

## TOWN OF YORKTOWN PLANNING BOARD

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

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

October 17, 2022  
7:00 PM

1. Correspondence
2. Meeting Minutes – October 3, 2022

#### REGULAR SESSION

3. **Wendy's at Staples Plaza  
Public Hearing**

*Location:* 36.06-2-76; 3399 Crompond Road

*Contact:* Chiesa Shahinian & Giantomasi, PC

*Description:* Proposed renovation of the approximately 3,500 SF Dunkin Donuts building for a Wendy's with drive-thru.

4. **Colangelo Major Subdivision  
Request for 2nd 90-Day Time Extension**

*Location:* 35.16-1-4; 1805 Jacob Road

*Contact:* Site Design Consultants

*Description:* Approved 6-lot subdivision in the R1-160 zone by Resolution #21-01 dated February 8, 2021. Request for 2nd 90-day time extension on last reapproval.

5. **Roberta Front Street  
Request for Reapproval**

*Location:* 48.07-2-11,13,15,17; Front Street

*Contact:* Site Design Consultants

*Description:* An approved site plan for a 2,108 SF one-story building and a 5,370 SF two-story building on 0.80 acres in the transitional zone.

#### WORK SESSION

6. **Dorchester Glen Subdivision  
Discussion Subdivision**

*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.

7. **Amawalk Friends Meeting House/CAPA Space**

*Location:* 27.19-1-44 & 45; 2467 Quaker Church Road

*Contact:* Tim Hartung, Elise Graham

*Description:* An education and exhibition center dedicated to continuing the legacy of photographers Robert and Cornell Capa in the existing nursery school building.

**8. Town Board Referral**

**Discussion Amended Special Use Permit**

*Location:* 37.14-2-51; 2035 Saw Mill River Road

*Contact:* Station-Glo

*Description:* Application for sign permits for the canopy and pumps.

**Last revised: October 14, 2022**

# **Correspondence**

OCT 7 2022

TOWN OF YORKTOWN

October 7, 2022

To: Planning Board

From: Protecting Yorktown's Quality of Life Foundation, Inc.

Reference: Our July 22, 2022 Memorandum Below: Underhill Farm Should Be a SEQRA Positive Declaration

Subject: What is Your Decision?

It has now been 76 days since the Foundation submitted this inquiry.

What decision did the Planning Board make: To follow SEQRA, declare a Positive Declaration, agree to an Environmental Impact Study and engage the Public?

Or not?

Please let the Public know.

Thank you.

PYQLF

**MEMORANDUM**

July 22, 2022

To: Planning Board

From: Protecting Yorktown's Quality of Life Foundation, Inc.,(PYQLF)

Subject: Underhill Farm Should Be a SEQRA Positive Declaration!!

Dear Planning Board,

On May 26, 2021, the Office of Parks, Recreation and Historic Preservation (OPRHP) determined that the Underhill Farm Estate (Floral Villa) was eligible for inclusion in the state and national registers of historic places.

A day later, OPRHP made an Adverse Effect determination for the property, stating: "With the intensity of construction proposed the setting and feeling of the property would be significantly altered. We further note that the majority of outbuildings on the site are proposed for removal. Under the provisions of Section 106\*, demolition of historic resources is deemed an adverse effect."

At the Planning Board July 11, 2022 Work Session, despite a reasoned explanation of the benefit--risk management--avoidance of a missed issue--articulated by your attorney, Mr. Glatthaar, the Board did NOT adopt a Positive Declaration for the Underhill Farm development. Adopting a Positive Declaration of Adverse Impacts would have acknowledged the existence of at least one significant adverse environmental impact for the proposed development and triggered an Environmental Impact Study, an in depth study of the issues allowing public input regarding the study scope under SEQRA regulations.

It appears that at this juncture in the process, the Board unanimously voted to create its own list of issues, indicating it knows what the public's issues are based on the Public Informational Hearing. It appears that your goal is to adopt a Negative Declaration, in effect saying that that Unicorn could satisfactorily address any adverse environmental effect through mitigation. This would not require further input from the public regarding the issues to be studied nor their scope.

With this decision, you have chosen to ignore, without reason, the existence of at least one known SEQRA significant adverse environmental impact (and perhaps others: traffic, density, neighborhood/community character) which would require you to consider a Positive Declaration.

Further, while we recognize the subjectivity in the term, "significance," we caution the Planning Board to adhere to the SEQRA process in determining the significance of the environmental impacts. This is the most critical step in the SEQRA process and given the level of public interest and involvement, and the breadth, depth and complexity of the potential environmental issues, the PYQLF urges you to adhere to SEQRA regulations.

PYQLF

\*National Historic Preservation Act of 1966; reissued on October 18, 2021 under New State Historic Preservation Law, Section 14.09

# 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

# **Draft Minutes**

**Wendy's**  
**Public Hearing**

OCT 6, 2022

TOWN OF YORKTOWN

**Sign Notification Certification**

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

Section 36.06 Block 2 Lot 76

Project Name: Proposed Drive-Thru Wendy's Restaurant

Address: 3399 Crompond Road, Yorktown, New York

Applicant's Name: Wenesco Yorktown, LLC

Address: 920 Sylvan Avenue, Suite 120, Englewood Cliffs, NJ 07632

Phone: 201.567.4900

No. Signs Posted: 1

Sign #1 Location: 3399 Crompond Road, Yorktown, New York

Sign #2 Location: \_\_\_\_\_

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

- Please Attach and Label Photos on Additional Sheets -

~~Applicant's Signature:~~ Danielle Federico

~~Land Owner's Signature:~~ Danielle Federico, Esq., Attorney for Applicant





October 5, 2022

RECEIVED  
PLANNING DEPARTMENT  
OCT 5 2022  
TOWN OF YORKTOWN

Robyn Steinberg, AICP, CPESC  
Town of Yorktown  
363 Underhill Avenue  
Yorktown Heights, New York 10598

Shih T. Aggarwala  
Commissioner

Paul V. Rush, P.E.  
Deputy Commissioner

35 Columbus Avenue  
Alhalla, NY 10595

tel. (845) 340-7800  
fax (845) 334-7175  
rush@dep.nyc.gov

Re: **Notice of Intent to be Lead Agency**  
**Wendy's at Staples Plaza/ Wenesco Yorktown, LLC**  
**3399 Crompond Road**  
**Town of Yorktown; Westchester County, NY**  
**Tax Map #: 36.05-2-76**  
**DEP Log #: 2007-CNC-0369-SQ.2**

Dear Ms. Steinberg and Members of the Planning Board:

The New York City Department of Environmental Protection (DEP) has reviewed the Town of Yorktown Planning Board's (Board) Notice of Intent to act as Lead Agency and short Environmental Assessment Form (EAF) for the above referenced project. DEP does not object to the Board acting as Lead Agency for the Coordinated Review of the proposed action pursuant to the New York State Environmental Quality Review Act (SEQRA).

The project site is located in the New Croton Reservoir drainage basin of New York City's Water Supply. As New Croton Reservoir is phosphorous restricted, water quality impacts to the receiving reservoirs from pollutant-laden runoff must be avoided or mitigated.

The proposed action involves the renovation/conversion of an existing fast food restaurant to another fast food restaurant with drive-thru window.

At this time, DEP is unable to determine whether it is an Involved or Interested Agency.

Based upon review of the circulated documents, DEP respectfully submits the following comments for the Board's consideration:

1. The subject parcel is situated within a Designated Main Street Area (DMSA). Although the project appears to be fairly small in nature, it is not clear from the documents provided whether any new impervious surfaces are being proposed as part of the overall action. The project sponsor should clarify this issue. It would be helpful for an overall map that clearly identifies new impervious surfaces over existing impervious surfaces be provided for review to determine whether or not DEP review and approval of a Stormwater Pollution Prevention

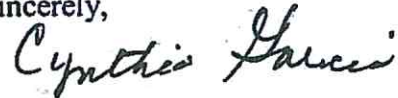


Plan is required pursuant to Section 18-39(a) (11) of the Watershed Regulations.

2. Should it be determined that DEP review and approval of a SWPPP is required, the project sponsor is encouraged to schedule a pre-application meeting with DEP via teams to discuss the details of the project and permitting. The applicant's representative may contact Mariyam Zachariah at [Mzachariah@dep.nyc.gov](mailto:Mzachariah@dep.nyc.gov) or at (914) 749-5357 to schedule the meeting.

Thank you for the opportunity to provide comments. You may reach the undersigned at [cgarcia@dep.nyc.gov](mailto:cgarcia@dep.nyc.gov) or (914) 749-5302 with any questions or if you care to discuss the matter further.

Sincerely,



Cynthia Garcia, Supervisor  
SEQRA Coordination Section

X: J. Petronella, NYCDEC Region 3  
H. Lukas, WCPD

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 26, 2022  
**Subject:** Wendy's Restaurant at BJ's/Staples Plaza  
3399 Crompond Road; 27.14-1-45

RECEIVED  
PLANNING DEPARTMENT  
SEP 27 2022  
TOWN OF YORKTOWN

Documents Submitted and Reviewed:	Referred by:
CSG Law Letter dated 8/25/2022 Site Plan Set- Last Revised 8/4/2022 Landscape Plan - Sheet 4 Architectural Plan - Sheets A2.1, A2.2, A2.3, EQ1.1 dated 4/11/2022 Photo of material palette	Planning Department

The Advisory Board on Architecture and Community Appearance reviewed the above referenced subject at their meeting held on Tuesday, September 20, 2022. Jennifer Porter, Attorney; and Warren Nagey, Architect, were present. The ABACA has the following comments:

#### Architecture

- The applicant addressed the Board's previous comments. The Board appreciates the integration of the cityscape screens to conceal the rooftop units; and the removal of the roof level flood lights.
- The material palette schedule proposed and presented is acceptable to the Board.
- As reflected in the submitted site plan, minor changes are proposed which are acceptable to the Board.

#### Lighting

- Wall sconces are proposed at the drive-thru. All proposed new lighting on the site are to be LED.
- The Board requests for the applicant to submit a photovoltaic lighting plan to verify conformance of the proposed new lighting on the building and covered walkway.
- The Board requests for the applicant to submit cut sheets of all new proposed lighting fixtures.

#### Landscape Plan

- The Board's Landscape Architect reviewed the landscape design and was satisfied with the design and plantings which appear to have been selected professionally and thoughtfully. While the Board supports the design as submitted, the Board also recognizes that commercial centers such as this one, often struggle to properly maintain its landscaping for various reasons. With this in mind, a more simplified palette and approach would be suggested such as using larger groupings of the same plants. For example, there are two planted islands that have four to six different plants called out. The types of plants can be reduced by half and the quantities increased of the remaining plants.

If the owner and applicant are confident in the ability to properly maintain the submitted plan, then it is acceptable to the Board.

#### Signage

- The applicant explained that a signage package was submitted to the Building Department under the master sign plan. The ABACA will review the signage formally once referred but notes that the Board is generally okay with what has been submitted.

*Christopher Taormina*

Christopher Taormina, RA  
Chairman

/nc; Attachments  
cc: Applicant

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

ABACA Memo – Wendy's Restaurant  
September 26, 2022  
Page 2 of 5

#### Photo of material samples shown to the Board



# 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 – Wendy’s Restaurant  
September 26, 2022  
Page 3 of 5

### Architectural Rendering – Sheet A2.1



# 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 – Wendy’s Restaurant  
September 26, 2022  
Page 4 of 5

### Architectural Rendering with Exterior Finish Schedule – Sheet A2.2

**01 FRONT ELEVATION - CROMPOUND ROAD**  
DATE: 09/27/22

**02 REAR ELEVATION**  
DATE: 09/27/22

EXTERIOR FINISH SCHEDULE	
M-3	EXCEPTIONAL METALS - "BRIGHT RED"
M-4	EXCEPTIONAL METALS - "SILVER METALLIC"
M-5	BRASS METAL - "CLEAR ANNOXIDIZED"
M-7	EXCEPTIONAL METALS - "CUSTOM DARK GREY"
KW-1	KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL "LIGHT OAK"
E-2	EIFS - "WENDY'S" RED
E-7	EIFS - DARK GRAY
E-8	EIFS - TAN
PEX-11	PAINT - TAN (SEE PAINT SCHEDULE)
PEX-12	PAINT - DARK GREY (SEE PAINT SCHEDULE)

**PROJECT INFORMATION:**  
 SHEET NUMBER: A2.2  
 PROJECT NAME: CONVERSION NEW BUILD  
 PROJECT LOCATION: 1974 COMMERCE STREET, YORKTOWN HEIGHTS, NY 10598  
 ARCHITECT: ICDG ARCHITECTURE  
 DATE: 09/27/22  
 PERMIT SET: 04/11/22

EXTERIOR FINISH SCHEDULE	
M-3	EXCEPTIONAL METALS - "BRIGHT RED"
M-4	EXCEPTIONAL METALS - "SILVER METALLIC"
M-5	BRASS METAL - "CLEAR ANNOXIDIZED"
M-7	EXCEPTIONAL METALS - "CUSTOM DARK GREY"
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PEX-11	PAINT - TAN (SEE PAINT SCHEDULE)
PEX-12	PAINT - DARK GREY (SEE PAINT SCHEDULE)

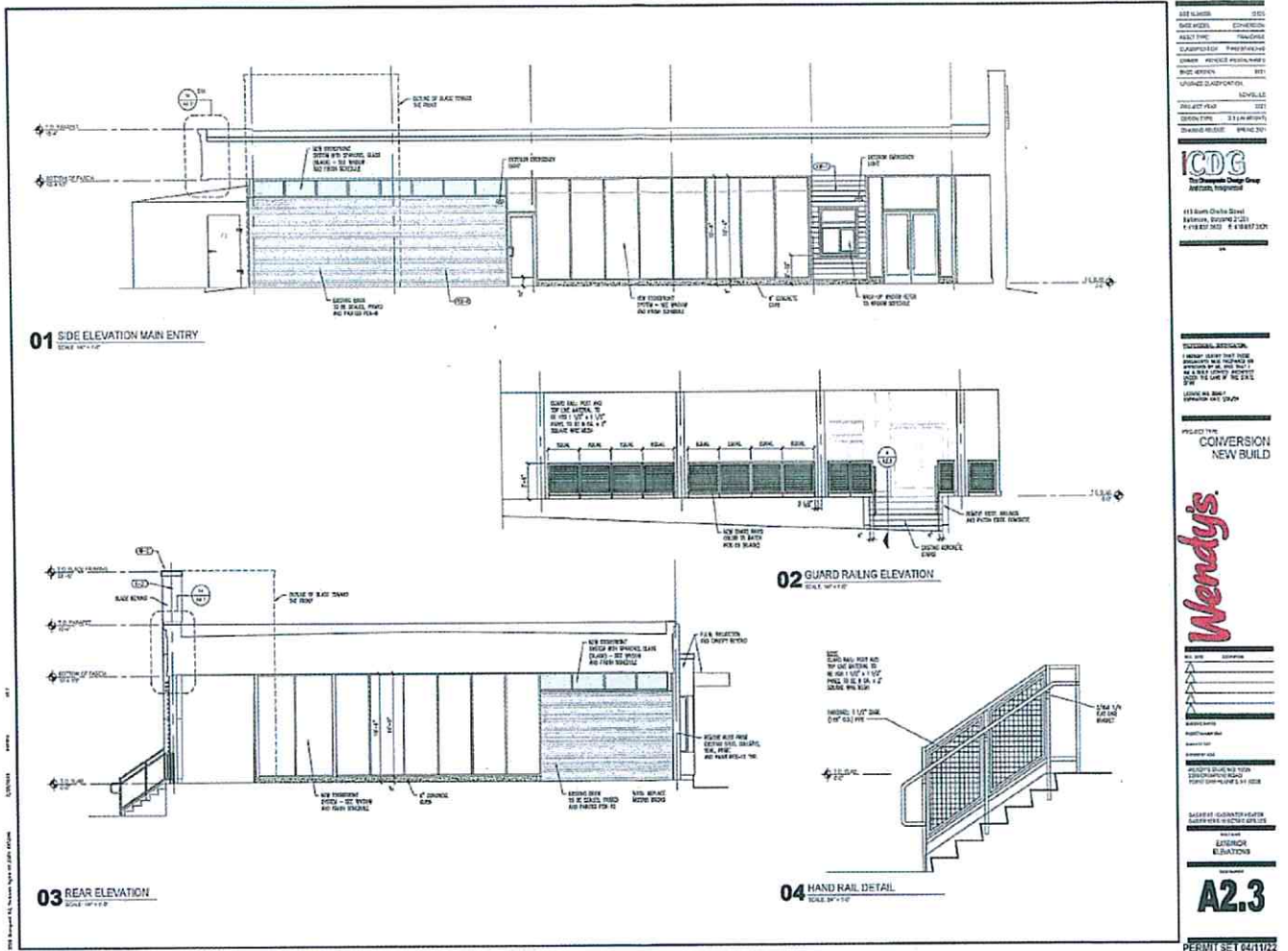
# TOWN OF YORKTOWN

## 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 – Wendy’s Restaurant  
September 26, 2022  
Page 5 of 5

### Architectural Rendering – Sheet A2.3



George Latimer  
County Executive

September 23, 2022

Robyn Steinberg, Town Planner  
Town of Yorktown  
363 Underhill Avenue  
Yorktown Heights, NY 10598

RECEIVED  
PLANNING DEPARTMENT

SEP 23 2022

TOWN OF YORKTOWN

**County Planning Board Referral File YTN 22-012 – Wendy’s Restaurant at Staples Plaza  
3399 Crompond Road  
Site Plan Approval**

Dear Ms. Steinberg:

The Westchester County Planning Board has received a site plan (revised August 4, 2022) and related materials for a proposed Wendy’s restaurant to be located at 3399 Crompond Road (SBL 36.06-2-76). The proposed restaurant would renovate an existing restaurant building, which is located in the northwest corner of the 15.95-acre Staples Plaza in the C-1 Planned Retail Business district. The existing building is to remain, with extensive renovations to the interior and exterior of the building proposed. The proposed restaurant would utilize an existing drive-thru, with minor changes to the driveway and parking layout conducted to facilitate modern standards. Six parking spaces are to be removed from the site, with the property containing a total 936 spaces. Increased landscaping elements are proposed around the building and parking areas.

We have no objection to the Yorktown Planning Board assuming Lead Agency status for this review.

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we offer the following comments:

**1. Croton Watershed protection.**

The site is located in the Croton Watershed. Components of the site development may be subject to compliance with the New York City Department of Environmental Protection (NYC DEP) *Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and its Sources*, including the preparation of a Stormwater Pollution Prevention Plan. Adequate erosion and sediment control and stormwater runoff water quality protection, both during and after construction, are of critical importance.

**2. Pedestrian connectivity.**

We note that the proposed driveway reorientation does not include pedestrian accommodations between the building and the sidewalk along Crompond Road. The site plan should be revised to include additional sidewalks and crosswalks within the site to make this connection. Pedestrian safety should be

given a greater amount of consideration with respect to this site plan due to the drive-thru and the proposed angle parking, both of which can create potential hazards for pedestrians.

**3. Green building technology and bicycle parking.**

We encourage the applicant to include as much green, or sustainable building technology as possible as part of the proposed building renovation. We also recommend the applicant provide bicycle parking for employees and customers.


**4. Recycling provisions.**

Changes to commercial buildings are often not accompanied by the appropriate modifications or expansions to on-site facilities to handle the source separation of recyclables. This can create problems with recyclable material entering the waste stream since expanded or different commercial uses can generate more waste. Therefore, the plans must show where recyclable material will be source separated and stored and such facilities must be of sufficient size to accommodate the change of commercial use on this site.

Please inform us of the Town's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,  
WESTCHESTER COUNTY PLANNING BOARD

By: 

Norma V. Drummond  
Commissioner

NVD/MV

cc: Cynthia Garcia, Bureau of Water Supply, SEQR Coordination Section, NYC DEP



# PRELIMINARY & FINAL SITE PLAN

FOR

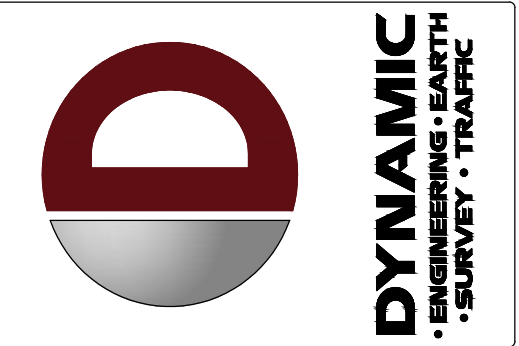
## WENESCO YORKTOWN, LLC

# PROPOSED DRIVE-THRU WENDY'S RESTAURANT

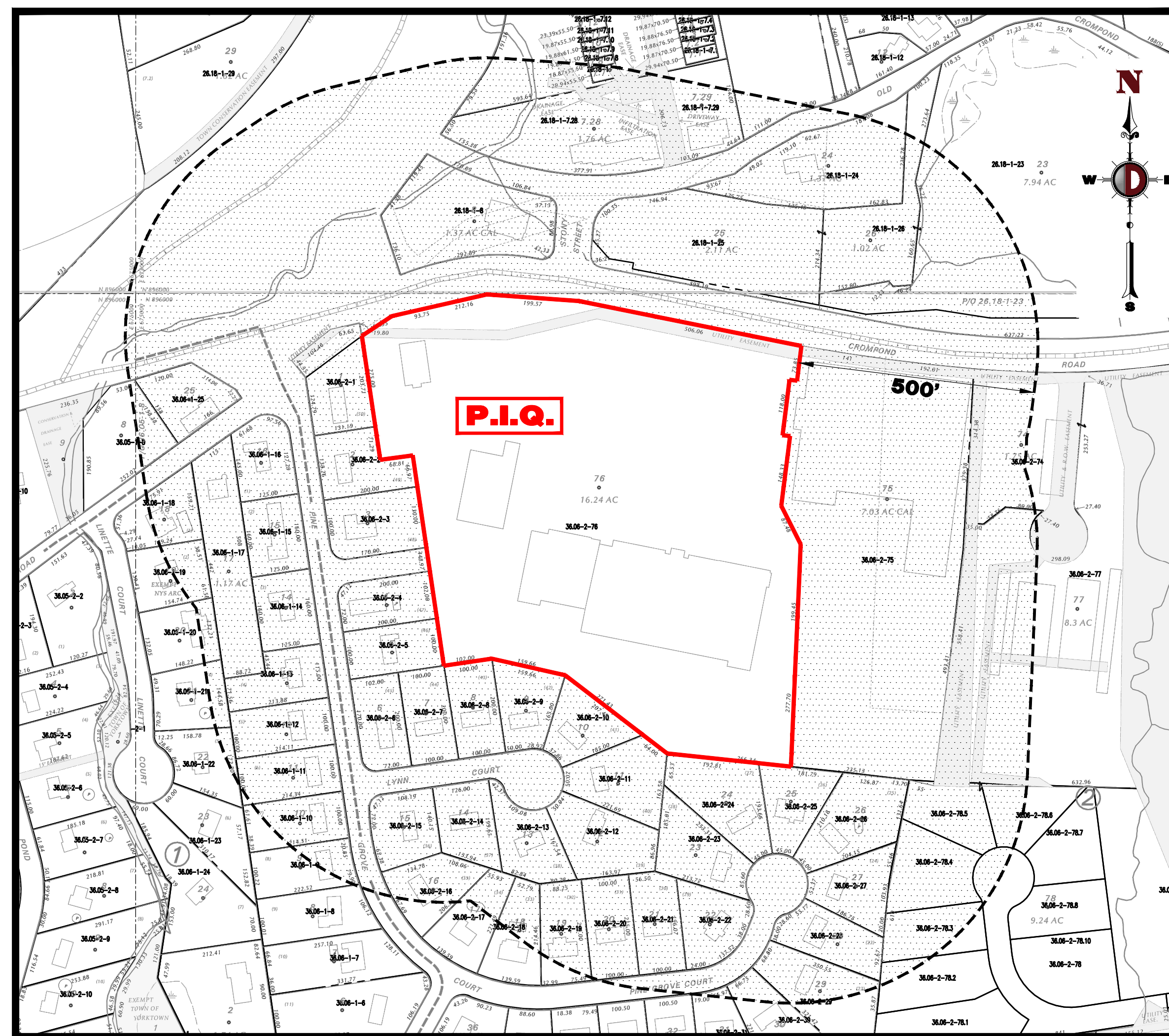
TAX LOT 36.06-2-76

3399 CROMPOND ROAD (U.S. ROUTE 202 / N.Y.S.R. 35)

TOWN OF YORKTOWN, WESTCHESTER COUNTY, NEW YORK



REV.	DATE	COMMENTS
1	08/04/22	REVISED PER PLANNING BOARD COMMENTS
2	10/05/22	REVISED PER PLANNING BOARD AND ABACA COMMENTS



**VICINITY MAP**  
1" = 200'



**AERIAL MAP**  
1" = 200'

DRAWING INDEX	
COVER SHEET	1 of 5
SITE PLAN	2 of 5
GRADING, DRAINAGE, AND UTILITY PLAN	3 of 5
LANDSCAPE AND LIGHTING PLAN	4 of 5
CONSTRUCTION DETAILS	5 of 5

PREPARED BY  
**DYNAMIC ENGINEERING CONSULTANTS, P.C.**  
 245 MAIN STREET - SUITE 110  
 CHESTER, NJ 07930  
 WWW.DYNAMICCEC.COM

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION.

PROJECT: **WENESCO YORKTOWN, LLC**  
**PROPOSED DRIVE-THRU WENDY'S RESTAURANT**  
 TAX LOT 36.06-2-76  
 3399 CROMPOND ROAD (U.S. ROUTE 202 / N.Y.S.R. 35)  
 TOWN OF YORKTOWN, WESTCHESTER COUNTY, NEW YORK

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**DANIEL T. SEHNAL**  
 PROFESSIONAL ENGINEER  
 NEW YORK LICENSE No. 099106

**JOSEPH G. JAWORSKI**  
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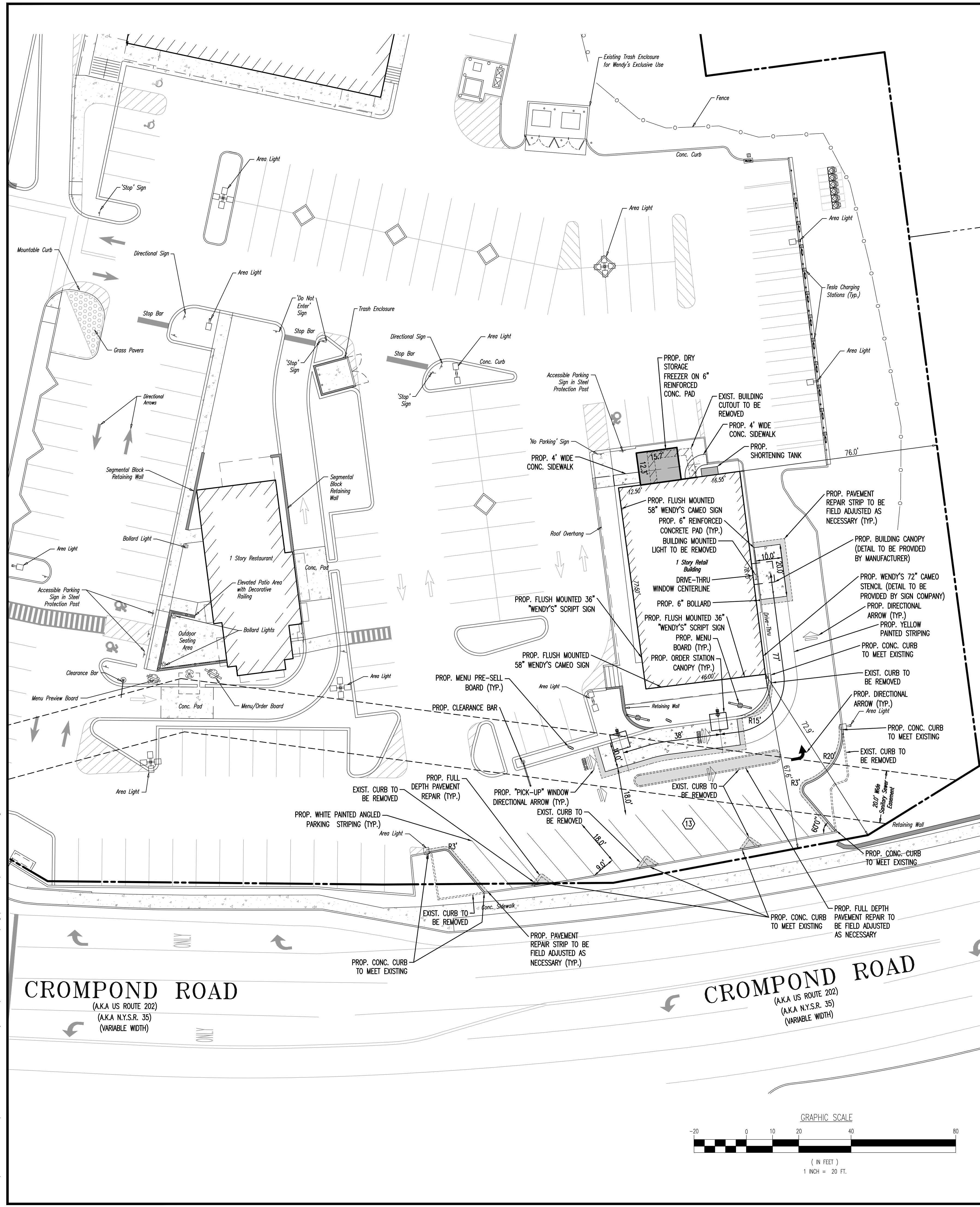
TITLE:  
**COVER SHEET**

SCALE: (H) AS SHOWN DATE: 06/27/2022  
 PROJECT No: 1329-99-006

SHEET No: **1** OF 5 Rev. #: 2

Plotted: 10/05/22 - 4:55 PM, By: neloio  
 File: P:\DYNAMIC PROJECTS\1329 Wenesco Restaurant Systems\99-006 Yorktown NY\Draw\_Site Plans\01 32999006SK2.dwg, ---> 01 COVER SHEET

Plotted: 10/05/22 - 4:56 PM, By: neloio  
 File: P:\JECPC PROJECTS\1329 Wensco Restaurant Systems\99-006 Yorktown NY Dwg\Site Plans\0132999006SUS.dwg, --> 02 SITE PLAN



**GENERAL NOTES:**

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
  - SITE PLAN APPROVAL DRAWINGS
  - JMC SITE PLANNER, CIVIL & TRAFFIC ENGINEERS & LANDSCAPE ARCHITECTS
  - 120 BEDFORD ROAD
  - ARMONK, NEW YORK 10504
  - DATE: 10/08/2014; REVISED: 10/24/2018
- APPLICANT: WENESCO YORKTOWN, LLC  
 810 SYLVAN AVENUE, SUITE 150  
 ENGLEWOOD CLIFFS, NJ 07632
- OWNER: UB YORKTOWN, LLC  
 371 BARKER AVENUE  
 GREENWICH, CT 06830
- PARCEL DATA: 1329 CROMPOND ROAD (US ROUTE 202 / N.Y.S.R. 35)  
 TAX LOT 36.06-2-76  
 11.2 (B/S)  
 WESTCHESTER COUNTY, NEW YORK
- ZONE: C-1 (COMMERCIAL SHOPPING CENTER)
- EXISTING USE: DRIVE-THRU RESTAURANT (PERMITTED USE) (§ 300-21)
- PROPOSED USE: DRIVE-THRU RESTAURANT (PERMITTED USE) (§ 300-21)
- SCHEDULE OF ZONING REQUIREMENTS (§300 - ATTACHMENT 2):

ZONE REQUIREMENT	C-1 DISTRICT	EXISTING	PROPOSED
MINIMUM LOT AREA	80,000 SF	694,780 SF (15.95 Ac)	694,780 SF (15.95 Ac)
MINIMUM LOT WIDTH	175'	790'	790'
MINIMUM LOT FRONTAGE	175'	963'	963'
MINIMUM LOT DEPTH	175'	850'	850'
MINIMUM FRONT YARD SETBACK	75'	67.6' (DUNNIN) (E)	67.6' (WENDY'S) (E)
MINIMUM REAR YARD SETBACK	75'	87.3' (STARLES)	87.3' (STARLES)
MINIMUM SIDE YARD SETBACK	N/A*	11.2' (B/S)	11.2' (B/S)
MAXIMUM BUILDING HEIGHT	30'	+/- 20' (1 STORY)	+/- 20' (1 STORY)
MAXIMUM LOT COVERAGE (BY BUILDINGS & CANOPIES)	N/A	16.5%	16.5%
MINIMUM UNOCCUPIED OPEN SPACE	N/A	21.3%	21.2%
MAXIMUM IMPERVIOUS COVERAGE	N/A	78.7%	78.7%

N/S: NO STANDARD    N/A: NOT APPLICABLE    (E): EXISTING NON-CONFORMANCE    (V): VARIANCE  
 \*NONE, BUT IF PROVIDED SHALL BE 10 FEET; IF USED AS ONE-WAY VEHICULAR ACCESS, SHALL BE 17 FEET, TWO-WAY VEHICULAR ACCESS, 25 FEET; IF ADJACENT TO A DISTRICT, SHALL BE 50 FEET.  
 \*\*30 FEET; IF ADJACENT TO DISTRICT, 75 FEET

- PARKING REQUIREMENTS
  - A. \$300-182 RESTAURANT OR PLACE DISPENSING FOOD OR DRINK:
    - ONE SPACE FOR EACH 50 SQUARE FEET OF FLOOR AREA DEDICATED TO PATRON USE
    - ONE SPACE FOR EACH 100 SQUARE FEET OF FOOD PREPARATION AND AUXILIARY USE
  - B. \$300-182 RETAIL USE:
    - ONE SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA
  - C. \$300-182 URGENT CARE FACILITY:
    - 6 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA
  - D. \$300-182 GASOLINE FILLING STATION:
    - ONE SPACE PER 2 EMPLOYEES
  - E. \$300-182 BASEMENT LEVEL PARKING:
    - NO STANDARD IDENTIFIED
    - 17 REQUIRED
  - F. EXISTING PARKING CALCULATION:
    - (3,420 SF OF FOOD PREPARATION AND AUXILIARY USE) (1 PARKING SPACE/100 SF) = 35 SPACES
    - (2,473 SF OF PATRON USE) (1 PARKING SPACE/50 SF) = 50 SPACES
    - (5,000 SF OF URGENT CARE USE) (6 PARKING SPACES/1,000 SF) = 30 SPACES
    - (210,884 OF SHOPPING CENTER / RETAIL) (1 PARKING SPACE/250 SF) = 844 SPACES
    - (2 GASOLINE FILLING STATION EMPLOYEES) (1 SPACE/2 EMPLOYEES) = 1 SPACE
    - (7) BASEMENT LEVEL PARKING
    - TOTAL PARKING REQUIRED = 977 SPACES
    - TOTAL PARKING PREVIOUSLY APPROVED = 942 SPACES
    - TOTAL PARKING EXISTING = 942 SPACES
  - G. PROPOSED PARKING CALCULATION:
    - (3,076 SF OF FOOD PREPARATION AND AUXILIARY USE) (1 PARKING SPACE/100 SF) = 31 SPACES
    - (2,473 SF OF PATRON USE) (1 PARKING SPACE/50 SF) = 50 SPACES
    - (5,000 SF OF URGENT CARE USE) (6 PARKING SPACES/1,000 SF) = 30 SPACES
    - (210,884 OF SHOPPING CENTER / RETAIL) (1 PARKING SPACE/250 SF) = 844 SPACES
    - (2) GASOLINE FILLING STATION EMPLOYEES (1 SPACE/2 EMPLOYEES) = 1 SPACE
    - (17) BASEMENT LEVEL PARKING
    - TOTAL PARKING REQUIRED = 980 SPACES
    - TOTAL PARKING EXISTING = 942 SPACES
    - TOTAL PARKING PROPOSED = 936 SPACES (V)

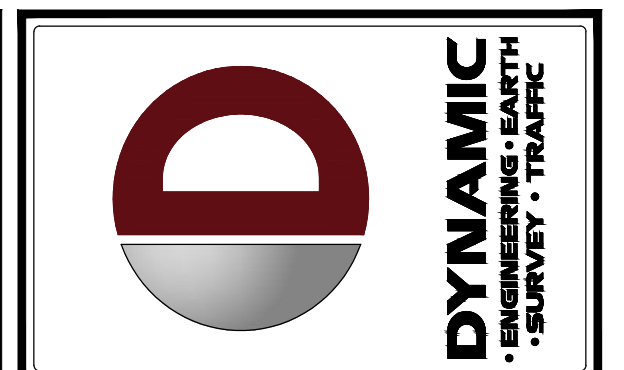
- LOADING REQUIREMENTS
  - A. \$300-186 FOR RESTAURANTS ONE SPACE FOR THE FIRST 4,000 SQUARE FEET OF FLOOR AREA OR MAJOR PORTION THEREOF USED FOR SUCH PURPOSE AND ONE ADDITIONAL SPACE FOR EACH 8,000 SQUARE FEET OR MAJOR PORTION THEREOF IN EXCESS OF 4,000 SQUARE FEET (2)

11. THE APPLICANT REQUESTS ANY AND ALL SUBMISSION WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAID SUBMISSION WAIVERS.
12. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
13. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
14. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
15. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS.
16. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
17. ALL EXCAVATION MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
18. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING, SHIELDING, EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
19. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS' COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C. AS ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON REVIEW OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
20. NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNOLOGIES OR PROCEDURES FOR PERFORMANCE, SUPERVISION AND COORDINATION WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
21. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS. COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS, WHILE ALLOWING SUFFICIENT TIME TO PROMOTE REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO ALTER OR THE ALTERATION OF THE PROJECT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
22. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO MONITORING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
23. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD OF DISPUTE RESOLUTION FOR ALL DISPUTES.
24. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE DAMAGES AND COSTS TO CORRECT ANY WORK DONE. ALL FINES OR PENALTIES ASSESSED WITH RESPECT THEREON AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE, RESULTING THEREFROM.
25. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
26. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
27. CONTRACTOR TO BE ADVISED THAT THE ENGINEER HAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN, AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPING AND ACCESSIBLE ROUTE MUST COMPLY WITH NJAC 5:23-7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

**SIGN TABLE**

SIGN	REQUIREMENTS	EXISTING	PROPOSED
BUILDING MOUNTED	NUMBER OF BUILDING MOUNTED SIGNS: N/S	NUMBER OF SIGNS: 6	NUMBER OF SIGNS: 5
	MAXIMUM BUILDING MOUNTED SIGN AREA: 46 SF*	SIGN AREA:	SIGN AREA:
		NORTH FACADE:	NORTH FACADE:
		"DUNKIN' DONUTS" SIGN +/- 20 SF	"WENDY'S" SCRIPT SIGN 21.5 SF
		"BASKIN ROBBINS" SIGN +/- 25 SF	58" WENDY'S CAMEO SIGN 29.3 SF
		"NEW YORK PIZZA" SIGN +/- 25 SF	
		TOTAL FACADE BUILDING MOUNTED SIGN AREA: +/- 70 SF	TOTAL FACADE BUILDING MOUNTED SIGN AREA: 50.8 SF
		EAST FACADE:	EAST FACADE:
		"DUNKIN' DONUTS" SIGN +/- 20 SF	"WENDY'S" SCRIPT SIGN 21.5 SF
		"BASKIN ROBBINS" SIGN +/- 25 SF	58" WENDY'S CAMEO SIGN 29.3 SF
		"NEW YORK PIZZA" SIGN +/- 25 SF	
		TOTAL FACADE BUILDING MOUNTED SIGN AREA: +/- 70 SF	TOTAL FACADE BUILDING MOUNTED SIGN AREA: 50.8 SF
		WEST FACADE:	WEST FACADE:
		"WENDY'S" CAMEO STENCIL 39.1 SF	
		TOTAL FACADE BUILDING MOUNTED SIGN AREA: 0 SF	TOTAL FACADE BUILDING MOUNTED SIGN AREA: 39.1 SF
		TOTAL APPROVED BUILDING MOUNTED SIGN AREA: 225.6 SF (V6)	TOTAL BUILDING MOUNTED SIGN AREA: 140.7 SF (V6)

N/S: NO STANDARD    N/A: NOT APPLICABLE    (E): EXISTING NON-CONFORMANCE    (V): VARIANCE    (VG): VARIANCE GRANTED  
 \*1 SQUARE FOOT FOR EACH LINEAR FOOT OF BUILDING FRONT PLUS 0.25 SQUARE FEET FOR EACH FOOT OF BUILDING SETBACK ABOVE THE REQUIRED SETBACK THEREFORE, 46 LF OF BUILDING FRONTAGE PLUS 0 LF OF BUILDING SETBACK ABOVE THE REQUIRED SETBACK EQUALS 46 SF MAXIMUM SIGN AREA



NO.	DATE	REVISION	BY
1	10/05/22	REVISED PER PLANNING BOARD AND ABACA COMMENTS	NPL
2	08/04/22	REVISED PER PLANNING BOARD COMMENTS	NPL

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 PROPOSED DRIVE-THRU WENDY'S RESTAURANT  
 TAX LOT 36.06-2-76  
 1329 CROMPOND ROAD (US ROUTE 202 / N.Y.S.R. 35)  
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TITLE: **SITE PLAN**  
 SCALE: (H) 1" = 20'  
 (V) 1" = 20'  
 DATE: 06/27/2022  
 PROJECT No: 1329-99-006  
 SHEET No: **2** of 5  
 Rev. #:



PROPERTY LINE (PARCEL IN QUESTION)		OFF-SITE PROPERTY LINES	
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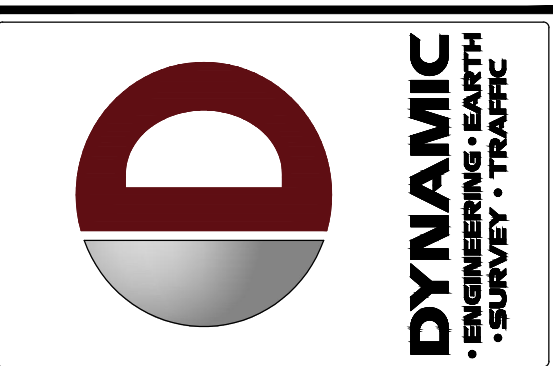
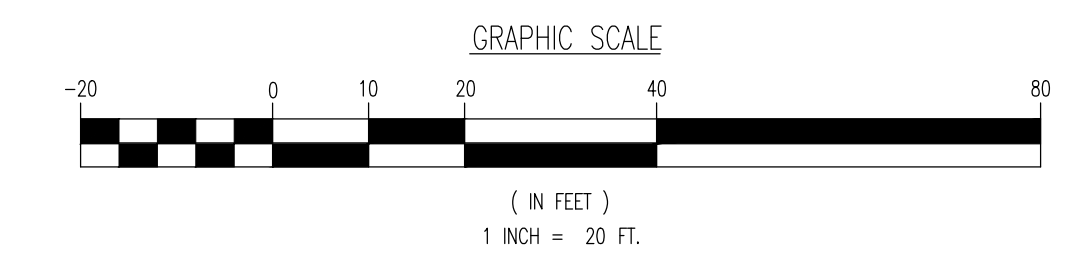
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---	EXIST. CABLE LINE	○	EXIST. SPOT ELEVATIONS
---	PROP. CABLE LINE	○	PROP. GRADE SPOT ELEV.
---	EXIST. ELECTRIC LINE	○	PROP. TOP OF CURB & FINISHED GRADE ELEV.
---	PROP. ELECTRIC LINE	○	PROP. FINISHED FLOOR ELEV.
---	EXIST. FIBER OPTIC LINE	○	PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
---	PROP. FIBER OPTIC LINE	○	PROP. TOP OF EXTENDED CURB (C1) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (C2) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
---	EXIST. GAS LINE	○	PROP. DIRECTION OF DRAINAGE FLOW ARROW
---	PROP. GAS LINE	○	PROP. WATER VALVE
---	EXIST. OVERHEAD WIRES	○	PROP. GAS VALVE
---	PROP. OVERHEAD WIRES	○	PROP. STORM CLEANOUT
---	EXIST. TELEPHONE LINE	○	PROP. SANITARY CLEANOUT
---	PROP. TELEPHONE LINE	○	PROP. AREA LIGHT
---	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	○	PROP. OUTLET CONTROL STRUCTURE
---	PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	○	PROP. DRAINAGE MANHOLE
---	EXIST. WATER LINE	○	PROP. SANITARY SEWER MANHOLE
---	PROP. WATER LINE	○	PROP. 'A' INLET
---	EXIST. SANITARY SEWER LINE	○	PROP. 'B' INLET
---	PROP. SANITARY SEWER LINE	○	PROP. 'E' INLET
---	EXIST. STORM DRAIN LINE	○	PROP. YARD INLET
---	PROP. STORM DRAIN LINE	○	PROP. FLARED END SECTION
---	EXIST. MAJOR CONTOUR & ELEVATION	○	PROP. HEADWALL
---	PROP. FINISH GRADE CONTOUR & ELEVATION	○	
---	EXIST. MONITORING WELL	○	
---	PROP. MONITORING WELL	○	
---	APPROX. TEST PIT LOCATION	○	

**GRADING NOTES**

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 5% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.1% MIN. SLOPE AGAINST ALL EXISTING CURBS AND 1.0% ON ALL CONCRETE SURFACES AND 1-1.2% MIN. ON ASPHALT. TO PREVENT PONDING, ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.5% OUTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING OUT SHEETS PRIOR TO INSTALLATION.
- SUBGRADE MATERIAL FOR SIDEWALKS, CURBS, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBGRADE BE DEEMED UNSUITABLE, SUBGRADE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL, COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
- REFER TO SITE PLAN FOR ADDITIONAL NOTES.
- IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.
- MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWALKS.
- CONTRACTOR TO ENSURE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS IN ADA PARKING SPACES AND ADA ACCESS AISLES. CONTRACTOR TO ENSURE A MAXIMUM OF 5% RUNNING SLOPE AND 2% CROSS SLOPE ALONG ALL OTHER PORTIONS OF ACCESSIBLE ROUTE WITH THE EXCEPTION OF RAMPS AND CURB RAMPS. CONTRACTOR SHALL CLARIFY ANY QUESTIONS CONCERNING CONSTRUCTION IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- THE OWNER SHALL RETAIN DYNAMIC EARTH, LLC (908-879-7095) OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA.
- CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNER'S GEOTECHNICAL ENGINEER, AND NEW FILL IF NEEDED, SHALL HAVE AN IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.
- THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

**ADA NOTES**

- ALL SLOPES INDICATED ARE ACTUAL. CONTRACTOR TO REFER TO LATEST ADA GUIDELINES FOR SLOPE LIMITS. AT THE TIME OF PLAN DESIGN, THE SLOPE LIMITS ARE AS FOLLOWS:
- SIDEWALKS/ACCESSIBLE ROUTES**
    - RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)
    - CROSS SLOPE: 1:48 (2.08%) MAX., 1.0% MIN. (1.5% MAX. FOR NEW CONSTRUCTION)
    - INTERSECTION SLOPE: 1:48 (2.08%) MAX. IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
    - CHANGE IN LEVELS: 1/2" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
    - GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL
  - CURB RAMP**
    - SLOPE: 1:12 (8.3%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)
    - SIDE FLARE SLOPE: 1:10 (10%) MAX. (WHERE FEELS CROSS RAMP)
    - BOTTOM LANDING: 48" MIN. LENGTH; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
    - TOP LANDING: 36" MIN. LENGTH; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) CROSS SLOPE (1.5% MAX. FOR NEW CONSTRUCTION) AND 1:20 (5%) RUNNING SLOPE (4.5% MAX. FOR NEW CONSTRUCTION)
  - ACCESSIBILITY PARKING SPACES**
    - RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)
    - CROSS SLOPE: 1:48 (2.08%) MAX. (1.5% MAX. FOR NEW CONSTRUCTION)
    - CHANGE IN LEVELS: 1/2" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
    - GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL
  - RAMPS**
    - SLOPE: 1:12 (8.3%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)
    - EXISTING RAMPS: SLOPE: 1:10 (10%) MAX. FOR RISE OF 6"; 1:8 (12.5%) MAX. FOR MAX. RISE OF 3"
    - MAX. RISE: 30"
    - MIN. CLEAR WIDTH: 36"
    - MIN. LANDING CLEAR LENGTH: 60"
    - MAX. CROSS SLOPE: 1:48 (2.08%) (1.5% MAX. FOR NEW CONSTRUCTION)



NO.	DATE	REVISION	BY
1	08/04/22	REVISED PER PLANNING BOARD COMMENTS	NPL
2	10/05/22	REVISED PER PLANNING BOARD COMMENTS	NPL

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION.

