

TOWN OF YORKTOWN PLANNING BOARD

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

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

**November 28, 2022
7:00 PM**

1. Correspondence
2. Meeting Minutes – November 14, 2022

WORK SESSION

3. **Town Board Referral**
800 East Main Yorktown Dev AMC, LLC
Location: 5.19-1-15; 800 East Main Street, Jefferson Valley (Contractors Register property)
Contact: DelBello Donnellan Weingarten Wise & Wiederkehr, LLP
Description: Petition for a rezone from OB to RSP-2 for a active adult residential community consisting of 250 units including a mix of rental and for-sale townhomes, together with amenities, parking, and related infrastructure.
4. **Town Board Referral**
79 Somerston Road - #WP-BSWPPP-038-22
Location: 17.10-1-3; 79 Somerston Road
Contact: Pisa Construction
Description: Application for a wetland permit and stormwater management permit to install an in-ground swimming pool and related stormwater management system in a wetland buffer.
5. **Town Board Referral**
Gardena Hotel
Location: 37.14-2-54; 1952 Commerce Street
Contact: Michael Grace, Esq. & Site Design Consultants
Description: Request for authorization to process application in the Yorktown Heights Overlay Zone for construction of an 18-room boutique hotel with rooftop bar/grill, parking, and landscaping.

Last revised: November 23, 2022

Correspondence

2023 Planning Board Meetings

JANUARY							FEBRUARY							MARCH						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
1 NEW YEARS	2	3	4	5	6	7				1	2	3	4				1	2	3	4
8	9	10	11	12	13	14	5	6	7	8	9	10	11	5	6	7	8	9	10	11
15	16 MARTIN LUTHER KING	17	18	19	20	21	12	13	14	15	16	17	18	12	13	14	15	16	17	18
22	23	24	25	26	27	28	19	20 PRESIDENTS	21	22	23	24	25	19	20	21	22	23	24	25
29	30	31					26	27	28					26	27	28	29	30	31	
APRIL							MAY							JUNE						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
						1	30	1	2	3	4	5	6					1	2	3
2	3	4	5	6 PASSOVER	7	8	7	8	9	10	11	12	13	4	5	6	7	8	9	10
9 EASTER	10	11	12	13	14	15	14 MOTHERS DAY	15	16	17	18	19	20	11	12	13	14	15	16	17
16	17	18	19	20	21	22	21	22	23	24	25	26	27	18 FATHERS DAY	19	20	21	22	23	24
23	24	25	26	27	28 ARMOR DAY	29	28	29 MEMORIAL DAY	30	31				25	26	27 PRIMAry DAY	28	29	30	
JULY							AUGUST							SEPTEMBER						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
						1	30	31	1	2	3	4	5						1	2
2	3	4 JULY 4TH	5	6	7	8	6	7	8	9	10	11	12	3	4 LABOR DAY	5	6	7	8	9
9	10	11	12	13	14	15	13	14	15	16	17	18	19	10	11	12	13	14	20	21 ROSH HASHANA
16	17	18	19	20	21	22	20	21	22	23	24	25	26	17	18	19	20	21	22	23
23	24	25	26	27	28	29	27	28	29	30	31			24	25 YOM KIPPUR	26	27	28	29	30
OCTOBER							NOVEMBER							DECEMBER						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7				1	2	3	4	26	27	28	29	30	1	2
8	9 COLUMBUS DAY	10	11	12	13	14	5	6	7 ELECTION DAY	8	9	10	11 VETERANS DAY	3	4	5	6	7 HANUKKAH BEGINS	8	9
15	16	17	18	19	20	21	12	13	14	15	16	17	18	10	11	12	13	14	15	16
22	23	24	25	26	27	28	19	20	21	22	23 THANKS	24 GIVING	25	17	18	19	20	21	22	23
29	30	31 HALLOWEEN					26	27	28	29	30			24	25 CHRISTMAS	26	27	28	29	30

Meetings are held in the **Town Hall Board Room at 7:00 PM.**

Due to election activity, the June 26th meeting will be held in the Albert A.

Holidays.

Capellini Community & Cultural Center.



Rohit T. Aggarwala
Commissioner

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

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

November 21, 2022

RECEIVED
PLANNING DEPARTMENT

NOV 21 2022

TOWN OF YORKTOWN

Mr. Daniel T. Sehnal, PE
Dynamic Engineering
245 Main Street, Suite 110
Chester, NJ 07930

Via Email: dsehnal@dynamicec.com

Re: Wenesco Yorktown, LLC
Proposed Drive- Thru Wendy's Restaurant SWPPP
3399 Crompond Road (US Route 202/NYSR 35)
Yorktown, NY
Tax Map# 36.06-2-76
Log # 2007-CNC-0369-SP.3

Dear Mr. Sehnal:

This letter is to inform you that your application to engage in the above referenced regulated activities pursuant to the "Rules and Regulations for the Protection from Contamination, Degradation, and Pollution of the New York City Water Supply and its Sources" (Watershed Regulations) was approved on **November 21, 2022**.

The New York City Department of Environmental Protection (DEP) reserves the right to modify, suspend, or revoke this approval based on the grounds set forth in Section 18-26 of the Watershed Regulations. The activity proposed in your application applies only to the terms of this approval and is subject to the regulations cited above. Failure to comply with the conditions of the approval may be the cause for suspension of this approval and initiation of an enforcement action. Should modification, suspension or revocation of an approval be necessary, DEP will notify the regulated party, via certified mail or personal service, prior to modifying, suspending or revoking the approval. The notice will state the alleged facts or conduct which appear to warrant the intended action and explain the procedures to be followed.

The Regulations provide that an applicant may appeal the imposition of a substantial condition in an approval by filing a petition, in writing, with DEP and the New York City Office of Administrative Trials and Hearings ("OATH") within thirty days of the date this determination was mailed.

NYCDEP may inspect and monitor the erosion control practices at the project site during construction. Therefore, a pre-construction meeting must be held at least two days prior to the start of any work. The owner, design professional Contractor and NYCDEP personnel must attend.

Please contact Mariyam Zachariah at (914) 749-5357 or mzachariah@dep.nyc.gov to schedule this pre-construction meeting.

Sincerely,

Danny Shedlo

Danny Shedlo, P.E.
Section Chief
EOH Project Review Group
Watershed Protection Programs

Attachment: SWPPP plans and report

c: Kevin Woodside, kevin@wenesco.biz
(T) Yorktown Planning Board; planning@yorktownny.org (w/ encl.)

NOV 21 2022

TOWN OF YORKTOWN



New York City
Department of
Environmental Protection

STORMWATER POLLUTION PREVENTION PLAN DETERMINATION

Pursuant to the authority granted under:

Article 11 of the New York State Public Health Law;
Rules and Regulations For The Protection From Contamination, Degradation and
Pollution Of The New York City Water Supply and Its Sources, 15 RCNY Chapter 18,
10 NYCRR Part 128.

New York City Department of Environmental Protection (DEP) makes the following determination with respect to the stormwater pollution prevention plan (SWPPP) described below:

Name of Project: Wenesco Yorktown, LLC
Proposed Drive- Thru Wendy's Restaurant SWPPP

Location: 3399 Crompond Road (US Route 202/NYSR 35)
Yorktown, Westchester County, NY
Tax Map# 36.06-2-76

Owner: Kevin Woodside

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

Drainage Basin: New Croton Reservoir

General Description: The proposal involves the renovation of an existing standalone drive-thru restaurant building to modify the building façade and parking area to propose a Wendy's drive-thru restaurant resulting in a net decrease in on-site imperviousness in comparison with the existing conditions. DEP review and approval is required by Section 18-39(b) (4) (x) of the "Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources" (Watershed Regulations). The SWPPP approval is required due to the new impervious areas proposed in the Designated Main Street Area. Approximately 0.23 acres of disturbance and 380SF of new impervious surfaces are proposed. The new impervious areas will drain to the same portion of the existing stormwater conveyance system as the previously existed impervious area that is no longer required to be treated. The Stormwater Pollution Prevention Plan (SWPPP) shall be implemented in accordance with the report and plan titled "Wenesco Yorktown, LLC", prepared by Dynamic Engineering, dated June 27, 2022 and last revised November 14, 2022 (see appendix A).

STORMWATER POLLUTION PREVENTION PLAN DETERMINATION

Wenesco Yorktown, LLC
(T) Yorktown, New York

November 21, 2022
Page 2 of 5

(XX) Approved () Denied

Conditions of Approval:

This approval is granted with the following conditions:

- The regulated activity must be conducted in compliance with the plans as approved, listed in Appendix A, all applicable accepted standards, and all applicable laws, rules and regulations.
- Any alteration or modification of the SWPPP must be approved by DEP prior to implementation; DEP may opt to issue an amended SWPPP Determination.
- The applicant must schedule a pre-construction conference prior to the start of construction. Present at the meeting should be the applicant, the design engineer, the general contractor, and DEP staff.
- The applicant must notify DEP at least forty-eight (48) hours prior to the commencement of construction activity so that compliance inspections may be scheduled by DEP.
- All erosion and sediment controls must be properly installed and maintained until the site has been stabilized and the risk of erosion eliminated. Final stabilization is defined in the General Permit as all soil disturbing activities at the site have been completed, and that a uniform perennial vegetative cover with a density of 80% cover for the area has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed.
- At the completion of the project, the applicant is required to submit as-built drawings for all stormwater management, runoff reduction and water quality facilities.
- The stormwater management and water quality facilities must be maintained in accordance with the maintenance schedule included in the SWPPP as approved by DEP.
- This approval shall expire and thereafter be null and void unless construction is completed within Five (5) years of the date of issuance or within any extended period of time approved by DEP upon good cause shown.
- In the event that the material submitted is inaccurate or misleading, this approval is not valid and construction of this project is in violation of DEP regulations.

STORMWATER POLLUTION PREVENTION PLAN DETERMINATION

Wenesco Yorktown, LLC
(T) Yorktown, New York

November 21, 2022
Page 3 of 5

- Failure to comply with any of the conditions of this approval is a violation of this approval and the *Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources*.
- A copy of the approved plans and determination should be maintained for record, and a copy must be available for inspection at the construction site.
- DEP shall be provided access to the project site during the construction phase for monitoring and inspection purposes.
- This approval and all conditions of the approval are binding on the owner of the property where the facility is to be located. Any references to the “applicant” in this approval or in any conditions of this approval shall be deemed to refer to the owner of such property.
- If the applicant sells or otherwise transfers title of **Wenesco Yorktown, LLC** before all construction planned for the property is completed and the site is stabilized, the applicant shall require the new owner (“Buyer”) to comply with the SWPPP approved by the New York City Department of Environmental Protection on November 21, 2022 including, but not limited to, conservation easements, negative covenants, all provisions relating to erosion and sediment control during construction and to all maintenance of the stormwater management facilities once construction is complete. In particular, the applicant shall provide the Buyer with a copy of the SWPPP and shall cause the following real covenants and restrictions to be recorded with the deed for **Wenesco Yorktown, LLC** with the following provisions:
 - (1) Buyer hereby acknowledges, covenants, warrants, and represents that he/she shall install and maintain any and all erosion controls and stormwater management facilities on the premises in accordance with the SWPPP, such SWPPP being attached hereto as Exhibit ___.
 - (2) Buyer’s installation and maintenance of the erosion control and stormwater management facilities shall be for the benefit of the City of New York as well as for the owners of **Wenesco Yorktown, LLC**.
 - (3) Buyer’s obligation to install and maintain any and all erosion controls and stormwater management facilities on the premises in accordance with the attached SWPPP shall be perpetual, shall run with the land, and shall be binding on Buyer’s heirs, successors, and assigns.

STORMWATER POLLUTION PREVENTION PLAN DETERMINATION

Wenesco Yorktown, LLC
(T) Yorktown, New York

November 21, 2022
Page 4 of 5

- (4) Buyer hereby covenants, warrants and represents that any lease, mortgage, subdivision, or other transfer of **Wenesco Yorktown, LLC** SWPPP or any interest therein, shall be subject to the restrictive covenants contained herein pertaining to the installation and maintenance of erosion control and stormwater management facilities, and any deed, mortgage, or other instrument of conveyance shall specifically refer to the attached SWPPP and shall specifically state that the interest thereby conveyed is subject to covenants and restrictions contained herein.

- Prior to conveying title to **Wenesco Yorktown, LLC** the applicant shall submit to the New York City Department of Environmental Protection a proposed deed containing the aforementioned real covenants and restrictions.

Date: November 21, 2022

Wenesco Yorktown, LLC
Proposed Drive- Thru Wendy's Restaurant SWPPP
3399 Crompond Road (US Route 202/NYSR 35)
Yorktown, NY
Tax Map# 36.06-2-76
New Croton Reservoir Drainage Basin
DEP Log # 2007-CNC-0369-SP.3

Determination made by:



Danny Shedlo, P.E.
Section Chief
EOH Project Review Group
Regulatory & Engineering Programs

Recommended for approval by:



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

STORMWATER POLLUTION PREVENTION PLAN DETERMINATION

Wenesco Yorktown, LLC
(T) Yorktown, New York

November 21, 2022
Page 5 of 5

APPENDIX A

The following documents were prepared by Dynamic Engineering for **Wenesco Yorktown, LLC SWPPP**.

1. Narrative dated October 17, 2022, and last revised November 17, 2022.
2. The following sets of plans related with stormwater are only included:
 1. Sheet 1 of 7, Cover Sheet, dated June 26, 2022, and last revised November 14, 2022.
 2. Sheet 2 of 7, Site Plan, dated June 26, 2022, and last revised November 14, 2022.
 3. Sheet 3 of 7, Grading, Drainage & Utility Plan, dated June 26, 2022, and last revised November 14, 2022.
 4. Sheet 4 of 7, Landscape & Lighting Plan, dated June 26, 2022, and last revised November 14, 2022.
 5. Sheet 5 of 7, Stormwater Pollution Prevention Plan, dated June 26, 2022, and last revised November 14, 2022.
 6. Sheet 6 of 7, Construction Details, dated June 26, 2022, and last revised November 14, 2022.
 7. Existing Drainage Area Map, Sheet 1, dated June 26, 2022, and last revised November 14, 2022.
 8. Proposed Drainage Area Map, Sheet 2, dated June 26, 2022, and last revised November 14, 2022.
 9. Impervious Coverage Exhibit, Sheet 1, dated October 17, 2022.

Draft Minutes

**800 East Main Street
Yorktown Dev AMC**

**DELBELLO DONNELLAN WEINGARTEN
WISE & WIEDERKEHR, LLP**

Janet J. Giris
Partner
jig@ddw-law.com

COUNSELLORS AT LAW
THE GATEWAY BUILDING
ONE NORTH LEXINGTON AVENUE
WHITE PLAINS, NEW YORK 10601
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STAMFORD, CT 06905
(203) 298-0000

RECEIVED
PLANNING DEPARTMENT

NOV 9 2022

TOWN OF YORKTOWN

November 1, 2022

By Email and Federal Express

Honorable Diana L. Quast, Town Clerk
Town of Yorktown
363 Underhill Avenue
Yorktown Heights, New York 10598

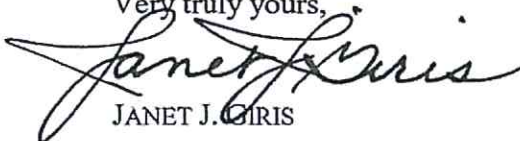
Re: Petition of 800 E Main Yorktown Dev AMC LLC for Amendments to the Zoning Code of the Town of Yorktown Affecting the RSP-2 Senior Citizens District of the Town and an Amendment to the Zoning Map of the Town of Yorktown to re-zone property known as 800 East Main Street.

Dear Ms. Quast:

On behalf of 800 E Main Yorktown Dev AMC LLC, we respectfully submit twelve (12) copies of a completed full Environmental Assessment Form (FEAF) in connection with the above-referenced matter. We respectfully request that the FEAF be distributed to the Town Board and placed on the next available agenda of the Town Board for action as requested in the accompanying letter.

Thank you for your consideration.

Very truly yours,


JANET J. GIRIS

Enclosures

**DELBELLO DONNELLAN WEINGARTEN
WISE & WIEDERKEHR, LLP**

Janet J. Giris
Partner
jig@ddw-law.com

COUNSELLORS AT LAW
THE GATEWAY BUILDING
ONE NORTH LEXINGTON AVENUE
WHITE PLAINS, NEW YORK 10601
(914) 681-0200
FACSIMILE (914) 684-0288

Connecticut Office
1111 SUMMER STREET
STAMFORD, CT 06905
(203) 298-0000

November 1, 2022

RECEIVED
PLANNING DEPARTMENT

NOV 9 2022

TOWN OF YORKTOWN

By Email and Federal Express

Honorable Matthew J. Slater, Supervisor
and Members of the Town Board
Town of Yorktown
363 Underhill Avenue
Yorktown Heights, New York 10598

Re: Petition of 800 E Main Yorktown Dev AMC LLC for Amendments to the Zoning Code of the Town of Yorktown Affecting the RSP-2 Senior Citizens District of the Town and an Amendment to the Zoning Map of the Town of Yorktown to re-zone property known as 800 East Main Street.

Dear Supervisor Slater and Members of the Town Board:

On behalf of 800 E Main Yorktown Dev AMC LLC, we respectfully submit twelve (12) copies of a completed full Environmental Assessment Form (FEAF) in connection with the above-referenced matter. We respectfully request that this matter be placed on the Town Board's next agenda for purposes of: 1) declaring intent to be lead agency for coordinated review of the Petition and all related actions under the State Environmental Quality Review Act (SEQRA); 2) authorizing and directing the circulation of the Petition and FEAF to all potential involved agencies; and 3) if the Town Board so chooses, referral of the Petition to the Town Planning Board for its report in accordance with Section 300-206 of the Zoning Code of the Town.

We look forward to your continued review of the Petition. Thank you for your consideration.

Very truly yours,


JANET J. GIRIS

Enclosure

cc: Michael Mitnick, AMS
Peter Feroe, AICP, AKRF
Mark P. Weingarten, Esq.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 800 East Main Street		
Project Location (describe, and attach a general location map): 800 East Main Street, Yorktown, New York (see attached location map)		
Brief Description of Proposed Action (include purpose or need): The Project Sponsor, 800 E Main Yorktown Dev AMS LLC, proposes to redevelop a 35.53-acre (1,548,227 sf) parcel located at 800 East Main Street (SBL: 5.19-1-15) in the Town of Yorktown, NY (the “Project Site”) and within the Research Laboratory and Office (OB-2) Zoning District. The Project Site is currently improved with two, 2-story office buildings totaling approximately 60,000 sf with related parking and infrastructure. The Project Sponsor proposes to demolish the existing improvements and redevelop the Site with an active senior residential community (age 55+) consisting of 250 dwelling units, including approximately 200 rentals and approximately 50 for-sale townhomes, amenities (including a clubhouse and fitness/wellness amenities, as well as outdoor active and passive recreational spaces), and approximately 378 parking spaces (the “Proposed Project”). To facilitate the Proposed Project, the Project Sponsor proposes a Zoning Map Amendment to change the Site’s zoning from OB-2 to RSP-2 and a Text Amendment to increase certain allowable building dimensions within parcels greater than 25 acres in the RSP-2 District.		
Name of Applicant/Sponsor: 800 E Main Yorktown Dev AMS LLC	Telephone:	
	E-Mail:	
Address: c/o AMS Acquisitions LLC, 1 Bridge Plaza North, Suite 840		
City/PO: Fort Lee	State: NJ	Zip Code: 07024
Project Contact (if not same as sponsor; give name and title/role): Ryan Sutherland, Director of Design and Development, AMS Acquisitions	Telephone: 212-695-7585	
	E-Mail: rsutherland@amsacquisitions.com	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Zoning Text and Map Amendments	Nov 2022
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan and Special Permit	tbd
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Engineering & Sewer Department; Water Department (utility connections)	tbd
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	GML 239 referrals, DOH private water/sewer connection	tbd
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC 5-acre waiver	tbd
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Research Laboratory and Office (OB-2) Zoning District

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

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? Senior Citizens (RSP-2) Zoning District

C.4. Existing community services.

a. In what school district is the project site located? Lakeland Central School District

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

c. Which fire protection and emergency medical services serve the project site?
Mohegan FD, Mohegan EMS

d. What parks serve the project site?
DJT State Park; Danner Family Preserve, Shrub Oak Memorial Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? senior citizen development - residential (primarily) and related amenities

b. a. Total acreage of the site of the proposed action? 35.53 acres
b. Total acreage to be physically disturbed? 22.5 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 35.53 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? **TBD** Yes No
i. If No, anticipated period of construction: **TBD** _____ months
ii. If Yes:
• Total number of phases anticipated **TBD** _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	50	_____	_____	200

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures 25

ii. Dimensions (in feet) of largest proposed structure: 55 height; 80 width; and 318 length

iii. Approximate extent of building space to be heated or cooled: 844,895 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: Stormwater management and aesthetic feature

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: Preliminary concept is stormwater pond that becomes aesthetic feature of community.

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: tbd million gallons; surface area: 0.5 acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) **TBD**

If Yes:

i. What is the purpose of the excavation or dredging? Excavation and grading activities associated with building, road, and utility construction.

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

- Volume (specify tons or cubic yards): TBD
- Over what duration of time? TBD

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. Amount of excavation and relative balance of site grading activities is not yet known.

iv. Will there be onsite dewatering or processing of excavated materials? **TBD** Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ TBD acres

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

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

viii. Will the excavation require blasting? **TBD** Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ 44,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: Yorktown
- Does the existing public water supply have capacity to serve the proposal? **TBD** Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

n/a

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ n/a gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 44,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

sanitary waste

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

If Yes:

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

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

 If Yes:

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

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

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

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

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

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

- i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or 11.45 acres (impervious surface)
 _____ Square feet or 35.53 acres (parcel size)
- ii. Describe types of new point sources. TBD
- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
 The stormwater management design will serve to maintain existing drainage patterns to the maximum extent practical and reduce proposed runoff rates when compared to pre-development runoff rates for areas of new development and maintain runoff rates for areas of redevelopment.
 - If to surface waters, identify receiving water bodies or wetlands: _____
 - Will stormwater runoff flow to adjacent properties? TBD Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
 Delivery vehicles typical for residential uses
- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
 TBD: Potential for generators during construction
- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
 TBD: HVAC systems fuel source is not yet known.

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- ii. In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No
 If Yes:
 i. Estimate methane generation in tons/year (metric): _____
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No
 If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No
 If Yes:
 i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.
 ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
 iii. Parking spaces: Existing 288 Proposed 378 Net increase/decrease +90
 iv. Does the proposed action include any shared use parking? Yes No
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
 TBD
 vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No **TBD**
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No **TBD**

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? N/A Yes No
 If Yes:
 i. Estimate annual electricity demand during operation of the proposed action: _____
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____
 iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.
 i. During Construction:
 • Monday - Friday: TBD; Compliant with Town Code
 • Saturday: TBD; Compliant with Town Code
 • Sunday: TBD; Compliant with Town Code
 • Holidays: TBD; Compliant with Town Code
 ii. During Operations:
 • Monday - Friday: typical residential hours
 • Saturday: typical residential hours
 • Sunday: typical residential hours
 • Holidays: typical residential hours

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

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? **TBD** Yes No
 Describe: Project will require vegetation removal in certain areas. _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 TBD: Site lighting would designed to minimize potential impacts to offsite occupied structures. _____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? **TBD** Yes No
 Describe: TBD: Project will require vegetation removal in certain areas. _____

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

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

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

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

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

 • Operation: _____

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

 • Operation: _____

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

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

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

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	± 226,533	±498,851	+272,318
• Forested	±956,250	±443,983	-512,267
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	±353,391	±573,210	+219,819
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)	TBD	TBD	
• Other Describe: Pond _____	0	±20,130	+20,130

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

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

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

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

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

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): 1108736
 Yes – Environmental Site Remediation database Provide DEC ID number(s): Spill ID associated with a failed tank tightness test. After replacement of fill and vent pipes/fitting, tank passed second tightness test and "spill" was closed.
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

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

E.2. Natural Resources On or Near Project Site

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

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

c. Predominant soil type(s) present on project site:

ChB	_____	36 %
ChC	_____	28 %
ChD	_____	23 %

d. What is the average depth to the water table on the project site? Average: _____ TBD feet

e. Drainage status of project site soils: Well Drained: _____ 98 % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ 2 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 22 % of site
 10-15%: _____ 31 % of site
 15% or greater: _____ 47 % of site

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

h. Surface water features.

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

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

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

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

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

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

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

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

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

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

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

m. Identify the predominant wildlife species that occupy or use the project site: TBD _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Species and listing: _____ New England Cottontail - Habitat assessment prepared for Applicant indicates no habitat present on-Site for Cottontail	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: <u>Taconic State Parkway</u>	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify resource: <u>Taconic State Parkway</u>	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Scenic Byway</u>	
iii. Distance between project and resource: _____ 0 miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<div style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</div>	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

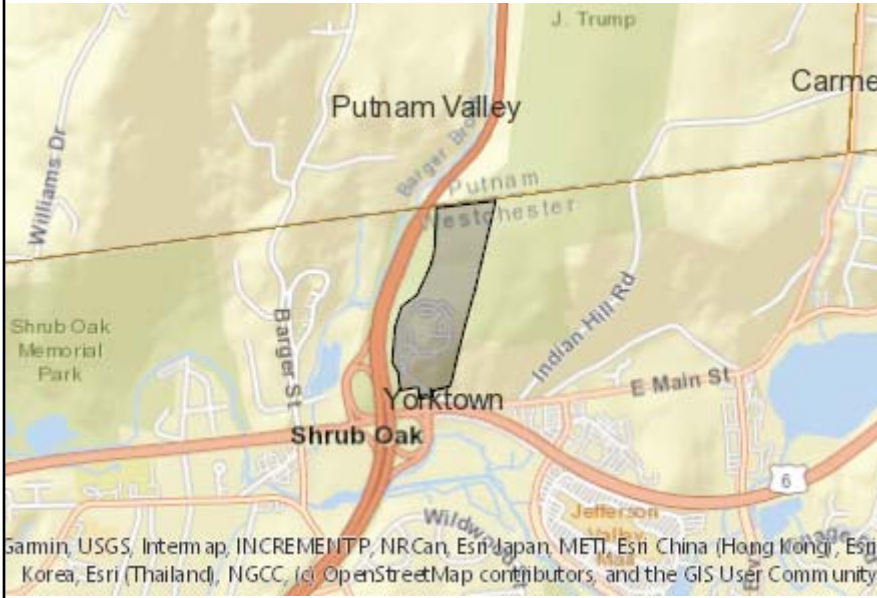
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name 800 E Main Yorktown Dev AMS LLC Date 11/1/2022

Signature *Raymond Hedaya* Title Authorized Signatory



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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	Yes
E.2.p. [Rare Plants or Animals - Name]	New England Cottontail
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Taconic State Parkway
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

TOWN BOARD: TOWN OF YORKTOWN
COUNTY OF WESTCHESTER: STATE OF NEW YORK

-----X
In the Matter of the Application of

800 E MAIN YORKTOWN DEV AMS LLC

PETITION

For (i) amendments to the Zoning Code of the Town of Yorktown generally affecting the RSP-2 Senior Citizens District of the Town; and (ii) an amendment to the Zoning Map of the Town of Yorktown to re-zone property known as 800 East Main Street and designated on the Tax Map of the Town of Yorktown as Tax ID: 5.19-1-15 from OB Research Laboratory and Office District to RSP-2 Senior Citizens District of the Town.

