

## TOWN OF YORKTOWN PLANNING BOARD

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

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

December 20, 2021

7:00 PM

1. Correspondence
2. Meeting Minutes – December 6, 2021

### REGULAR SESSION

3. **Nadine's Restaurant**

**Public Hearing**

*Location:* 59.14-1-23 & 24; 715 Saw Mill River Road

*Contact:* Keith Staudohar, Cronin Engineering

*Description:* Applicant request to make permanent the 70 seat outdoor seating area created in response to the pandemic.

4. **Yorktown Energy Storage Tier 2 Battery Storage System**

**Public Informational Hearing**

*Location:* 6.17-1-24; 3901 Gomer Court, Jefferson Valley

*Contact:* Greg Gibbons, PV Engineers, P.C.

*Description:* Approved Tier 2 (5,000kW/15,000kWh) battery energy storage system which will be no more than 15% of the lot coverage with a maximum of five containers.

### WORK SESSION

5. **Bellamy Subdivision**

**Discussion Minor Subdivision**

*Location:* 37.10-1-38; 379 Hallocks Mill Road

*Contact:* Burns Engineering Services, P.C.

*Description:* Proposed 2-lot Subdivision on 1.417 acres in the R1-20 zone.

6. **Foothill Street Solar**

**Discussion Site Plan**

*Location:* 15.07-1-5; 3849 Foothill Street

*Contact:* Con Edison Clean Energy Businesses, Inc.

*Description:* Proposed installation of a 1.875 MW ground mounted solar panel system and Tier 2 battery energy storage system along with associated access road, electric utility upgrades, and perimeter fencing.

7. **Town Board Referral**

**#FSWPPP-063-21**

*Location:* 48.14-2-1; 322 Chestnut Court

*Contact:* Hudson Engineering & Consulting

*Description:* Proposed demolition of an existing deck and patios and construction of two-tiered retaining walls and a new patio requiring approximately 1,650 cubic yards of soil.

**8. Old Croton Gatehouse**

**Discussion Lighting Plan**

*Location:* 58.16-1-11; Croton Dam Road

*Contact:* Mark DelBalzo, PE, NYCDEP

*Description:* Proposed lighting upgrade at Old Croton Gatehouse.

**9. 3717 Crompond Road LLC**

**Discussion Site Plan**

*Location:* 35.08-1-13; 3717 Crompond Road

*Contact:* Site Design Consultants

*Description:* Proposed demolition of the existing building and construction of a new 20,370 SF two-story warehouse/office building with associated parking and site improvements.

**10. Martino Contracting**

**Discussion Site Plan**

*Location:* 6.17-2-62; 286 East Main Street, Jefferson Valley

*Contact:* Site Design Consultants

*Description:* Proposed subdivision for a two-story office/warehouse/garage and apartment building in the Country Commercial zone and one single-family house in the R1-80 zone.

**11. Ryder Subdivision**

**Discussion Minor Subdivision**

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

*Contact:* Site Design Consultants

*Description:* Proposed to subdivide a parcel with an existing residence into 2 building lots on 6.086 acres in the R1-20 zone. The Board previously reviewed this application from 2013 – 2015.

**Last Revised – December 17, 2021**

# **Correspondence**

## Robyn Steinberg

---

**From:** Redding, Eric <eredding@BERGMANNPC.com>  
**Sent:** Friday, December 17, 2021 10:57 AM  
**To:** John Tegeder; Susan Brodie  
**Cc:** Matthew Slater; Adam Rodriguez (ARodriguez@bplaw.com); Robyn Steinberg  
**Subject:** RE: Comments to Granite Knolls Solar Proposal Package  
**Attachments:** 20211117 Site Plan Photosims PRINT.pdf; 20211117 Site Plan Line of Sight PRINT.pdf; 20211117 Site Plan Balloon Test PRINT.pdf

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

John,

As discussed on the phone, we would like to have a public hearing at the 1/10 Planning Board meeting for the Granite Knolls Park Solar Project. We intend to submit the following items by 12/29 in order to make the submission deadline:

- Responses to comments made by the Recreation Commission (Including any revised documents)
- Photosimulations
- Line of Sight Profiles
- Balloon Test (working on logistics but plan to have them up by 12/29 or shortly thereafter)
- Site Signage (will pick up from the Town)
- Notification letters to nearby neighbors

Please let me know if I missed anything or if there are any additional items we need to complete. We are proceeding with photosimulations, line of sight profiles and the balloon tests in the locations as show in the attached PDF's. If you have any comments on these locations, let us know.