PROJECT: WENESCO YORKTOWN, LLC  
 PROPOSED DRIVE-THRU WENDY'S RESTAURANT  
 TAX LOT 36.06-2-76  
 3389 CROMPOND ROAD (U.S. ROUTE 202 / N.Y.S.R. 35)  
 TOWN OF YORKTOWN, WESTCHESTER COUNTY, NEW YORK

**811**  
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 ALL STATES REQUIRE NOTIFICATION OF ENGINEERS, DESIGNERS, OR ANY PERSON PREPARING TO DIG BEFORE THE DIGGING SURFACE ANYWHERE IN ANY STATE.  
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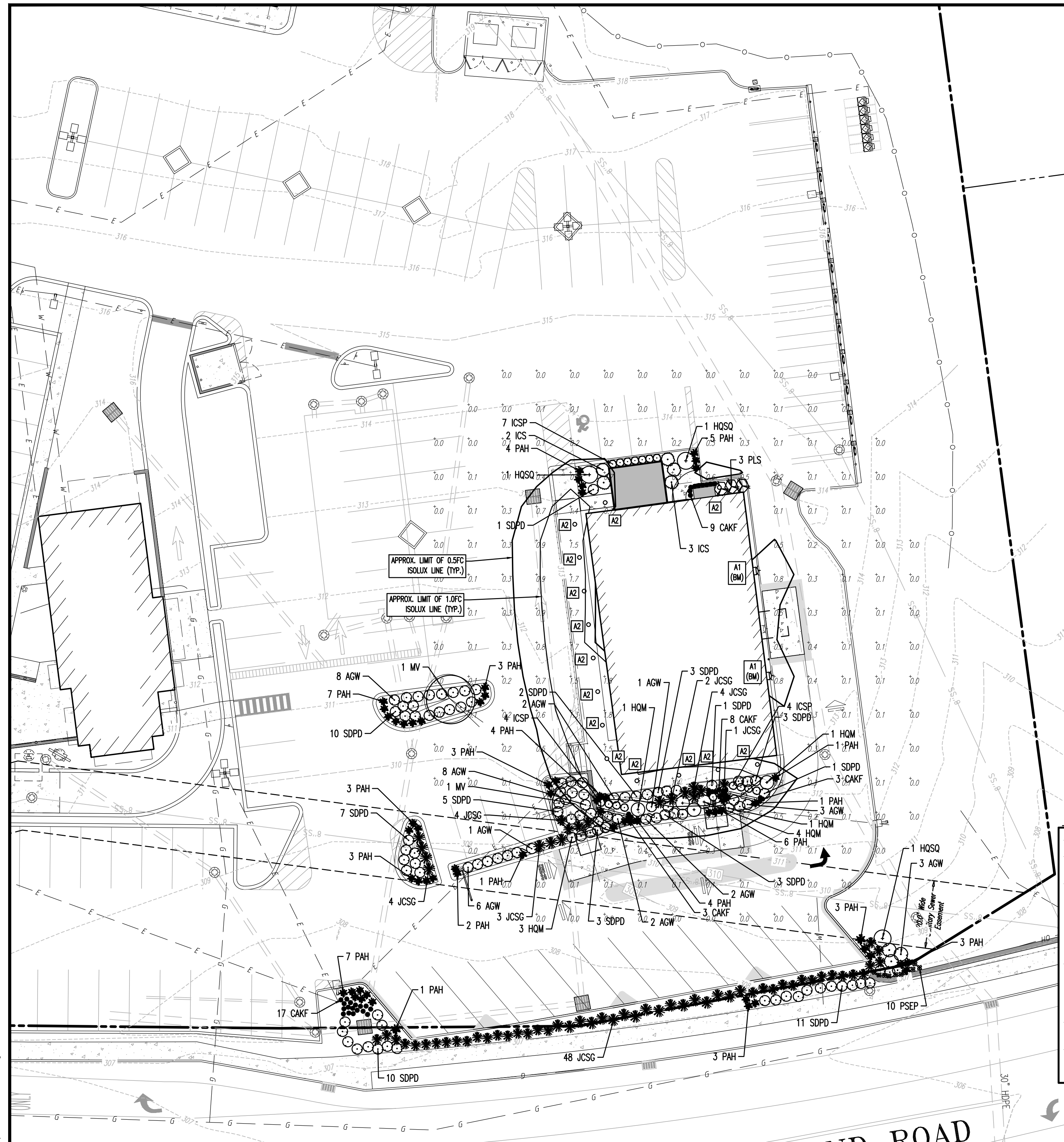
**DANIEL T. SEHNAL**  
 PROFESSIONAL ENGINEER  
 NEW YORK LICENSE NO. 099106

**JOSEPH G. JAWORSKI**  
 PROFESSIONAL ENGINEER  
 NEW YORK LICENSE NO. 075707

**TITLE: GRADING, DRAINAGE, AND UTILITY PLAN**

SCALE: (H) 1" = 20'  
 (V) 1" = 20'  
 DATE: 06/27/2022  
 PROJECT NO: 1329-99-006  
 SHEET NO: 3

Ploated: 10/05/22 4:56 PM, By: nlabio  
 File: P:\JECRC PROJECTS\1329 Wensco Restaurant Systems\99-006 Yorktown NY Dwg\Site Plans\04 Landscape and Lighting Plan



**LANDSCAPE SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
OR (M)	2	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	8-10"	B+B
EV	35	AZALEA X 'GRARD'S PLEASANT WHITE'	GRARD'S PLEASANT WHITE AZALEA	24-30"	#3 CAN
ACW	5	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	30-36"	#3 CAN
ICS	16	ILEX CRENATA 'SKY PINCK'	SKY PINCK HOLLY	3-4"	#3 CAN
JCSG	69	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24-30" SPND.	B+B
PLS	3	PRUNUS LAUROCERASUS 'SOPHIAENSIS'	SNIP CHERRY/LAUREL	30-36"	B+B
128					
DECIDUOUS SHRUB(S)					
HOM	10	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	24-30"	#3 CAN
HOSQ	3	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	SNOW QUEEN OAKLEAF HYDRANGEA	24-30"	#3 CAN
SDPD	64	SPIREA X 'NCSKY'	DOUBLE PLAY DOOZEE SPIREA	2-3"	#3 CAN
77					
PERENNIAL(S)					
PSEP	10	PHLOX SUBULATA 'EMERALD PINK'	EMERALD PINK PHLOX	1 GAL.	CONTAINER
OR (M)	40	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL.	CONTAINER
PAH	63	PENNETUM ALPECOUROIDES 'HAMELI'	DWARF FOUNTAIN GRASS	2 GAL.	CONTAINER
703					

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.

**LIGHTING NOTES**

- THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LUMENS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
- REFER TO ARCHITECTURAL PLANS FOR SITE WIRING DIAGRAM.
- THIS PLAN IS PREPARED SPECIFICALLY TO ANALYZE THE LIGHTING LEVELS GENERATED BY THE PROPOSED ON-SITE LIGHTING ONLY. EXISTING LIGHT FIXTURES BEYOND THE EXTENTS OF THIS DEVELOPMENT/PROPERTY ARE NOT MODELLED IN THIS DESIGN, AND MAY ALTER ACTUAL LIGHT LEVELS AT THE PROPERTY LINES.
- ALL EXTERIOR LIGHTING SHALL USE METAL HALIDE, INCANDESCENT OR FLUORESCENT LIGHT SOURCES, EXCEPT AS OTHERWISE PERMITTED BY THE PROVISIONS OF § 200-6. (§ 200-6B)
- ALL EXTERIOR ILLUMINATION SHALL BE LESS THAN 1.0 FOOTCANDLES AT THE PROPERTY LINE AND ALL SUCH LIGHTING, OTHER THAN LIGHTING OF ROADS, PARKING AREAS, OR BUILDINGS ESSENTIAL FOR SAFETY OR SECURITY PURPOSES OR AS REQUIRED BY GOVERNMENT REGULATION, SHALL BE EXTINGUISHED WITHIN 1/2 HOUR AFTER THE CLOSE OF BUSINESS. (§ 200-6E)
- ALL FREESTANDING AND WALL MOUNTED LUMINAIRES SHALL BE FULLY SHIELDED LIGHT FIXTURES (§ 200-6E)
- NO FREESTANDING OR BUILDING MOUNTED AREA LIGHTING FIXTURE SHALL BE LOCATED HIGHER THAN 16 FEET ABOVE FINISHED GRADE LEVEL. (§ 200-6F)

**LIGHTING LUMINAIRE SCHEDULE**

SYMBOL	QUANTITY	LABEL	MOUNTING HEIGHT	LIGHT LOSS FACTOR	MANUFACTURER	DESCRIPTION	IES FILE
(Symbol)	2	A1	10.5'	0.9	INDESSA LIGHTING	INDESSA 531-11ED19-SAL-35K	531-LEDIES
(Symbol)	14	A2	20'	0.9	COOPER LIGHTING	HALO ML5606830	ML5606830-691WBIES

ISO CURVES ARE MAINTAINED AND SHOWN AT 0.5 AND 0.1 FC.  
 (BM) - BUILDING MOUNTED  
 THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

**THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY**

**PLANTING SPECIFICATIONS**

- SCOPE OF WORK  
 A. THIS WORK SHALL CONSIST OF PREPARING, CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.
- MATERIALS  
 A. GENERAL - ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION (D.O.T.) MANUAL OF ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION) OR APPROVED EQUIVALENTS.  
 B. PLANTS - ALL PLANTS SHALL BE HEALTHY OR NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS.  
 C. TOPSOIL - TOPSOIL SHALL HAVE AN ORGANIC CONTENT NOT LESS THAN 5%, pH RANGE BETWEEN 4.5 - 7, BE FREE OF DEBRIS, ROCKS LARGER THAN TWO INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLOTS.  
 D. MULCH - FOUR (4") THICK DOUBLE SHREDED HARDWOOD BARK MULCH.
- FERTILIZER AND SOIL CONDITIONER - PLANTED AREAS  
 A. ORGANIC FERTILIZER - SHALL BE PROCESSED SEWER SLUDGE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO 'NITROHAMS'.  
 B. ORGANIC FERTILIZER AND SOIL CONDITIONER - SHALL BE 'GRO-POWER' AND ORGANIC BASE MATERIALS COMPOSED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1); NITROGEN 5%, PHOSPHORUS 3%, POTASH 1%, 50% HUMUS AND 15% HOMIC ACIDS.
- GENERAL WORK PROCEDURES  
 A. LANDSCAPE WORK SHALL COMMENCE AS SOON AS THOSE PORTIONS OF THE SITE ARE AVAILABLE. CONTRACTOR TO UTILIZE WORKMANSHIP STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH DAY'S WORK. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STOCKPILED OR DISPOSED OF. ALL PAVED SURFACES SHALL BE SWEEPED CLEAN AT THE END OF EACH DAY'S WORK.
- WEEDING  
 A. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DIG UP BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.  
 B. CONTRACTOR TO PROVIDE A 4" THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO PRODUCE A 4" UNSETTLED THICKNESS. TOPSOIL PRESENT AT THE SITE IF ANY MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE TOPSOIL UTILIZED IN ALL PLANTING AREAS. ADJUST pH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM.
- SOIL CONDITIONING  
 A. CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVENLY IN ALL PLANTING AREAS AND TILL (2 DIRECTIONS) INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQ. FT.:  
 20 POUNDS 'GRO-POWER'  
 100 POUNDS AGRICULTURAL CHIPS  
 70 POUNDS NITROFORM (COURSES) 38-0-0 BLUE CHIP  
 SOIL MODIFICATIONS:  
 A. THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. USE COMPOSTED BARK, RECYCLED YARD WASTE OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.5.  
 B. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR OYSPUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING DRAINAGE LINES TO A MIN. OF 7' BRANCHING HEIGHT.  
 C. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
- PLANTING TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.  
 A. PLANTING PITS SHALL BE BACK FILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:  
 1. PART COM MANURE BY VOLUME  
 2. PARTS TOPSOIL BY VOLUME  
 3. PARTS GROW AGROM PLANTING TABLETS AS FOLLOWS:  
 2 TABLETS PER 1 GAL. PLANT TABLET  
 4 TABLETS PER 15 GAL. PLANT TABLET  
 LARGER PLANTS (2) TWO TABLETS PER 1/2" DIAM. OF TRUNK CALIPER  
 B. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY, AND INSERT PLANT TABLETS. COMPLETE BACK FILL AND WATER THOROUGHLY.  
 C. ALL PLANTS SHALL BE SET SO THAT, THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.  
 D. PREPARE BASED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.  
 E. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACK FILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.  
 F. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MIN. OF 7' BRANCHING HEIGHT.
- GROUND COVER  
 A. ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS BAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.  
 B. SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON DRAWINGS.  
 C. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER GROUND COVER.  
 D. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.
- FINISH GRADING  
 A. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS 1 FOOT OF FINISH GRADE.  
 B. ALL LAWN AND PLANTING TO BE MAINTAINED TO A SMOOTH, EVEN AND UNIFORM FINISH GRADE WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. SOIL AREAS ADJACENT TO THE BUILDINGS SHALL SLOPE AWAY.  
 C. DRAINAGE DITCHES SHALL BE MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
- GUARANTEE  
 A. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM ACCEPTANCE OF JOB. OWNER TO SECURE A MAINTENANCE BOND FROM THE CONTRACTOR FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE COMMENCEMENT OF THE GUARANTEE PERIOD AND PASSES A FINAL INSPECTION BY THE OWNER OR OWNER'S REPRESENTATIVE.
- CLEANUP  
 A. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.  
 B. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKES AND GUY WIRING TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.  
 C. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF EXCESS GRASS SEEDS.  
 D. MAINTENANCE (ALTERNATE BID) COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.

**PLANTING NOTES**

- PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, WOODRUS ROOT SYSTEMS AND BE FREE FROM DISEASE AND INSECTS.
- CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE PERIOD OF AT LEAST ONE (1) YEAR FROM THE DATE OF ACCEPTANCE. THE GUARANTEE PERIOD SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
- AS FAR AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROJECT STOCK UNPLANTED PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) 'AMERICAN STANDARD FOR NURSERY STOCK' AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANTS SHALL BE PLANTED IN UNBROKEN TOPSOIL THAT IS THOROUGHLY WATERED AND WHICH SHALL BE MADE FOR AS SHOWN ON PLANTING TABLETS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
- PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHERS AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR PROTON CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH 'MUL-PRO' OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
- NO PLANTS EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
- SET ALL PLANTS PLUMB AND STRAIGHT, SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
- ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREE SHALL NOT BE CUT BACK LONG SIDE BRANCHES, HOWEVER, MUST BE SUPPORTED.
- EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN SHARP TOOLS.
- ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE CUTS ARE STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS, AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE WHICH WILL ENSURE NO COMPACTION OF THE ROOT MASS.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 4" LAYER OF DOUBLE SHREDED HARDWOOD BARK MULCH.
- NEW PLANTING AREAS AND SOO SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
- PRIOR TO THE COMMENCEMENT OF ANY CERTIFIED OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE MUNICIPAL LANDSCAPE ARCHITECT. THE MUNICIPAL ENGINEER AND LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS RELATING TO THE PLANTING OF TREES, SHRUBS, LAWNS OR GROUND COVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVAL BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:

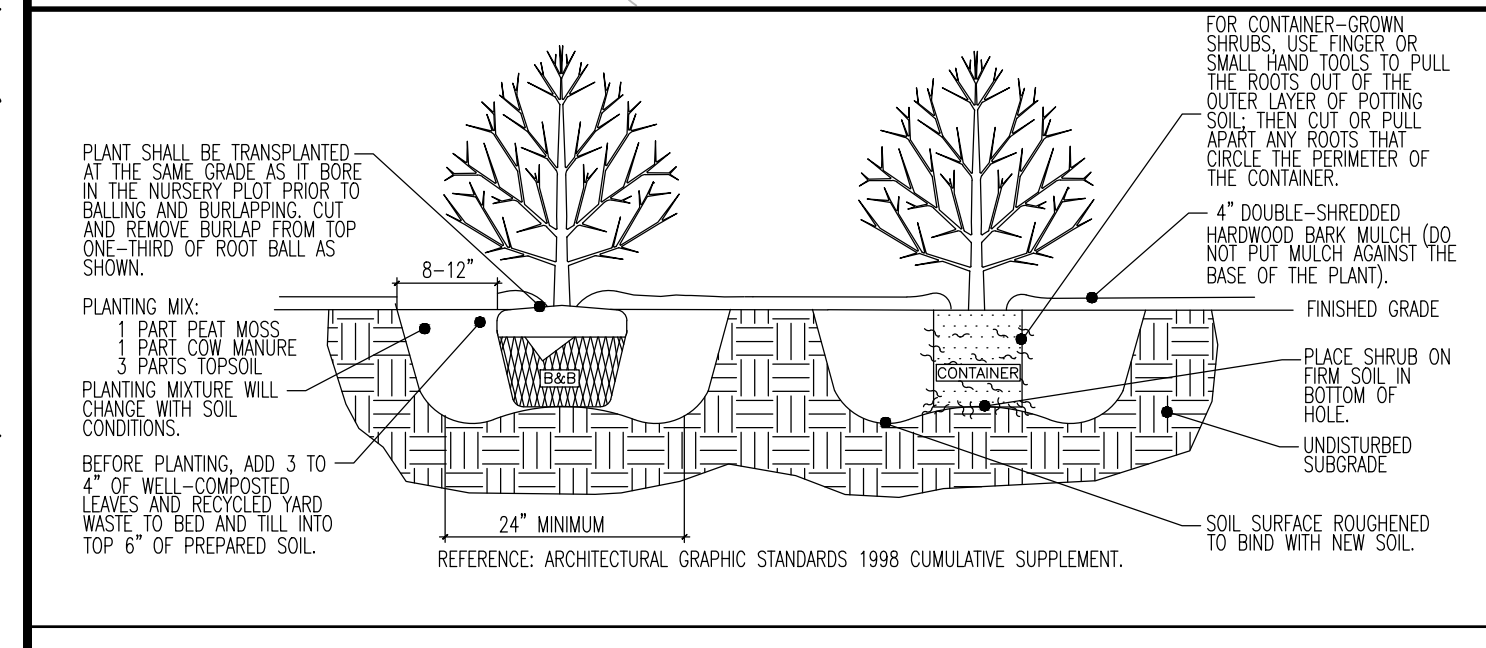
TYPE	DATES
PLANTS	3/15 TO 12/15
LAWN	3/15 TO 6/15
	9/15 TO 12/15

FURTHERMORE, THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH DIGGING THESE TREES IN THIS SEASON.

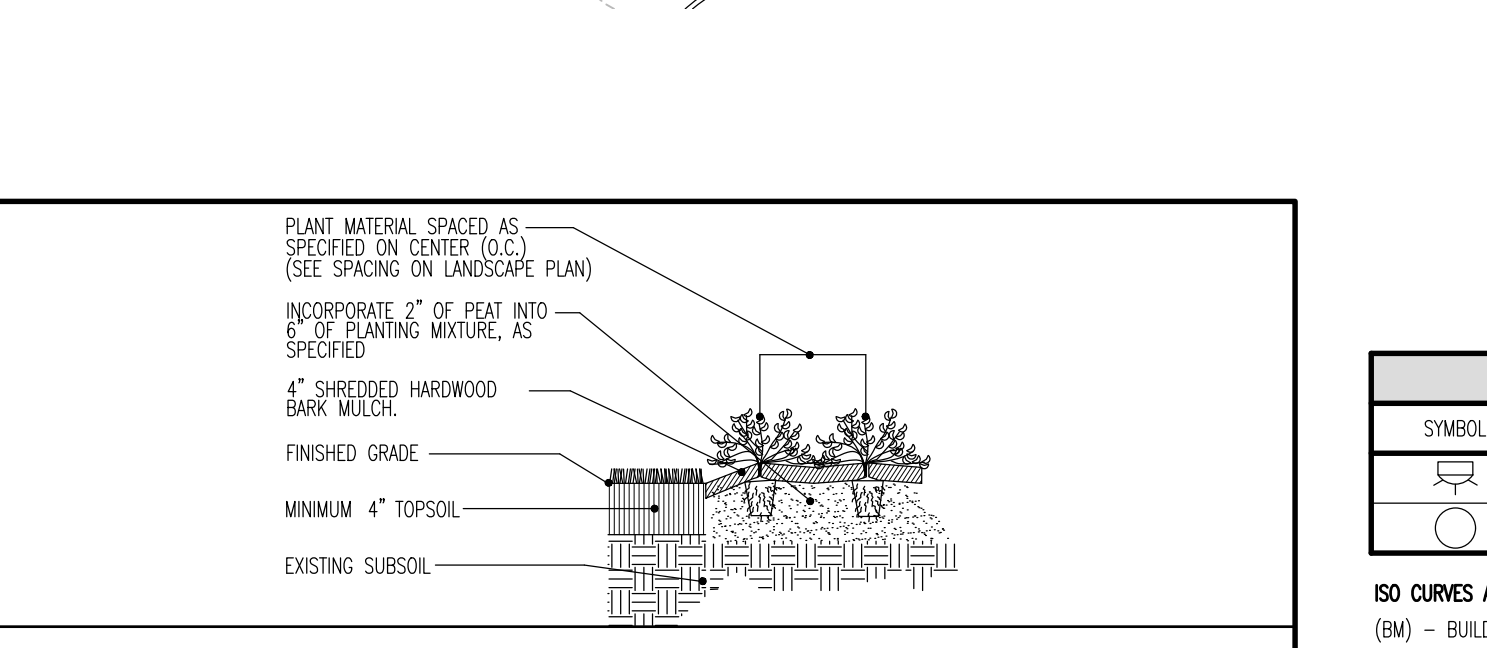
ACER RUBRUM	POPULUS VARIETIES
BETULA VARIETIES	PRUNUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	QUERCUS VARIETIES
KOELTZIETERA	QUERCUS VARIETIES
LIQUIDAMBAR STRYACIFLUA	SLYIA WEINING VARIETIES
LIRIODENDRON TULIPIFERA	TILIA TOMENTOSA
PLATANUS ACERIFOLIA	ZELECOA VARIETIES

ANY PLANTINGS INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE THE WRITTEN APPROVAL BY THE MUNICIPAL ENGINEER OR LANDSCAPE ARCHITECT. PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. THE PLANTING ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.

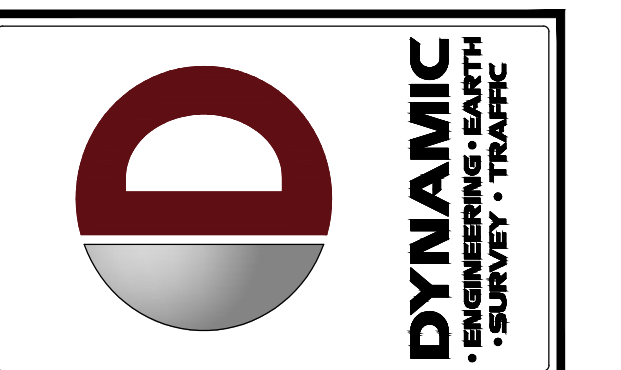
- ALL DISTURBED AREAS TO BE TREATED WITH TOPSOIL SEED SOO STABILIZATION METHOD.



**DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL**



**PERENNIAL/GROUND COVER PLANTING DETAIL**



NO.	DATE	REVISION	BY
1	08/04/22	REVISED PER PLANNING BOARD COMMENTS	NPL
2	10/05/22	REVISED PER PLANNING BOARD COMMENTS	NPL

**THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION**

PROJECT: **WENESCO YORKTOWN, LLC**  
**PROPOSED DRIVE-THRU WENDY'S RESTAURANT**  
 TAX LOT 36.06-2-76  
 3389 CROMPOND ROAD (U.S. ROUTE 202 / N.Y.S.R. 35)  
 TOWN OF YORKTOWN, WESTCHESTER COUNTY, NEW YORK

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

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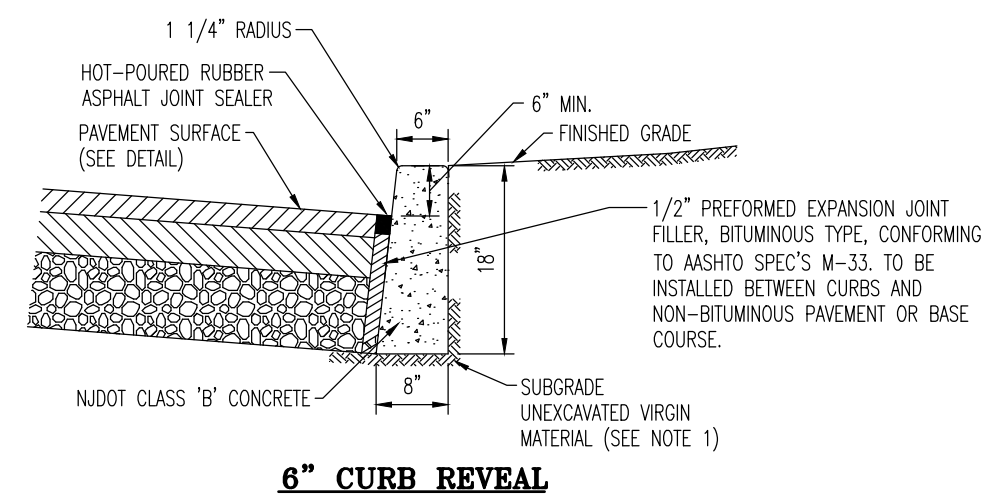
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 York, PA • 1.908.879.9229

**DANIEL T. SEHNAL**  
 PROFESSIONAL ENGINEER  
 NEW YORK LICENSE NO. 099106

**JOSEPH G. JAWORSKI**  
 PROFESSIONAL ENGINEER  
 NEW YORK LICENSE NO. 075077

**TITLE: LANDSCAPE AND LIGHTING PLAN**

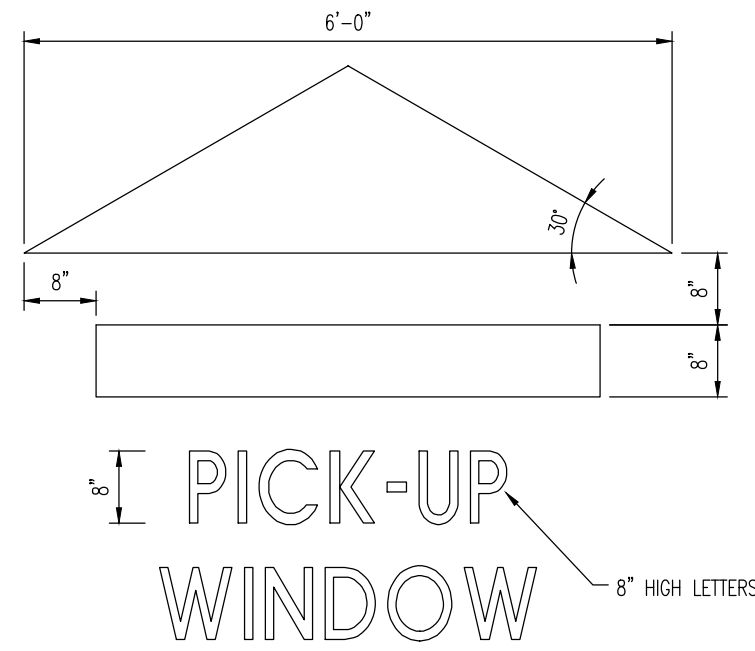
SCALE: (H) 1" = 20'  
 (V) DATE: 06/27/2022  
 PROJECT NO: 1329-99-006  
 SHEET NO: 4 OF 5



- NOTES:**
- ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4" CLEAN CRUSHED STONE. ALL SUBGRADES SHALL BE APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO POURING.
  - TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20"-0" APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF THE CURB.
  - DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
  - WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2".
  - THESE SPECIFICATIONS ALSO MEET RSD DESIGN STANDARDS.

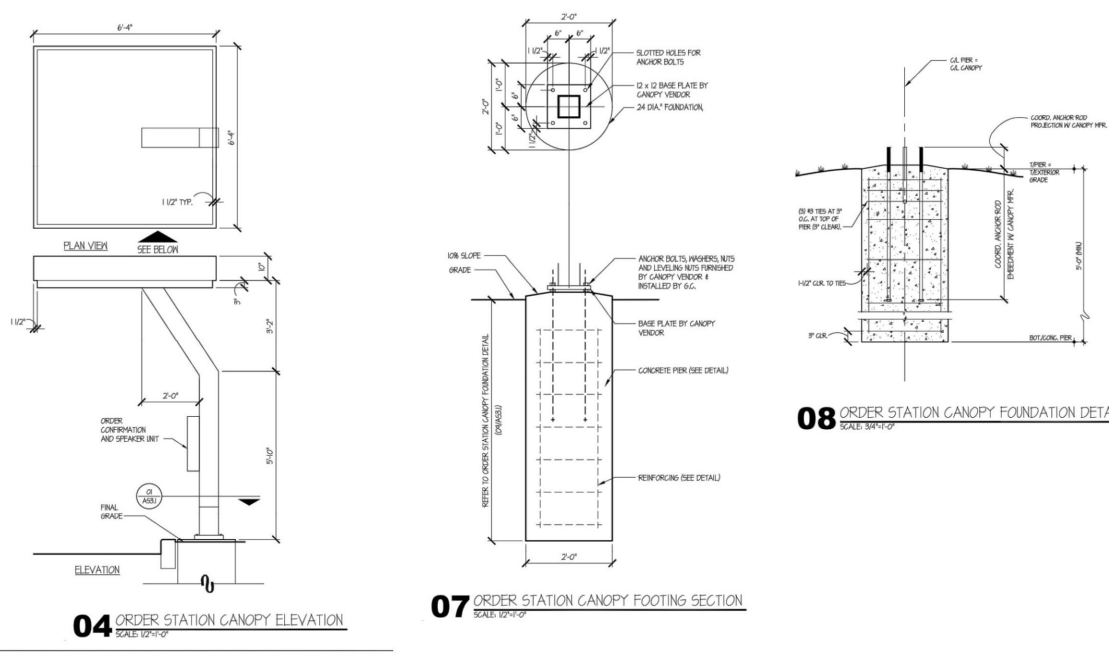
**CONCRETE CURB DETAIL**

NOT TO SCALE



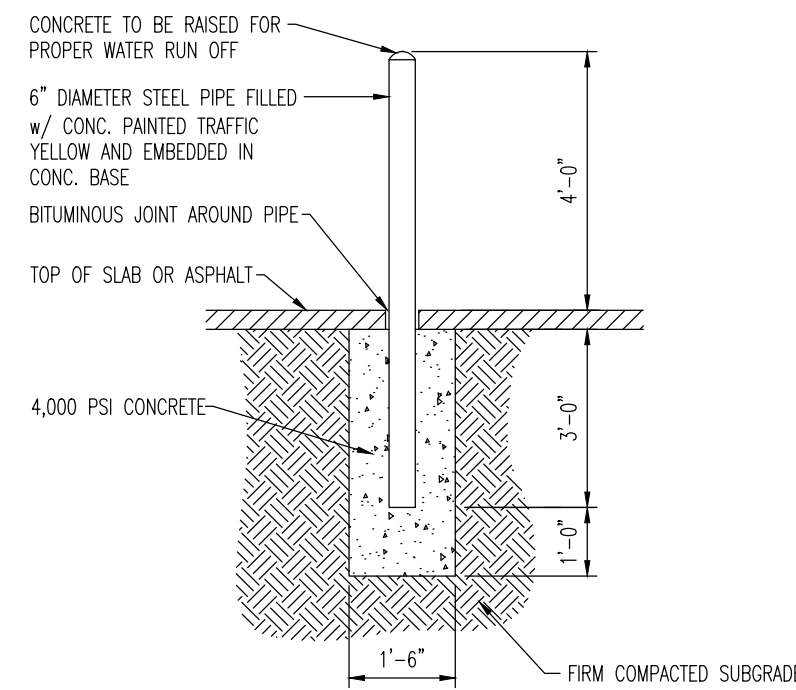
**PICK-UP WINDOW DIRECTIONAL ARROW DETAIL**

NOT TO SCALE



**ORDER STATION CANOPY DETAIL**

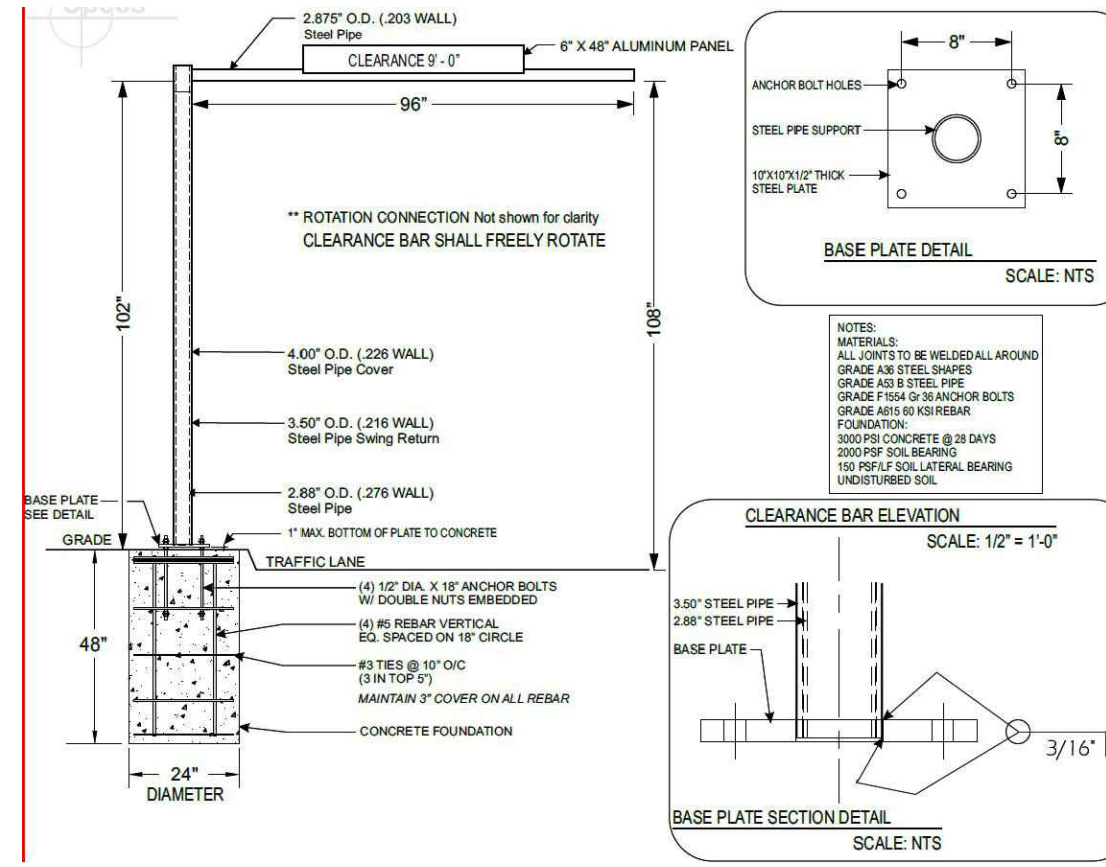
NOT TO SCALE



- NOTES:**
- BOLLARD MUST RESIST A FORCE OF 12,000 POUNDS APPLIED 36" ABOVE THE DRIVING SURFACE.
  - BOLLARDS REQUIRED AS SHOWN ON SITE PLAN DRAWINGS. TYPICALLY LOCATED AT BUILDING CORNERS, TRANSFORMERS, FIRE HYDRANTS, EXTERIOR WATER METER, GAS METER, FIRE DEPARTMENT CONNECTIONS, AND TRASH ENCLOSURES.

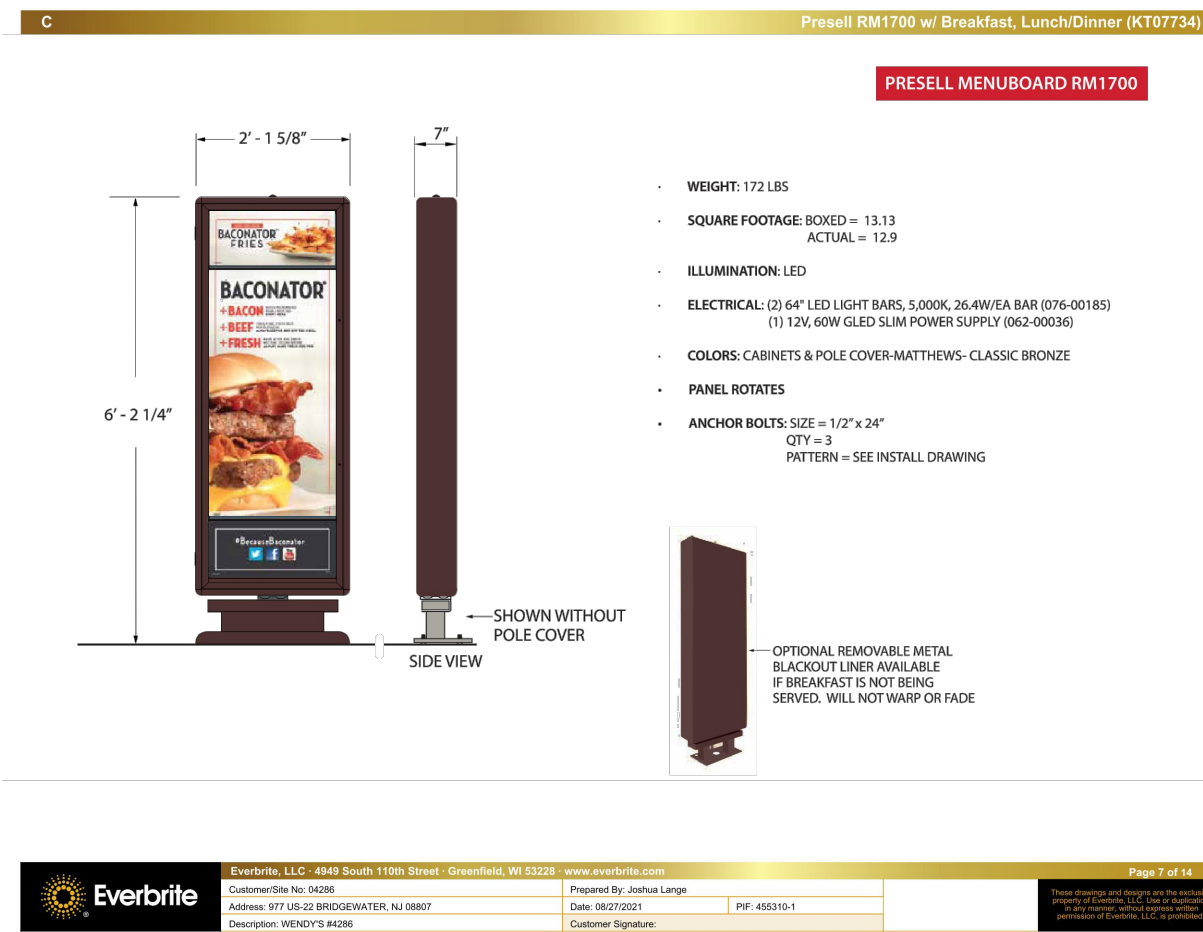
**6\"/>**

NOT TO SCALE



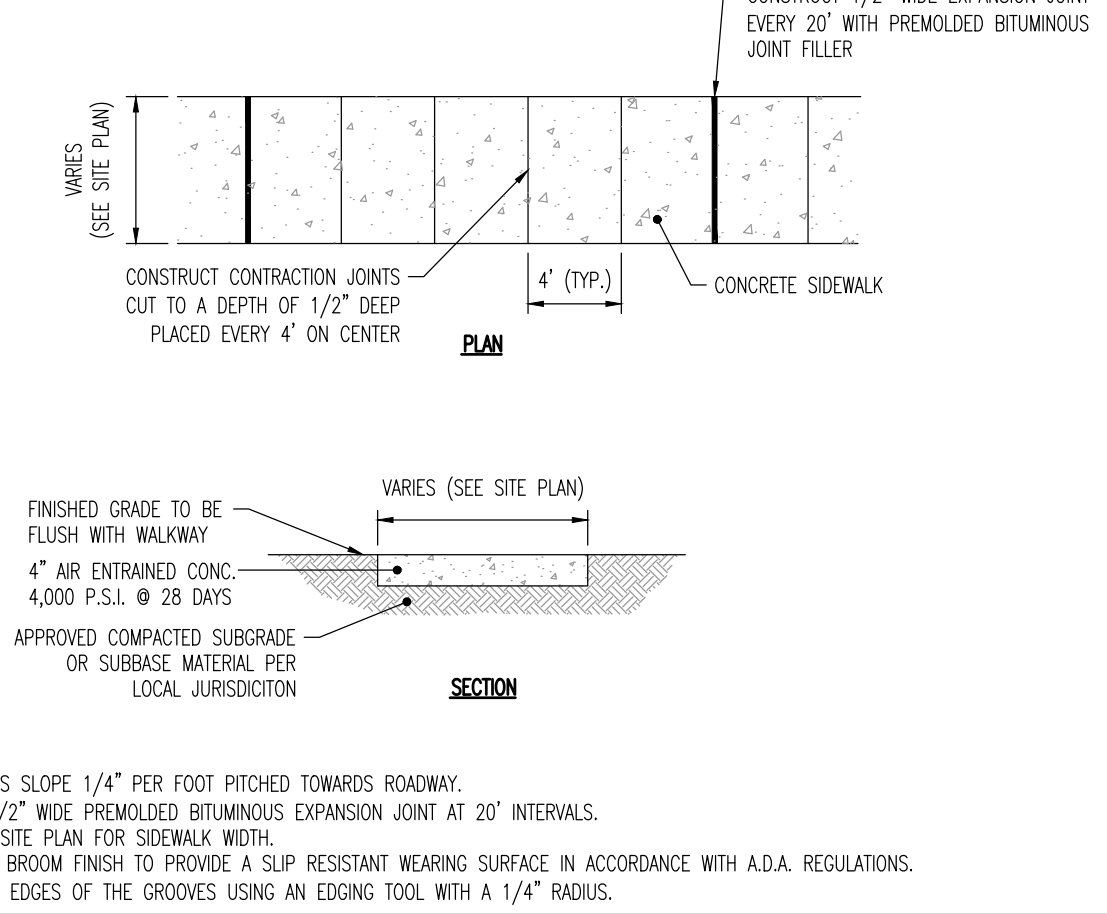
**CLEARANCE BAR DETAIL**

NOT TO SCALE



**MENU PRE-SELL BOARD DETAIL**

NOT TO SCALE



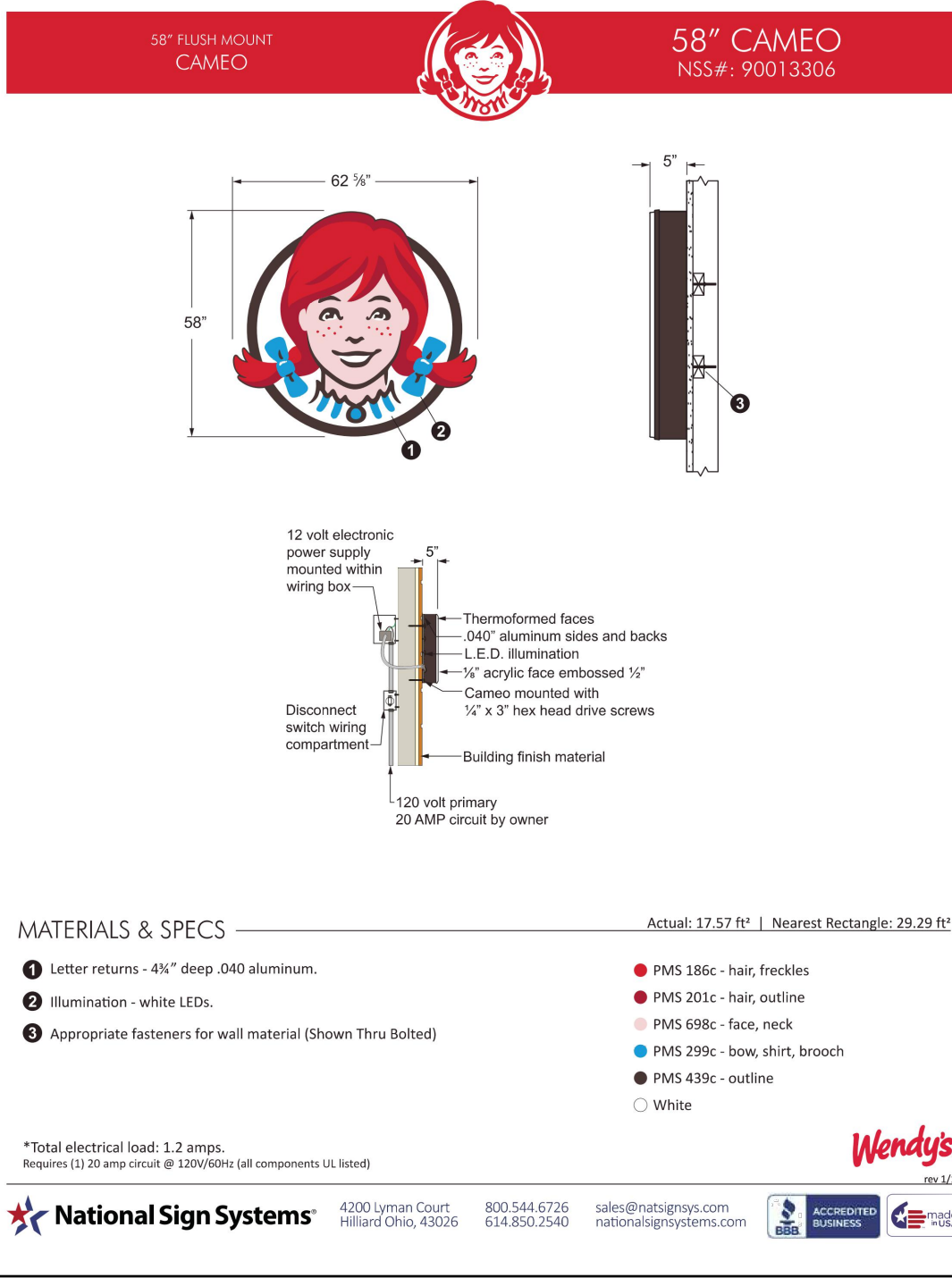
**CONCRETE SIDEWALK DETAIL**

NOT TO SCALE

- NOTE:**
- MAX. CROSS SLOPE 1/4" PER FOOT PITCHED TOWARDS ROADWAY.
  - PROVIDE 1/2" WIDE PREFORMED BITUMINOUS EXPANSION JOINT AT 20' INTERVALS.
  - REFER TO SITE PLAN FOR SIDEWALK WIDTH.
  - PROVIDE A BROOM FINISH TO PROVIDE A SLIP RESISTANT WEARING SURFACE IN ACCORDANCE WITH A.D.A. REGULATIONS. FINISH THE EDGES OF THE GROOVES USING AN EDGING TOOL WITH A 1/4" RADIUS.