Town Clerk's Office

OCT 24 2022

Diana L. Quast, Town Clerk
Town of Yorktown, New York

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800 E Main Yorktown Dev AMS LLC_(the "Petitioner"), by and through its attorneys, DelBello Donnellan, Weingarten Wise & Wiederkehr, LLP, hereby petitions the Town Board of the Town of Yorktown (the "Town Board") pursuant to Section 300-206 of the Zoning Code of the Town of Yorktown (the "Zoning Code") and New York Town Law Section 265, as follows:

THE PETITIONER

1. Petitioner is a New York limited liability company, duly organized and existing under the laws of the State of New York, having a principal place of business at c/o AMS Acquisitions LLC, 1 Bridge Plaza North, Suite 840, Fort Lee, New Jersey. Petitioner is a related entity of AMS Acquisitions ("AMS"), a real estate investment firm that focuses on the acquisition and development of retail, residential and office properties. Founded in 2012, AMS has built a portfolio of more than 1 million square feet, with an aggregate transaction volume in excess of \$1 billion.

2. Petitioner is the contract vendee of the property located at 800 East Main Street in the Town of Yorktown (the "Town") which is also known and designated on the tax assessment

map of the Town as Tax Map ID: 5.19-1-15 (the “Property”). Attached as **Exhibit “A”** is a map depicting the Property and the surrounding area and a metes and bound description of the Property.

3. The Site is owned by Contractors Register, LLC (“Owner”). This Petition is made with the knowledge and consent of the Owner.

THE PROPERTY

4. The Property consists of approximately 35.53 acres and is located at the north side of U.S. Route 6 at its intersection with the Taconic State Parkway. It is located in the OB Research Laboratory and Office District of the Town (the “OB District”). The Property is bordered on the east and north by the Donald J. Trump State Park and, although separated by the Taconic State Parkway, to its west are the Trump Park Residences, located in the RSP-2 Senior Citizens District of the Town (the “RSP-2 District”). In addition to the RSP-2 District to the west of the Property, other zoning districts in the vicinity of the Property include R1-160 One-Family Residential District (the “R1-160 District”) immediately to the east of the Property, and the R1-20 One-Family Residential District (the “R-20 District”) to the west of the Property, with commercial districts to the immediate south and east of the Property.

5. The Property is currently improved with an approximately 63,617 square foot office building, together with related parking and infrastructure. The office building is currently vacant.

THE PROPOSED PROJECT

6. Petitioner seeks to demolish the existing improvements on the Property and to redevelop the Property with an active adult residential community available to adults aged 55 and over, consisting of 250 dwelling units including a mix of rental units and for-sale townhomes, together with amenities, 383 parking spaces and related infrastructure, generally in accordance with the Concept Plan attached hereto as **Exhibit “B”** (the “Project”).

7. As shown on the Concept Plan, the Project has been designed with a range of housing types promoting a sense of planned community. The proposed residential buildings include “apartment-style” buildings and “villa” buildings which are intended to be offered as rental units (proposed to be constructed in the southern portion of the Property), and town-home style buildings which are intended to be offered as for-sale (and proposed to be constructed to the north of the rental buildings).

8. A significant portion of the Property will be allocated to common areas for use by residents of the Project which will feature numerous passive and active recreational spaces, and social and fitness-oriented on-site amenities.

9. The Project has been thoughtfully designed not only to be constructed into the existing landscape, preserving and highlighting significant natural and aesthetic qualities, but also to preserve views from the Taconic State Parkway which is a New York State Scenic Byway. Petitioner intends to preserve and enhance the existing approximately 150-foot-wide vegetative buffer that provides a natural visual screen of the Property from the Taconic State Parkway, as shown in the drawing attached hereto as **Exhibit “C”**. In addition, approximately 6.25 acres of the Property adjacent to the Donald J. Trump State Park will be preserved as open space. A rendering of the proposed Project is attached hereto as **Exhibit “D.”** A viewshed analysis has been prepared for the Project and will be submitted under separate cover in due course.

CURRENT ZONING

10. As previously stated, the Property is currently located in an OB District of the Town. There are currently three areas of the Town located in the OB District which was tailored to allow specific uses which the economic climate once demanded. Review of the permitted uses

in the OB District as stated in Section 300-21(C)(14) of the Zoning Code further shows its highly specialized intent:

- (a) Permitted main uses shall be as follows:
 - [1] Research laboratories and offices...
 - [2] Living quarters within each main building for custodian and security personnel.
- (b) Main uses permitted by special permit shall be as follows:
 - [1] The same special uses as specified by Subsection C(1)(b) et al, and [14] in the R1 District.
 - [2] Day-care facilities and nursery schools...
 - [3] Colleges and seminaries.
- (c) Permitted accessory uses shall be as follows:
 - [1] Research laboratory and office accessory uses...
 - [2] Lodging house accessory to a laboratory-office use.
- (d) Accessory uses permitted by special permit (in accordance with provisions of Article VII) in OB Districts shall be as follows:
 - [1] Radio, television and other electronic transmission stations or towers, including wireless telecommunications facilities.
 - [2] Helistops.

11. It is evident that the current zoning of the Property was created for large-campus end-users which are becoming less predominant in an evolving real estate market and as the amount of available office space in the Town and in Westchester County has outpaced the needs of existing and potential office tenants.

PROPOSED ZONING AMENDMENTS

12. The Project is not currently permitted in the OB District which restricts residential uses. The proposed Project which is intended to be an active adult community is classified under the Zoning Code as an “senior citizen development,” and is a permitted main use in the RSP-2 District, however, the Project does not comply with all of the RSP-2 dimensional regulations. Accordingly, the Petitioner seeks amendments to the Zoning Code and the Zoning Map of the

Town to: (i) reclassify and redesignate the Property from OB District to RSP-2 District; and (ii) amend the Schedule of Regulations for the RSP-2 District (300 Attachment 1, Appendix A, entitled “Residence Zone Standards”) to: (a) increase floor area ratio from 0.35 to 0.55 on sites greater than 25 acres; and (b) increase maximum height from 45 feet to 55 feet on sites greater than 25 acres to facilitate the development of the Project on the Property. The completed “Application for Change of Zone” is attached hereto as **Exhibit “E”** and the proposed amendments to the Zoning Code are attached hereto as **Exhibit “F.”**

13. The Petitioner respectfully submits that the Project is an appropriate transitional use between the one-family districts immediately adjacent to the Property and the commercial districts to the south of the Property and is more consistent with the surrounding environs than if further developed with the uses allowed in the current OB District, even if such a demand existed.

14. The Petitioner further respectfully submits that: (a) there is a need for the Project in the Town and the surrounding community as “empty-nesters” or those seeking to downsize from their single-family homes wish to remain in the community in which they have lived and raised their families; (b) adequate utilities and services, including roads, exist or can be reasonably expect to be created to serve the needs of the Project; and (c) the Project and the proposed amendments to the Zoning Code and the Zoning Map are consistent with the land use objectives of the Town.

15. The Project and the Proposed amendments would allow for the development of a well-planned, intentional, sustainable community utilizing modern standards and responsive to the unique needs of an older population which is still active and seeking environments that promote long-term wellness.

16. If the Town Board grants this Petition and adopts the proposed amendments, the Project will also require site plan and special permit approvals from the Planning Board of the Town in accordance with Article VIII of the Zoning Code.

COMPLIANCE WITH THE STATE ENVIRONMENTAL QUALITY REVIEW ACT

17. Under the requirements of the State Environmental Quality Review Act (“SEQRA”) the actions directly and indirectly proposed by this Petition are classified as “Type I” under Section 617.4(b)(2) of the SEQRA regulations. Accordingly, Petitioner will comply with the requirements of SEQRA as regards a Type I Action. A completed full environmental assessment form Part 1 will be submitted shortly under separate cover. Petitioner respectfully submits that the actions directly and indirectly proposed by this Petition are not reasonably expected to result in any significant adverse environmental impacts.

WHEREFORE, Petitioner respectfully requests that the Town Board grant this Petition and amend the Zoning Code and the Zoning Map as set forth herein.

Dated: October 21, 2022
White Plains, New York

Respectfully submitted,

**DELBELLO DONNELLAN WEINGARTEN
WISE & WIEDERKEHR, LLP**
Attorneys for Petitioner
One North Lexington Avenue, 11th floor
White Plains, New York 10601

Exhibit "A"
Area Map and Metes and Bounds Description

Old Republic National Title Insurance Company

Title No.: MTANY-176456

SCHEDULE A CONTINUED

LEGAL DESCRIPTION

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Yorktown, County of Westchester and State of New York, and being on the northerly line of public highway leading from Peekskill to Lake Mahopac, known as U.S. Route No. 6, also known as Jefferson Valley Road; and lying easterly of the easterly boundary line of the lands of the People of the State of New York described as the Bronx Parkway Extension, which said parcel of land is bounded and described as follows:

BEGINNING at a point on the said northerly line of State Highway No. 1309, Route 6, where it is intersected by the easterly line of said Bronx Parkway Extension as shown on map entitled, "State of New York acting by Westchester County Park Commission, Map of land to be acquired for Bronx Parkway Extension Sheet No. 56", filed in the office of the Clerk of the County of Westchester, Division of Land Records, on September 12, 1930 as Map No. 3692;

RUNNING THENCE along the easterly side of the Bronx Parkway Extension, the following 6 courses and distances:

1. On a curve to the right having a radius of 1300.18 feet a distance of 212.96 feet;
2. North 32 degrees 52 minutes 40 seconds west 140.80 feet;
3. North 4 degrees 21 minutes 50 seconds east 429.87 feet;
4. North 17 degrees 35 minutes 40 seconds east 250.52 feet;
5. North 52 degrees 55 minutes 50 seconds east 231.01 feet;
6. North 25 degrees 22 minutes 00 seconds east 323.60 feet;

THENCE on a curve to the left having a radius of 771.94 feet, a distance of 321.22 feet;

THENCE north 01 degree 31 minutes 30 seconds east 430.03 feet to the dividing line between the counties of Putnam and Westchester;

THENCE easterly along said dividing line the following 3 courses and distances:

1. North 83 degrees 44 minutes 00 seconds east 198.11 feet;
2. North 82 degrees 13 minutes 00 seconds east 272.53 feet;
3. North 84 degrees 25 minutes 00 seconds east 240.57 feet to the land now or formerly of Samuel Smith:

Issued by:

Madison Title Agency, LLC
1125 Ocean Avenue, Lakewood, NJ 08701
Telephone: 732-905-9400 Fax: 732-905-9420

THENCE southerly along land now or formerly of Samuel Smith the following 2 courses and distances:

1. South 11 degrees 46 minutes 00 seconds west 312.80 feet; and
2. South 12 degrees 35 minutes 00 seconds west 368.48 feet;

THENCE continuing southerly and along land now or formerly of Sarah D. Onderdonk the following 8 courses and distances:

1. South 14 degrees 14 minutes 00 seconds west 426.47 feet;
2. South 17 degrees 15 minutes 00 seconds west 122.04 feet;
3. South 13 degrees 47 minutes 00 seconds west 78.05 feet;
4. South 16 degrees 18 minutes 00 seconds west 125.17 feet;
5. South 14 degrees 56 minutes 00 seconds west 126.90 feet;
6. South 13 degrees 18 minutes 00 seconds west 214.64 feet;
7. South 14 degrees 24 minutes 00 seconds west 404.00 feet;
8. South 15 degrees 38 minutes 00 seconds west 93.82 feet to the northerly side of State Highway No. 1309, Route 6;

THENCE along the same the following 5 courses and distances:

1. South 76 degrees 29 minutes 10 seconds west 197.04 feet;
2. Due south 81.22 feet;
3. South 85 degrees 02 minutes 10 seconds west 167.60 feet;
4. Along a stone wall north 03 degrees 22 minutes 40 seconds west 136.74 feet; and
5. South 79 degrees 04 minutes 44 seconds west 214.399 feet to the point or place of BEGINNING.

NOTE: Being Section 5.19, Block(s) 1, Lot(s) 15, Tax Map of the Town of Yorktown, County of Westchester.

NOTE: Lot and Block shown for informational purposes only.

Issued by:
Madison Title Agency, LLC
1125 Ocean Avenue, Lakewood, NJ 08701
Telephone: 732-905-9400 Fax: 732-905-9420

Exhibit “B”
Concept Plan

SITE PLAN



	Building Type	Units			Estimated Parking Count	
		Quantity of Building Type	No. Floors per Bldg	Total Units	Resident Parking Spaces	Staff Parking Spaces
Rental	Villa	4	4	96	144	0
	Flats	7	2	32	50	0
	Building	1	4	72	108	5
	Clubhouse				0	0
	SUBTOTAL	12		200	302	5
For Sale	Townhomes	12	2	50	76	0
	Clubhouse				0	0
	SUBTOTAL	12		50	76	0
GRANDTOTAL		24		250	378	5

1.5 Ratio

Exhibit “C”
Buffer

SITE PLAN / EXISTING TO REMAIN GREEN BUFFER

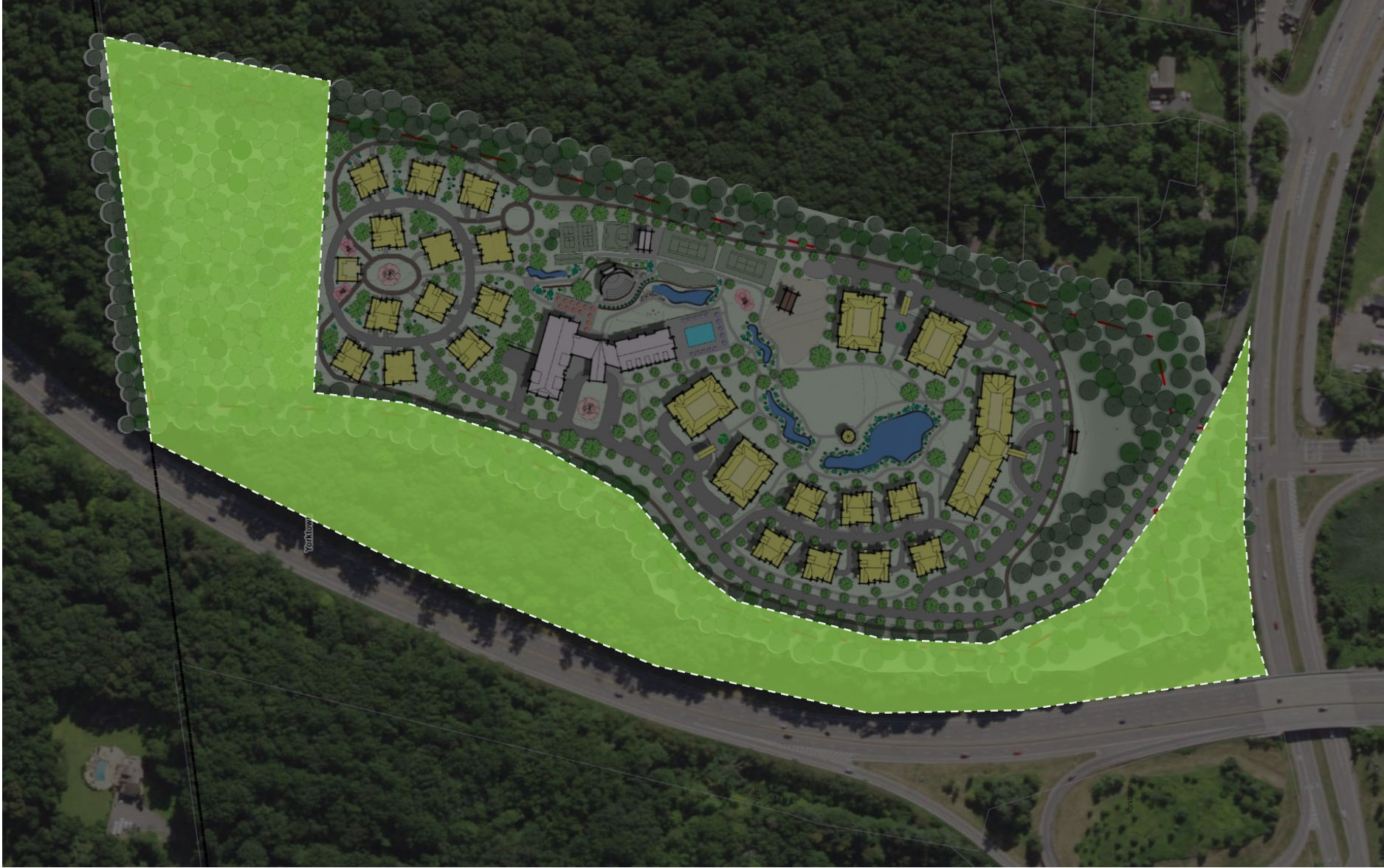
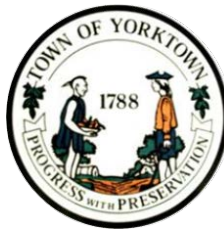


Exhibit “D”
Rendering



AMS YORKTOWN | ACTIVE ADULT COMMUNITY
CONCEPTUAL RENDERING

Exhibit “E”
Application for Change of Zone



Application No. _____

Fee Received \$ _____

**APPLICATION FOR
CHANGE OF ZONE**

TOWN BOARD OF THE TOWN OF YORKTOWN

363 Underhill Avenue

Yorktown Heights, NY 10598

1. Name and Address of Applicant: _____

_____ **Daytime Phone:** _____

2. Name and Address of Contact Person (if different from above): _____

_____ **Daytime Phone:** _____

3. Location of Property: _____

4. Description of Property to be rezoned: _____

5. Acres: _____

6. Tax Map Section _____ **Parcel** _____ **Lot** _____

7. Present zoning: _____

8. Proposed zoning: _____

9. Applicant's signature: 800 E Main Yorktown Dev AMS LLC
by its attorneys, DelBello Donnellan Weingarten Wise & Wiederkehr, LLP

by: Janet J. Giris, Esq.

10. Date of this application: 10/24/2022

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

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

FOR OFFICIAL USE

Date Received: _____

By: _____

Town Clerk's Office

Exhibit “F”
Proposed Zoning Amendments

Exhibit “F”

300 Attachment 1 (Appendix A) of the Zoning Code (shown in abbreviated form below) is hereby amended as follows (text in ~~strike-through~~ is deleted; underlined text is added):

300 Attachment 1

**Town of Yorktown
Appendix A**

RESIDENCE ZONE STANDARDS³

(Standards shown are minimum requirements unless otherwise indicated)

[Amended 2-1-1977 by L.L. No. 1-1977; 8-15-1982 by L.L. No. 6-1982; 3-3-1987 by L.L. No. 5-1987; 9-1-1987 by L.L. No. 24-1987; 9-16-1987 by L.L. No. 25-1987; 11-4-1987 by L.L. No. 32-1987; 7-5-1994 by L.L. No. 21-1994; 12-19-2000 by L.L. No. 21-2000; 11-15-2011 by L.L. No. 18-2011]

	RSP-2
Lot area (square feet)	Up to 3-room living unit (2-bedroom apts.) – 2,400; over 2-bedroom or over 4-room living units – 10,000
Floor area ratio, usable (with public sewers) (square feet) ¹⁰	0.35¹¹
Minimum site area (acres)	5
Lot width at main building line (feet)	150
Lot depth (feet)	150
Front yard (feet) ¹	50
Side yard (feet)	
Main or accessory building, minimum either side	50
Two combined	100
Rear yard (feet)	Same as side yards
Main building	
Accessory building ⁴	
Maximum height (feet)	
Main Building	45¹²
Accessory building or structure	15¹²
Minimum usable floor area of dwelling unit (square feet)	Studio – 350 1-bedroom – 450 2 bedrooms or more – 550
Maximum building coverage of actual lot area (all buildings)	-
Required off-street parking spaces per dwelling unit	0.5, plus a minimum of 10 additional for staff
Road frontage (feet)	-

NOTES:

¹ On streets with less than a 50-foot right-of-way, the front yard setback shall be measured from the center line of the existing roadway and 25 feet shall be added to the required front yard setback.

²

³ All multifamily or apartment developments shall be as specified on a site plan approved in accordance with the provisions of §§300-82 through 300-85.

⁴ The required rear and side yard setbacks for an accessory building in an R1-40, R1-20, R1-10 or R-2 Zone shall be no less than 20 feet where the accessory building is (a) located wholly or partly in a rear yard and (b) has a footprint 50% or greater than that of the main building.

¹⁰ In all multifamily districts, including R-3, R-2A, RSP-1, RSP-2 and R-3A, the floor area ratio, usable and the lot area (square feet) shall be calculated on the basis of net area, which shall be determined by subtracting from the gross area of the site all wetlands and controlled area as defined in Chapter 178, Freshwater Wetlands.

¹¹ **On sites greater than 25 acres, Floor area ratio, usable (with public sewer) may be increased up to 0.55.**

¹² **On sites greater than 25 acres, Maximum height (feet) may be increased to 55 feet for main buildings and to 45 feet for accessory buildings.**

AMS YORKTOWN

ACTIVE ADULT COMMUNITY | 800 EAST MAIN STREET, YORKTOWN, NY

**PERKINS —
EASTMAN**

Human by Design

AMS
AMS ACQUISITIONS

9/22/2022

SITE IMAGES



JEFFERSON VALLEY

JEFFERSON VALLEY MALL

US HIGHWAY 6

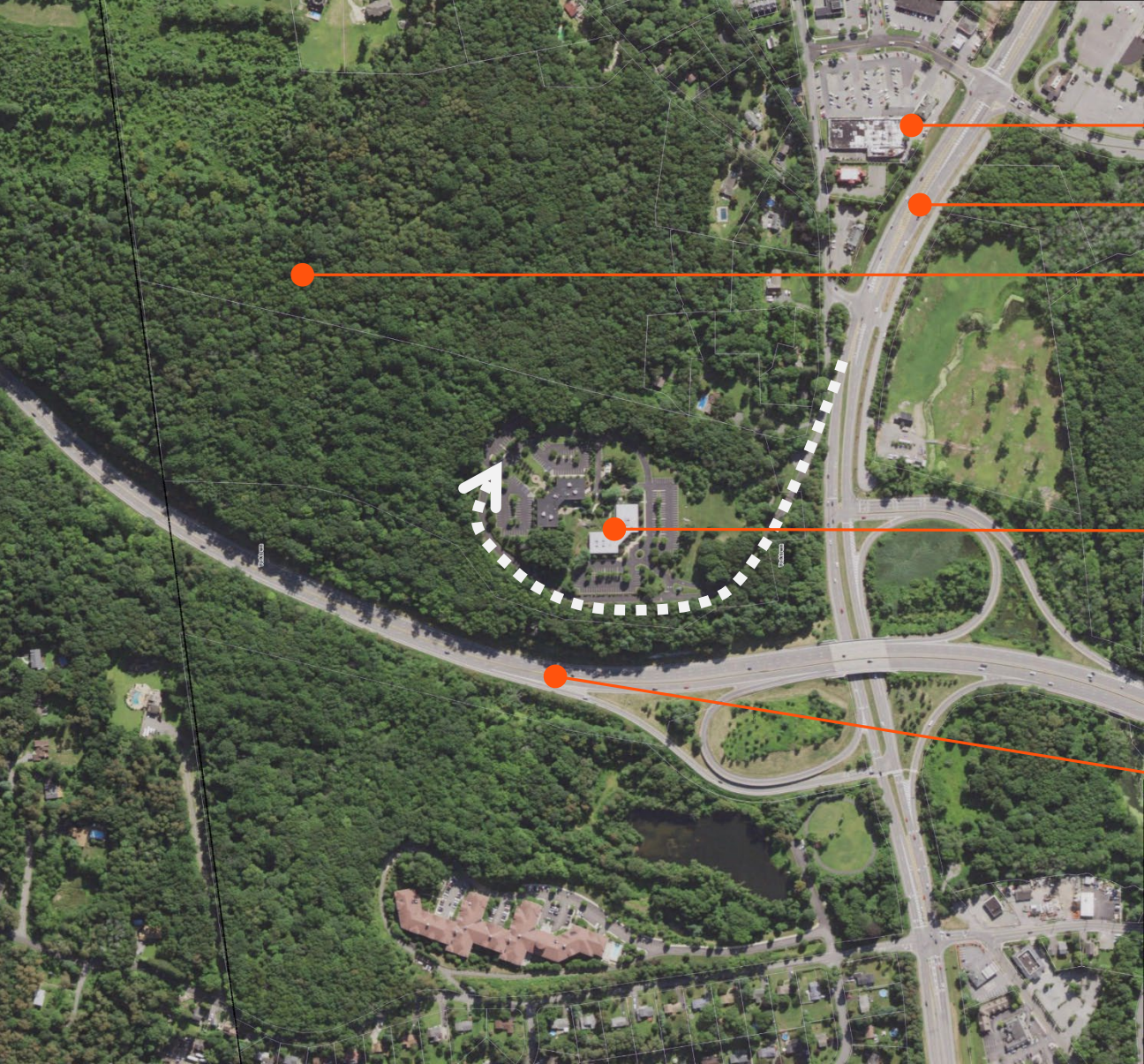
DJT STATE PARK

PROPOSED SITE

- CURRENT VACANT OFFICE BUILDING
- SITE: 35.53 ACRES
- APPROXIMATELY 30% CURRENTLY DEVELOPED (±467,625 SF)

TACONIC STATE PARKWAY

SITE IMAGES



SHOPPING MALL

US HIGHWAY 6

DJT STATE PARK

PROPOSED SITE

- CURRENT VACANT OFFICE BUILDING
- SITE: 35.53 ACRES
- APPROXIMATELY 30% CURRENTLY DEVELOPED (±467,625 SF)

