of the Westchester County Sanitary Code subject to the provision of individual well water supply and separate sewage treatment facilities to serve each habitable building hereafter constructed. These facilities are to be installed in accordance with land improvement plans and specifications approved by and filed in this office prior to the construction of such building.

Each purchaser of property shown hereon shall be furnished a true copy of this plat showing this endorsement. Any erasures, changes, additions or alterations of any kind, except the addition of signatures of other approving authority and the date thereof made on this plan after this approval, shall invalidate this approval.

Approved by the Assistant Commissioner of Health on behalf of the Department of Health

Date \_\_\_\_\_

Area = 8.064 Acres.  
 Deed Reference: Liber 4396 Page 189.  
 Tax Identification: Section 70.10 Block 1 Lot 29.

In accordance with the existing Code of Practice for Land Surveys as adopted by the New York State Association of Professional Land Surveyors, Inc.

Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of Section 2208, Subdivision 2 of the New York State Education Law.

All certifications are valid for this map and copies thereof only if said map or copies bear the impressed seal of the surveyor whose signature appears hereon.

The location of underground improvements or encroachments hereon, if any exist, are not certified or shown.

Property shown hereon is subject to the "Rules and Regulations for the Protection from Contamination of the New York City Water Supply and its Sources"

**OWNER'S ACKNOWLEDGMENT AND CONSENT**

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON, STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS, AND LEGENDS, AND HEREBY CONSENT TO THE FILING OF THIS MAP.

SIGNED THIS \_\_\_\_\_ DAY OF DECEMBER 2020

ALEXANDER COCHRAN, MANAGING MEMBER  
 DATE \_\_\_\_\_

**OWNER OF RECORD:**  
 PINES BRIDGE ROAD, LLC  
 716 KITCHAWAN ROAD  
 OSSINING, NY 10562

**PLANNING BOARD APPROVAL**

APPROVED BY TOWN OF YORKTOWN PLANNING BOARD RESOLUTION 21-7, DATED FEBRUARY 8, 2021, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION TO THIS PLAT AFTER THE ABOVE DATE, SHALL VOID THIS APPROVAL.

DATE \_\_\_\_\_  
 RICHARD FON, CHAIRMAN  
 TOWN OF YORKTOWN PLANNING BOARD

DATE \_\_\_\_\_  
 JOHN KINCART, SECRETARY  
 TOWN OF YORKTOWN PLANNING BOARD

**SUBDIVISION OF PROPERTY**  
 PREPARED FOR  
**PINES BRIDGE ROAD, LLC**

SITUATE IN THE  
**TOWN OF YORKTOWN**  
**WESTCHESTER COUNTY, NEW YORK**

SCALE: 1" = 40'

H. STANLEY JOHNSON AND COMPANY  
 LAND SURVEYORS, P.C.  
 42 SMITH AVENUE P.O. BOX 93  
 MT. KISCO, N.Y. 10549  
 TEL. 914-241-3872  
 FAX. 914-241-0438

WESTCHESTER COUNTY INDEX MAP  
 SHEET: 190 BLDG: 9394

SURVEYED: JULY 7, 2020  
 MAP PREPARED: DECEMBER 18, 2020

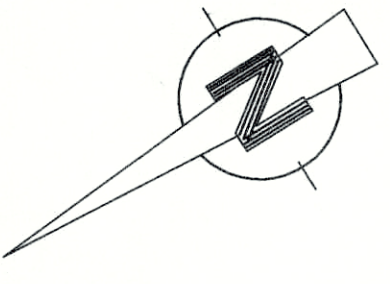
BY: \_\_\_\_\_  
 NEW YORK STATE LICENSED LAND SURVEYOR NO. 50037  
 ROBERT S. JOHNSON, P.L.S.

BY: \_\_\_\_\_  
 NEW YORK STATE LICENSED PROFESSIONAL ENGINEER NO. 61684  
 DANIEL A. CIARCIA, P.E.

CIARCIA ENGINEERING, P.C.  
 360 UNDERHILL AVENUE  
 YORKTOWN HEIGHTS, NY 10596  
 (914) 245-0123

PREPARED BY: SMS, JRJ CHECKED BY: RSJ





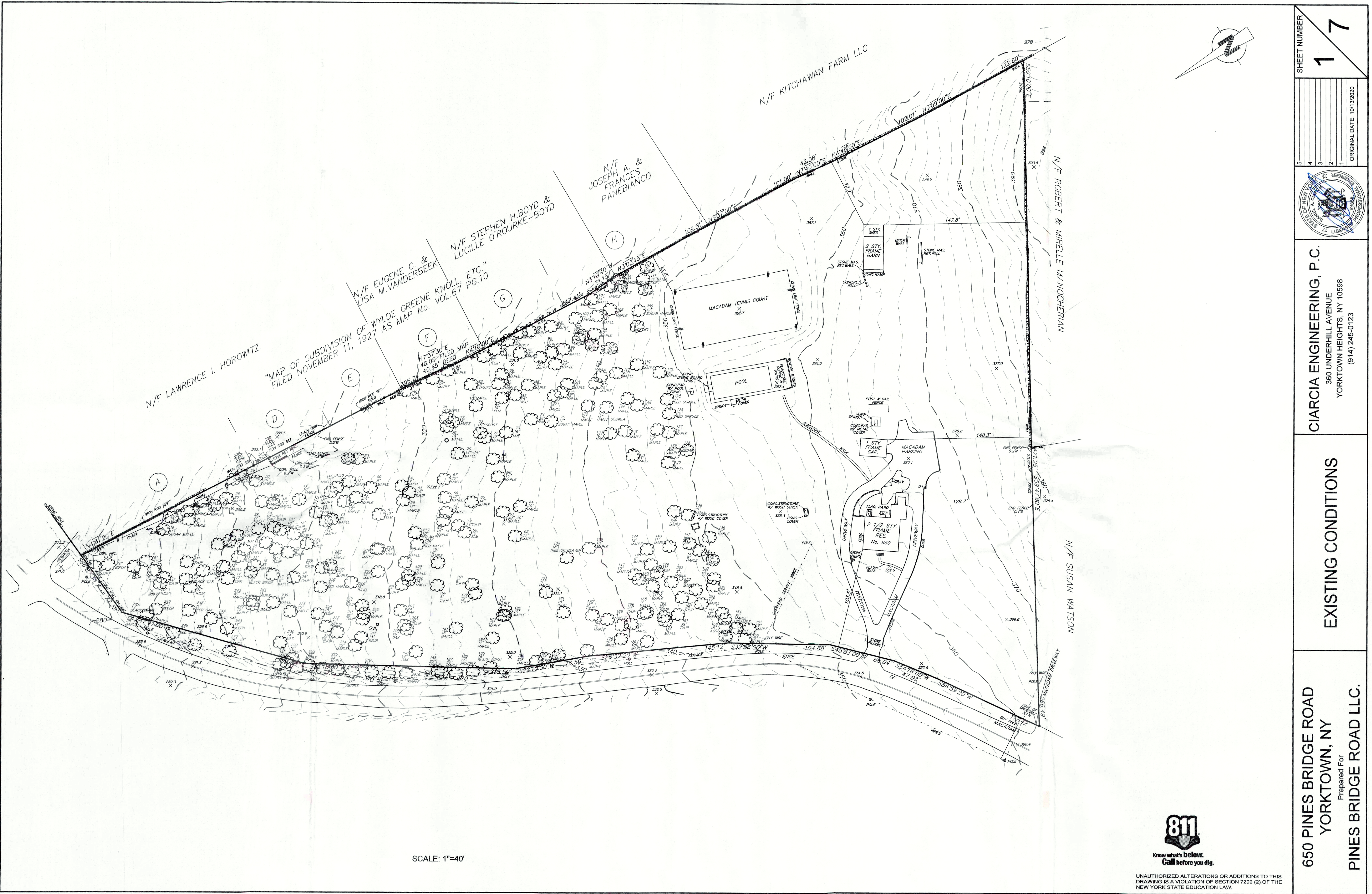
SHEET NUMBER  
 17  
 ORIGINAL DATE: 10/13/2020



**CIARCIA ENGINEERING, P.C.**  
 360 UNDERHILL AVENUE  
 YORKTOWN HEIGHTS, NY 10598  
 (914) 245-0123

**EXISTING CONDITIONS**

650 PINES BRIDGE ROAD  
 YORKTOWN, NY  
 Prepared For  
 PINES BRIDGE ROAD LLC.



SCALE: 1"=40'

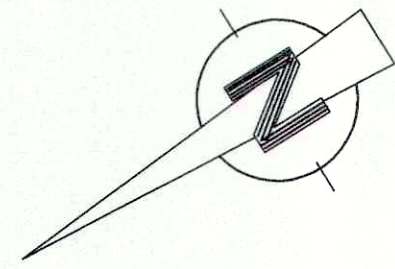


UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.



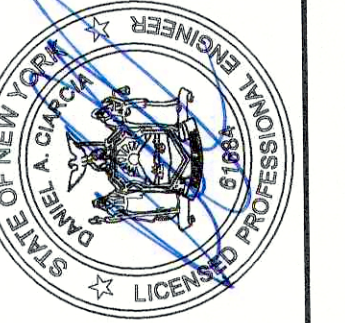
**ZONING ANALYSIS**

ZONE	REQUIRED	LOT 1	LOT 2	LOT 3
R1-80				
AREA (SQ. FEET)	80,000	184,379 / 4.23 AC.	84,896 / 1.95 AC.	82,000 / 1.88 AC.
MINIMUM LOT WIDTH (FEET)	200	325.6	253.7	465.5
MINIMUM LOT DEPTH (FEET)	200	514	361	245
FRONT YARD SETBACK (FEET)	75	103.5	106.97	84.18
SIDE SETBACK (FEET)	30	128.7	95.15	85.74
REAR SETBACK (FEET)	75	72.9	196.69	95.62
MAXIMUM HEIGHT (FEET)	35	<35	<35	<35
MAXIMUM BUILDING COVERAGE (PERCENT)	10	1.66	3.11	3.22



SHEET NUMBER  
**27**

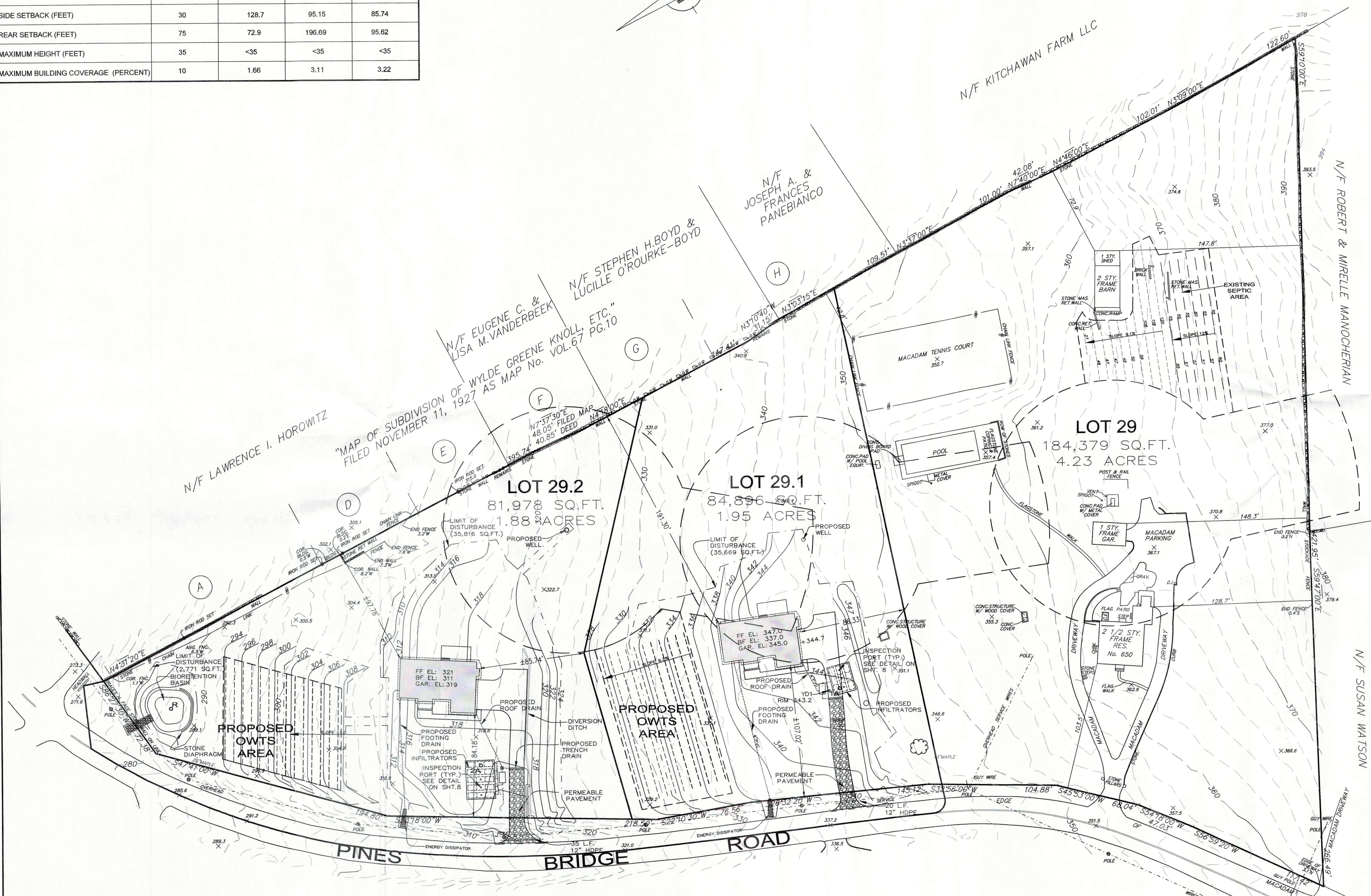
- 8 MISC. REVISIONS 2-28-22
- 7 MISC. REVISIONS 10-1-21
- 6 MISC. REVISIONS 9-22-21
- 5 MISC. REVISIONS 7-15-21
- 4 RELOCATED SEPTIC 6-30-20
- 3 SWPPP REVISIONS 12-28-20
- 2 TOWN COMMENTS 10-12-20
- 1 TOWN COMMENTS 12-05-19
- ORIGINAL DATE: 10/10/2019



**CIARCIA ENGINEERING, P.C.**  
 360 UNDERHILL AVENUE  
 YORKTOWN HEIGHTS, NY 10598  
 (914) 245-0123

**PROPOSED SITE PLAN**

650 PINES BRIDGE ROAD  
 YORKTOWN, NY  
 Prepared For  
**PINES BRIDGE ROAD LLC.**



SCALE: 1"=40'



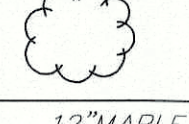
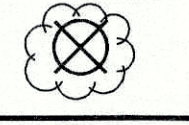
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

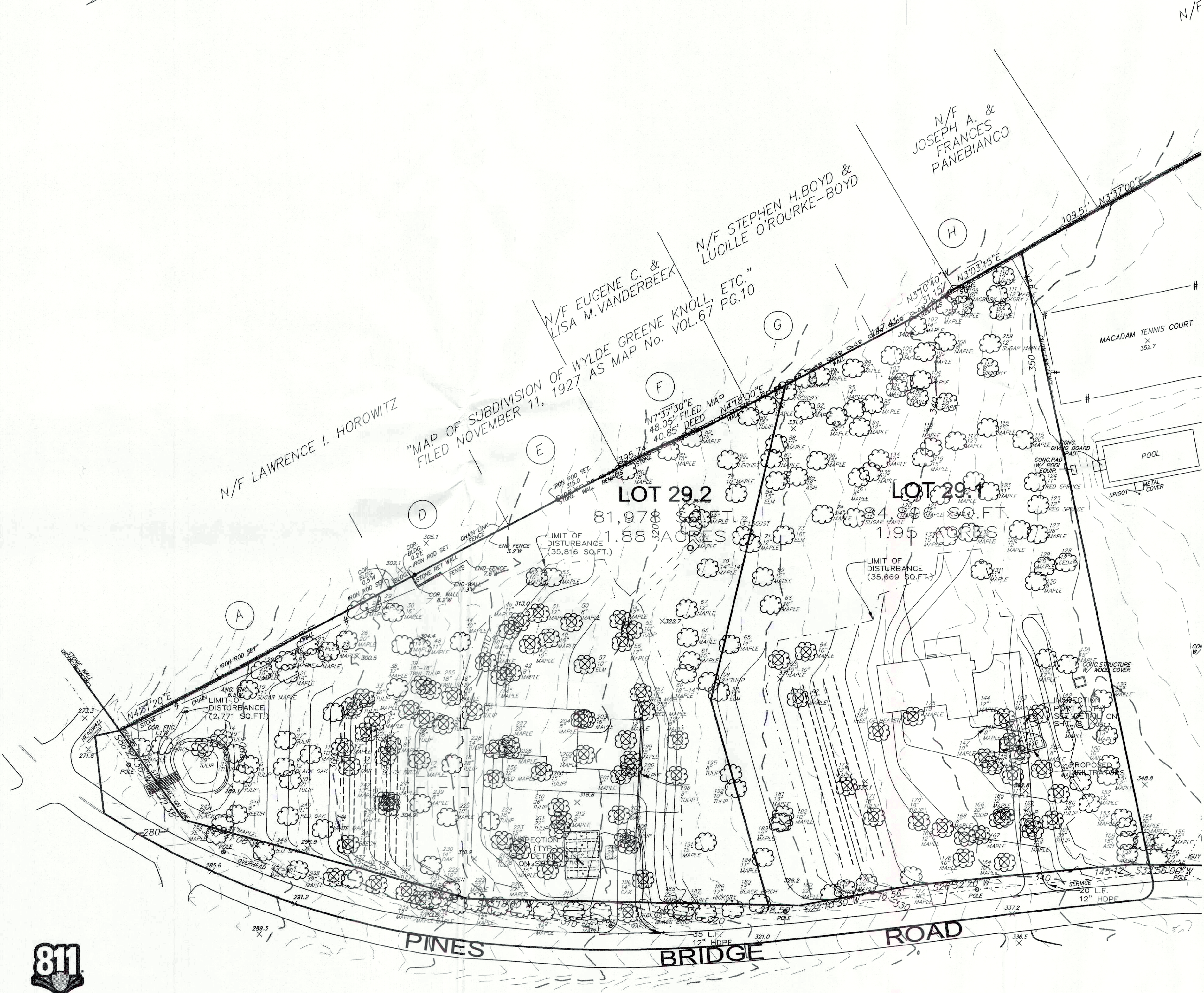
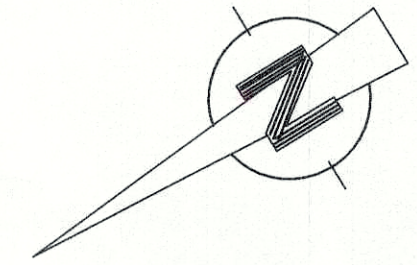


TREE SCHEDULE

Tree #	DBH	Tree Type	Remove Status	Health Condition
1	8"	RED MAPLE		
2	24"	BLACK BIRCH		
3	29"	TULIP	1	
4	19"	TULIP	1	
5	19"	TULIP		
6	14"	TULIP		
7	20"	TULIP		
8	27"	TULIP		
9	12"	BLACK OAK		
10	21"	TULIP		
11	10"	SUGAR MAPLE		
12	17"	BLACK OAK	1	
13	12"	SUGAR MAPLE	1	
14	22-22"	TULIP	1	
15	8"	SUGAR MAPLE	1	
16	15"	BLACK BIRCH	1	
17	8"	SUGAR MAPLE	1	
18	28"	TULIP		
19	11"	SUGAR MAPLE		NO TAG
20	18'-10"	SUGAR MAPLE		
21	18"	SUGAR MAPLE		
22	8"	SUGAR MAPLE		
23	15"	SUGAR MAPLE		
24	14"	SUGAR MAPLE		
25	13"	SUGAR MAPLE		
26	20"	SUGAR MAPLE		
27	14"	SUGAR MAPLE		
28	20"	SUGAR MAPLE		
29	17"	SUGAR MAPLE		
30	16"	SUGAR MAPLE		
31	27"	TULIP		
32	25"	TULIP	1	
33	16"	TULIP	1	
34	8"	SUGAR MAPLE	1	
35	8"	TULIP	1	
36	16"	TULIP	1	
37	8"	SUGAR MAPLE	1	
38	12"	RED MAPLE		
39	18'-18"	TWIN TULIP	1	
40	8"	RED MAPLE	1	
41	14"	SUGAR MAPLE	1	
42	8"	RED MAPLE	1	
43	11"	RED MAPLE	1	
44	10"	SUGAR MAPLE	1	
45	18"	RED MAPLE	1	
46	11"	RED MAPLE	1	
47	10"	RED MAPLE	1	
48	11"	RED MAPLE	1	
49	10"	SUGAR MAPLE	1	
50	8"	RED MAPLE	1	
51	12"	SUGAR MAPLE	1	
52	10"	RED MAPLE		
53	11"	RED MAPLE		
54	12"	RED MAPLE	1	POOR - HEAVY LEAN
55	10"	TULIP	1	
56	17"	RED MAPLE	1	
57	10"	ELM	1	
58	12"	ELM		
59	24"	TULIP		
60	18'-14"	SUGAR MAPLE		
61	15"	SUGAR MAPLE		
62	17"	RED MAPLE	1	
63	10'-10"	RED MAPLE	1	
64	10"	SUGAR MAPLE	1	
65	14"	SUGAR MAPLE		
66	12"	SUGAR MAPLE		
67	12"	SUGAR MAPLE		
68	18"	SUGAR MAPLE		
69	12"	SUGAR MAPLE		
70	14'-14"	SUGAR MAPLE		
71	12"	SUGAR MAPLE		
72	15"	LOCUST		
73	16"	ELM		
74	24"	RED MAPLE		
75	11"	SUGAR MAPLE		
76	10"	SUGAR MAPLE		
77	12"	SUGAR MAPLE		
78	16"	SUGAR MAPLE		
79	10"	SUGAR MAPLE		
80	18"	SUGAR MAPLE		
81	18"	SUGAR MAPLE		
82	16"	SUGAR MAPLE		
83	12"	LOCUST		
84	15"	ELM		
85	15"	ASH		
86	15"	RED MAPLE		
87	10"	SUGAR MAPLE		
88	10"	SUGAR MAPLE		
89	15"	RED MAPLE		
90	8"	SUGAR MAPLE		
91	12"	SHAGBARK HICKORY		
92	12"	SUGAR MAPLE		
93	20"	RED MAPLE		
94	12"	SUGAR MAPLE		
95	14"	SUGAR MAPLE		
96	8"	SUGAR MAPLE		
97	12"	SHAGBARK HICKORY		
98	18"	SUGAR MAPLE		
99	12"	SUGAR MAPLE		
100	15"	SUGAR MAPLE		
101	10"	SUGAR MAPLE		
102	20"	RED MAPLE		
103	16"	SUGAR MAPLE		
104	10"	SUGAR MAPLE		
105	14"	SUGAR MAPLE		
106	8"	SUGAR MAPLE		
107	14"	SUGAR MAPLE		
108	10"	SUGAR MAPLE		
109	30"	SHAGBARK HICKORY		
110	10"	RED MAPLE		
111	12"	SUGAR MAPLE		
112	10"	SUGAR MAPLE		
113	8"	SHAGBARK HICKORY		
114	20"	RED MAPLE		
115	20"	SUGAR MAPLE		
116	15"	SUGAR MAPLE		
117	12"	SUGAR MAPLE		
118	16"	RED MAPLE		
119	15"	SUGAR MAPLE		
120	10"	RED MAPLE		
121	15"	RED MAPLE		
122	11"	SUGAR MAPLE		
123	11"	SUGAR MAPLE		
124	11"	RED SPRUCE		
125	12"	RED SPRUCE		
126	12"	SUGAR MAPLE		
127	28"	SUGAR MAPLE		

