

**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**

**October 3, 2022
7:00 PM**

- 1. Correspondence**
- 2. Meeting Minutes – September 12, 2022**

REGULAR SESSION

- 3. IBM EV Charging Stations
Decision Statement**

Location: 69.16-1-1; 1101 Kitchawan Road

Contact: Michael Landler, Powerflex

Description: Proposed installation of an additional 79 electric vehicle charging stations, for a total of 85 charging stations.

- 4. Dorchester Glen Subdivision
Decision Statement**

Location: 15.20-3-6; 1643 Maxwell Drive

Contact: Site Design Consultants

Description: Proposed 5 lot subdivision on 24.26 acres in the R1-20 zone.

WORK SESSION

- 5. Town Board Referral
MJM Development Corp**

Location: 17.18-2-2; 3232 Gomer Street

Contact: Site Design Consultants

Description: Application for change of zone from R1-20 to R1-20 with flexibility standards and R-3 to allow 8 single-family homes and 34 townhomes on 12.5 acres.

- 6. Dell Avenue Solar Project
Discussion Site Plan & Special Use Permit**

Location: 70.05-1-2; Dell Avenue

Contact: Zarin & Steinmetz

Description: Proposed 3,625 kWac fixed tilt ground mount solar energy system with associated gravel access roads, fence, electrical equipment, stormwater management, and landscaping on approximately 14 acres of a 62.33 acre site.

Last revised: September 28, 2022

Correspondence

LAW OFFICES OF GRACE & GRACE

The Grace Building
360 Underhill Avenue
Yorktown Heights, New York 10598-4517
(914) 962-6100 * Fax (914) 962-6181

Michael J. Grace
William J. Grace

E-MAIL: Gracelaw1@aol.com

September 27, 2022

RECEIVED
PLANNING DEPARTMENT

SEP 27 2022

TOWN OF YORKTOWN

Hon. Richard Fon and Members of the
Yorktown Planning Board
ACCC Building
1965 Chamber Street
Yorktown Heights, NY 10598

Re: Granite Knolls Solar Farm

Dear Chairman Richard Fon and Members of the Planning Board

It has come to my attention that the above application's adjourned public hearing was reconvened on September 12, 2022. Unfortunately, although I wanted to attend that meeting I for various reasons was unable to be there. I am also under the belief that a draft approving resolution was prepared and will be presented to you for signature.

As you may know, it was through monumental efforts and against strong head winds of opposition that my administration had the Granite Knolls recreational facility contracted for construction. It took several years of planning and negotiations to make the Granite Knolls recreational facility a reality. It is without question one of the best recreational facilities in the County if not the State. What truly makes it special is the fact that it lies atop one of the highest points in the Town and provides a bucolic setting with sweeping vistas. Aesthetically, it is a uniquely beautiful setting that lifts the spirits and provides inspiration to all its visitors.

The thought that you are about to approve an industrial/commercial use for the benefit of a third party in the signature town park, a use which will not provide any appreciable benefit or enhancement to the parkland, or a use that will benefit the purposes for which the facility was created in exchange for some negligible “rent” is very disturbing.

The above being said and notwithstanding, it is my considered opinion as a former Yorktown Town Attorney and Town Supervisor that your Board does *NOT* have the legal authority to approve the project as the Yorktown Town code does not allow for “large scale solar energy systems” to be permitted on parkland.

The Yorktown code provides that ground mounted solar energy systems are “permitted as accessory structures in zoning districts” under section 300-81.4(E)(3) as “small scale solar energy systems *ONLY*.”

The application before you is not a small scale solar energy system and therefore is not a permitted accessory use under the Yorktown Code.

Under Section 300-81.4(F) a large solar energy system is NOT permitted as a “sole, principal use on properties within nonresidential zones.”

This section reads as follows:

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.

Here, the proposed large scale solar energy system is not a permitted use under the code in the first instance as the Granite Knolls park does not lie with a “zoning district.” As designated parkland the Granite Knolls property is **NOT** in a “zoning district.” As designated park land the property has been removed from the inventory of usable land and is held by the Town in trust for park and/or recreational purposes only. Hence the requirement that the Town must apply to

the State to alienate the land upon which the solar energy system is to be located. A third party commercial energy system is not a purpose for which the land was taken off the town tax rolls and held in a trust to be only used for park and recreational purposes.

The land which has been allowed to be alienated and which is now alienated from the park stands on its own. It has been effectively separated from the "park" and the remaining lands which make up the balance of the Granite Knolls parklands. The sole and exclusive purpose for that portion of the park upon which the solar arrays are to be constructed is to accommodate the large scale solar energy system. The large scale solar energy system therefore becomes the sole, principal use for the property so alienated, which lies within a nonresidential zone. In fact the alienated property, alienated for the sole purpose of allowing for a solar energy system technically lies in no designated zone. It in essence a stand alone parcel the sole intended use being a large scale energy system; a use by the very language of the Town code not permitted in this nonresidential designated land.

To further illustrate the point please consider the following: The Town Code states that a large scale solar energy system is "permitted within all zoning districts, subject to the requirements set forth in this section" i.e. 300-81.4 (F). The code thereafter sets forth the required setbacks, allowable heights, required minimum lot sizes etc. The area and bulk restrictions and requirements in turn reference the underlying zoning of the property to be put to solar energy system use. Here, there is no "underlying zoning" applicable to the Granite Knolls property to determine compliance with the special use regulations. As for instance, minimum lot size for a large scale energy system shall be five acres in residential zones. Lot size in nonresidential zones shall comply with the requirements in the underlying zone." 300-81.4(F)(3)(b). Here the underlying property is parkland so how is a determination made that the application before this board is compliant with this provision of the code? It should be noted that for a special use permit to issue the approving board (Planning or Zoning whichever is applicable) must make a finding that the application strictly complies with the special use regulation applicable to the use.

The approving board's discretion over special use permit applications is limited. Where an application complies with the special use regulations the

approving authority must issue the permit. Where the application does not comply with the special use regulations the application must be denied.

Under section 300-81.4(F)(3)(d) fencing and screening is required and where the project calls for carport or canopy installations this Board must make determination that “the visual and aesthetic impacts to the surrounding area is not significantly adversely affected.”

Here, the surrounding area is parkland! How is it possible to mitigate the adverse visual impact of a large commercial solar energy system to be constructed in the middle of a town recreational facility. The entire project is wholly inconsistent and offensive to the very use and enjoyment of the park. This is especially true here where the Granite Knolls Park’s inherent beauty is its long range, top of mountain views which are now going to be marred and obstructed by 16 foot high solar canopies.

Under section 300-81.4 (F)(3)(g) the code requires landscape screening and buffering to mitigate what is understood to be the visual plight that comes along with large scale solar systems. Here, no screening or buffering is provided. In fact the solar panels are planned to be erected in the middle of the recreational facility. Under the proposed plan not only are the canopies not being screened they are being erect in the exact location where the public is being invited to recreate. The applicant cannot comply with this section of the regulations and therefore this alone becomes a ground to deny the application.

The approval in essence is converting this bucolic, jewel of Yorktown into a crass commercial industrial use in direct contravention of the very purposes this land was set aside in trust.

Simply put by having alienated the park land for the sole purpose of accommodating the large scale solar energy system is to have created a situation where the sole and principal use of the property has in essence become the large scale energy system not permitted, but specifically prohibited under the Yorktown Code.

The foregoing precludes your Board from acting upon the special use permit before you. As you know for a special use permit to issue there must be strict

compliance with the code's regulations applicable to the use sought to be approved by a special use permit. Should the application depart in any manner from the regulations the application must be denied as it is deemed a non-conforming, use. In turn as a non-conforming use, approval would require the issuance of a use variance, which is a non-jurisdictional application before this Board

With the above being said the applicant is not without a remedy should it wish to continue to pursue its application. What is necessary is that the Town Board must enact legislation amending the zoning code to allow for large scale solar energy systems on town parklands.

The State legislature's approval allowing for the alienation of the Granite Knolls park, or a portion thereof, specifically to accommodate the project before this Board does not obviate the need for local legislative authority to permit the Planning Board to consider an application for a large solar energy system by a third party on town parkland.

The Town of Yorktown holds approximately 500 acres in trust for park purposes. The precedent of allowing parklands (lands taken off the town tax rolls to be held in the public trust for recreational purposes, and not in a designated "zoning district") to be leased out for commercial purposes unrelated to park purposes is a dangerous one.

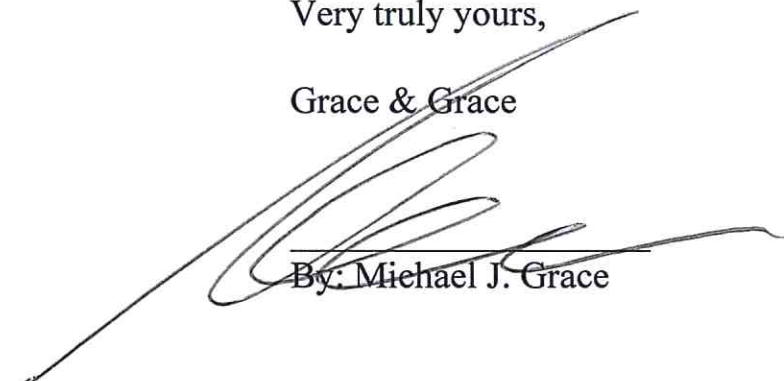
At the very least the issue of carving out portions of parkland to be put to use as large solar energy systems should be an issue put before the citizens of Yorktown, for vetting, review and approval or disapproval.

In addition to the above it is my considered opinion that the modification of the plan put before the Board on September 12, 2022 which eliminated the ground mounted panels but retained the canopies is a significant and substantial modification requiring a re-noticing of the hearing on the application. While the modification of the plan may be considered a downsizing of the scale of the project the modification is in the nature of a bait and switch. The noticed plan differs from the modified plan by eliminating the less intrusive ground mounted panels to curry favor for approval of the more intrusive, visually adverse canopy arrays which will obliterate the panoramic views to the South and the East.

As a final word I am of the opinion that the Granite Knolls recreational facility is one the most aesthetically pleasing recreational facility in the County if not the State. Its top-of-the-mountain views and feel can be both peaceful and exhilarating simultaneously. Its beauty represents the poetry of life. To defile it with a commercial/industrial use which provides little to no public benefit to the Town of Yorktown for a fee is something none of us should be comfortable to support. .

Very truly yours,

Grace & Grace



By: Michael J. Grace

cc: Town Board
Town Attorney

SEP 26 2022

TOWN OF YORKTOWN

To: Yorktown Planning Board

From: Yorktown Tree Conservation Advisory Commission (TCAC)

Date: 23 September 2022

cc: Yorktown Planning Dept. (J. Tegeder, R. Steinberg, N. Calicchia); Engineering Dept. (D. Ciarcia); Conservation Board (K. Hughes); Town Clerk (D. Quast); TCAC members (L. Klein, T. Schmitt, K. Schepart, J. Gussak, J. Verado)

Re: Proposed solar facility at Granite Knolls Park

Dear Chairman Fon and members of the Planning Board:

The TCAC has reviewed the referral materials for the referenced project that were received on 2 September 2022. However, we find that this project is still not in compliance with the requirements of Chapter 270 for the following reason:

- The Engineer has still not provided a proper mitigation plan. The latest proposed mitigation plan consists of planting 44 evergreen trees, which all function as screening. This does not qualify as a mitigation plan. Chapter 300-81.4.F.(3)(g) states that "Landscape screening and buffering shall be required." Furthermore, during the PB's work session of 24 January 2022, related to the Foothill Street solar project, the PB's lawyer, James W. Glatthaar, Esq., stated that screening plantings do not qualify as replacement trees because a screening plan is required by the solar law. Please note that the TCAC has made this same comment in our memos of 7 March 2022 and 21 April 2022.
- The Engineer has not provided a mitigation plan. Chapter 300-81.4.F.(3)(h) states that "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."

The TCAC notes that the Engineer's current letter makes no mention of his previous statement regarding a payment to the Tree Bank Fund which the TCAC accepted in our 7 March 2022 memo. According to the TCAC's calculations, the current plan would require a payment of \$1523.76, 12 protected trees removed at \$100 each plus 5396SF of woodlands disturbed at \$300 per 5000SF.

The TCAC further notes that the plant list for the screening includes the use of Colorado Spruce and Canadian Hemlock. Colorado Spruce is not a native species to this area and should be replaced with a native species. The Canadian Hemlock is not recommended as it is susceptible to an invasive insect, the Woolly Adelgid. These trees need to be treated yearly to control this pest. They are also susceptible to Aphids, Scale and Mites requiring a separate yearly treatment for control. The TCAC recommend the use of another native evergreen species.

The TCAC also recommends that a three year watering and maintenance plan be developed and implemented such as was proposed for the Yorktown Rehabilitation & Nursing Center Solar project.

Until a proper mitigation plan is developed and submitted, this proposal should not be allowed to advance further in the Planning Board review process.

Sincerely,

Tree Conservation Advisory Commission

Lawrence W. Klein, P.E., Member

Keith Schepart, ISA, Member

Tom Schmitt, Member

J. Gussak, Member

J. Verado, Member

Christopher Taormina, RA
Chairman

TOWN OF YORKTOWN

ADVISORY BOARD ON ARCHITECTURE & COMMUNITY APPEARANCE (ABACA)

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

To: Planning Department
From: ABACA
Date: September 21, 2022
Subject: McDonald's – Crompond Road
SBL: 36.05-1-10

RECEIVED
PLANNING DEPARTMENT
SEP 22 2022
TOWN OF YORKTOWN

Documents Reviewed:

Title:	Produced By:	Referred By:
Submission letter with associated materials dated 8/31/22 Revised Architectural Rendering dated 8/19/22	Dynamic Engineering Consultants, PC	Planning Department

The Advisory Board on Architecture and Community Appearance reviewed the above referenced at their Board meeting held on Tuesday, September 20, 2022.

The applicant is proposing a slight change to the previously approved plan for the building architecture from the approved faux brick pattern to a more uniform plank pattern while maintaining similar colors as shown in the rendering submitted.

The ABACA has the following comments:

- The colors on the exterior rendered elevation drawings don't relate precisely and reads much darker than the proposed new material and color listed which is more muted and softer. The proposed new material incorporated, fiber cement panel by Hardiplank in the color of "Timber Bark", is acceptable to the Board.
- The rail supporting the sign letters is white on the drawings but should match or be similar to the corresponding building color.

The ABACA has no objection to the architectural changes noting the comments above.

Christopher Taormina

Christopher Taormina, RA
Chairman

/nc

cc: Applicant
Planning Board
Building Department

TOWN OF YORKTOWN

ADVISORY BOARD ON ARCHITECTURE & COMMUNITY APPEARANCE (ABACA)

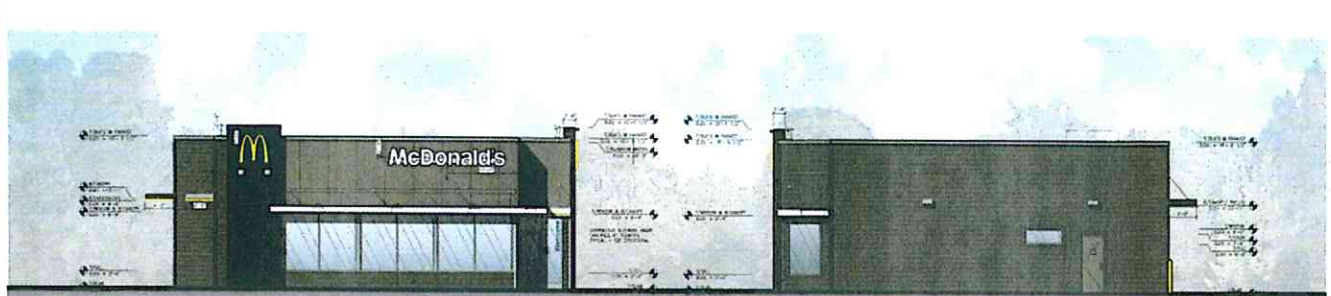
Albert A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565

ABACA Memo – McDonalds Crompond Road

September 21, 2022

Page 2 of 2

REVISED ARCHITECTURAL RENDERING



Front Elevation

Rear Elevation



Non-Drive-Thru Side Elevation



Drive-Thru Side Elevation

MATERIAL LEGEND	
[Color swatch]	Dark Green Panel
[Color swatch]	Medium Green Panel
[Color swatch]	Light Green Panel
[Color swatch]	Dark Grey Panel
[Color swatch]	Medium Grey Panel
[Color swatch]	Light Grey Panel
[Color swatch]	Dark Blue Panel
[Color swatch]	Medium Blue Panel
[Color swatch]	Light Blue Panel
[Color swatch]	Dark Yellow Panel
[Color swatch]	Medium Yellow Panel
[Color swatch]	Light Yellow Panel
[Color swatch]	Dark Red Panel
[Color swatch]	Medium Red Panel
[Color swatch]	Light Red Panel
[Color swatch]	Dark Purple Panel
[Color swatch]	Medium Purple Panel
[Color swatch]	Light Purple Panel
[Color swatch]	Dark Orange Panel
[Color swatch]	Medium Orange Panel
[Color swatch]	Light Orange Panel
[Color swatch]	Dark Brown Panel
[Color swatch]	Medium Brown Panel
[Color swatch]	Light Brown Panel
[Color swatch]	Dark Tan Panel
[Color swatch]	Medium Tan Panel
[Color swatch]	Light Tan Panel
[Color swatch]	Dark Grey Panel
[Color swatch]	Medium Grey Panel
[Color swatch]	Light Grey Panel
[Color swatch]	Dark Blue Panel
[Color swatch]	Medium Blue Panel
[Color swatch]	Light Blue Panel
[Color swatch]	Dark Yellow Panel
[Color swatch]	Medium Yellow Panel
[Color swatch]	Light Yellow Panel
[Color swatch]	Dark Red Panel
[Color swatch]	Medium Red Panel
[Color swatch]	Light Red Panel
[Color swatch]	Dark Purple Panel
[Color swatch]	Medium Purple Panel
[Color swatch]	Light Purple Panel
[Color swatch]	Dark Orange Panel
[Color swatch]	Medium Orange Panel
[Color swatch]	Light Orange Panel
[Color swatch]	Dark Brown Panel
[Color swatch]	Medium Brown Panel
[Color swatch]	Light Brown Panel
[Color swatch]	Dark Tan Panel
[Color swatch]	Medium Tan Panel
[Color swatch]	Light Tan Panel

AECOM
August 19, 2022

Proposed McDonald's Restaurant
Rendered Elevations
031-0170 - 3481 US Highway 202, Cortland Manor, NY

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

To: Planning Department
From: ABACA
Date: September 21, 2022
Subject: Thermo Dynamics Corp.
6.18-1-30; 2989 Navajo Street

RECEIVED
PLANNING DEPARTMENT

SEP 22 2022

TOWN OF YORKTOWN

Documents Submitted:	Referred By:
The Helmes Group LLP – Response Letter dated 8/11/2022 Plan Set – Last revised 8/11/2 Landscape Plan – Sheet C-2 of Plan Set	Planning Department

The Advisory Board on Architecture and Community Appearance reviewed the above referenced subject at their meeting held on Tuesday, September 20, 2022. The ABACA appreciates that the applicant addressed their previous comments and have no further comments.

Christopher Taormina

Christopher Taormina, RA
Chairman

/nc;

Attachments

cc: Building Department
Applicant

SEP 30 2022

TOWN OF YORKTOWN

September 30, 2022



Rohit T. Aggarwala
Commissioner

Paul V. Rush, P.E.
Deputy Commissioner
Bureau of Water Supply
prush@dep.nyc.gov

465 Columbus Avenue
Valhalla, NY 10595
T: (845) 340-7800
F: (845) 334-7175

Mr. Joseph C. Riina, P.E.
Site Design Consultants
251-F Underhill Avenue,
Yorktown Heights, NY- 10598

Via Email: jriina@sitedesignconsultants.com

Re: Proposed CVS Pharmacy - Stormwater Pollution Prevention Plan
3320 Crompond Road (NYS Rte.35/202)
Yorktown Heights, NY
Tax Map# 26.18-1-23, 25 & 26
Log # 2015-CNC-0144-SP.1

Dear Mr. Riina:

New York City Department of Environmental Protection (DEP) has reviewed your latest submission on the above referenced SWPPP. DEP had arranged a Teams meeting with Tom Kerrigan from your office on September 28, 2022, to discuss the comments below. These comments must be addressed satisfactorily prior to approval.

1. Based on the soil testing witnessed by DEP and per your response for the DEP's comment B.12(from May 3, 2022 letter), the groundwater in deep test hole 5 from the underground sand filter bottom is found to be 1.75' above the filter bottom. The system will become submerged and will not be functioning as intended in the NY Design Manual (NYDM), if this design is allowed. In Section 6.4.2 of the NYDM, a 2' minimum separation is required from the filter bottom to groundwater. Per DEP's internal discussion, the idea of coating the interior of the sand filter with epoxy waterproofing membrane is not an acceptable solution. Demonstrate how this design is feasible since it is not in conformance with the NYDM or a change of design should be pursued. Also demonstrate how the sand filter section will be watertight such as in the joints and inlet/outlet areas of pipes and that the filter will function properly.
2. Provide the elevations of temporary ponding, permanent pool filter bed clear well, underdrain and overflow elevations etc. on the plan detail. Also, label the elements of the sizing calculations for sand filter (shown in Appendix 7) such as Hsf, Hfb, Ho etc on the plan as discussed.

3. The porous concrete design for the north entranceway is not in conformance with the NYS DM. Where post-construction stormwater management practices are not designed in conformance with the performance criteria in the technical standard, you must include in the SWPPP the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is equivalent to the technical standard. This comment was not adequately addressed in the latest submission and must be detailed as discussed with the design Engineer.
4. Show spot elevations for the northern entrance part of the driveway with asphalt (600 sf) to clearly show that the entire surface flow is being captured fully.
5. The overall depth for the deep test pit log #5 must be corrected for consistency.
6. Based on the Hydrocad model for infiltration chambers, the full WQv from Drainage Area C (DA C) is not stored in the system. Provide a detailed response in the description section of stormwater practices of why this happens and how it is fully captured.
7. Runoff reduction must be provided for each drainage area to each standard practice, not to a design point. This must be elaborated in the report on how this requirement is met for drainage area B.
8. Label all the drainage structures on the drainage plan and landscaping plan.
9. A table for the inspection and maintenance of temporary practices be included on the plan.

Should you have any questions regarding this letter, please call the undersigned at (914)749-5357 or mzachariah@dep.nyc.gov.

Sincerely,

Mariyam Zachariah

Mariyam Zachariah
Associate Project Manager
EOH Project Review Group
Regulatory & Engineering Programs

Cc: Town of Yorktown Planning Board, planning@yorktownny.org
Dan Ciarcia, P.E., Town Engineer, dciarcia@yorktownny.org
James Nazzaro, Owner, jim@jinnazzaro.com
Tony Giuliani, tgiuliani@phronesisengineering.com
Anthony Stancanelli, astancanelli@phronesisengineering.com

Draft Minutes

IBM EV Charging Stations

**PLANNING BOARD
TOWN OF YORKTOWN**

**RESOLUTION APPROVING
ADDITIONAL ELECTRIC VEHICLE CHARGING STATIONS
FOR THE IBM T.J. WATSON RESEARCH CENTER**

RESOLUTION NUMBER: #00-00

DATE:

On motion of _____, seconded by _____, and unanimously voted in favor by Fon, LaScala, Bock, Garrigan, and Phelan, 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 request for approval of a plan titled, "Electric Vehicle Charging System at IBM – Yorktown Heights," prepared by PurePower Engineering, and last revised September 2, 2022 was submitted to the Planning Board on behalf of Powerflex (hereinafter referred to as "the Applicant"); and

WHEREAS the property owned by IBM is located at 1101 Kitchawan Road and is also known as Section 69.16, Block 1, Lot 1 on the Town of Yorktown Tax Map (hereinafter referred to as "the Property"); and

WHEREAS pursuant to SEQRA the proposed action is a Type II action and requires no further review; and

WHEREAS the applicant has requested to install 79 additional electric vehicle charging stations, for a total of 85 charging stations on the site; and

WHEREAS as part of this request the following plan was submitted:

1. A drawing, Sheet G001, titled "Title Sheet," prepared by PurePower Engineering, and last revised September 2, 2022; and
2. A drawing, Sheet E001, titled "Electrical Notes & Symbols List," prepared by PurePower Engineering, and last revised September 2, 2022; and
3. A drawing, Sheet E100, titled "Overall Electrical Plan," prepared by PurePower Engineering, and last revised September 2, 2022; and
4. A drawing, Sheet E101, titled "Electrical Area Plan," prepared by PurePower Engineering, and last revised September 2, 2022; and
5. A drawing, Sheet E105, titled "Overall Charging Area Plan," prepared by PurePower Engineering, and last revised September 2, 2022; and

6. A drawing, Sheet E106, titled "Typical Charging Area," prepared by PurePower Engineering, and last revised September 2, 2022; and
7. A drawing, Sheet E107, titled "Spare Conduit Plan," prepared by PurePower Engineering, and last revised September 2, 2022; and
8. A drawing, Sheet E300, titled "One Line Diagram Existing Service," prepared by PurePower Engineering, and last revised September 2, 2022; and
9. A drawing, Sheet E301, titled "One Line Diagram EV Charging," prepared by PurePower Engineering, and last revised September 2, 2022; and
10. A drawing, Sheet E302, titled "One Line Diagram EV Charging," prepared by PurePower Engineering, and last revised September 2, 2022; and
11. A drawing, Sheet E310, titled "Schedules & Calculations," prepared by PurePower Engineering, and last revised September 2, 2022; and
12. A drawing, Sheet E311, titled "Schedules & Calculations," prepared by PurePower Engineering, and last revised September 2, 2022; and
13. A drawing, Sheet E410, titled "Grounding Details," prepared by PurePower Engineering, and last revised September 2, 2022; and
14. A drawing, Sheet E420, titled "Electrical Details," prepared by PurePower Engineering, and last revised September 2, 2022; and
15. A drawing, Sheet E500, titled "Labels & Signage," prepared by PurePower Engineering, and last revised September 2, 2022; and
16. A drawing, Sheet E600, titled "Equipment Data Sheets," prepared by PurePower Engineering, and last revised September 2, 2022; and
17. A drawing, Sheet E301, titled "One Line Diagram EV Charging," prepared by PurePower Engineering, and last revised September 2, 2022; and
18. EV Charging station images, 2 sheets; and

BE IT NOW RESOLVED that the application of Powerflex for the approval of electric vehicle charging stations, prepared by PurePower Engineering, and last revised September 2, 2022, and that the Chairman of this Board be and hereby is authorized to endorse this Board's approval of said plan; and

RESOLVED the applicant shall submit five (5) sets of plans to the Planning Department for signature by the Planning Board Chairman;

BE IT FURTHER RESOLVED that unless a building permit has been issued by **October 3, 2023**, or a time extension has been granted by the Planning Board, this approval will be null and void.

Draft



PowerFlex Solar, LLC
805 3rd Avenue
New York, NY 10022
www.powerflex.com

RECEIVED
PLANNING DEPARTMENT

AUG 31 2022

TOWN OF YORKTOWN

IBM is constructing a solar carport at its Watson Research Center in Yorktown and has recently received an incentive award from Con Edison to install EV car charging stations for its employees and visitors at the same location. IBM currently has six (6) existing EV charging stations operating at Watson and is now looking to expand and upgrade that system to a total of eighty-five (85) chargers. The expanded EV system will be incorporated into the carport structure and will be contained entirely within the footprint of the solar carport. However, the EV system will be electrically distinct from the PV system and should not be confused with the PV system or its Battery Energy Storage System (BESS) (IBM is also seeking permission to add a battery system to the PV carport system, but that permit application should not be confused with or delay the EV charger permit application). The add-on project will consist of a 1 MWac storage system.

IBM will own the EV system directly and has committed funds from its 2022 capital budget towards the purchase of the EV system. It is imperative that these funds be utilized during the 2022 budget year, or the funds may not remain available for the proposed EV project in the coming year. IBM has already spent funds towards the engineering and permitting of the EV project, but it is necessary that the project receive Town Planning Board approval before IBM can commit further funds towards the purchase of the EV equipment. We will, of course, secure all necessary building and electrical permits in due course once the project has received Board approval, but the window for the project to commence construction this year is rapidly narrowing. Thus, anything that can be done to expedite Board approval for the EV project would be greatly appreciated.





ELECTRIC VEHICLE CHARGING SYSTEM AT IBM — YORKTOWN HEIGHTS

1101 KITCHAWAN RD., YORKTOWN HEIGHTS, NY 10598



LOCATION MAP
SCALE: 1" = 2000'-0"



BIRDS-EYE VIEW FROM SOUTH
SCALE: 1" = 200'-0"



SYSTEM PLAN
SCALE: 1" = 200'-0"

TOTAL SYSTEM SUMMARY:

CHARGER TYPE 1 (QTY): WEBASTO TURBO DX32A (80)
CHARGER TYPE 2 (QTY): DELTA EVHU104-100KW (5)

SCOPE OF WORK SUMMARY

EV CHARGING STATION:
• INSTALL EV CHARGERS.

DISTRIBUTION EQUIPMENT:
• INSTALL UTILITY TRANSFORMER
• INSTALL AC SWITCHBOARD
• INSTALL MAIN CIRCUIT BREAKER
• INSTALL CONED METER
• INSTALL EV TRANSFORMERS
• INSTALL EV PANELBOARDS
• INSTALL UNDERGROUND AND ABOVEGROUND CONDUIT
• INSTALL SPARE PVC CONDUIT
• INSTALL POWERFLEX SENSE & POWERFLEX LOAD MANAGEMENT CENTER

DEVELOPER:



805 THIRD AVE, 20TH FLOOR
NEW YORK, NY 10022

ENGINEERED BY:



111 RIVER STREET, SUITE 1110
HOBOKEN, NEW JERSEY, 07030

DRAWING INDEX

GENERAL	CONCEPTUAL DESIGN	ISSUE FOR PERMIT	ISSUE FOR PERMIT REV1
G001 TITLE SHEET	●	●	●
ELECTRICAL			
E001 ELECTRICAL NOTES & SYMBOLS LIST		●	●
E100 OVERALL ELECTRICAL PLAN		●	○
E101 ELECTRICAL AREA PLAN		●	○
E105 OVERALL CHARGING AREA PLAN		●	●
E106 TYPICAL CHARGING AREA		●	○
E107 SPARE CONDUIT PLAN			
E300 ONE LINE DIAGRAM — EXISTING SERVICE	●	●	●
E301 ONE LINE DIAGRAM — EV CHARGING	●	●	●
E302 ONE LINE DIAGRAM — EV CHARGING		●	●
E310 SCHEDULES & CALCULATIONS		●	●
E311 SCHEDULES & CALCULATIONS			
E410 GROUNDING DETAILS		●	○
E420 ELECTRICAL DETAILS		●	●
E500 LABELS & SIGNAGE		●	○
E600 EQUIPMENT DATA SHEETS		●	○

LEGEND:

UPDATED DRAWING ISSUED	●
UNCHANGED, PREVIOUSLY ISSUED DRAWING STILL CURRENT	○
DRAWING REMOVED FROM SET	x

07/19/2022
08/12/2022
09/07/2022

RULER IN INCHES: 0 1/2 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

PROJECT: ELECTRIC VEHICLE CHARGING SYSTEM AT IBM — YORKTOWN HEIGHTS 1101 KITCHAWAN RD. YORKTOWN HEIGHTS, NY 10598
 DEVELOPER: powerflex EDF Renewables
 PROJECT #: 04475
 PAGE SIZE: 3.6" x 24"
 WEBASTO DX 80 DELTA 100KW EV CHARGER TYPE 1: QTY: 80 EV CHARGER TYPE 2: QTY: 5
 PUREPOWER ENGINEERING INC. 111 RIVER STREET HOBOKEN, NJ 07030
 RICHARD A. WINS LICENSE No. 081197
 DATE: 09/02/2022 ISSUE FOR PERMIT 08/12/2022 ISSUE FOR PERMIT REV1 07/19/2022 CONCEPTUAL DESIGN
 REVISION DESCRIPTION: PM LENG CHK
 BA SC MD BA SC MD BA SC MD BA SC MD

PLUT DATE: 9/6/2022 4:30 PM
RULER IN INCHES: 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, 0, 1/2

ELECTRICAL NOTES

1. GENERAL

- 1.A. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL EQUIPMENT SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL) TO APPLICABLE UL STANDARDS. THE CONTRACTOR SHALL PROCURE ALL NECESSARY CERTIFICATIONS FOR ALL WORK INSTALLED, PAY ALL FEES AND CHARGES CONNECTED THEREWITH AND DELIVER ALL CERTIFICATES AND INSPECTION APPROVALS TO THE OWNER THROUGH THE ENGINEER, BEFORE WORK WILL BE FINALLY ACCEPTED.
- 1.B. ALL INVERTERS SHALL BE IEEE 1547 COMPLIANT AND SHALL BE INSPECTED BY LOCAL UTILITY BEFORE COMMISSIONING, TESTING AND OPERATION OF THE SYSTEM.
- 1.C. UNLESS OTHERWISE NOTED, NEW EQUIPMENT SHALL HAVE AN INTERRUPT RATING (KAIC) OR SHORT CIRCUIT CURRENT RATING (SCCR) GREATER THAN OR EQUAL TO THE EXISTING EQUIPMENT.

2. MANNER OF INSTALLATION

- 2.A. ALL WORK SHALL BE INSTALLED IN A FIRST CLASS, NEAT AND WORKMANLIKE MANNER BY MECHANICS SKILLED IN THE TRADE INVOLVED. ALL DETAILS OF THE INSTALLATION SHALL BE MECHANICALLY AND ELECTRICALLY CORRECT.
- 2.B. TORQUE AND MARK ALL RACKING AND MECHANICAL LUGS.

3. CONDUCTORS AND CONDUCTOR INSTALLATION

- 3.A. WHERE POSSIBLE, ALUMINUM CABLE TERMINATIONS SHALL BE MADE WITH COMPRESSION LUGS OR MECHANICAL LUGS WITH COMPRESSION PIN ADAPTORS. REQUEST CLIENT APPROVAL FOR ALTERNATIVES.
- 3.B. IF ALUMINUM MC CABLE IS USED, THHN/THWN-2 INSULATION IS ACCEPTABLE. FOR ALUMINUM CONDUCTORS, XHHW-2 SHALL BE USED.
- 3.C. ANTI-OXIDANT COMPOUND SHALL BE USED WITH ALL ALUMINUM LUGS. CLEAN OXIDATION FROM WIRE STRANDS WITH STEEL WIRE BRUSH PRIOR TO APPLICATION OF COMPOUND.
- 3.D. PV SYSTEM CONDUCTORS SHALL BE MARKED AND IDENTIFIED PER NEC 690.31(B).
- 3.E. INSTALL WIRE AND CABLE IN ACCORDANCE WITH THE NEC AND AS HEREINAFTER SPECIFIED. USE THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION'S STANDARD OF INSTALLATION, THE MANUFACTURER'S WRITTEN INSTRUCTIONS, UNLESS SUPERSEDED BY THESE SPECIFICATIONS. IN ALL CASES THE INSTALLATION SHALL BE IN ACCORDANCE WITH RECOGNIZED INDUSTRY PRACTICES.
- 3.F. THE USE OF WIRE SPLICES AT ANY POINT IN THE INSTALLATION IS STRICTLY PROHIBITED.
- 3.G. THE USE OF WIRE LUBE IS REQUIRED FOR ALL WIRE PULLS THROUGH CONDUIT RUNS OF 20' OR LONGER, OR WITH BENDS IN 180° OR MORE. WIRE LUBE IS REQUIRED EVEN WHEN USING SELF LUBRICATING CABLES SUCH AS SOUTHWIRE 'SIMPULL'.
- 3.H. STRING WIRING HOMERUNS SHALL BE SECURED TO UNDERSIDE OF THE RACKING & MODULES USING SUNBUNDLERS OR EQUIVALENT APPROVED BY EOR. TRANSITION TO EMT OUTSIDE OF ARRAY. NEGATIVE HOMERUN SHALL BE RUN PARALLEL TO POSITIVE HOMERUN. ALL PV SOURCE CIRCUITS WHICH WOULD BE EXPOSED TO PHYSICAL DAMAGE SHALL BE PROTECTED IN CONDUIT OR CABLE TRAY.
- 3.J. ALL PV SOURCE CIRCUITS WITH DIRECT EXPOSURE TO SUNLIGHT SHALL BE PROTECTED THROUGH THE USE OF CONDUIT, PROTECTIVE WRAP, SPLIT LOOM, OR EQUIVALENT, WHICH ARE DURABLE FOR THE ENVIRONMENT AND RATED FOR THE APPLICATION.
- 3.K. ALL PLUG AND SOCKET CONNECTORS MATED TOGETHER SHALL BE OF THE SAME TYPE AND OF THE SAME MANUFACTURER. "COMPATIBLE" CONNECTORS SHALL NOT BE ACCEPTED (IEC 62446-1).
- 3.L. ALL FIELD-MADE PLUG & SOCKET CONNECTORS SHALL BE INSTALLED USING MANUFACTURER APPROVED TOOLS AND METHODS, AND CABLE GLANDS SHALL BE TIGHTENED TO MANUFACTURER'S SPECIFIED TORQUE VALUE.
- 3.M. ALL CONDUCTORS AND CABLES RATED OVER 1000V SHALL NOT BE BENT AT RADIUS LESS THAN 12X THEIR DIAMETER, OR AS SPECIFIED BY DATASHEET.