TACONIC STATE PARKWAY

SITE PLAN

Open space 6.25Ac





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CONCEPTUAL RENDERING



AMS YORKTOWN | ACTIVE ADULT COMMUNITY
CONCEPTUAL RENDERING

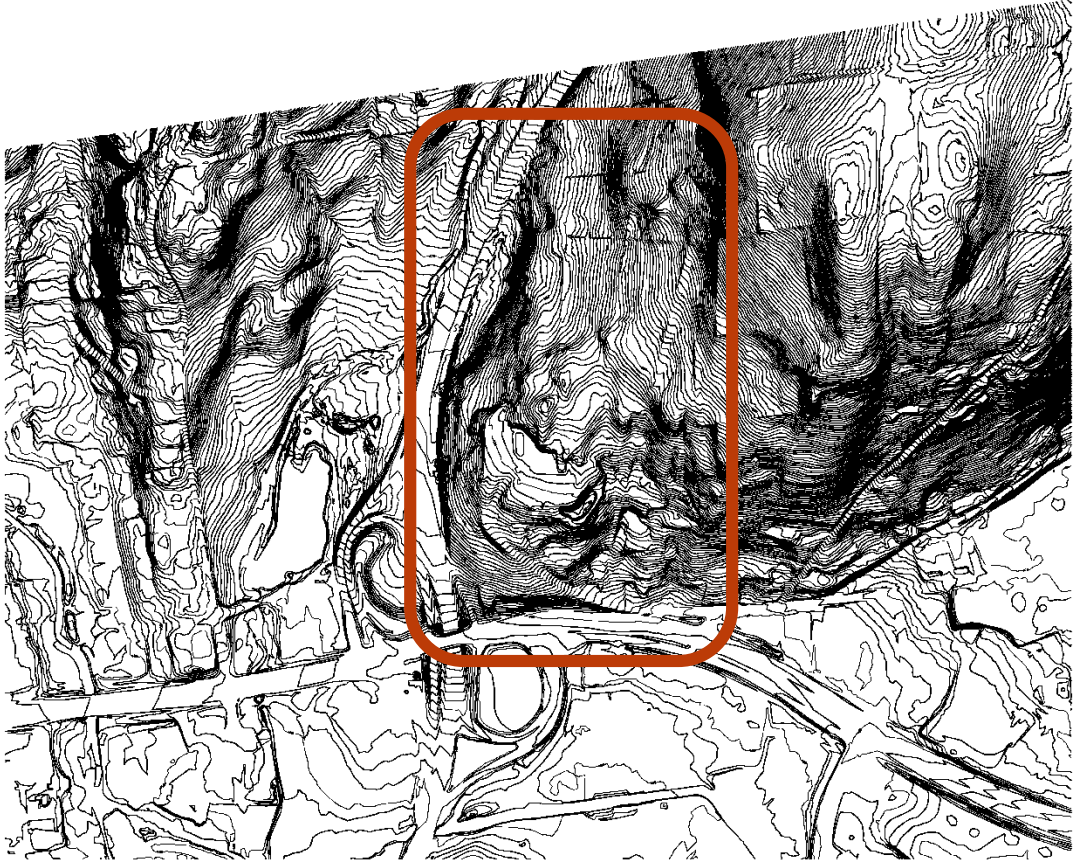
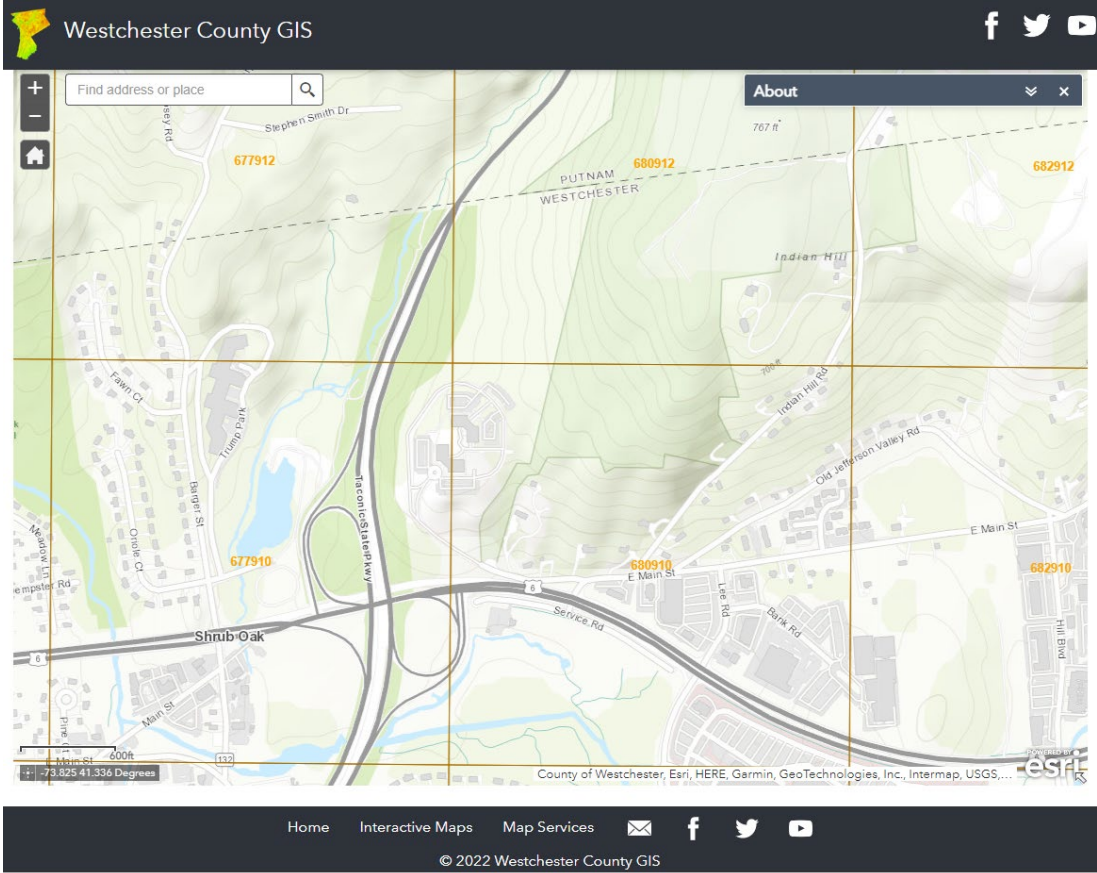


AMS YORKTOWN | ACTIVE ADULT COMMUNITY
CONCEPTUAL RENDERING

VIEWSHED ANALYSIS

- CURRENT SITE HAS AN EXISTING - TO REMAIN - 150'-200' GREEN BUFFER COMPOSED OF A WIDE VARIETY OF TREE TYPES THAT CREATE A NATURAL VISUAL SCREEN ON THE SITE.
- ALTHOUGH THE EXISTING BUFFER DENSITY SCREEN THE EXISTING BUILDINGS IN THE PROPERTY, THOSE MIGHT BE VISIBLE DURING SOME PERIODS OF TIME AFTER SEASONS. THIS WILL BE CONFIRMED MOVING FORWARD BY TAKING PHOTOS IN FALL AND WINTER AND COMPARE WITH THE CURRENT SUMMER AND SPRING VIEWS.OUR DEVELOPMENT PROPOSES TO MAINTAIN THE EXISTING GREEN BUFFER.
- THE PROPOSED DEVELOPMENT CONCEPT WILL KEEP THE EXISTING GREEN BUFFER MAINTAINING THE SCREENING THAT THE CURRENT SITE HAS.
- THE VIEW-SHED STUDIES HAVE BEEN DEVELOPED TO HELP VISUALIZE HOW THE PROPOSED DEVELOPMENT CONCEPT WILL BE VISUALLY PERCEIVED AND THE DEMONSTRATE THAT THE BUILDINGS WON'T HAVE AN IMPACT ON THE SCENIC NATURE OF THE HIGHWAY.

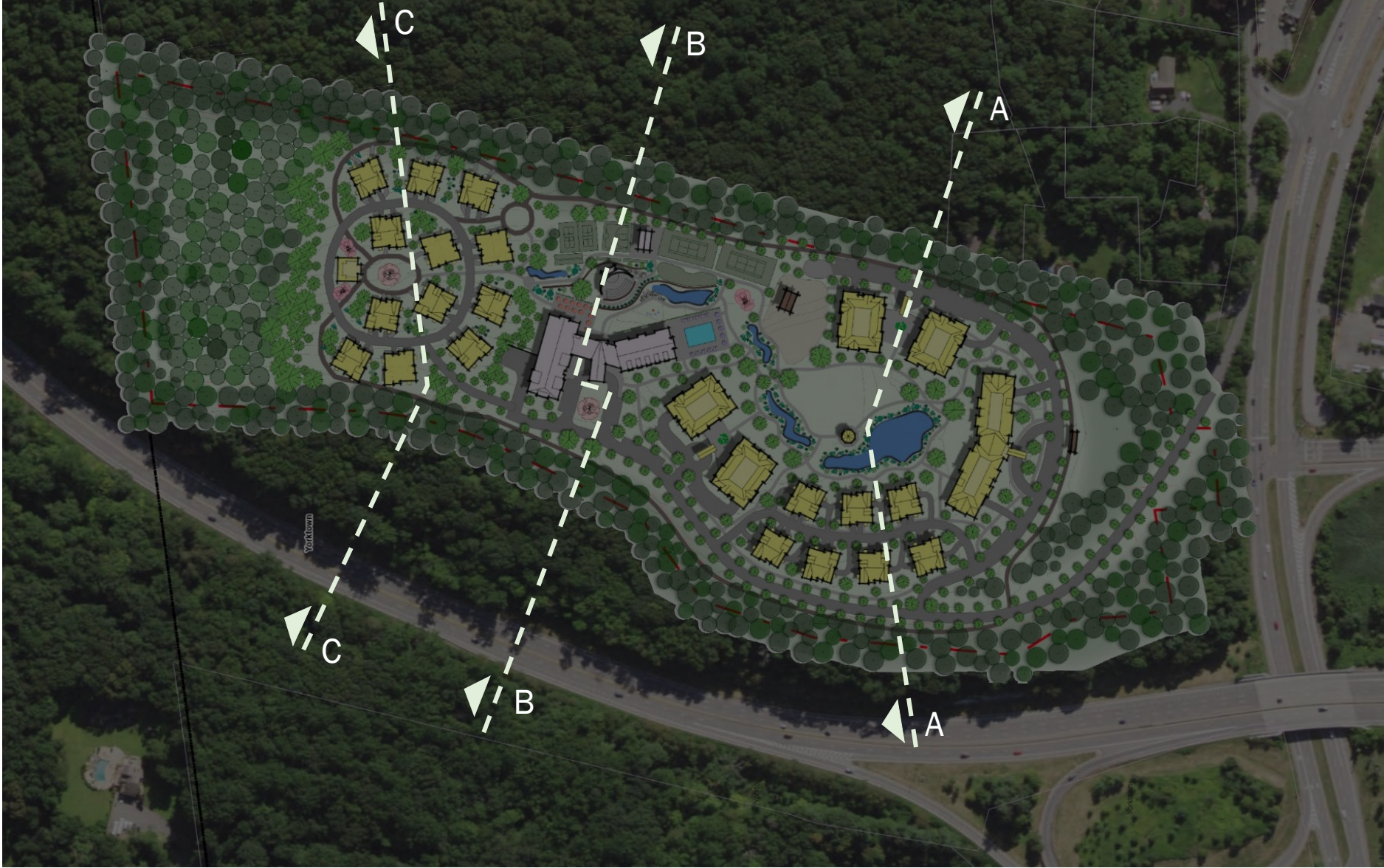
TOPOGRAPHY



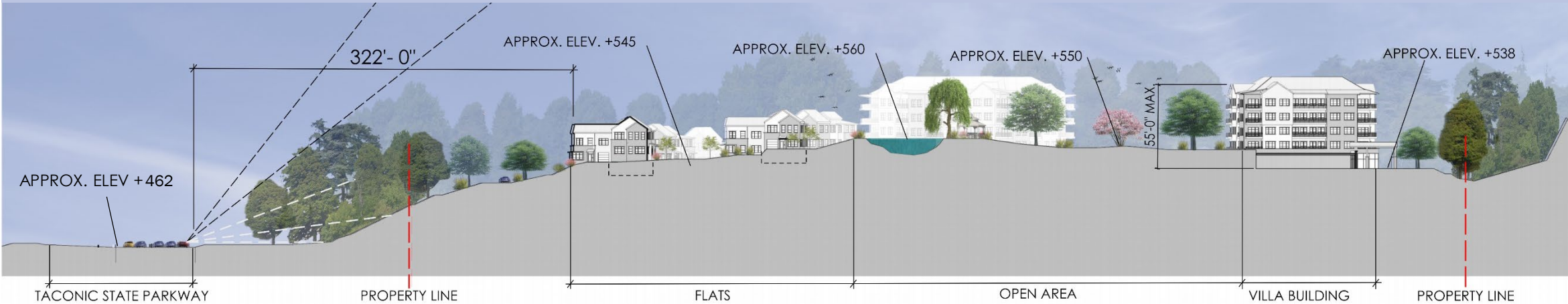
SITE PLAN / EXISTING TO REMAIN GREEN BUFFER



SITE PLAN / SECTIONS



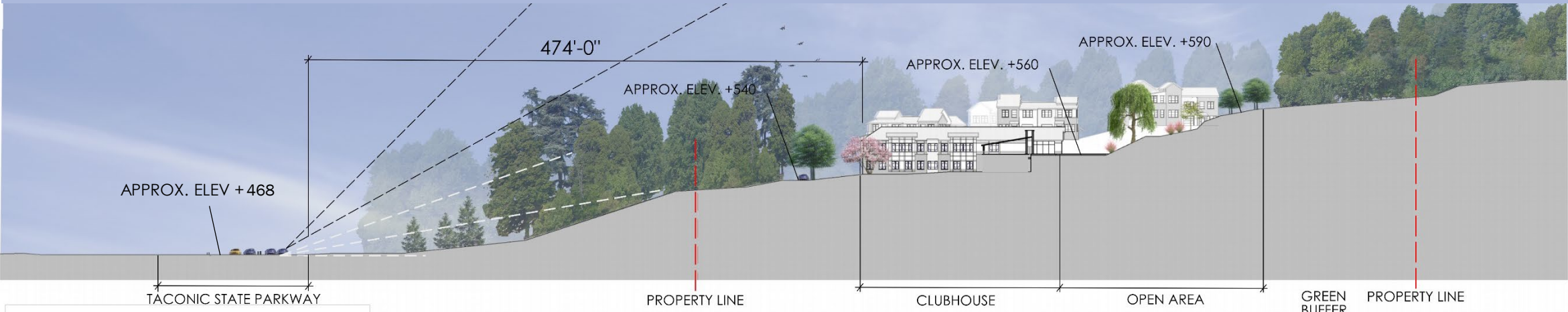
SITE PLAN / SECTION A,A – TREE VIEW BARRIER



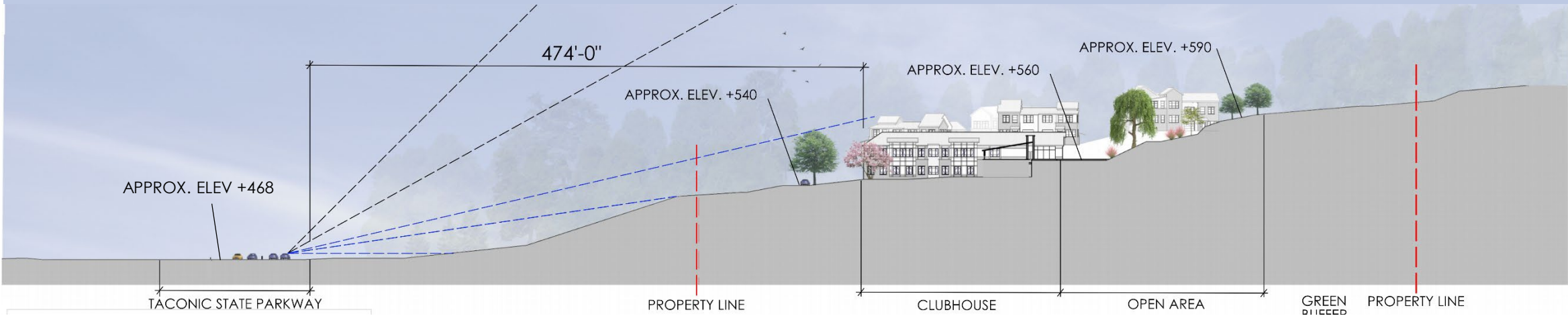
SITE PLAN / SECTION A,A - GRADE VIEW BARRIER



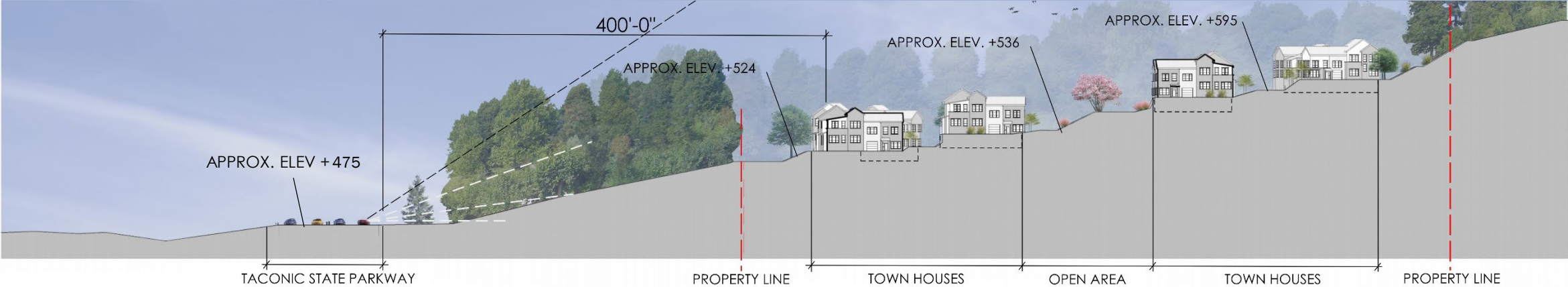
SITE PLAN / SECTION B,B – TREE VIEW BARRIER



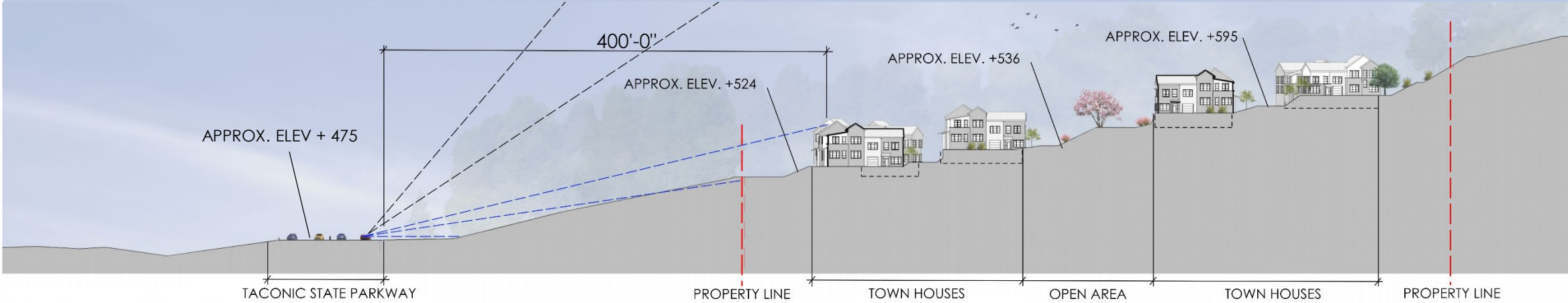
SITE PLAN / SECTION B,B - GRADE VIEW BARRIER



SITE PLAN / SECTION C,C - TREE VIEW BARRIER



SITE PLAN / SECTION C,C - GRADE VIEW BARRIER



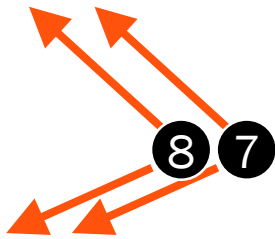
AERIAL VIEW | EXISTING SITE



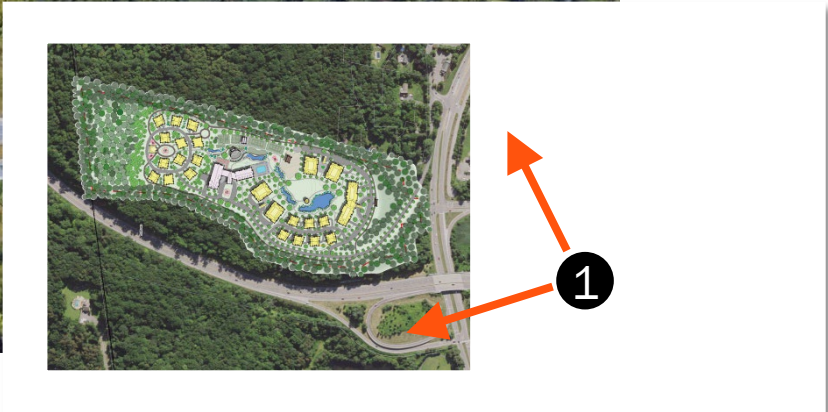
AERIAL VIEW – CONCEPTUAL RENDERING



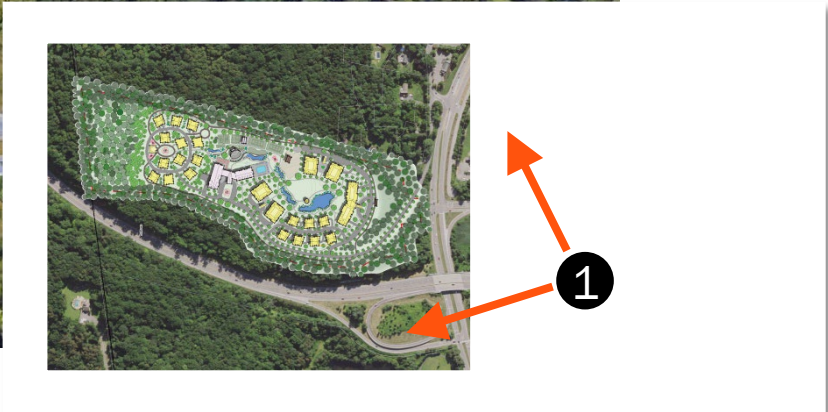
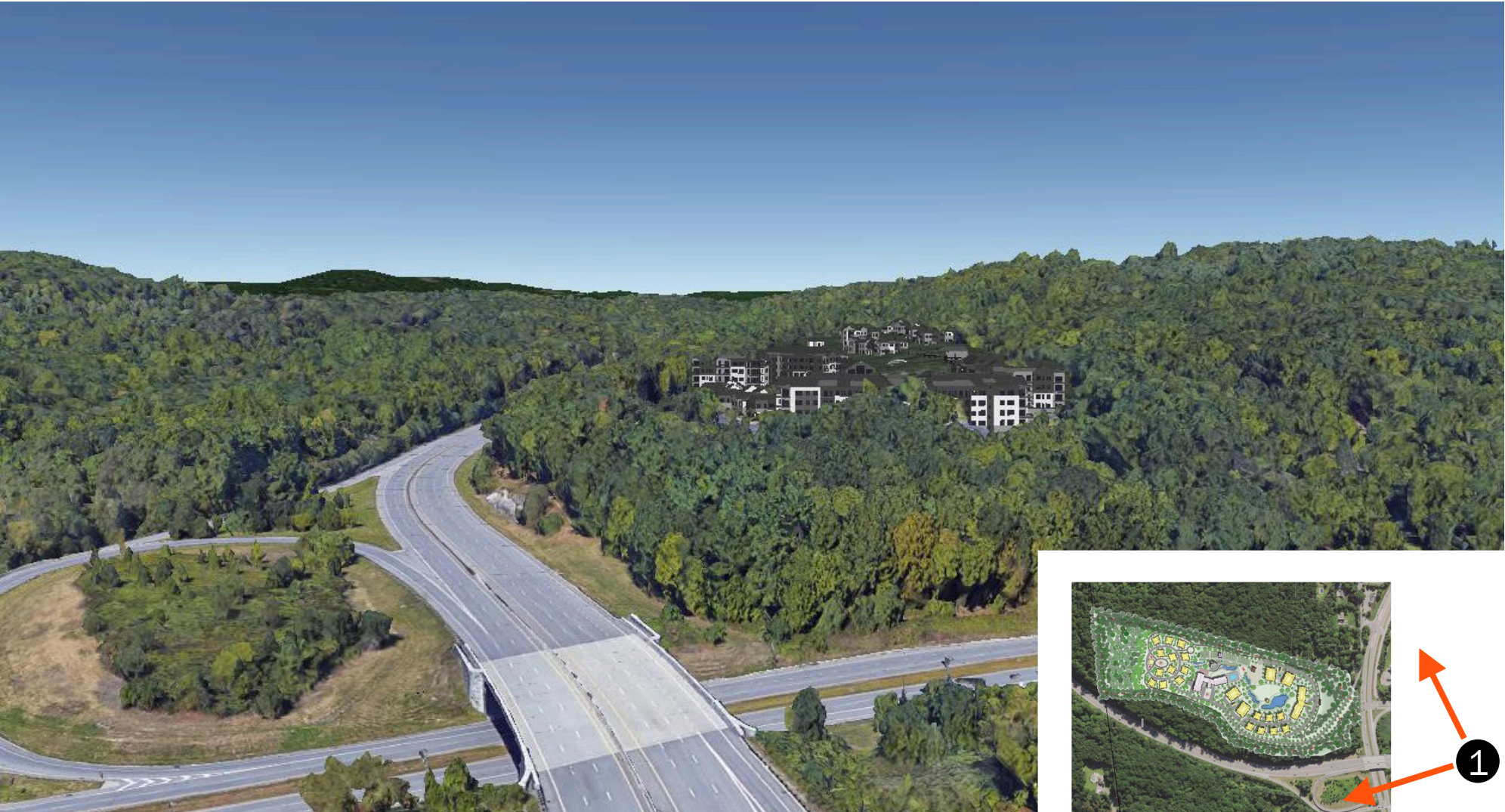
VIEWS FROM TACONIC PARKWAY – CONCEPTUAL RENDERING



VIEW 1_SUMMER / EXISTING



VIEW 1_SUMMER / PROPOSED



VIEW 2_SUMMER



VIEW 2_FALL/WINTER



VIEW 2_FALL/WINTER



VIEW 3_SUMMER



VIEW 3_FALL/WINTER



VIEW 3 FALL/WINTER



VIEW 4_SUMMER



VIEW 4_FALL



VIEW 4_FALL



VIEW 5 SUMMER



VIEW 5 FALL



VIEW 5 FALL



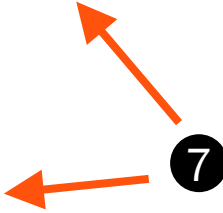
VIEW 6_SUMMER



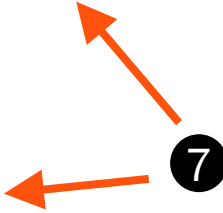
VIEW_6 WINTER (NOT AVAILABLE)



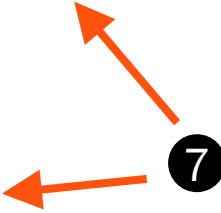
VIEW 7_SUMMER



VIEW 7_WINTER



VIEW 8_SUMMER



VIEW 8_WINTER



7



79 Somerston Rd

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

Section 17.10
Block 10
Lot # 03

Approval Authority: TE PB TB
Application #: WP-BSUPP-038-22
Date Received: 11-9-22
Date Issued: _____
Date Expires: _____
Fee Paid: \$2,100

Job Site Address: 79 SOMERSTON RD
City/State/Zip: YORKTOWN, N.Y.
10598

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

APPLICANT:

OWNER:

YOUR NAME: Fernando Sosa
COMPANY: Light Construction, Masonry & Blueprint
ADDRESS: 3868 VALLEY VIEW STREET
MOLLEGAN LAKE MA ZIP 10597
PHONE: (914) 490-1375
EMAIL: FERNANDO@LCACONSTRUCTION.COM

YOUR NAME: FRANK & DANIELE JAMES
COMPANY: PROPERTY OWNER
ADDRESS: 79 SOMERSTON ROAD
YORKTOWN, N.Y. ZIP 10598
PHONE: (917) 217-8383
EMAIL: F50R55INC.COM

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

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

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

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

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

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

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

Proposed Activity Includes Installation of a Refurmed Fiberglass In-ground Swimming Pool, Equipment Pad and Related Stormwater Management System as Required by Code. Project is Located within the 50 Foot Buffer Area of a Regulated Wetland.

