

TOWN OF YORKTOWN PLANNING BOARD

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

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

April 11, 2022
7:00 PM

1. **Correspondence**
2. **Meeting Minutes – March 28, 2022**

REGULAR SESSION

3. **Village Traditions**
Request for One-Year Time Extension
Location: 15.16-1-32; 1821 East Main Street
Contact: Timothy Mallon, property owner
Description: Approved site plan by Planning Board Resolutions #18-05 dated May 21, 2018 and #2108 dated May 10, 2021.

WORK SESSION

4. **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.
5. **Dorchester Glen Subdivision**
Discussion Subdivision
Location: 15.20-3-6; 1643 Maxwell Drive
Contact: Site Design Consultants
Description: Proposed 4 lot subdivision on 24.26 acres in the R1-20 zone.
6. **Par 3 Golf Course**
Discussion Tree Mitigation Plan
Location: 16.07-1-38; 795 Route 6
Contact: James Martorano Jr., Parks & Recreation Superintendent
Description: Proposed Par 3 golf course and clubhouse with restaurant on Town owned Parkland.
7. **Foothill Street Solar**
Discussion Site Plan & Special Permit
Location: 15.07-1-5; 3849 Foothill Street
Contact: Con Edison Clean Energy Businesses, Inc.
Description: Proposed installation of a 1.875 MW ground mounted solar panel system and Tier 2 battery energy storage system along with associated access road, electric utility upgrades, and perimeter fencing.

8. Old Hill Farm Solar Farm

Discussion Site Plan & Special Use Permit

Location: 16.08-1-4 & 17; 571 East Main Street, Jefferson Valley

Contact: Hillside Solar, LLC

Description: Proposed 3.75 MW ground mounted solar panels disturbing 15 acres on a 19.4 acre property in the R1-20 zone.

9. Building Inspector Referral

Solar Application for 2641 Deer Street

Location: 26.18-1-31; 2641 Deer Street

Contact: Michael Miele

Description: Proposed 18.5 kW ground mount solar adjacent to home on 1.26 acre property in the R1-40 zone.

10. Town Board Referral

EV Charging Stations

Contact: Cuddy & Feder, LLP

Description: Proposed amendments to Chapter 300 to add a definition for EV Charging Stations and make the electronic signage on them exempt from the sign ordinance.

11. Zoning Board Referral

ZBA #22/22 Clifford

Location: 48.07-2-28; 1625 Central Street

Contact: Michael Grace, Esq.

Description: To allow the subdivision of an existing single-family lot into two non-conforming lots; one fronting on Central Street and one front on Summit Street.

12. Zoning Board Referral

ZBA #23/22 Wallack Family Limited Partners

Location: 36.13-1-4; 1549 Jacob Road

Contact: Michael Grace, Esq.

Description: To allow the construction of an accessory barn structure with a building height of 30 ft – 2 in, where 15 ft is the maximum allowed in the R1-40 zone.

13. Discussion on Traffic Mitigation

Last revised: April 7, 2022

Correspondence

APR 8 2022

TOWN OF YORKTOWN



Ecogy Energy
315 Flatbush Ave, Suite 393
Brooklyn, NY 11217

February 22, 2022

RE: Proposed amendment to Chapter 300, Section Chapter 300-81.4 of the Code of the Town of Yorktown entitled “Zoning” regarding Solar Energy

Dear Town of Yorktown,

Ecogy Energy respectfully submits these comments in response to the proposed local law to amend Chapter 300-81.4 entitled “Solar Power Generation Systems and Facilities.”

Ecogy Energy, based in Brooklyn, NY and founded in 2010, is an experienced developer, financier, and owner-operator of distributed generation projects across the U.S. and Caribbean. Ecogy believes that with sound planning, proper development and fair incentives for these types of projects, the State, its residents, and the clean energy industry as a whole will ultimately be more successful. By focusing on solar projects that are best suited and aligned with the Town of Yorktown’s values, the Town of Yorktown can preserve precious and limited natural resources while directing the benefits of clean renewable energy to local small businesses, property owners, nonprofits and other organizations that need them most. These benefits, including new revenue streams and discounted electricity (through community solar), will in turn allow such organizations to continue their operations serving the Town of Yorktown, creating jobs, expanding municipal tax bases and stimulating the local economy.

Ecogy respectfully submits the following comments for the Town of Yorktown to consider when reviewing this proposed amendment:

Section 300-81.4(F)(3)(a) and 300-81.4(F)(3)(b) of the Code of the Town of Yorktown is hereby placed with the following language:

“Large-scale solar energy systems shall adhere to the setback requirements of the underlying zoning district, except that the Planning Board may impose greater setbacks if it determines that the minimum setbacks do not provide adequate protection against identified negative impacts. In residential districts the minimum setbacks shall be complied with except that no setback shall be less than 100 feet from any property boundary. The height of ground-mounted systems shall be limited to 10 feet in residential zones and 20 feet in all other zones. Roof-mounted systems shall be limited to the height requirements of the underlying zone except that panels installed on flat roofs must be installed so that they are not visible or suitably screened.”

The setback increase from a minimum of 50’ to 100’ for “...any property boundary”

disproportionately affects landowners with multiple parcels and larger parcels as a 100' setback is not always needed to properly screen solar systems from view especially if they border the same parcel owner or if they border a completely forested county property for example.

The change in height requirement to 10' in residential zones compared to a previous 15' height limit is significantly worrisome as a ground mount with two-panel vertical orientation with some slope may reach higher than 10' on the top end. This is with standard tilt and building code requirements that require the panels being raised above the ground a certain height. This includes any type of canopy project as they are required to be 13' 6" at their minimum due to fire access underneath. Ecogy strongly recommends maintaining the 15' height requirement and not adjusting it downward as it would limit any type of system including residential projects or any type of carport and ground-mount project. The Town of Yorktown should greater encourage better sited projects including canopy projects and therefore should have discretion of the height requirements should a properly-sited project be proposed.

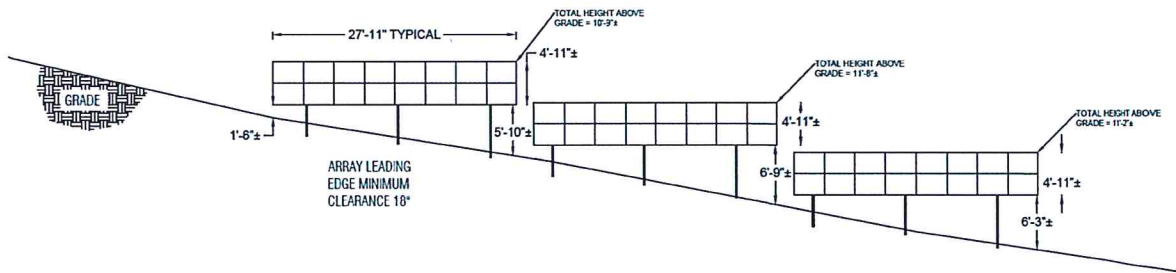


Figure 1: This shows how a project built on a slope could be higher than 10' as proposed in the amendment even with a standard 2-panel vertical orientation.

Section 300-81.4(F)(3) of the Code of the Town of Yorktown is hereby amended to add the new following subsection (i):

“The owner, operator or manager of any large scale solar power generation system shall be required to conduct annual inspections of the site's approved landscaping, screening, buffering and any other required vegetative plantings or structures required under the approval. The inspection shall ascertain the health, effectiveness, condition and viability of such landscaping, screening, buffering and any other required vegetative plantings or structures. The findings of each annual inspection shall be reported to the Town Engineer as a written report with photographs where necessary. Any dead or diseased vegetative material or any other deficiencies shall be promptly replaced or repaired by the site owner, operator or manager. If such diseased dead or deficient material is not promptly replaced or repaired to the satisfaction of the Town Engineer, the Town Engineer shall exercise enforcement action pursuant to Section 300-193 "Screening, drainage facilities and buffer strips.”

While we understand the intention of the proposed new subsection, Ecogy recommends changing the language so as not to require owner-operators to guarantee plantings for 25-years. Climate change has been causing erratic climate conditions that have caused wind storms that have wreaked havoc and increased the difficulty of growing certain plants. In one of Ecogy's projects we have gone above and beyond the screening requirements and are proposing to plant 100+ bushes/shrubs. This language, as proposed, would require an annual inspection and a completion of a report on every single individual planting and penalties if one shrub died or was diseased. This creates significant default risks and significant ongoing operations and maintenance costs which will only decrease the value to the property owner. This will incentivize developers to only focus on donating to the Tree Fund as that will not require ongoing operations and maintenance compared to doing the "right thing" and actually planting on-site as that will require thousands of dollars more in expense and ultimately changing the risk appetite of the project as the project could incur large fines and potentially default if a wind or ice storm hit the property during the middle of winter and new planting couldn't be completed until the following year.

Ecogy recommends that the annual inspection report frequency be changed to 3 or 5 year intervals to reduce project costs and a buffer for the plantings to get back into good health as planting them at certain times of year will greatly affect their health and understanding if they are getting back to good health will also take more time than just one year.

Section 300-81.4(G)(1) of the Code of the Town of Yorktown is hereby placed with the following language:

"All applications for a solar farm shall be accompanied by a decommissioning plan to be implemented upon abandonment, or cessation of activity, or in conjunction with removal of the facility, prior to issuance of a building permit. The Planning Board shall require the applicant to file a decommissioning bond prior to the issuance of any permits."

This section states, "the Planning Board shall require the applicant to file a decommissioning bond prior to the issuance of any permits." Smaller developers may not be able to obtain a bond, therefore the amendment should allow for a security cash deposit as an alternative option unless it has already been posted with the property owner directly. In our experience we have seen that bonds are essentially nonexistent for smaller systems (below 250 kW). An example of this issue with surety bonds can be seen for one of Ecogy's Westchester projects where we had to post the total value of a decommissioning bond (\$25,000), which is currently being held by the bond company. However, on top of the \$25,000 decommissioning bond, Ecogy is also required to pay over a thousand dollars a year to renew the bond certification document annually over the 25-years. In this real example in a project near Yorktown, requiring developers to place the assurance in a bond or surety, hurts smaller solar developers and thus we strongly recommend requiring a security cash deposit instead. Almost all of the value flows to the bond-holder in the proposed language as compared to if a cash deposit was simply placed to the Town directly. Additionally, with this language there could be potentially a doubling of decommissioning

assurance - in that it is standard (at least for Ecogy) to put up a cash deposit to ensure removal directly with the Property Owner so with this code, Ecogy would have to put up both assurance to the Property Owner and to the Town - thereby increasing project costs and hindering development.

This proposal of a cash deposit is a financial mechanism proposed through NYSERDA's Guidebook for Municipalities on Decommissioning Solar Panel Systems¹ and accepted by The Town of Ossining in their solar code pasted below:

(12) Security.

- (a)** A cash deposit, bond or other form of security in an amount and form acceptable to the Town Attorney and Town Engineer shall be submitted to the Town, and shall be in an amount sufficient to ensure the good-faith performance of the terms and conditions of the permit issued pursuant hereto, and shall also provide for the removal of the solar energy system and restoration of the lot subsequent to removal. The amount of the cash deposit, bond or other security shall be 125% of the cost of removal of the solar energy system and restoration of the property with an escalator of 2% annually for the life of the solar energy system. The decommissioning amount shall be reduced by the amount of the estimated salvage value of the solar energy system.

Section 300-81.4 of the Code of the Town of Yorktown is amended to add the following new section (I):

“Payments In Lieu of Taxes. To the extent of any real property with a Solar Energy System authorized hereunder is exempt from taxation to the extent of any increase in the assessed value thereof by reason of the inclusion of such solar energy system under NY real property tax law 487, the property owner shall be required to enter a contract with the Town for payments in Lieu of taxes (PILOT) as set forth in NY RPTL 4879. The amount of such PILOT shall be set by the Town Board, upon recommendation of the Town Assessor. Said recommendation shall be based upon recommendation of the Town Assessor. Said recommendation shall be based upon industry-recognized standards (e.g. the NYSERDA PILOT calculators). Under NY RPTL 487, Solar Energy Systems are not exempt from special district ad valorem taxes, which will be the responsibility of the property owner in addition to any PILOT payments.”

Ecogy strongly recommends the Town of Yorktown look to the passed PILOT law from the Town of Ossining. In particular, NYSERDA and the Town of Ossining understood that smaller systems <1MW AC have much smaller economies of scale and therefore have very little ability to pay these large PILOT payments.

¹ <https://www.nyserdera.ny.gov/-/media/B985327F8C9C40F6AA67059E016CB2CE.ashx>

§ 180-37 **PILOT required.**

- A. The owner of a property on which a solar energy system is located or installed (including any improvement, reconstruction, or replacement thereof), shall enter into a PILOT agreement with the Town consistent with the terms of this article, except for:
- (1) Residential solar energy systems.
 - (2) Solar energy systems with a capacity less than one MW.
 - (3) Solar energy systems that do not seek or qualify for an exemption from real property taxes pursuant to Real Property Tax Law § 487(4).

In NYSERDA's Solar Payment in Lieu of Taxes (PILOT) guidebook² it explicitly gives an exception to smaller projects <1MW which has been approved and passed by many municipalities in the State of New York. Ecogy asks the Town of Yorktown to make this explicit to give certainty to financiers of this exemption. Project costs for smaller projects, particularly rooftop and canopy projects, are much higher on a per kW basis. Even a couple thousand dollars a year in new PILOT payments can be the difference between doing a project or not.

We thank you for careful consideration of these comments and appreciate your support of the clean energy industry in New York State. Should any questions or comments arise, please do not hesitate to reach out to myself or a member of the Ecogy team.

Warmest regards,

/s/

Brock Gibian
Director of Development
Ecogy Energy
www.ecogyenergy.com
718-304-045

²<https://www.nyserra.ny.gov/-/media/Files/Programs/NYSun/Solar-PILOT-Toolkit.pdf>

Christopher Taormina, RA
Chairman

Matthew Slater
Town Supervisor

TOWN OF YORKTOWN

ADVISORY BOARD ON ARCHITECTURE & COMMUNITY APPEARANCE (ABACA)

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

RECEIVED
PLANNING DEPARTMENT

APR 7 2022

TOWN OF YORKTOWN

To: Steven Fraietta, Assistant Building Inspector
From: ABACA
Date: April 7, 2022
Subject: McDonald's Restaurant, 3481 Crompond Road – Sign Application
SBL: 36.05-1-10

Drawings Reviewed:

Title:	Date:	Produced By:
Signs Ink - Sign application with associated materials by Signs Ink	3/29/22	Building Department Referral

The Advisory Board on Architecture and Community Appearance reviewed the above referenced subject at their meeting held on Tuesday, April 5, 2022. According to the memo from the Building Department dated 3/29/22, the proposal meets the quantitative requirements of the Zoning Ordinance. Brian O'Connor of Frohling Sign Company was present.

The proposal is to replace the existing freestanding sign with a new Next Gen 151 road sign with 3 feature panels as shown in the renderings submitted and attached.

Based on the renderings received and attached, the Board has no objection to a building permit being issued for this location.

Christopher Taormina

Christopher Taormina, RA
Chairman

/nc

Attachments

cc: Applicant

Planning Department

TOWN OF YORKTOWN

ADVISORY BOARD ON ARCHITECTURE & COMMUNITY APPEARANCE (ABACA)

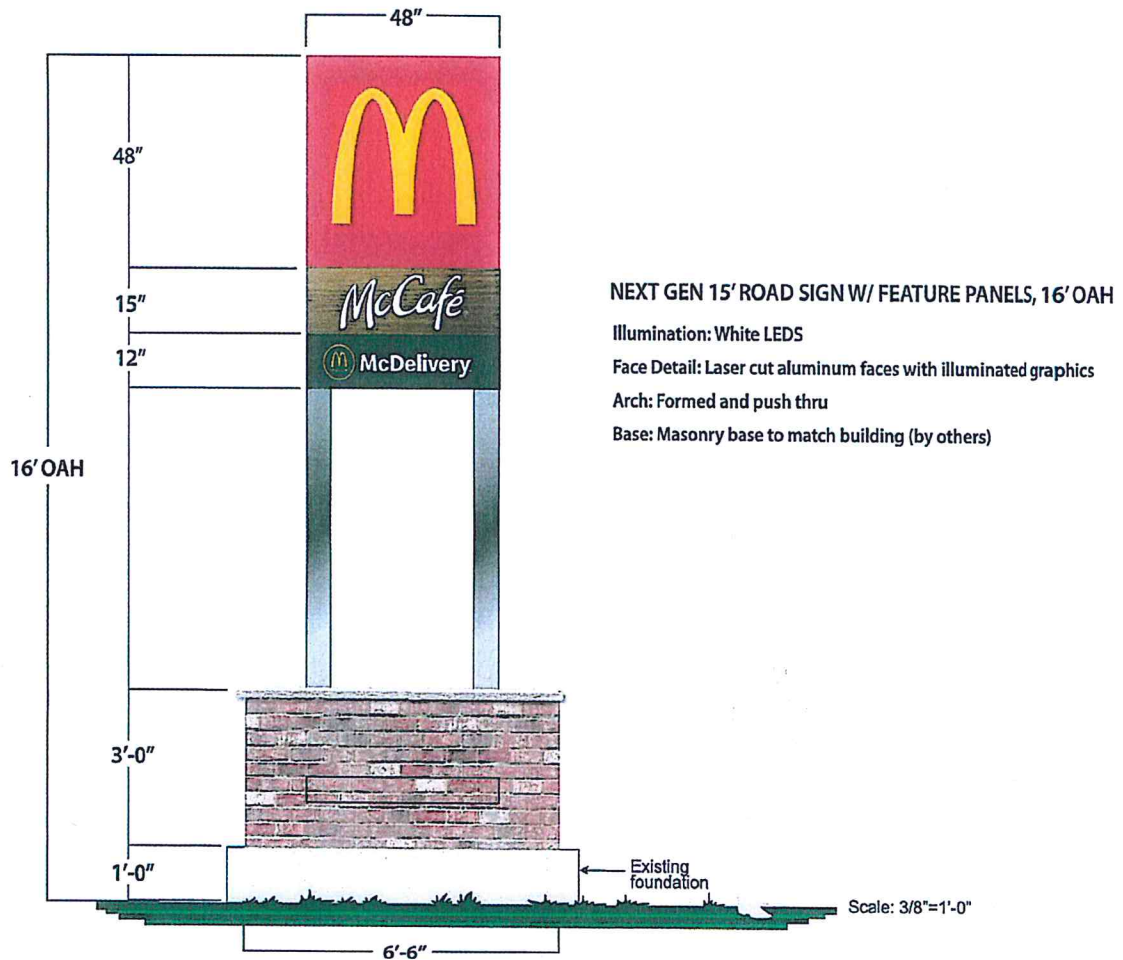
Albert A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565

ABACA Memo – McDonalds Restaurant, 3481 Crompond Road

April 7, 2022

Page 2 of 3

Sign Details



		<small>DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For window requirements, actual dimensions and mounting detail, please refer to engineering specifications and master drawings. © 2021 Everbrite, LLC, all rights reserved. This document is confidential and proprietary to Everbrite, LLC. Any disclosure to a third party is expressly prohibited.</small>	
Customer: MCDONALD'S		Description: Next Gen 15' Road Sign w/ feature panels and brick base	Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.
Project No: 454529-1	Scale: 3/8"=1'-0"		
Date: 03/10/22	Drawn By: CH	Revised:	CUSTOMER SIGNATURE _____ DATE _____
Location & Site No: 3481 U.S. Highway 202 & Road 1 Cortlandt Manor, NY NN01784-4		Revised:	LANDLORD SIGNATURE _____ DATE _____

Draft Minutes

Village Traditions

VILLAGE TRADITIONS, LLC.

P. O. Box 1054
Baldwin Place, NY 10505

RECEIVED
PLANNING DEPARTMENT

APR 1 2022

TOWN OF YORKTOWN

March 25, 2022

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

RE: **Sec 15.16 Blk 1 Lot 32**

Dear Yorktown Planning Board,

Village Traditions, LLC. requests an extension on the May 21, 2018 resolution approving the amended site plan, located at 1821 East Main Street, Mohegan Lake, NY 10598, Tax No. 15.16, BLK 1, Lot 32.

Thank you for your attention to this matter.

Regards,

Timothy Mallon
timmallon19@gmail.com
(845) 721-6520

Grishaj Subdivision

Site Design Consultants

Civil Engineers • Land Planners

March 29, 2022

Ms. Robyn Steinberg, AICP
Town Planner - Town of Yorktown
1975 Commerce Street
Yorktown Heights, NY 10598

RECEIVED
PLANNING DEPARTMENT
MAR 29 2022
TOWN OF YORKTOWN

Re: Nikolla Grishaj
Subdivision of 3319 Stoney Street
Scofield Road and Stoney Street
SBL 16.17-2-77

Dear Robyn:

We would request that this project be added to the April Planning Board agenda for the purpose of discussing the Planning Board's decision regarding the road connection issue for this subdivision.

We are not submitting any documents at this time. Please contact us if you have any questions. Thank you.

Yours Truly

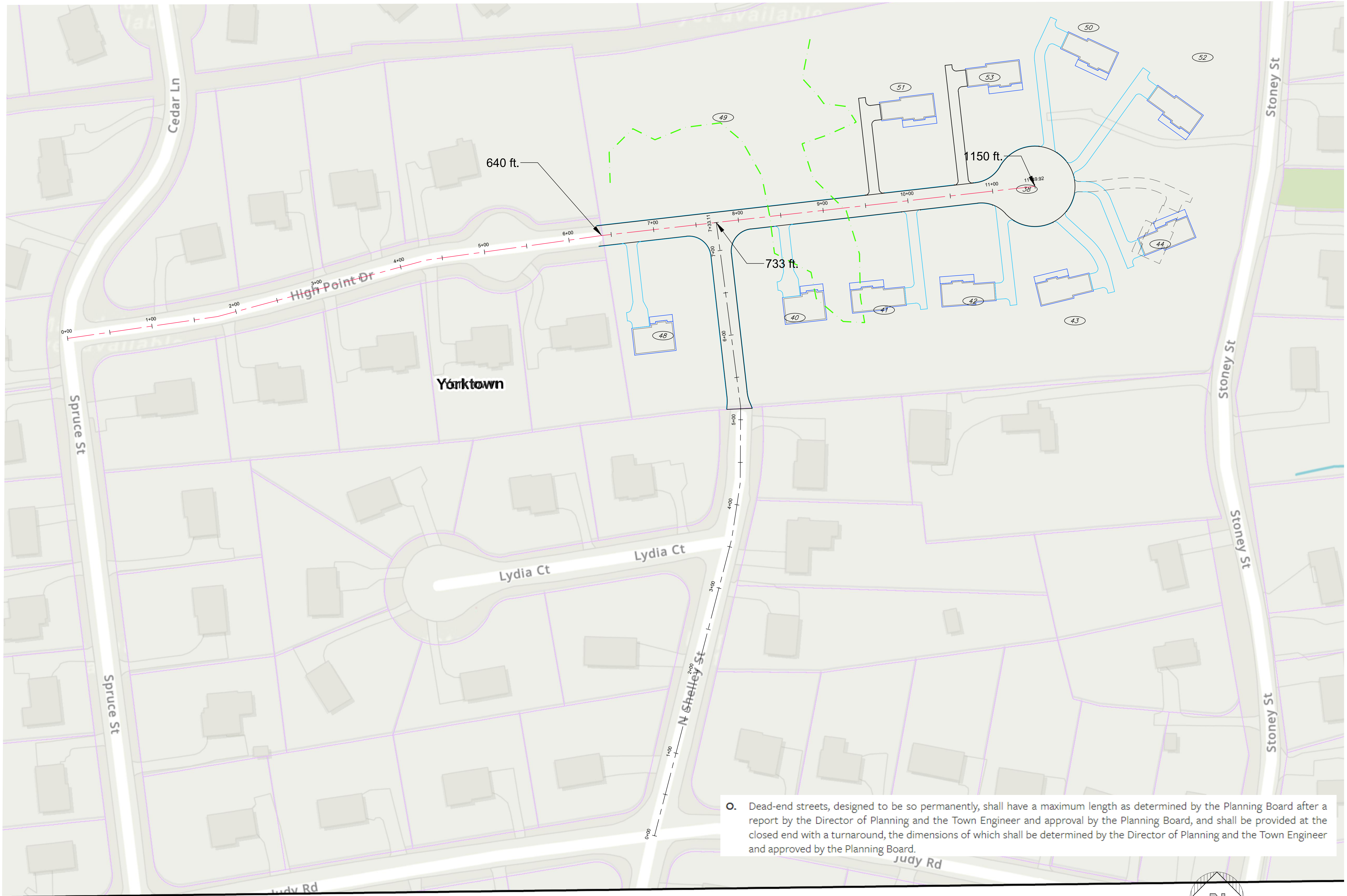

Joseph C. Riina, P.E.

Cc: Town Supervisor
Building Department
Engineering Department
Water Department
Nikolla Grishaj
Ed Lachterman

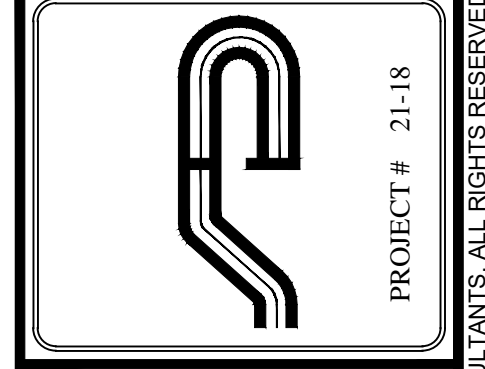
JCR / cm / sdc 21-18



E:\2021\18 GRISHAJ - STONY STREET ENGINEERING\CAD\CAD-21-18 GRISHAJ - STONY STREET\18 SITE PLAN 12.23.21.DWG 09/29/2021 2:58:07 PM



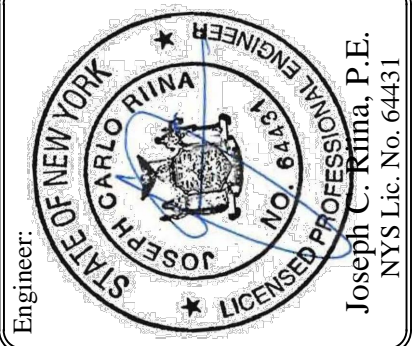
○. Dead-end streets, designed to be so permanently, shall have a maximum length as determined by the Planning Board after a report by the Director of Planning and the Town Engineer and approval by the Planning Board, and shall be provided at the closed end with a turnaround, the dimensions of which shall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



PROJECT # 21-18

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

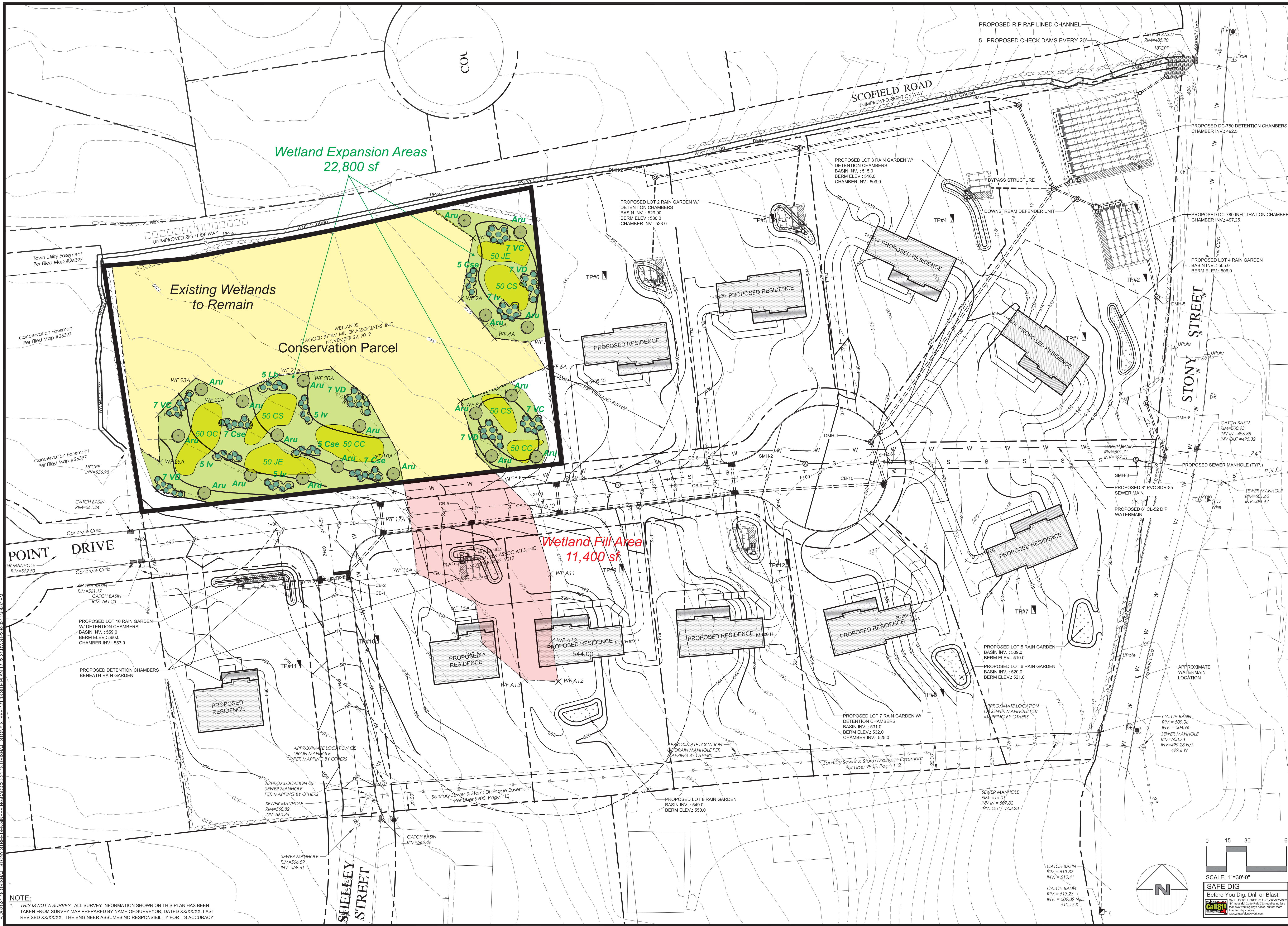
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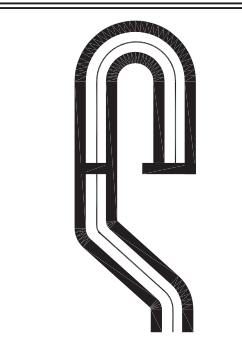
ROADWAY ALIGNMENT STUDY

NIKOLLA GRISHAJ

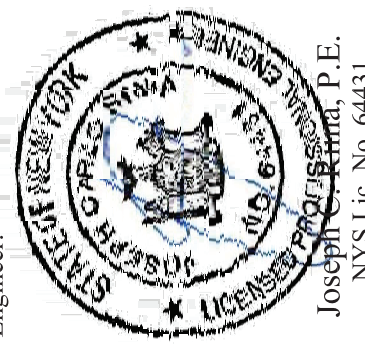
3319 STONY STREET
Town of Yorktown Westchester County, New York

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





Site Design Consultants
 Civil Engineers • Land Planners
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 www.sitedesignconsultants.com



Engineer
 Joseph P. Grishaj, P.E.
 No. 125,100
 NYS Lic. No. 6431

Responsible:	Checked:	Comments:

SCALE:	DRAWN BY:	DATE:
1" = 50'	TK	5/7/21

WETLAND MITIGATION PLAN

SITE PLAN
 PREPARED FOR
NIKOLLA GRISHAJ
 3319 STONY STREET
 Yorktown Heights, New York
 Westchester County, New York

Sheet of

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/root 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 turged 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

- Prior to commencement of site work, silt fence is to be placed at limit of disturbance.
- 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.
- 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.
- Hay and seed area of wetland expansion with Pinelands Riparian Buffer Mix or equivalent. Companion seed with annual ryegrass as per grower's recommendations.
- 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:

- 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.
- Vegetation cover maps, at a scale of one inch equals 100 or larger, shall be prepared for each growing season.
- 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.
- 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.

NOTE:
 THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY NAME OF SURVEYOR, DATED XXXXXX, 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.

Map Symbol	Quantity*	Scientific Name	Common Name	Size
Trees				
Aru	19	<i>Acer rubrum</i>	Red Maple	5' - 6'
Shrubs				
CSe	24	<i>Cornus sericea</i>	Redstart dogwood	3' - 4'
LB	5	<i>Lindera benzoin</i>	Spicebush	3' - 4'
IV	22	<i>Ilex verticillata</i>	Winterberry holly	3' - 4'
VC	21	<i>Vaccinium corymbosum</i>	Highbush blueberry	4' - 5'
VD	28	<i>Viburnum dentatum</i>	Arrowwood	4' - 5'
Herbaceous				
CS	150	<i>Carex stricta</i>	Tussock sedge	2" plug
CC	100	<i>Carex crinita</i>	Fringed sedge	2" plug
JE	100	<i>Juncus effusus</i>	Soft rush	2" plug
OC	50	<i>Osmunda cinnamomea</i>	Cinnamon fern	quart
Seed Mix				
RBM	8 pounds	Pinelands Riparian Buffer 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.



**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

BAKER

BAKER

CHRISTINE

TURUS LANE

ALICE LANE

ROSE

PRIEST LANE

TURUS LANE

ROSE

HARDS LANE

TURUS LANE

ROSE

LANE

LANE

AMELIA DRIVE

AMELIA DRIVE

SUNNY

SUNNY RIDGE RD

SPRUCE STREET

SPRUCE STREET

BEACH COURT

BEACH CT

ROAD

SUNNY COURT

SUNNY COURT

SUNNY RIDGE ROAD

STONY STREET

AUDRA COURT

COURT

LYDIA COURT

JUDY

STREET

SHELLEY

STREET

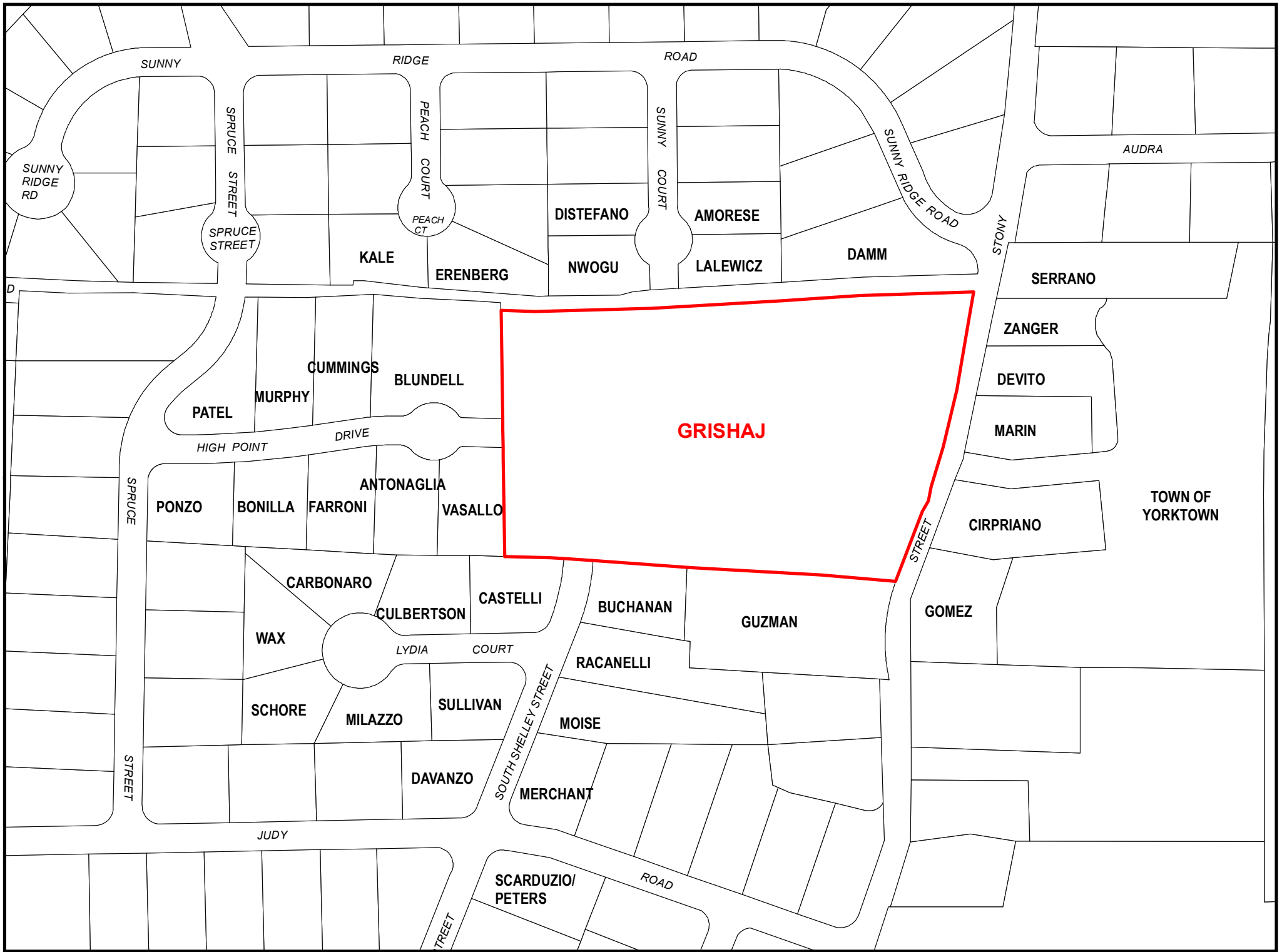
ROAD

DRIVE

STONY

STONY

STONY STREET



GRISHAJ

DISTEFANO

AMORESE

KALE

ERENBERG

NWOGU

LALEWICZ

DAMM

SERRANO

ZANGER

DEVITO

MARIN

TOWN OF YORKTOWN

CIRRIPRIANO

GOMEZ

GUZMAN

BUCHANAN

RACANELLI

MOISE

MERCHANT

SCARDUZIO/
PETERS

CASTELLI

CULBERTSON

CARBONARO

WAX

LYDIA COURT

SULLIVAN

MILAZZO

SCHORE

DAVANZO

JUDY

PONZO

BONILLA

FARRONI

ANTONAGLIA

VASALLO

PATEL

MURPHY

CUMMINGS

BLUNDELL

SUNNY

RIDGE

ROAD

SPRUCE STREET

PEACH COURT

SUNNY COURT

SUNNY RIDGE ROAD

STONY

SPRUCE STREET

PEACH CT

SUNNY RIDGE RD

D

SPRUCE STREET

HIGH POINT DRIVE

SOUTH SHELLEY STREET

STREET

STREET

ROAD

TREET

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.

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 14 2022

Nancy Calicchia

From: Rob Buchanan <holeymanrob@gmail.com>
Sent: Sunday, March 13, 2022 11:28 AM
To: Planning Department
Subject: Grishaj Major Subdivision to connect High Point Drive to South Shelley Street

TOWN OF YORKTOWN

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

My name is Robert Buchanan. I live on South Shelley Street, 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.

As South Shelley Street is now a dead end and so has no through traffic, the proposed extension of South Shelley Street would bring a significant and noticeable increase in traffic not only from the planned residences but from delivery and service vehicles going into the subdivision. The extension of South Shelley to an extension of High Point Drive would also increase traffic on South Shelley Street as it would become another route to get to Spruce Street/Cedar Lane from Judy Road.

Respectfully yours,
Robert Buchanan

MAR 14 2022

Nancy Calicchia

TOWN OF YORKTOWN

From: Stacy Scarduzio <staceyscarduzio@gmail.com>
Sent: Sunday, March 13, 2022 12:25 PM
To: Planning Department
Subject: Grishaj Major subdivision to connect High Point 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.

Hello

Our names are Stacy Scarduzio and Thomas Peters. We reside at 1295 Judy Road, Mohegan Lake. We are one of the homes located *on the corner* of Judy Road and South Shelley Street. We are one of many families that have children under the age of 11, who all play together outside, in each other's yards.

As residents of Yorktown, we object to the extension of South Shelley Street to High Point Drive that is proposed in the plans for the Grishaj subdivision. Having this connection would cause more traffic in our quiet neighborhood, and cause more harm than good.

Please consider this objection when making your decision on the extension of South Shelley Street.

Thank you,

Stacy Scarduzio & Thomas Peters
1295 Judy Rd, Mohegan Lake, NY 10547

MAR 15 2022

Nancy Calicchia

From: Tim Sullivan <timsullivan206@gmail.com> TOWN OF YORKTOWN
Sent: Monday, March 14, 2022 4:38 PM
To: Planning Department
Subject: 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.

Hello. My name is Tim Sullivan and I live at 1313 Lydia Court, 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. Several of my neighbors and I have spoken out about this at several Planning Board meetings. Currently, we have a quiet street where people regularly walk and children ride their bikes and skateboards or play ball. This would be taken away by the through street created by extending South Shelley and would turn this quiet street into a busy thoroughfare and make it more dangerous for the many residents, many of whom have small children. Our quality of life will be significantly altered will our property values.

If access to the development by emergency vehicles is a concern, then why not have a smaller road directly off of Stony Street? The argument that this would increase traffic on Stony Street doesn't make sense because Stony Street is the only outside access (directly or indirectly) to this neighborhood anyway.

Please consider this objection when making your decision on the extension of South Shelley Street.

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

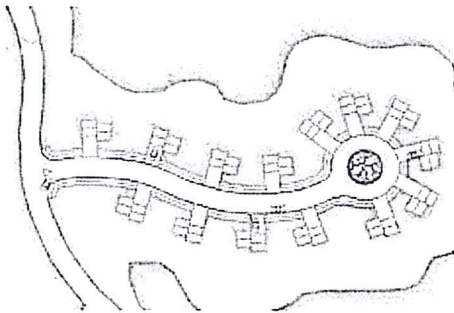


Figure 1: Acceptable. Short, private, and neighborly.

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

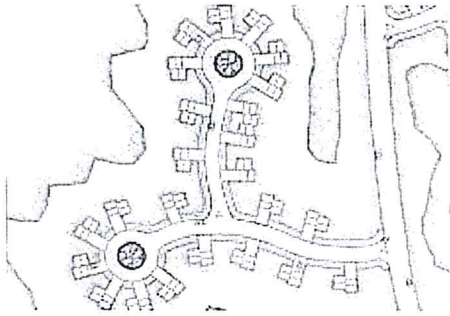


Figure 2: Unacceptable. Cul-de-sac off cul-de-sac extends the length.

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.

	1985 Standards	2007 Standards
Length (the linear distance from the entrance to furthest point, exclusive of interior branch streets ¹)	500 feet maximum ² No minimum	500 feet maximum ² 250 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

	1985 Standards	2007 Standards
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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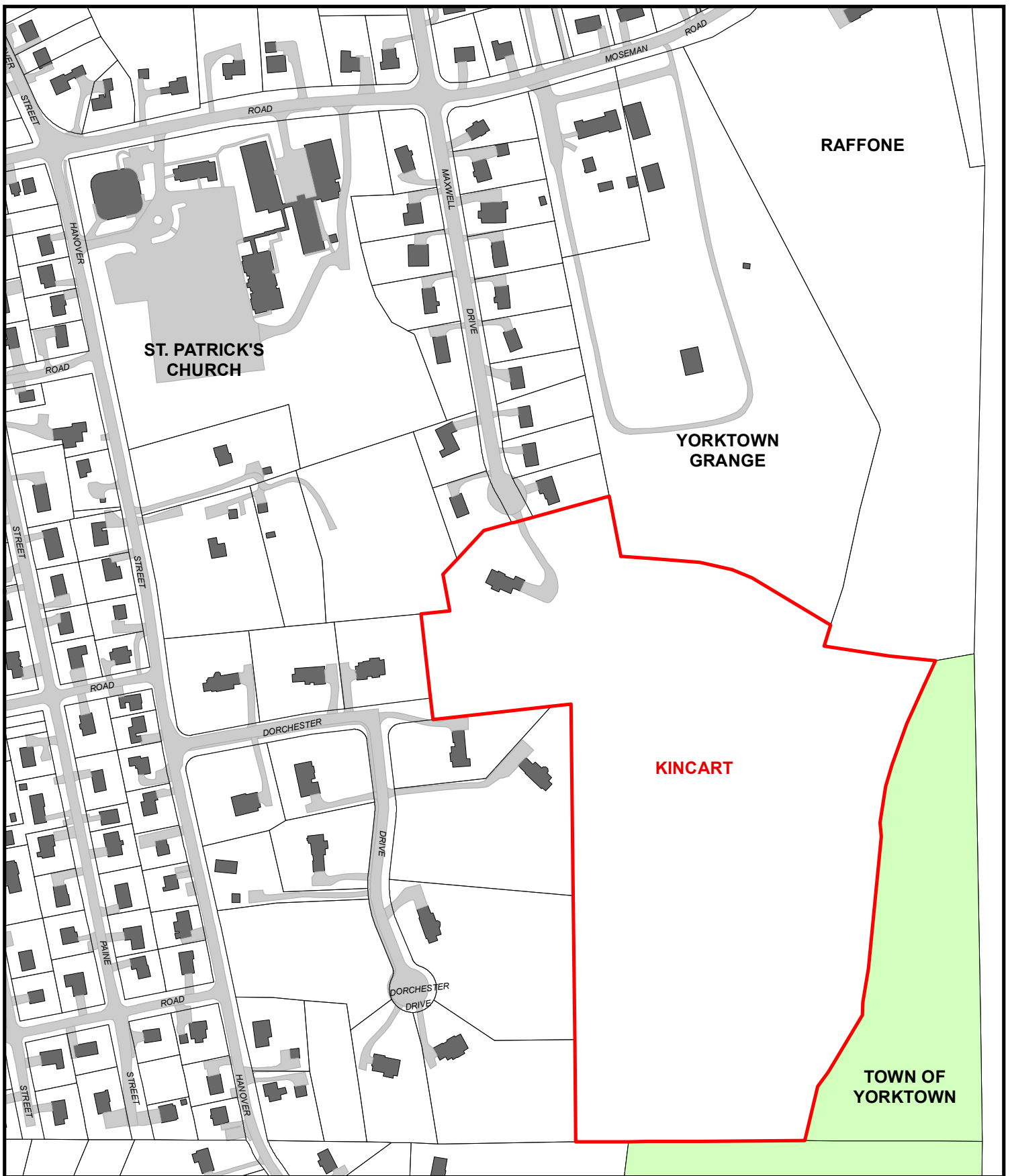
Notes

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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Dorchester Glen Subdivision



<p>TOWN OF YORKTOWN PLANNING DEPARTMENT Albert A. Capellini Community & Cultural Center 1974 Commerce Street, Yorktown Heights, NY 10598 (914) 962-6565, www.yorktownny.org/planning</p>		<p>0 150 300 600 Feet</p> <p>1 inch = 300 feet</p>
<p>TITLE: Dorchester Glen Subdivision DATE: April 8, 2022</p>		
<p>FILE: F:\ArcGIS\PROJECTS\Dorchester Glen.mxd BY: RAS</p>		<p>Sources: Town of Yorktown GIS and Westchester County GIS: 2018.</p>

Site Design Consultants

Civil Engineers • Land Planners

March 29, 2022

Ms. Robyn Steinberg, AICP
Town Planner - Town of Yorktown
Commerce Street
Yorktown Heights, NY 10598

RECEIVED
PLANNING DEPARTMENT

MAR 29 2022

TOWN OF YORKTOWN

Re: Dorchester Glen Subdivision
Minor Subdivision Application
1643 Maxwell Drive

Dear Robyn:

John and Elaine Kincart, property owners, are proposing 4 new single-family residential lots on the above referenced address. The lots will be served by Town sewer and water, with stormwater management. Initially a Conventional Subdivision plan is proposed, with the possibility of a Flexibility Subdivision plan.

Enclosed please find the following items being submitted for distribution and discussion at the Planning Board Meeting.

- Application for Minor Subdivision;
- Short EAF;
- MS4 Application;
- Five sets of plans titled "Preliminary Subdivision Plan Prepared for Dorchester Glen," Sheets 1-2 of 2, dated 03-30-2022.

We are also submitting a digital copy of this submission. Please add this project to the agenda for the Planning Board Meeting of 4-11-2022. Please provide a fee schedule for this project. Please contact me if you have any questions. Thank you.

Yours Truly,


Joseph C. Riina, P.E.

cc: Town Supervisor
Town Engineer
Building Department
Planning Department
Water Department

JCR / dd / enc. / sdc 00-16

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



MAR 29 2022

TOWN OF YORKTOWN

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 03-29-2022

1. Name of Project: Dorchester Glen Subdivision

2. Tax Map Designation: Section 15.20 Block 3 Lot 6

3. Zone: R1-20 Acreage: 24.2644

4. Total number of lots proposed: 4

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

It is proposed for development of 4 single-family residences. All lots to be served by Town water and sewer.

Stormwater management will be designed for each lot. A Conventional plan with possibility of Flexibility Plan.

6. Contact Person - CHOOSE ONLY ONE:

Applicant
 Attorney

Owner
 Engineer

Architect
 Surveyor

Wetland Scientist
 Landscape Architect

7. Applicant

Name John and Elaine Kincart

Firm _____

Address 1643 Maxwell Drive, Yorktown Heights, New York 10598

Phone 914-384-3385

Fax _____

Email jkincart@optonline.net

8. Owner of Record

Name same as 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, New York 10598
Phone 914-962-4488
Fax 914-962-7386
Email jriina@sitedesignconsultants.com
Lic. No. 64431

11. Surveyor

Name Eric Link, LS
Firm Link Land Surveyors, PC
Address 21 Clark Place, Mahopac, New York 10541
Phone 845-628-5857
Fax _____
Email elink@landsurveyors.com
Lic. No. _____

12. Architect

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

13. Wetland Scientist/Specialist

Name Anthony Russo
Firm ECSI
Address 35 Roosevelt Avenue, Middletown, New York 10940
Phone 845-342-6540
Fax _____
Email ecsi@frontiernet.net

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: approval for Flexibility plan
 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 School District</u>	Water District	<u>Yorktown Consolidated</u>
Fire District	<u>Yorktown Fire</u>	Sewer District	<u>Yorktown Sewer</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.

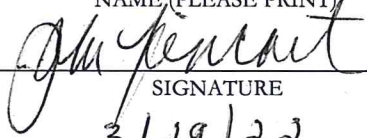
The applicant agrees to comply with the requirements of the Road Specifications, the Land Use Regulations, Zoning Ordinance, Tree Removal and Excavation ordinance, and any additions or amendments thereto.

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 data required by Land Development Regulations, including final reports from the Director of Planning and Town Engineer are received by the Board.

Applicant

John Kincart
NAME (PLEASE PRINT)

SIGNATURE
3/29/22
DATE

Owner of Record

same as applicant
NAME (PLEASE PRINT)

SIGNATURE

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.:

JOHN KINCART, 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.

[Handwritten Signature]

Sworn before me this 29th date of March, 20

Catherine M. Mills
Notary Public

CATHERINE M. MILLS
Notary Public, State of New York
No. 5002516
Qualified in Westchester County
Commission Expires 10-5-2022

AFFIDAVIT TO BE COMPLETED BY CORPORATION OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS.:

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

Sworn before me this _____ date of _____, 20__

Notary Public

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

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

Sworn before me this _____ date of _____, 20__

Notary Public

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

MAR 29 2022

TOWN OF YORKTOWN

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
John and Elaine Kincart			
Name of Action or Project: Dorchester Glen Subdivision			
Project Location (describe, and attach a location map): 1643 Maxwell Drive, Yorktown Heights, New York 10598			
Brief Description of Proposed Action: It is proposed for development of 4 single-family residences. All lots to be served by Town water and sewer. Stormwater management will be designed for each lot. A Conventional plan with possibility of Flexibility plan.			
Name of Applicant or Sponsor: Joseph C. Riina, P.E., Site Design Consultants		Telephone: 914-962-4488	
		E-Mail: jriina@sitedesignconsultants.com	
Address: 251-F Underhill Avenue			
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 checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: WCHD, NYC DEP, NYS DEC, Town of Yorktown Planning Board, Town Board			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		24.2644 acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		24.2644 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" 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			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Joseph C. Riina</u>	Date: <u>3-29-2022</u>	
Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

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

Section 15.20
Block 3
Lot # 6

Approval Authority: TE [] PB [] TB []
Application #: _____ RECEIVED
Date Received: _____ PLANNING DEPARTMENT
Date Issued: _____ MAR 29 2022
Date Expires: _____
Fee Paid: \$ _____ TOWN OF YORKTOWN

Job Site Address: 1643 Maxwell Drive
City/State/Zip: Yorktown Heights, NY
10598

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

APPLICANT:

YOUR NAME: John Kincart
COMPANY: _____
ADDRESS: 1643 Maxwell Drive
Yorktown Heights, NY ZIP 10598
PHONE: (914) 384-3385
EMAIL: jkincart@optonline.net

OWNER:

YOUR NAME: John Kincart
COMPANY: _____
ADDRESS: 1643 Maxwell Drive
Yorktown Heights, NY ZIP 10598
PHONE: (914) 384-3385
EMAIL: jkincart@optonline.net

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

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

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

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

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

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

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

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

Excavation will be for driveways, homes and utilities.

3. Tree Removal:

Amount of trees and/or stumps to be removed: TBD

Sizes; approximate DBH: _____

Species of trees to be removed (i.e. Birch, Spruce - if known): _____

Reason for removal: _____

Trees marked in field (trees must be marked prior to inspection): Yes: _____ No: _____

Tree removal contractor: _____

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

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

I, John Kincart hereby authorize Joseph C. Riina, P.E. to apply for this Stormwater/Wetland Permit/Tree Permit on my behalf.

Signature:  Date: 3/30/22
Must be original signature. Digital signatures not accepted.

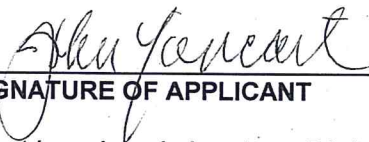
No application will be processed without the above-mentioned, required information.

GENERAL CONDITIONS

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

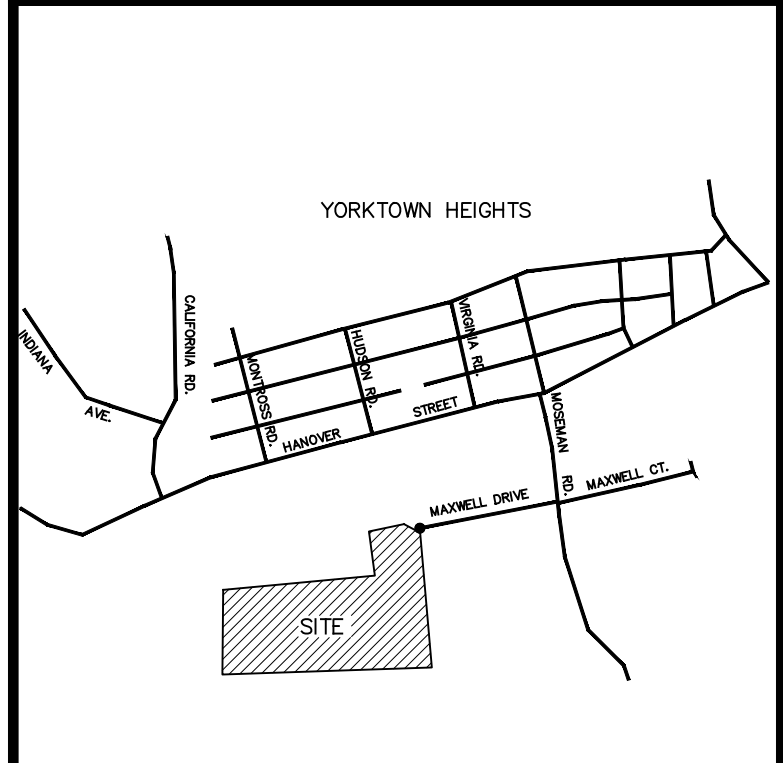
John Kincart

PRINT NAME


SIGNATURE OF APPLICANT

3/30/22
DATE

Must be original signature. Digital signatures not accepted.



LOCATION MAP
NOT TO SCALE

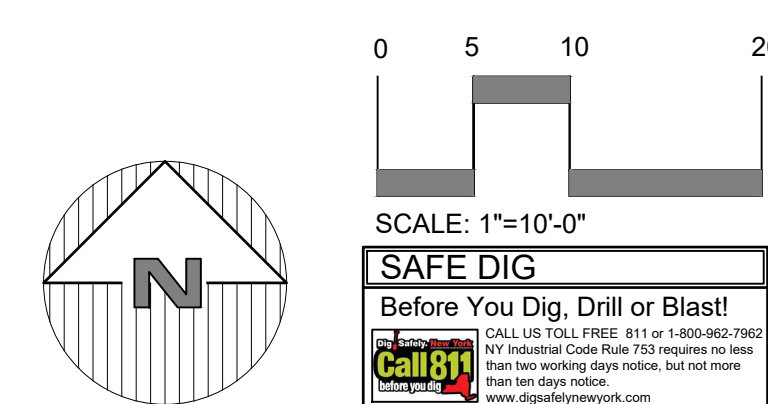


SITE DATA:
OWNER / DEVELOPER: JOHN AND ELAINE KINCART
1643 MAXWELL DRIVE
YORKTOWN, NY 10598
PROJECT LOCATION: 1643 MAXWELL DRIVE
YORKTOWN, NY 10598
EXISTING TOWN ZONING: R1-20, SINGLE FAMILY RESIDENTIAL
PROPOSED USE: FLEXIBILITY STANDARDS
TOWN TAX MAP DATA: SECTION 15.20, BLOCK 3, LOT 6
SITE AREA: 24.3 ACRES (1,058,508 SF)
SEWAGE FACILITIES: PUBLIC SEWER
WATER FACILITIES: PUBLIC WATER FACILITIES

ZONING SCHEDULE:

LOT AREA	R1-20
LOT WIDTH	20,000 sf
LOT DEPTH	100 ft
FRONT YARD	40 ft
SIDE YARD	15 ft min.
COMBINED (SY)	40 ft
REAR YARD	40 ft
ROAD FRONTAGE	100 ft. (60 ft. cul-de-sac)

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 XXXXXX, LAST REVISED XXXXXX. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



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

Engineer:
No. Date Comments:

SCALE: 1"=50'
DRAWN BY: CS
DATE: 3/30/22

CONVENTIONAL SUBDIVISION PLAN

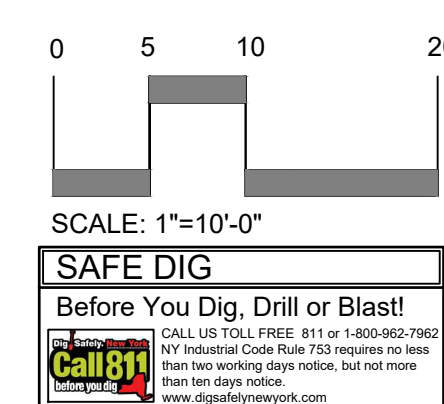
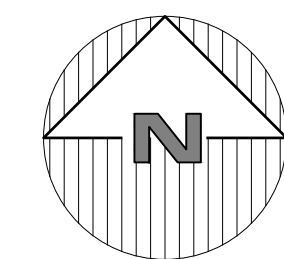
PRELIMINARY SUBDIVISION PLAN
PREPARED FOR
DORCHESTER GLEN
1643 MAXWELL DRIVE
Westchester County, New York

Sheet 1 of 2
Town of Yorktown

PROJECT # 06-16
COPYRIGHT © 2022 BY SITE DESIGN CONSULTANTS. ALL RIGHTS RESERVED.

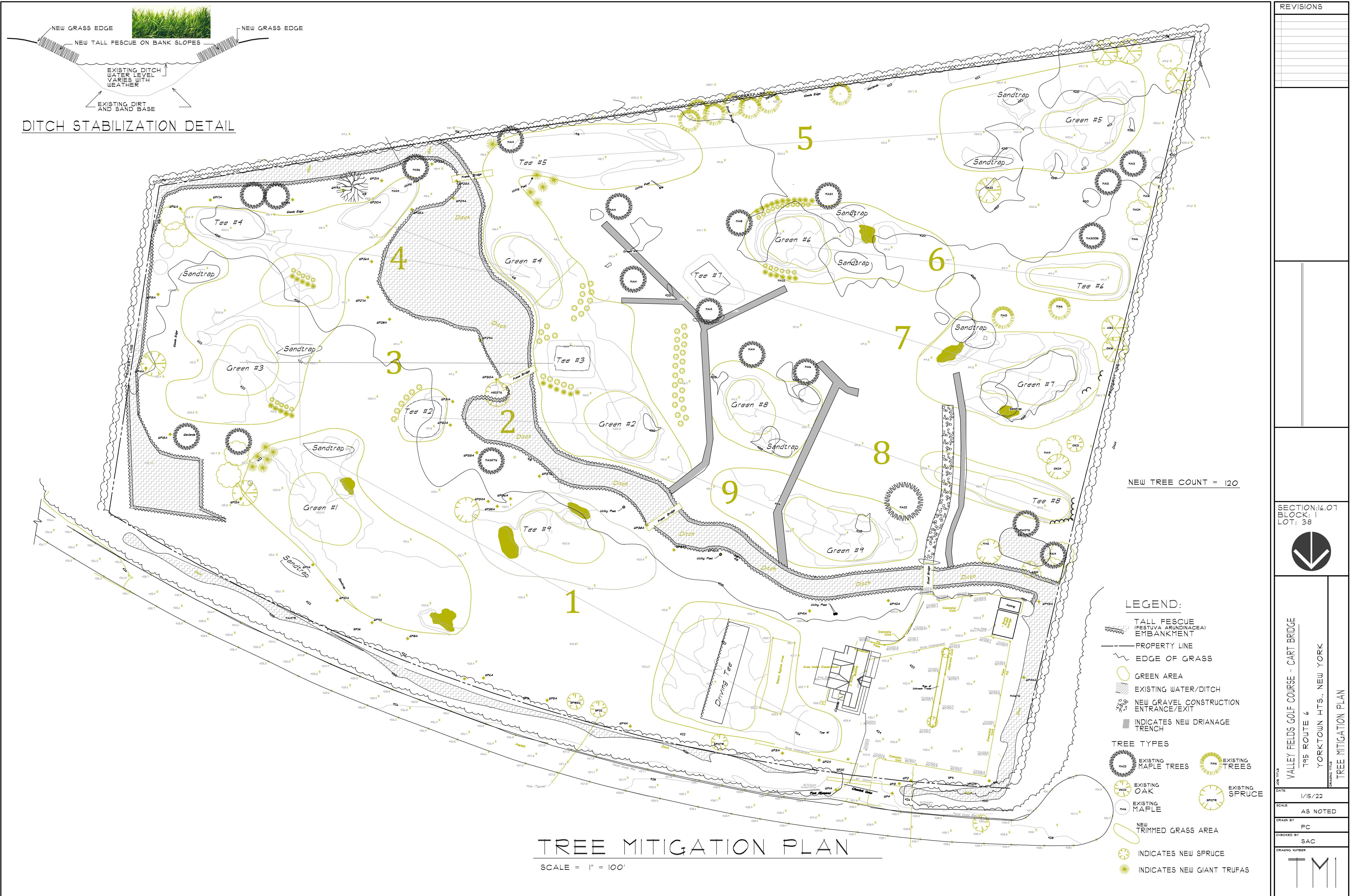


Area = 1,056,959 sq. ft.
= 24.2644 acres



SCALE: 1"=10'-0"
SAFE DIG
Before You Dig, Drill or Blast!
Call 811
www.call811.com

Par 3 Golf Course



DITCH STABILIZATION DETAIL

TREE MITIGATION PLAN

SCALE = 1" = 100'

NEW TREE COUNT = 120

LEGEND:

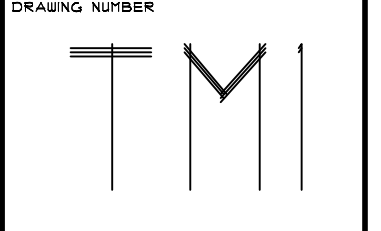
- TALL FESCUE (FESTUCA ARUNDINACEA) EMBANKMENT
- PROPERTY LINE
- EDGE OF GRASS
- GREEN AREA
- EXISTING WATER/DITCH
- NEW GRAVEL CONSTRUCTION ENTRANCE/EXIT
- INDICATES NEW DRAINAGE TRENCH
- TREE TYPES**
- EXISTING MAPLE TREES
- EXISTING OAK
- EXISTING MAPLE
- NEW TRIMMED GRASS AREA
- INDICATES NEW SPRUCE
- INDICATES NEW GIANT TRUFAS
- EXISTING TREES
- EXISTING SPRUCE

REVISIONS

SECTION 16.07
BLOCK 1
LOT 38

JOB TITLE
VALLEY FIELDS GOLF COURSE - CART BRIDGE
195 ROUTE 6
YORKTOWN HTS., NEW YORK
DRAWING TITLE
TREE MITIGATION PLAN

DATE 1/15/22
SCALE AS NOTED
DRAWN BY PC
CHECKED BY SAC



TOWN OF YORKTOWN PLANNING DEPARTMENT

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

PLANNING BOARD RESOLUTION ROUTING TRANSMITTAL

DATE: January 6, 2022

TO: File
 Applicant (*via e-mail*)
 Town Clerk
 Building Inspector (*via e-mail*)
 Town Engineer (*via e-mail*)
 Fire Inspector (*via e-mail*)
 Highway Superintendent (*via e-mail*)
 Water Department (*via e-mail*)
 Town Assessor (*via e-mail*)

FROM: Planning Department

SUBJECT: Par 3 Golf Course aka Valley Fields Golf Course

RESOLUTION: #21-30

SBL: 16.07-1-38; 795 Route 6, Shrub Oak

Attached please find a copy of Planning Board Resolution #21-30 approving site plan, stormwaer pollution prevention plan, wetland permit and tree permit for the Town of Yorktown Par 3 Golf Course aka Valley Fields Golf Course dated December 6, 2021.

Thank you,

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

/nc
Attachment

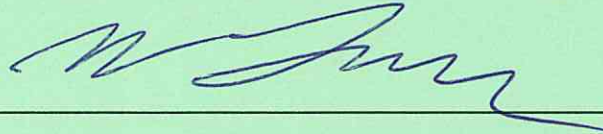
THIS IS TO CERTIFY that the attached copy is a true and correct copy of the Town of Yorktown Planning Board Resolution:

**PLANNING BOARD
TOWN OF YORKTOWN**

**RESOLUTION APPROVING
SITE PLAN, STORMWATER POLLUTION PREVENTION PLAN,
WETLAND PERMIT AND TREE PERMIT FOR THE
TOWN OF YORKTOWN PAR 3 GOLF COURSE
AKA VALLEY FIELDS GOLF COURSE**

DATE OF RESOLUTION: DECEMBER 6, 2021

HEREBY signed by the secretary of the Planning Board:



William LaScala, Secretary

1/3/2022

Date

**PLANNING BOARD
TOWN OF YORKTOWN**

**RESOLUTION APPROVING
SITE PLAN, STORMWATER POLLUTION PREVENTION PLAN,
WETLAND PERMIT AND TREE PERMIT FOR THE
TOWN OF YORKTOWN PAR 3 GOLF COURSE
AKA VALLEY FIELDS GOLF COURSE**

RESOLUTION NUMBER: #21-30

DATE: DECEMBER 6, 2021

On motion of Robert Garrigan, seconded by William LaScala, 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 site plan titled "Valley Fields Golf Course," prepared by Revans Design, P.E., P.C., dated April 7, 2021, was submitted to the Planning Board on behalf of R. C. Recreation Development Corp., LLC (hereinafter referred to as "the Applicant"); and

WHEREAS the property owned by the Town of Yorktown is located at 795 Route 6, Shrub Oak, also known as Section 16.07, Block 1, Lot 38 on the Town of Yorktown Tax Map (hereinafter referred to as "the Property"); and

WHEREAS on August 5, 2014, the Town Board adopted Resolution #321 awarding the request for proposals to manage, operate and maintain the Valley Field Golf Course and Restaurant Concession to R.C. Recreational Development, LLC; and

WHEREAS on August 12, 2014, the Town Board adopted Resolution #353 authorizing the Supervisor to sign agreements for the management, operation, and maintenance of Valley Field Golf Course (formerly known as Shallow Creek Golf Course and Indian Valley Par 3 Golf Course); and

WHEREAS pursuant to SEQRA:

1. The action has been identified as an Unlisted action.
2. The Planning Board has been declared lead agency on December 6, 2021.
3. A negative declaration has been adopted on December 6, 2021 on the basis of a Short EAF dated February 28, 2020.