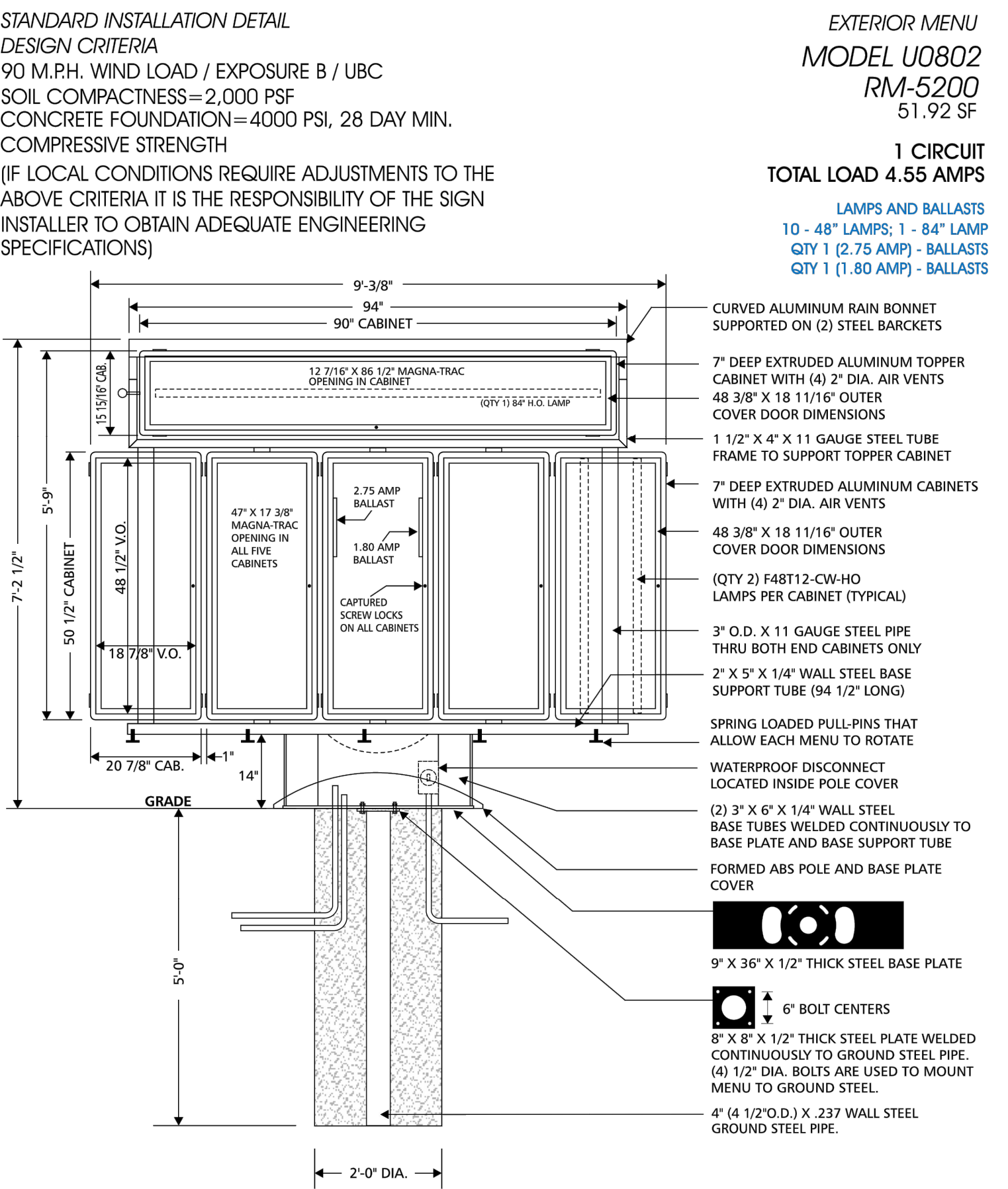
**FULL DEPTH PAVEMENT REPAIR DETAIL**

NOT TO SCALE



**FLUSH MOUNTED 58\"/>**

NOT TO SCALE

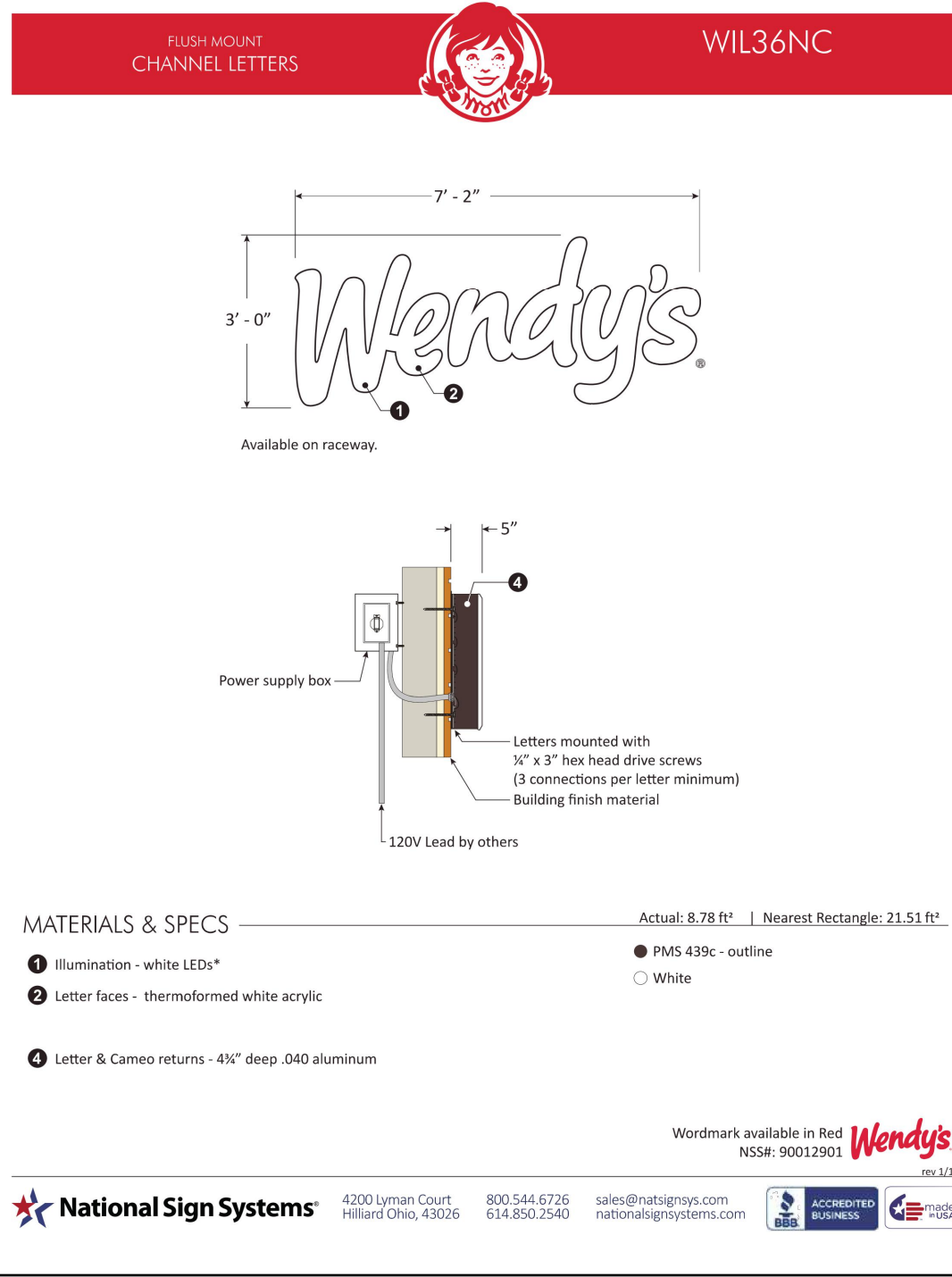


**NOTE: ALL ELECTRICAL WORK TO COMPLY WITH 2008 NEC**

CUSTOM SIGN CENTER, INC. 3200 VALLEYVIEW DRIVE COLUMBUS, OHIO 43204 800-522-2934  
 DESIGNER: MDA DATE: 3/25/10

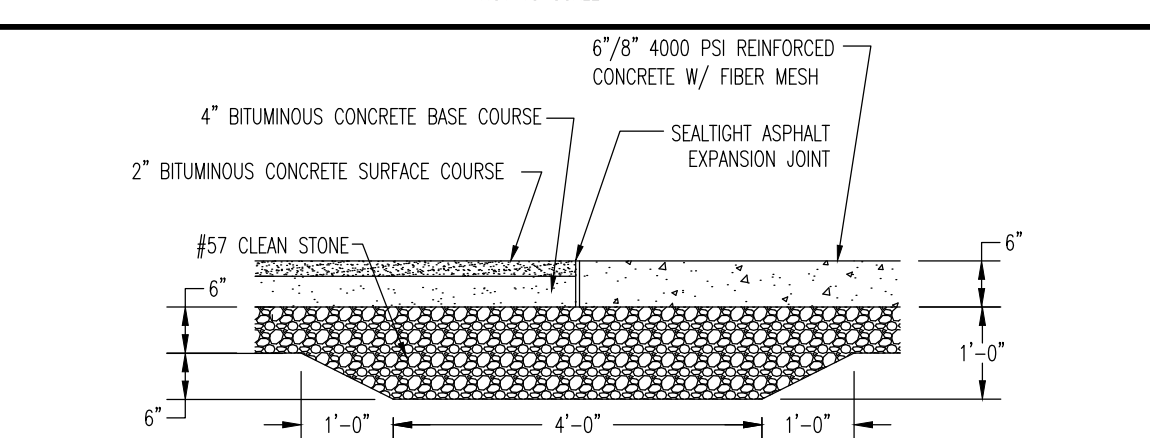
**MENU BOARD DETAIL**

NOT TO SCALE



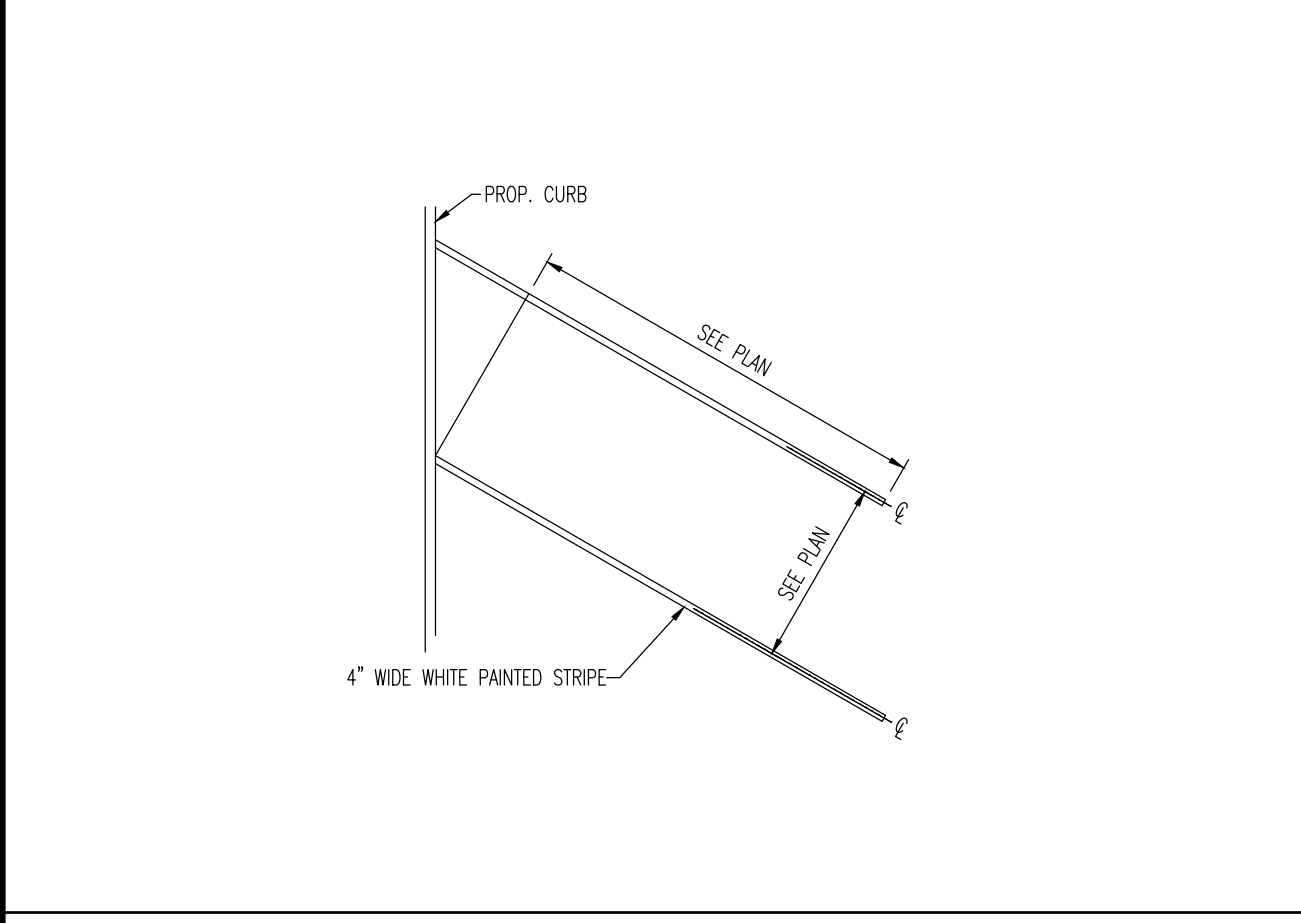
**FLUSH MOUNTED 36\"/>**

NOT TO SCALE



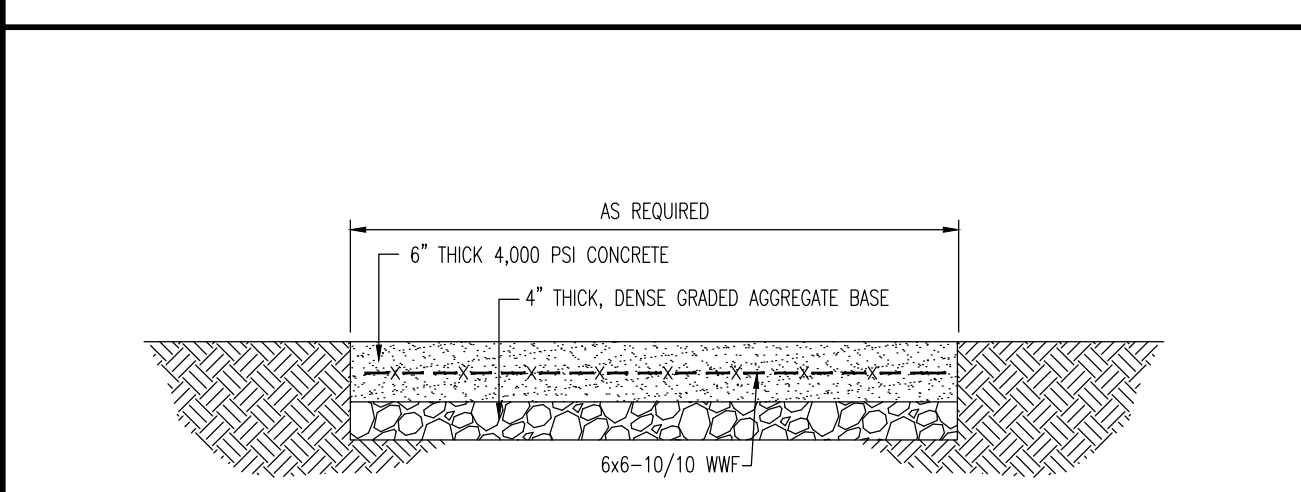
**CONCRETE TO ASPHALT TRANSITION DETAIL**

NOT TO SCALE



**WHITE PAINTED ANGLED PARKING STRIPING DETAIL**

NOT TO SCALE



**CONCRETE PAD DETAIL**

NOT TO SCALE

- NOTES:**
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MINIMUM CEMENT CONTENT OF 600 POUNDS PER CUBIC YARD FOR ALL FOOTINGS.
  - ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 4" TO WITHIN A TOLERANCE OF 1".
  - ALL EXPOSED CONCRETE SHALL BE AIR-ENTRAINED, (6% WITHIN 1% TOLERANCE), CONFORMING TO ASTM C260.
  - REINFORCING STEEL BARS SHALL BE A MINIMUM ASTM A615, GRADE 60, AND SHALL BE FIELD WROUGHT IN PLACE.
  - ALL FRAMEWORK, AND PLACEMENT OF CONCRETE SHALL COMPLY WITH GOOD CONSTRUCTION PRACTICES AND BE IN ACCORDANCE WITH ALL LOCAL GOVERNING CODES AND REGULATIONS, AS WELL AS THE ACI AND UNIFORM BUILDING CODE.
  - EXPANSION JOINTS 1/2" WIDE OF PREFORMED BITUMINOUS MATERIALS SHALL BE INSTALLED.

Plotted: 10/05/22 - 4:56 PM, By: neloio  
 File: P:\VEPC PROJECTS\1329 Wencesco Restaurant Systems\99-006 Yorktown NY\Draw\Site Plans\01-32999006SDZ.dwg, --> 05 CONSTRUCTION DETAILS

**DYNAMIC ENGINEERING**  
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REV.	DATE	COMMENTS
1	08/04/22	REVISED PER PLANNING BOARD COMMENTS
2	10/05/22	REVISED PER PLANNING BOARD AND ABCA COMMENTS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: NPL  
 REVISION BY: NPL  
 CHECKED BY: DTS  
 DESIGNED BY: NPL

PROJECT: WENESCO YORKTOWN, LLC  
 PROPOSED DRIVE-THRU WENDY'S RESTAURANT  
 TAX LOT 36.06-2-76  
 3389 CROMFORD ROAD (US ROUTE 202 / N.Y.S.R. 35)  
 TOWN OF YORKTOWN, WESTCHESTER COUNTY, NEW YORK

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**DANIEL T. SEHNAL**  
 PROFESSIONAL ENGINEER  
 NEW YORK LICENSE No. 099106

**JOSEPH G. JAWORSKI**  
 PROFESSIONAL ENGINEER  
 NEW YORK LICENSE No. 075707

**CONSTRUCTION DETAILS**

SCALE: (H) AS SHOWN DATE: 06/27/2022  
 PROJECT No: 1329-99-006  
 SHEET No: 5 Rev. #: 2  
 OF 5

# **Colangelo Subdivision**



HOCHERMAN  
TORTORELLA  
& WEKSTEIN LLP

Attorneys at Law  
Geraldine N. Tortorella<sup>(NY, CT)</sup>  
Adam L. Wekstein<sup>(NY)</sup>  
Noelle C. Wolfson<sup>(NY, CT)</sup>

Henry M. Hocherman, Retired

September 30, 2022

Via Electronic ([ncalicchia@yorktownny.org](mailto:ncalicchia@yorktownny.org)) and First Class Mail

RECEIVED  
PLANNING DEPARTMENT

SEP 30 2022

TOWN OF YORKTOWN

Hon. Richard Fon, Chairman  
and Members of the Planning Board  
Town of Yorktown  
Albert A. Capellini Community & Cultural Center  
1974 Commerce Street, Room 222  
Yorktown Heights, NY 10598

Re: *Colangelo Subdivision (a/k/a Featherbed Properties, Inc.)*  
*1805 Jacobs Road, Yorktown Heights*  
*Tax Identification No.: Section 35.16, Block 1, Lot 4*  
*Resolution #22-04*  
*Request for Extension of Final Subdivision Approval*


Dear Chairman Fon and Members of the Planning Board:

By Resolution No. #22-04, dated January 24, 2022, the Planning Board reapproved the stormwater pollution prevention plan permit, wetland permit, tree permit and final subdivision plat for the Colangelo Subdivision, a/k/a Featherbed Properties, Inc., previously granted on February 8, 2021. (The subdivision approval is referred to as the "Final Plat Reapproval.") At its meeting in July 2022, the Board extended the Final Plat Approval to and including October 31, 2022. We are waiting for the Planning Board's attorney to complete his review of the legal instruments we prepared for the Subdivision; the instruments must be completed before the Plat can be signed and filed. Given the impending expiration date, it is unlikely that the Plat will be "in final form" before the October 31<sup>st</sup> deadline and, therefore, I am writing to request a 90-day extension of Final Plat Reapproval, to and including January 30, 2023, the first business day after the ninetieth day, which is a Sunday. Your Board is authorized to grant this extension pursuant to Town Law Section 276(7)(c) and Yorktown Land Development Regulations Section 195-24(F)(5). This is our second request for an extension of Final Plat Reapproval.

Kindly schedule this request for consideration at the Board's October 3 or October 17, 2022 meeting. Thank you in advance for your courtesy.

Respectfully yours,

Hocherman Tortorella & Wekstein, LLP

By:   
Geraldine N. Tortorella



HOCHERMAN  
TORTORELLA  
& WEKSTEIN LLP

Hon. Richard Fon, Chairman  
and Members of the Planning Board  
September 30, 2022  
Page 2

GNT:hc

cc: *(via electronic mail)*

John A. Tegeder, R.A. ([jtegeder@yorktownny.org](mailto:jtegeder@yorktownny.org))

Robyn A. Steinberg, AICP ([rsteinberg@yorktownny.org](mailto:rsteinberg@yorktownny.org))

James Glatthaar, Esq. ([jwglatthaar@bpslaw.com](mailto:jwglatthaar@bpslaw.com))

Mr. John Colangelo

Ms. Maria Costanzo

Joseph Riina, P.E.

S:\# MATTERS\Featherbed Properties Inc. 0344\John Colangelo Subdivision 001\Letters\Planning Board 9-30-22 Extension.docx



# **Roberta Front Street**

# Site Design Consultants

Civil Engineers • Land Planners

October 13, 2022

RECEIVED  
PLANNING DEPARTMENT

OCT 13 2022

TOWN OF YORKTOWN

Mr. Richard Fon, Chairman  
Members of the Yorktown Planning Board  
1974 Commerce Street – Room 202  
Yorktown Heights, NY 10598

Re: Resolution #19-29  
George Roberta - Front Street

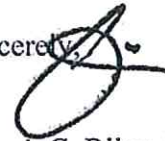
Dear Chairman Fon and Members of the Planning Board:

We are respectfully requesting a re-approval of the original Resolution #19-29. The Second One-Year Time Extension dated December 7, 2021, is set to expire on October 21, 2022.

Please place this project on the Planning Board Agenda for discussion and approval.

With thanks for your continuing courtesy and consideration.

Sincerely,



Joseph C. Riina, P.E.

/cm/sdc 15-58

---

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

60 Walnut Grove Road • Ridgefield, Connecticut 06877

(914) 962-4488

(203) 431-9604

Fax (914) 962-7386



October 13, 2022

Mr. Richard Fon, Chairman  
Members of the Yorktown Planning Board  
1974 Commerce Street – Room 202  
Yorktown Heights, NY 10598

Re: George Roberta – Front Street

Dear Chairman Fon and Members of the Planning Board:

We have reviewed the Town approvals granted and the SEQRA process as related to George Roberta – Front Street. Since the Town approval, we obtained the Westchester County Health Department approval and are waiting to submit the final plans and subdivision plat to the Town. The plat will need to be resigned by the WCHD since the approval is valid for one year.

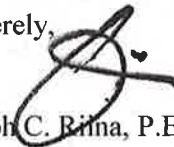
During the review process, the project impacts were assessed as a result of the action. Each aspect of potential impacts was carefully studied. These include but are not limited to:

- Traffic impacts;
- Impacts on water bodies or wetlands;
- Impacts due to increased stormwater runoff;
- Potential of erosion due to the project during and post-development;
- The disposal of sanitary and household waste;
- The supply of domestic water;
- Impacts to animal habitat;
- Impacts to the community;
- Other important impacts;

During this process and review, it was determined that the project as presented would not have a negative impact if implemented as approved. Subsequent to the approval granted for this project, there have been no changes in any laws, regulations or rules of any jurisdiction involved in the process.

Further, any changes which have occurred as a result of an outside agency review have not changed the potential for impacts due to the project. Therefore, the record created by Planning Board and the SEQRA review are still valid to the project as it currently exists.

Sincerely,



Joseph C. Riina, P.E.

JCR/cm/sdc 15-58



**PLANNING BOARD  
TOWN OF YORKTOWN**

**RESOLUTION REAPPROVING  
A STORMWATER POLLUTION PREVENTION PLAN, TREE PERMIT,  
REFUSE PICKUP TIMES, LIGHTING PLAN, AND LANDSCAPE PLAN FOR  
GEORGE ROBERTA FRONT STREET**

**RESOLUTION NUMBER: #00-00**

**DATE:**

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

WHEREAS, a plat titled, “Osceola Lake Entertainment, LLC,” prepared by Site Design Consultants, dated November 26, 2018, and last revised July 25, 2019, which was submitted to the Planning Board on behalf of George Roberta (hereinafter referred to as “the Applicant”); and

WHEREAS the property owned by the Applicant is located on Front Street, Yorktown Heights, also known as Section 48.07, Block 2, Lots 11, 13, 15, & 17 on the Town of Yorktown Tax Map (hereinafter referred to as “the Property”); and

WHEREAS said site plan was approved by the Planning Board by Resolution #19-29 on **October 21, 2019**; and

WHEREAS said resolution expired on **October 21, 2020**; and

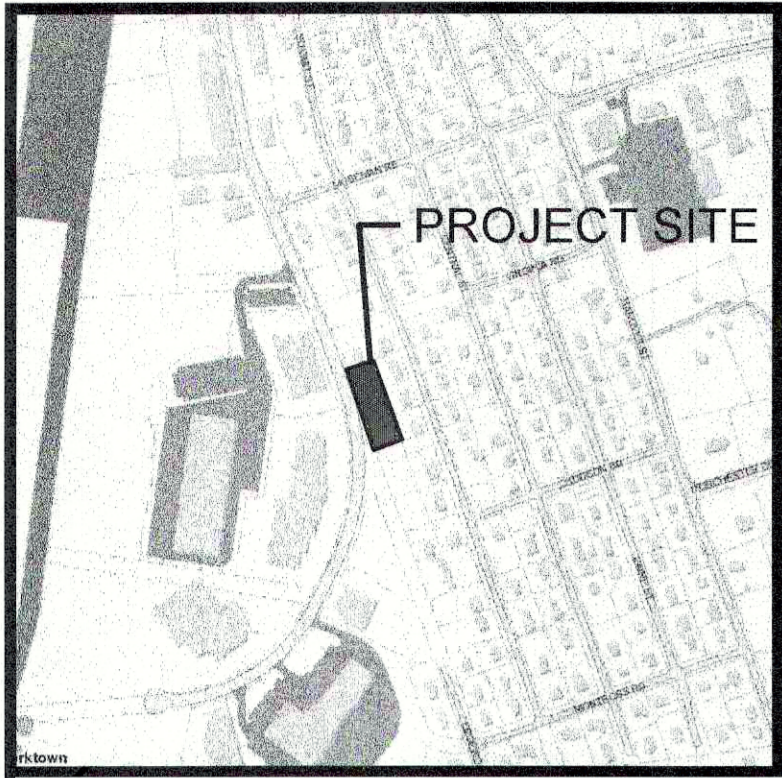
WHEREAS this resolution was granted two one-year time extensions; and

WHEREAS said extensions lapse on **October 21, 2022**; and

WHEREAS the Planning Board found that there would be no substantial change in the environmental findings leading to the approval of the subject site plan based on the correspondence of the applicant’s engineer of October 13, 2022; and

BE IT FURTHER RESOLVED that Resolution #19-29 and #FSWPPP-039-019 are hereby reapproved; and

BE IT FURTHER RESOLVED this reapproval expires on **October 21, 2023**.



PROJECT SITE

LOCATION MAP  
NOT TO SCALE



**SITE DATA:**

OWNER / DEVELOPER: GEORGE ROBERTA  
OSCEOLA LAKE ENTERTAINMENT, LLC  
229 MCLAIN STREET, MOUNT KISCO, NY 10549

PROJECT LOCATION: EDGEWOOD STREET / FRONT STREET  
YORKTOWN HEIGHTS, YORKTOWN, NEW YORK, 10598

EXISTING TOWN ZONING: TRANSITION  
PROPOSED USE: TRANSITION

TOWN TAX MAP DATA: SECTION 48.07, BLOCK 2, LOT 11, 13, 15 & 17  
SITE AREA: 0.8035 ACRES (35,000 SF)

SEWAGE FACILITIES: PUBLIC SEWERS  
WATER FACILITIES: PUBLIC WATER FACILITIES

**ZONING SCHEDULE:**

ZONING DISTRICT: TRANSITION ZONE BULK STANDARDS		
DIMENSIONAL REGULATIONS:	PROVIDED	
MINIMUM SIZE OF LOT:		
MINIMUM LOT AREA:	35,000 SF.	
MINIMUM LOT WIDTH:	100 FT.	
MINIMUM YARD DIMENSIONS:	BLDG. 1	BLDG. 2
PRINCIPAL BUILDING:		
FRONT YARD SETBACK:	13.5 FT.	9.5 FT.
REAR YARD SETBACK:	52.5 FT.	29.6 FT.
ONE SIDE YARD SETBACK:	15 FT.	27.1 FT.
COMBINED SIDE YARD SETBACK:	42 FT.	42 FT.
MAXIMUM % OF LOT TO BE OCCUPIED:	6% OF LOT AREA	15 % OF LOT AREA
PRINCIPAL BUILDING COVERAGE:	TOTAL: 21 % OF LOT AREA	
MAXIMUM HEIGHT:		
PRINCIPAL BUILDING - FEET:	25 FT MAX	25 FT MAX

**PARKING SCHEDULE**

REQUIRED PARKING:	4 SPACES PER 1000 SF OF COMMERCIAL BUILDING 2.5 SPACES PER RESIDENTIAL UNIT
RETAIL BUILDING:	7484 S.F. @ 4 SPACES/1000 S.F. = 30 SPACES
RENTAL APARTMENTS:	5 UNITS @ 2 SPACES/UNIT = 10 SPACES TOTAL REQUIRED: 39 SPACES
PROVIDED PARKING:	35 STANDARD (26 ON SITE + 9 STREET PARKING) 6 HANDICAP
TOTAL PROVIDED PARKING:	41 SPACES

**NOTE:**  
1. PER THE TOWN BOARD RESOLUTION #485, DATED DECEMBER 19, 2017, THE PLANNING BOARD SHALL HAVE THE APPROVAL AUTHORITY FOR THE LANDSCAPE PLAN, LIGHTING PLAN, STORMWATER POLLUTION PREVENTION PLAN, REFUSE ENCLOSURE DETAILS AND PICKUP TIMES, ENTRANCE SIGNAGE, AND CONSTRUCTION AND INFRASTRUCTURE DETAILS.

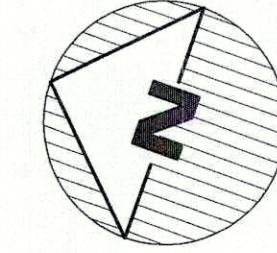
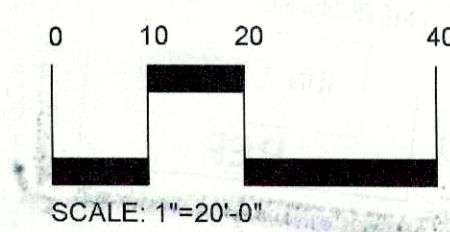
CITY OF NEW YORK  
DEPT. OF ENVIRONMENTAL PROTECTION  
BUREAU OF WATER SUPPLY  
REGULATORY AND ENGINEERING PROGRAMS

**APPROVED**

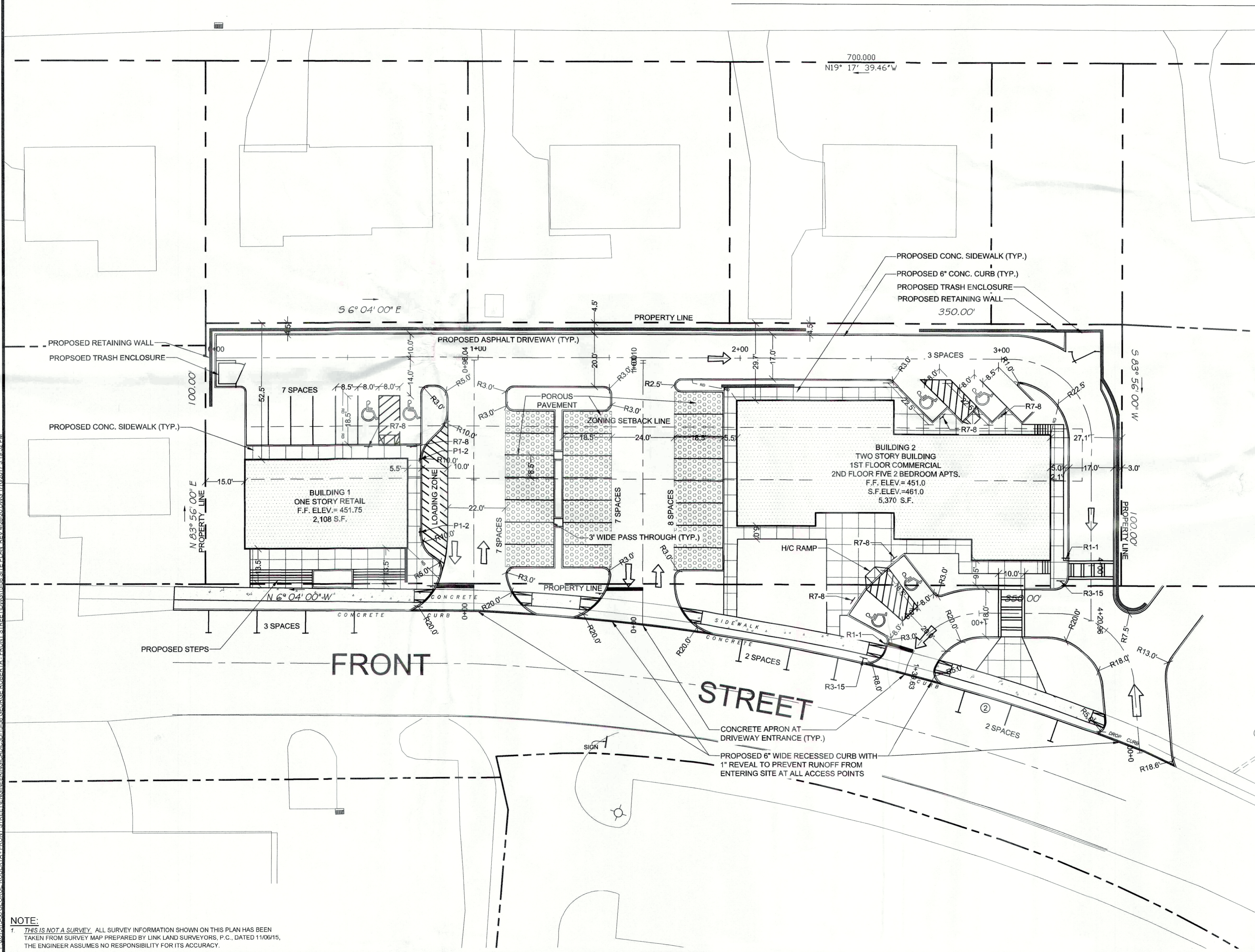
SUBJECT TO SPECIFIED CONDITIONS IN  
DETERMINATION DATED: June 16, 2020  
TO: Mr. Joseph C. Kinna, P.E.  
SBL: 78-071-2-11, 13, 15-17  
(Yorktown) (Westchester)  
APPROVED BY: [Signature]  
APPROVAL EXPIRATION DATE: June 16, 2025

**LEGEND**

- PROPERTY LINE / RIGHT OF WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB
- PROPOSED BUILDING AND DRIVE
- PROPOSED RETAINING WALLS
- PROPOSED POROUS PAVERS

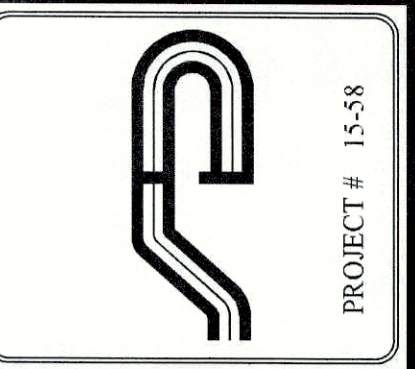


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**NOTE:**  
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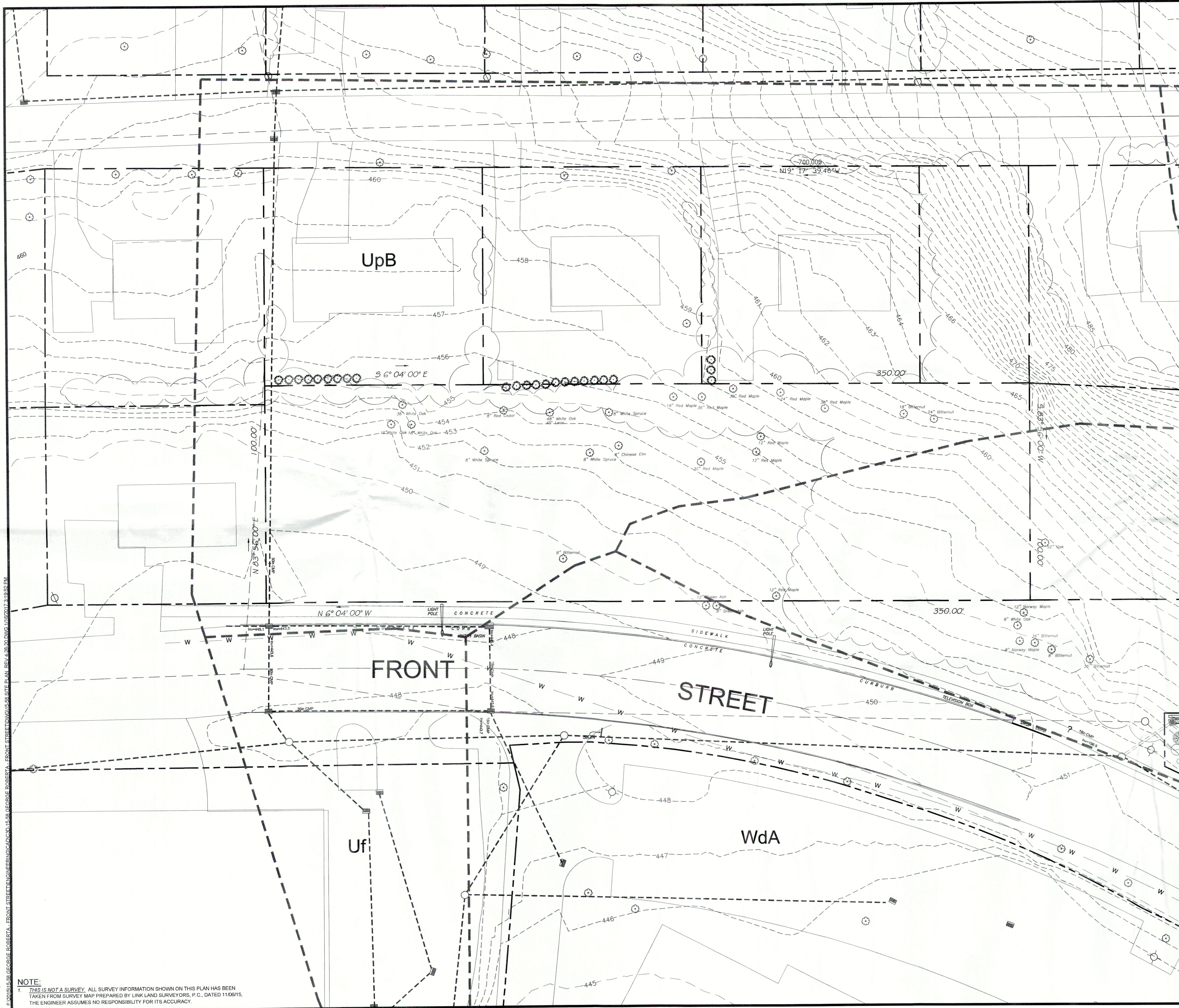
Revisions:	No.	Date	Comments
	1	7/27/19	Issue Comments
	2	7/27/19	Issue Comments
	3	9/24/19	Issue Comments
	4	11/19/19	DEP Comments
	5	5/5/20	DEP Comments
	6	5/26/20	DEP Comments

SCALE: 1" = 20'  
DRAWN BY: TK  
DATE: 11/26/18

**SITE PLAN**

SITE PLAN PREPARED FOR  
**OSCEOLA LAKE ENTERTAINMENT, LLC**  
FRONT STREET  
Westchester County, NY  
Town of Yorktown

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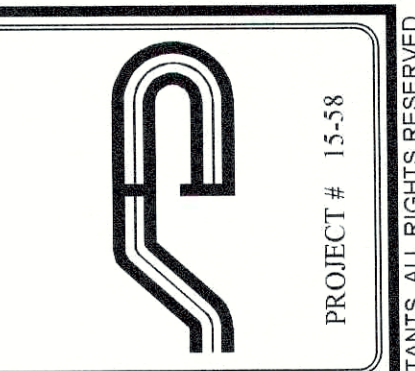
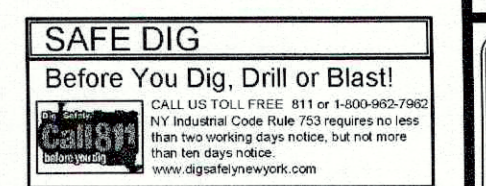
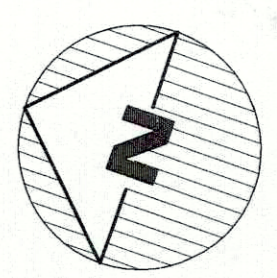
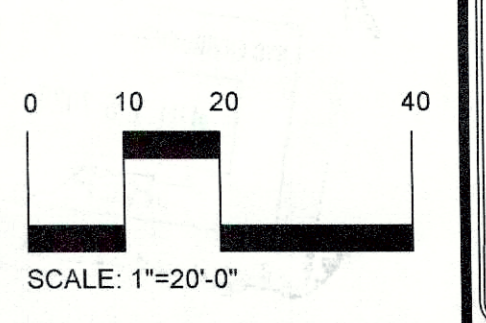
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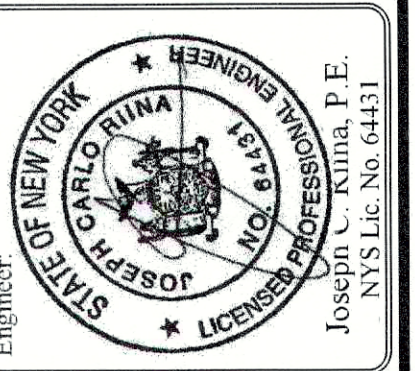
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**LEGEND**

	222	EXISTING GRADING
	x 222.8	EXISTING SPOT GRADE
		PROPERTY LINE / RIGHT OF WAY
	W	EXISTING WATER LINE
	H	EXISTING FIRE HYDRANT
	I	EXISTING DRAINAGE INLET
	S	EXISTING SANITARY LINE



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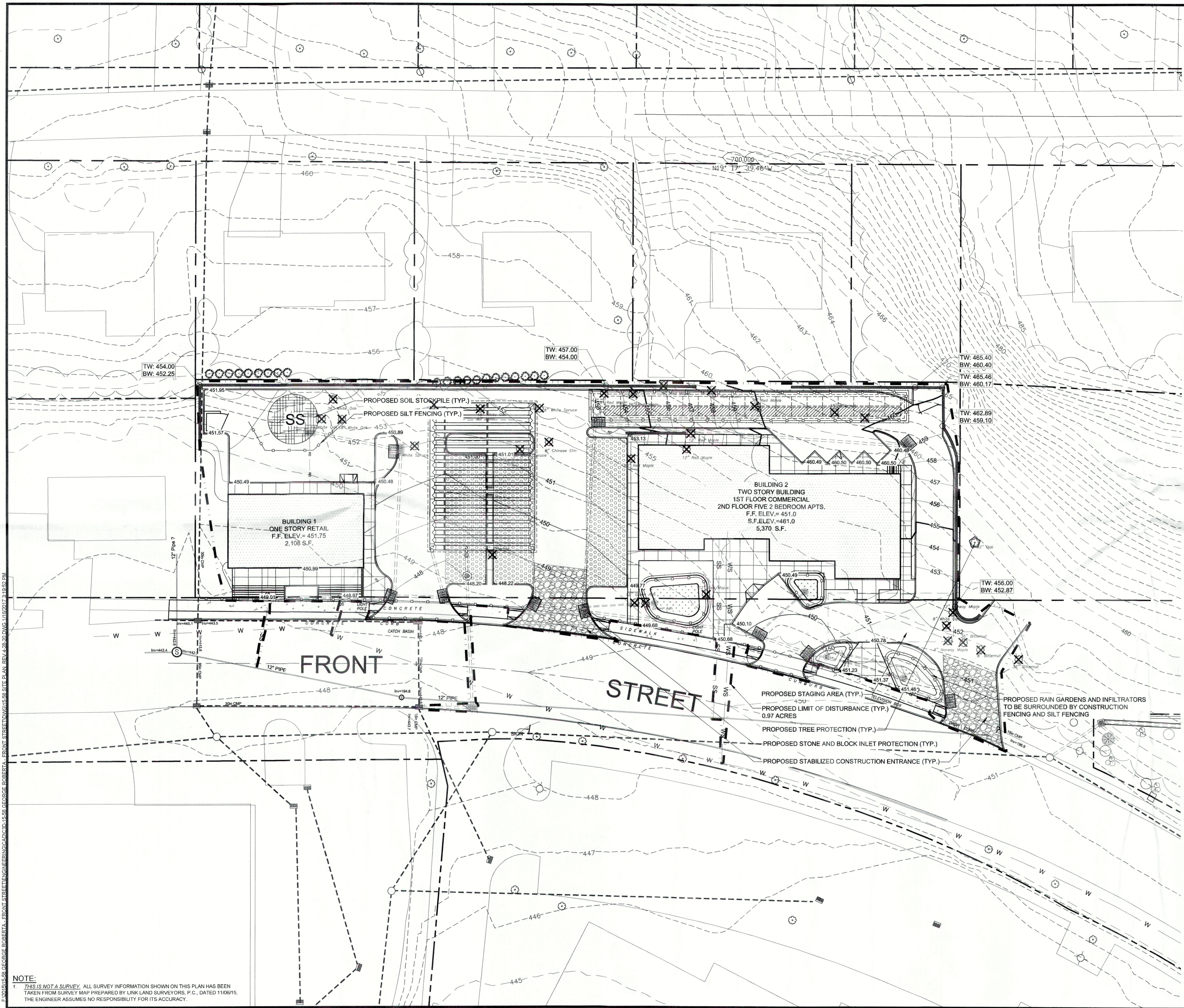
**Revisions:**

No.	Date	Comments
1	7/23/19	Town Comments
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4	3/27/20	DEP Comments
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6		

SCALE: 1" = 20'  
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**EXISTING CONDITIONS**

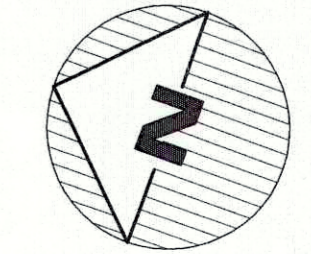
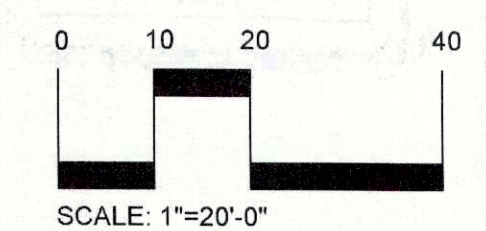
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 Westchester County, NY



**LEGEND**

- 222 EXISTING GRADING
- 222.8 EXISTING SPOT GRADE
- 200 PROPOSED GRADING
- PROPERTY LINE / RIGHT OF WAY
- PROPOSED CURB
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING DRAINAGE INLET
- EXISTING SANITARY LINE
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- PROPOSED DRAINAGE MANHOLE
- PROPOSED SEWER SERVICE CONNECTION
- PROPOSED WATER SERVICE CONNECTION
- PROPOSED BUILDING AND DRIVE
- PROPOSED RETAINING WALLS
- PROPOSED SOIL STOCKPILES
- PROPOSED SILT FENCE
- PROPOSED CRUSHED STONE INLET PROTECTION
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONSTRUCTION FENCE

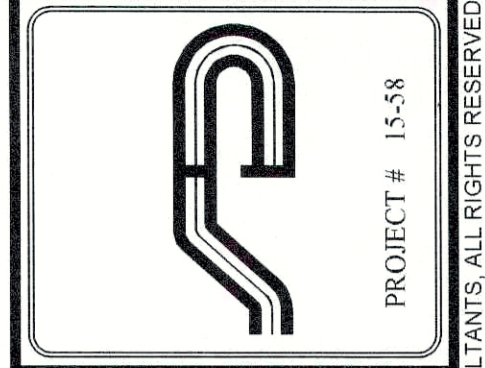
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No.	Date	Comments
1	7/2/19	Final Comments
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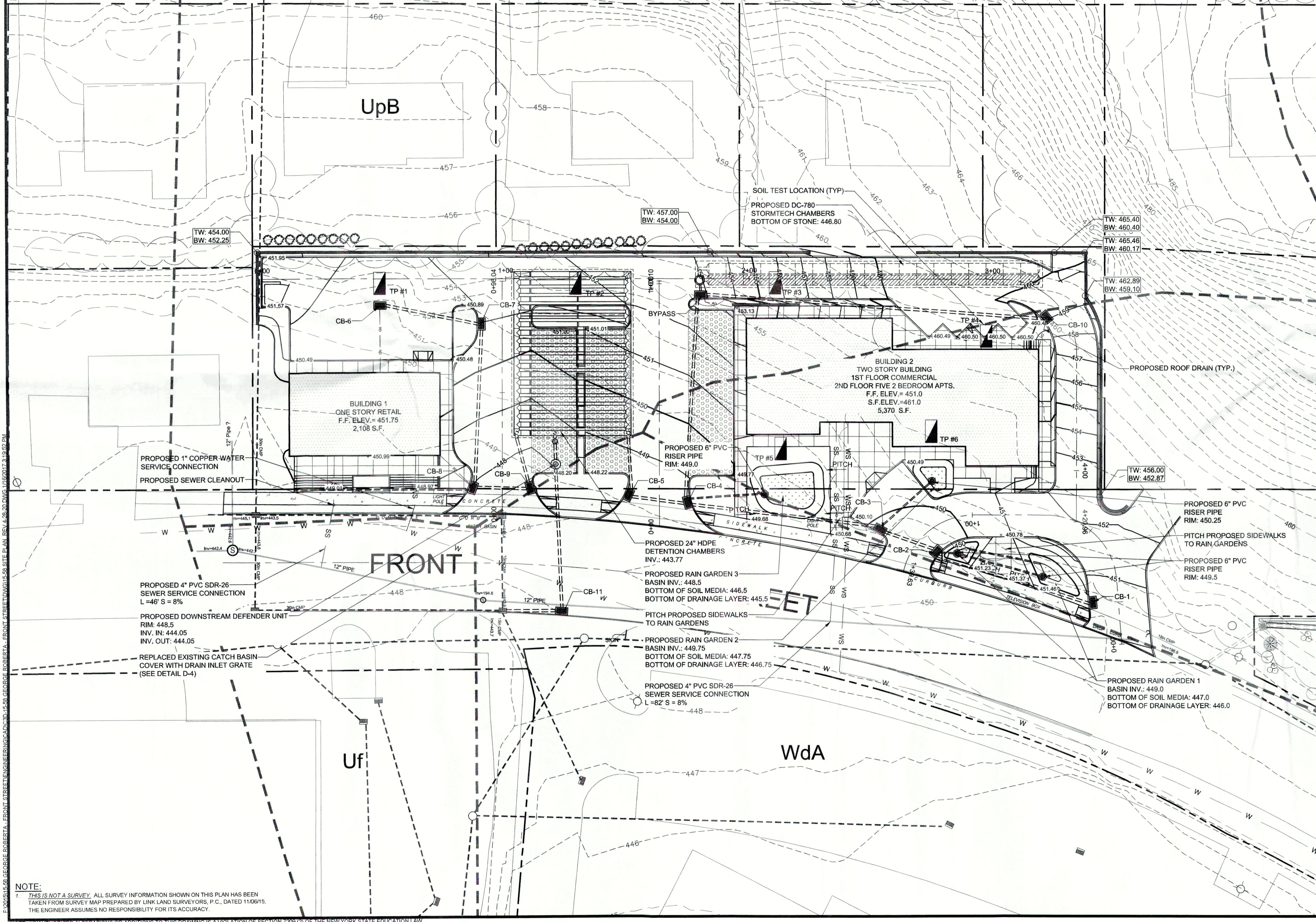
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**E&S PLAN**