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

Stormwater Mitigation and Seasonal Pool Drawdown Discharge is Proposed to be Handled through the Installation of Three Culvert 15" x 15" Infiltration Unit. Total Volume of all Excavations is Less than 200 cubic yards. Final Grading shall be Consistent w/ Existing Conditions. No Importing of Soils.

3. Tree Removal:

Amount of trees and/or stumps to be removed: N/A

Sizes; approximate DBH: _____

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

Reason for removal: _____

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

Tree removal contractor: N/A

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

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

I, Danielle Jennings hereby authorize DAVID A. BOESSL, PE to apply for this Stormwater/Wetland Permit/Tree Permit on my behalf.

Signature: Danielle Jennings Date: 10/22/2022
Must be original signature. Digital signatures not accepted.

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

GENERAL CONDITIONS

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

Danielle Jennings
PRINT NAME

Danielle Jennings
SIGNATURE OF APPLICANT

10/22/2022
DATE

Must be original signature. Digital signatures not accepted.

Daniel A. Ciarcia, P.E.
Acting Town Engineer

Matthew Slater
Town Supervisor

**TOWN OF YORKTOWN
ENGINEERING DEPARTMENT**

Town of Yorktown Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598

CERTIFICATION OF PROJECT COMPLETION

Date: _____

Project Name: _____

Project Location: _____

Permit Number(s): _____

Check/Bond # & Amount _____
(If Applicable)

Street Name(s) To Be Dedicated _____
(If Applicable)

The undersigned hereby certifies that the work for the above referenced project has been completed in accordance with the terms and conditions of the Town approval resolution and/or the Town permit terms and conditions.

Owner, Engineer or Authorized Representative:

(signed) _____
Printed Name:
Title:
Company:

Yorktown Engineering Department

Date Received: _____

Date Accepted: _____

Disposition: _____

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

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Daniel & Frank Jennings</i>			
Project Location (describe, and attach a location map): <i>Proposed In-ground Swimming Pool w/Spa located at Butter-</i>			
<i>79 SUMERSTON ROAD, YORKTOWN, N.Y. 10598</i>			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor: <i>Daniel & Frank Jennings</i>		Telephone: <i>(917) 217-8383</i>	
		E-Mail: <i>FJ@RSSINC.COM</i>	
Address: <i>79 SUMERSTON ROAD</i>			
City/PO: <i>YORKTOWN</i>		State: <i>N.Y.</i>	Zip Code: <i>10598</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>0.91</i> acres	
b. Total acreage to be physically disturbed?		<i>0.07</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>0.91</i> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Diana M. Gessse</u>		Date: <u>10/22/22</u>
Signature: <u>[Handwritten Signature]</u>		

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

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

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

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

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

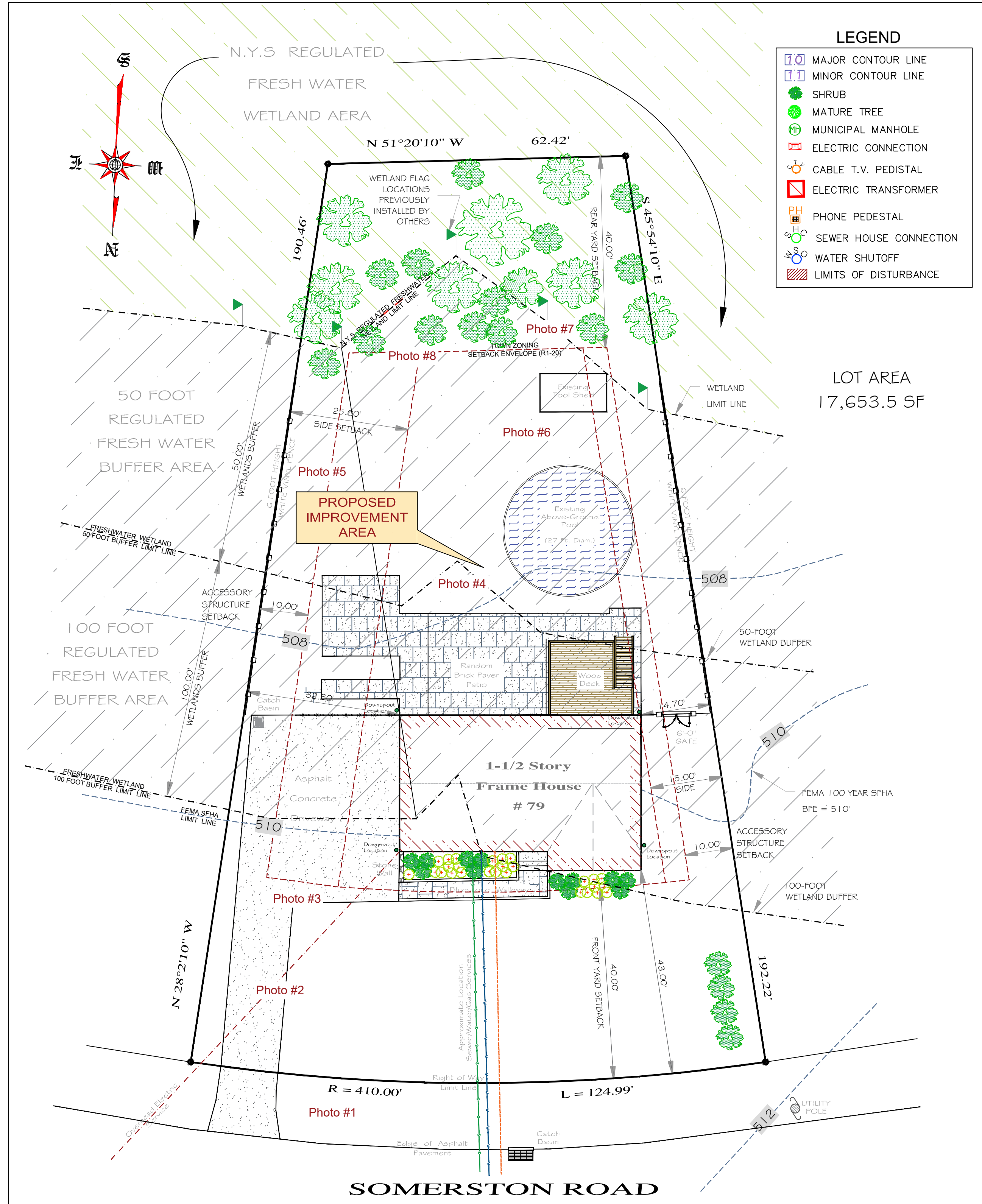
Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

EXISTING CONDITIONS - TOPOGRAPHICAL SITE PLAN



- LEGEND**
- MAJOR CONTOUR LINE
 - MINOR CONTOUR LINE
 - SHRUB
 - MATURE TREE
 - MUNICIPAL MANHOLE
 - ELECTRIC CONNECTION
 - CABLE T.V. PEDISTAL
 - ELECTRIC TRANSFORMER
 - PHONE PEDESTAL
 - SEWER HOUSE CONNECTION
 - WATER SHUTOFF
 - LIMITS OF DISTURBANCE

LOT AREA
17,653.5 SF

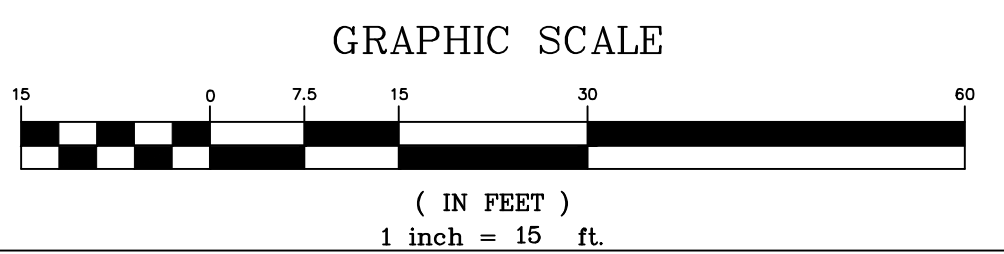
Survey of
Tax Lot No. 3, Block 17.10 as shown on the Tax Map of the Town of Yorktown, Westchester County, New York.
Portion of Section 7 of Jefferson Valley Corporation subdivision map filed February 18, 1962 as Map #12347 on the Westchester County Clerk's Office for lot 25.
Survey completed July 30, 2022.
on scale of one inch to 10 feet.

KULHANEK & PLAN, P.C.
LAND SURVEYORS, P.C.

LONG ISLAND OFFICE
200 W. 4th St.
LONG BEACH, N.Y. 11558
718-461-0601

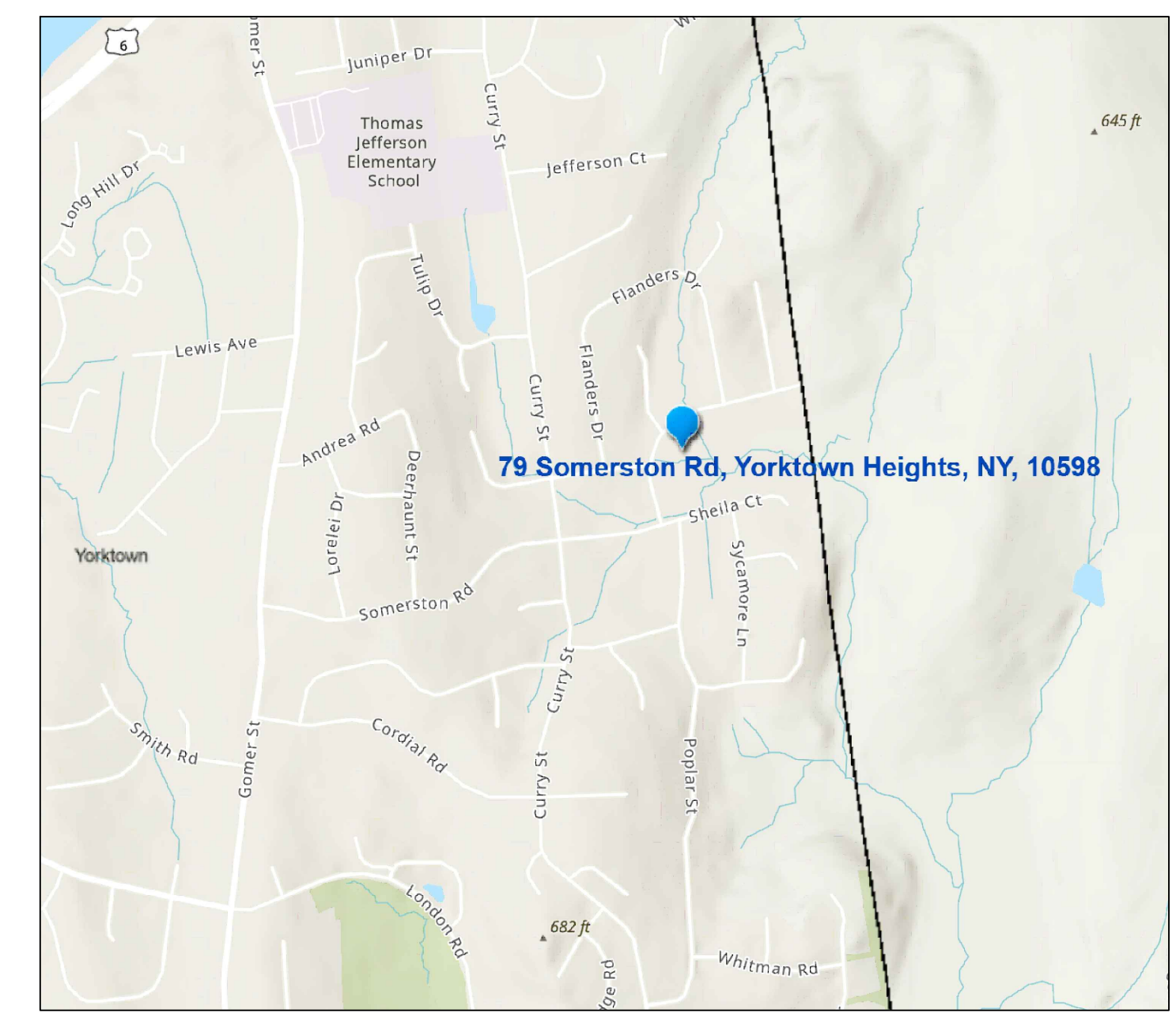
WESTCHESTER OFFICE
400 W. 10th St.
POUND RIDGE, N.Y. 10579
914-941-1942

MAP OF PROPERTY SITUATED AT
TOWN OF YORKTOWN - WESTCHESTER COUNTY, N.Y.
TAX IDENTIFICATION #: 17.10-01-03



THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

SITE PHOTOS - EXISTING CONDITIONS



GENERAL NOTES:

SCOPE: THE PURPOSE OF THIS MAP IS TO PRESENT AN ASSESSMENT OF EXISTING CONDITIONS FOR THE RESIDENTIAL PROPERTY LOCATED AT 79 SOMERSTON ROAD IN THE TOWN OF YORKTOWN, NY. PROPOSED ON THE SUBJECT PROPERTY IS THE CONSTRUCTION OF AN IN-GROUND SWIMMING POOL, POOL EQUIPMENT PAD AND RELATED IMPROVEMENTS. AS THE PROPERTY PRESENTLY IS A PARCEL THAT CONTAINS NEW YORK STATE REGULATED WETLANDS AND SUCH IMPROVEMENTS ARE PROPOSED WITHIN THE WETLAND BUFFER, AN APPLICATION IS MADE TO THE TOWN ENGINEER WITH SUBSEQUENT REFERRAL TO THE TOWN PLANNING BOARD FOR FRESHWATER WETLANDS APPROVAL AS REQUIRED IN LOCAL CODE SECTION 178-10B. THE PROPOSED UNDERGROUND POOL AND POOL EQUIPMENT PAD ARE PROPOSED WITHIN 50 FEET OF THE WETLAND BOUNDARY.

1. MAPPING: THE BASE MAP DEPICTED HEREIN WAS PREPARED FROM A LAND SURVEY PREPARED BY KULHANEK & PLAN, P.C. LAND SURVEYORS, OF POUND RIDGE NEW YORK, DATED JULY 30, 2023 AND FROM AN ARCHITECTURAL SITE PLAN PREPARED BY DAVID TETRO, AIA, DATED JULY 7, 2022.

2. PLANNING BOARD APPROVALS: THE INTENT OF THIS SUBMISSION IS TO SEEK RELIEF FROM THE PLANNING BOARD TO ALLOW CONSTRUCTION OF A NEW UNDERGROUND SWIMMING POOL AND RELATED IMPROVEMENTS WITHIN 50 FEET OF A N.Y.S. REGULATED WETLAND.

3. RELEVANT TOWN CODE: TOWN OF YORKTOWN CODE SECTION 178 REGULATES DEVELOPMENT WITHIN A FRESHWATER WETLAND CONTROLLED AREA OR BUFFER AREA. THE CODE DOES PROVIDE RELIEF FOR APPLICANTS THROUGH AN ADMINISTRATIVE WETLAND PERMIT. FOR PROJECTS WHERE A PROPOSED POOL IS LOCATED WITHIN THE 50 FOOT SETBACK, SECTION 178-10 B STIPULATES THE APPROVAL PROCESS. (Amended 10-17-2006 by L.L. No. 13-2006)

4. CURRENT CONDITIONS: THE EXISTING PROPERTY HAS 17,653.5 SQUARE FEET OF LAND WHICH CONTAINS A SINGLE FAMILY DWELLING, EXISTING ABOVE GROUND POOL, ASPHALT CONCRETE DRIVEWAY, PATIO, TOOL SHED AND RAISED REAR DECK. THE PROPERTY CONTAINS FOUR OFF STREET PARKING SPACES AND IS SERVED BY MUNICIPAL SEWER, WATER AND NATURAL GAS. THE CURRENT LOT IS PARTIALLY LOCATING IN A FEMA 100 YEAR SPECIAL FLOOD HAZARD AREA AND IS CONTAINS N.Y.S. WETLANDS AND WETLANDS BUFFER IN THE REAR SETBACK. THE DWELLING AND ACCESSORY STRUCTURES MEET ZONING DIMENSIONAL REQUIREMENTS FOR SIDE, REAR AND FRONT YARD SETBACKS FOR THE R-120 ZONING DISTRICT. WITH EXCEPTION TO LOT AREA, ALL AREA REQUIREMENTS ARE MET. RECENT APPROVALS WERE GRANTED FOR REAR PATIO, RAISED DECK AND DETACHED GARAGE.

5. CRITICAL/SENSITIVE AREAS: THIS PROPERTY DOES CONTAIN THE AFOREMENTIONED FRESHWATER WETLANDS AND WETLAND BUFFER AREAS AND DOES PARTIALLY FALL WITHIN A FEMA DESIGNATED SPECIAL FLOODPLAIN HAZARD AREA.

6. LIMITATIONS: THIS PLAN IS NOT TO BE CONSTRUED TO SUPERCEDE ANY APPROVALS BY THE TOWN OF YORKTOWN PLANNING BOARD OR OTHER LAND USE BOARDS FOR SITE PLAN OR COMPLETE ZONING/CODE COMPLIANCE, FACILITY USE, OPERATION OR DESIGN. THIS MAP WAS PREPARED STRICTLY TO ASSESS THE CURRENT AND PROPOSED CONDITIONS CONSISTENT WITH THIS APPLICATION BEFORE THE LOCAL PLANNING BOARD.

AERIAL IMAGERY - EXISTING CONDITIONS



GENERAL SITE DATA:

PROPERTY INFORMATION & OWNER:

DANELLE & FRANK JENNINGS
79 SOMERSTON ROAD
YORKTOWN, N.Y. 10598
SBL 17.10-01-03

6. ENVIRONMENTAL AREAS:

- FEMA 100 YEAR SFHA
- NYS REGULATED WETLAND
- EAST OF HUDSON WATERSHED
- CROTON RIVER WATERSHED

1. ZONING DISTRICT & USE:

SINGLE RESIDENTIAL DISTRICT - R1-20

2. ZONING BULK REQUIREMENTS:

FOR RESIDENTIAL USE:

- LOT AREA (MIN) - 20,000 SF
- BUILDING COVERAGE (MAX) - 20% (3,530 SF)
- LOT WIDTH (MIN) - 100 FEET
- FRONT YARD (MIN) - 40 FEET
- SIDE (MIN ONE) - 15 FEET
- SIDE (MIN BOTH) - 40 FEET
- REAR (MIN) - 40 FEET
- HABITABLE FLOOR AREA - 800 SF MIN. PER UNIT
- HEIGHT (MAX STORIES) - 3 STORIES
- HEIGHT (MAX) - 35 FEET
- ACCESSORY SETBACK (MIN) - 10 FEET

4. LAND USE DEVELOPED AREA SUMMARY:

EXISTING BUILDING COVERAGE - 1,528 SF (2,486 SF w/ Garage)
EXISTING IMP. COVERAGE - 4,786 SF (5,747 SF w/ Garage)
PARKING PROVIDED - 4 SPACES

5. UTILITY SERVICES:

WATER - YORKTOWN DISTRICT #1
SEWER - PEEKSKILL SEWER DISTRICT
GAS - CON EDISON COMPANY OF NY

ZONING SCHEDULE (R1-20) - BULK REQUIREMENTS

SCHEDULE ITEM	REQUIRED	EXISTING	PROPOSED
Lot Area	20,000 s.f.	17,653 s.f.	N/C
Lot Width	100 ft.	124.99 ft.	N/C
Lot Depth	100 ft.	190.46 ft.	N/C
Yard (Front)	40 ft.	43.0 ft.	N/C
Coverage (Building)	20% (3,530 s.f.)	8.65% (1,528 s.f.)	N/C
Yard (1 Side)	15 ft.	14.7 ft.	N/C
Yard (Combined Sides)	40 ft.	47.01 ft.	N/C
Yard (Rear)	40 ft.	104.77 ft.	N/C
Building Area	800 s.f.	1,640 s.f. +/-	N/C
Building Height (Feet)	35 ft.	18 ft. +/-	N/C
Building Height (Stories)	3	1-1/2	N/C
Parking	1 Space	4 Spaces	N/C
Road Frontage	100 ft.	100.01 ft.	N/C



DAVID A. GOESSL, PE
CIVIL ENGINEER
622 SPROUT BROOK ROAD
PUTNAM VALLEY, NY 10579 (914) 227-0258

PROPOSED IN-GROUND SWIMMING POOL
WITHIN A WETLAND CONTROLLED PROPERTY
79 SOMERSTON ROAD, YORKTOWN, NY 10598

PREPARED BY: DAVID GOESSL, P.E. PREPARED FOR: D & F JENNINGS

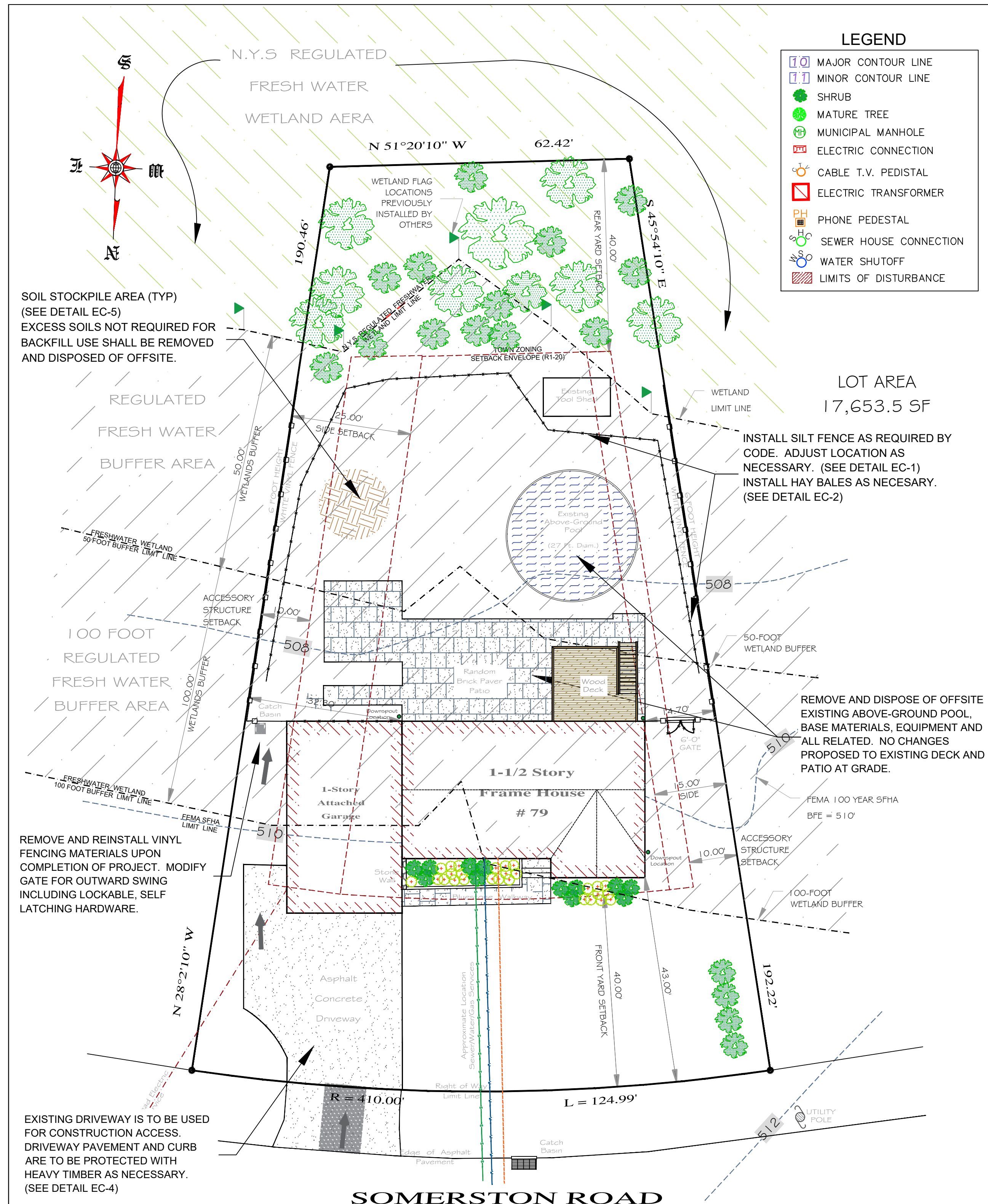
DATE: OCTOBER 16, 2022 SCALE: 1"= 15 FEET SHEET: 1 OF 4

NO.	REVISION	DATE
1	OWNER REVIEW AND COMMENTS	10/22/22

ANY UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A SEAL OF A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 OF THE NYS EDUCATION LAW.