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

1. A parking plan, Sheet 1 of 1, titled "Valley Fields Golf Course," prepared by Revans Design, P.E., P.C., dated April 7, 2021; and

2. A plan, titled "Tree & Shrub Planting Plans for Old Shallow Creek Golf Course 2021" dated April 30, 2021 that includes a tree & shrub planting plan titled, "Shallow Creek Golf Learning Center," submitted on March 12, 2021, and a tree & shrub planting plan titled Field Stone Golf Learning Center submitted on March 15, 2021; and
3. A survey, titled "Topographic Survey for R C Development LLC," prepared by Badey & Watson Surveying & Engineering, P.C., dated January 20, 2016 and last revised February 3, 2016; and
4. A drawing titled, "Valley Fields Golf Course," prepared by Golf Course Designs, LLC, and dated December 9, 2014; and
5. A drawing, sheet 1 of 6, titled, "Master Plan," prepared by Arnold Palmer Design Company, and dated June 30, 2016; and
6. A drawing, sheet 2 of 6, titled, "Stripping Plan," prepared by Arnold Palmer Design Company, and dated June 30, 2016; and
7. A drawing, sheet 3 of 6, titled, "Grading & Drainage Plan," prepared by Arnold Palmer Design Company, and dated June 30, 2016; and
8. A drawing, sheet 4 of 6, titled, "Grassing Plan," prepared by Arnold Palmer Design Company, and dated June 30, 2016; and
9. A drawing, sheet 5 of 6, titled, "Miscellaneous Details," prepared by Arnold Palmer Design Company, and dated June 30, 2016; and
10. A drawing, sheet 6 of 6, titled, "Miscellaneous Details," prepared by Arnold Palmer Design Company, and dated June 30, 2016; and
11. A narrative and sketches titled, "Mitigation Plan for Par 3 Golf Course," submitted on August, 16 2021; and

WHEREAS the applicant must provide at least five parking spaces for each hole, plus one space for each two employees, thereby requiring a total of 50 parking spaces, and the applicant has shown on the site plan 47 parking spaces within the existing parking lot and 2 parking spaces within an existing garage for a total of 49 parking spaces and the site is adjacent to an existing commuter parking lot where at least 1 additional parking space is available; and

WHEREAS the Town obtained a change of use approval from the Westchester County Board of Health approval for a full service food service establishment subject to the conditions listed in their letter dated August 17, 2015, which included the condition that the restaurant is

permitted to have 42 seats; and

WHEREAS the sixty-seven protected trees were removed in February 2019 at the site and the applicant has submitted a landscape plan that proposes 90 tree planting locations at the site and this is shown on the Tree & Shrub Planting Plans listed herein; and

WHEREAS the Applicant obtained coverage under SPDES General Permit for Stormwater Discharges from Construction Activity and the Stormwater Pollution Prevention Plan must be implemented in accordance with GP-0-20-001; and

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

Boards & Agencies	Report Date
Conservation Board	11/05/2020, 05/24/2021
Planning Department	08/07/2020, 11/5/2020, 5/24/2021
Town Engineer	09/10/2020
Tree Conservation Advisory Commission	09/13/2018, 5/10/2021
NYSDEC	07/24/2020
Westchester County Planning Board	10/30/2020

WHEREAS the requirements of this Board's Land Development Regulations, Town Code Chapter 195, have been met; 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 held in accordance with §195-39(B)(2) of the Yorktown Town Code on the said site plan application on September 14, 2020, October 26, 2020, and May 10, 2021 by video conferencing and November 22, 2021 by in person meeting held at Yorktown Town Hall;

BE IT NOW RESOLVED that the application of R.C. Recreational Development, LLC for the approval of the plans listed herein, 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; and

Additional requirements prior to issuance of a certificate of occupancy:

1. Proposed plan must comply with all current applicable ADA standards.
2. Applicant must obtain all necessary permits from outside agencies.

3. Modify the landscape plan to include wetland and stream plantings along the watercourse running through the golf course generally following the sketch and narrative submitted on August, 16 2021 to the satisfaction of the Planning Board; and
4. Modify the landscape plan to include tree plantings of at least 90 trees generally following the tree and shrub planting plans as enumerated in the submitted application materials above to the satisfaction of the Planning Board; and
5. Submission of a final landscaping plan showing tree planting locations, and stream and wetland plantings, in addition to any other decorative landscaping proposed to the satisfaction of the Planning Board; and

BE IT FURTHER RESOLVED, that in accordance with Town Code Chapter 178, Chapter 248, and Chapter 270, the application of R.C. Recreational Development, LLC for the approval of a Wetland, Stormwater Pollution Prevention Plan, and Tree Permit **#WP-FSWPPP-T-069-20** is approved subject to the conditions listed therein; and

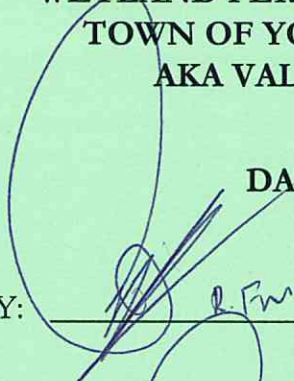
RESOLVED, Permit **#WP-FSWPPP-T-069-20** shall not be valid until it has been signed by the Chairman of this Board.

PLANNING BOARD
TOWN OF YORKTOWN

RESOLUTION APPROVING
SITE PLAN, STORMWATER POLLUTION PREVENTION PLAN,
WETLAND PERMIT AND TREE PERMIT FOR THE
TOWN OF YORKTOWN PAR 3 GOLF COURSE
AKA VALLEY FIELDS GOLF COURSE

DATE: DECEMBER 6, 2021

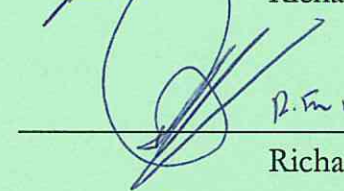
SIGNED BY:



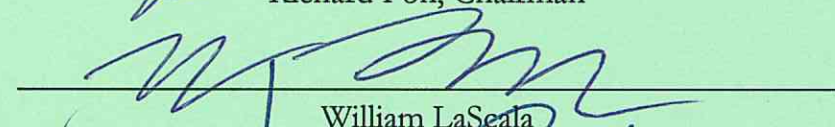
Richard Fon, Chairman

ROLL CALL:

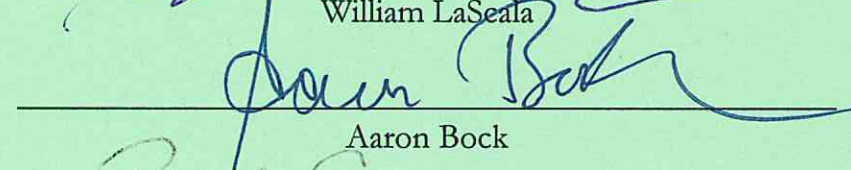
AYES:



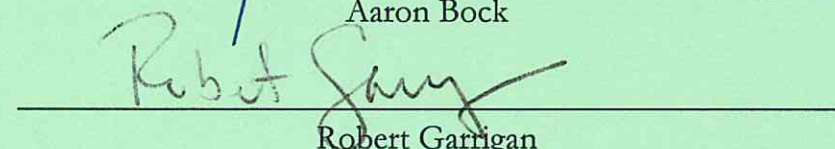
Richard Fon, Chairman



William LaScala



Aaron Bock



Robert Garrigan

NAYES:

Foothill Solar

APR 6 2022

TOWN OF YORKTOWN

MEMO

FROM: Joe Shanahan, Senior Project Developer, Con Edison Clean Energy Businesses
TO: John Tegeder, Director of Planning, Town of Yorktown
SUBJECT: Proposed Solar Facility, 3849 Foothill Street
Supplemental Comment Letter from Barton & Loguidice dated April 4, 2022
DATE: April 6, 2022

Reference is made to the subject Barton & Loguidice (B&L) Supplemental Comment Letter and, more particularly the following recommendations contained therein:

Fencing: Currently the Applicant is proposing (7-foot chain link) fencing around the development with a 6" clearance gap at the bottom to allow for animal passage.

B&L is recommending the following fencing specifications to provide a safe passage to a wider range of animals found in the area. The fencing should be wildlife-friendly with smooth wires to prevent injury. The fencing should have a maximum height of forty-two inches to allow for deer to leap over it and provide at least sixteen inches of clearance between the ground and the lowest beam or wire to allow wildlife to crawl under it. If it is not desired for deer to enter the property, height can be increased from forty-two inches to six feet. The fence should have wide spacing between wires or beams to prevent tangling and incorporate visibility markers to alert wildlife to the presence of an access point to traverse the fence.

First, the National Electrical Code requires that, to deter access by those who are not qualified to be close to the equipment, a solar facility such as this must be enclosed by a fence not less than 2.1 meters (7 feet) in height or a combination of 1.8 meters (6 feet) or more of fence fabric and 300 millimeters (1 foot) or more extension using three or more strands of barbed wire or the equivalent. A fence with a height of forty-two inches or six feet as recommended by B&L would not comply with the National Electrical Code. The Applicant has proposed a 7-foot fence around the solar facility as it must comply with the requirements of the National Electrical Code.¹

A fence of this height will not only deter unqualified persons from being close to the equipment, but it will also prevent deer, bear and other larger animals from entering the project site, where they may cause damage to the equipment or be injured by that equipment.

¹ Section 110.31, National Electrical Code

Such larger animals will continue to have unrestricted access to and passage through the remaining 19 acres of undeveloped land at the property.

Second, per the National Electrical Code, as the fence is to deter access by those who are not qualified to be close to the solar facility equipment, providing the sixteen or more inches of clearance between the ground and the lowest part of the fence as recommended by B&L would make the fence of no value as persons (particularly children) could easily crawl under it. So, too, could the undesired deer, as a space as small as 9 inches is plenty of space for an adult deer to crawl under if there is enough motivation.²

Third, the stated intent of the recommendations is to afford safe passage for wildlife through the project site. The Applicant's proposed 6-inch clearance gap at the bottom of the fence will allow such passage for the 25 most well-known animals in Westchester County,³ except for the larger animals like deer and bear that the Applicant does not want entering the project enclosure. For example, a coyote can fit through a 6-inch x 4-inch gap,⁴ a fox through a 4-inch x 4-inch opening,⁵ and a skunk⁶ or a raccoon⁷ can fit through a 4-inch hole.

Finally, it should be noted that these B&L fencing recommendations are taken, verbatim, from an article entitled "Wildlife-Friendly Fencing Standards,"⁸ which is entirely about the fencing of **livestock** ... not a solar facility or any other project for which a fence is intended for safety and security. The Introduction to that article begins with "Countless miles of fences run across the U.S. **These fences help contain livestock** and define property boundaries Local governments can enact regulations or ordinances to **require fencing that effectively contains livestock** and defines property boundaries, while ensuring that wildlife can traverse them." And further along the article notes that its fencing standards "**can be used while still effectively containing most common livestock species** (emphasis added)." While the "Wildlife-Friendly Fencing Standards" from which the B&L fencing recommendations have been taken may "be used while still effectively containing most livestock species," they are not instructive to the fencing of a solar facility so as to deter access by those who are not qualified to be close to the equipment, as is the intent of the requirements of the National Electrical Code.

² <https://appliedbehavior.wordpress.com › deer-fence>

³ <https://www.sawmillriveraudubon.org/LunettaExplorer/mammals/>

⁴ https://www.faa.gov/airports/airport_safety/certalerts/media/part-139-cert-alert-16-03.pdf

⁵ [https://unis.mcgill.ca/en/uw/mammals/foxes.html#:~:text="](https://unis.mcgill.ca/en/uw/mammals/foxes.html#:~:text=)

⁶ <https://findanyanswer.com/how-big-of-a-hole-can-a-skunk-get-through>

⁷ <https://www.google.com/search?q=how+much+space+does+a+raccoon+need+to+crawl+through>

⁸ <https://sustainablecitycode.org/brief/adopt-wildlife-friendly-fencing-standards>

April 4, 2022

RECEIVED
PLANNING DEPARTMENT

APR 5 2022

TOWN OF YORKTOWN

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: Yorktown A Solar Project
3849 Foothill Street
Yorktown, New York
Subj: Expansion on B&L Comment Letters dated 01 November 2021 and 06 December 2021
File: 2478.001.001 Phase 03

Dear Mr. Tegeder and Members of the Planning Board:

In response to a request from the Town, Barton & Loguidice, D.P.C. (B&L) is expanding on its two (2) initial comment letters with respect to this application, to address specific concerns expressed at the public hearing on this application on February 2, 2022 and subsequent public comment letters.

B&L offers the following expansion of our initial reviews based on the concerns and responses heard to date and provided to B&L from the Town.

1. Section 270-3 of the Town's tree ordinance 'Preservation of Yorktown's Trees and Woodlands' mentions many benefits of individual trees and woodlands. Concerns given to the Town relate to the loss of these benefits and functions when they are removed for the solar farm. Outlined are some expansions to general comments and items in the Town's ordinances with respect to the proposed use of this property in this Application.
 - a) Woodlands filter and recharge the drinking water aquifer.
Response: According to Mapping Westchester County GIS, the site in question does not contribute to the filtering or recharge of the drinking water aquifer. See attached.
 - b) Healthy trees provide oxygen and slow climate change by acting as a sink for carbon dioxide and mitigate other air pollution problems.
Response: As noted in the Con Edison Tree Ordinance Mitigation Plan from October 23, 2021 attached, on page 2 it states "The EPA Greenhouse Gas Equivalencies Calculator attached demonstrates that the greenhouse gas offsets from this 1.87 MW AC solar project will be 60 million pounds of carbon dioxide (CO2) over the 25-year life of the project. That is the equivalent of taking nearly 6 million passenger car miles driven ... and their fossil fuel emissions ... off the road. By comparison the trees currently on the site which are to be cut would sequester less than 5% of that amount of carbon dioxide during the same period."



- c) Trees help to stabilize soil, reducing the risk of soil erosion and siltation in watercourses and clogging of drainage channels.

Response: As can be seen in the most recent site plans, Level spreaders/Energy Dissipaters have been provided for every row of panels to offset any additional erosion that would occur due to altering the land cover from woodlands to grasslands.

- d) Woodlands help to moderate temperature.

Response: In a study conducted by Greg Barron-Gafford at the University of Arizona, it was found that temperatures at PV plants tend to be 3-4 degrees Celsius (5-7 degrees Fahrenheit) warmer than wildlands at night and can create a PVHI (Photovoltaic Heat Island) effect (Barron-Gafford, G., Minor, R., Allen, N. et al.). It was found that the spatial extent of the PVHI effect is constrained within thirty meters (98 feet) of the edge of the array, after which point effects are not detectable.

This study was performed on PV sites that were mechanically bladed to remove all vegetation, and the PVHI effect is largely driven by the absence of vegetation. Greg Barron-Gafford noted in his expert witness statement that co-locating grasses under PV arrays (something of which the Applicant is proposing) can “yield multiple ecosystem services (tangible and non-tangible amenities) including continued carbon dioxide sequestration from our atmosphere, localized cooling from the transpiration of the plants, grazing forage, and storm-water regulation. In my (Barron-Gafford’s) team’s own preliminary work on the effects of revegetating PV solar farms with grasses, we found significant cooling of the local atmosphere.” Therefore, with the proposed co-location of grasses beneath the panels, B&L believes that PVHI effects should be less than the 5-7 degrees that were found in the study conducted on barren lands.

This study was also conducted in Tuscon, Arizona where temperatures typically vary between 42 degrees and 102 degrees Fahrenheit (Weather Spark). It was found that in the cooler months, the PVHI effect was less severe. The temperatures in Yorktown, New York typically vary between 20 and 83 degrees Fahrenheit (Weather Spark). In Greg Barron-Gafford’s expert witness statement in which he compared his study in Tuscon, AZ with Shepparton, AU (an area of Australia that is both cooler and has more vegetative cover than Tuscon, AZ, similar to Yorktown, NY versus Tuscon, AZ) he predicted that “the degree of PVHI within Shepparton might be lower than the values we measured in Tuscon because of the differences in background temperatures and vegetation.” B&L believes that this conclusion can be similarly applied to Yorktown, New York as the basis of the parameters of that conclusion is a similar comparison of AZ versus NY.

While we could not find any studies specifically comparing a forested area to a solar farm with co-located grasses and a forested vegetative buffer, based on these studies we can conclude that there will likely be warming within the solar farm but it should be less than a 5-7 degree Fahrenheit difference, and it will be negligible past 100 feet of the panels or less.

- e) Woodlands provide habitat for wildlife.



Response: The solar panels themselves are 3' off the ground at their lowest and 12' off the ground at their highest point, providing ample space for animals to pass under and around the proposed panels.

The site is proposed to be planted with tall grasses which will allow for groundcover and habitat for much of the wildlife found in this area.

Fencing: Currently the Applicant is proposing fencing around the development with a 6" clearance gap at the bottom to allow for animal passage.

B&L is recommending the following fencing specifications to provide a safe passage to a wider range of animals found in the area. The fencing should be wildlife-friendly with smooth wires to prevent injury. The fencing should have a maximum height of forty-two inches to allow for deer to leap over it and provide at least sixteen inches of clearance between the ground and the lowest beam or wire to allow wildlife to crawl under it. If it is not desired for deer to enter the property, height can be increased from forty-two inches to six feet. The fence should have wide spacing between wires or beams to prevent tangling and incorporate visibility markers to alert wildlife to the presence of an access point to traverse the fence.

- f) Specimen trees make disproportional contributions to ecological benefits of woodlands, as well as beautify our residential and commercial neighborhoods, provide a visible link to our history and are a critical reservoir of seeds for woodland regeneration, mitigating the impacts of overbrowsing by deer.

Response: Specimen trees are defined as any tree with a dbh of 24 inches or more. Based on an analysis of the tree inventory data, only 4.5% of trees to be removed can be defined as specimen trees. Therefore, the majority of the trees to be removed (95.5%) are not classified as specimen trees as per the Town's tree ordinance. The woodlands around the proposed solar farm will remain on three sides of the development allowing the existing aesthetic and ecological benefits of this woodland to function comparatively to its current function.

- g) Woodlands function as vital ecological communities not just because of the presence of trees, but because of the presence of canopy, shrub and ground cover layers of vegetation.
- Response: As can be seen in the photos below from a site visit on 10/19/2021, the site has no significant layer of woodland plants, understory, or ground cover layers in the fall season. This represents the condition found in many Westchester County woodlands, where there is close to zero tree regeneration, and no native understory. In some cases, the understory has been replaced by invasive species, disrupting the entire ecology of the woodland.***

B&L is recommending that within the Application, the Applicant designate a portion of the woodland to remain to be planted with native understory species. With deer being the largest contributor to this change in the understory, and with their numbers not forecasted to decrease in the near future, a deer enclosure should be included with ample S-gates, allowing people and small animals to traverse, but not deer. Within this space, any invasive species that exist should be removed and replanted with appropriate native

understory. This work can be conducted using a portion of the tree fund money provided in response to the proposed development.





2. Concerns were raised that the documents submitted do not successfully mitigate for the loss of trees and forest function. The applicant claims that contributing a significant sum of money to the tree fund is sufficient.

Response: In the paper cited earlier in this letter by Barron-Gafford, G., Minor, R., Allen, N. et al., ecosystem degradation associated with the development of a utility scale PV site can be mitigated through targeted revegetation and could increase “the collective ecosystem services associated with an area.”

B&L recommends that this tree fund money go towards the recommended revitalization and replanting of native understory as outlined in response 1g above and/or the reforestation of the area as part of the decommissioning plan as outlined in response 6 below.

3. Concerns were noted that the applicant states how a housing development would disturb the site, stating that sound housing development would not eliminate the benefits of the forest but the clear cutting for a solar field will. It was further debated that suburban development provides a variety of landscapes while solar fields are limited.

Residential subdivision (cluster or conventional) vs. solar farm development. This discussion has been brought up multiple times with respect to this application.

Response: Please reference the table below provided by Con Edison comparing the ‘variety of landscapes’ provided by the proposed housing developments versus the solar farm.



This outlines the comparable reduction of treed areas for each development researched, while highlighting a clear difference in impervious materials which impacts many environmental features including vegetative cover and erosion, with the proposed solar farm having the least impact with respect to this feature.

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

- Clarification of the use and evaluation of the project site with respect to the term core forest is required as there were statements made contesting the findings that no core forest is present at this site. Concerns were made with preserving all forests stating that woodlands of moderate-size and -age trees continue to provide valuable habitat and function.

Response: The definition of a core forest does not imply a large parcel. A core forest does not account for imaginary parcel boundaries. The definition of a core forest from the Hudson Valley Natural Resource Mapper is as follows:

“Core forests are interior forest areas surrounded by at least a 100-meter wide buffer of edge forest habitat. Core forest is especially important for sensitive wildlife including many forest songbirds, which avoid nesting near areas with human disturbance. Although the value of individual forest patches for wildlife depends on landscape context and other factors, core forests that are at least 500 acres in size are more likely to provide enough suitable habitat to support a diversity of interior forest species.

The fragmentation of large forests by new roads and development into smaller forest patches reduces or eliminates core forest and is a leading driver of biodiversity loss. Fragmentation decreases forest habitat quality, disrupts wildlife movement, and facilitates the spread of invasive species. This layer represents the results of a landscape fragmentation analysis applied to forest patches in the 2016 Hudson Valley Forest Condition Index. Avoiding further fragmentation of core forests will help conserve the integrity and habitat value of ecologically significant forest patches.

The objective of this project was to delineate road-less forest patches throughout New York State, based on the latest version of the National Land Cover Dataset (2016), and then to assess the condition of those patches within the Hudson River Estuary Watershed. While approximately 65% of the Hudson River estuary watershed is forested, the condition of that forest land is variable, with only about half meeting the criteria of higher-quality, intact core forest.



Using this map allows us to ensure avoidance of fragmentation and degradation of high-quality forests and core forest areas. As shown in the map attached from the Hudson Valley Natural Resource Mapper, there are core forests present in the general area of this project matching the criteria of existing offsets from roadways and development. While the proposed solar site location site is not indicated as a core forest, we can assume that the woodlands in question match the characteristics of the adjacent woodlands based on our field observations and understanding of Westchester County's woodlands. The proposed application does not fragment this forested area and maintains a continuous swath of forest as currently exists preserving this forest corridor to maintain habitat connectivity by concentrating the proposed solar farm development on the forest edge as recommended in forest conservation measures.

It is key to note the Hudson Valley Forest Condition Index prioritizes forest patches based on metrics relating to size, fragmentation, connectivity, stressors, habitat value, and carbon sequestration. This allows one to better understand individual forest values within a regional context and to prioritize forest areas for conservation and land-use planning efforts.

The woodlands in question, and the woodlands to the south of Shrub Oak Brook and to the east of the Mohegan outlet, are listed in the lowest category of value, with a 0-20 percent Forest Condition Index, supporting our field observations of this patch of forest lacking the key important understory layer reducing the overall value of the woodlands themselves.

While it is agreed that forests and tree cover are important to a successful ecosystem, it is important to understand a particular woodland's value. In this case, with no native understory present due to deer browsing and the establishment of invasives, the habitat quality is lower and less carbon is stored in the soil long term.

Solar farms are valuable in the goal of reaching 80% renewable energy in the USA to assist in cutting carbon emissions and slowing climate change. And with the degradation of the forest understory in this area, the mitigation measures proposed for and recommended for this application can aid in bringing back key local species and potentially improving lands that have been impacted by deer and invasives. This leads this proposed solar farm with the potential net benefit of restoring a native habitat and improving ecosystem services.

The pollinator-friendly proposed native meadow seed mix can help boost energy yields, maintain erosion control and groundwater stores. It is recommended that the applicant take reasonable efforts to keep and to score high on the New York Pollinator-Friendly Solar Scorecard for vegetation standards for solar arrays, encouraging the planting and maintenance of low-growing and flowering meadows of deep-rooted native plants to benefit honey bees, native pollinators, birds, and enrich soils.

5. Environmentalists have determined that cool ravines can support unique species and larger buffers are needed to protect them. What will the impact of the runoff from a grassland habitat have on the stream? Will a 100 ft. buffer adequately shield this riparian corridor from heat island effects of a solar installation?

Response: From B&L's findings, "It has been demonstrated that riparian buffers narrower than 10m on each side of the stream are insufficient to sustain the desired ecosystem functions (Davies & Nelson, 1994; Kiffney et al., 2003; Sweeney & Newbold, 2014) and much wider



buffers (>30 m) are necessary to preserve biodiversity (Marczak et al., 2010; Oldén et al., 2019; Selonen & Kotiaho, 2013)” (Kuglerova L. et al.). 30m equates to 98.43 feet.

The applicant meets this criteria, providing a 100 foot buffer to adequately distance the riparian corridor from the PV system.

Regarding the grassland habitat, grassland systems provide carbon storage, improved water infiltration, root mass and organic matter in the soil, and have deep root beds aiding in a decrease in soil erosion and helps to hold the soil together when the wind blows strongly or when rains flood the ground. The proposed dense cover of grasslands will aid in soil stabilization as well as provide a habitat for smaller wildlife.

6. The B&L report assumes no other portion of the property will be developed. The Board is concerned about the adverse effects on the Mohegan Outlet if the 16 remaining acres to the SW of the outlet are developed without a conservation easement. The B&L conclusions do not address this possibility.

Response: The applicant has agreed to impose a conservation restriction on the remaining portion of the property to prevent anything else from being developed over the lifespan of the project.

While B&L has not received the updated decommissioning plan, the applicant stated in a response to comments letter that they would update the plan to not fill in the stormwater detention ponds and swale, and would remove the checkdams, as they have chosen to keep the grasses instead of reforesting the area. B&L recommends that the applicant consider revising the decommissioning plan to include the reforestation of the solar farm area instead of keeping the grasses, in order to re-establish the existing conditions and functions. Monies collected for the Tree Fund from the project could be used to re-forest the area after decommissioning.

It is important to note that solar panels create limited damage to soils and can be fairly easily removed compared to lands developed with housing or paving making them easily returned to regular forestry use if the solar farm is decommissioned in the future.

7. A Pos Dec (EIS must be prepared and made available for public review) is requested to be issued to address the perceived potential significant adverse impacts on site due to the proposed development as part of the SEQRA process to address losing sixteen (16) acres of forest and due to the presence of both wetlands and floodplain.

Response:

As we have not received parts 2 and 3 of the Town’s SEQR Environmental Assessment Form (EAF), we cannot conclude whether or not the removal of sixteen (16) acres of forest and presence of wetlands and floodplain are considered as significant adverse impacts. The Town should consider these topics during their close-out of the SEQRA process and progression of the Parts 2 and 3 materials.

B&L hopes that this addresses all concerns in regards to this project.

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



Mr. John Tegeder, Director of Planning
Town of Yorktown
April 4, 2022
Page 9

Sincerely,

BARTON & LOGUIDICE, D.P.C.

A handwritten signature in blue ink, appearing to read 'Leigh G. Jones', is written over the typed name.

Leigh G. Jones, PLA
Project Manager

NN/LGJ

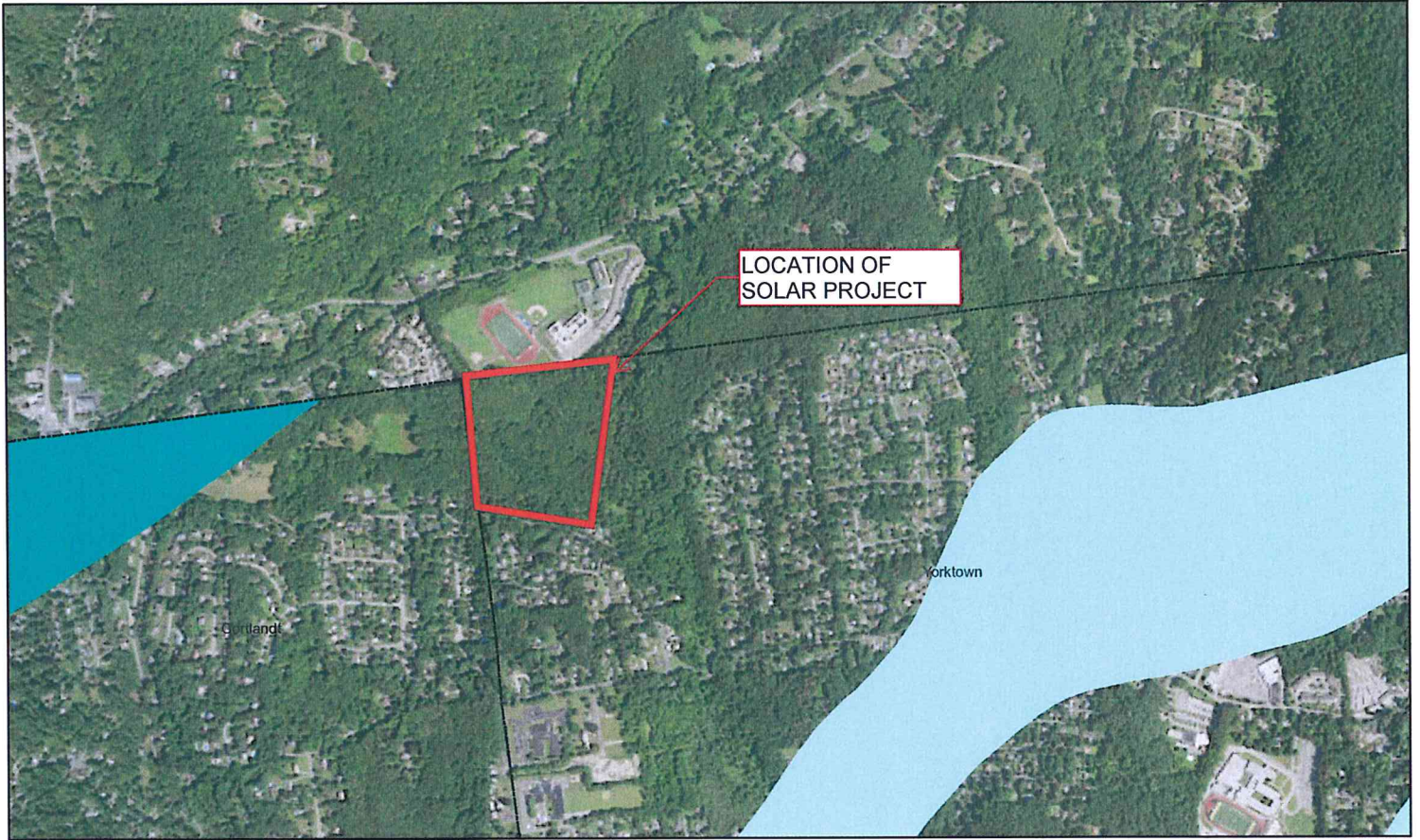
Sources

Barron-Gafford, G., Minor, R., Allen, N. *et al.* The Photovoltaic Heat Island Effect: Larger solar power plants increase local temperatures. *Sci Rep* 6, 35070 (2016). <https://doi.org/10.1038/srep35070>

Barron-Gafford, G. Statement of Evidence by Greg Barron-Gafford on Solar Heat Islanding Issues. Prepared for Neoen Australia Pty Ltd. (May 2018).
https://www.planning.vic.gov.au/_data/assets/pdf_file/0024/126555/301-Expert-Witness-Statement-of-G-Barron-Gafford-PVHI-May-2018-Lemnos.pdf

Lenka Kuglerová, Jussi Jyväsjärvi *et al.* Cutting Edge: A Comparison of Contemporary Practices of Riparian Buffer Retention Around Small Streams in Canada, Finland, and Sweden. (September 10, 2020) [Cutting Edge: A Comparison of Contemporary Practices of Riparian Buffer Retention Around Small Streams in Canada, Finland, and Sweden - Kuglerová - 2020 - Water Resources Research - Wiley Online Library](#)

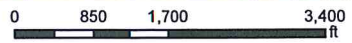
Mapping Westchester County



2/21/2022, 10:15:47 AM

- Municipal Boundaries
- Probably <10 gal/min
- Aquifers**
- 10-100 gal/min
- >100 gal/min
- Unknown

1:18,056



GIS
<http://giswww.westchestergov.com>
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601

February 20, 2022 | 4:46 pm
COVID-19 Vaccines

Children ages 5+ are eligible for the COVID-19 vaccine and children ages 12+ are eligible for a booster. Parents and guardians: make sure your child gets vaccinated and stays up to date with all recommended doses.

VAX FOR KIDS >

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Hudson Valley Natural Resource Mapper

A Tool for Communities in the Hudson River Estuary Watershed



Hudson River Estuary Program



Base Map: NYS Aerial

How to use this map

Search

Tools

Hudson River Estuary Layers

Stream and Watershed Layers

Wetland Layers

Forest Layers

All Layers

Layers become visible at different scales

Forest Condition Index (Percentile) [?](#)

- 99-100 - Top 1%
- 95-99 - Top 5%
- 90-95 - Top 10%
- 80-90 - Top 20%
- 60-80
- 40-60
- 20-40
- 0-20

Core Forests [?](#)

Biodiversity Layers

Scenic and Recreation Layers

Reference Layers





October 23, 2021

BY EMAIL

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

Subject: Tree Ordinance Mitigation Plan - Proposed Solar Project, Foothill Street, Yorktown

Dear Mr. Fon:

Con Edison Clean Energy Businesses, Inc. is proposing to develop a ground-mounted solar facility on 15.90 acres of the 34.23-acre site at 3849 Foothill Street in Yorktown owned by William Lockwood.

In accordance with the local Tree Ordinance, the Applicant has recently submitted a Tree Inventory to the Planning Board showing that a total of 1871 "protected" trees, of varying quality and condition, will be removed to develop the proposed project.

The Tree Ordinance also requires that the Applicant submit a "mitigation plan" to the Planning Board to "address and compensate for the impact of the removal of protected trees and removal or disturbance of protected woodlands."

The Applicant previously submitted a draft mitigation plan for discussion purposes, but, with the completion of the Tree Inventory, is now able to propose a final mitigation plan for consideration.

The Tree Ordinance provides for "Payment into the Tree Bank Fund. In lieu of replacing a lost protected tree or disturbance to a protected woodland, the payment shall be \$100 for every protected tree removed and \$300 for every 5,000 square feet of protected woodland disturbed." In gross terms, this formula would result in a payment to the Tree Bank Fund of \$228,656, based upon the 1871 trees @ \$100 (\$187,100) to be removed and the 15.90 acres of the 34.23-acre site to be disturbed (\$41,556).

As a part of its mitigation plan, the Applicant has submitted plans for an additional 212 plantings, installed at a cost of \$160,000, at the project site to enhance the natural screening and in mitigation for the trees to be removed for the project. See the Landscaping & Plantings in Mitigation Plan attached (and included in the Site Plan set as Sheet C006 at a larger scale). See also the Landscaping and Plantings for Mitigation Inventory and Cost Estimate attached.



The Applicant will also post a Bond to ensure the sustainability of those plantings and to pay for their replacement if necessary.

It is suggested that this \$160,000 expenditure for new plantings be credited toward the \$228,656 payment to the Tree Bank Fund and, as a result, the net payment to the Fund by the Applicant will be \$68,656.

In further mitigation, the Applicant notes that, over and above the 18.32 acres at the site left wholly undisturbed and untouched by the solar project development, once the project is completed, almost all of the 15.90 acres that is disturbed will be returned to grass and meadow, using a pollinator-friendly seed mix, as prescribed by a Certified Ecological Restoration Practitioner, providing a new, much-needed habitat for bees, butterflies and other native pollinators.

The solar project will also have a positive, indirect effect on the environment as solar energy replaces or reduces the use of other energy sources that have larger effects on the environment. The EPA Greenhouse Gas Equivalencies Calculator attached demonstrates that the greenhouse gas offsets from this 1.87 MW AC solar project will be 60 million pounds of carbon dioxide (CO₂) over the 25-year life of the project. That is the equivalent of taking nearly 6 million passenger car miles driven ... and their fossil fuel emissions ... off the road. By comparison the trees currently on the site which are to be cut would sequester less than 5% of that amount of carbon dioxide during the same period.

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

As currently designed, this proposed project has a capacity of approximately 1.87 MW AC. Based on the \$11,100 per MW AC payment, this equals an additional tax payment to the Town of approximately \$20,757 per year, or a total of approximately \$311,355 over the term of the PILOT Agreement. This provides great tax benefit to the Town without placing any burden on Town resources or services. More specifically, such projects do not use sewer or water, do not require trash pick-up or police or fire response and, most importantly, do not put any additional



children in the school system. As a result, all of this additional revenue can be used for enhancing Town programs and/or or infrastructure ... or to lower the tax burden for residents.

Your consideration of this mitigation plan is appreciated. Con Edison Clean Energy Businesses, Inc. looks forward to becoming a good corporate neighbor in the Town and to assisting in further enhancing the community in which you and the Planning Board justifiably take such pride. It is also excited to bring this clean, renewable electricity project to the Town.

Regards,

Joe Shanahan

Project Developer

Con Edison Clean Energy Businesses

100 Summit Lake Drive

Valhalla, NY 10595

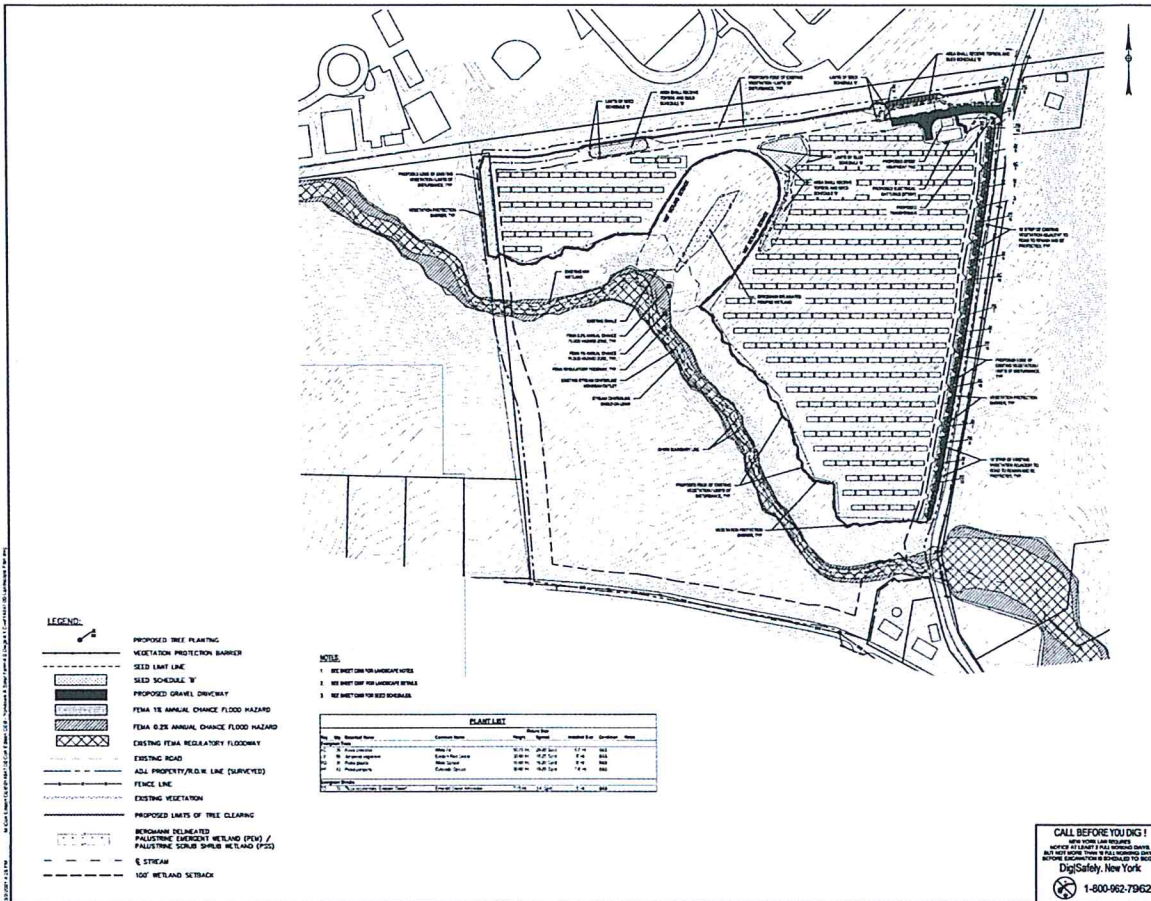
M: (978) 888-4088

E: ShanahanJ@conedceb.com

W: ConEdCEB.com

CC: Town Supervisor Matthew Slater (By Email)

Tree Conservation Advisory Commission Attn: Bill Kellner (By USPS)



YORKTOWN A SOLAR FARM
FOOTHILL STREET
 TOWN OF YORKTOWN
 WESTCHESTER COUNTY
 NEW YORK

CON EDISON CLEAN ENERGY BUSINESSES, INC.

100 SUMMIT LAKE DRIVE
 VALHALLA, NY 10595

B BERGMANN
 ARCHITECTS ENGINEERS PLANNERS

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 TEL: 518.542.8378
 WWW.BERGMANN.COM

DATE: 08/14/2018
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Landscaping & Planting for Mitigation Budget Cost Estimate

February 5, 2021

Item Description	Unit	Quantity	Unit Price (2020 \$)	Cost
Tree Plantings				
AC - Abies concolor - White Fir (6-7' Height)	EA	39	\$600	\$23,400
JV - Juniperus virginiana - Eastern Red Cedar (8' Height)	EA	59	\$700	\$41,300
PG - Picea glauca - White Spruce (8' Height)	EA	38	\$700	\$26,600
PP - Picea pungens - Colorado Spruce (8' Height)	EA	43	\$650	\$27,950
TO - Thuja occidentalis 'Emerald Green' - Emerald Green Arborvitae (5' Height)	EA	33	\$450	\$14,850
			SUB-TOTAL	\$134,100
Basic Work Zone traffic Control (5%)	LS	1		\$6,705
Mobilization (4%)	LS	1		\$5,364
Survey Operations (2%)	LS	1		\$2,682
Erosion and Sediment Control (0.5%)	LS	1		\$671
			TOTAL	\$149,522
			Construction Contingency (5%)	\$7,476
			GRAND TOTAL	\$156,998
			SAY	\$160,000

Assumptions:

- Unit cost includes installation.

PLANT LIST								
Key	Qty.	Botanical Name	Common Name	Mature Size		Installed Size	Condition	Approximate Size in 5 Years
				Height	Spread			
Evergreen Trees								
AC	39	Abies concolor	White Fir	50-75' Ht.	20-30' Sprd.	6-7' Ht.	B&B	14-15' Ht. /10-12' Sprd.
JV	59	Juniperus virginiana	Eastern Red Cedar	30-60' Ht.	10-25' Sprd.	8' Ht.	B&B	15-16' Ht. /8-9' Sprd.
PG	38	Picea glauca	White Spruce	40-60' Ht.	10-20' Sprd.	8' Ht.	B&B	15-16' Ht. /8-9' Sprd.
PP	43	Picea pungens	Colorado Spruce	30-60' Ht.	10-20' Sprd.	7-8' Ht.	B&B	14-15' Ht. /10-12' Sprd.
Evergreen Shrubs								
TO	33	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	7-15 Ht.	3-4' Sprd.	5' Ht.	B&B	7-8' Ht. /2-3' Sprd.
1. Average growth rates were based on information from the Arbor Day Foundation.								
2. Size in 5 years represented on this table are approximate and do not take into account exact site conditions the trees will be planted in.								
3. Individual trees grow at different rates depending on their condition at installation and watering/maintenance during the period of establishment. Growth rates will vary.								



United States Environmental Protection Agency

Greenhouse Gas Equivalencies Calculator

1.87 MW AC Solar Project



3,132,000 kilowatt-hours of electricity

Equivalency Results [How are they calculated?](#)




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

2,214 Metric Tons

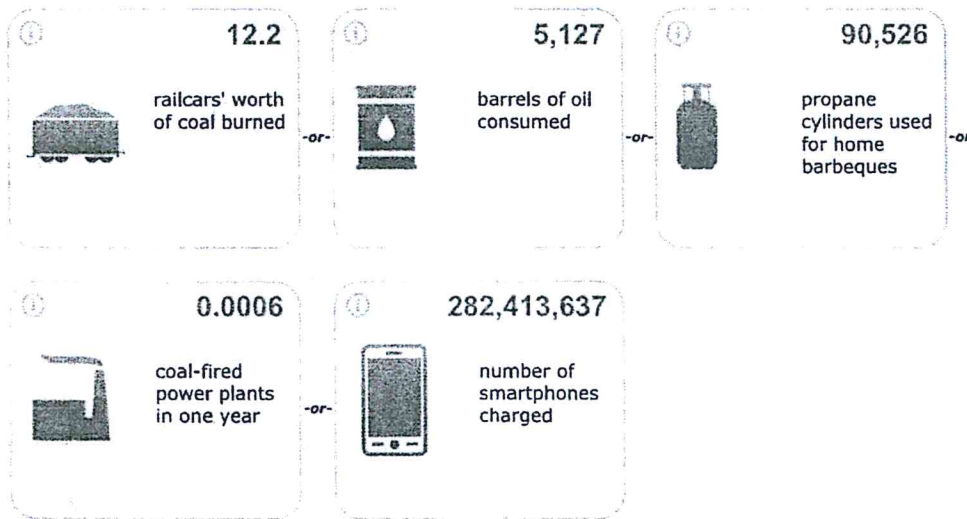
Greenhouse gas emissions from

478	5,494,911
 Passenger vehicles driven for one year	 Miles driven by an average passenger vehicle

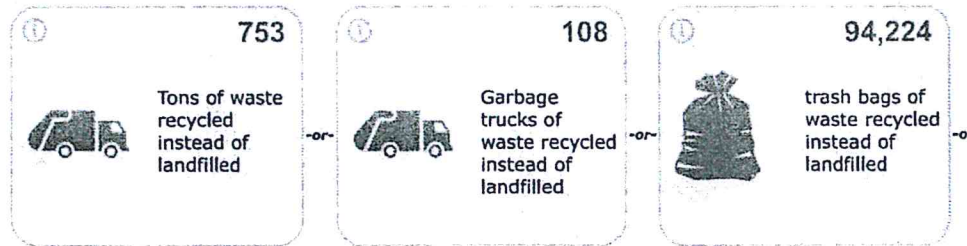
CO₂ emissions from

249,178	217,529	2,440,019
 gallons of gasoline consumed	 gallons of diesel consumed	 Pounds of coal burned

29.3	256	375
 tanker trucks' worth of gasoline	 homes' energy use for one year	 homes' electricity use for one year

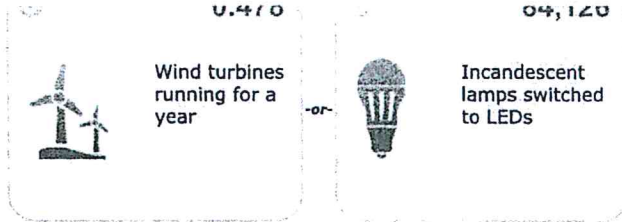


Greenhouse gas emissions avoided by



11/25/2020

Greenhouse Gas Equivalencies Calculator | US EPA



Carbon sequestered by



Solar Payment-In-Lieu-Of-Taxes (PILOT)

Assisting New York State municipalities considering payment-in-lieu-of taxes (PILOT) agreements for community solar projects larger than one megawatt.



NYSERDA

Solar Guidebook for Local Governments
NYSERDA 17 Columbia Circle Albany, NY 12203

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Overview

The following toolkit is for local governments in New York State who are considering a payment-in-lieu-of-taxes (PILOT) agreement for solar projects larger than one megawatt (MW). We provide resources for local governments to gain more information on PILOT agreements. A few notable resources within the toolkit are the New York Model Solar Energy PILOT Law, Model Solar PILOT Agreement for a single jurisdiction, and the PILOT calculator for taxing jurisdictions, which can be accessed here and under the PILOT toolkit section below.¹⁸

1. Community Solar

In addition to residential, commercial, and municipal projects, a relatively new kind of solar project, “community solar,” has emerged as an efficient and affordable way for all New Yorkers to gain access to clean energy. Community solar projects are much larger, typically in the 2,000-kw range and allow individuals (including renters and others who cannot install a system on their own roof) to purchase individual panels or some fraction of the electricity the entire system generates. These customers receive credits for this electricity on their monthly utility bills.

A community solar project brings revenues and benefits to a community and its residents in several ways. The owner of a project site will typically lease land to the solar company in return for lease payments. Community solar customers, which may include municipalities, businesses, and residents, save money on their utility bills. Taxing jurisdictions can benefit from PILOT payments. At the same time, given the passive nature of a solar array, a solar project does not create increased demands on municipal services and infrastructure.

2. Real Property Tax Law (RPTL) § 487

As a measure to promote the installation of clean energy sources, the New York State legislature adopted a section of the RPTL § 487 that exempts the value of a solar panel system from local property taxes.¹⁹ Under the law, any increase in the property value attributable to the addition of the solar panel system is exempt from property tax. The RPTL § 487 exemption has been a cornerstone of the State’s efforts to meet its clean energy goals, providing essential economic incentives for solar. The law does, however, allow any taxing jurisdiction (town, school, etc.) to “opt-out” of the tax exemption by adopting a local law or resolution, making the added value of a solar panel system fully taxable. Alternatively, a taxing jurisdiction that does not opt-out can require a solar developer to pay an annual fee or “payment-in-lieu of taxes” as a replacement for the taxes it would have otherwise collected. Under the law, PILOT amounts cannot exceed what the tax amount would have been without the exemption. Additionally, the law does not allow jurisdictions to partially opt out of the law to generate tax revenue from large solar projects while exempting the small systems of homeowners. Opting out of RPTL § 487 makes community solar projects financially unviable and makes homeowners’ rooftop systems more expensive.

¹⁸ The terms “taxing jurisdictions” and “jurisdictions” include counties, cities, towns, villages and school districts.

¹⁹ New York State Real Property Tax Law § 487 provides a 15-year real property tax exemption for properties located in New York State with renewable energy systems, including solar electric systems. The law applies only to the value that a solar electric system adds to the overall value of the property; it does not mean that landowners with an installed renewable energy system are exempt from all property tax. Local governments have the option to opt out of RPTL § 487 and tax solar projects at the full property tax rate, but doing so can impact project economics in a way that unintentionally prohibits developers from building projects. For more information on RPTL § 487, see Understanding New York State’s Real Property Tax Law § 487 fact sheet. A local government that does not opt out of RPTL § 487 can still generate revenue through PILOT agreements.

NYSERDA understands that many communities have little or no experience with solar PILOT agreements or with assessing the value of large-scale solar projects. Information is difficult to obtain by consulting other communities because few communities have completed large-scale solar projects.

Two common questions have arisen from New York State municipal officials and other interested parties:

- (1) If we do not opt-out and seek a PILOT, what is a fair PILOT amount based on what projects can afford?
- (2) What are the steps to negotiate a successful PILOT agreement?

The answer to the first question is complicated, as PILOTs are often negotiated for individual projects, and the PILOT amount a project can afford depends on many factors, including construction and maintenance costs, and the amount of revenue from electricity sales. From the point of view of solar developers, if the PILOT amount is too high, they will not be able to make the project economically feasible and will not proceed. So, the amount of revenue available for a PILOT is dependent on the overall project economics. The first question then becomes, "What PILOT amount will allow the jurisdiction and its residents to enjoy the benefits of the project, but will not make the project financially unviable and unattractive to a developer?"

NYSERDA's research indicates that PILOT rates should be negotiable between 1% and 3% of the compensation solar developers receive for the electricity their projects generate.²⁰ This research includes an independent analysis of current solar market data and an analysis of solar project compensation rates established under the preliminary value stack in the New York Public Service Commission's March 2017 Value of Distributed Energy Resources (VDER) order. The new solar energy compensation methodology will likely reduce project revenue. NYSERDA will review and update its PILOT guidance regularly; taxing jurisdictions are encouraged to adjust their PILOT rates accordingly.

NYSERDA offers the Solar PILOT Toolkit as a resource to help municipalities and solar developers negotiate successful PILOT agreements. The following describes the Toolkit's contents.

3. Solar PILOT Toolkit

3.1 The Model Solar PILOT Law

The Model Solar PILOT Law, or resolution, provides a sample template for jurisdictions that wish to establish the legal authority to implement a formulaic, jurisdiction-wide PILOT agreement process with solar developers. The model law cites the appropriate laws to do so and includes blank fields for jurisdictions to fill in. The model law exempts projects smaller than 1 MW AC as the amount of PILOT revenue may not justify the cost of negotiating the PILOT.

3.2 The Model Solar PILOT Agreement

Only jurisdictions that do not opt out of RPTL § 487 may enter PILOT agreements. The Model Solar PILOT Agreement provides a draft contract that jurisdictions can sign with solar developers. The agreement can be tailored to meet a jurisdiction's specific needs and includes blank fields for the jurisdiction to fill in. Jurisdictions may negotiate PILOT rates with solar developers on a project-by-project basis or may adopt a jurisdiction-wide rate for certain types of solar panel systems, typically in the form of annual payments based on a dollar-per-MW rate.

²⁰ NYSERDA continuously assesses market data and Public Service Commission proceedings and may revise this Toolkit when appropriate.

3.3 The Solar PILOT Calculator

The Solar PILOT Calculator can be accessed [here](#).

This tool provides PILOT rate guidance for solar projects and includes two separate calculators.²¹ Calculator One should be used to set a uniform PILOT rate across an entire jurisdiction.

The following table displays sample PILOT rates generated by Calculator One for a 2-MW AC community solar project in each utility service territory. The “Low” and “High” rates represent 1% and 3% of the compensation solar developers receive for the electricity their projects generate. NYSERDA’s research of solar project economics across the State indicates that such projects should be able to afford rates within this range.

	Low (\$/MW AC)	High (\$/MW AC)
Central Hudson	\$2,600	\$7,600
Orange & Rockland	\$3,200	\$9,500
National Grid	\$1,700	\$5,100
NYSEG	\$1,700	\$5,000
Con Edison	\$3,700	\$11,100
Rochester Gas & Electric	\$1,700	\$5,000

Calculator Two should be used to set PILOT rates on a project-by-project basis. It is highly customizable, taking into account extensive project-specific data and all factors affecting solar project economics. Users may accept the default values but are encouraged to enter project-specific data. Calculator Two estimates PILOT rates based on the net present value of a project’s unlevered cash flow that achieves a specified pre-tax internal rate of return.

²¹ Each calculator’s outputs reflect the sum total of all PILOT payments, property taxes from taxing jurisdictions which have opted-out of the exemption, and special district taxes (which are not exempt under RPTL § 487).

MAR 10 2022

TOWN OF YORKTOWN

MEMO

FROM: Joe Shanahan, Project Developer, Con Edison Clean Energy Businesses

TO: Richard Fon, Chairman, Planning Board, Town of Yorktown

SUBJECT: Proposed Solar Facility, 3849 Foothill Street
Final Mitigation Plan

DATE: March 10, 2022

On October 23, 2021, the Applicant/Developer submitted a proposed Mitigation Plan to the Planning Board pursuant to the Town's Tree Ordinance, Chapter 270 of the Town Code. That Plan has since been discussed and revised in response to comments made by the Tree Conservation Advisory Commission, the Conservation Board, the Planning Board and the Board's attorney. This Memo is intended to incorporate all of the elements of the proposed Mitigation Plan in one document for the Planning Board's consideration.

Payment into the Tree Bank Fund

In accordance with Chapter 270, the Applicant/Developer proposes to make a payment into the Tree Bank Fund of \$207,356. This amount was calculated as follows: 1658 trees to be removed @ \$100 (\$165,800) and the 15.90 acres of the 34.23-acre site to be disturbed @ \$300 for every 5,000 square feet (\$41,556) for a total of \$207,356.

Conservation Restriction on the Remaining 19 Acres

In response to concerns expressed that after the solar project is developed on the approximately 15-acre project site, the remaining approximately 19 acres of the 34-acre Lockwood parcel might still be developed for the installation of an additional solar project or a smaller version of one of the residential subdivisions which Mr. Lockwood has previously presented to the Town, Mr. Lockwood shall commit to enter upon a Conservation Restriction, or another restriction deemed acceptable to the Town, ensuring that the remaining 19 acres will NOT be developed, but left undisturbed and in its current natural state, for the life of the Lease for the solar project.

Plantings for Screening and Mitigation

The Applicant/Developer's proposal would leave undisturbed a 15-foot strip of existing vegetation along Foothill Street and further enhance that natural buffer with an additional 212 plantings, installed at a cost of \$160,000, to enhance the natural screening and in mitigation for the trees removed for the project.

Pollinator Habitat

Almost all of the 15.90 acres disturbed to develop the solar project will be returned to grass and meadow, using a pollinator seed and/or plantings, as suggested by a Certified Ecological Restoration Practitioner with whom the Applicant/Developer has previously consulted. The resulting much-needed pollinator habitat will provide valuable ecosystem services and positive climate impacts.

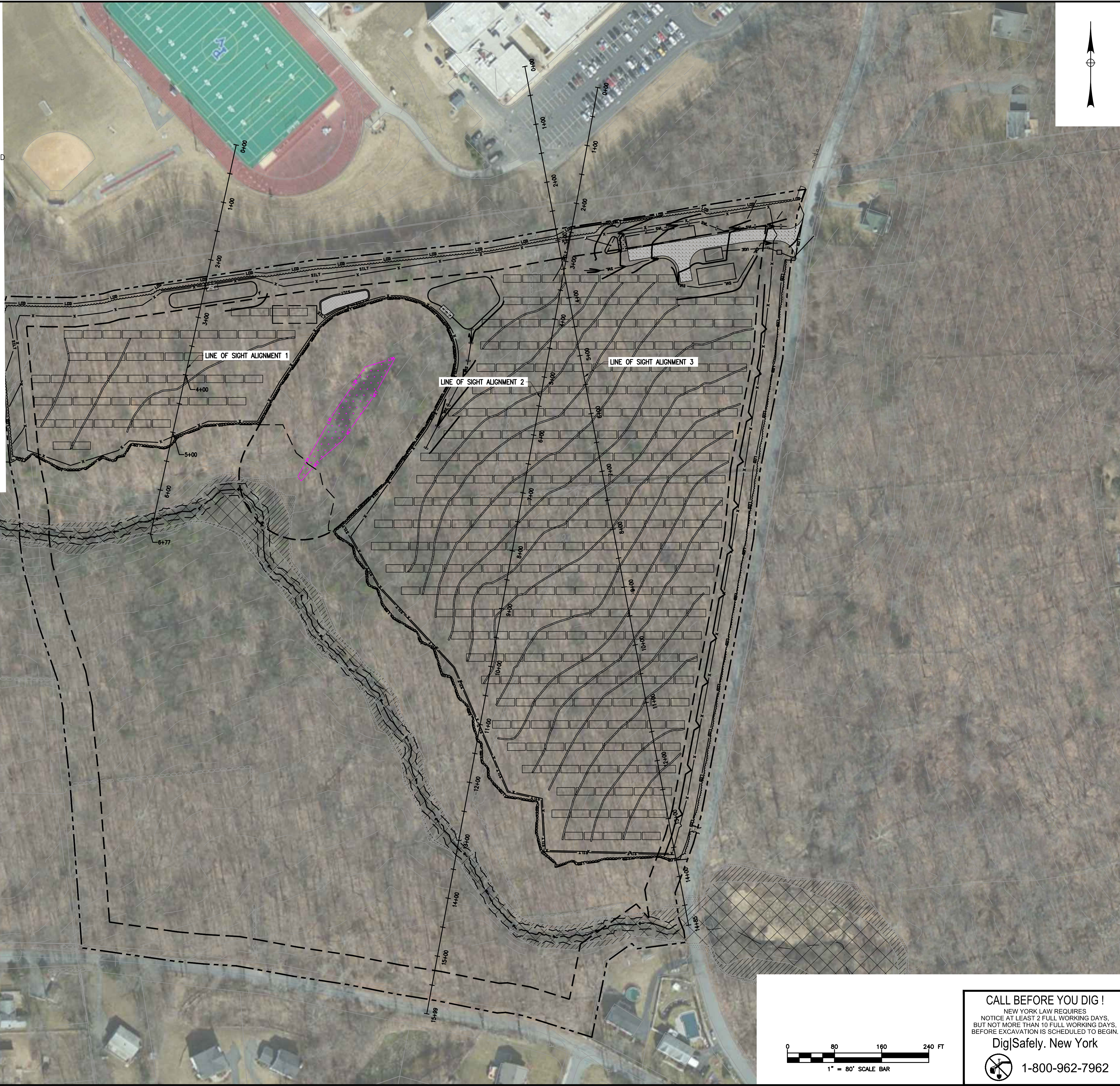
Pollution and the Greenhouse Gas Effect

While the development of the Lockwood parcel for any other use would result in vehicular traffic which would introduce fuel, oil, grease, road salt and other pollutants to the watershed and emissions which produce harmful greenhouse gases, the proposed solar project would not result in such pollutants nor produce air pollution, but would have a positive, indirect effect on the environment as solar energy replaces or reduces the use of other energy sources that have larger effects on the environment. This one 1.87 MW AC solar project would offset 2,214 metric tons of carbon dioxide (CO₂) during its lifetime which is the equivalent of offsetting 478 passenger vehicles driven for one year or 5,494,911 miles driven by an average passenger vehicle. By comparison, the trees currently on the site which are to be removed for the solar project would sequester less than 1% of that amount of carbon dioxide during the same period.

PILOT Agreement

In addition to the proposed payment into the Tree Bank Fund (\$207,356), the Applicant/Developer has proposed entering upon a PILOT (Payment In Lieu Of Taxes) Agreement with the Town whereby it would pay the Town approximately \$20,757 per year in connection with the solar project, based upon a rate of \$11,100 per MW AC for this approximately 1.87 MW AC project. This would represent payments totaling approximately \$311,355 to the Town over the term of the PILOT Agreement, providing a great tax benefit without placing any burden on Town resources or services as such projects do not use sewer or water, require trash pick-up or police or fire response and, most importantly, do not put any additional children in the school system. As a result, all of this additional revenue can be used for enhancing Town programs and/or infrastructure improvements ... or to lower the tax burden for residents.