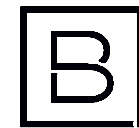
Thanks,  
Eric

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**From:** John Tegeder <jtegeder@yorktownny.org>  
**Sent:** Monday, December 13, 2021 5:07 PM  
**To:** Susan Brodie <sbrodie@hespsolar.com>; Redding, Eric <eredding@BERGMANNPC.com>  
**Cc:** Matthew Slater <m Slater@yorktownny.org>; Adam Rodriguez (ARodriguez@bplaw.com) <ARodriguez@bplaw.com>; Robyn Steinberg <rsteinberg@yorktownny.org>  
**Subject:** FW: Comments to Granite Knolls Solar Proposal Package

Please find the written version of comments of Pat Cumiskey, a recreation commission member, who spoke at the alst hearing..

John A. Tegeder, R.A.  
Director of Planning  
*Town of Yorktown, N.Y.*  
*1974 Commerce Street*  
*Yorktown Heights, N.Y. 10598*  
Tel. (914)962-6565 x 326  
Fax (914)962-3986  
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**BERGMANN**  
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**HESP SOLAR, LLC**

**GRANITE KNOLLS  
PARK SOLAR PROJECT**

2975 STONEY STREET  
MOHEGAN LAKE, NY 10547

Date Revised	Description
10/27/2021	REVISED PER CLIENT COMMENTS
11/09/2021	REVISED PER CLIENT COMMENTS

NOT FOR  
CONSTRUCTION

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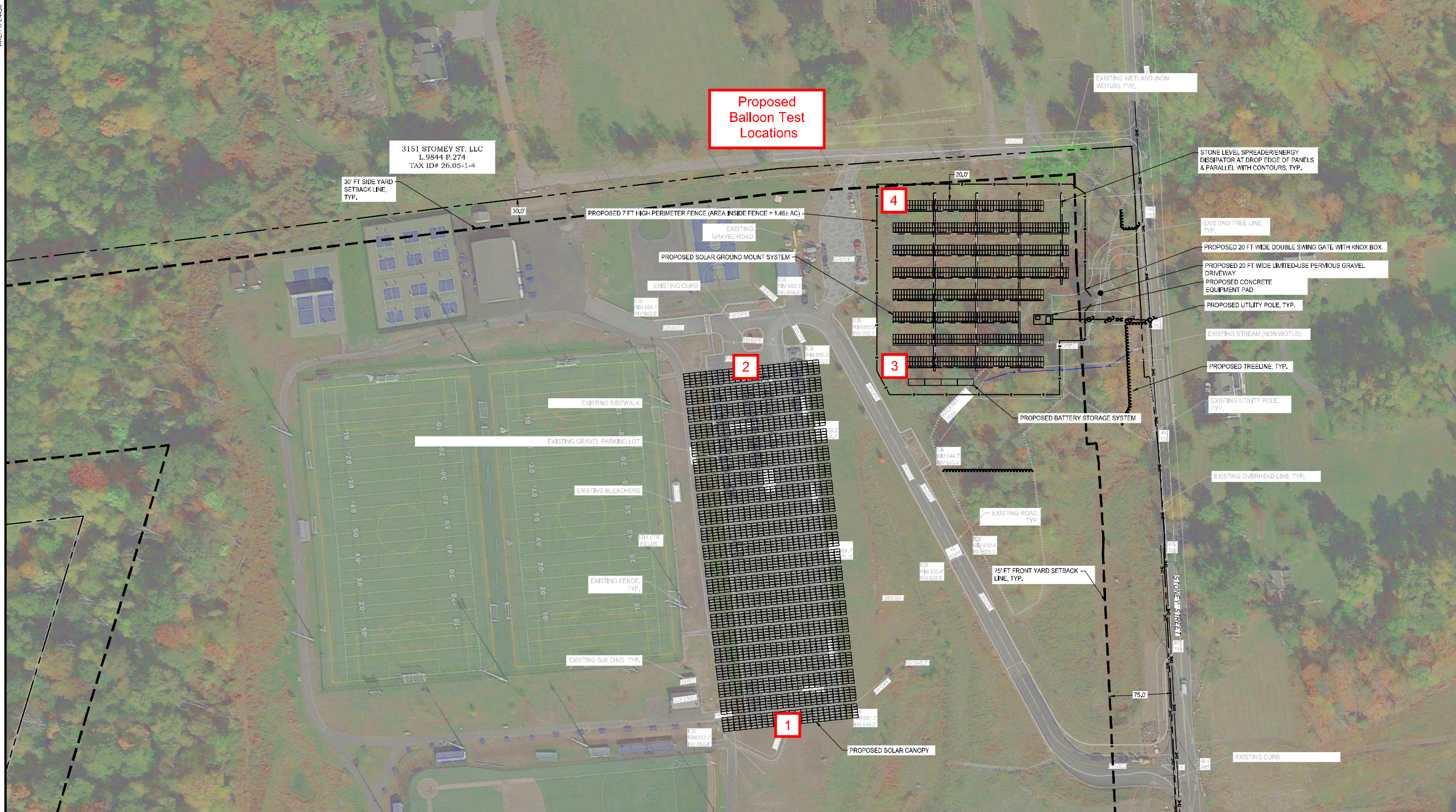
Project Manager	Discipline Lead
<b>ECR</b>	<b>ECR</b>
Designer	Reviewer
<b>AG</b>	<b>MDP</b>
Date Issued	Project Number
<b>09/15/2021</b>	<b>15111.00</b>