Tree #	DBH	Tree Type	Remove Status	Health Condition
128	12"	CEDAR		
129	20"	SUGAR MAPLE		
130	8"	SUGAR MAPLE		
131	11"	SUGAR MAPLE		
132	13"	SUGAR MAPLE		
133	10"	SUGAR MAPLE		
134	10"	SUGAR MAPLE		
135	12"	RED MAPLE		
136	8"	SUGAR MAPLE		
137	27"	NORWAY SPRUCE		INVASIVE - REMOVE
138	15"	SUGAR MAPLE		
139	28"	SUGAR MAPLE		
140	14"	SUGAR MAPLE		
141	8"	BLACK OAK		
142	25"	BLACK OAK		
143	11"	SUGAR MAPLE	1	
144	12"	SUGAR MAPLE	1	
145	8"	SUGAR MAPLE	1	
146	11"	ASH	1	
147	10"	SUGAR MAPLE	1	
148	12"	BLACK CHERRY	1	POOR - HEAVY LEAN
149	11"	SUGAR MAPLE	1	
150	10"	RED OAK	1	
151	12"	SUGAR MAPLE	1	
152	12"	SUGAR MAPLE	1	
153	12"	MAPLE	1	
154	30"	SUGAR MAPLE	1	
155	16"	SUGAR MAPLE	1	
156	10"	SUGAR MAPLE	1	
157	13"	SUGAR MAPLE	1	
158	15"	ASH	1	DEAD
159	8"	SUGAR MAPLE	1	
160	26"	TULIP	1	
161	30"	TULIP	1	ROT AROUND ROOTS
162	22"	TULIP	1	
163	10"	SUGAR MAPLE	1	
164	10"	SUGAR MAPLE	1	
165	12"	SUGAR MAPLE	1	
166	20"	TULIP	1	
167	8"	SUGAR MAPLE	1	
168	8"	SUGAR MAPLE	1	
169	12"	SUGAR MAPLE	1	
170	18"	TULIP	1	
171	18"	TULIP	1	
172	12"	SUGAR MAPLE	1	
174	18"	TREE OF HEAVEN	1	
175	10"	SUGAR MAPLE	1	POOR - HEAVY VINES
176	10"	SUGAR MAPLE	1	
177	38"	SUGAR MAPLE	1	
178	10"	SUGAR MAPLE	1	
179	15"	SHAGBARK HICKORY	1	
180	22"	SUGAR MAPLE	1	
181	13"	SUGAR MAPLE	1	
182	10"	RED MAPLE	1	
183	12"	RED MAPLE	1	
184	11"	SUGAR MAPLE	1	
185	18"	BLACK BIRCH	1	
186	17"	SHAGBARK HICKORY	1	
187	20"	SHAGBARK HICKORY	1	
188	22"	SUGAR MAPLE	1	
189	18"	BLACK BIRCH	1	
190	14"	RED OAK	1	
191	15"	SUGAR MAPLE	1	
192	10"	TULIP	1	
193	8"	TULIP	1	
196	8"	TULIP	1	
197	8"	RED MAPLE	1	
198	12"	RED MAPLE	1	
199	15"	RED MAPLE	1	
200	15"	RED MAPLE	1	
201	8"	RED MAPLE	1	Poor - damage
202	10"	RED MAPLE	1	
203	15"	RED MAPLE	1	
204	8"	SUGAR MAPLE	1	
206	15"	TULIP	1	
207	24"	RED OAK	1	
208	30"	TULIP	1	
209	20"	RED OAK	1	
210	26"	TULIP	1	
211	22"	TULIP	1	
212	8"	SUGAR MAPLE	1	
213	18"	TULIP	1	
214	15"	SUGAR MAPLE	1	
215	20'-20"	TWIN TULIP	1	
216	10"	SUGAR MAPLE	1	
217	34"	SUGAR MAPLE	1	
218	12"	SUGAR MAPLE	1	
219	15"	SUGAR MAPLE	1	
220	22"	SUGAR MAPLE	1	
221	14"	SUGAR MAPLE	1	
222	22"	SUGAR MAPLE	1	
223	15"	TULIP	1	
224	18"	TULIP	1	
225	10"	SUGAR MAPLE	1	
226	12"	SUGAR MAPLE	1	
227	20"	SUGAR MAPLE	1	
228	14"	TULIP	1	
229	10"	LINDEN	1	
230	14"	BLACK OAK	1	
231	14"	SUGAR MAPLE	1	
232	24"	SUGAR MAPLE	1	
233	16"	SUGAR MAPLE	1	
234	12"	SUGAR MAPLE	1	NEIGHBOR REMOVAL
235	36"	TULIP	1	NEIGHBOR REMOVAL
236	18"	SUGAR MAPLE	1	NEIGHBOR Hvy lean
237	15'-10"	SUGAR MAPLE	1	NEIGHBOR REMOVAL
238	17"	SUGAR MAPLE	1	NEIGHBOR REMOVAL
239	8"	MAPLE	1	
240	12"	SUGAR MAPLE	1	
241	14"	SUGAR MAPLE	1	
242	13'-13"	SUGAR MAPLE	1	
243	17"	BEECH	1	POOR - HALF GONE
244	18"	RED OAK	1	
245	11"	RED OAK	1	
246	8"	BEECH	1	
247	20'-20"	SUGAR MAPLE	1	1/2 Dead remove neighbor
248	8"	RED SPRUCE	1	
249	12"	BLACK BIRCH	1	
250	11"	SUGAR MAPLE	1	Needs to be tagged
251	14"	TULIP	1	
252	8"	SUGAR MAPLE	1	
253	8"	SUGAR MAPLE	1	Not tagged damaged
254	25"	SUGAR MAPLE	1	
255	18'-18"	TWIN TULIP	1	
256	12"	RED MAPLE	1	
257	10"	RED MAPLE	1	
258	12"	RED MAPLE	1	

TREE LEGEND	
EXISTING TREE AND DESIGNATION	 12" MAPLE
EXISTING TREE TO BE REMOVED	 12" MAPLE



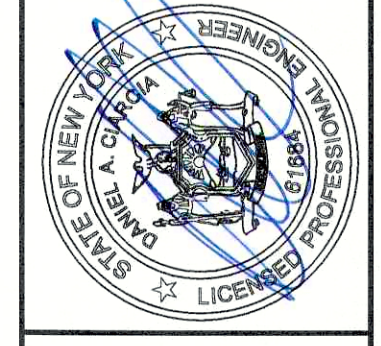
SCALE: 1"=40'



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SHEET NUMBER  
**37**

5 MISC. REVISIONS 2-28-22  
3 MISC. REVISIONS 8-22-21  
2 UPDATED TREE LIST 1-15-21  
1 MISC. REVISIONS 12-28-20  
ORIGINAL DATE: 10/13/2020



**CIARCIA ENGINEERING, P.C.**  
360 UNDERHILL AVENUE  
YORKTOWN HEIGHTS, NY 10598  
(914) 245-0123




**TREE REMOVAL PLAN  
AND TREE SCHEDULE**

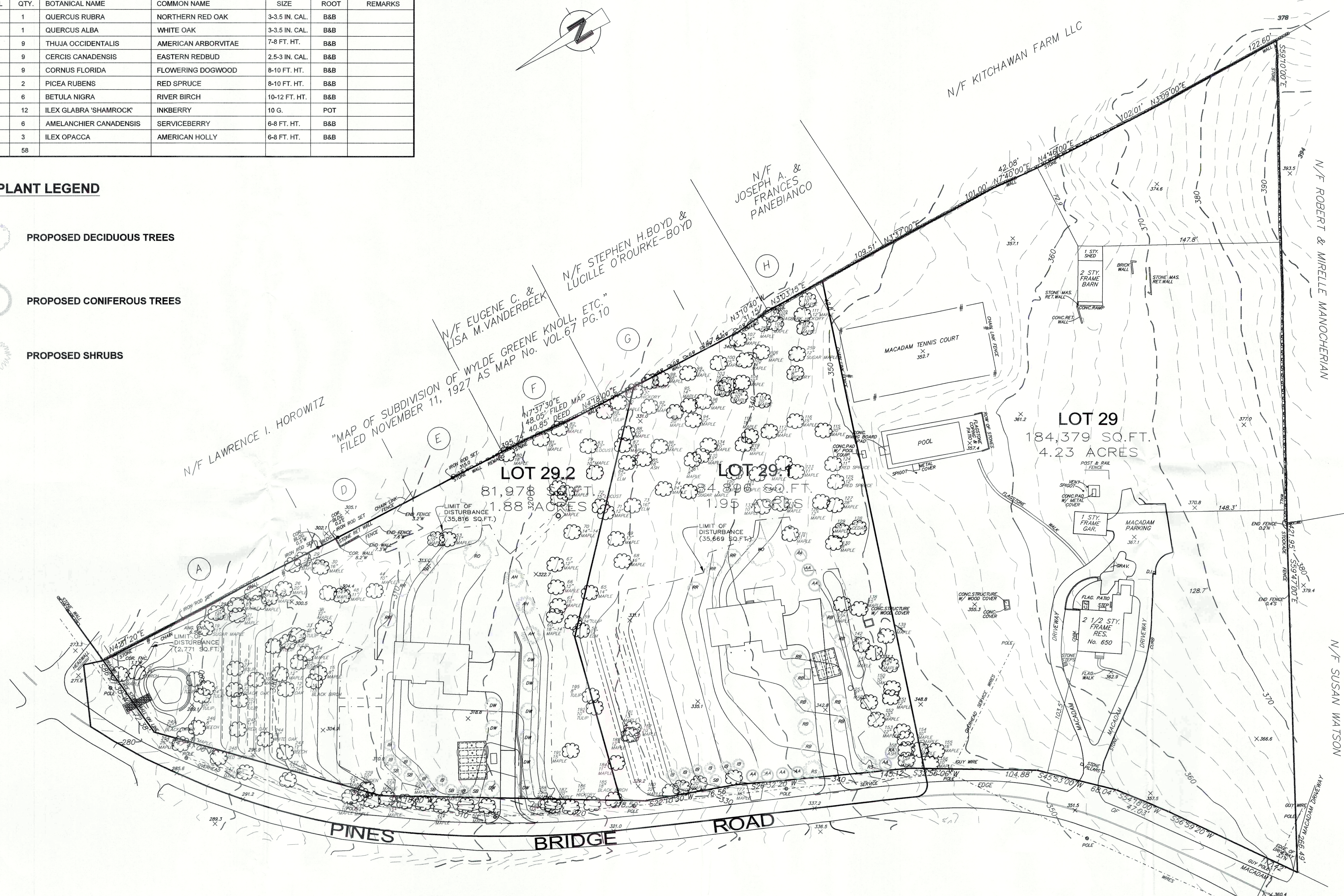
**650 PINES BRIDGE ROAD  
YORKTOWN, NY**  
Prepared For  
**PINES BRIDGE ROAD LLC.**



PLANT LIST						
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
RO	1	QUERCUS RUBRA	NORTHERN RED OAK	3-3.5 IN. CAL.	B&B	
WO	1	QUERCUS ALBA	WHITE OAK	3-3.5 IN. CAL.	B&B	
AA	9	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	7-8 FT. HT.	B&B	
RB	9	CERCIS CANADENSIS	EASTERN REDBUD	2.5-3 IN. CAL.	B&B	
DW	9	CORNUS FLORIDA	FLOWERING DOGWOOD	8-10 FT. HT.	B&B	
RS	2	PICEA RUBENS	RED SPRUCE	8-10 FT. HT.	B&B	
RR	6	BETULA NIGRA	RIVER BIRCH	10-12 FT. HT.	B&B	
IB	12	ILEX GLABRA 'SHAMROCK'	INKBERRY	10 G.	POT	
SB	6	AMELANCHIER CANADENSIS	SERVICEBERRY	6-8 FT. HT.	B&B	
AH	3	ILEX OPACCA	AMERICAN HOLLY	6-8 FT. HT.	B&B	
TOTAL	58					

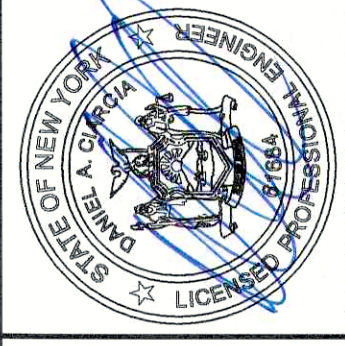
**PLANT LEGEND**

-  PROPOSED DECIDUOUS TREES
-  PROPOSED CONIFEROUS TREES
-  PROPOSED SHRUBS



SCALE: 1"=40'

SHEET NUMBER  
**47**



**CIARCIA ENGINEERING, P.C.**  
360 UNDERHILL AVENUE  
YORKTOWN HEIGHTS, NY 10598  
(914) 245-0123

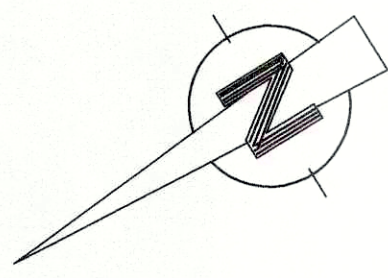
**LANDSCAPE PLAN**

650 PINES BRIDGE ROAD  
YORKTOWN, NY  
Prepared For  
**PINES BRIDGE ROAD LLC.**

**811**  
Know what's below.  
Call before you dig.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

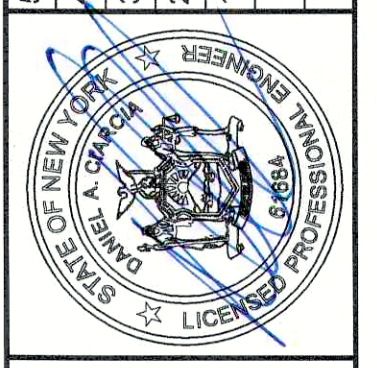




LEGEND

--- SOIL BOUNDARY  
PnC SOIL DESIGNATION

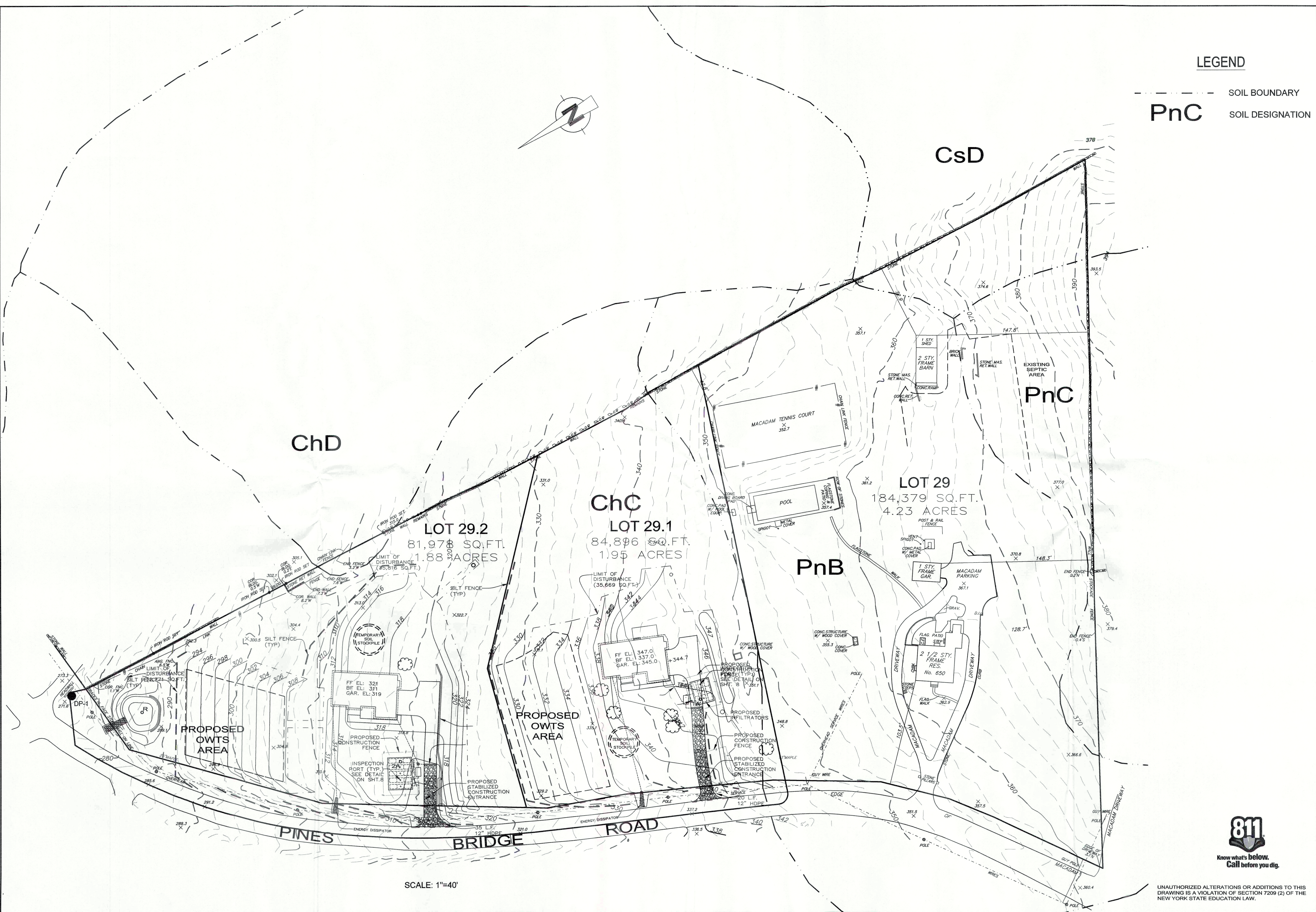
SHEET NUMBER  
**5**  
5



EROSION CONTROL AND CIARCIA ENGINEERING, P.C.  
360 UNDERHILL AVENUE  
YORKTOWN HEIGHTS, NY 10598  
(914) 245-0123

EROSION CONTROL AND STORMWATER MANAGEMENT

650 PINES BRIDGE ROAD  
YORKTOWN, NY  
PINES BRIDGE ROAD LLC.  
Prepared For



ChD

CsD

PnC

ChC

PnB

LOT 29.2  
81,978 SQ.FT.  
1.88 ACRES

LOT 29.1  
84,896 SQ.FT.  
1.95 ACRES

LOT 29  
184,379 SQ.FT.  
4.23 ACRES

PROPOSED OWTs AREA

PROPOSED OWTs AREA

PINES BRIDGE ROAD

SCALE: 1"=40'



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SCALE: 1"=60'

650 PINES BRIDGE ROAD  
YORKTOWN, NY  
Prepared For  
PINES BRIDGE ROAD LLC.

ORTHO PHOTO

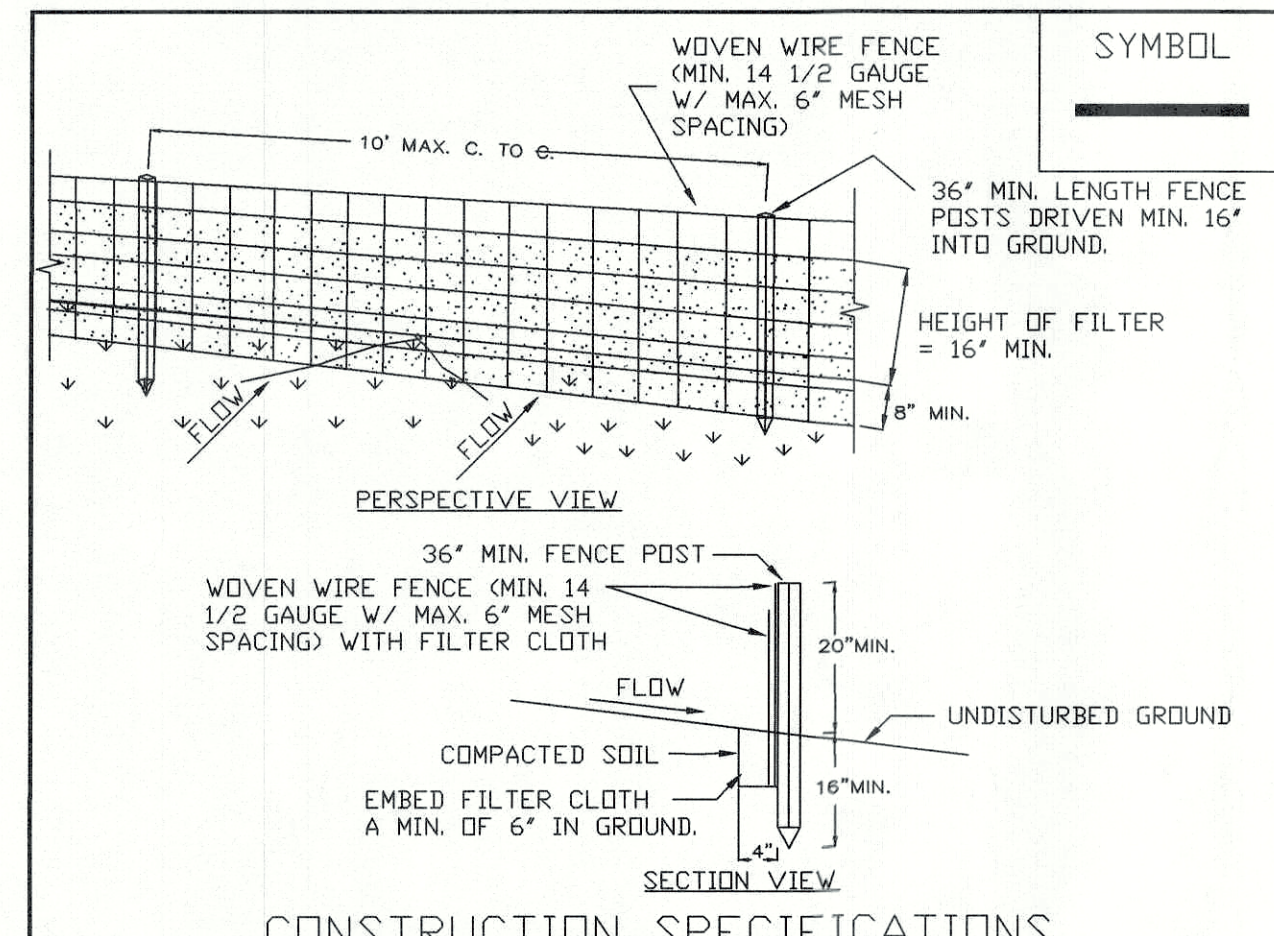
CIARCIA ENGINEERING, P.C.  
360 UNDERHILL AVENUE  
YORKTOWN HEIGHTS, NY 10598  
(914) 245-0123