NOTE: ADDITIONAL PLANIMETRIC SURVEY DATA SHOWN HEREIN ON THIS PLAN OF THE PROPERTY OF 2942 FARM WALK ROAD, YORKTOWN, WESTCHESTER COUNTY, NEW YORK, 10598 WAS PREPARED FROM PLANS PREPARED BY DAVID TETRO AIA, WESTCHESTER COUNTY GIS DATA, REFERENCED LAND SURVEY AND RECORDED DEED FOR SAID PROPERTY. ENGINEER ACCEPTS NO LIABILITY TO ERRORS AND OMISSIONS PROVIDED ON REFERENCED MAP SOURCES.

EXISTING CONDITIONS - EROSION CONTROL / DEMOLITION PLAN



- LEGEND**
- MAJOR CONTOUR LINE
 - MINOR CONTOUR LINE
 - SHRUB
 - MATURE TREE
 - MUNICIPAL MANHOLE
 - ELECTRIC CONNECTION
 - CABLE T.V. PEDISTAL
 - ELECTRIC TRANSFORMER
 - PHONE PEDISTAL
 - SEWER HOUSE CONNECTION
 - WATER SHUTOFF
 - LIMITS OF DISTURBANCE

SOIL STOCKPILE AREA (TYP)
(SEE DETAIL EC-5)
EXCESS SOILS NOT REQUIRED FOR
BACKFILL USE SHALL BE REMOVED
AND DISPOSED OFFSITE.

LOT AREA
17,653.5 SF

INSTALL SILT FENCE AS REQUIRED BY
CODE. ADJUST LOCATION AS
NECESSARY. (SEE DETAIL EC-1)
INSTALL HAY BALES AS NECESSARY.
(SEE DETAIL EC-2)

REMOVE AND DISPOSE OF OFFSITE
EXISTING ABOVE-GROUND POOL,
BASE MATERIALS, EQUIPMENT AND
ALL RELATED. NO EXISTING
PROPOSED TO EXISTING DECK AND
PATIO AT GRADE.

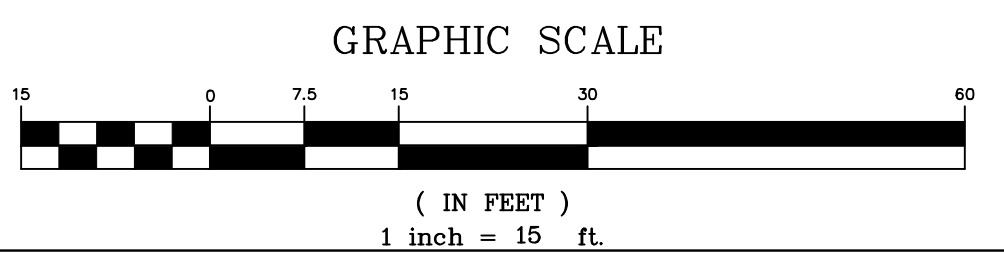
REMOVE AND REINSTALL VINYL
FENCING MATERIALS UPON
COMPLETION OF PROJECT. MODIFY
GATE FOR OUTWARD SWING
INCLUDING LOCKABLE, SELF
LATCHING HARDWARE.

EXISTING DRIVEWAY IS TO BE USED FOR
CONSTRUCTION ACCESS.
DRIVEWAY PAVEMENT AND CURB
ARE TO BE PROTECTED WITH
HEAVY TIMBER AS NECESSARY.
(SEE DETAIL EC-4)

SOMERSTON ROAD

(50 Foot Right of Way)

MAP OF PROPERTY SITUATED AT
TOWN OF YORKTOWN - WESTCHESTER COUNTY, N.Y.
TAX IDENTIFICATION #: 17.10-01-03



THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE
BASED ON ABOVEGROUND STRUCTURES. LOCATIONS OF UNDERGROUND
UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.
ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED
FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE
CONTACT THE APPROPRIATE AGENCIES.

Survey of

Map No. 3, Block 17.10 as shown on the Tax Map of the Town of Yorktown, Westchester County, New York.

Portion of Section 7 of Jefferson Valley Corporation subdivision map filed February 15, 1962 as Map #12347 in the Westchester County Clerk's Office for lot 25.

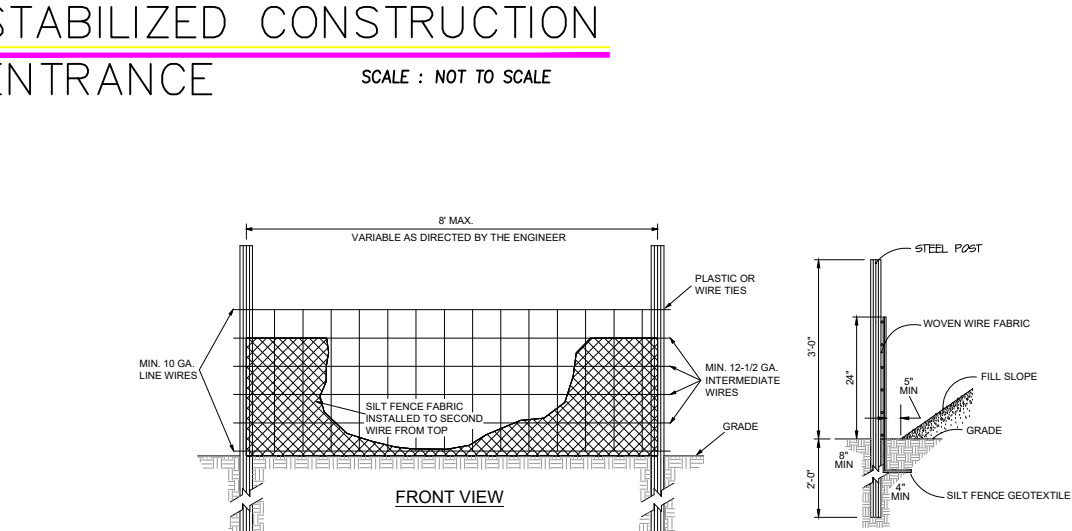
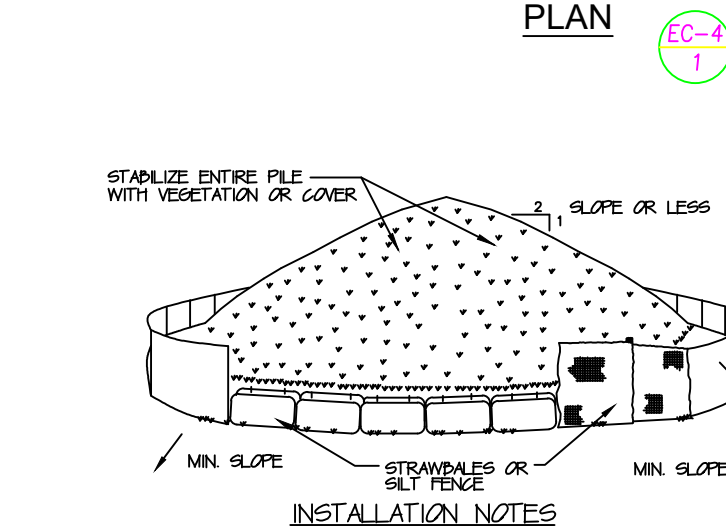
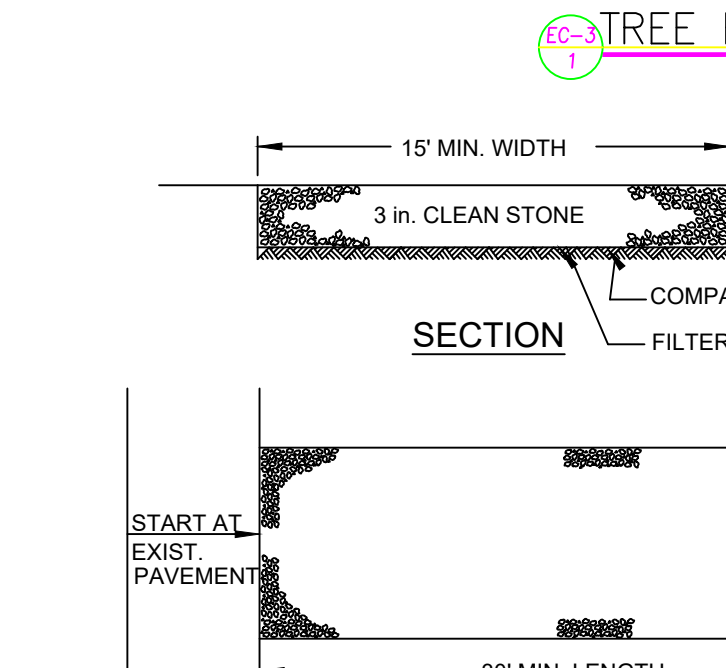
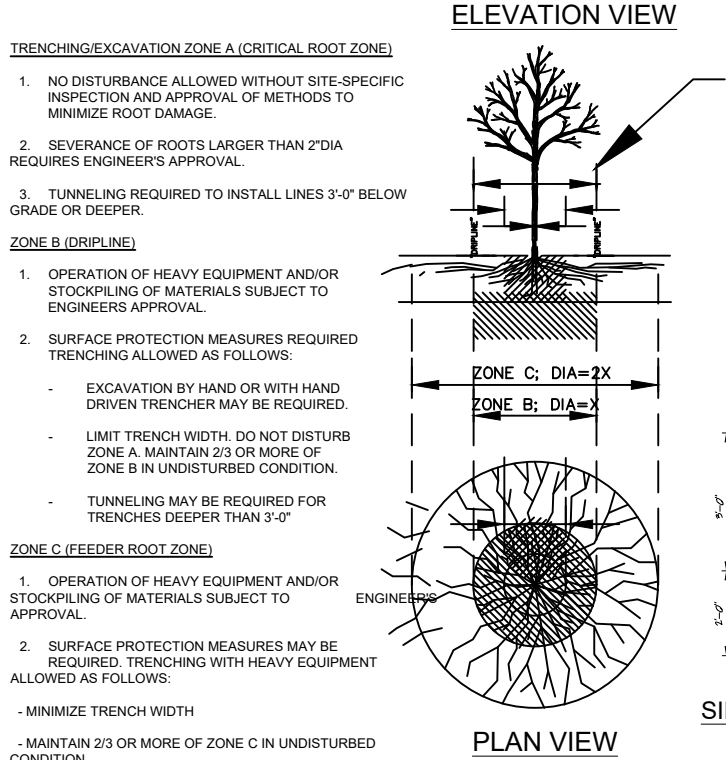
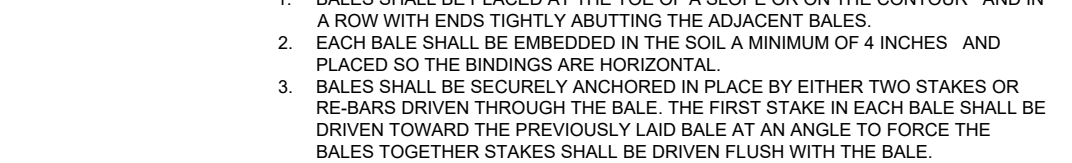
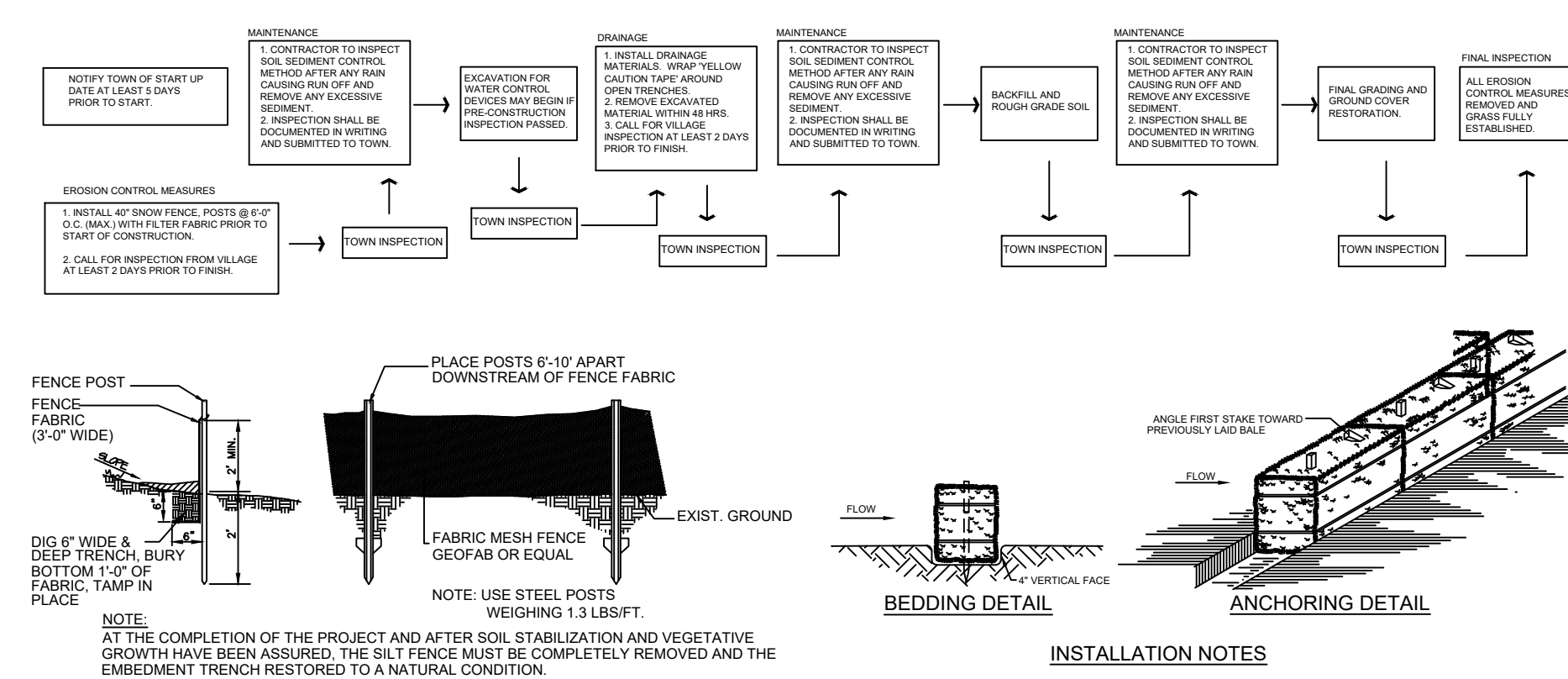
Survey completed: July 30, 2022.
on scale of one inch to 10 feet.

KULHANEK & PLAN, P.C.
LAND SURVEYORS, PC

LONG ISLAND OFFICE: 200 W. 4th St., Long Beach, N.Y. 11580
WESTCHESTER OFFICE: 400 W. 1st St., P.O. Box 100, Pound Ridge, N.Y. 10576

NOTE: ADDITIONAL PLANIMETRIC SURVEY DATA SHOWN HEREIN ON THIS PLAN OF THE PROPERTY OF 2942 FARM WALK ROAD, YORKTOWN, WESTCHESTER COUNTY, NEW YORK, 10598 WAS PREPARED FROM PLANS PREPARED BY DAVID TETRO AIA, WESTCHESTER COUNTY GIS DATA, REFERENCED LAND SURVEY AND RECORDED DEED FOR SAID PROPERTY. ENGINEER ACCEPTS NO LIABILITY TO ERRORS AND OMISSIONS PROVIDED ON REFERENCED MAP SOURCES.

EROSION CONTROL SCHEDULE AND DETAILS



PROJECT NOTES:

PROPERTY OWNER / SITE ADDRESS: DANIELLE & FRANK JENNINGS
79 SOMERSTON ROAD
YORKTOWN, N.Y. 10598
TAX ID: 17.10-01-03

EXISTING LOT AREA: 17,653.5 SQUARE FEET
ZONING DISTRICT: R-1-20 RESIDENTIAL
PRINCIPAL USE: SINGLE FAMILY

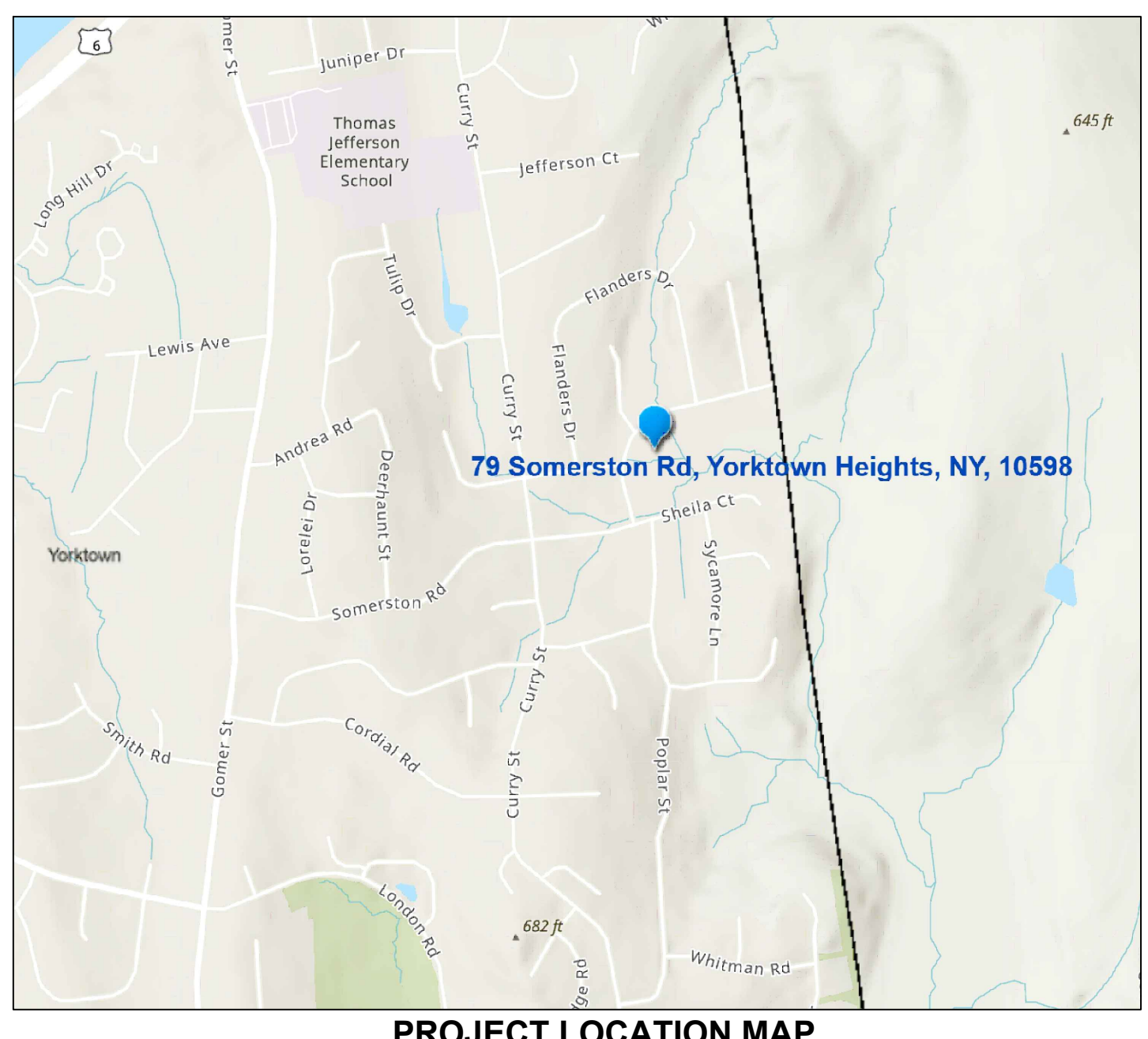
EXIST. IMPERVIOUS COVERAGE: 5,747 SF (32.6%)
PROP. IMPERVIOUS COVERAGE: 5,823 SF (33.0%)
NET INCREASE: 76 SF (0.4%)
EXISTING BLDG. COVERAGE: 2,486 SF (14.1%)
PROPOSED BLDG. COVERAGE: N/C

SANITARY SEWER DISTRICT: PEEKSKILL
WATERSHED: CROTON RIVER
USDA SOIL TYPE:
- Co Calden Muck 48.6%
- LCA Leicester loam, 0 to 3 percent slopes, stony 53.4%

SITE DISTURBANCE ANALYSIS:
- POOL INSTALLATION 800 SF
- PATIO/EQUIP PAD 100 SF
- DRAINAGE 500 SF
- MISC. GRADING 1,500 SF

DEPTH TO RESTRICTIVE FEATURE: > Varies
DRAINAGE CLASS: Poor to Well drained
DEPTH TO WATER TABLE: > Varies
HYDROLOGIC SOIL GROUPS: A/D

NOTE: 3 to 15 percent
Slope: 3 to 15 percent
Depth to restrictive feature: > Varies
Drainage class: Poor to Well drained
Depth to water table: > Varies
Hydrologic Soil Groups: A/D



INSTALLATION & MAINTENANCE OF EROSION CONTROL

- CONSTRUCTION SCHEDULE**
NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START
- INSPECTION BY MUNICIPALITY - PRECONSTRUCTION EROSION CONTROL MEASURES**
- Install all erosion control measures prior to start of construction.
 - Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 days prior to finish.
- INSPECTION BY MUNICIPALITY - MAINTENANCE ACTIVITIES DURING ALL PHASES OF CONSTRUCTION**
- After any rain causing runoff operator to inspect haybales, etc. and remove any excessive sediment, and inspect stockpiles and correct any problems with seed establishment.
 - Inspections shall be documented in writing and submitted to the appropriate Municipal Agency having jurisdiction.
- INSPECTION BY MUNICIPALITY - STOCKPILING OF SOILS AND ROUGH GRADING OF SITE**
- Strip topsoil and stockpile soil for reuse and properly dispose of all excess soils.
 - Stockpile excavation subgrade materials and properly dispose of all excess soils.
 - Seed stockpiles with 1 lb. total annual ryegrass or mix as per engineer.
 - Perform rough grading activities as soon as practical. Call for Inspections as required.
- INSPECTION BY MUNICIPALITY - FINE GRADING OF SITE**
- Remove all remaining excess soils from site. Compact all graded materials as required.
 - Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 days prior to finish.
 - Perform all additional fine grading activities as required. Call for inspection.
- INSPECTION BY MUNICIPALITY - ESTABLISHMENT OF TURF, FINAL LANDSCAPING AND TREE REPLACEMENTS**
- Spread topsoil evenly over areas to be seeded. Hand rake level.
 - Broadcast 1:25 lb. Bag of Jonathan Green "Fastgrov" mix or equal over areas to be seeded. Apply straw mulch and water within 2 days of completion of topsoiling.
 - Install turf (optional) landscaping materials and any replacement trees.
 - Demobilize all equipment and materials from site as necessary.
 - Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 days prior to finish.
- INSPECTION BY MUNICIPALITY - FINAL INSPECTION**
- Perform any as-built drawings, land surveys and or engineering certifications. Submit documents to the appropriate Municipal Agency having jurisdiction.
 - Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 days prior to finish.
 - Remove all erosion control measures upon establishment of turf or as per the Municipal Agency having jurisdiction.

CONTRACTOR CERTIFICATION FOR SWEC COMPLIANCE:

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES TO COMPLY WITH THE TERMS AND CONDITIONS OF THE STORM WATER, POLLUTION PREVENTION PLAN AND AGREES TO IMPLEMENT ANY AND ALL CORRECTIVE ACTIONS IDENTIFIED BY THE NYSDEC QUALIFIED INSPECTOR AND/OR TOWN ENGINEER AND/OR BUILDING INSPECTOR DURING ALL SITE INSPECTIONS. FURTHERMORE THE UNDERSIGNED UNDERSTANDS THAT THE OWNER AND/OR PERMIT HOLDER SHALL COMPLY WITH ALL LOCAL CODES FOR STORMWATER MANAGEMENT AND ALL TERMS AND CONDITIONS OF NEW YORK STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM (SPDES) GENERAL PERMIT FOR STORMWATER DISCHARGES FROM ACTIVE CONSTRUCTION SITES AS IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION(S) OF WATER QUALITY STANDARDS.