4. PHASE RELATIONSHIP

- 4.A. CONNECT FEEDERS TO MAINTAIN PHASE RELATIONSHIP THROUGH SYSTEM. PHASE LEGS OF FEEDERS SHALL MATCH BUS OR CABLE ARRANGEMENTS IN EQUIPMENT TO WHICH THE FEEDERS ARE CONNECTED. COLOR CODING SHALL BE AS FOLLOWS:

208/120 VAC
A PHASE: BLACK, B PHASE: RED, C PHASE: BLUE

277/480 VAC OR 346/600 VAC
A PHASE: BROWN, B PHASE: ORANGE, C PHASE: YELLOW

1500 VDC, 1000 VDC, OR 600 VDC
UNGROUND POSITIVE CONDUCTOR: RED
UNGROUND NEGATIVE CONDUCTOR: BLACK

AC AND DC SYSTEMS:
GROUNDED CONDUCTOR: WHITE
GROUND: GREEN

- 4.B. GROUNDED CONDUCTORS (NEUTRAL) AND EQUIPMENT GROUNDING CONDUCTORS SMALLER THAN #4 MUST HAVE COLOR CODED INSULATION. WHERE COLOR CODED CABLE IS NOT USED, TAPE CONDUCTOR WITH OVERLAPPED COLORED TAPE FOR A MINIMUM OF 6 IN ACCESSIBLE LOCATIONS. COLOR CODING MUST BE USED CONSISTENTLY FOR THE ENTIRE PROJECT.

5. CONDUITS AND RACEWAYS

- 5.A. PROVIDE RACEWAYS MINIMUM SIZE 3/4".
- 5.B. CONDUITS SHALL BE RMC. PVC CONDUITS ONLY PERMITTED IN BELOW GRADE DUCT BANKS.
- 5.C. DRAWINGS SHOW RACEWAY LOCATIONS DIAGRAMMATICALLY. CONTRACTOR SHALL ADJUST ROUTING TO SUIT FIELD LOCATIONS. ANY CHANGES TO PROPOSED ROUTING SHALL BE SUBMITTED TO ENGINEER FOR REVIEW AND APPROVAL.
- 5.D. FURNISH AND INSTALL ALL FITTINGS AND SPECIAL DEVICES NECESSARY FOR THE PROPER INSTALLATION, CONNECTION AND OPERATION OF THE SYSTEM. CONDUIT ELBOWS SHALL BE OF THE SAME MAKE, QUALITY AND FINISH AS THE CONDUIT USED.
- 5.E. A PROTECTIVE COATING OF ASPHALT COMPOUND, PLASTIC SHEATH, OR OTHER EQUIVALENT PROTECTION SHALL BE APPLIED TO ANY GALVANIZED STEEL CONDUITS DIRECTLY BURIED IN EARTH.
- 5.F. CONDUIT SHALL USE RAIN-TIGHT CONNECTORS, FACTORY STAMPED RAIN-TIGHT WITH COMPONENTS PROPERLY INSTALLED.
- 5.G. PROVIDE EXPANSION FITTINGS WITH BONDING JUMPERS FOR EVERY 100' OF STRAIGHT METAL CONDUIT RUN.
- 5.H. CONDUIT EXPANSION AND DEFLECTION FITTINGS WITH BONDING JUMPERS SHALL BE USED WHENEVER CROSSING BUILDING EXPANSION AND SEISMIC SEPARATION JOINTS.
- 5.I. LEAVE WIRE SUFFICIENTLY LONG TO PERMIT MAKING FINAL CONNECTIONS. ALL EMPTY CONDUITS OVER 10' IN LENGTH SHALL BE PROVIDED WITH SYNTHETIC FIBER ROPE PULL WIRE.
- 5.J. PATCH AND REPAIR ALL SURFACES DAMAGED BY TRENCHING TO MATCH THE PREVIOUSLY EXISTING CONDITIONS.
- 5.K. ALL PENETRATIONS SHALL BE SEALED TO MAINTAIN THE EXISTING FIRE RATING.
- 5.L. ALL ROOFTOP CONDUITS SHALL BE MARKED PER LOCAL FIRE CODES.
- 5.M. ALL CONDUITS ENTERING ENCLOSURES SHALL BE FITTED WITH PROTECTIVE BUSHINGS, INCLUDING CONDUIT WITH CONDUCTOR SIZES SMALLER THAN #4 AWG. METALLIC CONDUIT/BUSHINGS SHALL BE BONDED PER NEC.
- 5.N. ALL CONDUIT ENTERING ENCLOSURES SHALL BE SEALED WITH AN APPROVED SEALANT.

6. ELECTRICAL ENCLOSURES

- 6.A. ALL OUTDOOR ENCLOSURES (PANELBOARDS, DISCONNECT SWITCHES, JUNCTION BOXES, COMBINER BOXES, ETC.) SHALL BE NEMA 3R, 4, OR 4X. INDOOR ENCLOSURES SHALL BE NEMA 1.
- 6.B. PANELBOARD DOORS SHALL BE QUARTER TURN LATCHES OR EXTERNAL HANDLE WITH INTERNAL LATCHES, NO SETS OF EXTERNAL SCREW DOWN CLAMPS.
- 6.C. CONDUIT TERMINATING IN OUTDOOR ENCLOSURES SHALL USE MYERS-TYPE HUBS WITH GROUND SCREW. UTILIZE RAIN-TIGHT FITTINGS FOR ALL CABLE ENTRIES.
- 6.D. NO PENETRATIONS OR CABLE ENTRIES IN THE TOP OF OUTDOOR ENCLOSURES. ENTER OUTDOOR ENCLOSURES FROM THE BOTTOM (PREFERRED) OR SIDE.
- 6.E. ALL ELECTRICAL EQUIPMENT SHALL BE LISTED OR LABELED BY A RECOGNIZED TESTING AGENCY.
- 6.F. ARC FLASH HAZARD WARNING LABELS SHALL BE PROVIDED AND MOUNTED ON EVERY COMBINER BOX, TERMINAL BOX, INVERTER, AC AND DC SWITCH, TRANSFORMER, AND SWITCHGEAR.
- 6.G. HAND HOLES, PULL BOXES, OR CONDUIT BODIES SHALL BE INSTALLED (WHETHER OR NOT SHOWN ON DRAWINGS) WHEN THE RACEWAY HAS MORE THAN 360° OF BENDS, OR AS NECESSARY TO NOT EXCEED MANUFACTURER'S MAXIMUM CABLE PULLING TENSION.
- 6.H. SWITCHBOARDS AND SWITCHGEARS SHALL BE PROVIDED WITH TEMPORARY INTERNAL HEATERS DURING LONG TERM STORAGE WHILE NOT ENERGIZED AS REQUIRED BY THE MANUFACTURER. ALL OTHER EQUIPMENT SHALL BE STORED IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS.

7. GROUNDING

- 7.A. THE CONTRACTOR SHALL FURNISH AND INSTALL GROUNDING NECESSARY IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.

8. TESTS

- 8.A. FINAL TESTS AND INSPECTION SHALL BE HELD IN THE PRESENCE OF OWNER'S REPRESENTATIVES AND TO THEIR SATISFACTION.
- 8.B. MEGGER TEST ALL DC STRING WIRING, DC COMBINER BOX OUTPUT FEEDERS, AND AC FEEDERS. SUBMIT RESULTS TO OWNER FOR REVIEW.
- 8.C. HI-POT TEST ALL MEDIUM VOLTAGE FEEDERS IN ACCORDANCE WITH CABLE MANUFACTURER INSTRUCTIONS.
- 8.D. IV CURVE TRACES OF STRINGS SHALL BE GENERATED USING THE SOLMETRIC PV ANALYZER (OR EQUIVALENT DEVICE) AND SUBMITTED TO OWNER FOR APPROVAL.
- 8.E. OPEN-CIRCUIT VOLTAGE (Voc) MEASUREMENTS OF ALL DC STRING CONDUCTORS.
- 8.F. GROUND FAULT PROTECTION SYSTEMS SHALL BE FUNCTIONAL TESTED IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS (NEC 230.95(C)).
- 8.G. MEDIUM VOLTAGE EQUIPMENT SHALL BE TESTED IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS.

GENERAL NOTES

- 1. THE GENERAL NOTES APPLY TO ALL DRAWINGS UNDER THE CONTRACT. REFER TO INDIVIDUAL DRAWINGS FOR ADDITIONAL NOTES.
- 2. DRAWINGS ARE DIAGRAMS AND INDICATE GENERAL ARRANGEMENT OF SYSTEMS AND WORK. FOLLOW DRAWINGS IN LAYING OUT OF WORK AND CHECK DRAWINGS OF OTHER TRADES TO VERIFY SPACE CONDITIONS, MAINTAIN HEADROOM, SPACE CONDITIONS, AND REQUIRED CLEARANCES.
- 3. PV SYSTEM CONTRACTOR SHALL COORDINATE ALL THE WORK WITH THE ENGINEER, THE CONSTRUCTION MANAGER AND ALL OTHER CONTRACTORS TO INSURE THAT THE PV SYSTEM IS INSTALLED AS SPECIFIED IN THESE DRAWINGS.
- 4. PERSONAL PROTECTIVE EQUIPMENT (PPE) SHALL BE PROVIDED AS REQUIRED IN ACCORDANCE WITH NEC 70E AND OSHA REQUIREMENTS.
- 5. UNFORESEEN OBSTRUCTIONS ON THE SITE MAY NECESSITATE A CHANGE IN THE LAYOUT. ANY CHANGES TO THE RACKING LAYOUT SHOULD BE REPORTED TO THE ENGINEER. CHANGES IN UP TO 5% OF THE MODULES SHOULD BE ANTICIPATED. CHANGES TO THE ARRAY LAYOUT SHOULD BE MADE AS TO NOT IMPACT THE NUMBER OF MODULES ON A COMBINER BOX OR INVERTER.
- 6. LANDSCAPING: RESTORE TO ORIGINAL CONDITIONS.
- 7. ALL STRUCTURAL AND MISCELLANEOUS EXTERIOR STEEL, INCLUDING STRUT CHANNEL (SUCH AS UNISTUT OR KINDORF) SHALL BE CORROSION RESISTANT, HOT DIP GALVANIZED OR GALVANNEALED WITH A COATED FINISH MINIMUM.

NOTES SPECIFIC TO NEW YORK

- ADOPTED NEC VERSION: 2017
- ADOPTED IFC VERSION: 2018 (WITH AMENDMENTS)
- ADOPTED IBC VERSION: 2018 (WITH AMENDMENTS)

BY LAW, ANYONE PLANNING TO EXCAVATE OR DEMOLISH IS REQUIRED TO CALL 811 AT LEAST TWO FULL BUSINESS DAYS BEFORE WORK BEGINS

LEGEND - GENERAL	
SYMBOL	DESCRIPTION
	LIGHT LINE INDICATES EXISTING OR BEYOND THE SCOPE OF PROJECT
	DARK LINE INDICATES NEW OR WITHIN THE SCOPE OF PROJECT
	DASHED LINE INDICATES EQUIPMENT AT A DIFFERENT ELEVATION
	LIGHT TEXT INDICATES EXISTING OR BEYOND THE SCOPE OF PROJECT
	DARK TEXT INDICATES NEW OR WITHIN THE SCOPE OF PROJECT

LEGEND - CIRCUITS	
SYMBOL	DESCRIPTION
	ABOVE-GROUND CABLE
	UNDER-GROUND CABLE

NOTE: XX REPRESENTS CIRCUIT TYPE BELOW

ABBREVIATION	DESCRIPTION
DC	DIRECT CURRENT
AC	ALTERNATING CURRENT
MV	MEDIUM VOLTAGE
C	COMMUNICATIONS
GND	GROUND
CAB	CAB MESSENGER
FO	FIBER OPTIC

LEGEND - PLAN SYMBOLS	
SYMBOL	DESCRIPTION
	RACEWAY TURNING UP OR TOWARDS OBSERVER
	RACEWAY TURNING DOWN OR AWAY FROM OBSERVER
	PULLBOX
	JUNCTION BOX
	GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLE, RATED: 125-VOLTS AC, 20A
	GROUND ROD
	GROUND ROD W/ TEST WELL
	SLOPE DIRECTION INDICATOR

LEGEND - ONE LINE DIAGRAM & WIRING DIAGRAM SYMBOLS	
SYMBOL	DESCRIPTION
	CIRCUIT BREAKER, FRAME SIZE AND TRIP SETTING AS NOTED
	DISCONNECT SWITCH
	INVERTER
	BUSS CONNECTION POINT
	CROSSING POINT (NO CONNECTION)
	NORMALLY CLOSED - NORMALLY OPEN CONTACTS
	TRANSFORMER CONTROL/POWER, SIZE AND RATING AS NOTED
	CURRENT TRANSFORMER
	POTENTIAL TRANSFORMER
	FUSE, SIZE/RATING AS NOTED
	FUSED DISCONNECT SWITCH
	EARTH GROUND
	PUSHBUTTON SWITCHES; NUMBER AND TYPE OF CONTACT BLOCKS MAY VARY
	PUSHBUTTON SWITCHES MUSHROOM HEAD; NUMBER AND TYPE OF CONTACT BLOCKS MAY VARY
	KEYED INTERLOCK (KIRK KEY OR EQ.)
	SHUNT TRIP COIL

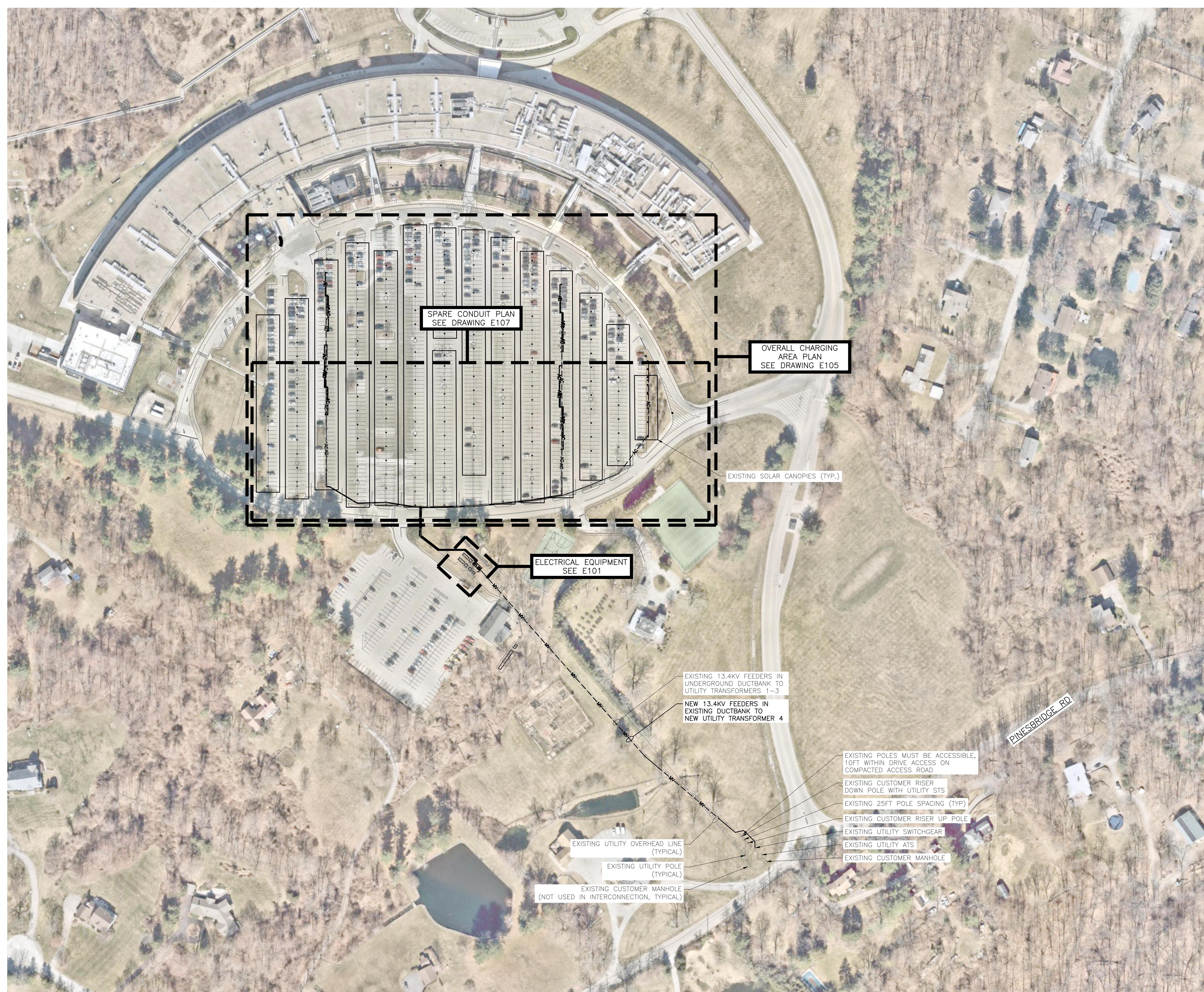
ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
A	AMPERES
AERMS	ARC ENERGY REDUCING MAINTENANCE SWITCH
AF	AMPERE FRAME
A.F.F.	ABOVE FINISH FLOOR
A.F.G.	ABOVE FINISH GRADE
AFDI	ARC FAULT DETECTION & INTERRUPTER
AIC	AMPS INTERRUPTING CAPACITY
AT	AMPERE TRIP
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BKR	CIRCUIT BREAKER
C	CONDUIT
CB	COMBINER BOX
CKT	CIRCUIT
COU	CONDITIONS OF USE
CP	CONTROL PANEL
CT	CURRENT TRANSFORMER
CU	COPPER
DISC	DISCONNECT
EGC	EQUIPMENT GROUNDING CONDUCTOR
ELEC	ELECTRIC, ELECTRICAL
EMERG	EMERGENCY
EMT	ELECTRIC METALLIC TUBING
EQUIP	EQUIPMENT
EXIST	EXISTING
G, GND	GROUND
GEC	GROUNDING ELECTRODE CONDUCTOR
GFCI	GROUND-FAULT CIRCUIT INTERRUPTER
GFPE	GROUND-FAULT PROTECTION OF EQUIPMENT
HID	HIGH-INTENSITY DISCHARGE (LIGHTING)
HZ	HERTZ
IMC	IMC
KAIC	1000 AMPS INTERRUPT CAPACITY
KCMIL	1000 CIRCULAR MILS
kVA	KILO-VOLT AMPERE
kW	KILOWATT
LA	LIGHTNING & SURGE ARRESTOR
LED	LIGHT-EMITTING DIODE
LSIG	LONG, SHORT, INSTANTANEOUS, & GROUND-FAULT
LTG	LIGHTING
MAX	MAXIMUM
MCM	1000 CIRCULAR MILS
MFG	MANUFACTURER
MLO	MAIN LUGS ONLY
MLPE	MODULE LEVEL POWER ELECTRONICS
MPPT	MAXIMUM POWER POINT TRACKING
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NTS	NOT TO SCALE
P	POLE
PF	POWER FACTOR
PLC	PROGRAMMABLE LOGIC CONTROLLER
POA	PLANE OF ARRAY
POI	POINT OF INTERCONNECTION
PRI	PRIMARY
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHLORIDE
PWR	POWER
RAC	RIGID ALUMINUM CONDUIT
RCPT	RECEPTACLE
RGS	RIGID GALVANIZED STEEL CONDUIT
RMC	RIGID METAL CONDUIT
SA	SURGE ARRESTOR
SEC	SECONDARY
SPD	SURGE PROTECTION DEVICE
SSBJ	SUPPLY SIDE BONDING JUMPER
ST	SHUNT TRIP
STP	SHIELDED TWISTED PAIR
SW	SWITCH
TBD	TO BE DETERMINED
TP	TWISTED PAIR
TYP	TYPICAL
V	VOLT
VA	VOLT-AMPERE
W	WATT
WR	WEATHER RESISTANT
XFMR	TRANSFORMER
ø	DIAMETER OR PHASE

DRAWING TITLE
ELECTRICAL NOTES
& SYMBOLS LIST

DRAWING #
E001


POWERFLEX 805 THIRD AVENUE 20TH FLOOR NEW YORK, NY 10022 WWW.POWERFLEX.COM
PURE POWER 111 WYLER STREET EUREKA, NY 11901 WWW.PUREPOWER.COM
RICHARD A. JONES LICENSED E.P. ENGINEER LICENSE # 04475
DEVELOPER
PAGE SIZE 3.6" x 24"
PROJECT # 04475
WEBAOST DX 1: QTY: 80
EV CHARGER TYPE 1: QTY: 80
EV CHARGER TYPE 2: QTY: 5
EV CHARGER TYPE 2: QTY: 5
ELECTRIC VEHICLE SYSTEM AT
IBM - YORKTOWN HEIGHTS
1101 KITCHAWAN RD
YORKTOWN HEIGHTS, NY 10598

RULER IN INCHES: 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



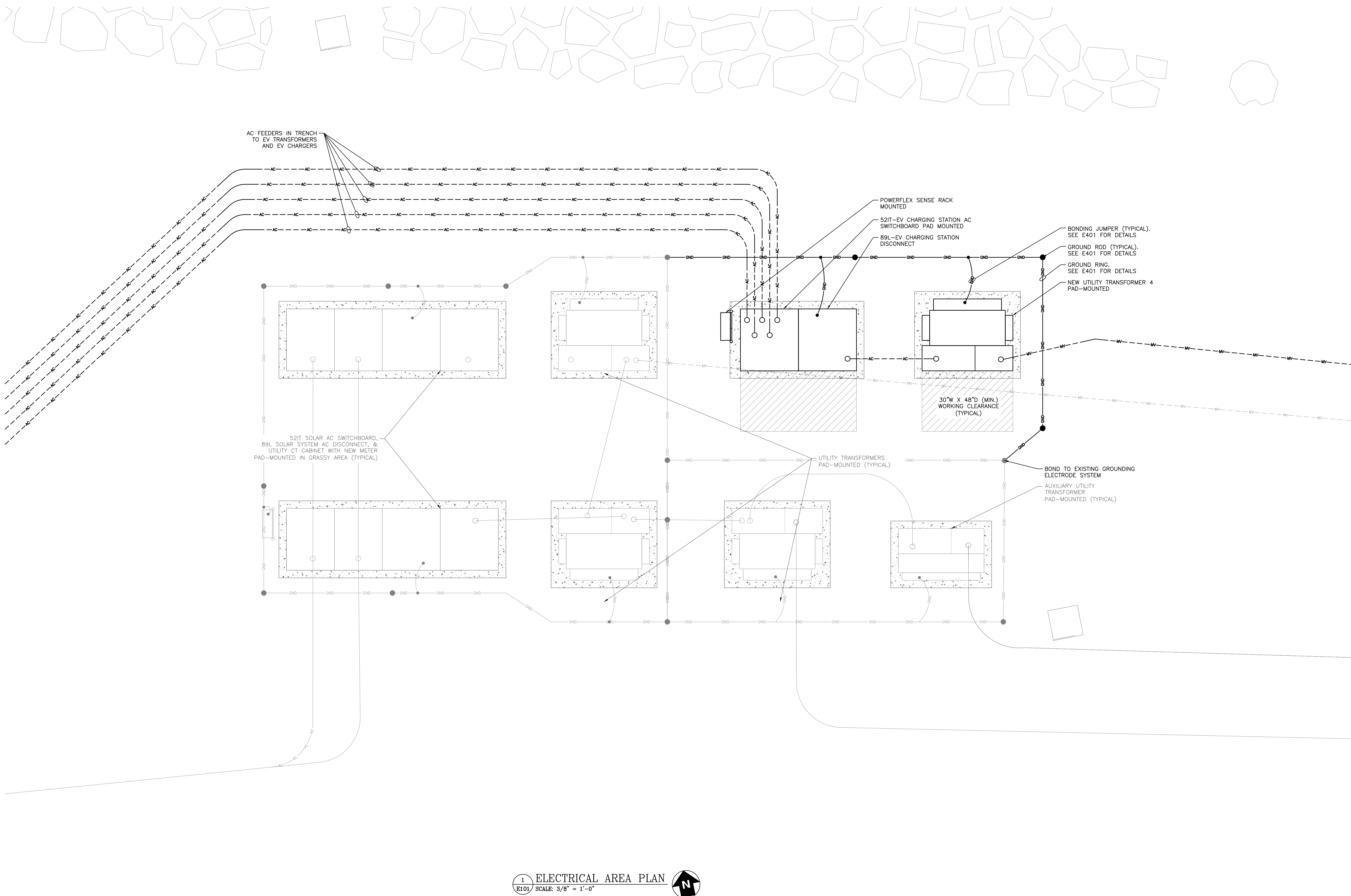
1 OVERALL ELECTRICAL PLAN
 E100 SCALE: 1" = 100'

DRAWING TITLE	DRAWING #
OVERALL ELECTRICAL PLAN	E100

PROJECT ELECTRIC VEHICLE SYSTEM AT IBM - YORKTOWN HEIGHTS 1101 KITCHAWAN RD YORKTOWN HEIGHTS, NY 10598	DEVELOPER powerflex EDF Renewables 805 THIRD AVENUE 20TH FLOOR NEW YORK, NY 10022 WWW.POWERFLEX.COM	LICENSE  RICHARD A. WINS LICENSE NO. 051197	PURE POWER ENGINEERING 111 SWING STREET EUREKA, IN WWW.PUREPOWER.COM	DATE 03/02/2022	REVISION DESCRIPTION ISSUE FOR PERMIT REVI	PM ENG CHK BA SC MD
	PAGE SIZE 3.6" x 24"			PROJECT # 04475	DATE 03/12/2022	REVISION DESCRIPTION ISSUE FOR PERMIT
WEBASTO DX 80 DELTA 100KW	EV CHARGER TYPE 1 QTY: 80	EV CHARGER TYPE 2 QTY: 5	DATE 03/19/2022	REVISION DESCRIPTION CONCEPTUAL DESIGN	PM ENG CHK BA SC MD	

RULER IN INCHES: 0 1/2 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

PLOT DATE: 9/6/2022 4:50 PM



1 ELECTRICAL AREA PLAN
 SCALE: 3/8" = 1'-0"

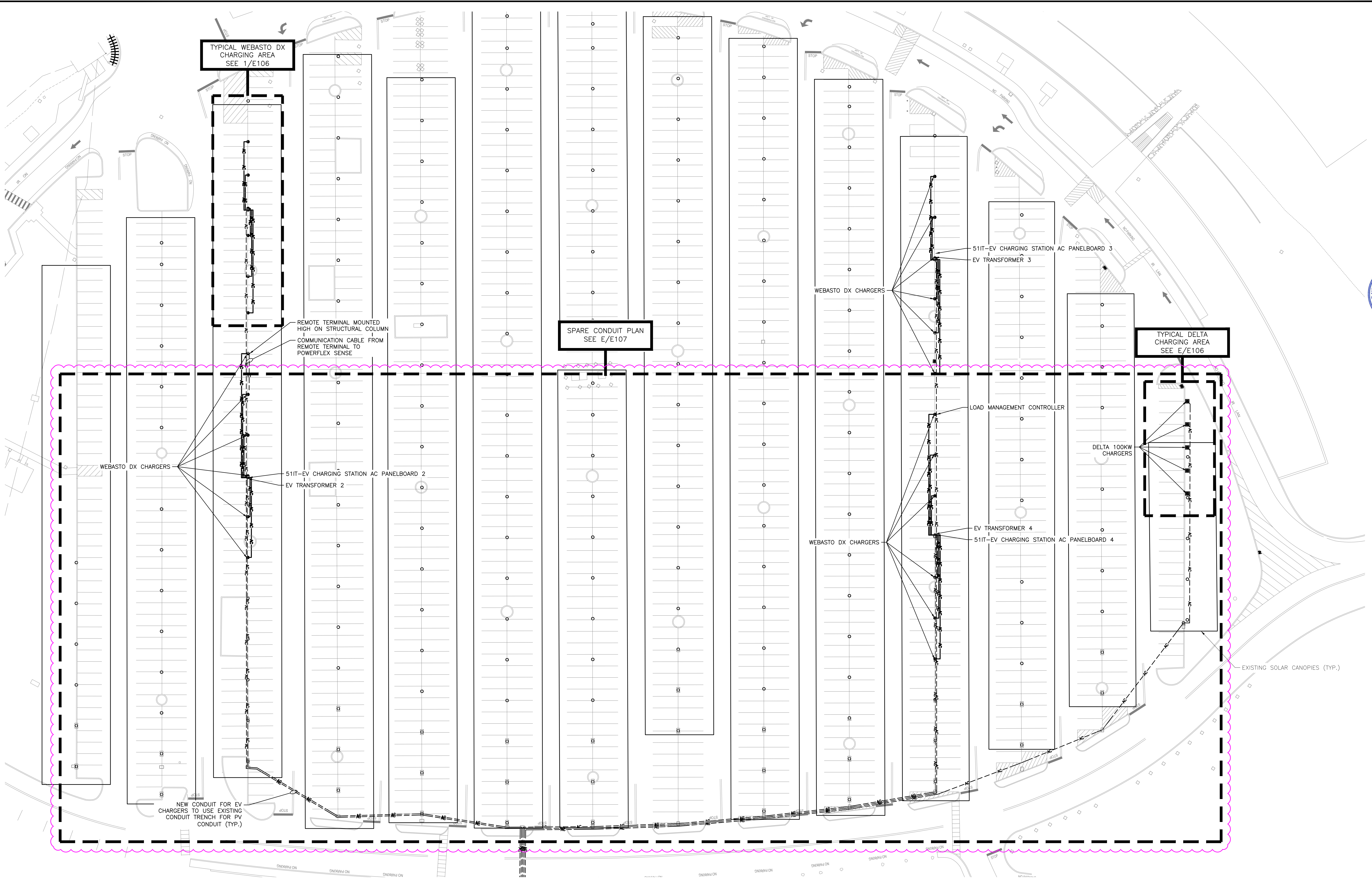


DRAWING TITLE	DRAWING #
ELECTRICAL AREA PLAN	E101

	REVISION DESCRIPTION	PM	ENG	CHK	
	DATE	ISSUE FOR PERMIT REVI	BA	SC	MD
	09/02/2022	ISSUE FOR PERMIT	BA	SC	MD
	08/12/2022	CONCEPTUAL DESIGN	BA	SC	MD
07/19/2022					
POWERFLEX 805 THIRD AVENUE 20TH FLOOR NEW YORK, NY 10022 WWW.POWERFLEX.COM					
powerflex EDP Renewables					
DEVELOPER	PROJECT #	PAGE SIZE			
	04475	3.6" x 24"			
WEBASTO DX	QTY:	WEBASTO DX			
80	1	80			
DELTA	2	DELTA			
100KW	2	100KW			
5	2	5			
EV CHARGER TYPE 1: QTY: 1 EV CHARGER TYPE 2: QTY: 2 EV CHARGER TYPE 2: QTY: 2					
PROJECT: ELECTRIC VEHICLE SYSTEM AT IBM - YORKTOWN HEIGHTS 1101 KITCHAWAN RD YORKTOWN HEIGHTS, NY 10598					

RULER IN INCHES: 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

PLOT DATE: 9/6/2022 4:50 PM



IMPORTANT:
DO NOT STEP OR KNEEL
ON PV MODULES

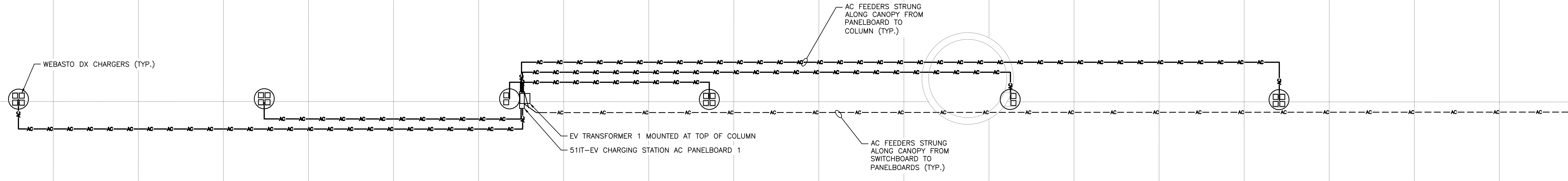
1 OVERALL CHARGING AREA PLAN
E105 SCALE: 1" = 30'



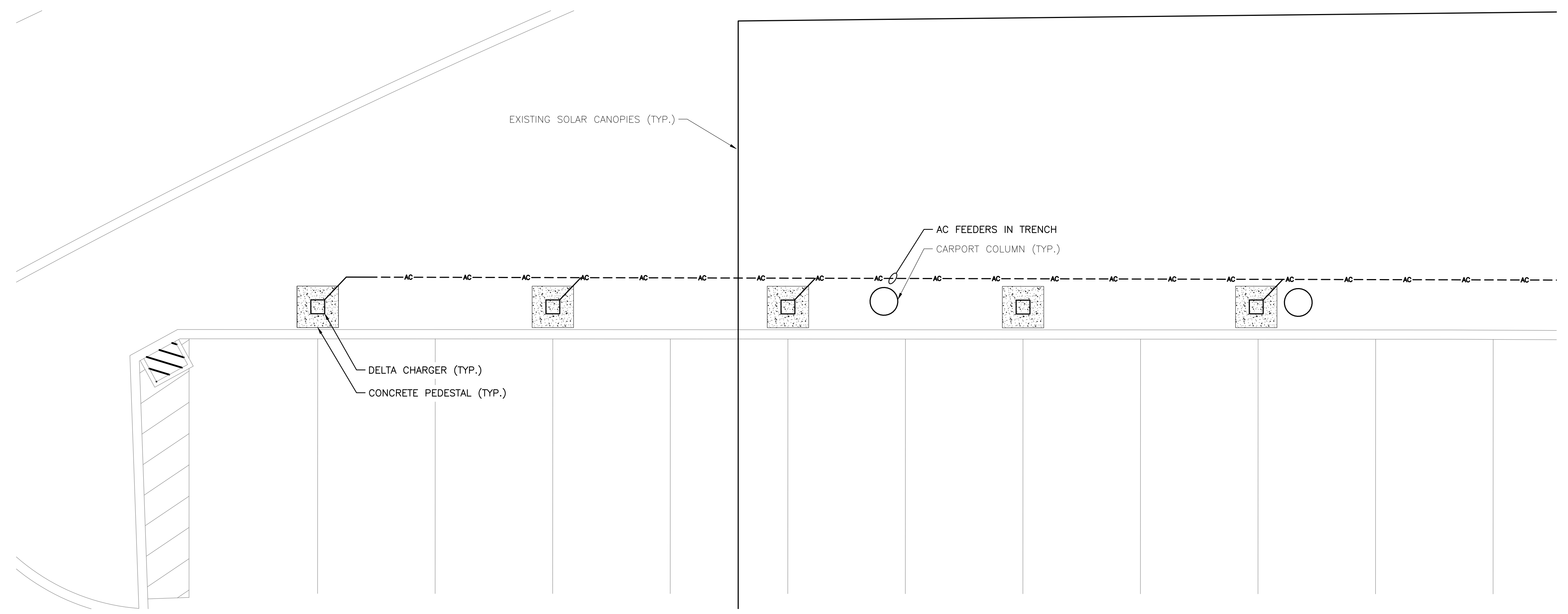
PROJECT	ELECTRIC VEHICLE SYSTEM AT IBM - YORKTOWN HEIGHTS 1101 KITCHAWAN RD YORKTOWN HEIGHTS, NY 10598		DRAWING # E105
	WEBASTO DX 80 DELTA 100KW 5		
	EV CHARGER TYPE 1 QTY: EV CHARGER TYPE 2 QTY: EV CHARGER TYPE 2 QTY:		
	PAGE SIZE 3.6" x 24" PROJECT # 04475		
DEVELOPER	POWERFLEX 805 THIRD AVENUE 20TH FLOOR NEW YORK, NY 10022 WWW.POWERFLEX.COM		
DATE	09/02/2022 08/12/2022 07/19/2022		
REVISION DESCRIPTION	ISSUE FOR PERMIT REVI ISSUE FOR PERMIT CONCEPTUAL DESIGN		
DATE	09/02/2022 08/12/2022 07/19/2022		
PM ENG CHK	BA SC MD	BA SC MD	BA SC MD
ISSUE FOR PERMIT REVI	BA SC MD	BA SC MD	BA SC MD
ISSUE FOR PERMIT	BA SC MD	BA SC MD	BA SC MD
CONCEPTUAL DESIGN	BA SC MD	BA SC MD	BA SC MD