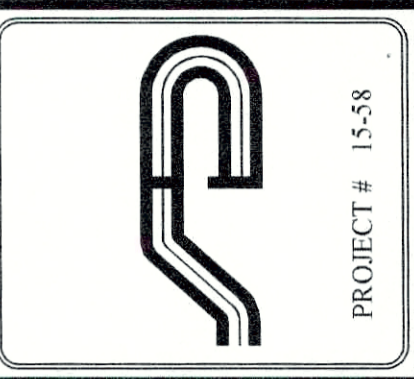
SITE PLAN  
PREPARED FOR  
**OSCEOLA LAKE ENTERTAINMENT, LLC**  
FRONT STREET  
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Westchester County, NY

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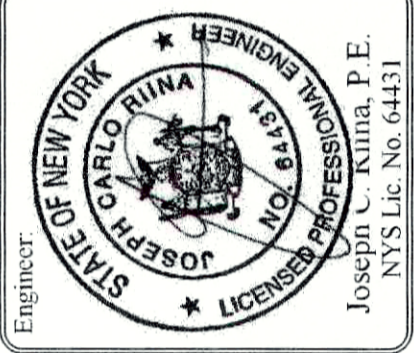
PIPE	UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	LENGTH (FT)	UPSTREAM INV.	DOWNSTREAM INV.	SLOPE (%)	PIPE DIAMETER (INCHES)
CB-1 TO CB-2	CB-1	CB-2	65.54	447.36	446.49	1.28	12
CB-2 TO CB-3	CB-2	CB-3	21.64	446.49	446.37	0.50	12
CB-3 TO CB-4	CB-3	CB-4	77.01	446.37	445.58	0.98	12
CB-10 TO BYPASS	CB-10	BYPASS	138.58	455.32	449.95	3.78	12
BYPASS TO DC-780 Chambers	BYPASS	DC-780 Chambers	6.00	448.83	448.80	0.50	8
BYPASS TO CB-4	BYPASS	CB-4	82.72	449.80	445.58	4.92	12
CB-4 TO CB-5	CB-4	CB-5	21.95	445.58	445.23	1.43	12
CB-5 TO Detention	CB-5	Detention	21.34	445.23	444.77	1.91	12
CB-6 TO CB-7	CB-6	CB-7	39.42	447.21	447.00	0.50	12
CB-7 TO BYPASS-2	CB-7	BYPASS-2	63.67	447.00	444.98	2.98	12
CB-8 TO CB-9	CB-8	CB-9	20.56	444.98	444.87	0.50	12
CB-9 TO Detention	CB-9	Detention	16.93	444.87	444.77	0.50	12
Detention Outlet TO Downstream Defender Unit	Detention Outlet	Downstream Defender Unit	8.57	443.77	443.71	0.50	12
First Defense Unit TO CB-11	First Defense Unit	CB-11	57.18	444.71	444.41	0.50	12
CB-11 TO EX-CB	CB-11	EX-CB	13.65	444.16	443.98	1.00	15



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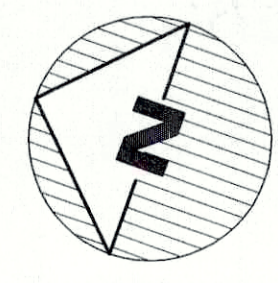
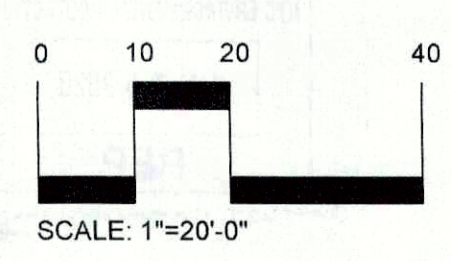


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**LEGEND**

- 222 --- EXISTING GRADING
- X 222.8 EXISTING SPOT GRADE
- 200 --- PROPOSED GRADING
- --- PROPERTY LINE / RIGHT OF WAY
- --- PROPOSED ROAD CENTERLINE
- --- PROPOSED CURB
- W --- EXISTING WATER LINE
- H --- EXISTING FIRE HYDRANT
- I --- EXISTING DRAINAGE INLET
- S --- EXISTING SANITARY LINE
- --- PROPOSED DRAINAGE LINE
- --- PROPOSED CATCH BASIN
- --- PROPOSED DRAINAGE MANHOLE
- SS --- PROPOSED SEWER SERVICE CONNECTION
- WS --- PROPOSED WATER SERVICE CONNECTION
- --- PROPOSED SANITARY MANHOLE AND LINE
- --- PROPOSED BUILDING AND DRIVE
- --- PROPOSED RETAINING WALLS
- --- PROPOSED POROUS PAVERS
- --- PROPOSED CONCRETE WALKWAYS



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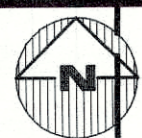
**IMPROVEMENT PLAN**

SITE PLAN PREPARED FOR  
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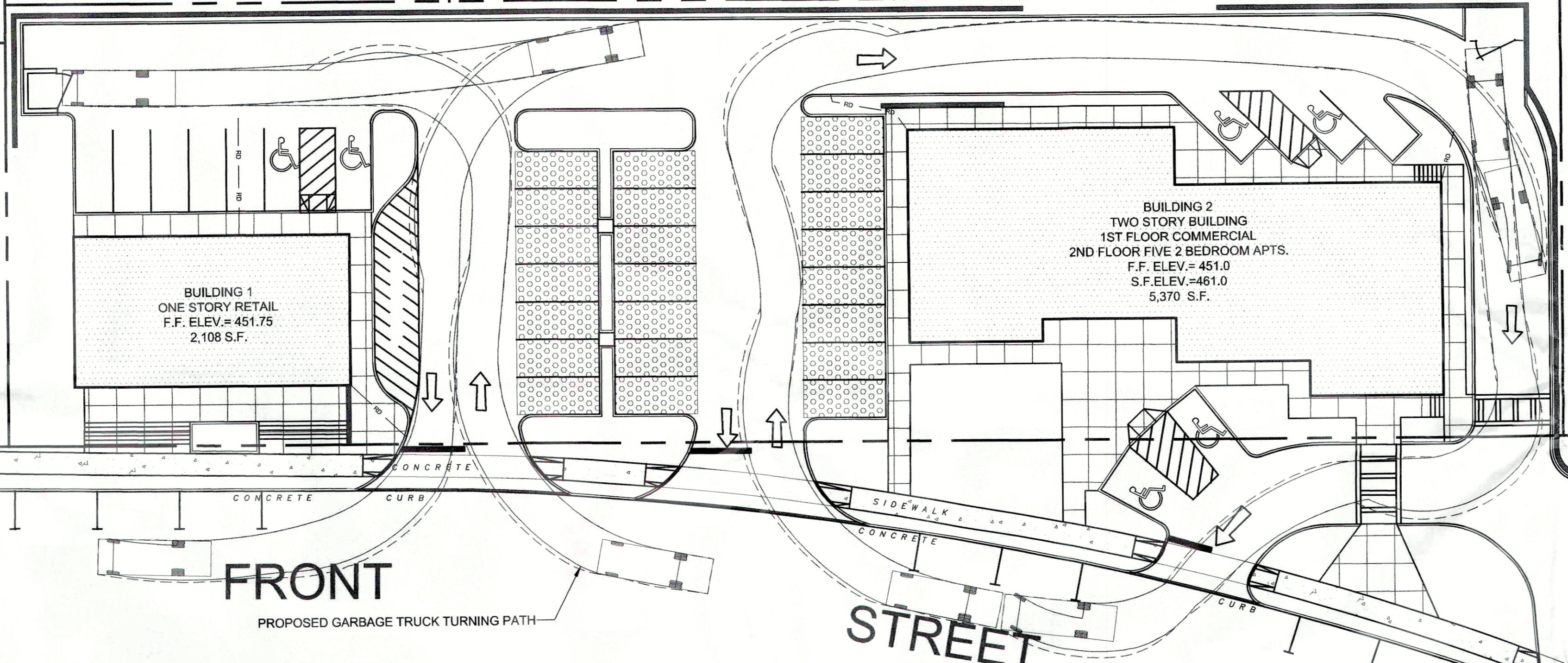




LOCATION MAP  
NOT TO SCALE



700.000  
N19° 17' 39.46" W



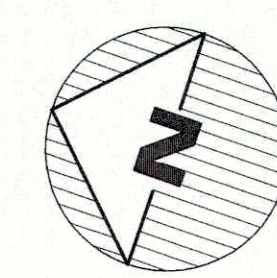
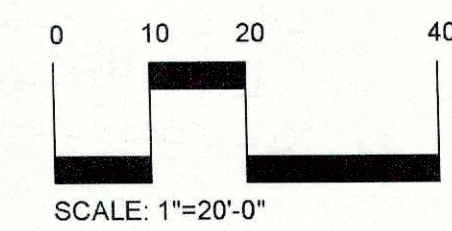
**FRONT**

**STREET**

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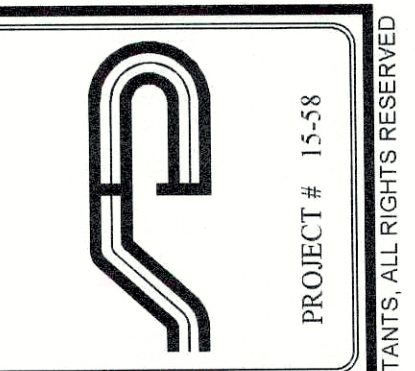
- PROPERTY LINE / RIGHT OF WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB
- PROPOSED BUILDING AND DRIVE
- PROPOSED RETAINING WALLS



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SCALE: 1" = 20'  
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**VEHICLE TURNING PLAN**

SITE PLAN PREPARED FOR  
**OSCEOLA LAKE ENTERTAINMENT, LLC**  
FRONT STREET  
Town of Yorktown  
Westchester County, NY

PROJECT # 15-58

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**PLANTING SPECIFICATIONS:**

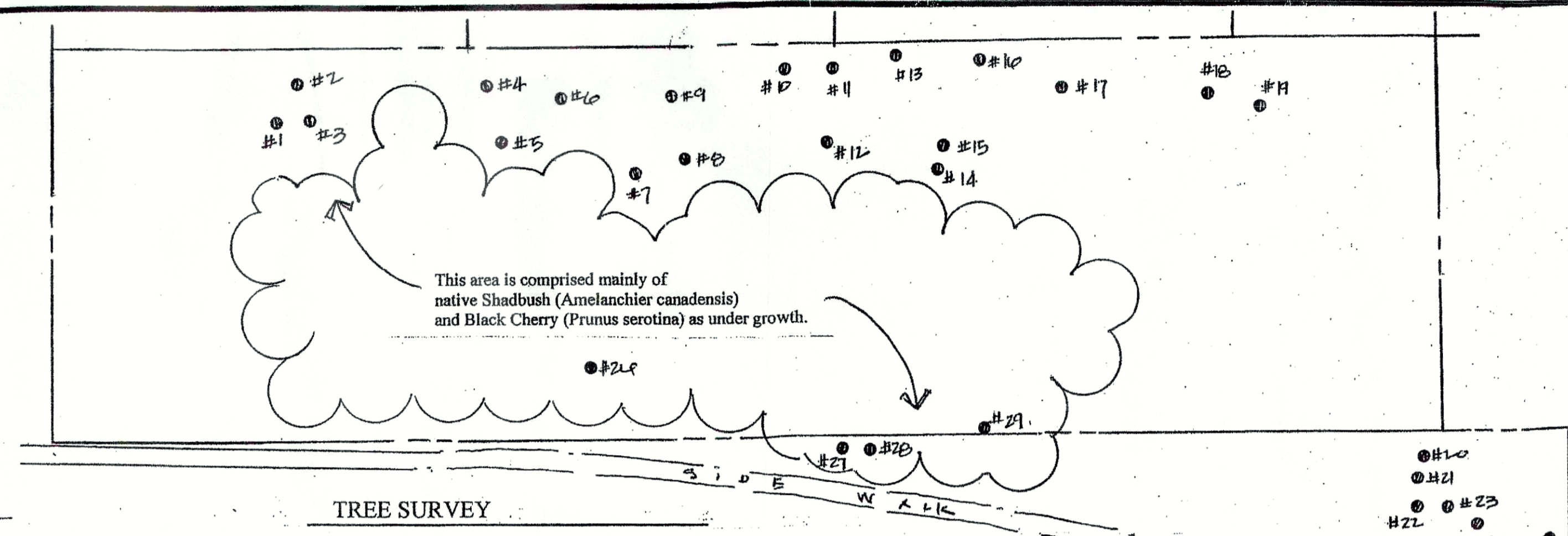
**GENERAL:** All plants, shrubs and vines, shall meet the specifications for "plant material" as per the American Horticultural Society. The landscape architect reserves the right to inspect all plants prior to shipping. All plants shall be guaranteed for one full year from the time the landscaping is formally accepted by the owner and the Town of Yorktown, NY.

**PLANTING:** All plants shall be planted in planting pits two times the diameter of the plant ball or container, and 12" deeper than the plant ball or container. The plants shall be planted so the root flare is exposed. Backfill for all planting pits shall be as follows: Two parts native soil, one-part screened topsoil and one-part humus. "Roots Plus" shall be added to all backfill, as per label directions.

**WATERING:** Landscape contractor shall keep all plantings well-watered until final approval by the owner. Thereafter, the owner shall either install an irrigation drip system, or hand water all plantings until plantings are well established (approximately two years).

**MULCHING:** All planting beds shall be mulched with three (3) inches of shredded Cedar bark. All trees shall be mulched with three (3) inches of shredded bark in a four (4) foot diameter circle around each existing tree. No colored wood chip mulch. Mulch should not come in direct contact with the trunk of trees or basal stems of shrubs.

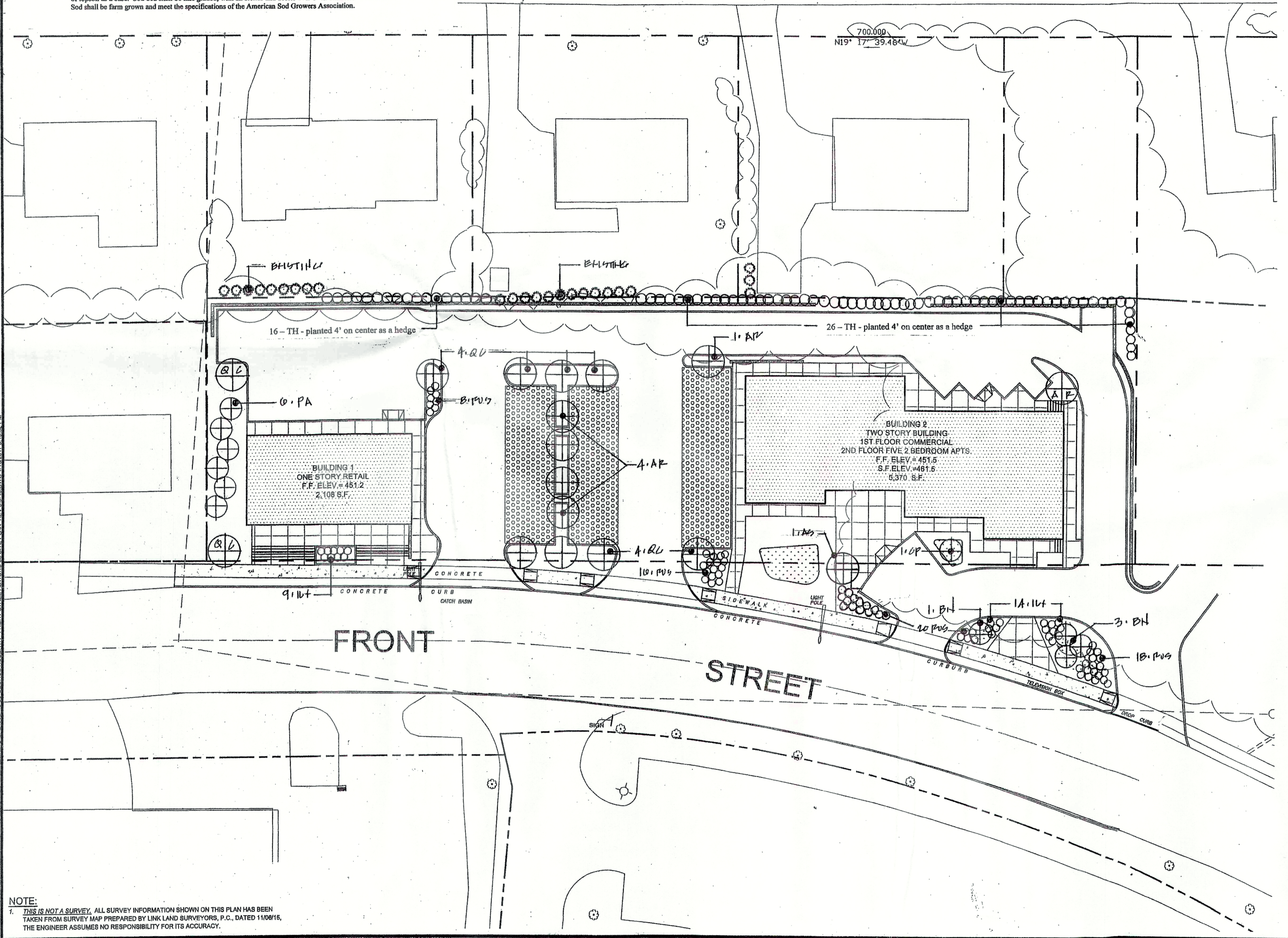
**LAWN AREAS:** All disturbed areas shall be sodded. All sodded shall have a minimum of four (4) inches of topsoil as a base. Sod bed shall be fine graded, with all stones and debris over 1" in diameter removed. Sod shall be firm grown and meet the specifications of the American Sod Growers Association.



TREE SURVEY

**PLANT SCHEDULE**

KEY	QUAN.	BOTANICAL / COMMON NAME	SIZE
<b>TREES</b>			
AR	6	Acer rubrum "October Glory" - Native Red Maple	3"-31/2" Cal.
AS	1	Acer saccharum - Native Sugar Maple	3"-31/2" Cal.
BN	4	Betula nigra "Heritage" - Native Black Birch	12'3 clump
CP	1	Carpinus caroliniana "Fire Spire"-Native Hornbeam	3"-31/2" Cal.
PA	6	Picea glauca - Native White Spruce	7'-8' HT.
QC	10	Quercus alba - Native White Oak	3"-31/2" Cal.
TH	42	Thuja p."Green Giant" - Northern Cedar	6'-7' HT.
<b>SHRUBS:</b>			
ILX	23	Ilex glabra "compacta" - Native Inkberry	5 Gal.
RUS	62	Rhus a. "Gro-Low" - Gro-Low Native Sumac	5 Gal.

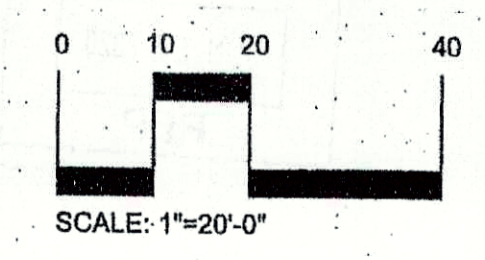


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**TREE SURVEY LIST:**

TREE #	COMMON NAME	BOTANICAL	CALIPER	CONDITION	PROPOSED ACTION
#1	*White Oak	Quercus alba	18"	Good	Remove
#2	*White Oak	Quercus alba	36"	Good	Remove
#3	*White Oak	Quercus alba	18"	Good	Remove
#4	Eastern Red Cedar	Juniperus virginiana	12"	Fair	Remove
#5	White Spruce	Picea glauca	8"	Fair	Remove
#6	White Oak	Quercus alba	48"/45"	Poor	Remove
#7	White Spruce	Picea glauca	8"	Poor	Remove
#8	Chinese Elm	Ulmus parvifolia	8"	Fair	Remove
#9	White Spruce	Picea glauca	8"	Poor	Remove
#10	Red Maple	Acer rubrum	18"	Fair	Remove
#11	Red Maple	Acer rubrum	36"	Poor	Remove
#12	Red Maple	Acer rubrum	30"	Dead	Remove
#13	Red Maple	Acer rubrum	30"	Poor	Remove
#14	Red Maple	Acer rubrum	12"	Poor	Remove
#15	Red Maple	Acer rubrum	12"	Fair	Remove
#16	Red Maple	Acer rubrum	24"	Poor	Remove
#17	Red Maple	Acer rubrum	36"	Poor	Remove
#18	Bitternut	Carya cordiformis	18"	Good	Remove
#19	Bitternut	Carya cordiformis	24"	Good	Remove
#20	Norway Maple	Acer platanoides	12"	Good	Remove
#21	White Oak	Quercus alba	8"	Good	Remove
#22	Norway Maple	Acer platanoides	8"	Good	Remove
#23	*Bitternut	Carya cordiformis	36"	Good	Remove
#24	Bitternut	Carya cordiformis	8"	Good	Remove
#25	*Bitternut	Carya cordiformis	36"	Fair	Remove
#26	Green Ash	Fraxinus pennsylvanica	18"	Good	Remove
#27	Green Ash	Fraxinus pennsylvanica	12"	Poor	Remove
#28	Green Ash	Fraxinus pennsylvanica	8"	Good	Remove
#29	Red Maple	Acer rubrum	12"	Good	Remove

\*DENOTES A SPECIMEN TREE



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PROJECT # 15-58

**FRANK GIULIANO - LANDSCAPE ARCHITECT**  
8 PINE TREE DRIVE, KATONAH, N.Y. 10536  
PH: 914.862.3690  
E: FG1ARCH@AOL.COM

**LANDSCAPE PLAN**

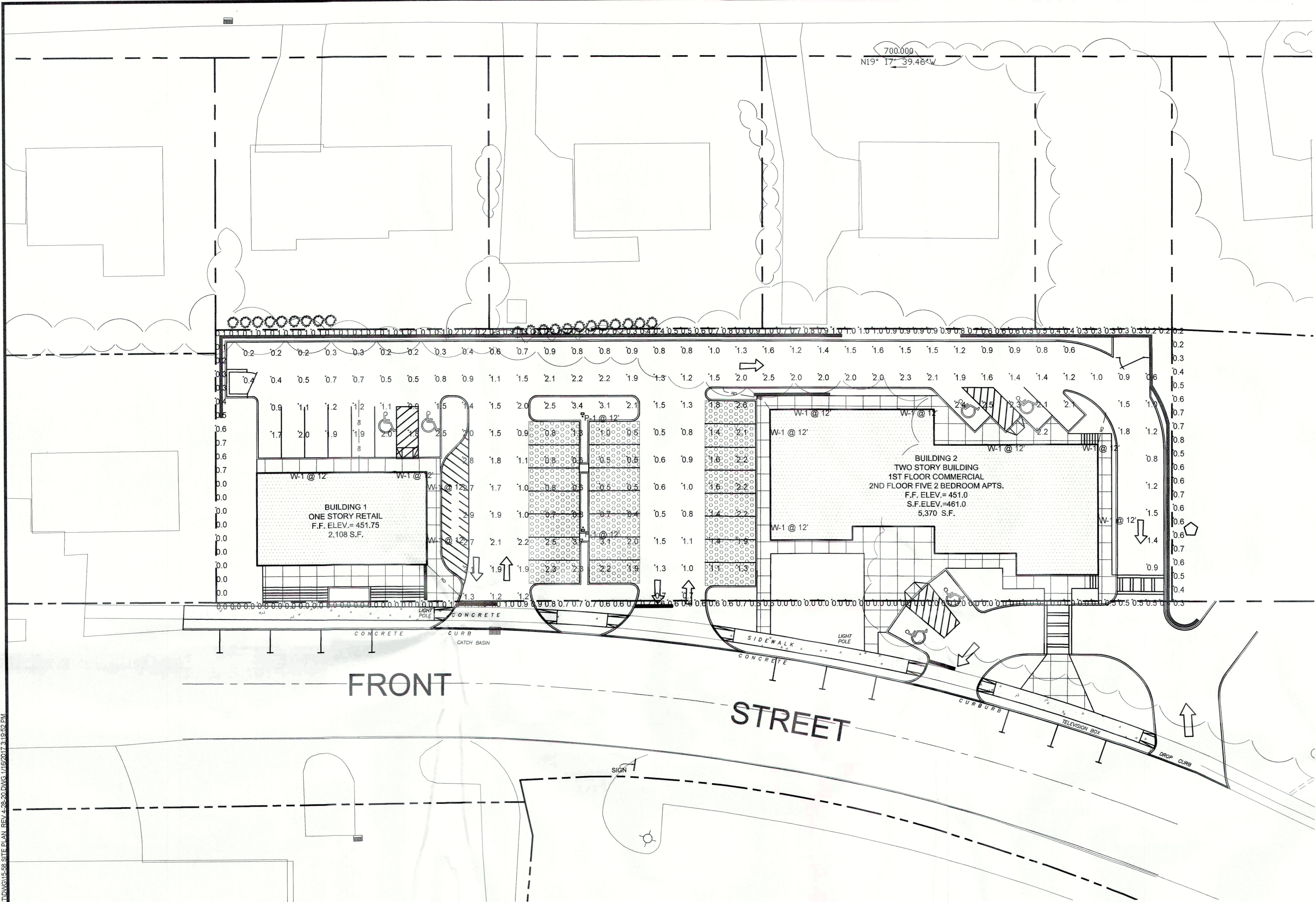
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FRONT STREET  
Westchester County, NY

SITE PLAN PREPARED FOR

Scale: 1" = 20'  
Drawn by: FC  
Date: 11/26/18

Sheet 6 of 15

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**Note**

1. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SUITABILITY AND SAFETY.
2. THIS PHOTOMETRICS LAYOUT WAS CALCULATED USING SPECIFIC CRITERIA, ANY DEVIATION FROM STATED PARAMETERS WILL AFFECT ACTUAL PERFORMANCE.
3. ALL QUANTITIES ARE BASED ON FIXTURES SHOWN IN THE LIGHTING CALCULATIONS ONLY.
4. THESE CALCULATIONS ARE BASED ON LISTED FIXTURES ONLY. SUBSTITUTION OF THESE FIXTURES VOIDS ALL CALCULATIONS.
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6. ALL SUBSTITUTIONS REQUIRE NEW CALCULATIONS BASED ON THE FIXTURES SUPPLIED.
7. ACTUAL LIGHT LEVELS MAY VARY DUE TO ACTUAL FIXTURE LOCATIONS AND FIELD CONDITIONS.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Area	+	1.4 fc	3.7 fc	0.2 fc	18.5:1	7.0:1
Property Line	+	0.4 fc	1.1 fc	0.0 fc	N/A	N/A
Trespass	+	0.4 fc	1.1 fc	0.0 fc	N/A	N/A

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**LEGEND**

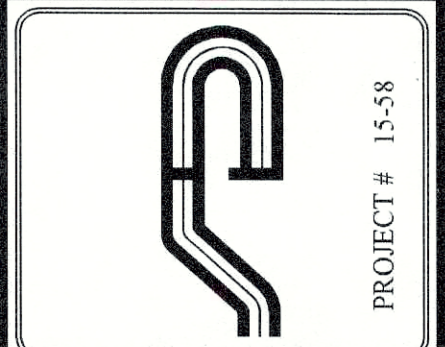
- PROPERTY LINE / RIGHT OF WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB
- PROPOSED BUILDING AND DRIVE
- PROPOSED RETAINING WALLS

SCALE: 1"=20'-0"

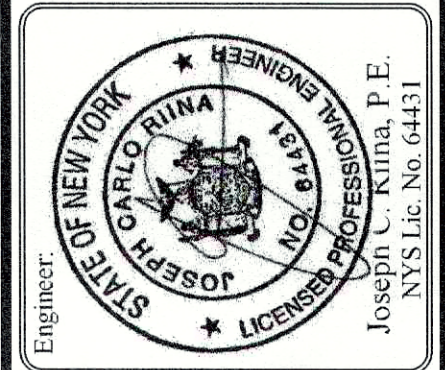
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Osceola Lake Entertainment  
 Front Street - Town of Yorktown  
 Site Lighting Calculations



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



Revisions	No.	Date	Comments
	1	7/25/19	Town Comments
	2	7/25/19	Town Comments
	3	9/24/19	Town Comments
	4	11/19/19	DEP Comments
	5	3/5/20	DEP Comments
	6	5/26/20	DEP Comments

SCALE: 1"=20'  
 DRAWN BY: TK  
 DATE: 11/26/18

**LIGHTING PLAN**

SITE PLAN PREPARED FOR  
**OSCEOLA LAKE ENTERTAINMENT, LLC**  
 FRONT STREET  
 Westchester County, NY  
 Town of Yorktown

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

# **Dorchester Glen Subdivision**

## Robyn Steinberg

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**From:** Robyn Steinberg  
**Sent:** Wednesday, October 5, 2022 11:33 AM  
**To:** Joe Riina; John Kincart  
**Cc:** John Tegeder  
**Subject:** RE: Dorchester Glen Draft Resolution  
**Attachments:** Dorchester Glen Open Space.pdf

Morning,

The recreation requirement needs to be discussed by the Board. At the public hearing, and a few times prior, Joe said that the stonewall delineates the open space that could either be a conservation easement or connect to Hanover East, but there was never a discussion. The proposed trail shown on the existing conditions plan goes from The Grange property to a private residence off of Hanover Street, neither of which we have permission to connect. Even if the trail was moved to connect to the Town's property at Hanover East, that property is open space. There are no public access points. Chatham Lane is not a full cul-de-sac and does not have parking, nor was this ever discussed as an entry point. Attached is an area map that shows how the proposal connects to the surrounding parcels.

Is there a preliminary plat yet? There are no plans that show all 7 proposed lots in the subdivision; the existing home, 4 new homes, private road, open space.

Can we schedule a meeting in our office to discuss?

Thanks,  
Robyn

\*\*\*\*\*

**Robyn A. Steinberg, AICP, CPESC**  
Town of Yorktown Planning Department  
Albert A. Capellini Community & Cultural Center  
1974 Commerce Street, Room 222  
Yorktown Heights, NY 10598  
Phone | 914-962-6565  
Email | [rsteinberg@yorktownny.org](mailto:rsteinberg@yorktownny.org)  
Web | <http://www.yorktownny.org/planning>

---

**From:** Robyn Steinberg  
**Sent:** Monday, October 3, 2022 7:01 PM  
**To:** Joe Riina <jriina@sitedesignconsultants.com>; John Kincart <JKincart@HoulihanLawrence.com>  
**Subject:** Dorchester Glen Draft Resolution

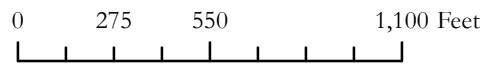
Sorry, I was supposed to send you this, this morning.

\*\*\*\*\*

**Robyn A. Steinberg, AICP, CPESC**  
Town of Yorktown Planning Department  
Albert A. Capellini Community & Cultural Center  
1974 Commerce Street, Room 222  
Yorktown Heights, NY 10598  
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TOWN OF YORKTOWN PLANNING DEPARTMENT  
 Albert A. Capellini Community & Cultural Center  
 1974 Commerce Street, Yorktown Heights, NY 10598  
 (914) 962-6565, www.yorktownny.org/planning



1 inch = 550 feet

TITLE: Dorchester Glen Proposed Open Space  
 DATE: October 5, 2022

FILE: F:\ArcGIS\PROJECTS\Dorchester Glen Open Space.mxd  
 BY: RAS

Sources: Town of Yorktown GIS and Westchester County GIS: 2020.

Superintendent  
Jim Martorano Jr.

Memo

RECEIVED  
PLANNING DEPARTMENT

OCT 6 2022

TOWN OF YORKTOWN

10.06.2022

MEMO TO: Planning Board

MEMO FROM: James J. Martorano Jr. – Superintendent of Parks

DATE: Thursday, October 6<sup>th</sup>, 2022

RE: Planning Board - Dorchester Glen Subdivision

Please be advised Parks and Recreation Commission would like the applicant of the Dorchester Glen project to provide a fiscal contribution to the Parks and Recreation Commissions Trust and Agency T account in lieu of donating designated parkland. We reviewed the applicant's proposal and do not believe the proposed land is suitable for the departments needs at this time or in the future. Recreation Fees continue to be the preference of the Yorktown Parks and Recreation Commission & the Department as a whole.

CC: Parks & Recreation Chairman Matt Talbert  
Parks & Recreation Assistant Chairman Patrick Cumiskey

**§ 195-35. Public sites and open spaces.**

A. Reservation of land for parks.

- (1) Upon consideration of the particular type of development proposed and determination of the needs created by such development, the Board may require the reservation of land for a park or parks suitable for playground or other recreational purposes or other ecological purposes, whether or not said parks or playgrounds or areas are shown on the Official Map or Comprehensive Plan. Approximately 10% of the total area of a subdivision is required to be dedicated by the subdivider for playground or active recreation use. The minimum area of contiguous open space acceptable shall be three acres, unless a smaller area is still desirable because of the present use or future development of abutting land.
- (2) In all cases where the Board requires the reservation of land for park or playground purposes or other ecological purposes, the land shall be of such character so as to be usable for such stated purpose or alternatively shall be made usable for such use by the developer. Unless otherwise allowed by the Board, sites for active recreational use shall be level and dry.
- (3) If such area is for recreation, it shall have a frontage on one or more streets of at least 300 feet. No dimension of the site to be used for active recreation use shall be less than 250 feet. When the Board accepts land which is in excess of the ten-percent requirements, such excess lands need not conform to specifications set forth or adopted as part of this Part 1 which specifications are utilized to achieve a level, dry, active recreational site.
- (4) The Board shall give proper consideration to the provision by the subdivider of open space reserved by covenants in the deeds for the common and exclusive use of all the property owners within the proposed subdivision. Such private recreational area shall be operated and maintained by said owners or association of owners, and the use of said reservation shall be confined to the owners or association of owners and no others.

B. In the event that an area to be used for a park, playground or other ecological use is required to be so reserved, the subdivider shall submit to the Board a tracing drawn in ink on tracing cloth showing, at a scale of not less than 40 feet to the inch, such area and the following features thereof:

- (1) The boundaries of said area, giving lengths and bearings of all straight lines; and radii, lengths, central angles, tangent distances and radial bearings of all curves. All lengths shall be in feet and decimals of a foot, and all angles shall be given to the nearest tenth of a second unless otherwise specified by the Town Engineer.
- (2) Existing features such as brooks, streams, marshes, ponds, clusters of trees, individual trees eight inches or more in diameter, rock outcrops, structures, drains, etc.



- (3) Existing and, if applicable, proposed changes in grades and contours of said area and of areas immediately adjacent.

C. Money in lieu of parkland reservation.

- (1) Upon consideration of the particular type of development proposed and a determination of the needs created by such development, the Planning Board may accept money in lieu of parkland reservation upon written application from the subdivider.
- (2) In determining the appropriateness of accepting such cash payment in lieu of reservation, the Board shall be guided by 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.
- (3) The cash value of such land shall be determined as set forth in Article III, § 195-16.

**PLANNING BOARD  
TOWN OF YORKTOWN**

**RESOLUTION APPROVING  
SUBDIVISION TITLED  
DORCHESTER GLEN SUBDIVISION**

**RESOLUTION NUMBER: #22-24**

**DATE: OCTOBER 3, 2022**

On motion of Aaron Bock, seconded by Robert Garrigan, 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 October 3, 2022.
3. A negative declaration has been adopted on October 3, 2022 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:

<b>Boards &amp; Agencies</b>	<b>Report Date</b>
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.

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.

RESOLVED, the deeds for the individual lots shall include a provision that the responsibility for maintenance, repair and replacement of the private road, stormwater management, and any other common elements within the subdivision are the responsibility of the homeowners within the subdivision; and

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

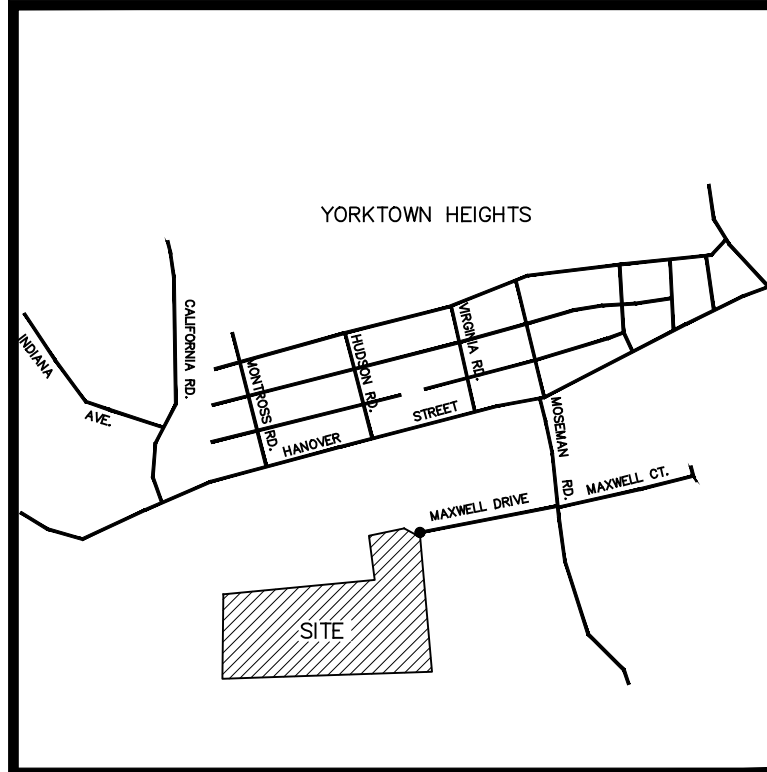
BE IT FURTHER RESOLVED, that no certificate of occupancy will be issued unless an as-built survey of lot is filed with the Building Inspector; and

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.





LOCATION MAP  
NOT TO SCALE

**SITE DATA:**

OWNER / DEVELOPER: JOHN AND ELAINE KINCART  
 1643 MAXWELL DRIVE  
 YORKTOWN, NY 10598

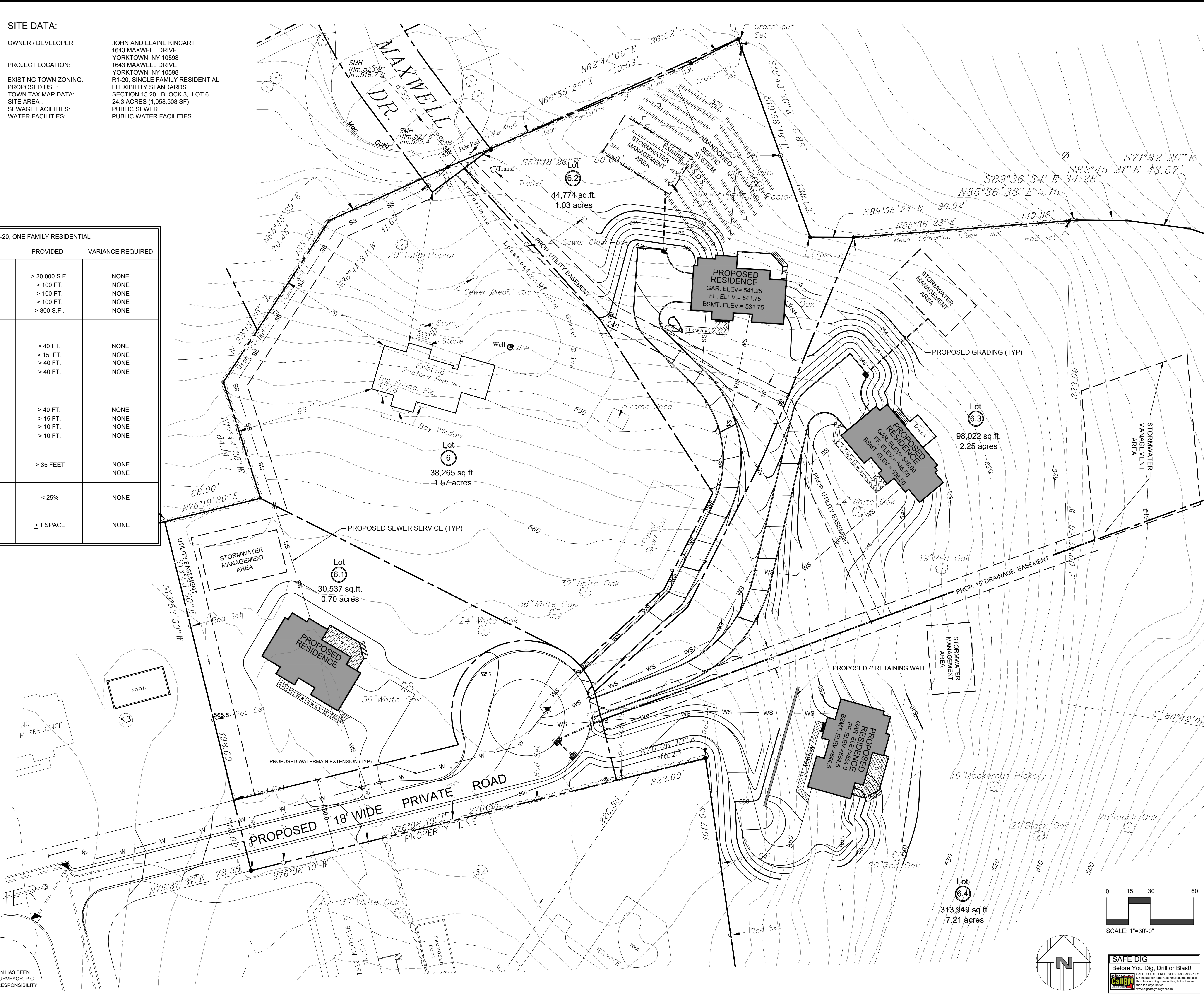
PROJECT LOCATION: 1643 MAXWELL DRIVE  
 YORKTOWN, NY 10598

EXISTING TOWN ZONING: R1-20, SINGLE FAMILY RESIDENTIAL  
 PROPOSED USE: FLEXIBILITY STANDARDS  
 TOWN TAX MAP DATA: SECTION 15.20, BLOCK 3, LOT 6  
 SITE AREA: 24.3 ACRES (1,068,508 SF)  
 SEWAGE FACILITIES: PUBLIC SEWER  
 WATER FACILITIES: PUBLIC WATER FACILITIES

**ZONING SCHEDULE:**

ZONING DISTRICT: R1-20, ONE FAMILY RESIDENTIAL			
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
<b>MINIMUM SIZE OF LOT:</b>			
MINIMUM LOT AREA :	20,000 S.F.	> 20,000 S.F.	NONE
MINIMUM LOT WIDTH:	100 FT.	> 100 FT.	NONE
MINIMUM LOT DEPTH:	100 FT.	> 100 FT.	NONE
MINIMUM ROAD FRONTAGE:	100 FT.	> 100 FT.	NONE
MINIMUM USABLE FLOOR AREA:	800 S.F.	> 800 S.F.	NONE
<b>MINIMUM YARD DIMENSIONS:</b>			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:	40 FT.	> 40 FT.	NONE
SIDE YARD SETBACK:	15 FT.	> 15 FT.	NONE
COMBINED SIDE YARD SETBACK:	40 FT.	> 40 FT.	NONE
REAR YARD SETBACK:	40 FT.	> 40 FT.	NONE
<b>SUPPLEMENTARY YARD DIMENSIONS:</b>			
ACCESSORY BUILDING:			
FRONT YARD SETBACK:	40 FT.	> 40 FT.	NONE
SIDE YARD SETBACK:	15 FT.	> 15 FT.	NONE
COMBINED SIDE YARD SETBACK:	10 FT.	> 10 FT.	NONE
REAR YARD SETBACK:	10 FT.	> 10 FT.	NONE
<b>MAXIMUM HEIGHT:</b>			
PRINCIPAL BUILDING - FEET:	35 FEET	> 35 FEET	NONE
ACCESSORY BUILDING - FEET:	15 FEET	-	NONE
<b>MAXIMUM LOT AREA TO BE OCCUPIED:</b>			
BUILDING COVERAGE:	25%	< 25%	NONE
<b>SUPPLEMENTARY REGULATIONS</b>			
MINIMUM OFF-STREET PARKING:	1 SPACE	≥ 1 SPACE	NONE

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**NOTE:**  
 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY DONALD J. DONNELLY LAND SURVEYOR, P.C. DATED 6/18/1992, LAST REVISED 5/3/2007. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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Engineer:

Revisions:

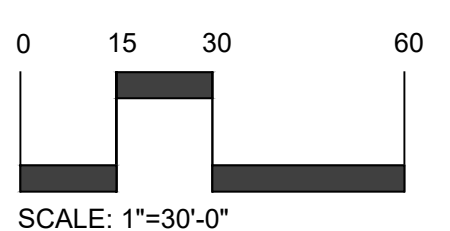
No.	Date	Comments
1.	9/29/22	PB Accept Layout

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

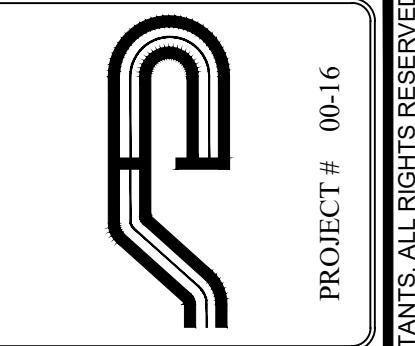


E:\2000\06\KINCART MAXWELL\06\KINCART MAXWELL\ENGINEERING\CADD\06\16 DORCHESTER.GLEN\DWG\06\16 SITE PLAN 2.5-27.DWG 2/22/2022 11:08:26 AM



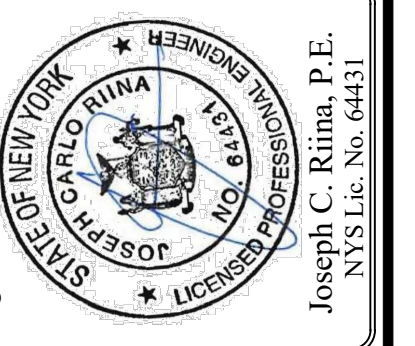
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PROJECT # 00-16

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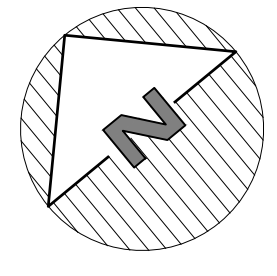
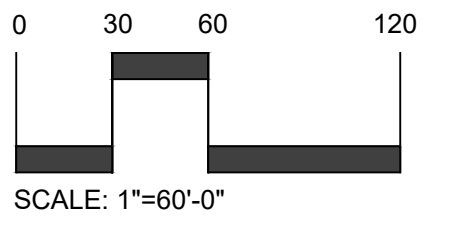
Revisions:	No.	Date	Comments:

SCALE: 1" = 60'  
DRAWN BY: CS  
DATE: 7/6/22

# EXISTING CONDITIONS

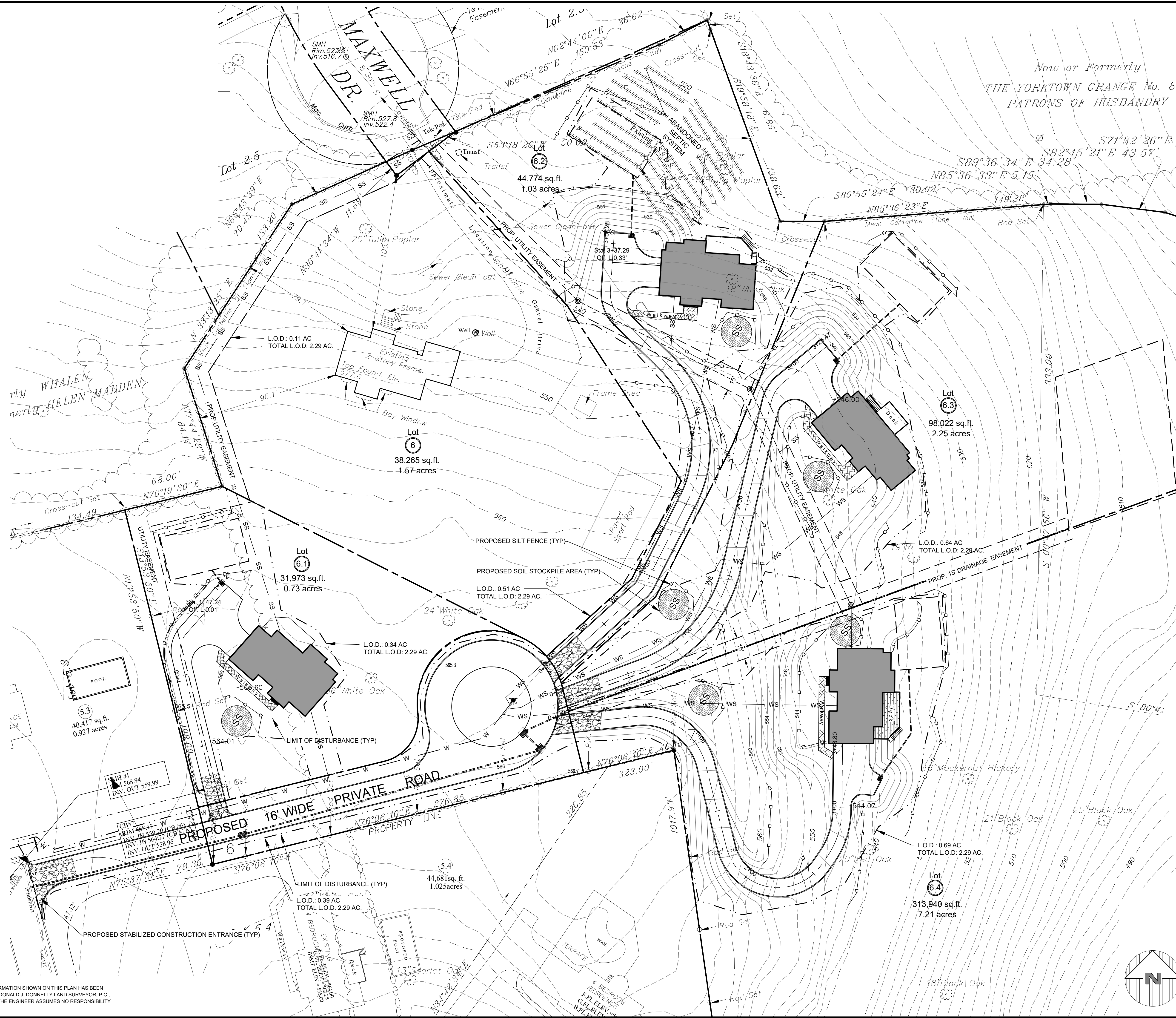
PRELIMINARY SUBDIVISION PLAN  
PREPARED FOR  
**DORCHESTER GLEN**  
1643 MAXWELL DRIVE  
Town of Yorktown  
Westchester County

Sheet 2 of 7



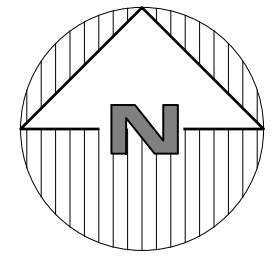
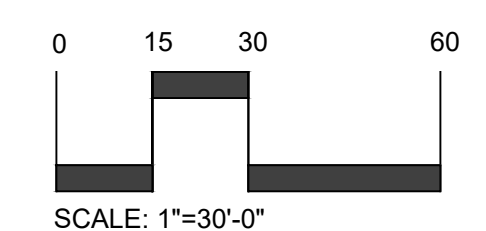
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PATRONS OF HUSBANDRY

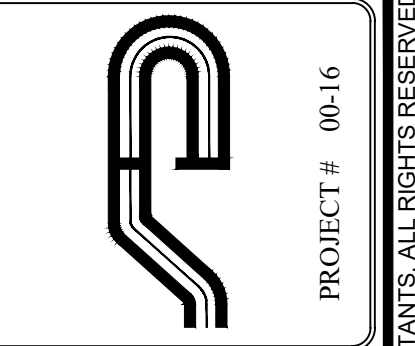
WHALEN  
HELEN MADDEN



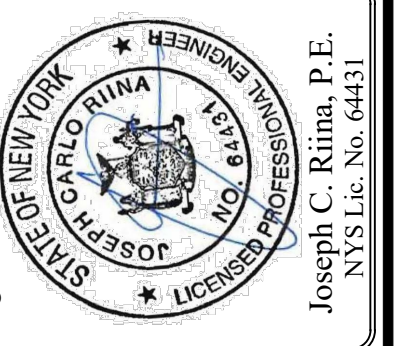
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**NOTE:**  
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY DONALD J. DONNELLY LAND SURVEYOR, P.C., DATED 6/18/1992, LAST REVISED 5/3/2007. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 1709 (2)(F) OF THE NEW YORK STATE EDUCATION LAW.