NAME: _____
SIGNATURE: _____
DATED: _____

DAVID A. GOESSL, PE
CIVIL ENGINEER
622 SPROUT BROOK ROAD
PUTNAM VALLEY, NY 10579 (914) 227-0258

PROPOSED IN-GROUND SWIMMING POOL
WITHIN A WETLAND CONTROLLED PROPERTY
79 SOMERSTON ROAD, YORKTOWN, NY 10598

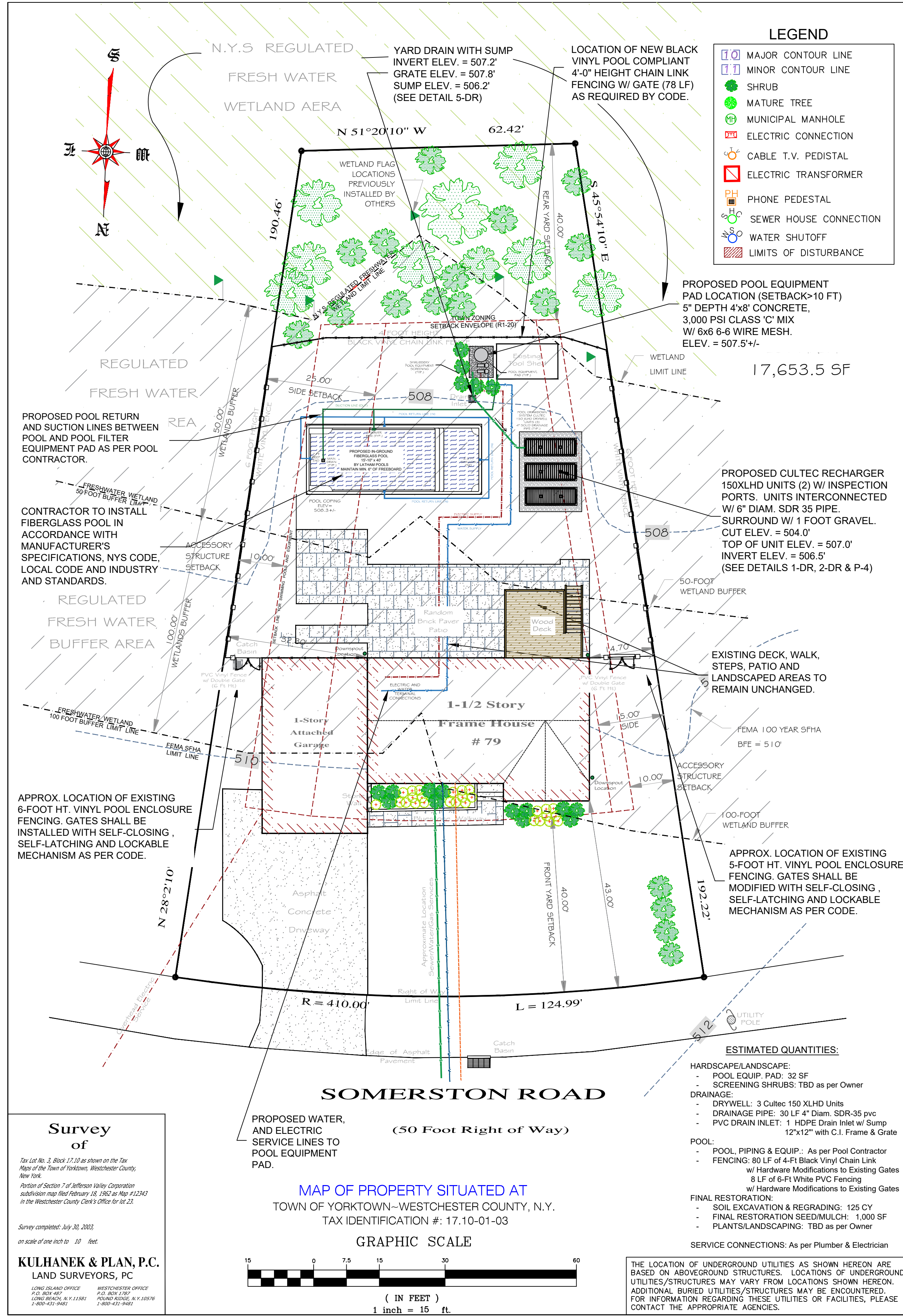
PREPARED BY: DAVID GOESSL, P.E. PREPARED FOR: D & F JENNINGS

DATE: OCTOBER 16, 2022 SCALE: 1"= 15 FEET SHEET: 2 OF 4

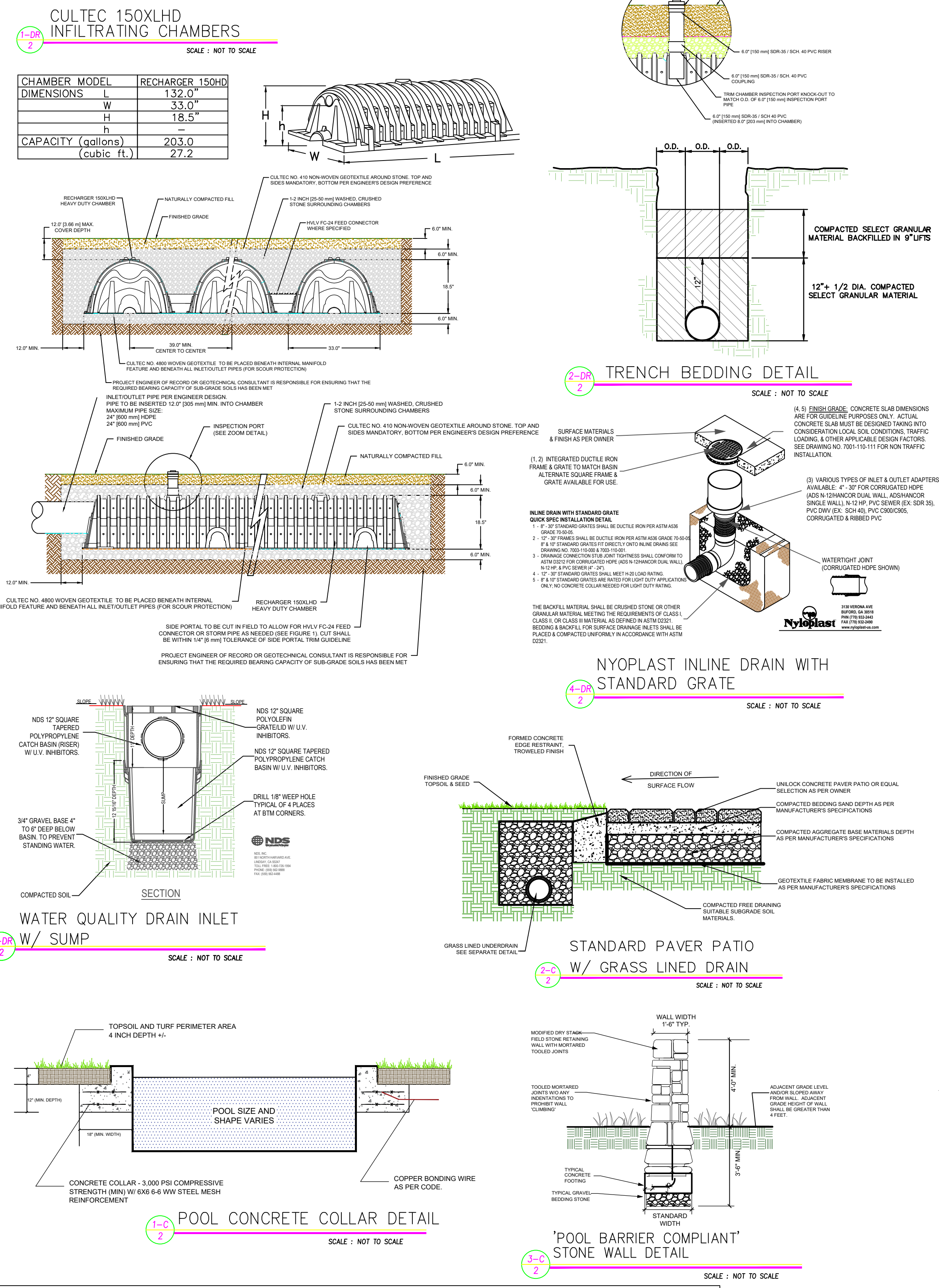
NO.	REVISION	DATE
1	OWNER REVIEW AND COMMENTS	10/22/22

ANY UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A SEAL OF A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 OF THE NYS EDUCATION LAW.

PROPOSED IMPROVEMENTS PLAN WITH STORMWATER FEATURES



STANDARD DETAILS



GENERAL CONSTRUCTION NOTES:

- The Applicant shall secure all of the necessary permits from the Town of Yorktown to ensure compliance with Local, County and State Building, Highway and Sanitary Codes. The Applicant is responsible to contact the Engineering Department to schedule an inspection of the sediment and erosion control practices prior to the start of construction.
- During work and upon completion, the Applicant shall schedule all of the necessary inspections and certificates of approval with the Town of Yorktown officials.
- The Applicant shall secure the services of a NYS licensed land surveyor as necessary to stake out the exact location of proposed improvements and as required by the Town for record documents.
- The Applicant shall verify location of all underground utilities by calling Dig Safe NY @ 1-(800) 962-7962 to ensure that there are no conflicts with existing systems. Private installations shall also be identified as required.
- Any existing utilities, pavement, sidewalk, curbing, grass areas etc., disturbed and/or damaged during construction, must be replaced and/or repaired at the Applicant's expense.
- The Applicant shall secure the work zone through proper placement of construction fencing materials, cones, barricades, and caution tape.
- All debris, excess soils and waste materials, as a result of this proposed improvement, shall be removed from site and disposed of properly.
- All fill material shall consist of clean soils, or soil-rock mixture free from organic matter, construction debris or other deleterious material. Materials shall contain no rock or lump over 6" in greatest dimension and not more than 15% of the rocks or lumps shall be larger than 2.5" in greatest dimension.
- Should unforeseen conditions or circumstances develop or other causes necessitate changes to the approved plans, the Applicant shall notify the Design Engineer of record.
- All erosion controls and protective measures shall conform to the "New York State Standards and Specifications for Erosion and Sediment Control." The Town Inspector may specify additional sediment and erosion control measures to safeguard the public right of way and adjacent properties.
- Construction erosion control and protection measures shall be inspected by a qualified engineer or trained individual having received NYSDEC 4-hour erosion and sediment control training at a minimum of weekly and following all rain events greater than 0.5 inch.

STORMWATER SYSTEM NOTES:

- The Applicant shall safeguard the limits of improvements through proper installation of silt fencing and hay bales downgrade from all excavation areas and stockpiles soil and gravels materials.
- The Contractor shall verify all field dimensions and drainage layouts prior to performing any installation. Any discrepancies shall be immediately reported to the Engineer of record.
- The Contractor shall verify depth upon excavation for suitable soils and consult with the Design Engineer prior to installing any drainage systems. The Design Engineer will verify soil percolation rates and prior test results at the time of construction. Any design changes to the storm water system during construction due to unforeseen circumstances such as shallow groundwater, rock, utility conflict etc., must be resubmitted to the Town Building and Engineering Departments for approval prior to construction.
- The Contractor shall schedule required inspections at least 48 hours in advance to both Engineer of record and Town Inspector, and that no work shall be covered or concealed until the required inspections are passed.
- Stormwater drainage system shall be installed along the proposed pathway as indicated on the plans. Pipe materials for pool drainage drawdown shall be 4" diameter SDR-35 PVC (or Sch. 40) piping. Underground infiltrating stormwater chamber(s) shall not be buried within ten feet of a building foundation nor ten feet from any adjacent property or right of way. The proposed drainage system is designed to handle six inches of seasonal pool drawdown for dechlorinated pool water including the net impervious surfaces created by the proposed pool.
- The proposed stormwater system consists of 3 Cultec 150XLHD Chambers with interconnections consisting of 6" diameter PVC (or HDPE) piping.
- The proposed location of the drywell system shall be in the rear yard maintaining minimum 10 foot setbacks from dwelling and property lines. Owner/Contractor shall contact the Design Engineer should conflict(s) exist.

OWNER POST CONSTRUCTION MAINTENANCE:

- The owner shall inspect all roof leader downspouts fittings, inspection ports and cleanout caps once per year to ensure proper connections are in place.
- The owner shall inspect and remove all debris from the grate of any open yard drain and driveway drain regularly with additional emphasis during the fall and winter months.
- The owner shall inspect and remove all accumulated debris from the sumps of any driveway drain and yard drain at a minimum of once per year. Adjust frequency as necessary.
- All areas of disturbance shall be restored at the earliest practical date and/or immediately upon suspension of work.

Survey of
Tax Lot No. 3, Block 17.10 as shown on the Tax Map of the Town of Yorktown, Westchester County, New York.
Portion of Section 7 of Jefferson Valley Corporation subdivision map filed February 15, 2002 as Map #12342 in the Westchester County Clerk's Office for lot 23.
Survey completed: July 30, 2022.
on scale of one inch to 10 feet.

KULHANEK & PLAN, P.C.
LAND SURVEYORS, PC

LONG ISLAND OFFICE
420 ROUTE 40
LONG BEACH, N.Y. 11558
718-491-0400

WESTCHESTER OFFICE
410 MAIN STREET
POUND RIDGE, N.Y. 10586
914-941-0400

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- GENERAL NOTES FOR POOLS:**
- CONTRACTOR TO INSTALL PREFORMED FIBERGLASS POOL IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S PLANS, SPECIFICATIONS AND CODE STANDARDS. SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS FOR MECHANICAL EQUIPMENT, POOL ALARM, FENCING AND SAFETY EQUIPMENT TO BE PROVIDED BY POOL CONTRACTOR AND LANDSCAPE ARCHITECT.
 - CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE DESIGN PROFESSIONAL OF ANY DISCREPANCY. IN ADDITION CONTRACTOR AND OWNER SHALL SECURE SERVICES OF LICENSED LAND SURVEYOR FOR THE PRELIMINARY AND FINAL STAKE OUT OF POOL AND EQUIPMENT LOCATION TO ENSURE THAT ALL ZONING SET BACKS REQUIREMENTS ARE IN CONFORMANCE.
 - DESIGN ENGINEER IS NOT TRAINED FOR SUPERVISION OR OBSERVATION OF CONSTRUCTION. OWNER TO VERIFY LAYOUT, SETBACKS AND ELEVATIONS.
- UTILITY NOTES:**
- ALL PLUMBING WORK MUST BE FILED BY A LICENSED PLUMBER.
 - ALL ELECTRIC WORK MUST BE FILED BY A LICENSED ELECTRICIAN.
- POOL DRAWDOWN AND FILTER CONNECTION NOTES:**
- POOL WATER IS CHEMICALLY TREATED AND MAY NOT BE DRAINED TO THE ROAD, RIGHT OF WAY OR OPEN GRADE.
 - CONTRACTOR TO PROVIDE AN ACCESSIBLE DRAWDOWN CONNECTION TO AN APPROVED DRAINAGE SYSTEM.

811
Know what's below.
Call before you dig.
1-(800) 962-7962

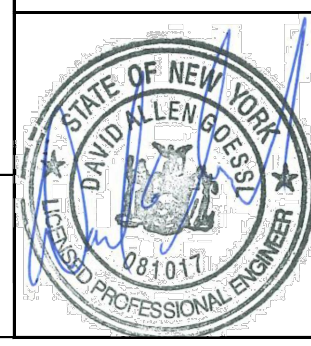
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PROPOSED IN-GROUND SWIMMING POOL
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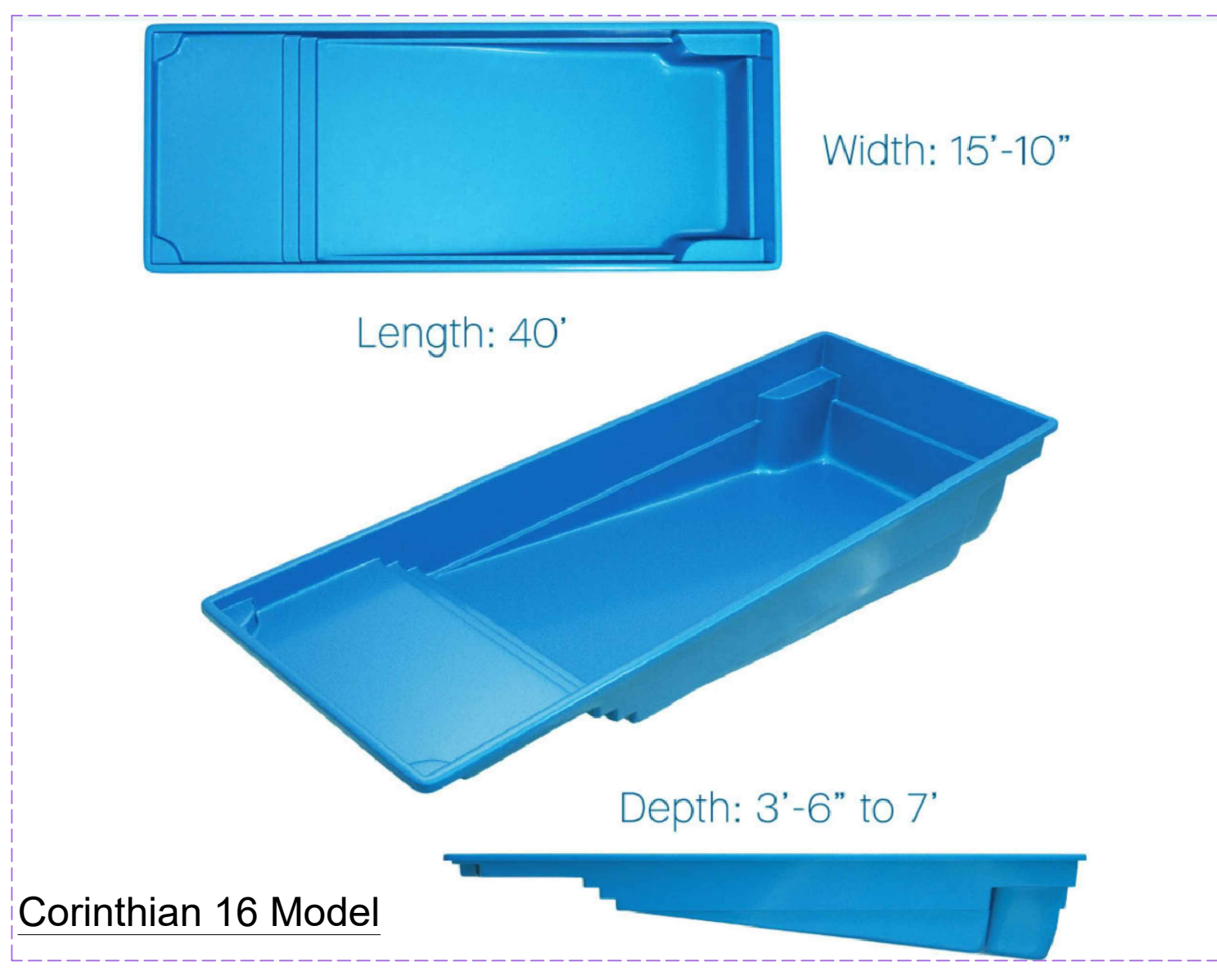
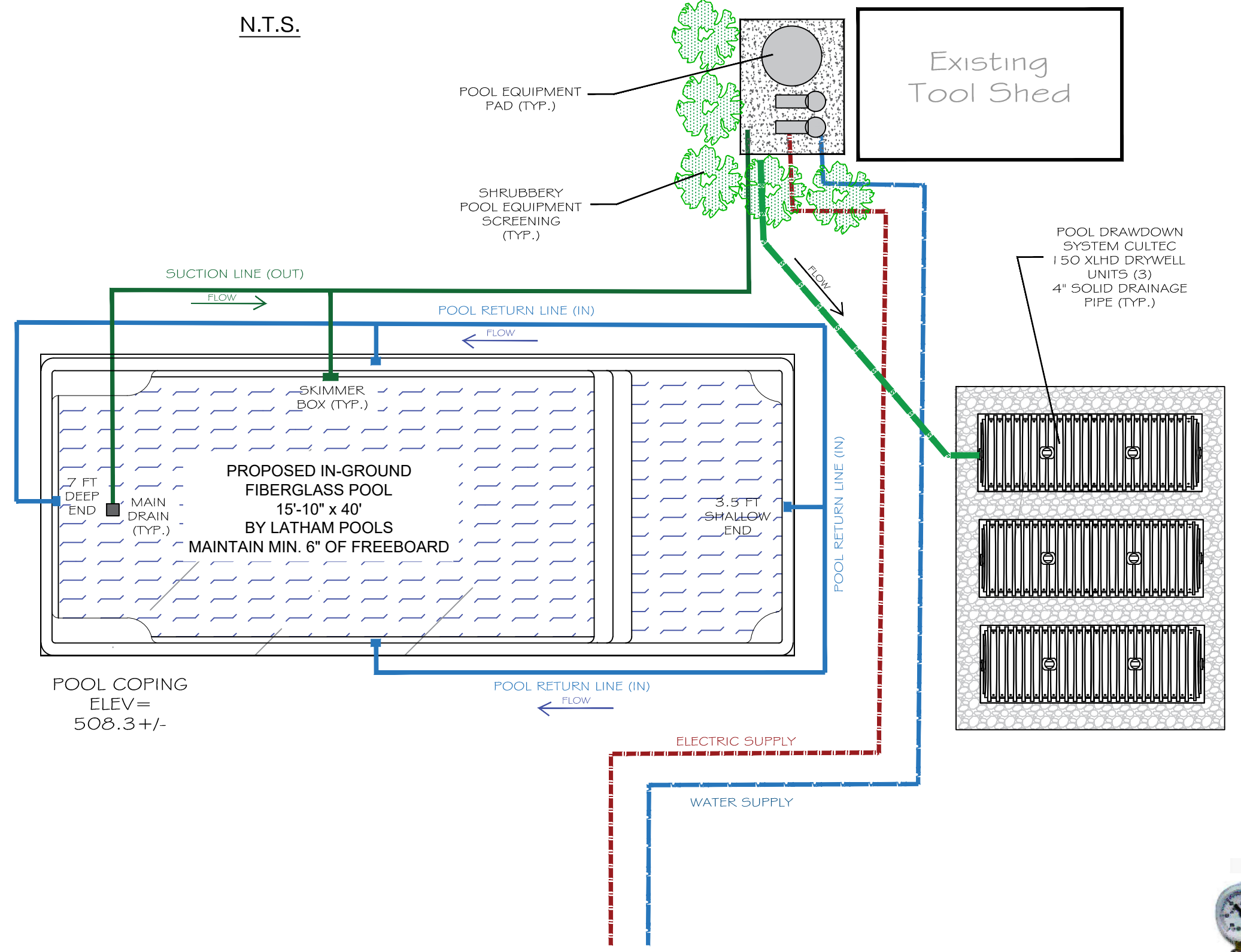
DATE: OCTOBER 16, 2022 SCALE: 1"= 15 FEET SHEET: 3 OF 4

NO.	REVISION	DATE
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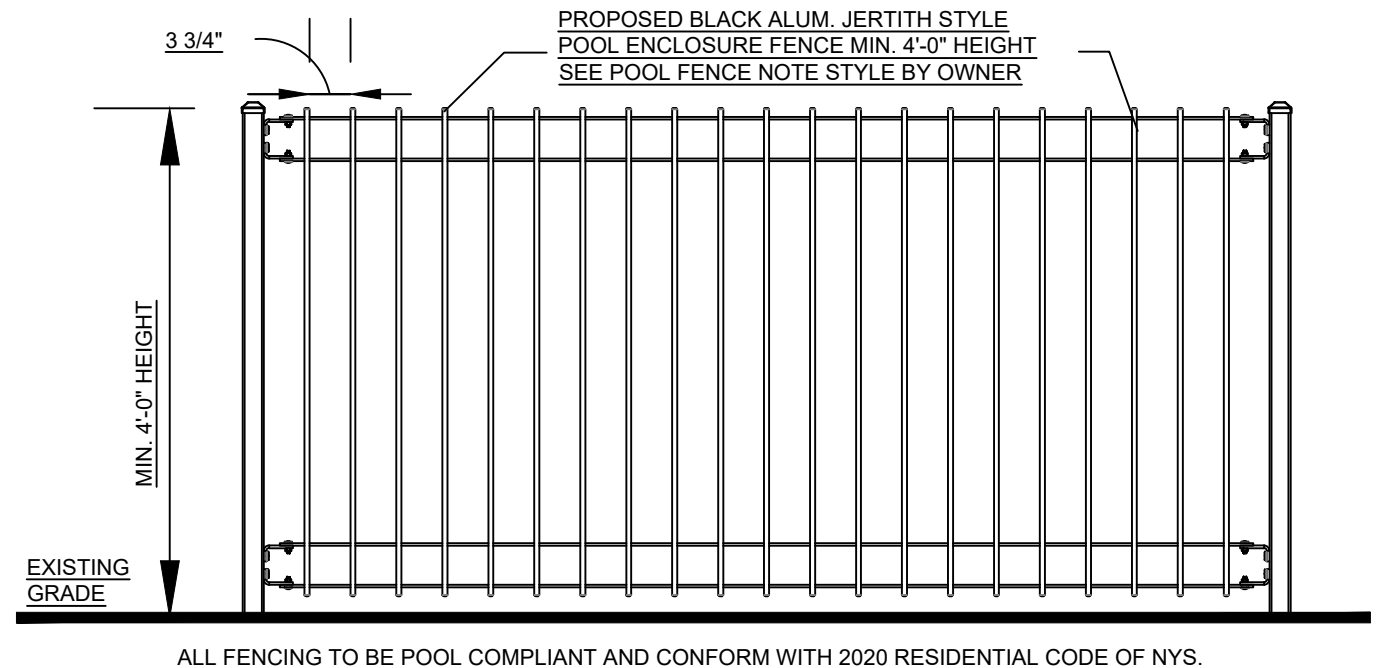


POOL & SPA DETAILS

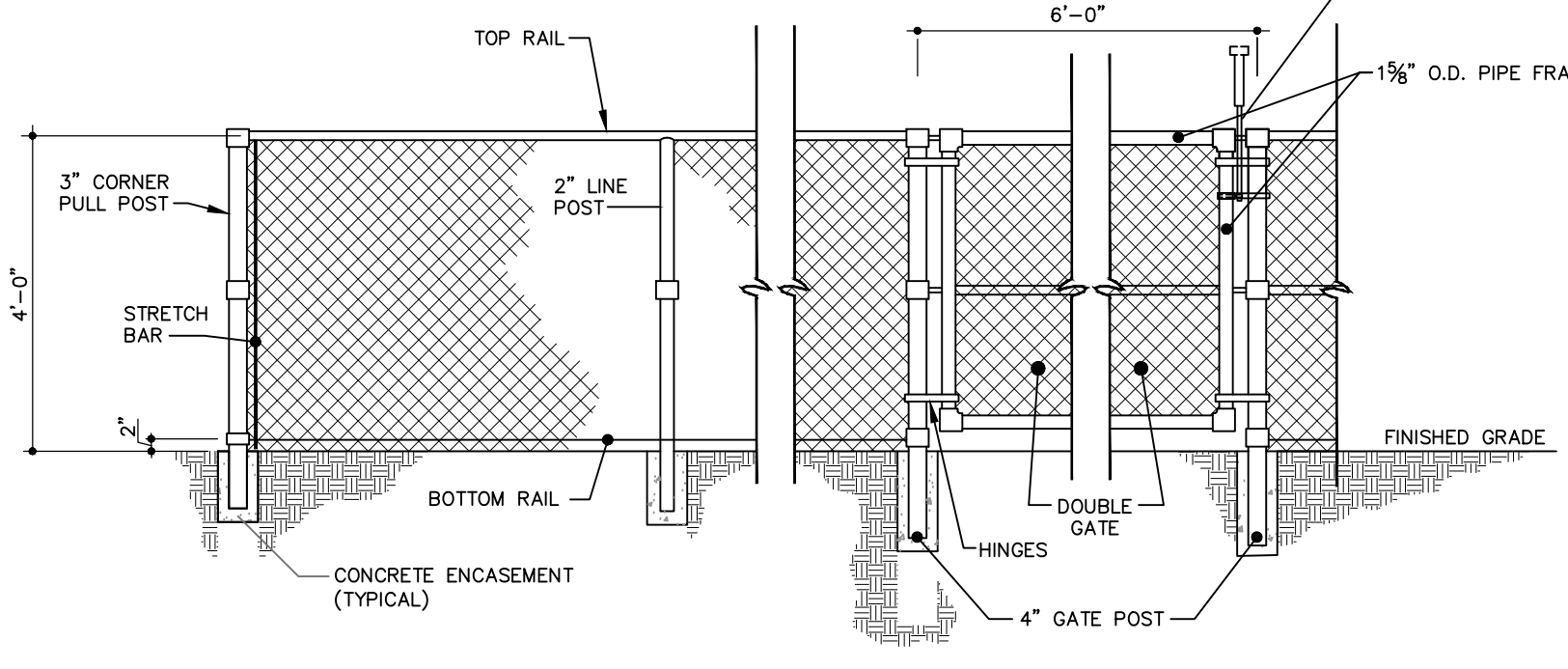
ENLARGED POOL DETAIL



P-1 FIBERGLASS POOL PLAN
SCALE: NOT TO SCALE

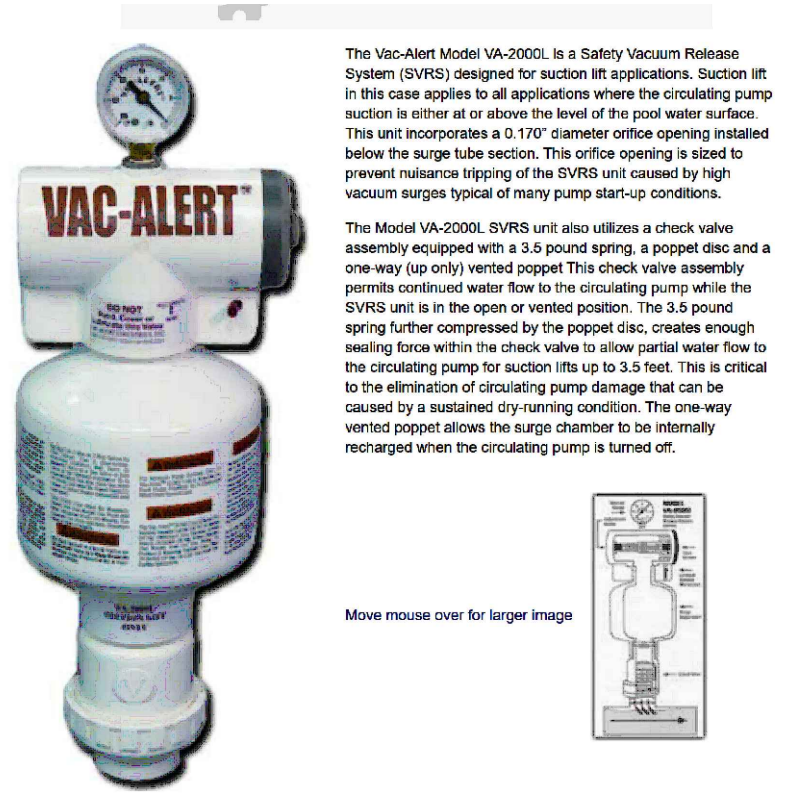


P-2 ALTERNATE POOL ENCLOSURE FENCE DETAIL
SCALE: NOT TO SCALE



- FENCE NOTES:**
- DOUBLE GATE SHALL HAVE A LOCKING MECHANISM POOL COMPLIANT. SWING SHALL BE OUTWARD FROM POOL.
 - ALL FENCE COMPONENT MATERIALS SHALL BE EITHER HOT DIPPED GALVANIZED STEEL OR IRON.
 - ALL FENCING SHALL BE PROVIDED WITH A BLACK VINYL COATED POLYESTER PRIVACY SCREEN ACROSS THE ENTIRE SURFACE AREA OF THE FENCE INCLUDING GATES.
 - ALL CHAIN LINK FENCING AND POSTS SHALL BE VINYL COATED WITH BLACK UV RESISTANT VINYL.
 - ALL FENCING TO BE POOL COMPLIANT AND CONFORM WITH 2020 RESIDENTIAL CODE OF NYS.