DRAWING TITLE
OVERALL CHARGING AREA PLAN

PLOT DATE: 9/6/2022 4:50 PM
 RULER IN INCHES: 0 1/2 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



1 TYPICAL WEBASTO DX CHARGING AREA
 E106 SCALE: 1" = 5'



1 TYPICAL DELTA CHARGING AREA
 E106 SCALE: 1" = 5'

DRAWING TITLE	DRAWING #
TYPICAL CHARGING AREA	E106

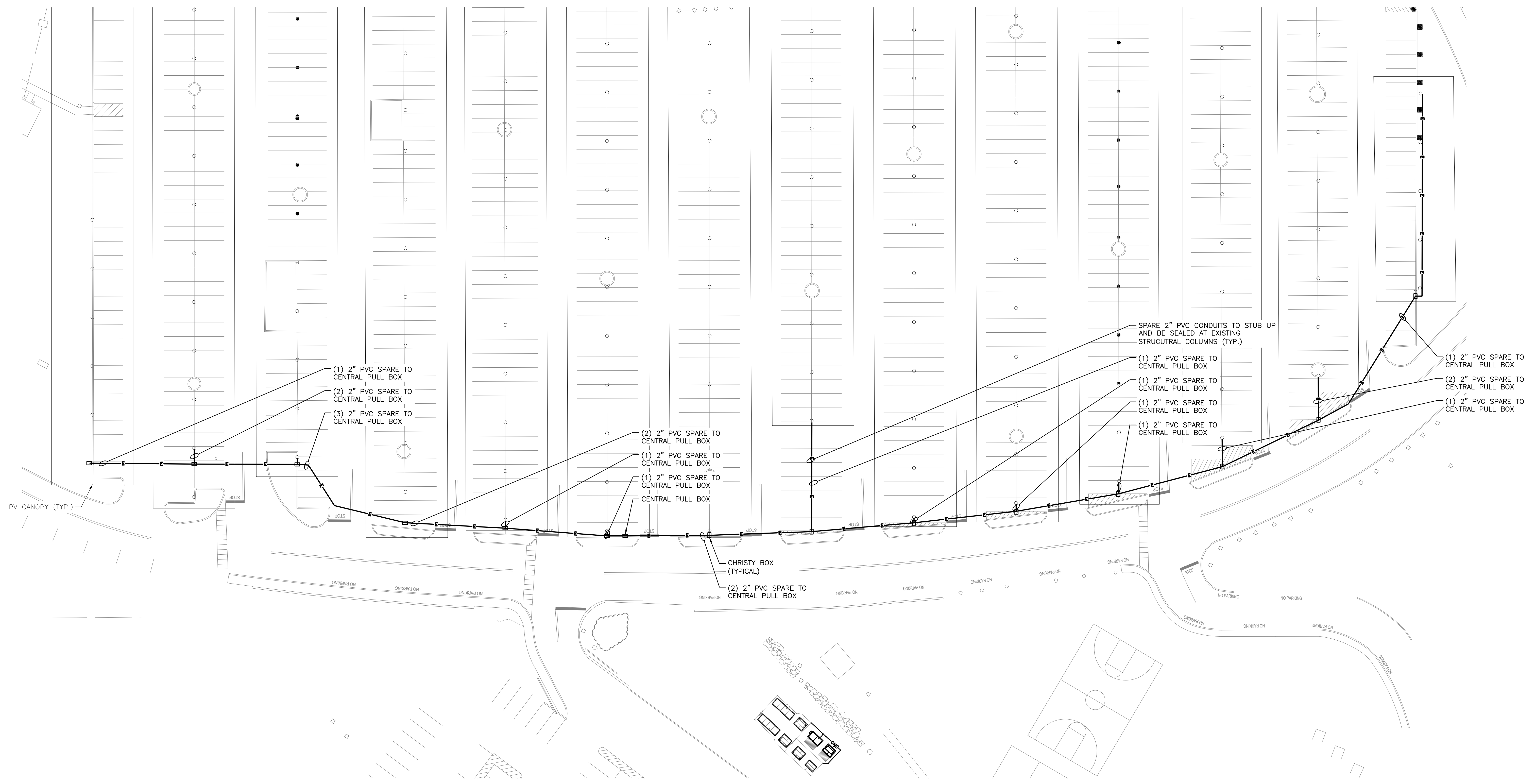
PROJECT	ELECTRIC VEHICLE SYSTEM AT IBM - YORKTOWN HEIGHTS 1101 KITCHAWAN RD YORKTOWN HEIGHTS, NY 10598	
	WEBASTO DX	80 DELTA 100KW 5 DELTA 5
EV CHARGER TYPE 1	QTY: 1	
EV CHARGER TYPE 2	QTY: 2	
EV CHARGER TYPE 2	QTY: 5	
PAGE SIZE	3.6" x 24"	
PROJECT #	04475	
DEVELOPER	POWERFLEX 805 THIRD AVENUE 20TH FLOOR NEW YORK, NY 10022 WWW.POWERFLEX.COM	
DATE	09/02/2022	ISSUE FOR PERMIT REVI
	08/12/2022	ISSUE FOR PERMIT
REVISION DESCRIPTION	07/19/2022	CONCEPTUAL DESIGN
PM	ENG	CHK
BA	SC	MD
BA	SC	MD
BA	SC	MD

PURE POWER ENGINEERING INC.
 111 5th Street, EUREKA, CA
 WWW.PUREPOWER.COM
 RICHARD A. WINIS
 NY LICENSE No. 081197

STATE OF NEW YORK
 ENGINEER
 LICENSE NO. 13000

RULER IN INCHES: 0 1/2 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

PLLOT DATE: 9/13/2022 10:00 AM



(1) 2" PVC SPARE TO CENTRAL PULL BOX
 (2) 2" PVC SPARE TO CENTRAL PULL BOX
 (3) 2" PVC SPARE TO CENTRAL PULL BOX

(2) 2" PVC SPARE TO CENTRAL PULL BOX
 (1) 2" PVC SPARE TO CENTRAL PULL BOX
 (1) 2" PVC SPARE TO CENTRAL PULL BOX
 CENTRAL PULL BOX

CHRISTY BOX (TYPICAL)
 (2) 2" PVC SPARE TO CENTRAL PULL BOX

SPARE 2" PVC CONDUITS TO STUB UP AND BE SEALED AT EXISTING STRUCTURAL COLUMNS (TYP.)
 (1) 2" PVC SPARE TO CENTRAL PULL BOX
 (1) 2" PVC SPARE TO CENTRAL PULL BOX
 (1) 2" PVC SPARE TO CENTRAL PULL BOX
 (1) 2" PVC SPARE TO CENTRAL PULL BOX

(1) 2" PVC SPARE TO CENTRAL PULL BOX
 (2) 2" PVC SPARE TO CENTRAL PULL BOX
 (1) 2" PVC SPARE TO CENTRAL PULL BOX

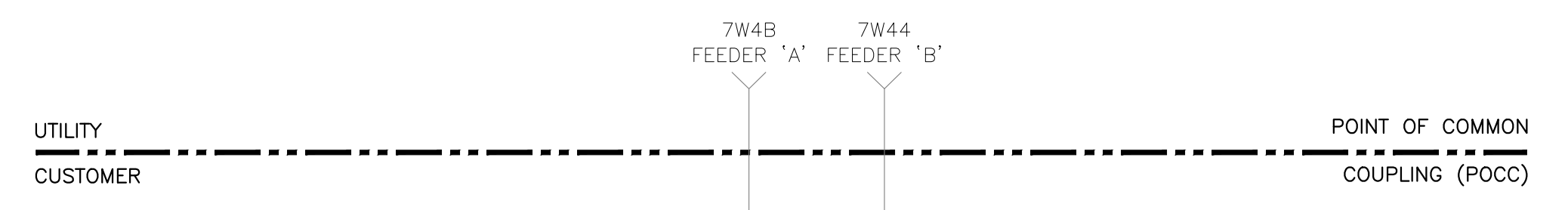
SHEET NOTES:
 1. A TOTAL OF (20) SPARE 2" PVC CONDUITS TO BE INSTALLED FROM STRUCTURAL COLUMNS TO CENTRAL PULLBOX FOR FUTURE EV CHARGERS.

1 SPARE CONDUIT PLAN
 E107 SCALE: 1" = 30'

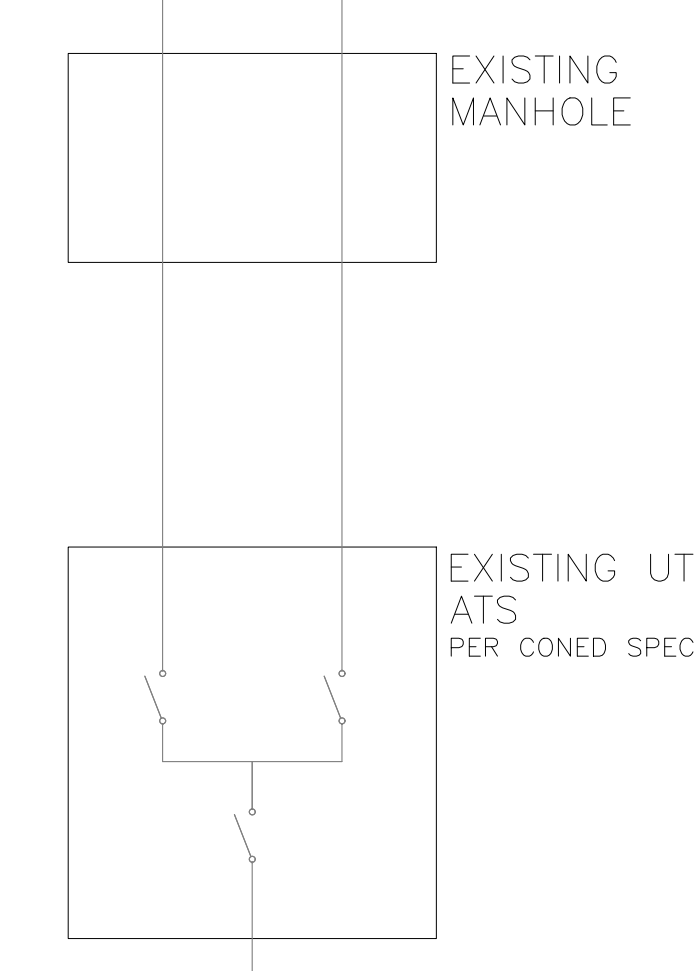
DRAWING TITLE
 SPARE CONDUIT PLAN

PROJECT	ELECTRIC VEHICLE SYSTEM AT IBM - YORKTOWN HEIGHTS 1101 KITCHAWAN RD YORKTOWN HEIGHTS, NY 10598	DRAWING #	E107
WEBASTO DX	80 DELTA 100KW	PROJECT #	04475
EV CHARGER TYPE 1 QTY:	1	DEVELOPER	powerflex EDP Renewables
EV CHARGER TYPE 2 QTY:	5	POWERFLEX	805 THIRD AVENUE 20TH FLOOR NEW YORK, NY 10022 WWW.POWERFLEX.COM
EV CHARGER TYPE 2 QTY:	5	REGISTERED PROFESSIONAL ENGINEER	POWERFLEX ENGINEERING 111 BOWER STREET RICHARD A. WINIS NY LICENSE NO. 051197
DATE	08/02/2022	REVISION DESCRIPTION	PM ENG CHK
DATE	08/12/2022	ISSUE FOR PERMIT REVI	BA SC MD
DATE	07/19/2022	ISSUE FOR PERMIT	BA SC MD
		CONCEPTUAL DESIGN	BA SC MD

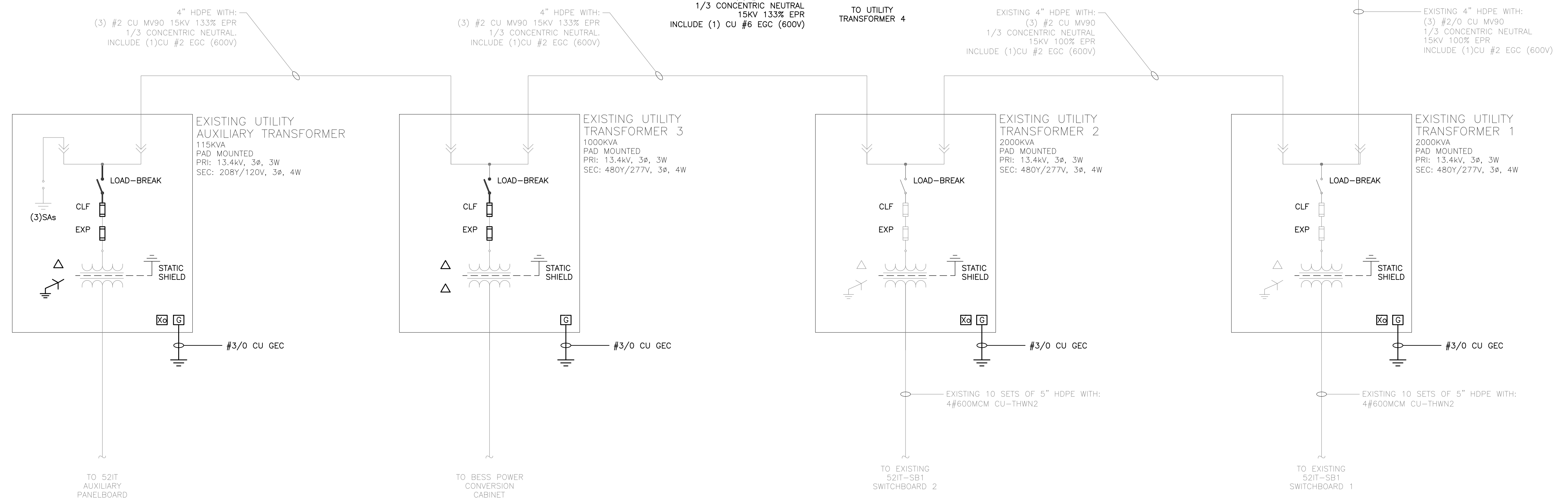
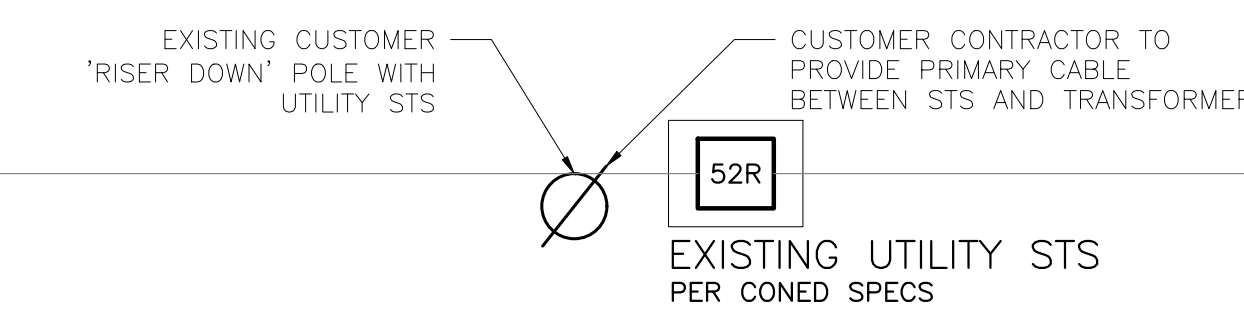
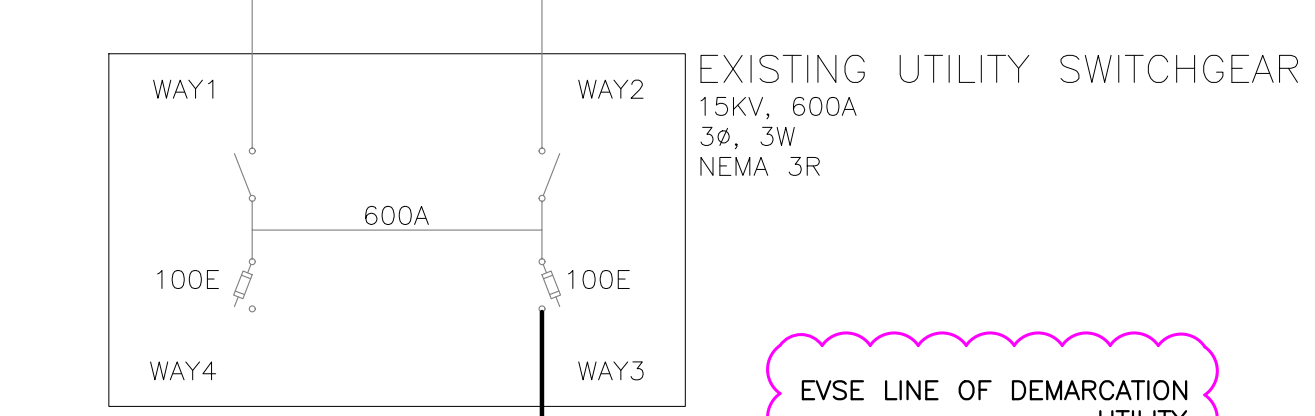
RULER IN INCHES: 0 1/2 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



MANHOLES BY CONTRACTOR (AS NEEDED). FOLLOW CONED STANDARD EO-11924-B. CUSTOMER CONTRACTOR TO PROVIDE PRIMARY CABLE BETWEEN MANHOLE AND TRANSFORMER



- TIE-IN PROCEDURE**
1. INVESTIGATE WHICH FEEDERS ARE IN EXISTING MANHOLES - CONED TO PROVIDE
 2. FEEDER 1 - SHUT DOWN FEEDER 1, BREAK SPLICE, INSTALL 1WAY/2WAY, ONE TO RE-ESTABLISH HIGH TENSION, OTHER TO GO TO ATS SWITCH.
 3. REPEAT FOR FEEDER 2



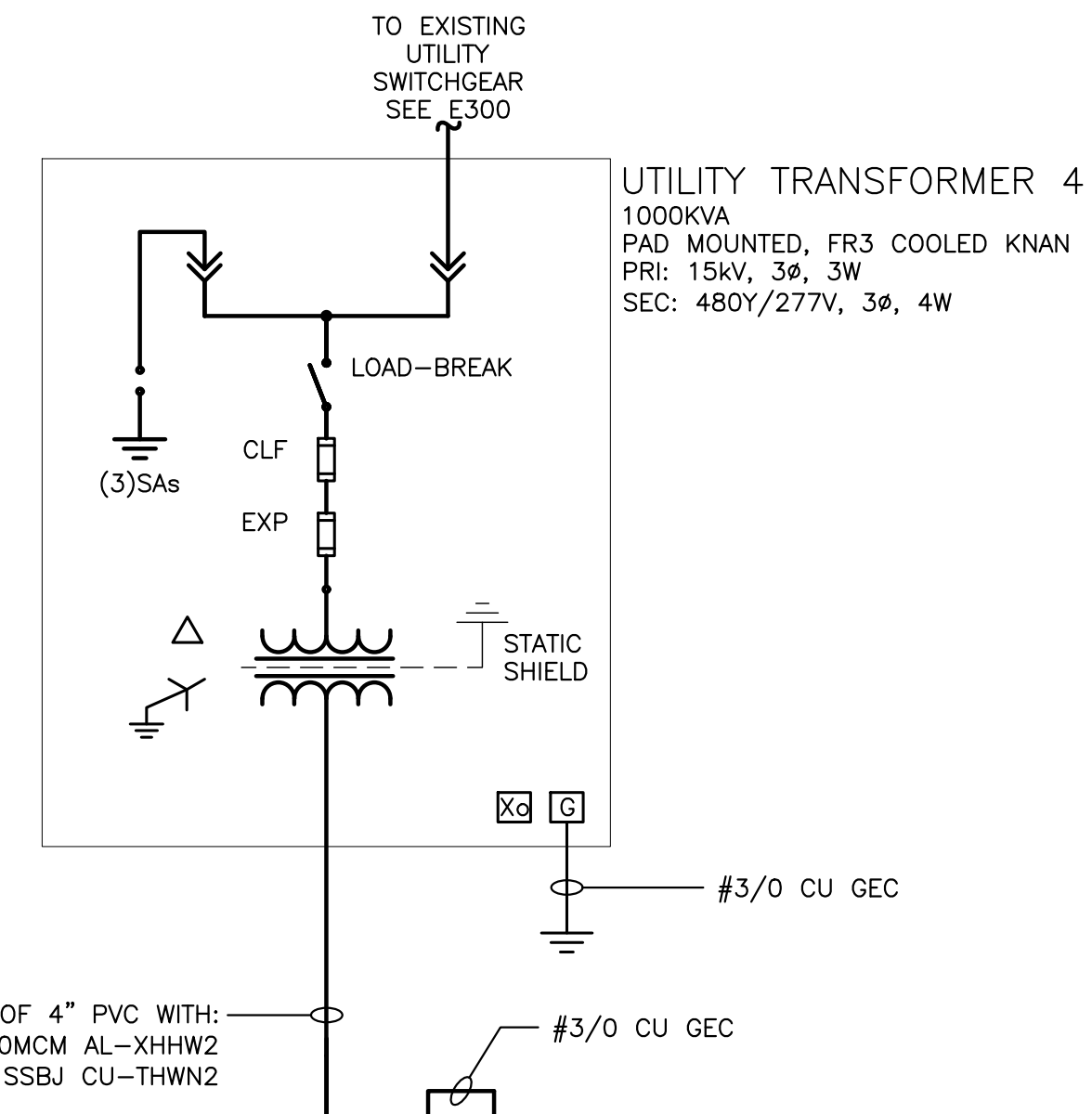
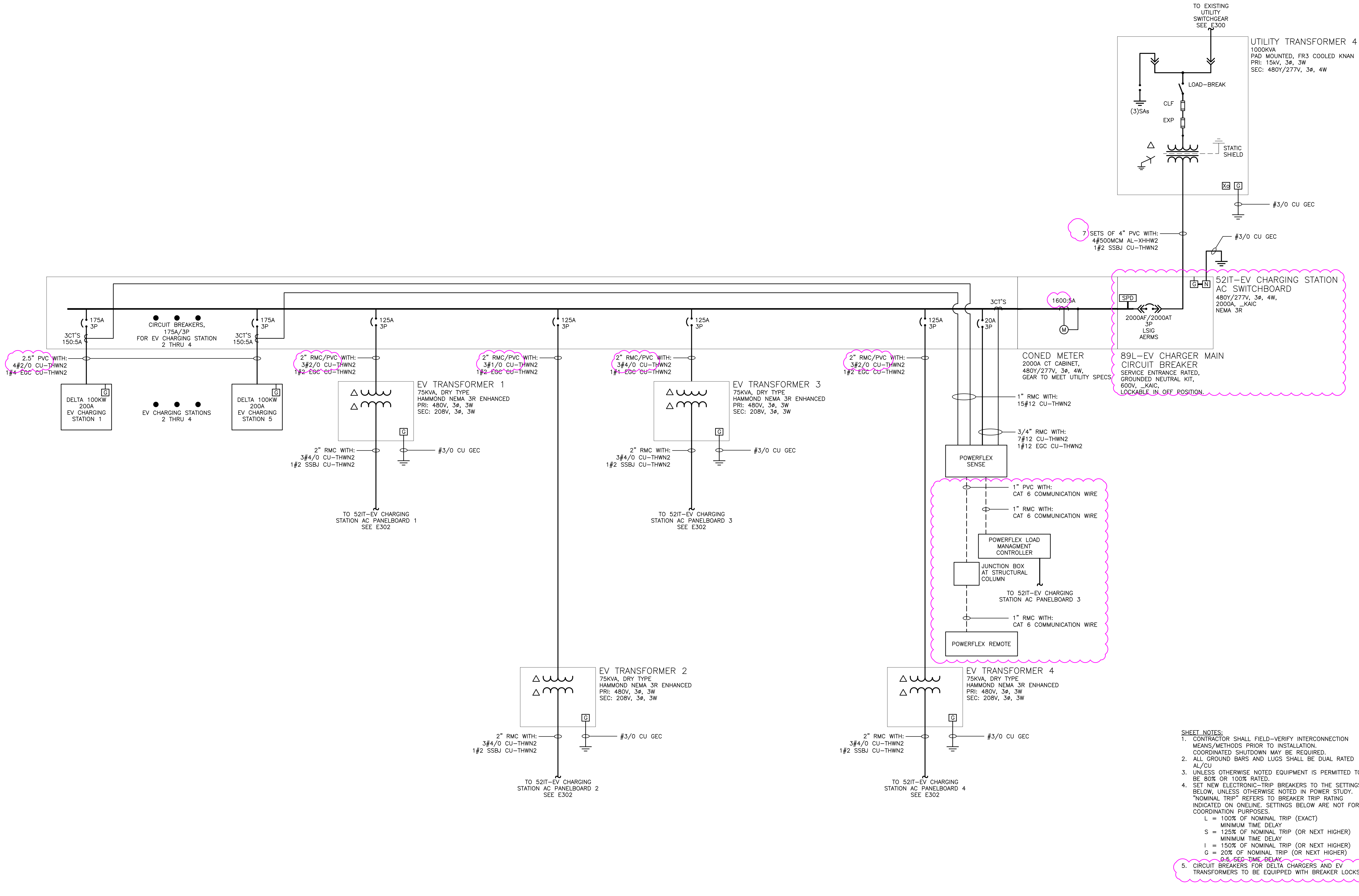
1 ONE LINE DIAGRAM - EXISTING SERVICE
E300 SCALE: NONE

DRAWING TITLE	DRAWING #
ONE LINE DIAGRAM EXISTING SERVICE	E300

PROJECT	ELECTRIC VEHICLE SYSTEM AT IBM - YORKTOWN HEIGHTS 1101 KITCHAWAN RD YORKTOWN HEIGHTS, NY 10598	
	WEBASTO DX	80 DELTA 100KW
EV CHARGER TYPE 1 QTY:	80	
EV CHARGER TYPE 2 QTY:	5	
DEVELOPER	powerflex EDF Renewables	
PROJECT #	04475	
PAGE SIZE	3.6" x 24"	
DEVELOPER	POWERFLEX 805 THIRD AVENUE 20TH FLOOR NEW YORK, NY 10022 WWW.POWERFLEX.COM	
ENGINEER	RICHARD A. WINS 111 RIVER STREET YORKTOWN HEIGHTS, NY 10598 NY LICENSE NO. 051197	
REVISION DESCRIPTION	DATE	PM ENG CHK
ISSUE FOR PERMIT REVI	09/02/2022	BA SC MD
ISSUE FOR PERMIT	08/12/2022	BA SC MD
CONCEPTUAL DESIGN	07/19/2022	BA SC MD

RULER IN INCHES: 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

PLOT DATE: 9/6/2022 4:31 PM



- SHEET NOTES:**
- CONTRACTOR SHALL FIELD-VERIFY INTERCONNECTION MEANS/METHODS PRIOR TO INSTALLATION. COORDINATED SHUTDOWN MAY BE REQUIRED.
 - ALL GROUND BARS AND LUGS SHALL BE DUAL RATED AL/CU
 - UNLESS OTHERWISE NOTED EQUIPMENT IS PERMITTED TO BE 80% OR 100% RATED.
 - SET NEW ELECTRONIC-TRIP BREAKERS TO THE SETTINGS BELOW, UNLESS OTHERWISE NOTED IN POWER STUDY. "NOMINAL TRIP" REFERS TO BREAKER TRIP RATING INDICATED ON ONLINE. SETTINGS BELOW ARE NOT FOR COORDINATION PURPOSES.
 L = 100% OF NOMINAL TRIP (EXACT)
 MINIMUM TIME DELAY
 S = 125% OF NOMINAL TRIP (OR NEXT HIGHER)
 MINIMUM TIME DELAY
 I = 150% OF NOMINAL TRIP (OR NEXT HIGHER)
 G = 20% OF NOMINAL TRIP (OR NEXT HIGHER)
 0.5-SEC-TIME-DELAY
 - CIRCUIT BREAKERS FOR DELTA CHARGERS AND EV TRANSFORMERS TO BE EQUIPPED WITH BREAKER LOCKS.

1 ONE LINE DIAGRAM - EV CHARGING
 E301 SCALE: NONE

DRAWING TITLE: ONE LINE DIAGRAM EV CHARGING
 DRAWING #: E301

 111 BOWER STREET EUREKA, CA 95501 WWW.PUREPOWER.COM RICHARD A. WINS NY LICENSE NO. 081197	REVISION DESCRIPTION PM LENG CHK BA SC MD BA SC MD BA SC MD
	DATE 09/02/2022 ISSUE FOR PERMIT REVI 08/12/2022 ISSUE FOR PERMIT 07/19/2022 CONCEPTUAL DESIGN
	DEVELOPER POWERFLEX 805 THIRD AVENUE 20TH FLOOR NEW YORK, NY 10022 WWW.POWERFLEX.COM EDP Renewables
	PAGE SIZE 3.6" x 24" PROJECT # 04475
WEBASTO DX 80 DELTA 100KW 5	EV CHARGER TYPE 1 QTY: EV CHARGER TYPE 2 QTY: EV CHARGER TYPE 2 QTY:
PROJECT ELECTRIC VEHICLE SYSTEM AT IBM - YORKTOWN HEIGHTS 1101 KITCHAWAN RD YORKTOWN HEIGHTS, NY 10598	DRAWING # E301

PLOT DATE: 9/6/2022 4:31 PM
RULER IN INCHES: 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



52IT-EV CHARGING STATION AC PANELBOARD 1
208V, 3ø, 3W,
225A BUS, -KAIC
NEMA 3R

52IT-EV CHARGING STATION AC PANELBOARD 2
208V, 3ø, 3W,
225A BUS, -KAIC
NEMA 3R

52IT-EV CHARGING STATION AC PANELBOARD 3
208V, 3ø, 3W,
225A BUS, -KAIC
NEMA 3R

52IT-EV CHARGING STATION AC PANELBOARD 4
208V, 3ø, 3W,
225A BUS, -KAIC
NEMA 3R

LOAD MANAGEMENT CONTROLLER SHALL LIMIT CURRENT FROM EV TRANSFORMERS TO CHARGING STATION AC PANELBOARDS TO NO MORE THAN 180A OF CONTINUOUS CURRENT.
2017 NEC 625.42

1 ONE LINE DIAGRAM - EV CHARGING
E302 SCALE: NONE

DRAWING TITLE
ONE LINE DIAGRAM EV CHARGING

REVISION DESCRIPTION	PM LENG CHK
DATE	BA SC MD
09/02/2022	ISSUE FOR PERMIT REVI
08/12/2022	ISSUE FOR PERMIT
07/19/2022	CONCEPTUAL DESIGN

PURE POWER
111 BAY STREET
RICHMOND A. JONES
WWW.PUREPOWER.COM
NY LICENSE NO. 051197

POWERFLEX
805 THIRD AVENUE 20TH FLOOR
NEW YORK, NY 10022
WWW.POWERFLEX.COM
EDP Renewables

DEVELOPER
PAGE SIZE
3.6" x 24"
PROJECT #
04475

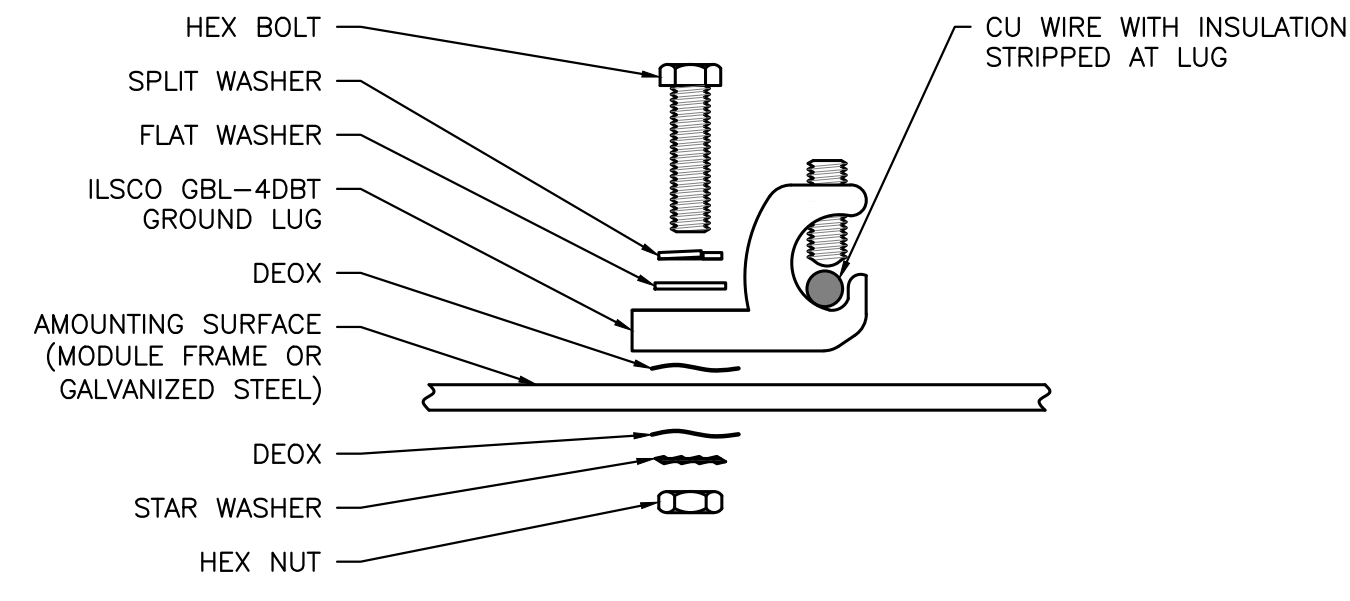
WEBASTO DX
80
DELTA 100KW
EV CHARGER TYPE 1 QTY:
EV CHARGER TYPE 2 QTY:
EV CHARGER TYPE 2 QTY:

ELECTRIC VEHICLE SYSTEM AT
IBM - YORKTOWN HEIGHTS
1101 KITCHAWAN RD
YORKTOWN HEIGHTS, NY 10598

DRAWING #
E302

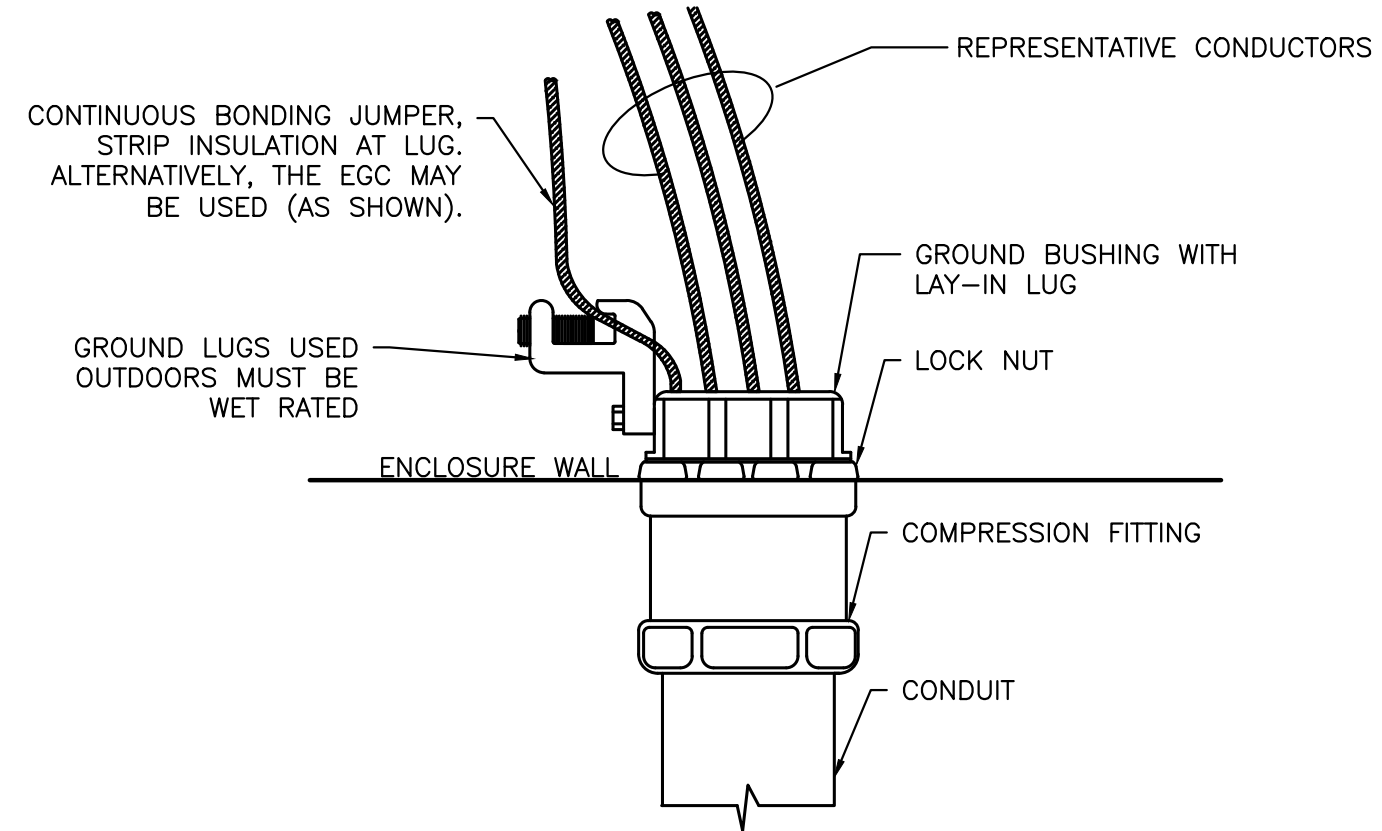
RULER IN INCHES: 0 1/2 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