- LEGEND:**
- PROPERTY LINE SETBACK - 50 FEET
 - - - PROPERTY/R.O.W. LINE (SURVEYED)
 - - - EXISTING LOT LINE ADJUSTMENT
 - [Pattern] PROPOSED GRAVEL DRIVEWAY
 - [Pattern] PROPOSED ASPHALT PAVEMENT
 - [Pattern] FEMA 1% ANNUAL CHANCE FLOOD HAZARD
 - [Pattern] FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD
 - [Pattern] EXISTING FEMA REGULATORY FLOODWAY
 - EXISTING ROAD
 - - - ADJ. PROPERTY/R.O.W. LINE (SURVEYED)
 - x - x - FENCE LINE
 - - - EXISTING CONTOUR - MAJOR
 - - - EXISTING CONTOUR - MINOR
 - - - PROPOSED CONTOUR - MAJOR
 - - - PROPOSED CONTOUR - MINOR
 - [Pattern] EXISTING VEGETATION
 - [Pattern] EXISTING ROCK WALL
 - [Pattern] PROPOSED LIMITS OF TREE CLEARING
 - [Pattern] BERGMANN DELINEATED PALUSTRINE EMERGENT WETLAND (PEM) / PALUSTRINE SCRUB SHRUB WETLAND (PSS)
 - Q STREAM
 - - - 100' WETLAND BUFFER
 - - - LIMITS OF DISTURBANCE LINE
 - - - SILT SOCK
 - - - LEVEL SPREADER/ENERGY DISSIPATOR



YORKTOWN A SOLAR FARM

FOOTHILL STREET

TOWN OF YORKTOWN
WESTCHESTER COUNTY
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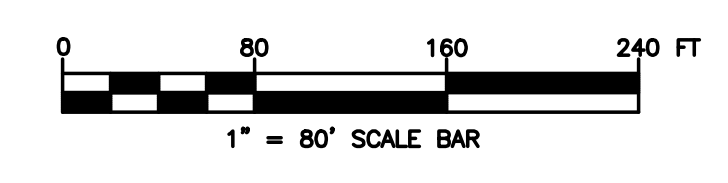
Prepared By: ECR	Checked By: WD
Designed By: KKB	Drawn By: KKB
Date Issued: FEBRUARY 8, 2022	Scale: 1" = 80'
Project Number: 14847.00	

LINE OF SIGHT PROFILE SITE PLAN

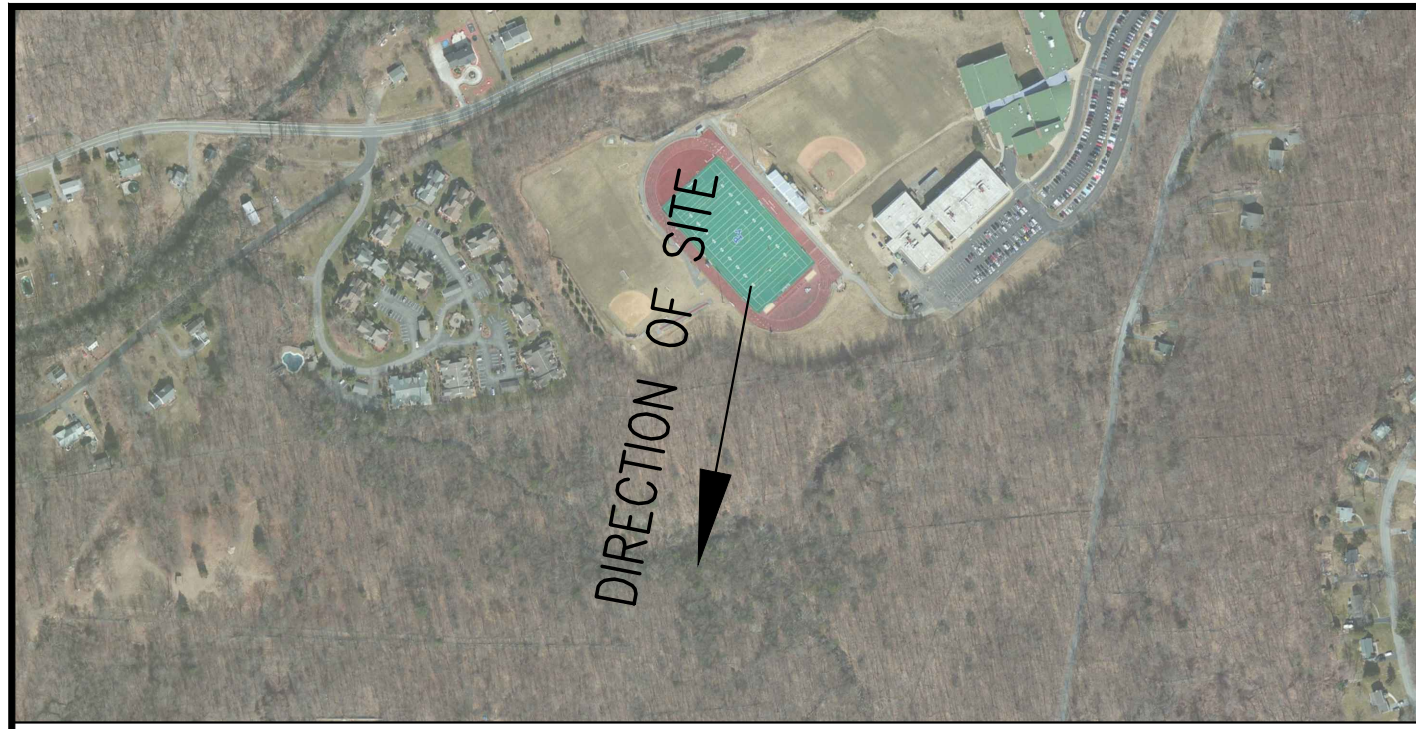
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LOCATION MAP



YORKTOWN A SOLAR FARM

FOOTHILL STREET

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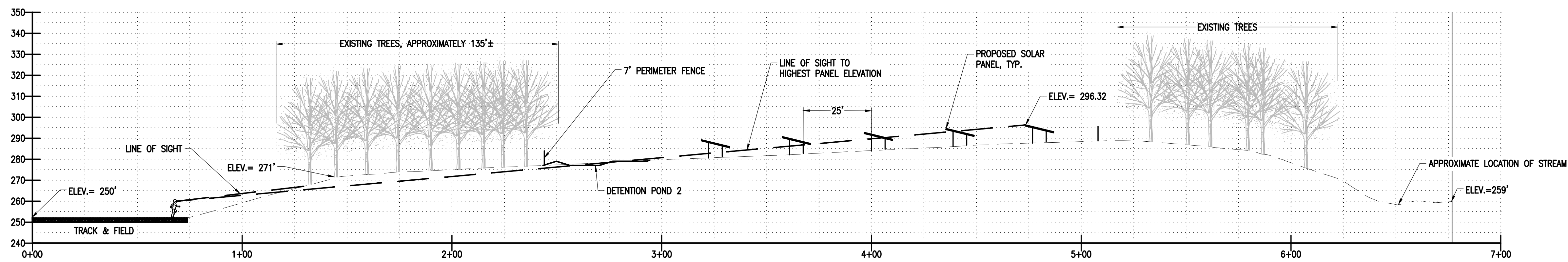


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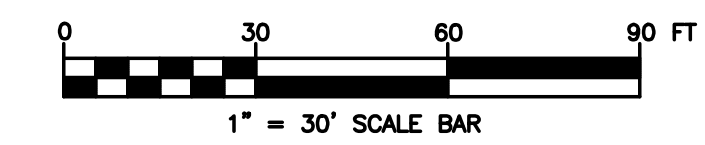
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LINE OF SIGHT PROFILE 1



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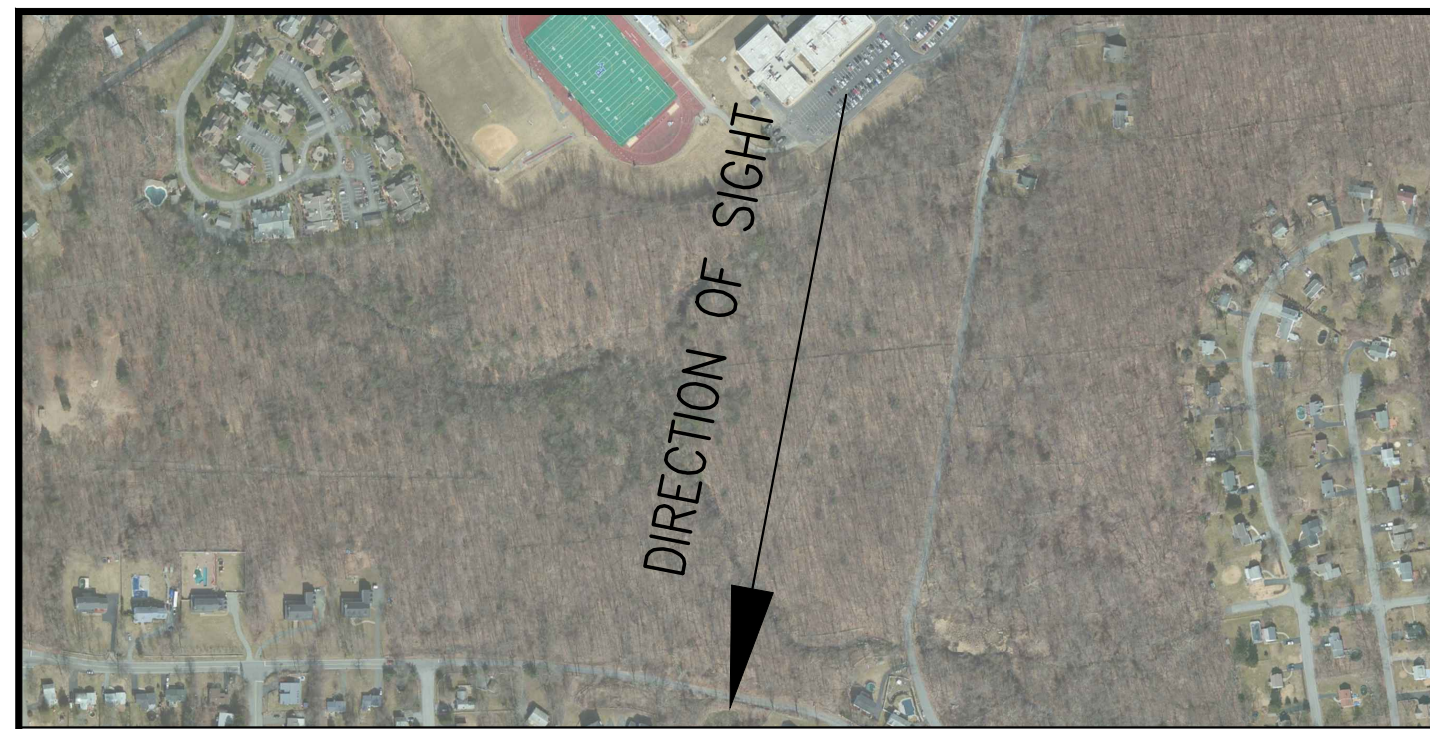
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Designed By:	KKB	Checked By:	KKB
Date Issued:	FEBRUARY 8, 2022	Scale:	1"=30'
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LOCATION MAP



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FOOTHILL STREET
TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK

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100 SUMMIT LAKE DRIVE
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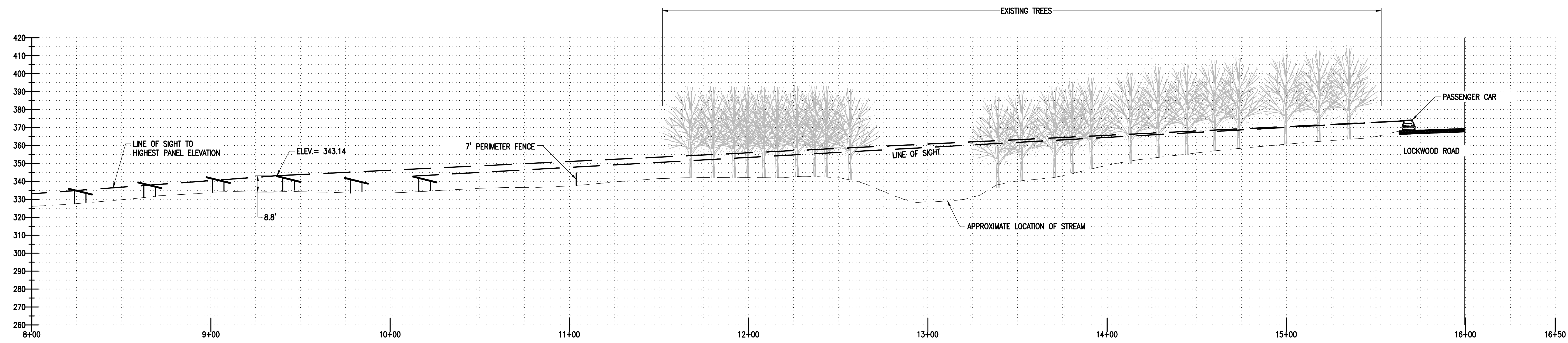
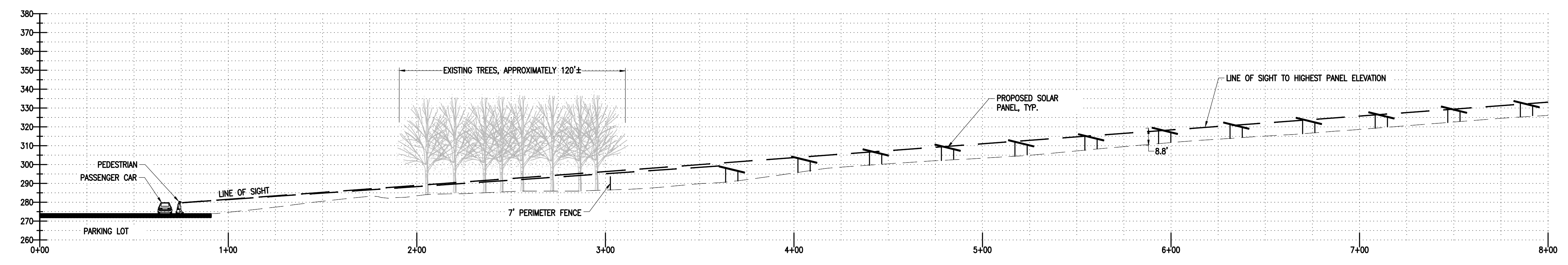


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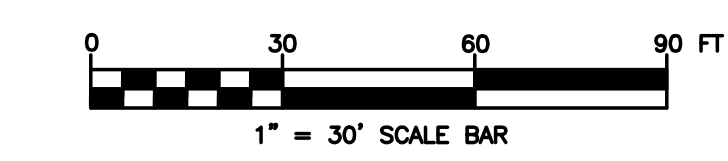
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LINE OF SIGHT PROFILE 2



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LINE OF SIGHT PROFILE

Drawing Number:
LOS-2
3 of 4



LOCATION MAP



YORKTOWN A SOLAR FARM

FOOTHILL STREET

TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK

**CON EDISON CLEAN
ENERGY BUSINESSES, INC.**

100 SUMMIT LAKE DRIVE
VALHALLA, NY 10595



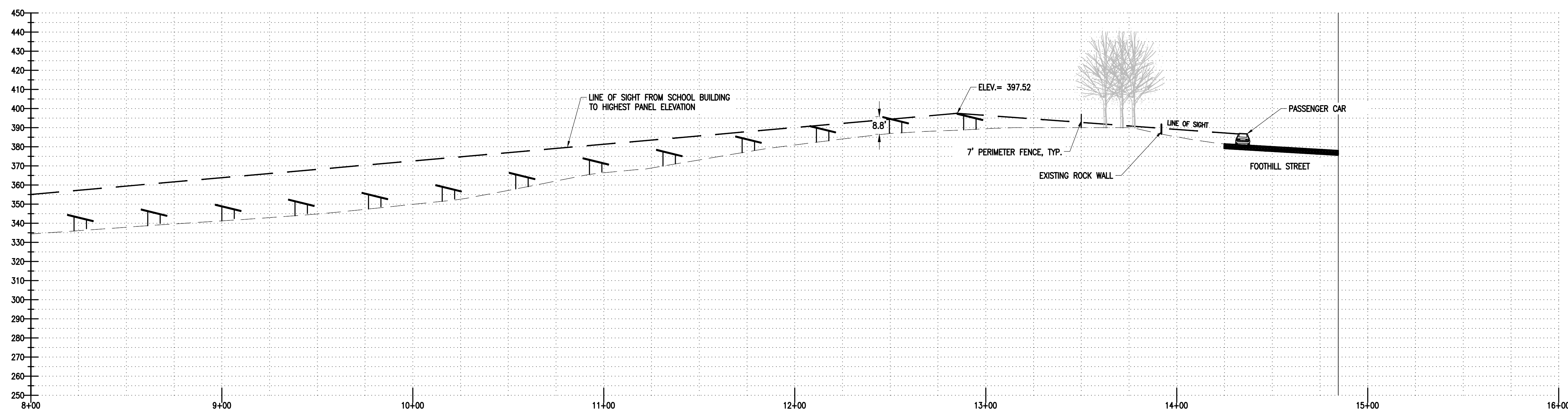
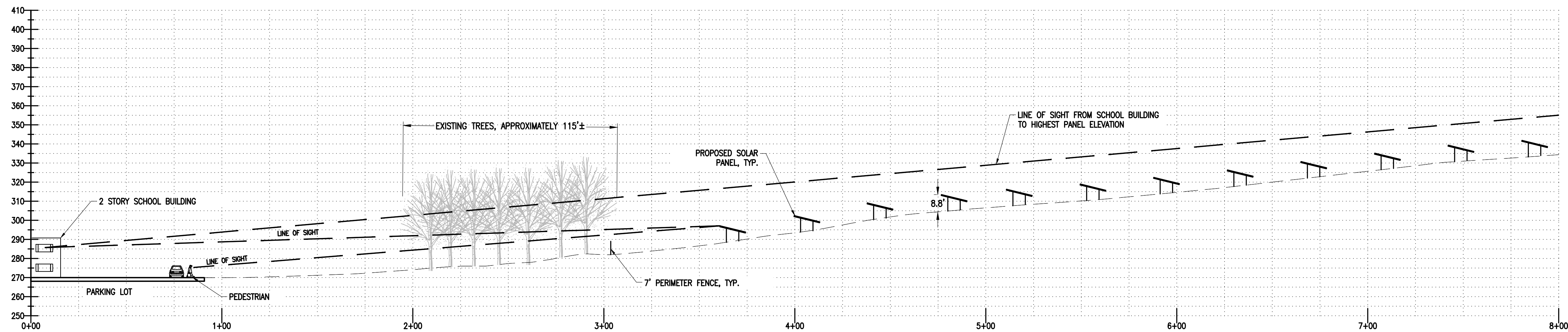
Bergmann Associates, Architects, Engineers,
Landscape Architects & Surveyors, D.P.C.
2 Winners Circle, Suite 102
Albany, NY 12205

office: 518.862.0325

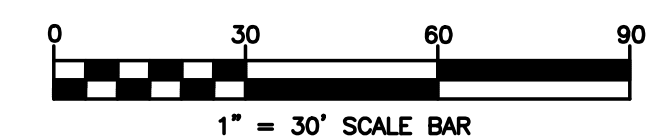
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LINE OF SIGHT PROFILE 3



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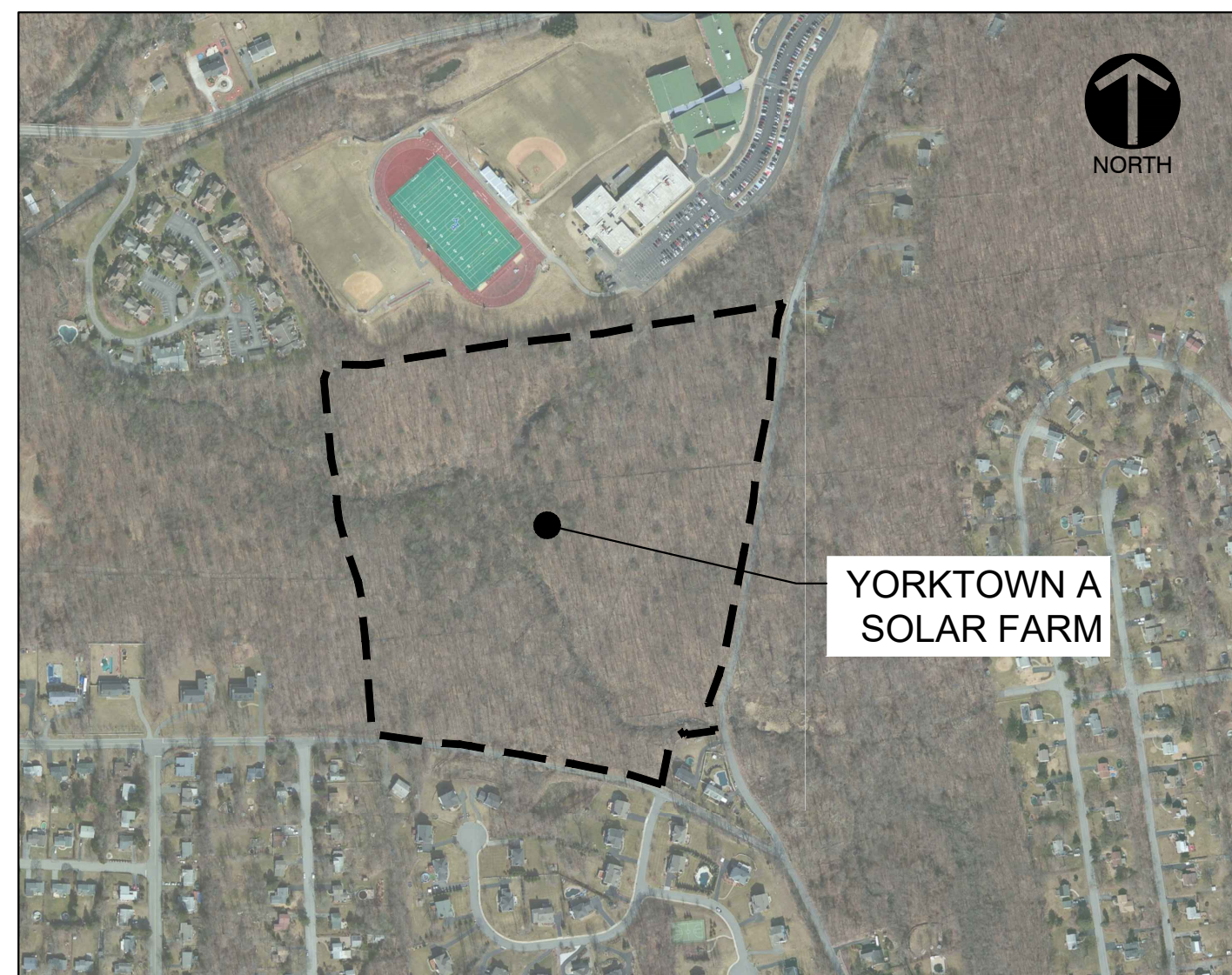
LINE OF SIGHT PROFILE

Drawing Number:
LOS-3
4 of 4

CON EDISON CLEAN ENERGY BUSINESSES, INC.

YORKTOWN A SOLAR FARM SITE PLANS

FOOTHILL STREET
TOWN OF YORKTOWN



LOCATION MAP
1"=500'

SHEET INDEX			
C000	SHEET 1 OF	14	COVER SHEET
C001	SHEET 2 OF	14	OVERALL SITE PLAN
C002	SHEET 3 OF	14	SITE PLAN
C003	SHEET 4 OF	14	GRADING / SWPPP PLAN
C004	SHEET 5 OF	14	DETAILED GRADING PLAN
C005	SHEET 6 OF	14	DRIVEWAY DETAILS
C006	SHEET 7 OF	14	LANDSCAPING & PLANTING FOR MITIGATION PLAN
C007	SHEET 8 OF	14	PHASING PLAN
C008	SHEET 9 OF	14	GENERAL NOTES
C009	SHEET 10 OF	14	EROSION & SEDIMENT CONTROL DETAILS
C010	SHEET 11 OF	14	EROSION & SEDIMENT CONTROL DETAILS
C011	SHEET 12 OF	14	SITE DETAILS
C012 & C013	SHEET 13 & 14 OF	14	CONSTRUCTION DETAILS

PROJECT INFORMATION:

LATITUDE: 41.333 N
 LONGITUDE: 73.859 W
 TOWN: YORKTOWN
 COUNTY: WESTCHESTER
 STATE: NEW YORK

PROJECT OWNER/APPLICANT:

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

PREPARED BY:

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

YORKTOWN A SOLAR FARM

FOOTHILL STREET

TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK

**CON EDISON CLEAN
ENERGY BUSINESSES, INC.**

100 SUMMIT LAKE DRIVE
VALHALLA, NY 10595



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Project Number 14847.00	

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COVER SHEET

Drawing Number:

C000

YORKTOWN A SOLAR FARM

FOOTHILL STREET

TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK

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OVERALL SITE PLAN

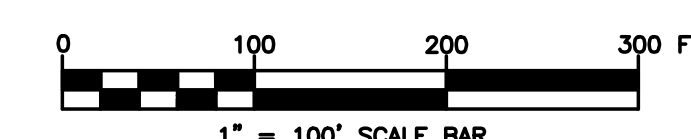
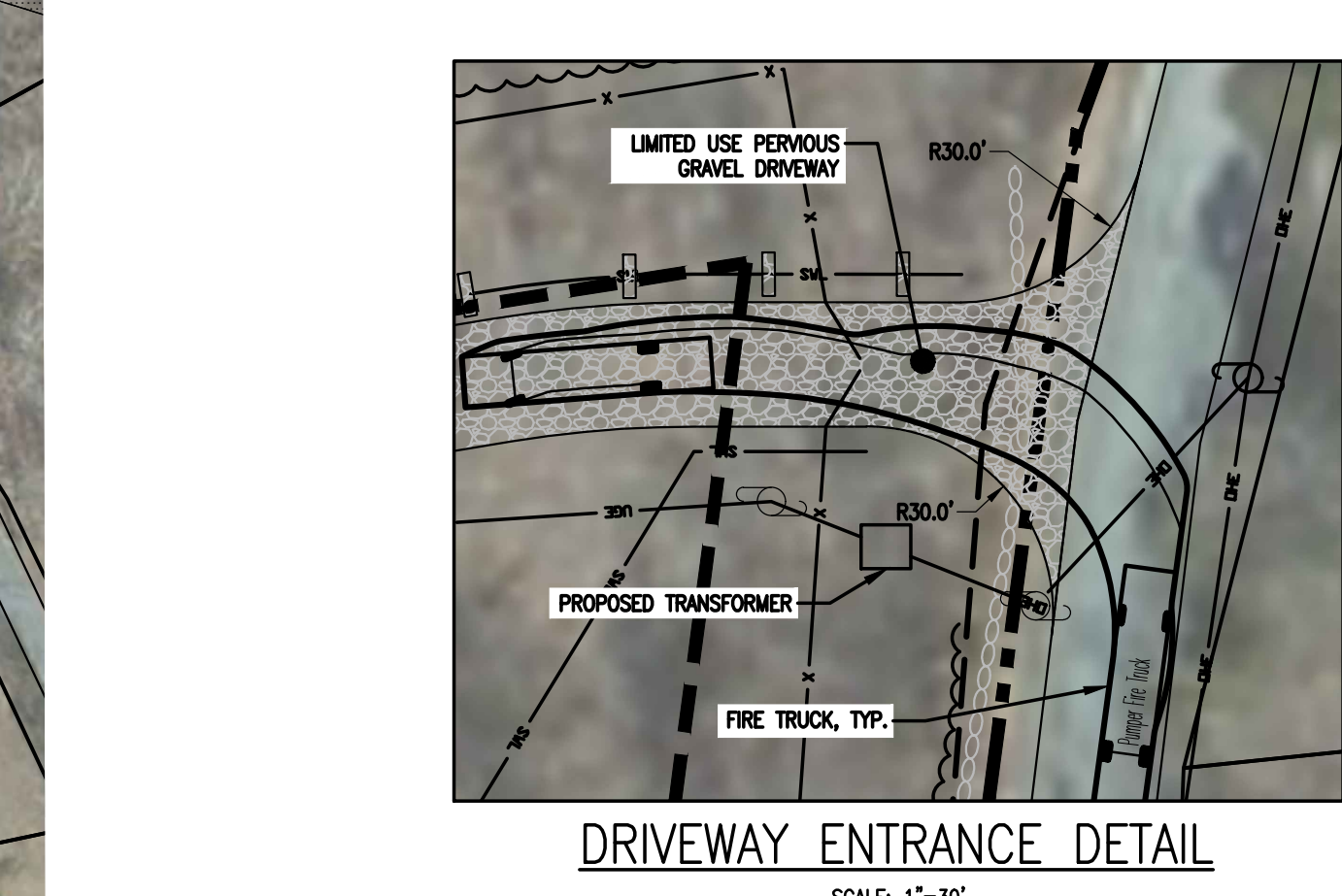
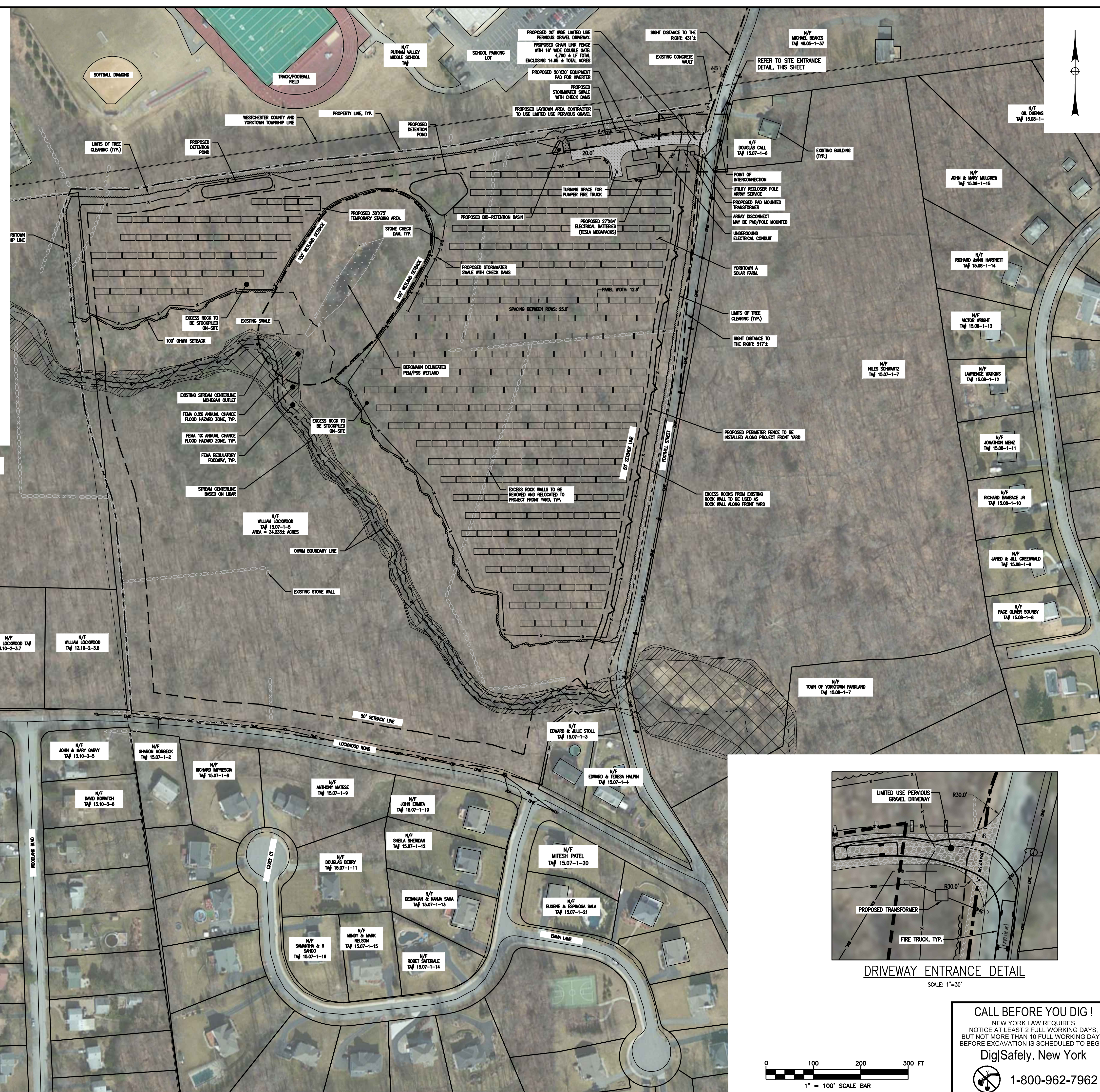
Drawing Number:

C001

2 of 14

LEGEND:

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



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SITE PLAN DATA TABLE

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

PROPOSED USE: SOLAR

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

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

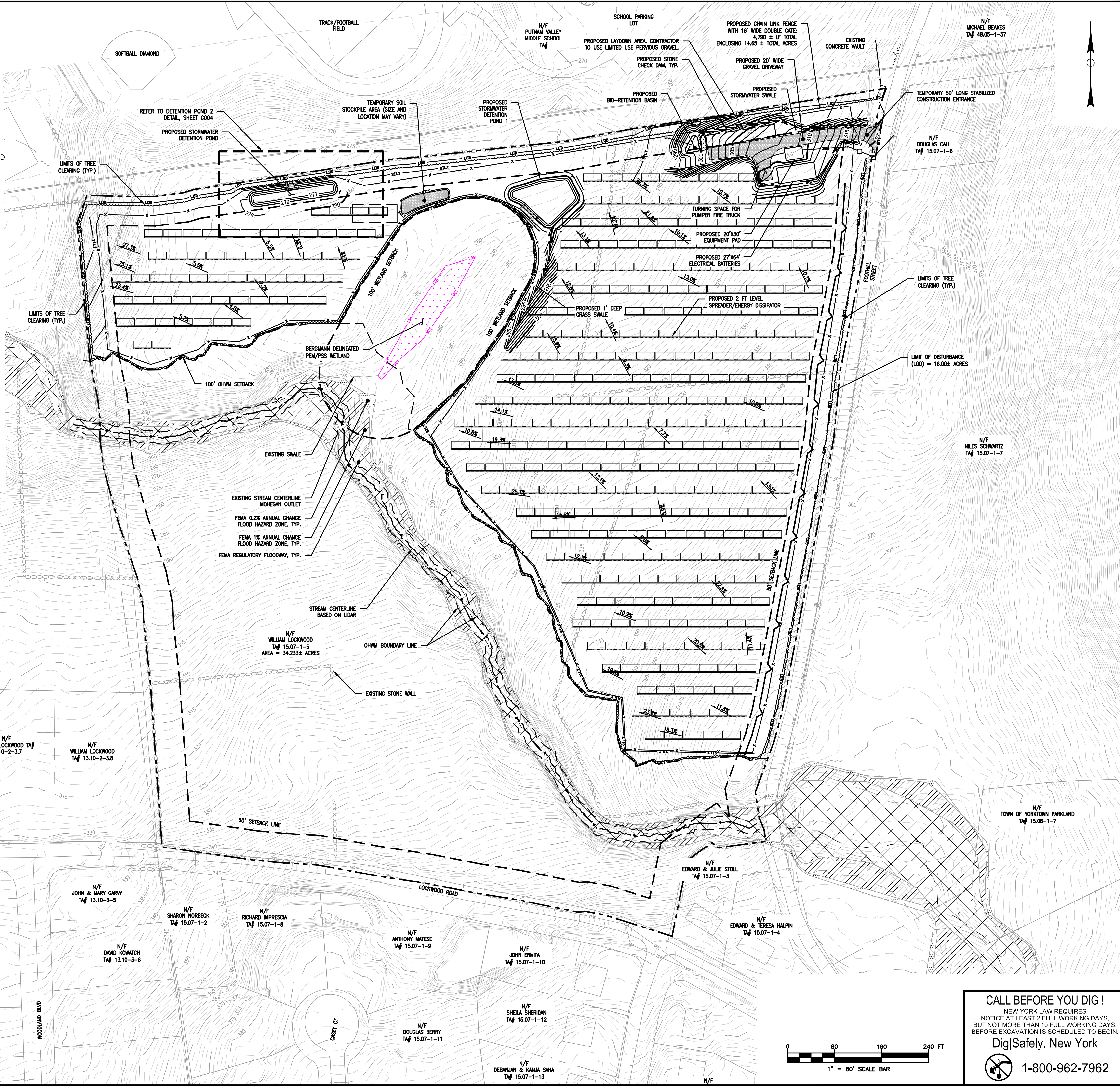
OWNER(S) OF RECORD: WILLIAM LOCKWOOD

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

DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT SIZE	2 AC.	34.2± AC.
MIN. LOT WIDTH	150 FT	1,011± FT
MIN. LOT DEPTH	150 FT	1,114± FT
MIN. SIDE YARD SETBACK	50 FT	60± FT
MIN. FRONT YARD SETBACK	50 FT	55± FT
MIN. REAR YARD SETBACK	50 FT	50± FT
MAX. PANEL HEIGHT	15 FT	12± FT
MAX. LOT COVERAGE (INCLUDING PANELS)	80%	11.3± %

11/23/2021 3:04 PM M:\Con Edison\CEB\014847\00 Con Edison CEB - Yorktown A Solar Farm\k.d Dwg\k.d Civi\114847.00 Site Plan.dwg

- LEGEND:**
- PROPERTY LINE SETBACK - 50 FEET
 - - - PROPERTY/R.O.W. LINE (SURVEYED)
 - - - EXISTING LOT LINE ADJUSTMENT
 - [Pattern] PROPOSED GRAVEL DRIVEWAY
 - [Pattern] PROPOSED ASPHALT PAVEMENT
 - [Pattern] FEMA 1% ANNUAL CHANCE FLOOD HAZARD
 - [Pattern] FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD
 - [Pattern] EXISTING FEMA REGULATORY FLOODWAY
 - EXISTING ROAD
 - - - ADJ. PROPERTY/R.O.W. LINE (SURVEYED)
 - x - x - FENCE LINE
 - - - EXISTING CONTOUR - MAJOR
 - - - EXISTING CONTOUR - MINOR
 - - - PROPOSED CONTOUR - MAJOR
 - - - PROPOSED CONTOUR - MINOR
 - [Pattern] EXISTING VEGETATION
 - [Pattern] EXISTING ROCK WALL
 - [Pattern] PROPOSED LIMITS OF TREE CLEARING
 - [Pattern] BERGMANN DELINEATED PALUSTRINE EMERGENT WETLAND (PEM) / PALUSTRINE SCRUB SHRUB WETLAND (PSS)
 - Q STREAM
 - - - 100' WETLAND BUFFER
 - - - LIMITS OF DISTURBANCE LINE
 - - - SILT SOCK
 - - - LEVEL SPREADER/ENERGY DISSIPATOR



YORKTOWN A SOLAR FARM

FOOTHILL STREET

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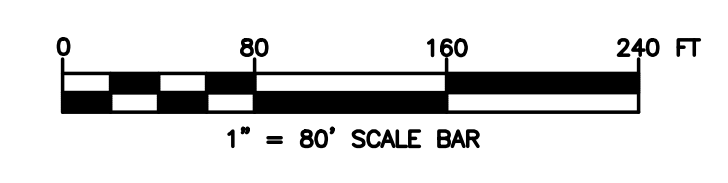


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GRADING / SWPPP PLAN

C003

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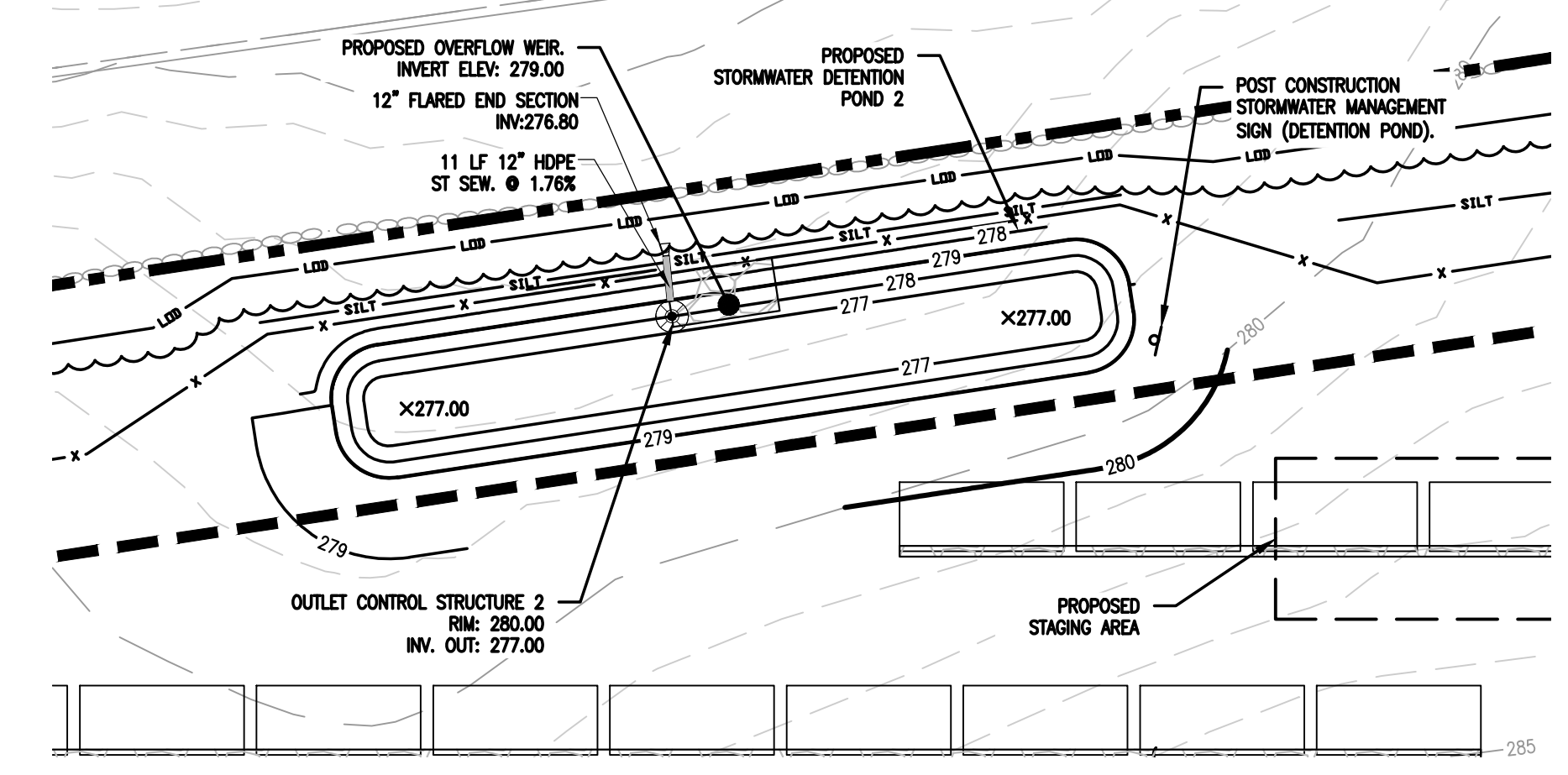
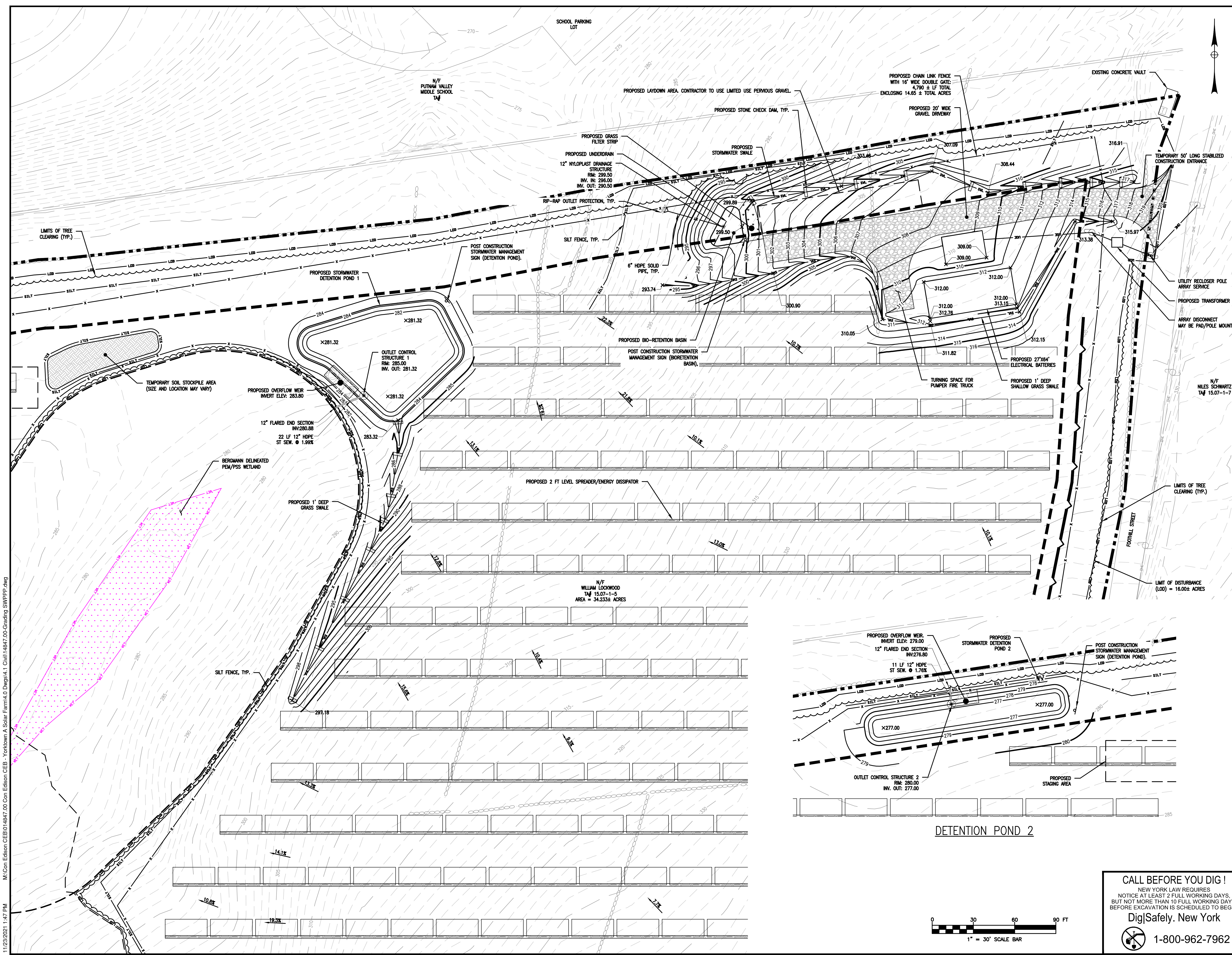
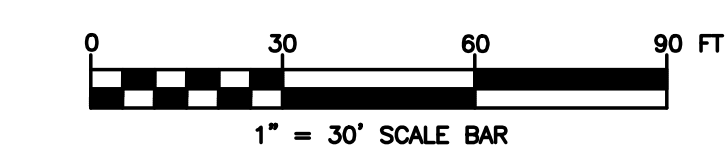
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DETAILED GRADING PLAN

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DETENTION POND 2

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FOOTHILL STREET

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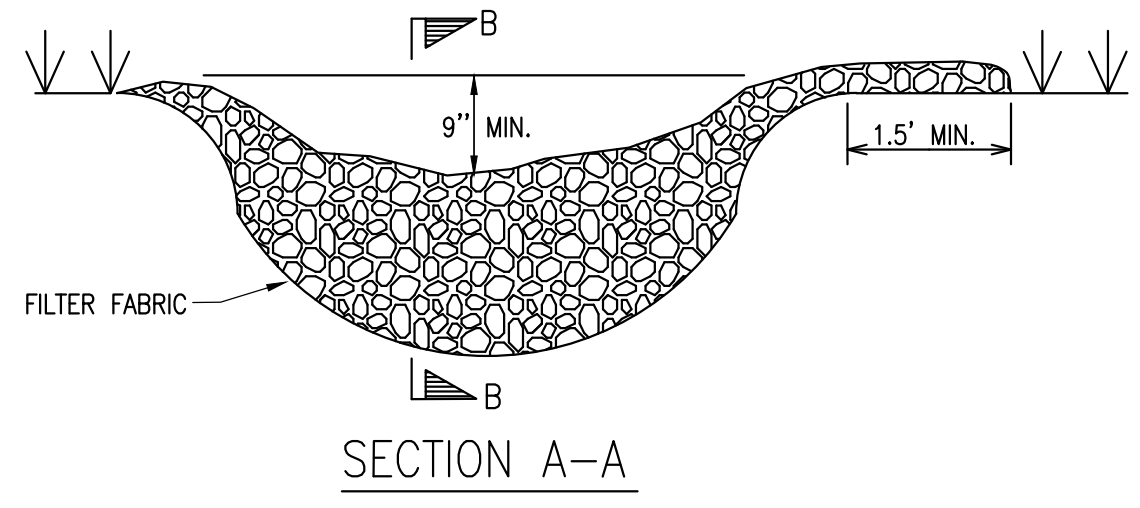
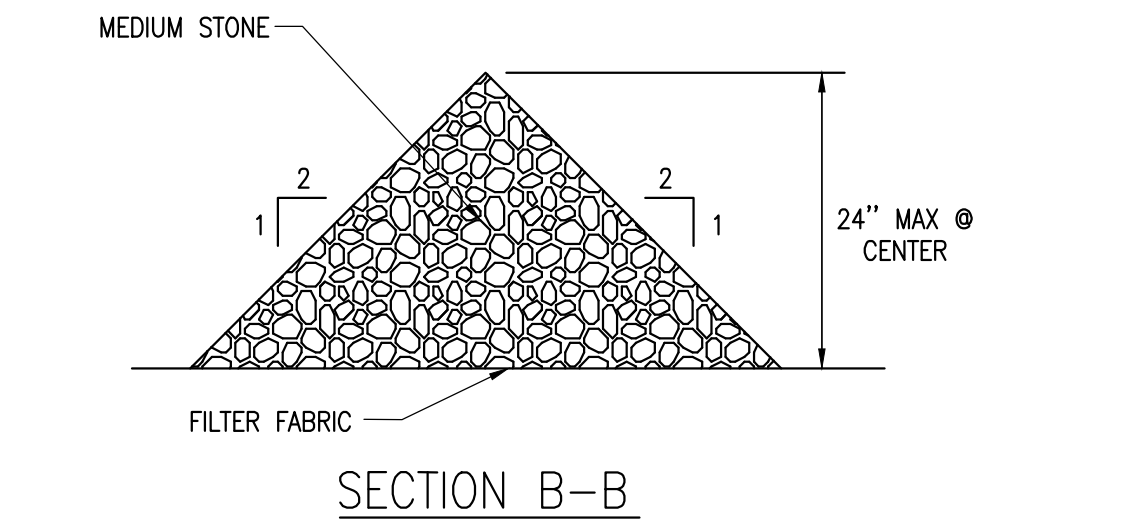
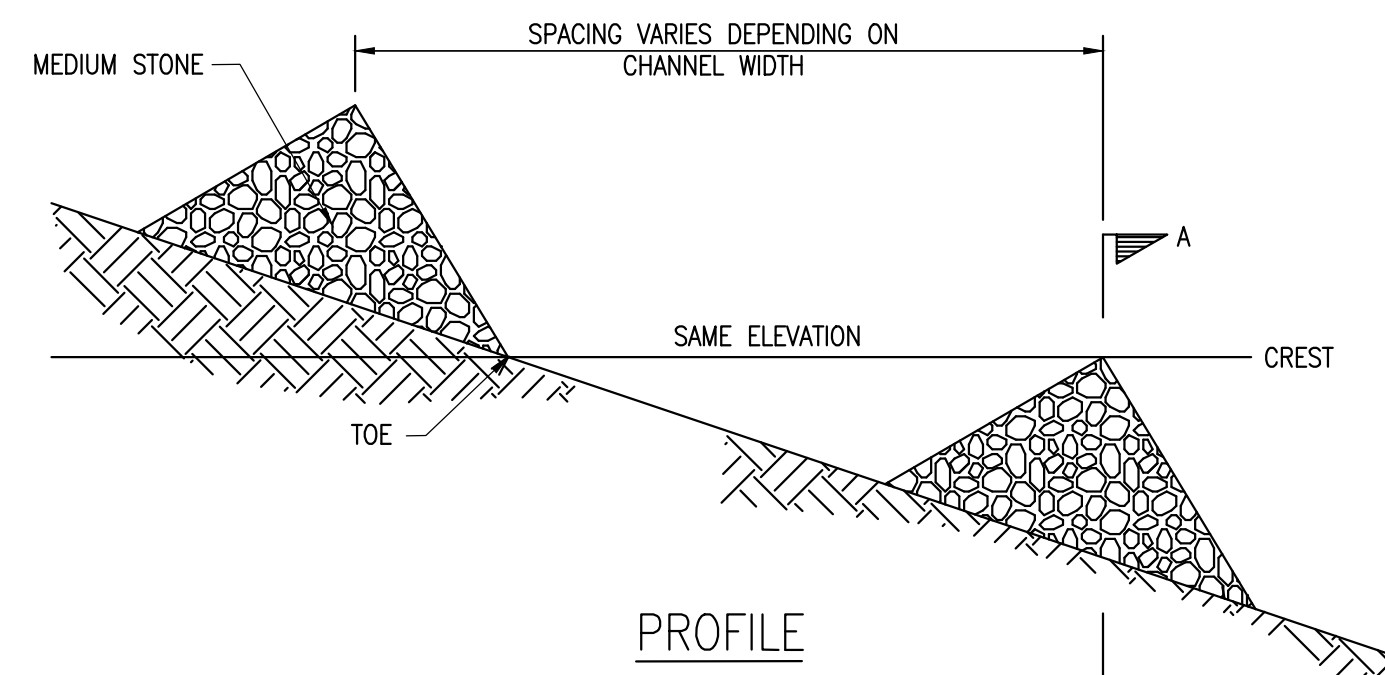
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14847.00	

DRIVEWAY DETAILS

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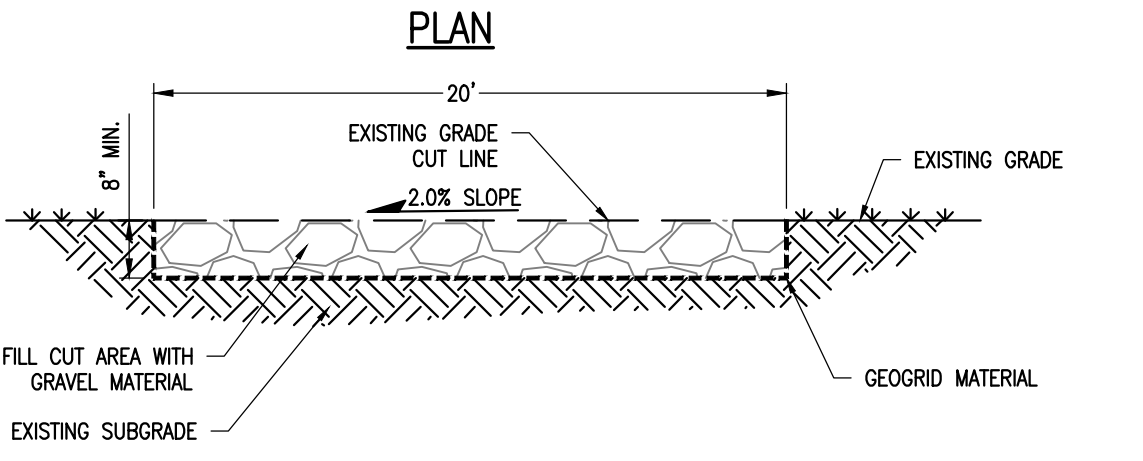
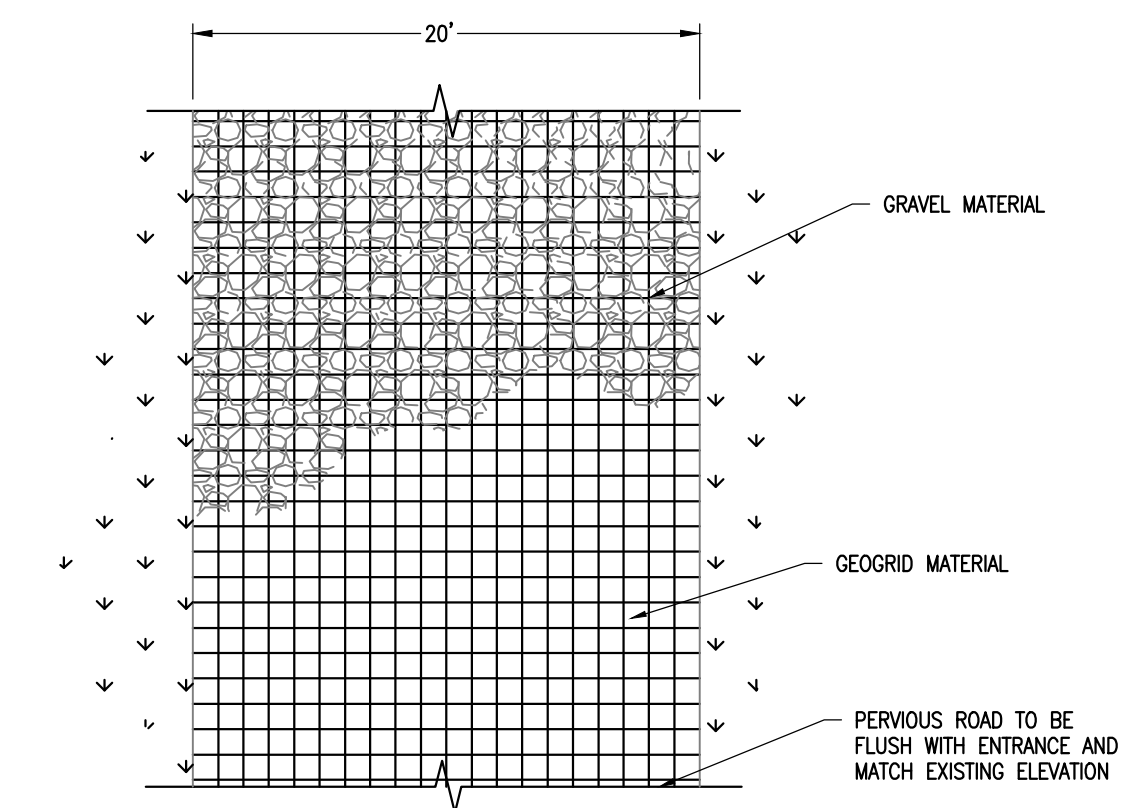
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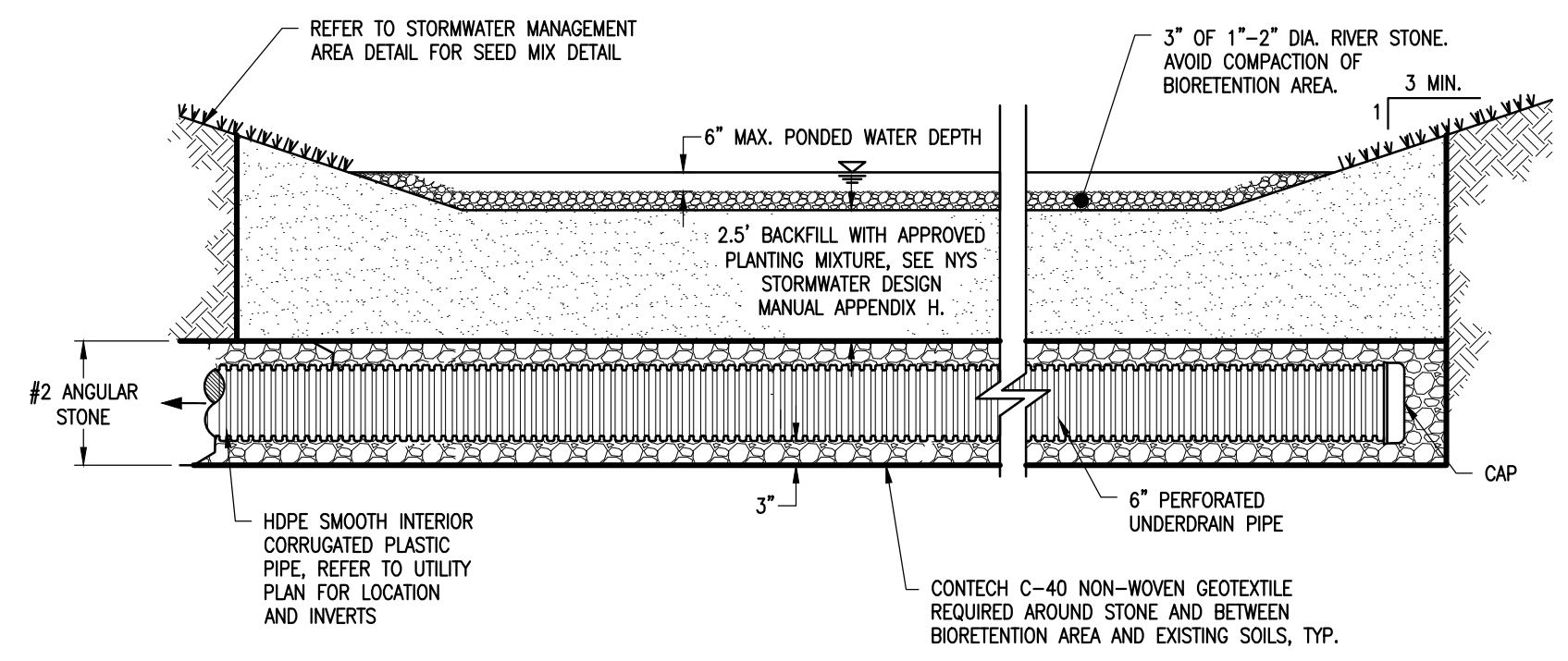
- CONSTRUCTION SPECIFICATIONS**
- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES GRADES AND LOCATIONS SHOWN ON THE PLAN.
 - SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
 - EXTEND THE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

LIGHT STONE CHECK DAM
NOT TO SCALE

- GENERAL NOTES:**
- USE OF THIS DETAIL/CRITERION IS LIMITED TO ACCESS ROADS USED ON AN OCCASIONAL BASIS ONLY (I.E. PROVIDE ACCESS FOR MOWING, EQUIPMENT REPAIR OR MAINTENANCE).
 - LIMITED USE PERVIOUS ACCESS ROAD IS LIMITED TO LOW IMPACT IRREGULAR MAINTENANCE ACCESS ASSOCIATED WITH RENEWABLE ENERGY PROJECTS IN NEW YORK STATE.
 - REMOVE STUMPS, ROCKS AND DEBRIS AS NECESSARY, FILL VOIDS TO MATCH EXISTING NATIVE SOILS AND COMPACTION LEVEL.
 - REMOVED TOPSOIL MAY BE SPREAD IN ADJACENT AREAS AS DIRECTED BY THE PROJECT ENGINEER, COMPACT TO THE DEGREE OF THE NATIVE IN SITU SOIL. DO NOT PLACE IN AN AREA THAT IMPEDES STORM WATER DRAINAGE.
 - GRADE ROADWAY, WHERE NECESSARY, TO NATIVE SOILS AND DESIRED ELEVATION. MINOR GRADING FOR CROSS SLOPE CUT AND FILL MAY BE REQUIRED.
 - REMOVE REFUSE SOILS AS DIRECTED BY THE PROJECT ENGINEER. DO NOT PLACE IN AN AREA THAT IMPEDES STORM WATER DRAINAGE.
 - ROADWAY WIDTH TO BE DETERMINED BY CLIENT.
 - THE LIMITED USE PERVIOUS ACCESS ROAD CROSS SLOPE SHALL BE 1.5% IN MOST CASES AND SHOULD NOT EXCEED 6%. THE LONGITUDINAL SLOPE OF THE ACCESS DRIVE SHOULD NOT EXCEED 15%.
 - LIMITED USE PERVIOUS ACCESS ROAD IS NOT INTENDED TO BE UTILIZED FOR CONSTRUCTION WHICH MAY SUBJECT THE ACCESS TO SEDIMENT TRACKING. THIS SPECIFICATION IS TO BE DEVELOPED FOR POST-CONSTRUCTION USE. SOIL RESTORATION PRACTICES MAY BE APPLICABLE TO RESTORE CONSTRUCTION RELATED COMPACTION TO PRE-EXISTING CONDITIONS AND SHOULD BE VERIFIED BY SOIL PENETROMETER READINGS. THE PENETROMETER READINGS SHALL BE COMPARED TO THE RESPECTIVE RECORDED READINGS TAKEN PRIOR TO CONSTRUCTION, EVERY 100 LINEAR FEET ALONG THE PROPOSED ROADWAY.
 - TO ENSURE THAT SOIL IS NOT TRACKED ONTO THE LIMITED USE PERVIOUS ACCESS ROAD, IT SHALL NOT BE USED BY CONSTRUCTION VEHICLES TRANSPORTING SOIL, FILL MATERIAL, ETC. IF THE LIMITED USE PERVIOUS ACCESS IS COMPLETED DURING THE INITIAL PHASES OF CONSTRUCTION AND UTILIZED TO REMOVE SEDIMENT FROM CONSTRUCTION VEHICLES AND EQUIPMENT PRIOR TO ENTERING THE LIMITED USE PERVIOUS ACCESS ROAD FROM ANY LOCATION ON OR OFF SITE, MAINTENANCE OF THE PERVIOUS ACCESS ROAD WILL BE REQUIRED IF SEDIMENT IS OBSERVED WITHIN THE CLEAN STONE.
 - THE LIMITED USE PERVIOUS ACCESS ROAD SHALL NOT BE CONSTRUCTED OR USED UNTIL ALL AREAS SUBJECT TO RUNOFF ONTO THE PERVIOUS ACCESS HAVE ACHIEVED FINAL STABILIZATION. PROJECTS SHOULD AVOID INSTALLATION OF THE LIMITED USE PERVIOUS ACCESS ROAD IN POORLY DRAINED AREAS, HOWEVER IF NO ALTERNATIVE LOCATION IS AVAILABLE, THE PROJECT SHALL UTILIZE WOVEN GEOTEXTILE MATERIAL AS DETAILED IN FOLLOWING NOTES.
 - THE DRAINAGE DITCH IS OFFERED IN THE DETAIL FOR CIRCUMSTANCES WHEN CONCENTRATED FLOW COULD NOT BE AVOIDED. THE INTENTION OF THE DESIGN IS TO MINIMIZE ALTERATIONS TO HYDROLOGY, HOWEVER WHEN DEALING WITH 5%-15% GRADES NOT PARALLEL TO THE CONTOUR, A ROADSIDE DITCH MAY BE REQUIRED. THE NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS FOR GRASSED WATERWAYS AND VEGETATED WATERWAYS ARE APPLICABLE FOR SIZING AND STABILIZATION. DIMENSIONS FOR THE GRASSED WATERWAY SPECIFICATION WOULD BE DESIGNED FOR PROJECT SPECIFIC HYDROLOGIC RUNOFF CALCULATIONS, AND A SEPARATE DETAIL FOR THE SPECIFIC GRASSED WATERWAY WOULD BE INCLUDED IN THIS PRACTICE. RUNOFF DISCHARGE WILL BE SUBJECT TO THE OUTLET REQUIREMENTS OF THE REFERENCED STANDARD. INCREASED POST-DEVELOPMENT RUNOFF FROM THE ASSOCIATED ROADSIDE DITCH MAY REQUIRE ADDITIONAL PRACTICES TO ATTENUATE RUNOFF TO PRE-DEVELOPMENT CONDITIONS.
 - IF A ROADSIDE DITCH IS NOT UTILIZED TO CAPTURE RUNOFF FROM THE ACCESS ROAD, THE PERVIOUS ACCESS ROAD WILL HAVE A WELL-ESTABLISHED PERENNIAL VEGETATIVE COVER, WHICH SHALL CONSIST OF UNIFORM VEGETATION (I.E. BUFFERS), 20 FEET WIDE AND PARALLEL TO THE DOWN GRADIENT SIDE OF THE ACCESS ROAD. POST-CONSTRUCTION OPERATION AND MAINTENANCE PRACTICES WILL MAINTAIN THIS VEGETATIVE COVER TO ENSURE FINAL STABILIZATION FOR THE LIFE OF THE ACCESS ROAD.
 - THE DESIGN PROFESSIONAL MUST ACCOUNT FOR THE LIMITED USED PERVIOUS ACCESS ROAD IN THEIR SITE ASSESSMENT / HYDROLOGY ANALYSIS. IF THE HYDROLOGY ANALYSIS SHOWS THAT THE HYDROLOGY HAS BEEN ALTERED FROM PRE- TO POST-DEVELOPMENT CONDITIONS (SEE APPENDIX A OF CP-0-15-002 FOR THE DEFINITION OF "ALTER THE HYDROLOGY..."), THE DESIGN MUST INCLUDE THE NECESSARY DETENTION/RETENTION PRACTICES TO ATTENUATE THE RATES (10 AND 100 YEAR EVENTS) TO PRE-DEVELOPMENT CONDITIONS.



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



BIORETENTION AREA DETAIL
N.T.S.