P-3 POOL ENCLOSURE FENCE DETAIL
SCALE: NOT TO SCALE



The Vac-Alert Model VA-2000L is a Safety Vacuum Release System (SVRS) designed for suction lift applications. Suction lift in this case applies to all applications where the circulating pump suction is either at or above the level of the pool water surface. This unit incorporates a 1/2" diameter orifice opening installed below the surge tube section. This orifice opening is sized to prevent rotation tipping of the SVRS unit caused by high vacuum surge torque of many pump start-up conditions.

The Model VA-2000L SVRS unit also utilizes a check valve assembly equipped with a 3.9 pound spring, a poppet disc and a one-way (up only) vented poppet. This check valve assembly permits continuous water flow to the circulating pump while the SVRS unit is in the open or vented position. The 3.9 pound spring further compressed by the poppet disc, creates enough seating force within the check valve to slow partial water flow to the circulating pump for suction lifts up to 3.5 feet. This is critical to the elimination of circulating pump damage that can be caused by a sustained dry running condition. The one-way vented poppet allows the surge chamber to be internally recaptured when the circulating pump is turned off.

Move mouse over for larger image



VAC-ALERT FIELD VA-2000 TEST DATA SHEET

SVRS INFORMATION

A. Valve ARL serial number: _____

B. Test performed on: Pool () Spa () Fountain () Other ()

C. Did pool or spa have multiple main drains? Yes () No ()

D. Did valve trip three consecutive times? Yes () No ()

E. Method of testing: Pole-Mounted Mat Test () Ball/Jandy Valve Test () Slide gate or Butterfly Valve ()

INSTALLATION LOCATION INFORMATION

Name: _____

Address: _____

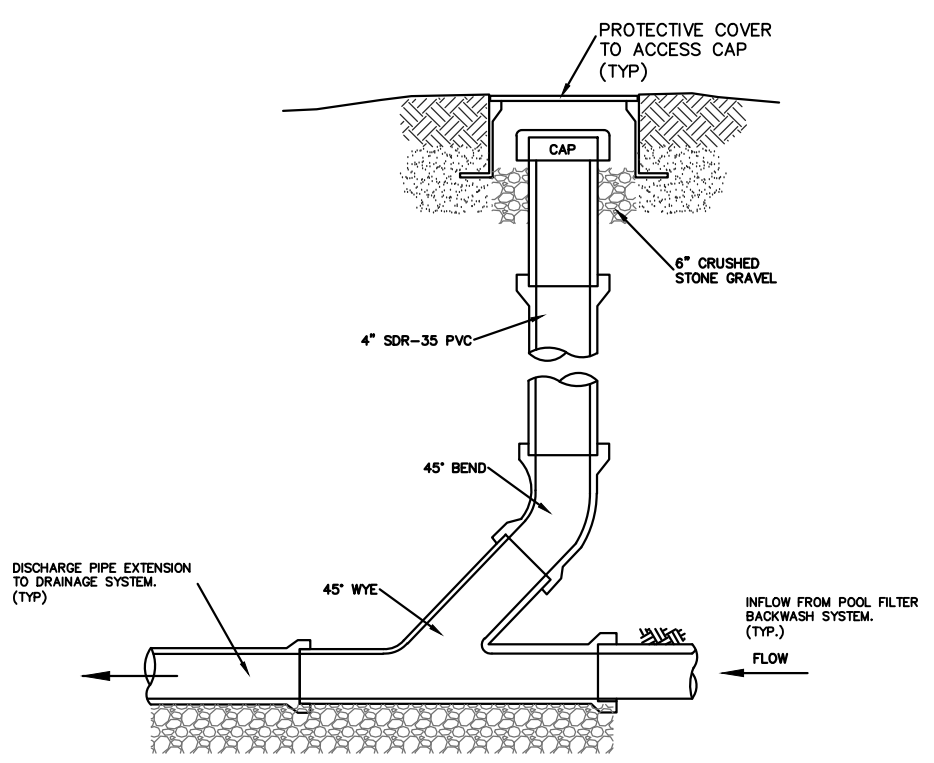
I have discussed with the owner and/or individual the complete operational and testing procedure for the SVRS unit.

Test Performed By: _____

Date of Test: _____

POOL ENTRAPMENT PROTECTION SAFETY VACUUM RELEASE SYSTEM

P-5 POOL ENTRAPMENT PROTECTION SAFETY VACUUM RELEASE SYSTEM
SCALE: NOT TO SCALE



P-4 SEASONAL POOL DRAWDOWN & BACKWASH CONNECTION TO DRAIN
SCALE: NOT TO SCALE

GENERAL POOL SAFETY NOTES:

- FENCE ENCLOSURE:** THERE SHALL BE MAINTAINED ON SAID LOT, AND COMPLETELY ENCLOSING POOL FENCING AND GATES, SHALL BE A MINIMUM 4'-0" HIGH OR AS NOTED ON PLAN. GATED SHALL BE SELF-CLOSING & SELF-LATCHING AND LOCKABLE, DESIGNED TO KEEP AND CAPABLE OF KEEPING SUCH GATES SECURELY CLOSED AND LOCKED AT ALL TIMES, WHEN NOT IN USE. GATES SHALL OPEN AWAY FROM POOL AREA. ALL FENCING SHALL MEET THE REQUIREMENTS OF APPENDIX-G, SECTION AG1-105 OF THE RESIDENTIAL CODE OF NYS. THE BARRIER SHALL BE COMPOSED OF VERTICAL MEMBERS WITH ONLY HORIZONTAL TOP AND BOTTOM RAILS. OPENINGS IN THE BARRIER SHALL NOT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE. THE MAXIMUM CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES.
- DWELLING:** THE WALL OF THE DWELLING MAY SERVE AS PART OF THE BARRIER. HOWEVER ALL DOORS WITH DIRECT ACCESS TO THE POOL THROUGH THE WALL SHALL BE EQUIPPED WITH AN ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOORS ARE OPENED.
- POOL ALARMS:** ALL DOORS, OPENING TO THE POOL ENCLOSURE SHALL BE FITTED WITH A "POOLGUARD" ALARM #DAPT-WT, WHICH MEETS NYS POOL BARRIER CODE. ASTM F2208, AND PER 2020 NYS RESIDENTIAL CODE R326.7. ALL WINDOWS WITHIN POOL ENCLOSURE SHALL BE FITTED WITH A "WINDOW STOP" SO THAT THE WINDOWS ARE RESTRICTED TO LESS THAN 4" WHEN OPEN. A POOL IS NOT REQUIRED TO BE EQUIPPED WITH AN APPROVED POOL ALARM AS PER SECTION R 326.7 OF THE NYS RESIDENTIAL CODE, IF THE POOL WILL BE EQUIPPED WITH AN AUTOMATIC POWER SAFETY COVER WHICH COMPLIES WITH ASTM F1346.

- PORTABLE WATER PROTECTION:** POOL WATER AUTO FILL THE "POOL MISER" WATER AUTO FILL IS EQUIPPED WITH A BUILT IN CHECK VALVE TO PROTECT POTABLE WATER SUPPLY.

- ENTRAPMENT PROTECTION:** POOL SUCTION OUTLETS WILL BE PROTECTED AGAINST USER ENTRAPMENT AS PER SECTION R 326.6 OF THE NYS 2020 RESIDENTIAL CODE. SUCTION OUTLETS SHALL HAVE A COVER THAT CONFORMS TO AN APPROVED CHANNEL DRAIN SYSTEM. OUTLET CIRCULATION SYSTEMS SHALL BE EQUIPPED WITH A ATMOSPHERIC VACUUM RELIEF. PUMP CIRCULATION SYSTEMS SHALL HAVE A MINIMUM OF TWO SUCTION OUTLETS WITH A MINIMUM HORIZONTAL AND VERTICAL DISTANCE OF 3 FEET BETWEEN THE OUTLETS. THE INSTALLATION SHALL INCLUDE A POOL DRAIN COVERS THAT IS COMPLIANT WITH THE VIRGINIA GRAEME BAKER POOL & SPA SAFETY ACT (VGB ACT) TO AVOID ENTRAPMENT HAZARDS. THE PROPOSED POOL INSTALLATION SHALL INCLUDE ONE **VAC-ALERT MODEL VA-2000L SAFETY VACUUM RELEASE SYSTEM (SVRS)** DESIGNED FOR SUCTION LIFT APPLICATIONS.

2020 NYS RESIDENTIAL CODE REFERENCES:

- 303.2 ENCLOSURES.** THE PROVISIONS OF THIS SECTION SHALL CONTROL THE MAINTENANCE OF BARRIERS FOR SWIMMING POOLS, SPAS AND HOT TUBS INSTALLED, CONSTRUCTED OR SUBSTANTIALLY MODIFIED AFTER DECEMBER 14, 2006. DESIGN CONTROLS ARE INTENDED TO PROVIDE PROTECTION AGAINST POTENTIAL DROWNING AND NEAR-DROWNING BY RESTRICTING ACCESS TO SWIMMING POOLS, SPAS AND HOT TUBS.
- 303.2.2 TEMPORARY BARRIERS.** AN OUTDOOR SWIMMING POOL, INCLUDING AN IN-GROUND, ABOVE-GROUND OR ON-GROUND POOL, HOT TUB OR SPA SHALL BE SURROUNDED BY A TEMPORARY BARRIER DURING INSTALLATION OR CONSTRUCTION IN COMPLIANCE WITH SECTION R326.4 OF THE RESIDENTIAL CODE OF NEW YORK STATE OR SECTION 3109.3.2 OF THE BUILDING CODE OF NEW YORK STATE, AS APPLICABLE.
- 303.3 SWIMMING POOL AND SPA ALARMS.** A SWIMMING POOL OR SPA INSTALLED, CONSTRUCTED OR SUBSTANTIALLY MODIFIED AFTER DECEMBER 14, 2006, SHALL BE EQUIPPED WITH AN APPROVED POOL ALARM IN COMPLIANCE WITH SECTION R326.7 OF THE RESIDENTIAL CODE OF NEW YORK STATE OR SECTION R3109.5 OF THE BUILDING CODE OF NEW YORK STATE.
- 303.4 ENTRAPMENT PROTECTION FOR SWIMMING POOLS AND SPAS.** SWIMMING POOLS AND SPAS SHALL MAINTAIN BODY ENTRAPMENT PROTECTIONS FOR SUCTION OUTLETS IN ACCORDANCE WITH THE BUILDING CODE OF NEW YORK STATE OR THE RESIDENTIAL CODE OF NEW YORK STATE, AS APPLICABLE.
- R326.1 COMPLIANCE WITH OTHER SECTIONS.** SWIMMING POOLS, SPAS AND HOT TUBS SHALL COMPLY WITH THIS SECTION AND OTHER APPLICABLE SECTIONS OF THIS CODE. THE REQUIREMENTS OF THIS SECTION AND OF THE OTHER APPLICABLE SECTIONS OF THIS CODE SHALL BE IN ADDITION TO, AND NOT IN REPLACEMENT OF OR SUBSTITUTION FOR, THE REQUIREMENTS OF OTHER APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS, INCLUDING, BUT NOT NECESSARILY LIMITED TO THE REQUIREMENTS OF SECTION 8003 (FEDERAL SWIMMING POOL AND SPA DRAIN COVER STANDARD) OF TITLE 15 OF THE UNITED STATES CODE (CPSC 15 USC 8003), WHERE APPLICABLE.
- R326.5 ENTRAPMENT PROTECTION FOR SWIMMING POOL AND SPA SUCTION OUTLETS.** SUCTION OUTLETS SHALL BE DESIGNED TO PRODUCE CIRCULATION THROUGHOUT THE POOL OR SPA. SINGLE-OUTLET SYSTEMS, SUCH AS AUTOMATIC VACUUM CLEANER SYSTEMS, OR MULTIPLE SUCTION OUTLETS, WHETHER ISOLATED BY VALVES OR OTHERWISE, SHALL BE PROTECTED AGAINST USER ENTRAPMENT.
- R326.5.1 COMPLIANCE.** SUCTION OUTLETS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CPSC 15 USC 8003 AND ANSI/APSP/ICC 7, WHERE APPLICABLE.
- R326.6 SUCTION OUTLETS.** SUCTION OUTLETS SHALL BE DESIGNED TO PRODUCE CIRCULATION THROUGHOUT THE POOL OR SPA. SINGLE-OUTLET SYSTEMS, SUCH AS AUTOMATIC VACUUM CLEANER SYSTEMS, OR MULTIPLE SUCTION OUTLETS, WHETHER ISOLATED BY VALVES OR OTHERWISE, SHALL BE PROTECTED AGAINST USER ENTRAPMENT.
- R326.6.1 COMPLIANCE ALTERNATIVE.** SUCTION OUTLETS MAY BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ANSI/APSP/ICC 7.
- R326.6.2 SUCTION FITTINGS.** POOL AND SPA SUCTION OUTLETS SHALL HAVE A COVER THAT CONFORMS TO ANSIIASME A112.19.8, OR AN 18 INCH BY 23 INCH (457 MM BY 584 MM) DRAIN GRATE OR LARGER, OR AN APPROVED CHANNEL DRAIN SYSTEM. EXCEPTION: SURFACE SKIMMERS.

GENERAL POOL SANITARY NOTES:

- SEASONAL DRAWDOWN:** AS SWIMMING POOLS MAY CONTAIN CHLORINE AND OTHER CHEMICALS THAT MAY BE CONSIDERED HARMFUL TO THE ENVIRONMENT, THE PROPOSED POOL SHALL HAVE AN ACCESSIBLE SEASONAL DRAWDOWN DISCHARGE PIPE LOCATED WITHIN 15 FEET OF THE PROPOSED POOL AND/OR POOL EQUIPMENT PAD.
- IDENTIFICATION:** THE SEASONAL DRAWDOWN PIPE SHALL BE CLEARLY LABELED TO IDENTIFY THE LOCATION FOR USE BY OWNER AND POOL MAINTENANCE PERSONNEL.
- POOL BACKWASH:** THE POOL SYTEM SHALL PROVIDE A HARD PIPE CONNECTION TO THE POOL DISCHARGE PIPE. FINAL CONFIGURATION TO BE DETERMINED BY THE POOL CONTRACTOR.
- DRAINAGE CONNECTION:** CONNECTIONS FOR THE SEASONAL POOL DRAWDOWN AND THE POOL BACKWASH DISCHARGE PIPE SHALL BE HARD PIPED CONNECTIONS TO THE PROPERTY'S ONSITE DRAINAGE SYTEM. ALL SUCH WORK SHALL BE PERFORMED BY A LICENSED PLUMBER AS REQUIRED BY CODE.

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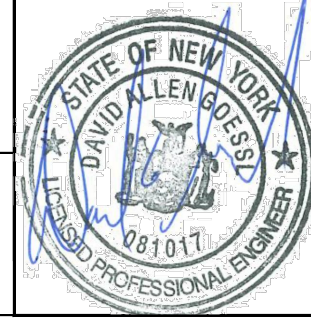
DAVID A. GOESSL, PE
CIVIL ENGINEER
622 SPROUT BROOK ROAD
PUTNAM VALLEY, NY 10579 (914) 227-0258

PROPOSED IN-GROUND SWIMMING POOL
WITHIN A WETLAND CONTROLLED PROPERTY
79 SOMERSTON ROAD, YORKTOWN, NY 10598

PREPARED BY: DAVID GOESSL, P.E. PREPARED FOR: D & F JENNINGS

DATE: OCTOBER 16, 2022 SCALE: NONE SHEET: 4 OF 4

NO.	REVISION	DATE
1	OWNER REVIEW AND COMMENTS	10/22/22



Gardena Hotel

NOV 23 2022

TOWN OF YORKTOWN

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 22, 2022

Hon. Supervisor Slater and Members
of the Town Board, Town of Yorktown
363 Underhill Avenue
Yorktown Heights, New York 10598

Re: Application for Referral to Town Planning Board
Pursuant to Sec. 300-249 of the Yorktown Town code
Gardena Boutique Hotel

Dear Supervisor Slater and Members of the Town Board:

By this letter, on behalf of the property owners of 1952 Commerce Street, (1952 Commerce Street, LLC) we are requesting referral to the Yorktown Planning Board to begin the process of review and approval for the redevelopment of the property pursuant to the Yorktown Heights Overlay District provisions.

The applicant seeks to redevelop the lot where upon presently there exist a vacant building by constructing a boutique hotel within the newly adopted boutique hotel regulations.

As per the Town code referral to the Planning Board for a plan of development within the overlay district first requires the Town Board to make certain threshold determinations of compatibility of the proposed project with the intents and purposes of the overlay district legislation.

The town code sets forth the following criteria in order to determine

compatibility with the overlay district, each will be addressed in order.

The preamble of the overlay district legislation sets forth its purpose and intent to be to incentivize redevelopment of now vacant or underutilized properties/buildings so as to comport and transition these properties to the lifestyles and buying habits of the new digital consumerism. It is stated in the legislation that “the intent of this overlay zone is to encourage a walkable hamlet-style development that is both a commercial and community center that better serves the needs of its residents and surrounding neighborhoods

The code requires that an applicant desiring to use the standards set forth in the overlay district shall file with the Town Board a written request for authorization for consideration and review under the overlay district, which shall include a detailed statement setting forth the nature of modifications, changes or supplementation of existing underlying zoning provisions and the reasons in support of those changes or modifications. Said statement shall include the manner in which such modifications, changes or supplementations of existing zoning provisions will benefit the Town and will further the economic development, public health, safety, or welfare of the community. The applicant shall also file plans and other drawings, sketches, or renderings necessary to understand and consider the proposed project. The Town Board shall consider the request and evaluate the project for such authorization. The Town Board, at its discretion, may refer the request, plans, and other documentation to other boards, departments or agencies for comment and recommendation. The Town Board may hold a public hearing in accordance with Chapter 205 of the Town Code.

The code further advises that the Town Board may authorize the project via resolution for review under the overlay district after considering the following factors:

(a) Whether the project is consistent with the general goals of the Comprehensive Plan;

Here the proposed project is fully consistent with the Comprehensive Plan and more importantly consistent with the overlay district as it is only an allowable use within the overlay district. It also is a use that would promote other and further development of uses compatible with the purposes and intents of the overlay district legislation.

(b) Whether the project will likely be detrimental to the character of its immediate neighboring properties, or the district and Town at large;

The proposed project both in nature and scope should have a significant positive impact on the existing uses within the Heights and with those uses sought to be encouraged in the Heights area

(c) Whether the scope of the project will likely cause operational difficulties on the site that have potential to negatively affect the health, safety, and welfare of the public;

So long as the site development remains within the confines of the newly and vetted boutique hotel restrictions there should not be any adverse impacts on the Heights and

surrounding community.

(d) Whether the Town's infrastructure is capable of servicing the project or that the impacts or deficiencies of the infrastructure can be appropriately mitigated;

With the availability of sewers and municipal water together with abundant parking opportunities proximate to the site it is not anticipated that the project will have any adverse impacts on existing infrastructure nor require the construction of new public infrastructure.

(e) Whether the project will eliminate a blight or potential blight within the district;

While not necessarily considered plight the lot to be developed has on it an unoccupied single family house that had been converted to commercial use, i.e real estate broker and insurance broker use. The existing structure does not lend itself to a long term viable non-residential use. The proposed use will be supportive of the goal to create a vibrant, walkable commercial downtown.

(f) Whether the project is consistent with the goals and intent of the overlay district;

The project is fully consistent with the goals and intents of the overlay district as it is a use allowable by special permit specifically create to exist within the overlay district

(g) Whether the project is consistent with the requirements of the overlay district and does not exceed the limitations or requirements set forth therein;

The project has been designed to be fully compliant with the restrictions as set forth in the overlay district.

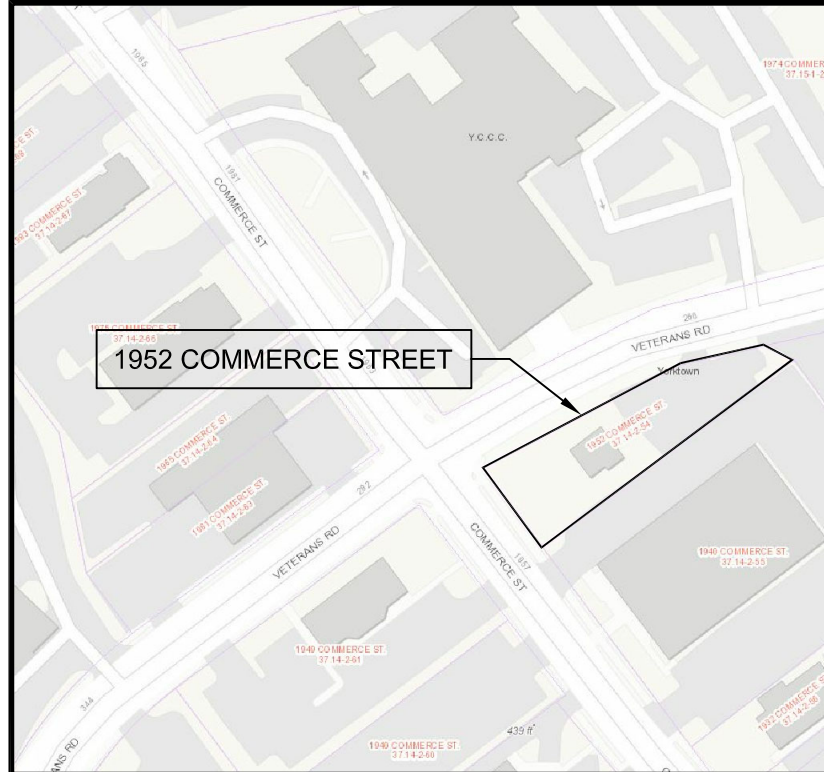
(h) Whether the project is likely to contribute to the economic development of the district and the Town at large.

The project is fully compliant with the purposes and intents of the overlay district. It is submitted that in fact the implementation of the project should act as an incentive for other property redevelopment consistent with the goals of the overlay district. The project it is submitted will add a wholly new dimension to the downtown Heights area and it is anticipated will encourage compatible redevelopment within the Heights area. It is submitted that the quick and efficient approval of this project will spur further redevelopment of the Heights area toward a walkable and attractive community.

Very truly yours,

Grace & Grace

By: Michael J. Grace



LOCATION MAP
NOT TO SCALE

ZONING SCHEDULE:

ZONING DISTRICT: C-2R, COMMERCIAL HAMLET CENTER DISTRICT			
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	NONE	12,971 S.F.	NONE
MINIMUM LOT WIDTH:	NONE	61 FT.	NONE
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:	*15 FT.	15 FT.	NONE
REAR YARD SETBACK:	30 FT.	NONE	NONE
ONE SIDE YARD SETBACK:	**0 FT.	0 FT.	NONE
COMBINED SIDE YARD SETBACK:	NONE	N/A	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:			
PRINCIPAL BUILDING COVERAGE:	30% OF LOT AREA	35.8 % (4,654 SF)	5.8%
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - FEET:	35 FEET	52 FT.	17 FT.
ACCESSORY BUILDING - FEET:	20 FEET	NONE	NONE
ACCESSORY BUILDING - STORIES:	2 1/2	NONE	NONE

NOTE:
 1. PARKING PLAN APPROVAL REQUIRED IN ACCORDANCE WITH §§ 300-179 THROUGH 300-182 AND 300-183 THROUGH 300-186. SEPARATE STRUCTURES LESS THAN 500 SQUARE FEET SHALL NOT BE PERMITTED.
 *FRONT YARD SETBACK IS 75 FEET WITH PARKING.
 **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 ADJOINS AN R DISTRICT, SHALL BE 50 FEET.