PLOT DATE: 9/6/2022 4:31 PM

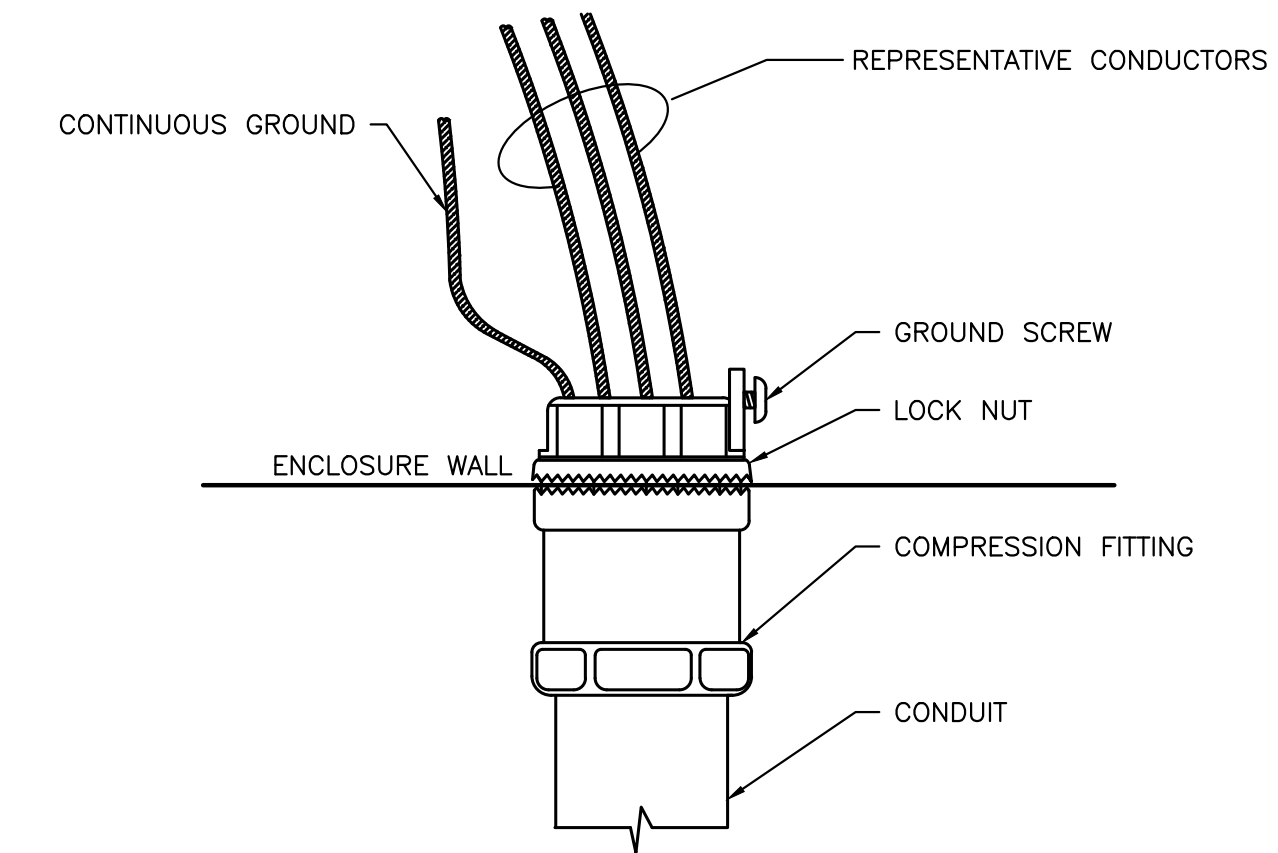


ILSCO

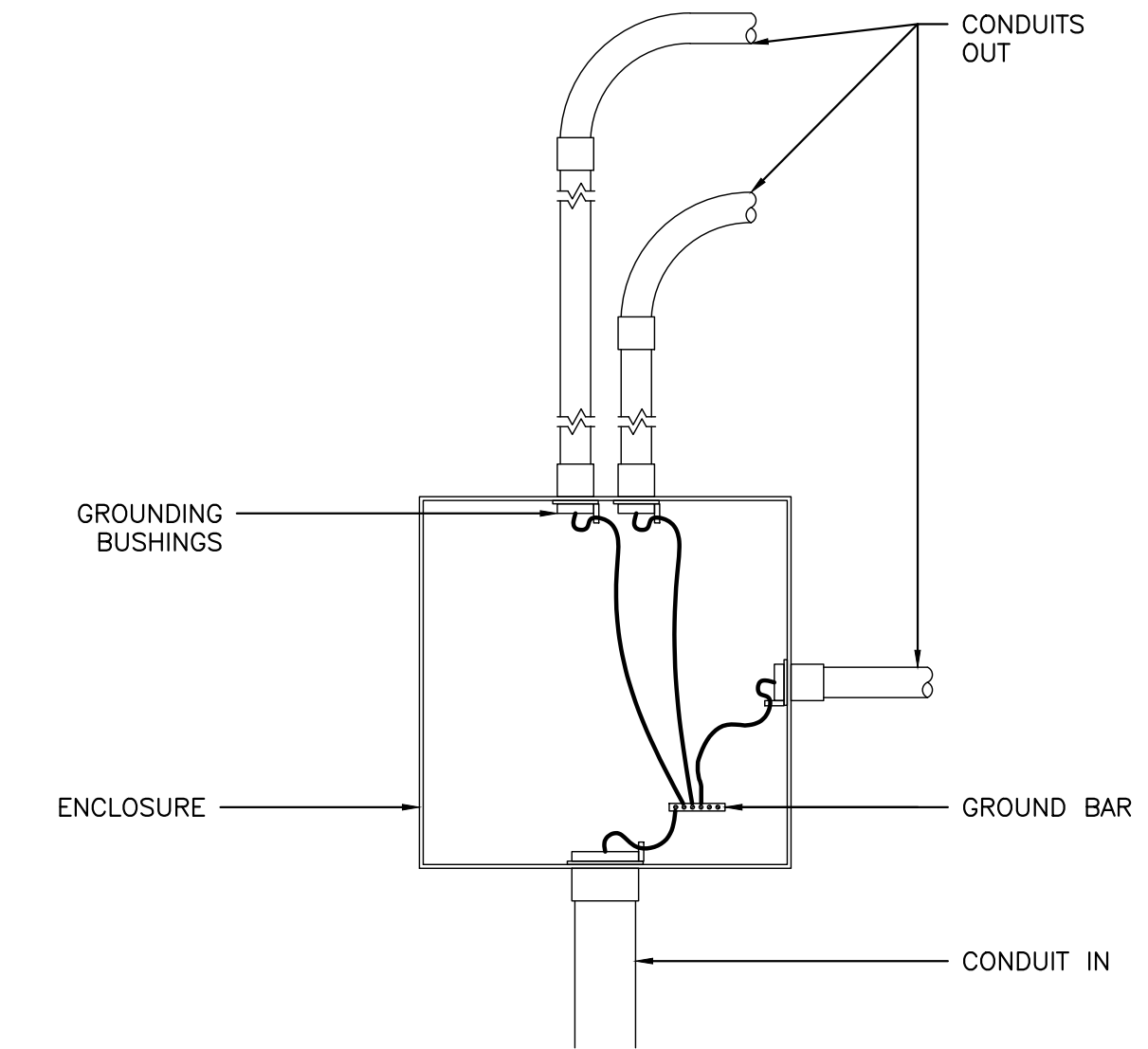
1 GROUND LUG
E410 SCALE: NONE



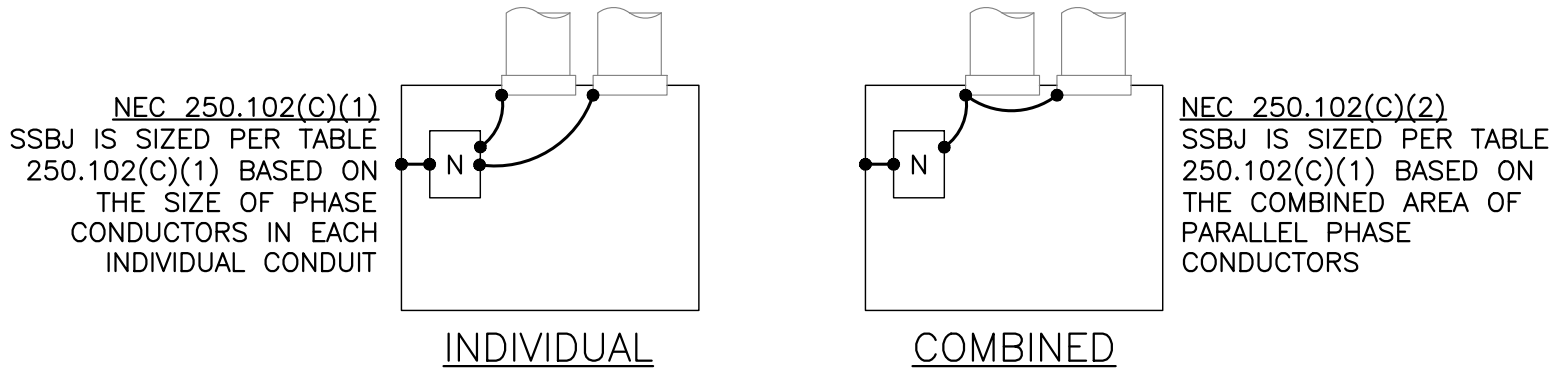
2 CONDUIT BUSHING GROUNDING
E410 SCALE: NONE



3 MYERS HUB GROUNDING
E410 SCALE: NONE



4 PULL BOX/TROUGH GROUNDING
E410 SCALE: NONE



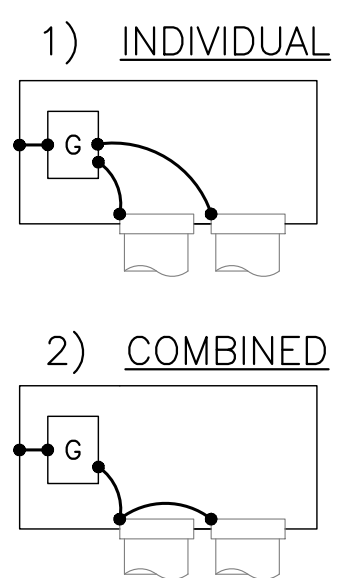
SI	O	LARG	ST	NGRO	ND	D	COND	CTOR	OR	SI	O	GRO	ND	D	COND	CTOR	OR	BONDING		
MP	R	(A	G	KMIL)	MP	R	(A	G	KMIL)	MP	R	(A	G	KMIL)	MP	R	(A	G	KMIL)	
COPP R	AL	MIN	M	OR	COPP R	CLAD	COPP R	AL	MIN	M	OR	COPP R	CLAD	COPP R	AL	MIN	M	OR	COPP R	CLAD
OR SMALL R	10	OR	SMALL R																	
1 OR 10	0	OR	0																	
OR 0	0	OR	0																	
O R 0 T RO G 0	O R 0 T RO G 00																			10
O R 0 T RO G 00	O R 00 T RO G 00																			0
O R 00 T RO G 1100	O R 00 T RO G 1 0																			0
O R 1100	O R 1 0																			0

5 SUPPLY SIDE BONDING JUMPERS (SSBJ)
E410 SCALE: NONE

A) FOR CONCENTRIC KNOCKOUTS, USE BONDING JUMPERS AS FOLLOWS:

O	RC	RR	NT	D	IC	SI (A G OR KC MIL)	
						COPP R	AL MIN M
1						1	1
0						1	10
0						10	
100							
00							
00							1
00							10
00						1	0
00						10	0
1000						0	0
1 00						0	0
1 00						0	00
00						0	00
00						00	00
000						00	0

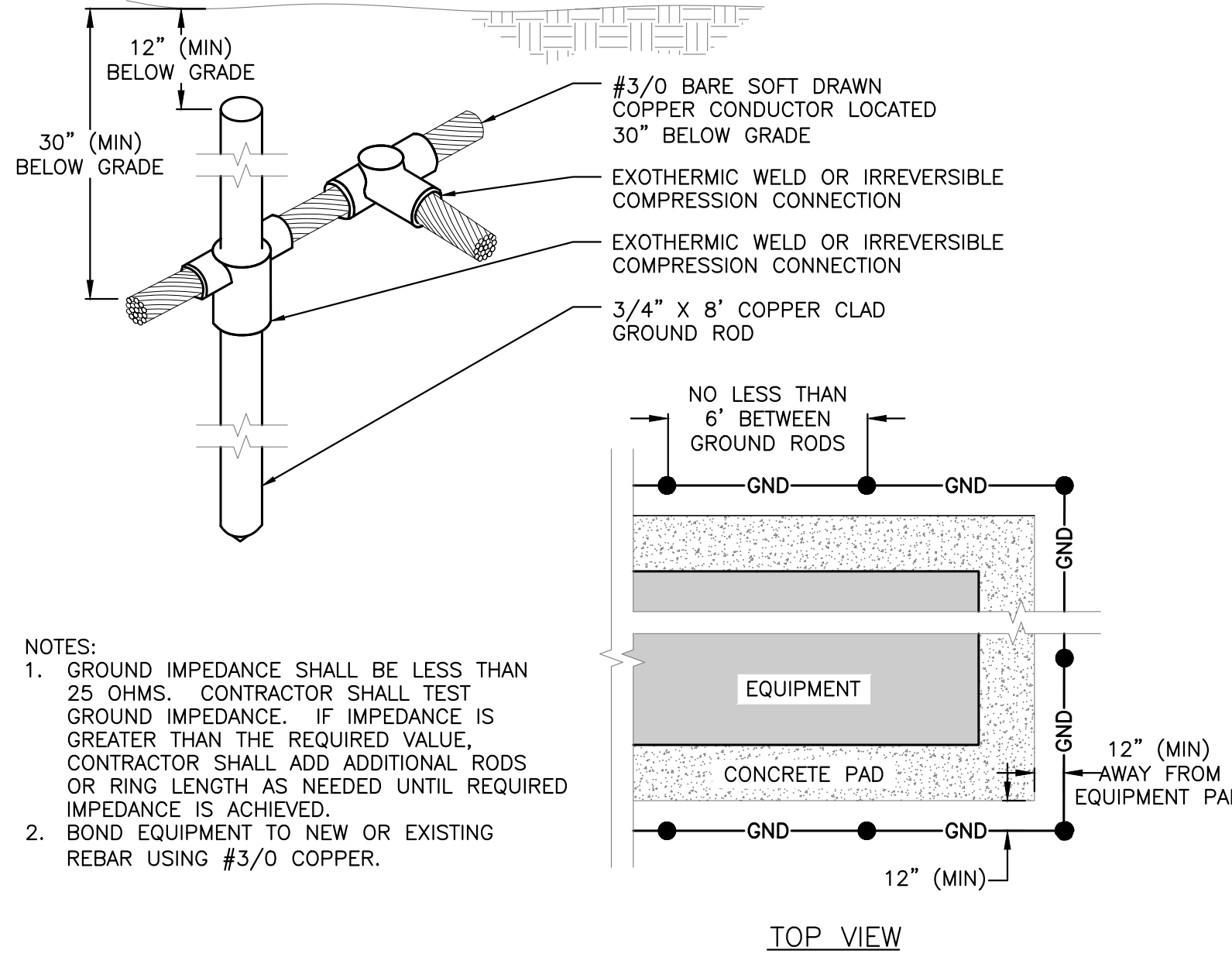
FOR PARALLEL FEEDERS - NEC 250.102(D) EQUIPMENT BONDING JUMPER IS SIZED PER TABLE 250.122, REGARDLESS IF COMBINED OR INDIVIDUAL BONDING JUMPERS ARE USED



B) FOR NON-CONCENTRIC KNOCKOUTS, THE FOLLOWING METHODS SHALL BE PERMITTED (PER NEC 250.97)

- 1) THREADLESS COUPLINGS AND CONNECTORS FOR CABLES WITH METAL SHEATHS
- 2) TWO LOCKNUTS, ON RIGID METAL CONDUIT OR INTERMEDIATE METAL CONDUIT, ONE INSIDE AND ONE OUTSIDE OF BOXES AND CABINETS
- 3) FITTINGS WITH SHOULDERS THAT SEAT FIRMLY AGAINST THE BOX OR CABINET, SUCH AS ELECTRICAL METALLIC TUBING CONNECTORS, FLEXIBLE METAL CONDUIT CONNECTORS, AND CABLE CONNECTORS, WITH ONE LOCKNUT ON THE INSIDE OF BOXES AND CABINETS
- 4) LISTED FITTINGS (SUCH AS MYERS HUB)

6 LOAD SIDE EQUIPMENT BONDING JUMPER
E410 SCALE: NONE



- NOTES:
1. GROUND IMPEDANCE SHALL BE LESS THAN 25 OHMS. CONTRACTOR SHALL TEST GROUND IMPEDANCE. IF IMPEDANCE IS GREATER THAN THE REQUIRED VALUE, CONTRACTOR SHALL ADD ADDITIONAL RODS OR RING LENGTH AS NEEDED UNTIL REQUIRED IMPEDANCE IS ACHIEVED.
 2. BOND EQUIPMENT TO NEW OR EXISTING REBAR USING #3/0 COPPER.

7 GROUND RING
E410 SCALE: NONE

REVISION DESCRIPTION	DATE	PM	ENG	CHK
ISSUE FOR PERMIT REVI	09/02/2022	BA	SC	MD
ISSUE FOR PERMIT	09/12/2022	BA	SC	MD
CONCEPTUAL DESIGN	07/19/2022	BA	SC	MD

PURE POWER
111 WYOMING STREET, ELKREKEN, NY
WWW.PUREPOWER.COM
RICHARD A. WINS
NY LICENSE NO. 081197

powerflex
805 THIRD AVENUE 20TH FLOOR
NEW YORK, NY 10022
WWW.POWERFLEX.COM
EDF Renewables

DEVELOPER: **powerflex**

PROJECT # 04475

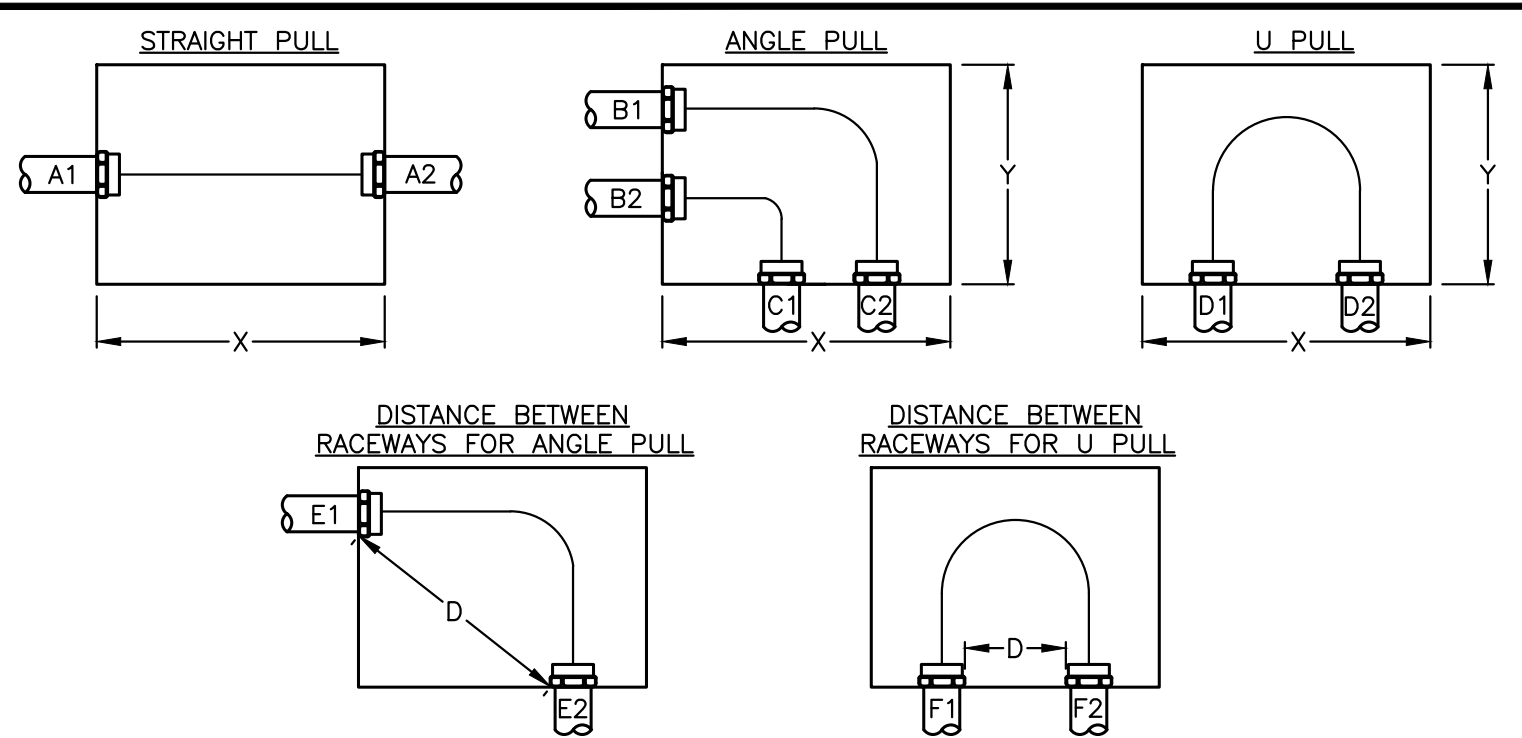
WEBASTO DX 80 DELTA 100KW

EV CHARGER TYPE 1: QTY: 5

EV CHARGER TYPE 2: QTY: 5

PROJECT: **ELECTRIC VEHICLE SYSTEM AT IBM - YORKTOWN HEIGHTS**
1101 KITCHAWAN RD
YORKTOWN HEIGHTS, NY 10598

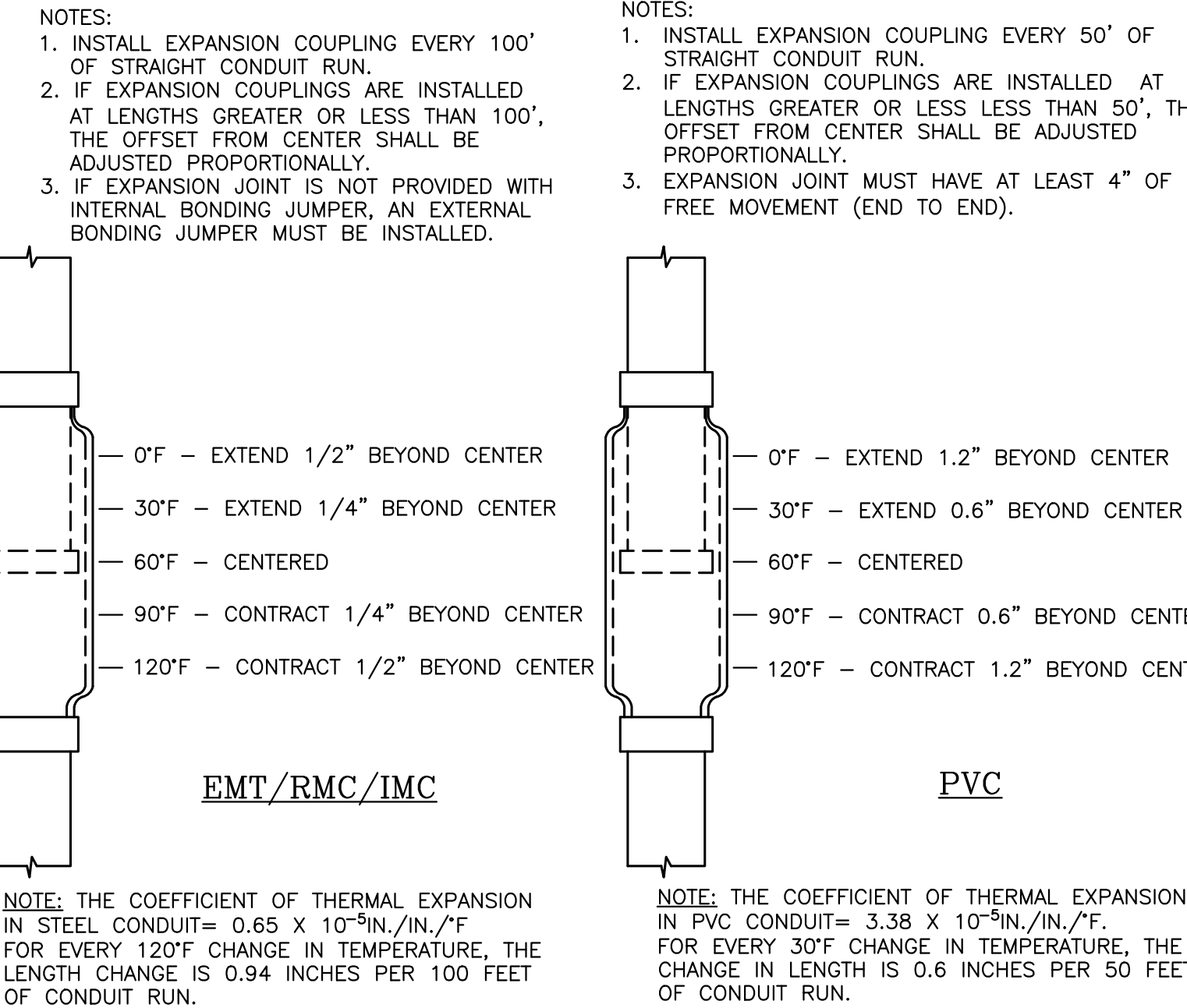
PLOT DATE: 9/6/2022 4:31 PM
 RULER IN INCHES: 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, 0, 1/2, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18



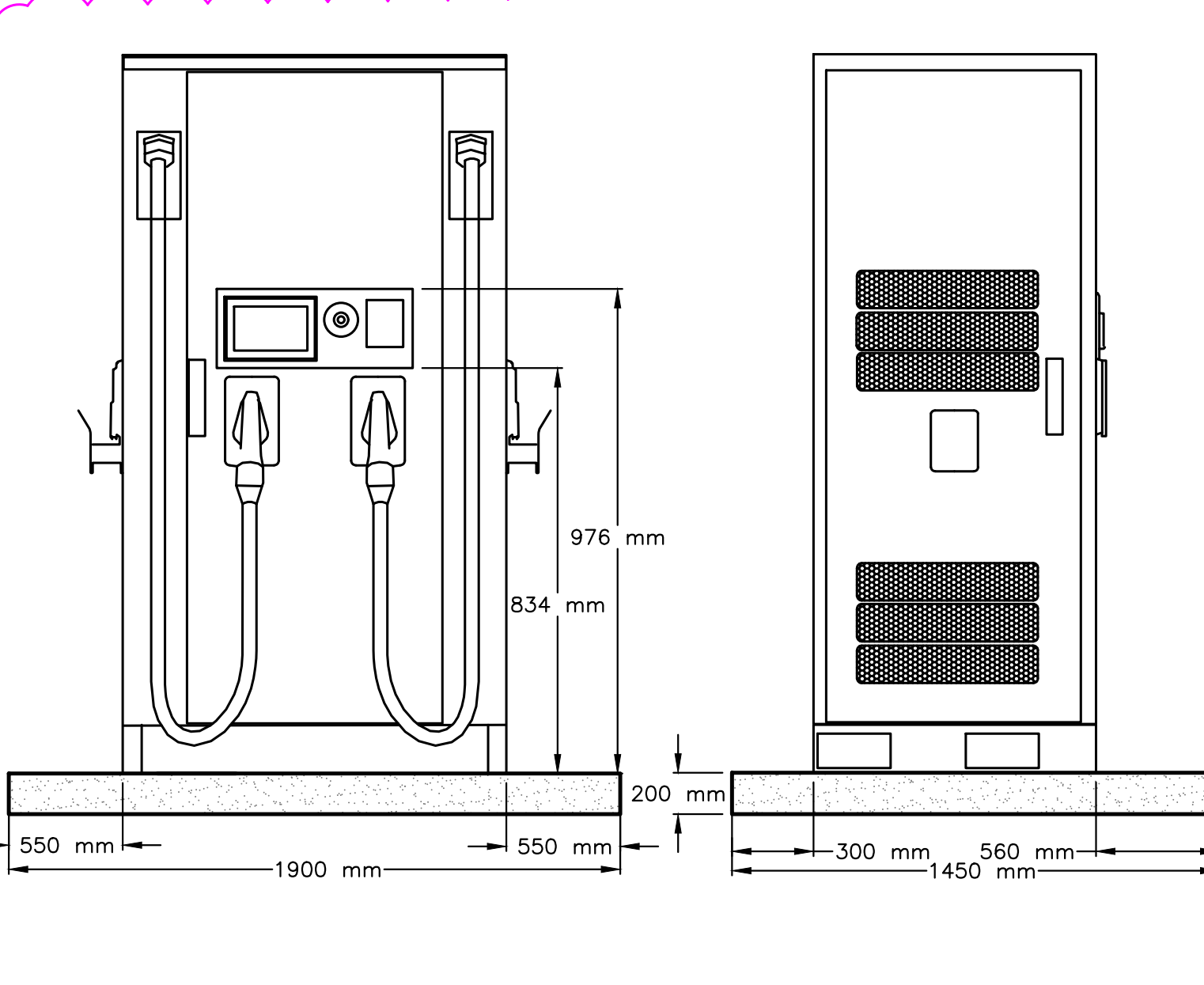
NEC 314.28(A)(1)-(3) PULL BOX SIZING (UP TO 1000V)

BOX TYPE	LENGTH (X)	HEIGHT (Y)	DISTANCE (D)
STRAIGHT PULL	8 X LARGEST OF A1 & A2	AS NEEDED	N/A
ANGLE PULL	6 X (LARGEST OF B1 & B2) + SUM OF OTHER CONDUIT ENTERING THE SAME WALL	6 X (LARGEST OF C1 & C2) + SUM OF OTHER CONDUIT ENTERING THE SAME WALL	6 X LARGEST OF E1 & E2
U PULL	AS NEEDED	6 X (LARGEST OF D1 & D2) + SUM OF OTHER CONDUIT ENTERING THE SAME WALL	6 X LARGEST OF F1 & F2

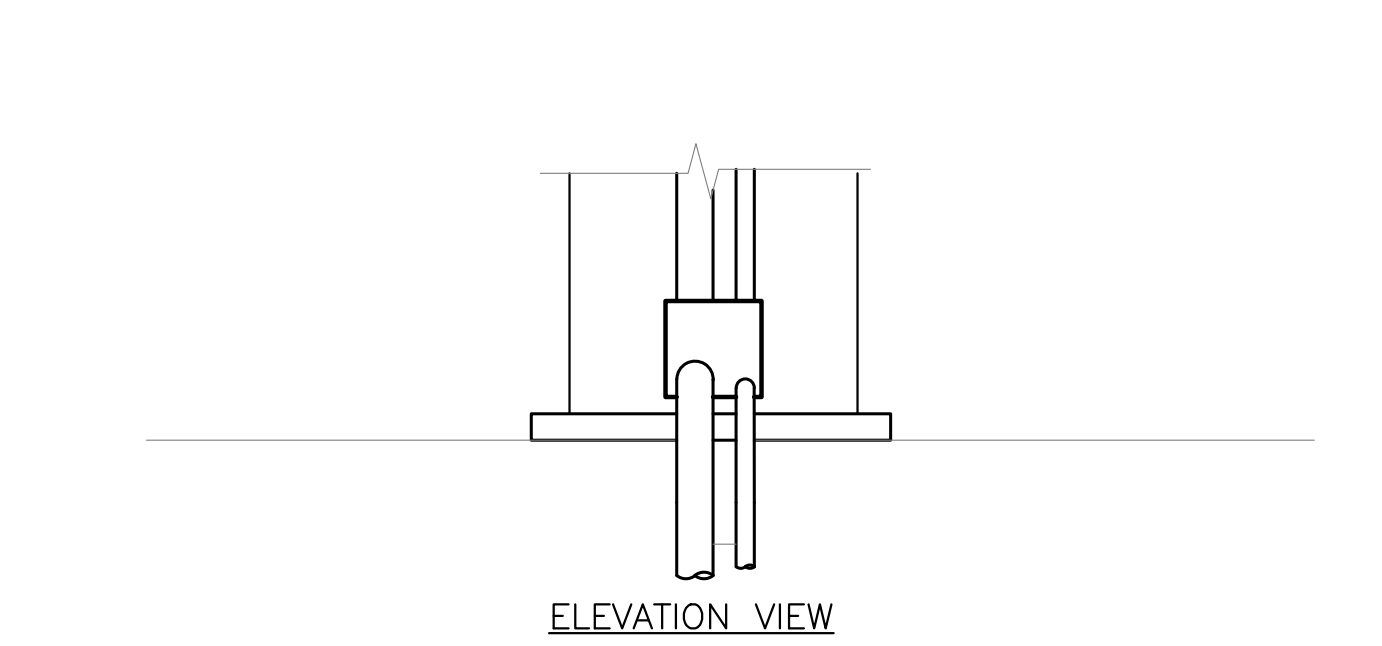
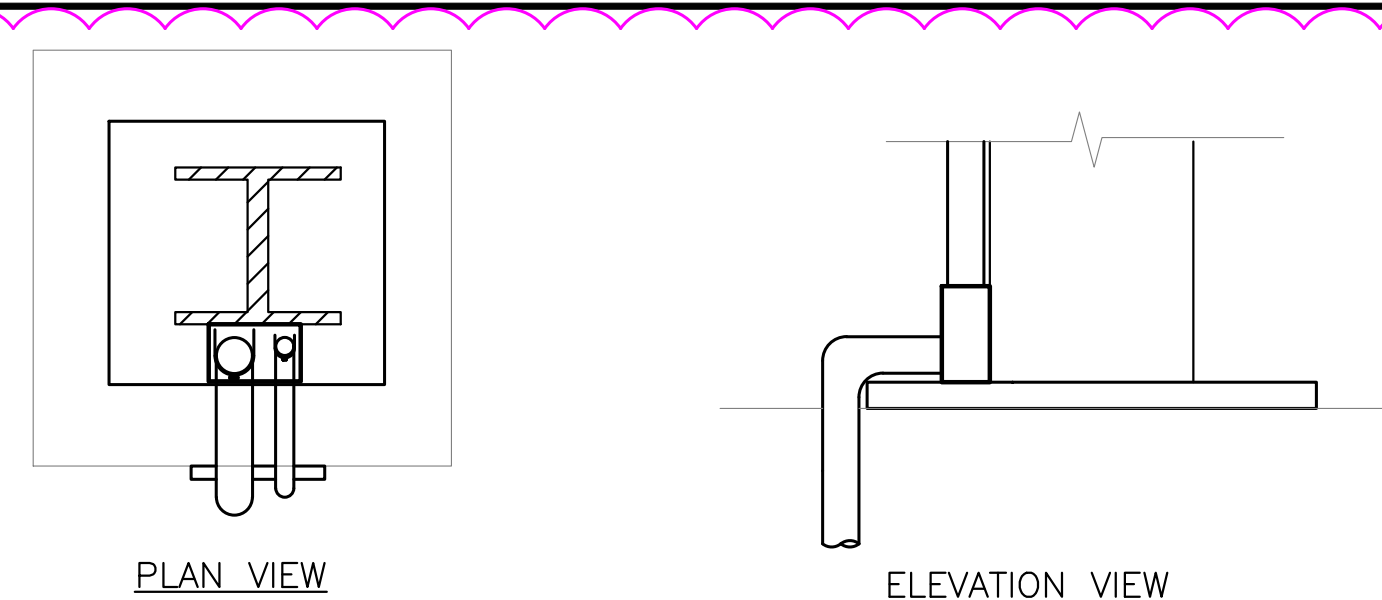
1 PULL BOX & JUNCTION BOX SIZING
 E420 SCALE: NONE