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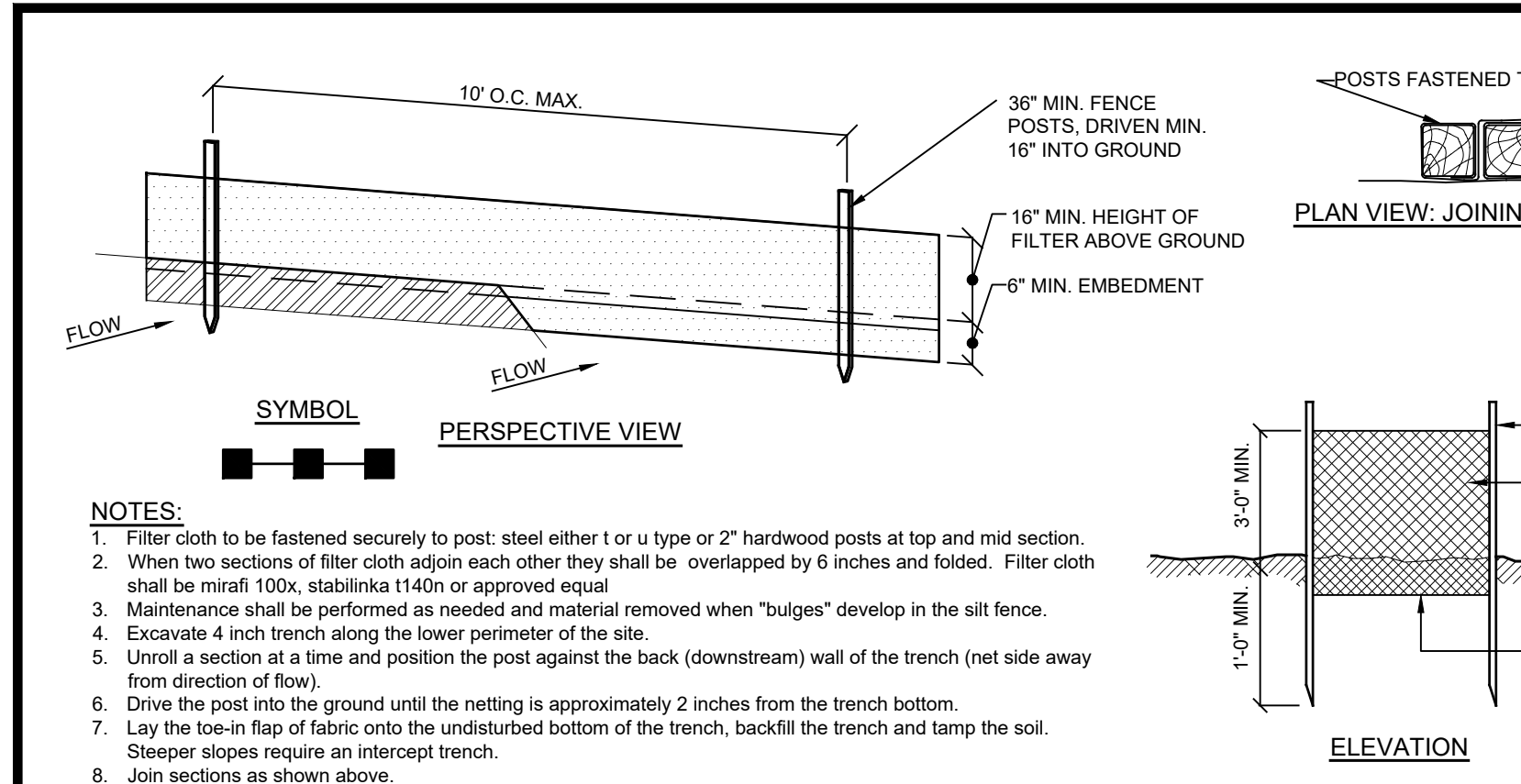
Revisions:	No.	Date	Comments

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DRAWN BY: CS  
DATE: 7/6/22

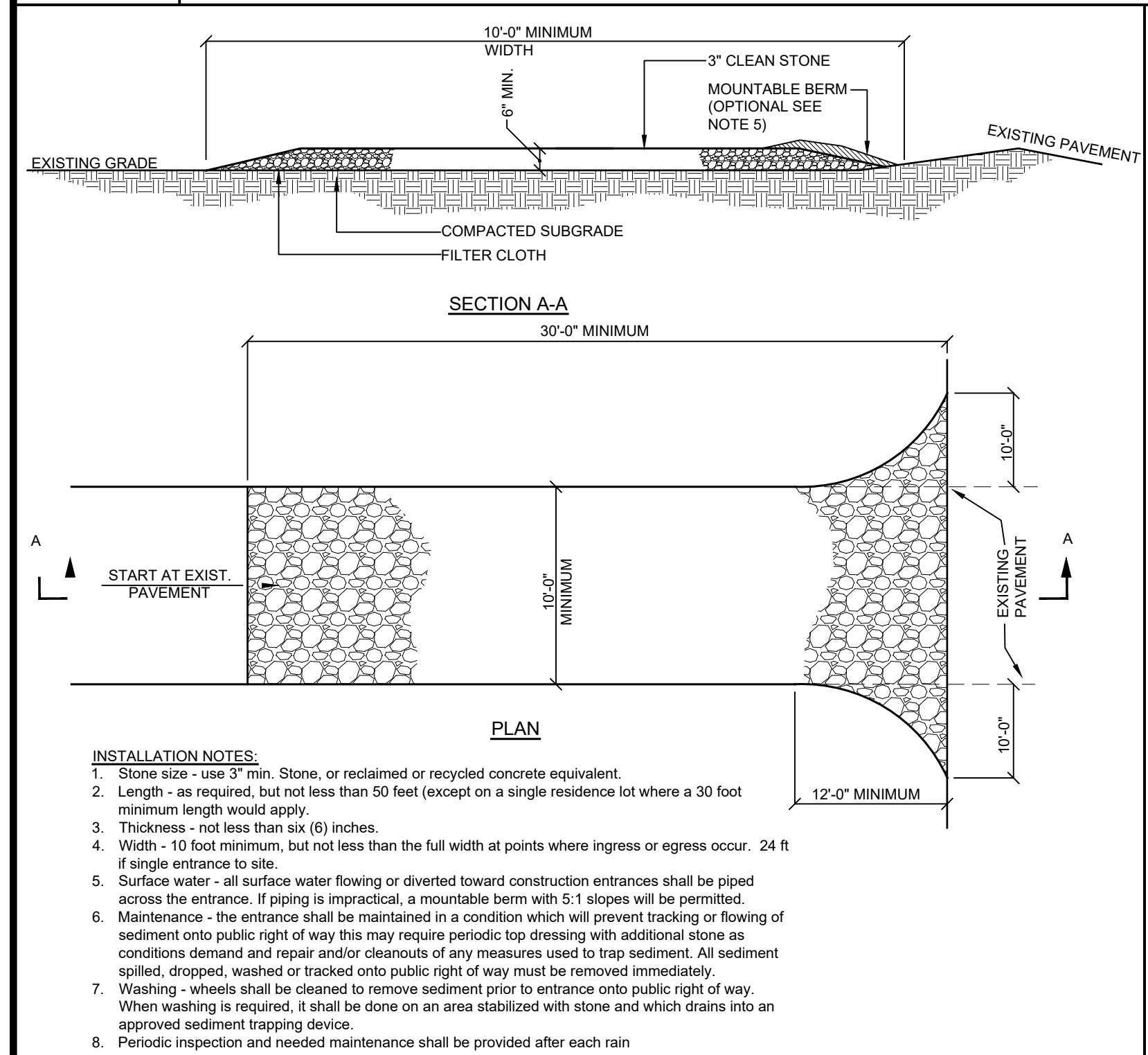
**EROSION AND SEDIMENT CONTROL PLAN**

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

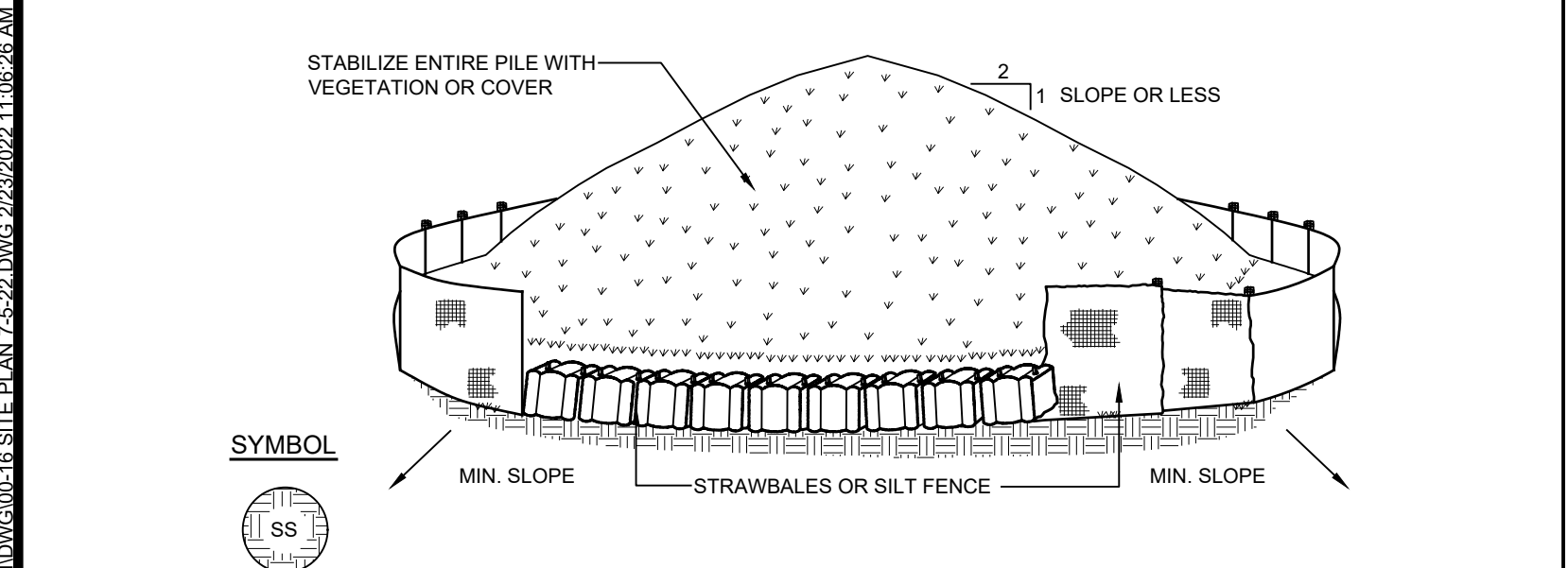
Sheet 3 of 7



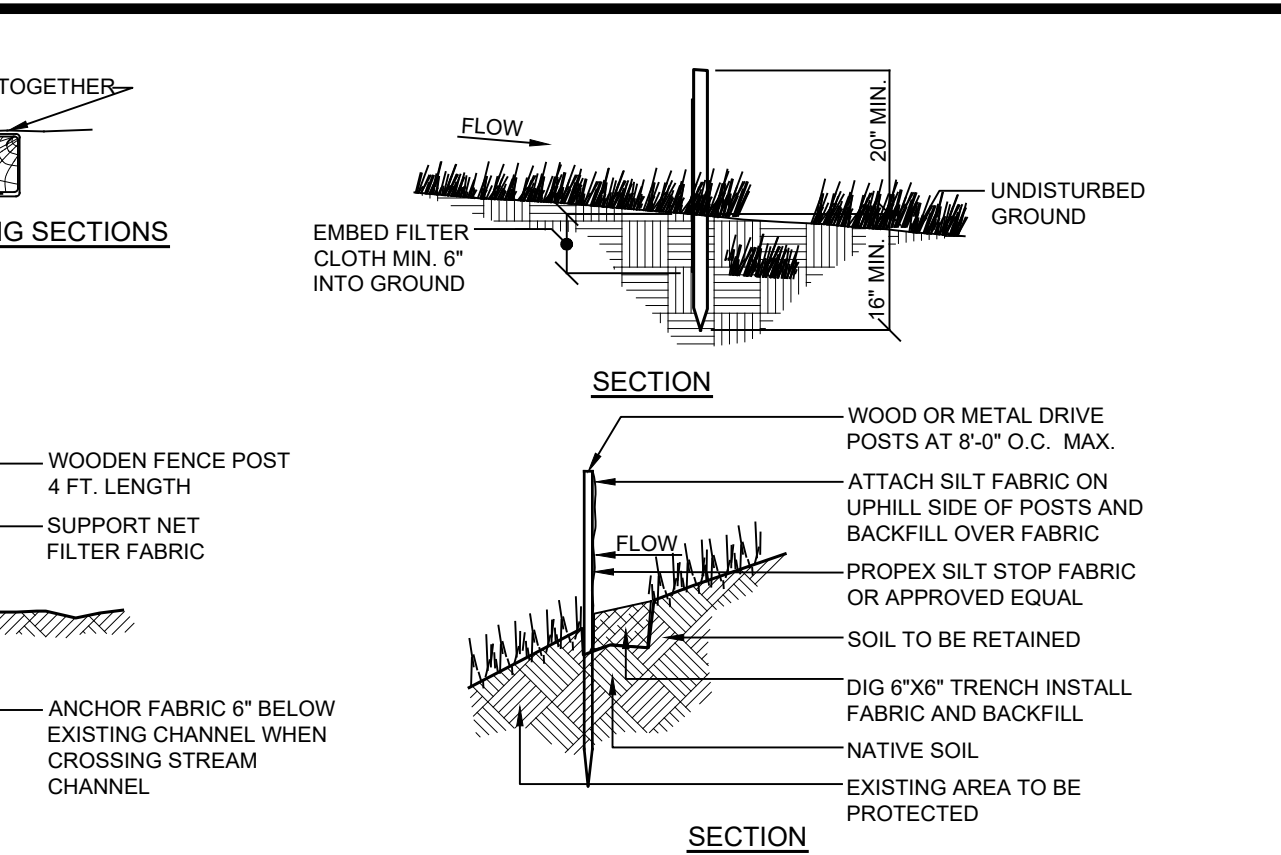
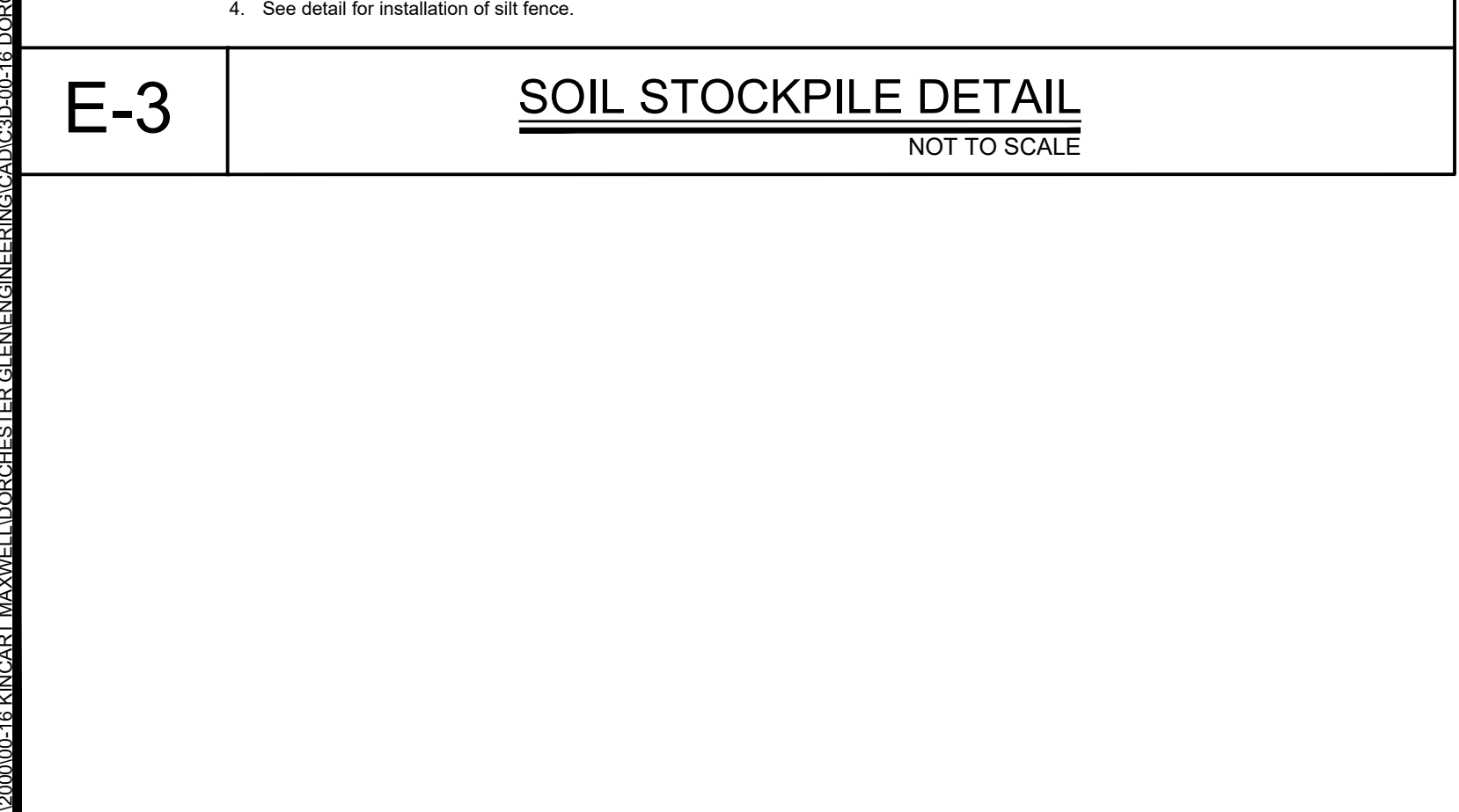
**E-1 SILT FENCE DETAIL**  
NOT TO SCALE



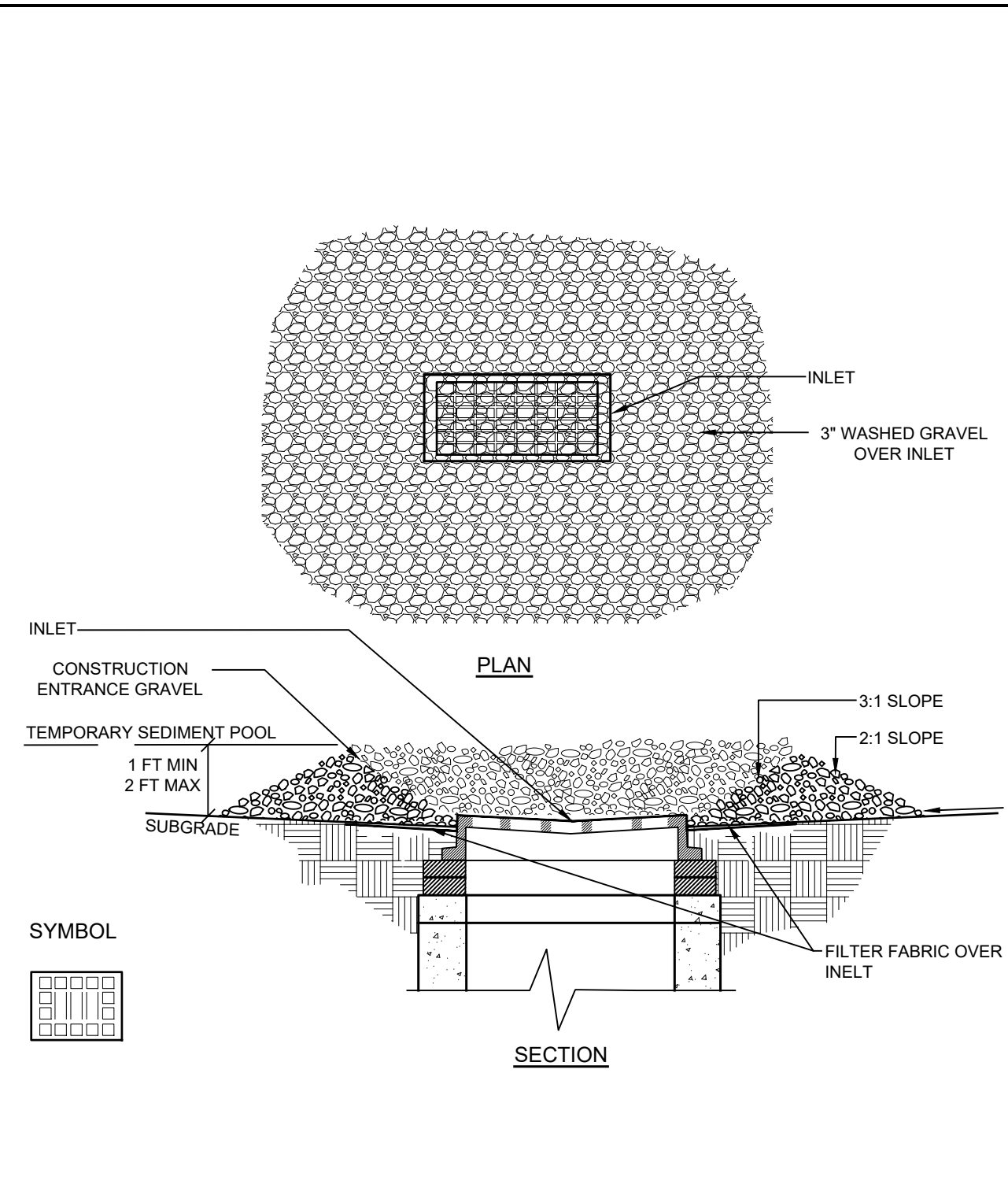
**E-2 STABILIZED CONSTRUCTION ENTRANCE DETAIL**  
NOT TO SCALE



**E-3 SOIL STOCKPILE DETAIL**  
NOT TO SCALE



**E-4 INLET PROTECTION DETAIL**  
NOT TO SCALE



**E-4 INLET PROTECTION DETAIL**  
NOT TO SCALE

**GENERAL EROSION CONTROL NOTES:**

- Contractor shall be responsible for compliance with all sediment and erosion control practices. The sediment and erosion control practices are to be installed prior to any major soil disturbances, and maintained until permanent protection is established. Road surface flows from the site should be dissipated with tracking pad or appropriate measures during adjacent road shoulder regrading. Contractor is responsible for the installation and maintenance of all soil erosion and sedimentation control devices throughout the course of construction.
- Catch basin inlet protection must be installed and operating at all times until tributary areas have been stabilized. When possible flows should be stabilized before reaching inlet protection structure. Timely maintenance of sediment control structures is the responsibility of the Contractor.
- All structures shall be maintained in good working order at all times. The sediment level in all sediment traps shall be closely monitored and sediment removed promptly when maximum levels are reached or as ordered by the engineer. All sediment control structures shall be inspected on a regular basis, and after each heavy rain to insure proper operation as designed. An inspection schedule shall be set forth prior to the start of construction.
- The locations and the installation times of the sediment capturing standards shall be as specified in these plans, as ordered by the Engineer, and in accordance with the latest edition of the "New York Standards and Specifications for Erosion and Sediment Control" (NYSSESC).
- All topsoil shall be placed in a stabilized stockpile for reuse on the site. All stockpile material required for final grading and stored on site shall be temporarily seeded and mulched within 7 days. Refer to soil stockpile details.
- Any disturbed areas that will be left exposed more than 7 days and not subject to construction traffic, shall immediately receive temporary seeding. Mulch shall be used if the season prevents the establishment of a temporary cover. Disturbed areas shall not be limed and fertilized prior to temporary seeding.
- All disturbed areas within 500 feet of an inhabited dwelling shall be wetted as necessary to provide dust control.
- The contractor shall keep the roadways within the project clear of soil and debris and is responsible for any street cleaning necessary during the course of the project.
- Sediment and erosion control structures shall be removed and the area stabilized when the drainage area has been properly stabilized by permanent measures.
- All sediment and erosion control measures shall be installed in accordance with current edition of NYSSESC.
- All regraded areas must be stabilized appropriately prior to any rock blasting, cutting, and/or filling of soils. Special care should be taken during construction to insure stability during maintenance and integrity of control structures.
- Any slopes graded at 3:1 or greater shall be stabilized with erosion blankets to be staked into place in accordance with the manufactures requirements. Erosion blankets may also be required at the discretion of Town officials or Project Engineer. When stabilized blanket is utilized for channel stabilization, place all of the volume of seed mix prior to laying net, or as recommended by the manufacturer.
- To prevent heavy construction equipment and trucks from tracking soil off-site, construct a previous crushed stone pad. Locate and construct pads as detailed in these plans.
- Contractor is responsible for controlling dust by sprinkling exposed soil areas periodically with water as required. Contractor to supply all equipment and water.
- Contractor shall be responsible for construction inspections as per NYSDEC GP-0-15-002 and Town of Yorktown Code.

**MAINTENANCE OF TEMPORARY EROSION AND SEDIMENT CONTROL STRUCTURES:**

- N.Y.S.D.E.C. GP-0-15-002 EXPOSURE RESTRICTIONS - States that any exposed earthwork shall be stabilized in accordance with the guidelines of this plan.
- Trees and vegetation shall be protected at all times as shown on the detail drawing and as directed by the Engineer.
  - Care should be taken so as not to channel concentrated runoff through the areas of construction activity on the site.
  - Fill and site disturbances should not be created which causes water to pond off site or on adjacent properties.
  - Runoff from land disturbances shall not be discharged or have the potential to discharge off site without first being intercepted by a control structure, such as a sediment trap or silt fence. Sediment shall be removed before exceeding 50% of the retention structure's capacity.
  - For finished grading, adequate grade shall be provided so that water will not pond on lawns for more than 24 hours after rainfall, except in swale flow areas which may drain for as long as 48 hours after rainfall.
  - All swales and other areas of concentrated flow shall be properly stabilized with temporary control measures to prevent erosion and sediment travel. Surface flows over cut and fill areas shall be stabilized at all times.
  - All sites shall be stabilized with erosion control materials within 7 days of final grading.
  - Temporary sediment trapping devices shall be removed from the site within 30 days of final stabilization.

**MAINTENANCE SCHEDULE:**

	DAILY	WEEKLY	MONTHLY	AFTER RAINFALL	NECESSARY TO MAINTAIN FUNCTION	AFTER APPROVAL OF INSPECTOR
SILT FENCE	---	INSP.	INSP.	INSP.	CLEAN/REPLACE	REMOVE
INLET PROTECTION	---	INSP.	INSP.	CLEAN	REPLACE	REMOVE

**MAINTENANCE OF PERMANENT CONTROL STRUCTURES DURING CONSTRUCTION:**

The stormwater management system and outlet structure shall be inspected on a regular basis and after every rainfall event. Sediment build up shall be removed from the inlet protection regularly to insure detention capacity and proper drainage. Outlet structure shall be free of obstructions. All piping and drain inlets shall be free of obstruction. Any sediment build up shall be removed.

**MAINTENANCE OF CONTROLS AFTER CONSTRUCTION:**

Controls (including respective outlet structures) should be inspected periodically for the first few months after construction and on an annual basis thereafter. They should also be inspected after major storm events.

**DEBRIS AND LITTER REMOVAL:**

Twice a year, inspect outlet structure and drain inlets for accumulated debris. Also, remove any accumulations during each mowing operation.

**STRUCTURAL REPAIR/REPLACEMENT:**

Outlet structure must be inspected twice a year for evidence of structural damage and repaired immediately.

**EROSION CONTROL:**

Unstable areas tributary to the basin shall immediately be stabilized with vegetation or other appropriate erosion control measures.

**SEDIMENT REMOVAL:**

Sediment should be removed after it has reached a maximum depth of five inches above the stormwater management system floor.

**CONSTRUCTION SEQUENCE:**

Refer to the Plan Set for all plans and details which relate to Construction Sequence.

- Prior to the beginning of any site work the major features of the construction must be field staked by a licensed surveyor. These include the building, limits of disturbance, utility lines, and stormwater practices.
- Prior to the start of the project, an on-site pre-construction meeting will be held, this will be attended by the project owner, the operator responsible for complying with the approved construction drawings including the erosion and sediment control (E&SC) plan and details, the design engineer, the engineer responsible for E&SC monitoring during construction, and town representatives from the engineering department and code enforcement.
- A licensed surveyor must define infrastructure locations, limits of disturbance, stormwater basin limits, and grades in the field prior to start of any construction. Limits of disturbance shall be marked with the installation of construction fence or approved equal. The extents of the stormwater management system shall be cordoned off to minimize the disturbance on this area.
- Install all perimeter erosion control measures, construction entrance as shown on the Erosion and Sediment Control Plan and the associated Details. Install silt fencing at the bottom of slopes. The standards established in Part 1.B 1.b of the GP-015-002 included in appendix B of this SWPPP must be adhered to.
- Strip site, clear vegetation, and place topsoil in stockpile locations shown on the plan.
- Begin rough grading the site. Contractor to limit exposure of denuded soils by providing temporary stabilization for work areas that will remain undisturbed for over seven (7) days. Chipped rock that is not suitable to remain on site shall be hauled away and properly disposed of. An area has been provided for the stockpiling of removed soil and rock which is to be removed from the site.
- Rough grade building and driveway.
- Begin construction of building.
- Begin the excavation and installation of the drainage and stormwater management system. Protect trenches and open excavations from erosion. Entry into the system shall be blocked off until site has reached final stabilization. Once system has been installed, backfill, seed where necessary, and reinstall measures to cordon off the system from disturbance.
- During site construction maintain and re-establish as required erosion control and stabilization measures as required by the site plan and details.
- Excavate to the sub-grade level. Scarify the existing soil to a depth of 12-inches by rototilling or other means acceptable to the Engineer. Install all courses of stone as per the specifications given on the Plan.
- Install base course of Item 4 in all pavement areas. Stabilize all open areas with seed and mulch.
- Construct remainder of building, driveway and parking areas. First install curbs, asphalt binder, and concrete sidewalk. Once binder course is installed, drainage outlet may be unblocked.
- Backfill curbs, grade, place final soil topping and put in place permanent vegetative cover over all disturbed areas, landscape beds, slopes, etc.
- Once site stabilization has taken place (An area shall be considered to have achieved final stabilization when it has a minimum uniform 80% perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements), remove all temporary erosion and sediment controls, unplug the drainage system to allow runoff to enter the stormwater management system.

**Winter Stabilization Notes:**

If construction activities are expected to extend into or occur during the winter season the contractor shall anticipate proper stabilization and sequencing. Construction shall be sequenced such that wherever possible areas of disturbance that can be completed and permanently stabilized shall be done by applying and establishing permanent vegetative cover before the first frost. Areas subject to temporary disturbance that will not be worked for an extended period of time shall be treated with temporary seed, mulch, and/or erosion blankets.

**TOPSOIL:**

- Existing topsoil will be removed and stored in piles sufficiently as to avoid mixing with other excavation. Stockpiles shall be surrounded by erosion control as outlined on these plans. The furnishing of new topsoil shall be of a better or equal to the following criteria (SS713.01 NYSDOT):
- The pH of the material shall be 5.5 to 7.6.
  - The organic content shall not be less than 2% or more than 70%.
  - Gradation:
 

SIEVE SIZE	% PASSING BY WGT.
2 INCH	100
1 INCH	85 TO 100
1/4 INCH	65 TO 100
NO. 200 MESH	20 TO 80

**PERMANENT VEGETATIVE COVER:**

- Site preparation:
  - Install erosion control measures.
  - Scarify compacted soil areas.
  - Lime as required to pH 6.5.
  - Fertilize with 10-6-4 4 lbs/1,000 S.F.
  - Incorporate amendments into soil with disc harrow.
- Seed mixtures for use on swales and cut and fill areas.
 

MIXTURE	LBS./ACRE
ALT. A	KENTUCKY BLUE GRASS 20 CREeping RED FESCUE 28 RYE GRASS OR REDTOP 5
ALT. B	CREeping RED FESCUE 2 REDDOP 20 TALL FESCUE/SMOOTH BLOOMGRASS 20
- SEEDING
  - Prepare seed bed by raking to remove stones, twigs, roots and other foreign material.
  - Apply soil amendments and integrate into soil.
  - Apply seed uniformly by cyclone seeder culti-packer or hydro-seeder at rate indicated.
  - Stabilize seeded areas in drainage swales.
  - Irrigate to fully saturate soil layer, but not to dislodge planting soil.
  - Seed between April 1st and May 15th or August 15th and October 15th.
  - Seeding may occur May 15th and August 15th if adequate irrigation is provided.

**TEMPORARY VEGETATIVE COVER:**

- SITE PREPARATION:**
- Install erosion control measures.
  - Scarify areas of compacted soil.
  - Fertilize with 10-10-10 at 400/acre.
  - Lime as required to pH 6.5.
- SEED SPECIES:**
- | MIXTURE   | LBS./ACRE |
|---|-----------|
| Rapidly germinating annual ryegrass (or approved equal) | 20        |
| Perennial ryegrass                                      | 20        |
| Cereal oats   | 36        |
- SEEDING:**  
Same as permanent vegetative cover

**CONTRACTOR CERTIFICATION STATEMENT**

Certification Statement - All contractors and subcontractors as identified in a SWPPP, by the Owner or Operator, in accordance with Part III.A.5 of the SPDES General Permit for Stormwater Runoff from Construction Activity, GP-0-15-002, dated January 29, 2015, Page 10 of 40, shall sign a copy of the following Certification Statement before undertaking any construction activity at the Site identified in the SWPPP:

"I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the Qualified Inspector during a site inspection. I also understand that the Owner or Operator must comply with the terms and conditions of the New York State Pollutant Discharge Elimination System ("SPDES") General Permit for Stormwater Discharge from Construction Activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings."

Individual Contractor: \_\_\_\_\_

Name and Title (please print): \_\_\_\_\_

Signature of Contractor: \_\_\_\_\_

Company / Contracting Firm: \_\_\_\_\_

Name of Company: \_\_\_\_\_

Address of Company: \_\_\_\_\_

Telephone Number / Cell Number: \_\_\_\_\_

Site Information: \_\_\_\_\_

Address of Site: \_\_\_\_\_

Today's Date: \_\_\_\_\_

**OWNER / OPERATOR CERTIFICATION**

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. Further, I hereby certify that the SWPPP meets all Federal, State, and local erosion and sediment control requirements. I am aware that false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law."

Name (please print): \_\_\_\_\_

Title: \_\_\_\_\_

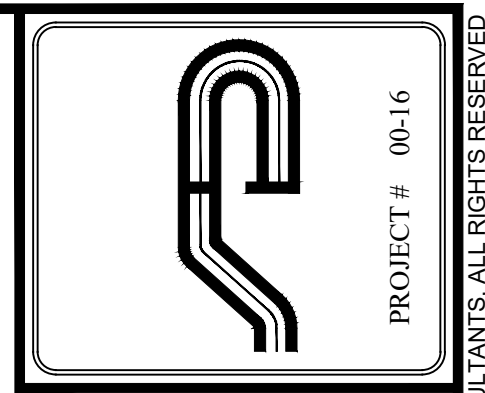
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Address: \_\_\_\_\_

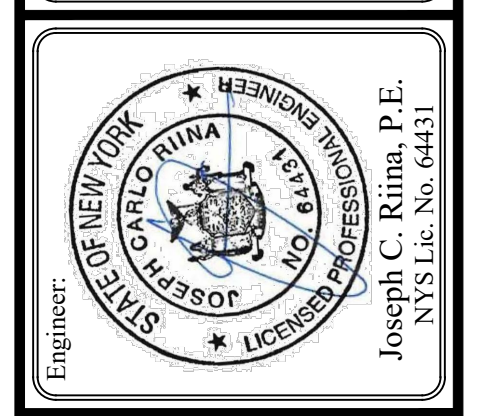
Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

E-mail: \_\_\_\_\_



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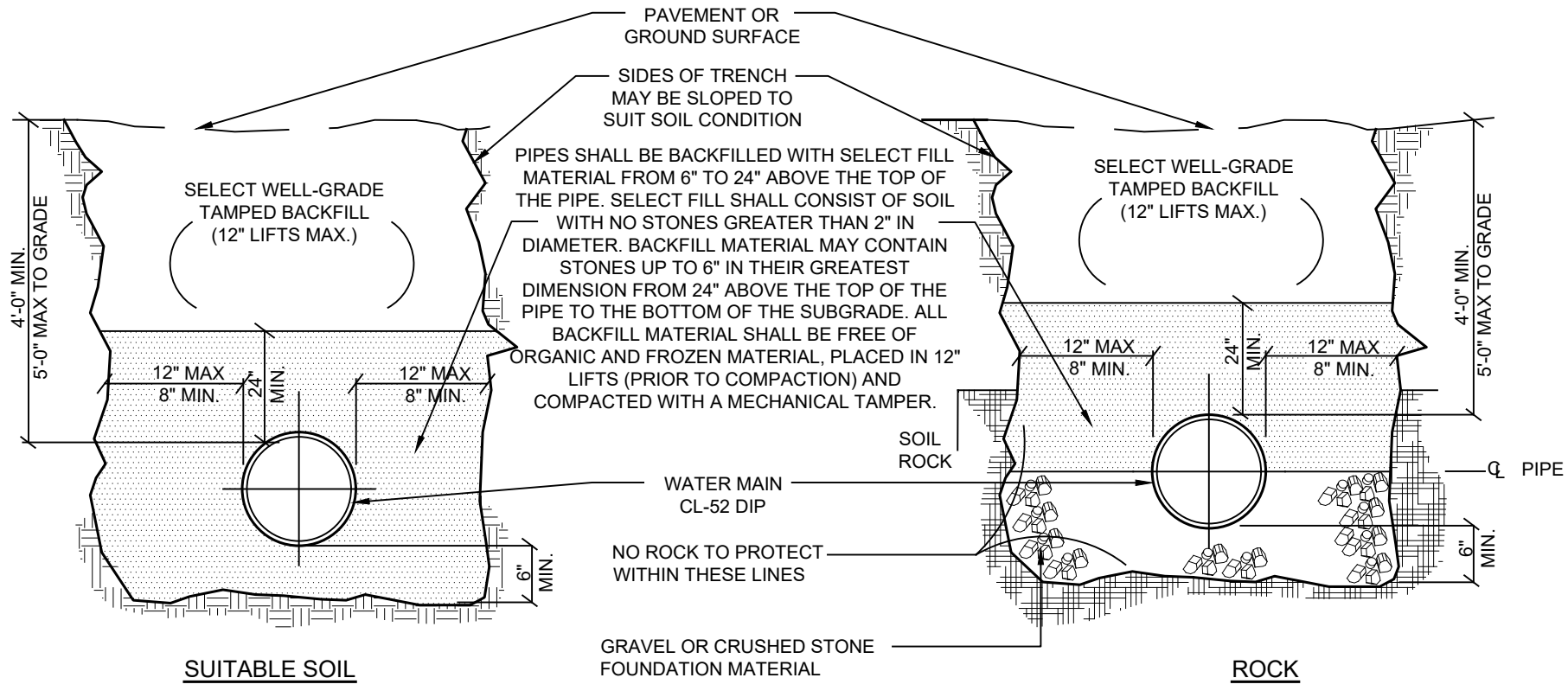
Revisions:

No.	Date	Comments

SCALE: N.T.S.	DRAWN BY: CS	DATE: 7/6/22
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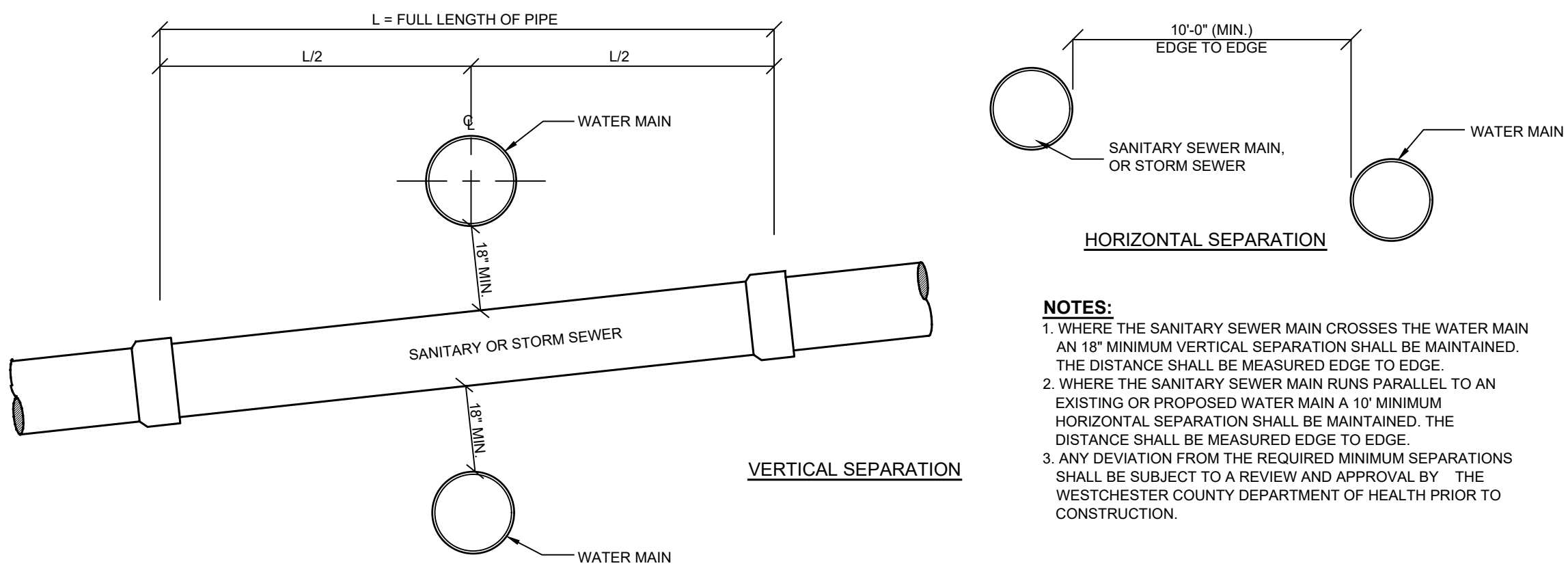
**EROSION DETAILS**

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



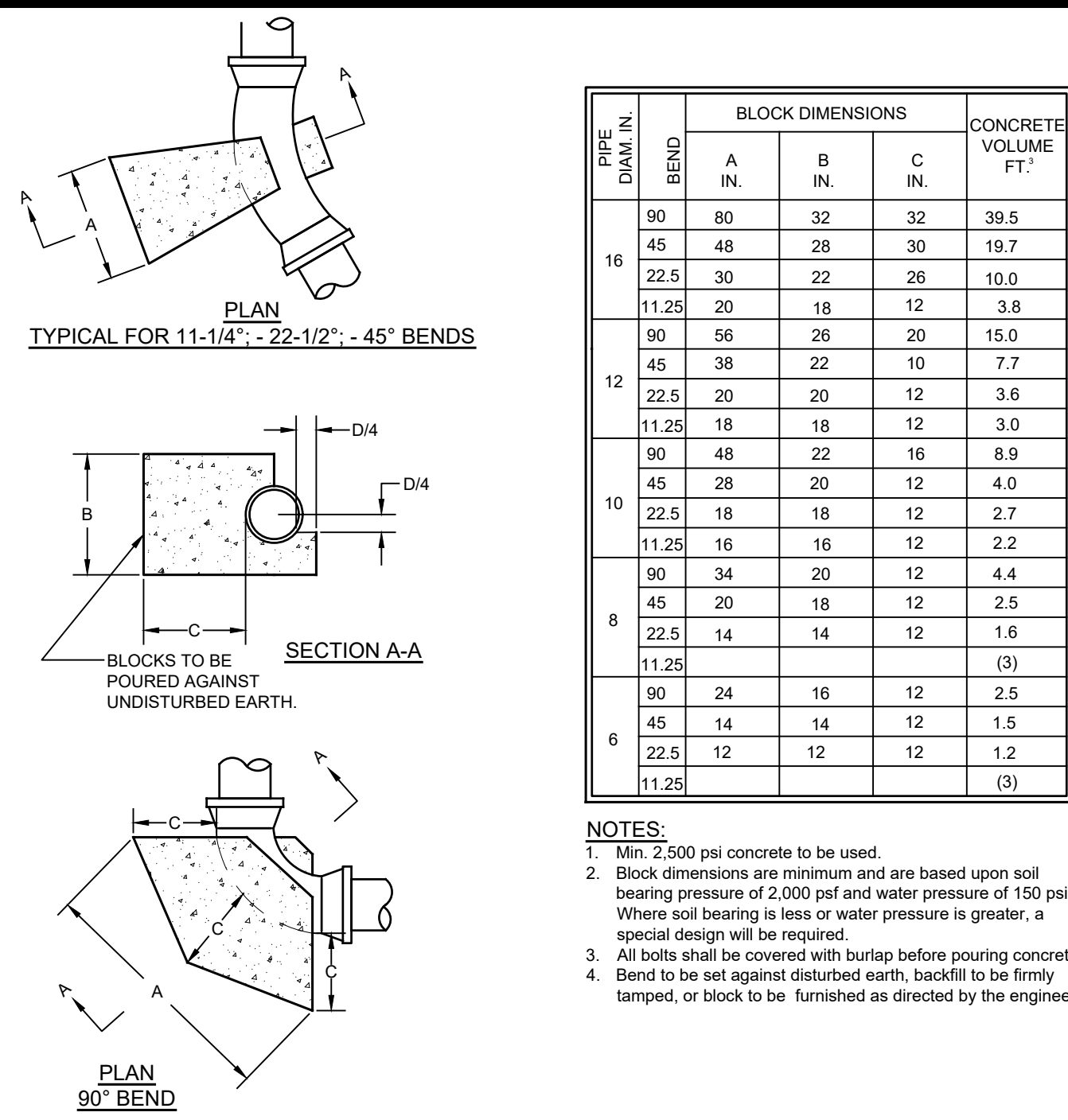
- NOTES:  
1. In materials to be considered as unsuitable (i.e. Muck) material is to be replaced 24" below the pipe invert and replaced with item no. 4 bedding.  
2. A continuous and uniform bedding shall be provided in the trench for all buried pipe. Backfill material shall be tamped in layers around the pipe and to a sufficient height above the pipe to adequately support and protect the pipe. Stones found in the trench shall be removed for a depth of at least six inches below the bottom of the pipe.  
3. See Pavement Replacement Detail for backfill specifications in local and main TOWN ROADS.