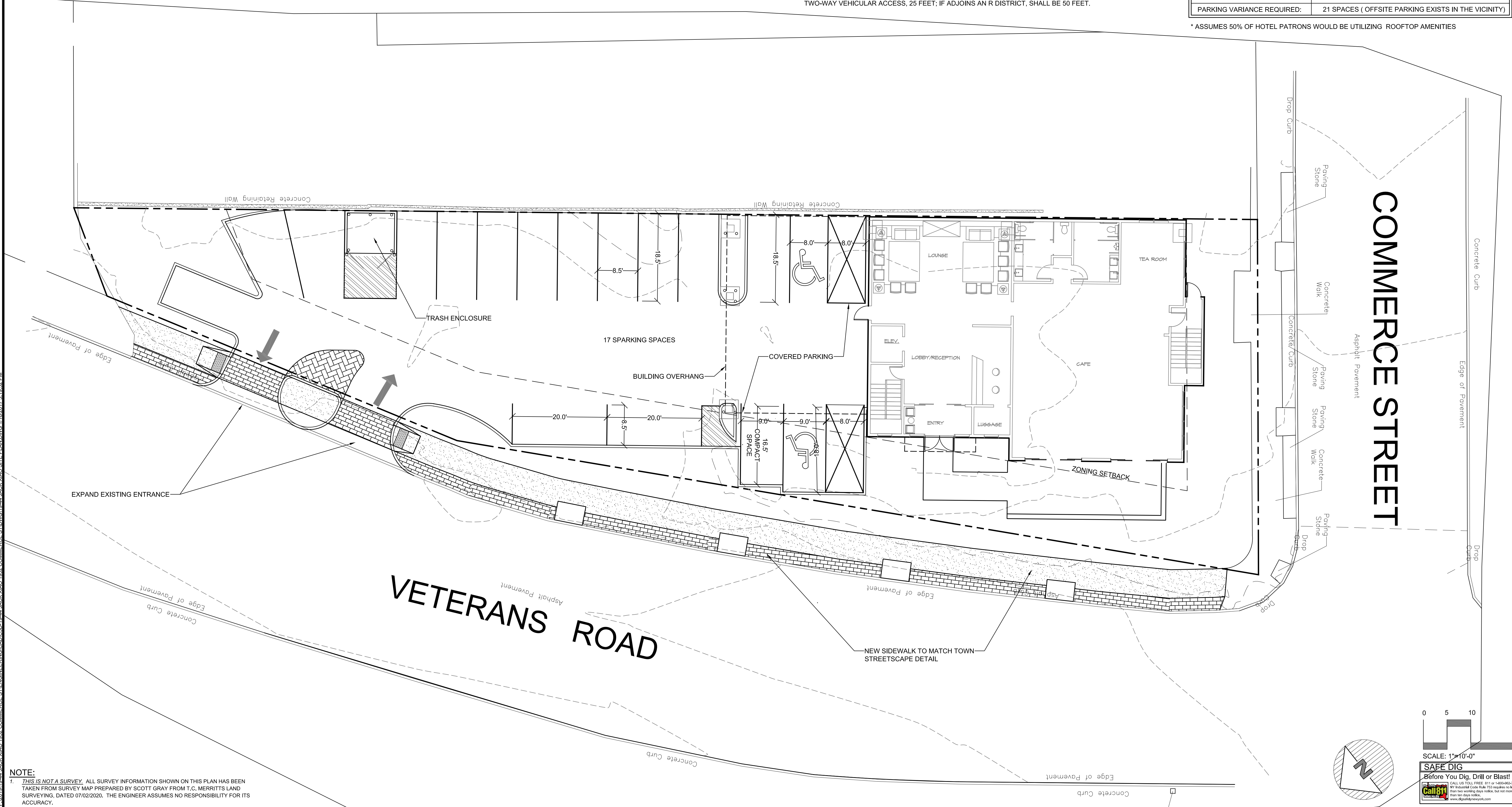
SITE DATA:

OWNER / DEVELOPER: 1952 COMMERCE ST, LLC. - JACK XIAO
 STREET ADDRESS: 1952 COMMERCE STREET
 CITY, STATE, ZIP: YORKTOWN HEIGHTS, NY
 PROJECT LOCATION: 1952 COMMERCE STREET
 EXISTING TOWN ZONING: C2-R COMMERCIAL
 PROPOSED USE: HOTEL / BED AND BREAKFAST
 TOWN TAX MAP DATA: SECTION 37.14, BLOCK 2, LOT 54
 SITE AREA: 0.297 ACRES (12,971 SF)
 SEWAGE FACILITIES: PUBLIC SEWERS
 WATER FACILITIES: PUBLIC WATER FACILITIES

PARKING SCHEDULE

REQUIRED PARKING	
HOTEL:	1 SPACE PER SLEEPING ROOM
NON-SLEEPING AREA:	1 SPACE / 600 SF OTHER AREAS
SLEEPING ROOM:	18 @ 1 SPACE PER = 18 SPACES
CAFE / TEA ROOM / LOUNGE:	1940 SF @ 1 SPACES / 600 SF = 3 SPACES
ROOFTOP BAR/GRILL:	2600 SF @ 1 SPACES/100 SF = 26 SPACES (DEDUCT HOTEL PATRON CARS) 9 SPACES*
TOTAL REQUIRED:	38 SPACES
PROVIDED PARKING:	15 STANDARD 2 HANDICAP
TOTAL PROVIDED PARKING:	17 SPACES ON-SITE
PARKING VARIANCE REQUIRED:	21 SPACES (OFFSITE PARKING EXISTS IN THE VICINITY)

* ASSUMES 50% OF HOTEL PATRONS WOULD BE UTILIZING ROOFTOP AMENITIES



NOTE:
 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY SCOTT GRAY FROM T.C. MERRITT'S LAND SURVEYING, DATED 07/02/2020. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

PROJECT # 13-05

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

Engineer:

Revisions:

No.	Date	Comments

SCALE: 1" = 10'
 DRAWN BY: JCR
 DATE: 12-29-20

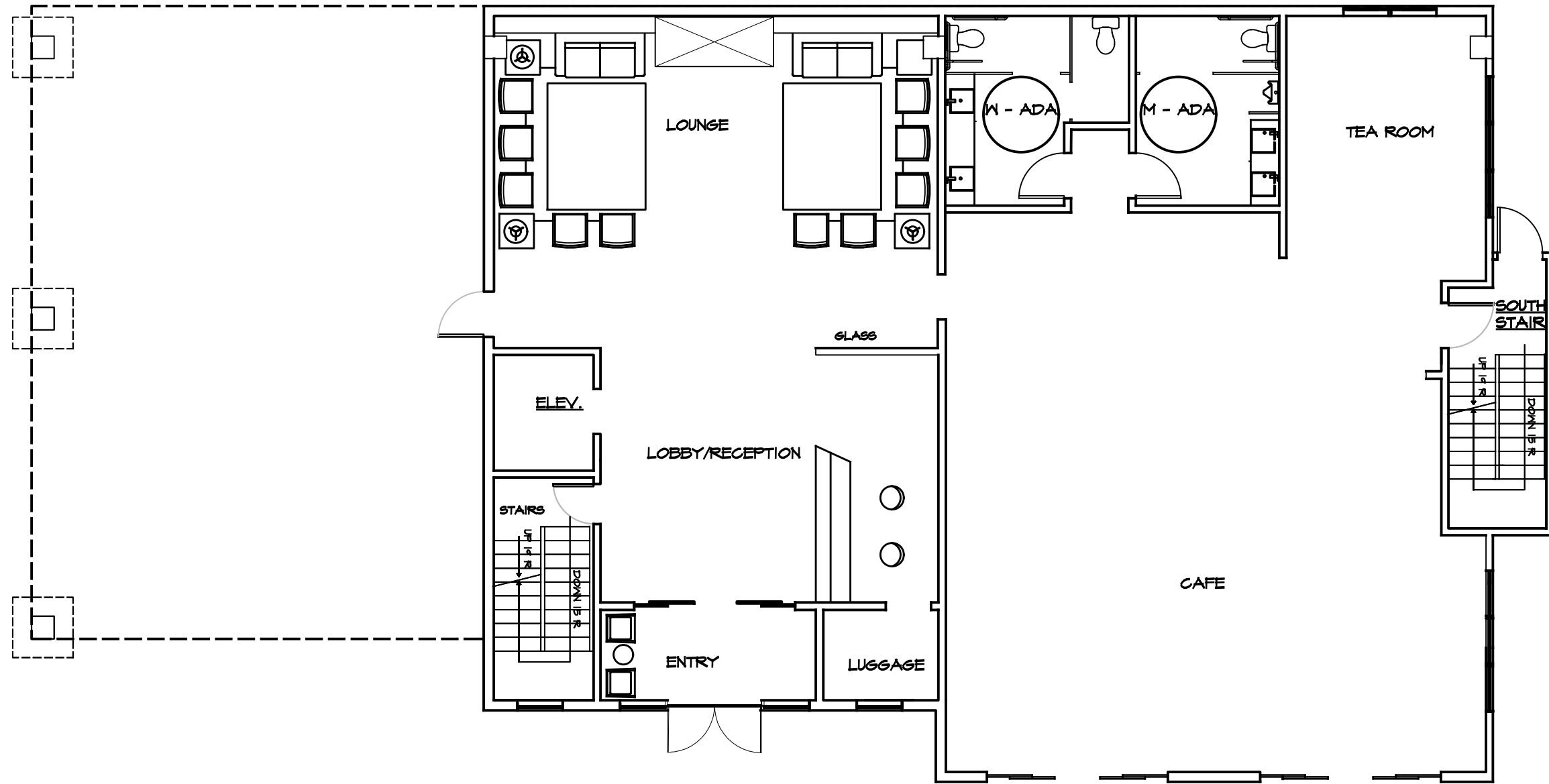
PRELIMINARY SITE PLAN

SITE PLAN PREPARED FOR
GARDENA HOTEL
 1952 COMMERCE STREET
 Town of Yorktown Westchester County, New York

Sheet 1 of 1

E:\2018\18-04 JACK XIAO 1952 COMMERCE ST ENGINEERING\CD-18-04 JACK XIAO 1952 COMMERCE ST\DWG\18-04 JACK XIAO SITE PLAN.DWG 11/29/2017 3:18:52 PM

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



LOBBY/LOUNGE LEVEL
 SCALE 1/4" = 1'-0"

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SALVATORE MANCINI, AIA

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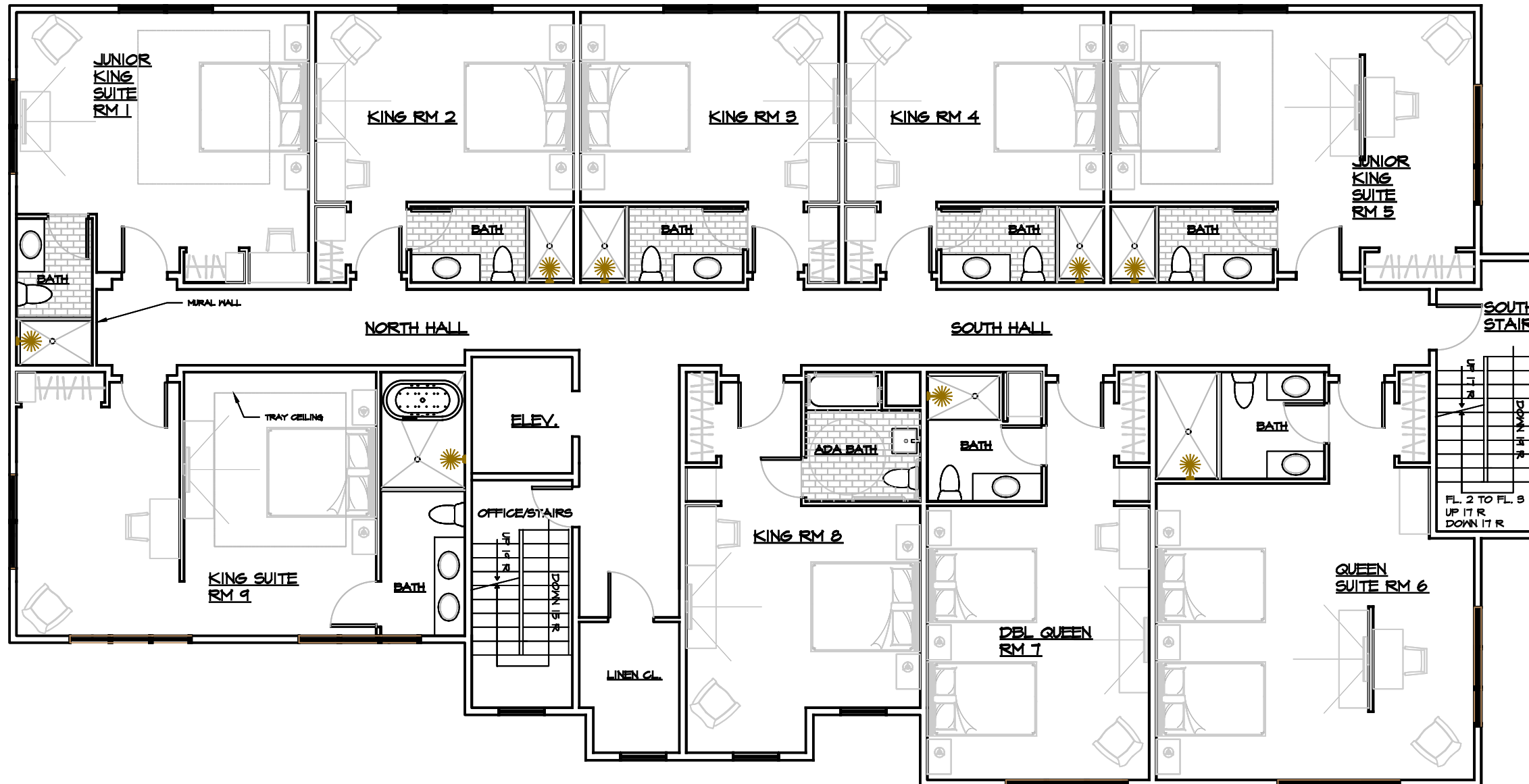
PROJECT TITLE:
HOTEL GARDENA
 1952 COMMERCE STREET
 TOWN OF YORKTOWN WESTCHESTER CO., NY

REVISION #	DATE	DESCRIPTION

DATE	ISSUED TO
1/11/21	TOWN PLANNING REVIEW
11/9/20	TOWN CONCEPTUAL REVIEW
10/26/20	TOWN CONCEPTUAL REVIEW
10/22/20	TOWN CONCEPTUAL REVIEW

SCALE AS NOTED
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SECOND/THIRD FLOOR
 SCALE 1/4" = 1'-0"

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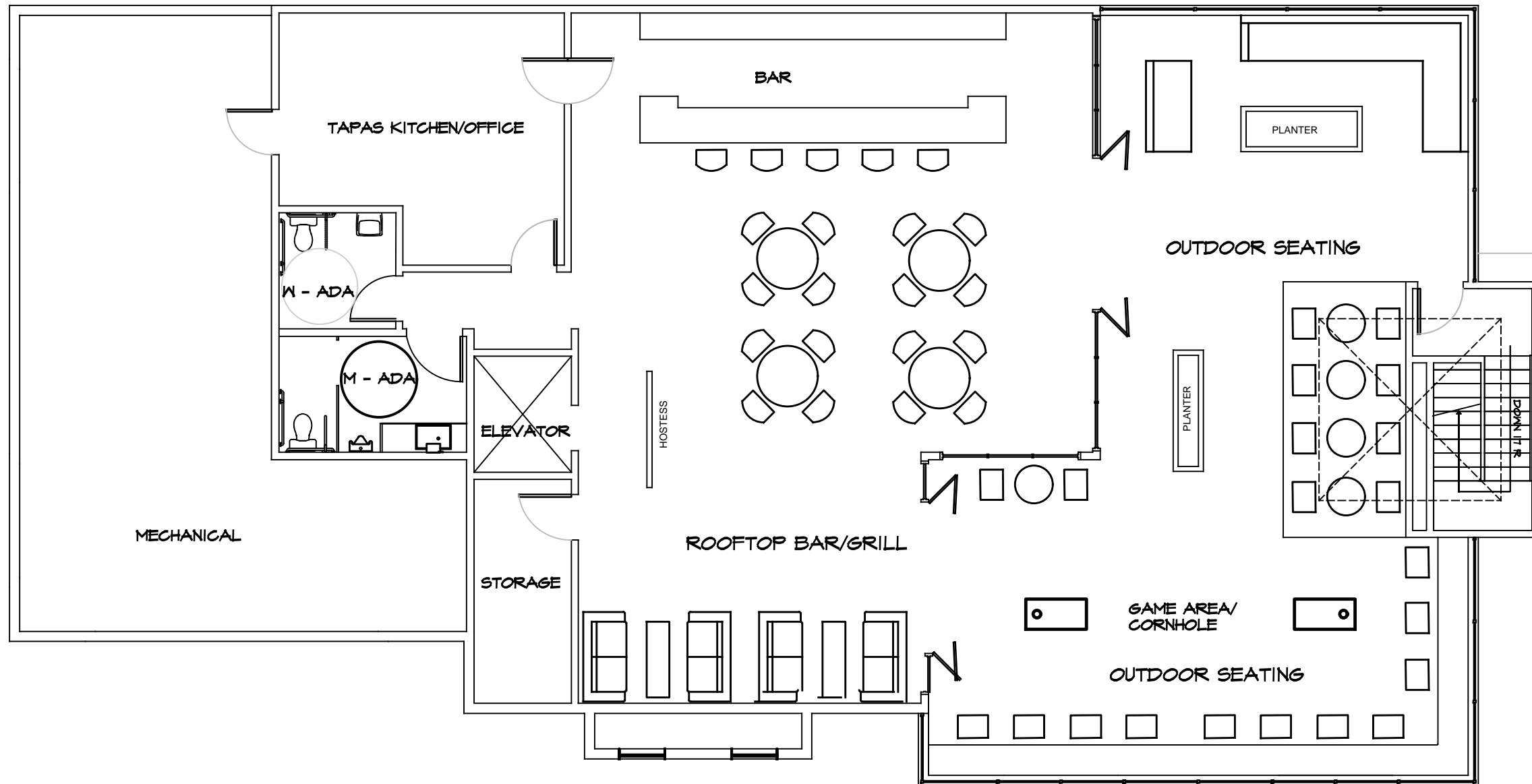
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ROOFTOP BAR/LOUNGE
 SCALE 1/4" = 1'-0"

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HOTEL GARDENA
 1952 COMMERCE STREET

TOWN OF YORKTOWN WESTCHESTER CO., NY

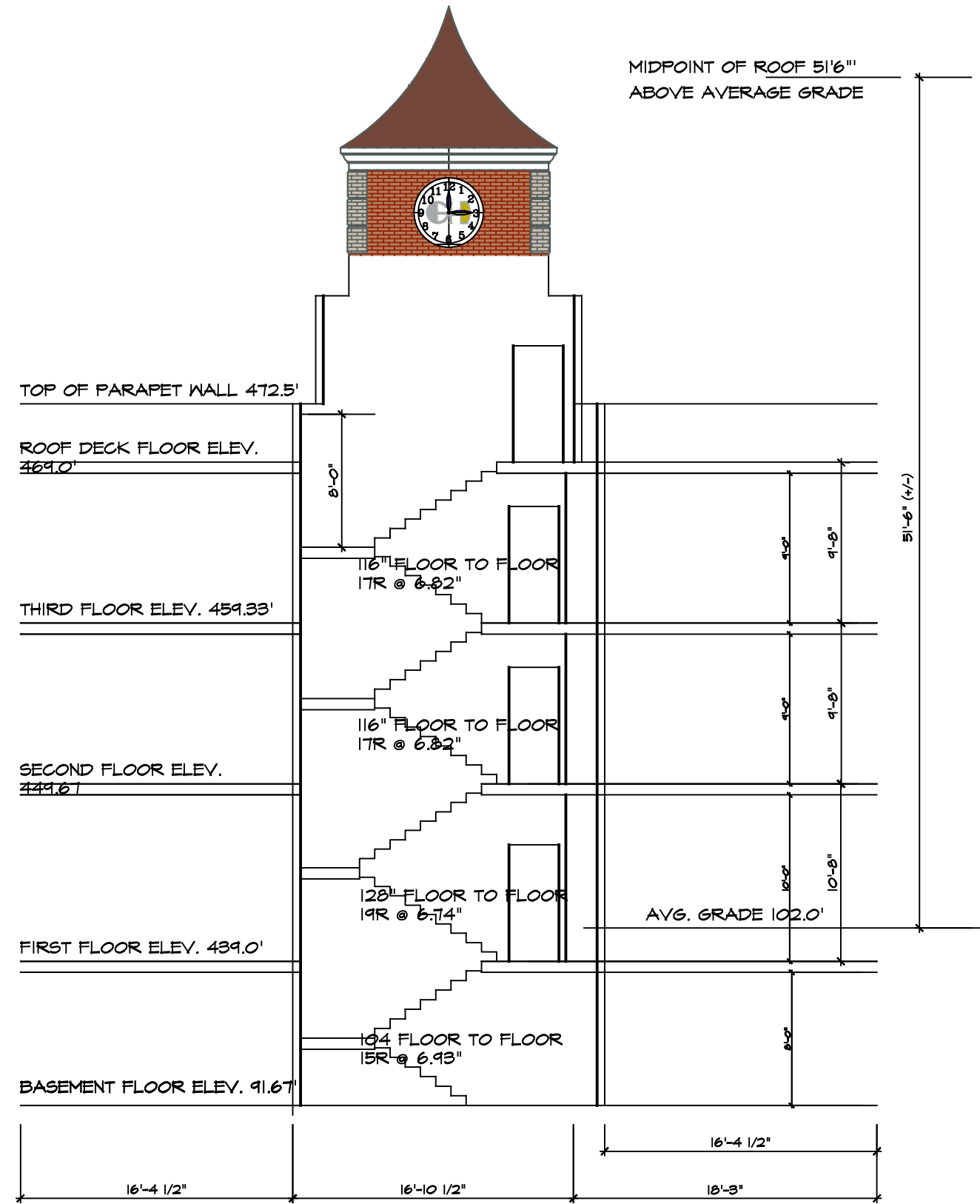
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PROPOSED STORY POLE

WITH AVERAGE GRADE AT 441.0' TOTAL HEIGHT TO MIDPOINT OF ROOF IS 41.167' ABOVE AVERAGE GRADE

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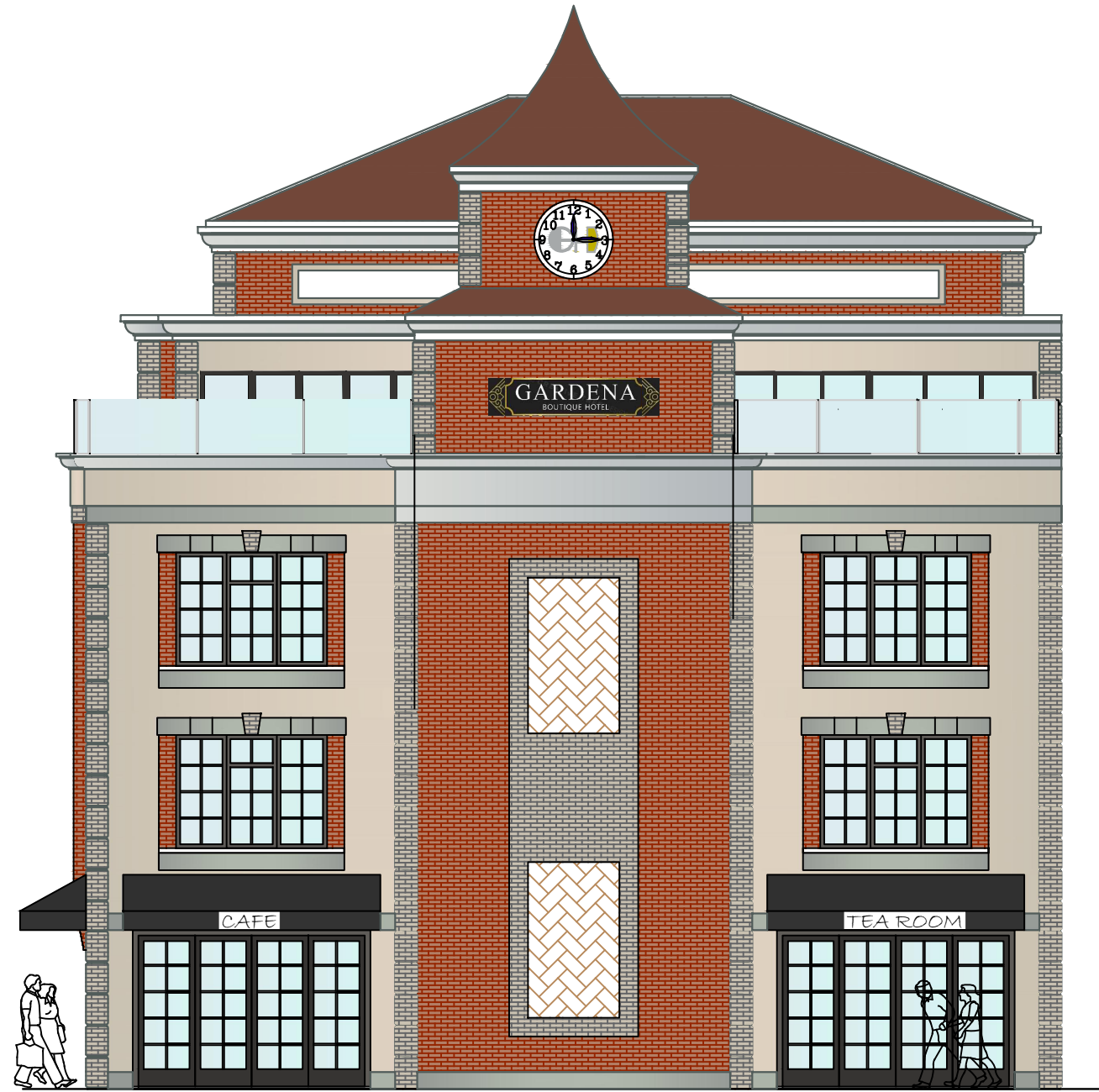
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SOUTH ELEVATION @ COMMERCE STREET

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WEST ELEVATION ON VETERANS ROAD

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A-5







COMMERCE STREET

VETERANS ROAD











LOBBY

GARDENA





GARDENA

GARDENA

















GUEST ROOMS







ROOFTOP TERRACE