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FOOTHILL STREET

TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK

**CON EDISON CLEAN
ENERGY BUSINESSES, INC.**

100 SUMMIT LAKE DRIVE
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2	11/22/2021	PLAN REVISIONS	WD	ECR

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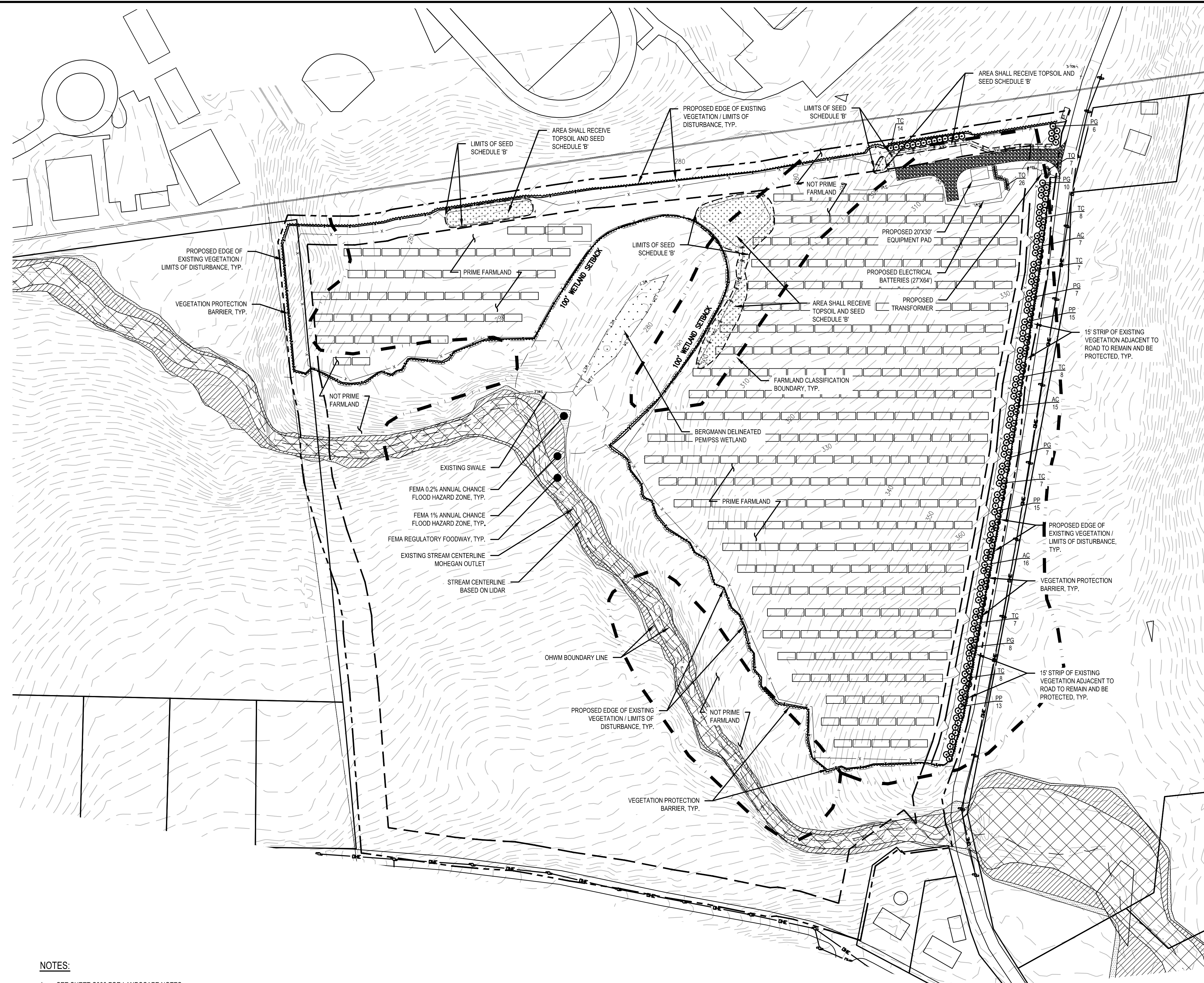
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Date Issued:	OCTOBER 27, 2020	Project Number:	14847.00

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C006



LEGEND:

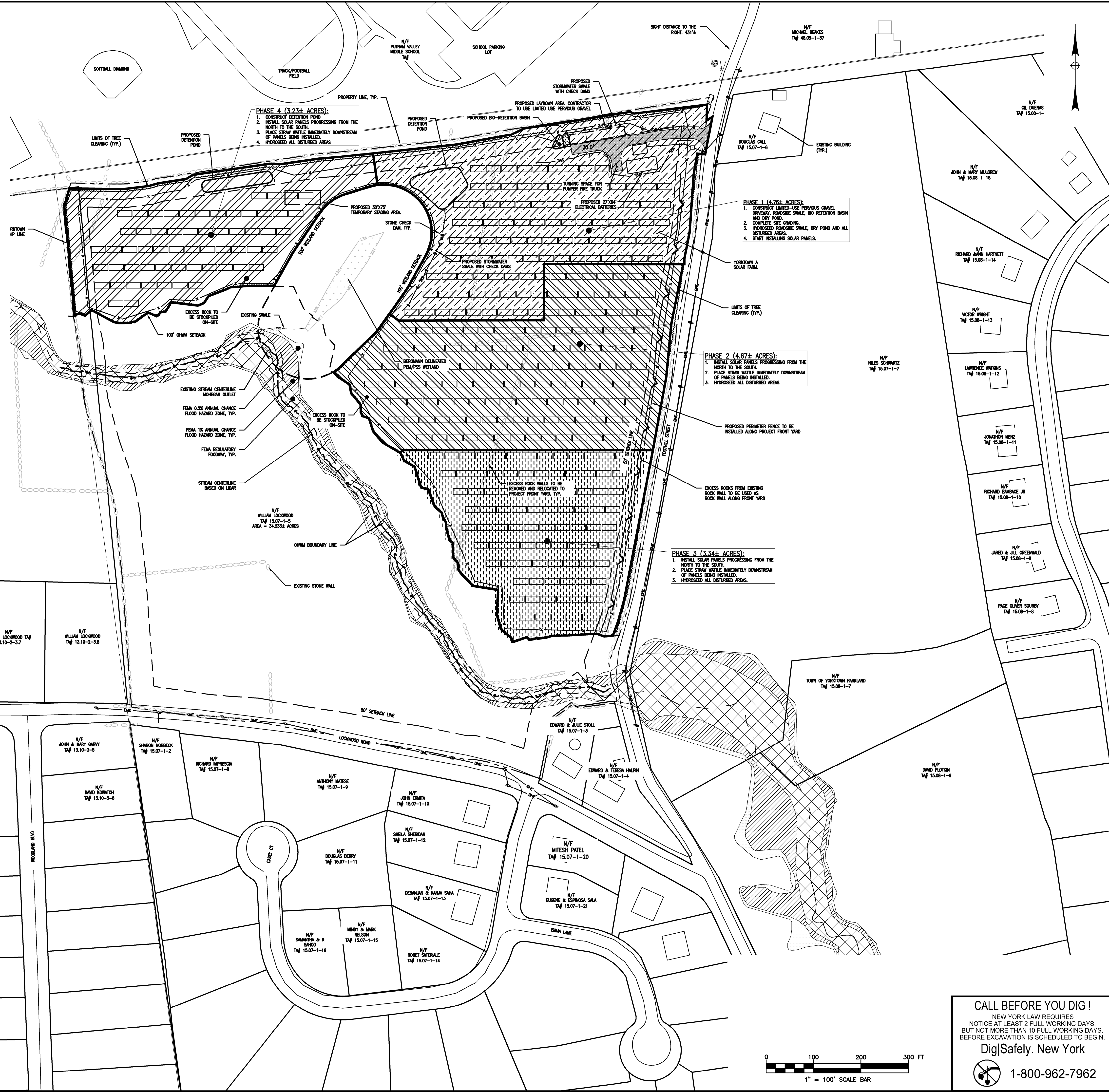
- PROPOSED TREE PLANTING
- VEGETATION PROTECTION BARRIER
- SEED LIMIT LINE
- SEED SCHEDULE 'B'
- PROPOSED GRAVEL DRIVEWAY
- FEMA 1% ANNUAL CHANCE FLOOD HAZARD
- FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD
- EXISTING FEMA REGULATORY FLOODWAY
- EXISTING ROAD
- ADJ. PROPERTY/R.O.W. LINE (SURVEYED)
- FENCE LINE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

- NOTES:**
- SEE SHEET C006 FOR LANDSCAPE NOTES.
 - SEE SHEET C007 FOR LANDSCAPE DETAILS.
 - SEE SHEET C009 FOR SEED SCHEDULES.

PLANT LIST								
Key	Qty.	Botanical Name	Common Name	Mature Size		Installed Size	Condition	Notes
				Height	Spread			
Evergreen Trees								
AC	39	Abies concolor	White Fir	50-75 Ht.	20-30' Sprd.	6-7 Ht.	B&B	
TC	59	Tsuga Canadensis	Canadian Hemlock	40-70 Ht.	25-35' Sprd.	8' Ht.	B&B	
PG	36	Picea glauca	White Spruce	40-60 Ht.	10-20' Sprd.	8' Ht.	B&B	
PP	43	Picea pungens	Colorado Spruce	30-60 Ht.	10-20' Sprd.	7-8' Ht.	B&B	
Evergreen Shrubs								
TO	33	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	7-15 Ht.	3-4' Sprd.	5' Ht.	B&B	

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- LEGEND:**
- PROPERTY LINE SETBACK - 50 FEET
 - PROPERTY/R.O.W. LINE
 - - - EXISTING LOT LINE ADJUSTMENT
 - [Pattern] PROPOSED GRAVEL DRIVEWAY
 - [Pattern] FEMA 1% ANNUAL CHANCE FLOOD HAZARD
 - [Pattern] FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD
 - [Pattern] EXISTING FEMA REGULATORY FLOODWAY
 - EXISTING ROAD
 - - - ADJ. PROPERTY/R.O.W. LINE (SURVEYED)
 - x - x - FENCE LINE
 - - -1010- CONTOUR - MAJOR
 - - -1012- CONTOUR - MINOR
 - [Pattern] EXISTING VEGETATION
 - [Pattern] EXISTING ROCK WALL
 - [Pattern] PROPOSED LIMITS OF TREE CLEARING
 - [Pattern] BERGMANN DELINEATED PALUSTRINE EMERGENT WETLAND (PEM) / PALUSTRINE SCRUB SHRUB WETLAND (PSS)
 - & STREAM
 - - - 100' WETLAND BUFFER
 - - - PROPOSED ROCK WALL
 - PROPOSED SCREENING TREES
 - - - PROPOSED SWALE
 - [Pattern] PHASE 1
 - [Pattern] PHASE 2
 - [Pattern] PHASE 3
 - [Pattern] PHASE 4



YORKTOWN A SOLAR FARM

FOOTHILL STREET

TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK

CON EDISON CLEAN ENERGY BUSINESSES, INC.

100 SUMMIT LAKE DRIVE
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REVISIONS				
NO.	DATE	DESCRIPTION	REV.	CK'D
1	1/28/2021	PLAN REVISIONS	WD	ECR
2	11/22/2021	PLAN REVISIONS	WD	ECR

**PRELIMINARY
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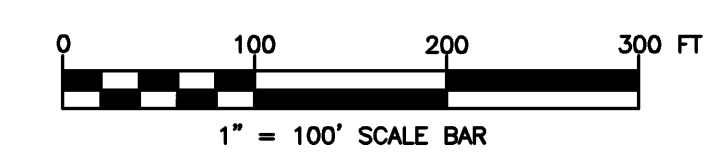


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Project Manager: ECR	Designed By: WD	Date Issued: OCTOBER 27, 2020	Project Number: 14847.00
Checked By: ECR	Drawn By: WD	Scale: 1"=100'	

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PHASING PLAN

C007

11/23/2021 2:41 PM M:\Con Edison\CEB\014847\00 Con Edison\CEB - Yorktown A Solar Farm\4.0 Dwg\4.1 Civil\14847.00 Phasing Plan.dwg

GENERAL NOTES

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

SITE STABILIZATION

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

WASTE/HAZARDOUS MATERIAL PRACTICES

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

STORMWATER POLLUTION PREVENTION PLAN NOTES

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

SWPPP SEQUENCE OF CONSTRUCTION

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

LANDSCAPE NOTES

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

YORKTOWN A SOLAR FARM

FOOTHILL STREET

TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK

CON EDISON CLEAN ENERGY BUSINESSES, INC.

100 SUMMIT LAKE DRIVE
VALHALLA, NY 10595



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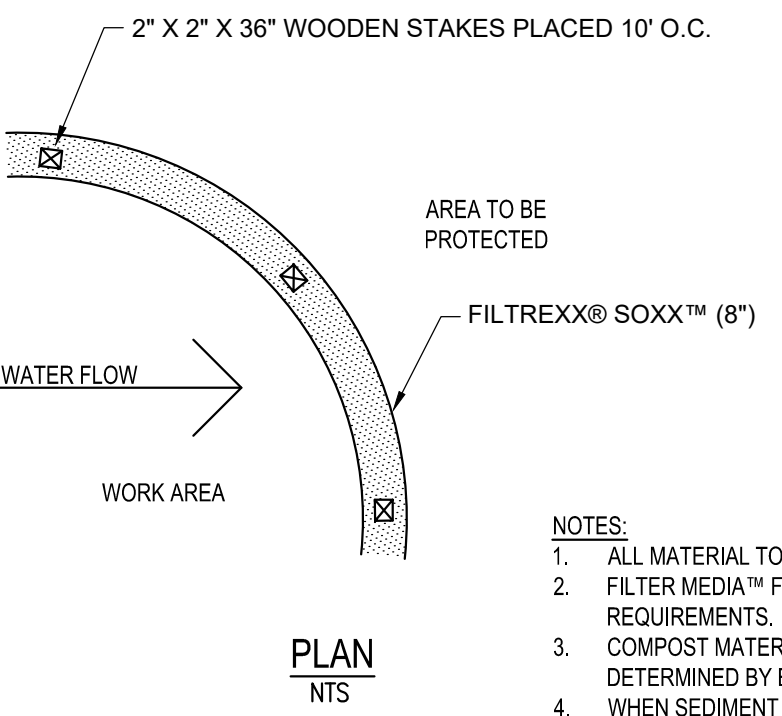
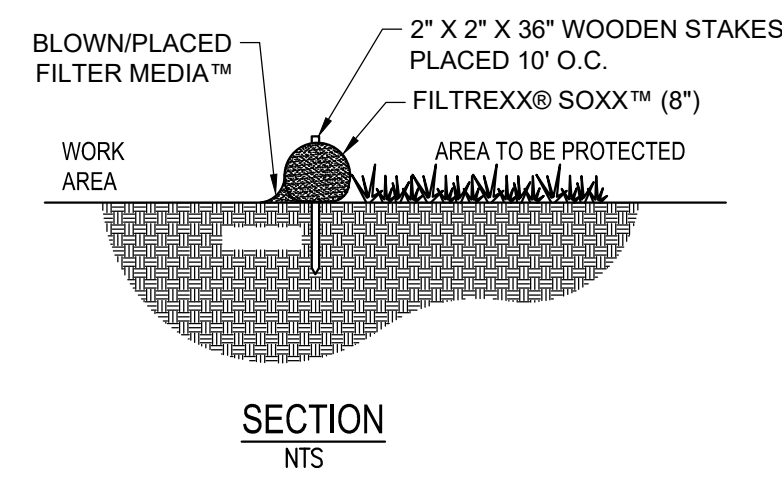
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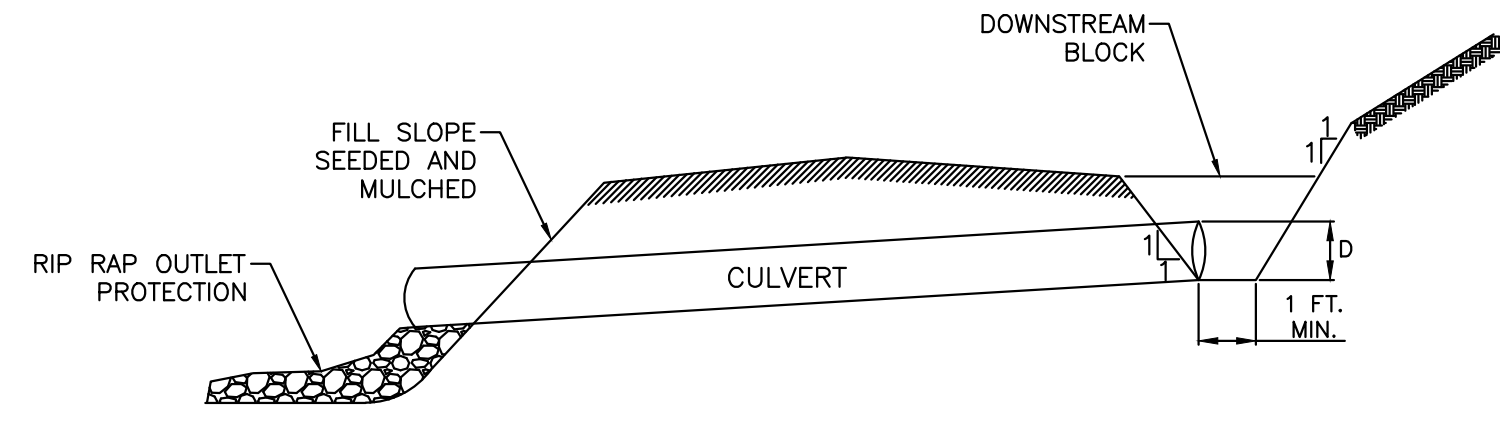
GENERAL NOTES

C008



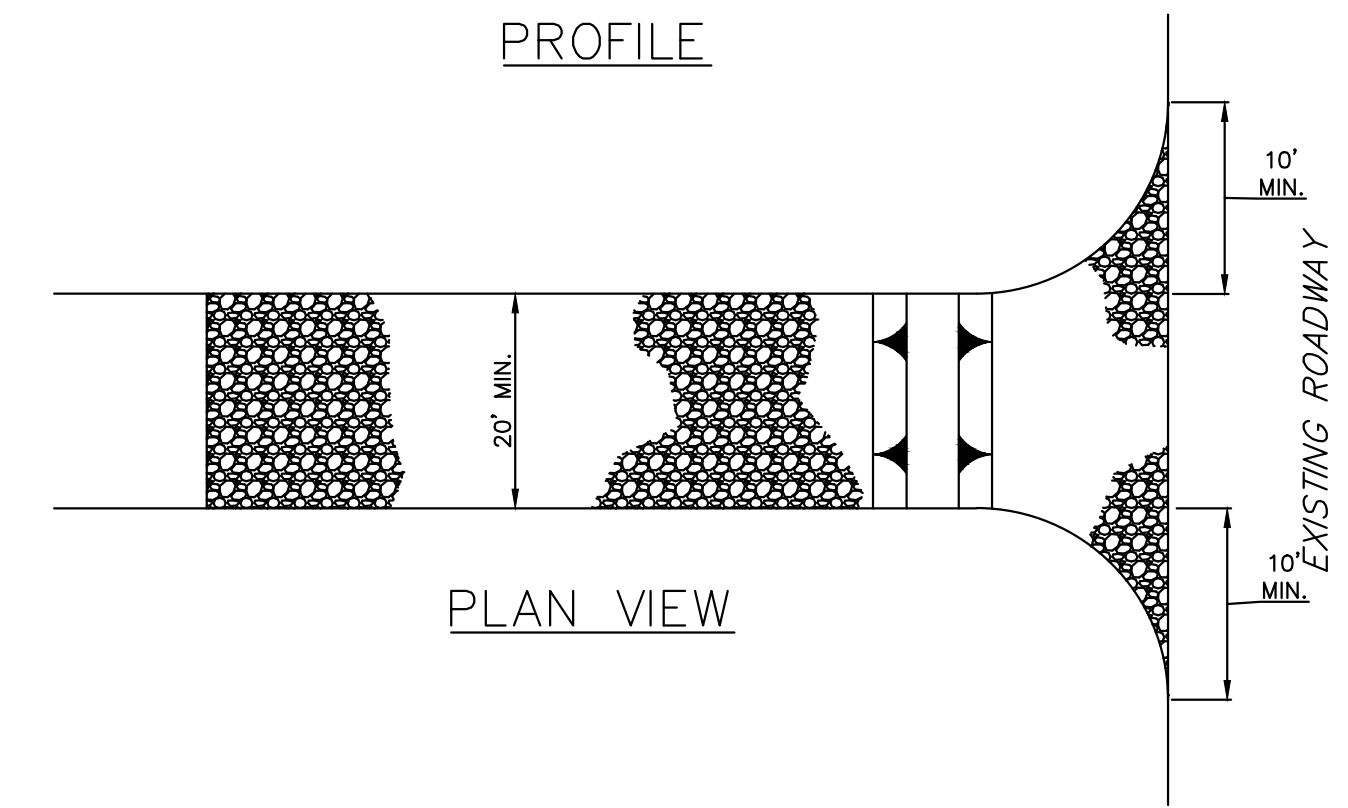
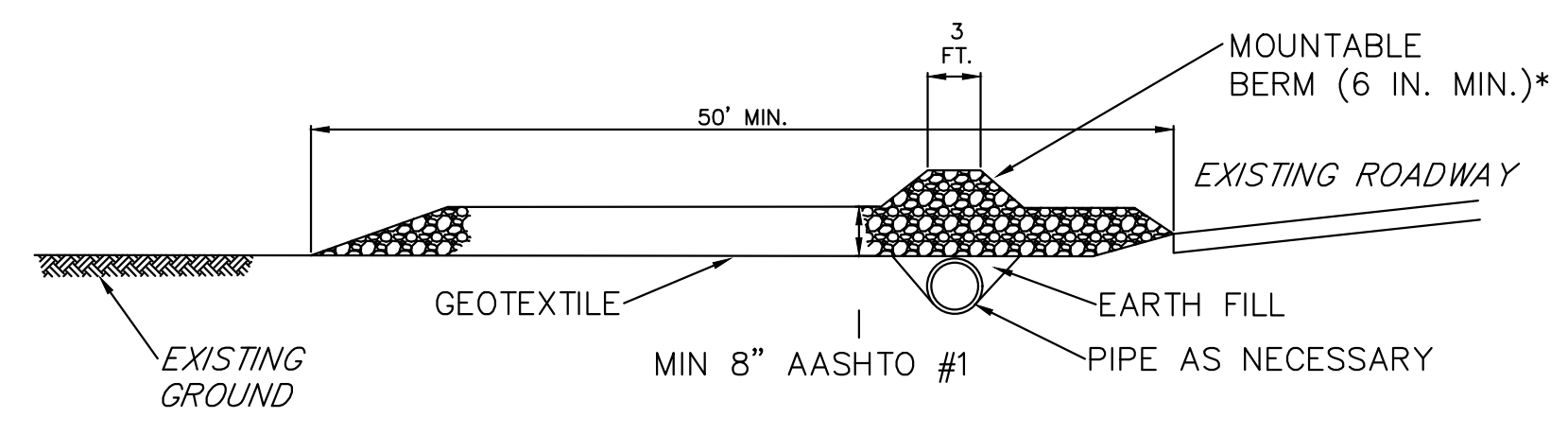
- NOTES:**
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
 2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
 3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
 4. WHEN SEDIMENT CONTROL IS USED ON PAVEMENT, HEAVY CONCRETE BLOCKS SHALL BE USED BEHIND THE SEDIMENT CONTROL TO HELP STABILIZE DURING RAINFALL/RUNOFF EVENTS

FILTREXX FILTERSOXX SEDIMENT CONTROL
NO SCALE



- NOTES:**
- CUT AND FILL SLOPES SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF DRIVEWAY GRADING. THESE AREAS SHALL BE BLANKETED WHEREVER THEY ARE LOCATED WITHIN 50 FEET OF A SURFACE WATER OR WITHIN 100 FEET OF AN HIGH QUALITY OR EXCEPTIONAL VALUE SURFACE WATER OR WHERE A SUITABLE VEGETATIVE FILTER STRIP DOES NOT EXIST.
- A TOP DRESSING COMPOSED OF HARD, DURABLE STONE SHALL BE PROVIDED FOR SOILS HAVING LOW STRENGTH.
- DRIVEWAY DITCHES SHALL BE PROVIDED WITH ADEQUATE PROTECTIVE LINING WHEREVER RUNOFF CANNOT SHEET FLOW AWAY FROM THE DRIVEWAY.
- DRIVEWAY SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED DRIVEWAYS, DITCHES, OR CROSS DRAINS SHALL BE REPAIRED IMMEDIATELY.

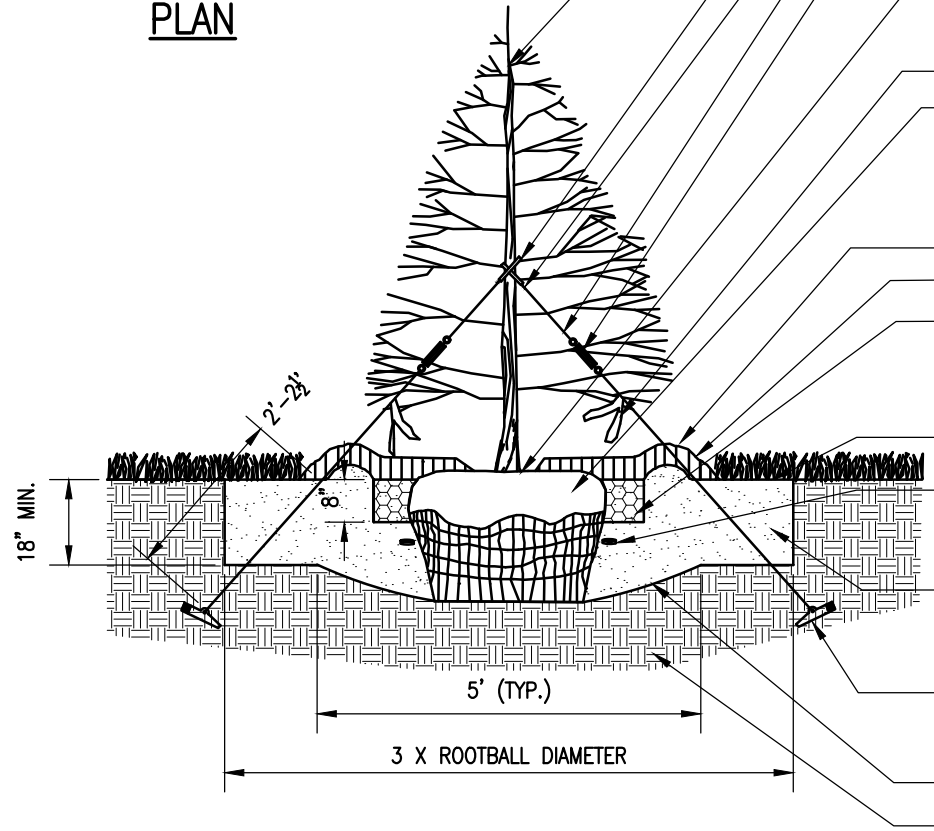
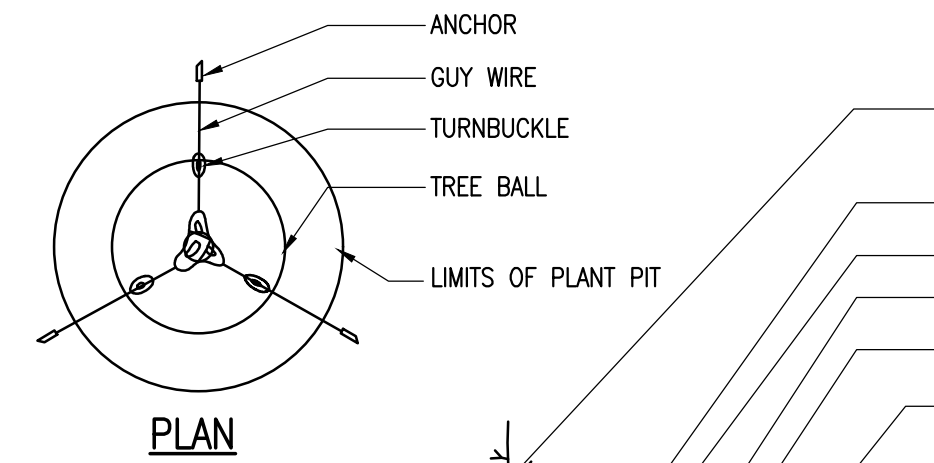
CROSS CULVERT
NO SCALE



* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

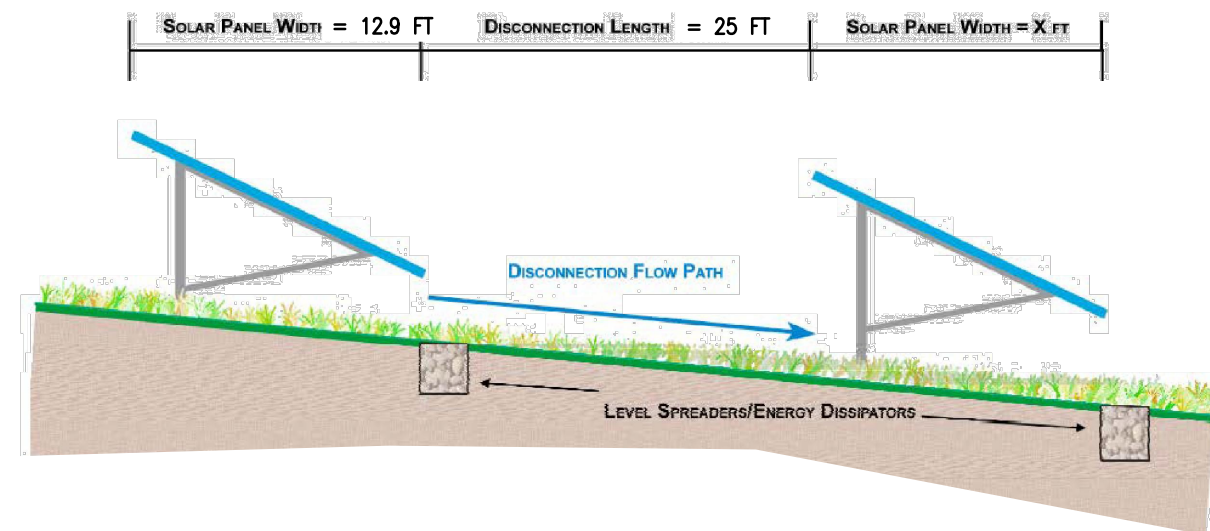
- NOTES:**
1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
 2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
 3. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL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

STABILIZED CONSTRUCTION ENTRANCE
NO SCALE

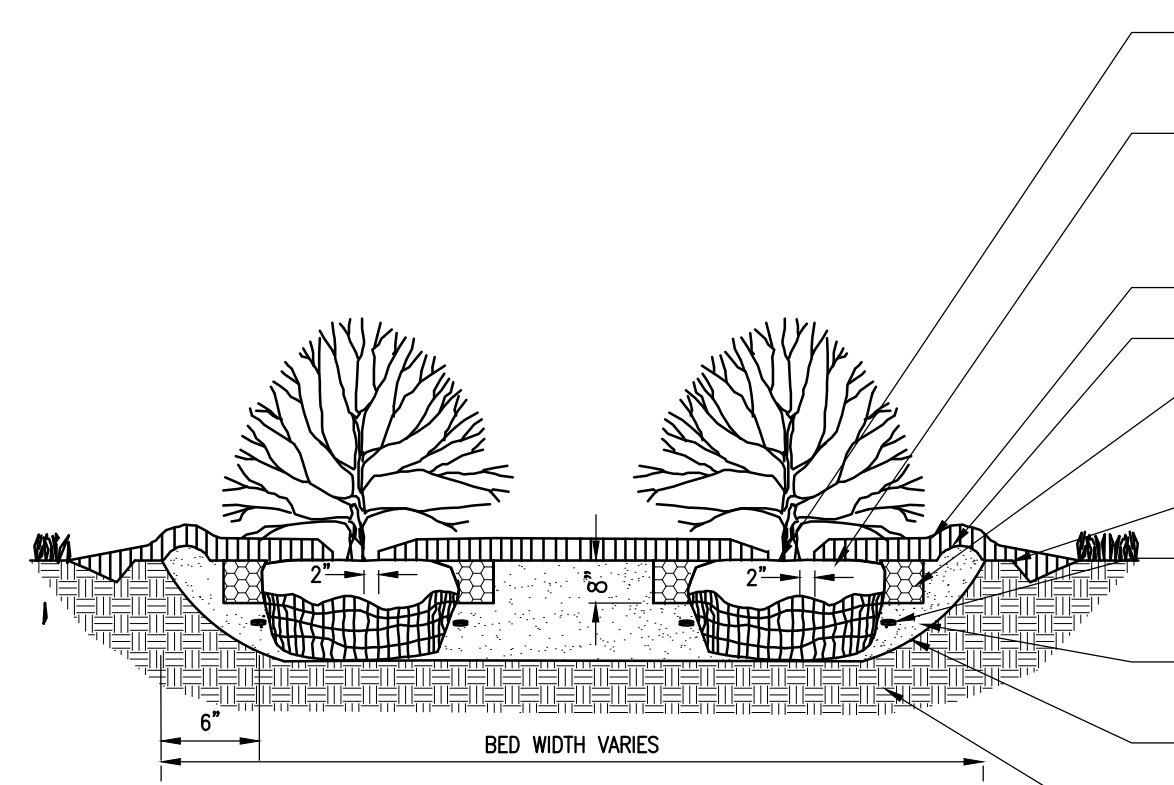
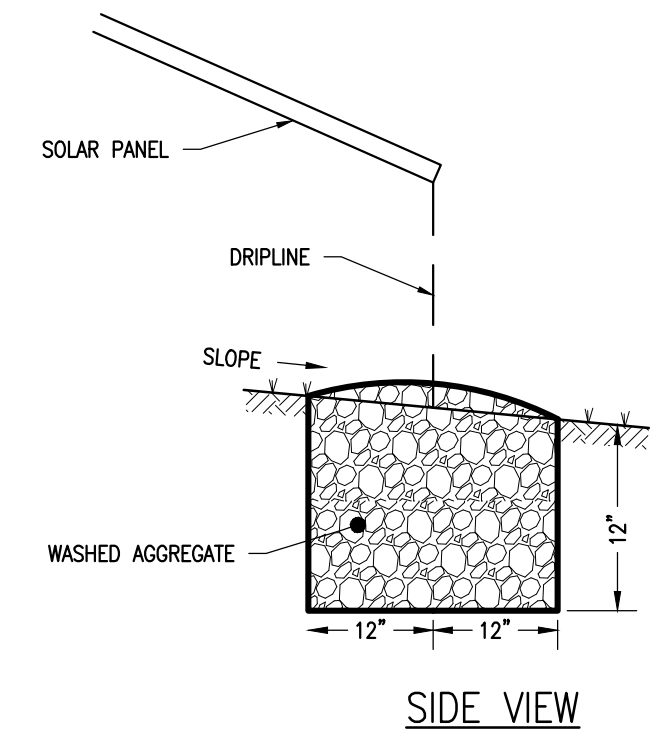


- NOTES:**
1. MAINTAIN A 2" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
 2. THE DISTANCE BETWEEN THE BOTTOM OF THE TRUNK FLARE AND THE FINISHED GRADE SHALL BE AS FOLLOWS:
FOR SANDY OR LOAMY SOILS: 1"
FOR CLAY OR POORLY DRAINED SOILS: 3"
THE CONTRACTOR SHALL REVIEW THE APPROPRIATE PLANTING DEPTH WITH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

EVERGREEN TREE PLANTING
NO SCALE

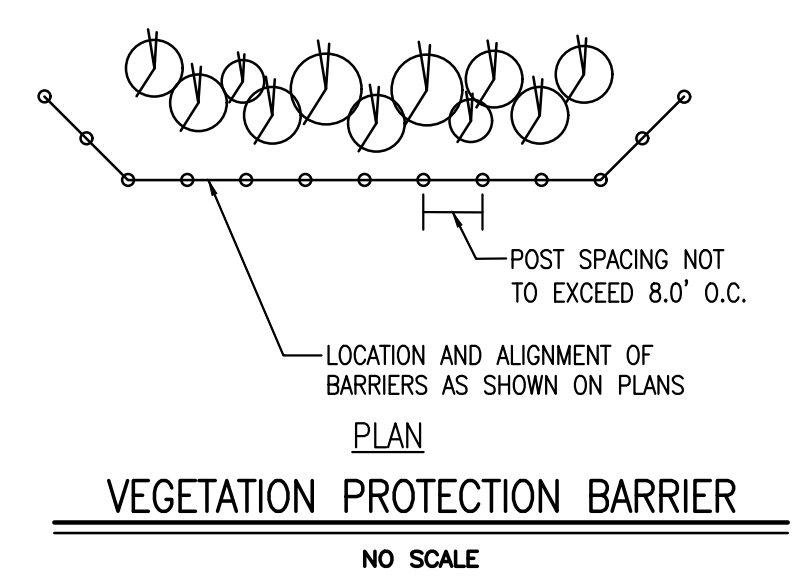
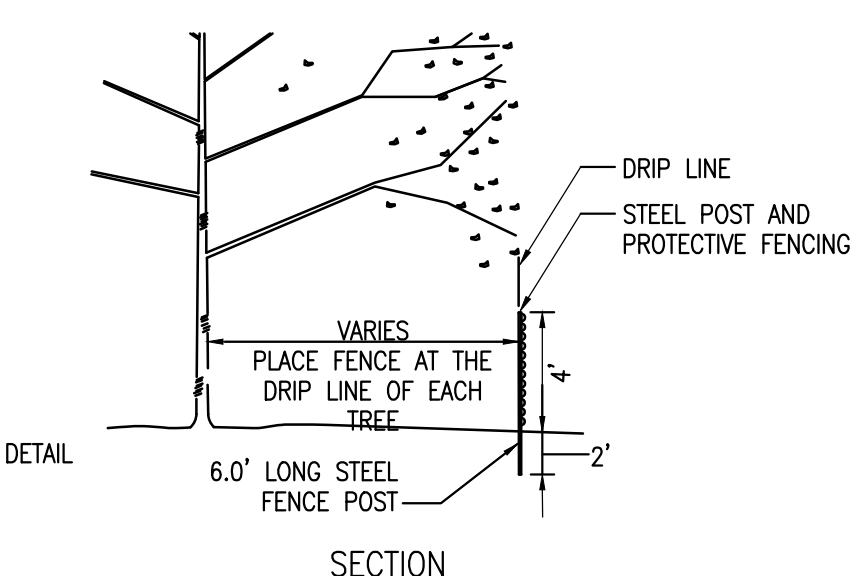


SOLAR PANEL INSTALLATION WITH LEVEL SPREADERS
N.T.S.

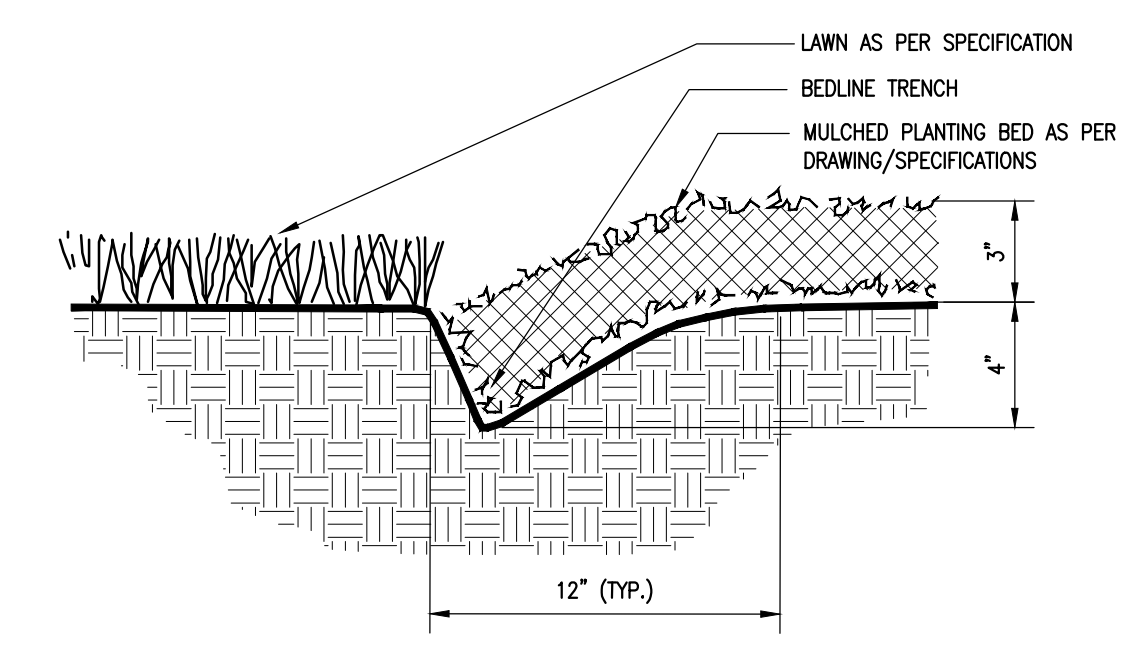


- NOTES:**
1. MAINTAIN A 2" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
 2. PLANTING BED DEPTH IN LAWN AREAS SHALL BE A MINIMUM OF 18" DEEP AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
 3. ALL PLANTING BEDS SHALL BE FREE OF CONSTRUCTION DEBRIS.

SHRUB PLANTING
NO SCALE



VEGETATION PROTECTION BARRIER
NO SCALE



PLANTING BED EDGE TREATMENT
NO SCALE

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2	11/22/2021	PLAN REVISIONS	WD	ECR

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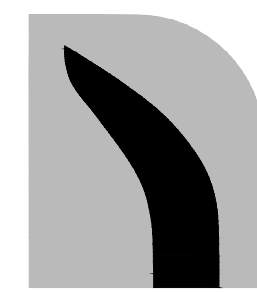
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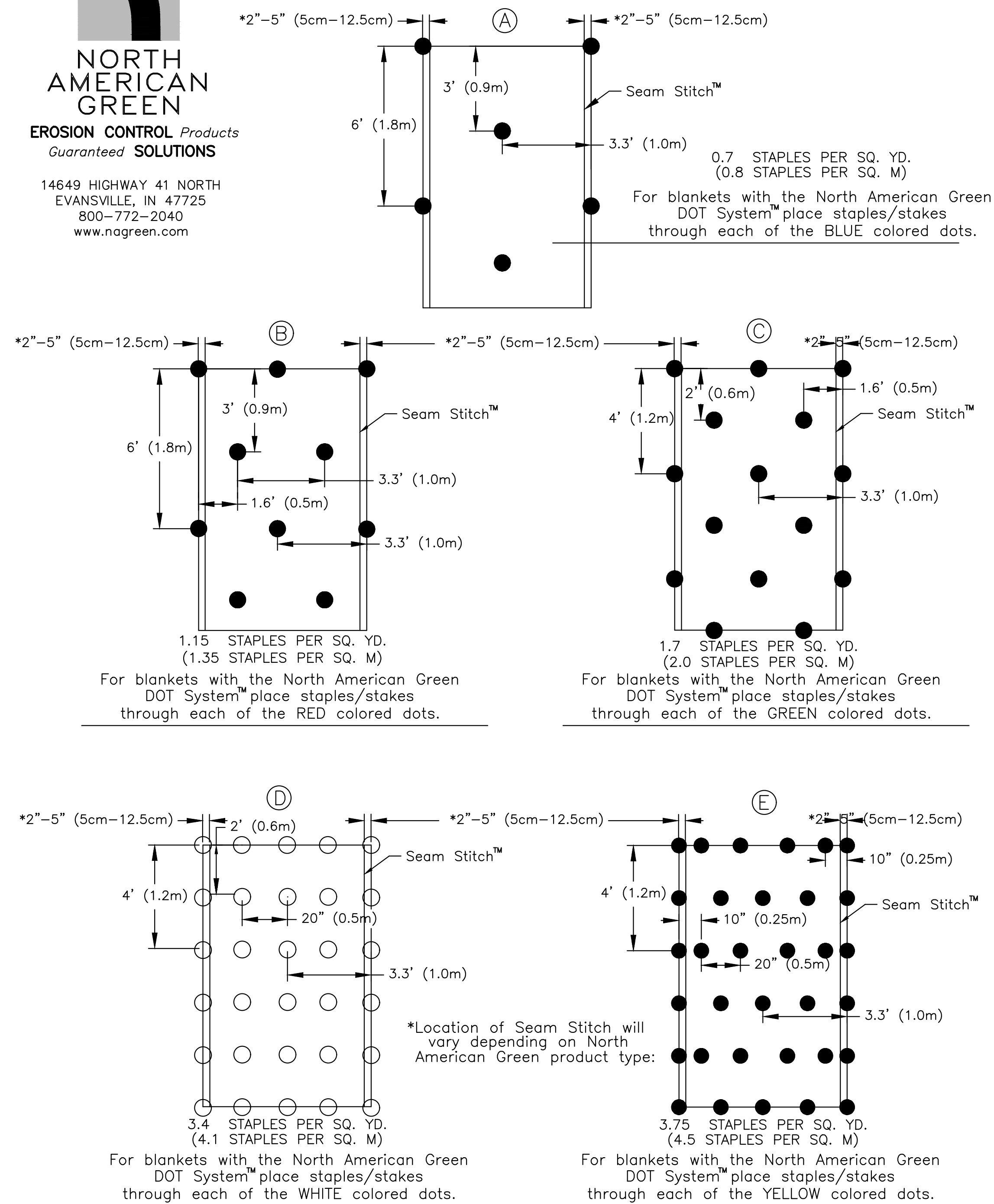
EROSION AND SEDIMENT CONTROL DETAILS

C009

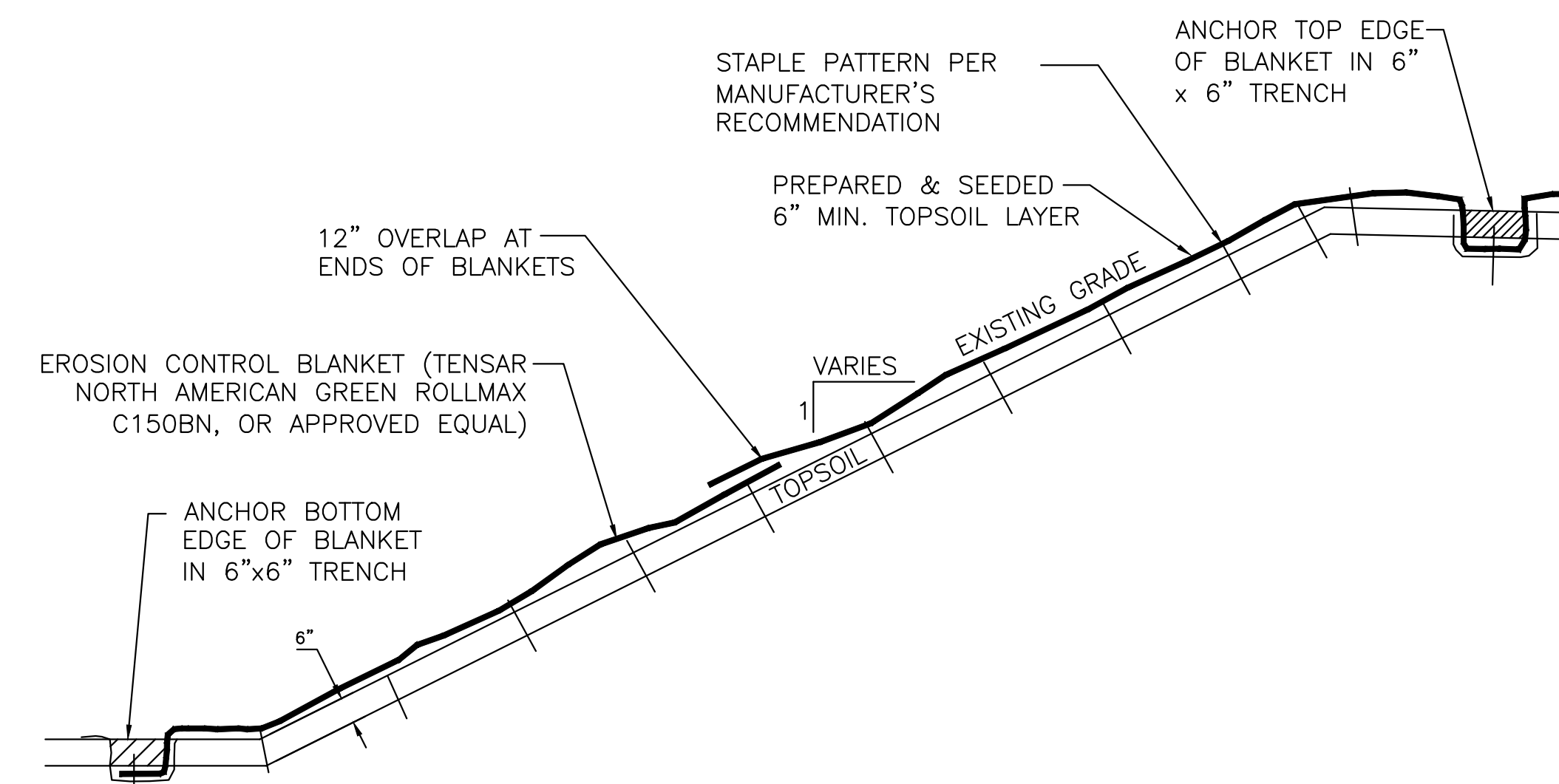
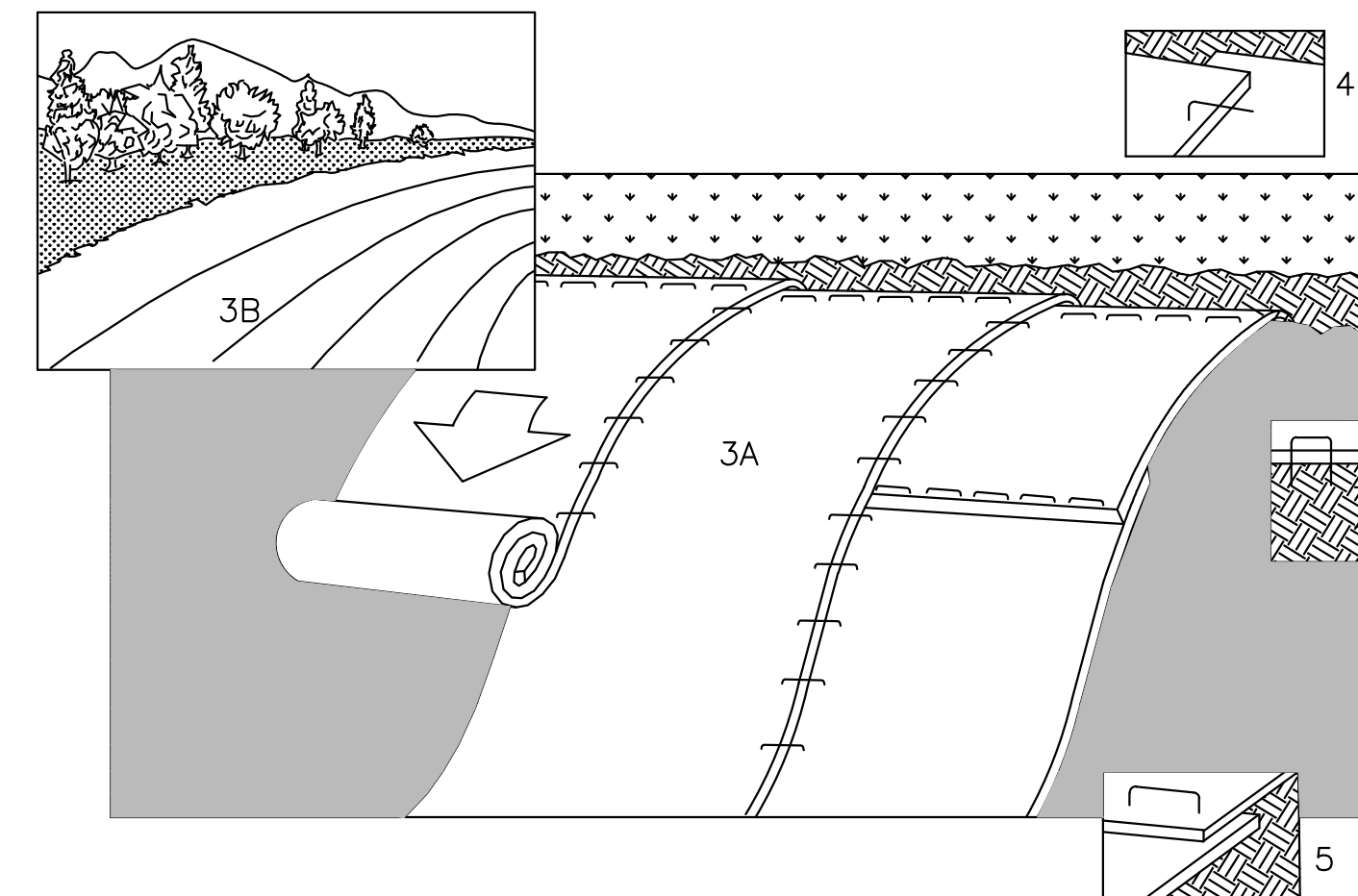


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DOT SYSTEM™ STAPLE PATTERN GUIDE



**EROSION CONTROL BLANKET
 STAPLE PATTERN**
 NO SCALE



NOTES:

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

EROSION CONTROL BLANKET
 NO SCALE

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C010

SEED SCHEDULE 'A'

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

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

SEED SCHEDULE 'B'

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

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

SITE STABILIZATION – SEED MIX

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

NOTES:

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

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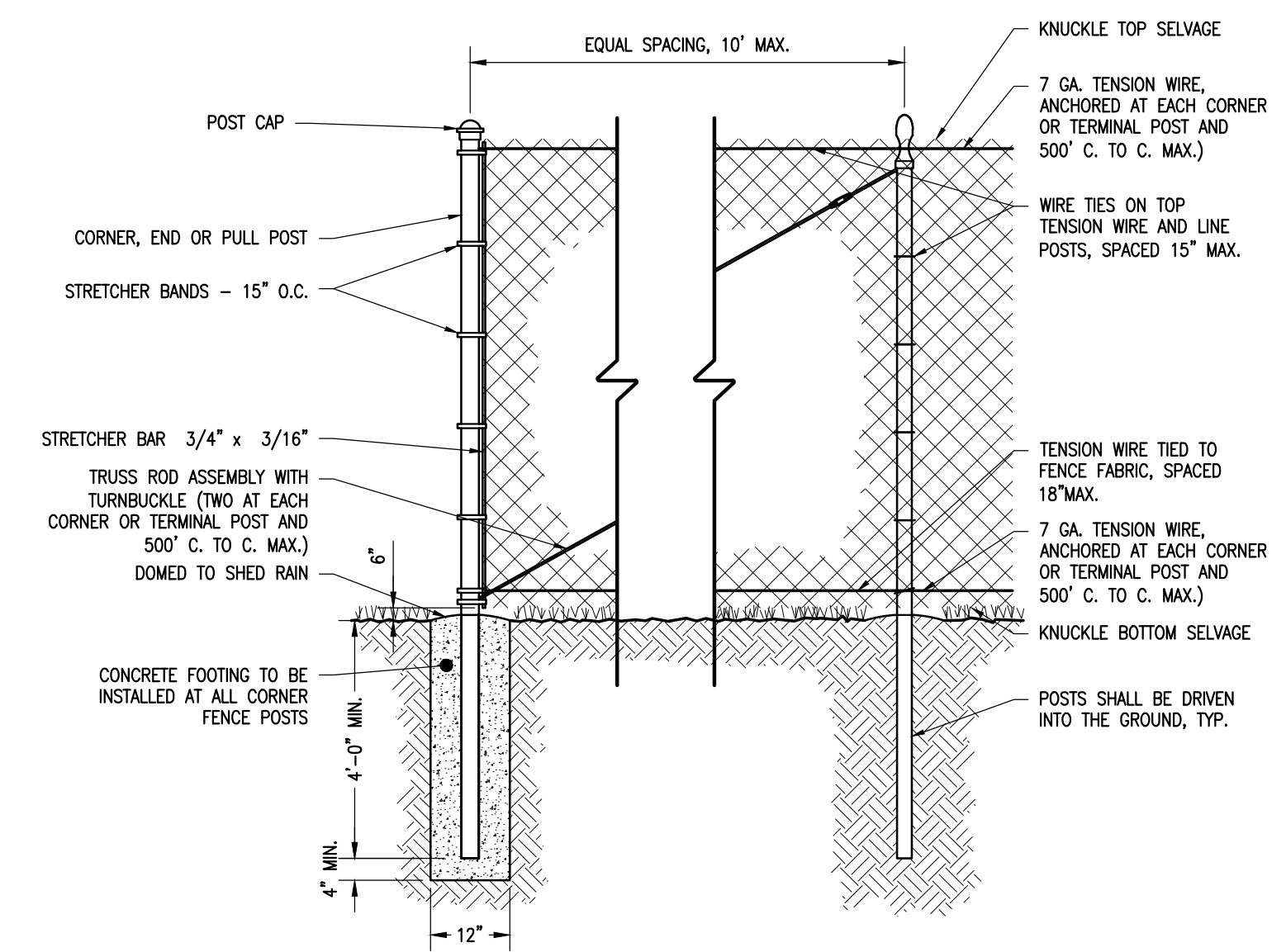
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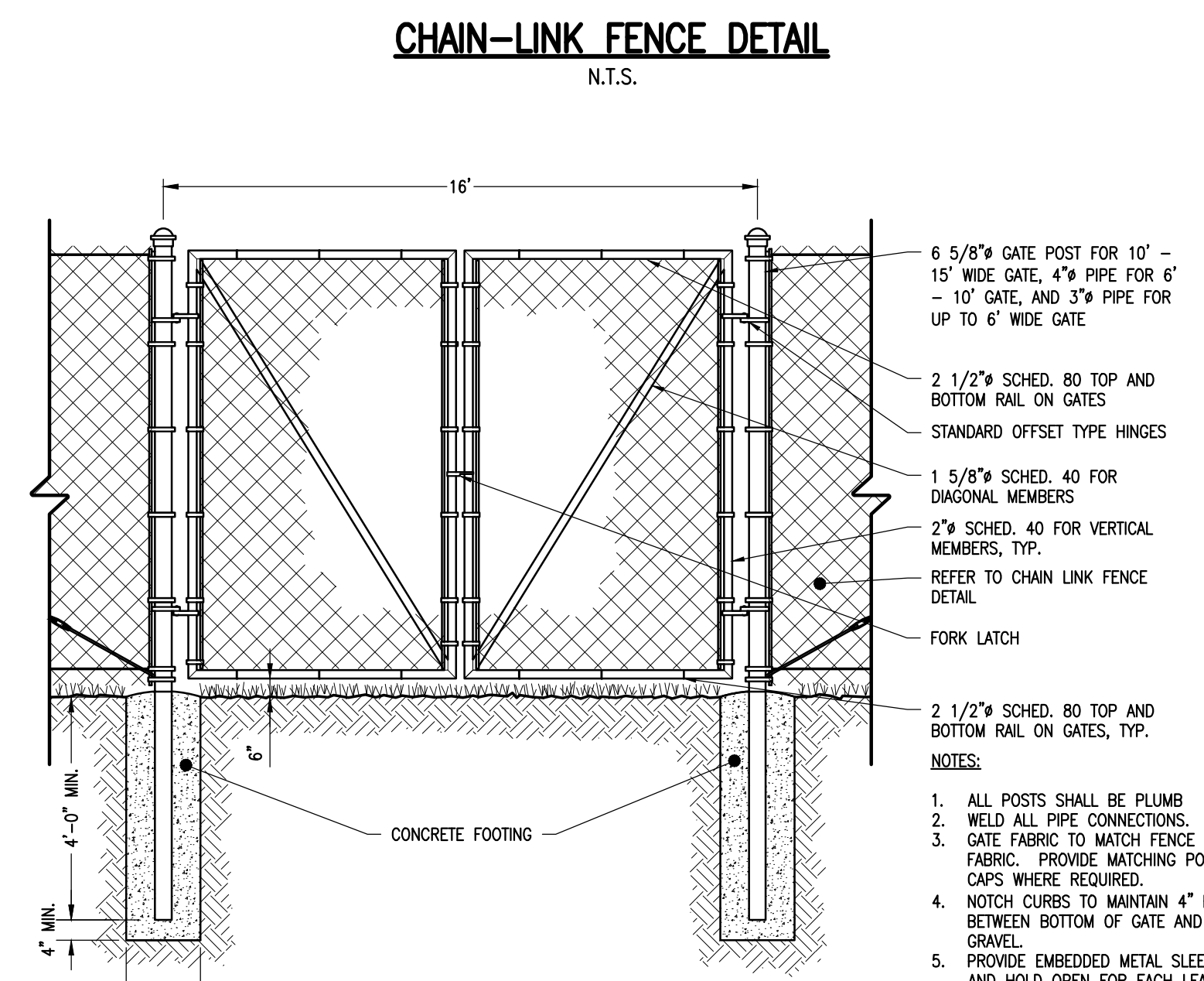
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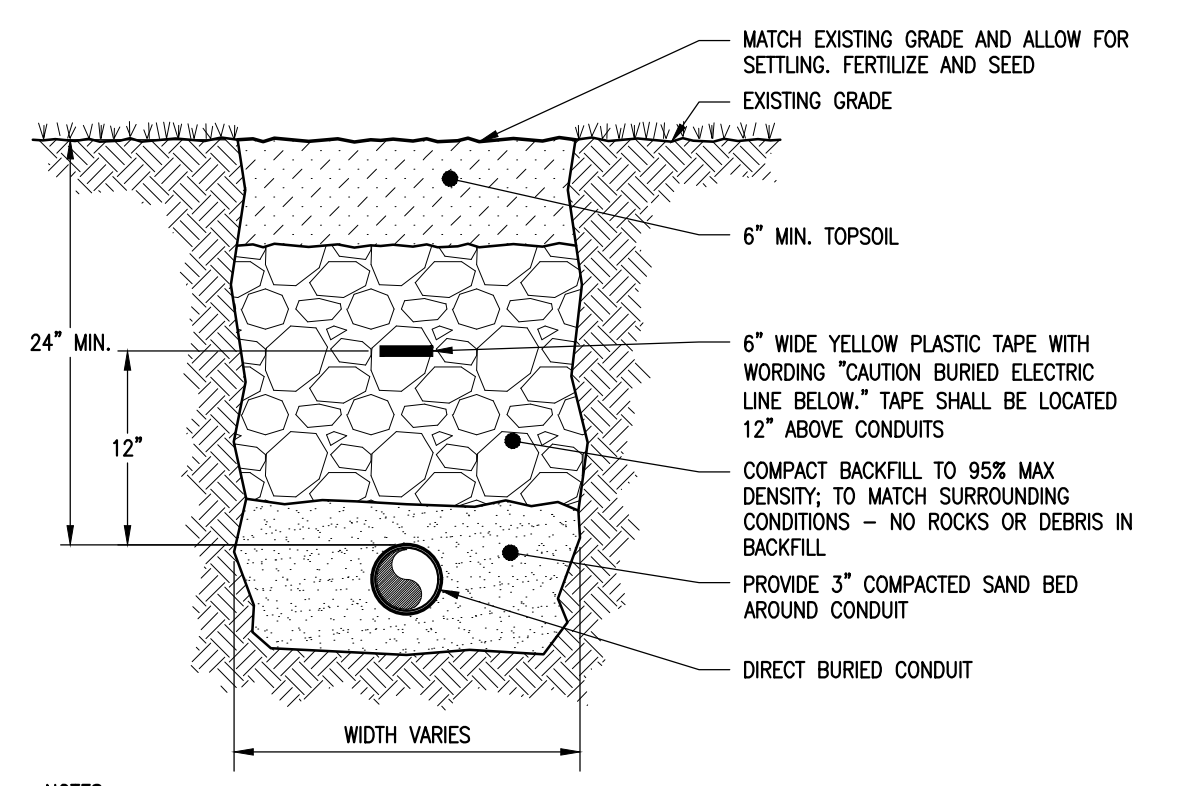


- NOTES:
- ALL POSTS SHALL BE PLUMB
 - WIRE TIES SHALL BE PLACED 15" ON CENTER ALONG TOP RAIL AND LINE POSTS.