W-1 WATER MAIN BEDDING DETAIL  
NOT TO SCALE



- NOTES:  
1. WHERE THE SANITARY SEWER MAIN CROSSES THE WATER MAIN AN 18" MINIMUM VERTICAL SEPARATION SHALL BE MAINTAINED. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.  
2. WHERE THE SANITARY SEWER MAIN RUNS PARALLEL TO AN EXISTING OR PROPOSED WATER MAIN A 10' MINIMUM HORIZONTAL SEPARATION SHALL BE MAINTAINED. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.  
3. ANY DEVIATION FROM THE REQUIRED MINIMUM SEPARATIONS SHALL BE SUBJECT TO A REVIEW AND APPROVAL BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH PRIOR TO CONSTRUCTION.

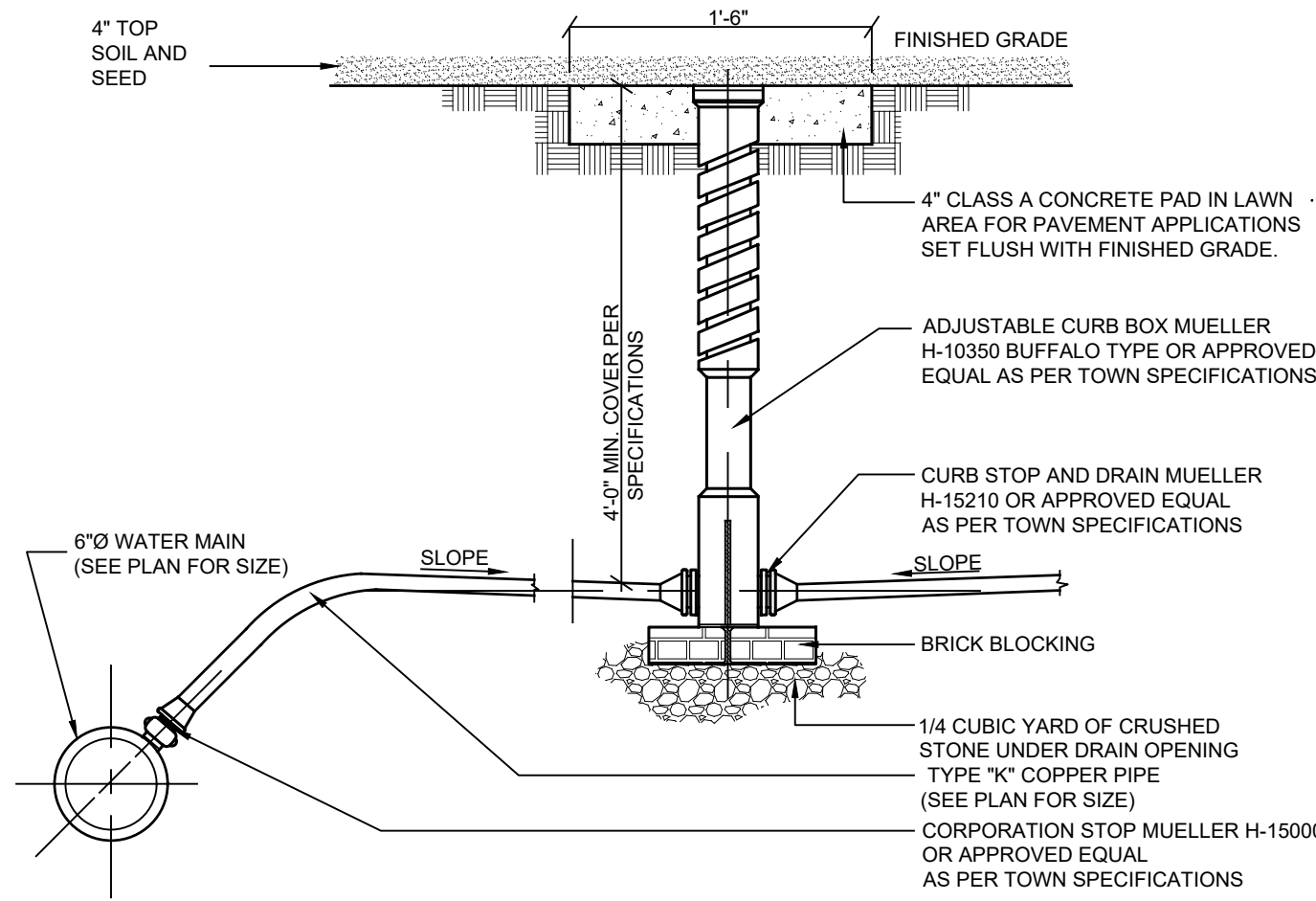
W-4 SEPARATION OF WATER MAINS, SANITARY SEWERS OR STORM SEWERS  
NOT TO SCALE



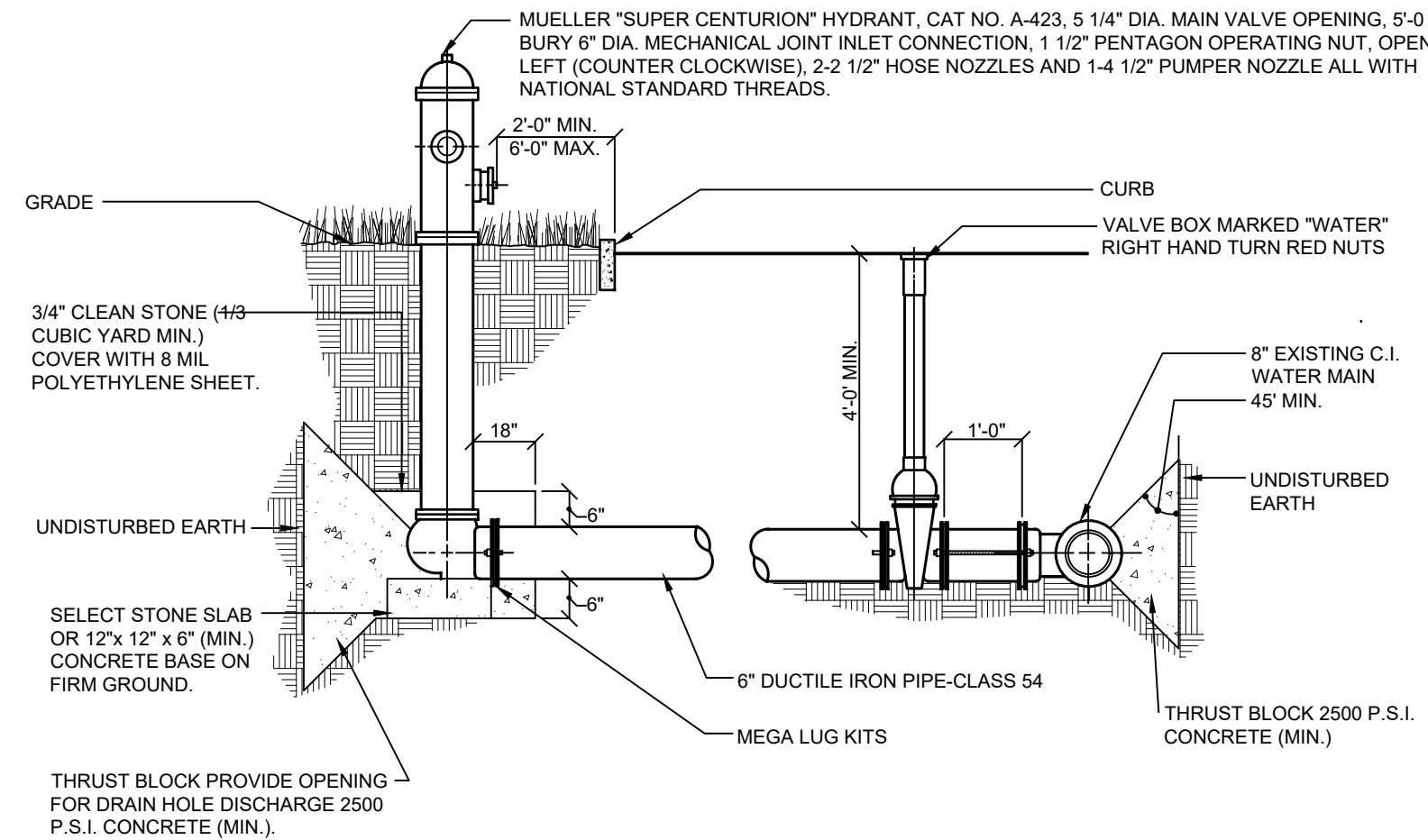
PIPE DIAM. IN.	BLOCK DIMENSIONS			CONCRETE VOLUME FT. <sup>3</sup>
	A IN.	B IN.	C IN.	
16	90	80	32	39.5
	45	48	28	30
	22.5	30	22	10.0
12	11.25	20	18	12
	90	56	26	20
	45	38	22	10
10	22.5	20	12	3.6
	11.25	18	12	3.0
	90	48	22	16
8	45	28	20	12
	22.5	18	12	2.7
	11.25	16	12	2.2
6	90	34	20	12
	45	20	18	12
	22.5	14	14	12
4	11.25	14	12	1.6
	90	24	16	12
	45	14	14	12
3	22.5	12	12	1.2
	11.25			(3)
				(3)

- NOTES:  
1. Min. 2,500 psi concrete to be used.  
2. Block dimensions are minimum and are based upon soil bearing pressure of 2,000 psf and water pressure of 150 psi. Where soil bearing is less or water pressure is greater, a special design will be required.  
3. All bolts shall be covered with burlap before pouring concrete.  
4. Bend to be set against disturbed earth, backfill to be firmly tamped, or block to be furnished as directed by the engineer.

W-8 THRUST BLOCKING FOR HORIZONTAL BENDS  
NOT TO SCALE

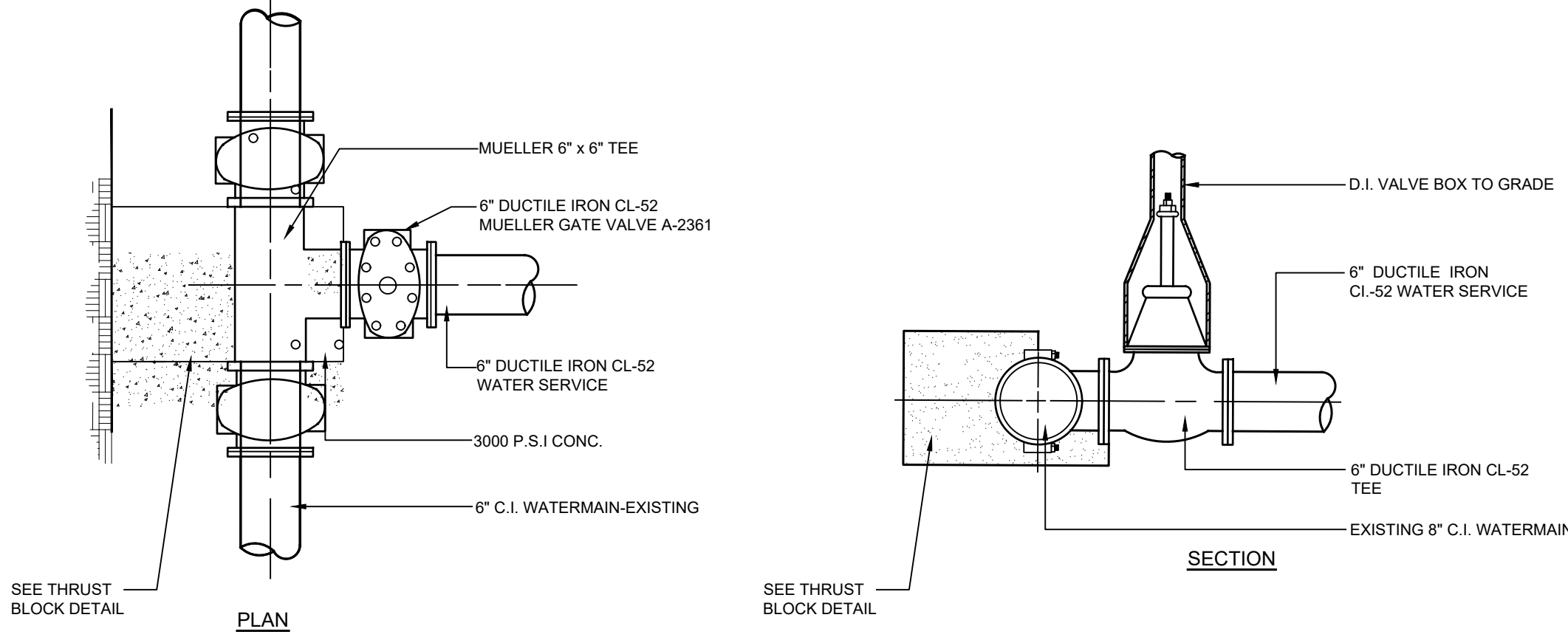


W-2 WATER SERVICE CONNECTION DETAIL  
NOT TO SCALE

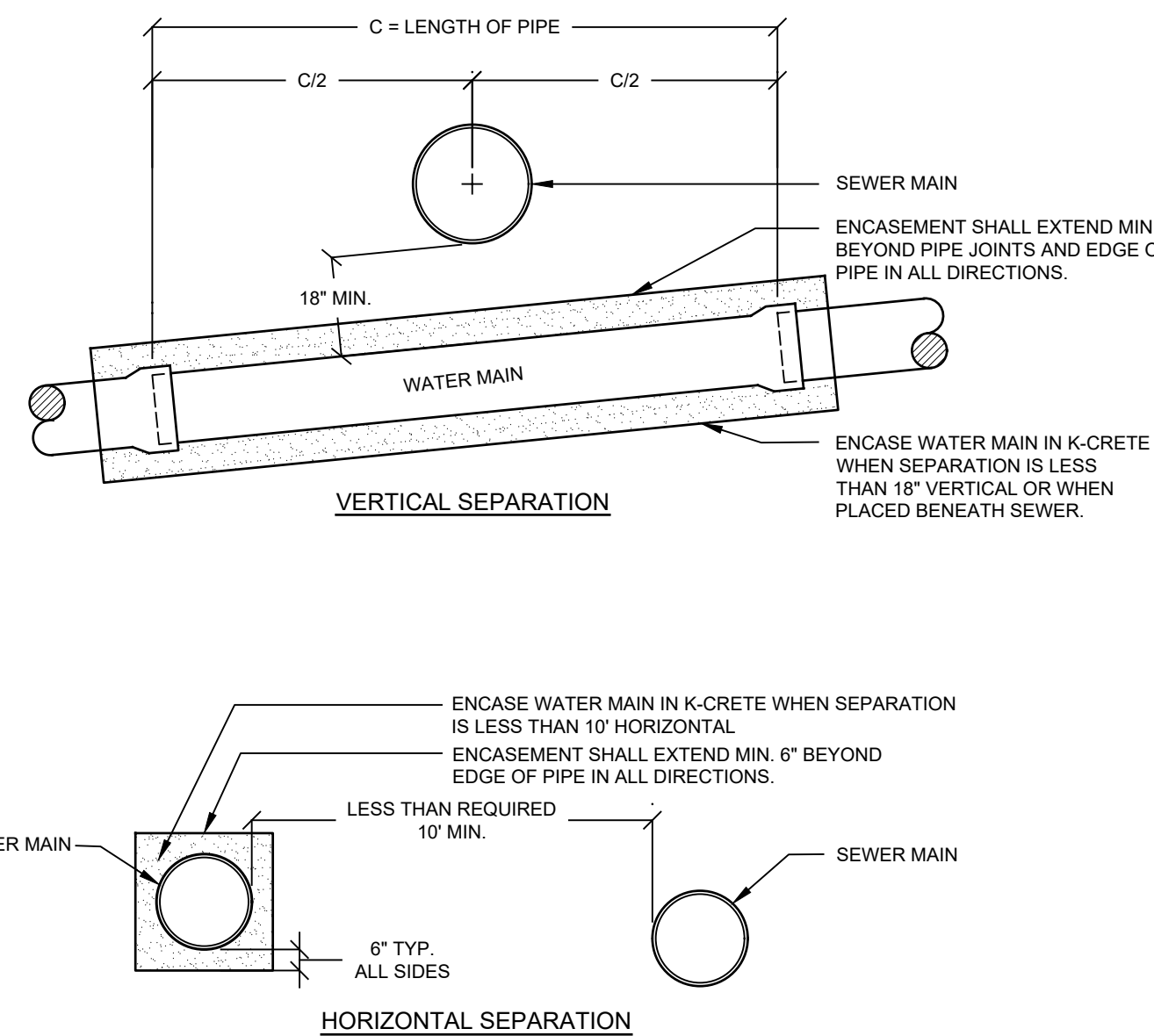


- NOTES:  
1. Retainer glands, concrete thrust blocks and tie rods shall be used at all locations where restraints are required.  
2. If groundwater is encountered within 7 feet of grade, hydrant drain holes shall be plugged. When the drains are plugged the barrels must be pumped dry after use during freezing weather. Where hydrant drains are not plugged, a gravel pocket or dry well shall be provided unless the natural soils will provide adequate drainage. Hydrant drains shall not be connected to or located within 10 feet of sanitary sewers or storm drains.  
3. If hydrant is within 10 feet of sewers, hydrant drain holes shall be plugged.  
4. Hydrant shall be painted with two coats of Electro-Farolthane, plastic finish, No. 44 red paint.  
5. All gate valves shall be Mueller AWWA standard.

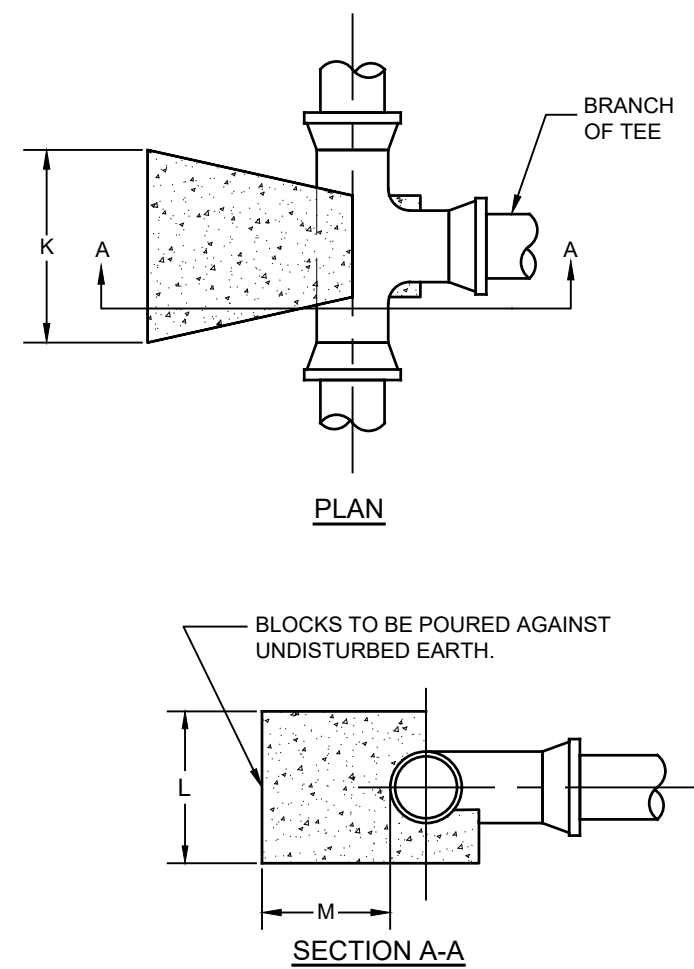
W-3 FIRE HYDRANT DETAIL



W-5 TEE AND GATE VALVE CONNECTION DETAIL  
NOT TO SCALE



- NOTES:  
1. In the event that there is a deviation from any of the separation requirements, said changes or use of encasement must be approved by the Westchester County Department of Health.  
2. Encasement of the water main shall apply only at locations where the minimum required separation distances can not be maintained or whenever a water main crosses beneath a sewer main.  
3. Encasement of the water main shall be limited to those locations indicated on the plans.  
4. Encasement shall be completed with k-crete having a minimum compressive strength of 50 psi.  
5. One full length of sewer pipe shall be laid so both joints will be as far from the water main as possible.  
6. Where the sewer has already been installed, the water main shall be placed so that the joints on the water main are equidistant from the sewer. No water pipe shall pass through or come in contact with any sewer manhole.

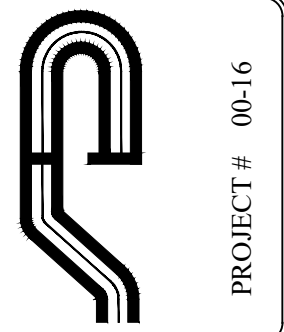


BRANCH SIZE IN.	BLOCK DIMENSIONS			CONCRETE VOLUME FT. <sup>3</sup>
	K IN.	L IN.	M IN.	
6	18	16	12	2.4
8	30	18	12	4.0
10	42	20	12	6.3
12	50	24	16	11.3
16	60	36	24	30.0

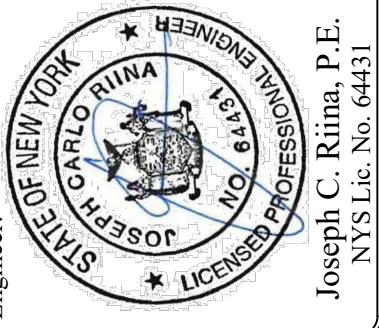
- NOTES:  
1. Min. 2,500 psi concrete to be used.  
2. Block dimensions are minimum and are based upon soil bearing pressure of 2,000 psf and water pressure of 150 psi. Where soil bearing is less or water pressure is greater, a special design will be required.  
3. All bolts shall be covered with burlap before pouring concrete.

W-7 THRUST BLOCKING FOR TEES

W-6 WATER MAIN ENCASEMENT DETAIL



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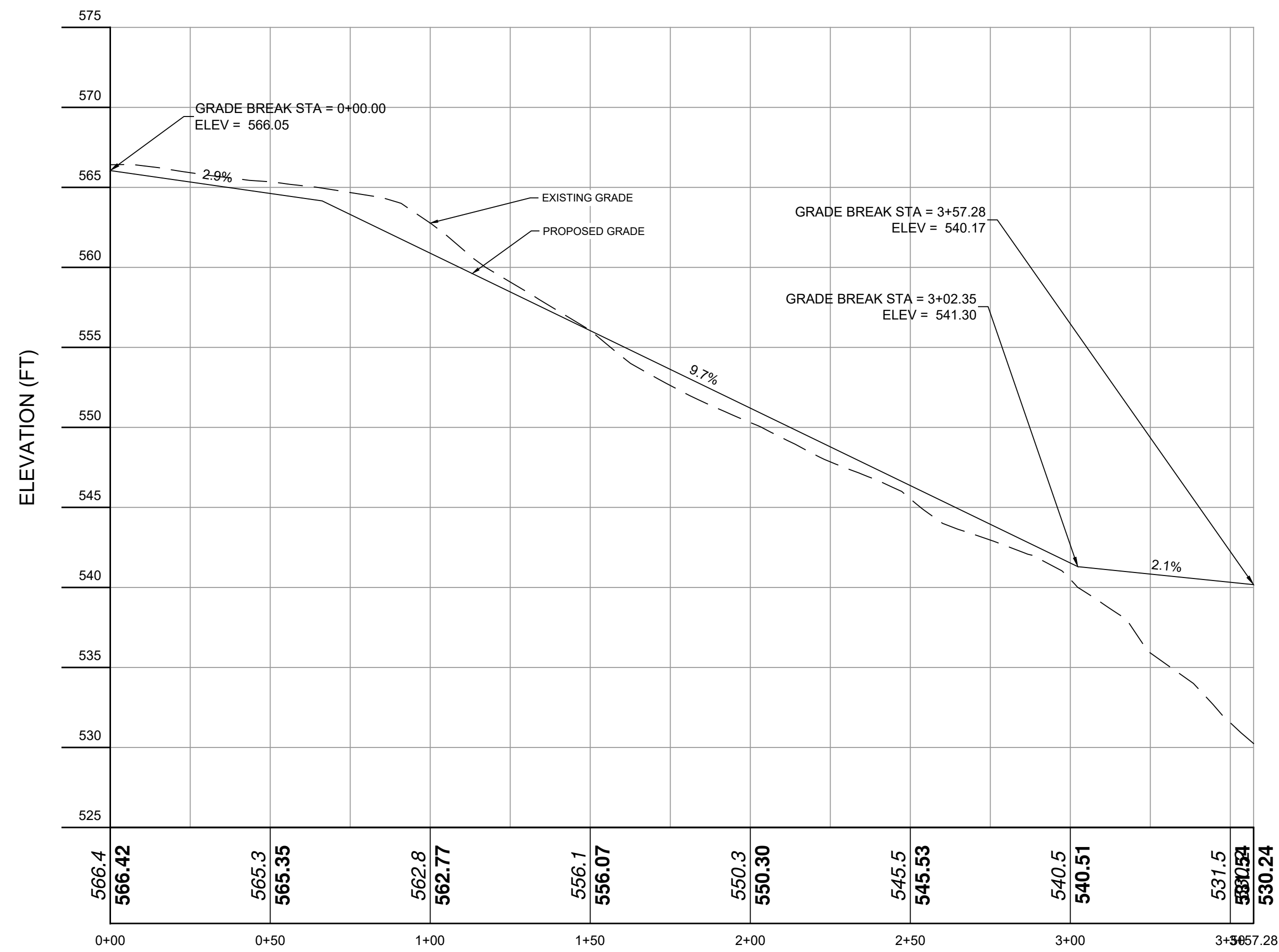
Revisions:	No.	Date	Comments

SCALE: N.T.S.  
DRAWN BY: CS  
DATE: 7/6/22

WATER MAIN DETAILS

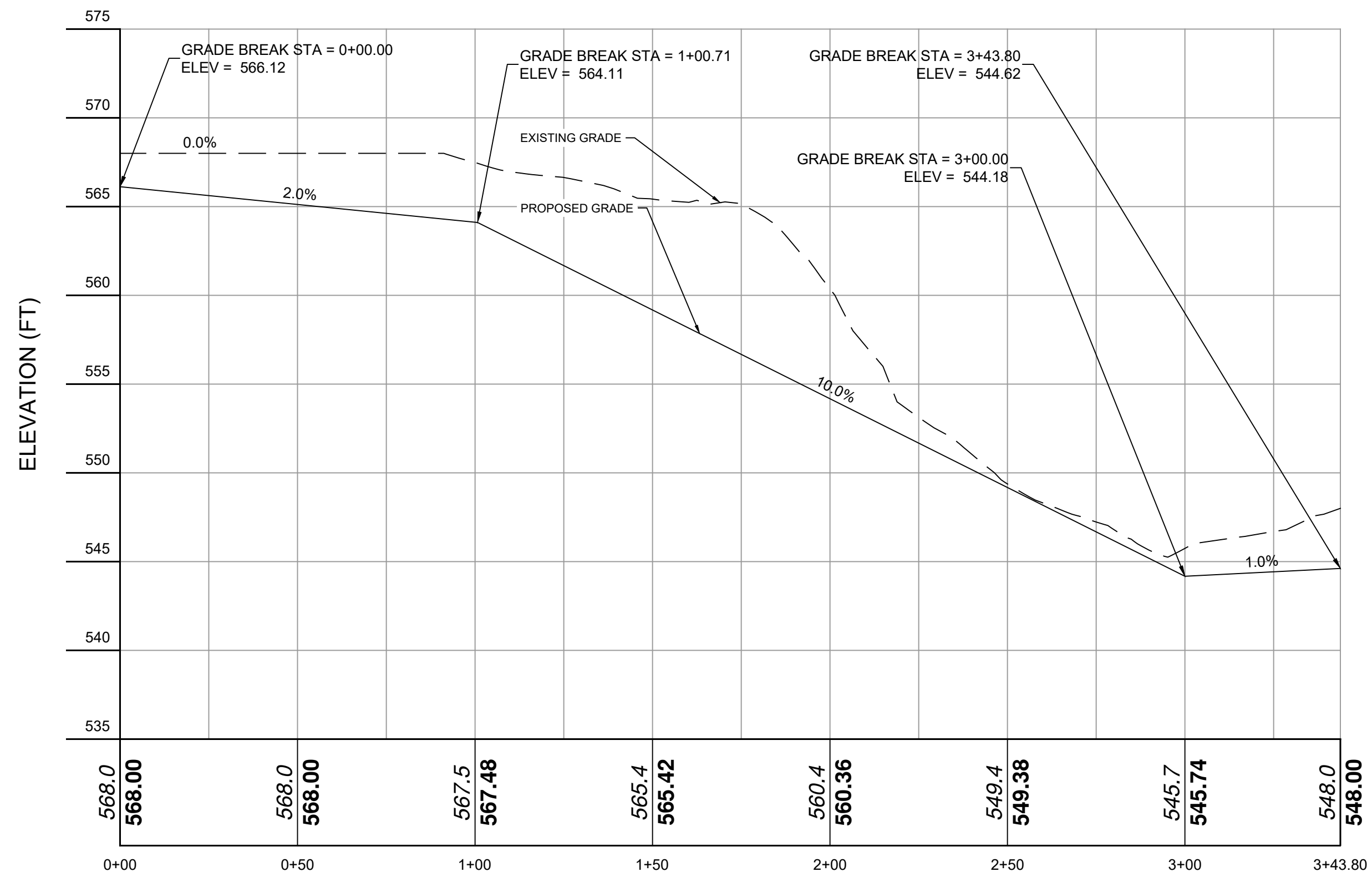
PRELIMINARY SUBDIVISION PLAN  
PREPARED FOR  
**DORCHESTER GLEN**  
1643 MAXWELL DRIVE  
Westchester County  
Town of Yorktown

E:\20000\06\KINCAID\MAXWELL\DWG\CONCRETE\GLEN\INDIVIDUAL\16 DORCHESTER GLEN\INDIVIDUAL\16 SITE PLAN\16-02.DWG, 2/22/2022 11:58:26 AM



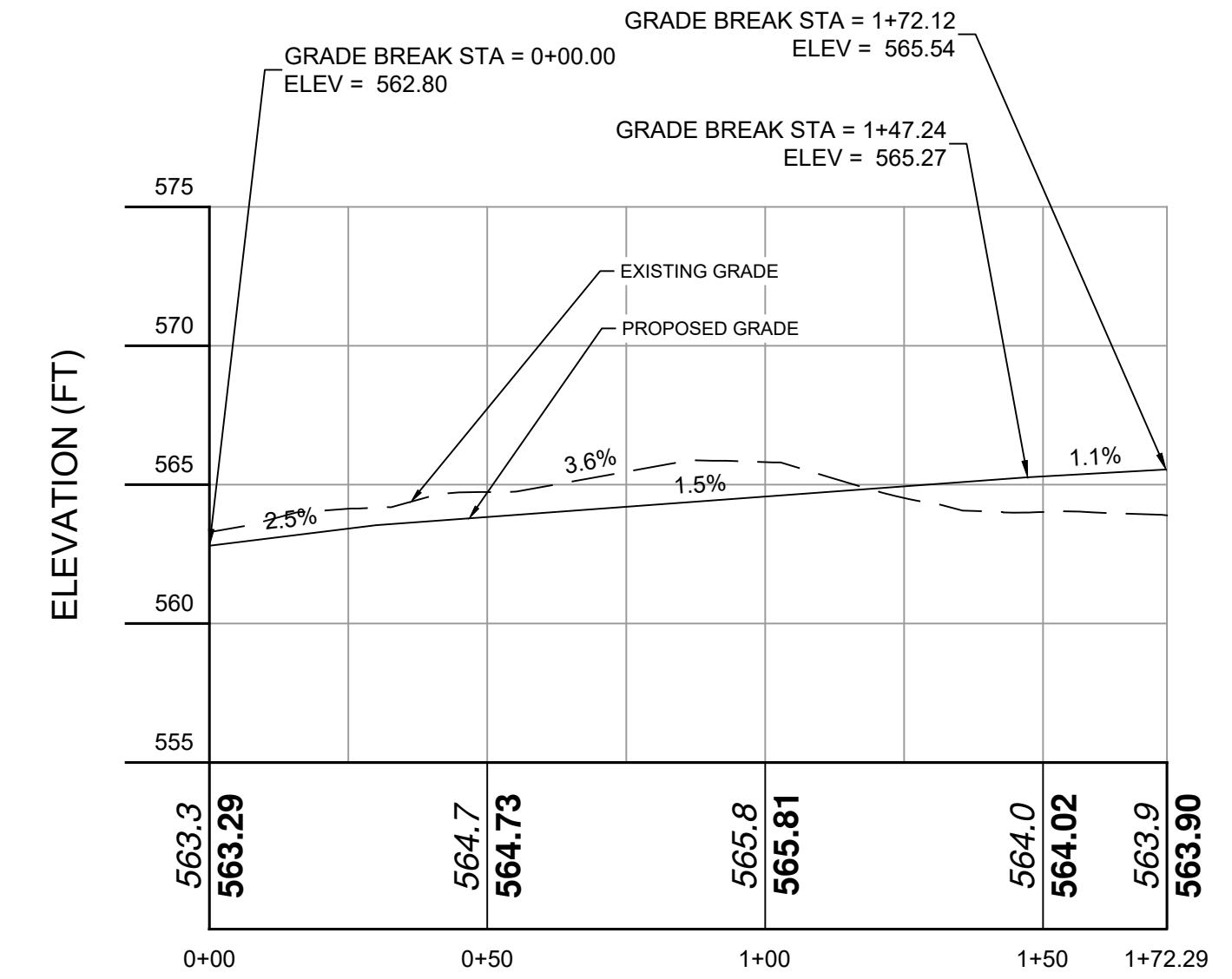
DISTANCE ALONG BASELINE (FT)

Lot 6.2  
 VERT. SCALE: 1" = 10  
 HORIZ. SCALE: 1" = 50



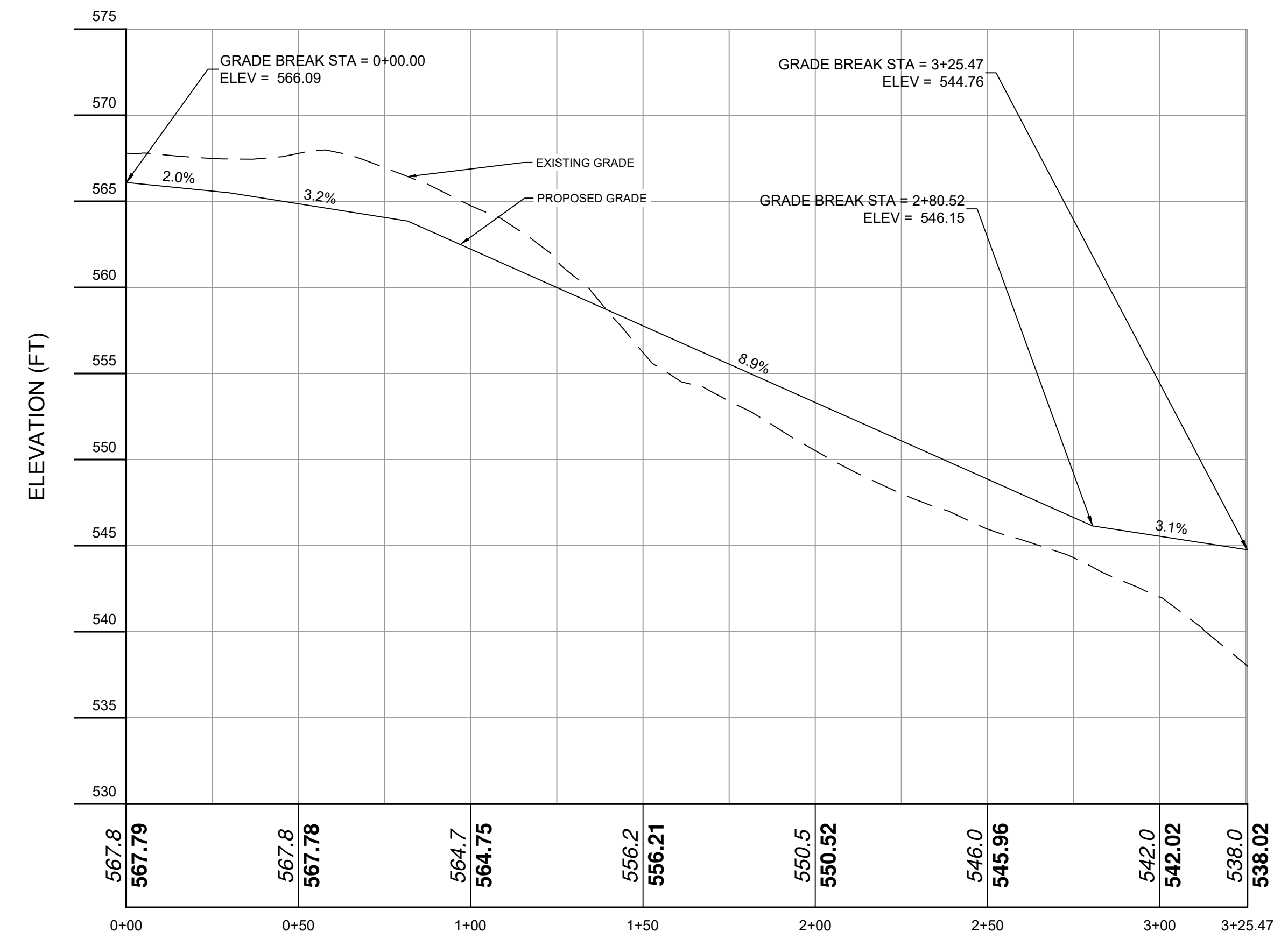
DISTANCE ALONG BASELINE (FT)

PROPOSED DRIVEWAY - LOT 6.4  
 VERT. SCALE: 1" = 10  
 HORIZ. SCALE: 1" = 50



DISTANCE ALONG BASELINE (FT)

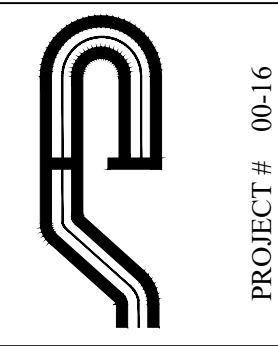
PROPOSED DRIVEWAY - LOT 6.1  
 VERT. SCALE: 1" = 10  
 HORIZ. SCALE: 1" = 50



DISTANCE ALONG BASELINE (FT)

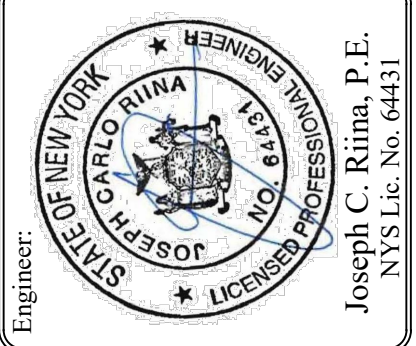
Lot 6.3  
 VERT. SCALE: 1" = 10  
 HORIZ. SCALE: 1" = 50

E:\2000\06\16\KICK\06\16\MAXWELL\DRIVEWAY\PROFILES\LOT 6.2\DWG 20220222.11:08:26 AM



PROJECT # 00-16

**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:  
 Joseph C. Rinn, P.E.  
 NYS Lic. No. 64431

Revisions:	No.	Date	Comments

SCALE:  
1" = 30'

DRAWN BY:  
CS

DATE:  
7/6/22

DRIVEWAY  
 PROFILES

PRELIMINARY SUBDIVISION PLAN  
 PREPARED FOR  
**DORCHESTER GLEN**

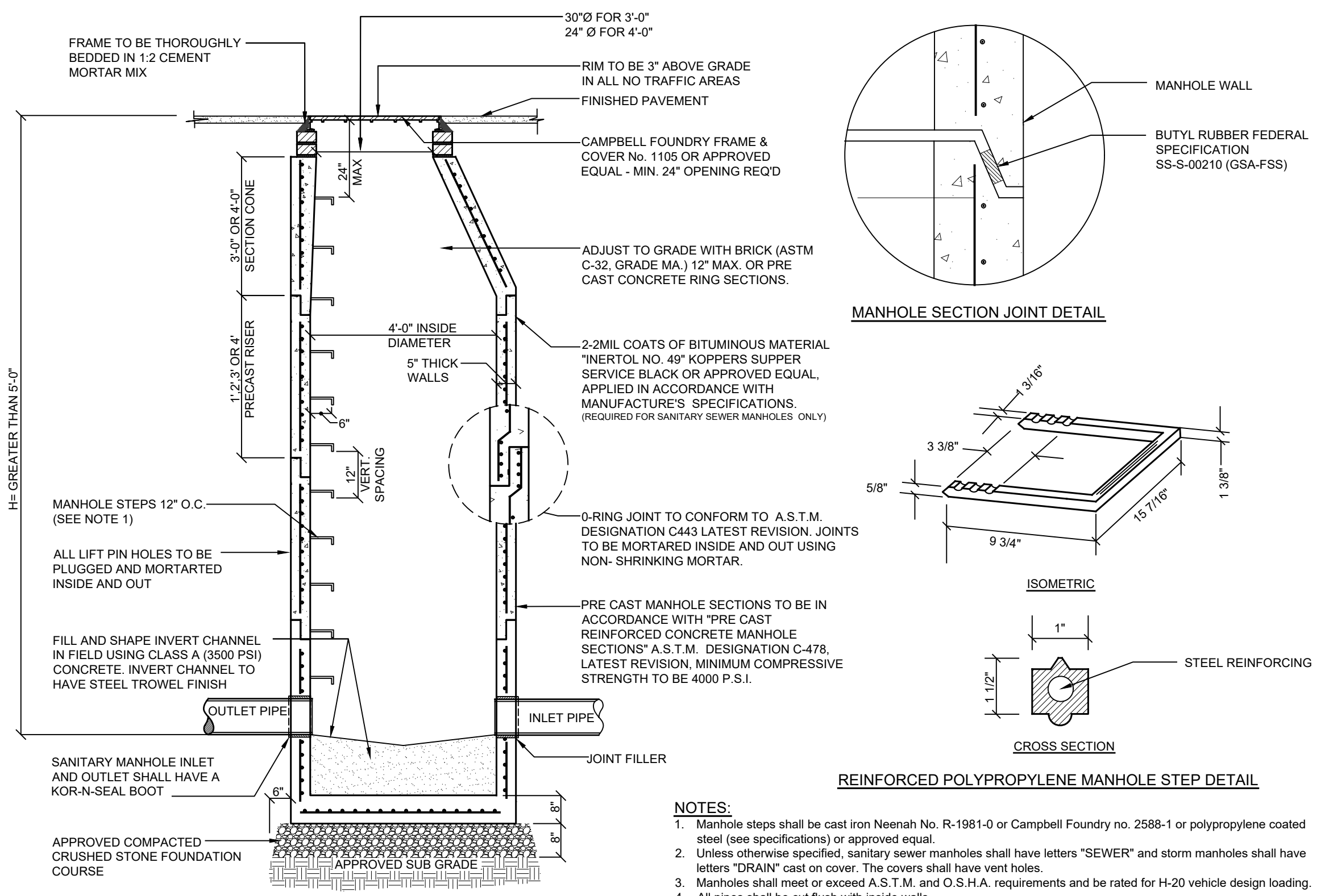
1643 MAXWELL DRIVE  
 Yorktown Heights, NY 10598