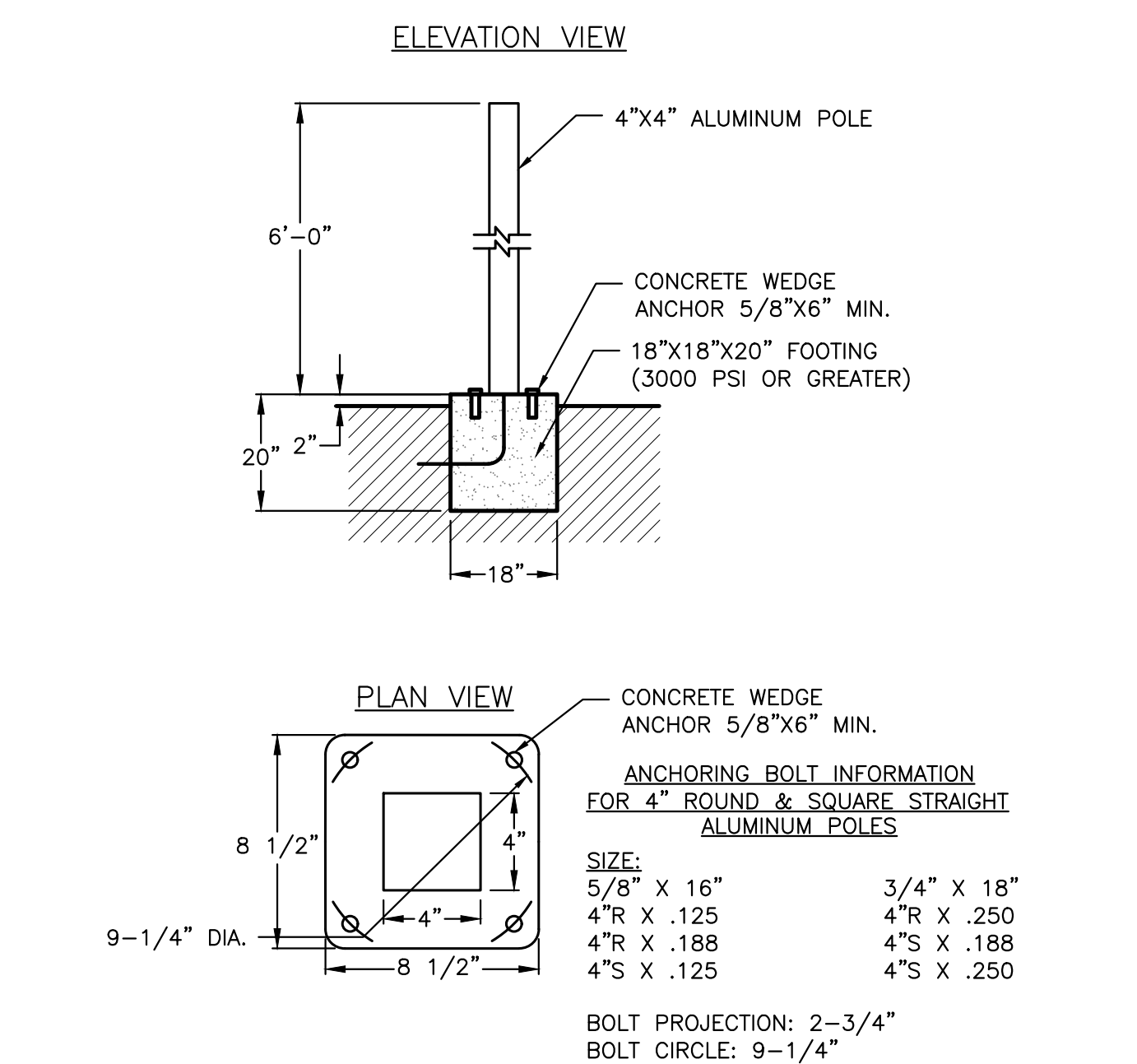
5 EXPANSION COUPLING
 E420 SCALE: NONE



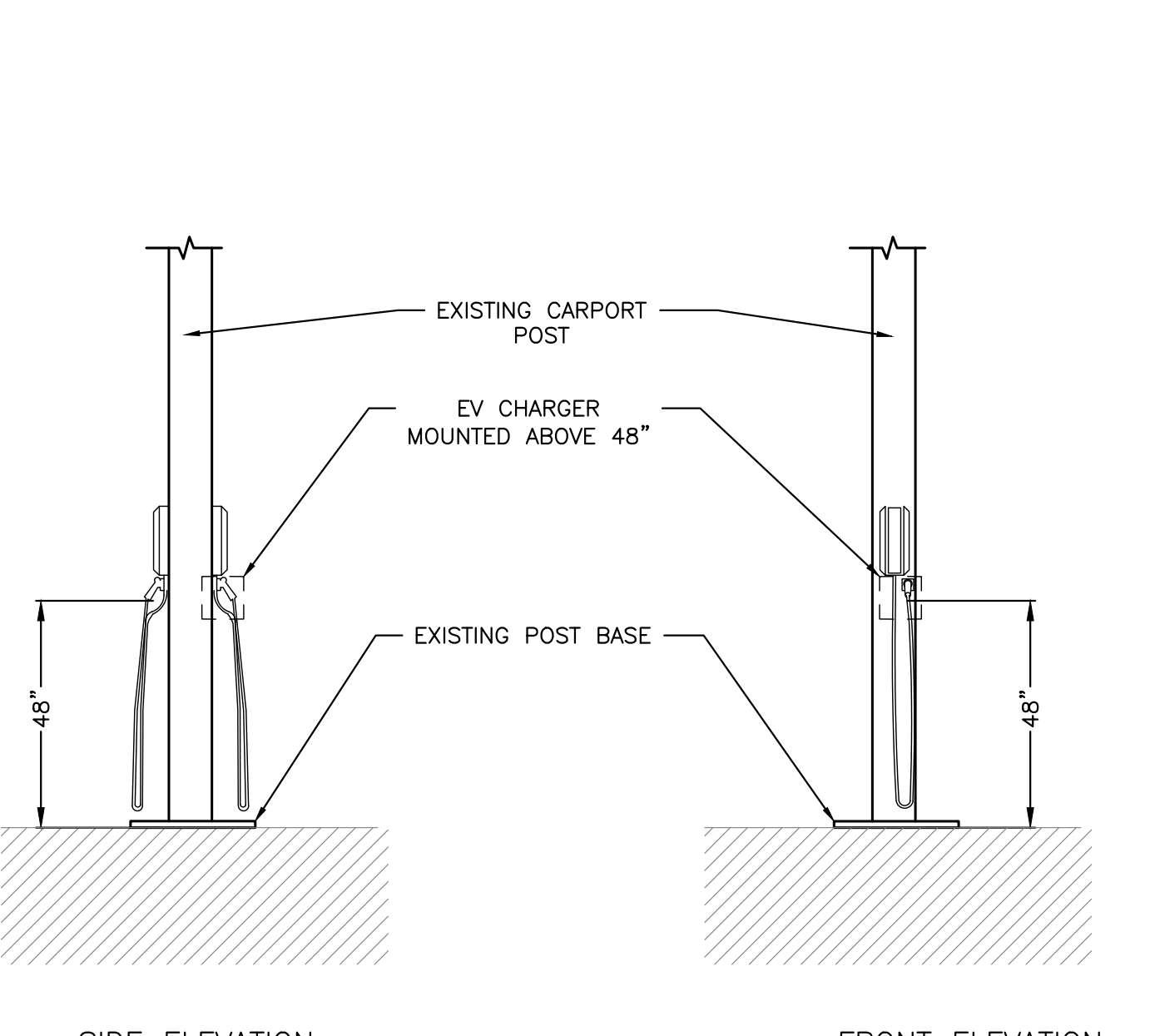
9 DELTA DC BOX CHARGER ELEVATIONS
 E420 SCALE: NONE



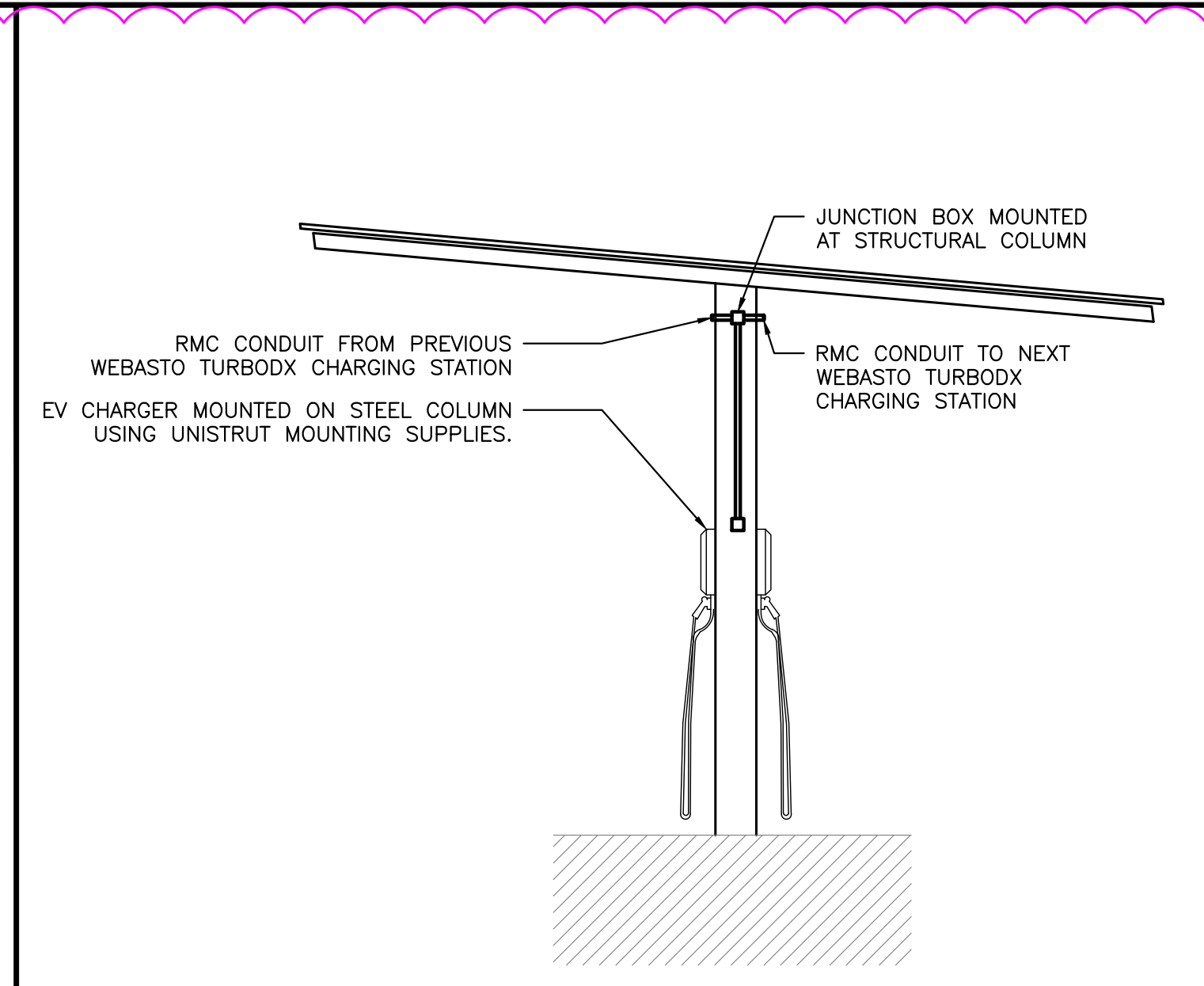
2 JUNCTION BOX AT BASE OF COLUMN
 E420 SCALE: NONE



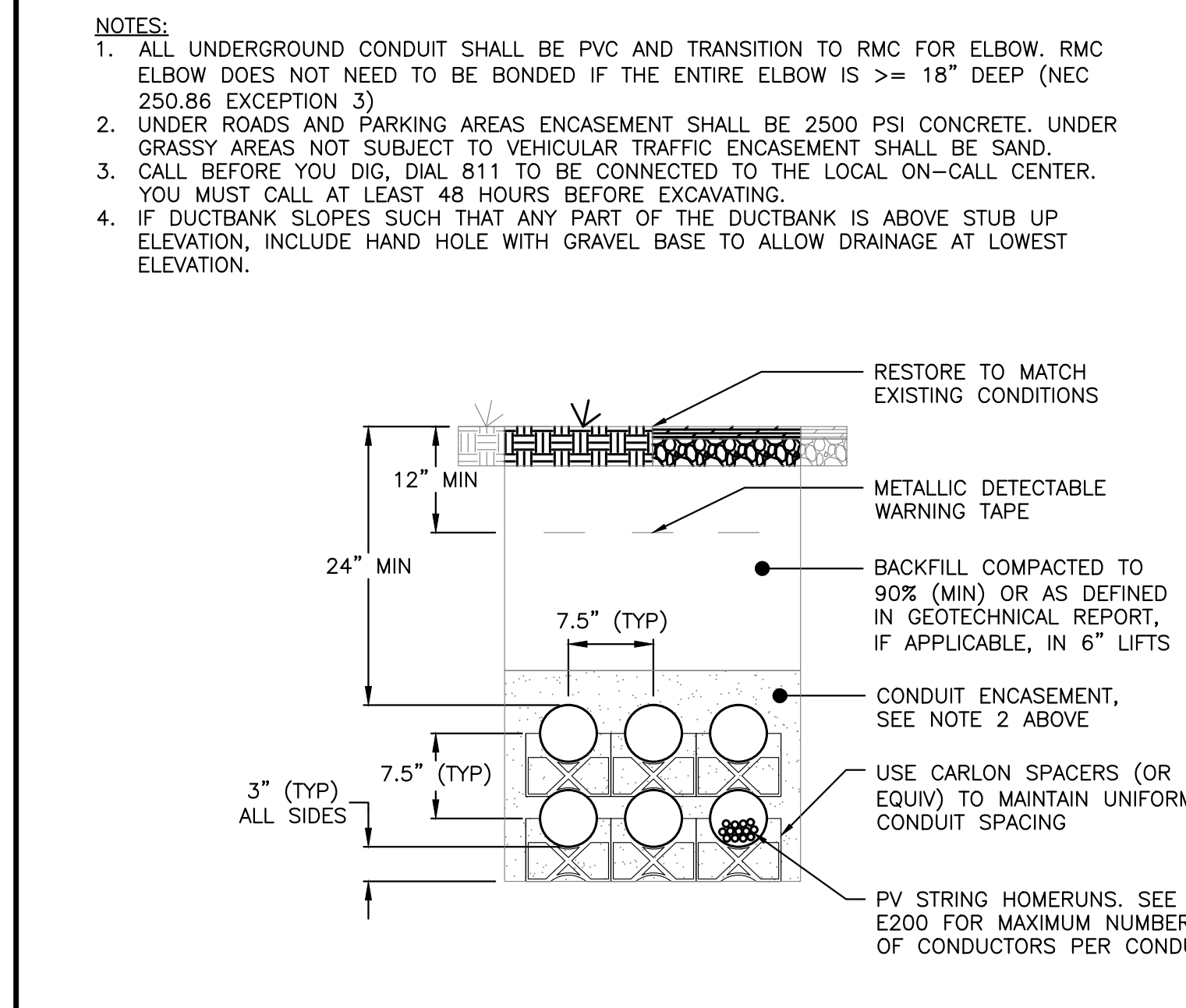
6 4"x4" EV CHARGER PEDESTAL ANCHORING DETAIL
 E420 SCALE: NONE



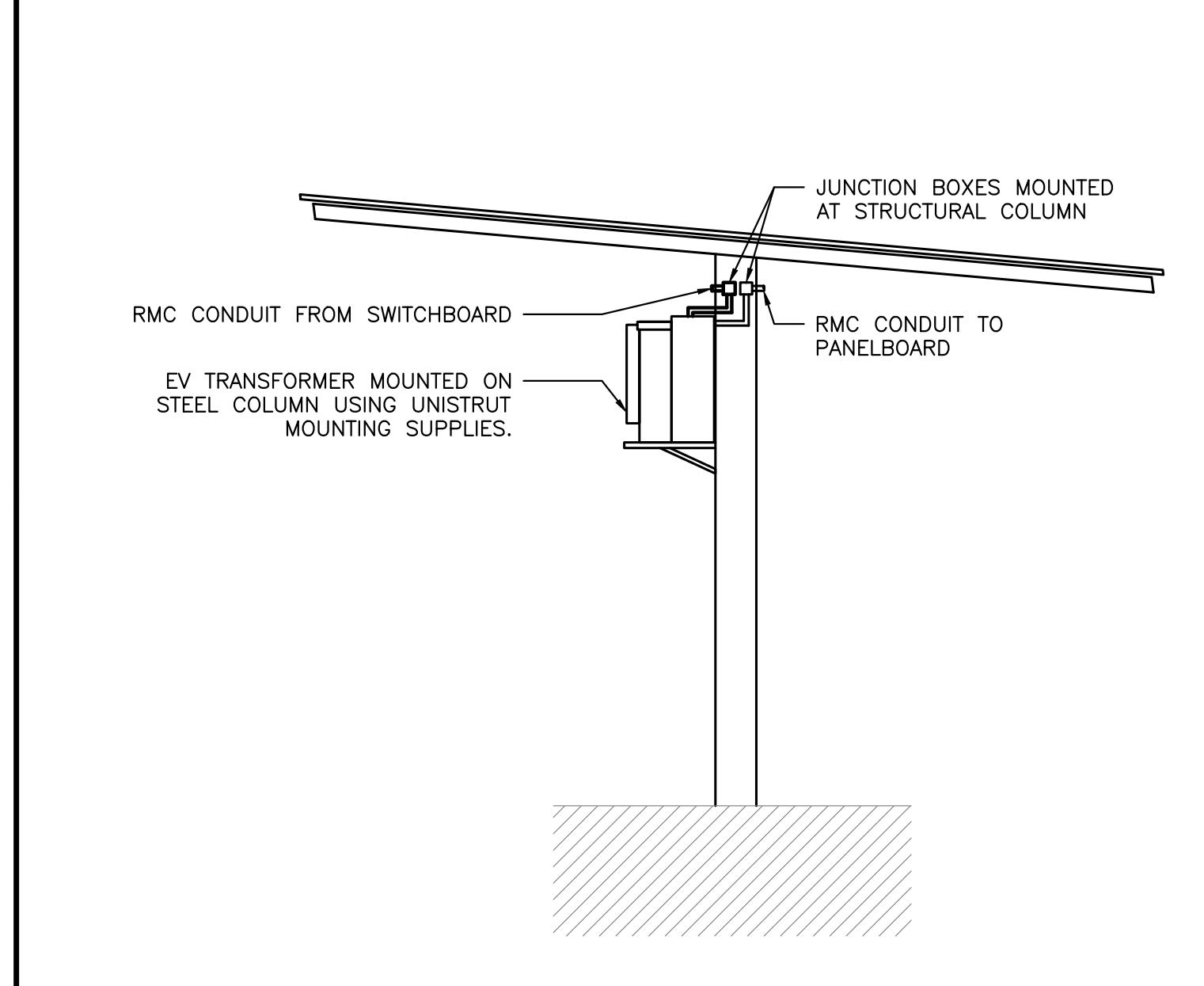
10 WEBASTO TURBO DX CHARGER ELEVATIONS
 E420 SCALE: NONE



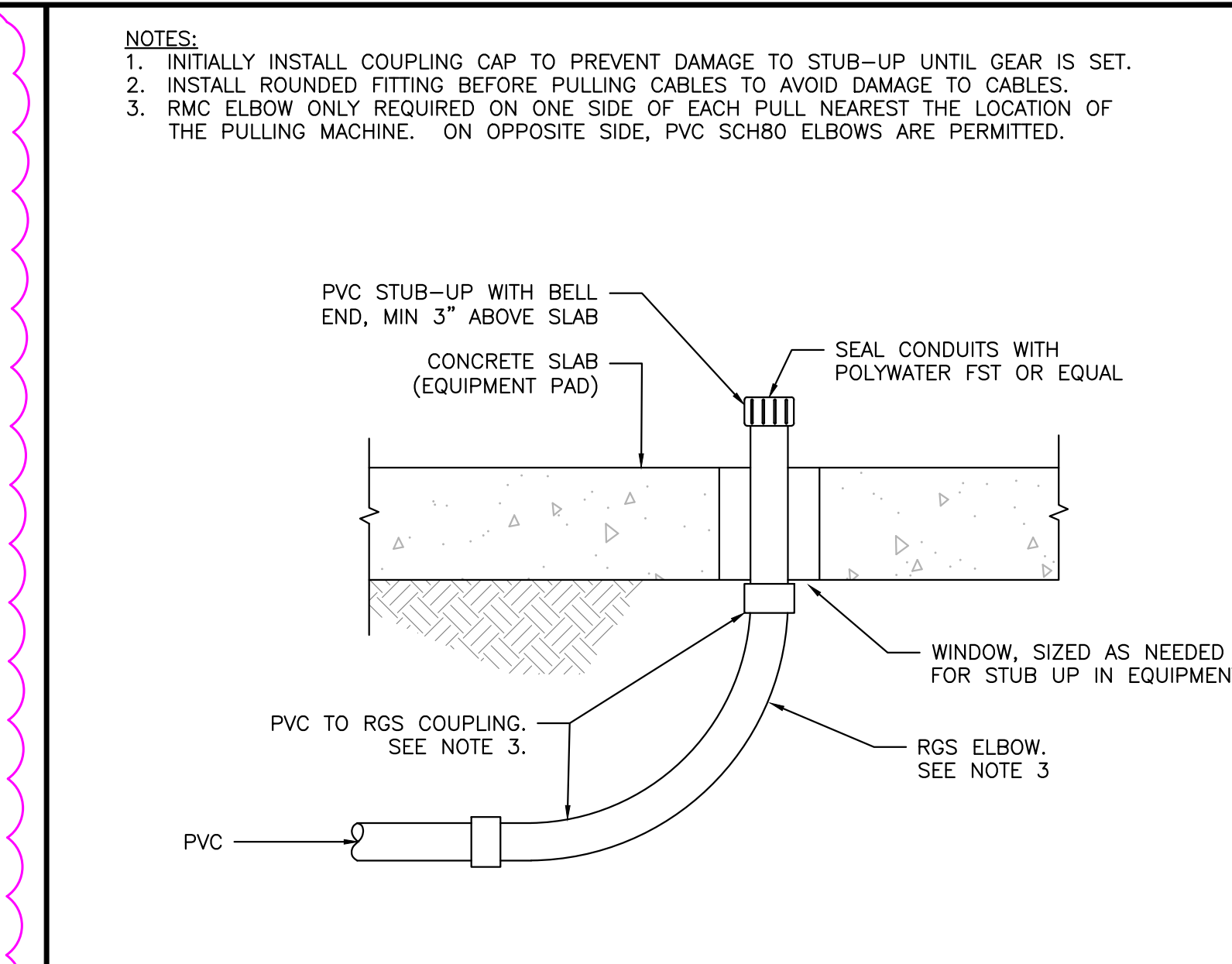
3 CHARGER MOUNTING
 E420 SCALE: NONE



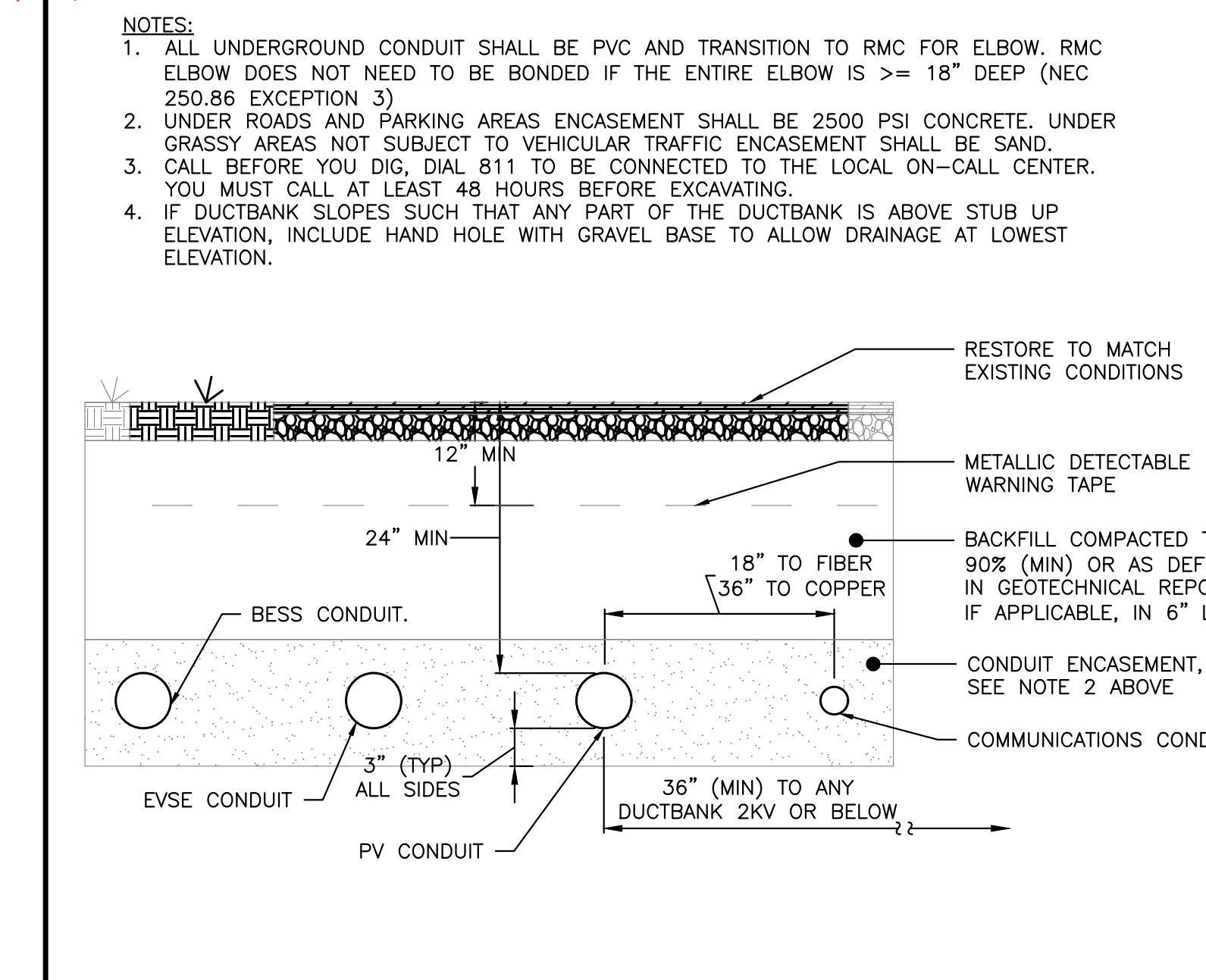
7 TYPICAL LOW VOLTAGE DUCTBANK
 E420 SCALE: NONE



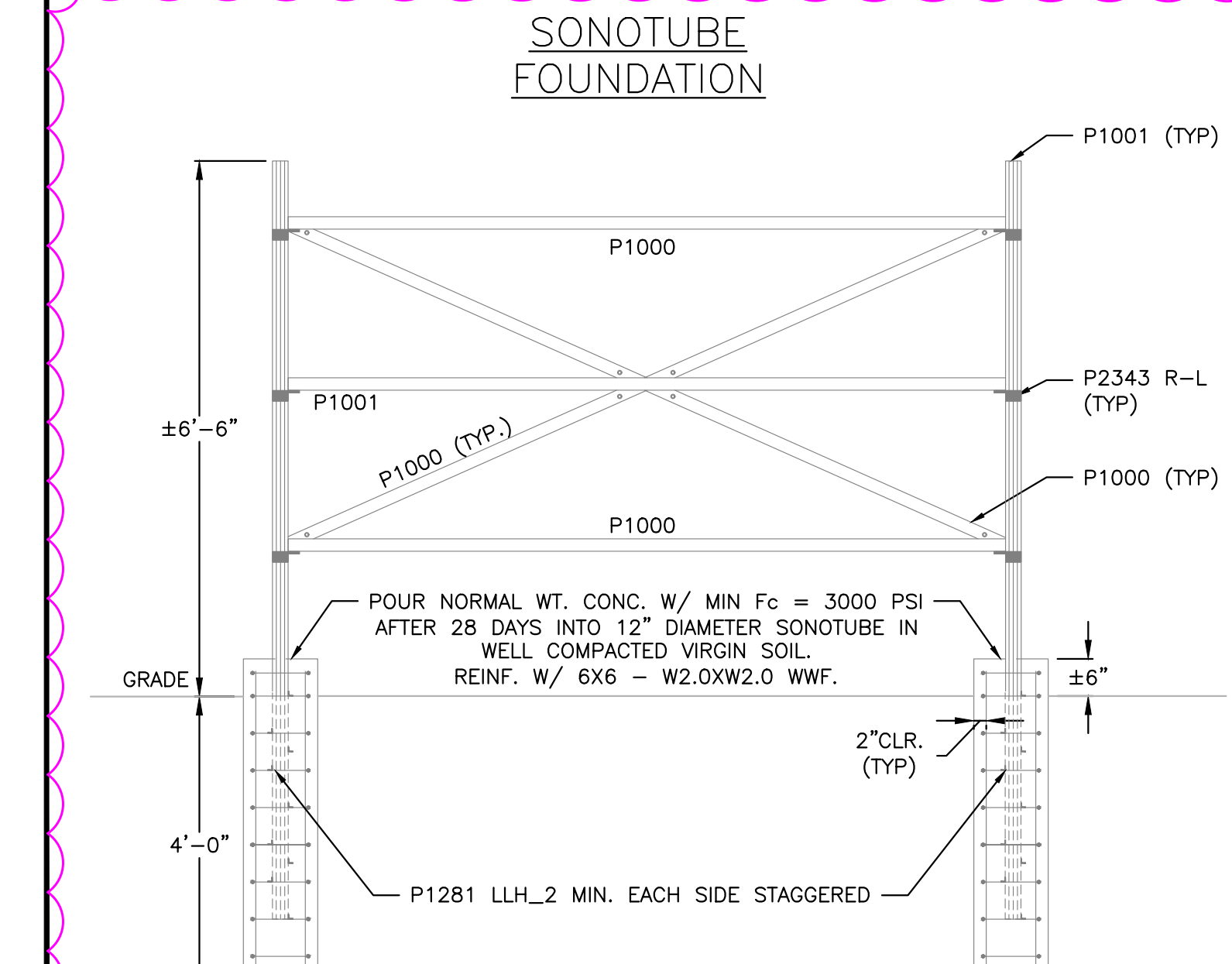
11 TRANSFORMER MOUNTING
 E420 SCALE: NONE



4 EQUIPMENT PAD STUB-UP
 E420 SCALE: NONE



8 TYPICAL MV DUCTBANK
 E420 SCALE: NONE



12 TYPICAL EQUIPMENT RACK ELECTRICAL DETAILS
 E420 SCALE: NONE

PURE POWER
 111 RIVER STREET, ELIZENEN, NY
 WWW.PUREPOWER.COM
 RICHARD A. WINIS
 NY LICENSE NO. 081197

POWERFLEX
 805 THIRD AVENUE 20TH FLOOR
 NEW YORK, NY 10022
 WWW.POWERFLEX.COM

PROJECT: ELECTRIC VEHICLE SYSTEM AT IBM - YORKTOWN HEIGHTS, NY 10598
1101 KITCHAWAN RD

WEBASTO DX: 80 DELTA 100KW
EV CHARGER TYPE 1 QTY: 2
EV CHARGER TYPE 2 QTY: 5

PAGE SIZE: 36" x 24"
PROJECT #: 04475

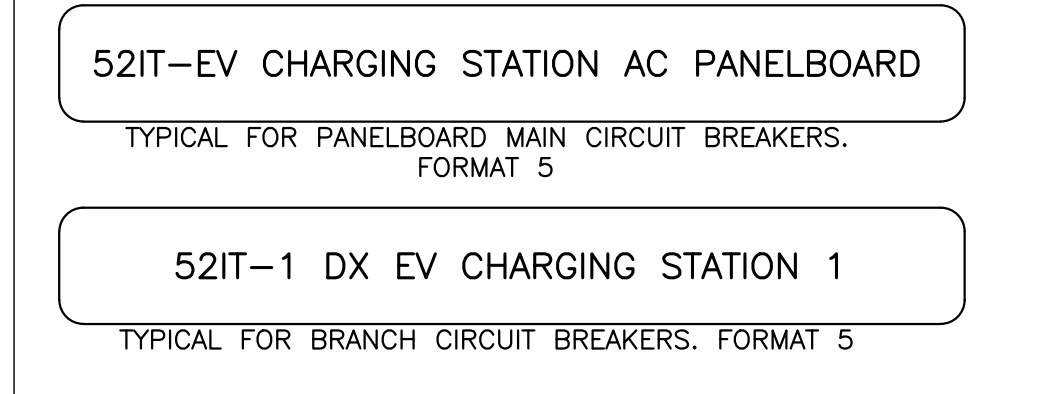
DRAWING TITLE: ELECTRICAL DETAILS
DRAWING #: E420

RULER IN INCHES: 0 1/2 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20
 PLOT DATE: 9/6/2022 4:31 PM

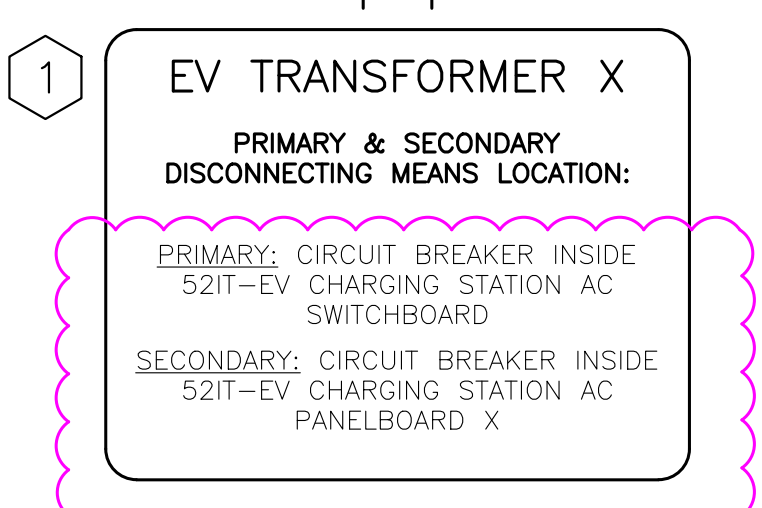
GENERAL NOTES FOR LABELS:
 1. LETTERING ON SIGNS SHALL BE CAPITAL LETTERS, MINIMUM SIZE OF 3/16" HIGH FOR GENERAL TEXT. HEADINGS SHALL BE MINIMUM 1/2" HIGH. LETTERING SHALL BE REFLECTIVE RED ON WHITE BACKGROUND OR VICE VERSA.
 2. CLEARLY LABEL ALL CIRCUIT BREAKERS IN THE PANELBOARD. THE LABEL SHALL INDICATE THE NAME OF THE DEVICE IT SERVES.
 3. ALL LABELS SHALL BE ENGRAVED MELAMINE

LABEL FORMAT NOTES:
 1. **FORMAT 1:** ENGRAVED MELAMINE, WHITE TEXT ON RED BACKGROUND. TEXT HEIGHT: TITLES 3/8", ALL OTHER TEXT 5/32".
 2. **FORMAT 2:** ENGRAVED MELAMINE, BLACK TEXT ON WHITE BACKGROUND. TEXT HEIGHT: 3/8".
 3. **FORMAT 3:** REFLECTIVE UV RATED LABEL, RED BACKGROUND WITH WHITE CAPITAL LETTERS AT LEAST 3/8" TALL. LABELS SHALL BE SUITABLE FOR THE ENVIRONMENT IN WHICH THEY ARE INSTALLED.
 4. **FORMAT 4:** ENGRAVED MELAMINE, WHITE TEXT ON RED BACKGROUND. TEXT HEIGHT: TITLES 5/32", ALL OTHER TEXT 3/32".
 5. **FORMAT 5:** VINYL FILM, BLACK TEXT ON WHITE BACKGROUND. TEXT HEIGHT: 3/8"

CIRCUIT BREAKER AND SWITCH LABELS:
 UNLESS LABELLED OTHERWISE, ALL CIRCUIT BREAKERS AND SWITCHES SHALL BE LABELLED WITH THE NAME OF THE EQUIPMENT SUPPLIED.