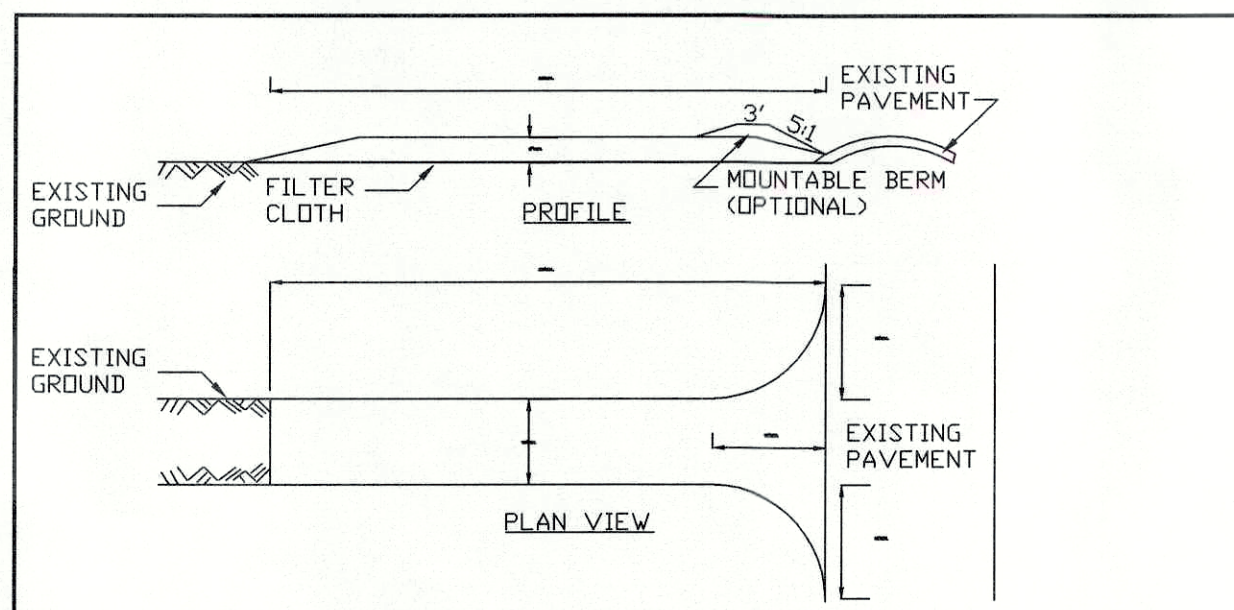
5  
4  
3  
2 NYCDP COMM. 10/17/2021  
1 MISC. REVISIONS 9/23/2021  
ORIGINAL DATE: 2/16/2021

SHEET NUMBER  
**68**

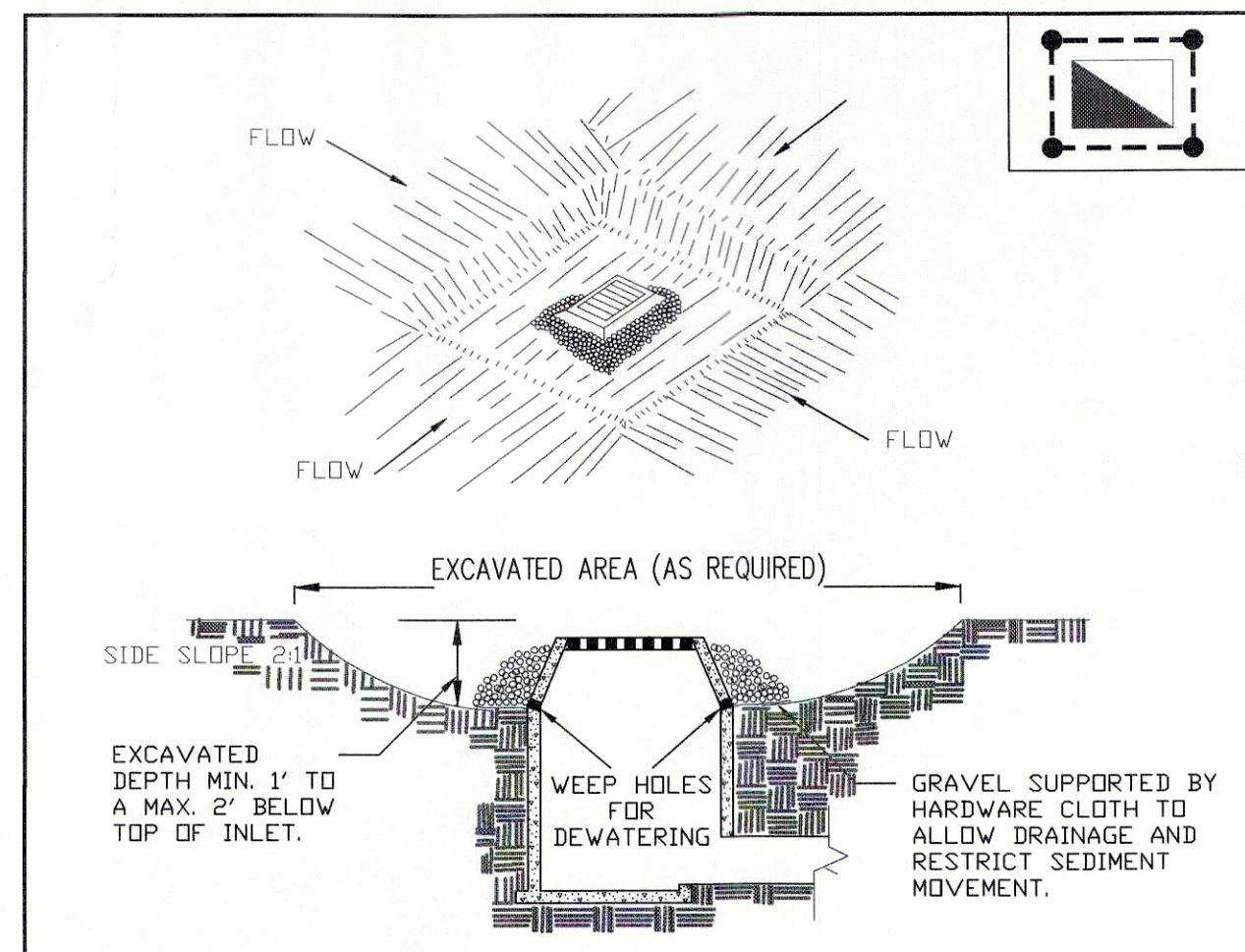




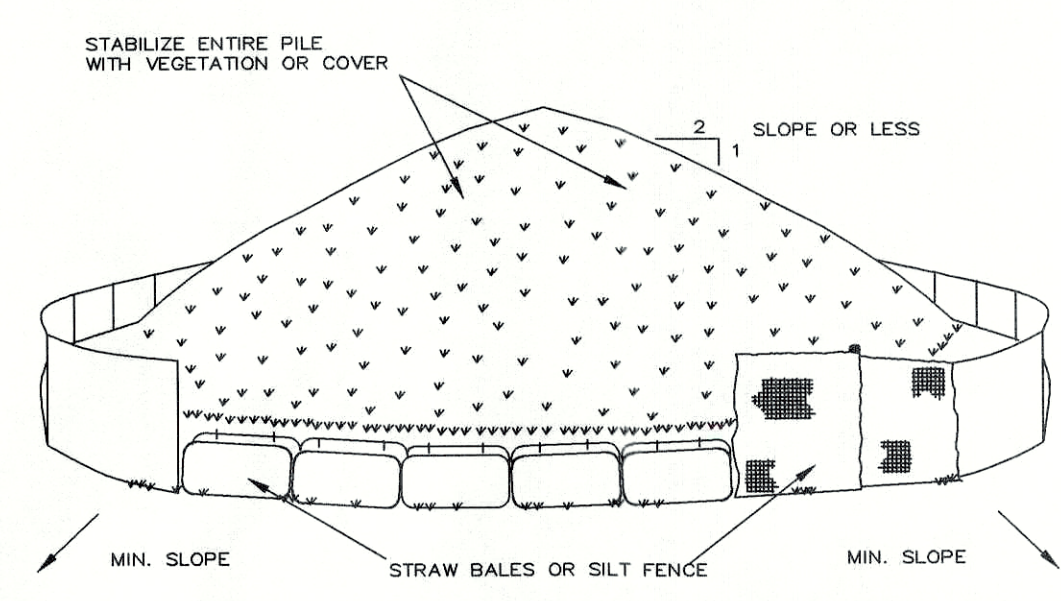
- CONSTRUCTION SPECIFICATIONS**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "1" OR "1/2" TYPE OR HARDWOOD.
  - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
  - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
  - PREFABRICATED UNITS SHALL BE GEOFAB, ENVIRDFENCE, OR APPROVED EQUIVALENT.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.
- U.S. DEPARTMENT OF AGRICULTURE  
NATURAL RESOURCES CONSERVATION SERVICE  
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE
- SILT FENCE**



- CONSTRUCTION SPECIFICATIONS**
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
  - LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
  - THICKNESS - NOT LESS THAN SIX (6) INCHES.
  - WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
  - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
  - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
  - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
  - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
- U.S. DEPARTMENT OF AGRICULTURE  
NATURAL RESOURCES CONSERVATION SERVICE  
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE
- STABILIZED CONSTRUCTION ENTRANCE**



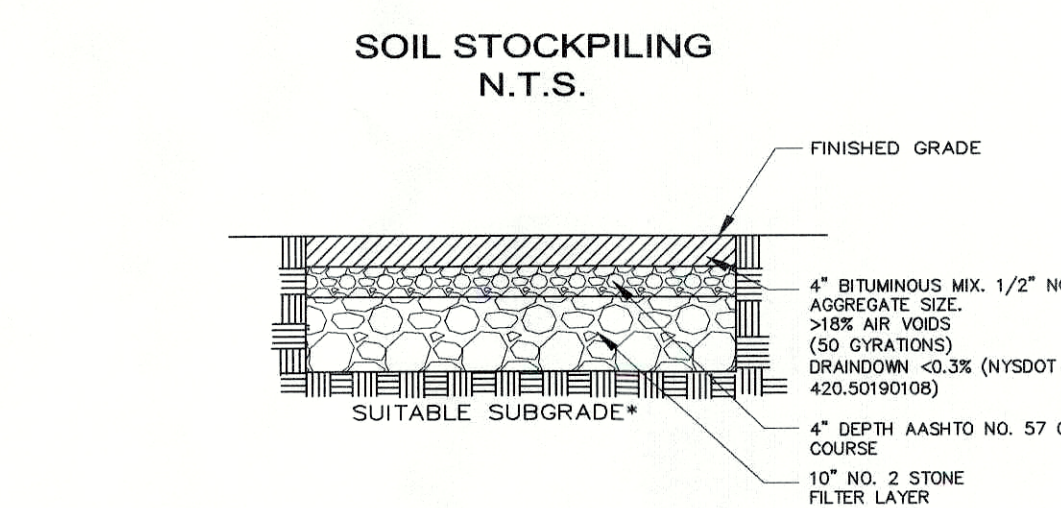
- CONSTRUCTION SPECIFICATIONS**
- CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
  - GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
  - WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
  - UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL EXCAVATION WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.
- MAXIMUM DRAINAGE AREA 1 ACRE
- ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS,  
NEW YORK STATE DEPARTMENT OF TRANSPORTATION,  
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION,  
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE.
- EXCAVATED DROP INLET PROTECTION**



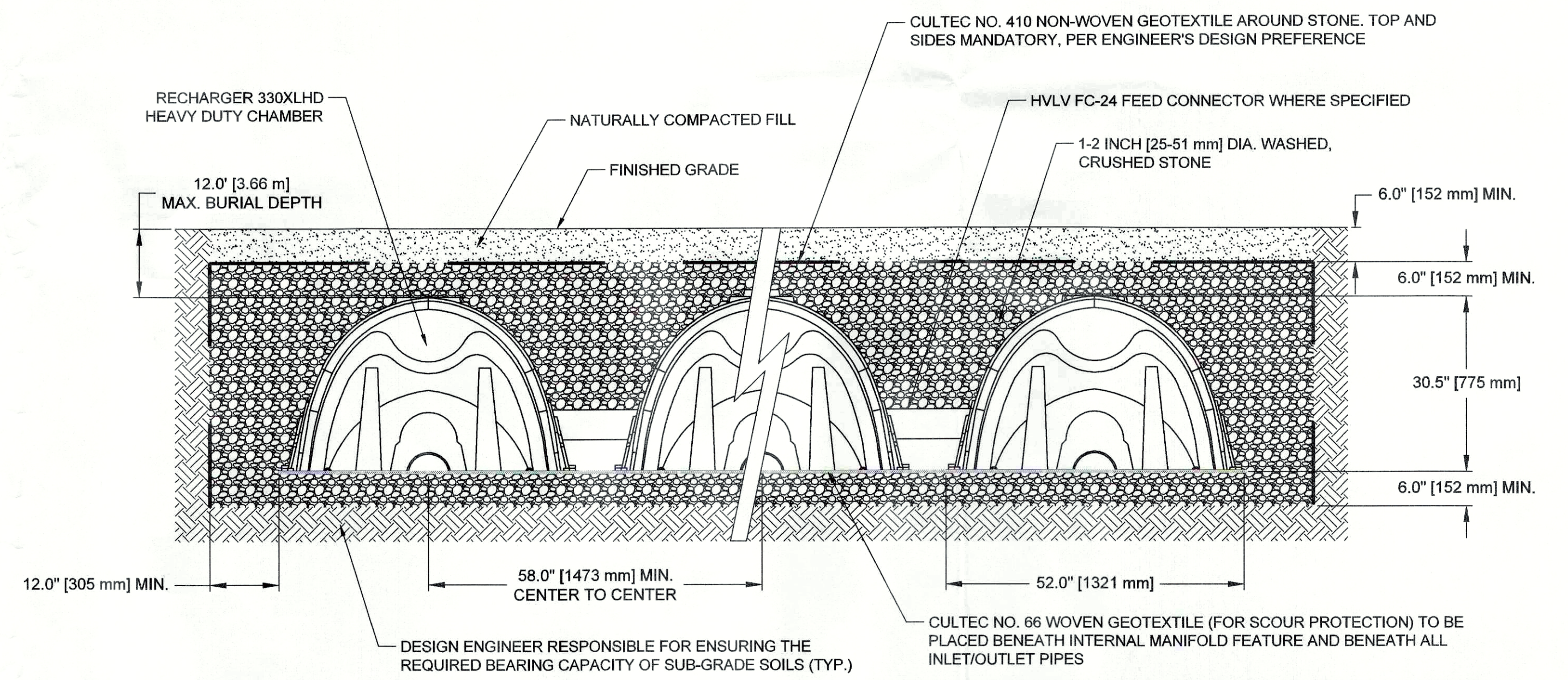
TO BE USED WHERE TOPSOIL PRESERVATION IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DROUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONY, SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.

TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NON-VEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED DURATION OF USE.

- INSTALLATION NOTES**
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
  - MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
  - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAW BALES, THEN STABILIZED WITH VEGETATION OR COVERED.



**PERMEABLE PAVEMENT DETAIL (N.T.S.)**



**GENERAL NOTES**

RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 11.32 CF/FT [1.05 m<sup>3</sup>/m] PER DESIGN UNIT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.

THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS

THE SIDES AND BOTTOM OF THE INFILTRATOR AREAS SHALL BE SCARIFIED PRIOR TO INSTALLATION IF SMEARING OCCURS (LIKELY) DURING EXCAVATION.

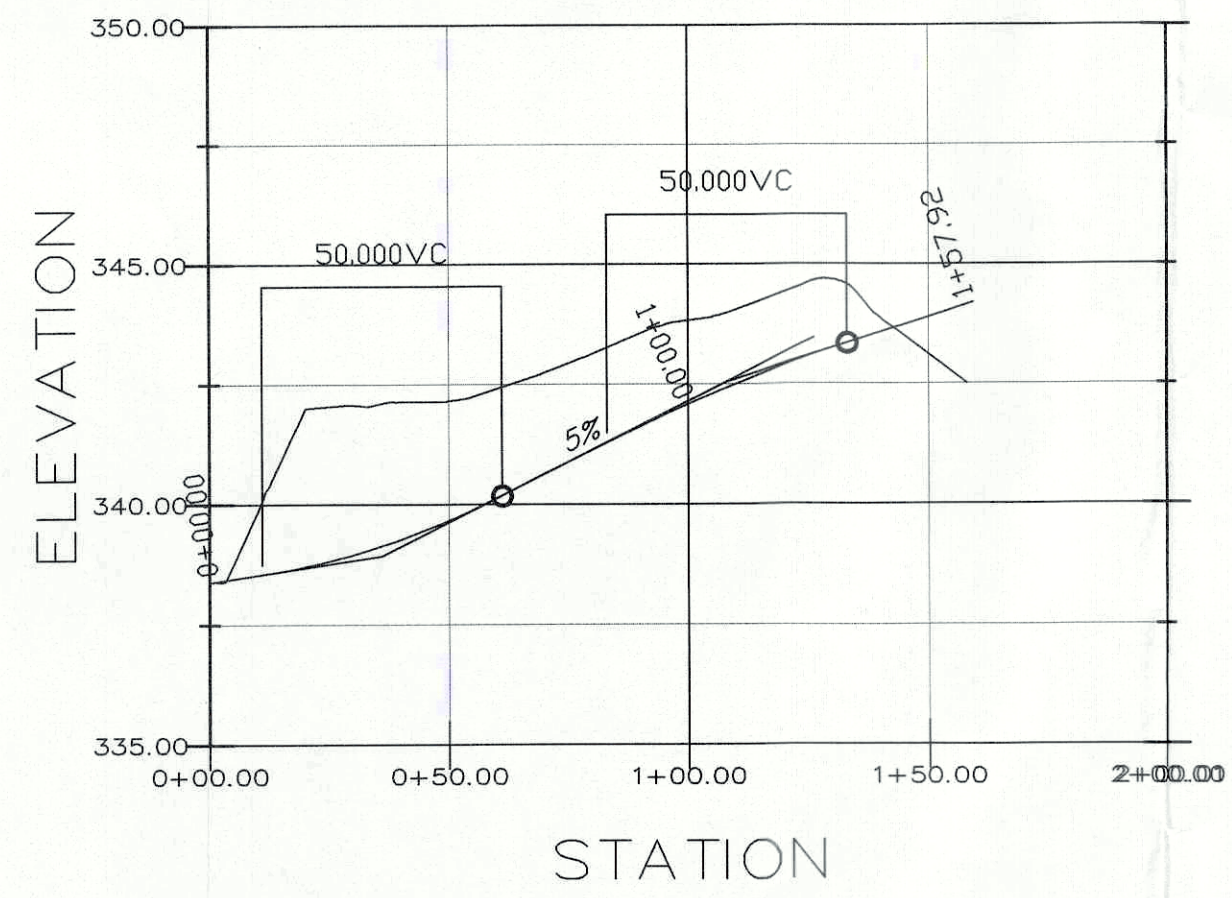
THE INFILTRATOR AREAS SHALL BE AVOIDED AFTER INSTALLATION WITH NO HEAVY EQUIPMENT, EXCAVATION, OR LANDSCAPING OF ANY PLANTINGS WITH A ROOT DEPTH OF 12" OR MORE.

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.

ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS

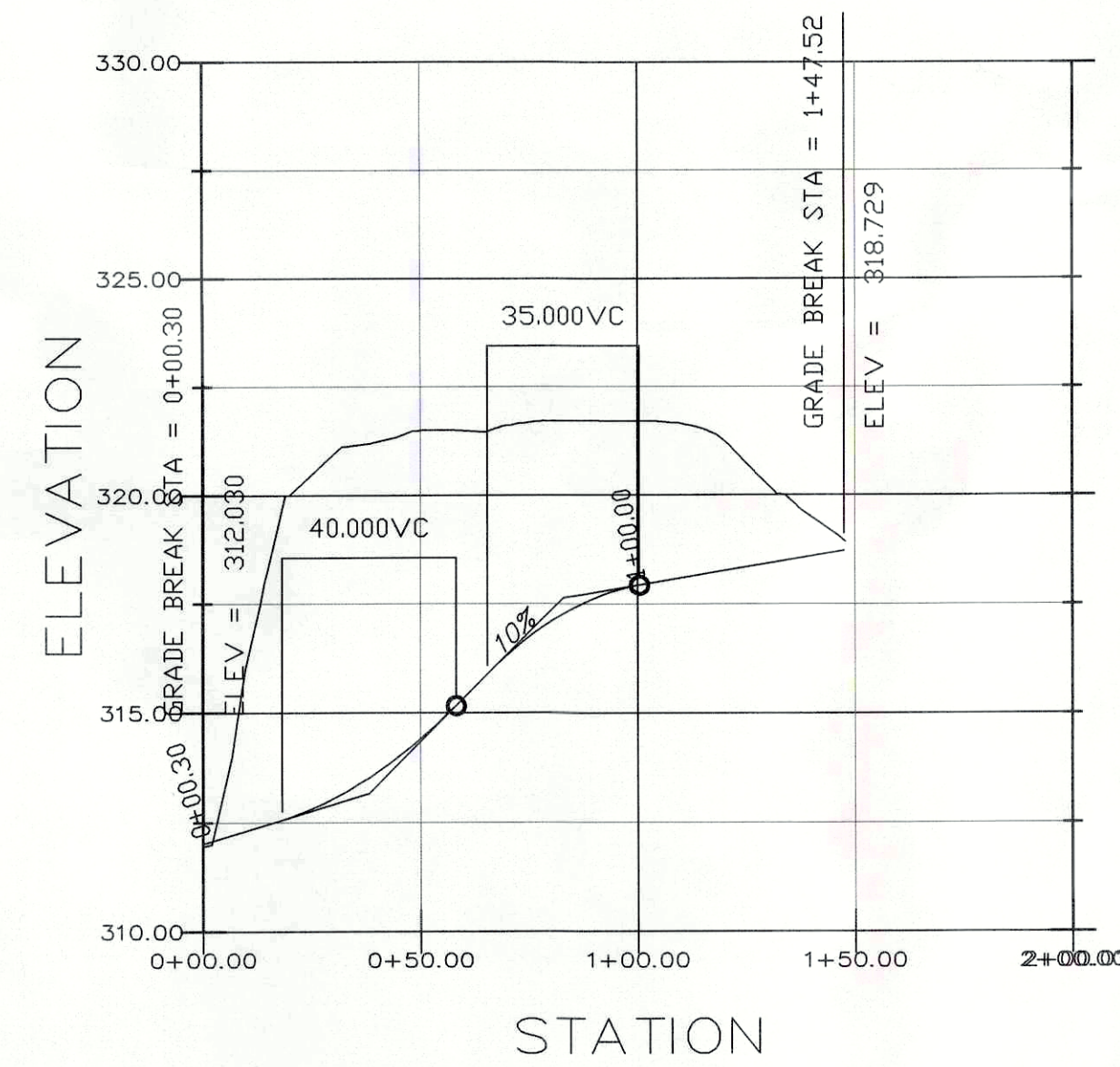
CULTEC NO. 66 WOVEN GEOTEXTILE FABRIC LENGTHS	
# OF ROWS	LENGTH OF FABRIC
2	9'-2"
3	14'
5	23'-2"