Westchester County

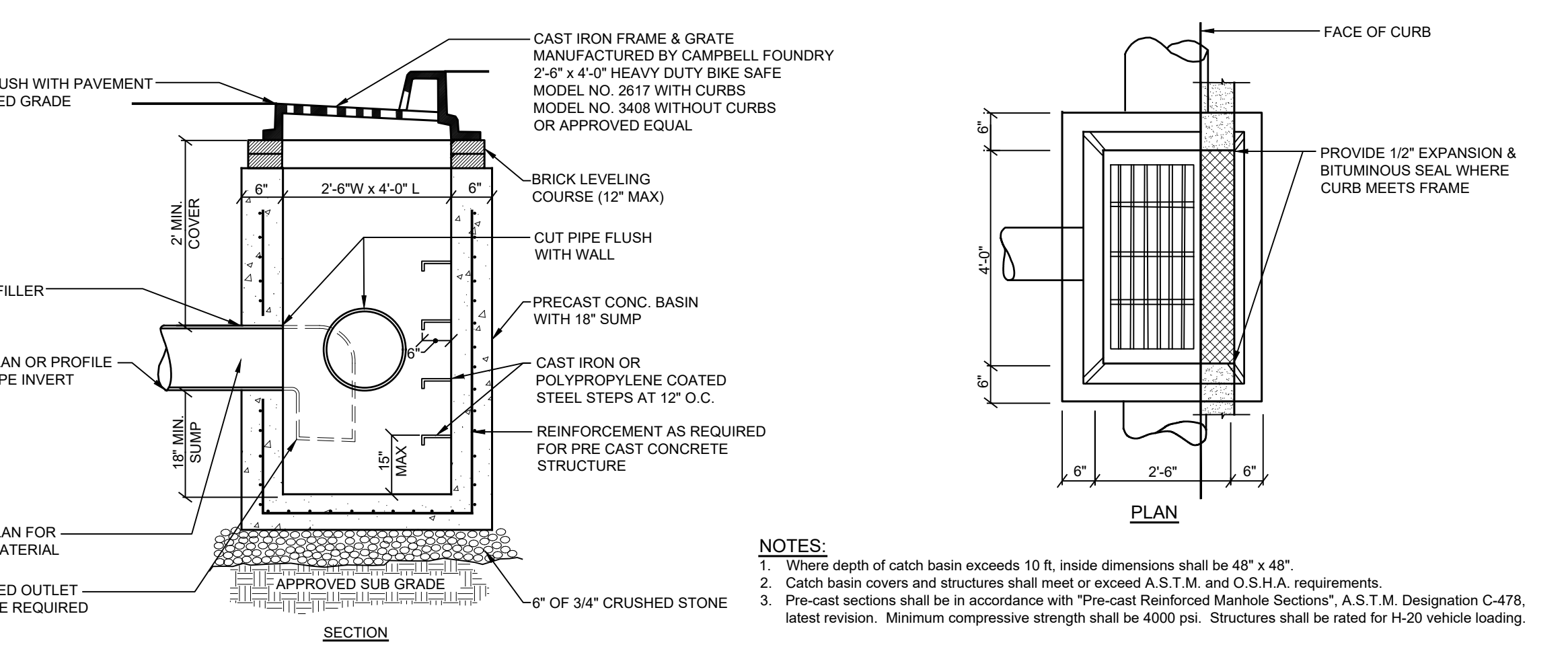
Sheet  
6

of  
7

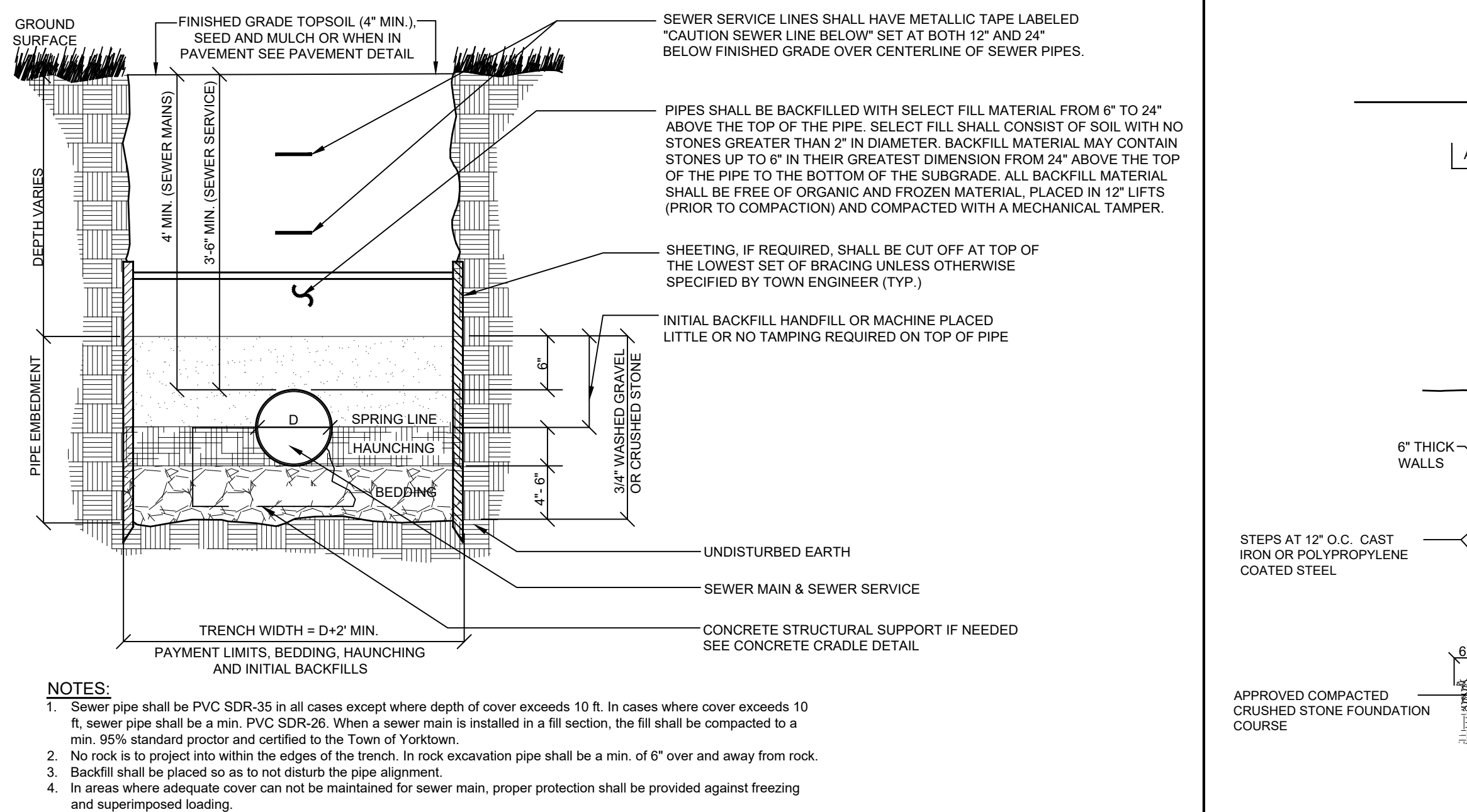
Town of Yorktown



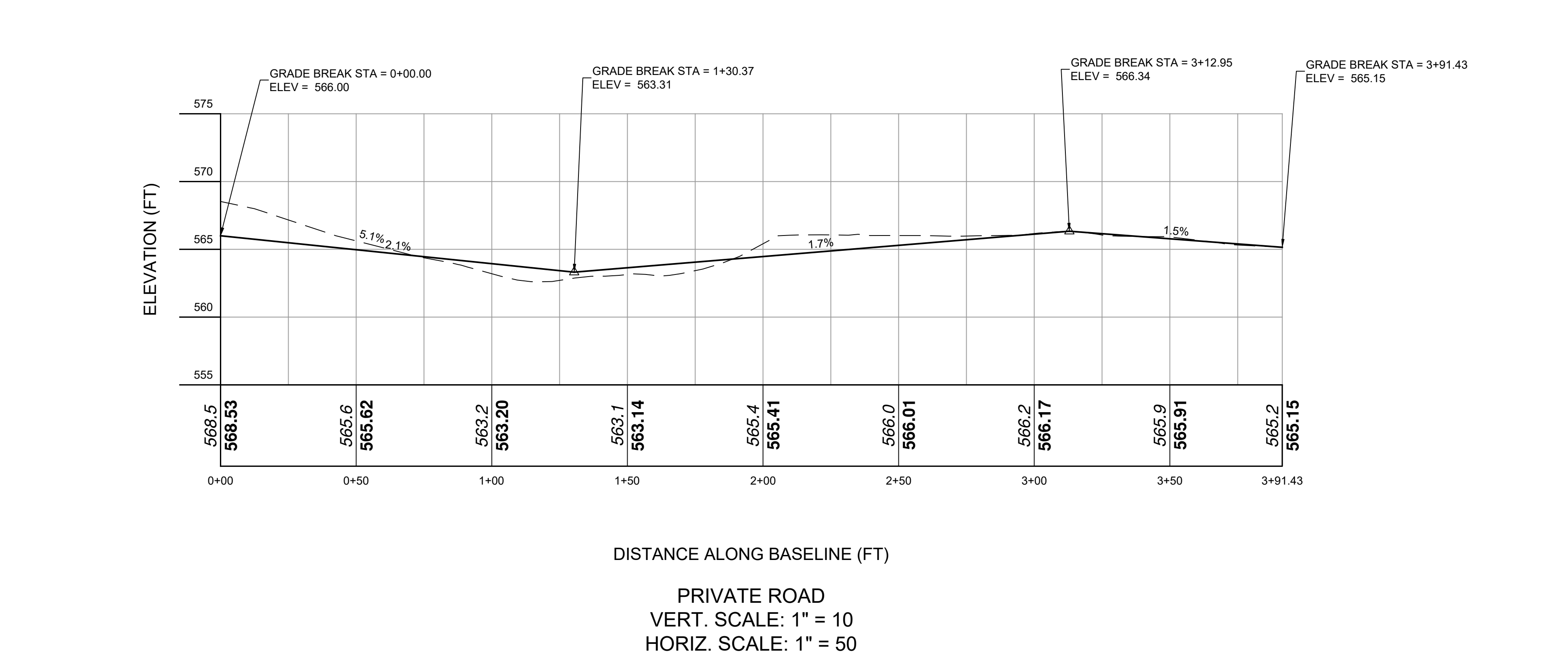
**S-1 PRECAST CONCRETE SEWER MANHOLE DETAIL**  
NOT TO SCALE



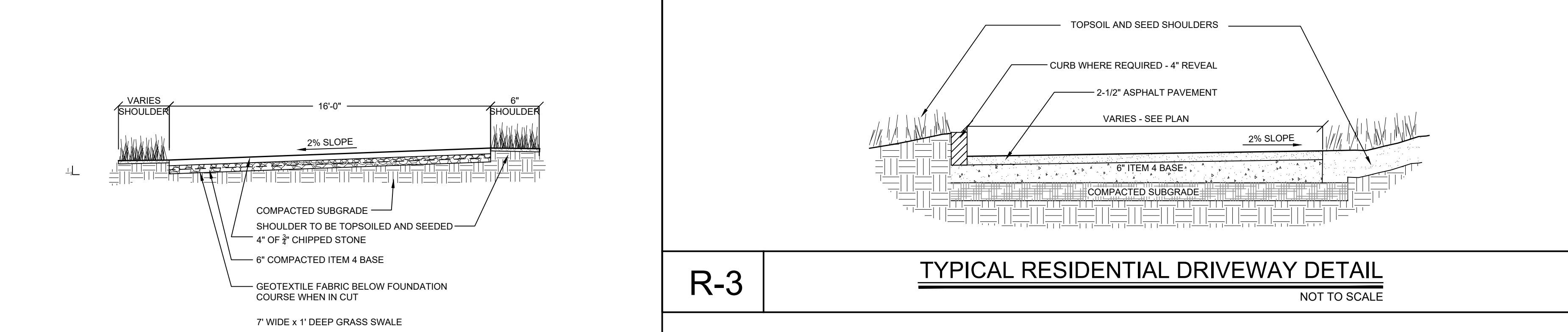
**D-1 TYPICAL CATCH BASIN DETAIL**  
NOT TO SCALE



**S-2 SEWER MAIN / SEWER SERVICE TRENCH DETAIL**  
NOT TO SCALE



**R-1 PRIVATE ROAD PROFILE**  
NOT TO SCALE

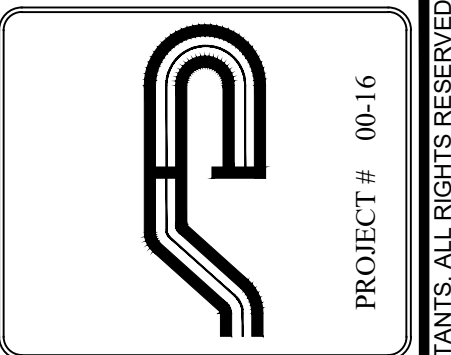


**R-3 TYPICAL RESIDENTIAL DRIVEWAY DETAIL**  
NOT TO SCALE

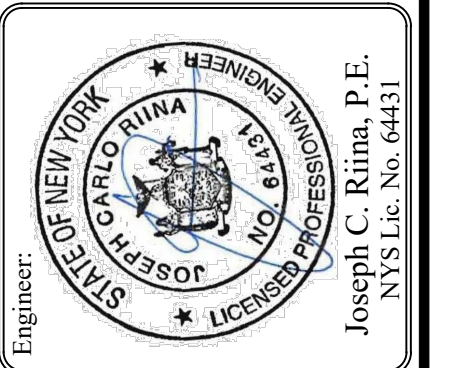
**R-2 PRIVATE ROAD**  
NOT TO SCALE



**D-2 TYPICAL DRAIN INLET (TYPE DI) DETAIL**  
NOT TO SCALE



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(914) 962-4488 - Fax: (914) 962-7386  
www.sitedesignconsultants.com



Revisions:	No.	Date	Comments

SCALE:	N.T.S.
DRAWN BY:	CS
DATE:	7/6/22

**SITE DETAILS**

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

E:\2022\06\16\KICKSTART MAXWELL DORCHESTER GLEN ENGINEERING\DWG\016.DORCHESTER GLEN\DWG\016.DWG 2/22/2022 11:28:26 AM

# **Amawalk Friends CAPA Space**



## Robyn Steinberg

---

**From:** Elise Graham <elisebgraham@gmail.com>  
**Sent:** Wednesday, March 31, 2021 9:46 AM  
**To:** John Tegeder  
**Cc:** Robyn Steinberg  
**Subject:** Peak time use estimate for the Capa Space at Amawalk Meeting House

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear John,

As per your request, the following is our best estimation for peak time use of the 935 sq ft. educational space (the Capa Space) on the grounds of the Amawalk Friends Meeting House at 2467 Quaker Church Road, Yorktown NY

We expect that the space will be open Thursday-Monday from noon until 6:00.

The space will include a dedicated exhibition area that includes photographs and ephemera that relate to the two world famous photographers, Robert and Cornell Capa who are buried at the site. We will also exhibit photography as it relates to the Quaker values of peace and social justice.

We estimate that there will be an intermittent flow of visitors throughout the day and based on other similar local places these would not exceed 8-10 visitors per hour. We expect that the average time in the space would be approximately 20 minutes. Some visitors may also take the time to visit the graves of Robert and Cornell Capa buried up the hill.

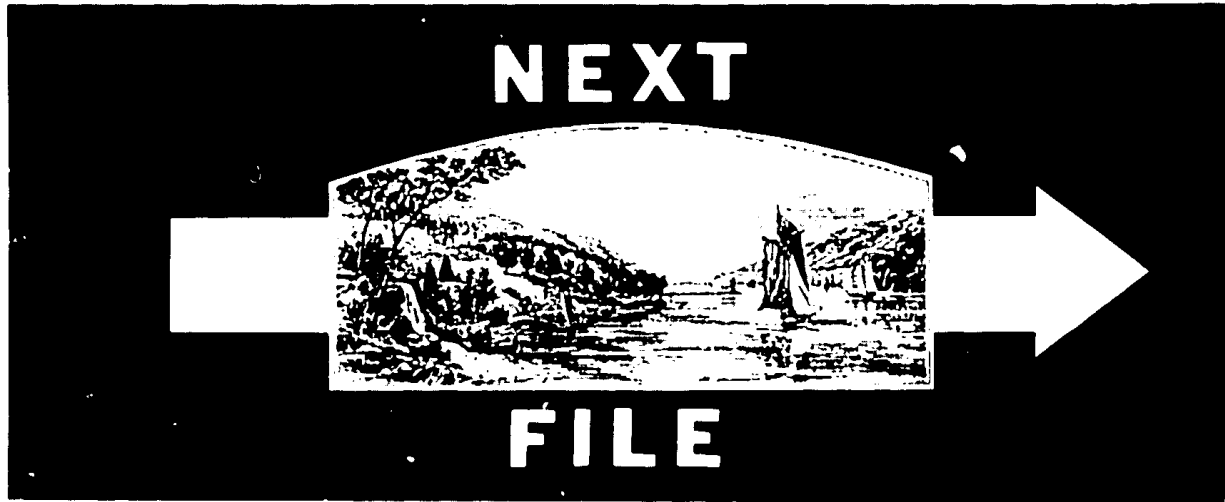
Some gatherings and small events that we plan for the space may occur outside of the hours above. There may be evening hours for talks and small classes. Due to the small square footage we estimate that these gatherings will not exceed 25 people.

We expect that we may have larger events (30-50 people) no more than twice a year for fundraising purposes. These would be during good weather months and we would use the meeting house and grounds for these events. The Quakers currently have a relationship with the Amawalk Cemetery for overflow parking needs (Christmas Eve services) if necessary.

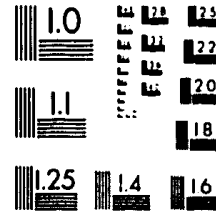
Please let me know if there is anything else we can provide.

Best regards,  
Elise Graham

# Zoning Board File



THIS IS TO CERTIFY THAT HUDSON MICROGRAPHICS PRESENTS THE FOLLOWING IMAGES AS AN ACCURATE AND COMPLETE MICROFILM COPY OF THE ORIGINAL CUSTOMER FILES AS EDITED BY CUSTOMER INSTRUCTION.



**HUDSON MICROGRAPHICS**  
PO Box 640, Rt 11 9W, Port Ewen, New York 12466 914 338-5785

MINUTELY RESOLUTION TEST CHART  
NATIONAL BUREAU OF STANDARDS-1963-A

0000 0000 0466

02 15071

**MEMORANDUM**

**DATE:** August 24, 1983  
**TO:** Building Inspector  
**FROM:** Director of Planning  
**SUBJECT:** Amawalk Meeting House

The Planning Board at its meeting of August 16th reviewed the application for the Amawalk Meeting House for construction of a Sunday School building and its intended parking.

After its review the Board determined to notify the Building Inspector that a foundation permit could be issued and that the parking plan when finalized will consist of a grass parking area.

It is anticipated that the applicant will finalize his plans by the October 10th meeting of the Planning Board therefore no final certificate of occupancy should be issued until such time as the plans have been finally approved.

Raymond H. Arnold, AICP  
Director of Planning &  
Community Development

RHA/hm

cc: Robb Magee

0000 0000 0467



## AMAWALK FRIENDS MEETING

5-28-1989

William Gregory  
Building Inspector  
Town of Yorktown  
Town Hall,  
Yorktown Heights, N.Y. 10598

Dear Mr. Gregory,

As you are aware, Amawalk Monthly Meeting of the Religious Society of Friends, 2467 Quaker Church Rd., Yorktown Hts., N.Y. is seriously discussing the possibility of renting out their First Day School Building (Church School) during the week to the Bright Beginnings Learning Center, 1974 Commerce St., Yorktown Hts., N.Y.

On May 11, 1989, you gave Amawalk permission to pursue this matter without applying for a special permit. You attached a copy of the site-parking plan as of Oct. 7, 1983. You have on file a plan "as built" dated Apr. 7, 1987 which shows the driveway paved.

I would appreciate it if you would now state your approval in writing on official stationary. Our certificate of occupancy, no. 10307, shows compliance with the regulations and requirements. We hope soon to have an agreement with Bright Beginnings to use our space for a nursery school.

Sincerely,

*Isa North*  
(Isa North)

*OK [Signature]*

Amawalk Monthly Meeting • Religious Society of Friends  
2467 Quaker Church Road • Amawalk, New York 10598

X Separate Sewerage System <sup>87,567</sup> Private Water Supply

YORKTOWN BLDG. DEPT.  
Municipality

CERTIFICATE OF CONSTRUCTION COMPLIANCE

WCDH File No. Y83-24

Located at QUAKER Rd. Section 10.77 Block 11

Owner AMAWALK MEETING HOUSE OF FRIENDS Lot 50 Job \_\_\_\_\_

Separate Sewerage System built by ROBB MAGIE Address RTE 6  
Consisting of 750 Gal. Masonry, ~~Man~~ Septic Tank 220  
lineal feet x 24" width trench \_\_\_\_\_  
Other requirements \_\_\_\_\_

Water Supply X public Supply From YORKTOWN CONSOLIDATED (AMAWALK EXT.)  
Private Supply Drilled by \_\_\_\_\_ Address \_\_\_\_\_

Building Type STRYFER SUNDAY SCHOOL No. of bedrooms 50 Person Date Permit Issued \_\_\_\_\_

Erosion Control Completed \_\_\_\_\_ Waived \_\_\_\_\_

Other Requirements \_\_\_\_\_

I certify that the system(s) as listed serving the above premises were constructed essentially as shown on the plans of the completed work (copies of which are attached), and in accordance with the standards, rules and regulations, plans, filed, and the permit issued by the Westchester County Department of Health.

Date 2-13-87 Certified by THOMAS PERNA P.E.



Any person occupying premises served by the above system(s) shall promptly take such action as may be necessary to secure the correction of any unsanitary conditions resulting from such usage. Approval of the separate sewerage system shall become null and void as soon as a public sanitary sewer becomes available and the approval of the private water supply shall become null and void when a public water supply becomes available. Such approvals are subject to modification or change when, in the judgement of the Commissioner of Health, such revocation, modification or change is necessary, said modification or change shall be done under the supervision of a licensed Professional Engineer or Registered Architect.

With proper maintenance these systems can be expected to function satisfactorily and are not likely to create an unsanitary condition.

Date 3/2/87 Anita S. Curran, M.D., Commissioner, By [Signature]  
Westchester County Department of Health

AMAWALK EXECUTIVE MEETING OF  
THE RELIGIOUS SOCIETY OF FRIENDS  
Owner or Purchaser of Building

YORKTOWN  
Municipality

ROBB MAGEE - AMAWALK FRIENDS BLDG  
EXISTING  
Building Constructed By

1022  
Section - Ward

QUAKER ROAD  
Location - Street

11  
Block

1 STY. FRAME  
Building Type

50  
Lot

GUARANTY OF SEPARATE SEWAGE SYSTEM

I represent that I am wholly and completely responsible for the location, workmanship, material, construction and drainage of the sewage disposal system serving the above described property, and that it has been constructed as shown on the approved plan or approved amendment thereto, and in accordance with the standards, rules and regulations of the Westchester County Department of Health, and hereby guaranty to the owner, his successors, heirs or assigns, to place in good operating condition any part of said system constructed by me which fails to operate for a period of two (2) years immediately following the date of completion of the sewage disposal system or any repairs made by me to such system, except where the failure to operate properly is caused by the willful or negligent act of the occupant of the building utilizing the system.

The undersigned further agrees to accept as conclusive the determination of the Assistant Commissioner of Health for Environmental Quality of the Division of Environmental Quality of the Westchester County Department of Health as to whether or not the failure of the system to operate was caused by willful or negligent act of the occupant of the building utilizing the system.

Signature ROBB MAGEE Robb Magee  
Title BUILDER  
(If corporation, give name and address)

Dated this 10th day of October, 1983  
at 2070 Saw Mill River Rd. Yorktown NY  
Place & State

DATE: *Oct 18<sup>th</sup>*

MEMORANDUM

TO: TOWN ENGINEER  
✓ BUILDING INSPECTOR  
ASSESSOR  
~~SCHOOL DISTRICT~~ *ABACA*

FROM: DEPARTMENT OF PLANNING

Enclosed is a copy of a signed map for:

- Major Subdivision -
- Minor Subdivision -
- Parking Plan - *Amcwalk Meeting House*
- Site Plan -

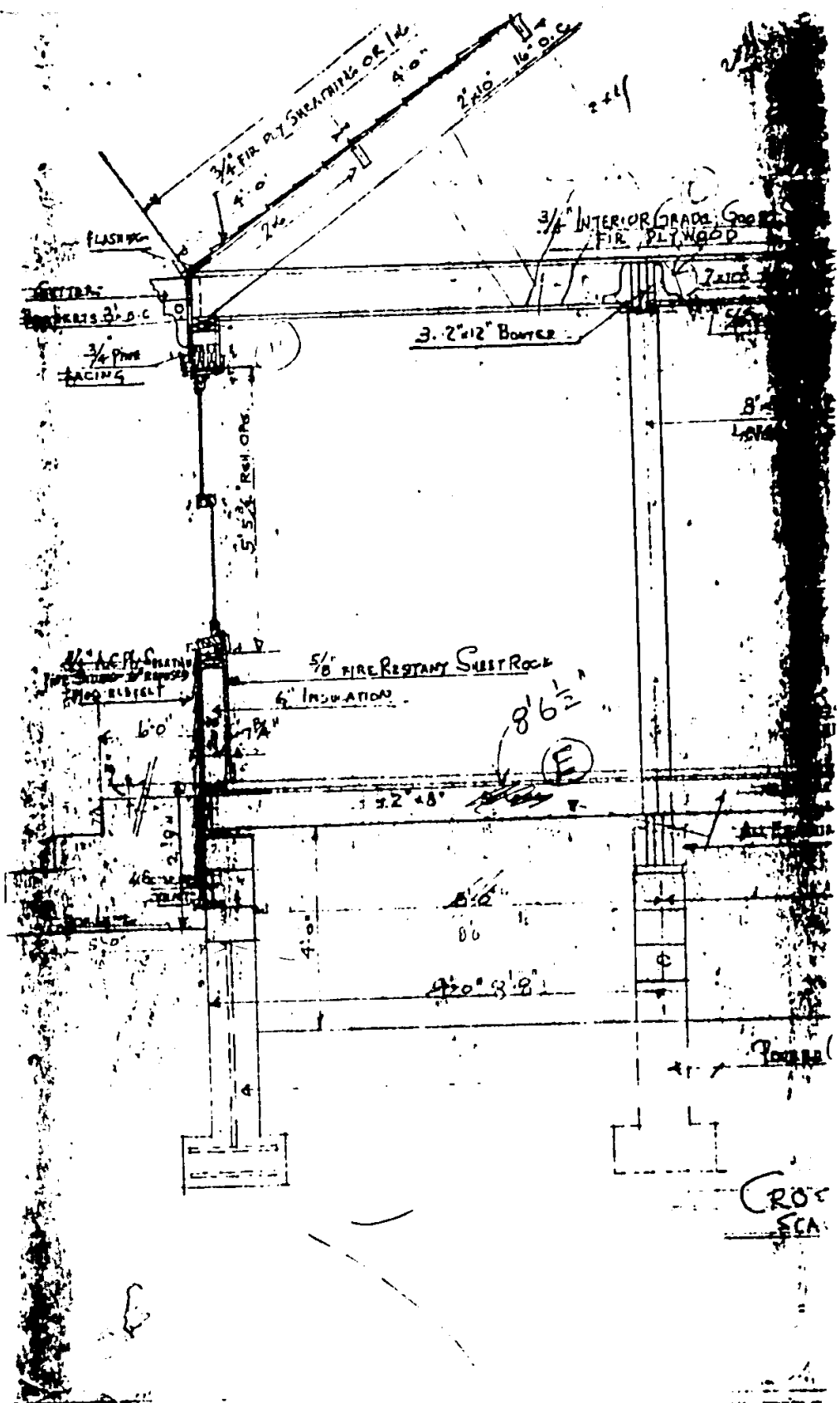
which map has recently been approved by the Planning Board.



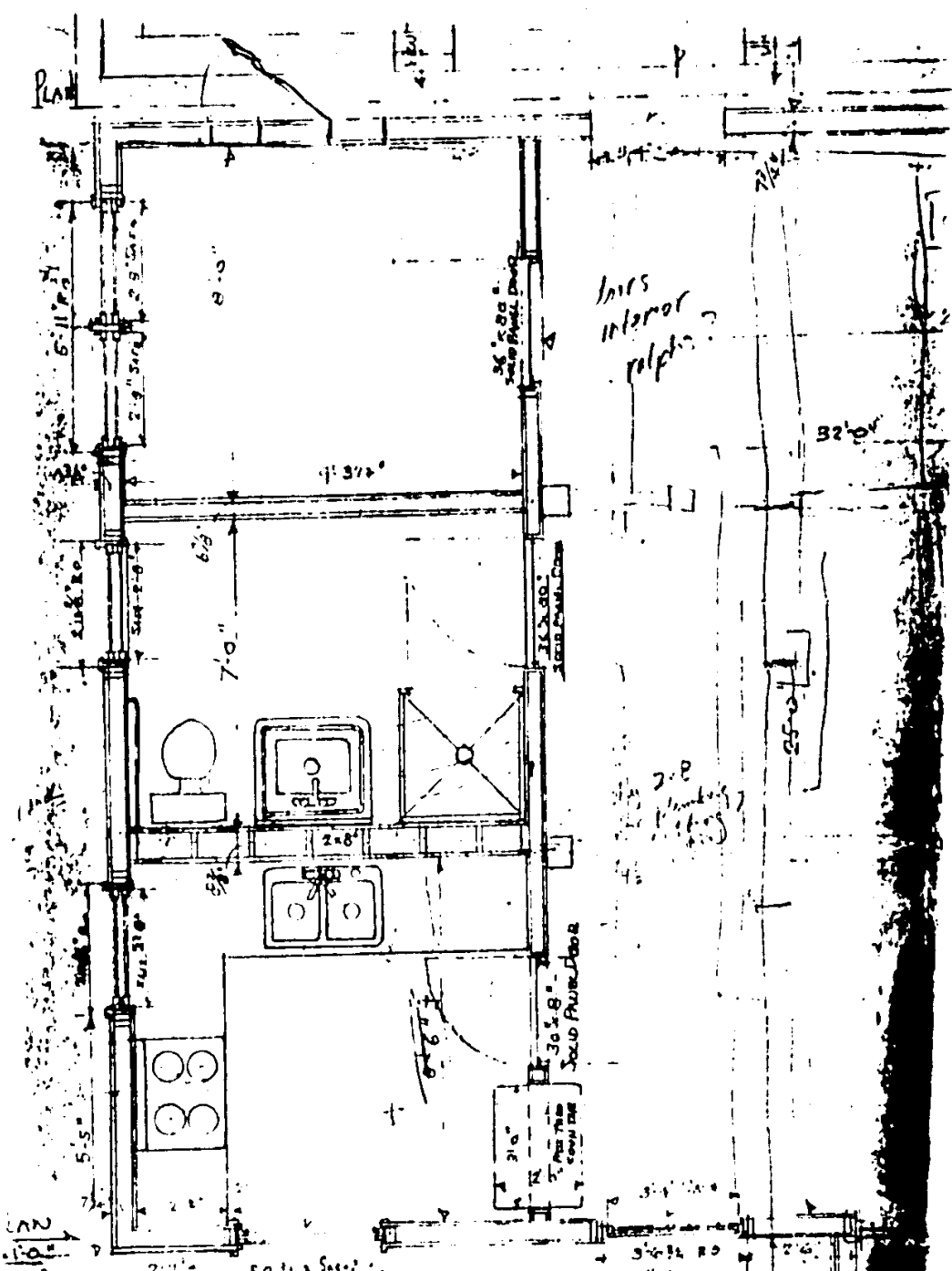
Raymond H. Arnold,  
Director of Planning & Community Development

RHA:jcm  
encl.

0000 0000 0472





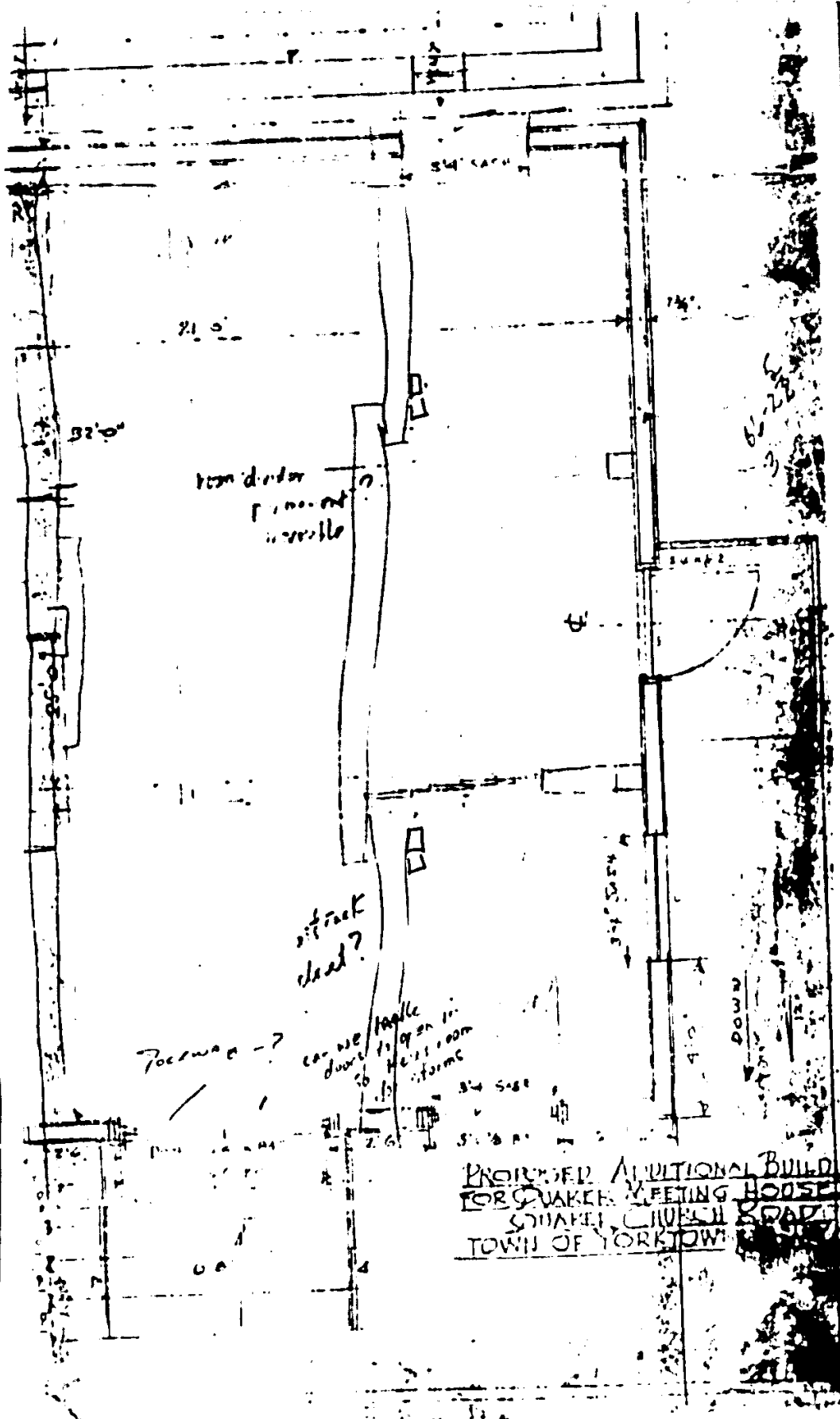


has  
 interior  
 photo?

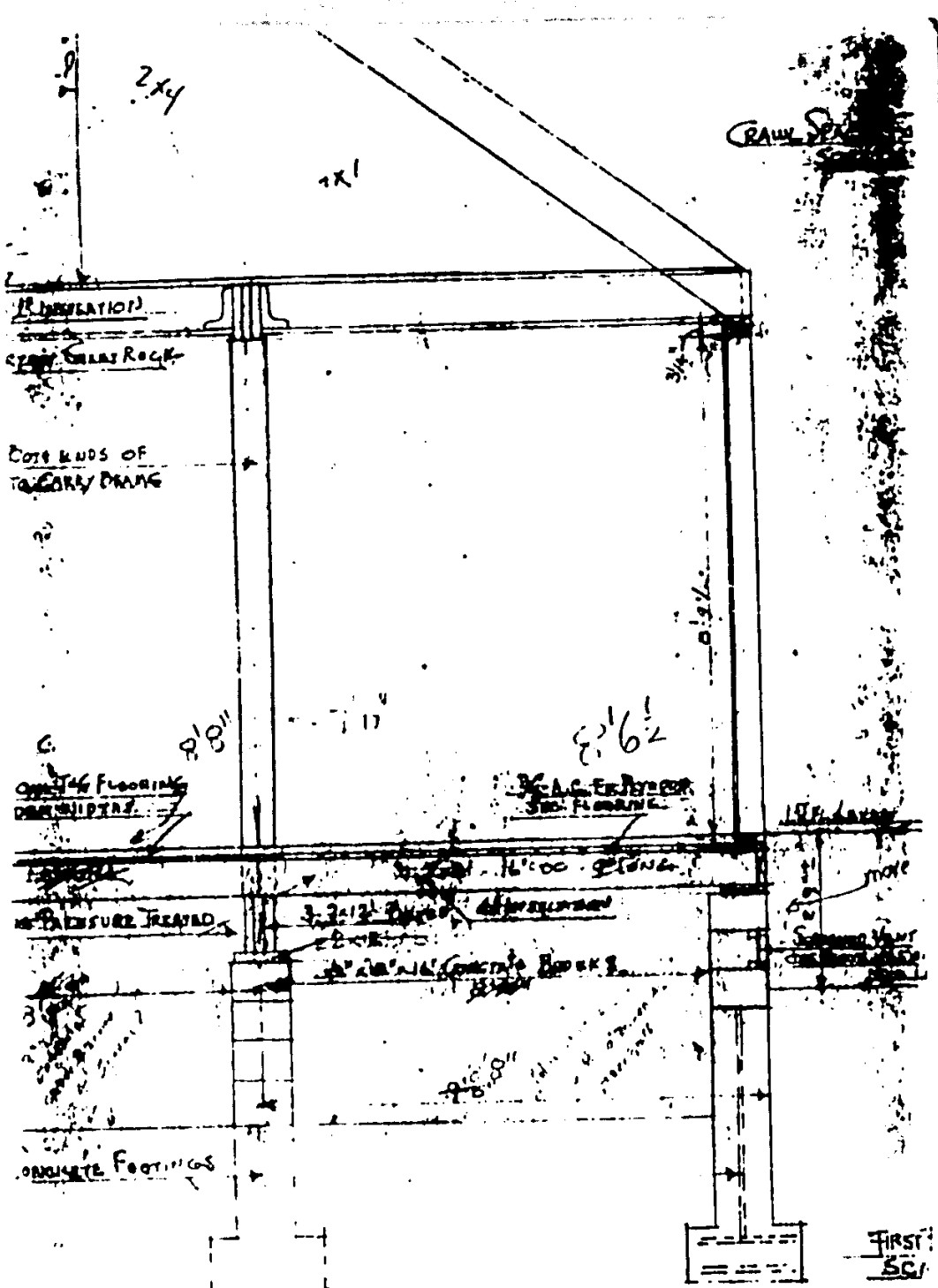
2' x 8'  
 (Kitchen Counter)

30" x 8"  
 Solid Floor Door

31" x 31"  
 For the  
 coin the



PROPOSED ADDITIONAL BUILDING  
FOR QUAKER MEETING HOUSE  
SQUARE CHURCH  
TOWN OF YORKTOWN

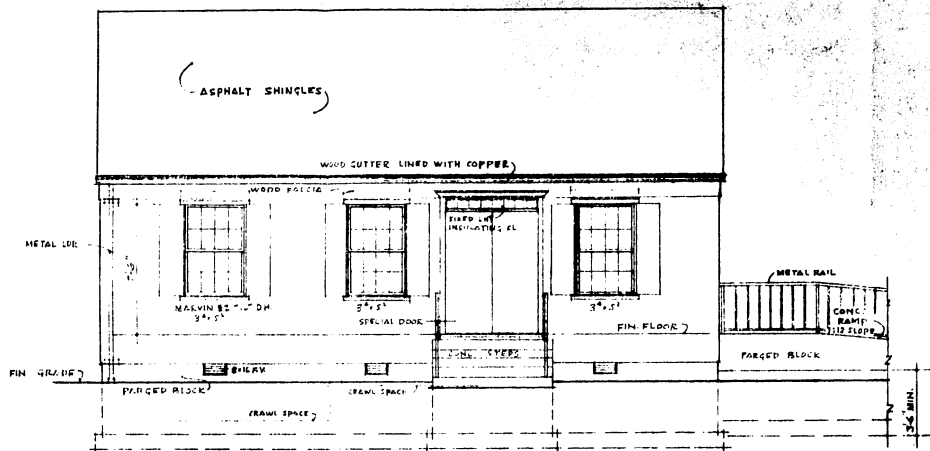


SECTION  
1/2" = 1'-0"

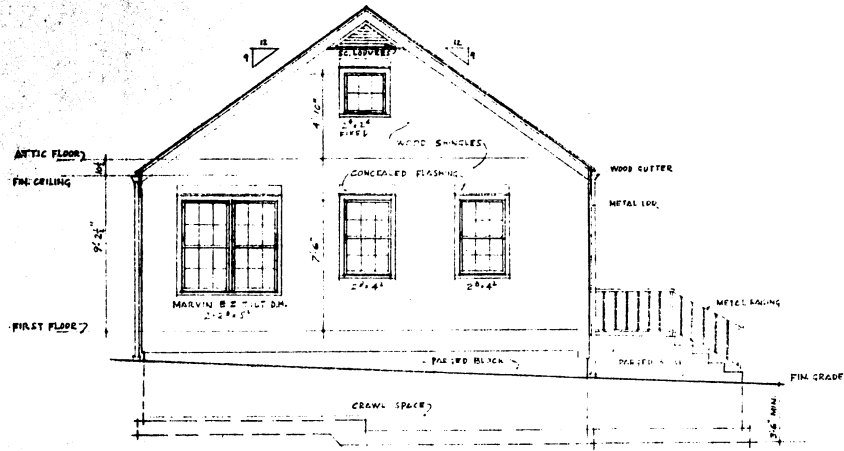
← 26' →

Rob Magee -  
528-3166  
526-3663 - work

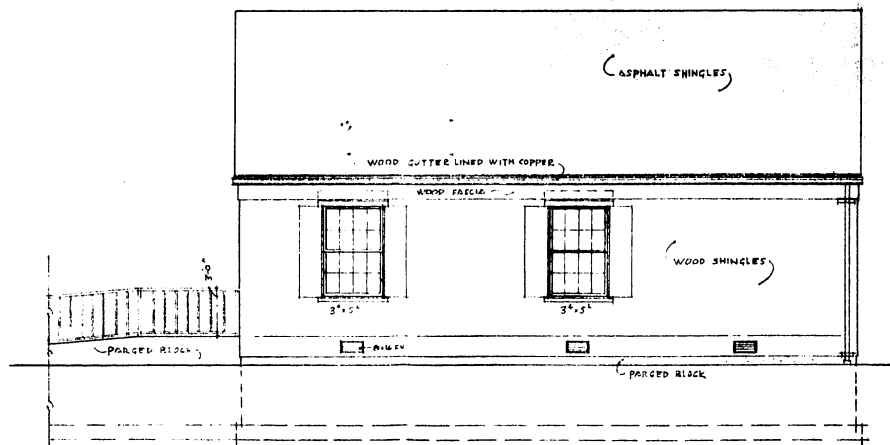
School Rm - Nursery  
1 Day a week (Sun)  
26x36 Total - 21x26 - main classroom



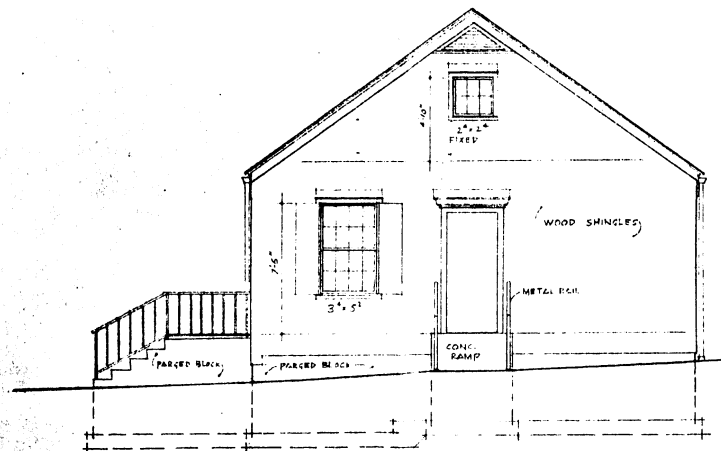
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

7-22-83

**ELEVATIONS**



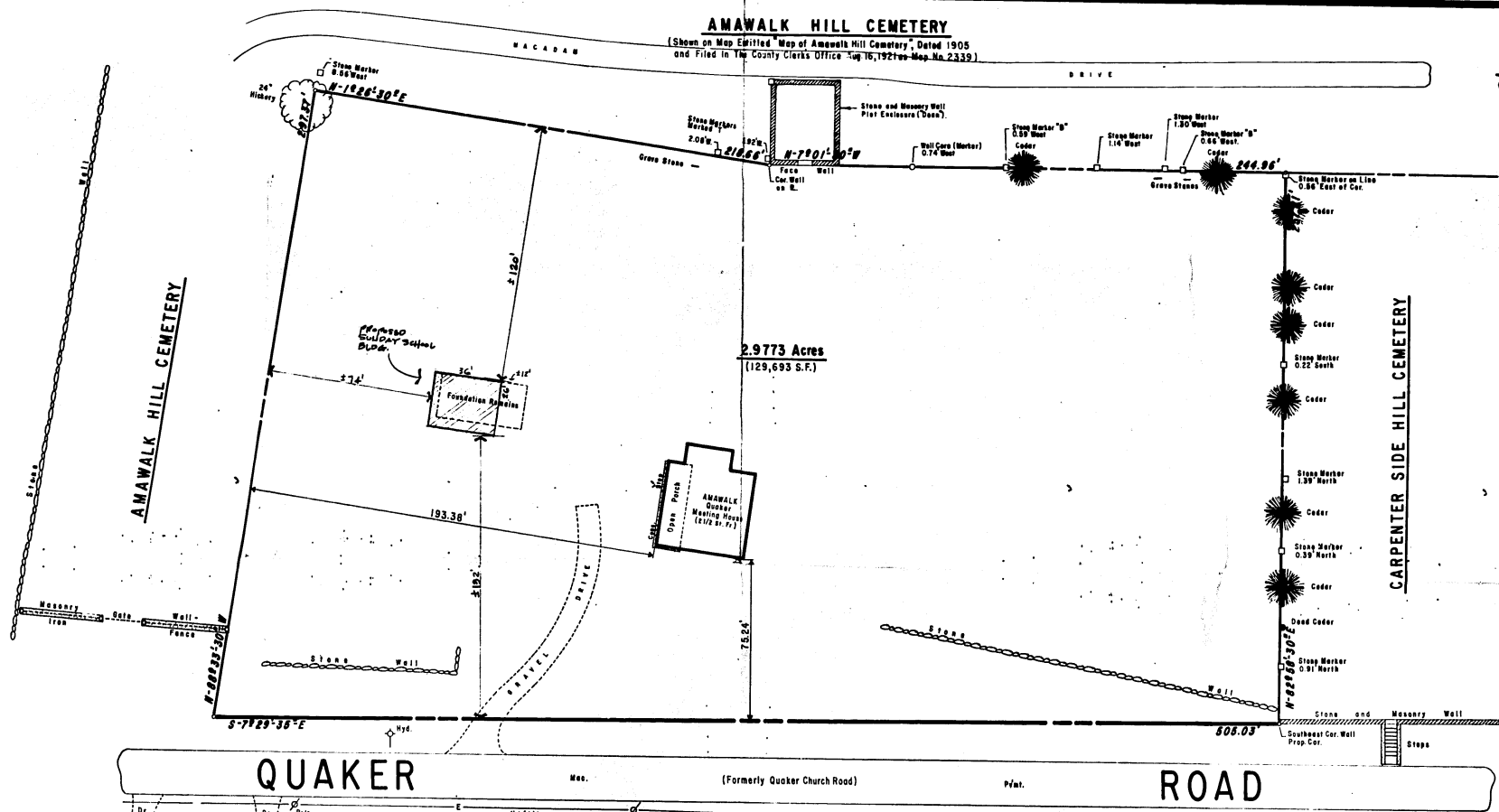
PROPOSED ADDITIONAL BUILDING  
**QUAKER MEETING HOUSE**  
 QUAKER ROAD  
 YORKTOWN, NEW YORK

GARDINER ANGELL  
 ARCHITECT  
 131 POPHAM ROAD  
 SCARSDALE, N.Y.

SCALE DWG N° 1  
 1/4" = 1'-0" A 2 OF 2



"MAP OF ROADS"  
 HOWARD I. KATCHER SUBDIVISION MAP  
 (Filed Sept. 19, 1945 as Map No. 5947)



**AMAWALK HILL CEMETERY**

(Shown on Map Entitled "Map of Amawalk Hill Cemetery", Dated 1905 and Filed in the County Clerk's Office July 16, 1927 as Map No. 2339)

2.9773 Acres  
 (129,693 S.F.)

**QUAKER**

(Formerly Quaker Church Road)

**ROAD**

Surveyed as in Possession, (No Lines of Possession Other Than Indicated)  
 Subject To Electric and/or Telephone Co Easements, if any, For Overhead and/or Underground Service  
 Substructures and/or Their Encroachments Below Grade, if any, Not Shown  
 Property Corners Staked For Construction Purposes Only  
 House Offsets Taken To Foundation Line

**THIS SURVEY IS HEREBY CERTIFIED ONLY TO:**

1. Amawalk Executive Meeting of The Religious Society of Friends.
- 2.
- 3.

**J. HENRY CARPENTER & CO.**  
 LAND SURVEYORS  
 YORKTOWN HEIGHTS, N.Y.

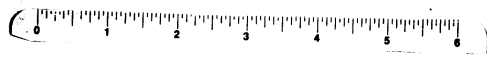
We, J. Henry Carpenter & Co Do Hereby Certify That on Apr. 9, 1982, a Survey of The Premises Shown Hereon Was Made and That This Map is Made in Accordance With The Field Notes of Said Survey

*James H. Seabold*  
 James H. Seabold, L.S. No 49286

Certifications Indicated Hereon Signify This Survey Was Prepared in Accordance With The Existing Code of Practice for Land Surveys Adopted By The New York State Association of Professional Land Surveyors and That the Same Shall Run Only To The Person For Whom The Survey is Reported and in His Behalf To The Title Company, Governmental Agency and Lending Institution, if any, Hereon, and To The Assignees of The Lending Institution, if any, and are Not Transferable To Additional Institutions or Successors, if any.

A. Certifications Listed Hereon are Valid For This Map and Map as Thereof Only if Said Map or Copies Bear The Indicated Seal of The Surveyor and His Signature Appears Hereon.

A Variation of This Map Over That By a Licensed Land Surveyor is Legally Invalid.