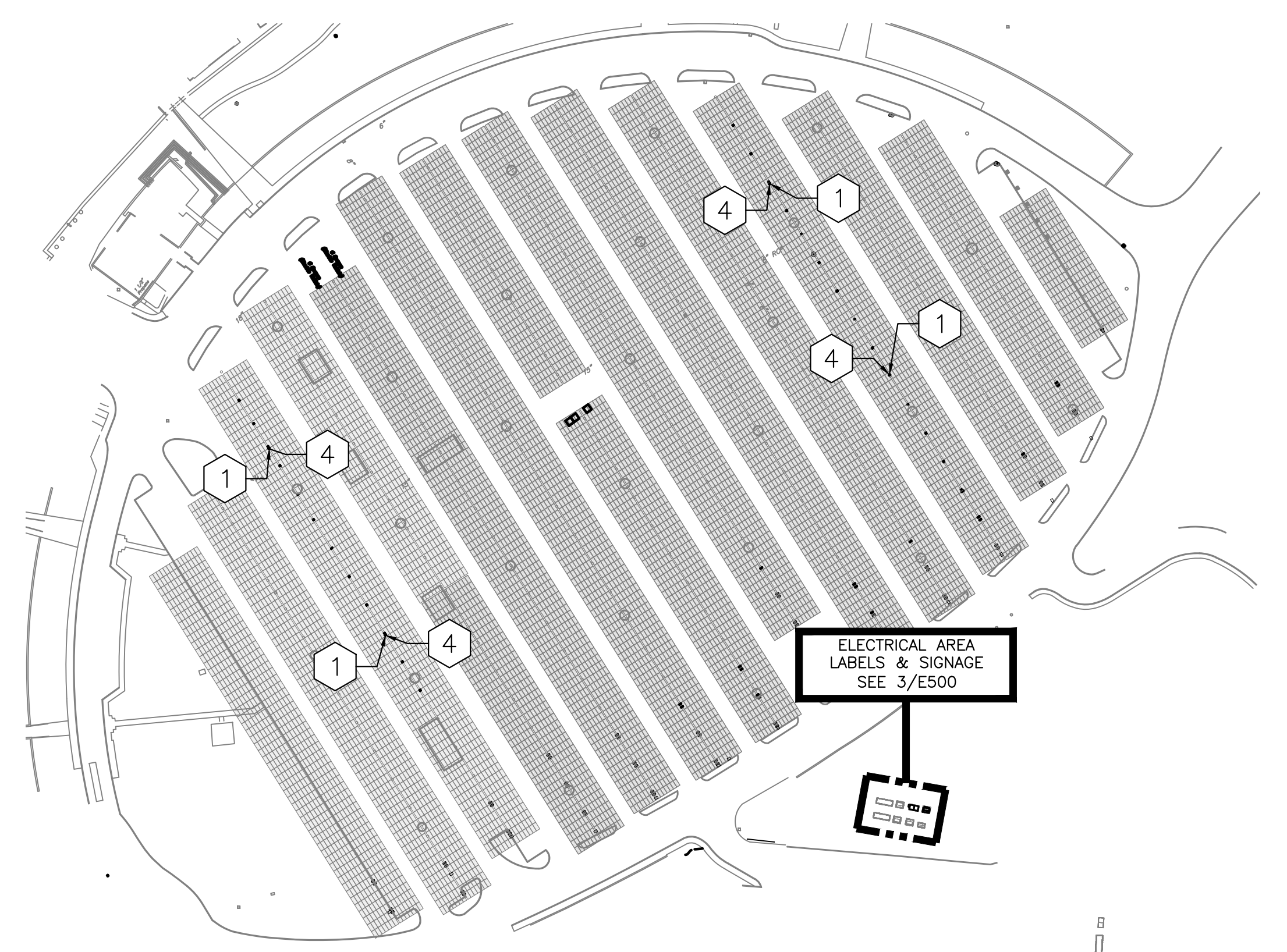
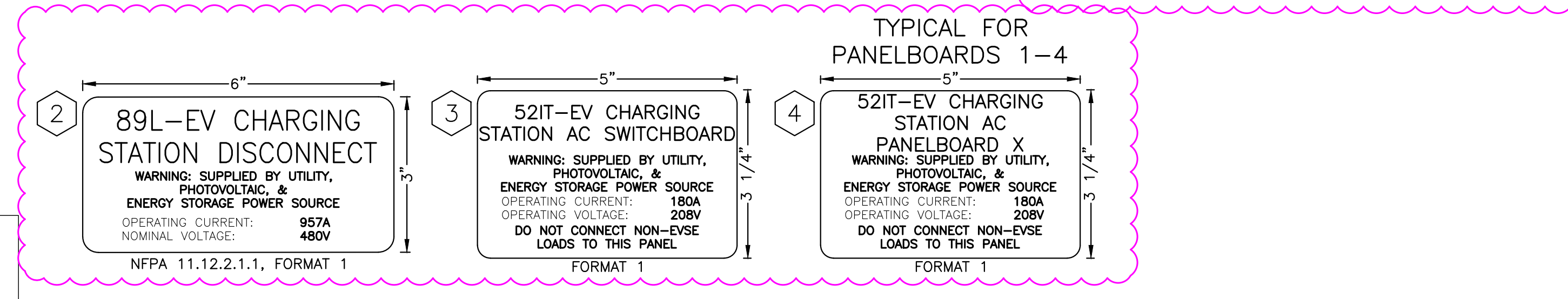


TYPICAL FOR TRANSFORMERS: 1-4

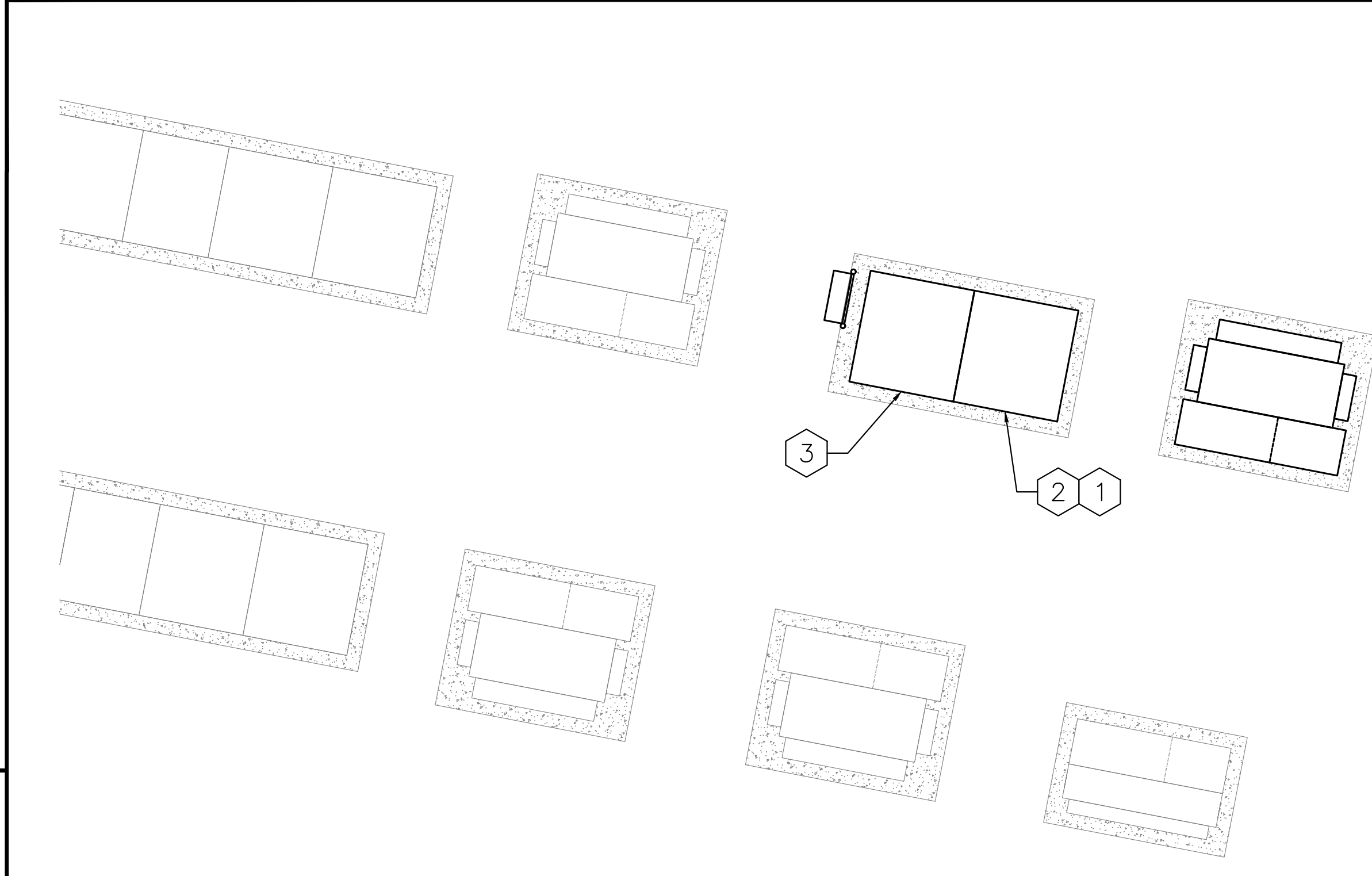
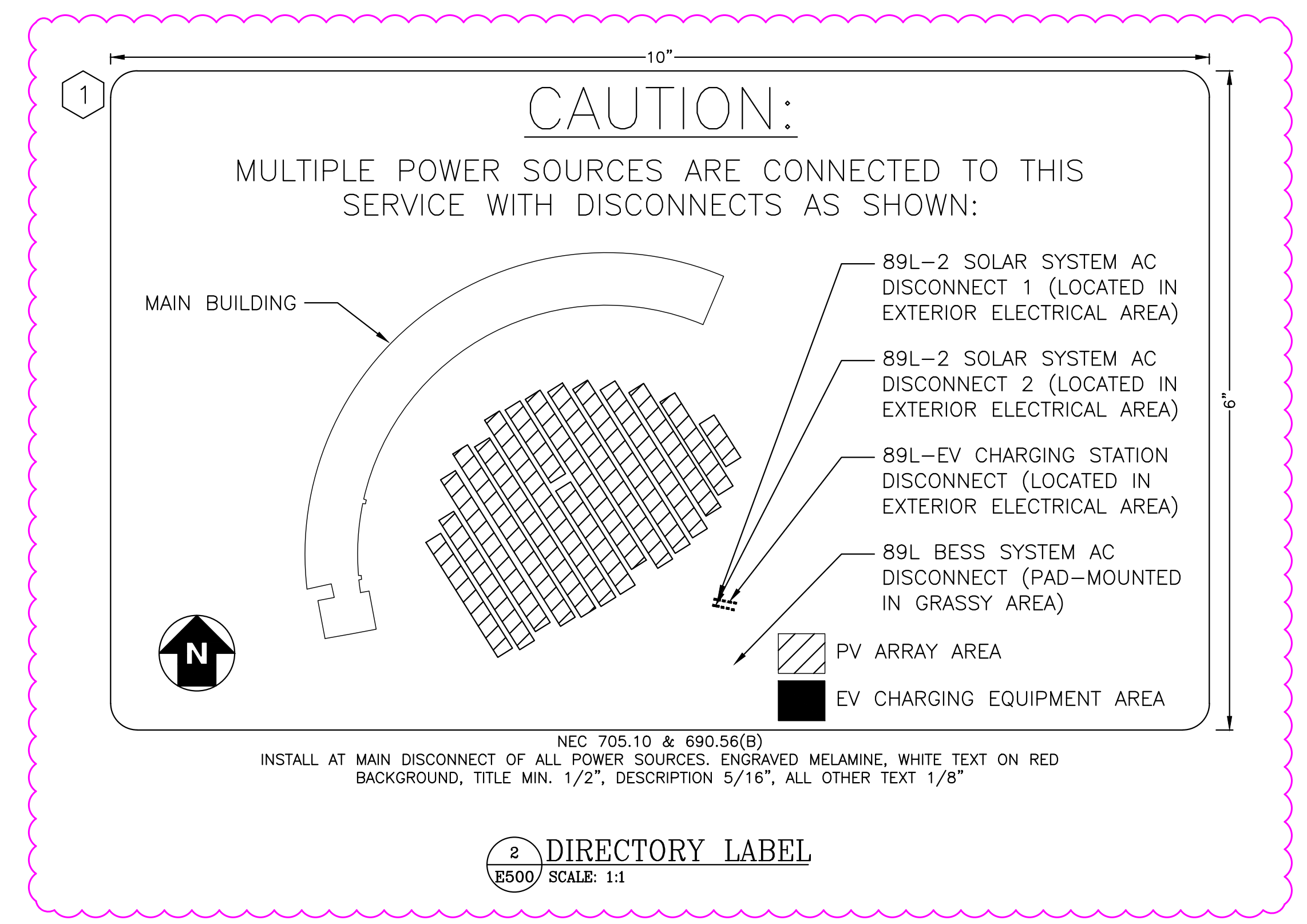


WARNING		Approximate PPE Required	
in	ca c	Arc a Bo ndar	Protective Device Settings
PP	A	Incident nerg at	XXXXXXXXXXXXXXXXXX
A	AC	Reer to N PA 0	Ma e
in	in	Arc a t C rrent	Md
Co an		A aiabe a t C rrent	INST
		No ina S te otage	LTD
		Li ited A roac	LTP
		Re tricted A roac	STD
		P re Po er ngeering	STP

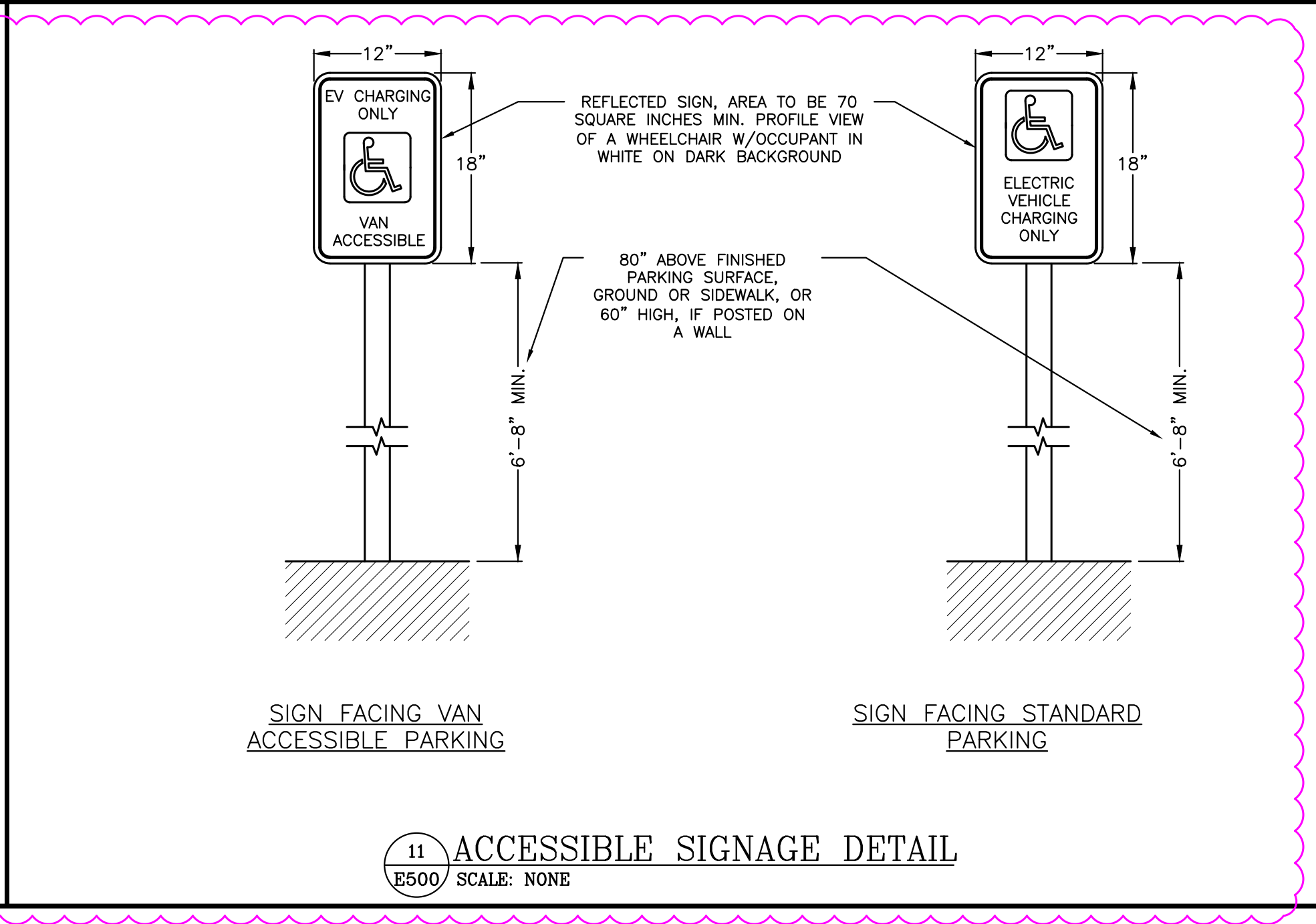
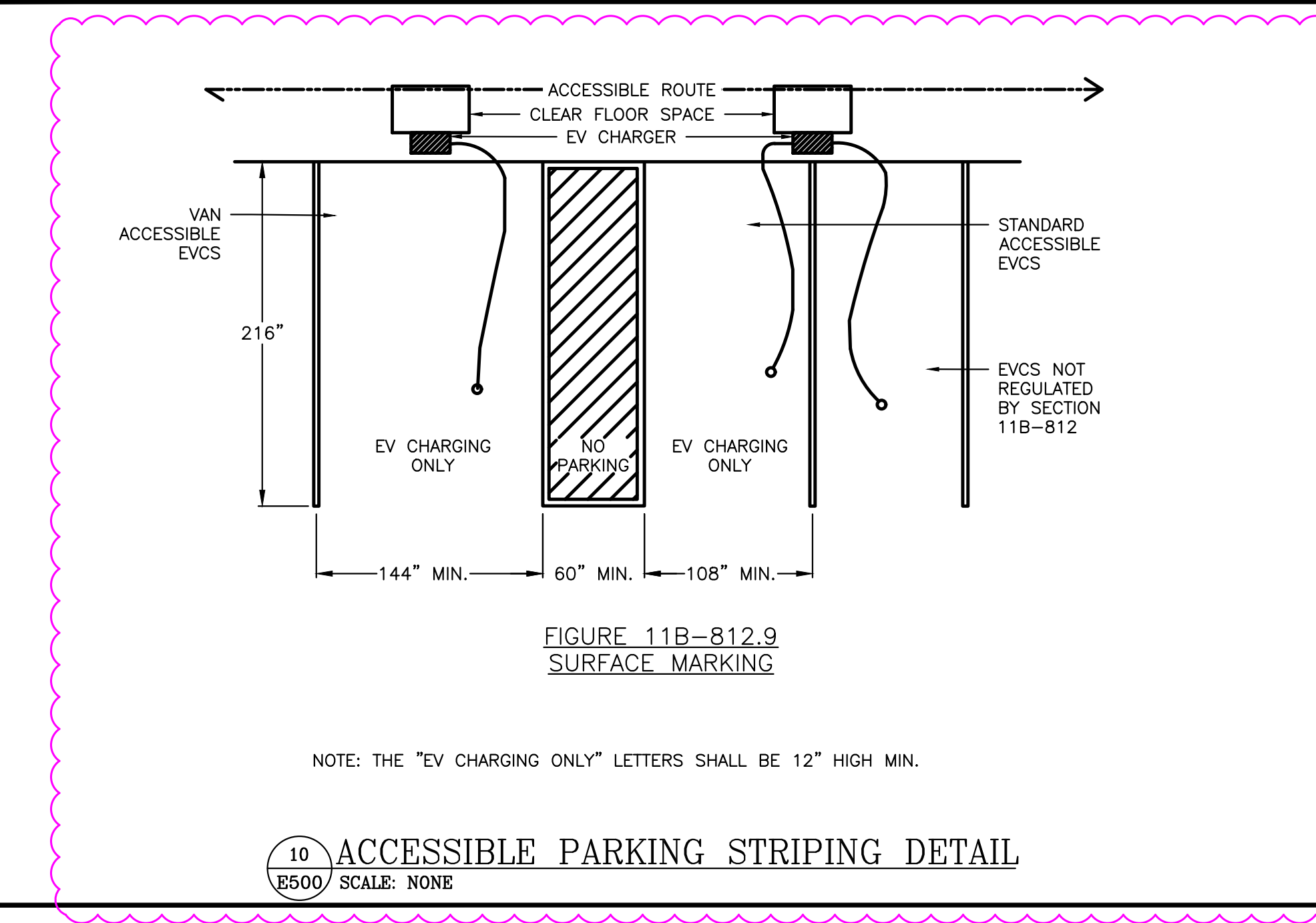
ARC FLASH LABEL NOTES:
 1. THE ARC FLASH LABEL ON THIS SHEET IS FOR REFERENCE ONLY. REFER TO POWER STUDY FOR ARC FLASH LABELS TO BE INSTALLED AND THEIR APPLIED LOCATIONS.



1 LABELS & SIGNAGE
 E500 SCALE: 1" = 100"



3 ELECTRICAL ROOM - LABELS & SIGNAGE
 E500 SCALE: 1/4" = 1'-0"



PURE POWER
 111 WYLER STREET, ELIZENEN, NY
 WWW.PUREPOWER.COM
 RICHARD A. WINS
 NY LICENSE NO. 081197

POWERFLEX
 805 THIRD AVENUE 20TH FLOOR
 NEW YORK, NY 10022
 WWW.POWERFLEX.COM

powerflex
 EDP Renewables

DEVELOPER: **powerflex**

PROJECT # 04475

WEBASTO DX 80 DELTA 100KW

EV CHARGER TYPE 1 QTY: 1
 EV CHARGER TYPE 2 QTY: 2
 EV CHARGER TYPE 2 QTY: 5

PROJECT: **ELECTRIC VEHICLE SYSTEM AT IBM - YORKTOWN HEIGHTS**
 1101 KITCHAWAN RD
 YORKTOWN HEIGHTS, NY 10598

RULER IN INCHES: 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



EV CHARGING SOLUTION

DC Charger / DC City Charger

Features

- 50kW / 100kW simultaneous charging
- Dynamic load distribution optimizes charging service
- RFID, credit card and ISO 15118* user identification
- OCPP and network connectivity enables system integration
- Modular design ensures high availability
- IP55 and small footprint provides high adaptability
- 94% power efficiency for energy-saving





Highway Service
 Parking
 Service Station
 Commercial Building
 Fleet

Specifications


Part Number	EVHU104-	EVHU503-
Description	100 kW Dual Output DC Charger	50 kW Dual Output DC Charger
Power Input		
Input Rating	480 Vac, 3-Phase, 50 / 60 Hz, L1, L2, L3, N, PE, 125A	200-240 Vac, 3-Phase, 50 / 60 Hz, L1, L2, L3, PE, 145A 480 Vac, 3-Phase, 50 / 60 Hz, L1, L2, L3, N, PE, 65A
Power Factor	0.99 at nominal output	
Efficiency	94% at nominal output power	
Power Output		
Output Voltage	50 – 1000 Vdc	
Output Interface	DC output options: CCS1, CHAdeMO	
DC Output Current	200 A max.	125A max.
DC Output Power	100 kW max.	50kW max.
Protection		
Protection	Over current, Under voltage, Over voltage, Surge protection, Short circuit, Over temperature, Ground fault	
User Interface & Control		
Display	7 inch LCD Touch Panel	
Support Language	English (Other languages available upon request)	
Push Buttons	1 Emergency Stop Button	
Charge Options	Simultaneous charging and configurable dynamic load distribution (dual outputs)	
User Authentication	ISO / IEC 14443 A / B Mifare RFID reader, Credit card reader	
Communication		
Network Interface	Ethernet, Cellular, WLAN	
Protocol	OCPP1.6-J, upgradeable to OCPP2.0	
Environmental		
Operating Temperature	Operating from -22°F to +122°F (-30°C to +50°C), derating from +122°F to 140°F (+50°C to +60°C)	
Storage Temperature	-40°F to +176°F (-40°C to +80°C)	
Humidity	< 95% relative humidity, non-condensing	
Altitude	6,500 ft. (2,000m)	
Mechanical		
Ingress Protection	Type 3R	
Enclosure Protection	IK10 according to IEC 62282	
Cooling	Forced air	
Charging Cable Length	13 ft. (4 m) (standard); 19 ft. (6 m) (optional); 25 ft. (7.5 m) (optional)	25 ft. (7.5 m) (optional)
Dimension (W x H x D)	31.5 x 59.1 x 23.2 inch (800 x 1500 x 590 mm)	31.5 x 59.1 x 23.2 inch (800 x 1500 x 590 mm)
Weight**	772 lb (350 kg)	640 lb (290 kg)
Regulation		
Certificate	UL2202, UL 2231	
	CSA C22.2R107.1.2016 Ed.4, CSA C22.2R281.2 Issued: 2012/09/07 Ed:1	
Installation		
Accessory	Cable management	

* ISO 15118 in plan
** Dimension and weight including 4 m charging connectors, subject to variants.
Product outlook depends on configuration. Specifications are subject to change without notice.

TurboDX with load balancing by PowerFlex

Next Generation Electric Vehicle Charger



Highest Level of Safety Available

Your safety is our #1 priority. That's why we built TurboDX with the most advanced and state-of-the-art safety features available. TurboDX ensures a safe and reliable charge every time with leakage and thermal detection, auto-restart and recovery and ground detection against faults. It is UL and cUL listed, safe for indoor or outdoor use and can withstand extreme weather conditions. TurboDX meets the rigorous safety standards mandated by our automotive partners and is backed by a 3-year warranty.

Flexible, Simple and Built for Your Life

Charging your EV should be a seamless experience. TurboDX is a simple plug and play solution. No need to download extra apps, manage notifications, or push extra buttons. With TurboDX all you need to do is plug it in – it's that easy. TurboDX has a slim and compact design which allows it to fit in most garage configurations. For public uses, TurboDX can accommodate a dual, triple or quad installation. The modular design allows for more cars to charge simultaneously and to expand as more chargers are needed. Your life is busy enough, your charging experience shouldn't be.

Key Features:

- State-of-the-art safety features
- Slim compact design
- Durable aluminum rear enclosure
- Quick read status indicators
- Fully potted electronics reduces the risk of thermal shock, thermal dissipation, and static shock
- Revolutionary leakage and thermal detection
- "Auto-Reboot" for issues during self-check process is detected
- "Auto-Recovery" if changes in temperature or voltage is detected
- Missing ground detection
- UL and cUL certified
- Easy to use, simply plug-in and charge

PowerFlex Load Management Controller

The PF-LMC Load Management Controller (LMC) is an intelligent gateway running PowerFlex's Adaptive Load Management firmware. The LMC simultaneously controls the output of each PowerFlex EV charging station, monitors building loads and communicates with PowerFlex Cloud Servers, all in real time.

In contrast to simple gateways that merely relay data from the chargers to the Cloud, the LMC aggregates and processes the data locally to minimize expensive network bandwidth, reduce overall system latency and ensure active charging sessions are not disrupted if network communications are lost.

Another unique LMC feature is its ability to utilize the spare capacity of almost any building's electrical system by monitoring the major electrical loads and any renewable energy sources like solar and storage batteries*. When extra power is available it is automatically assigned to the drivers that need it the most.

The PowerFlex LMC comes custom configured to meet the specific requirements of your charging system.

Contact your PowerFlex sales representative and schedule your site evaluation or visit our website at www.powerflex.com.

Features

- Intel Core i5, 2.40 GHz processor with 500GB SSD and 32GB of RAM
- WiFi Ethernet or LTE network options
- Zigbee mesh network coordinator
- Underwriters Laboratory (UL)

Specifications PF-LMC

Wattage	65 W
Voltage	110 VAC to 240 VAC
Frequency	60/50 Hz
AC Input Current	1.7 A/1.0 A
Ave. Efficiency	87% Operating
Temperature	-30°C to 50°C
Relative Humidity	Up to 95%
Dimensions	20"x18"x10" (approximate)
Weight	40 lbs
Enclosure	NEMA 3R
Regulatory Compliance	UL, ETL



Let's talk energy. 

15445 Innovation Drive
San Diego, CA 92128
858.521.3300
powerflex.com

11-2019

Speed up Urban Life with EV Fast Charging

DC City Charger is an ideal solution for high efficiency urban charging service. It supports simultaneous charging output and load distribution to optimize utilization rate of the charging site. DC City Charger is compatible to OCPP which allows further backend system integration like user management, remote control and energy management.

Feature Highlights

Efficient Charging Service

- Simultaneous Charging
- Dynamic Load Distribution
- 94% Power Efficiency
- ISO 15118* Authentication

Complete System Integration

- Network Connectivity
- Backend Compatibility
- Energy Management

Charging Standard

CHAdeMO, CCS1

User Authentication

Credit card, RFID reader, ISO 15118*

Protection

NEMA 3R, IK10

Optimal Operation

- All-Weather Outdoor Design
- Low Lifecycle Cost
- High Availability Service
- OTA Management

Application Scenario

Charging Network

- Highway Service
- Parking Lot
- Service Station
- Commercial Building
- Fleet

Backend Office

EV Charging Network Management System




Applications

- Energy Management
- Membership Management
- Site / Building Management
- ... and more

Mobile App access for remote control

Technical Specifications

	TurboDX 32A
Voltage	208 – 240 VAC (Split Phase or Phase Ground)
Current	32A
Circuit Breaker Rating	40A
Frequency	50-60Hz
Maximum Power Output @240V	7.2kW
Cable Length	60 to 25 ft. (17.62m available)
Weight	1226 (550kg)
Dimensions	12" x 5" x 3.5" (Approximate)
Storage Temperature	-40C (-40°F) to +60C (140°F)
Operating Temperature	-40C (-40°F) to +55C (131°F)
Indoor / Outdoor	Yes Type 4 (IP66) enclosure
Relative Humidity	Up to 95% non-condensing
Charge Coupler	SAE J1772 compliant



Webasto Charging Systems, Inc.
800 Royal Oaks Dr, Suite 210
Merriman, CA 91016
USA
+1 (888) 833-2148
evsc@webasto.com

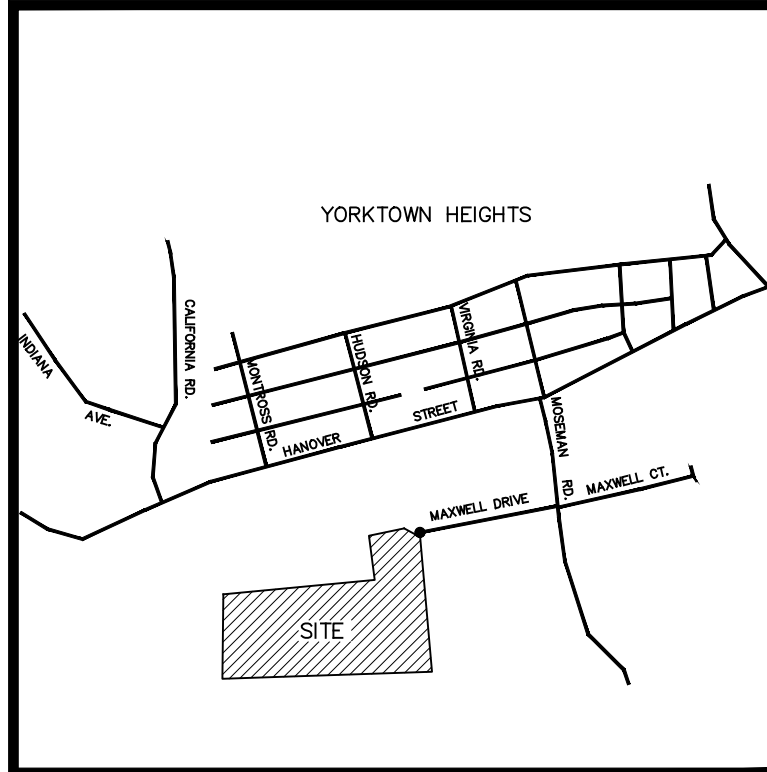
evsolutions.com

PROJECT: ELECTRIC VEHICLE SYSTEM AT IBM - YORKTOWN HEIGHTS 1101 KITCHAWAN RD YORKTOWN HEIGHTS, NY 10598
 DRAWING # E600
 PROJECT # 04475
 DEVELOPER: WEBASTO DX 80 DELTA 100KW
 PAGE SIZE: 3.6" x 24"
 POWERFLEX: 605 THIRD AVENUE 20TH FLOOR NEW YORK, NY 10022 WWW.POWERFLEX.COM
 LICENSE: LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEW YORK
 RICHARD A. WINIS
 111 WYKER STREET
 YONKERS, NY 10596
 WWW.PUREPOWER.COM
 937/19/2022
 08/12/2022
 09/02/2022
 CONCEPTUAL DESIGN
 ISSUE FOR PERMIT
 ISSUE FOR PERMIT REVI
 PM ENG CHK
 BA SC MD
 BA SC MD
 BA SC MD





Dorchester Glen Subdivision



LOCATION MAP
NOT TO SCALE

ZONING SCHEMATIC

ZONING DISTRICT		R1: SINGLE-FAMILY RESIDENTIAL		
DIMENSIONAL REGULATIONS		REQUIRE	PROHIBIT	VARIANCEREQUIRE
MINIMUM SIZE OF LOT				
MINIMUM LOT AREA	100 S	100 S	NON	NON
MINIMUM LOT WIDTH	100 FT	100 FT	NON	NON
MINIMUM LOT DEPTH	100 FT	100 FT	NON	NON
MINIMUM ROAD FRONTAGE	100 FT	100 FT	NON	NON
MINIMUM SIDEYARD SETBACK	100 S	100 S	NON	NON
MINIMUM YARD DIMENSIONS				
PRINCIPAL BUILDING	10 FT	10 FT	NON	NON
FRONT YARD SETBACK	10 FT	10 FT	NON	NON
SIDEYARD SETBACK	10 FT	10 FT	NON	NON
COMBINED SIDEYARD SETBACK	10 FT	10 FT	NON	NON
REAR YARD SETBACK	10 FT	10 FT	NON	NON
SUPPLEMENTARY YARD DIMENSIONS				
ACCESSORY BUILDING	10 FT	10 FT	NON	NON
FRONT YARD SETBACK	10 FT	10 FT	NON	NON
SIDEYARD SETBACK	10 FT	10 FT	NON	NON
COMBINED SIDEYARD SETBACK	10 FT	10 FT	NON	NON
REAR YARD SETBACK	10 FT	10 FT	NON	NON
MAXIMUM HEIGHT				
PRINCIPAL BUILDING	10 FT	10 FT	NON	NON
ACCESSORY BUILDING	10 FT	10 FT	NON	NON
MAXIMUM LOT AREA TO BE OCCUPIED				
BUILDING COVERAGE	100	100	NON	NON
SUPPLEMENTARY REGULATIONS				
MINIMUM OFF-STREET PARKING	1 SPAC	1 SPAC	NON	NON

- SITE DATA**
- OWNER: [] DEVELOPER: []
 - PROJECT LOCATION: []
 - EXISTING TOPOGRAPHY: []
 - PROPOSED USE: []
 - TOWN TAX MAP DATA: []
 - SITE AREA: []
 - PUBLIC UTILITIES: []
 - PRIVATE UTILITIES: []
 - CONVEYANCE INSTRUMENT: []
 - DEED RECORDING: []
 - DEED NUMBER: []
 - DEED DATE: []
 - DEED COUNTY: []
 - DEED STATE: []
 - DEED LOCATION: []



NOTES:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN WAS OBTAINED FROM SURVEY MAPS PREPARED BY DONALD DONNELLY LAND SURVEYING, P.C. DATE: 11/11/2022. LAST REVISION: 11/11/2022. ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

SCALE: 1" = 30'

SCALE: 1" = 100'

SAFETY DIG: Be Careful Dig or Blast

Call 811

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

PROJECT # 00-16

STATE OF NEW YORK
JOSEPH CARLUCCI
LICENSED PROFESSIONAL ENGINEER
NYS Lic. No. 64431

Revisions:
No. Date Comments
1. 9/29/22 PB Accept Layout

SCALE: 1" = 30'
DRAWN BY: CS
DATE: 7/6/22

SITE PLAN

PRELIMINARY SUBDIVISION PLAN
PREPARED FOR
DORCHESTER GLEN
1643 MAXWELL DRIVE
Town of Yorktown
Westchester County