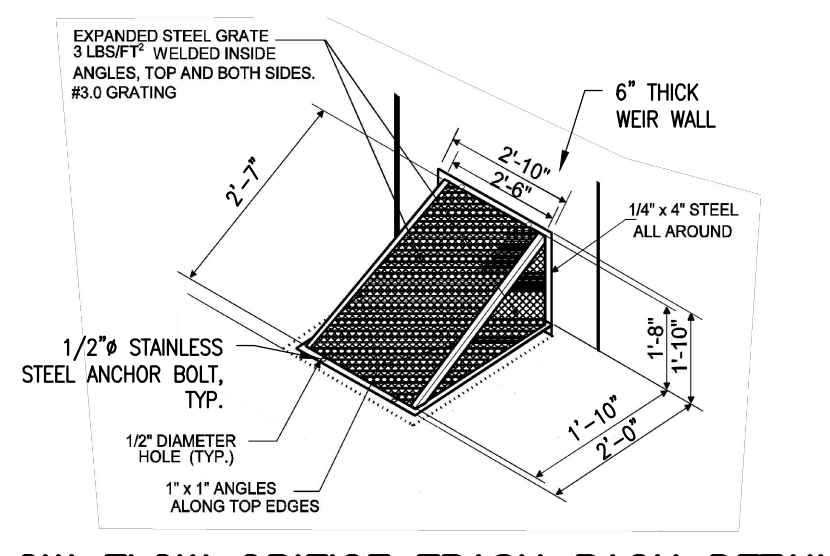
USE	NOM. OD.
LINE POSTS	2 1/2"
CORNER, END, GATE, & PULL POSTS	3"
RAILS	1 5/8"
GATE FRAMES	2"



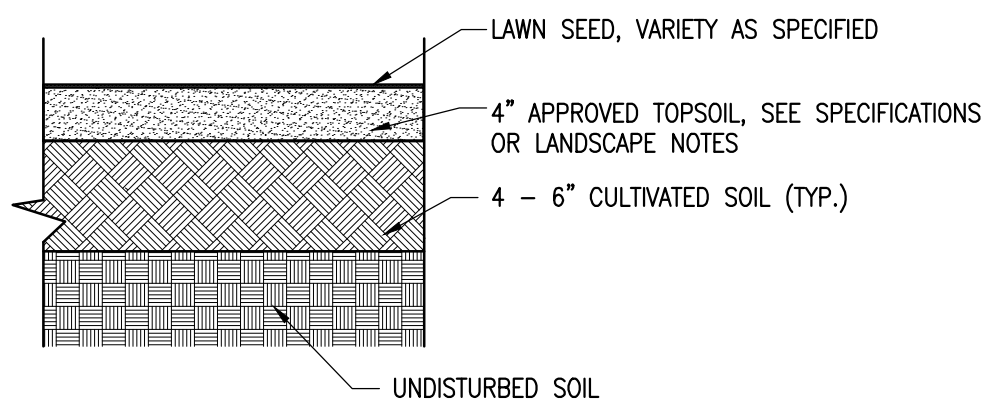
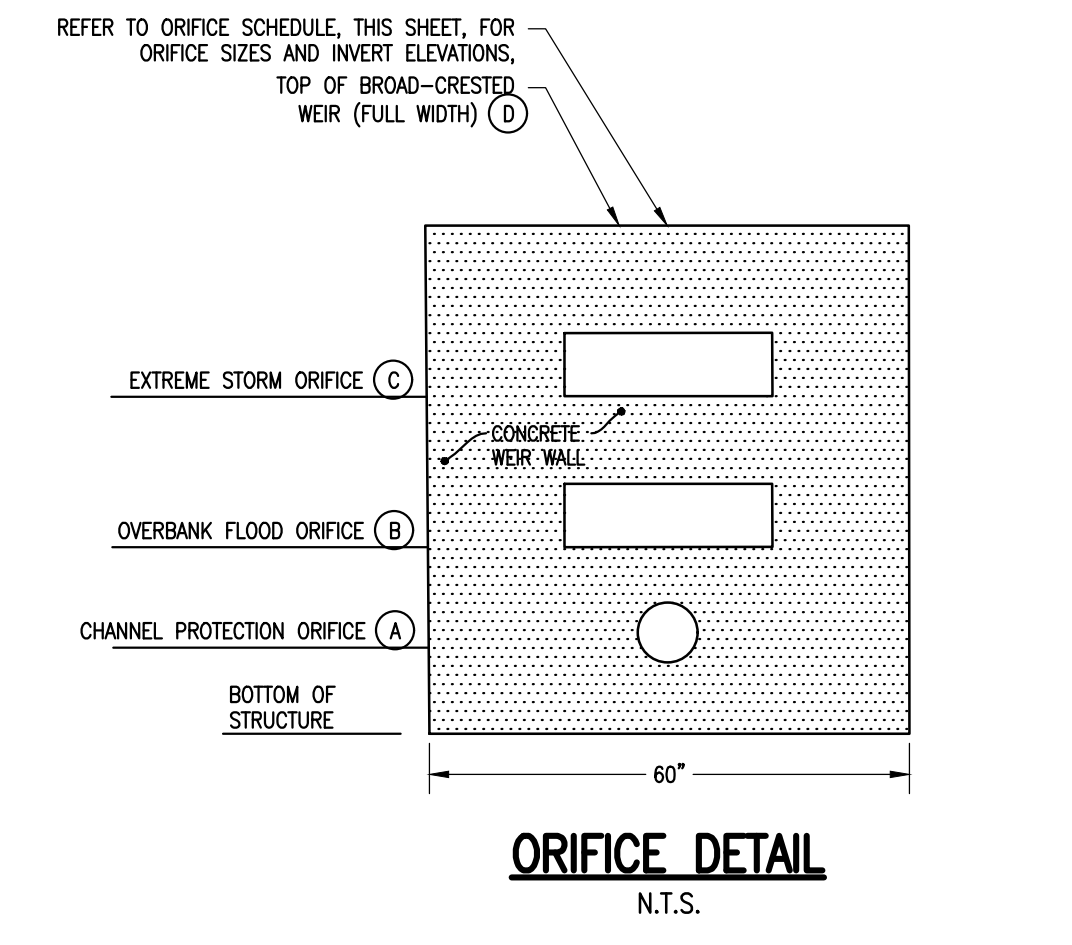
- NOTES:
- ALL POSTS SHALL BE PLUMB
 - WELD ALL PIPE CONNECTIONS.
 - GATE FABRIC TO MATCH FENCE FABRIC. PROVIDE MATCHING POST CAPS WHERE REQUIRED.
 - NOTCH CURBS TO MAINTAIN 4" HEIGHT BETWEEN BOTTOM OF GATE AND GRAVEL.
 - PROVIDE EMBEDDED METAL SLEEVE AND HOLD OPEN FOR EACH LEAF OF GATE.
 - CONTRACTOR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



- NOTES:
- REPAIR ALL SETTLEMENT
 - MINIMUM TOP SOIL DEPTH 6"
 - MULTIPLE CONDUITS SHALL BE SPACED 7" ON CENTER

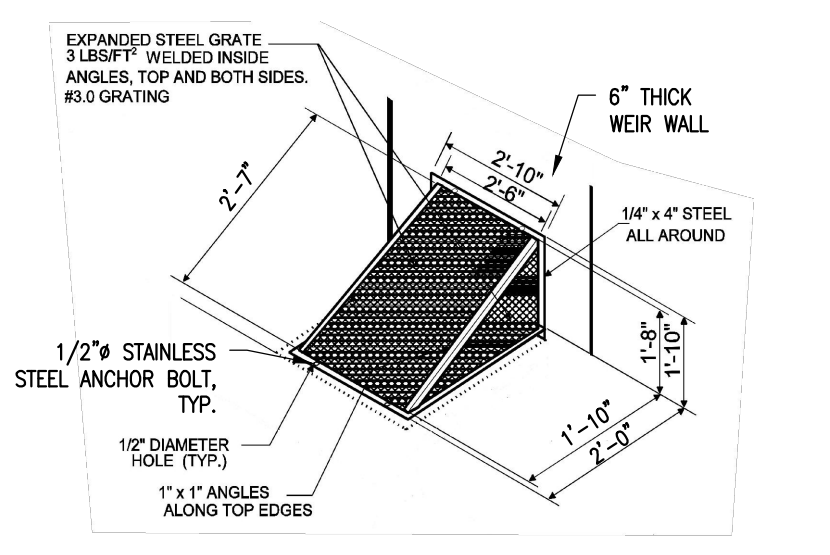


CONTROL STRUCTURE	(A) SIZE	(A) ELEV	(B) SIZE	(B) ELEV	(C) SIZE	(C) ELEV	(D) ELEV
1	3"	281.32	30"x8"	281.75	30"x6"	283.10	284.00

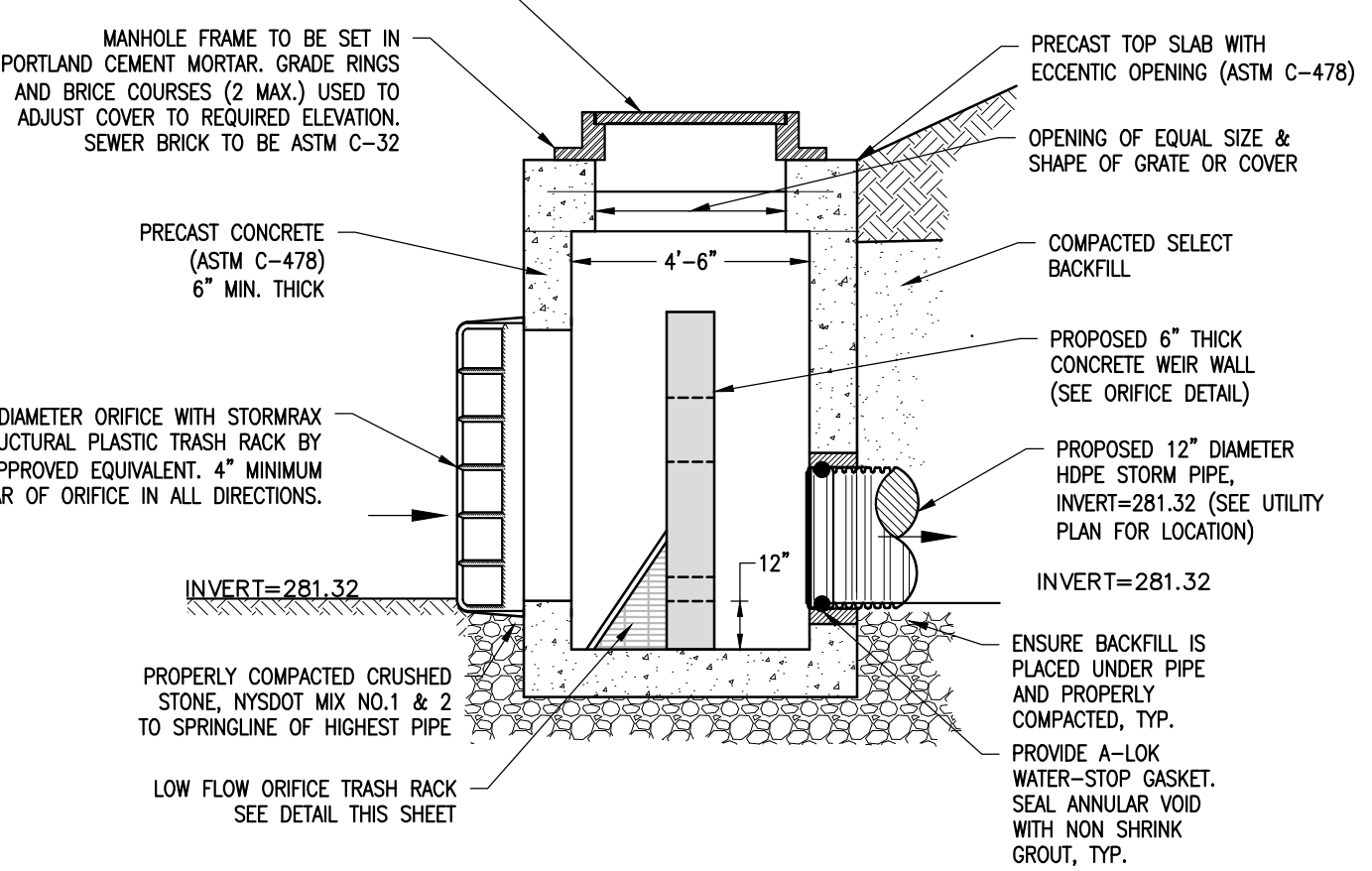
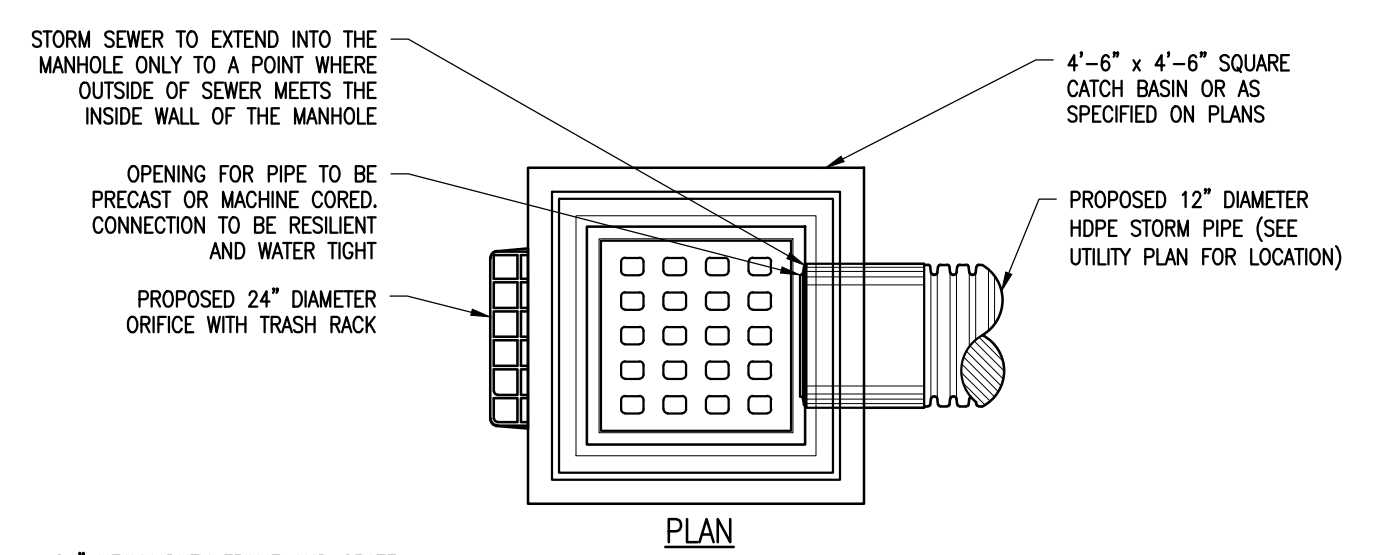
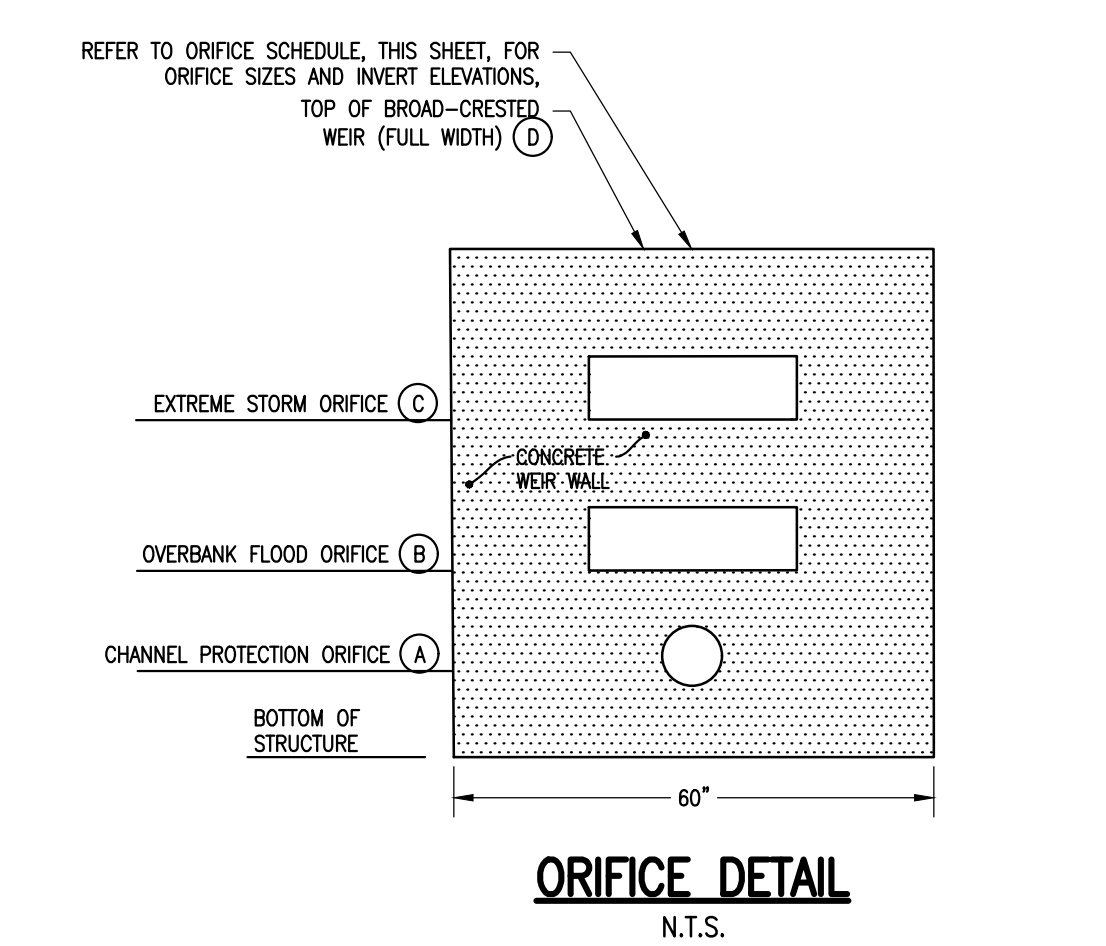


- SEEDING PROCEDURE:
- CULTIVATE ENTIRE AREA TO 4"-6" DEPTH. HANDRAKE SMOOTH. SPREAD 4" OF TOPSOIL.
 - APPLY ANY SOIL MODIFICATIONS AS NECESSARY (SEE SPECIFICATIONS OR LANDSCAPE NOTES)
 - WATER AREA TO BE SEED PRIOR TO LAYING SEED.
 - WATER THOROUGHLY UPON COMPLETION OF SEEDING.
 - APPLY SOIL STABILIZATION AS NECESSARY.

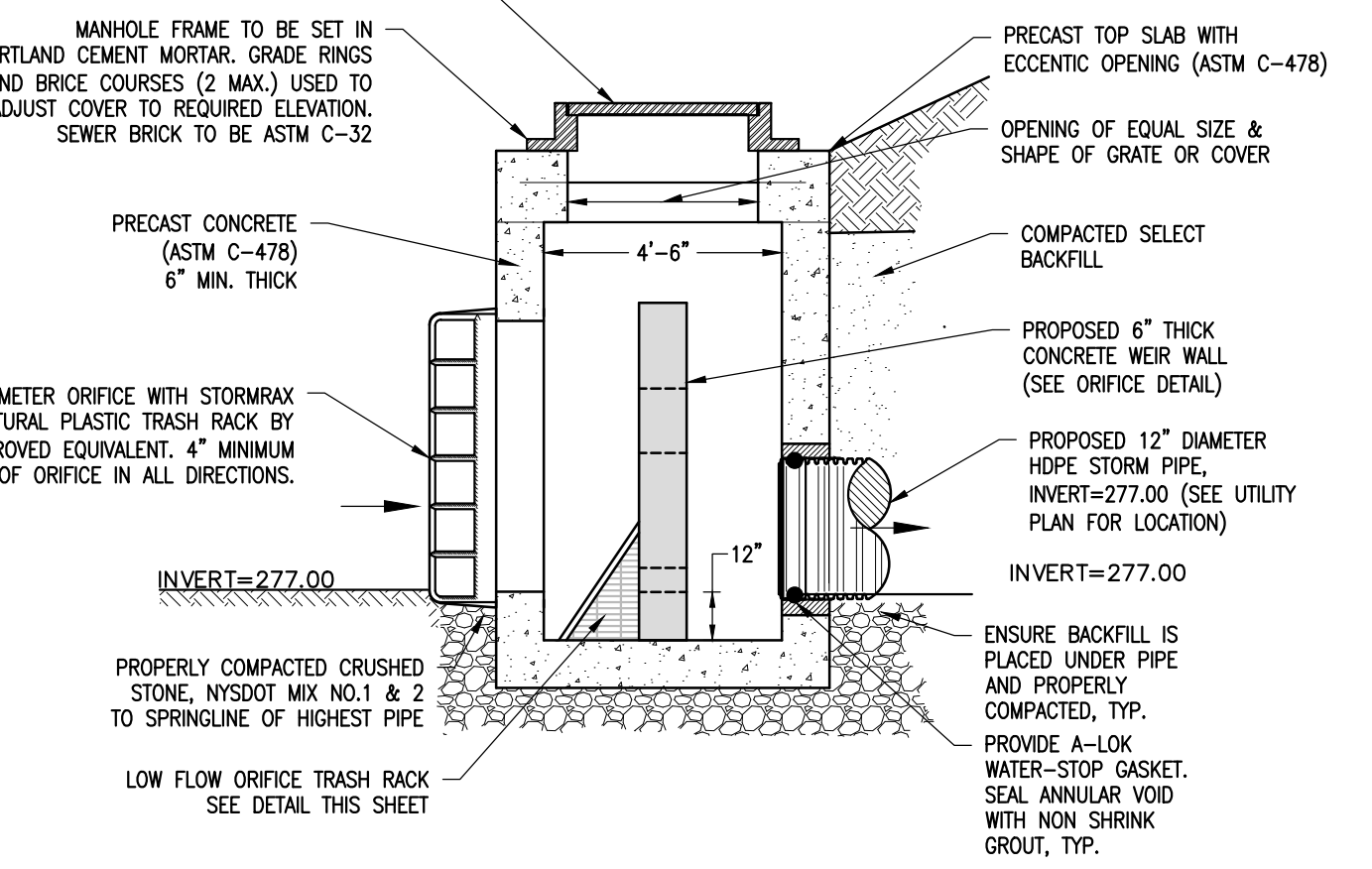
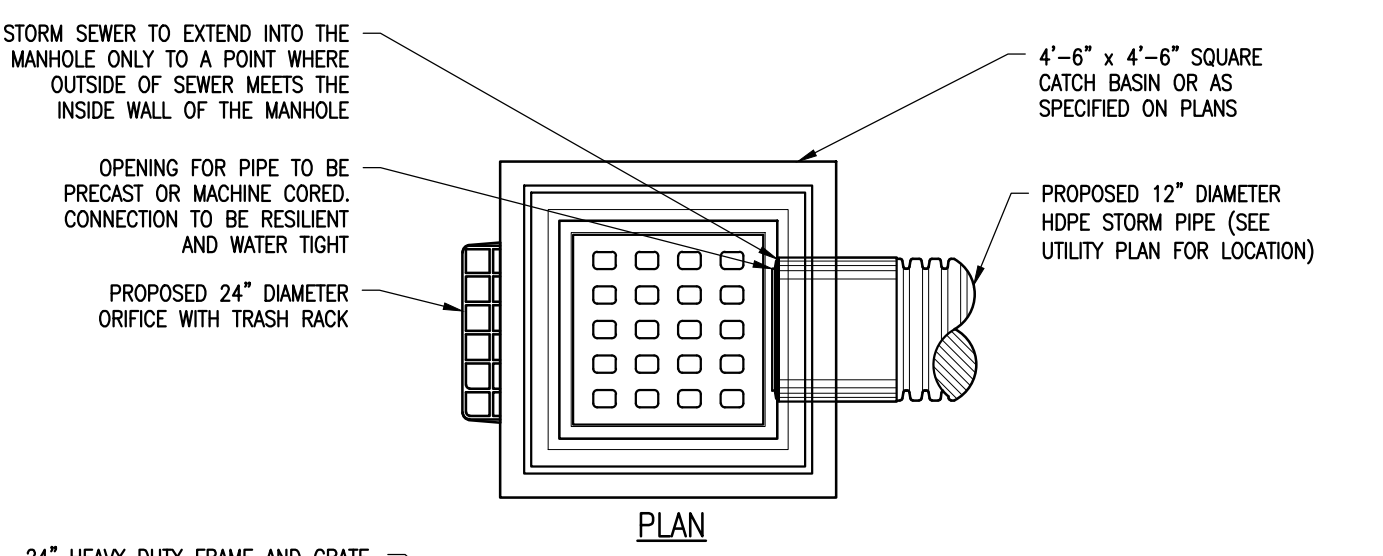
SOIL RESTORATION DETAIL



CONTROL STRUCTURE	(A) SIZE	(A) ELEV	(B) SIZE	(B) ELEV	(C) SIZE	(C) ELEV	(D) ELEV
1	3"	277.00	20"x6"	277.50	30"x6"	278.10	279.00



OUTLET CONTROL STRUCTURE 1 DETAIL



OUTLET CONTROL STRUCTURE 2 DETAIL

11/23/2021 1:55 PM M:\Con Edison CEB\014847\00 Con Edison CEB - Yorktown A Solar Farm\4.0 Dwg\4.1 CIV\114847-00 Notes & Details.dwg

YORKTOWN A SOLAR FARM

FOOTHILL STREET

TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK

**CON EDISON CLEAN
ENERGY BUSINESSES, INC.**

100 SUMMIT LAKE DRIVE
VALHALLA, NY 10595



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

office: 518.862.0325

www.bergmannpc.com

REVISIONS					
NO.	DATE	DESCRIPTION	REV.	CKD	
1	1/28/2021	PLAN REVISIONS	WD	ECR	
2	11/22/2021	PLAN REVISIONS	WD	ECR	

**PRELIMINARY
NOT FOR CONSTRUCTION**



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Landscape Architects & Surveyors, D.P.C.

Note:
Unauthorized alteration or addition to this drawing is a violation of
the New York State Education Law Article 145, Section 7209.

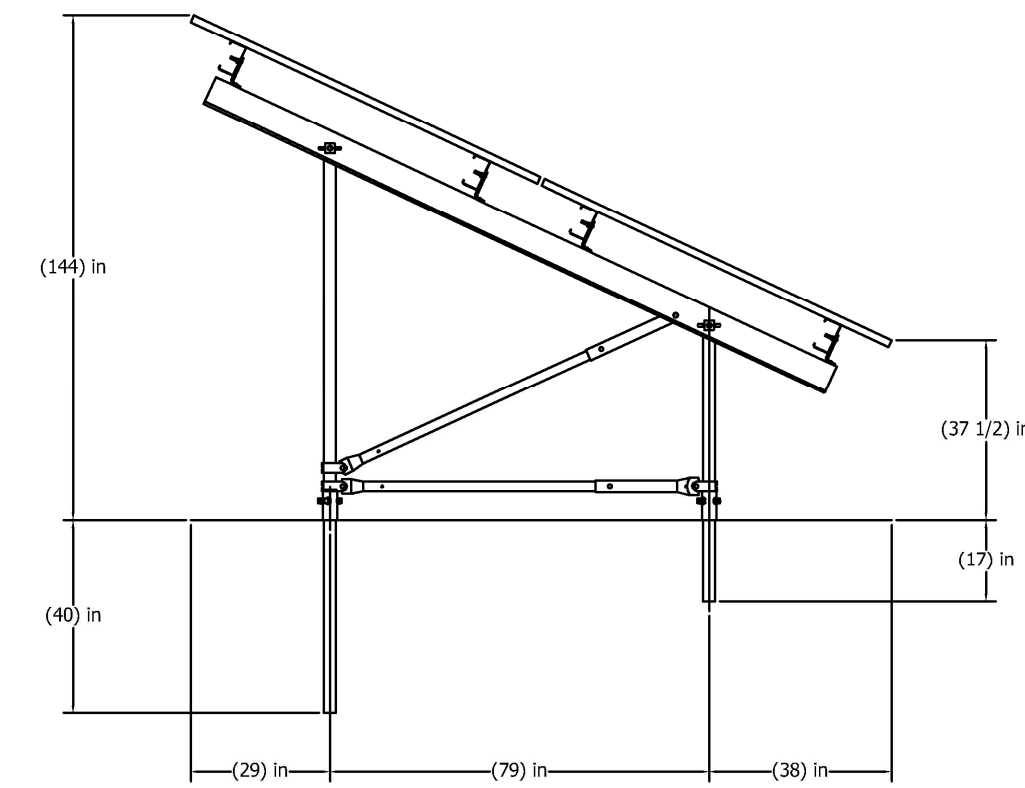
Project Manager:	ECR	Reviewed By:	ECR
Designed By:	WD	Drawn By:	WD
Date Issued:	OCTOBER 27, 2020	Scale:	AS NOTED
Project Number:	14847.00		

**CONSTRUCTION
DETAILS**

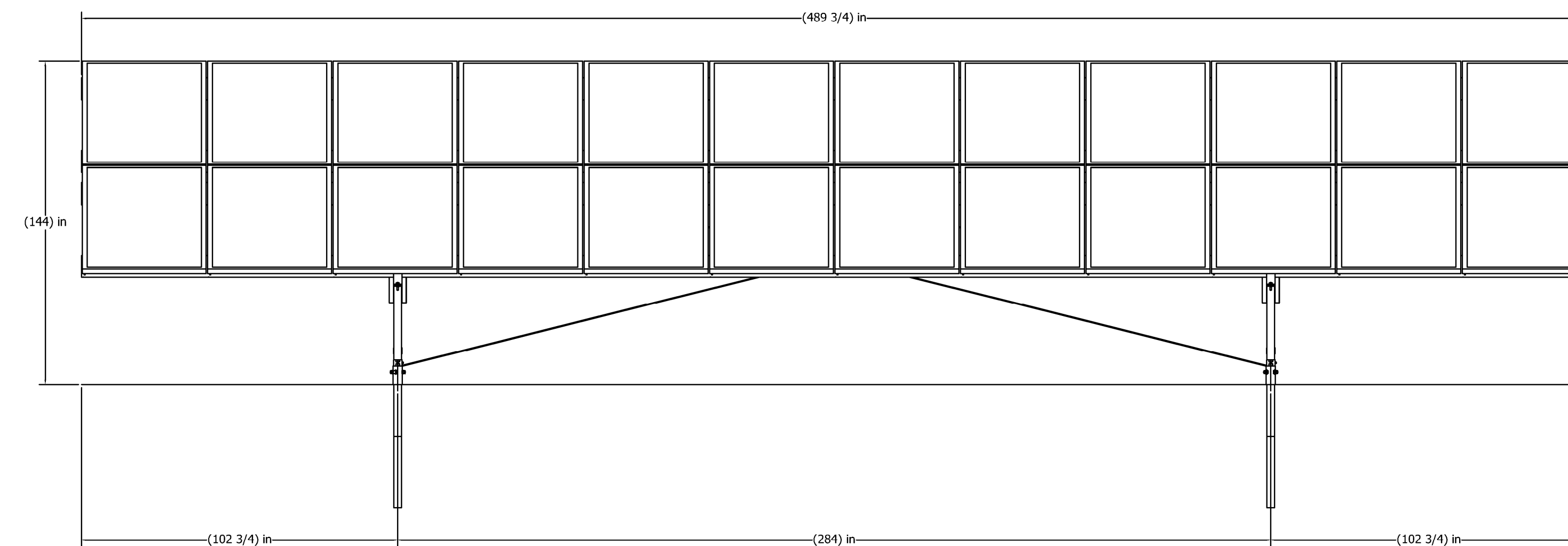
CALL BEFORE YOU DIG !
NEW YORK LAW REQUIRES
NOTICE AT LEAST 2 FULL WORKING DAYS,
BUT NOT MORE THAN 10 FULL WORKING DAYS,
BEFORE EXCAVATION IS SCHEDULED TO BEGIN.
Dig|Safely. New York
 1-800-962-7962

Drawing Number:

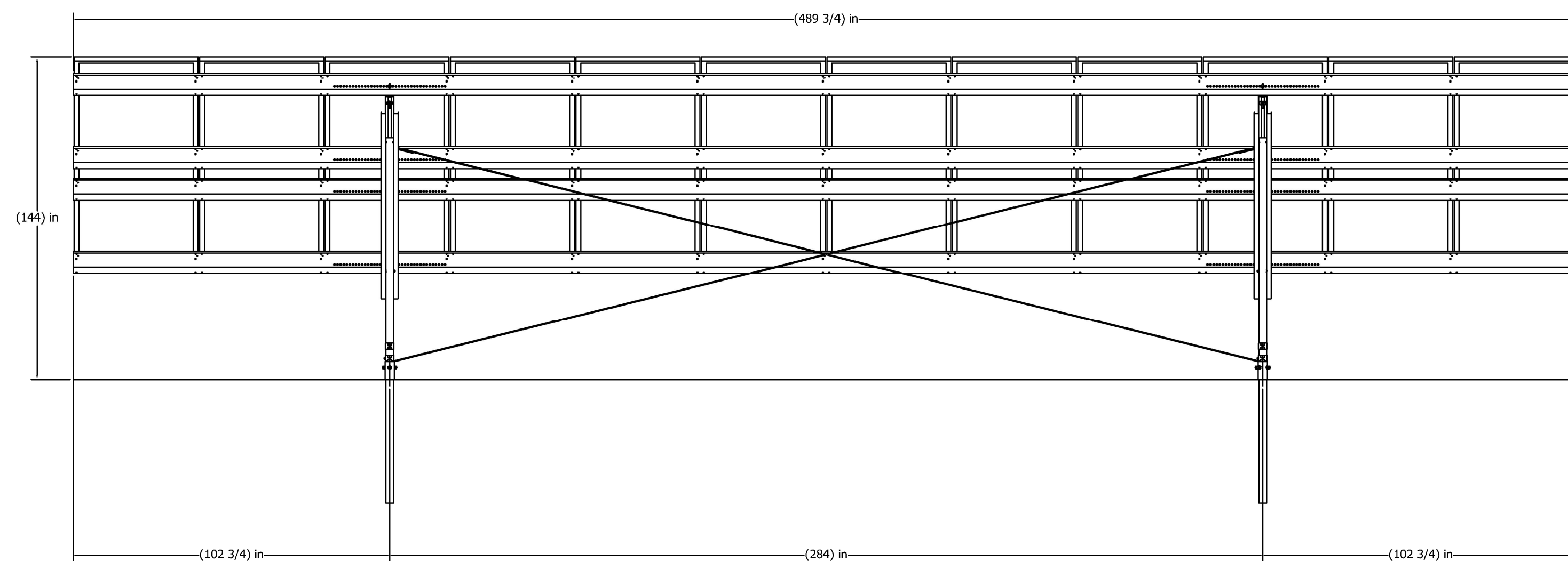
C013



SIDE ELEVATION VIEW



FRONT ELEVATION VIEW



REAR ELEVATION VIEW

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

SOLAR PANEL DETAIL
NO SCALE

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:

Foothill Street Solar Project

SEQR Status: Type 1
Unlisted

Conditioned Negative Declaration: Yes
 No

Description of Action:

The applicant has proposed to install a 1.875 MW ground-mounted solar energy system and 1.875 MW battery energy storage system disturbing approximately 16 acres on a 34.23 acres in the R1-40 zoning district. The site is located at the address 3849 Foothill Street, Mohegan Lake, 10547, also known as Section 15.07, Block 1, Lot 5 on the Town of Yorktown Tax Map.

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

3849 Foothill Street, Mohegan Lake, Town of Yorktown, 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 Full Environmental Assessment Form last revised December 20, 2021.
- 2) The proposed solar array is allowed in all zoning districts.
- 3) The proposed solar array will have no impact on Town services.
- 4) A stormwater management plan will attenuate stormwater runoff and peak discharge from the site to pre-construction conditions through several measures including seeding the area within the perimeter fence with a pollinator seed and/or plantings implementation of the approved stormwater pollution prevention plan.
- 5) While the project requires the removal of 1658 protected trees and 16 acres of protected woodland, the area within the perimeter fence will be seeded with a low-growing seed mix or plantings, 212 plantings along Foothill Street, and a contribution will be made to the Town's tree bank to mitigate this impact.
- 6) The trees and shrubs proposed along Foothill Street will also provide screening of the site and limit to the greatest extent practicable the view of the solar panels from outside the parcel boundaries.
- 7) Construction of the array will be phased to keep the limits of disturbance at any one time to under 5 acres.
- 8) Emergency access to the site has been approved by the Town Fire Inspector.
- 9) The perimeter fencing will allow clearance under the fence for small animals to pass through the area unimpeded.

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 Yorktown

Other involved agencies (If any)

Applicant (If any)

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

**PLANNING BOARD
TOWN OF YORKTOWN**

**RESOLUTION APPROVING
SITE PLAN, SPECIAL USE PERMIT,
STORMWATER PERMIT AND TREE REMOVAL PERMIT
FOR FOOTHILL SOLAR**

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 in accordance with the Planning Board's Land Development Regulations, Town of Yorktown Town Code Chapter 195, adopted February 4, 1969 and as amended, a formal application for the approval of a site plan and special use permit for a large-scale solar power generation system with submitted plans titled, "Yorktown A Solar Farm Site Plans," prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., and dated October 27, 2020, and last revised November 22, 2021, was submitted to the Planning Board on behalf of Con Edison Clean Energy Businesses, Inc. (hereinafter referred to as "the Applicant"); and

WHEREAS the Applicant is proposing to construct a 1.875 MW capacity large scale solar energy system and 1.875 MW Tier 2 Battery Energy Storage System on approximately 16 acres of a 34.23 acre parcel in the R1-40 zoning district, located at 3849 Foothill Street, Mohegan Lake in the Town of Yorktown and owned by William Lockwood, also known as Section 15.07, Block 1, Lot 5 on the Town of Yorktown Tax Map (hereinafter referred to as "the Property"); and

WHEREAS pursuant to SEQRA:

1. The action has been identified as a Type I action because the proposed action involves the physical alteration of more than 10 acres.
2. The Planning Board has been declared lead agency on _____.
3. A negative declaration has been adopted on _____ on the basis of a Full EAF dated December 20, 2021.

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

Site Plans

1. A drawing, sheet, C000, titled "Cover Sheet," prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised November 22, 2021; and

2. A drawing, sheet C001, titled “Overall Site Plan,” prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised November 22, 2021; and
3. A drawing, sheet C002, titled “Site Plan,” prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised November 22, 2021; and
4. A drawing, sheet C003, titled “Grading/SWPPP Plan,” prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised November 22, 2021; and
5. A drawing, sheet C004, titled “Detailed Grading Plan,” prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised November 22, 2021; and
6. A drawing, sheet C005, titled “Driveway Details,” prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised November 22, 2021; and
7. A drawing, sheet C006, titled “Landscaping & Planting for Mitigation Plan,” prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised November 22, 2021; and
8. A drawing, sheet C007, titled “Phasing Plan,” prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised November 22, 2021; and
9. A drawing, sheet C008, titled “General Notes,” prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised November 22, 2021; and
10. A drawing, sheet C009, titled “Erosion and Sediment Control Details,” prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised November 22, 2021; and
11. A drawing, sheet C010, titled “Erosion and Sediment Control Details,” prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised November 22, 2021; and
12. A drawing, sheet C011, titled “Site Details,” prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27,

2020, and last revised November 22, 2021; and

13. A drawing, sheet C012, titled “Construction Details,” prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised November 22, 2021; and
14. A drawing, sheet C013, titled “Construction Details,” prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised November 22, 2021; and
15. A drawing, sheet LOS, titled “Line of Sight Profile Site Plan,” prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated February 8, 2022, and last revised February 14, 2022; and
16. A drawing, sheet LOS-1, titled “Line of Sight Profile,” prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated February 8, 2022, and last revised February 14, 2022; and
17. A drawing, sheet LOS-2, titled “Line of Sight Profile,” prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated February 8, 2022, and last revised February 14, 2022; and
18. A drawing, sheet LOS-3, titled “Line of Sight Profile,” prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated February 8, 2022, and last revised February 14, 2022; and
19. A drawing, sheet C003, titled “Slope Heat Map Exhibit,” prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised November 22, 2021; and

Additional Documents

20. A Tree Inventory, prepared by Bartlett Tree Experts, and dated June 28, 2021;
21. A Stormwater Pollution Prevention Plan, prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., and submitted January 28, 2021; and
22. A Wetland and Aquatic Resources Delineation Report, prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., and dated May 16, 2018; and

23. A noise analysis, prepared by Harris Miller Miller & Hanson Inc., and dated June 25, 2021; and
24. A noise analysis, prepared by Harris Miller Miller & Hanson Inc., for the Wellness Trail, and dated November 24, 2021; and
25. Photo simulations, prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated March 2021; and
26. A decommissioning plan and cost estimate, submitted in a memo from Joe Shanahan, Con Edison Clean Energy Businesses, dated April 23, 2021; and
27. Specification sheets for proposed the solar equipment; and
28. Specification sheets for proposed the battery storage equipment; and
29. A drawing, sheet PV04, titled “Three Line Diagram,” prepared by ConEdison Solutions, and dated January 20, 2021; and
30. Draft Emergency Action Plan, prepared by ConEdison Clean Energy Businesses, and dated February 1, 2022; and
31. Employee Health and Safety Manual, prepared by ConEdison Clean Energy Businesses, and dated January 2022; and
32. A determination of no hazard from the Federal Aviation Administration, issued September 11, 2017; and

WHEREAS in a memo dated March 10, 2022, ConEdison Clean Energy Businesses outlined the Final Mitigation Plan proposed for the Proposed Solar Facility, 3849 Foothill Street, which consists of the following:

- A) This project requires removal of 1658 trees and the total area of tree removal is 15.90 acres, therefore a payment to the Tree Bank Fund in the amount of \$207,356.00; and
- B) A conservation restriction will be placed on the remaining approximately 19 acres of the parcel to ensure that this area will not be developed, and will be left undisturbed and in its current natural state, for the life of the Lease for the solar project.
- C) The proposed development would leave a 15 foot strip of existing vegetation

along Foothill Street undisturbed and further enhance this natural buffer with an additional 212 plantings; and

D) The 15.90 acres to be disturbed for the installation of the solar project will be planted as grass and meadow using a pollinator seed and/or plantings as suggested by a Certified Ecological Restoration Professional; and

E) The Applicant will enter into a PILOT agreement with the Town of Yorktown

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

Boards & Agencies	Report Date
Conservation Board	11/05/20, 07/22/21, 09/01/21, 02/18/22
Environmental Consultant	11/01/21, 12/06/21, 04/04/22
Fire Inspector	11/17/20, 10/29/21, 12/04/21, 12/29/21
Town Engineer	11/09/20, 12/14/21
Tree Conservation Advisory Commission	03/22/21, 01/03/22, 01/10/22, 02/02/22
Westchester County Planning Board	11/13/20, 12/02/20
NYS OPRHP	05/21/18

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

WHEREAS a Public Informational Hearing was held in accordance with §195-39(B)(1) of the Yorktown Town Code on the said site plan application via Zoom video conference commencing and closing on April 12, 2021; 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 held in accordance with §195-39(B)(2) of the Yorktown Town Code on the said site plan application commencing on September 13, 2021 at Town Hall in Yorktown Heights, New York and closing on January 10, 2022 via Zoom video conference;

RESOLVED the Planning Board finds the proposed site plan meets all the requirements and special use permit standards set forth in § 300-81.4 Solar power generation systems and facilities and § 300-81.5 Battery energy storage systems; and

RESOLVED the Town's environmental consultant recommended habitat friendly perimeter fencing surround the project and the applicant will install 7 foot tall chain link fencing with a 6 inch clearance at the bottom to allow for animal passage; and

BE IT THEREFORE NOW RESOLVED that the application of Con Edison Clean Energy Businesses, Inc. for the approval of a site plan and special use permit for a large-scale solar power generation system and Tier 2 battery energy storage system with submitted plans titled “Yorktown A Solar Farm Site Plans,” prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., and dated October 27, 2020, and last revised November 22, 2021, be approved subject to the modifications and conditions listed below, and that the Chairman of this Board be and hereby is authorized to endorse this Board's approval of said plan upon compliance by the applicant with such modifications and requirements as noted below:

Modify plans to show:

1. _____
2. _____
3. _____

Additional requirements prior to signature by the Planning Board Chairman:

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

Tree Bank Fund \$207,356.00

5. Submission of a final Stormwater Pollution Prevention Plan to the satisfaction of the Town Engineer and Planning Board.
6. Submission of any applicable inspection fees and security, in a form satisfactory to the Town Attorney, to the Engineering Department as required by the Town Engineer. Fees to be determined after Planning Board approval and a complete final set of drawings are submitted to the Town Engineer.
7. _____

Additional requirements:

8. The owner, operator, or manager of the solar power generation system must conduct annual inspections of the site’s approved landscaping, screening, and any other required vegetative plantings to ascertain the health, effectiveness, condition, and

viability of said plantings and submit these findings annually to the Town Engineer. Any dead or diseased vegetative material or any other deficiencies must be promptly replaced or repaired.

9. Solar Energy Systems shall comply with all applicable laws, including, as applicable, the Fire Code of the State of New York and Applicant must obtain all necessary permits from outside agencies.
10. All Large-Scale Solar Energy Systems shall maintain an emergency key box on site to provide for emergency access to the system and to provide for the storage of vital system information.
11. Prior to the issuance of any permits, submission of a decommissioning bond in an amount sufficient to cover the cost of decommissioning the system.

BE IT FURTHER RESOLVED to the extent any real property with a Solar Energy System approved herein is exempt from taxation to the extent of any increase in the assessed value thereof by reason of the inclusion of such Solar Energy System under New York Real Property Tax Law § 487, the property owner shall be required to enter a contract with the Town for payments in lieu of taxes (“PILOT”), as set forth in N.Y. R.P.T.L. § 487(9). The amount of such PILOT shall be set by the Town Board, upon recommendation of the Town Assessor. Said recommendation shall be based upon industry-recognized standards (e.g., the New York State Energy Research and Development Authority (NYSERDA) PILOT calculators). Under N.Y. R.P.T.L. § 487, Solar Energy Systems are not exempt from special district ad valorem taxes, which will be the responsibility of the property owner in addition to any PILOT payments; and

BE IT FURTHER RESOLVED that in accordance with Town Code Chapter 248, and Chapter 270, the application of Con Edison Clean Energy Businesses, Inc. for the approval of a Stormwater Pollution Prevention Plan and Tree Removal Permit **#FSWPPP-T-026-21** is approved subject to the conditions listed therein; and

RESOLVED Permit **#FSWPPP-T-026-21** shall not be valid until it has been signed by the Chairman of this Board;

BE IT FURTHER RESOLVED the owner, operator or manager of the solar power generation system must conduct annual inspections of the site’s approved landscaping, screening, buffering, and any other required vegetative plantings or structures required under this approval. The inspection shall ascertain the health, effectiveness, condition and viability of such landscaping, screening, buffering, and any other required vegetative plantings or structures. The findings of each annual inspection shall be reported to the Town Engineer as a written report with photographs where necessary. Any dead or diseased vegetative material

or any other deficiencies shall be promptly replaced or repaired by the site owner, operator, or manager. If such diseased, dead or deficient material is not promptly replaced or repaired to the satisfaction of the Town Engineer, the Town Engineer shall exercise enforcement action pursuant to Section §300-193 of the Town Code; and

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

Draft

Old Hill Farm Solar

MEMORANDUM

TO: Robyn A. Steinberg, AICP, CPESC
 Town of Yorktown, New York

FROM: Daniel P. Biggs, RLA, ISA, CERP

DATE: April 8, 2022

SUBJECT: **Old Hill Farm Solar – Tree Mitigation**
 Town of Yorktown, New York

As requested, the Weston & Sampson PE, LS, LA, PC (Weston & Sampson) team completed a review of the proposed tree mitigation plan (dated 3/21/22 by Bergmann), and various memorandums between the applicant/consultant, and the Tree Conservation Advisory Committee for the Old Hill Farm Solar Farm project located at parcels 16.08-1-4 and 16.08-1-17 in the Town of Yorktown.

The subject parcel primarily consists of former agricultural fields within trees ranging in size from 8-in to 49-in. dbh, with an average size of 14.20-in. dbh. The subject parcel is surrounded by developed areas, roadways and utility infrastructure. Most of the former field areas consist of relatively common pioneer and colonizer species (cherry, tree of heaven, sweet birch, maple). Several larger “old growth” trees exist along the edges of the field areas and likely grew for many years while the fields were in operation. As a result, it does not appear that the forest areas proposed to be removed as a part of this project are a part of a contiguous old growth forest.

The following summarizes the total protected trees to be removed and associated mitigation costs. Attached to this memo is a copy of the Tree Removal/Mitigation Calculations:

- Total Protected Trees to be Removed (Fair-Good) 366
- Mitigation Ratio 5.08
- Total Replacement Trees to be Planted 265
- Total Protected Trees to be Mitigated (deduction of replacement trees planted) 314

Tree Fund Calculations

- Total Cost for Protected Trees Removed \$ 31,379.73
- Total Cost for Woodland Tree Removal \$ 16,027.80
- Total Tree Bank Fund Payment \$ 47,407.53

Based upon the requirements included in Chapter 270 – Trees of the Town Code, as well as the Total Protected Trees to be Removed (Fair-Good), Total Replacement Trees to be Planted and the Total Tree Bank Fund Payment, we believe the mitigation measures proposed for this project are adequate for the anticipated loss of forested areas.

Please do not hesitate to reach out with any comments or questions regarding our findings and summary of work for this project.

Certification

I certify that all the statements of fact in this appraisal are true, complete, and correct to the best of my knowledge and belief, and that they are made in good faith.



4/8/2022

Daniel P. Biggs, RLA, ISA (MA-5119A), CERP
Registered Landscape Architect NY-002443-01

Date
exp. 1/31/2023

Attachments: Attachment A- Tree Removal/Mitigation Calculations Table

Old Hill Farm Solar Farm
Town of Yorktown

Per Bergmann 12/29/21 memo		
Tree Removal Calculations		
Total Trees Surveyed		Qty 692
Total Trees Removed (501 - 7" to 24" dbh / 77 - > 24" dbh)		578
<i>Invasives - Deduction</i>	72	
<i>Dead/Poor Native - Deduction</i>	140	
Total Protected Trees Removed (Fair-Good)		366
<i>Total DBH Protected Trees Removed (Fair-Good) = 5574" dbh</i>		
Average DBH of Protected Trees (Fair-Good)	15.23 in.	
Tree Mitigation Calculations		
Avg. DBH of trees to be removed	15.23 in.	
Avg. DBH of replacement trees	3 in.	
Mitigation Ratio		5.08
<i>Total Protected Trees Removed (per Bergmann 1/13/22 Landscape/Mitigation Plan)</i>	366	
Total Replacement Rqcd.		1858
<i>Replacement Trees to be Planted (per Bergmann 1/13/22 Landscape/Mitigation Plan)</i>	265	
Total Trees to be Mitigated		1593
Total Protected Trees to be Mitigated (deduction of replacement trees planted)		314
<hr/>		
Tree Fund Calculations		
<u>Payment to Tree Bank Fund (per Total Protected Trees Removed)</u>		
<i>Cost per Lost Tree</i>	\$ 100.00	
<i>Total Protected Trees to be Mitigated (deduction of replacement trees planted)</i>	314	
Total Cost for Protected Trees Removed		\$ 31,379.73
<u>Payment to Tree Bank Fun (per Total sf of protected woodland removal)</u>		
<i>Cost per 5,000 sf</i>	\$ 300.00	
<i>Total Protected Woodland Removal (per Bergmann 1/13/22 Landscape/Mitigation Plan)</i>	267,130 sf	
Total Cost for Woodland Tree Removal		\$ 16,027.80
Total Tree Bank Fund Payment		\$ 47,407.53

MEMORANDUM

TO: Robyn A. Steinberg, AICP, CPESC
Town of Yorktown, New York

FROM: Daniel P. Biggs, RLA, ISA, CERP

DATE: March 31, 2022

SUBJECT: Old Hill Farm Solar – Wetland Verification
Town of Yorktown, New York

As requested, the Weston & Sampson PE, LS, LA, PC (Weston & Sampson) team completed a review of the wetland boundary delineated by Ecological Solutions, LLC., including the site plan with wetland flagging, dated 3/21/21, as well as the NYSDEC approved wetland map with a validation date of 3/10/22.

A field visit was conducted on March 30th, 2022, to inspect the wetland boundary flagging. The wetland flagging stakes were in place and easily visible. Wetland flag numbers were not visible due to the time that has passed since the delineation in May 2018. However, flag numbers A-1 through A-18 were accounted for in the site review.

As a result, the wetland delineation in the field and on the above referenced maps accurately depicts the limits of the wetlands on the site.

Please do not hesitate to reach out with any comments or questions regarding our findings and summary of work for this project.

Certification

I certify that all the statements of fact in this appraisal are true, complete, and correct to the best of my knowledge and belief, and that they are made in good faith.



Daniel P. Biggs, RLA, ISA (MA-5119A), CERP
Registered Landscape Architect NY-002443-01

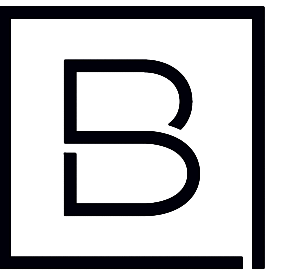
3/31/2022

Date
exp. 1/31/2023

PRELIMINARY DEVELOPMENT PLANS FOR
PROPOSED

OLD HILL FARM SOLAR FARM

SOLAR DEVELOPMENT
571 EAST MAIN STREET
JEFFERSON VALLEY, NEW YORK



BERGMANN
ARCHITECTS ENGINEERS PLANNERS

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

HILLSIDE SOLAR LLC

227 GUARD HILL ROAD
BEDFORD CORNERS, NY 10549

**OLD HILL FARM
SOLAR FARM**

571 EAST MAIN STREET
JEFFERSON VALLEY, NY 10535

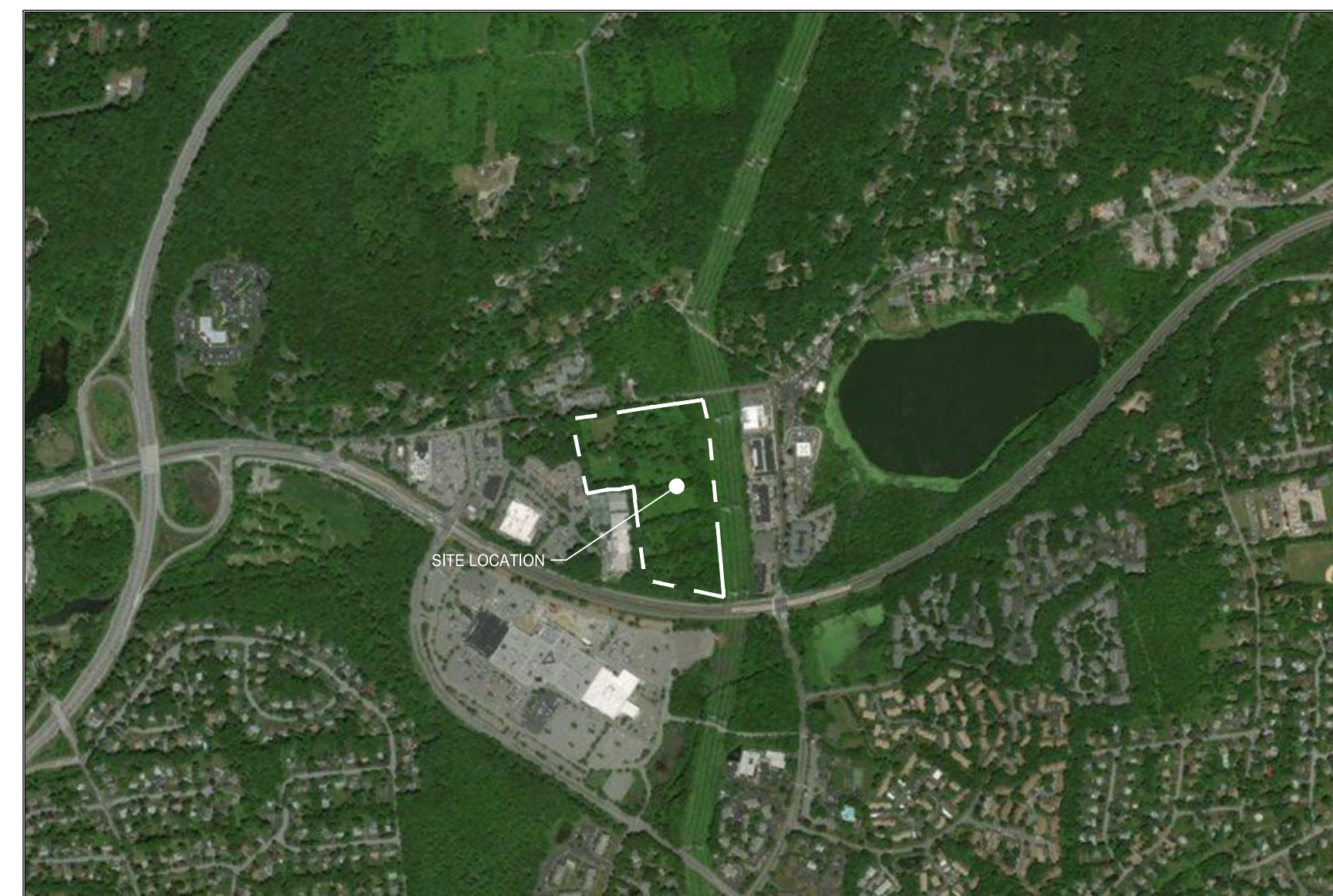
PROJECT CONTACTS

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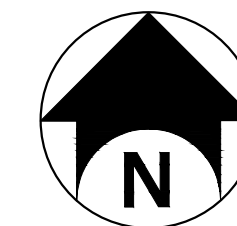
OWNER
OLD HILL FARM LLC
227 GUARD HILL ROAD
BEDFORD CORNERS, NY 10549

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

ELECTRICAL ENGINEER
TBD



SITE LOCATION MAP
1"=1000'



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

Sheet Name

COVER

Drawing Number

C000

SEQUENCE OF CONSTRUCTION:

- PRE-CONSTRUCTION MEETING HELD TO INCLUDE PROJECT MANAGER, OPERATOR'S ENGINEER, CONTRACTOR, AND SUB-CONTRACTORS PRIOR TO LAND DISTURBING ACTIVITIES.
- CONSTRUCT CONSTRUCTION ENTRANCE/EXIT AT LOCATIONS DESIGNATED ON PLANS.
- INSTALL PERIMETER SILT FENCE.
- HAVE A QUALIFIED PROFESSIONAL CONDUCT AN ASSESSMENT OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- BEGIN CLEARING AND GRUBBING OPERATIONS. CLEARING AND GRUBBING SHALL BE DONE ONLY IN AREAS WHERE EARTHWORK WILL BE PERFORMED AND ONLY IN AREAS WHERE CONSTRUCTION IS PLANNED TO COMMENCE WITHIN 14 DAYS AFTER CLEARING AND GRUBBING.
- CONSTRUCT GRAVEL ROAD TO BE USED DURING CONSTRUCTION
- STRIP TOPSOIL AND STOCKPILE IN A LOCATION ACCEPTABLE TO CONSTRUCTION MANAGER. WHEN STOCKPILE IS COMPLETE, INSTALL PERIMETER SILT FENCE, SEED SURFACE WITH 100% PERENNIAL RYEGRASS MIXTURE AT A RATE OF 2-4 LBS. PER 1000 SF. APPLY 90-100 LBS PER 1000 SF OF MULCH.
- COMMENCE EARTHWORK CUT AND FILLS. THE WORK SHALL BE PROGRESSED TO ALLOW A REASONABLE TRANSFER OF CUT AND FILL EARTH FOR ROUGH GRADING AND EARTH MOVING. THE CONTRACTOR WILL BE GIVEN SOME LATITUDE TO VARY FROM THE FOLLOWING SCHEDULE IN ORDER TO MEET THE FIELD CONDITIONS ENCOUNTERED. CONTRACTOR SHALL REVIEW VARIATIONS TO SWPPP WITH DESIGN ENGINEER AND QUALIFIED PROFESSIONAL PRIOR TO IMPLEMENTATION.
- CONSTRUCT SOLAR ARRAY AREA IN THREE PHASES AS DETAILED IN SHEET C009 OF THIS PLAN SET. CONTRACTOR SHALL CONSTRUCT EACH PHASE INDIVIDUALLY AND SHALL NOT PROCEED TO THE FOLLOWING PHASE UNTIL THE SOLAR RACKING HAS BEEN INSTALLED AND THE PHASE AREA HAS BEEN TEMPORARILY STABILIZED WITH SEED AND MULCH.
- REMOVE GRAVEL DRIVEWAY USED DURING CONSTRUCTION AND CONSTRUCT THE PROPOSED PERVIOUS GRAVEL DRIVEWAY AFTER CONSTRUCTION ACTIVITIES SUCH AS THE INSTALLATION OF THE PANELS AND PERIMETER FENCE. THE SUB-GRADE MATERIAL WHERE THE DRIVEWAY IS TO BE INSTALLED SHALL BE DECOMPACTED PER NYSDEC'S "DEEP-RIPPING AND DECOMPACTION" MANUAL, DATED APRIL 2008. CONTRACTOR SHALL AVOID FREQUENT HEAVY TRAFFIC ON THE LIMITED USE PERVIOUS GRAVEL.
- AS ROADWAY AND ACCESS DRIVES ARE BROUGHT TO GRADE, THEY WILL BE STABILIZED WITH CRUSHED STONE SUBBASE AT A DEPTH SPECIFIED ON PLANS TO PREVENT EROSION AS SOON AS PRACTICABLE.
- STABILIZE ALL AREAS AS SOON AS PRACTICABLE, IDLE IN EXCESS OF 7 DAYS AND IN WHICH CONSTRUCTION WILL NOT RECOMMENCE WITHIN 14 DAYS.
- INSTALL UTILITIES. TRENCH EXCAVATION/BACKFILL AREAS SHOULD BE STABILIZED PROGRESSIVELY AT THE END OF EACH WORKDAY WITH SEED AND STRAW MULCH AT A RATE OF 100% PERENNIAL RYE GRASS AT 2-4 LBS/1000 SF MULCHED AT 90-100 LBS/1000 SF.
- STABILIZE ALL AREAS IDLE IN EXCESS OF 7 DAYS IN WHICH CONSTRUCTION WILL NOT RECOMMENCE WITHIN 14 DAYS.
- REMOVE TEMPORARY CONSTRUCTION EXITS AND PERIMETER SILT FENCE ONCE SITE HAS ACHIEVED 80% UNIFORM STABILIZATION.

GENERAL NOTES:

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

WASTE/HAZARDOUS MATERIAL PRACTICES:

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

EROSION & SEDIMENT CONTROL NOTES:

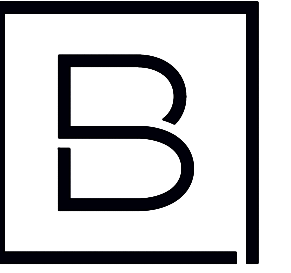
- INSTALL EROSION CONTROL MEASURES AS INDICATED ON THE PLAN PRIOR TO THE START OF ANY EXCAVATION WORK. EROSION CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION SEDIMENT CONTROL MANUAL, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, AND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

STORM WATER POLLUTION PREVENTION PLAN NOTES:

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

SITE STABILIZATION:

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



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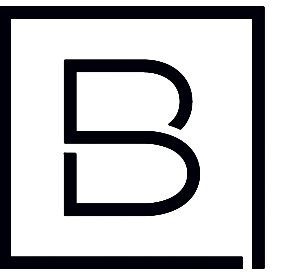
Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AG	ECR
Date Issued	Project Number
07/28/2021	14064.11

Sheet Name

GENERAL NOTES

Drawing Number

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HILLSIDE SOLAR LLC

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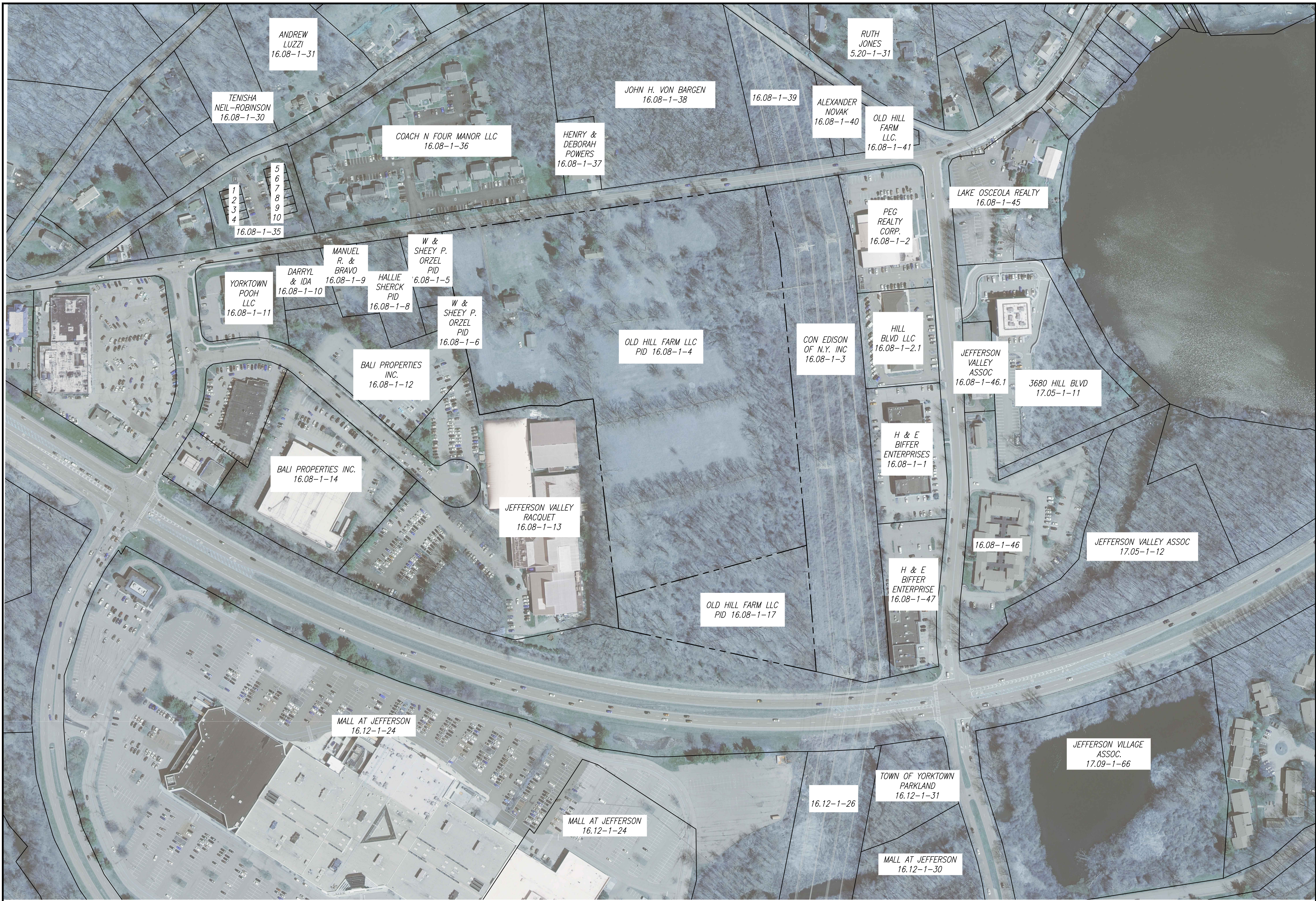
Project Manager	Discipline Lead
ECR	ECR
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Sheet Name

AREA PARCEL PLAN

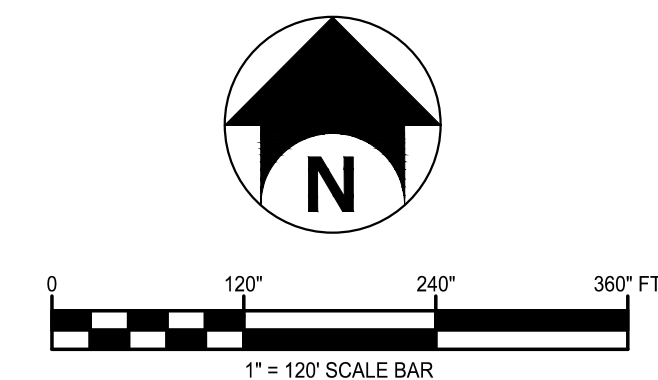
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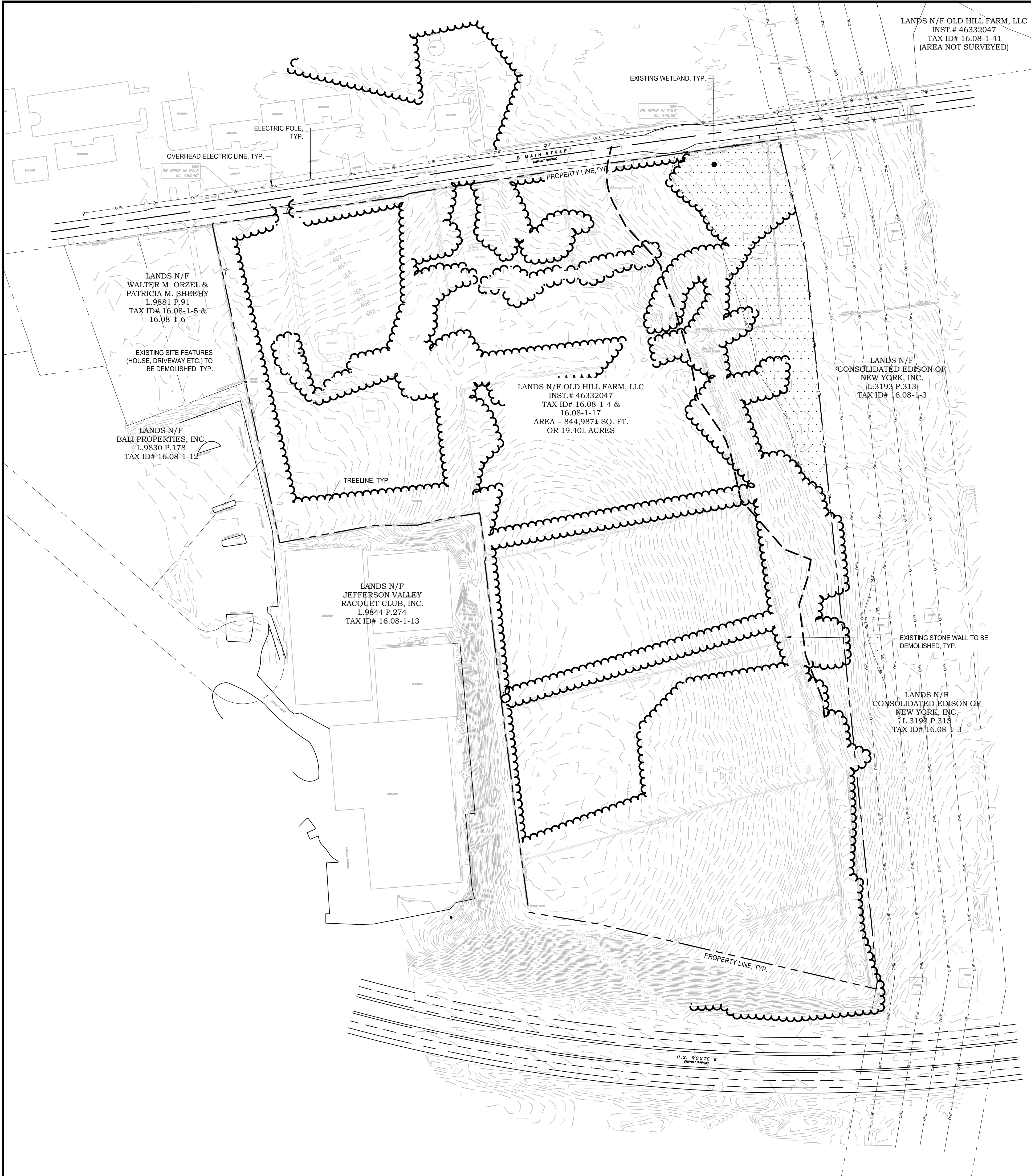
C002



NUMBER	TAX ID	PARCEL OWNER
1	16.08-1-51	DANIELLE DISALVO
2	16.08-1-50	TERRENCE & MURPHY
3	16.08-1-49	LINDA EINFRAK
4	16.08-1-48	LOUISE MILLER
5	16.08-1-57	WILLIAM & OFRIAS

NUMBER	TAX ID	PARCEL OWNER
6	16.08-1-56	MICHAEL & LISA HUFFMAN
7	16.08-1-55	THOMAS & FURIA
8	16.08-1-54	ALFREDO & CASTRO ROMANO
9	16.08-1-53	MICHELE & MILAZZO
10	16.08-1-52	MICHAEL MANDINO





SCHEDULE B EXCEPTIONS:

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

GENERAL NOTES:

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

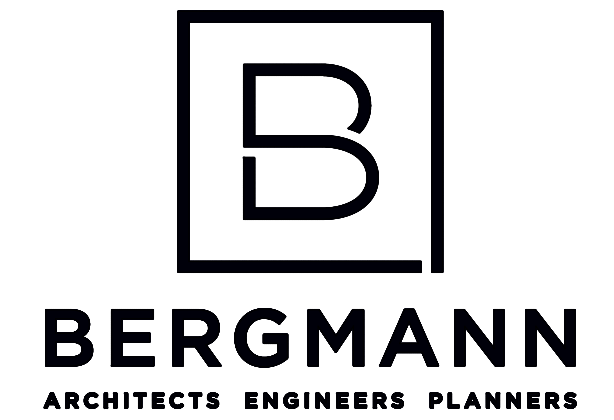
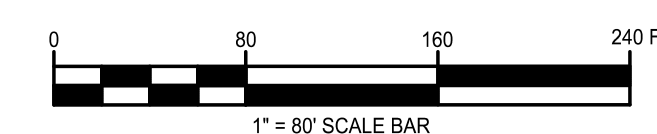
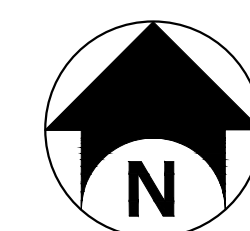
MAP REFERENCES:

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

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

LEGEND

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



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HILLSIDE SOLAR LLC

227 GUARD HILL ROAD
BEDFORD CORNERS, NY 10549

**OLD HILL FARM
SOLAR FARM**

571 EAST MAIN STREET
JEFFERSON VALLEY, NY 10535

Date Revised	Description
10/13/2021	REVISED PER CLIENT COMMENTS
12/01/2021	REVISED PER TREE COMMISSION COMMENTS
12/28/2021	REVISED PER FIRE DEPARTMENT COMMENTS
1/07/2022	REVISED PER SITE VISIT WITH FIRE DEPARTMENT
1/13/2022	REVISED PER ENGINEERING DEPARTMENT COMMENTS
1/20/2022	REVISED PER TCAC COMMENTS
3/01/2022	REVISED PER TOWN COMMENTS
3/21/2022	REVISED PER UPDATED WETLAND AREA

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

Sheet Name

**EXISTING CONDITIONS
PLAN**

Drawing Number

C003

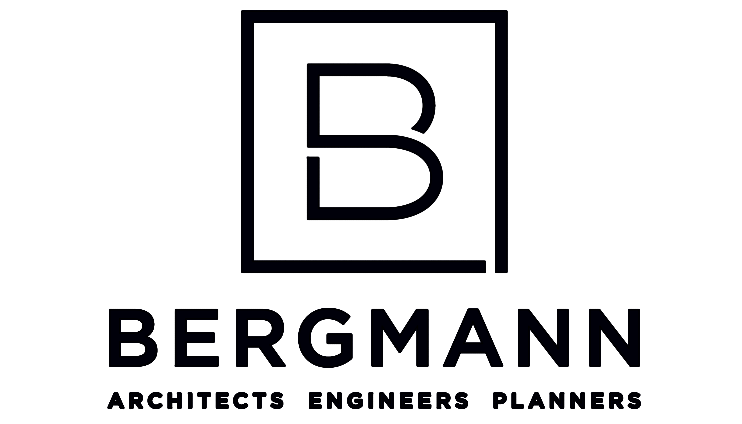


SITE PLAN DATA TABLE		
SITE IS LOCATED IN THE "R1-20" ONE-FAMILY RESIDENTIAL		
PROPOSED USE: SOLAR ENERGY SYSTEM		
PARCEL 16.08-1-17		
TOWN OF YORKTOWN, COUNTY OF WESTCHESTER		
STATE OF NEW YORK		
APPLICANT: POWERFLEX 805 THIRD AVENUE NEW YORK, NY, 120022 (917) 426-9523	OWNER(S) OF RECORD: BEN REISMAN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

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

LEGEND

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



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227 GUARD HILL ROAD
BEDFORD CORNERS, NY 10549

OLD HILL FARM SOLAR FARM

571 EAST MAIN STREET
JEFFERSON VALLEY, NY 10535

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1/20/2022	REVISED PER TCAC COMMENTS
3/01/2022	REVISED PER TOWN COMMENTS
3/21/2022	REVISED PER UPDATED WETLAND AREA

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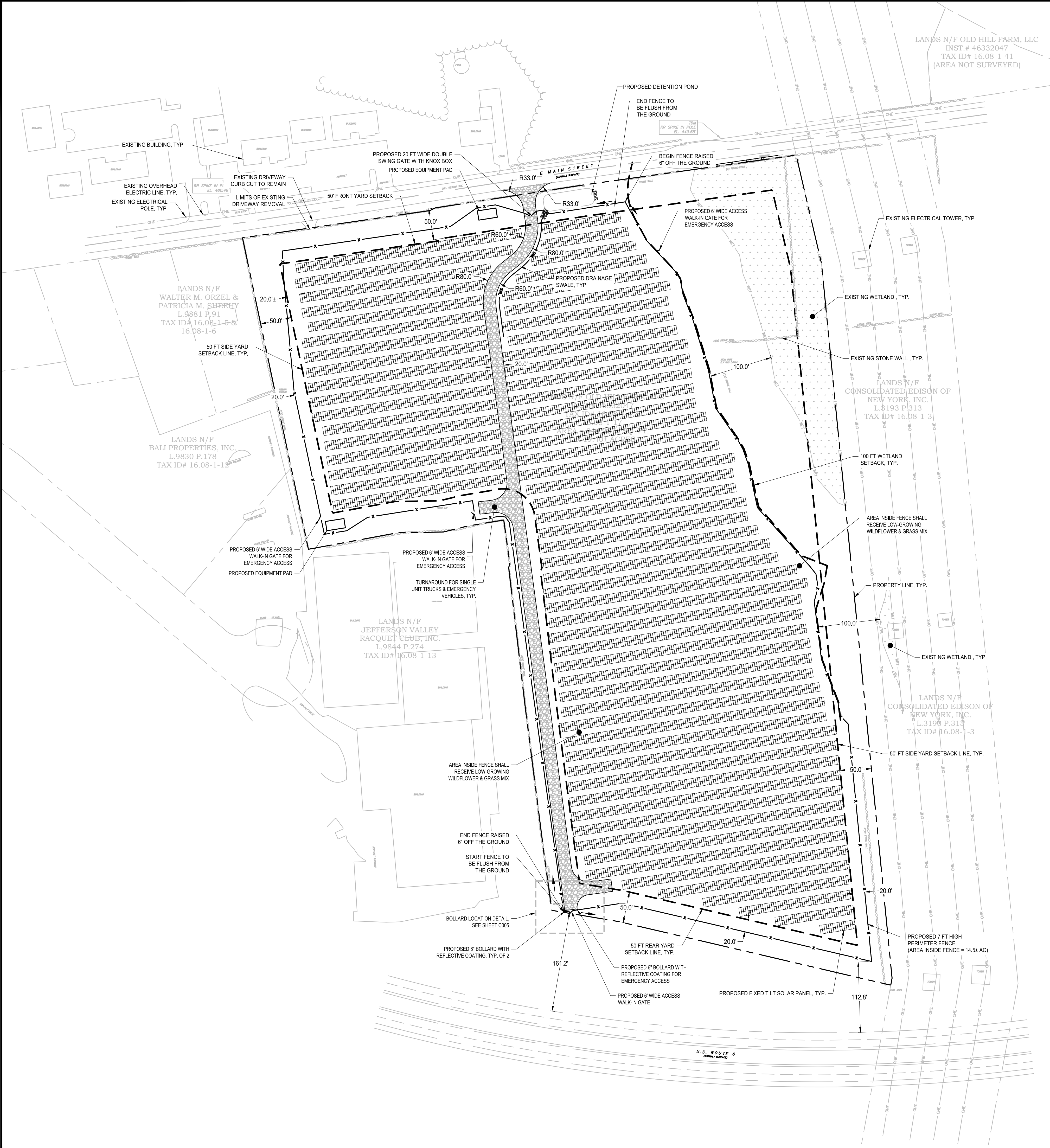
Project Manager ECR	Discipline Lead ECR
Designer AG	Reviewer ECR
Date Issued 07/28/2021	Project Number 14064.11

Sheet Name

OVERALL SITE PLAN

Drawing Number

C004



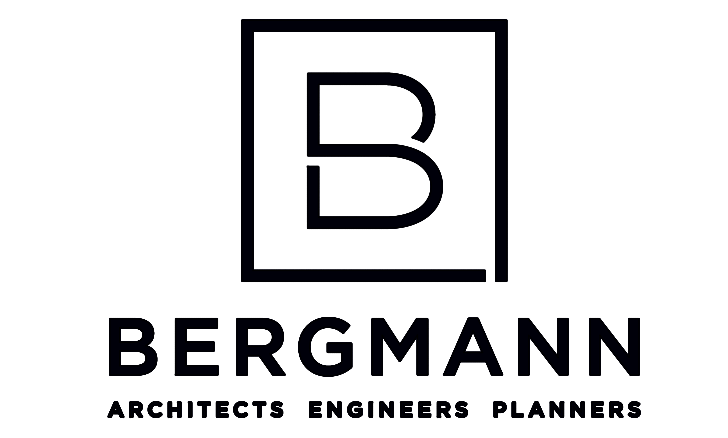
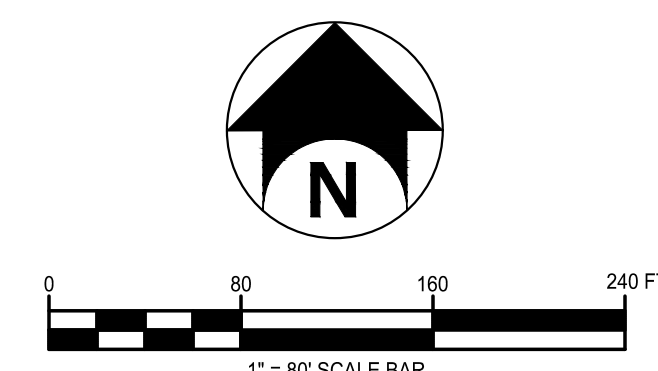
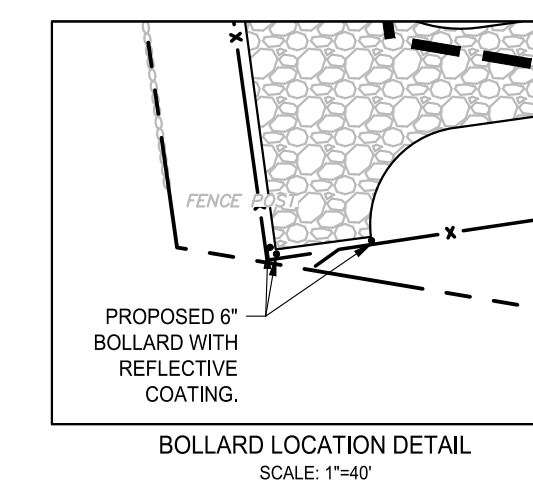
SITE PLAN DATA TABLE		
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PROPOSED USE: SOLAR ENERGY SYSTEM		
PARCEL 16.08-1-17		
TOWN OF YORKTOWN, COUNTY OF WESTCHESTER		
STATE OF NEW YORK		
APPLICANT: POWERFLEX 805 THIRD AVENUE NEW YORK, NY, 12002 (917) 426-9523	OWNER(S) OF RECORD: BEN REISMAN	
PLANS PREPARED BY: BERGMANN 2 WINNERS CIRCLE, SUITE 102 ALBANY, NY 12205 (518) 862-0325		
DESCRIPTION	REQUIRED	PROPOSED
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LEGEND

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



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SOLAR FARM**

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3/01/2022	REVISED PER TOWN COMMENTS
3/21/2022	REVISED PER UPDATED WETLAND AREA

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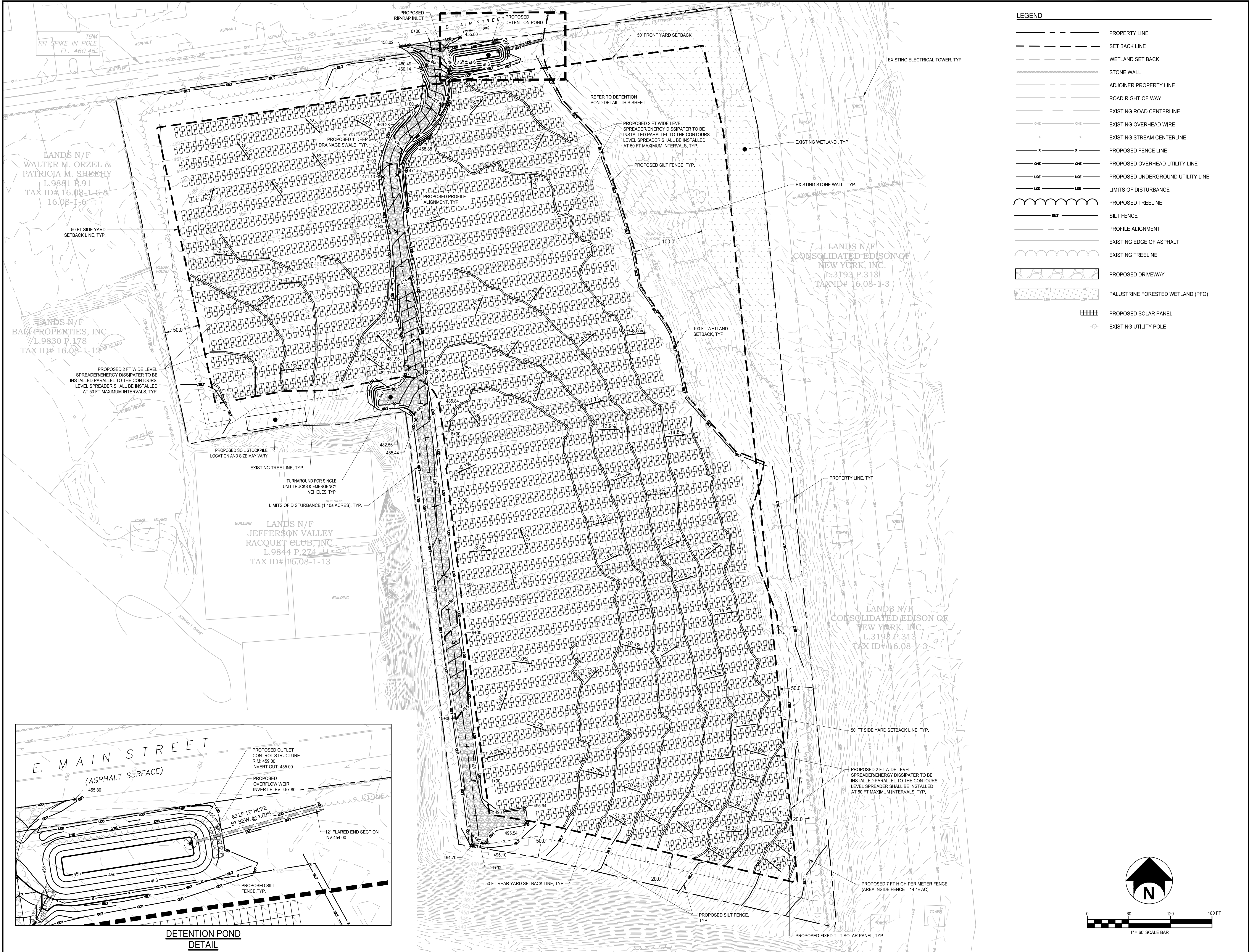
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Project Manager ECR	Discipline Lead ECR
Designer AG	Reviewer ECR
Date Issued 07/28/2021	Project Number 14064.11

Sheet Name

SITE PLAN

Drawing Number
C005



LEGEND

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



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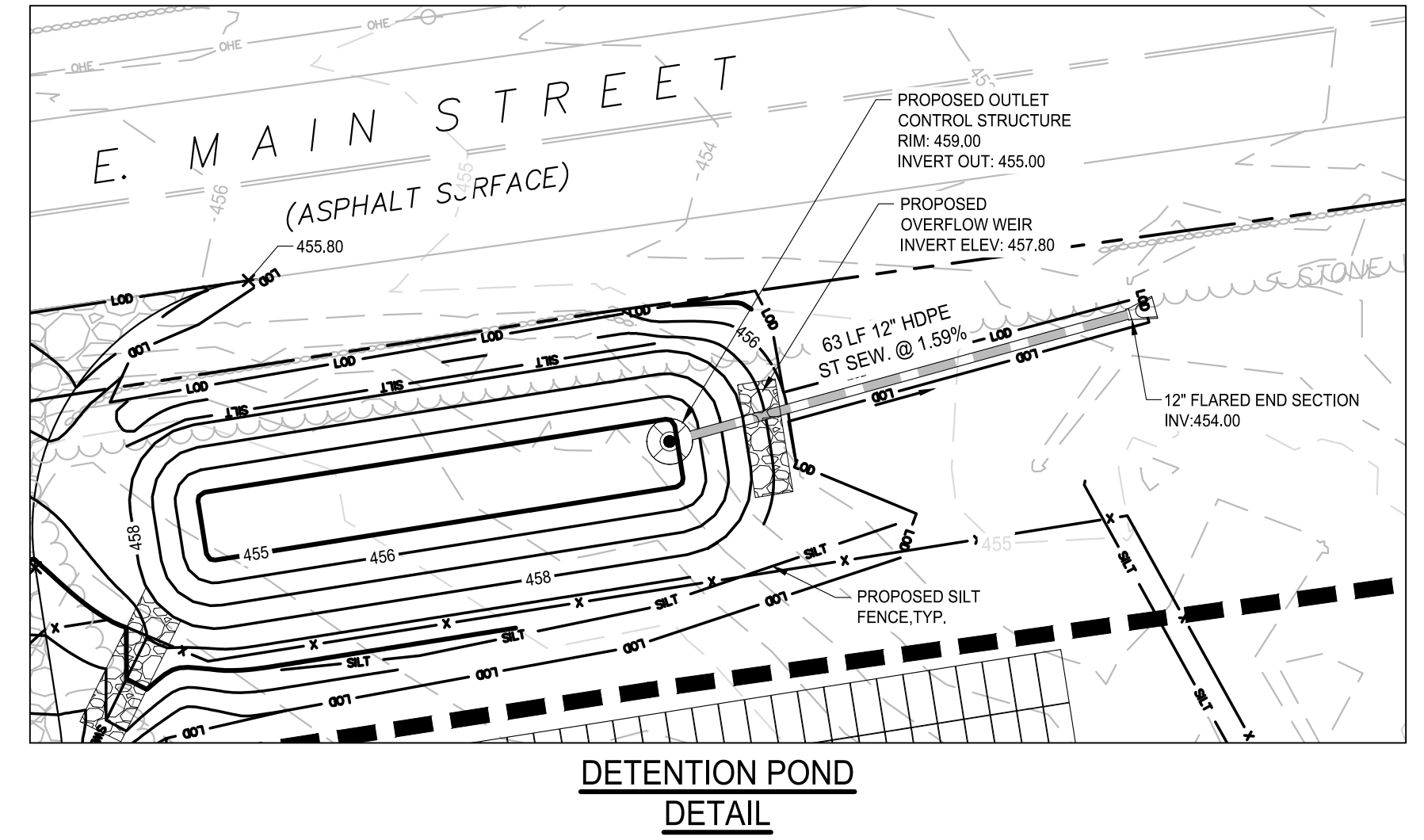
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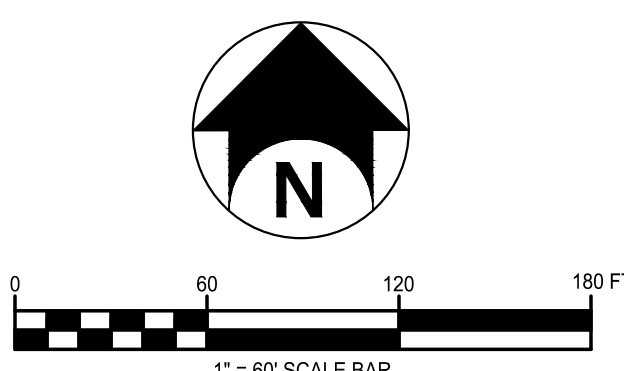
Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AG	ECR
Date Issued	Project Number
07/28/2021	14064.11

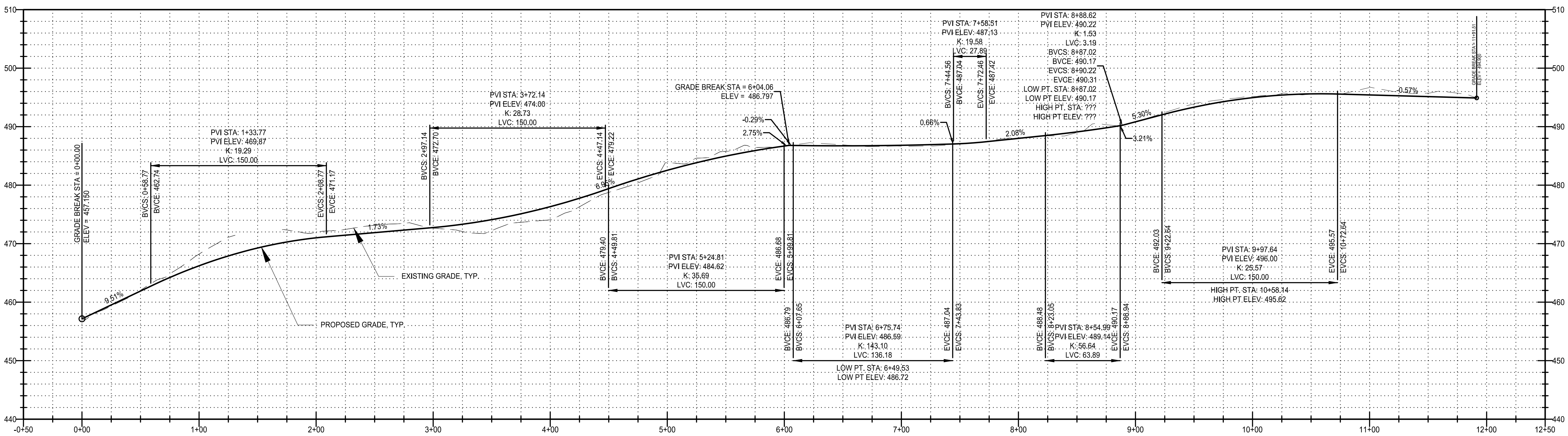
Sheet Name
GRADING & EROSION & SEDIMENT CONTROL PLAN

Drawing Number
C006

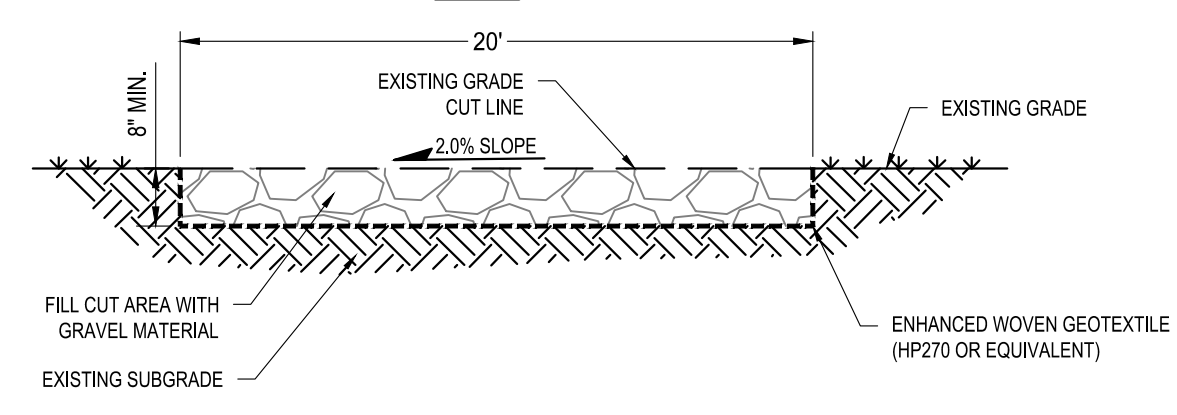
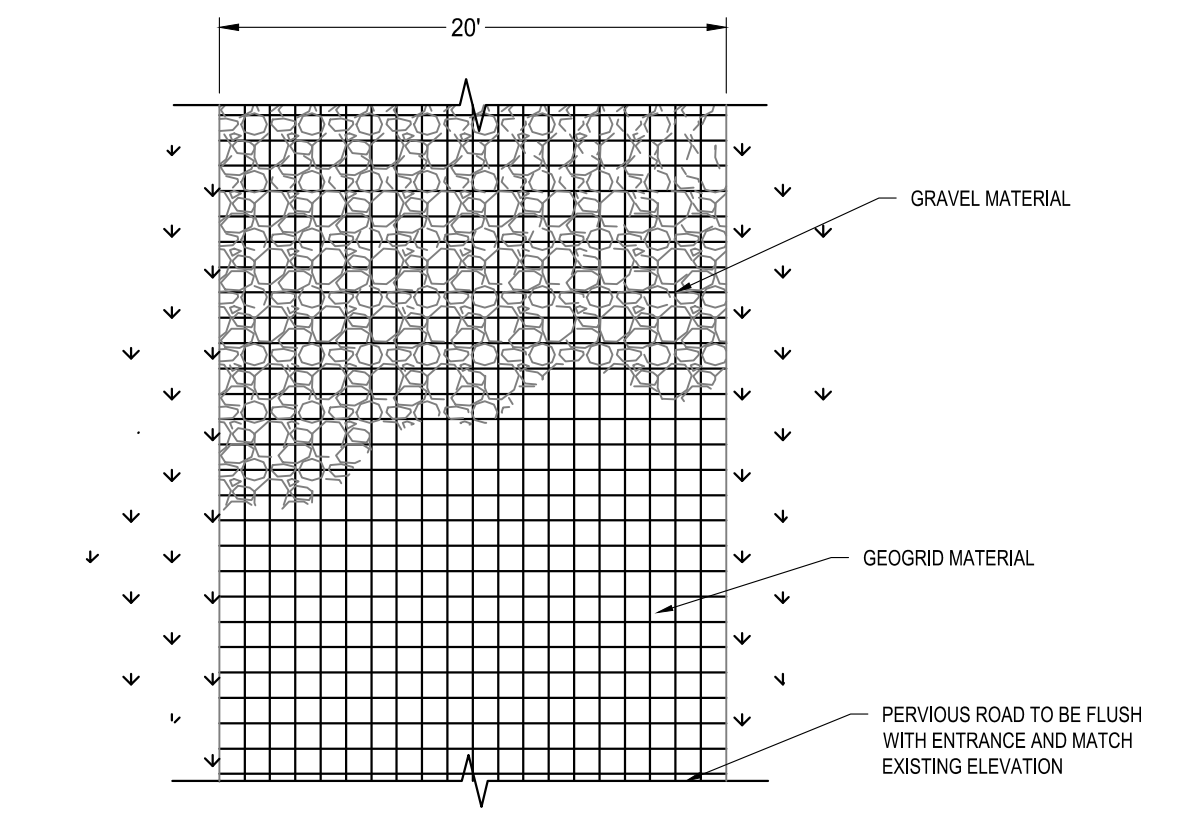
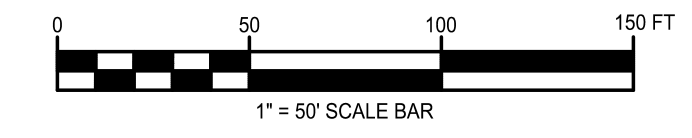


DETENTION POND DETAIL
SCALE: 1"=20'





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



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

NO SCALE

GEOGRID MATERIAL NOTES:

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

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

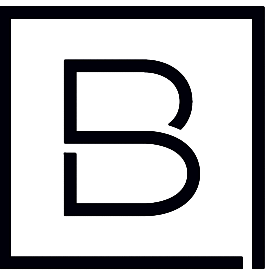
ENHANCED WOVEN GEOTEXTILE MATERIAL NOTES:

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

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

GENERAL NOTES:

1. USE OF THIS DETAIL CRITERION IS LIMITED TO ACCESS ROADS USED ON AN OCCASIONAL BASIS ONLY (I.E. PROVIDE ACCESS FOR MOWING, EQUIPMENT REPAIR OR MAINTENANCE).
2. LIMITED USE PERVIOUS ACCESS ROAD IS LIMITED TO LOW IMPACT IRREGULAR MAINTENANCE ACCESS ASSOCIATED WITH RENEWABLE ENERGY PROJECTS IN NEW YORK STATE.
3. REMOVE STUMPS, ROCKS AND DEBRIS AS NECESSARY. FILL VOIDS TO MATCH EXISTING NATIVE SOILS AND COMPACTION LEVEL.
4. REMOVED TOPSOIL MAY BE SPREAD IN ADJACENT AREAS AS DIRECTED BY THE PROJECT ENGINEER. COMPACT TO THE DEGREE OF THE NATIVE IN SITU SOIL. DO NOT PLACE IN AN AREA THAT IMPEDES STORM WATER DRAINAGE.
5. GRADE ROADWAY, WHERE NECESSARY, TO NATIVE SOILS AND DESIRED ELEVATION. MINOR GRADING FOR CROSS SLOPE CUT AND FILL MAY BE REQUIRED.
6. REMOVE REFUSE SOILS AS DIRECTED BY THE PROJECT ENGINEER. DO NOT PLACE IN AN AREA THAT IMPEDES STORM WATER DRAINAGE.
7. ROADWAY WIDTH TO BE DETERMINED BY CLIENT.
8. THE LIMITED USE PERVIOUS ACCESS ROAD CROSS SLOPE SHALL BE 1.5% IN MOST CASES AND SHOULD NOT EXCEED 6%. THE LONGITUDINAL SLOPE OF THE ACCESS DRIVE SHOULD NOT EXCEED 15%.
9. LIMITED USE PERVIOUS ACCESS ROAD IS NOT INTENDED TO BE UTILIZED FOR CONSTRUCTION WHICH MAY SUBJECT THE ACCESS TO SEDIMENT TRACKING. THIS SPECIFICATION IS TO BE DEVELOPED FOR POST-CONSTRUCTION USE. SOIL RESTORATION PRACTICES MAY BE APPLICABLE TO RESTORE CONSTRUCTION RELATED COMPACTION TO PRE-EXISTING CONDITIONS AND SHOULD BE VERIFIED BY SOIL PENETROMETER READINGS. THE PENETROMETER READINGS SHALL BE COMPARED TO THE RESPECTIVE RECORDED READINGS TAKEN PRIOR TO CONSTRUCTION. EVERY 100 LINEAR FEET ALONG THE PROPOSED ROADWAY, TO ENSURE THAT SOIL IS NOT TRACKED ONTO THE LIMITED USE PERVIOUS ACCESS ROAD, IT SHALL NOT BE USED BY CONSTRUCTION VEHICLES TRANSPORTING SOIL, FILL MATERIAL, ETC. IF THE LIMITED USE PERVIOUS ACCESS IS COMPLETED DURING THE INITIAL PHASES OF CONSTRUCTION AND UTILIZED TO REMOVE SEDIMENT FROM CONSTRUCTION VEHICLES AND EQUIPMENT PRIOR TO ENTERING THE LIMITED USE PERVIOUS ACCESS ROAD FROM ANY LOCATION ON, OR OFF SITE, MAINTENANCE OF THE PERVIOUS ACCESS ROAD WILL BE REQUIRED IF SEDIMENT IS OBSERVED WITHIN THE CLEAN STONE.
11. THE LIMITED USE PERVIOUS ACCESS ROAD SHALL NOT BE CONSTRUCTED OR USED UNTIL ALL AREAS SUBJECT TO RUNOFF ONTO THE PERVIOUS ACCESS HAVE ACHIEVED FINAL STABILIZATION.
12. PROJECTS SHOULD AVOID INSTALLATION OF THE LIMITED USE PERVIOUS ACCESS ROAD IN POORLY DRAINED AREAS. HOWEVER IF NO ALTERNATIVE LOCATION IS AVAILABLE, THE PROJECT SHALL UTILIZE WOVEN GEOTEXTILE MATERIAL AS DETAIL IN FOLLOWING NOTES.
13. THE DRAINAGE DITCH IS OFFERED IN THE DETAIL FOR CIRCUMSTANCES WHEN CONCENTRATED FLOW COULD NOT BE AVOIDED. THE INTENTION OF THE DESIGN IS TO MINIMIZE ALTERATIONS TO HYDROLOGY. HOWEVER WHEN DEALING WITH 5%-15% GRADES NOT PARALLEL TO THE CONTOUR, A ROADSIDE DITCH MAY BE REQUIRED. THE NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS FOR GRASSED WATERWAYS AND VEGETATED WATERWAYS ARE APPLICABLE FOR SIZING AND STABILIZATION. DIMENSIONS FOR THE GRASSED WATERWAY SPECIFICATION SHOULD BE DESIGNED FOR PROJECT SPECIFIC HYDROLOGIC RUNOFF CALCULATIONS, AND A SEPARATE DETAIL FOR THE SPECIFIC GRASSED WATERWAY WOULD BE INCLUDED IN THIS PRACTICE. RUNOFF DISCHARGE WILL BE SUBJECT TO THE OUTLET REQUIREMENTS OF THE REFERENCED STANDARD. INCREASED POST-DEVELOPMENT RUNOFF FROM THE ASSOCIATED ROADSIDE DITCH MAY REQUIRE ADDITIONAL PRACTICES TO ATTENUATE RUNOFF TO PRE-DEVELOPMENT CONDITIONS.
14. IF A ROADSIDE DITCH IS NOT UTILIZED TO CAPTURE RUNOFF FROM THE ACCESS ROAD, THE PERVIOUS ACCESS ROAD WILL HAVE A WELL-ESTABLISHED PERENNIAL VEGETATIVE COVER, WHICH SHALL CONSIST OF UNIFORM VEGETATION (I.E. BUFFER), 20 FEET WIDE AND PARALLEL TO THE DOWN GRADIENT SIDE OF THE ACCESS ROAD. POST-CONSTRUCTION OPERATION AND MAINTENANCE PRACTICES WILL MAINTAIN THIS VEGETATIVE COVER TO ENSURE FINAL STABILIZATION FOR THE LIFE OF THE ACCESS ROAD.
15. THE DESIGN PROFESSIONAL MUST ACCOUNT FOR THE LIMITED USE PERVIOUS ACCESS ROAD IN THEIR SITE ASSESSMENT / HYDROLOGY ANALYSIS. IF THE HYDROLOGY ANALYSIS SHOWS THAT THE HYDROLOGY HAS BEEN ALTERED FROM PRE- TO POST-DEVELOPMENT CONDITIONS (SEE APPENDIX A OF GP-0-20-01 FOR THE DEFINITION OF ALTER THE HYDROLOGY...), THE DESIGN MUST INCLUDE THE NECESSARY DETENTION/RETENTION PRACTICES TO ATTENUATE THE RATES (10 AND 100 YEAR EVENTS) TO PRE-DEVELOPMENT CONDITIONS.



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

Sheet Name

GRADING PLAN DETAILS

Drawing Number

C007

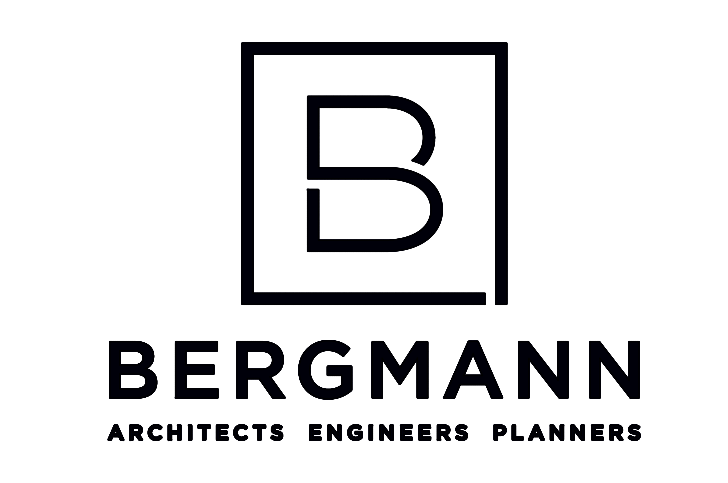


PLANT LIST									
Key	Qty.	Botanical Name	Common Name	Mature Size		Installed Size	Condition	DBH	
				Height	Spread				
Evergreen Trees									
JV	75	Juniperus Virginiana	Eastern Red Cedar	30'-60'	10'-25'	8' HL	B&B	3"	
PG	66	Picea Glauca	White Spruce	40'-60'	10'-20'	8' HL	B&B	3"	
PG-1	5	Picea Glauca	White Spruce	40'-60'	10'-20'	12' HL	B&B	5"	
AC	60	Abies Concolor	White Fir	50'-75'	20'-30'	6'-7' HL	B&B	3"	
PP	64	Pinus Strobus	Eastern White Pine	50'-60'	20'-40'	7'-8' HL	B&B	3"	
TOTAL	264								

LEGEND:

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

TREES TO BE REMOVED	TREES TO REMAIN	NUMBER OF TREES WITH DIAMETER AT BREAST HEIGHT 5" - 7"	NUMBER OF TREES WITH DIAMETER AT BREAST HEIGHT 7" - 24"	NUMBER OF TREES WITH DIAMETER AT BREAST HEIGHT > 24"
577	120	8	602	90



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

HILLSIDE SOLAR LLC

227 GUARD HILL ROAD
BEDFORD CORNERS, NY 10549

OLD HILL FARM SOLAR FARM

571 EAST MAIN STREET
JEFFERSON VALLEY, NY 10535

Date Revised	Description
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12/01/2021	REVISED PER TREE COMMISSION COMMENTS
12/28/2021	REVISED PER FIRE DEPARTMENT COMMENTS
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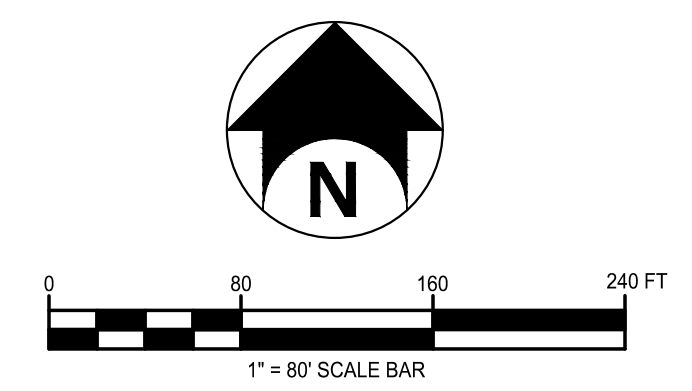
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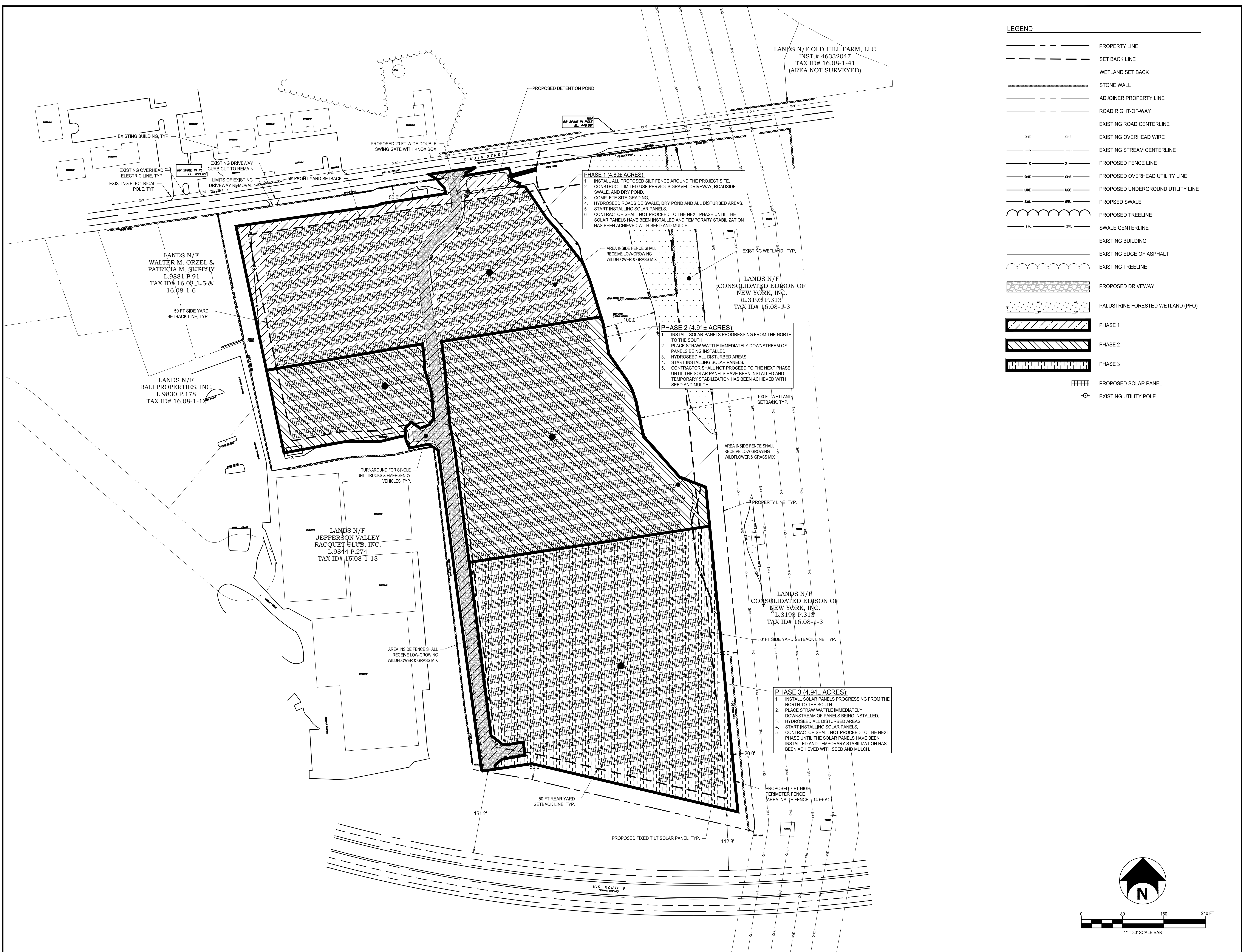
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Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AG	ECR
Date Issued	Project Number
07/28/2021	14064.11

Sheet Name
LANDSCAPING & TREE MITIGATION PLAN

Drawing Number
C008





PHASE 1 (4.80± ACRES):

1. INSTALL ALL PROPOSED SILT FENCE AROUND THE PROJECT SITE.
2. CONSTRUCT LIMITED USE PERVIOUS GRAVEL DRIVEWAY, ROADSIDE SWALE, AND DRY POND.
3. COMPLETE SITE GRADING.
4. HYDROSEED ROADSIDE SWALE, DRY POND AND ALL DISTURBED AREAS.
5. START INSTALLING SOLAR PANELS.
6. CONTRACTOR SHALL NOT PROCEED TO THE NEXT PHASE UNTIL THE SOLAR PANELS HAVE BEEN INSTALLED AND TEMPORARY STABILIZATION HAS BEEN ACHIEVED WITH SEED AND MULCH.

PHASE 2 (4.91± ACRES):

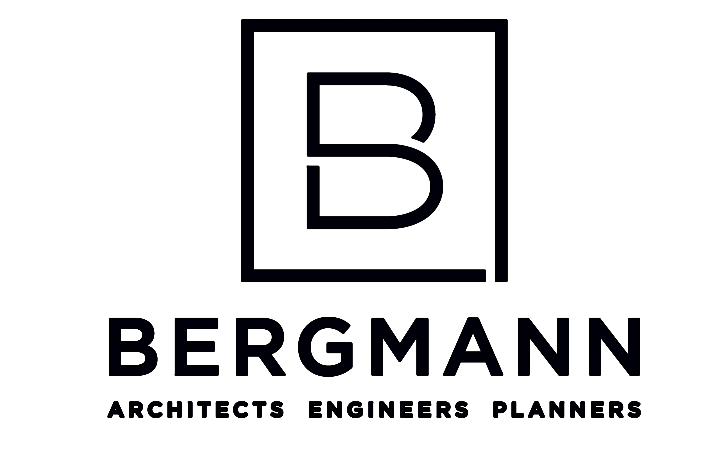
1. INSTALL SOLAR PANELS PROGRESSING FROM THE NORTH TO THE SOUTH.
2. PLACE STRAW WATTLE IMMEDIATELY DOWNSTREAM OF PANELS BEING INSTALLED.
3. HYDROSEED ALL DISTURBED AREAS.
4. START INSTALLING SOLAR PANELS.
5. CONTRACTOR SHALL NOT PROCEED TO THE NEXT PHASE UNTIL THE SOLAR PANELS HAVE BEEN INSTALLED AND TEMPORARY STABILIZATION HAS BEEN ACHIEVED WITH SEED AND MULCH.

PHASE 3 (4.94± ACRES):

1. INSTALL SOLAR PANELS PROGRESSING FROM THE NORTH TO THE SOUTH.
2. PLACE STRAW WATTLE IMMEDIATELY DOWNSTREAM OF PANELS BEING INSTALLED.
3. HYDROSEED ALL DISTURBED AREAS.
4. START INSTALLING SOLAR PANELS.
5. CONTRACTOR SHALL NOT PROCEED TO THE NEXT PHASE UNTIL THE SOLAR PANELS HAVE BEEN INSTALLED AND TEMPORARY STABILIZATION HAS BEEN ACHIEVED WITH SEED AND MULCH.

LEGEND

	PROPERTY LINE
	SET BACK LINE
	WETLAND SET BACK
	STONE WALL
	ADJOINER PROPERTY LINE
	ROAD RIGHT-OF-WAY
	EXISTING ROAD CENTERLINE
	EXISTING OVERHEAD WIRE
	EXISTING STREAM CENTERLINE
	PROPOSED FENCE LINE
	PROPOSED OVERHEAD UTILITY LINE
	PROPOSED UNDERGROUND UTILITY LINE
	PROPOSED SWALE
	PROPOSED TREELINE
	SWALE CENTERLINE
	EXISTING BUILDING
	EXISTING EDGE OF ASPHALT
	EXISTING TREELINE
	PROPOSED DRIVEWAY
	PALUSTRINE FORESTED WETLAND (PFO)
	PHASE 1
	PHASE 2
	PHASE 3
	PROPOSED SOLAR PANEL
	EXISTING UTILITY POLE



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OLD HILL FARM SOLAR FARM

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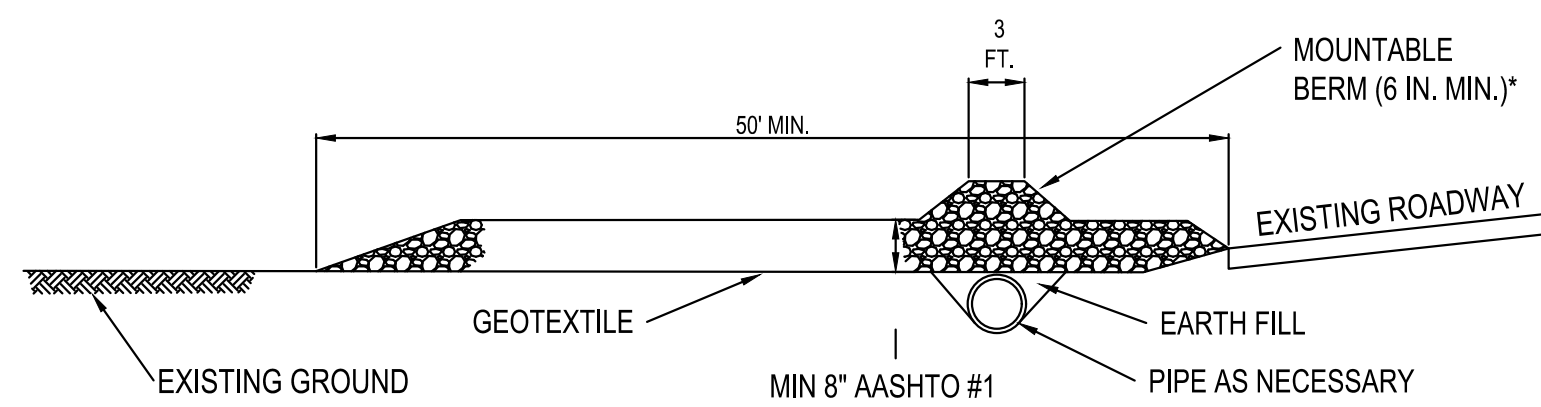
Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AG	ECR
Date Issued	Project Number
07/28/2021	14064.11

Sheet Name

PHASING PLAN

Drawing Number

C009



PROFILE

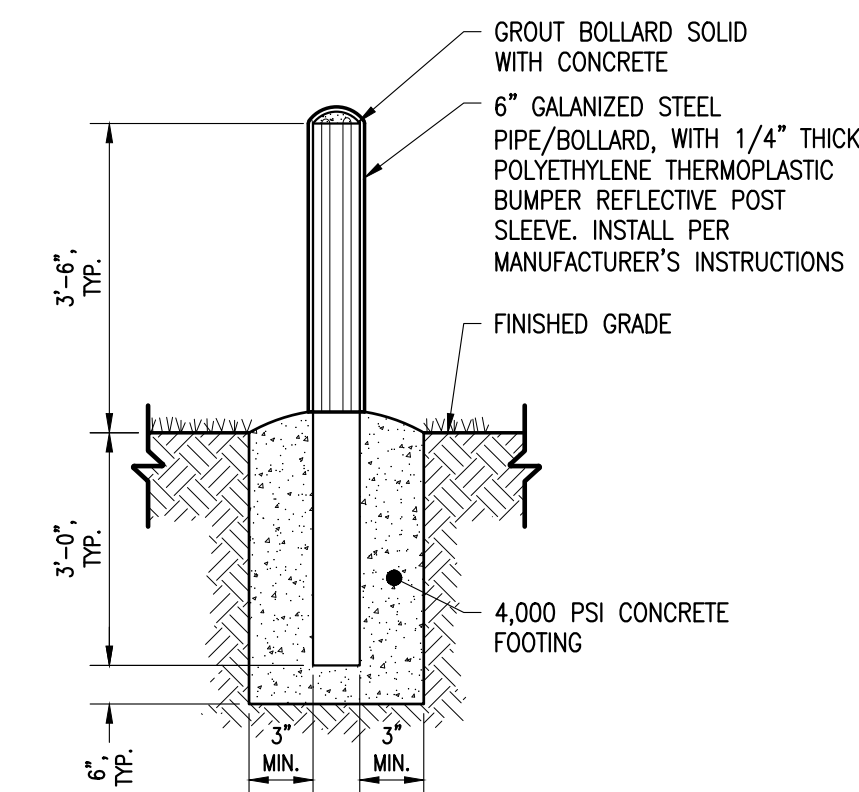
PLAN VIEW

* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

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

STABILIZED CONSTRUCTION ENTRANCE

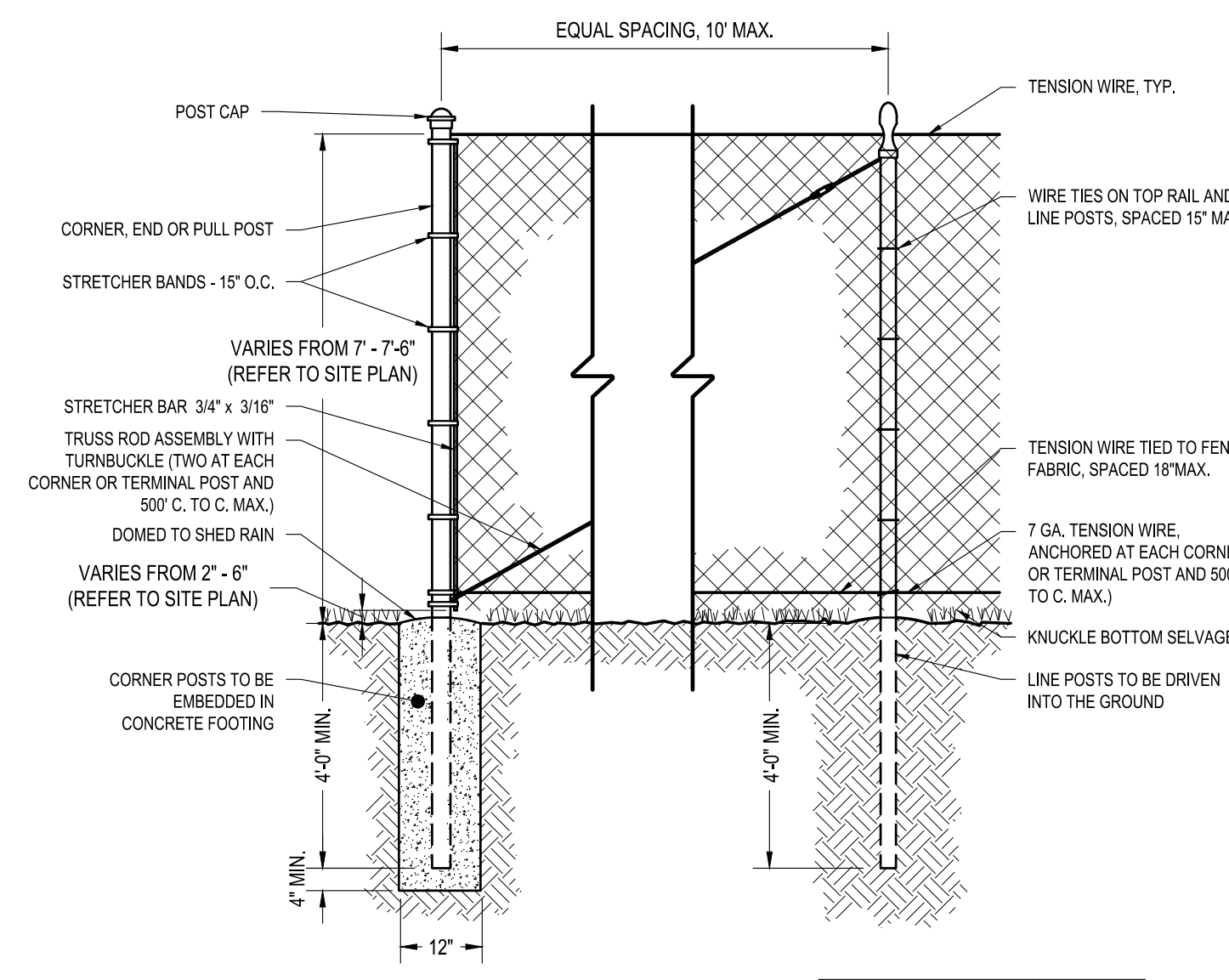
N.T.S.



- NOTE:**
1. WHEN BOLLARD IS TO BE INSTALLED IN GRASS, FOOTING SHALL BE EXTENDED TO FINISHED GRADE AND DOMED TO PROMOTE DRAINAGE AWAY FROM BOLLARD.
 2. BOLLARD SLEEVE COVER SHALL BE REFLECTIVE

6\"/>

N.T.S.

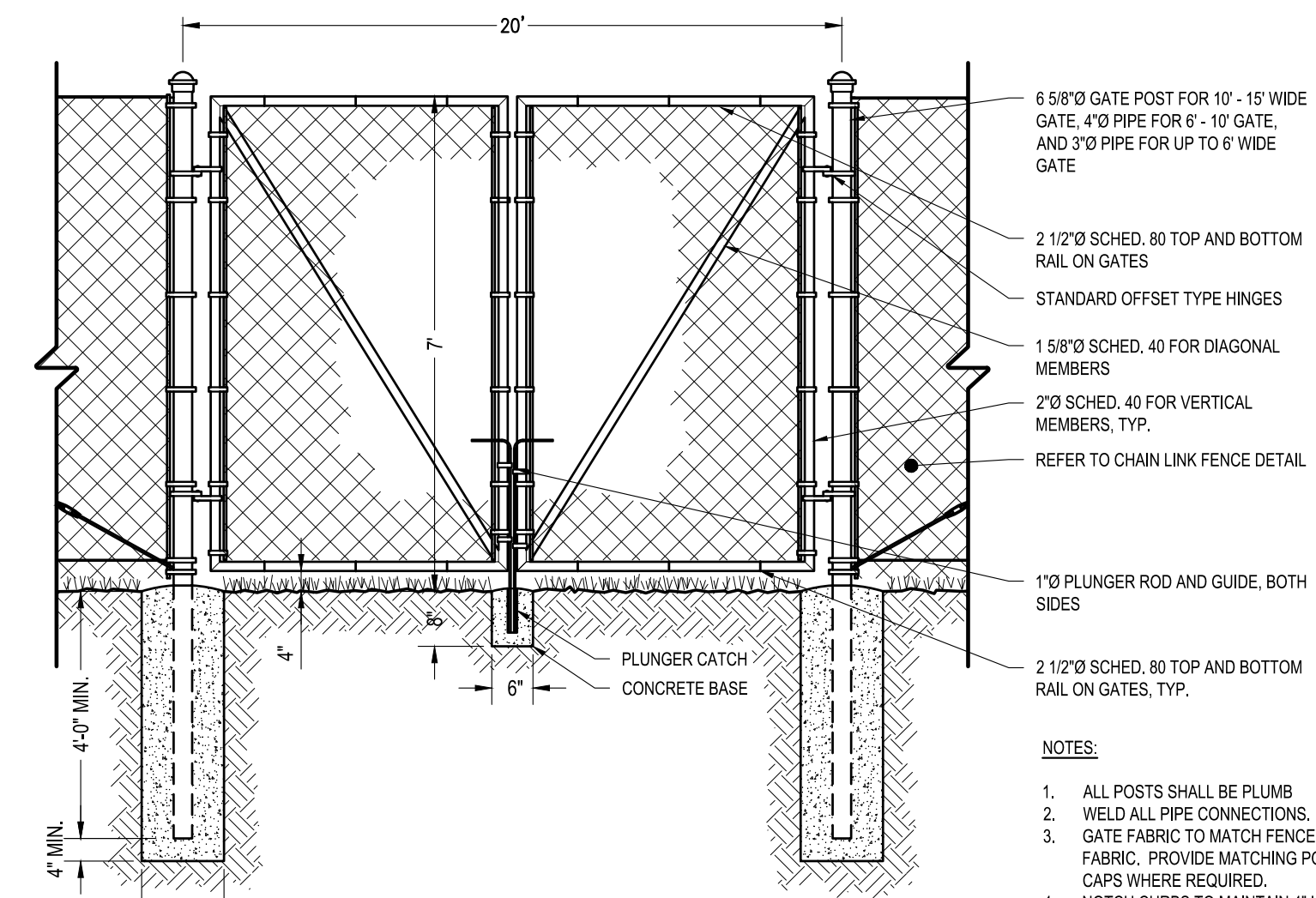


- NOTES:**
1. ALL POSTS SHALL BE PLUMB
 2. WIRE TIES SHALL BE PLACED 15\"/>
 - 3. LINE POSTS SHALL BE DRIVEN INTO THE GROUND.
 - 4. CORNER POSTS SHALL BE EMBEDDED IN 12\"/>

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

CHAIN-LINK FENCE DETAIL

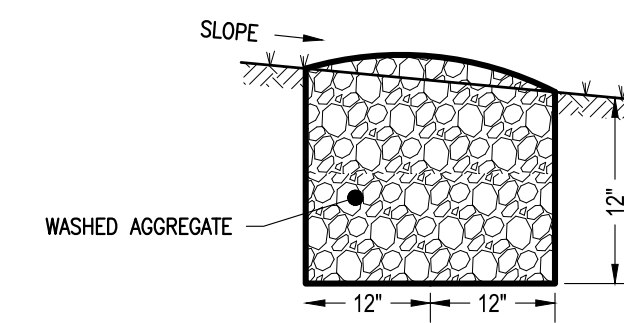
N.T.S.



CHAIN-LINK FENCE GATE DETAIL

N.T.S.

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

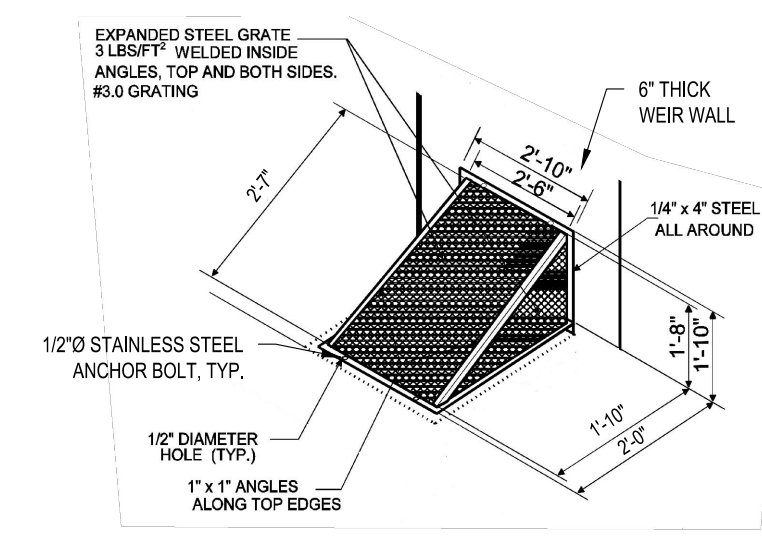


SIDE VIEW

- NOTES:**
1. LEVEL SPREADERS SHALL BE CONSTRUCTED PARALLEL WITH CONTOURS.

LEVEL SPREADER DETAIL

N.T.S.

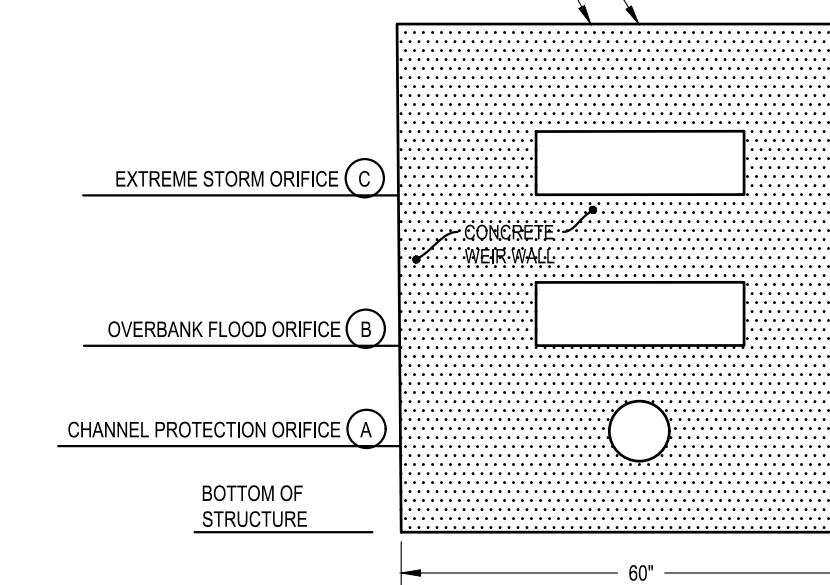


LOW FLOW ORIFICE TRASH RACK DETAIL

N.T.S.

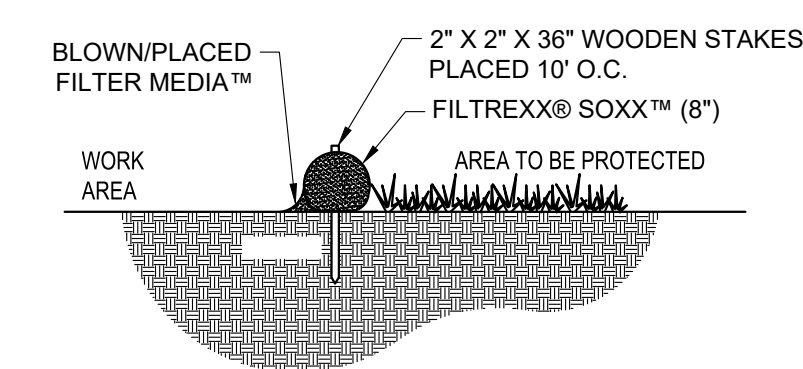
CONTROL STRUCTURE	SIZE	ELEV	SIZE	ELEV	SIZE	ELEV	ELEV
1	3"	455.00	24\"/>				

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



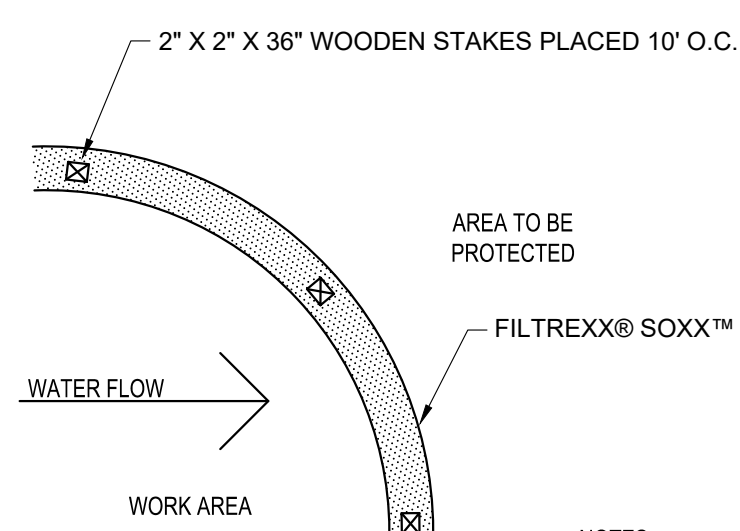
ORIFICE DETAIL

N.T.S.



SECTION

N.T.S.



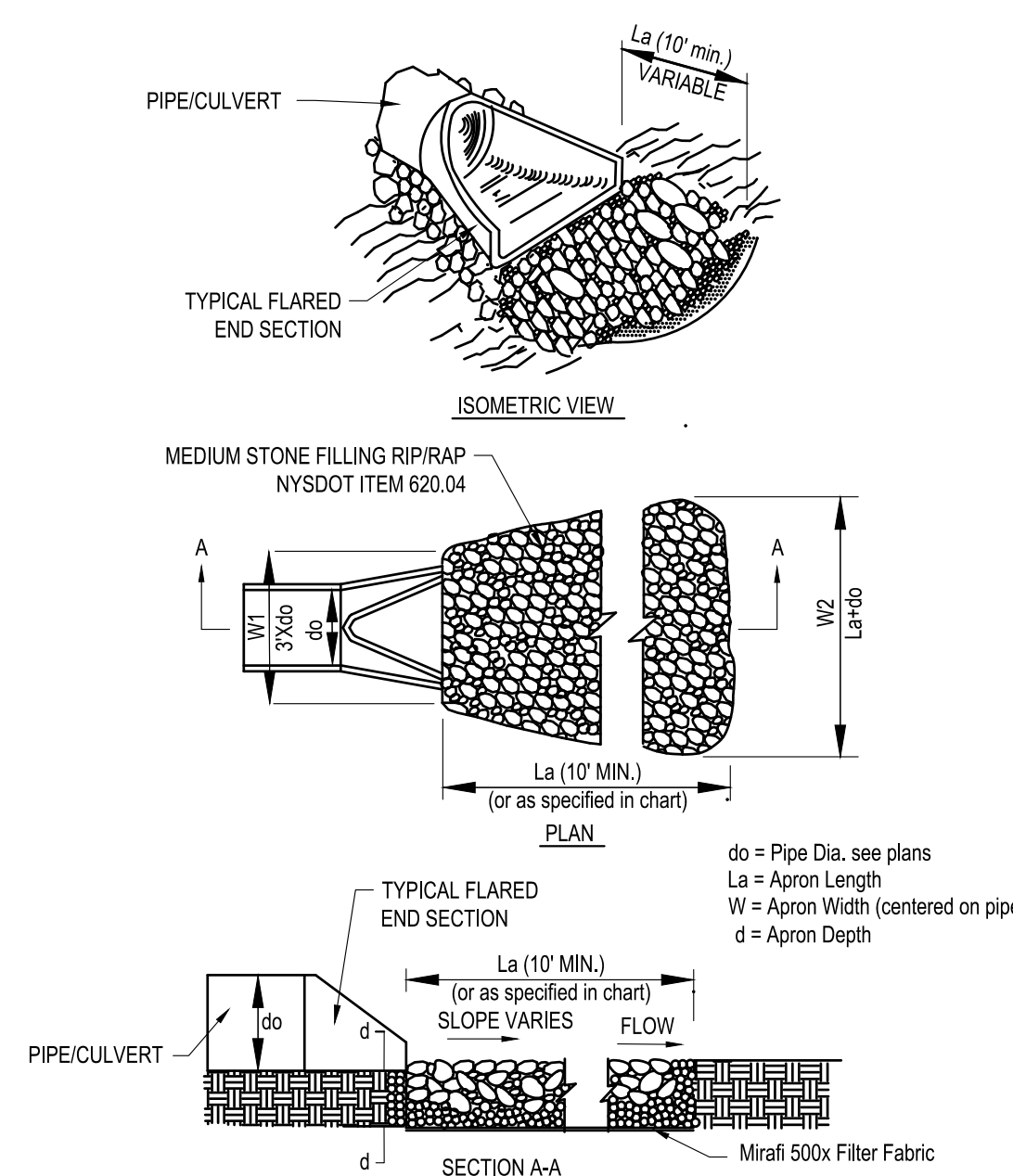
PLAN

N.T.S.