**CULTEC INFILTRATOR DETAIL**  
INF. 1 STONE INVERT (2P) = 339.00  
INF. 2 STONE INVERT (4P) = 310.50



**LOT 2 DRIVEWAY**

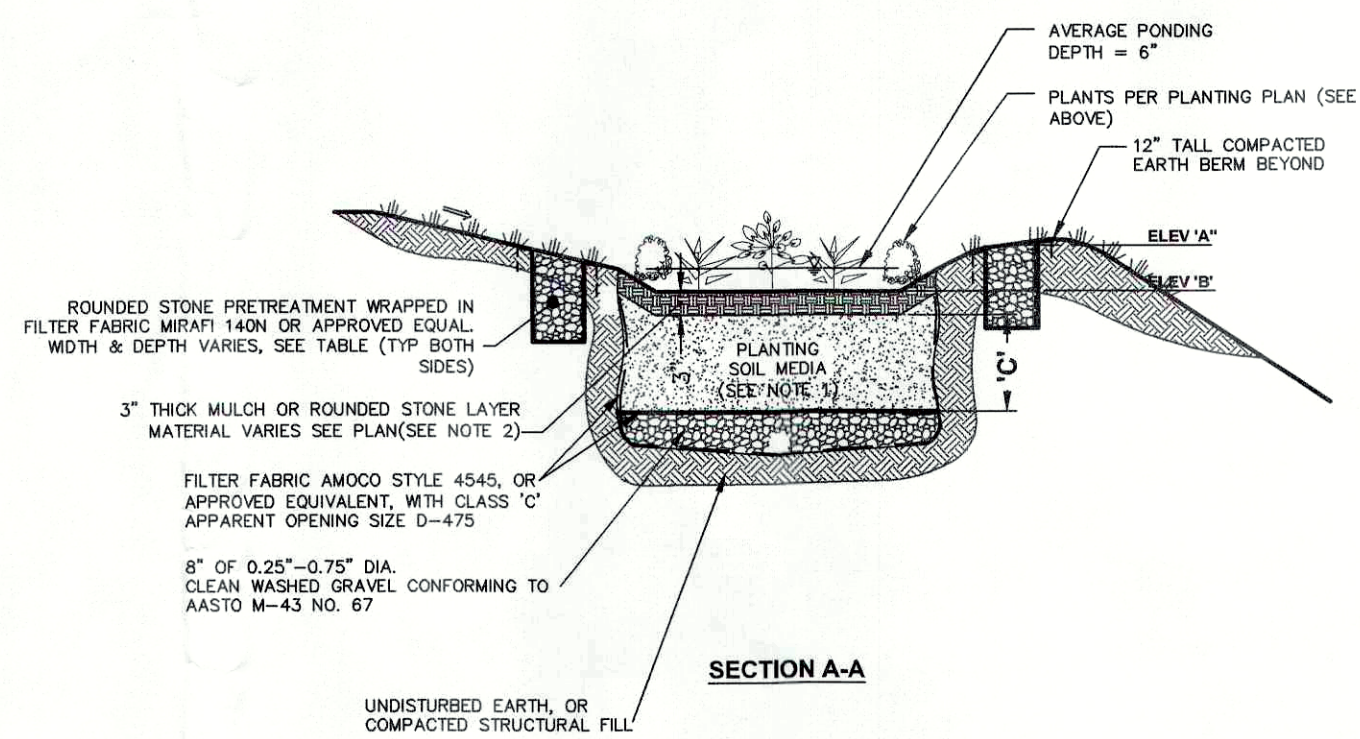
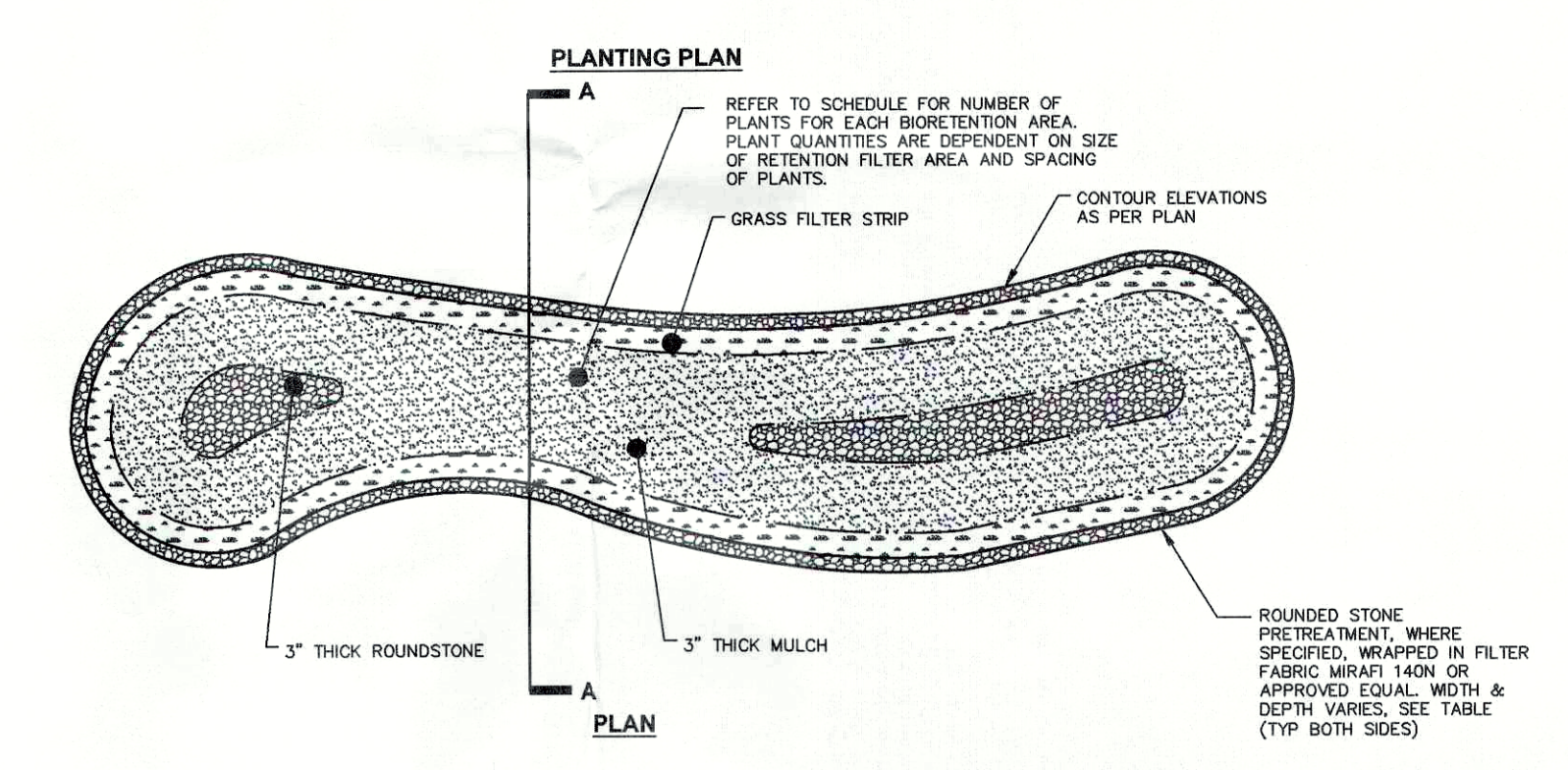
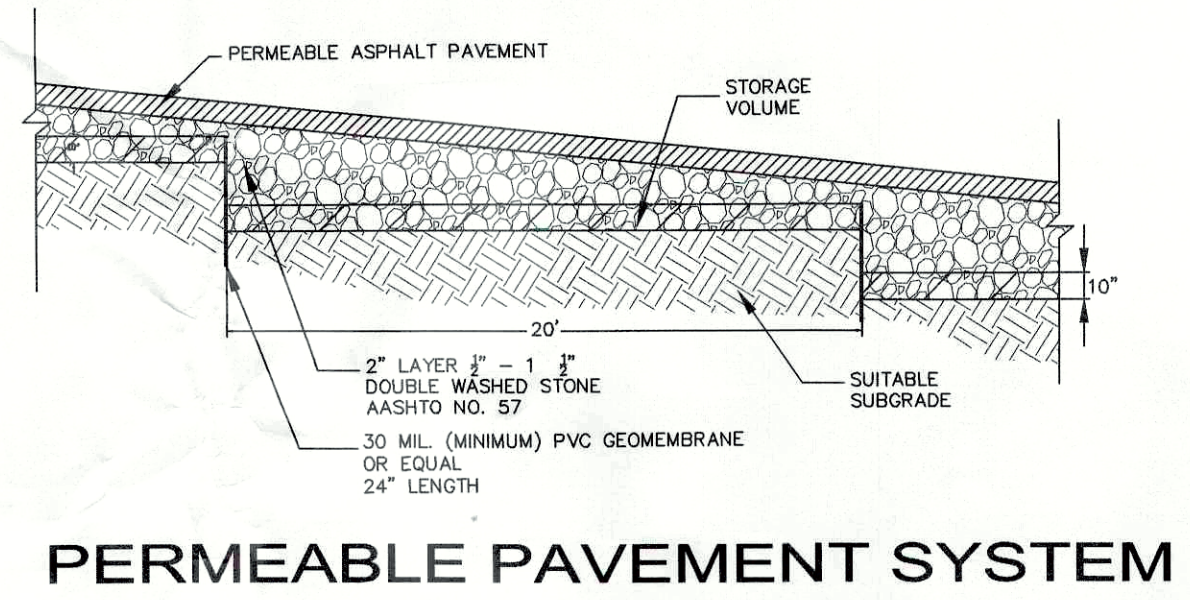
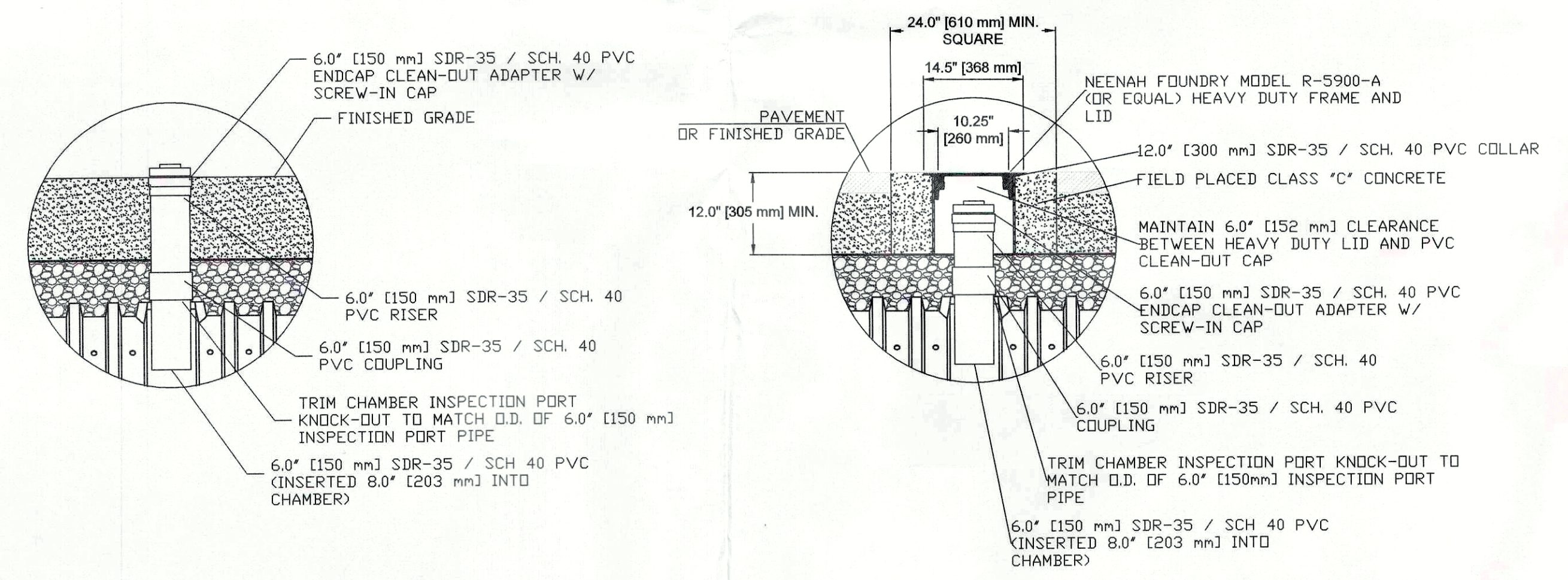
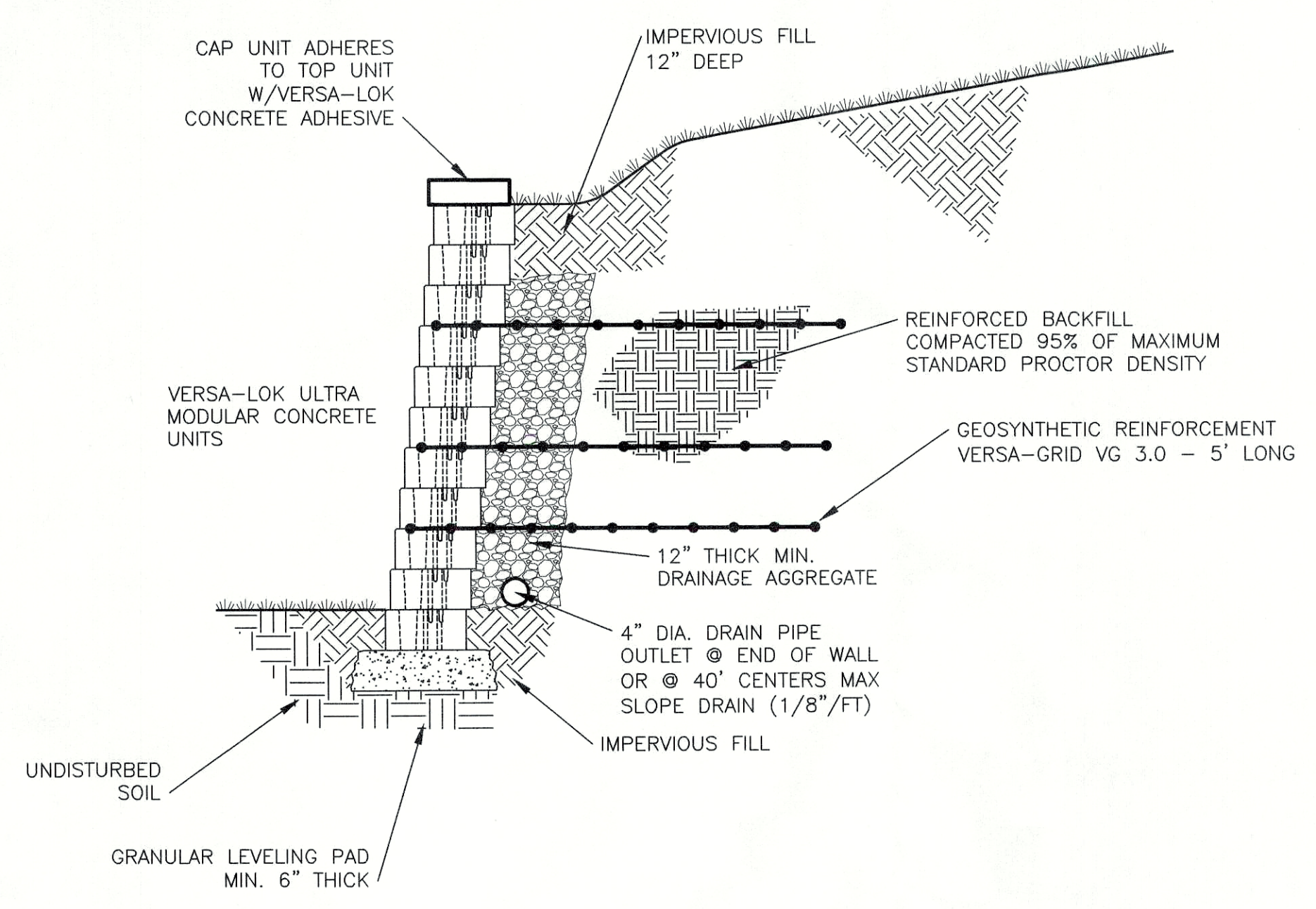
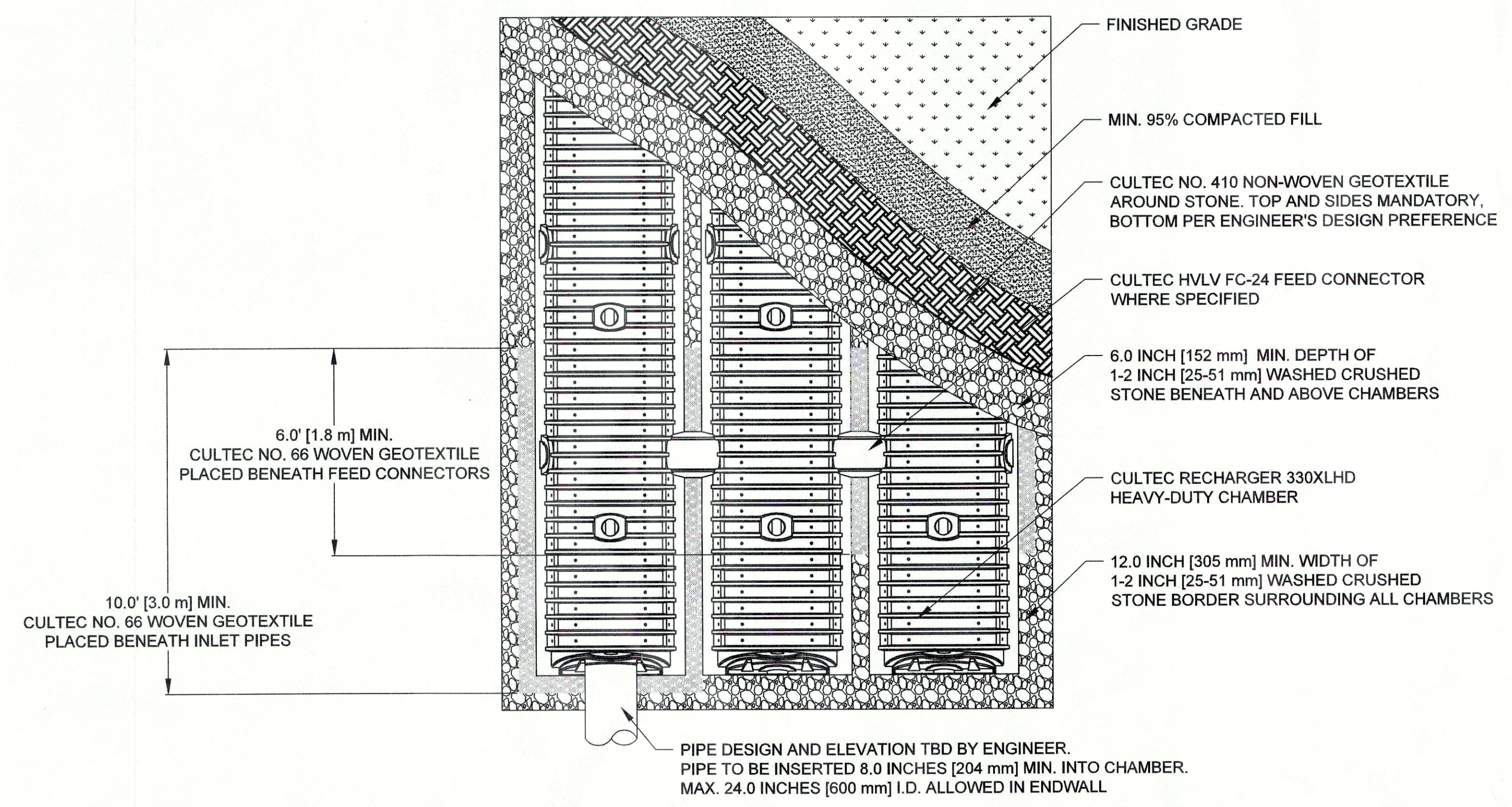
SCALE:  
VER: 1" = 4'  
HOR: 1" = 40'



**LOT 3 DRIVEWAY**

SCALE:  
VER: 1" = 4'  
HOR: 1" = 40'



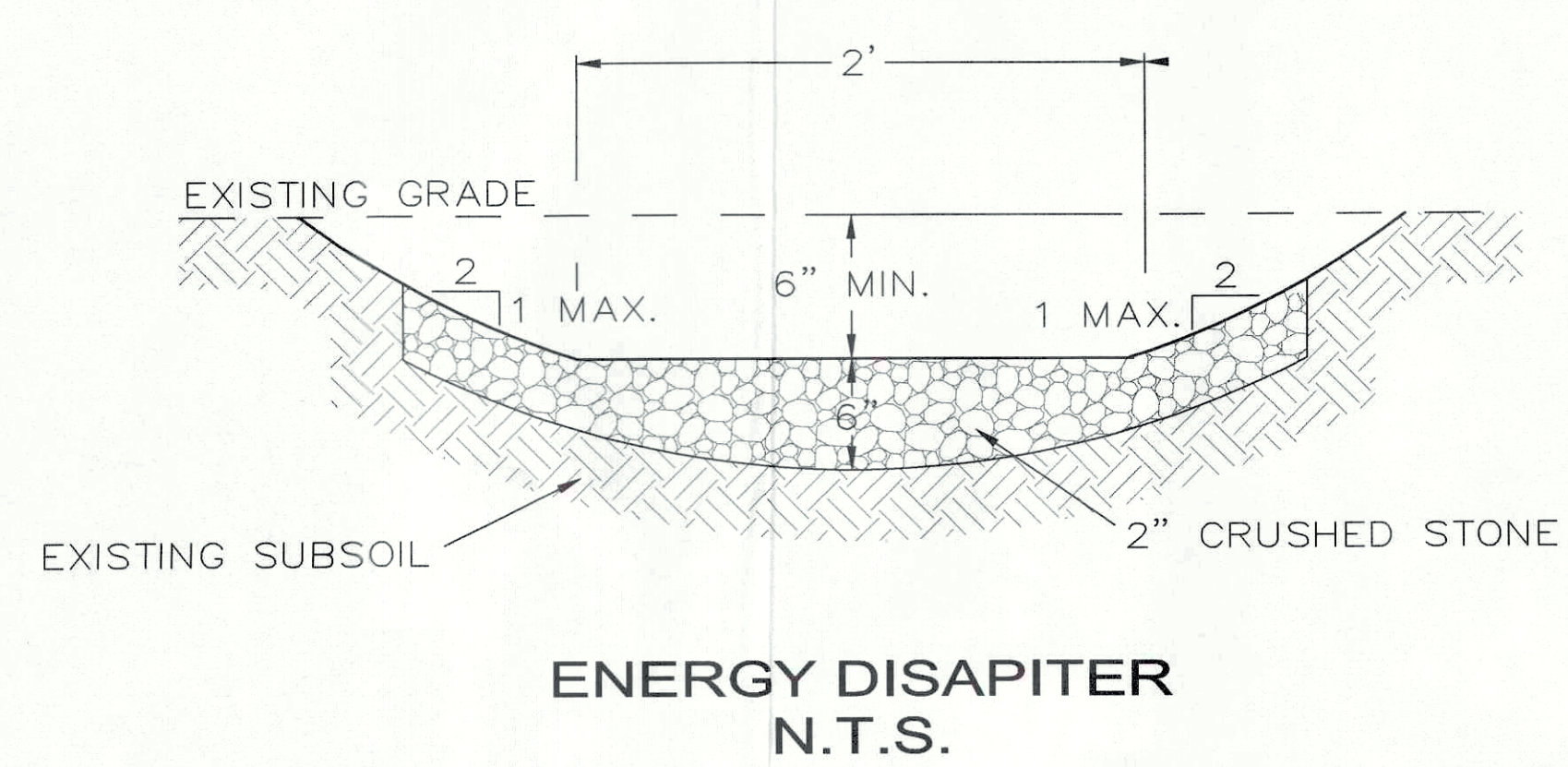


**CULTEC INSPECTION PORT DETAIL (IN SOIL)**

**CULTEC INSPECTION PORT DETAIL (@ DRIVEWAY)**

**PERMEABLE PAVEMENT SYSTEM**

**REINFORCED RETAINING WALL DETAIL**



BIORETENTION #	BIORETENTION AREA	ELEVATION			DEPTH
		'A'	'B'	'C'	
1	973	288	286	2.5'	