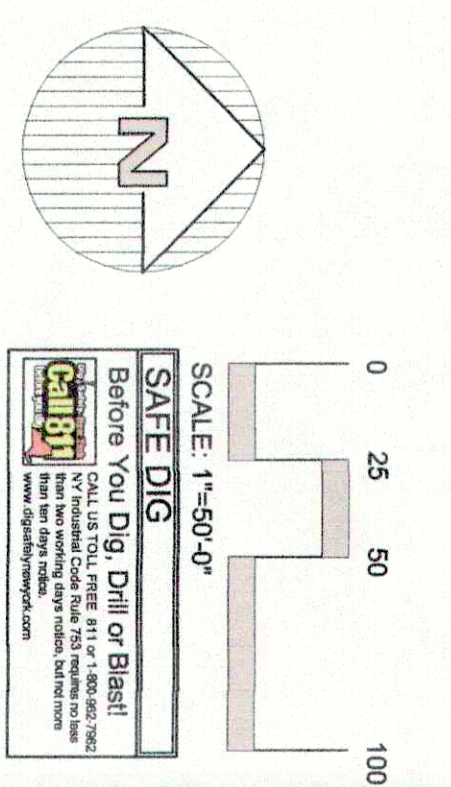
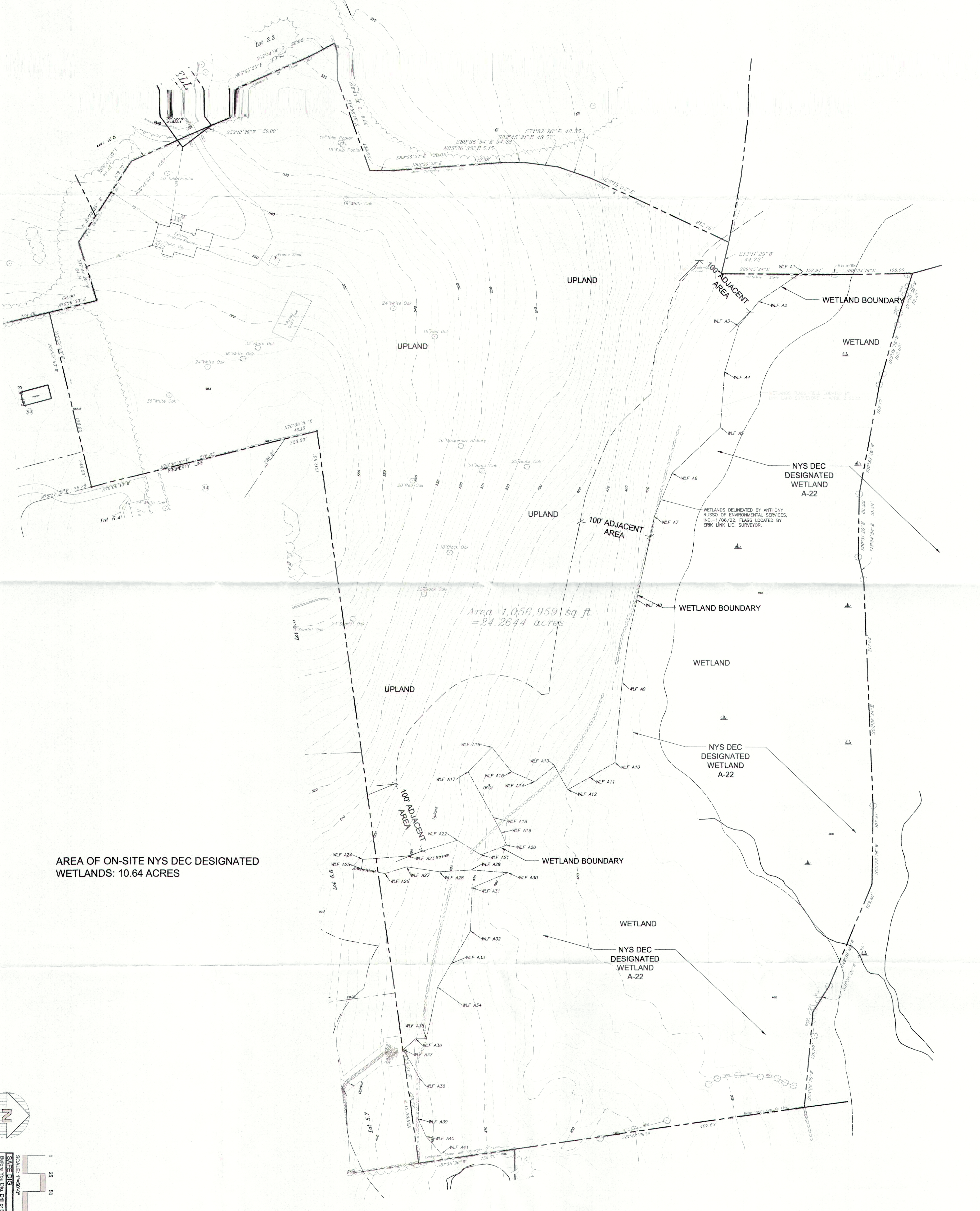
Sheet 1 of 1

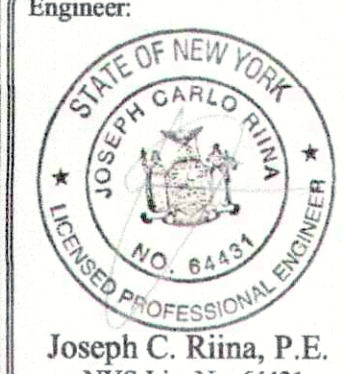

NOTE:
 1. THESE ARE PRELIMINARY PLANS. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN OBTAINED FROM A SURVEY OF THE PROPERTY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION SHOWN ON THIS PLAN.
 2. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS OBSERVED THE SURVEY INFORMATION SHOWN ON THIS PLAN.
 3. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS OBSERVED THE SURVEY INFORMATION SHOWN ON THIS PLAN.

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland **A-22** as delineated by **Anthony P. Russo, Environmental Compliance Services, Inc.** on **January 6, 2022**.
 DEC Staff: **Anthony P. Russo** Surveyor Engineer
 Date Valid: **9/20/22** Expiration Date: **9/20/27** SEAL

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for five (5) years unless existing exempt activities, area hydrology practices change (e.g., agricultural to residential). After five (5) years the boundary must be re-evaluated. Re-evaluation may include a new delineation and survey of the wetland boundary. Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.

Sheet 1 of 1	PRELIMINARY SUBDIVISION PLAN PREPARED FOR DORCHESTER GLEN 1643 MAXWELL DRIVE Town of Yorktown Westchester County	EXISTING CONDITIONS & WETLAND DELINEATION PLAN	SCALE: 1" = 50' DRAWN BY: CS DATE: 7/6/22	Revisions: No. Date Comments:	Engineer:  Joseph C. Riina, P.E. NYS Lic. No. 64431	Site Design Consultants Civil Engineers • Land Planners 251-F Underhill Avenue, Yorktown Heights, NY 10598 (914) 962-4488 - Fax: (914) 962-7386 www.sitedesignconsultants.com	 PROJECT # 15-32
	<p style="text-align: right; font-size: small;">COPYRIGHT © 2012 BY SITE DESIGN CONSULTANTS. ALL RIGHTS RESERVED.</p>						

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:

Dorchester Glen 5-Lot Subdivision

SEQR Status: Type 1
Unlisted

Conditioned Negative Declaration: Yes
 No

Description of Action:

A proposal to subdivide 24.26 acres into five lots in the R1-20 zone where one residence currently exists.

The site is located at the address 1643 Maxwell Drive, Town of Yorktown

Section 15.20, Block 3, Lot 6

Location: 1643 Maxwell Drive, Yorktown Heights, NY 10598
Town of Yorktown, County of Westchester
Section 15.20, Block 3, Lot 6

Reasons Supporting This Determination:

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

- 1) This negative declaration is based on a Short Environmental Assessment Form dated March 29, 2022.
- 2) The plan conforms to the Town's Land Use and Zoning Policies.
- 3) The Town board authorized the Planning Board to approve the subdivision using the flexibility standards in Town Code Section 300-22.
- 4) There is no proposed disturbance of the delineated wetland on the site.

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

For Further Information:

Contact Person: Robyn Steinberg

Address: 1974 Commerce Street, Yorktown Heights, NY 10598

Telephone Number: (914) 962-6565

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

**PLANNING BOARD
TOWN OF YORKTOWN**

**RESOLUTION APPROVING
SUBDIVISION TITLED
DORCHESTER GLEN SUBDIVISION**

RESOLUTION NUMBER: #00-00

DATE:

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

WHEREAS, in accordance with the Planning Board's Land Development Regulations, Town of Yorktown Town Code Chapter 195, adopted February 4, 1969 and as amended, a formal application for the approval of a subdivision titled "Dorchester Glen," prepared by Site Design Consultants, dated July 6, 2022, and last revised September 29, 2022, was submitted to the Planning Board on behalf of John and Elaine Kincart (hereinafter referred to as "the Applicant"); and

WHEREAS, the property owned by the Applicant is located at 1643 Maxwell Drive, Yorktown Heights, also known as Section 15.20, Block 3, Lot 6 on the Town of Yorktown Tax Map (hereinafter referred to as "the Property"), and the applicant has represented to this Board that they are the lawful owners of the land within said subdivision; and

WHEREAS, an application fee of \$2,430 covering 5 lots on 24.26 acres has been received by this Board; and

WHEREAS, pursuant to SEQRA:

1. The action has been identified as an Unlisted action.
2. The Planning Board has been declared lead agency on <DATE>.
3. A negative declaration has been adopted on <DATE> on the basis of a Short Environmental Assessment Form dated March 29, 2022.

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

Improvement Plans

1. A drawing, Sheet 1 of 1, titled "Site Plan," prepared by Site Design Consultants, dated July 6, 2022, and last revised September 29, 2022;
2. A drawing, Sheet 2 of 7, titled "Existing Conditions," prepared by Site Design Consultants, dated July 6, 2022;

3. A drawing, Sheet 3 of 7, titled "Erosion and Sediment Control Plan," prepared by Site Design Consultants, dated July 6, 2022;
4. A drawing, Sheet 4 of 7, titled "Erosion Details," prepared by Site Design Consultants, dated July 6, 2022;
5. A drawing, Sheet 5 of 7, titled "Water Main Details," prepared by Site Design Consultants, dated July 6, 2022;
6. A drawing, Sheet 6 of 7, titled "Driveway Profiles," prepared by Site Design Consultants, dated July 6, 2022;
7. A drawing, Sheet 7 of 7, titled "Site Details," prepared by Site Design Consultants, dated July 6, 2022;
8. A drawing with signed NYSDEC Freshwater Wetland Boundary Validation block, Sheet 1 of 1, titled "Existing Conditions & Wetland Delineation Plan," prepared by Site Design Consultants, dated July 6, 2022;

Additional Documents & Reports

9. A wetland delineation report prepared by Environmental Compliance Services, Inc. and dated July 25, 2022;

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

WHEREAS, pursuant to Town Code Section §195-35(A)(1), approximately 10% of the total area of a subdivision is required to be dedicated by the subdivider for a playground or active recreation use;

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

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

- (d) The possibility that land immediately adjoining the subdivision will serve, in whole or in part, the park and playground needs of such subdivision; and

WHEREAS, on July 19, 2022, the Town Board approved the use of Town Code Section §300-22 Flexibility standards to eliminate the requirement that the proposed building lots have frontage on a public street and to modify the requirement for the 24 foot wide road pavement to not less than 16 feet for the private road; 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	04/21/2022
Environmental Consultant	08/11/2022
Fire Inspector	
Highway Superintendent	07/22/2022
Planning Department	07/22/2022
Tree Conservation Advisory Committee	04/13/2022
NYC DEP	06/28/2022

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

WHEREAS, a Public Informational Hearing was held in accordance with Town Code Section §195-22A(5) of the Yorktown Town Code on the said subdivision application and plat at the Town Hall in Yorktown Heights, New York on May 23, 2022; and

WHEREAS, having reviewed all current site plans, building plans, environmental plans and reports, comments and reports from Town professional staff, the public, and other interested and involved agencies associated with the application before it; and having conducted a public hearing on the said site plan application in accordance with Town Code Section §195-22E commencing and closing on August 15, 2022 at Town Hall in Yorktown Heights, New York;

BE IT THEREFORE NOW RESOLVED that the application of John and Elaine Kincart for approval of a subdivision titled "Dorchester Glen," prepared by Site Design Consultants, and last revised September 29, 2022, be approved subject to the following modifications and conditions and that the Chairman and Secretary of this board be and hereby are authorized to endorse this board's approval on said plat upon compliance by the applicant with such modification and additional requirements as noted. If such modifications are not made and such conditions are not fulfilled within 180 days from the date of this resolution the plat shall be deemed disapproved.

RESOLVED, a plat shall be prepared for the proposed subdivision and reviewed by the Planning Department and Town Assessor prior to signature by the Westchester County Health Department; and

RESOLVED, the improvement plans shall be modified to show:

1. Revise Sheets 3 and 6 to reflect the revised site plan.
2. _____
3. _____

RESOLVED, based on an assessment of the recreation needs created by the subject subdivision and the recreation needs of the surrounding area reflected in the Town's Recreation Plan, the Applicant shall provide \$10,000.00 per 4 new lots (\$40,000) in lieu of recreation lands to satisfy the recreational needs created by the subject subdivision and to help meet the present and anticipated needs of the surrounding neighborhood; and

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

1. Submission of a statement signed by the Town's Tax Collector that all taxes due on this parcel have been paid.
2. Approval of a Stormwater Pollution Prevention Permit from the NYCDEP.
3. Submission of a Stormwater Pollution Prevention Plan acceptable to the Town Engineer and to the satisfaction of the Planning Board.
4. Submission of a Tree Survey and review of a Tree Mitigation Plan.
5. Approval of Stormwater Pollution Prevention Plan Permit and Tree Permit #FSWPPP-T-000-00 by the Planning Board.
6. Submission of fees as per town requirements in the form of separate checks made payable to the Town of Yorktown:

ABACA	\$500.00
Recreation Fee	\$40,000.00
General Development	\$2,880.00

7. The plat has been reviewed by the Town Assessor.

8. Submission of the plat signed by the Westchester County Health Department.

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

1. Applicant must submit final plat in AutoCAD DWG readable format.
2. Provide monuments at all points of curvature and points of tangency as directed by the Town Engineer at right-of-way/property line, for all lots.

BE IT THEREFORE RESOLVED, said plat shall not be endorsed by the Planning Board until the improvements shown on the construction detail improvement plans, as modified, are completed by the applicant to the satisfaction of the Superintendent of Highway, Town Engineer and Town Board within one (1) year from the date of this resolution or alternatively:

The applicant shall post 5% of the estimated costs of improvements in the form of a letter of credit or other security acceptable by the Town Board and additionally a letter credit for 95% of the estimated costs of improvements with the term of one year approved by the Town Board as to manner of execution, form and sufficiency to guarantee and assure full compliance by the applicant with all the terms, conditions, requirements and provisions as set forth in this resolution.

RESOLVED, that Letters of Credit shall have an automatic renewal for additional terms of one (1) year. Both the issuing agent for the Letter of Credit and the applicant must notify the Town of Yorktown if Letter of Credit will not be renewed for any reason, and

BE IT FURTHER RESOLVED, that the Letter of Credit shall contain language requiring its issuing agent to notify the Town, in writing, at least thirty (30) days prior to the letter's expiration date if the drawer of the letter will not renew it. (Letter to be mailed to the Town of Yorktown Engineering Department, 363 Underhill Avenue, Yorktown Heights, NY 10598.)

BE IT THEREFORE RESOLVED, that: said letter of credit should contain the provisions that when the principals have fully and properly completed all of the work and improvements as required by this resolution and the work has been accepted by the Town Board for maintenance and repair, after recommendation of the Highway Superintendent and the Town Engineer and upon the request of the applicant the same be canceled in the manner provided for by law. Said letter of credit shall not be cancelled or reduced to less than 5% of the estimated cost of improvements and that the letter of credit so reduced and the deposit of cash surety remain in full force and effect to assure the satisfactory condition of said work and improvements until released by the town at the request of the applicant. Such release shall not

be earlier than one (1) year from the date of acceptance of the work and improvements. The taking over of the roads in the subdivision as town highways shall in no way impede the effectiveness of either or both letter(s) of credit.

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

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

BE IT FURTHER RESOLVED, that upon submission of a building permit for each lot of this subdivision, the owner shall submit a site plan or plot plan, to ABACA, at a minimum scale of 1" = 20' showing the following:

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

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

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

BE IT FURTHER RESOLVED, that no building permit for individual lots which require driveways in excess of ten (10) percent shall be issued by the Building Department unless approved by the Town Board; and

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

BE IT FURTHER RESOLVED, that no certificate of occupancy will be issued unless an as-built survey of lot is filed with the Building Inspector; and

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

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

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

MJM Development
3232 Gomer Street

Nancy Calicchia

From: Maura Weissleder
Sent: Thursday, September 15, 2022 2:59 PM
To: 'Lawrence Klein'; John Tegeder; 'richfon@aol.com'; Robyn Steinberg; 'archipose@aol.com'; 'dianedri@aol.com'; 'phyllisabock@gmail.com'; Kim Hughes; Nancy Calicchia; Jenna Belcastro; Adam Rodriguez; Adam Rodriguez; Ed Lachterman; Ed Lachterman (edlachterman@gmail.com); Luciana Haughwout; Matthew Slater; Sergio Esposito; Thomas Diana
Cc: Diana Quast
Subject: Board Referral for MJM Land Development Corp - Change of Zone Request for 3232 Gomer Street
Attachments: Letter to Diana Quast-Application 8-15-22.pdf; Application for Change of Zone 8-15-22.pdf; MJM Deed.pdf; MJM Site Plan Concept Plan SUBD-R-3 8-1-22.pdf; Survey.pdf

Attached please find documents regarding the above-referenced project. They will need to be scheduled for an upcoming work session. (Joe Riina and the applicants did a presentation of the project on April 12, 2022.)

Maura Weissleder

Deputy Town Clerk
Town of Yorktown
363 Underhill Avenue
Yorktown Heights, NY 10598
Ph: (914)962-5722, ext. 210
Fax: (914)962-6591

RECEIVED
PLANNING DEPARTMENT
SEP 16 2022
TOWN OF YORKTOWN

Note: This e-mail message is intended only for the use of the individual or entity to whom it is addressed, and may contain information that is privileged or confidential. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering this message to the identified addressee, you are hereby notified that any unauthorized use, disclosure, reproduction, dissemination or disruption of this communication is strictly prohibited. Please note that it is your responsibility to scan this e-mail for viruses. If you receive this e-mail message in error, please delete all copies of this message and notify the sender immediately by telephone at (914) 962-5722 x210. Thank you.

Site Design Consultants

Civil Engineers • Land Planners

August 12, 2022

Ms. Diana L. Quast, Town Clerk
Town Hall
Town of Yorktown
363 Underhill Avenue
Yorktown Heights, NY 10598

RECEIVED
PLANNING DEPARTMENT

SEP 16 2022

TOWN OF YORKTOWN

Re: MJM Land Development Corp.
3232 Gomer Street, Yorktown

Dear Diana:

Regarding the above captioned, enclosed herewith please find:

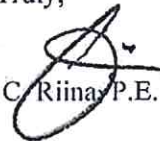
- Application for Change of Zone;
- Survey;
- Deed-Metes and Bounds description;
- One copy of Plan Sheet titled "Single Family Subdivision & R-3 Rezone Concept", dated 8/1/22; and
- A check in the amount of \$1,250.00 for filing fee;

We are also sending an electronic copy of the above.

Please let us know if you need anything additional. Thank you.

Yours Truly,

Joseph C. Riina, P.E.



/cm /Enc./ sdc 22-01

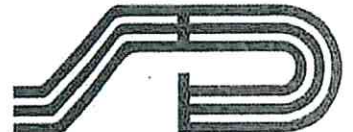
251-F Underhill Avenue • Yorktown Heights, New York 10598

60 Walnut Grove Road • Ridgefield, Connecticut 06877

(914) 962-4488

(203) 431-9504

Fax (914) 962-7386





Application No. _____
Fee Received \$ _____

**APPLICATION FOR
CHANGE OF ZONE**

TOWN BOARD OF THE TOWN OF YORKTOWN
363 Underhill Avenue
Yorktown Heights, NY 10598

1. Name and Address of Applicant: MJM Land Development Corp
PO Box 24, Mahopac, NY 10541 Daytime Phone: 914-879-5800
2. Name and Address of Contact Person (if different from above): Michael Mazzola
Daytime Phone: 914-879-5800
3. Location of Property: 3232 Gomer Street, Yorktown, NY 10598
4. Description of Property to be rezoned: Residential Property
5. Acres: 12.5
6. Tax Map Section 17.18 Parcel 2 Lot 2
7. Present zoning: R 20
8. Proposed zoning: R 20 & Multi
9. Applicant's signature: *Michael Mazzola*
10. Date of this application: 7/26/22

This application shall be considered official when the following items are submitted to the Town Clerk, 363 Underhill Avenue, Yorktown Heights, NY 10598:

1. Application
2. Filing fee: One hundred dollars per acre to be rezoned but not less than \$500 and not more than \$3,500.
3. One (1) set of paper plans; one (1) set of plans sent electronically to the Town Clerk, Diana L. Quast, at dquast@yorktownny.org
4. One (1) set of the written metes and bounds description; one (1) set sent electronically to the Town Clerk, Diana L. Quast, at dquast@yorktownny.org

FOR OFFICIAL USE

Date Received: _____

By: _____

Town Clerk's Office

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

THIS INDENTURE, made the 6th day of DECEMBER, 2021

BETWEEN

ADRIENNE MINASSIAN, AS TRUSTEE OF THE JOHN KARAGOZIAN REVOCABLE TRUST DATED JULY 29, 2015
201 REDWOOD STREET
DRESHER, PA 19025

party of the first part, and

MJM LAND DEVELOPMENT CORP.
278 ROUTE 202
SOMERS, NEW YORK 10589

party of the second part,

WITNESSETH, that the party of the first part, in consideration of EIGHT HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$825,000.00) dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE SCHEDULE "A" ATTACHED HERE TO AND MADE PART OF.

BEING THE SAME SAID PREMISES CONVEYED ON 12/8/15 AND RECORDED ON 2/16/16 AT THE WESTCHESTER COUNTY CLERK'S OFFICE IN CONTROL NO. 553023642.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" when ever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

 
ADRIENNE MINASSIAN, TRUSTEE

Commonwealth of Pennsylvania-Notary Seal
Robert J Grispon Jr, Notary Public
Bucks County
My Commission Expires January 29, 2023
Commission Number: 1062176

Schedule A Description

Title Number MAC-12813

Page 1

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Yorktown, County of Westchester and State of New York being described as follows:

BEGINNING at a point on the Easterly side of Gomer Street as presently established and widened, where the same is intersected by a Southerly boundary line of land formerly of Thomas Wildey and more recently of Wesco Building Corporation, and which said land is shown on a certain map entitled "Section 'A' of Subdivision known as Mountain View, property of Edcord Realty Corp., Town of Yorktown, Westchester Co, N.Y.", made by J. Henry Carpenter & Co. April 30, 1936 and filed in the Register's Office of Westchester County (now County Clerk's Office of Westchester County, Division of Land Records) June 30, 1936 as Map No. 4337;

running thence along the Southerly boundary line of property shown on said map of "Section 'A' of Subdivision known as Mountain View", the following courses and distances along the mean line of a stone wall, South 83 degrees.49' 52" East 181.14 feet and South 86 degrees 22' 07" East 1087.83 feet to a corner;

thence along the Westerly boundary line of said land shown on said map of "Section 'A' of Subdivision known as Mountain View" following the mean center line of a stone wall South 3 degrees 32' 50" West 491.57 feet to another corner and other lands of Gussie Green and Anna Levin;

running thence along other land of Gussie Green and Anna Levin, the following courses and distances: North 86 degrees 22' 10" West 500 feet; North 3 degrees 32' 50" East 128.42 feet and North 86 degrees 22' 10" West 876.34 feet to the Easterly side of Gomer Street as presently established and widened; running thence along the Easterly side of said Gomer Street, North 17 degrees 40' 50" East 225.09 feet and North 22 degrees 27' 20" East 162.15 feet to the point or place of beginning.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of DECEMBER in the year 2021, before me, the undersigned, personally appeared _____,

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in _____

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, personally appeared _____,

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of PENNSYLVANIA, County of MONTGOMERY, ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the 6th day of DECEMBER in the year 2021, before me, the undersigned personally appeared ADRIENNE MINASSIAN

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

Commonwealth of Pennsylvania-Notary Seal
Robert J Grispon Jr, Notary Public
Bucks County
My Commission Expires January 29, 2023
Commission Number 1063170

Bargain and Sale Deed
With Covenants

Title No. MAC-12813

JOHN KARAGOZIAN REVOCABLE TRUST
TO

MJM LAND DEVELOPMENT CORP.

SECTION: 17.18

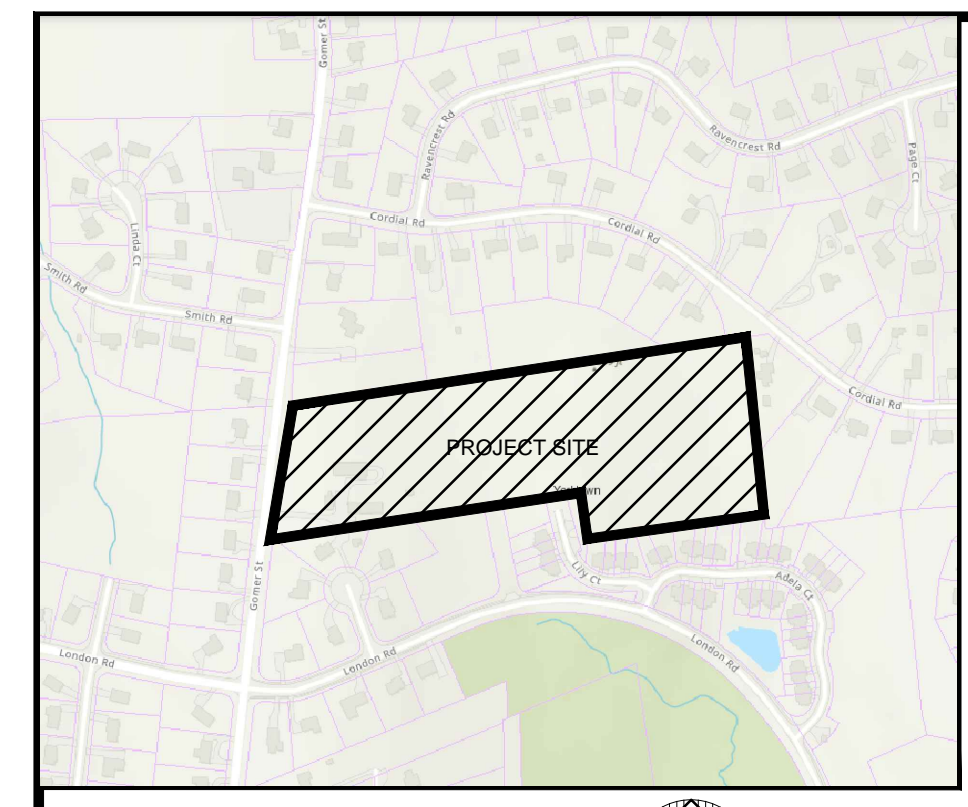
BLOCK: 2

LOT: 2

COUNTY OR TOWN: WESTCHESTER

RETURN BY MAIL TO:

BRIAN E. CARLIN, ESQ.
45 GLENEIDA AVENUE
CARMEL, NEW YORK 10512



LOCATION MAP
NOT TO SCALE

ZONING SCHEDULE:

ZONING DISTRICT: PROPOSED R-3 RESIDENTIAL		
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED - R-3
MINIMUM SIZE OF LOT:	3,360 SF./UNIT x 34 = 114,240 SF	355,606 SF. +/-
FLOOR AREA (WITH PUBLIC SEWERS)	0.20 MAX	BASED ON AVERAGE OF 1,500 SF UNITS F.A.R. = 0.15
12 UNITS/ACRE	0.215 MAX	
10 UNITS/ACRE	0.23 MAX	
9 UNITS/ACRE		
MINIMUM LOT DEPTH:	150 FT.	350 FT.
MINIMUM YARD DIMENSIONS:		
PRINCIPAL BUILDING:		
FRONT YARD SETBACK:	50 FT.	50 FT.
REAR YARD SETBACK:	50 FT.	50 FT.
ONE SIDE YARD SETBACK:	50 FT.	50 FT.
COMBINED SIDE YARD SETBACK:	100 FT.	100 FT.
MAXIMUM HEIGHT:		
PRINCIPAL BUILDING - FEET:	40 FT	40 FT MAX.
MAXIMUM USABLE FLOOR AREA:		
	NONE	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:		
BUILDING COVERAGE:	20 % OF LOT AREA	BASED ON AVERAGE 800 SF FOOTPRINT 7.6 % OF LOT AREA
REQUIRED PARKING:		
STANDARD SPACES	1.5 PER D.U.	2.0 PER D.U.
GARAGE SPACES		
MAXIMUM ROAD FRONTAGE:		
	NONE	NONE

ZONING SCHEDULE:

ZONING DISTRICT: R1-20, SINGLE FAMILY RESIDENTIAL - (PROPOSED FLEXIBILITY STANDARDS)			
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	20,000 SF.	15,000 SF.	NONE
MINIMUM LOT WIDTH AT MAIN BLDG LINE:	100 FT.	80 FT.	NONE
MINIMUM LOT DEPTH:	100 FT.	100 FT.	NONE
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:	40 FT.	30 FT.	NONE
REAR YARD SETBACK:	40 FT.	40 FT.	NONE
ONE SIDE YARD SETBACK:	15 FT.	15 FT.	NONE
COMBINED SIDE YARD SETBACK:	40 FT.	40 FT.	NONE
ACCESSORY BUILDINGS (4):			
FRONT YARD SETBACK:	40 FT.	30 FT.	NONE
REAR YARD SETBACK:	10 FT.	10 FT.	NONE
ONE SIDE YARD SETBACK:	15 FT.	15 FT.	NONE
COMBINED SIDE YARD SETBACK:	40 FT.	40 FT.	NONE
SIDE YARD SETBACK IF IN REAR YARD:	10 FT.	10 FT.	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:			
PRINCIPAL BUILDING COVERAGE:	20% OF LOT AREA	20% OF LOT AREA	NONE
ALL BUILDINGS:	800 SF	800 SF	NONE
MINIMUM USABLE FLOOR AREA OF D.U.:			
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - FEET:	35 FEET	35 FEET	NONE
PRINCIPAL BUILDING - STORIES:	2 1/2	2 1/2	NONE
ACCESSORY BUILDING - FEET:	15 FEET	15 FEET	NONE
ACCESSORY BUILDING - STORIES:	2 1/2	2 1/2	NONE

1 On streets with less than a 50-foot right-of-way, the front yard setback shall be measured from the center line of the existing roadway and 25 feet shall be added to the required front yard setback.
 2 Where public sewers are not available, the maximum floor area ratio shall not exceed 1/2 the figures shown.
 3 Aerial or other aerial photograph shall be used in accordance with the provisions of the zoning code.
 4 The required rear and side yard setbacks for an accessory building in an R1-40, R1-20, R1-10 or R-2 Zone shall be no less than 20 feet where the accessory building is (a) located wholly or partly in a rear yard and (b) has a footprint 50% or greater than that of the main building.
 10 In all multifamily districts, including R-3, R-2A, RSP-1, RSP-2 and R-3A, the floor area ratio, usable and the lot area (square feet) shall be calculated on the basis of net area, which shall be determined by subtracting from the gross area of the site all wetlands and controlled areas as defined in Chapter 178, Freshwater Wetlands.

SITE DATA:

OWNER / DEVELOPER:

MJM LAND DEVELOPMENT CORP.

3232 GOMER STREET
YORKTOWN HEIGHTS, NY 10598

PROJECT LOCATION:

TOWN OF YORKTOWN
R1-20 SINGLE FAMILY RESIDENTIAL

EXISTING TOWN ZONING:

SINGLE FAMILY FLEXIBILITY STANDARDS / R-3 ZONE

PROPOSED USE:

SECTION 17.18, BLOCK 2, LOT 2

TOWN TAX MAP DATA:

12.5 ACRES (544,500 SF)

SITE AREA :

PUBLIC SEWERS

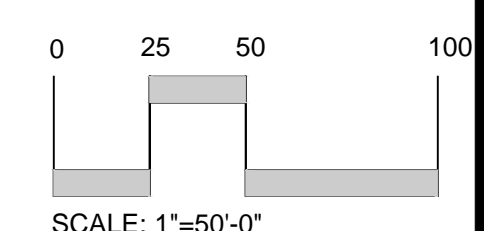
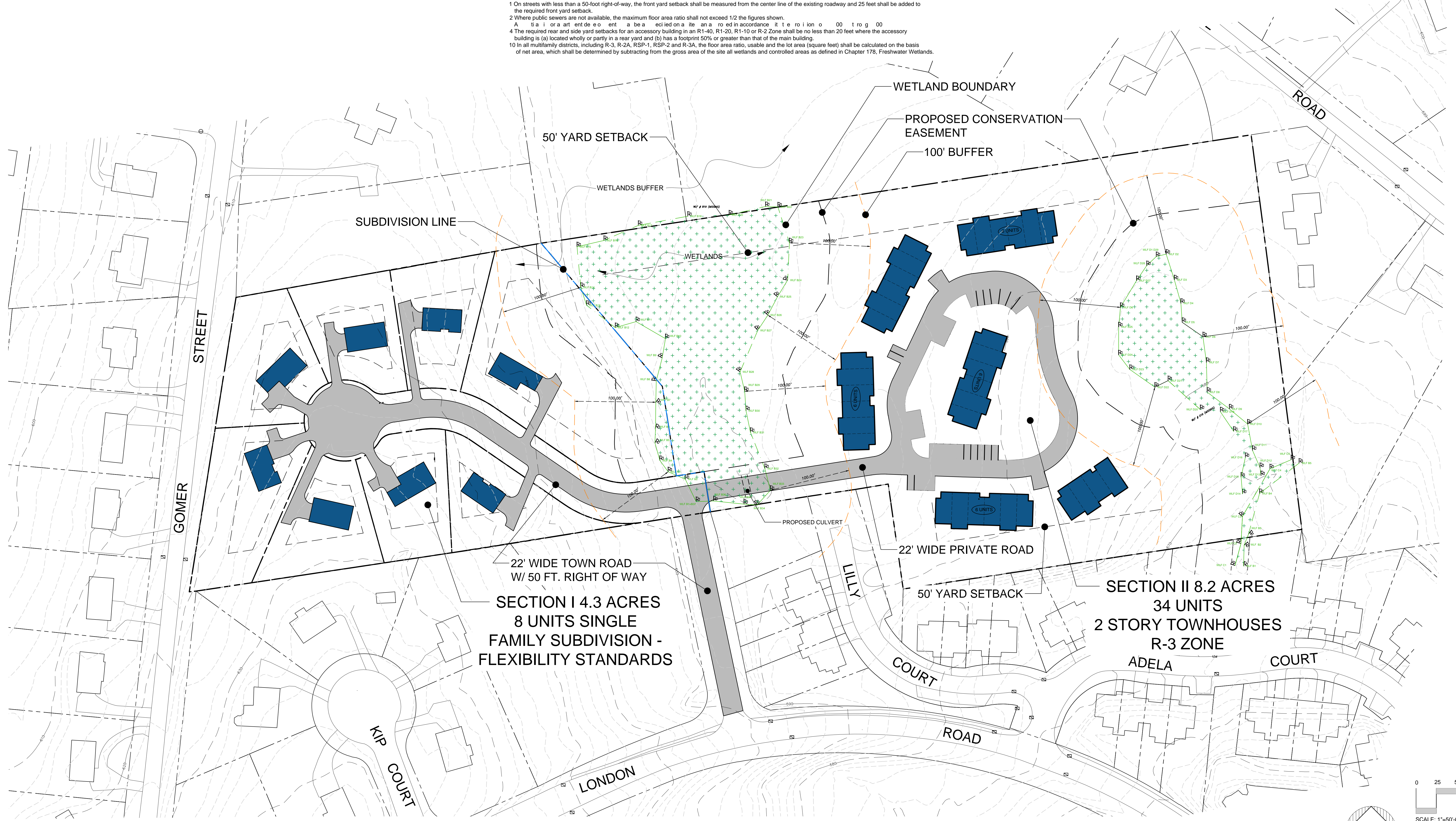
SEWAGE FACILITIES:

PUBLIC WATER FACILITIES

WATER FACILITIES:

HUDSON RIVER / CROTON RESERVOIR

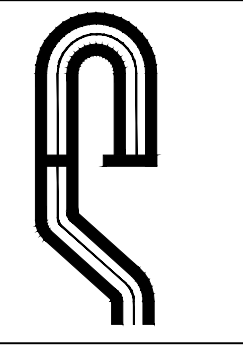
WATERSHEDS:



SCALE: 1"=50'-0"
SAFE DIG
Before You Dig, Drill or Blast!