- NOTES:**
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
 2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
 3. COMPOST MATERIAL TO BE DISPersed ON SITE, AS DETERMINED BY ENGINEER.
 4. WHEN SEDIMENT CONTROL IS USED ON PAVEMENT, HEAVY CONCRETE BLOCKS SHALL BE USED BEHIND THE SEDIMENT CONTROL TO HELP STABILIZE DURING RAINFALL/RUNOFF EVENTS

FILTREXX FILTERSOXX SEDIMENT CONTROL

N.T.S.



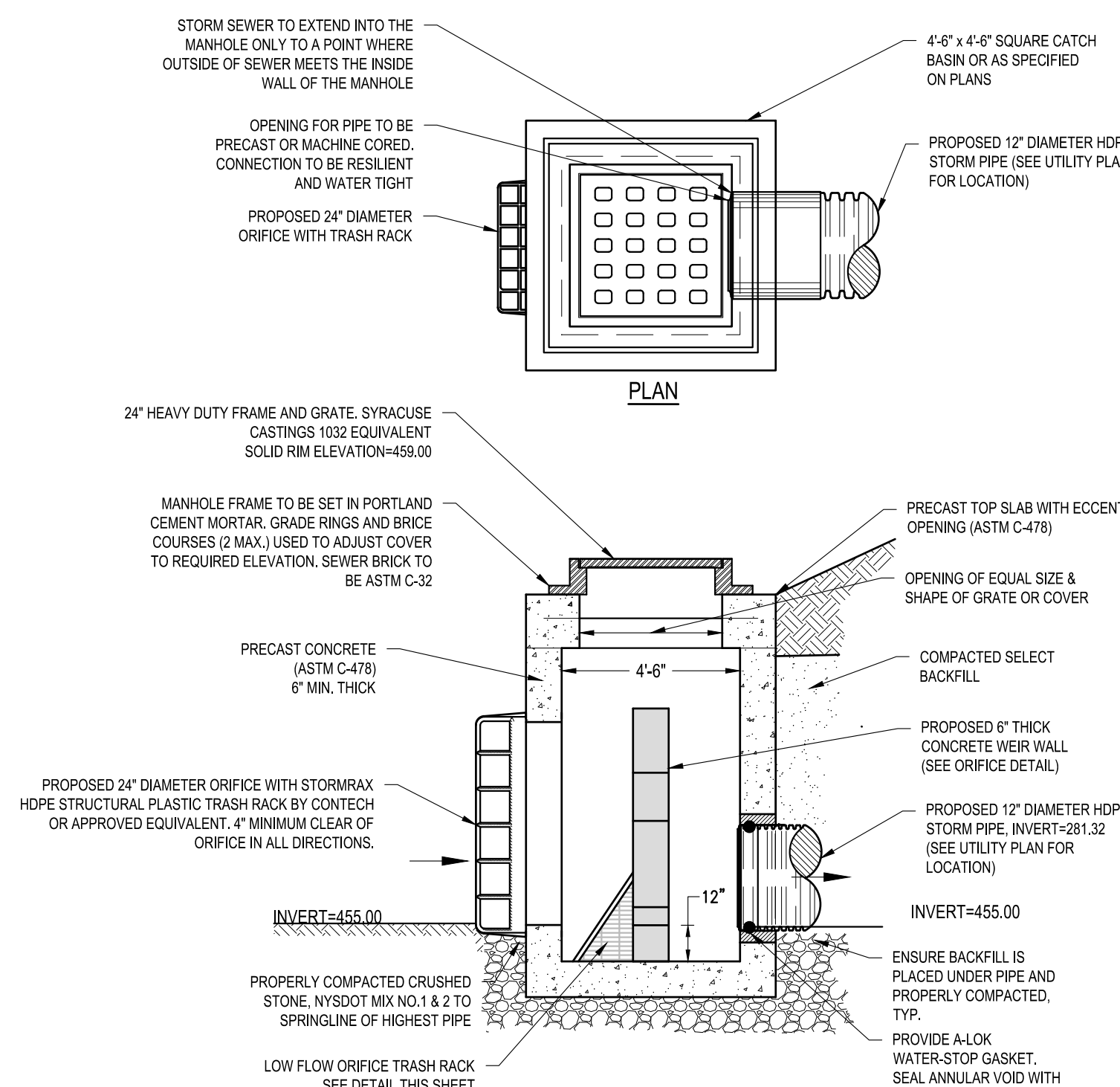
RIP RAP SIZING CHART

PIPE DIA.	W1-MINIMUM	W2-MINIMUM	L1-MINIMUM	L2-MINIMUM	D-MINIMUM
12"	3"	15"	14"	13.5"	13.5"
18"	4.5"	15.5"	14"	13.5"	13.5"
24"	6"	15"	13"	13.5"	13.5"

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

OUTLET PROTECTION RIP-RAP APRON

N.T.S.



OUTLET CONTROL STRUCTURE DETAIL

N.T.S.

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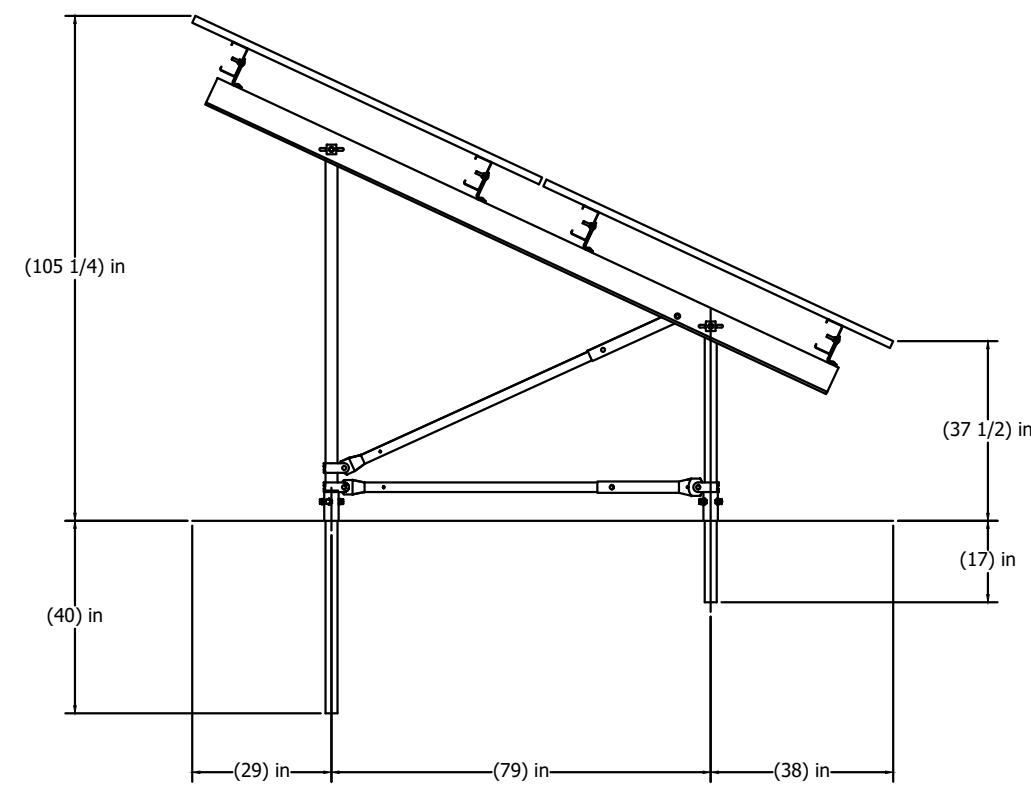
Project Manager	Discipline Lead
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Designer	Reviewer
AG	WD
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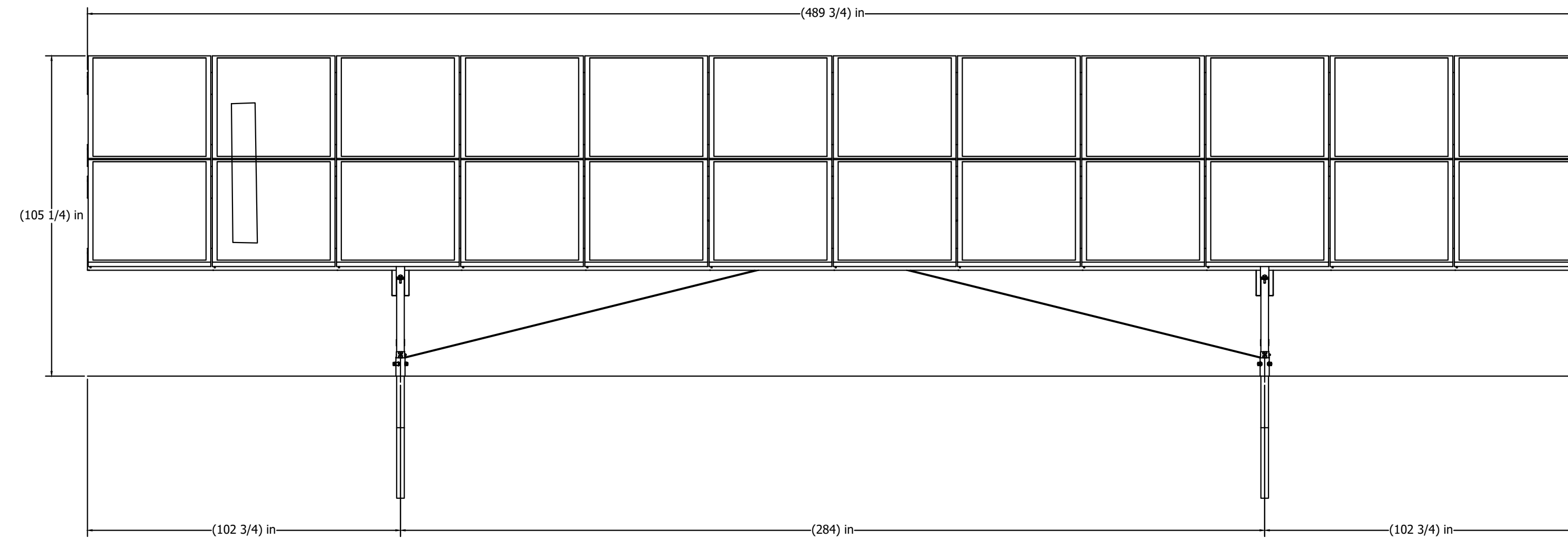
DETAILS I

Drawing Number

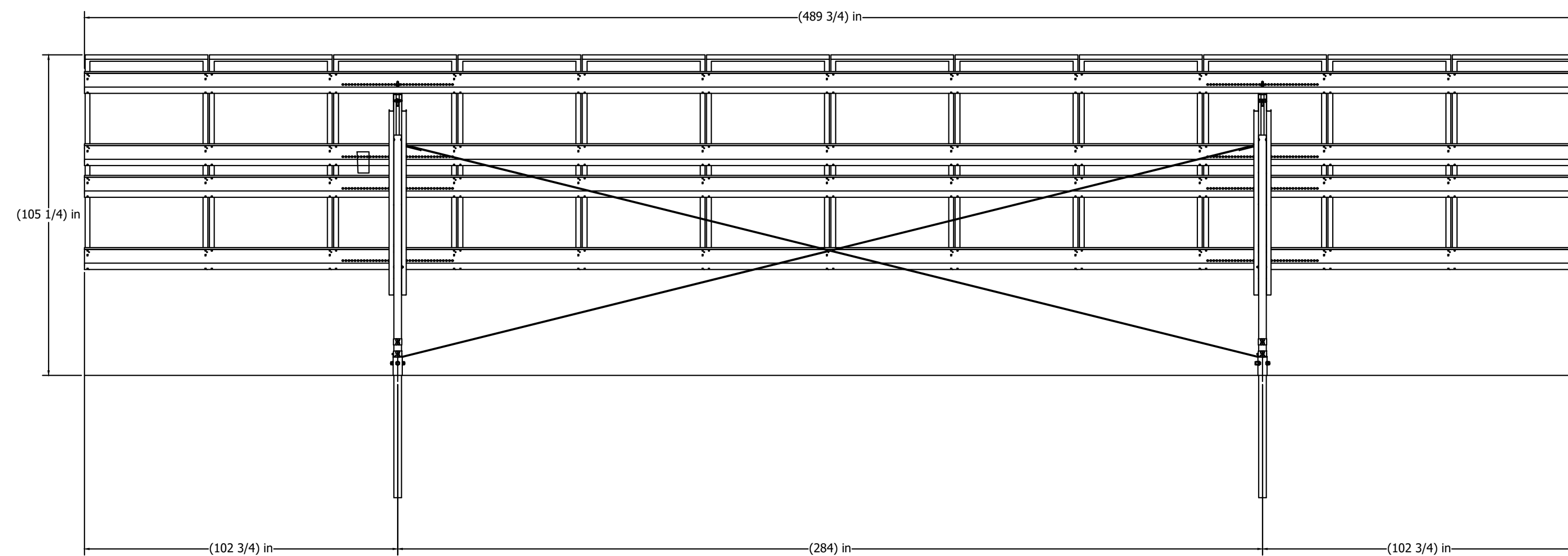
C010



SIDE ELEVATION VIEW



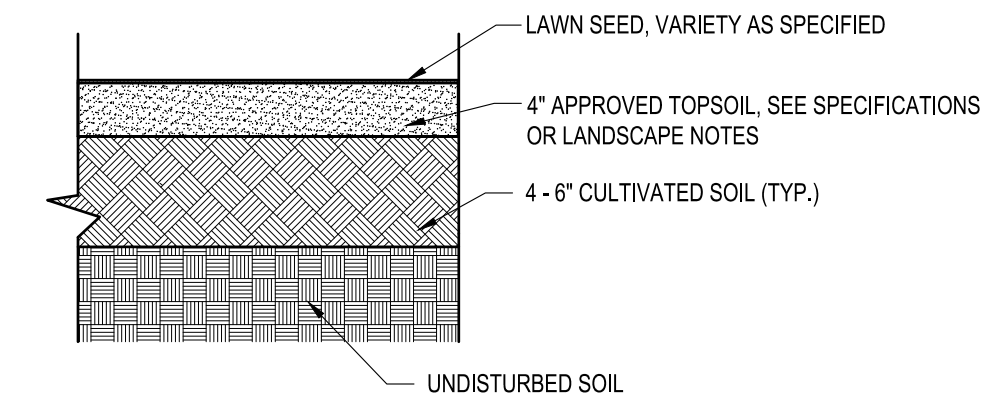
FRONT ELEVATION VIEW



REAR ELEVATION VIEW

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

SOLAR ARRAY DETAIL
N.T.S.

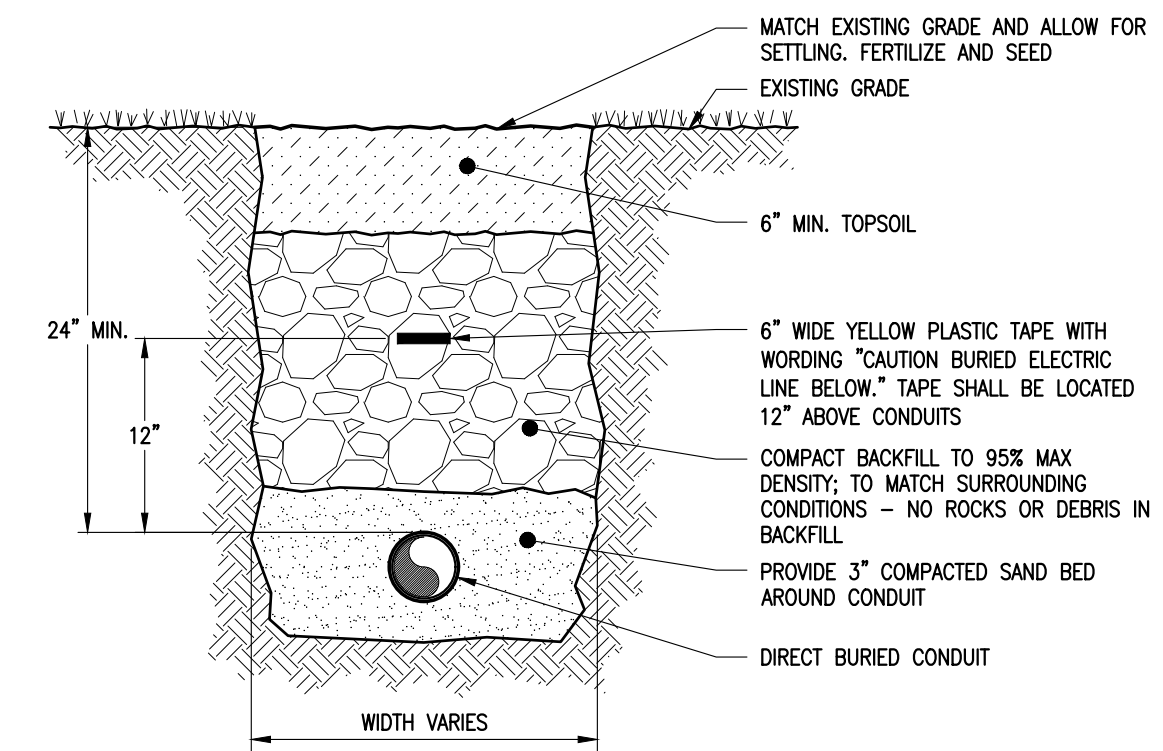


SEEDING PROCEDURE:

1. CULTIVATE ENTIRE AREA TO 4'-6" DEPTH. HANDRAKE SMOOTH. SPREAD 4" OF TOPSOIL.
2. APPLY ANY SOIL MODIFICATIONS AS NECESSARY (SEE SPECIFICATIONS OR LANDSCAPE NOTES)
3. WATER AREA TO BE SEEDED PRIOR TO LAYING SEED.
4. WATER THOROUGHLY UPON COMPLETION OF SEEDING.
5. APPLY SOIL STABILIZATION AS NECESSARY.

SOIL RESTORATION DETAIL

N.T.S.



NOTES:

1. REPAIR ALL SETTLEMENT
2. MINIMUM TOP SOIL DEPTH 6"
3. MULTIPLE CONDUITS SHALL BE SPACED 7" ON CENTER

DIRECT BURIED CONDUIT TRENCH DETAIL
(IN GRASS)
N.T.S.

HILLSIDE SOLAR LLC

227 GUARD HILL ROAD
BEDFORD CORNERS, NY 10549

OLD HILL FARM
SOLAR FARM

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ECR	ECR
Designer	Reviewer
AG	WD
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07/28/2021	14064.11

Sheet Name

DETAILS II

Drawing Number

C011

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

*OR APPROVED EQUIVALENT

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

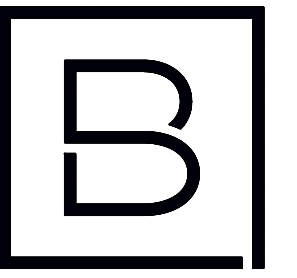
- * CURRENT ERNST SEED MIX COMPOSITION OR APPROVED EQUIVALENT
- * PROVIDE TEMPORARY SEEDING OF ANNUAL RYEGRASS (LOLIUM MULTIFLORUM) WITHIN SEEDING LIMITS AT RATE OF 20 LBS. PER ACRE

SITE STABILIZATION - SEED MIX
N.T.S.

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

NOTES:

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



BERGMANN
ARCHITECTS ENGINEERS PLANNERS

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

HILLSIDE SOLAR LLC

227 GUARD HILL ROAD
BEDFORD CORNERS, NY 10549

**OLD HILL FARM
SOLAR FARM**

571 EAST MAIN STREET
JEFFERSON VALLEY, NY 10535

Date Revised	Description
10/13/2021	REVISED PER CLIENT COMMENTS
12/01/2021	REVISED PER TREE COMMISSION COMMENTS
12/28/2021	REVISED PER FIRE DEPARTMENT COMMENTS
1/07/2022	REVISED PER SITE VISIT WITH FIRE DEPARTMENT
1/13/2022	REVISED PER ENGINEERING DEPARTMENT COMMENTS
1/20/2022	REVISED PER TCAC COMMENTS
3/01/2022	REVISED PER TOWN COMMENTS
3/21/2022	REVISED PER UPDATED WETLAND AREA

**PRELIMINARY
NOT FOR CONSTRUCTION**

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

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

Sheet Name

DETAILS III

Drawing Number

C012

2641 Deer Street

**Town of Yorktown
Building Department**

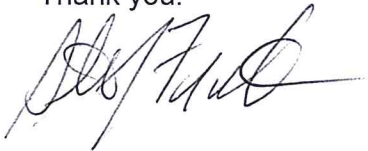
Memo

RECEIVED BY ABACA
MAR 30 2022
TOWN OF YORKTOWN

To: John Tegeder, Director
From: Steven Fraietta..Assistant Building Inspector
Date: March 30, 2022
Re: Solar application for 2641 Deer St
AKA: Section 26.18 Block 1 Lot 31

Attached please find a copy of an application for a ground base solar panel installation. This application requires Planning Board review as per Town Solar Power Generation Law. This application will also require a front yard variance for the Zoning Board.

Thank you.





Town of Yorktown www.yorktownny.org

RECEIVED BY ABACA

MAR 28 2022 MAR 30 2022 7/13/2020

Building Department

Town Hall, 363 Underhill Avenue, Yorktown Heights, NY 10598
Tel. (914) 962-5722 ext.233 Fax (914) 962-1731

TOWN OF YORKTOWN

Application for a Building Permit

APPLICATION No. 2022-1400 (Office use only) APPLICATION FEE \$125 DATE: 3/28/22
PERMIT No. DATE:

Applicant: Complete all information lines, below, except those marked "Office use only".

Section: 26.18 Block: 1 Lot: 31 Verified by Date

Zoning District R140 Size of Lot (square feet) 54,995 sq

Address/Location of proposed construction 2641 Deer St. Mohegan Lake, NY 10547

Proposed Construction - Ground Mount Solar - 18.5KW
-Needs ZBA Approval

Name of Owner: Kenneth Wong Telephone #: 914-319-2516

Present Address of Owner* Same as Construction Address

Contractor Long Island Power Solutions Telephone # 631-348-0001

Address 2060 Ocean Ave, Ronkonkoma, NY 11779 Fax/Email Cindy@gopowersolutions.com

Westchester County Home Improvement Contractors Lic. # WC-28094-HIS

Architect or Engineer Mike Miele Telephone # 845-629-9693

Address 7050 1st Mills Rd, New Windsor, NY 12553 Fax/Email

Total estimated cost of construction \$101,204 Total square footage of proposed construction N/A

The undersigned applicant hereby agrees to comply with all applicable provisions of the Code of the Town of Yorktown, and with all other Laws, Codes, Rules and Regulations applicable to the proposed construction.

Michael Miele
NAME OF CONTACT PERSON (Please print)

845-629-9693
DAYTIME TELEPHONE NUMBER

mikemielepe@gmail.com
EMAIL ADDRESS

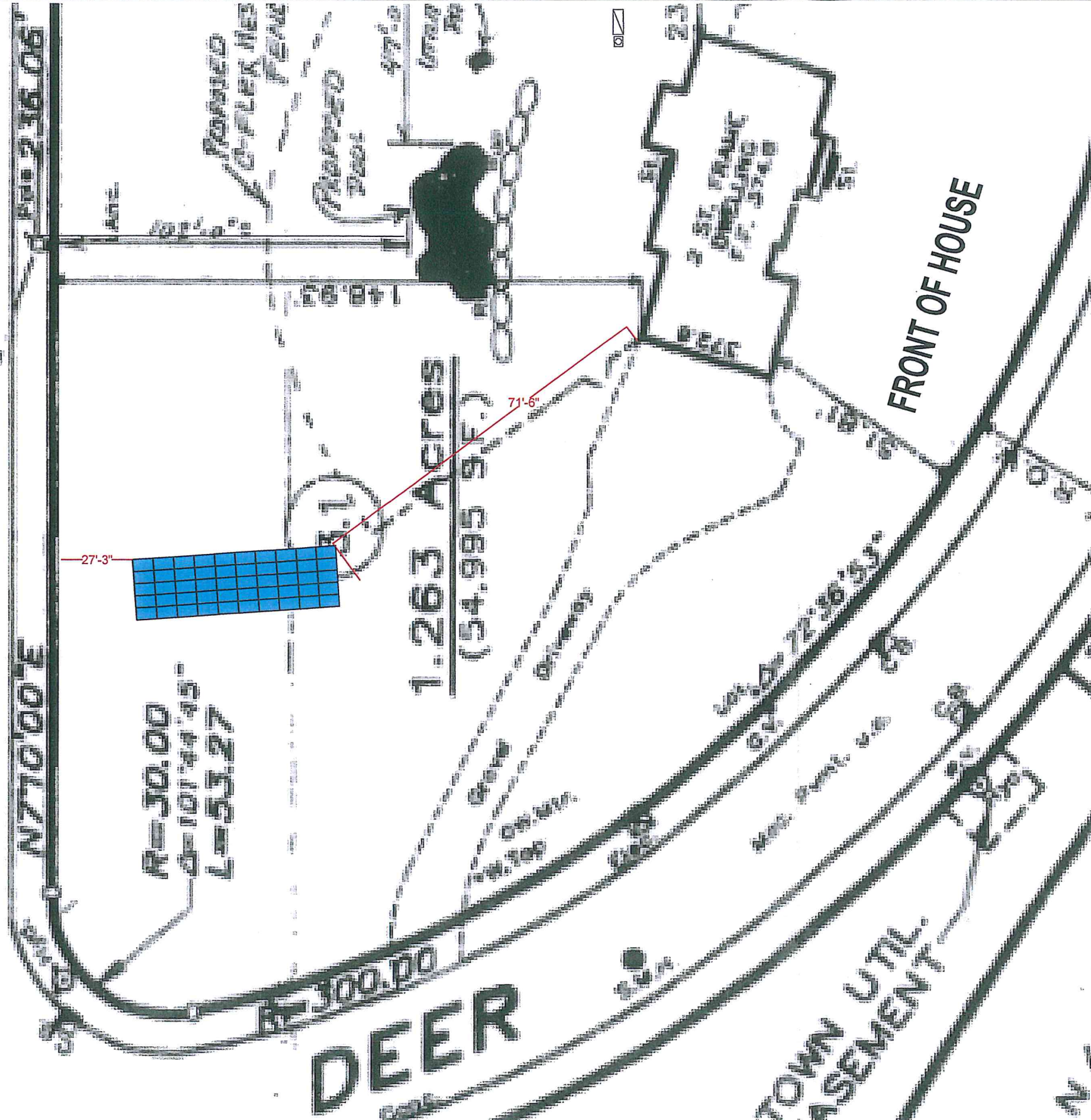
SIGNATURE OF OWNER / AGENT*
* If signed by other than the owner, a letter of authorization from the owner must be submitted with this application.
N/A
FAX NUMBER

(Office use only) The submitted construction plans substantially comply with the Code of the Town of Yorktown and the New York State Uniform Fire Prevention and Building Code... The square footage of the proposed work is... Cost of proposed work is \$... The Building Permit fee is \$... + CO Fee \$... Total Permit Fee is \$... in accordance with Chapter 15 of the Code of the Town of Yorktown (See reverse side). DATE: BUILDING INSPECTOR, TOWN OF YORKTOWN

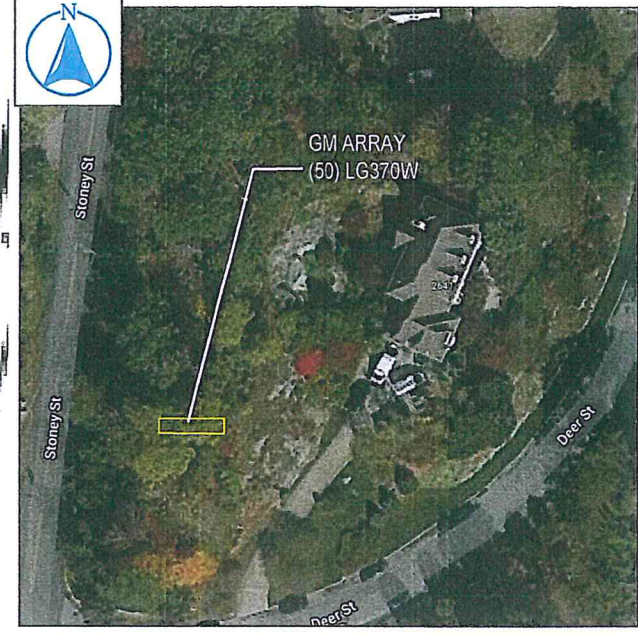


STR

(C.O. STONEY STREET)
WAS. FRONT U.C. (AS RECORDED)



AERIAL



SHEET INDEX

- S-1 SITE PLAN
- S-2 GROUND MOUNT DETAILS
- E-1 ELECTRICAL PLAN

MAR 28 2022

GENERAL NOTES

- ENPHASE IQ7 PLUS MICRO INVERTER LOCATED ON ROOF BEHIND EACH MODULE.
- FIRST RESPONDER ACCESS MAINTAINED AND FROM ADJACENT ROOF.
- WIRE RUN FROM ARRAY TO CONNECTION IS 40 FEET.
- COGEN DISCONNECT IS LOCATED ADJACENT TO UTILITY METER.
- LAYOUT SUBJECT TO CHANGE BASED ON SITE CONDITIONS AT DATE OF INSTALL

LEGEND

- GROUND ACCESS POINT
- COGEN DISCONNECT
- UTILITY METER



50 MAIN STREET, #1000,
WHITE PLAINS, NY 10606
(914) 719-7786

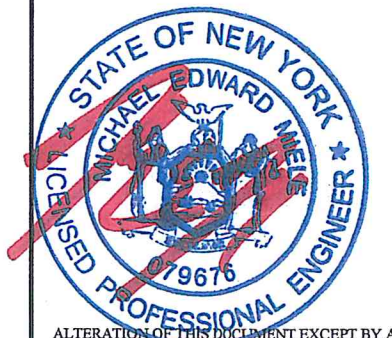
**WONG
RESIDENCE**

2641 DEER STREET
MOHEGAN LAKE, NY 10547
914-319-2516
S: 26.18 B: 1 L: 31

PROJECT DATA: #214998
INVERTER: (50) ENPHASE IQ7PLUS-72-2-US
MODULES: (50) LG370N1K-A6
RACKING: IRON RIDGE XR100
WATTAGE: 18,500
ROOF TYPE: COMPOSITION SHINGLES
WIND LOAD: -33PSF @ 130MPH
FASTENER: USE 5/16" DIA. 5" LAGS



MICHAEL E. MIELE, PE
Licensed Professional Engineer
705 Orrs Mills Road
New Windsor, NY 12553
TELEPHONE: (845) 629.9693
EMAIL: MieleEngineering@gmail.com



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PAPER SIZE: 11" x 17" (ANSI B)

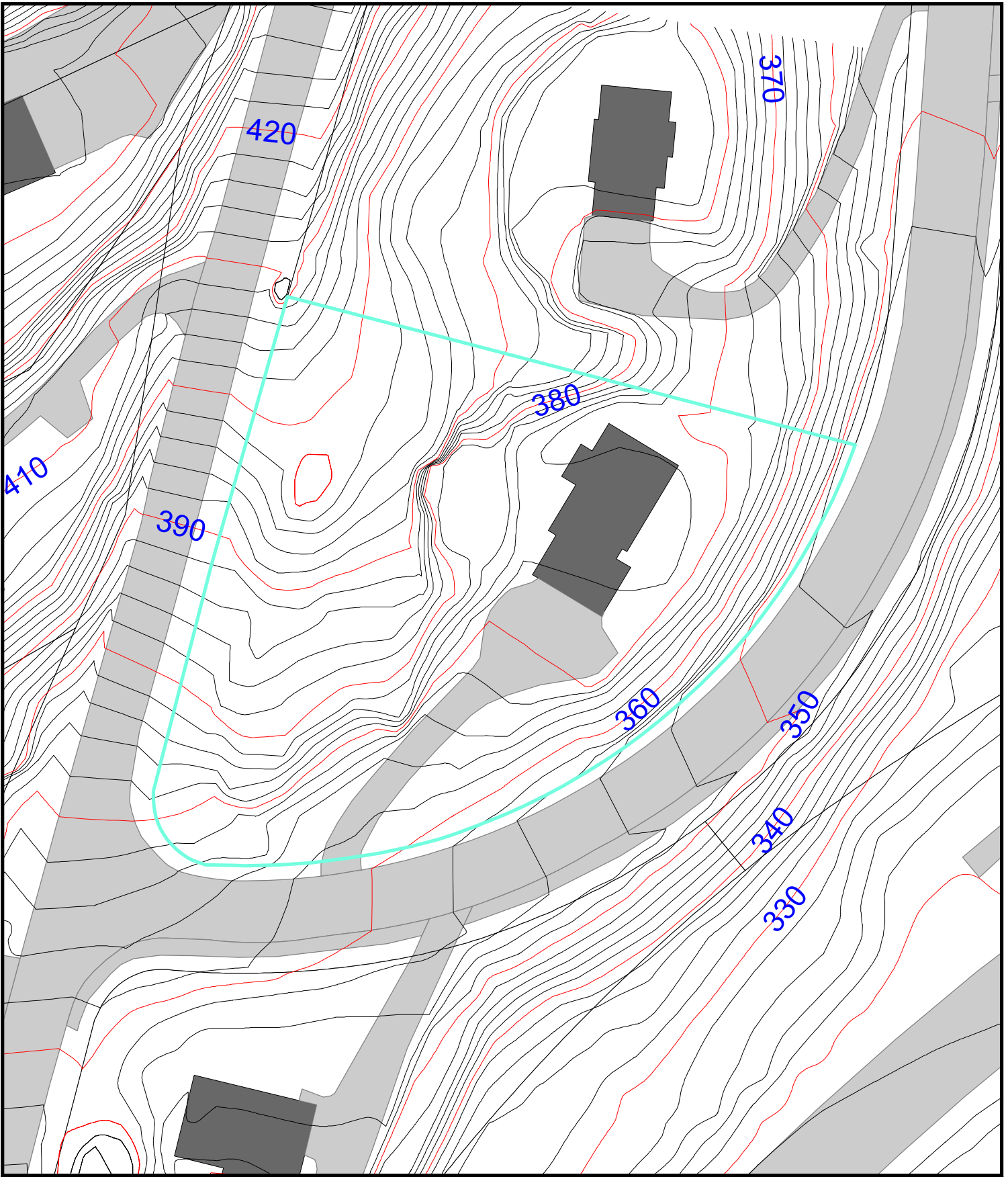
DATE: 11/10/2021
DESIGN BY: SG
CHECKED BY: MEM
REVISIONS:
1SG 11/23/21

FIRST RESPONDER ACCESS
MINIMUM OF 36" UNOBSTRUCTED AS PER
THE 2020 RESIDENTIAL CODE OF NYS

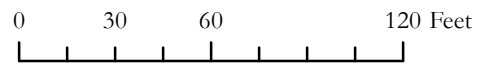
2020 RESIDENTIAL CODE OF NEW YORK STATE, 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE,
TOWN OF YORKTOWN CODE, 2017 NATIONAL ELECTRIC CODE. ASCE7-16.

SITE PLAN

S-1



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



1 inch = 60 feet

TITLE: 2641 Deer Street
 DATE: April 7, 2022

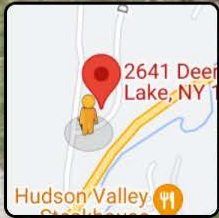
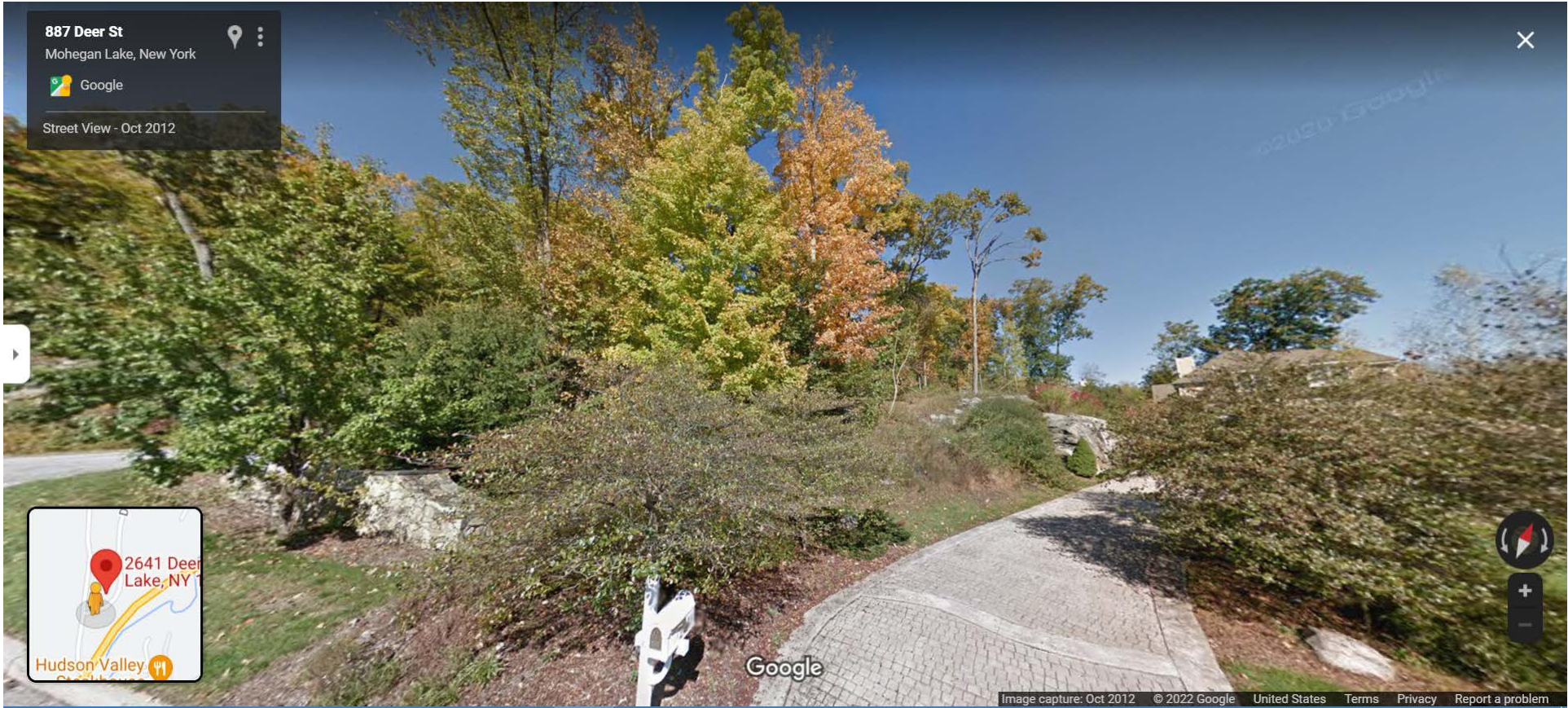
FILE: F:\ArcGIS\PROJECTS\2641-Deer-Street.mxd
 BY: RAS

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

887 Deer St
Mohegan Lake, New York



Street View - Oct 2012



Google



50 MAIN STREET, #1000,
WHITE PLAINS, NY 10606
(914) 719-7786

WONG RESIDENCE

2641 DEER STREET
MOHEGAN LAKE, NY 10547
914-319-2516
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MICHAEL E. MIELE, PE

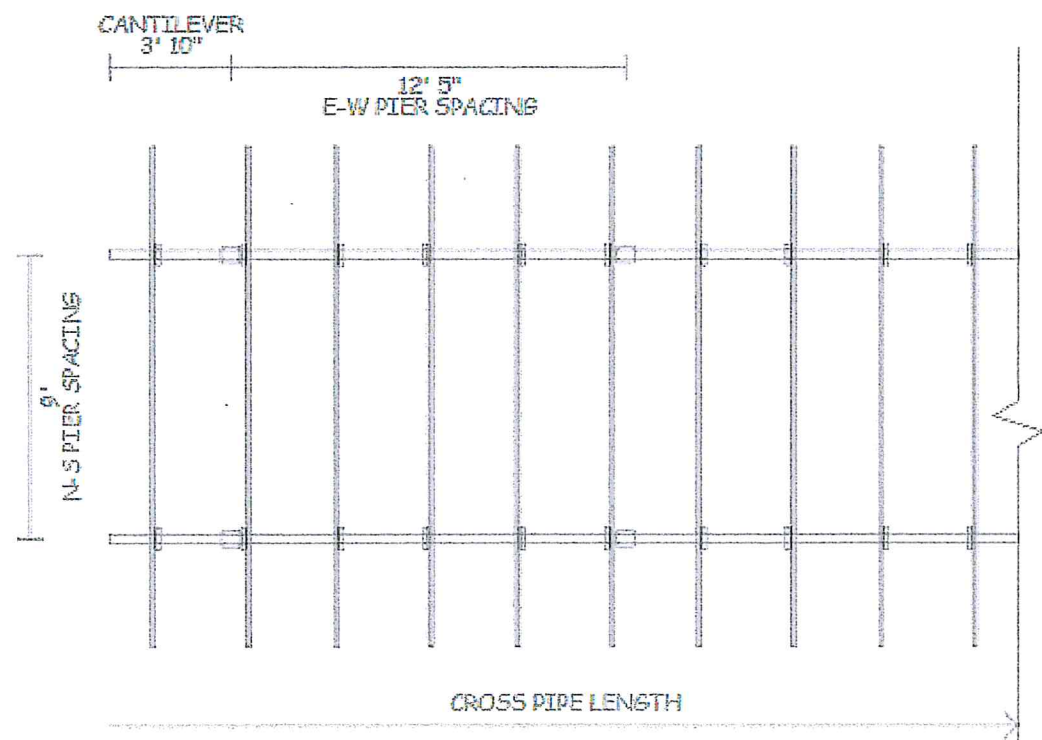
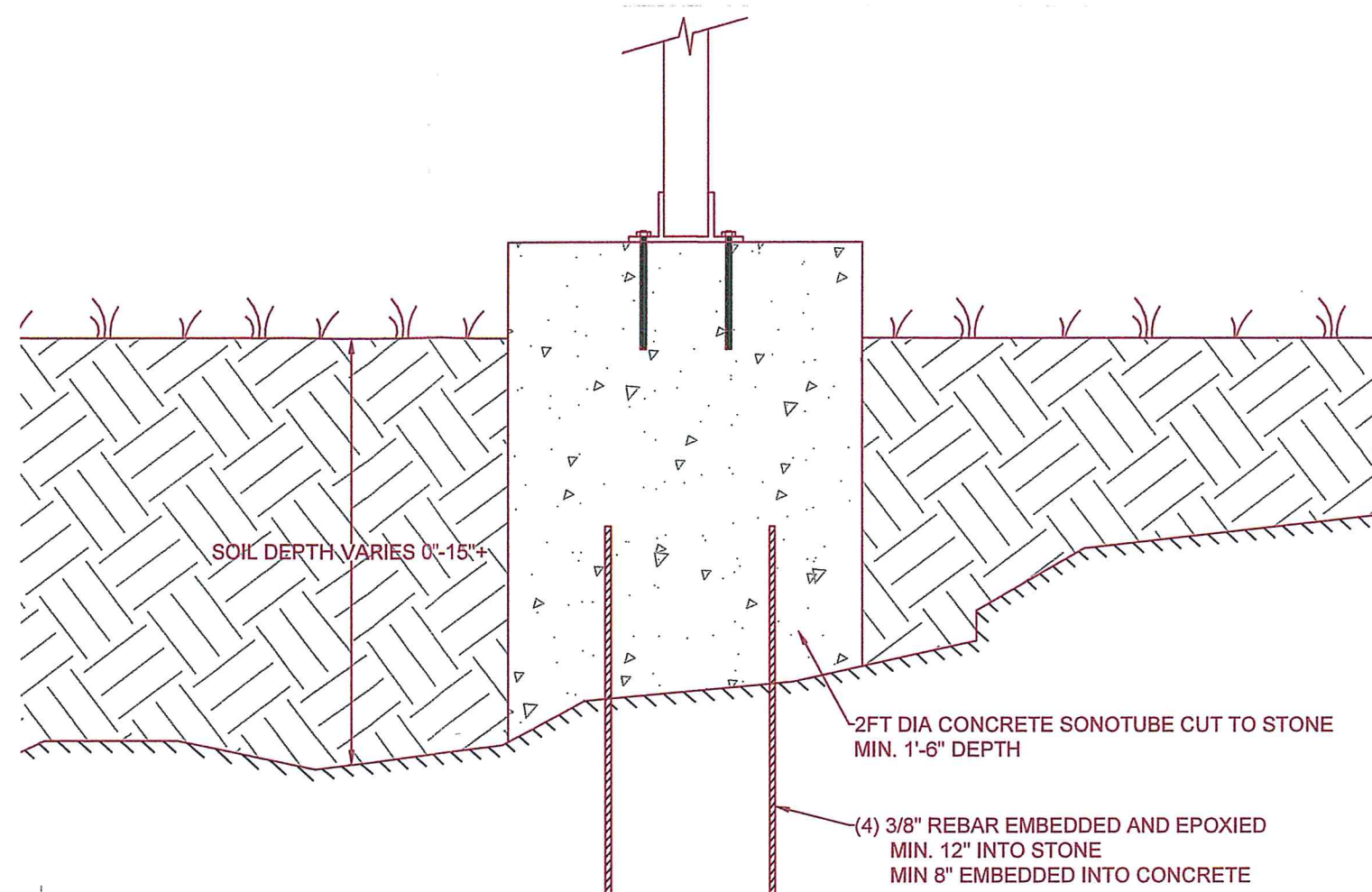
Licensed Professional Engineer
705 Orrs Mills Road
New Windsor, NY 12553
TELEPHONE: (845) 629.9693
EMAIL: MieleEngineering@gmail.com



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CHECKED BY: XX
REVISIONS:
1SG 11/23/21



S:\Drawings\Wong, Ken 214998.dwg

DESIGNED AS PER ASCE 7-10
MODULES MOUNTED FLUSH TO ROOF
NO HIGHER THAN 6" ABOVE ROOF SURFACE

2020 RESIDENTIAL CODE OF NEW YORK STATE, 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE,
TOWN OF YORKTOWN CODE, 2017 NATIONAL ELECTRIC CODE. ASCE7-16.

DETAILS

S-2



50 MAIN STREET, #1000,
WHITE PLAINS, NY 10606
(914) 719-7786

WONG RESIDENCE

2641 DEER STREET
MOHEGAN LAKE, NY 10547
914-319-2516
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1SG 11/23/21

PHOTOVOLTAICS:
(50) LG370N1K-A6
INVERTERS:
(50) ENPHASE IQ7PLUS-72-2-US
CIRCUITS:
(2) CIRCUITS OF (13) MODULES
(2) CIRCUITS OF (12) MODULES

NEMA 3R
JUNCTION BOX
BLACK - L1
RED - L2
WHITE - NEUTRAL
GREEN - GROUND

ENGAGE CABLE

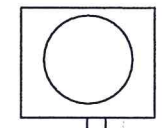
#12 AWG THWN FOR HOME RUNS UNDER 100'
#10 AWG THWN FOR HOME RUNS OVER 100'
(1) LINE 1
(1) LINE 2
(1) NEUTRAL
(1) GROUND
PER CIRCUIT
IN 1" OR 1 1/4" PVC CONDUIT

WARNING
ELECTRIC SHOCK HAZARD
DO NOT TOUCH TERMINALS
TERMINALS ON BOTH THE LINE AND
LOAD SIDES MAY BE ENERGIZED
IN THE OPEN POSITION

**PHOTOVOLTAIC SYSTEM
AC DISCONNECT**
RATED AC OUTPUT CURRENT 60.5 A
NOMINAL OPERATING AC VOLTAGE 240 V

**PHOTOVOLTAIC
MAIN SOLAR SYSTEM
AC DISCONNECT**

METER
ACCT#: 58-8820-0397-2904-2
METER#: 994771



LINE SIDE TAP

125A LOAD CENTER
(1) - 20A BREAKER
PER CIRCUIT
DISCONNECT

100A FUSED
SERVICE
RATED DISCONNECT
70A FUSE

MAIN SERVICE
200A

AC DISTRIBUTION PANEL
OR SUB PANEL

#4 AWG THWN
(1) LINE 1
(1) LINE 2
(1) NEUTRAL
(1) EGC
IN 1 1/4" PVC CONDUIT

#4 AWG THWN
(1) LINE 1
(1) LINE 2
(1) NEUTRAL
(1) EGC
(1) GEC
IN 1 1/4" PVC CONDUIT

WARNING
INVERTER OUTPUT CONNECTION
DO NOT RELOCATE THIS
OVERCURRENT DEVICE

AC COMBINER:
1-PHASE, MAIN LUG LOAD CENTER, 125A

NOTE:
ALL WIRING TO MEET THE 2017 NEC AND 2020 ENERGY CODE
100A FUSED SERVICE RATED DISCONNECT

2020 RESIDENTIAL CODE OF NEW YORK STATE, 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE,
TOWN OF YORKTOWN CODE, 2017 NATIONAL ELECTRIC CODE. ASCE7-16.

ELECTRICAL PLAN

E-1

MAR 28 2022

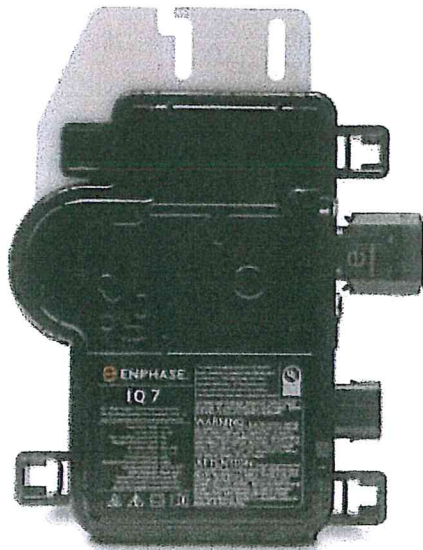
Enphase IQ 7 and IQ 7+ Microinverters

ENPHASE DATA CENTER

The high-powered smart grid-ready **Enphase IQ 7 Micro™** and **Enphase IQ 7+ Micro™** dramatically simplify the installation process while achieving the highest system efficiency.

Part of the Enphase IQ System, the IQ 7 and IQ 7+ Microinverters integrate with the Enphase IQ Envoy™, Enphase IQ Battery™, and the Enphase Enlighten™ monitoring and analysis software.

IQ Series Microinverters extend the reliability standards set forth by previous generations and undergo over a million hours of power-on testing, enabling Enphase to provide an industry-leading warranty of up to 25 years.



Easy to Install

- Lightweight and simple
- Faster installation with improved, lighter two-wire cabling
- Built-in rapid shutdown compliant (NEC 2014 & 2017)

Productive and Reliable

- Optimized for high powered 60-cell and 72-cell* modules
- More than a million hours of testing
- Class II double-insulated enclosure
- UL listed

Smart Grid Ready

- Complies with advanced grid support, voltage and frequency ride-through requirements
- Remotely updates to respond to changing grid requirements
- Configurable for varying grid profiles
- Meets CA Rule 21 (UL 1741-SA)

* The IQ 7+ Micro is required to support 72-cell modules.



To learn more about Enphase offerings, visit enphase.com



Enphase IQ 7 and IQ 7+ Microinverters

INPUT DATA (DC)	IQ7-60-2-US / IQ7-60-B-US		IQ7PLUS-72-2-US / IQ7PLUS-72-B-US	
Commonly used module pairings ¹	235 W - 350 W +		235 W - 440 W +	
Module compatibility	60-cell PV modules only		60-cell and 72-cell PV modules	
Maximum input DC voltage	48 V		60 V	
Peak power tracking voltage	27 V - 37 V		27 V - 45 V	
Operating range	16 V - 48 V		16 V - 60 V	
Min/Max start voltage	22 V / 48 V		22 V / 60 V	
Max DC short circuit current (module Isc)	15 A		15 A	
Overtoltage class DC port	II		II	
DC port backfeed current	0 A		0 A	
PV array configuration	1 x 1 ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit			
OUTPUT DATA (AC)	IQ 7 Microinverter		IQ 7+ Microinverter	
Peak output power	250 VA		295 VA	
Maximum continuous output power	240 VA		290 VA	
Nominal (L-L) voltage/range ²	240 V / 211-264 V	208 V / 183-229 V	240 V / 211-264 V	208 V / 183-229 V
Maximum continuous output current	1.0 A (240 V)	1.15 A (208 V)	1.21 A (240 V)	1.39 A (208 V)
Nominal frequency	60 Hz		60 Hz	
Extended frequency range	47 - 68 Hz		47 - 68 Hz	
AC short circuit fault current over 3 cycles	5.8 Arms		5.8 Arms	
Maximum units per 20 A (L-L) branch circuit ³	16 (240 VAC)	13 (208 VAC)	13 (240 VAC)	11 (208 VAC)
Overtoltage class AC port	III		III	
AC port backfeed current	0 A		0 A	
Power factor setting	1.0		1.0	
Power factor (adjustable)	0.7 leading ... 0.7 lagging		0.7 leading ... 0.7 lagging	
EFFICIENCY	@240 V	@208 V	@240 V	@208 V
Peak CEC efficiency	97.6 %	97.6 %	97.5 %	97.3 %
CEC weighted efficiency	97.0 %	97.0 %	97.0 %	97.0 %
MECHANICAL DATA				
Ambient temperature range	-40°C to +65°C			
Relative humidity range	4% to 100% (condensing)			
Connector type (IQ7-60-2-US & IQ7PLUS-72-2-US)	MC4 (or Amphenol H4 UTX with additional Q-DCC-5 adapter)			
Connector type (IQ7-60-B-US & IQ7PLUS-72-B-US)	Friends PV2 (MC4 intermateable). Adaptors for modules with MC4 or UTX connectors: - PV2 to MC4: order ECA-S20-S22 - PV2 to UTX: order ECA-S20-S25			
Dimensions (WxHxD)	212 mm x 175 mm x 30.2 mm (without bracket)			
Weight	1.08 kg (2.38 lbs)			
Cooling	Natural convection - No fans			
Approved for wet locations	Yes			
Pollution degree	PD3			
Enclosure	Class II double-insulated, corrosion resistant polymeric enclosure			
Environmental category / UV exposure rating	NEMA Type 6 / outdoor			
FEATURES				
Communication	Power Line Communication (PLC)			
Monitoring	Enlighten Manager and MyEnlighten monitoring options. Both options require installation of an Enphase IQ Envoy.			
Disconnecting means	The AC and DC connectors have been evaluated and approved by UL for use as the load-break disconnect required by NEC 690.			
Compliance	CA Rule 21 (UL 1741-SA) UL 62109-1, UL1741/IEEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC-2014 and NEC-2017 section 690.12 and C22.1-2015 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according manufacturer's instructions.			

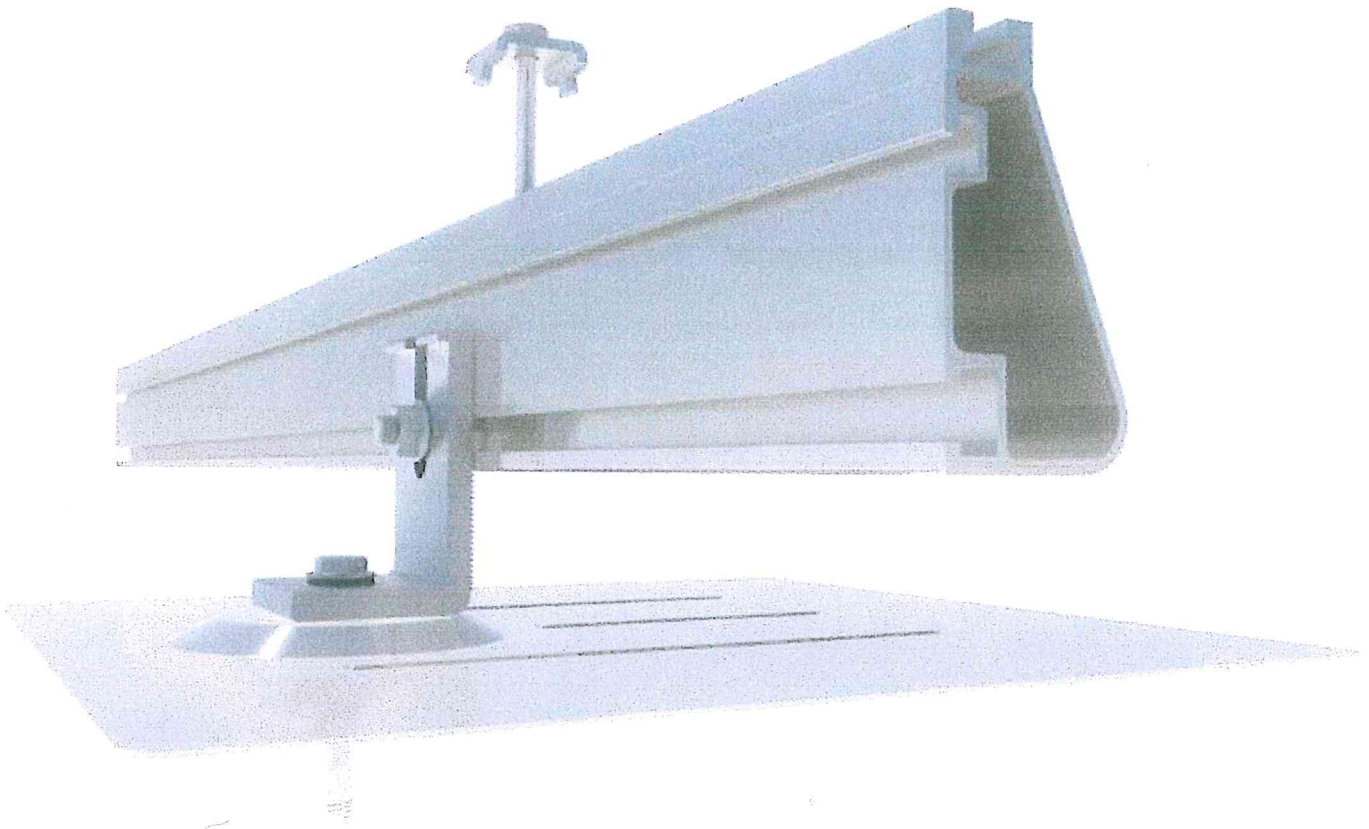
1. No enforced DC/AC ratio. See the compatibility calculator at <https://enphase.com/en-us/support/module-compatibility>.

2. Nominal voltage range can be extended beyond nominal if required by the utility.

3. Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

To learn more about Enphase offerings, visit enphase.com





Built for solar's toughest roofs.

IronRidge builds the strongest roof mounting system in solar. Every component has been tested to the limit and proven in extreme environments.

Our rigorous approach has led to unique structural features, such as curved rails and reinforced flashings, and is also why our products are fully certified, code compliant and backed by a 20-year warranty.



Strength Tested

All components evaluated for superior structural performance.



PE Certified

Pre-stamped engineering letters available in most states.



Class A Fire Rating

Certified to maintain the fire resistance rating of the existing roof.



Design Software

Online tool generates a complete bill of materials in minutes.



Integrated Grounding

UL 2703 system eliminates separate module grounding components.



20 Year Warranty

Twice the protection offered by competitors.

XR Rails

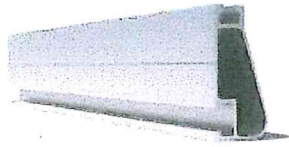
XR10 Rail



A low-profile mounting rail for regions with light snow.

- 6' spanning capability
- Moderate load capability
- Clear & black anod. finish

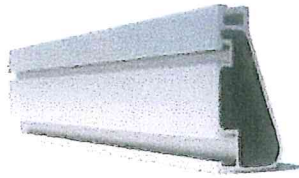
XR100 Rail



The ultimate residential solar mounting rail.

- 8' spanning capability
- Heavy load capability
- Clear & black anod. finish

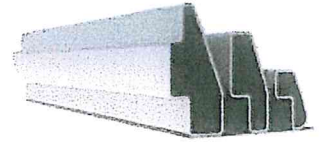
XR1000 Rail



A heavyweight mounting rail for commercial projects.

- 12' spanning capability
- Extreme load capability
- Clear anodized finish

Internal Splices

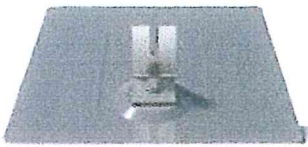


All rails use internal splices for seamless connections.

- Self-tapping screws
- Varying versions for rails
- Grounding Straps offered

Attachments

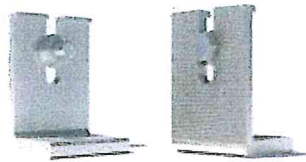
FlashFoot



Anchor, flash, and mount with all-in-one attachments.

- Ships with all hardware
- IBC & IRC compliant
- Certified with XR Rails

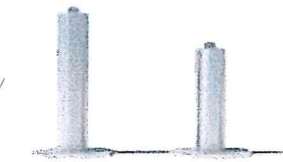
Slotted L-Feet



Drop-in design for rapid rail attachment.

- High-friction serrated face
- Heavy-duty profile shape
- Clear & black anod. finish

Standoffs



Raise flush or tilted systems to various heights.

- Works with vent flashing
- Ships pre-assembled
- 4" and 7" Lengths

Tilt Legs

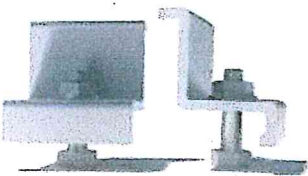


Tilt assembly to desired angle, up to 45 degrees.

- Attaches directly to rail
- Ships with all hardware
- Fixed and adjustable

Clamps & Grounding

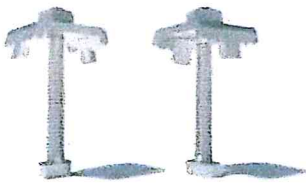
End Clamps



Slide in clamps and secure modules at ends of rails.

- Mill finish & black anod.
- Sizes from 1.22" to 2.3"
- Optional Under Clamps

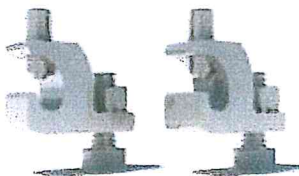
Grounding Mid Clamps



Attach and ground modules in the middle of the rail.

- Parallel bonding T-bolt
- Reusable up to 10 times
- Mill & black stainless

T-Bolt Grounding Lugs



Ground system using the rail's top slot.

- Easy top-slot mounting
- Eliminates pre-drilling
- Swivels in any direction

Accessories



Provide a finished and organized look for rails.

- Snap-in Wire Clips
- Perfected End Caps
- UV-protected polymer

Free Resources



Design Assistant

Go from rough layout to fully engineered system. For free.

[Go to IronRidge.com/rm](http://IronRidge.com/rm)



NABCEP Certified Training

Earn free continuing education credits, while learning more about our systems.

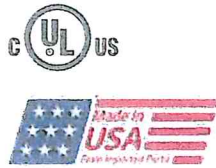
[Go to IronRidge.com/training](http://IronRidge.com/training)

LG NeON[®] 2 Black

LG370N1K-A6

370W

The LG NeON[®] 2 is LG's best selling solar module and one of the most powerful and versatile modules on the market today. The cells are designed to appear all-black at a distance, and the performance warranty guarantees 90.6% of labeled power output at 25 years.



Features



Enhanced Performance Warranty

LG NeON[®] 2 Black has an enhanced performance warranty. After 25 years, LG NeON[®] 2 Black is guaranteed at least 90.6% of initial performance.



25-Year Limited Product Warranty

The NeON[®] 2 Black is covered by a 25-year limited product warranty. In addition, up to \$450 of labor costs will be covered in the rare case that a module needs to be repaired or replaced.



Solid Performance on Hot Days

LG NeON[®] 2 Black performs well on hot days due to its low temperature coefficient.



Roof Aesthetics

LG NeON[®] 2 Black has been designed with aesthetics in mind using thinner wires that appear all black at a distance.

When you go solar, ask for the brand you can trust: LG Solar

About LG Electronics USA, Inc.

LG Electronics is a global leader in electronic products in the clean energy markets by offering solar PV panels and energy storage systems. The company first embarked on a solar energy source research program in 1985, supported by LG Group's vast experience in the semi-conductor, LCD, chemistry and materials industries. In 2010, LG Solar successfully released its first MonoX[®] series to the market, which is now available in 32 countries. The NeON[®] (previous MonoX[®] NeON), NeON[®]2, NeON[®]2 BiFacial won the "Intersolar AWARD" in 2013, 2015 and 2016, which demonstrates LG's leadership and innovation in the solar industry.