ROUNDED STONE DIAPHRAM			
BIORETENTION PRACTICE #	'D'(FT)	'W'(FT)	'L'(FT)
1	3 FT	2 FT	140 FT

**PLANT SCHEDULE FOR BIORETENTION AREAS**

TREES	QUANTITY		PLANT SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	1-FRONT	1-REAR					
TREES	1	1	AG	AMELANCHIER GRANDIFLORA	'AUTUMN BRILLIANCE' SERVICEBERRY	8'-10' HT(B&B)	
	1	1	CP	CARPUNIS CAROLINIANA	AMERICAN HORNBARK	2.5'-3" CAL	
	2	1	BN	BETULA NIGRA	RIVER BIRCH	2.5'-3" CAL	
SHRUBS	1	1	CS	CORNUS SERICEA	RED-OSIER DOGWOOD	3'-4' HT(B&B)	6'
	1	1	VD	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	4'-5' HT(B&B)	5'
	1	1	IG	ILEX GLABRA	INKBERRY	3'-4' HT(B&B)	5'
	1	1	IT	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	3'-4' HT(B&B)	5'
GRASSES	1	1	PO	PHYSOCARPUS OPUULIFOLIUS	SUMMERWINE NINEBARK	3'-4' HT(B&B)	6'
	1	1	IV	ILEX VERTICILLATA 'WINTER RED'	'WINTERBERRY' 'WINTER RED'	4'-5' HT(B&B)	6'
GRASSES	6	12	BB	ANDROPOGON GERARDII	BIG BLUE STEM	# 2 CONT	3'
	6	12	PV	PANICUM VIRGATUM 'SQUAW'	SQUAW SWITCH GRASS	# 2 CONT	3'

**BIORETENTION DETAIL (NTS)**

- NOTES:**
- SOIL COMPOSITION:  
 35-65% SAND  
 30-55% SILT  
 10-25% CLAY  
 SOIL WILL BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER. PLACE PLANTING SOIL IN 12" LIFTS, LOOSELY COMPACTED (USE LIGHT EQUIPMENT SUCH AS COMPACT LOADER OR DOZER/LOADER WITH WASH TRACKS). DO NOT USE HEAVY EQUIPMENT WITHIN BIORETENTION AREAS. THE SOIL SHALL HAVE A PERMEABILITY OF AT LEAST 0.5 INCH PER HOUR.  
 \* SAND SUBSTITUTION SUCH AS DABASE, GRANSTONE #10, OR ROCK DUST ARE NOT ACCEPTABLE. NO CALCIUM CARBONATE OR DOLOMITIC SAND SUBSTITUTIONS ARE ACCEPTABLE.
  - MULCH: SINGLE OR DOUBLE SHREDED, WELL COMPOSTED, UNCOLORED HARDWOOD MULCH AGED 6 MONTHS.
  - SOIL FOR EACH BIORETENTION AREA SHALL MEET THE FOLLOWING CRITERIA:  
 PH RANGE\*\* 5.2 - 7.0  
 ORGANIC MATTER 1.5-4%  
 MAGNESIUM 35 LBS/ACRE  
 PHOSPHOROUS 75 LBS/ACRE  
 POTASSIUM 85 LBS/ACRE  
 SOLUBLE SALTS NOT TO EXCEED 500 PPM  
 \*\* IF PH FALLS OUT OF ACCEPTABLE RANGE, PH OF SOIL MAY BE MODIFIED WITH LIME (HIGHER PH), OR WITH WITH IRON SULFATE PLUS SULFUR (LOWER PH).





November 19, 2021

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

Re: 650 Pinesbridge Road SWPPP Review  
650 Pinesbridge Road, Yorktown, New York 10562

File: 2478.001.001 Phase 06

Dear Mr. Tegeder:

Barton & Loguidice, D.P.C. (B&L) has completed a first preliminary level plan review of the documents and information for the SWPPP Review located at 650 Pinesbridge Road as prepared for Pines Bridge Road, LLC. B&L has received the following documents in support of this review:

- Tree Mitigation Plans, dated February 16, 2021, as prepared by Ciarcia Engineering, P.C.;
- The written Tree Mitigation Plan, dated February 4, 2021, as prepared by Ciarcia Engineering, P.C.;
- The Subdivision of Property plans, dated December 18, 2020, as prepared by Ciarcia Engineering, P.C. ;
- The Stormwater Pollution Prevention Plan, dated December 30, 2020, as prepared by Ciarcia Engineering, P.C. ;
- The full plan set, revised September 22, 2021, as prepared by Ciarcia Engineering, P.C. ;
- The full plan set, revised December 29, 2020, as prepared by Ciarcia Engineering, P.C. ;
- The Short Environmental Assessment Form Part 1, signed December 5, 2021 by Daniel Ciarcia of Ciarcia Engineering, P.C.

Based on our review of the above referenced documents, we offer the following comments:

### Summary

The applicant proposes to subdivide approximately 8.064 acres of land into three (3) single family lots. The existing parcel (tax identification sec. 70.10, block 1, lot 29) is located in the





Single Family Residential District (R1-80) zone. This site currently contains a residence on it that receives its water from an onsite well, and has an Onsite Wastewater Treatment System (OWTS) in place.

The proposed site improvements will include separating the lot into 3 separate parcels. The first lot (lot 29) will contain all of the existing infrastructure that currently exists on the site and this portion of the property will remain untouched. That lot will equate to 4.23 acres.

The other two lots will equate to 1.88 acres (lot 29.2) and 1.95 acres (lot 29.1). Each lot will include a new home with a driveway, which may be proposed to be partially paved using permeable pavers, as well as underground infiltrators for stormwater, a new well for water supply, and an OWTS. Lot 29.2 also includes a rain garden. The total disturbance for this work 71,075 square feet (1.63 acres).

#### **General Comments**

1. Infiltration testing appears to have been conducted for the septic systems but not the infiltration areas. Please conduct infiltration testing for each of the Cultec infiltrator locations as well as the rain garden.
2. Please provide the sizing calculations using the NYSDEC GI worksheets provided (excel files from NYSDEC) that indicate what areas are being treated in each treatment system (chambers and rain garden) that are consistent with final modeling. See the attached excel files.
3. The plans are not particularly labeled well and seem conceptual in nature. It would seem the impervious roof areas and perhaps some driveway area are tributary to the underground infiltration systems but is unclearly shown. An unlabeled pipe from each proposed house to a stone apron is likely a sump line but not labeled.

#### **SWPPP**

##### Report Comments:

1. Provide Erosion and Sediment Control Plan as an appendix in the SWPPP.
2. Please provide a Notice of Intent (NOI) as required by the New York State Department of Environmental Conservation General Permit 0-20-001.
3. Please fill out MS4 Acceptance form.



4. Please provide correspondence (sign-off letter) from NYSSHPO as a separate appendix in SWPPP
5. In the Table of Contents, section 4.3 is missing. This was intended to describe the proposed practices and essential to a complete SWPPP. Please add the section in for Permanent Stormwater Measures including the infiltrator systems, the rain garden, the energy dissipater for the roof drain outlet, and the permeable pavement sections.
6. In the Table of Contents, Section 4 is shown twice, once as Stormwater Mitigation, and again as Inspection and Reporting. Please renumber sections.
7. In section 1, Introduction, paragraph 1, total site area is mentioned in acres and the total area of disturbance is mentioned in square feet. Please provided both acreage and square feet of both areas for clarity.
8. In section 1, Introduction, paragraph 1, "improved with a single family home..."etc. is a little misleading. Please clarify that those improvements already exist.
9. In section 1, Introduction, paragraph 2, the General Permit is referenced as GP-0-15-002. The most updated version is GP-0-20-001. Please revise throughout report.
10. In section 3, Site Description, paragraph 1, page 3, Figure 1 is referenced, but it is not clear where the reader can find Figure 1. Please add the existing and proposed drainage maps (Figure 1 and 2 respectively) to a separate appendix, and reference the appendix with the figure number for clarity. Please provide folded plan size sheets for drainage mapping in pockets within the SWPPP.
11. In section 3, Site Description, paragraph 2, page 3, Figure 2 is referenced as the soils map for the area. Figure 2 is also mentioned elsewhere as being the post drainage analysis of the area. See comment number 9 above. Add the pre and post drainage analysis figures to a separate appendix for clarity.
12. In section 4.1, Sources and Impacts, paragraph 5, page 5, landscaped areas are denoted as impervious surfaces. Landscaped areas should be denoted as pervious. Landscaped areas are replacing existing vegetative cover with new vegetative cover, but they are not impervious. This sentence should also include driveways and outbuildings as impervious surfaces but the submitted materials were not consistent as to whether pervious pavement is intended for driveways.

13. In section 4.2, Temporary Stormwater Measures, page 6, paragraph 5, inspection frequency is discussed for disturbances of less than 5 acres and more than 5 acres. It appears the total disturbed area proposed is 1.63 acres. We discourage any disturbance greater than 5 acres. Please clarify that disturbance of greater than 5 acres is not proposed.
14. In section 4.2, Temporary Stormwater Measures, page 7, the temporary sediment and erosion control devices for the project are listed out. This list fails to mention the stabilized construction entrance shown on the plans. The plans do not show any inlet protection provided at catch basins or trench drain inlets, but should. Protective fencing should also be placed around infiltration areas to prevent equipment from traversing the area and compacting soil resulting in adverse impacts to infiltration capacity. Please add the mentioned E&S devices to the list, and ensure they are all shown and labeled clearly on the plans.
15. In section 4.4, Hydrologic Analysis, page 9, paragraph 2, Figures 1 and 2 are mentioned again. See comment number 10 above.
16. In section 4.4, Hydrologic Analysis, page 10, the last (5<sup>th</sup>) bullet mentions that existing parking areas are being removed, and that both pervious asphalt and pervious pavers are being used. The plans show no change to the existing developed area on the site, so please clarify what existing parking areas are being removed. Consider providing a demolition plan for clarification. The site plans call out "Pervious Pavement". If this area is the pervious asphalt, please clarify on plans. Please also clarify on plans where the pervious pavers are, as nothing else is called out as such.
17. In section 4 (this section is clearly labeled incorrectly), Page 11, first paragraph under the section, the inspector is noted as being required to complete a site visit twice every 7 days. In the next sentence, it states that if the disturbance is greater than 5 acres (which is not the case), then the inspection frequency shall INCREASE to two days every 7 days. Please revise and clarify that this project is proposing to disturb less than 5 acres.
18. In section 5.1, During Construction, page 13, paragraph 6, clearly define the 'operator' that will be maintaining the permanent storm water practices.



19. In section 5.2, Post Construction, page 14, paragraph 1, the long term maintenance of the permanent stormwater practices is denoted as Alexander Cochran. It is unclear what this individual's relationship to the project is, i.e. whether they are the developer or someone else. Please ensure there are easements and agreements on the lots that allow someone to maintain them in perpetuity.
20. In section 5.2, Post Construction, page 14, paragraph 2, cut-off swales that divert surface runoff away from the infiltration systems are recommended to extent possible Show on the plans.
21. In section 5.2, Post Construction, page 14, paragraph 3, the 750 gallon pretreatment tank is not shown on the plans. The inspection ports for the Cultec Infiltrators are also not shown on the plans. Please revise.
22. Appendix A, Contractors Certification, Identify the name and title of the trained contractor.

Stormwater Report Comments:

1. Figure 1, Existing Conditions drainage maps, see SWPPP report comment number 10 above.
2. Figure 1, Existing Conditions drainage maps;
  - a. Provide a legend for the line types shown and clearly show which line type is the existing drainage areas that viewers should be looking at. Consider adding color.
  - b. Label the Point of Interest that all the water is draining to that matches the HydroCAD Report and ensure all labels match up with the HydroCAD report so it is easy to follow.
  - c. Label the time of concentration segments. Use 100' max. Hydraulic length for sheet runoff and add to shallow concentrated flow...
  - d. Consider making the existing contours dashed
  - e. Consider any diversion swales that bypass practice areas to the extent possible from upstream areas as one lot drains to the other.
3. Figure 2, Proposed Conditions drainage maps, see SWPPP report comment number 10 above. Please also ensure that these maps are full-plan size.
4. Figure 2, Proposed Conditions drainage maps;

- a. Provide a legend for the line types shown and clearly show which line type is the existing drainage area, the proposed drainage area, and the sub catchment areas. Consider adding color.
  - b. Label the Point of Interest that all the water is draining to that matches the HydroCAD Report, as well as the sub catchment areas and ensure all labels match up with the HydroCAD report so it is easy to follow.
  - c. Label the time of concentration segments.
  - d. Make the existing contours as noted above.
  - e. Consider any diversion swales that bypass practice areas to the extent possible from upstream areas.
5. Figure 2, Proposed Conditions drainage maps, the existing watershed arrows are pointing to an area that seems correct, the big fuzzy lines are not correct in the existing conditions plan. What are they and should they be there? It appears in the proposed conditions that the big fuzzy lines are supposed to be delineating the sub catchment areas for the infiltrators which generally seems correct so it is very confusing.
6. Figure 2, Proposed Conditions drainage maps, The Infiltrators are missing. This plan also seems to show that the roof water is draining into the infiltrator systems, but there is a downspout with an energy dissipater that is shown on the plans so where is the roof water actually going? All stormwater pipes and infiltrator sections should be shown on this plan.
7. Proposed Site Plan, is there a footing/trench drain between the house and the driveway? Please label along with the sizes and invert of pipes.
8. Proposed Site Plan, Lot 29.1 shows an infiltrator close to the house but does not show any piping going into it. Is this roof drainage or sump line?
9. HydroCAD modeling, Existing,
- a. The Existing drainage map shows that half of Pinesbridge road is included in the drainage area, as well as the grass swale along the roadway. The existing model shows 100% of the area is woods. The modeling is incorrect.
  - b. In the time of concentration, the sheet flow is noted as 153 feet long and should only be 100 feet long max according to the NYSDEC guidance. The rest should be converted to shallow concentrated flow.
  - c. The modeling, as well as the drainage map, is appear incorrect in many ways. These should be completely revised and resubmitted.

10. HydroCAD modeling, Proposed;

- a. It is unclear based on the map what is considered the 'undisturbed' area and what is being considered 'lot 1'. There should be the overall POI which is the same as existing conditions, and then there should be four sub catchments within there for each of the three infiltrators as well as the rain garden.
- b. In the time of concentration, the sheet flow is noted as being longer than 100 feet long in multiple locations. This should only be 100 feet long max according to the NYSDEC.
- c. On page 3, does the 9,558 SF of paved parking include both houses, driveways, sidewalks, and the provision for an outbuilding on each lot? Please verify.
- d. On page 3, please clarify why there are group C soils shown when there are no group C soils shown in the existing conditions.
- e. On page 7, there should be 100 feet of sheet flow, with the rest being shallow concentrated flow to get into the rain garden.
- f. On page 9, please verify ditch conditions as this n value slows flow down significantly.
- g. Page 28, How does the discharge connect to an outlet weir? Model piping, emitters or other proposed means of outflow.
- h. Page 28, infiltration to the soil (secondary discharge) needs to be modeled to achieve the runoff reduction required. How long does it take to dewater with an infiltration rate appropriate with a safety factor of 2 or more? We also need to know what overflows in a 10 year back to back storm event looks like.
- i. Page 31, confirm the 20' x1' rectangular weir outlet on the rain garden.
- j. The modeling, as well as the drainage map, appear incorrect in many ways. These should be completely revised and resubmitted.

**Plans (Excluding E&S)**

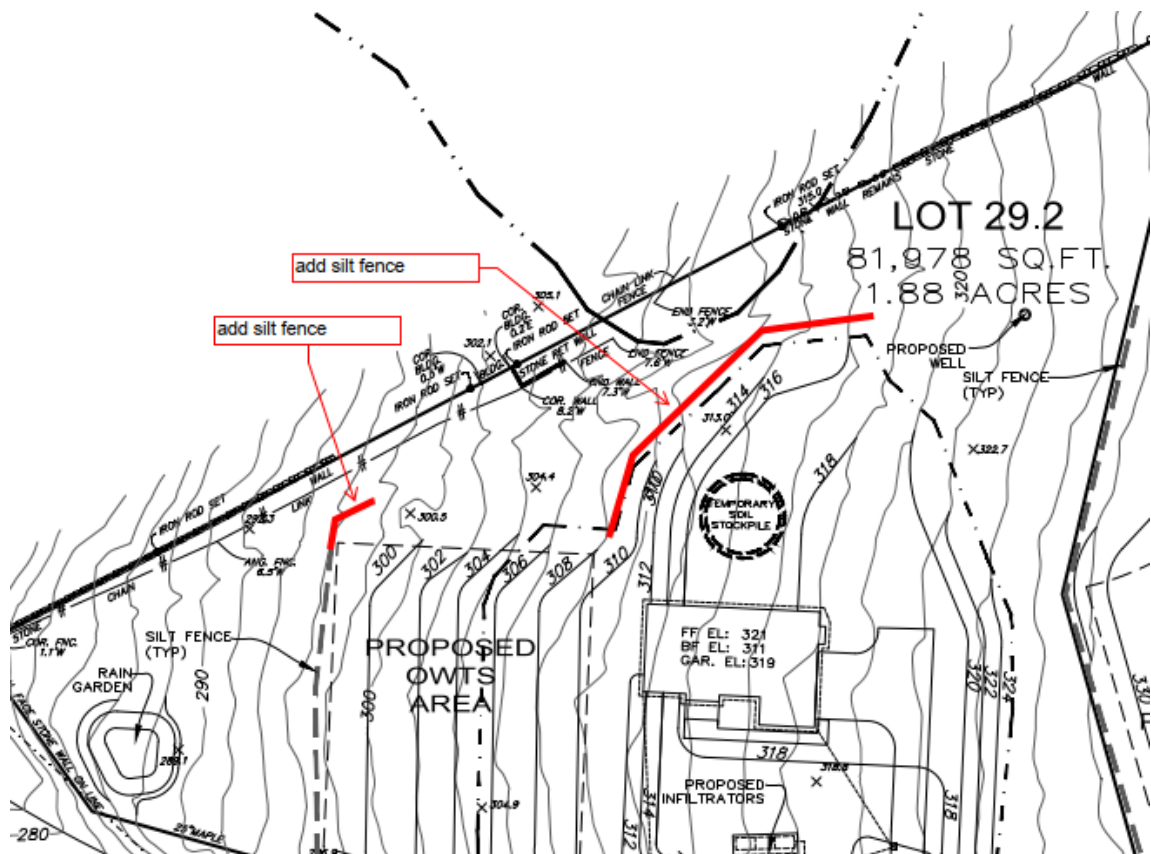
1. Make existing contours dashed.
2. Call out the capacity of infiltrators and add all other drainage information (i.e. size of pipe, material, inverts, TF of Catch basins and trench drains etc.).
3. Add detail for energy dissipaters at roof drain outlets.
4. Add detail for retaining wall.



5. Add detail for pervious asphalt and pervious pavers. Manufacture details on plans are adequate. If underdrains are proposed show discharge area that does not discharge to lower lot from lot above.
6. Add detail for rain garden. Reference NYSDEC Design Manual detail.
7. Lot 3 driveway detail: This detail shows the driveway at a 10% grade. This driveway is proposed to have pervious asphalt installed. If the grade is 10%, the water will not infiltrate through the pervious pavement. Consider either flattening the grades or capture the runoff from the driveway in another manor.
8. Does the rain garden require an underdrain? If so, please provide location and detail.
9. If possible, there should be at least 100' of separation provided between OWTS areas and the proposed infiltrators.
10. Please consider the following changes to the Cultec Infiltrator detail;
  - a. The Cultec No. 410 non-woven geotextile should be shown around the entire top and sides of the stone. This geotextile should not be shown at all on the bottom. Please revise the detail and note.
  - b. Lengths for the Cultec No. 66 woven geotextile that is to be placed beneath the internal manifold features and all inlet/outlet pipes should be provided.
  - c. Add a note that states that the sides and bottom of the infiltrator areas shall be scarified prior to installation if smearing occurs (likely) during excavation.
  - d. A note should be added to the detail and in the deed that the infiltrator areas shall be avoided after installation with no heavy equipment, excavation, or landscaping of any plantings with a root depth of 12" or more.
  - e. Please show inspection ports and pop-up emitters (or whatever device is proposed to be used to allow for overflow to occur during large storm events) on both the details and the plans. The modeling does not include exfiltration from the bottom of the chambers and shows surcharging above the chambers. Provide means of conversion to a 20' wide weir as modeled.
11. Underlay the proposed work in the tree removal plan so it is clear what the purpose is for each tree removal.

### Erosion and Sediment Control Plans

1. Provide protective fencing around infiltration areas to prevent equipment from traversing the area and compacting soil to adversely impact infiltration capacity
2. Add additional lengths of silt fence in the locations as shown below.



3. Provide silt fence downslope of rain garden during construction.

Mr. John Tegeder  
Director of Planning  
Town of Yorktown  
November 19, 2021  
Page 10



If you have any questions, please feel free to contact our office.

Sincerely yours,

**BARTON & LOGUIDICE, D.P.C.**

A handwritten signature in black ink that reads "Bradley D. Grant". The signature is written in a cursive style with a prominent initial 'B'.

Bradley D. Grant, Senior Project Manager  
BDG/tms

Encl. –NYSDEC GI worksheets



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

Project Number

Date:

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

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

**Name of Action:**

650 Pines Bridge Road Subdivision

**SEQR Status:** Type 1   
Unlisted

**Conditioned Negative Declaration:**  Yes  
 No

**Description of Action:**

It is proposed to subdivide an 8.06 acre parcel in the R1-80 zone into three single family residential lots, where one residence is existing. The site is located at 650 Pines Bridge Road, also known as Section 70.10, Block 1, Lot 29 on the Town of Yorktown Tax Map.