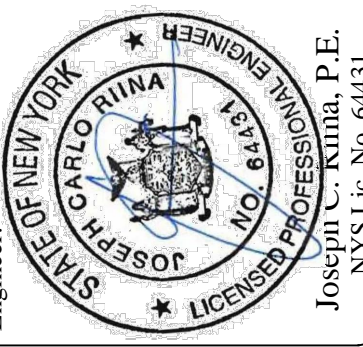
NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY NAME OF SURVEYOR, DATED XX/XX/XX, LAST REVISED XXXXXX. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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



PROJECT # 22-01
 Copyright © 08/21/2022 SIGNCONSULTANTS.COM

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:
 No. Date Comments:
 No. Date Comments:

SCALE: 1"=50'
 DRAWN BY: JR
 DATE: 8/1/22

**SINGLE FAMILY
 SUBDIVISION &
 R-3 REZONE CONCEPT**

MJM LAND DEVELOPMENT CORP.
 Westchester County, NY
 3232 Gomer Street
 Town of Yorktown

CONCEPTUAL SITE PLAN
 PREPARED FOR

Sheet
 ### of #

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

SEP 22 2022

To: Diana Quast, Town Clerk *for the Town Board*

From: ABACA

Date: September 21, 2022

Subject: Town Board Referral – MJM Land Development Corp. – Change of Zone Request
17.18-2-2; 3232 Gomer Street

TOWN OF YORKTOWN

Documents Reviewed:

Title:	Produced By:
Town Board Email Referral with associated materials dated 9/15/2022	Diana Quast, Town Clerk

The Advisory Board on Architecture and Community Appearance reviewed the above referenced subject at their meeting held on Tuesday, September 20, 2022 and have no comments.

Christopher Taormina

Christopher Taormina, RA
Chairman

/nc

cc: Planning Department
Planning Board
Town Board *via Town Clerk*
Applicant

SEP 30 2022

TOWN OF YORKTOWN

From: Grace Siciliano <amazingg459@outlook.com>
Sent: Thursday, September 29, 2022 7:43 PM
To: Robyn Steinberg <rsteinberg@yorktownny.org>
Subject: 3232 Gomer Street Parcel MJM Developer
Importance: High

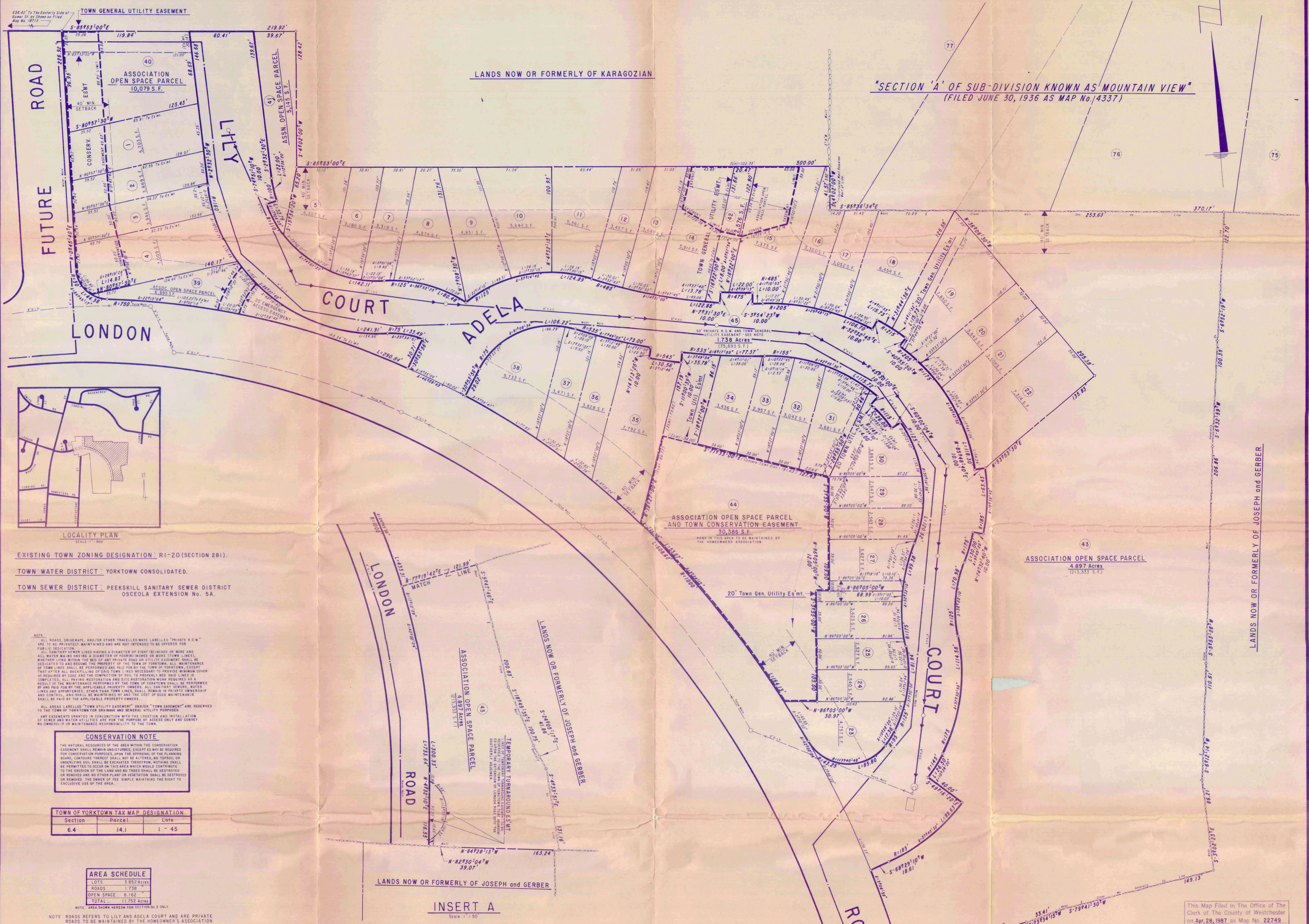
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Robyn, I see the developer MJM is coming before the Planning Department - Work Session on October 3rd, to discuss the above-mentioned parcel off of Gomer Street. Please have the Planning Board see my email and ask them to read it at the meeting.

Dear Planning Board Members,

I and many residents near this parcel are not happy with this request. MJM and Joe Riina refer to this rezoning as being "just like Ponderosa" and that it is zoned in the same way. This is not true. Ponderosa was built as a cluster subdivision R1-20 1/2acre zone. It was approved by Resolution No. 400 on October 4, 1983. MJM is asking to rezone this parcel as Multi-Family Zoning. Therefore, MJM's request differs greatly than Ponderosa's 1/2acre zoning. Please take this into account when discussing this matter. There are many residents in the surrounding area, of this parcel of land, that do not want to see multifamily density in a 1/2-acre zoned neighborhood.

Thank you for your time in this regard. Grace Siciliano, Gomer Street Resident



656.42' To The Eastern Side of
Survey 50, An Olden Road
Map No. 18713

"SECTION 'A' OF SUB-DIVISION KNOWN AS 'MOUNTAIN VIEW'
(FILED JUNE 30, 1936 AS MAP No. 4337)

ROAD
FUTURE

LONDON

COURT

ADELA

ROAD

EXISTING TOWN ZONING DESIGNATION: R1-20 (SECTION 281).

TOWN WATER DISTRICT: YORKTOWN CONSOLIDATED.

TOWN SEWER DISTRICT: PEEKSKILL SANITARY SEWER DISTRICT
OSCEOLA EXTENSION No. 5A.

NOTE:
ALL ROADS, DRIVEWAYS, AND/OR OTHER TRAVELLED WAYS LABELED "PRIVATE R.O.W." ARE TO BE PRIVATELY MAINTAINED AND ARE NOT INTENDED TO BE OFFERED FOR PUBLIC DEDICATION.
ALL SANITARY SEWER LINES HAVING A DIAMETER OF FOUR INCHES OR MORE AND ALL WATER MAINS HAVING A DIAMETER OF FOUR INCHES OR MORE (TOWN LINES), WHETHER LINED WITH THE BED OF ANY PRIVATE ROAD OR UTILITY EASEMENT SHALL BE DEDICATED TO AND BECOME THE PROPERTY OF THE TOWN OF YORKTOWN. ALL MAINTENANCE OF TOWN LINES SHALL BE PERFORMED AND PAID FOR BY THE TOWN OF YORKTOWN, EXCEPT THAT AFTER ALL BACKFILLING OF SAID TOWN LINES NECESSARY TO PROVIDE MINIMUM COVER AS REQUIRED BY CODE AND THE CONNECTION OF SOIL TO PROTECT BED SAID LINES IS COMPLETED, ALL PAVING RESTORATION AND SITE RESTORATION WORK REQUIRED AS A RESULT OF THE MAINTENANCE PERFORMED BY THE TOWN OF YORKTOWN SHALL BE PERFORMED BY AND PAID FOR BY THE APPLICABLE PROPERTY OWNERS. ALL SANITARY SEWERS, WATER LINES AND APPLICABLE OTHER TOWN LINES SHALL REMAIN IN PRIVATE OWNERSHIP AND CONTROL, AND SHALL BE MAINTAINED BY AND THE COST OF SUCH MAINTENANCE SHALL BE PAID BY THE APPLICABLE PROPERTY OWNERS.
ALL AREAS LABELED "TOWN UTILITY EASEMENT" AND/OR "TOWN EASEMENT" ARE RESERVED TO THE TOWN OF YORKTOWN FOR DRAINAGE AND GENERAL UTILITY PURPOSES.
ANY EASEMENTS GRANTED IN CONNECTION WITH THE LOCATION AND INSTALLATION OF TOWN AND WATER UTILITIES SHALL BE FOR THE PURPOSE OF ACCESS ONLY AND CONVEY NO OWNERSHIP OR MAINTENANCE RESPONSIBILITY TO THE TOWN.

CONSERVATION NOTE
THE NATURAL RESOURCES OF THE AREA WITHIN THE CONSERVATION EASEMENT SHALL REMAIN UNDISTURBED, EXCEPT AS MAY BE REQUIRED FOR CONSERVATION PURPOSES, UPON THE APPROVAL OF THE PLANNING BOARD. CONTOURS THEREOF SHALL NOT BE ALTERED, NO TOPSOIL OR UNDERLYING SOIL SHALL BE EXCAVATED THEREFROM, NOTHING SHALL BE PERMITTED TO OCCUR IN THIS AREA WHICH WOULD CONTRIBUTE TO THE DEGRADATION OF THE LAND AND NO TREES SHALL BE DESTROYED OR REMOVED AND NO OTHER PLANT OR VEGETATION SHALL BE DESTROYED OR REMOVED. THE OWNER OF THE EASEMENT MAINTAINS THE RIGHT TO EXCLUSIVE USE OF THE AREA.

TOWN OF YORKTOWN TAX MAP DESIGNATION	
Section	Parcel / Lots
6.4	14.1 1 - 45

AREA SCHEDULE	
LOTS	3.852 Acres
ROADS	1.738 "
OPEN SPACE	1.162 "
TOTAL	11.752 Acres

NOTE: AREA SHOWN HEREON FOR SECTION No. 3 ONLY
NOTE: ROADS REFER TO LILY AND ADELA COURT AND ARE PRIVATE ROADS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
OPEN SPACE REFERS TO PARCELS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

THE OWNER OF PROPERTY SHOWN HEREOF CERTIFIES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS, AND ITS LEGENDS AND HEREBY CONSENTS TO ITS FILING.
Stanley J. Landis
DATE: 4/17/87

WE, J. HENRY CARPENTER & CO., THE SURVEYORS WHO MADE THIS MAP DO HEREBY CERTIFY THAT THE FIELD WORK UPON WHICH THIS MAP IS BASED WAS COMPLETED ON MAY 22, 1985 AND THAT THE MAP ITSELF WAS COMPLETED ON DEC. 27, 1985.

WESTCHESTER COUNTY DEPARTMENT OF HEALTH
COUNTY OFFICE BUILDING, WHITE PLAINS, N. Y.

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

PROPERTY SHOWN HEREOF IS SUBJECT TO REGULATIONS FOR THE PROTECTION FROM CONTAMINATION OF THE PUBLIC WATER SUPPLY OF THE CITY OF NEW YORK WATER SHED AND ITS SOURCES.
ANY ENFORCEMENT, CHANGES, ADDITIONS OR ALTERATIONS OF ANY KIND EXCEPT THE ADDITIONS OF SIGNATURES OF OTHER APPROVING AUTHORITIES AND THE DATE THEREOF MADE ON THIS PLAN AFTER THE DATE OF THIS APPROVAL SHALL INVALIDATE THIS APPROVAL.

EACH PURCHASER OF PROPERTY SHOWN HEREOF SHALL BE FURNISHED A TRUE COPY OF THIS MAP SHOWING THIS ENDORSEMENT.
RECOMMENDED BY: *Victor D. Sweeney, M.D.* DATE: 2/17/87
OFFICIAL OF HEALTH: *Victor D. Sweeney, M.D.* DATE: 2/20/86

NOTE:
THE SUBDIVISION OF THE PARCEL SHOWN HEREOF WAS PROCESSED UNDER CLUSTERING STANDARDS ADOPTED BY THE TOWN BOARD OF THE TOWN OF YORKTOWN ON OCT. 4, 1983 BY RESOLUTION No. 400.
NO FURTHER SUBDIVISION OF LOTS SHOWN IN BUILDING LOTS PERMITTED WITHOUT PLANNING BOARD OR HEALTH DEPT. APPROVAL.

APPROVED BY THE PLANNING BOARD OF THE TOWN OF YORKTOWN

DATE: 4-17-87
Stanley J. Landis

NOTE: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY DWELLING UNIT WITHIN THIS SITE THE FOLLOWING MUST BE COMPLETED:
1. AN "OFFERING PLAN", APPROVED BY AND FILED IN THE OFFICE OF THE ATTORNEY GENERAL PURSUANT TO SECTION 208 OF THE GENERAL BUSINESS LAW AND REGULATIONS ENACTED THEREUNDER, SHALL BE SUBMITTED TO THE PLANNING BOARD.
2. THE FORMATION AND INCORPORATION OF THE HOMEOWNERS ASSOCIATION SHALL BE COMPLETED, UTILIZING DOCUMENTS WHICH SUBSTANTIALLY CONFORM TO THOSE APPROVED BY THE PLANNING BOARD PRIOR TO THE FILING OF THIS PLAN.
3. COVENANTS AND RESTRICTIONS CONTAINING PROVISIONS WHICH SUBSTANTIALLY CONFORM TO THOSE APPROVED BY THE PLANNING BOARD PRIOR TO PLAT SIGNATURE SHALL BE FILED IN THE COUNTY CLERK'S OFFICE.

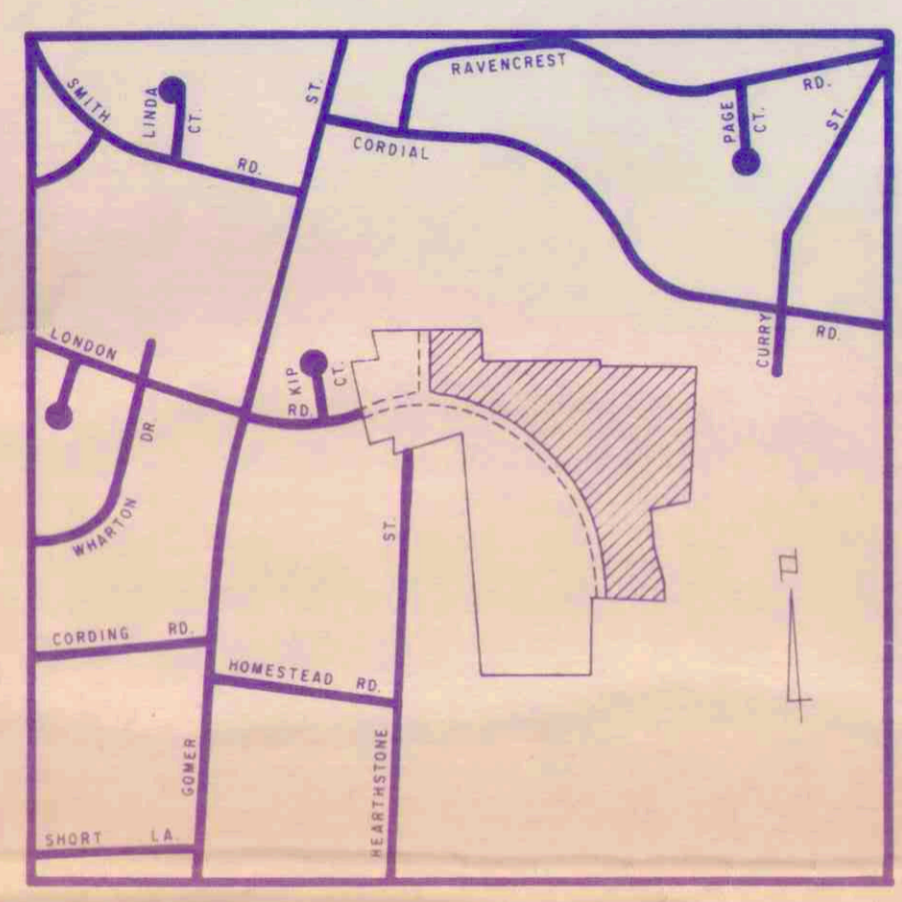
SUBDIVISION MAP OF
PONDEROSA ESTATES
SECTION No. 3
LOCATED IN
TOWN OF YORKTOWN, WESTCHESTER COUNTY, N. Y.

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

Scale: 1" = 30'
Date: Dec. 27, 1985
Rev. Mar. 3, 1986
Rev. Sept. 3, 1986, Dec. 16, 1986
County Block No. 11332
Sheet Nos. 280 and 297.

LANDS NOW OR FORMERLY OF JOSEPH and GERBER

INSERT A
Scale: 1" = 50'



LOCALITY PLAN
SCALE: 1" = 800'

EXISTING TOWN ZONING DESIGNATION: R1-20 (SECTION 281).
TOWN WATER DISTRICT: YORKTOWN CONSOLIDATED.
TOWN SEWER DISTRICT: PEEKSKILL SANITARY SEWER DISTRICT
OSCEOLA EXTENSION No. 5A.

NOTE:
ALL ROADS, DRIVEWAYS, AND/OR OTHER TRAVELLED WAYS LABELED "PRIVATE R.O.W." ARE TO BE PRIVATELY MAINTAINED AND ARE NOT INTENDED TO BE OFFERED FOR PUBLIC DEDICATION.
ALL SANITARY SEWER LINES HAVING A DIAMETER OF FOUR INCHES OR MORE AND ALL WATER MAINS HAVING A DIAMETER OF FOUR INCHES OR MORE (TOWN LINES), WHETHER LINED WITH THE BED OF ANY PRIVATE ROAD OR UTILITY EASEMENT SHALL BE DEDICATED TO AND BECOME THE PROPERTY OF THE TOWN OF YORKTOWN. ALL MAINTENANCE OF TOWN LINES SHALL BE PERFORMED AND PAID FOR BY THE TOWN OF YORKTOWN, EXCEPT THAT AFTER ALL BACKFILLING OF SAID TOWN LINES NECESSARY TO PROVIDE MINIMUM COVER AS REQUIRED BY CODE AND THE CONNECTION OF SOIL TO PROTECT BED SAID LINES IS COMPLETED, ALL PAVING RESTORATION AND SITE RESTORATION WORK REQUIRED AS A RESULT OF THE MAINTENANCE PERFORMED BY THE TOWN OF YORKTOWN SHALL BE PERFORMED BY AND PAID FOR BY THE APPLICABLE PROPERTY OWNERS. ALL SANITARY SEWERS, WATER LINES AND APPLICABLE OTHER TOWN LINES SHALL REMAIN IN PRIVATE OWNERSHIP AND CONTROL, AND SHALL BE MAINTAINED BY AND THE COST OF SUCH MAINTENANCE SHALL BE PAID BY THE APPLICABLE PROPERTY OWNERS.
ALL AREAS LABELED "TOWN UTILITY EASEMENT" AND/OR "TOWN EASEMENT" ARE RESERVED TO THE TOWN OF YORKTOWN FOR DRAINAGE AND GENERAL UTILITY PURPOSES.
ANY EASEMENTS GRANTED IN CONNECTION WITH THE LOCATION AND INSTALLATION OF TOWN AND WATER UTILITIES SHALL BE FOR THE PURPOSE OF ACCESS ONLY AND CONVEY NO OWNERSHIP OR MAINTENANCE RESPONSIBILITY TO THE TOWN.

CONSERVATION NOTE
THE NATURAL RESOURCES OF THE AREA WITHIN THE CONSERVATION EASEMENT SHALL REMAIN UNDISTURBED, EXCEPT AS MAY BE REQUIRED FOR CONSERVATION PURPOSES, UPON THE APPROVAL OF THE PLANNING BOARD. CONTOURS THEREOF SHALL NOT BE ALTERED, NO TOPSOIL OR UNDERLYING SOIL SHALL BE EXCAVATED THEREFROM, NOTHING SHALL BE PERMITTED TO OCCUR IN THIS AREA WHICH WOULD CONTRIBUTE TO THE DEGRADATION OF THE LAND AND NO TREES SHALL BE DESTROYED OR REMOVED AND NO OTHER PLANT OR VEGETATION SHALL BE DESTROYED OR REMOVED. THE OWNER OF THE EASEMENT MAINTAINS THE RIGHT TO EXCLUSIVE USE OF THE AREA.

TOWN OF YORKTOWN TAX MAP DESIGNATION	
Section	Parcel / Lots
6.4	14.1 1 - 45

AREA SCHEDULE	
LOTS	3.852 Acres
ROADS	1.738 "
OPEN SPACE	1.162 "
TOTAL	11.752 Acres

NOTE: AREA SHOWN HEREON FOR SECTION No. 3 ONLY
NOTE: ROADS REFER TO LILY AND ADELA COURT AND ARE PRIVATE ROADS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
OPEN SPACE REFERS TO PARCELS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

THE OWNER OF PROPERTY SHOWN HEREOF CERTIFIES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS, AND ITS LEGENDS AND HEREBY CONSENTS TO ITS FILING.
Stanley J. Landis
DATE: 4/17/87

WE, J. HENRY CARPENTER & CO., THE SURVEYORS WHO MADE THIS MAP DO HEREBY CERTIFY THAT THE FIELD WORK UPON WHICH THIS MAP IS BASED WAS COMPLETED ON MAY 22, 1985 AND THAT THE MAP ITSELF WAS COMPLETED ON DEC. 27, 1985.

WESTCHESTER COUNTY DEPARTMENT OF HEALTH
COUNTY OFFICE BUILDING, WHITE PLAINS, N. Y.

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

PROPERTY SHOWN HEREOF IS SUBJECT TO REGULATIONS FOR THE PROTECTION FROM CONTAMINATION OF THE PUBLIC WATER SUPPLY OF THE CITY OF NEW YORK WATER SHED AND ITS SOURCES.
ANY ENFORCEMENT, CHANGES, ADDITIONS OR ALTERATIONS OF ANY KIND EXCEPT THE ADDITIONS OF SIGNATURES OF OTHER APPROVING AUTHORITIES AND THE DATE THEREOF MADE ON THIS PLAN AFTER THE DATE OF THIS APPROVAL SHALL INVALIDATE THIS APPROVAL.

EACH PURCHASER OF PROPERTY SHOWN HEREOF SHALL BE FURNISHED A TRUE COPY OF THIS MAP SHOWING THIS ENDORSEMENT.
RECOMMENDED BY: *Victor D. Sweeney, M.D.* DATE: 2/17/87
OFFICIAL OF HEALTH: *Victor D. Sweeney, M.D.* DATE: 2/20/86

NOTE:
THE SUBDIVISION OF THE PARCEL SHOWN HEREOF WAS PROCESSED UNDER CLUSTERING STANDARDS ADOPTED BY THE TOWN BOARD OF THE TOWN OF YORKTOWN ON OCT. 4, 1983 BY RESOLUTION No. 400.
NO FURTHER SUBDIVISION OF LOTS SHOWN IN BUILDING LOTS PERMITTED WITHOUT PLANNING BOARD OR HEALTH DEPT. APPROVAL.

APPROVED BY THE PLANNING BOARD OF THE TOWN OF YORKTOWN

DATE: 4-17-87
Stanley J. Landis

NOTE: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY DWELLING UNIT WITHIN THIS SITE THE FOLLOWING MUST BE COMPLETED:
1. AN "OFFERING PLAN", APPROVED BY AND FILED IN THE OFFICE OF THE ATTORNEY GENERAL PURSUANT TO SECTION 208 OF THE GENERAL BUSINESS LAW AND REGULATIONS ENACTED THEREUNDER, SHALL BE SUBMITTED TO THE PLANNING BOARD.
2. THE FORMATION AND INCORPORATION OF THE HOMEOWNERS ASSOCIATION SHALL BE COMPLETED, UTILIZING DOCUMENTS WHICH SUBSTANTIALLY CONFORM TO THOSE APPROVED BY THE PLANNING BOARD PRIOR TO THE FILING OF THIS PLAN.
3. COVENANTS AND RESTRICTIONS CONTAINING PROVISIONS WHICH SUBSTANTIALLY CONFORM TO THOSE APPROVED BY THE PLANNING BOARD PRIOR TO PLAT SIGNATURE SHALL BE FILED IN THE COUNTY CLERK'S OFFICE.

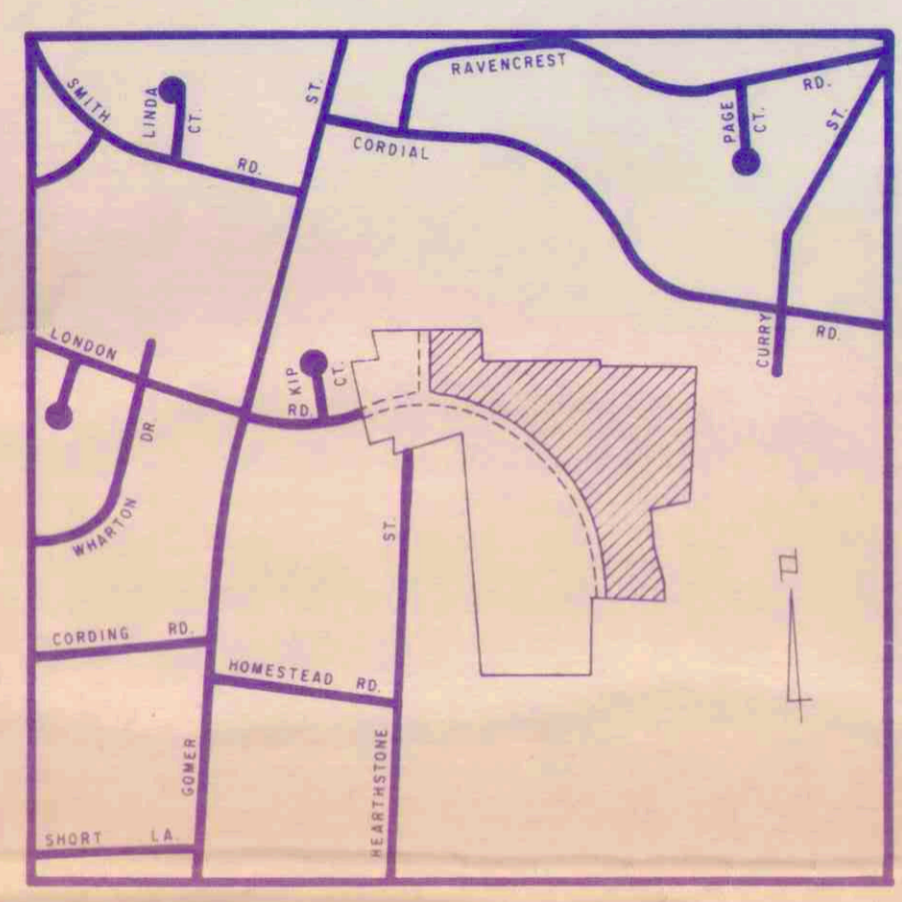
SUBDIVISION MAP OF
PONDEROSA ESTATES
SECTION No. 3
LOCATED IN
TOWN OF YORKTOWN, WESTCHESTER COUNTY, N. Y.

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

Scale: 1" = 30'
Date: Dec. 27, 1985
Rev. Mar. 3, 1986
Rev. Sept. 3, 1986, Dec. 16, 1986
County Block No. 11332
Sheet Nos. 280 and 297.

LANDS NOW OR FORMERLY OF JOSEPH and GERBER

INSERT A
Scale: 1" = 50'



LOCALITY PLAN
SCALE: 1" = 800'

EXISTING TOWN ZONING DESIGNATION: R1-20 (SECTION 281).
TOWN WATER DISTRICT: YORKTOWN CONSOLIDATED.
TOWN SEWER DISTRICT: PEEKSKILL SANITARY SEWER DISTRICT
OSCEOLA EXTENSION No. 5A.

NOTE:
ALL ROADS, DRIVEWAYS, AND/OR OTHER TRAVELLED WAYS LABELED "PRIVATE R.O.W." ARE TO BE PRIVATELY MAINTAINED AND ARE NOT INTENDED TO BE OFFERED FOR PUBLIC DEDICATION.
ALL SANITARY SEWER LINES HAVING A DIAMETER OF FOUR INCHES OR MORE AND ALL WATER MAINS HAVING A DIAMETER OF FOUR INCHES OR MORE (TOWN LINES), WHETHER LINED WITH THE BED OF ANY PRIVATE ROAD OR UTILITY EASEMENT SHALL BE DEDICATED TO AND BECOME THE PROPERTY OF THE TOWN OF YORKTOWN. ALL MAINTENANCE OF TOWN LINES SHALL BE PERFORMED AND PAID FOR BY THE TOWN OF YORKTOWN, EXCEPT THAT AFTER ALL BACKFILLING OF SAID TOWN LINES NECESSARY TO PROVIDE MINIMUM COVER AS REQUIRED BY CODE AND THE CONNECTION OF SOIL TO PROTECT BED SAID LINES IS COMPLETED, ALL PAVING RESTORATION AND SITE RESTORATION WORK REQUIRED AS A RESULT OF THE MAINTENANCE PERFORMED BY THE TOWN OF YORKTOWN SHALL BE PERFORMED BY AND PAID FOR BY THE APPLICABLE PROPERTY OWNERS. ALL SANITARY SEWERS, WATER LINES AND APPLICABLE OTHER TOWN LINES SHALL REMAIN IN PRIVATE OWNERSHIP AND CONTROL, AND SHALL BE MAINTAINED BY AND THE COST OF SUCH MAINTENANCE SHALL BE PAID BY THE APPLICABLE PROPERTY OWNERS.
ALL AREAS LABELED "TOWN UTILITY EASEMENT" AND/OR "TOWN EASEMENT" ARE RESERVED TO THE TOWN OF YORKTOWN FOR DRAINAGE AND GENERAL UTILITY PURPOSES.
ANY EASEMENTS GRANTED IN CONNECTION WITH THE LOCATION AND INSTALLATION OF TOWN AND WATER UTILITIES SHALL BE FOR THE PURPOSE OF ACCESS ONLY AND CONVEY NO OWNERSHIP OR MAINTENANCE RESPONSIBILITY TO THE TOWN.

CONSERVATION NOTE
THE NATURAL RESOURCES OF THE AREA WITHIN THE CONSERVATION EASEMENT SHALL REMAIN UNDISTURBED, EXCEPT AS MAY BE REQUIRED FOR CONSERVATION PURPOSES, UPON THE APPROVAL OF THE PLANNING BOARD. CONTOURS THEREOF SHALL NOT BE ALTERED, NO TOPSOIL OR UNDERLYING SOIL SHALL BE EXCAVATED THEREFROM, NOTHING SHALL BE PERMITTED TO OCCUR IN THIS AREA WHICH WOULD CONTRIBUTE TO THE DEGRADATION OF THE LAND AND NO TREES SHALL BE DESTROYED OR REMOVED AND NO OTHER PLANT OR VEGETATION SHALL BE DESTROYED OR REMOVED. THE OWNER OF THE EASEMENT MAINTAINS THE RIGHT TO EXCLUSIVE USE OF THE AREA.

TOWN OF YORKTOWN TAX MAP DESIGNATION	
Section	Parcel / Lots
6.4	14.1 1 - 45

AREA SCHEDULE	
LOTS	3.852 Acres
ROADS	1.738 "
OPEN SPACE	1.162 "
TOTAL	11.752 Acres

NOTE: AREA SHOWN HEREON FOR SECTION No. 3 ONLY
NOTE: ROADS REFER TO LILY AND ADELA COURT AND ARE PRIVATE ROADS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
OPEN SPACE REFERS TO PARCELS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

THE OWNER OF PROPERTY SHOWN HEREOF CERTIFIES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS, AND ITS LEGENDS AND HEREBY CONSENTS TO ITS FILING.
Stanley J. Landis
DATE: 4/17/87

WE, J. HENRY CARPENTER & CO., THE SURVEYORS WHO MADE THIS MAP DO HEREBY CERTIFY THAT THE FIELD WORK UPON WHICH THIS MAP IS BASED WAS COMPLETED ON MAY 22, 1985 AND THAT THE MAP ITSELF WAS COMPLETED ON DEC. 27, 1985.

WESTCHESTER COUNTY DEPARTMENT OF HEALTH
COUNTY OFFICE BUILDING, WHITE PLAINS, N. Y.

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

PROPERTY SHOWN HEREOF IS SUBJECT TO REGULATIONS FOR THE PROTECTION FROM CONTAMINATION OF THE PUBLIC WATER SUPPLY OF THE CITY OF NEW YORK WATER SHED AND ITS SOURCES.
ANY ENFORCEMENT, CHANGES, ADDITIONS OR ALTERATIONS OF ANY KIND EXCEPT THE ADDITIONS OF SIGNATURES OF OTHER APPROVING AUTHORITIES AND THE DATE THEREOF MADE ON THIS PLAN AFTER THE DATE OF THIS APPROVAL SHALL INVALIDATE THIS APPROVAL.

EACH PURCHASER OF PROPERTY SHOWN HEREOF SHALL BE FURNISHED A TRUE COPY OF THIS MAP SHOWING THIS ENDORSEMENT.
RECOMMENDED BY: *Victor D. Sweeney, M.D.* DATE: 2/17/87
OFFICIAL OF HEALTH: *Victor D. Sweeney, M.D.* DATE: 2/20/86

NOTE:
THE SUBDIVISION OF THE PARCEL SHOWN HEREOF WAS PROCESSED UNDER CLUSTERING STANDARDS ADOPTED BY THE TOWN BOARD OF THE TOWN OF YORKTOWN ON OCT. 4, 1983 BY RESOLUTION No. 400.
NO FURTHER SUBDIVISION OF LOTS SHOWN IN BUILDING LOTS PERMITTED WITHOUT PLANNING BOARD OR HEALTH DEPT. APPROVAL.

APPROVED BY THE PLANNING BOARD OF THE TOWN OF YORKTOWN

DATE: 4-17-87
Stanley J. Landis

NOTE: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY DWELLING UNIT WITHIN THIS SITE THE FOLLOWING MUST BE COMPLETED:
1. AN "OFFERING PLAN", APPROVED BY AND FILED IN THE OFFICE OF THE ATTORNEY GENERAL PURSUANT TO SECTION 208 OF THE GENERAL BUSINESS LAW AND REGULATIONS ENACTED THEREUNDER, SHALL BE SUBMITTED TO THE PLANNING BOARD.
2. THE FORMATION AND INCORPORATION OF THE HOMEOWNERS ASSOCIATION SHALL BE COMPLETED, UTILIZING DOCUMENTS WHICH SUBSTANTIALLY CONFORM TO THOSE APPROVED BY THE PLANNING BOARD PRIOR TO THE FILING OF THIS PLAN.
3. COVENANTS AND RESTRICTIONS CONTAINING PROVISIONS WHICH SUBSTANTIALLY CONFORM TO THOSE APPROVED BY THE PLANNING BOARD PRIOR TO PLAT SIGNATURE SHALL BE FILED IN THE COUNTY CLERK'S OFFICE.

SUBDIVISION MAP OF
PONDEROSA ESTATES
SECTION No. 3
LOCATED IN
TOWN OF YORKTOWN, WESTCHESTER COUNTY, N. Y.

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

Scale: 1" = 30'
Date: Dec. 27, 1985
Rev. Mar. 3, 1986
Rev. Sept. 3, 1986, Dec. 16, 1986
County Block No. 11332
Sheet Nos. 280 and 297.

LANDS NOW OR FORMERLY OF JOSEPH and GERBER