**SURVEY OF PROPERTY**

PREPARED FOR  
**AMAWALK EXECUTIVE MEETING**  
 OF  
**THE RELIGIOUS SOCIETY OF FRIENDS**  
 LOCATED IN  
**TOWN OF YORKTOWN**  
**WESTCHESTER COUNTY, N.Y.**

SCALE 1" = 30'

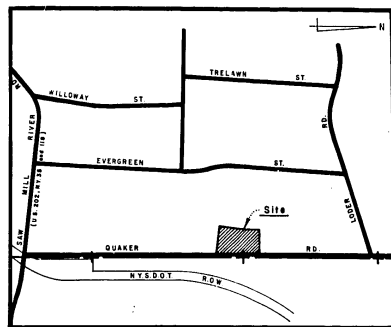
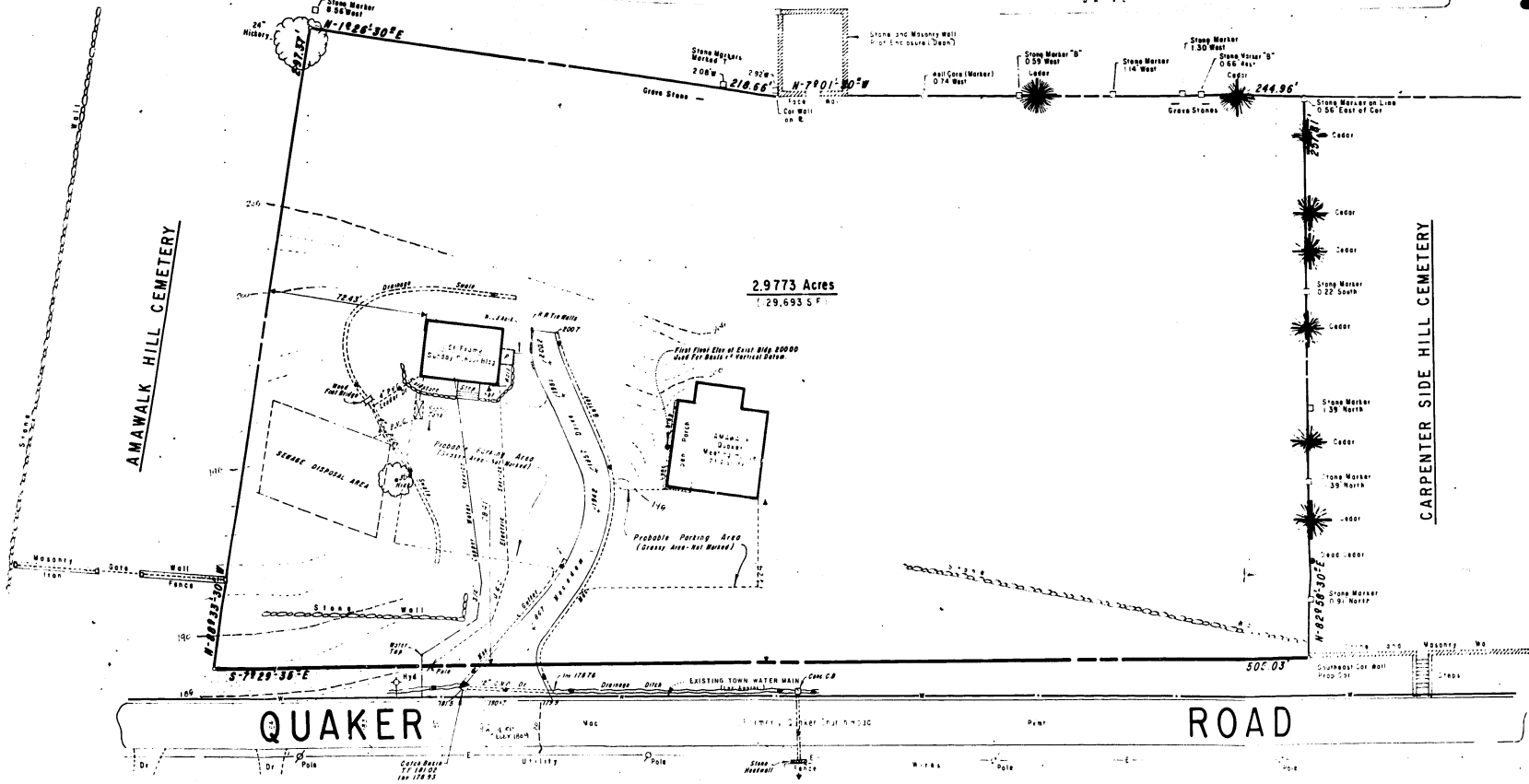
DATE April 19, 1982

**AMAWALK HILL CEMETERY**

(Shown on Map Entered Map of Amawalk Hill Cemetery, Dated 9/5 and Filed in the County Clerk's Office Aug 16, 1921 as Map No. 2339)



"MAP OF ROADS"  
MONROE / KATYNER SUBDIVISION MAP  
(Filed Sep. 9, 1945 as Map No. 5947)

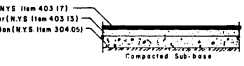


VICINITY MAP  
1" = 800'

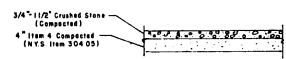
**PROPOSED SITE USE:** Religious Instruction (Sunday School)  
**EXISTING SITE USE:** Adult Worship Services (Meeting House).  
**BUILDING SCHEDULE:** Proposed Sunday School Building.  
 TOTAL FLOOR AREA: 936 S.F. (26' x 36' Sunday School), 1,440 S.F. (Existing Meeting House), 2,376 S.F. Total  
 FLOOR AREA RATIO: 1:54.6  
 PERCENTAGE OF SITE COVERAGE: 18.3%  
 TOTAL AREA OF PAVEMENT (Grassy Parking Area): 9,200 S.F.  
 AREA OF OPEN SPACE: 116,900 S.F. (Excl. Drive and Open Porch).  
 BUILDING HEIGHT (Proposed Bldg): 16'-10"  
 NUMBER OF STORIES: 1  
**OWNER:** The Amawalk Executive Meeting of The Religious Society of Friends.

**NOTES:**

1. ALL PARKING TO BE ON GRASSY AREAS EAST OF PROPOSED CONSTRUCTION, (outlined Above).
2. PROVIDE GRAVEL EXTENSION TO EXISTING DRIVE. (See Plan) Approx. 12' x 25' N.Y.S. Item 4, Hardpacked
3. PROVIDE PAVED DRIVEWAY CONNECTION TO QUAKER ROAD P.V.M.T. TO 10' INSIDE SITE BOUNDS. (See Point Detail).
4. ELECTRIC SERVICE CONNECTION TO PROPOSED BLDG. TO BE PLACED UNDERGROUND.
5. PROPOSED PARKING AREA LIMITS TO BE MARKED (SEWAGE DISPOSAL AREA AND SEPTIC TANK TO BE PROTECTED).
6. LANDSCAPING TO CONSIST OF GRADING AND RESEEDING OF DISTURBED AREAS. FLOWER PLANTER BEDS ALONG FRONT OF PROPOSED BLDG., EXISTING HEDGE ROW ALONG STONE WALL PARALLEL TO ROAD TO BE MAINTAINED AS A VISUAL BUFFER.



DETAIL - PAVED CONNECTION TO EXIST. RD.  
N.T.S.



DETAIL - GRAVEL DRIVEWAY EXTENSION  
N.T.S.

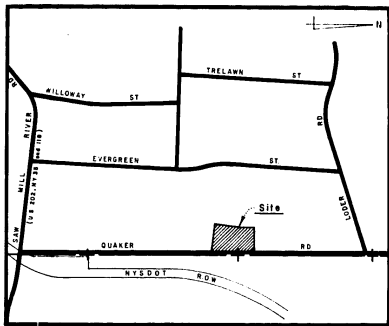
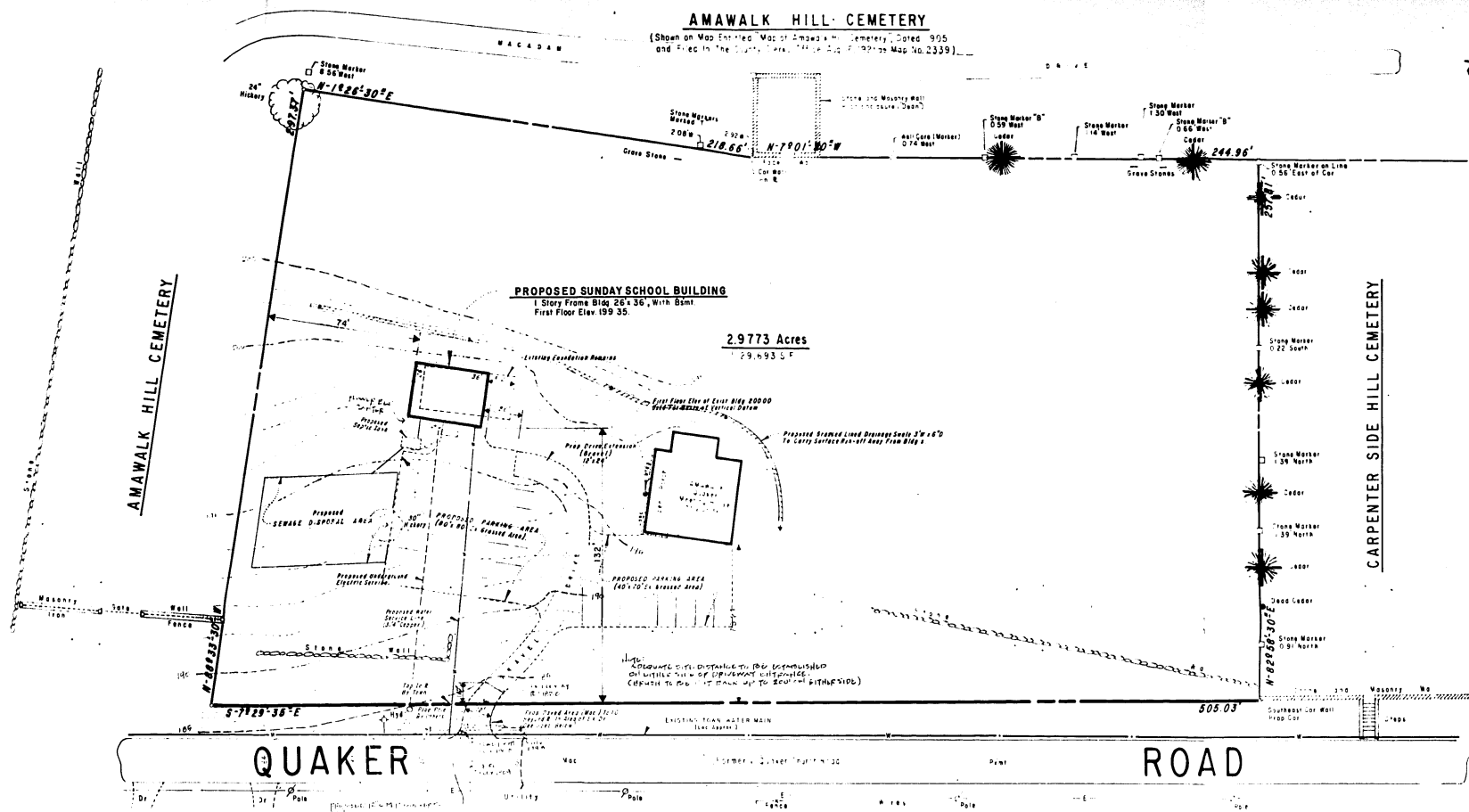
TOTAL SITE AREA: 2.9773 Acres  
 TOWN TAX MAP DESIGNATION: Section 10.22, Parcel 11, Lot 50.  
 EXISTING ZONING STATUS: RI-80  
 TOWN WATER DISTRICT: Yorktown Consolidated, (Amawalk Ext.).  
 SEWAGE FACILITIES: Septic System.  
 PARKING PROVISION: 20 Cars

"AS BUILT"  
 SITE - PARKING PLAN  
 PREPARED FOR  
**AMAWALK EXECUTIVE MEETING**  
 OF THE RELIGIOUS SOCIETY OF FRIENDS  
 LOCATED IN  
 TOWN OF YORKTOWN, WESTCHESTER COUNTY, N.Y.  
**J. HENRY CARPENTER & CO.**  
 LAND SURVEYING AND MAPPING  
 YORKTOWN HEIGHTS, N.Y.

Engineering Design By: *[Signature]*  
 Land Surveyor: *[Signature]*  
 Thomas F. Payne, P.E. No. 41814  
 James H. Campbell, L.S. No. 49286

Scale: 1" = 30'  
 Date: Aug 22, 1983  
 Rev. 9/15/83  
 Datum: Assumed  
 As Built: Apr 7, 1987

"MAP OF ROADS"  
MONROE-KRITCHER SUBDIVISION MAP  
(Filed Sept. 9, 1945 as Map No. 5947)



VICINITY MAP  
1" = 600'

**PROPOSED SITE USE:** Religious Instruction (Sunday School)

**EXISTING SITE USE:** Adult Worship Services (Meeting House).

**BUILDING SCHEDULE:** Proposed Sunday School Building.

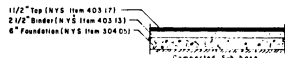
TOTAL FLOOR AREA 936 S.F. (26' x 36' Sunday School)  
1,440 S.F. (Existing Meeting House)  
2,376 S.F. Total

FLOOR AREA RATIO 1.546  
PERCENTAGE OF SITE COVERAGE 1.83%  
TOTAL AREA OF PAVEMENT (Grassy Parking Area) 9,200 S.F.  
AREA OF OPEN SPACE 116,900 S.F. (Excl. Drive and Open Porch).  
BUILDING HEIGHT (Proposed Bldg) 16'-10"  
NUMBER OF STORIES 1

**OWNER:** The Amawalk Executive Meeting of The Religious Society of Friends.

**NOTES:**

1. ALL PARKING TO BE ON GRASSY AREAS EAST OF PROPOSED CONSTRUCTION (Outlined Above).
2. PROVIDE GRAVEL EXTENSION TO EXISTING DRIVE. (See Plan) Approx 12' x 25'. N.Y.S. Item 4, Hardpacked.
3. PROVIDE PAVED DRIVEWAY CONNECTION TO QUAKER ROAD P/VMT TO 10' INSIDE SITE BOUNDS. (See Pgmt Dec. 11).
4. ELECTRIC SERVICE CONNECTION TO PROPOSED BLDG TO BE PLACED UNDERGROUND.
5. PROPOSED PARKING AREA LIMITS TO BE MARKED (SEWAGE DISPOSAL AREA AND SEPTIC TANK TO BE PROTECTED).
6. LANDSCAPING TO CONSIST OF GRASSING AND RESEEDING OF DISTURBED AREAS, FLOWER PLANTER BEDS ALONG FRONT OF PROPOSED BLDG, EXISTING HEDGE ROW ALONG STONE WALL PARALLEL TO ROAD TO BE MAINTAINED AS A VISUAL BUFFER.



DETAIL - PAVED CONNECTION TO EXIST. RD.



DETAIL - GRAVEL DRIVEWAY EXTENSION

TOTAL SITE AREA: 2.9773 Acres  
TOWN TAX MAP DESIGNATION: Section 10.22, Parcel II, Lot 50.  
EXISTING ZONING STATUS: R1-80  
TOWN WATER DISTRICT: Yorktown Consolidated, (Amawalk Ex').  
SEWAGE FACILITIES: Septic System.  
PARKING PROVISION: 20 Cars

RECEIVED OCT - 7 1983

SITE - PARKING PLAN  
PREPARED FOR

**AMAWALK EXECUTIVE MEETING**  
OF THE RELIGIOUS SOCIETY OF FRIENDS  
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: Aug 22, 1983  
Rev: 9/15/83  
Datum: Assumed

Engineering Design By: *Shannon P. Paro*  
Land Surveyor: *James W. Woodruff*  
Shannon P. Paro, P.E. No. 41814  
James W. Woodruff, L.S. No. 49286

PARKING PLAN OF  
Amawalk Meeting House  
APPROVED  
on the 17th day of October, 1983  
Planning Board, Town of Yorktown, N.Y.  
*Spencer Woodruff*  
Chairman

15671

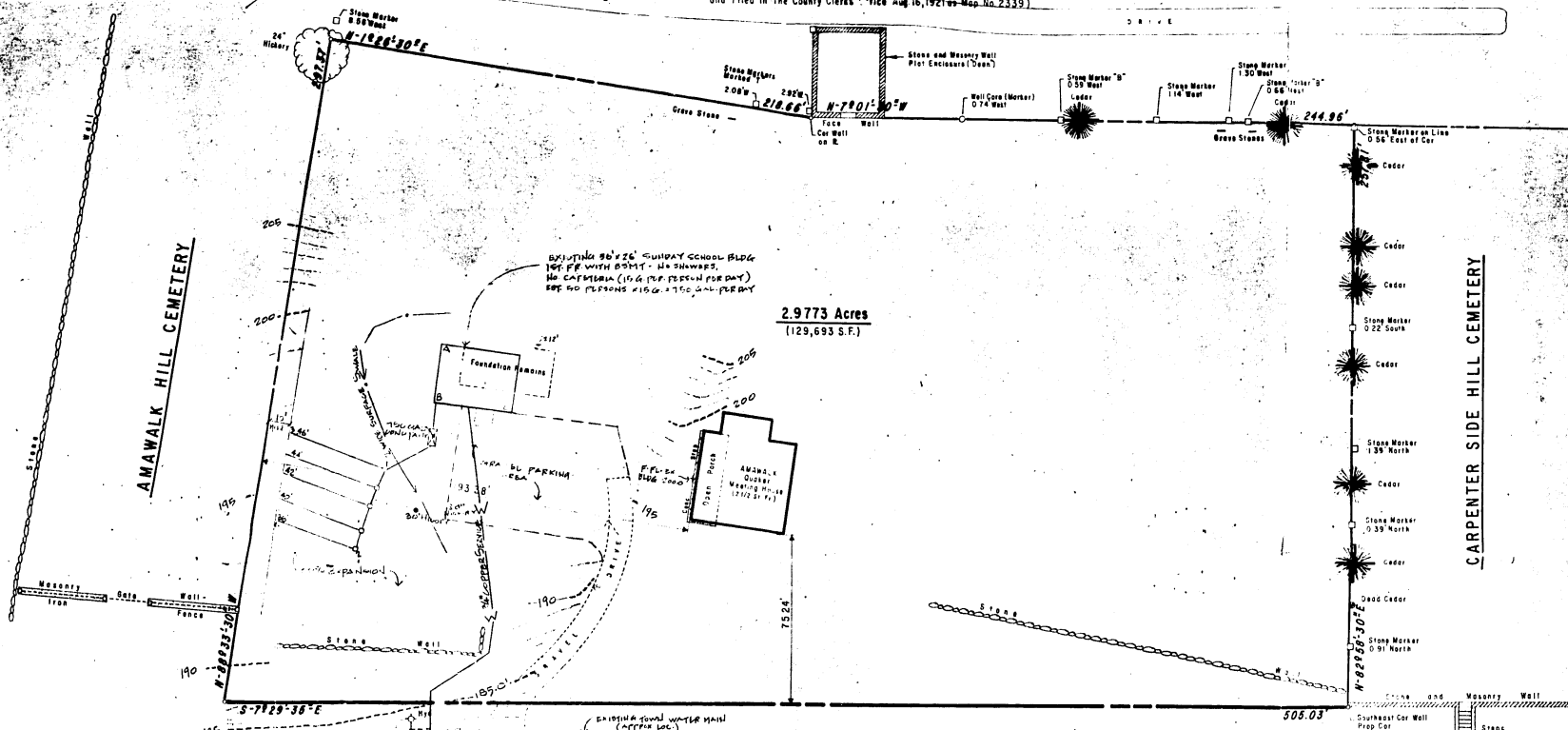


# AMAWALK HILL CEMETERY

(Shown on Map Entitled "Map of Amawalk Hill Cemetery", Dated 1905 and Filed in the County Clerk's Office Aug 18, 1921 on Map No. 2339)



"MAP OF ROADS"  
MONROE L. KATCHER SUB-DIVISION MAP  
(Filed Sept 19, 1945 as Map No. 5947)



2.9773 Acres  
(129,693 S.F.)

QUAKER

ROAD

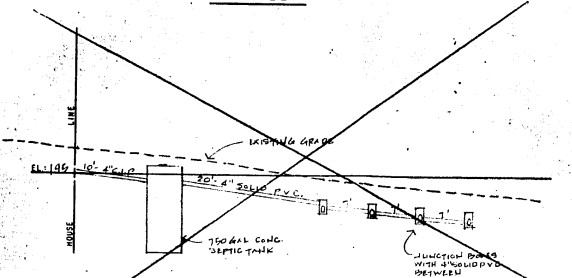
**NOTES**

- 30' Percolation Test Result: 1" drop in 10 minutes
- 7' Deep Test for rock or water: ~~NO ROCK FOUND OR WATER~~
- Applied Rate: 123 Gals per 1" F per day
- Minimum Infiltration Rate: 300 Gals per 1" F per day
- Proposed Infiltration Rate: NO BEDROCK FOUND - Gals: 150 Gals (1.475 Gals per sq ft)
- Total length of trench: 220' F taken from table in last Revised Bulletin S.D. 22
- Minimum trench depth: 24" trench width: 24"
- Absorption fields to be constructed of 4" perforated filter pipe or equivalent in crushed stone to 1/2" over pipe with standard precast junction pipe or callow connection and 4" solid fiber pipe running from septic tank outlet to and between junction boxes
- Connection from tank to house to be 4" cast iron with a minimum distance of 10' between house and tank and a minimum distance of 20' from house to absorption fields
- Minimum length of pipe to be 60' slope at a rate of 1/16" per ft
- Minimum horizontal separation of 10' from all property lines, trees and water service lines
- Where custom drains are employed, they must be a minimum distance of 15' from absorption fields
- Minimum distance of 10' from all brooks, marsh lands or open water courses. Proposed septic lines to be kept free of traffic and debris during house construction and must adequate drainage to prevent erosion when system is installed
- Maximum depth over trench: 2'
- 24" depth of stone in trench: 14" washed gravel 3/4" to 2-1/2"
- Minimum width for custom drain: 18" (with washed gravel to grade)
- All construction to be in accordance with these plans and last Revised Bulletin S.D. 22

**LINE DISTANCES**

	A	B	C
1	61'	27'	62'
2	29'	15'	93'
3	5'	65'	49'
4	108'	88'	116'

**PROFILE:**



Any deviation from this Site Plan requires notification of Engineer

ACCEPTED AS FINAL PLANS  
DATE: 3/1/67  
WEST CO. DEPT. OF HEALTH

TOWN TAX MAP DATA:  
SECTION: 10.22  
PARCEL: 11  
LOT: 50

Engineering Consultant  
THOMAS F. PERNA, P.E. No. 4114

"ASBUILT" 15671

SITE PLAN FOR SEWAGE SYSTEM AND WATER SUPPLY DESIGN  
PREPARED FOR  
**AMAWALK EXECUTIVE MEETING**  
THE RELIGIOUS SOCIETY OF FRIENDS  
LOCATED IN  
TOWN OF YORKTOWN WESTCHESTER COUNTY, N.Y.

J. HENRY CARPENTER & CO.  
LAND SURVEYORS  
THOMAS F. PERNA, P.E.  
ENGINEERING SERVICES  
YORKTOWN HEIGHTS, N.Y.

Scale: 1" = 30.0'  
Date: June 25, 1963  
Revised: As Built Feb 12, 1967  
LEGEND:  
• 30' PERCOLATION TEST  
○ 7' DEEP TEST

# **TB Referral Mobil Signage**

2035 Saw Mill River Road – Mobil Station



**Town of Yorktown  
Building Department**

# Memo

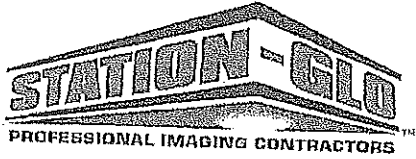
**To:** Town Board  
**From:** Steven Fraietta, Assistant Building Inspector  
**Date:** October 13, 2022  
**Re:** Sign Permit For 2035 Saw Mill River Rd (Mobil Gas Station)  
AKA: Section 35.14 Block 2 Lot 51

---

Attached please find a copy of a sign permit application for the above captioned location. As per Town Zoning Code 300-46N requires the Town Board to approve said signs.

Thank you.





To whom it may concern,


Please be advised that Chestnut Petroleum Distributor Inc would like to make the following Exxon Mobil image upgrades on the site at 2035 Saw Mill River Rd Yorktown Heights NY.

Below is the scope of work for the image upgrades (renderings attached):

1. Installation of directional apertures above pumps- 3 "waves" and 3 "blades".
2. Refacing of existing canopy to include Mobil logo. Installation of illuminated lite bar to existing canopy fascia.

Please feel free to reach out with any concerns or questions.

Sincerely,

  
Kara Kennedy

(203)723-4662 -- [Finance@staglo.com](mailto:Finance@staglo.com)

Station- Glo of New England Inc.



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

**Building Department**

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

TOWN OF YORKTOWN  
OCT 07 2020  
BUILDING DEPARTMENT

Page 1 of 2

### Application for a Sign Permit

Sign size (Total Square feet): _____	(Office use only)	Application Fee: <u>44.16</u>
Received by: <u>BOW</u>	Application #: <u>2020-0017-SN</u>	Date: <u>10/7/20</u>

Applicant: Complete all lines legibly, in blue or black ink, except those marked "Office use only"

Name of Applicant: Kara Kennedy

Address: 4 Noe Place  
Beacon Falls CT 06403

Phone: (203) 723 4662 Fax: (203) 729 0055

Project Name: Mobil

Project Address: 2035 Saw Mill River Rd  
Yorktown Heights NY

Tax Designation: Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Proposed sign: \_\_\_\_\_  
(Describe sign) installation of direction apertures above fuel pumps  
refacing existing canopy w/ Mobil logo & illuminated life bar

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

Kara Kennedy  
Applicant's Name (Print Clearly)

Kara Kennedy  
Applicant's Signature

GERARD S. WEGELIA TIFES,  
Property Owner's Name (Print Clearly)

finance@stagle.com  
Applicant's email address (Print Clearly)

(Please see page 2 for required application documents.)

**APPLICATION FOR REVIEW BY TOWN OF YORKTOWN  
ADVISORY BOARD ON ARCHITECTURE AND COMMUNITY APPEARANCE**

I. A completed application for ABACA review is required prior to the issuance of a building permit for all of the following applications:

1. All new commercial buildings
2. All signs
3. All residences in a subdivision approved by the Planning Board
4. All exterior alterations to existing commercial buildings

II a. This application must be submitted to the Building Inspector, affixed to one copy of construction plans signed and sealed by a registered Architect or Engineer. The submitted plans must contain the following information:

Check-List

- 1. A site plan or plot plan indicating all existing and proposed topographic contour lines at a minimum scale of 1" = 40' (all contour lines must extend a minimum of 5'-0" beyond the property line), and all pertinent information as shown on the subdivision and improvement plan.
- 2. Dimensioned floor plans of all floors, a roof plan, and building sections adequate to describe the design.
- 3. All building elevations including an indication of the existing and proposed grade.
- 4. A line indicating the limit of the area which will be disturbed by construction.
- 5. Photos of the existing building(s) where applicable, with sufficient view to indicate surrounding conditions.

II b. All sign applicants should refer to the Design Guidelines for the Town of Yorktown, Signage Ordinance Manual which can be obtained from the ABACA's co-ordinator in the Planning Dept. for a fee of \$22.00.

- 1. All applications for sign review require the submission of photos of the proposed sign location and the surrounding area as well as landscaping and lighting plans with foot candle output for non-residential sites.
- 2. Site plans indicating the location of proposed sign in relation to the property line.
- 3. All applications for a sign must include scaled drawings of the proposed sign indicating: text of sign, font style, stroke of font, color samples, height of letters, total length of sign, square footage of area calculated per sign manual (pages 3 & 4).

III. ABACA meets on the 2nd (work session) and 4th (regular meeting) Tuesday of each month unless otherwise indicated. The deadline for all applications is **NOON OF THE THURSDAY PRIOR** to a scheduled meeting. As meeting dates may change, the applicant is urged to check with the ABACA's Co-ordinator in the Planning Dept. regarding the ABACA schedule. All Applications are subject to both a work session and a regular meeting.

Date: 9/19/20 Sec: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Project Name: Mobil

Name of Applicant: Kara Kennedy

Project Address: 2035 Saw Mill River Rd. Address of Applicant: 4 Noe Place

Yorktown Heights Beacon Falls

Name of Owner: Squeglia Realty Corp. Address of owner: 388 London Rd

Yorktown Heights NY 10598

**Schedule of Proposed Building Materials**

Check-List	Material	Description/Manufacturer	Colors
<input type="checkbox"/> Siding	_____	_____	_____
<input type="checkbox"/> Windows	_____	_____	_____
<input type="checkbox"/> Trim	_____	_____	_____
<input type="checkbox"/> Exterior Doors	_____	_____	_____
<input type="checkbox"/> Roofing	_____	_____	_____
<input type="checkbox"/> Shutters	_____	_____	_____

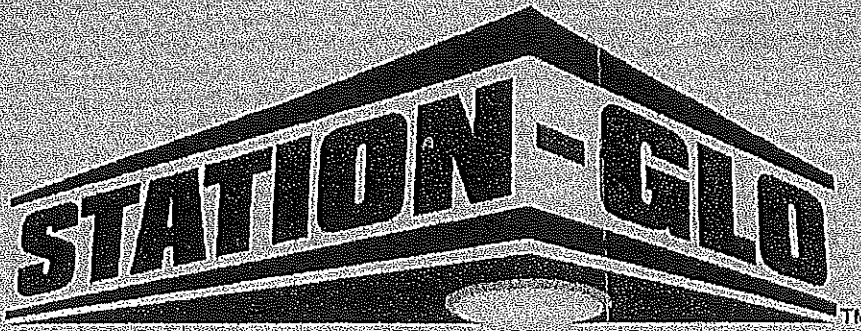
Restrictions - (List all restrictions placed on this lot by the approving resolution(s), plat, improvement plan, negative declaration, wetlands permit, etc. - attach additional pages if required):

Additional Comments of Applicant:

EXXON mobil image upgrade -

To the best of my knowledge the information regarding this site and the restriction imposed on this site is true and complete.

Kara Kennedy Signature of Applicant Kara Kennedy Print Name 203 723 4662 Phone Number of Applicant



**PROFESSIONAL IMAGING CONTRACTORS**

4 Noe Place Beacon Falls, CT 06403  
Phone: 203-729-4662 Fax: 203-729-0055

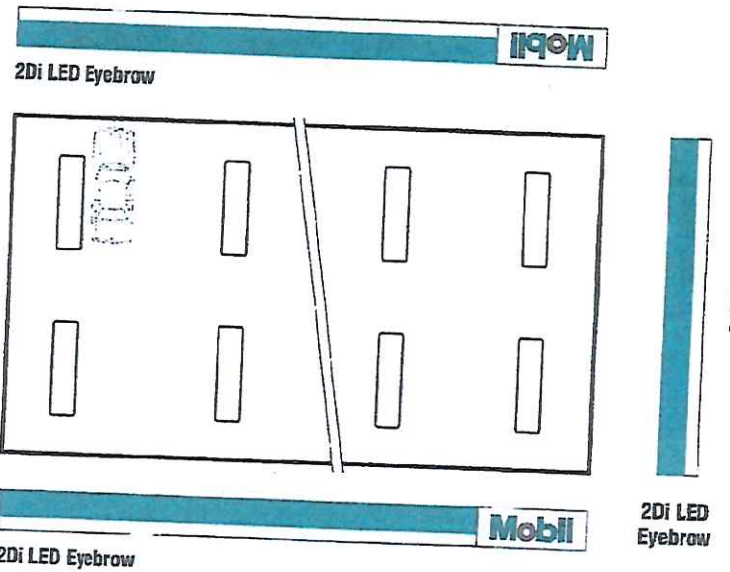
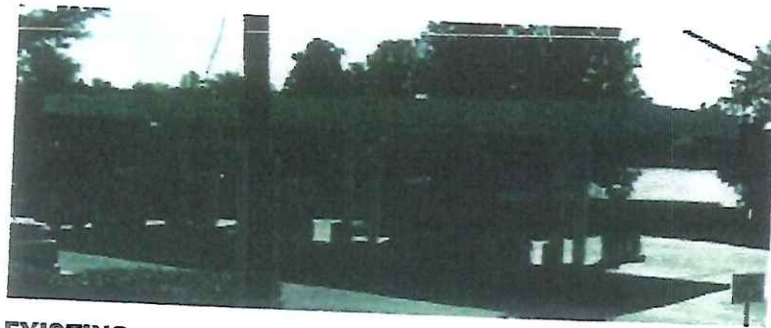
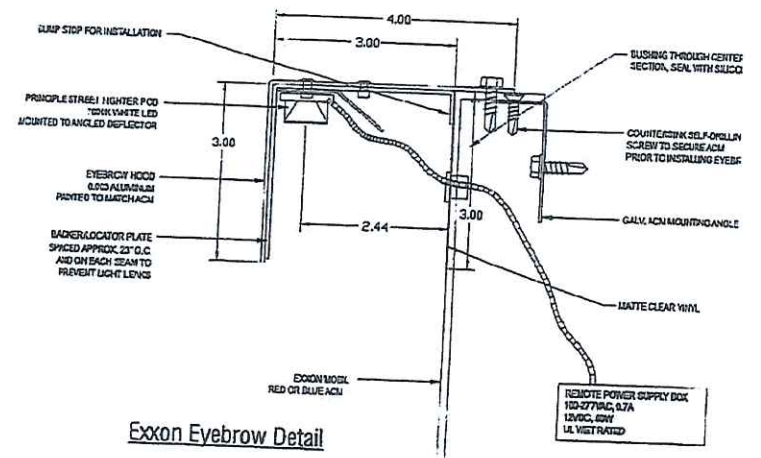
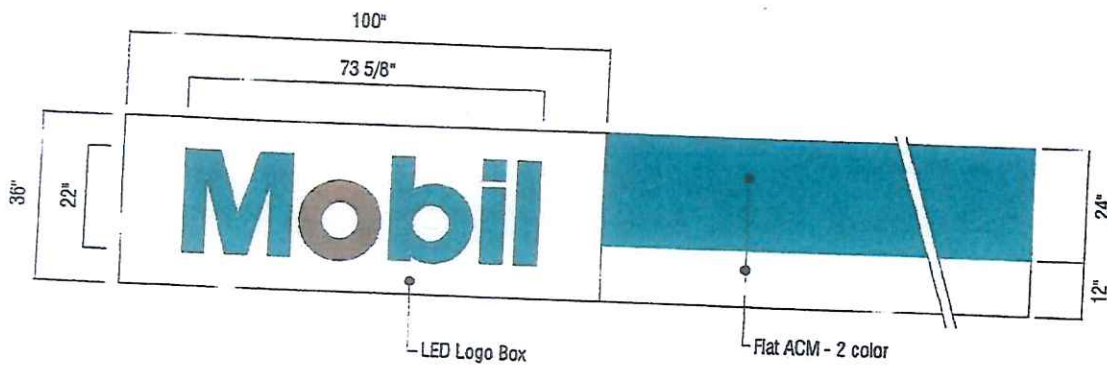
I, Squeglia Realty Corp, property owner of the service station located at  
2035 Saw Mill River Rd Yorktown Heights NY, hereby authorize Kara Kennedy,  
 representative of Station-Glo of New England Inc., to present this permit application on my behalf for  
 the above mentioned property.

Property Owner Print Name: GERARD SQUEGLIA TRIS.

Property Owner Signature: [Handwritten Signature]

Date: 2/9/2022





**Mobil Canopy Fascia - 30' X 95' X 36\"/>**

PROPOSED

**FEDERAL HEATH**  
VISUAL COMMUNICATIONS  
www.FederalHeath.com

Manufacturing Locations  
Columbus • Dallas • Houston • Columbus  
Chicago • Los Angeles • Minneapolis  
Boston • Jacksonville • New York • San Antonio  
Cincinnati • Denver • Phoenix • St. Louis  
San Francisco • Seattle • Washington  
Atlanta • Charlotte • Fort Worth • Tampa  
Portland • Phoenix • San Diego • Salt Lake City

**ExxonMobil**

Project / Location: 2035 SAW MILL RIVER RD. YORKTOWN HEIGHTS, NY

Project Manager: Karen Gleissner  
Drawn By: Brenda Lammers  
Design Number: Ex183284.E

Underwriters Laboratories Inc. (UL)  
ELECTRICAL SYMBOLS IN COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE CANADIAN ELECTRICAL CODE (CEC).  
ALL ELECTRICAL SYMBOLS IN COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE CANADIAN ELECTRICAL CODE (CEC).  
ALL ELECTRICAL SYMBOLS IN COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE CANADIAN ELECTRICAL CODE (CEC).

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent.



4 Noe Place Beacon Falls, CT 06403  
Phone: 203-723-4662 Fax: 203-729-0055

September 19, 2020

RE – 2035 Saw Mill River Rd Yorktown Heights NY

To whom it may concern,

The brand ExxonMobil is enhancing the overall look of their locations. With this new enhancement, comes the installation of non-illuminated pump apertures over the existing fuel dispensers. These pump apertures have no structure bearing, they simply act as directional signage.

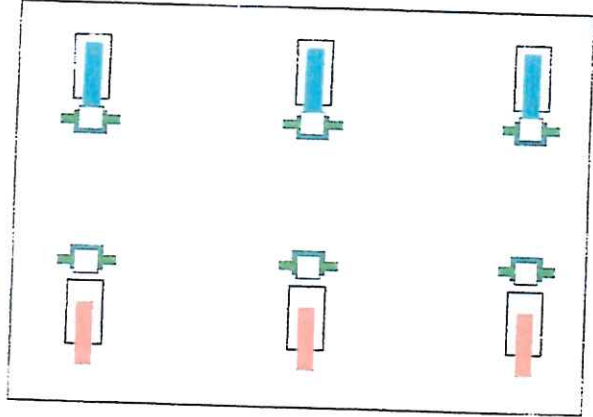
Please let me know what, if anything, is needed to expedite and obtain said permit for this work.

Thank you,

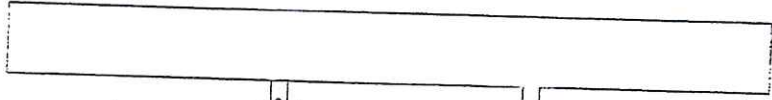
A handwritten signature in black ink that reads "Kara Kennedy". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Kara Kennedy  
(203) 723-4662  
Finance@staglo.com

Backcourt



Traffic Flow



Blade

wave

Traffic Flow



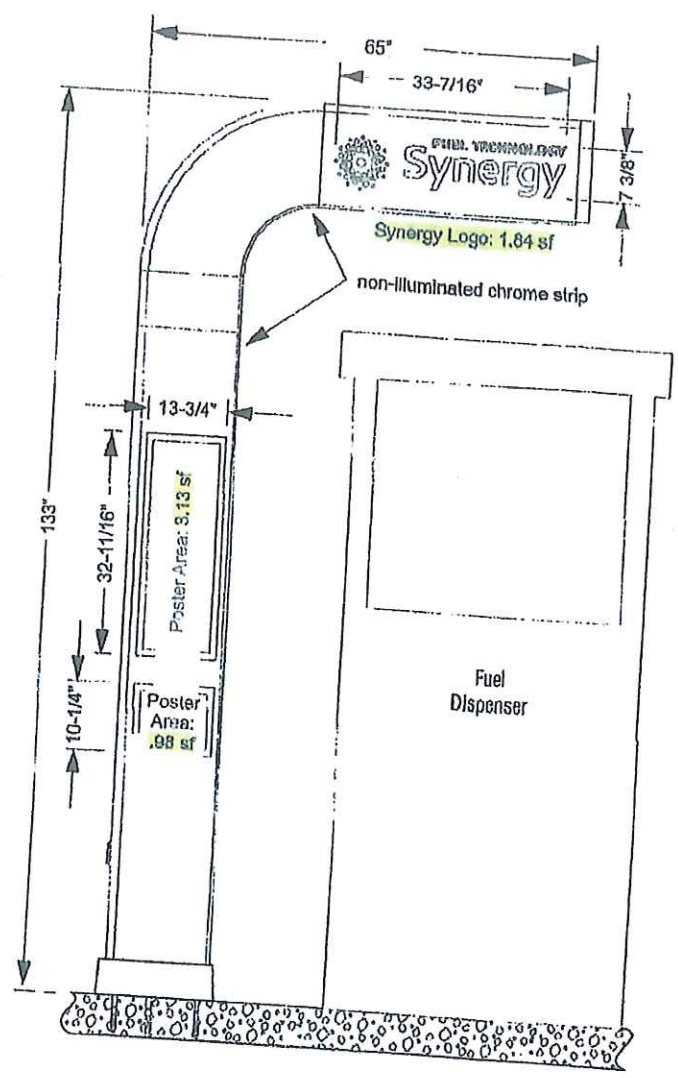
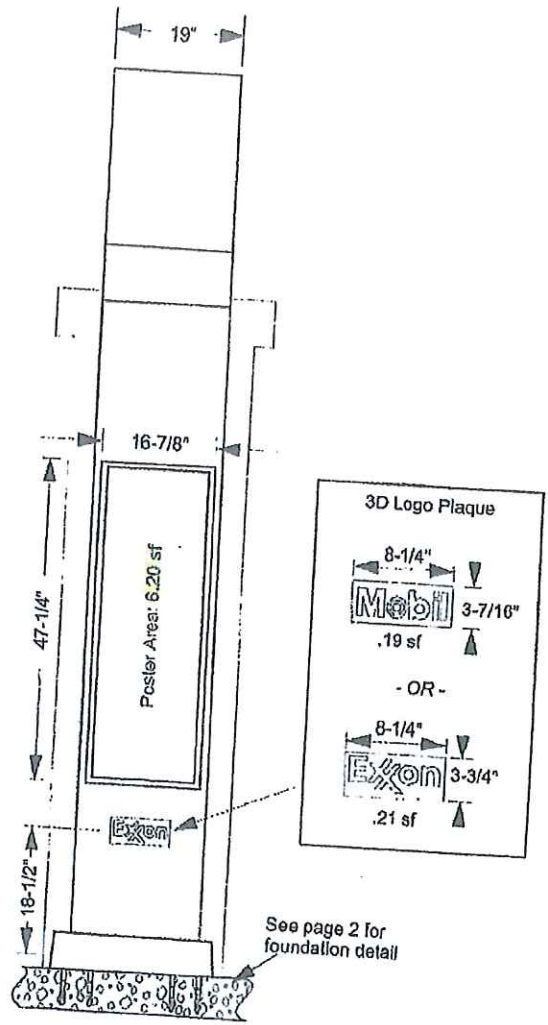
# Medium Wave - Higher Wind

## Structural Spec:

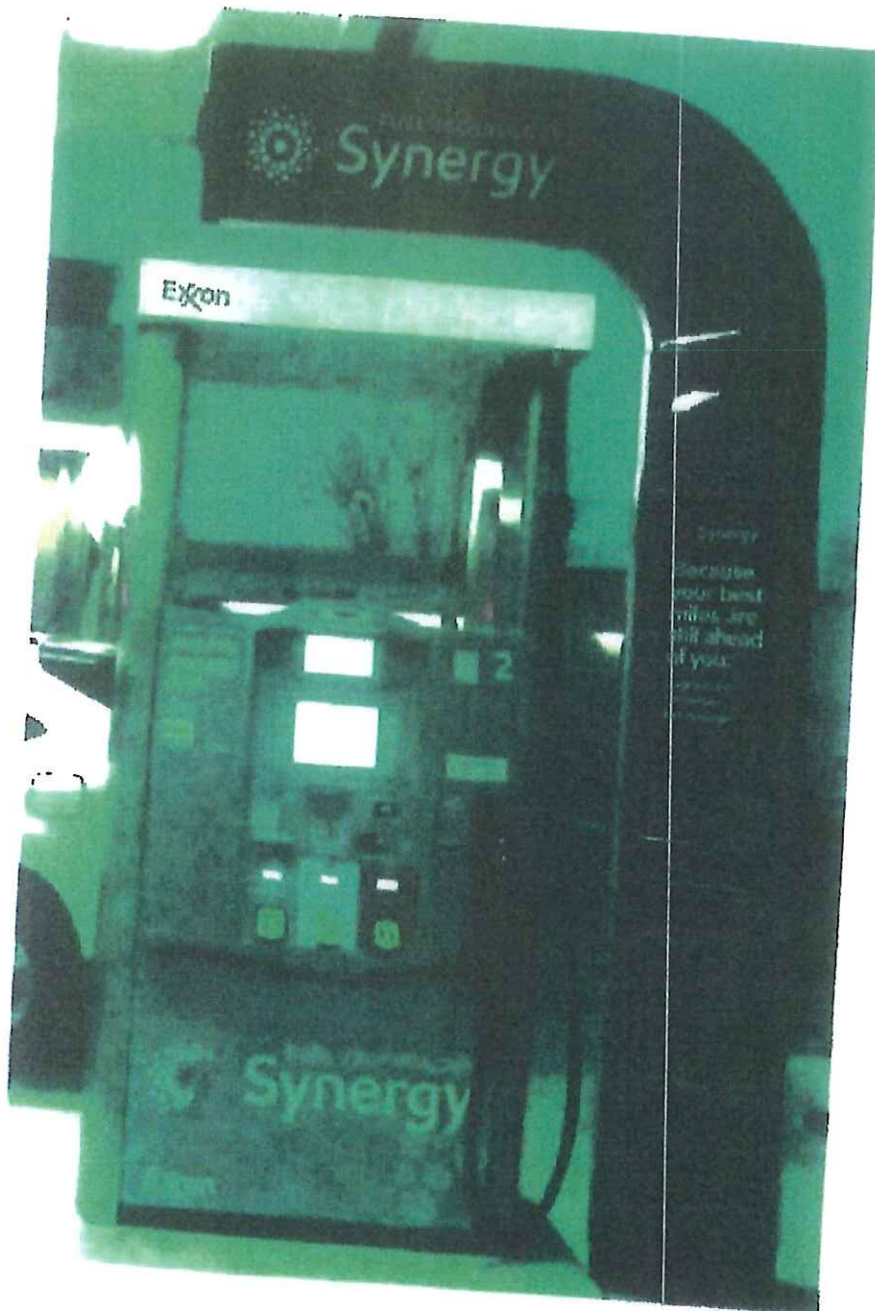
- Aluminum truss core
- Acrylonitrile butadiene styrene (ABS) outer skin
- 192 lbs total weight
- Structure rated at 180mph wind load

this site will receive  
3 of these wave structures

- \* NON-Illuminated Wave Structure is 59.62 SQ FT
- \* All logos on Wave Structure total 15.16 SQ FT
- \* Poster areas are paper inserts



**SAMPLE PICTURE OF WAVE INSTALLED AT ANOTHER LOCATION**

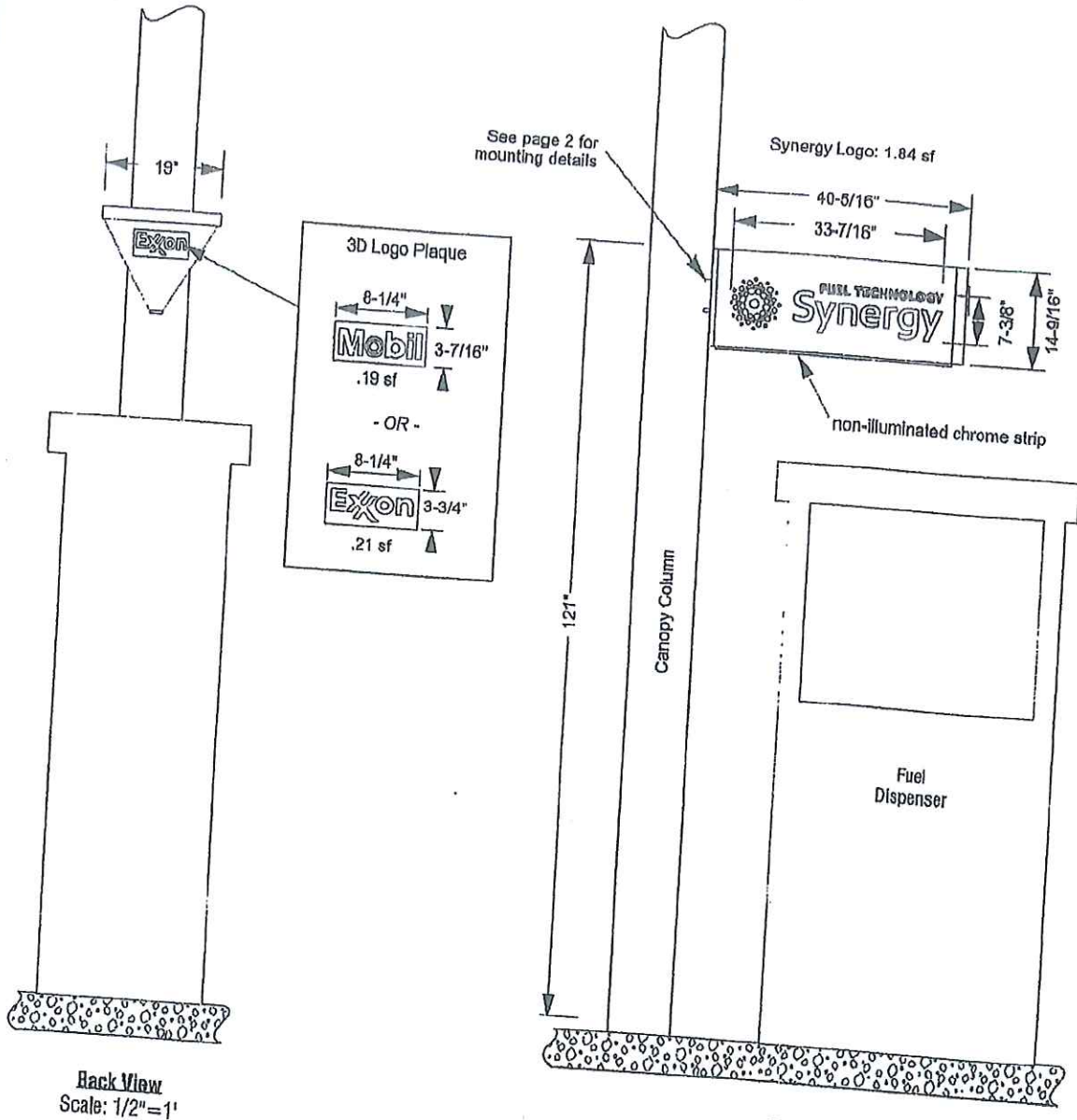


# Blade

## Structural Spec:

- Aluminum truss core
- Acrylonitrile butadiene styrene (ABS) outer skin
- 32 lbs total weight
- Structure rated at 180 mph wind load

This site will receive 3 of these Blade structures



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THIS DRAWING IS YOUR FINAL PROPERTY. IT SUPERSEDES ALL VERBAL AND WRITTEN COMMUNICATION BY GOING BELOW YOURS. AUTHORIZING US TO MANUFACTURE TO THE ABOVE SPECIFICATION.  
Client: \_\_\_\_\_ Date: \_\_\_\_\_  
01/10/16 11:11 AM - 11/10/16 11:11 AM

Author: \_\_\_\_\_  
Project: \_\_\_\_\_  
Date: \_\_\_\_\_  
Scale: \_\_\_\_\_

**ExxonMobil**  
Synergy Fuels Program

Sheet: \_\_\_\_\_  
of: 10-10-16  
Scale: 1 of 1  
TRUSS\_BLADE\_CRN

THIS DRAWING IS YOUR FINAL PROPERTY. IT SUPERSEDES ALL VERBAL AND WRITTEN COMMUNICATION BY GOING BELOW YOURS. AUTHORIZING US TO MANUFACTURE TO THE ABOVE SPECIFICATION.

Sample of a Blade installed at another location