Location: 650 Pines Bridge Road, Ossining, NY 10562 Westchester County

Section 70.10, Block 1, Lot 29

**Reasons Supporting This Determination:**

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

- 1) This negative declaration is based on a Short Form Environmental Assessment Form dated December 5, 2019.
- 2) The plan conforms to the Town's Land Use and Zoning Policies.
- 3) For reason of its size this project will not have an impact on Town services.
- 4) After evaluating the relevant areas of environmental concern, the Planning Board concludes that there will be no significant adverse impacts on the environment as a result of the approval of the proposed development of the subject site.

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

**For Further Information:**

Contact Person: Robyn Steinberg

Address: 1974 Commerce Street, Yorktown Heights, NY 10598

Telephone Number: 914-962-6565

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

Chief Executive Officer , Town / City / Village of

Other involved agencies (If any)

Applicant (If any)

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

**PLANNING BOARD  
TOWN OF YORKTOWN**

**RESOLUTION APPROVING  
SUBDIVISION PLAT TITLED  
SUBDIVISION OF PROPERTY PREPARED  
FOR PINES BRIDGE ROAD, LLC**

**RESOLUTION NUMBER: #00-00**

**DATE:**

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

WHEREAS, in accordance with the Planning Board's Land Development Regulations, Town of Yorktown Town Code Chapter 195, adopted February 4, 1969 and as amended, a formal application for the approval of a subdivision plat titled "Subdivision of Property prepared for Pines Bridge Road, LLC," prepared by Robert S. Johnson, P.L.S., dated December 18, 2020, was submitted to the Planning Board on behalf of Pines Bridge Road, LLC (hereinafter referred to as "the Applicant"); and

WHEREAS, the property owned by the Applicant is located at 650 Pines Bridge Road, Ossining, also known as Section 70.10 Block 1, Lot 29 on the Town of Yorktown Tax Map (hereinafter referred to as "the Property"), and the applicant has represented to this Board that they are the lawful owners of the land within said subdivision; and

WHEREAS, pursuant to SEQRA:

1. The action has been identified as an Unlisted action.
2. The Planning Board has been declared lead agency on <DATE>.
3. A negative declaration has been adopted on <DATE> on the basis of a Full Environmental Assessment Form dated December 5, 2019.

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

**Plat**

1. A survey, titled "Subdivision of Property prepared for Pines Bridge Road, LLC," prepared by Robert S. Johnson, P.L.S., dated December 18, 2020;

**Improvement Plans**

1. A drawing, Sheet 1 of 7, titled "Existing Conditions," prepared by Ciarcia Engineering, P.C., dated October 13, 2020;
2. A drawing, Sheet 2 of 7, titled "Proposed Site Plan," prepared by Ciarcia Engineering, P.C., dated October 10, 2019, and last revised February 28, 2022;



3. A drawing, Sheet 3 of 7, titled "Tree Removal Plan and Tree Schedule," prepared by Ciarcia Engineering, P.C., dated October 13, 2020, and last revised February 28, 2022;
4. A drawing, Sheet 4 of 7, titled "Landscape Plan," prepared by Ciarcia Engineering, P.C., dated February 16, 2021, and last revised February 28, 2022;
5. A drawing, Sheet 5 of 5, titled "Erosion Control and Stormwater Management," prepared by Ciarcia Engineering, P.C., dated December 29, 2020, and last revised February 28, 2021;
6. A drawing, Sheet 6 of 8, titled "Ortho Photo," prepared by Ciarcia Engineering, P.C., dated February 16, 2021, and last revised October 1, 2021;
7. A drawing, Sheet 7 of 8, titled "Details and Profiles," prepared by Ciarcia Engineering, P.C., dated October 10, 2019, and last revised October 1, 2021;
8. A drawing, Sheet 8 of 8, titled "Details and Profiles," prepared by Ciarcia Engineering, P.C., dated December 1, 2021, and last revised February 28, 2021;

**Additional Documents & Reports**

9. A report, titled "Stormwater Pollution Prevention Plan," prepared by Ciarcia Engineering, P.C., dated December 30, 2020 and last revised February 28, 2022;
10. A Tree Mitigation Plan as outlined in a letter from Pines Bridge Road, LLC to the Planning Board dated June 2, 2021; and

WHEREAS, the Planning Board has reviewed the recreation needs created by the subject subdivision as well as the present and anticipated future needs of the surrounding area as analyzed and planned for in the Town's Recreation Plan adopted in 1978; and

WHEREAS, pursuant to Town Code Section §195-35(C), the Planning Board may accept money in lieu of parkland reservation upon written application from the subdivider and consideration of the following:

- (a) The relationship of the subdivision to the town Plan, and particularly as such plan may show proposed park and playground area;
- (b) The character and recreation needs of the neighborhood in which the subdivision is located;
- (c) The unsuitability of land in the subdivision for park and playground purposes by reason of location, access, grade or cost of development or maintenance;
- (d) The possibility that land immediately adjoining the subdivision will serve, in whole or in part, the park and playground needs of such subdivision; 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**  
Conservation Board

**Report Date**  
11/07/19, 10/22/20, 01/21/21, 06/17/21,

	10/21/21
Environmental Consultant	11/19/21, 03/10/22
Fire Inspector	12/13/19
Planning Department	10/31/19, 01/08/21
Recreation Commission	10/30/19
Tree Conservation Advisory Commission	10/23/20, 02/08/21, 06/14/21, 10/13/21
Town Engineer	10/31/19
NYC DEP	03/08/21

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

WHEREAS, a Public Informational Hearing was held in accordance with Town Code Section §195-22A(5) of the Yorktown Town Code on the said subdivision application and plat at the Town Hall in Yorktown Heights, New York on February 24, 2020; 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 in accordance with Town Code Section §195-22E commencing and closing on March 8, 2021 at Town Hall in Yorktown Heights, New York;

WHEREAS, the Town's environmental consultant, Barton & Loguidice reviewed the submitted subdivision plans and stormwater pollution prevention plan and determined the proposed plans sufficiently mitigate the impact of the proposed development; and

BE IT THEREFORE NOW RESOLVED that the application of Pines Bridge Road, LLC for approval of a subdivision plat titled "Subdivision of Property prepared for Pines Bridge Road, LLC," prepared by Robert S. Johnson, P.L.S., dated December 18, 2020, be approved subject to the following modifications and conditions and that the Chairman and Secretary of this board be and hereby are authorized to endorse this board's approval on said plat upon compliance by the applicant with such modification and additional requirements as noted. If such modifications are not made and such conditions are not fulfilled within 180 days from the date of this resolution the plat shall be deemed disapproved.

RESOLVED, the plat shall be modified to show:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

RESOLVED, the improvement plans shall be modified to show:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

RESOLVED, based on an assessment of the recreation needs created by the subject subdivision, the recreation needs of the surrounding area reflected in the Town's Recreation Plan, and the recommendation of the Recreation Commission in their memo dated October 30, 2019, the Applicant shall provide \$10,000.00 per 2 new lots (\$20,000) in lieu of recreation lands to satisfy the recreational needs created by the subject subdivision and to help meet the present and anticipated needs of the surrounding neighborhood; and

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

1. Submission of a statement signed by the Town's Tax Collector that all taxes due on this parcel have been paid.
2. Submission of fees as per town requirements in the form of separate checks made payable to the Town of Yorktown:  
  

Recreation Fee	\$20,000.00
General Development	\$1,440.00
3. The plat has been reviewed by the Town Assessor.
4. Submission of the plat signed by the Westchester County Health Department.

BE IT FURTHER RESOLVED, prior to issuance of a Building Permit, the following requirements shall be met:

1. Approval of a Stormwater Pollution Prevention Permit from the NYCDEP.
2. Submission of a Final Stormwater Pollution Prevention Plan acceptable to the Town Engineer and to the satisfaction of the Planning Board.
3. Approval of a Stormwater Pollution Prevention Plan Permit and Tree Permit from the Planning Board.



4. ABACA approval of the proposed new homes.
5. Submission of inspection fees and security, in a form satisfactory to the Town Attorney, to the Engineering Department as required by the Town Engineer.

BE IT FURTHER RESOLVED, the following additional requirements shall be met:

1. Applicant will provide a count and submit photos of invasive species removal performed on the property as part of the proposed tree mitigation.
2. Applicant must submit final plat in AutoCAD DWG readable format.
3. Provide monuments at all points of curvature and points of tangency as directed by the Town Engineer at right-of-way/property line, for all lots.

BE IT FURTHER RESOLVED, that in accordance with Town Code Chapter 248 and Chapter 270, prior to issuance of a Building Permit, an application for the approval of a Stormwater Pollution Prevention Plan Permit and Tree Removal Permit shall be approved by the Planning Board; and

BE IT FURTHER RESOLVED, the developer(s) of the two new lots is responsible for obtaining the Stormwater and Tree Permits from the Planning Board and for the tree mitigation; and

BE IT FURTHER RESOLVED, that upon submission of a Building Permit for each lot of this subdivision, the developer shall submit a site plan or plot plan and review fee, to the ABACA, at a minimum scale of 1" = 20' showing the following:

- a. The location of the proposed house.
- b. The proposed finished floor elevation of the first floor, garage, and basement.
- c. The proposed grade at the garage entrance.
- d. The percentage slope of the proposed driveway.
- e. All existing and proposed topographic contour lines. All contour lines must extend a minimum of 10'-0" beyond the property line.
- f. The line of all delineated wetland, wetland buffers, easements, etc.
- g. A line indicating the limit of the area which will be disturbed by construction.
- h. Any other pertinent information as shown on the subdivision and improvement plan.

BE IT FURTHER RESOLVED, that no tree cutting on individual lots shall be permitted unless and until each lot has been reviewed by the ABACA; and

BE IT FURTHER RESOLVED that upon application for a Building Permit for lots in this subdivision, the Building Inspector shall review the proposed building elevations to determine the requisite grading. Should the Building Inspector determine that the requisite grading exceeds by plus or minus two (2) feet the finished floor elevations the Planning Board approved on the signed improvement plans, the applicant shall apply to the Planning Board for approval of the proposed building plan. The Planning Board shall review such application to determine whether the proposed excavation is limited to the greatest extent practicable and does not create adverse environmental or aesthetic impacts. The Board shall approve or deny the proposed grading by resolution.

BE IT FURTHER RESOLVED, that no building permits be issued for any lot unless and until the Environmental Inspector has reported that all required erosion control measures are in place and functioning properly on entire site; and

BE IT FURTHER RESOLVED, that a certificate of occupancy will not be issued unless 3 copies of the as-built survey of the lot is filed with the Building Inspector and the Town Engineer and Director of Planning have confirmed that all work has been constructed according to the approved plans; and

BE IT FURTHER RESOLVED, that upon consideration by the Board the installation of street trees and sidewalks required by Town Code Sections §195-15 and §195-31 respectively, are hereby waived; and

BE IT FURTHER RESOLVED, that upon due consideration by the Board no other requirements of these regulations be modified; and

BE IT FURTHER RESOLVED, that the approved plat shall be recorded and filed in the County Clerk's office within 30 days from the signature on the plat, otherwise said approval shall become null and void.

# **Ryder Subdivision**



# Site Design Consultants

Civil Engineers • Land Planners

March 3, 2022

Ms. Robyn Steinberg, AICP  
Town Planner  
Yorktown Planning Department  
1974 Commerce Street  
Yorktown Heights, NY 10598

RECEIVED  
PLANNING DEPARTMENT  
MAR 4 - 2022  
TOWN OF YORKTOWN

Re: Ryder Subdivision  
532 Underhill Avenue  
SBL 48.06-1-12

Dear Robyn:

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

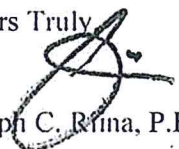
These Notices are regarding the Planning Board Public Informational Hearing scheduled for the March 14, 2022 Planning Board Meeting and have been sent in accordance with the Town of Yorktown Code.

Enclosed please find the following items regarding this submission:

- Sample of the "Notice to Interested Parties" which reflect the project's information as detailed on the Town of Yorktown's Public Notice;
- List of adjoining property owners;
- Copy of the Yorktown map indicating the adjoiners;
- USPS "Confirmation of Mailing" indicating confirmation of the mailing and date; and
- Sign Notification Certification and 2 Photos.

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

Yours Truly

  
Joseph C. Rina, P.E.

JCR / cm / Enc. / sdc 21-21

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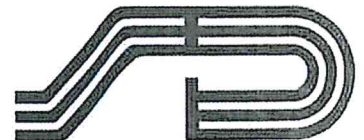
251-F Underhill Avenue • Yorktown Heights, New York 10598

60 Walnut Grove Road • Ridgefield, Connecticut 06877

(914) 962-4488

(203) 431-9504

Fax (914) 962-7386



## NOTICE TO INTERESTED PARTIES

TO:

**PLEASE TAKE NOTICE** that a **Public Informational Hearing** will be held by the Planning Board of the Town of Yorktown in Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598 on **Monday, March 14, 2022 at 7:00 pm** or as soon thereafter as possible on the following matter:

Application of Andrew Ryder for approval of a subdivision plat with submitted plan titled, "Preliminary Subdivision Plan prepared for Ryder," prepared by Site Design Consultants, dated February 15, 2022.

This application is for a 2-Lot subdivision to construct 2 new homes on 6.088 acres in the R1-40 zoning district. The site is located at the address 532 Underhill Avenue, Yorktown Heights, NY 10598, also known as Section 48.06, Block 1, Lots 12 on the Town of Yorktown Tax Map.

The above listed site plan may be reviewed on the Town's website at: <http://www.yorktownny.org/planning/public-hearings>. If any interested members of the public would like to provide comments on this application, written comments can be provided to the Board by mail sent to the Planning Department at 1974 Commerce Street, Yorktown Heights, NY 10598 or by email before the meeting to [planning@yorktownny.org](mailto:planning@yorktownny.org). Submitted written comments will be given to the Planning Board in advance of the meeting.

ALL PERSONS INTERESTED in the above matter may appear before the Board in person, by agent or attorney and will be heard before any final determination is made.

This Notice is being sent to you by regular first-class mail pursuant to Section §195-39B of the Yorktown Town Code requiring the undersigned to notify all interested parties as defined thereunder.

Andrew Ryder  
Name of Applicant

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

March 1, 2022  
Date

~~48.05-1-34~~

~~ARONSON, GILDA  
1879 FRENCH HILL RD.  
YORKTOWN HGTS, NY 10598~~

~~48.06-1-22~~

~~GLAFFONE, DEBRA  
1837 FRENCH HILL RD.  
YORKTOWN HGTS., NY 10598~~

48.05-1-33

MOYNIHAN, ANN MARIE  
1865 FRENCH HILL RD.  
YORKTOWN HGTS., NY 10598

48.06-1-12

RYDER, ANDREW & GEORGE  
2723 QUAKER CHURCH RD.  
YORKTOWN HGTS., NY 10598

48.06-1-5

RENZI, KIMBERLY  
503 UNDERHILL AVE  
YORKTOWN HGTS., NY 10598

48.06-1-11

DIMIAN, RAFIK & HORSIA,  
SIMONA  
550 UNDERHILL AVE.  
YORKTOWN HGTS., NY 10598

48.06-1-23

MARCINKA, DONALD  
1845 FRENCH HILL RD.  
YORKTOWN HGTS., NY 10598

48.05-1-35

BEAKES, M & BECCARELLI, J  
1750 DARBY ST.  
YORKTOWN HGTS., NY 10598

48.06-1-13

VELEZ, BENJAMIN  
512 UNDERHILL AVE.  
YORKTOWN HGTS., NY 10598

48.06-1-7

COSTELLO, MARTIN C. &  
CATHERINE IRREV. TRUST  
535 UNDERHILL AVE.  
YORKTOWN HGTS., NY 10598

48.06-1-6

OTERO, LOUIS & SWARSATTIE  
505 UNDERHILL AVE.  
YORKTOWN HGTS., NY 10598

48.05-1-32

DUFF, WILLIAM BYRON II  
1853 FRENCH HILL RD.  
YORKTOWN HGTS, NY 10598

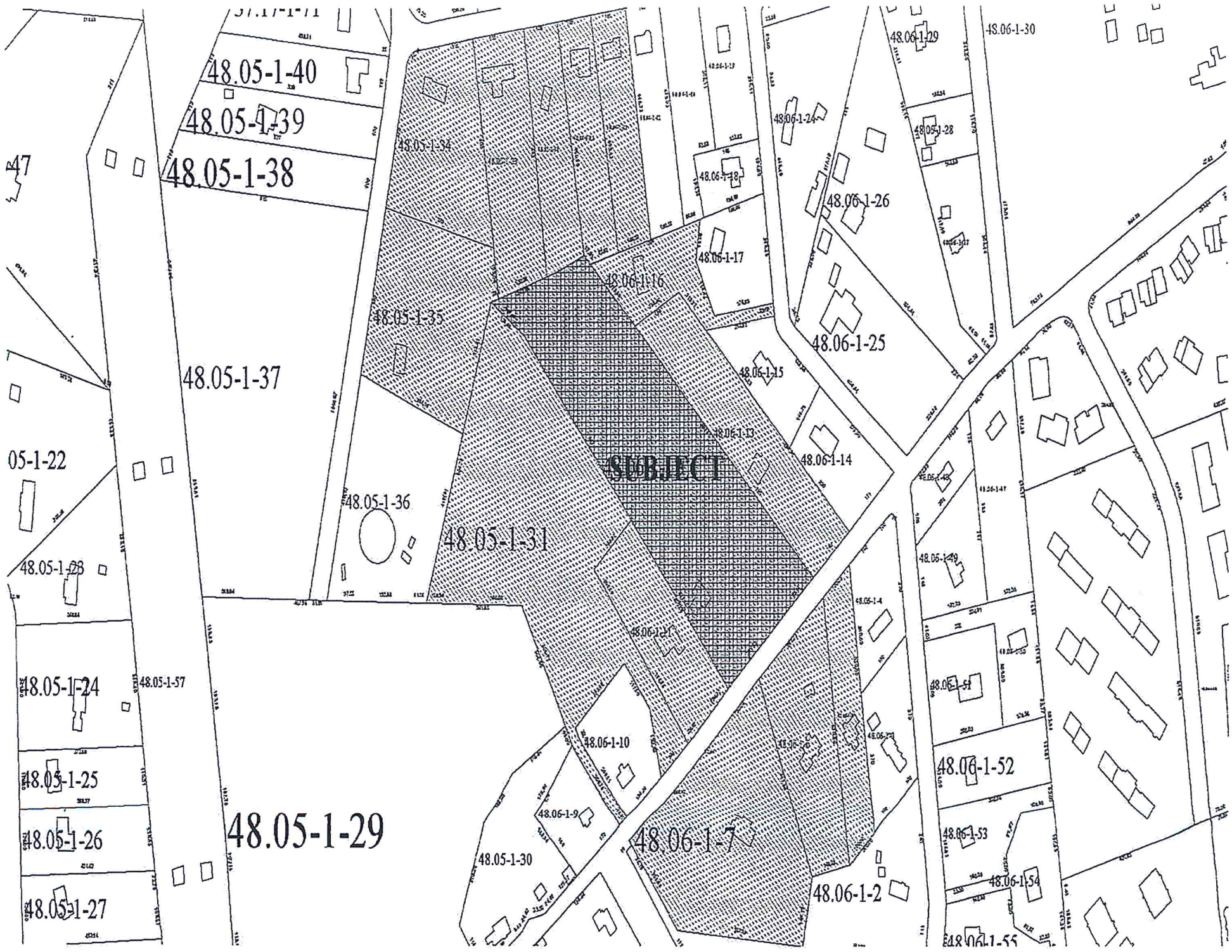
48.06-1-16

LONGOBARDI, JASON &  
LARKIN, KEREN  
1737 FRENCH HILL RD.  
YORKTOWN HGTS., NY 10598

48.05-1-31

HOWAT, KEVIN & TOWNSEND,  
JANE  
563 UNDERHILL AVE.  
YORKTOWN HGTS., NY 10598







Name and Address of Sender  
**Site Design Consultants**  
**251-F Underhill Avenue**  
**Yorktown Heights, New York 10598**

- 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 Here  
 (for additional copies of this  
 Postmark with Date of Re



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U.S. POSTAGE PAID  
 10598  
 YORKTOWN HEIGHTS, NY  
 MAR 03, 22  
 AMOUNT  
**\$5.64**  
 R2304M110426-26

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual value if Registered	Insured Value	Sender if COD	Fee	Fee	Fee	Fee	Fee	Fee	Fee
1.	Rafik Dimian & Simona Horsa 550 Underhill Avenue Yorktown Heights, NY 10598													
2.	Louis & Swarsattie Otero 505 Underhill Avenue Yorktown Heights, NY 10598													
3.	Donald Marcinka 1845 French Hill Road Yorktown Heights, NY 10598													
4.	William Byron Duff II 1853 French Hill Road Yorktown Heights, NY 10598													
5.	Ann Marie Moynihan 1865 French Hill Road Yorktown Heights, NY 10598													
6.	J. Beccarelli and M. Beakes 1750 Darby Street Yorktown Heights, NY 10598													
7.	Jason Longobardi & Keren Larkin 1737 French Hill Road Yorktown Heights, NY 10598													
8.	Andrew & George Ryder 2723 Quaker Church Road Yorktown Heights, NY 10598													
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)										

RECEIVED  
 PLANNING DEPARTMENT  
 MAR 4 2022  
 TOWN OF YORKTOWN





RECEIVED  
PLANNING DEPARTMENT

MAR 4 - 2022

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.

TOWN OF YORKTOWN

Section 48.06 Parcel 1 Lot 12

Project Name: Andrew Ryder

Address: 532 Underhill Avenue, Yorktown Heights, NY 10598

Applicant's Name: Andrew Ryder

Address: 25 Crest Drive, Yorktown Heights, NY 10598

Phone: 914-646-9822

No. Signs Posted: 2

Sign #1 Location: 532 Underhill Avenue

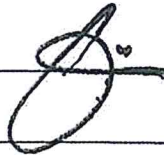
Sign #2 Location: 532 Underhill Avenue

Sign #3 Location: \_\_\_\_\_

- Please Attach and Label Photos on Additional Sheets -

Applicant's Signature: \_\_\_\_\_

Land Owner's Signature: \_\_\_\_\_











**NOTICE**  
THE PROPERTY IS THE  
POSSESSION OF AN EMPLOYEE  
PLEASE DO NOT









PROPOSED MITIGATION AREAS 8,300 SF

LOCATION OF SINGLE FAMILY RESIDENCE THAT HAS BEEN DEMOLISHED

Plant Species Choices for Wetland Expansion				
Map Symbol	Quantity*	Scientific Name	Common Name	Size
<b>Trees</b>				
Aru	8	Acer rubrum	Red Maple	5' - 6'
<b>Shrubs</b>				
CSe	17	Cornus sericea	Redosier dogwood	3' - 4'
IV	15	Ilex verticillata	Winterberry holly	3' - 4'
VC	7	Vaccinium corymbosum	Highbush blueberry	4' - 5'
VD	7	Viburnum dentatum	Arrowwood	4' - 5'
<b>Seed Mix</b>				
RBM	10 pounds	Pinelands Wet Site Pollinator Mix or equivalent		

\* Plant quantities will be held, but final locations will be determined in the field following removal of invasive and dead plant materials and preservation of existing trees.