LG370N1K-A6

General Data

Cell Properties (Material/Type)	Monocrystalline/N-type
Cell Maker	LG
Cell Configuration	60 Cells (6 x 10)
Number of Busbars	12EA
Module Dimensions (L x W x H)	1,740mm x 1,042mm x 40 mm
Weight	18.6 kg
Glass (Material)	Tempered Glass with AR coating
Backsheet (Color)	Black
Frame (Material)	Anodized Aluminium
Junction Box (Protection Degree)	IP 68 with 3 Bypass Diodes
Cables (Length)	1,100mm x 2EA
Connector (Type/Maker)	MC 4/MC

Certifications and Warranty

Certifications*	IEC 61215-1/-1-1/2: 2016, IEC 61730-1/2: 2016, UL 61730-1: 2017, UL 61730-2: 2017
	ISO 9001, ISO 14001, ISO 50001
	OHSAS 18001
Salt Mist Corrosion Test	IEC 61701:2012 Severity 6
Ammonia Corrosion Test	IEC 62716:2013
Module Fire Performance	Type 2 (UL 61730)
Fire Rating	Class C (UL 790, ULC/DRD C 1703)
Solar Module Product Warranty	25 Year Limited
Solar Module Output Warranty	Linear Warranty*

*Improved: 1st year 98.5%, from 2-24th year: -0.33%/year down, 90.6% at year 25

Temperature Characteristics

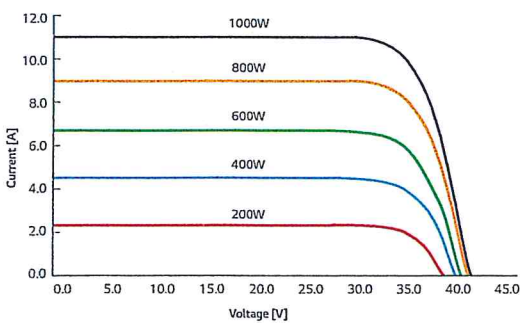
NMOT*	[°C]	42 ± 3
Pmax	[%/°C]	-0.35
Voc	[%/°C]	-0.26
Isc	[%/°C]	0.03

*NMOT (Nominal Module Operating Temperature): Irradiance 800 W/m², Ambient temperature 20°C, Wind speed 1 m/s, Spectrum AM 1.5

Electrical Properties (NMOT)

Model	LG370N1K-A6	
Maximum Power (Pmax)	[W]	277
MPP Voltage (Vmpp)	[V]	33.3
MPP Current (Impp)	[A]	8.32
Open Circuit Voltage (Voc)	[V]	39.4
Short Circuit Current (Isc)	[A]	8.81

I-V Curves



Electrical Properties (STC*)

Model	LG370N1K-A6	
Maximum Power (Pmax)	[W]	370
MPP Voltage (Vmpp)	[V]	35.5
MPP Current (Impp)	[A]	10.43
Open Circuit Voltage (Voc ± 5%)	[V]	41.9
Short Circuit Current (Isc ± 5%)	[A]	10.96
Module Efficiency	[%]	20.4
Power Tolerance	[%]	0 ~ +3

*STC (Standard Test Condition): Irradiance 1000 W/m², cell temperature 25°C, AM 1.5
Measurement Tolerance of Pmax: ± 3%

Operating Conditions

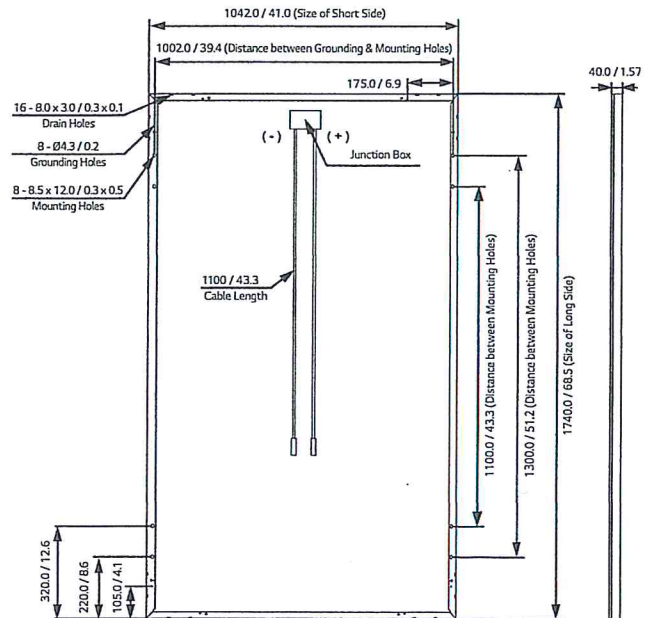
Operating Temperature	[°C]	-40 ~ +85
Maximum System Voltage	[V]	1,000 (UL/IEC)
Maximum Series Fuse Rating	[A]	20
Mechanical Test Load* (Front)	[Pa/psf]	5,400
Mechanical Test Load* (Rear)	[Pa/psf]	4,000

*Based on IEC 61215-2: 2016 (Test Load = Design Load x Safety Factor (1.5))
Mechanical Test Loads 6,000Pa/5,400Pa based on IEC 61215:2005

Packaging Configuration

Number of Modules per Pallet	[EA]	25
Number of Modules per 40' Container	[EA]	650
Number of Modules per 53' Container	[EA]	850
Packaging Box Dimensions (L x W x H)	[mm]	1,790 x 1,120 x 1,213
Packaging Box Dimensions (L x W x H)	[in]	70.5 x 44.1 x 47.8
Packaging Box Gross Weight	[kg]	500
Packaging Box Gross Weight	[lb]	1,102

Dimensions (mm/inch)



Michael E. Miele, PE

Licensed Professional Engineer

Licensed In New York, New Jersey, Connecticut & California

New York License # 079676

New Jersey License # 44042

Connecticut License # 23158

California License # 31508

March 4, 2022

Town of Yorktown Building Department

The Office of the Building Inspector

363 Underhill Avenue

Yorktown Heights, NY 10598

Re: Kenneth Wong - 2641 Deer Street, Mohegan Lake, NY 10547
Ground Mount, Solar Panel Loading Certification
Town of Yorktown, County of Westchester, State of New York

Dear Building Department

I am the engineer of record for the above referenced project. I have prepared the attached plans dated November 12, 2021 that consists of the installation of (50) LG 370W solar panels on a ground mount array at the above referenced location.

I can hereby certify that the ground mount installation with the installed solar panels meets the requirements of The 2020 New York State Residential Code -
The design loads were as follows,

Wind Design Load: 130mph.

If you have any questions, please feel free to call me at any time. Thanks in advance.

Sincerely Yours,



Michael E. Miele, PE



3-4-22
MME

§ 300-81.4. Solar power generation systems and facilities. [Added 9-15-2020 by L.L. No. 11-2020]

A. Statutory authority and jurisdiction.

- (1) This section is hereby enacted pursuant to the provision of § 10 of the Municipal Home Rule Law and §§ 261 and 263 of the Town Law of the State of New York, which authorize the Town of Yorktown to adopt zoning provisions that advance and protect the health, safety, and welfare of the community, and "to make provision for, so far as conditions may permit, the accommodation of solar energy systems and equipment and access to sunlight necessary therefor."
- (2) The authority to issue special use permits pursuant to this section is hereby delegated to the Planning Board.
- (3) References herein to zoning districts in the Town of Yorktown are references to such districts as described in this Chapter 300 of the Code of the Town of Yorktown.

B. Statement of purpose and intent.

- (1) Solar energy is an abundant and nonpolluting energy resource that reduces fossil fuel emissions, reduces dependence on the electrical power grid that generates power from nonrenewable and nuclear sources of fuel, reduces impacts to residential and commercial property resulting from power interruptions resulting from man-made or natural events, and reduces the Town's energy load.
- (2) The use of solar energy to provide electrical power for the needs of the Town's residents and businesses is consistent with the Town of Yorktown's commitment to green infrastructure and practices, and consistent with its goal of promoting long-term sustainability.
- (3) This section is intended to permit and regulate solar energy systems and the requisite provision of, and access to, adequate sunlight; to mitigate the potential impacts to neighboring properties, while promoting the use of solar energy systems in residential, commercial, and industrial districts, in accordance with applicable laws and regulations.
- (4) This section is adopted to advance and protect the public health, safety, and welfare of the Town of Yorktown, including:
 - (a) Taking advantage of a safe, abundant, and nonpolluting energy resource;
 - (b) Decreasing the cost of energy to the owners of commercial and residential properties, including single-family houses; and
 - (c) Increasing employment and business development in the region by furthering the installation of solar energy systems;

- (d) Decreasing the use of fossil fuels, which reduces the carbon footprint of the Town, aids in energy independence of the Town and nation, and reduces polluting greenhouse gas emissions;
 - (e) Increasing resiliency of the energy grid during storm events and times of peak energy demand.
- (5) The Town values its open space, naturalized areas, and rural character. Maintaining high environmental quality and values are a mainstay of the Town's efforts in its guidance and regulation of development in the Town. As such, the Town, in guiding the development of solar installations, will prioritize their placement first on agricultural or greenfield properties in areas that are presently cleared, second on commercial properties over roofs and parking areas, and third, on vacant parcels that are currently in a naturalized state.

C. Definitions. As used in this section, the following terms shall have the meanings indicated:

ABACA — An acronym that refers to the Advisory Board on Architecture and Community Appearance.

ACCESSORY USE — A use which is customarily incidental and subordinate to the principal use of a lot, water area or a building and located on the same lot or water area therewith.

ALTERNATING CURRENT (AC) — An electric current that reverses direction at regular intervals, having a magnitude that varies continuously in sinusoidal manner.

BUILDING INTEGRATED PHOTOVOLTAIC SYSTEM — A combination of photovoltaic building components integrated into any building envelope system, such as vertical facades, including glass and other facade material, semitransparent skylight systems, roofing materials, and shading over windows.

DIRECT CURRENT (DC) — An electric current of constant direction, having a magnitude that does not vary or varies only slightly.

GROUND-MOUNTED SOLAR ENERGY SYSTEM — A solar energy system that is anchored to the ground or supported on a foundation, and attached to a pole, column, or other mounting system, and detached from any other structure for the primary purpose of producing electricity for on-site or off-site consumption.

KILOWATT (kW) — A unit of electrical power equal to 1,000 watts, which constitutes the basic unit of electrical demand. A watt is a metric measurement of power (not energy) and is the rate (not the duration) at which electricity is used. One thousand kW is equal to one megawatt (MW).

KILOWATT-HOUR (kWh) — A unit of energy equivalent to one kilowatt (kW) of power expended for one hour of time.

LARGE-SCALE SOLAR ENERGY SYSTEM — A solar energy system that exceeds 25 kilowatts (kW) DC as rated by its nameplate capacity. The maximum system capacity and the maximum area of land upon which the system shall be

erected are as follows:[**Amended 10-19-2021 by L.L. No. 9-2021**]

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

LOT COVERAGE — That percentage of the lot area covered by the combined area of all buildings or structures on the lot.

MAIN USE — A term used for purposes of this Chapter 300, Zoning, as denoting a set of specific uses of land for which each zone has as its intended primary permitted uses.

MEGAWATT (MW) — Equal to 1,000 kilowatts; a measure of the use of electrical power.

MEGAWATT-HOUR (MWh) — A unit of energy equivalent to one megawatt (MW) of power expended for one hour of time.

PRINCIPAL USE — The main use conducted on a lot, dominant in area, extent or purpose to other uses which may also be on the lot.

ROOF-MOUNTED SOLAR ENERGY SYSTEM — A solar panel system located on the roof of any legally permitted building or structure for the purpose of producing electricity for on-site or off-site consumption.

SMALL-SCALE SOLAR ENERGY SYSTEM — A solar energy system that does not exceed more than 25 kW DC as rated by its nameplate capacity, and serves only the buildings or structures on the lot upon which the system is located. Nothing contained in this provision shall be construed to prohibit the sale of excess power through a net billing or net metering arrangement made in accordance with New York Public Service Law (§ 66-j) or similar state or federal statute.[**Amended 10-19-2021 by L.L. No. 9-2021**]

SOLAR ACCESS — Space open to the sun and substantially clear of overhangs or shade, including the orientation of streets and lots to the sun so as to permit the use of a solar energy system on individual properties.

SOLAR ENERGY EQUIPMENT — Electrical energy storage devices, material, hardware, inverters, or other electrical equipment and conduit of photovoltaic devices associated with the production of electrical energy.

SOLAR ENERGY SYSTEM — An electrical generating system composed of a combination of both solar panels and solar energy equipment.

SOLAR PANEL — A photovoltaic device capable of collecting and converting solar energy into electrical energy and is normally attached to a building by mechanical means and is readily removable and replaceable or ground-mounted utilizing structural components.

SOLAR POWER GENERATION SYSTEMS — See "solar energy system" definition.

D. Applicability.

- (1) The requirements of this section shall apply to all solar energy systems and equipment installed or modified after the effective date of this section, excluding general maintenance and repair and building-integrated photovoltaic systems.
- (2) Roof-mounted small-scale solar energy systems installed on single- and two-family residential properties are subject to compliance with this chapter under authority of the Building Inspector, and do not require review and approval from the Planning Board. Roof-mounted solar energy systems mounted facing front yards or any yard facing the street must be referred to the ABACA for review and recommendation. The Building Inspector may refer the application and associated materials to the Planning Board for review and recommendation.

E. Solar as an accessory use or structure.

- (1) Small-scale solar energy systems are permitted through the issuance of a special use permit within all zoning districts, subject to the requirements set forth in this section, including site plan approval. Applications for the installation of a small-scale solar energy system shall be reviewed by the Planning Department and referred, with comments, to the Planning Board for its review and action, which can include approval, approval with conditions, and denial, unless otherwise cited by Subsection D(2) of this section. Where a solar energy system will require a tree removal permit, the application shall be referred to the Tree Conservation Advisory Commission.
- (2) Roof-mounted solar energy systems.
 - (a) Roof-mounted solar energy systems that use the electricity on site or off site are permitted as an accessory use in all zoning districts when attached to any lawfully permitted building or structure.
 - (b) Height. Solar energy systems shall not exceed the maximum height restrictions of the zoning district within which they are located and are provided the same height exemptions granted to building-mounted mechanical devices or equipment.
 - (c) Aesthetics. Roof-mounted solar energy system installations shall incorporate, when feasible, the following design requirements:
 - [1] Panels installed on pitched roofs and facing the front yard must be mounted at the same angle as the roof's surface with a maximum distance of 18 inches between the roof and highest edge of the system. Panels installed on flat roofs must be installed so that they are not visible or suitably screened.

(3) Ground-mounted solar energy systems.

- (a) Ground-mounted solar energy systems that use the electricity primarily on site are permitted as accessory structures in all zoning districts.
 - (b) Setback and height. Ground-mounted solar energy systems shall adhere to the setback requirements of the underlying zoning district and shall not exceed 15 feet in height in residential zones and 20 feet in height in all other zones.
 - (c) The surface area covered by ground-mounted solar panels shall be included in total lot coverage and shall not exceed 50% of the area of the lot, inclusive of all principal and accessory structures on the lot, as required by the underlying zone. The Planning Board, in its discretion, may increase the allowable lot coverage, if the applicant can demonstrate that there are no adverse impacts to the surrounding neighbors and community character.
 - (d) All such systems in residential districts shall be installed on properties that are a minimum of one acre in size or more and shall be installed in the side or rear yards.
 - (e) Landscape screening and buffering shall be required. A ground-mounted solar energy system shall be fully screened from adjacent residential properties, streets or roads on which it fronts or is visible from, and any other views which the Planning Board determines is necessary.
- F. Approval standards for large-scale solar systems as a main use permitted by special permit.
- (1) Large-scale solar energy systems are permitted through the issuance of a special use permit within all zoning districts, subject to the requirements set forth in this section, including site plan approval. Large-scale solar energy systems are not permitted as a sole, principal use on properties within nonresidential zones. Applications for the installation of a large-scale solar energy system shall be submitted to the Planning Board for its review and action, which can include approval, approval with conditions, and denial. Where a solar energy system will require a tree removal permit, the application shall be referred to the Tree Conservation Advisory Commission.
 - (2) Special use permit application requirements. For a special permit application, the requirements of § 195-40 shall be met unless otherwise waived by the Planning Board, and as supplemented by the following provisions.
 - (a) If the property of the proposed project is to be leased, legal consent between all parties, specifying the use(s) of the land for the duration of the project, including easements and other agreements, shall be submitted.
 - (b) Site plans, survey and other documentation required by the Planning Board showing the layout of the solar energy system signed by a professional engineer or registered architect shall be required.

- (c) The equipment specification sheets shall be documented and submitted for all photovoltaic panels, significant components, mounting systems, and inverters that are to be installed.
 - (d) Property operation and maintenance plan. Such plan shall describe continuing photovoltaic maintenance and property upkeep, such as mowing and trimming.
 - (e) A statement detailing the loss of trees and other vegetation to be removed and the quantity of carbon sequestered by said trees and vegetation using the "Method for Calculating Carbon Sequestration by Trees in Urban and Suburban Settings" of the U.S. Department of Energy, or other recognized methodology and a comparison of this data to the reduction of carbon emissions representative of the electrical output of the proposed facility that would have been produced from a traditional fossil fuel electrical generation plant.
- (3) Special use permit standards.
- (a) Height and setback. Large-scale solar energy systems shall adhere to the setback requirements of the underlying zoning district, except that the Planning Board may impose greater setbacks if it determines that the minimum setbacks do not provide adequate protection against identified negative impacts. In residential districts the minimum setbacks shall be complied with except that no setback shall be less than 50 feet from any property boundary. The height of ground-mounted systems shall be limited to 15 feet in residential zones and 20 feet in all other zones. Roof-mounted systems shall be limited to the height requirements of the underlying zone except that panels installed on flat roofs must be installed so that they are not visible or suitably screened.
 - (b) Lot size. Large-scale energy systems shall be located on lots with a minimum lot size of two acres in residential zones. Lot size in nonresidential zones shall comply with the requirement in the underlying zone.
 - (c) Lot coverage. A large-scale solar energy system that is ground-mounted shall not exceed 80% of the lot on which it is installed. The surface area covered by solar panels shall be included in total lot coverage. Where a solar energy system is not the principal use of the site, the lot coverage may exceed that of the underlying zone, but in no case shall exceed 50%, including all principal and accessory structures on the lot as required by the underlying zone.
 - (d) All ground-mounted large-scale energy systems shall be enclosed by fencing to prevent unauthorized access. Warning signs with the owner's contact information shall be placed on the entrance and perimeter of the fencing. The type of fencing shall be determined by the Planning Board. The fencing and the system may be further screened by any landscaping

needed to avoid adverse aesthetic impacts. Fencing for ground-mounted systems that function as canopies or carports above parking areas may not be required, provided that the Planning Board determines the visual and aesthetic impacts to the surrounding area is not significantly adversely affected.

- (e) Any application under this section shall meet any substantive provisions contained in site plan requirements in the Chapter 195 of the Town Code entitled "Land Development" and Chapter 300 of the Town Code entitled "Zoning" that, in the judgment of the Planning Board, are applicable to the system being proposed. The Planning Board may waive one or more of the requirements therein.
- (f) The Planning Board may impose conditions on its approval of any special use permit under this section in order to enforce the standards referred to in this section or in order to discharge its obligations under the State Environmental Quality Review Act (SEQRA).
- (g) Landscape screening and buffering shall be required. A landscape plan shall be submitted and approved by the Planning Board. Large-scale solar energy systems shall be fully screened from adjacent residential properties, streets or roads on which it fronts or is visible from, and any other views, which the Planning Board determines is necessary. Views from adjacent commercial properties shall be minimized to the extent reasonably practicable and screened from streets or roads on which it fronts. Screening of systems that function as canopies or carports above parking areas may not be required, provided that the Planning Board determines the visual and aesthetic impacts to the surrounding area is not significantly adversely affected. Screening and buffering may be accomplished using architectural features, earth berms, landscaping, or other screening methods that will harmonize with the character of the property and surrounding area. Native pollinator (birds, bats, bees, and multiple species of insects) habitats may be required to be established on a solar energy system where appropriate. Such habitats may consist of short-growing, low-maintenance, native seed mix underneath and around panels, diverse pollinator seed mix in between panels, buffers of vegetation that attract and benefit pollinators, and native flowering plants and grasses.
- (h) Mitigation for tree loss under Chapter 270, when required, will be developed to mitigate for the carbon sequestration ability of the removed trees to the greatest extent practicable.

G. Abandonment and decommissioning.

- (1) All applications for a solar farm shall be accompanied by a decommissioning plan to be implemented upon abandonment, or cessation of activity, or in conjunction with removal of the facility, prior to issuance of a building permit. The Planning Board in its sole discretion may require the applicant to file a

decommissioning bond prior to the issuance of any permits.

- (2) If the applicant begins but does not complete construction of the project within 18 months after receiving final site plan approval, this may be deemed abandonment of the project and require implementation of the decommissioning plan to the extent applicable.
 - (3) The decommissioning plan must ensure that the site will be restored to a useful, nonhazardous condition without delay, including, but not limited to, the following:
 - (a) A cost estimate detailing the projected cost of executing the decommissioning plan shall be prepared by a professional engineer or contractor. Cost estimations shall take into account inflation.
 - (b) Removal of aboveground and below-ground equipment, structures and foundations.
 - (c) Restoration of the surface grade and soil after removal of equipment.
 - (d) Revegetation of restored soil areas with native seed mixes, excluding any invasive species. The Planning Board may require restoration of former forested areas using native species formerly on the site, and at a rate that will ensure the survival and maturation of the forest.
 - (e) The plan shall include a timeframe for the completion of site restoration work.
 - (4) Solar energy systems are deemed abandoned after one year without electrical energy generation and must be removed from the property. Applications for extensions are reviewed by the Planning Board and may be extended for a period of one year. The maximum number of extensions is five. At the expiration of the system, it must be decommissioned.
 - (5) If the large scale solar energy system is not decommissioned after being considered abandoned, the municipality may remove the system and restore the property and impose a lien on the property to cover the costs to the municipality.
- H. Enforcement. Any violation of this Solar Energy Law shall be subject to the same civil and criminal penalties provided for in Chapter 300, Zoning, of the Code of Town of Yorktown.

EV Charging Stations

TOWN OF YORKTOWN TOWN BOARD

Resolved, the Town Clerk is authorized to refer out to appropriate agencies for their review and/or recommendation a proposed local law amending Chapter 300 "ZONING" entitled "Electric Vehicle (EV) Charging Stations."

Further Resolved, the Town Board declares its intent to act as Lead Agency. We are transmitting the following referral for your review and recommendations and ask that you respond back to the Town Clerk by Friday, April 15, 2022.

RECEIVED
PLANNING DEPARTMENT

TO:

APR 1 2022

- | | |
|--|---|
| <input checked="" type="checkbox"/> File | <input checked="" type="checkbox"/> Westchester County |
| <input checked="" type="checkbox"/> Town Clerk | <input checked="" type="checkbox"/> Planning Department / Board |
| <input checked="" type="checkbox"/> ABACA | <input type="checkbox"/> Dept. of Public Works |
| <input checked="" type="checkbox"/> Building Inspector | <input type="checkbox"/> Dept. of Health |
| <input type="checkbox"/> Community Housing Board | <input type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Conservation Board | <input type="checkbox"/> Environmental Facilities |
| <input type="checkbox"/> Fire: | <input type="checkbox"/> Soil & Water |
| <input type="checkbox"/> Lake Mohegan | <input type="checkbox"/> New York State |
| <input type="checkbox"/> Yorktown | <input type="checkbox"/> DEC Albany |
| <input checked="" type="checkbox"/> Highway Dept. | <input type="checkbox"/> DEC New Paltz (Region III) |
| <input type="checkbox"/> Open Space Committee | <input checked="" type="checkbox"/> DOT |
| <input checked="" type="checkbox"/> Planning Dept. / Board (6) | <input type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Police Dept. | <input type="checkbox"/> NYC DEP |
| <input type="checkbox"/> Public Safety Committee | <input type="checkbox"/> Army Corp. of Engineers |
| <input type="checkbox"/> Recreation Commission | <input type="checkbox"/> Bordering Municipality |
| <input type="checkbox"/> School District: | <input checked="" type="checkbox"/> Town of Cortlandt |
| <input type="checkbox"/> Yorktown | <input checked="" type="checkbox"/> Town of Ossining |
| <input type="checkbox"/> Lakeland | <input checked="" type="checkbox"/> Town of Somers |
| <input checked="" type="checkbox"/> Town Attorney | <input checked="" type="checkbox"/> Town of Putnam Valley |
| <input checked="" type="checkbox"/> Town Board | <input type="checkbox"/> Yorktown Chamber of Commerce |
| <input checked="" type="checkbox"/> Town Engineer | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Tree Conservation Advisory Committee | <input checked="" type="checkbox"/> Other – Zoning Board of Appeals |
| <input checked="" type="checkbox"/> Water Department | |
| <input type="checkbox"/> Wetlands Inspector | |
| <input type="checkbox"/> Yorktown Land Trust | |

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

SUBJECT: **We are transmitting the following:** a proposed local law amending Chapter 300 (ZONING) entitled "Electric Vehicle (EV) Charging Stations."

DATE: March 28, 2022

- | | |
|---|--|
| <input type="checkbox"/> Application/Petition | <input type="checkbox"/> Report |
| <input type="checkbox"/> Drawings | <input type="checkbox"/> Wetlands Permit Application |
| <input type="checkbox"/> EAF | <input type="checkbox"/> SEQRA Scope |
| <input type="checkbox"/> EAF Addendum | <input checked="" type="checkbox"/> Other – Proposed Local Law |

FOR YOUR: Information Review Comment

A LOCAL LAW to amend Chapter 300 of the Code of the Town of Yorktown entitled "ZONING"

Be it enacted by the Town Board of the Town of Yorktown as follows:

Section I. Statement of Authority.

This local law is authorized by the New York State Constitution, the provisions of the New York Municipal Home Rule Law, the relevant provisions of the Town Law of the State of New York, the laws of the Town of Yorktown and the general police power vested with the Town of Yorktown to promote the health, safety and welfare of all residents and property owners in the Town.

Section II.

Section 300-3(B) of the Code of the Town of Yorktown is hereby amended by adding the following definitions:

Electric Vehicle ("EV") Charging Station

An apparatus designed to provide electric battery charging for electric powered vehicles and installed in publicly accessed parking areas and lots.

Electronic visual output device

An electronic illuminated screen similar to a computer or television monitor or display, whether monochrome or colored, and of common types such as cathode ray tube (CRT), thin film transistor (TFT), liquid crystal display (LCD), light-emitting diode (LED) or organic light-emitting diode (OLED).

Section 300-21(C) of the Code of the Town of Yorktown is hereby amended by adding the following 300-21(C)(7)(b)[4]:

Electric Vehicle Charging Stations

Section 300-21(C) of the Code of the Town of Yorktown is hereby amended by adding the following 300-21(C)(8)(c)[6]:

Electric Vehicle Charging Stations

Section 300-46(N)(5) of the Code of the Town of Yorktown is hereby amended by adding a new section 300-46(N)(5)(a) as follows:

Illuminated signs comprised of an electronic visual output device such as a monitor or visual display which is incorporated into a fuel pump for the purpose of delivering commercial advertising, news, or general information are permitted as provided in Article XX Signs.

Section 300-193.1 of the Code of the Town of Yorktown is hereby amended by adding the following new section 300-193.1(Q):

Illuminated signs comprised of an electronic visual output device such as a monitor or visual display which is incorporated into an electric vehicle charging station or fuel pump for the purpose of delivering commercial advertising, news, or general information as defined in this chapter and as provided in 300-193.10.2.

Section 300-193 of the Code of the Town of Yorktown is hereby amended by replacing 300-193.10 with the following language:

Illuminated alternating image or video-based message signs.

Section 300-193 of the Code of the Town of Yorktown is hereby amended by adding the following new section 300-193.10.1:

Time-temperature-date signs. Time-temperature-date signs are permitted as permanent accessory signs on commercially developed parcels notwithstanding the general prohibition on changing signs. These signs may only display numerical information in an easily comprehensible way. They may be freestanding or building signs and are subject to the regulations applicable to such signs. They shall be counted as part of an occupancy's allowable sign area.

Section 300-193 of the Code of the Town of Yorktown is hereby amended by adding the following new section 300-193.10.2:

Illuminated signs on EV charging stations or fuel pumps are permitted and are exempt from the requirements of this section provided they comply with the following standards:

- a) The sign may not be incorporated into equipment that exceeds 7.5 feet in height or three feet in width.
- b) The electronic visual output device shall not exceed 9 square feet per screen.
- c) No more than one screen shall be permitted on each side of a charging station or fuel pump and no more than two screens shall be permitted per station or fuel pump.
- d) Non-video, static image advertising or messaging systems shall be equipped with an auto-dimming feature.
- e) Non-video, static image advertising or messaging systems shall limit content refresh rates to no less than every eight (8) seconds.
- f) Video or sound is prohibited unless permitted by the authorized board under site plan or special permit approval.

Compliance with these standards shall be regulated and maintained through site plan or special permit approval or amendment thereto in accordance with this Chapter 300.

Section III. Severability.

If any clause, sentence, phrase, paragraph or any part of this local law shall for any reason be adjudicated finally by a court of competent jurisdiction to be invalid, such judgment shall not

affect, impair or invalidate the remainder of this local law, but shall be confined in its operation and effect to the clause, sentence, phrase, paragraph or part thereof, directly involved in the controversy or action in which such judgment shall have been rendered. It is hereby declared to be the legislative intent that the remainder of this local law would have been adopted had any such provisions been excluded.

Section IV. Repeal

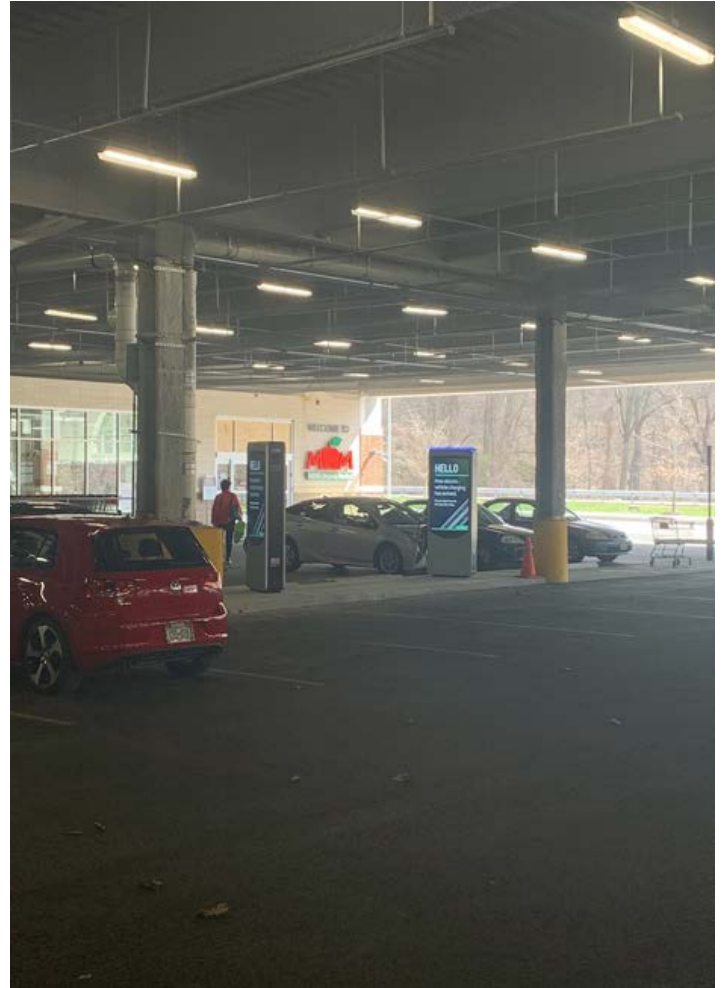
All ordinances, local laws and parts thereof inconsistent with this Local Law are hereby repealed to the extent of such inconsistency.

Section V. Effective Date.

This local law shall become effective upon filing in the office of the Secretary of State in accordance with the provisions of the Municipal Home Rule Law.

Volta Charging, LLC

Existing Electric Vehicle Charging/Display Kiosks



Rivertown Square – 47-55 Hamilton Street, Dobbs Ferry, New York 10522

Volta Charging, LLC

Existing Electric Vehicle Charging/Display Kiosks



Broadway Commons Mall – 358 N. Broadway Commons, Hicksville, New York 11801

Volta Charging, LLC

Existing Electric Vehicle Charging/Display Kiosks



Stop & Shop- 505 North Main Street, Southington, CT

Volta Charging, LLC

Existing Electric Vehicle Charging/Display Kiosks



Black Rock Shopping Center - 2181 Black Rock Turnpike, Fairfield, CT

Volta Charging, LLC

Existing Electric Vehicle Charging/Display Kiosks



Stop & Shop - 597 Farmington Avenue, Bristol, CT

Volta Charging, LLC

Existing Electric Vehicle Charging/Display Kiosks



Macy's, Smith Haven Mall – 2 Smith Haven Mall, Lake Grove, New York 11755

Stop & Shop Litchfield

55 Village Green Dr, Litchfield, CT 06759









ZBA #22/22
Clifford



Town of Yorktown www.yorktownny.org

RECEIVED KB
Zoning Board of Appeals Office

MAR 24 2022

TOWN OF YORKTOWN, NY
2022

Building Department

Town Hall, 363 Underhill Avenue, Yorktown Heights, NY 10598
Tel. (914) 962-5722 ext.233 | Fax (914) 962-1731 | Email: building@yorktownny.org

Application for a Zoning Variance

(Please legibly complete all lines on the application)

Office use only

Application #: 22/22 Fee Paid: ✓ \$210 Date: 3/24/22 Received by: KB

A total of **6 copies** of the following are to be submitted to the Legal Assistant:

- Application Form
- Notice of Denial
- A survey map or plot plan showing all existing and proposed buildings and structures
- All data relating to the variance
- *Please check with the Building Department to determine if you need to fill out an Environmental Assessment Form

Fee of \$210.00

Date: March 24, 2022

All items (1-9) must be completed

1. Premises located on the North side of Summit St.
(North, South, East, West) (Street, Road, Drive)

near Central

2. Section 48.07 Block 2 Lot 28

3. Date the title of premise was acquired by the applicant _____

4. The same premises is now improved with a Single Family home

(Type of Building or Structure)

5. The Variance Requested is as follows: To allow the sub-division
of an existing single family lot into
two non-conforming lots, one fronting
on Central Street and one fronting on
Summit Street
_____ in a(n) RI-20 zoning district.

6. Telephone Number (Home) _____ (Work) _____

7. Email GRACELAWJ@aol.com

8. Address of Subject Property: 1625 Central Street
Yorktown Heights NY

9. Address of Applicant/Owner: Steven Clifford
c/o Grace & Grace
360 Underhill Ave
Yorktown

Steven Clifford
Name of Applicant (please print)

[Signature]
Signature of Applicant

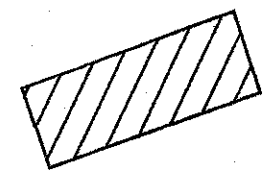
3/24/22
Date

Name of Owner (If not applicant)

Signature of Owner

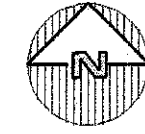
Date

86
5
12/1/2022



North

LOCATION MAP
NOT TO SCALE



SITE DATA:

OWNER / DEVELOPER: STEVEN CLIFFORD
 405 WEBSTER AVENUE
 NEW ROCHELLE, NY 10801

PROJECT LOCATION: 1625 CENTRAL STREET
 TOWN OF YORKTOWN

EXISTING TOWN ZONING: R1-10, SINGLE FAMILY HOUSING
 PROPOSED USE: R1-10, SINGLE FAMILY HOUSING

TOWN TAX MAP DATA: SECTION 48.07, BLOCK 2, LOT 28

SITE AREA: 0.344 ACRES (15000 SF)

SEWAGE FACILITIES: PUBLIC SEWERS

WATER FACILITIES: PUBLIC WATER FACILITIES

ZONING SCHEDULE:

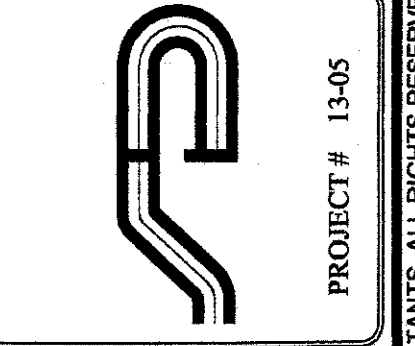
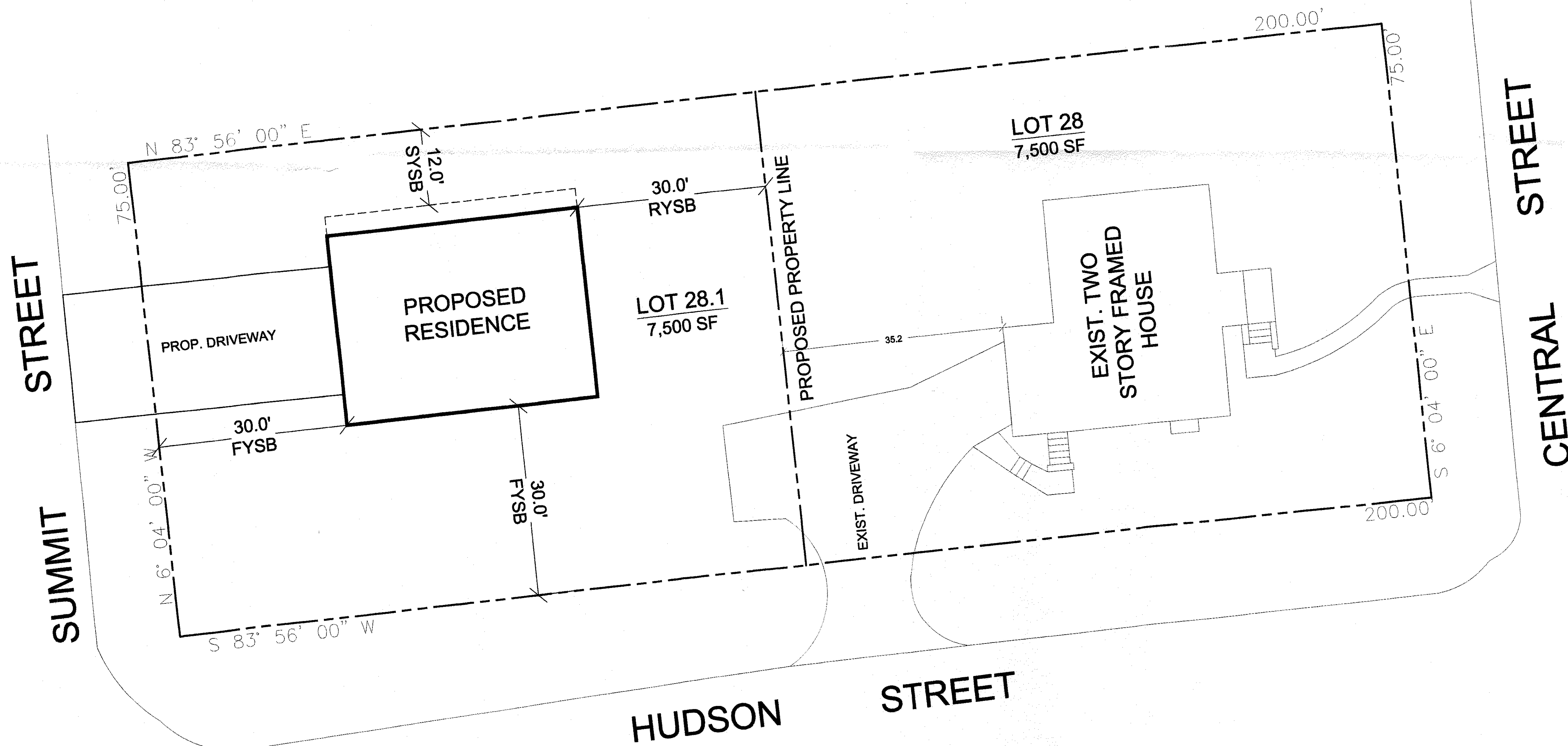
ZONING DISTRICT: R1-10, SINGLE FAMILY RESIDENTIAL			
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	20,000 SF.	15,000 SF.	NONE
MINIMUM LOT WIDTH:	80 FT.	200 FT.	NONE
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:	30 FT.	16.1 FT. (1)	NONE
REAR YARD SETBACK:	30 FT.	35.2 FT.	NONE
ONE SIDE YARD SETBACK:	12 FT.	22.1 FT.	NONE
COMBINED SIDE YARD SETBACK:	24 FT.	22.1 FT.	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:			
PRINCIPAL BUILDING COVERAGE:	25% OF LOT AREA	7.6 % OF LOT AREA	NONE
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - FEET:	35 FEET	35 FT MAX	NONE
PRINCIPAL BUILDING - STORIES:	3 1/2	3 1/2 MAX	NONE

ZONING REGULATION NOTES:

- MULTIFAMILY STRUCTURES IN RB DISTRICT SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS: 30 FEET BOTH SIDE YARDS; 15 FEET SIDE-FRONT YARD; 40 FEET REAR YARD; 35% PRINCIPAL BUILDING COVERAGE; 16% ACCESSORY BUILDING COVERAGE; 2 1/2 STORY; 30 FEET PRINCIPAL BUILDING HEIGHT; 13 FEET SLOPED ROOF ACCESSORY BUILDING HEIGHT; 10 FEET FLAT ROOF ACCESSORY BUILDING HEIGHT; AVERAGE LIVABLE AREA: 700 SQUARE FEET MINIMUM.
- EIGHT FEET IN BLOCK 614, CHATSWORTH AVENUE.
- ABUTTING A RESIDENCE DISTRICT: 15 FEET ON SIDE ABUTTING THE RESIDENCE DISTRICT.
- BUILDING HEIGHT SHALL BE SUBJECT TO THE PROVISIONS OF SECTION 381-34.

PARKING SCHEDULE

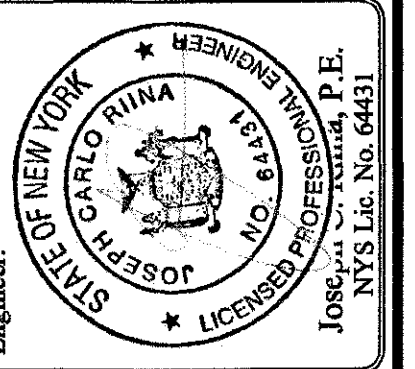
REQUIRED PARKING:	1 SPACE PER DWELLING
PROVIDED PARKING:	1 STANDARD 0 HANDICAP
TOTAL PROVIDED PARKING:	1 SPACE
PARKING VARIANCE REQUIRED:	0 SPACES



PROJECT # 13-05

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" = 10'

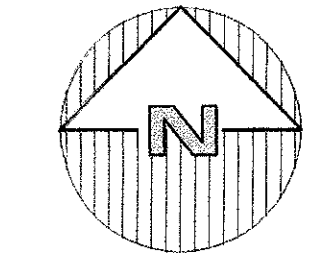
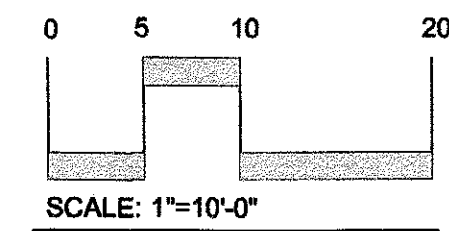
DRAWN BY: WB

DATE: 3-23-22

SITE PLAN

SITE PLAN PREPARED FOR
STEVEN CLIFFORD
 1625 CENTRAL STREET
 Yorktown, Westchester County, NY

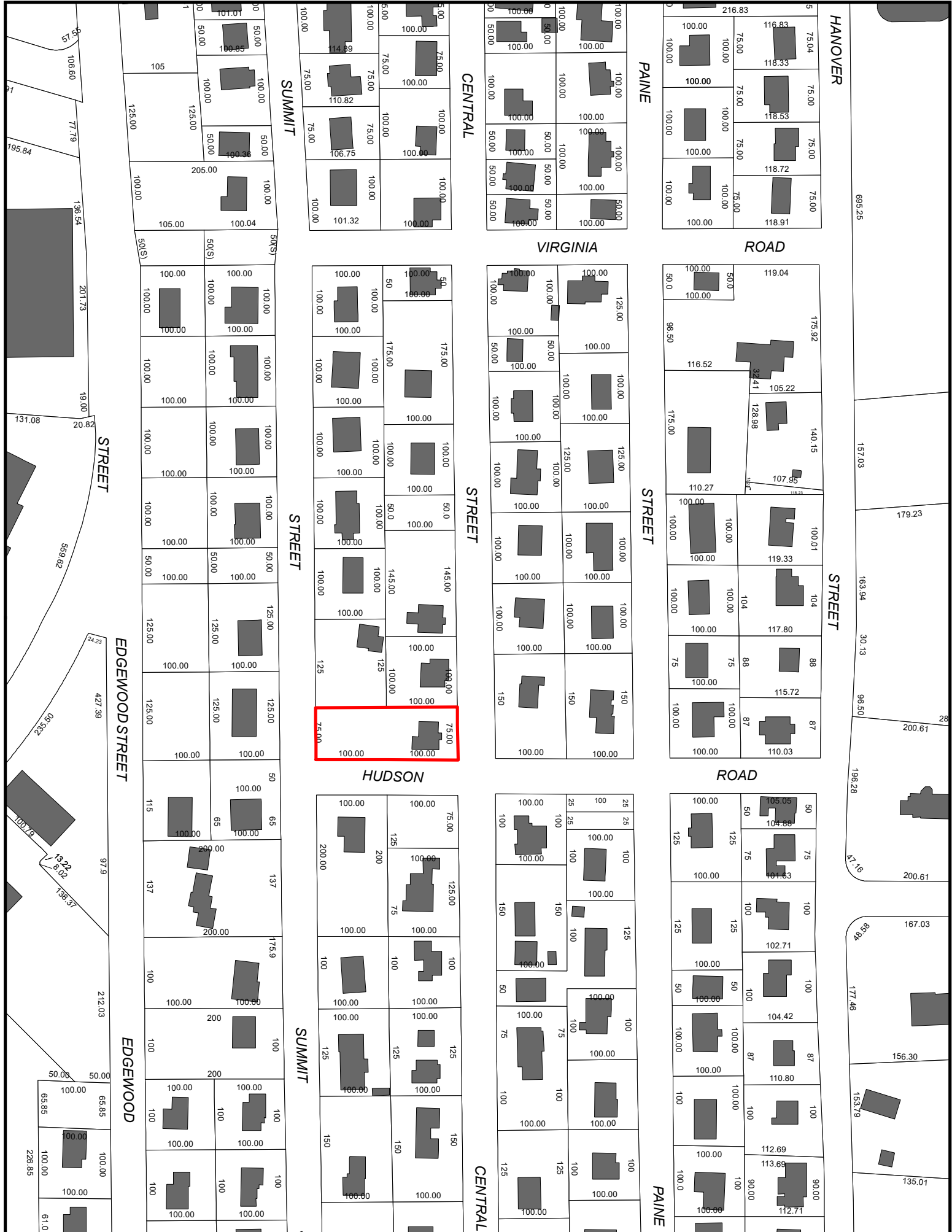
RECEIVED *KB*
 Zoning Board of Appeals Office
 MAR 24 2022
 TOWN OF YORKTOWN, NY



SAFE DIG
 Before You Dig, Drill or Blast!
 CALL US TOLL FREE 811 or 1-800-487-7862
 or visit our website www.call811.com

NOTE: 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY WILLIAM E. JAMES, P.E., L.S., DATED 03/27/2020. 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.



HANOVER

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VIRGINIA

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CENTRAL

SUMMIT

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STREET

STREET

STREET

STREET

STREET

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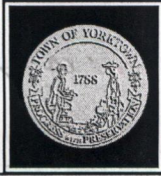
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ZBA #23/22

Wallack Family



Town of Yorktown www.yorktownny.org

MAR 24 2022

TOWN OF YORKTOWN, NY
2022

Building Department

Town Hall, 363 Underhill Avenue, Yorktown Heights, NY 10598
Tel. (914) 962-5722 ext.233 | Fax (914) 962-1731 | Email: building@yorktownny.org

Application for a Zoning Variance

(Please legibly complete all lines on the application)

Office use only

Application #: 23/22 Fee Paid: ✓ - \$210 Date: 3/24/22 Received by: KB

A total of **6 copies** of the following are to be submitted to the Legal Assistant:

- Application Form
- Notice of Denial
- A survey map or plot plan showing all existing and proposed buildings and structures
- All data relating to the variance
- *Please check with the Building Department to determine if you need to fill out an Environmental Assessment Form

Fee of \$210.00

Date: March 24, 2022

All items (1-9) must be completed

1. Premises located on the South side of Jacob Street
(North, South, East, West) (Street, Road, Drive)

near Field St.

2. Section 36 Block 13 Lot 1-4

3. Date the title of premise was acquired by the applicant _____

4. The same premises is now improved with a Multiple buildings
known as Fox Den
(Type of Building or Structure)

5. The Variance Requested is as follows: To allow an accessory structure (a barn) with a building height of 30' 2" where otherwise 15 feet is the maximum allowed in a R-140 District
in a(n) R-140 zoning district.

6. Telephone Number (Home) % Grace + Grace (Work) _____
914 962-6100

7. Email GRACELAW1@aol.com

8. Address of Subject Property: 1549 Jacob Road
Cathardt Manor Ny

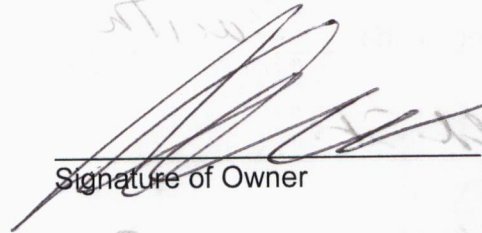
9. Address of Applicant/Owner: Wallack Family Limited Partners
1549 Jacob Road
Cathardt Manor Ny 10866

Wallack Family Lmd.
Name of Applicant (please print)

Signature of Applicant

Date

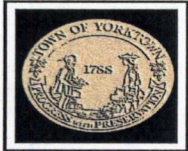
Wallack Family Ltd
Name of Owner (if not applicant)


Signature of Owner

3/24/22
Date

MAR 24 2022

TOWN OF YORKTOWN, NY



Town of Yorktown

Building Department

Town Hall, 365 Underhill Avenue, Yorktown Heights, NY 10598
Tel. (914) 962-5722 ext.233 Fax (914) 962-1731

Notice of Denial

To: Wallack Family LTD

Date: March 24, 2022

Regarding: **New Barn**

Name of Applicant: Wallack Family LTD

Location of Proposed Use/ Development: 1549 Jacob Rd

Tax#: Section: Block: Lot(s): 36.13-1-4

Type of Application:

- Building Permit (x)
- Special Use Permit () Type of Proposed Use: ()
- Other (specify):

Zoning District: R1-40/R1-160

Please Take Notice that your application is denied on the following grounds:

This is an application to allow construction of New Barn (accessory building) with a height of 30'2" where 15' is allowed as per 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-40/R-160 zone.

Please Take Further Notice that it is the right of the property owner or his/her authorized representative to appeal this determination to the Town of Yorktown Zoning Board of Appeals by applying for a use variance, area variance, or interpretation of the applicable section of local law. Appeals applications are available at the Building Department and at the Town web site at www.yorktownny.org.

Assistant Building Inspector
Steven Fraietta



Front Elevation
Scale: 1/4" = 1'-0"

DeMasi Architects P.C.
239 LEXINGTON AVENUE, MOUNT KISCO, NEW YORK 10549
PHONE: (914) 666-3959
EMAIL: Low@DemasiArchitects.com

Do Not Scale Prints

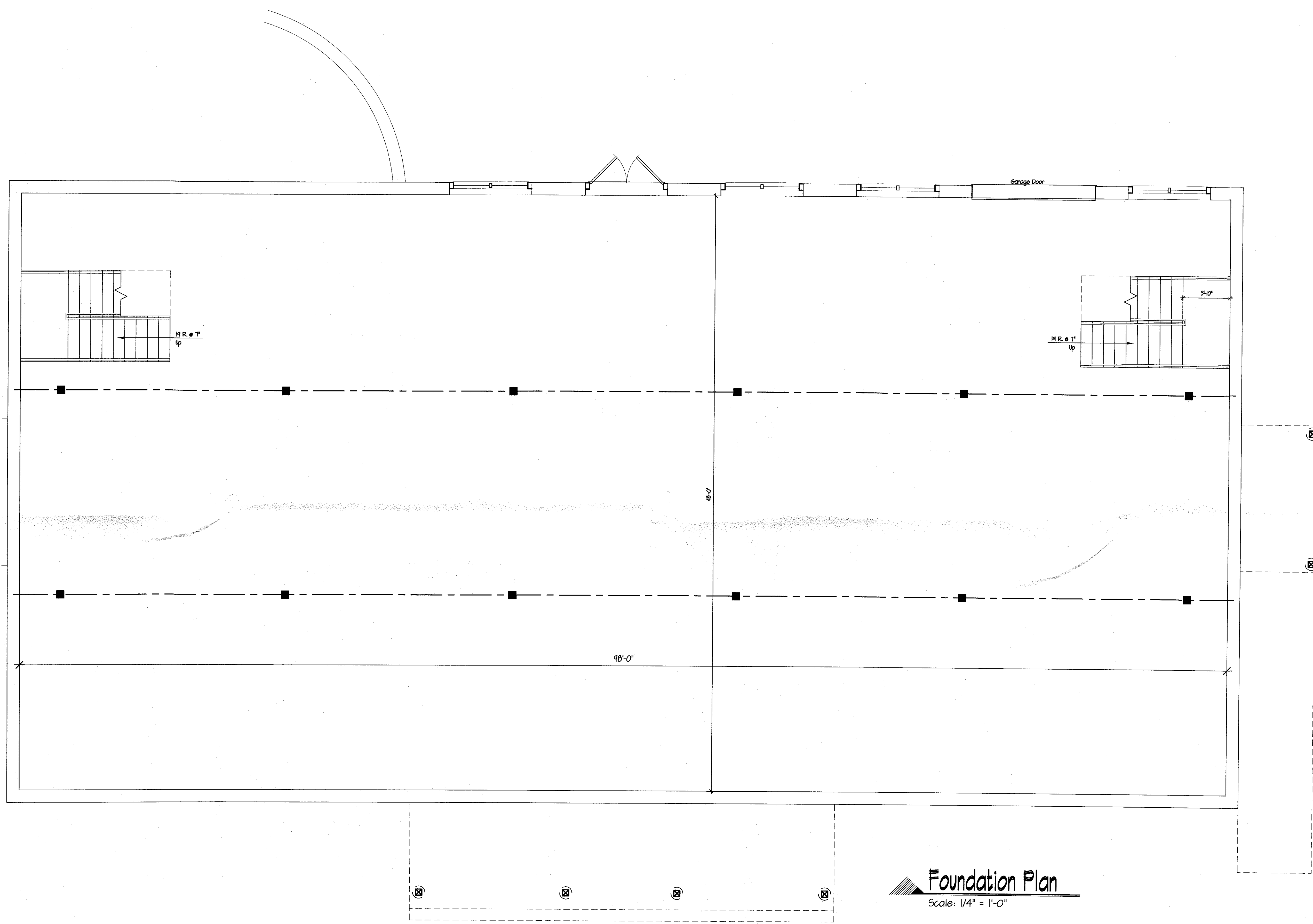
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Preliminary Plan
Residence For
1549 Jacob Road
Cortland NY

Revision	Date

Job No 218-063
Drawing 1 OF 5

RECEIVED *KB*
Zoning Board of Appeals Office
MAR 24 2022
TOWN OF YORKTOWN, NY



Foundation Plan
Scale: 1/4" = 1'-0"

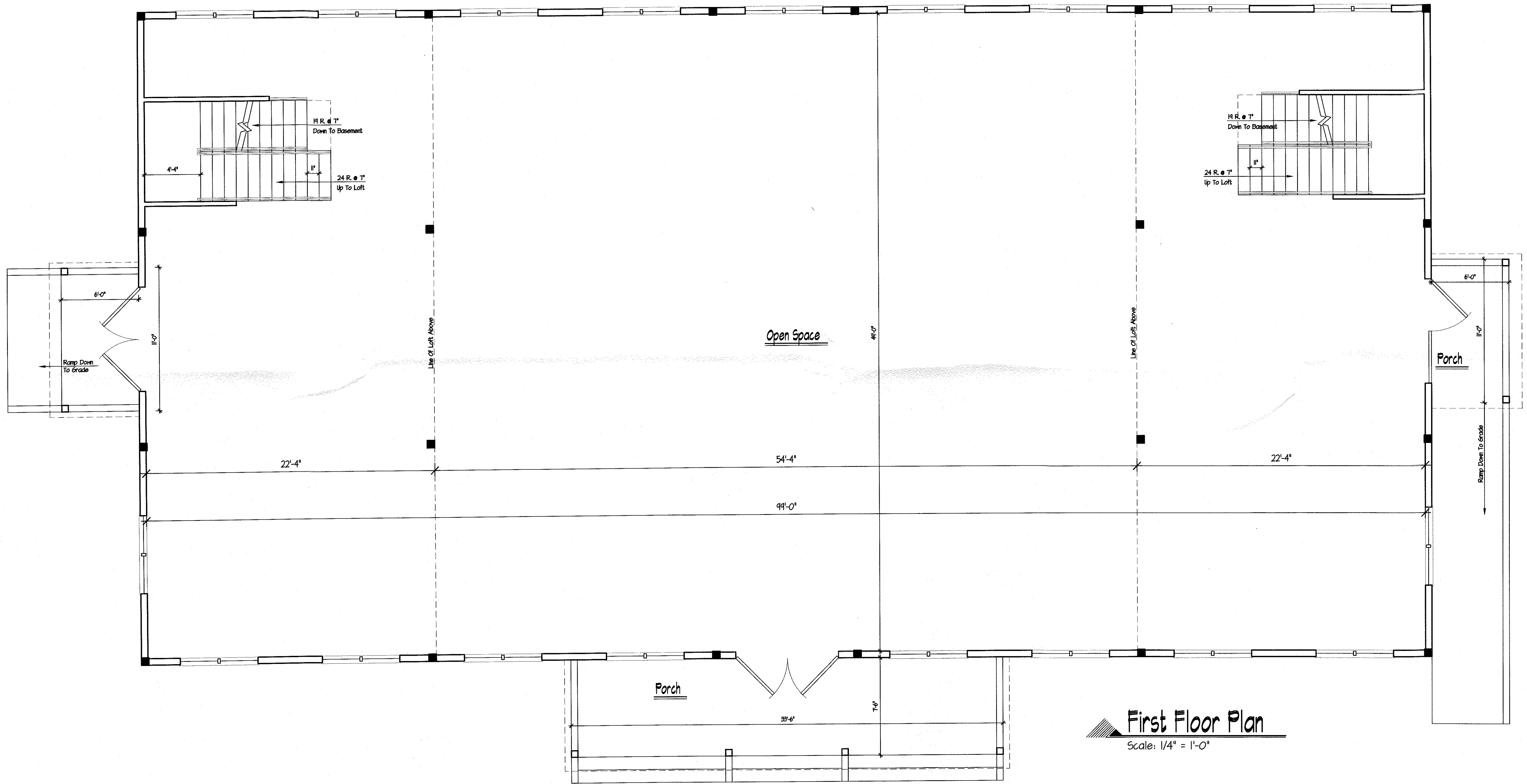
DeMasi Architects P.C.
234 LEXINGTON AVENUE, MOUNT KISCO, NEW YORK 10549
PHONE: (914) 666-3950
EMAIL: Lou@DemasiArchitects.com

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Preliminary Plan
Residence For
1549 Jacob Road
Cortland NY

Revision	Date
	May 23, 2018
Job No	218-063
Drawing	2 OF 11



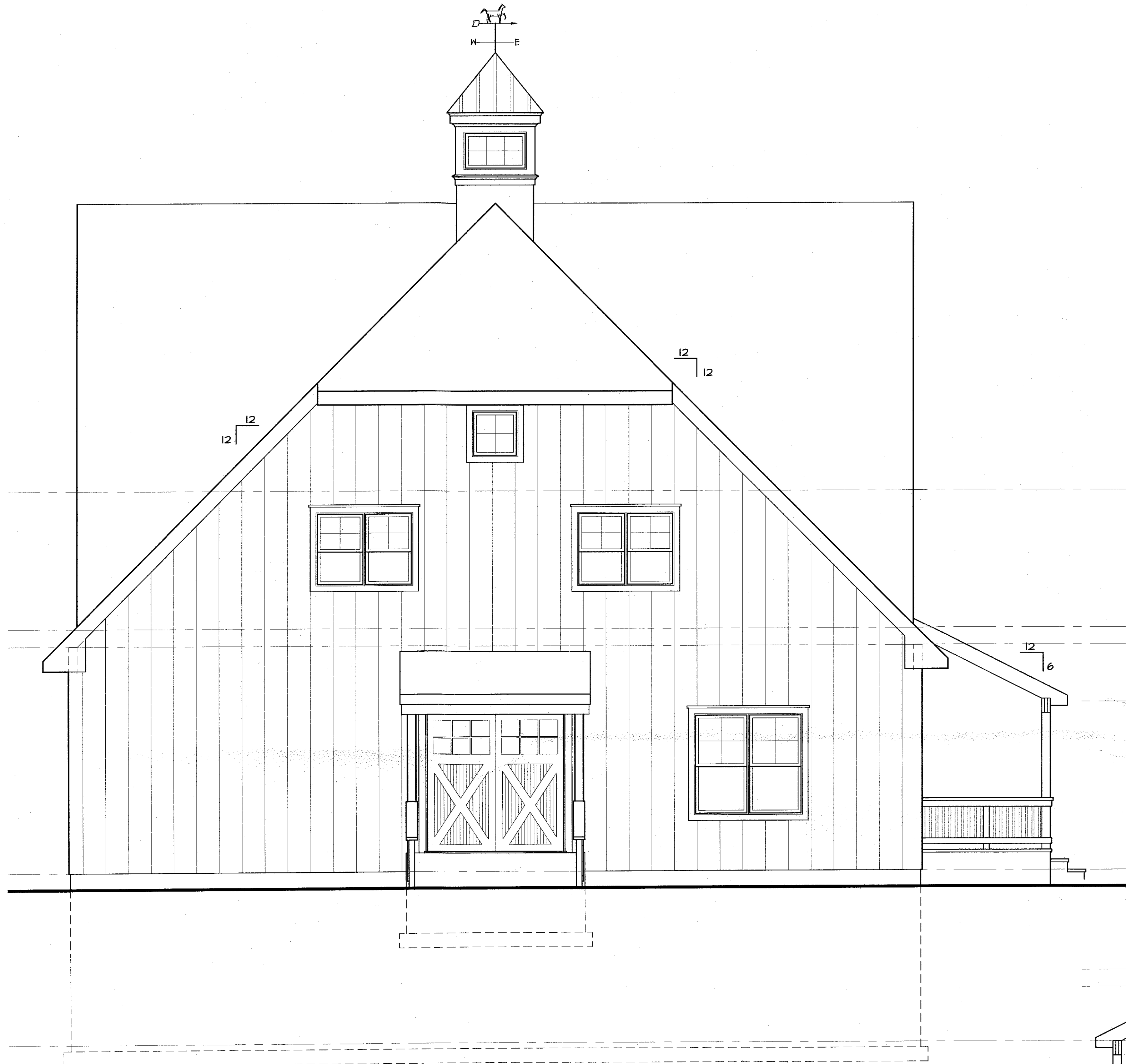
DeMasi Architects P.C.
 236 LEXINGTON AVENUE, MOUNT KISCO, NEW YORK 10541
 PHONE: (914) 666-3858
 EMAIL: Low@DemasiArchitects.com

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 These drawings are not valid for building permits unless the original is signed and sealed by the Architect and one for the contractor of one 50% at the time of the permit application and one for the contractor of one 50% at the time of the permit application appears on the plans.

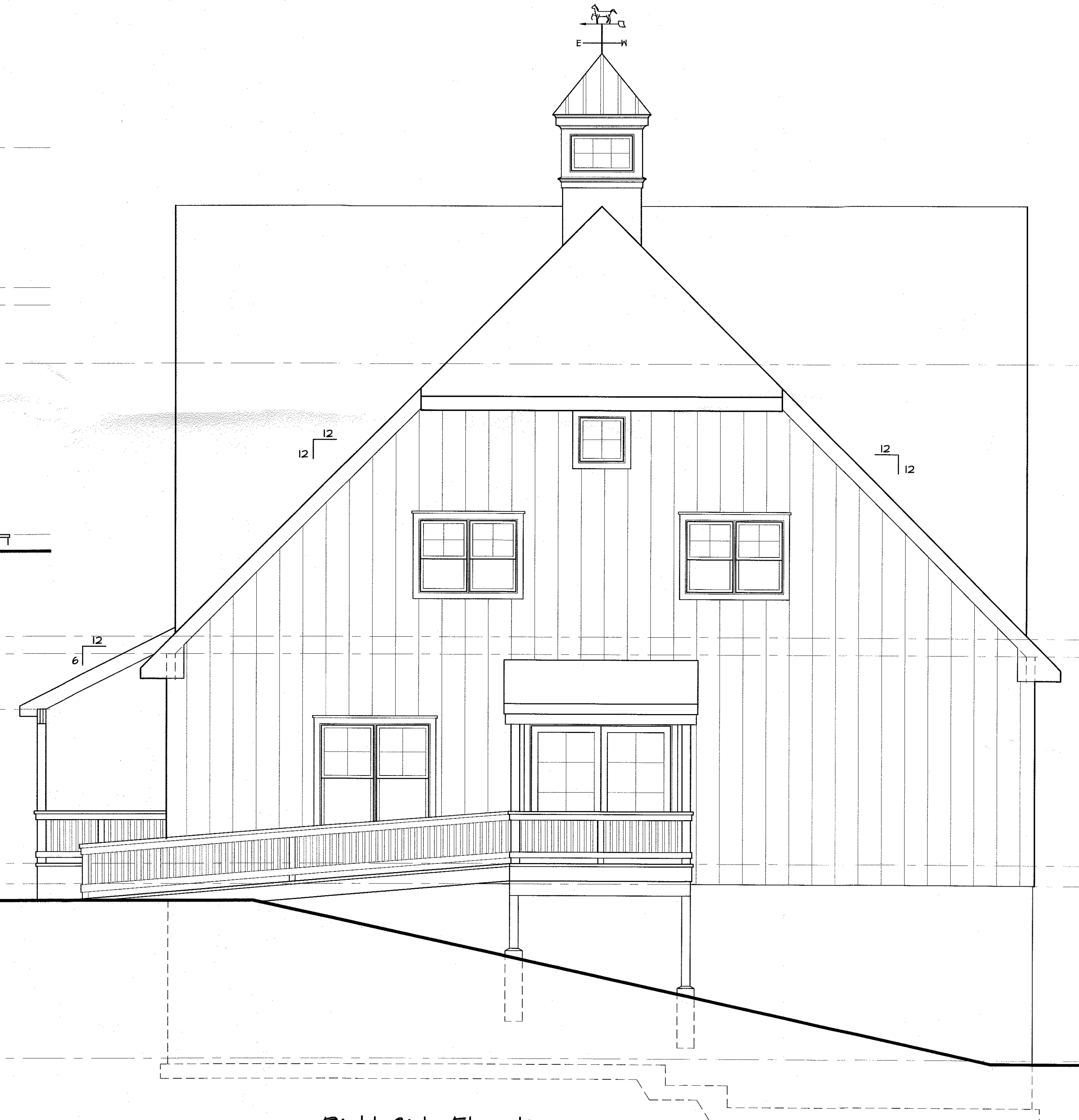
Preliminary Plan
Residence For
1549 Jacob Road
Cortland NY

Revision	Date
Date	May 23, 2018
Job No	218-063
Drawing	3 OF 5

Do Not Scale Prints



Left Side Elevation
Scale: 1/4" = 1'-0"



Right Side Elevation
Scale: 1/4" = 1'-0"

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Preliminary Plan

Residence For

1549 Jacob Road
Cortland NY

Revision	Date
	May 23, 2018
Job No	218-063

Drawing
4 OF 5

DeMasi Architects P.C.
231 LEXINGTON AVENUE, MOUNT KISCO, NEW YORK 10541
PHONE: (914) 666-3858
EVAL: Love@DemasiArchitects.com

Do Not Scale Prints



10'-0" x 7'-0" Barn Doors

Rear Elevation
Scale: 1/4" = 1'-0"

DeMasi Architects P.C.
239 LEXINGTON AVENUE, MOUNT KISCO, NEW YORK 10541
PHONE: (914) 666-3058
EMAIL: Love@DemasiArchitects.com

Do Not Scale Prints

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These plans are not valid for a building permit. No use or reproduction in whole or part without the written authorization of the Architect is prohibited. Any person or corporation using plans without proper authorization will be responsible to compensate the Architect.

Preliminary Plan
Residence For
1549 Jacob Road
Cortland NY

Revision	Date
	May 23, 2018
Job No	218-063
Drawing	5 OF 5

Traffic Mitigation