**Grading Details**

It is proposed to excavate the mitigation area in order to establish pools and flow paths as shown on the grading plan. These areas will be accessed for purposes of the wetland mitigation construction from the proposed road. If suitable, topsoil removed from excavated area will be used within the new wetlands as replacement of organic material for surface preparation.

Soil erosion and sediment control fencing will be installed at the outer and down slope limits of the proposed wetland expansion. The location of the proposed mitigation will be cleared as necessary, but with an eye toward preserving any trees or shrubs adjacent to the work area; some may be removed and stockpiled for replanting after completion of grading.

Where available, the upper one foot of topsoil will be stripped from the site and set aside from other site grading materials. The temporary storage area will be an upland site either removed from wetlands by 100 feet or separated from same by a soil erosion and sediment control fence.

All excavations will be to finished grade elevations as indicated in the mitigation drawings. Per the above, topsoil will be stripped from the site and stockpiled for use in finishing grading. The stockpiled topsoil will be returned to the site to create a planting surface four to six inches deep for the wetland mitigation plantings as described above. Finished soils at the invert of the mitigation sites will be of landscape quality.

The finished surfaces of the planting area will be smooth within specified tolerances in uniform levels or slopes between points where elevations are indicated or between such points and existing grades. The accepted grading tolerance will be a smooth and even surface, free of voids, and within 0.25 feet of the specified elevation. Leaving the surface rough, crating mounds and kettles for a variable microtopography can be beneficial. During the course of earthwork, inspections will be scheduled at a frequency to be determined by the engineer/environmental consultant but no less than weekly. Some changes to the grades may be appropriate to establish flow paths and preserve trees. These determinations will be made by the wetland specialist supervising the grading.

**Planting Details**

Plant choices for the wetland expansion were made according to existing site conditions and locally common species.

All planting will proceed by hand. Materials will be brought to the site in good condition (see below) and then placed in central drop locations. The materials will then be hand-carried to their planting locations and in turn, planted by hand. Only rounded, shallow planting shovels will be used in this effort.

Criteria for selecting plant material will include (1) the plant's ability to withstand the expected light and saturation conditions; (2) its demonstrated survival on this site and other nearby sites; (3) the plant must be native and non-invasive; and (4) whether the plant material is available at nurseries in the same region as the site. See Table 1 for complete plant species list. Seed mix was chosen based on the species' ability to survive in moist areas adjacent to the road with some sun.

Planting will be done in spring or early summer (between April 1 and July 1). Shrubs may also be planted in the late summer to early fall (September 1 to October 30). In all cases, a hole will be dug twice as deep as the root ball. The only shovels allowed are rounded, shallow spades. The hole will then be backfilled with a thin layer (two to four inches) of rich, organic topsoil, the plant placed inside, the hole backfilled to the top and then gently tamped down.

Container-grown plant material delivered to the job site will be inspected to assure moist soil/moss masses. Any dry and light weight plants will not be accepted. If not planted immediately the container will be stored out of the sun and wind and kept moist (i.e., a means of watering will be provided and watering will occur daily). When removed from the containers, the plants will be the size of the specified container. If in leaf, the plants will appear healthy with no spots, leaf damage, discoloration, insects or fungus. If not in leaf, the buds will be firm and free of damage, discoloration, insects or fungus. Containers will be a minimum of quart size for shrubs and gallon size for trees.

Plants not having an abundance of well developed terminal buds on the leaders and branches will be rejected. The stems and branches of all plants will be turgid and the cambium healthy or the plants rejected.

Seeding within wetland areas should not be completed when there is more than two inches of standing water, or in areas that are likely to be flooded. Seeds should be broadcast by hand or knapsack seeder using the proper seeding rate (13 pounds per acre), and carefully proportioning seed for the entire area. Cover with a light layer of straw mulch following seeding.

**Plan Notes**

1. Prior to commencement of site work, silt fence is to be placed at limit of disturbance.
2. Regrade area and spread topsoil four to six inches deep using existing stockpiles. Final grading is to be generally completed as shown on this plan. Some field adjustment to achieve desired flow paths is acceptable.
3. Trees to remain will be identified prior to the commencement of site grading. These trees will be flagged in the field prior to the commencement of any clearing or excavation. Leave smaller existing trees in assumed area of disturbance to the extent practicable. Field adjustments to the grading plan may be necessary in order to ensure minimal impacts to roots of trees to be saved.
4. Hay and seed area of wetland expansion with Pinelands Riparian Buffer Mix or equivalent. Companion seed with annual ryegrass as per grower's recommendations.
5. Trees and shrubs will be planted within the proposed wetland creation area as specified on the plan and the table above.

**Monitoring and Maintenance**

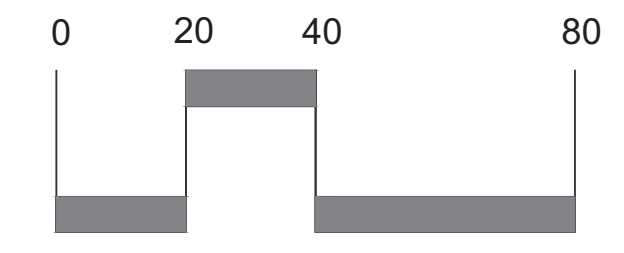
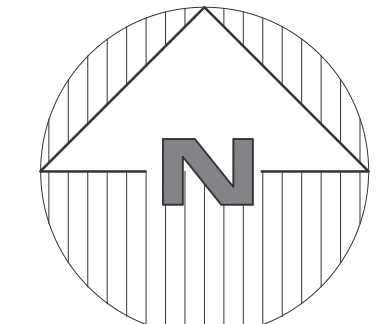
At least one pre-construction meeting will occur between the chosen grading and/or planting contractor/subcontractor and the site environmental systems planner prior to beginning construction on site. The construction monitor will have experience in wetland construction and a Bachelor of Science degree in Natural and/or Physical Resources.

Monitoring and maintenance efforts for the mitigation plantings will take place over a five year period following construction. This will include bi-weekly visits for the first growing season, and then twice a year for the next two years, with additional inspections as required depending on conditions. The applicant's environmental monitor will conduct a survey of the site and site conditions will be noted and adjusted as necessary. An annual report will be provided to the Town of Yorktown at the end of the growing season for each of the three years. These reports will include the following information:

1. All plant species, along with their estimated relative frequency and percent cover, shall be identified by using plots measuring 10 feet by 10 feet, with at least one representative plot located in each of the habitat types within the mitigation site. For this proposal, there are two plots identified on the plan view planting plan.
2. Vegetation cover maps, at a scale of one inch equals 100 or larger, shall be prepared for each growing season.
3. Photographs showing all representative areas of the mitigation site shall be taken at least once each year during the period between 1 June and 15 August.
4. Surface water and groundwater elevations in representative areas of the mitigation site shall be recorded twice a month during April through September of each year. The location of the monitoring wells are shown on the plan view grading plan

Plantings will meet or exceed 85 percent survival rate by the end of the second growing season. If this goal is not met, the site will be re-evaluated, and re-grading and/or replanting will be completed as necessary. Invasive species (i.e., Lythrum salicaria and Phragmites australis) will not constitute more than 10 percent of the vegetative community. If this goal is exceeded, measures will be taken to eradicate the invasive species.

Wetland Mitigation Plan  
 prepared by  
 Steve Marino, PWS  
 Tim Miller Associates  
 10 North Street, Cold Spring, NY 01516



PROJECT # #####

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**Site Design Consultants**  
 Civil Engineers • Land Planners  
 251-F Underhill Avenue, Yorktown Heights, NY 10598  
 (914) 962-4488 - Fax: (914) 962-7386  
 www.sitedesignconsultants.com

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Engineer:  
 Joseph C. Rima, P.E.  
 NYS Lic. No. 64431

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Revisions:	Comments:

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SCALE: 1" = 40'

DRAWN BY: CS

DATE: 12/07/21

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**WETLAND MITIGATION PLAN**

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SITE PLAN PREPARED FOR RYDER

532 UNDERHILL AVENUE  
 Yorktown Heights, NY

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Sheet \_\_\_\_\_ of \_\_\_\_\_

Town of Yorktown Heights, Westchester County, NY



Diane Dreier Co-Chair  
Phyllis Bock Co-Chair

Matthew Slater  
Town Supervisor

**TOWN OF YORKTOWN  
CONSERVATION BOARD**

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

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**MEMORANDUM**

**To: Town Board**

**From: Conservation Board**

**Date: March 4, 2022**

**Re: Ryder Subdivision: 532 Underhill Avenue**

---

RECEIVED  
PLANNING DEPARTMENT  
MAR 7 - 2022  
TOWN OF YORKTOWN

The Conservation Board at its March 2, 2022 meeting discussed Site and Mitigation Plans with Joe Riina and Steve Marino. The Conservation Board has the following comments:

- The Conservation Board has no objection to the current plans and looks forward to seeing a tree mitigation plan when it is ready.

Respectfully submitted:

*Diane Dreier*

For the Conservation Board

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



# 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 3-11-2022

1. Name of Project: Ryder Subdivision

2. Tax Map Designation: Section 48.06 Block 1 Lot 12

3. Zone: R1-40 Acreage: 6.09

4. Total number of lots proposed: 2

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

Proposed two lot residential subdivision to be served by a single (existing) common driveway. Each house will have a septic system and  
will be served by Town water. A wetland permit is required for disturbance to the wetland and 100 ft. buffer.

6. Contact Person - CHOOSE ONLY ONE:

Applicant  
 Attorney

Owner  
 Engineer

Architect  
 Surveyor

Wetland Scientist  
 Landscape Architect

7. Applicant

Name Andrew and George Ryder

Firm \_\_\_\_\_

Address 23 Crest Drive Yorktown Heights, NY

Phone 914-646-9822

Fax \_\_\_\_\_

Email aryder@yahoo.com

8. Owner of Record

Name Applicant

Firm \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Fax \_\_\_\_\_

Email \_\_\_\_\_



**9. Attorney**

Name \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

**10. Engineer**

Name Joseph C. Riina, P.E.  
Firm Site Design Consultants  
Address 251 F Underhill Avenue - Yorktown Heights, NY 10598  
Phone 914-962-4488  
Fax 914-962-7386  
Email jriina@sitedesignconsultants.com  
Lic. No. 064431

**11. Surveyor**

Name TBD - Original Surveyor deceased  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_  
Lic. No. \_\_\_\_\_

**12. Architect**

Name \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_  
Lic. No. \_\_\_\_\_



**13. Wetland Scientist/Specialist**

Name Steve Marino  
Firm Tim Miller Associates  
Address 10 North Street - Cold Spring, NY 10516  
Phone 845-265-4400  
Fax \_\_\_\_\_  
Email smarino@timmillerassociates.com

**14. Landscape Architect**

Name \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_  
Lic. No. \_\_\_\_\_

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

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

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

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

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

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

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



**22. This parcel is in the following districts:**

School District	<u>Yorktown</u>	Water District	<u>Yorktown Consolidated</u>
Fire District	<u>Yorktown Heights</u>	Sewer District	<u>Hallocks Mill</u>

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

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

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

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

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

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

-----

**Applicant**

**Owner of Record**

\_\_\_\_\_  
NAME (PLEASE PRINT)

Andrew Ryder  
NAME (PLEASE PRINT)

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
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. :

Andrew Ryder, 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. :

Joseph Riina, being duly sworn, deposes and says that he is the agent named in the foregoing application for Ryder Subdivision 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



# 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.

<b>Part 1 – Project and Sponsor Information</b>			
Andrew and George Ryder			
Name of Action or Project: Ryder Subdivision			
Project Location (describe, and attach a location map): 532 Underhill Avenue			
Brief Description of Proposed Action: Proposed two lot residential subdivision to be served by a single (existing) common driveway. Each house will have a septic system and will be served by Town water. A wetland permit is required for disturbance to the wetland and 100 ft. buffer.			
Name of Applicant or Sponsor: Andrew and George Ryder		Telephone: 914-646-9822	
		E-Mail: aryder@yahoo.com	
Address: 23 Crest Drive			
City/PO: Yorktown Heights		State: NY	Zip Code: 10598
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 type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Yorktown Planning Board - Subdivision approval, Westchester County Dept. of Health - Realty Subdivision		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		6.09 acres	
b. Total acreage to be physically disturbed?		0.9 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		6.09 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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			

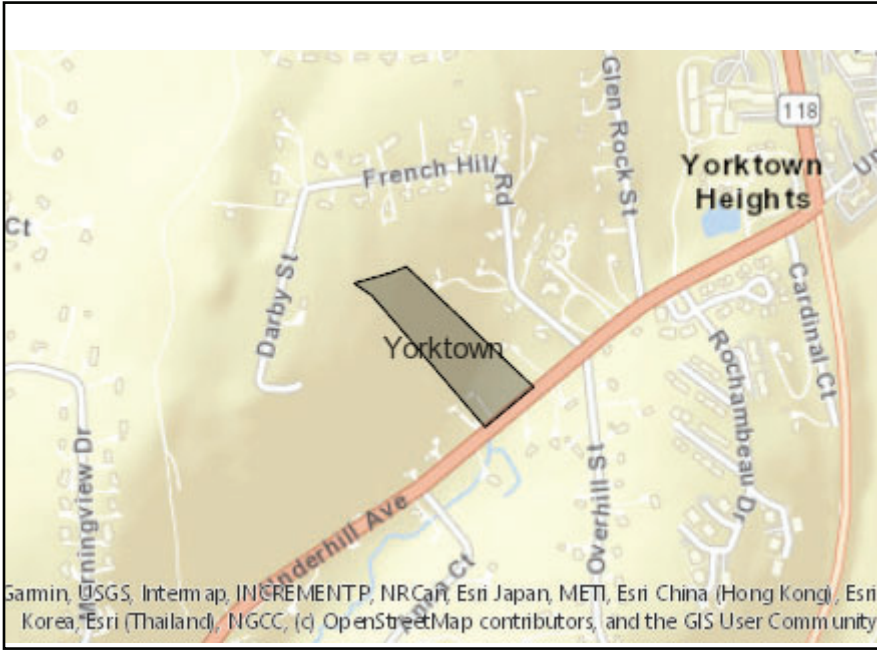


5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>All new construction will meet state energy codes</u> _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Onsite septic systems _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Disturbance of 2,000 sf of local jurisdiction wetland _____ _____	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/>	









**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.



Gamin, USGS, Interm ap, INCREMENTP, NRCa, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



# **Grishaj Subdivision**





**SUNNY RIDGE  
SUBDIVISION**

**HIGH RIDGE  
SUBDIVISION**

**HIGHLAND  
PARK SEC IV**

**HIGHLAND  
PARK SEC II**

**HIGHLAND  
PARK SEC III**

**HIGHLAND  
PARK SEC I**

**GRISHAJ**

D

CHELSEY

CHELSEY

CHELSEY

BAKER

CHELSEY

BAKER

CHELSEY

CHRISTINE

PRIEST LANE

HARDS LANE

TURUS LANE

ALICE LANE

ROSE

TURUS

LANE

LANE

AMELIA DRIVE

AMELIA

SUNNY

SUNNY RIDGE RD

SPRUCE STREET

BEACH COURT

SUNNY COURT

SUNNY RIDGE ROAD

STONY

AUDRA

COURT

SCOFIELD ROAD

ROAD

ROAD

DRIVE

STREET

STREET

DRIVE

LYDIA COURT

LEY STREET

JUDY

SHELLEY

STREET

ROAD

DRIVE

STONY

STONY

ROAD

STONY



**Nancy Calicchia**

---

**From:** Maureen Milazzo <maureen.milazzo@gmail.com>  
**Sent:** Tuesday, March 8, 2022 3:47 PM  
**To:** Planning Department; Bob Milazzo  
**Subject:** RE: Grishaj Major subdivision to connect High Point Drive to South Shelley Street

**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.

---

My name is Maureen Milazzo and I live at 1315 Lydia Court In Mohegan Lake. As a resident of Yorktown, I object to the extension of South Shelley Street to High Point Drive as proposed in the plans for the Grishaj subdivision. Please consider this objection when making your decision on the extension of South Shelley Street.

Thanks much.  
Maureen Milazzo  
.....  
Sent from my iPhone

RECEIVED  
PLANNING DEPARTMENT  
MAR 9 - 2022  
TOWN OF YORKTOWN



**Nancy Calicchia**

---

**From:** Robert Milazzo <ramilazzo@icloud.com>  
**Sent:** Tuesday, March 8, 2022 4:33 PM  
**To:** Planning Department  
**Subject:** Fwd: Grishaj Major subdivision to connect High Point Drive to South Shelley Street

**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.

My name is Robert Milazzo and I live at 1315 Lydia Court In Mohegan Lake. As a resident of Yorktown, I object to the extension of South Shelley Street to High Point Drive as proposed in the plans for the Grishaj subdivision. Please consider this objection when making your decision on the extension of South Shelley Street.

Robert A. Milazzo

RECEIVED  
PLANNING DEPARTMENT  
MAR 9 - 2022  
TOWN OF YORKTOWN



MAR 7 - 2022

**Nancy Calicchia**

---

TOWN OF YORKTOWN

**From:** Shane Davanzo <sldavanzo@gmail.com>  
**Sent:** Monday, March 7, 2022 8:43 PM  
**To:** Planning Department  
**Subject:** RE: Grishaj Major subdivision to connect High Point Drive to South Shelley Street

**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.

---

My name is Shane Davanzo. I live on Judy Road, Mohegan Lake. As a resident of Yorktown, I object to the extension of South Shelley Street to High Point Drive as proposed in the plans for the Grishaj subdivision. Please consider this objection when making your decision on the extension of South Shelley Street.



**From:** Joseph Riina <[jriina@sitedesignconsultants.com](mailto:jriina@sitedesignconsultants.com)>  
**Sent:** Wednesday, March 2, 2022 5:27 PM  
**To:** John Tegeder <[jtegeder@yorktownny.org](mailto:jtegeder@yorktownny.org)>; Robyn Steinberg <[rsteinberg@yorktownny.org](mailto:rsteinberg@yorktownny.org)>; Nancy Calicchia <[ncalicchia@yorktownny.org](mailto:ncalicchia@yorktownny.org)>  
**Cc:** Cathy Mills <[cmills@sitedesignconsultants.com](mailto:cmills@sitedesignconsultants.com)>; Thomas Kerrigan <[tkerrigan@sitedesignconsultants.com](mailto:tkerrigan@sitedesignconsultants.com)>  
**Subject:** GRISHAJ - ROAD ALIGNEMENT STUDY

**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.

John,

Attached is a study showing the lengths of the roadway alignments connecting through the proposed subdivision. Also shown on the sheet on the bottom right is the section from the Land Development regulations which shows that the lengths are at the discretion of the Town. This is contrary to what was at one time I recall being 1000 to 1200 feet. Let us know if you need hard copies. Please place on the next agenda for discussion. I think the Fire Commission input is essential. Will you refer it to them? Thanks.

Joe

*Joseph C. Riina, P.E.*

## Site Design Consultants



251-F Underhill Avenue  
Yorktown Heights., NY 10598  
914-962-4488 (Office)  
914-962-7386 (Fax)

Email: [jriina@sitedesignconsultants.com](mailto:jriina@sitedesignconsultants.com)  
Website: [www.sitedesignconsultants.com](http://www.sitedesignconsultants.com)

### **2019 Westchester Municipal Planning Federation Award Winning Projects:**

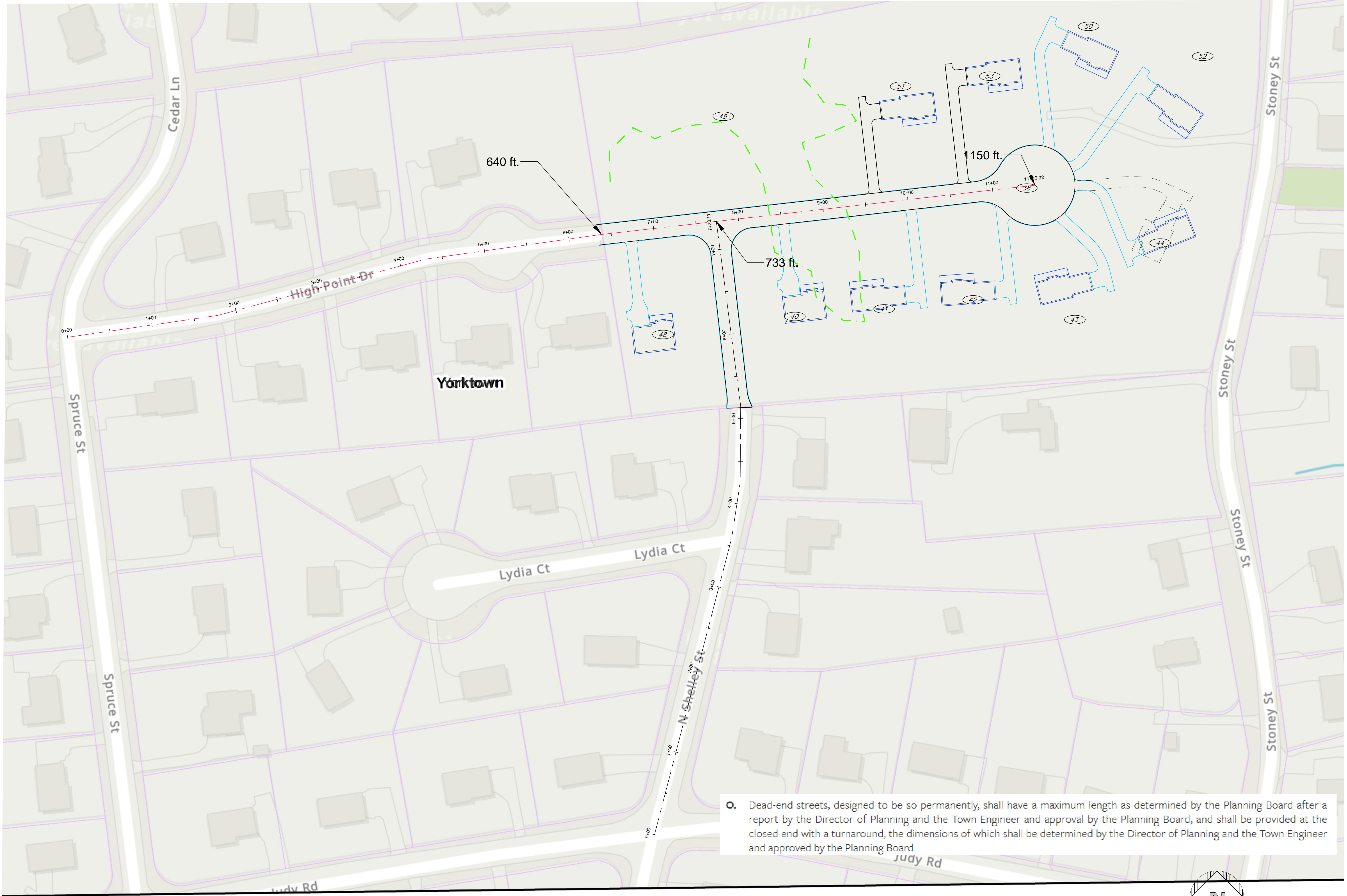
Granite Knolls Sports and Recreational Complex – Town of Yorktown  
Elliott Way Pedestrian Connection – Village of Croton-On-Hudson

NOTICE: CONFIDENTIAL INFORMATION

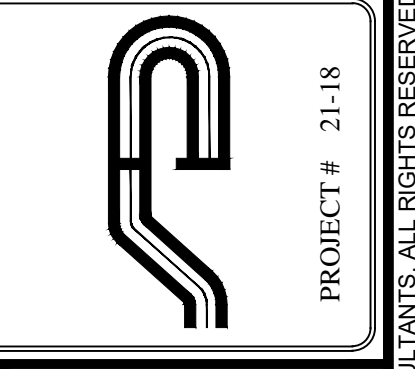
This e-mail transmission, and any documents, files or previous e-mail messages attached to it may contain confidential information that is legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender. Please destroy the original transmission and its attachments without reading or saving in any manner.



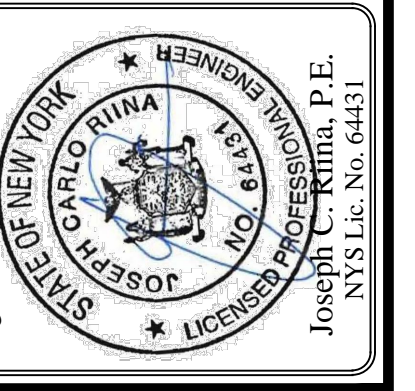
E:\2021\18 GRISHAJ - STONY STREET ENGINEERING\CADD\21-18 GRISHAJ - STONY STREET\18 SITE PLAN 12-23-21.DWG 09/29/2021 2:58:07 PM



○ Dead-end streets, designed to be so permanently, shall have a maximum length as determined by the Planning Board after a report by the Director of Planning and the Town Engineer and approval by the Planning Board, and shall be provided at the closed end with a turnaround, the dimensions of which shall be determined by the Director of Planning and the Town Engineer and approved by the Planning Board.



**Site Design Consultants**  
 Civil Engineers • Land Planners  
 251-F Underhill Avenue, Yorktown Heights, NY 10598  
 (914) 962-4488 - Fax: (914) 962-7386  
 www.sitedesignconsultants.com



Revisions:	No.	Date	Comments

SCALE: 1"=50'  
 DRAWN BY: TK  
 DATE: 3-02-2022

**ROADWAY ALIGNMENT STUDY**

SITE PLAN PREPARED FOR  
**NIKOLLA GRISHAJ**  
 3319 STONY STREET  
 Town of Yorktown Westchester County, New York

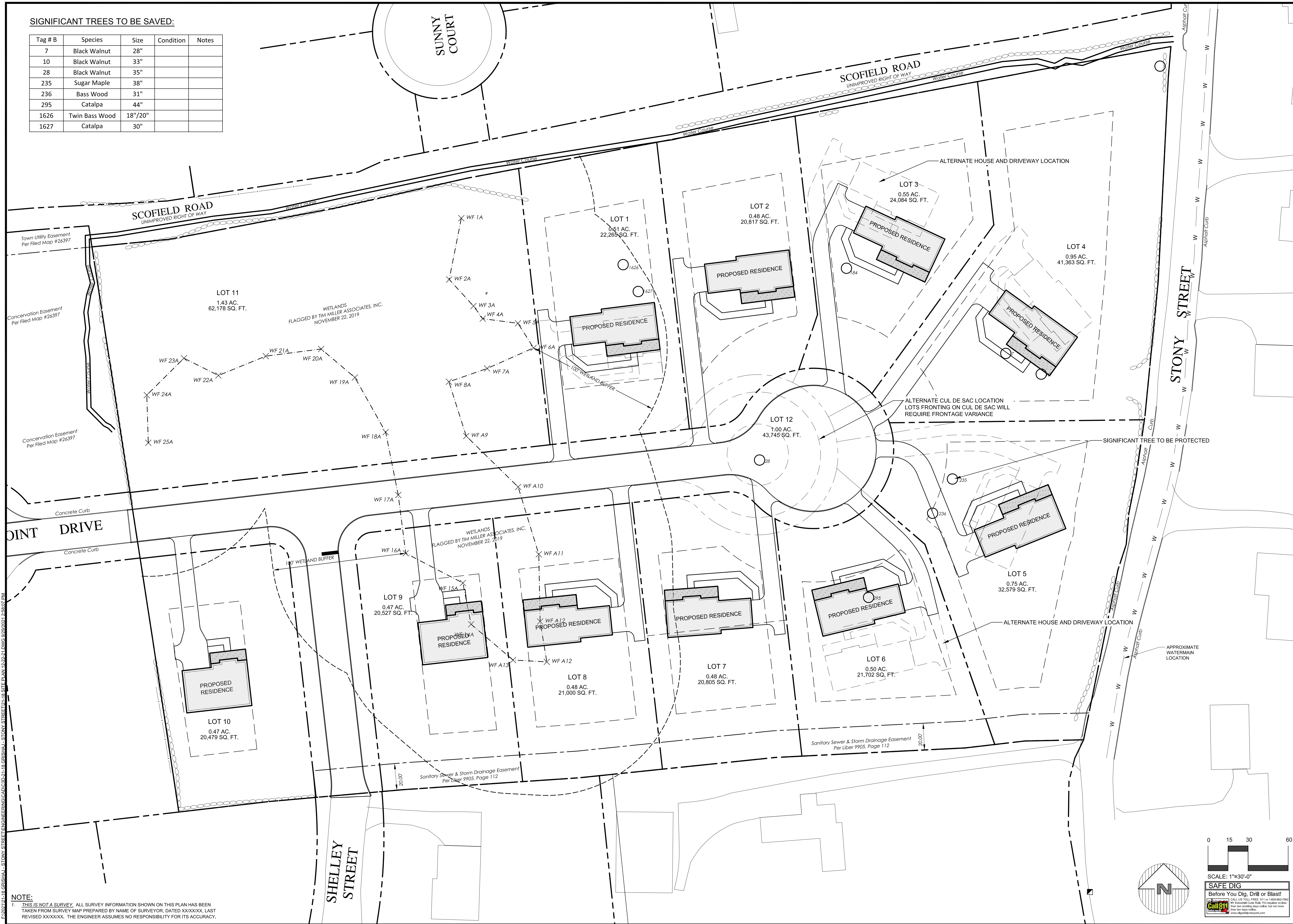
NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

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**SIGNIFICANT TREES TO BE SAVED:**

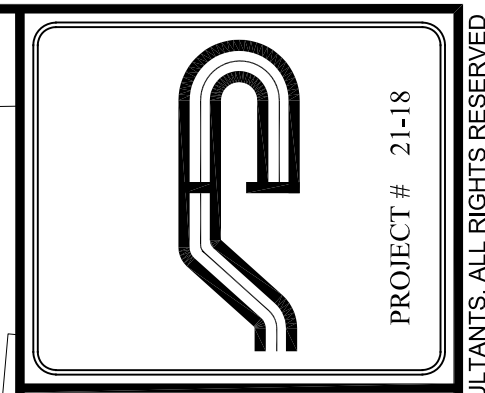
Tag # B	Species	Size	Condition	Notes
7	Black Walnut	28"		
10	Black Walnut	33"		
28	Black Walnut	35"		
235	Sugar Maple	38"		
236	Bass Wood	31"		
295	Catalpa	44"		
1626	Twin Bass Wood	18"/20"		
1627	Catalpa	30"		



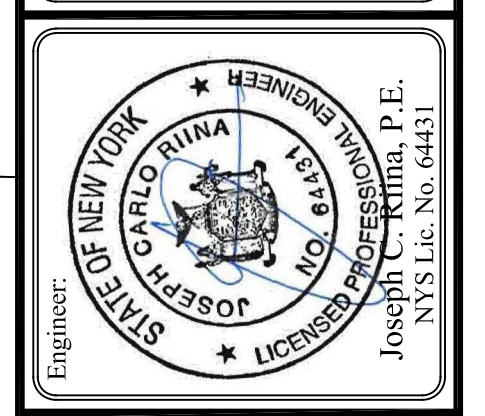
E:\2023\12\18 GRISHAJ - STONY STREET\ENGINEERING\CAD\12-18 GRISHAJ - STONY STREET\12-18 SITE PLAN 12-22-21.DWG 9/20/2021 2:46:02 PM

**NOTE:**  
 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY NAME OF SURVEYOR, DATED XXX/XX/XX, LAST REVISED XXXXXX. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.



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 www.sitedesignconsultants.com



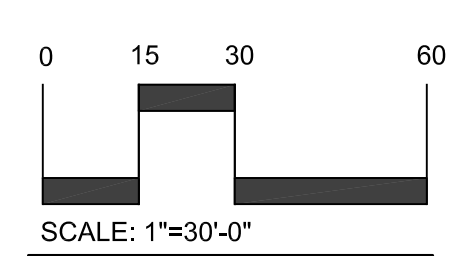
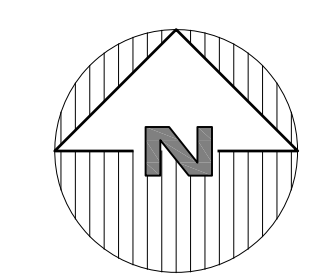
Revisions:	No.	Date	Comments

SCALE: 1" = 30'  
 DRAWN BY: TK  
 DATE: 5/7/21

**ALTERNATE  
 SITE PLAN**

SITE PLAN  
 PREPARED FOR  
**NIKOLLA GRISHAJ**  
 3319 STONY STREET  
 Town of Yorktown Westchester County, New York

Sheet 1 of 1



**SAFE DIG**  
 Before You Dig, Drill or Blast!  
 Call 811

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# A Contemporary Look at Cul-de-Sacs and Dead End Streets

*by Carol Thomas, FAICP*

"Live on a quiet street. No through traffic!" These words, commonly associated with the Garden City movement, have been used to promote residential areas since Radburn, New Jersey, was developed in the late 1920s. These short streets are generally between 400 to 1,000 feet long, have a turn around at the end, and have limited access, which can provide privacy and quietness for residents' pleasure. On the other hand, safety officials have long objected to them, and they have sought design and construction standards to limit such "dead end" streets.

Public works and safety officials' efforts to prohibit or limit the creation of dead end streets are reinforced by planners and sociologists who often object to the isolation and lack of connectivity, as well as the increased costs and difficulties of maintaining these streets. The isolation, some say, may contribute to obesity, because the lack of connection forces people to drive to nearby destinations.

*PAS Memo* covered this topic in 1985 ("Standards for Dead-End Streets") and in 1998 ("The Loop Lane: A Cul-de-Sac Alternative"). The topic has recently resurfaced, with surprising interest and complexity. As available buildable land becomes rarer, the cul-de-sac has again become a popular design element to maximize land development. Because of the many issues surrounding them, planners and safety officials are rethinking design and construction standards and policies. This *PAS Memo* examines the advantages and disadvantages of the dead end street, looking at current practice and, where such streets are allowed, appropriate standards to be followed.

Two related topics are important to note. After World War II, as narrow business and industrial strips were developed in zoned highway areas, non-residential cul-de-sacs began to appear in industrial parks. These cul-de-sacs are not part of this discussion. Also, this article does not include engineering issues, and, while cul-de-sacs are gaining in popularity elsewhere, the focus here is on the U.S. experience.

## **Definitions**

A dead end street has access from only one end. The word "cul-de-sac" means "the bottom of a sack." A cul-de-sac street is a dead end street with some type of turn-around area at the closed end. In this article, I use "cul-de-sac" interchangeably with "dead end street" to discuss policy, design, and maintenance implications of streets with only one means of access.

## **Advantages of Cul-de-sacs**

Developers and residents see several advantages of cul-de-sacs.

### *Reduced Vehicle Trips and Vehicle Speed*

Typically there are fewer vehicle trips along a dead end street. Because there are limited destination points, vehicles may travel more slowly. Using these



assumptions, there currently is a proposal in Massachusetts to create dead ends at each side of the border of two municipalities through which a street passes, to prevent it from becoming a bypass during construction work on an adjacent highway.

### *Sense of Community*

Because of the perception of fewer vehicle trips than on a conventional street, residents may use the street as a gathering place, and play space may even be allowed in the turnaround or in the street itself. This assumption supports the perception that these streets provide a safer environment. (For more information on this discussion, see Lucy and Phillips, 2006, Chapter 10.)

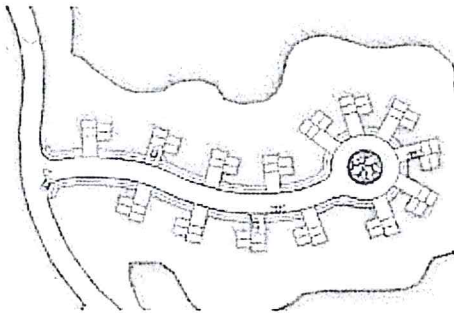
### *Increased Lot Yield and Home Values*

Because one or more lots may be placed in the corner of a subdivision on parcels that otherwise might not have adequate frontage, development projects may get higher lot yields with cul-de-sacs. Also, real estate agents report a premium selling price of up to five percent for a house on a cul-de-sac.

### *Snow Maintenance*

Snow may be stored and runoff handled in the center of the turn round.

### *Design*



**Figure 1:** Acceptable. Short, private, and neighborly.

The street design may be used to encourage cluster development. Dead end streets are also common where there are constraints to through streets, such as significant wetlands, grade changes, or abutting limited access highways.

### **Disadvantages of Cul-de-sacs**

While they have perceived benefits, cul-de-sacs have real and perceived disadvantages that may outweigh the advantages.

#### *Lack of Road Network*

Because they do not connect to other roadways and do not allow connectivity of the street or neighborhood, cul-de-sacs do not support street networks. In some parts of the country, walking paths and sidewalks link individual neighborhoods, but the roadways in these cul-de-sac neighborhoods still require driving out to peripheral roadways and then beginning the trip.

#### *Impact of Length on Traffic Speed*



When cul-de-sacs are relatively long (generally between 500 to 1,000 feet), they reduce their possible advantages because they may encourage increased traffic speeds and mid-block turning to reverse direction (mentioned anecdotally by police officials).

#### *Children*

School buses rarely travel down dead end streets. Students often have to wait on more heavily traveled through streets.

#### *Safety*

While cul-de-sac streets are often lauded for their safety, there can be many safety issues.

- An accident, stalled car or truck, fallen tree, snow pile, construction, flooding, or other obstruction can block access to interior lots, either at the open end of a dead-end street or along the cul-de-sac "spine." Fire equipment, trucks, and public works and other maintenance and service vehicles may have difficulty and spend significant time maneuvering within dead end street environments, and may have special problems at the turn around.
- Hydrants may be located too far to provide adequate water in the event of an emergency. Distance from a hydrant may adversely affect homeowner insurance rates.
- Because there are fewer people than on a through street to observe activities, crime may be a problem.
- Emergency and maintenance personnel are likely to be limited in low-density areas, where cul-de-sacs are often prevalent. Because maintenance and delivery vehicles must double back, service costs are higher per unit along a dead-end street. In addition to the time loss, there is also additional fuel consumption and related air pollution.

#### *Affordability of Homes*

The cost of homes may be increased. As mentioned earlier, comparables show at least a five percent higher value than for the similar house type on a through street. This may have an adverse effect on affordability.

#### *Snow Maintenance*

Although snow can be stored and runoff handled in the center of the turnaround, snow plowing is a particular challenge on dead end streets. Because the streets are not continuous, the plows must back up or turn around, spending an excessive amount of time (and fuel) to clean just one low-volume roadway. Frequently, because vehicles cannot drive through, the street is not entirely cleared, or not cleared at all.

#### *Ownership and Maintenance*

If the street is extended and the turnaround abandoned there may be legal problems with title to the excess land and with the legal requirement for frontage. Responsibility for maintenance of the land in the cul-de-sac may be undetermined.

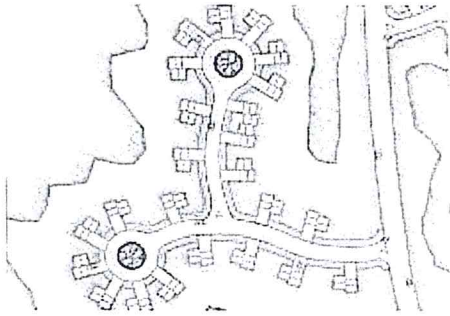
#### *Water Service*

Historically public water systems were located on main or through streets, and stubbed to the cul-de-sac homes. Today water delivery systems have generally become more sophisticated. It is essential that the design and construction of these systems provide capacity and pressure to assure adequate delivery of water, and to



prevent sedimentation and other degradation of the infrastructure. Some municipalities require sprinkler systems in residences if the street is longer than standard, although this is largely ineffective where there is no on-site water supply.

### *Isolation*



**Figure 2:** Unacceptable. Cul-de-sac off cul-de-sac extends the length.

While a cul-de-sac neighborhood can provide the sense of a close-knit community, the limited interaction may result in more than physical isolation. The long-term impacts from this will likely continue to be studied over the coming decades.

### **Street Standards**

Keeping these advantages and disadvantages in mind, planners and engineers generally have agreed that, if allowed, cul-de-sacs should be used with caution.

As discussed, financial, safety, and aesthetic considerations all contribute to determining an appropriate length for dead-end streets. In urban areas a reasonable maximum length for dead-end streets is 500 feet, unless additional emergency access is provided. If topographic conditions are unusual, such as in hilly terrain or along canals in water-oriented communities, longer lengths may be considered. In these circumstances, greater lengths or extensions should be allowed only when services can be provided.

Over the years other standards for dead-end streets have been developed, addressing cul-de-sac diameter, "T" or hammerhead design, maximum grade, pavement width, right-of-way, median strips, and number of residential units to be served, for example.

In 1939, the American Society of Civil Engineers Committee of the City Planning Division on Land Subdivision, chaired by pioneer planning consultant Harland Bartholomew, recommended that:

- dead-end streets not exceed 300 feet in length;
- they be at least 40 feet wide; and
- they terminate in a circular right-of-way with a minimum diameter of 70 feet unless "the Planning Commission approves an equally safe and convenient form of paved space instead of the required turning circle."

These early standards have been augmented and revised over time. Below are the standards presented in the 1985 *PAS Memo* together with recommended practice based on responses to a call for information earlier this year.



	<b>1985 Standards</b>	<b>2007 Standards</b>
Length (the linear distance from the entrance to furthest point, exclusive of interior branch streets <sup>1</sup> )	500 feet maximum <sup>2</sup> No minimum	500 feet maximum <sup>2</sup> 250 feet minimum
Right-of-way width	50 feet	Varies, depending on requirements for divided street, center landscaped strip, and run-off provisions
Cul-de-sac diameter	90 feet	90 to 120 feet
Maximum grade	5%	5%
Pavement width	20 feet	24 feet
Trips per day	Not addressed	250 (based on 25 dwelling units with an average of 10 trips per day)
Number of residential units to be served	Varies	25 single-family units; number of multifamily units varies with design
Turnaround design	Circle	Circle, dog leg, or "T" (circle preferred)
Turnaround landscaping	None required	Previous surface required
Parking on turnaround	Not addressed	Prohibited
Stormwater management areas	None required	Required where effective
Divided entrance	Not addressed	Required for safety
Signage	Not addressed	Required for safety and to avoid confusion
Maintenance	Not addressed	Agreement required; includes land in turnaround
Parking	Not addressed	Prohibited on the roadway unless the right-of-way or paved area is increased
Connections	Not addressed	Required to bikeways and walkways where they exist; breakaway gates and other vehicles



	<b>1985 Standards</b>	<b>2007 Standards</b>
Dead-end street off dead-end street	Not addressed	Prohibited
Hydrants	Not addressed	Located at end of water line or at the low point
Legal issues	Not addressed	Municipal agreements and deed restrictions required for future extensions and disposition of excess land if there is an extension
View lines, pavement types, drainage	Not addressed	Subject to local design and construction standards
Street lighting	Not addressed	Required
Sidewalks	Not addressed	Desirable

## Conclusion

While there are pluses and minuses to dead end streets, generally they should be avoided, or at best used with caution. When they are used, there are certain principles that must be followed:

- Limit the length of a dead-end street to no longer than 500 feet, especially on slopes.
- If the length exceeds the recommended maximum, provide emergency access by easements or other similar means.
- Diameter of the cul-de-sac should be 100 feet (size may vary if drainage is good or if the turnaround is more oval in shape).
- Grade should not exceed five percent.
- Interior of the circle should be landscaped.
- Pave the street for safety and ease of snow clearance.
- Consider looping the water supply system to ensure delivery.
- Do not branch a second dead-end street off of a cul-de-sac, in effect extending the dead-end street.

## Author Information

*Carol Thomas, FAICP, is a land use planner who practices in the northeast and in China. She is a former AICP president and former chair APA's Private Practice Division. For many years she was an adjunct professor at the University of Rhode Island and at Harvard University's Graduate School of Design. She received the 1996 APA Distinguished Service Award. Megan Diprete, AICP, assisted with the early research on current practice for this article, and Whitman Stephens provided the illustrations.*

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## Notes

1. Branch streets are not generally allowed.
2. Length may be up to 1,000 feet in unusual circumstances, in which case an intermediate turnaround or a potential extension may be required. Length is generally measured from the right-of-way of the intersecting street to the outer edge of the turnaround. In some cases it is measured from the center line of the



intersecting street to the center of the turn around or the property line of a "T."  
There are examples of measurement from the access point to the furthest property line.

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**Town of Yorktown** [www.yorktownny.org](http://www.yorktownny.org)

RECEIVED  
PLANNING DEPARTMENT

MAR 3 - 2022

TOWN OF YORKTOWN

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## Building Department

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

### MEMORANDUM

**Edward Kolisz, Assistant Building Inspector**

Telephone (914) 962 5722 ext. 254

Email: [ekolisz@yorktownny.org](mailto:ekolisz@yorktownny.org)

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

TO: Planning Board, Town of Yorktown  
From: Edward Kolisz, Assistant Building Inspector  
Re: Grishaj Subdivision, 3319 Stoney St.  
Date: March 3, 2022

I have met with the Bureau of Fire Prevention regarding the proposed subdivision located at 3319 Stoney St. The current plan is acceptable and is compliant with the Fire Code of NYS. Should the access off of South Shelly St. be removed the subdivision would require special approval and a variance from New York State. The maximum length for a dead end fire apparatus access road is 750 feet. Please contact me with any questions.



Diane Dreier Co-Chair  
Phyllis Bock Co-Chair

Matthew Slater  
Town Supervisor

**TOWN OF YORKTOWN  
CONSERVATION BOARD**

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

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**MEMORANDUM**

RECEIVED  
PLANNING DEPARTMENT

MAR 7 - 2022

TOWN OF YORKTOWN

**To: Town Board**

**From: Conservation Board**

**Date: March 4, 2022**

**Re: Grishaj Subdivision: 3319 Stoney Street**

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The Conservation Board at its March 2, 2022 meeting discussed an alternate site plan for 3319 Stoney Street Grishaj Subdivision. The Conservation Board has the following comments:

- The Conservation Board appreciates all the measure being taken on this project but would like to conduct a site visit before submitting final comments to verify all measures are being taken.

Respectfully submitted:

*Diane Dreier*

For the Conservation Board

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