Sheet Name

**SITE PLAN**

Drawing Number

**C005**



Proposed  
Balloon Test  
Locations

3151 STONEY ST. LLC  
L9844 P-274  
TAX ID# 26.05-1-4

30' FT SIDE YARD  
SETBACK LINE,  
TYP.

PROPOSED 7 FT HIGH PERIMETER FENCE (AREA INSIDE FENCE = 1.46± AC)

PROPOSED SOLAR GROUND MOUNT SYSTEM

EXISTING CURB

2

3

4

STONE LEVEL SPREADER/ENERGY  
DISSIPATOR AT DROP EDGE OF PANELS  
& PARALLEL WITH CONTOURS, TYP.

EXISTING TREE LINE,  
TYP.

PROPOSED 20 FT WIDE DOUBLE SWING GATE WITH KNOX BOX

PROPOSED 20 FT WIDE LIMITED-USE PERVIOUS GRAVEL  
DRIVEWAY

PROPOSED CONCRETE  
EQUIPMENT PAD

PROPOSED UTILITY POLE, TYP.

EXISTING STREAM (NON WOTUS)

PROPOSED TREELINE, TYP.

EXISTING UTILITY POLE,  
TYP.

EXISTING OVERHEAD LINE, TYP.

PROPOSED BATTERY STORAGE SYSTEM

EXISTING ROAD,  
TYP.

75' FT FRONT YARD  
SETBACK  
LINE, TYP.

PROPOSED SOLAR CANOPY

EXISTING CURB

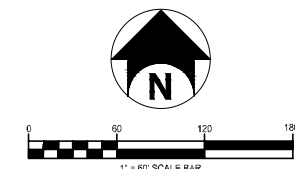
SITE PLAN DATA TABLE		
SITE IS LOCATED IN THE "R1-160" ONE-FAMILY RESIDENTIAL.		
PROPOSED USE: SOLAR ENERGY SYSTEM		
PARCEL 26.05-1-22		
TOWN OF YORKTOWN, COUNTY OF WESTCHESTER		
STATE OF NEW YORK		
APPLICANT:	OWNER(S) OF RECORD:	
HESP SOLAR, LLC	TOWN OF YORKTOWN PARKLAND	
400 RELLA BOULEVARD, SUITE 160		
SUFFERN, NY, 10901		
INFO@HESPSOLAR.COM		
PLANS PREPARED BY:		
BERGMANN		
2 WINNERS CIRCLE, SUITE		
162 ALBANY, NY 12205		
(518) 862-0325		
DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT SIZE	N/A	3,169.42± SF / 72.76± ACRES
MINIMUM LOT WIDTH	N/A	1,675 ± FT
MIN. SIDE YARD SETBACK	30 FT	48± FT
MIN. FRONT YARD SETBACK	75 FT	82± FT
MIN. REAR YARD SETBACK	75 FT	638± FT

**LEGEND**

	PROPERTY LINE		EXISTING EDGE OF ASPHALT
	SET BACK LINE		APPROXIMATE EXISTING TREELINE
	STONE WALL		EXISTING GRAVEL ROAD
	ADJOINER PROPERTY LINE		EXISTING WETLAND (PEM - NON WOTUS)
	ROAD RIGHT-OF-WAY		PROPOSED SOLAR PANEL
	EXISTING ROAD CENTERLINE		EXISTING UTILITY POLE
	EXISTING OVERHEAD WIRE		PROPOSED UTILITY POLE
	EXISTING STREAM CENTERLINE		STONE LEVEL SPREADER
	PROPOSED FENCE LINE		
	EXISTING FENCE LINE		
	PROPOSED OVERHEAD UTILITY LINE		
	PROPOSED UNDERGROUND UTILITY LINE		
	PROPOSED SWALE		
	PROPOSED TREELINE		
	SWALE CENTERLINE		
	EXISTING BUILDING		

**NOTES**

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





**BERGMANN**  
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Albany, NY 12205  
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office: 518.862.0325

**HESP SOLAR, LLC**

**GRANITE KNOLLS  
PARK SOLAR PROJECT**

2975 STONEY STREET  
MOHEGAN LAKE, NY 10547

Date Revised	Description
10/27/2021	REVISED PER CLIENT COMMENTS
11/09/2021	REVISED PER CLIENT COMMENTS

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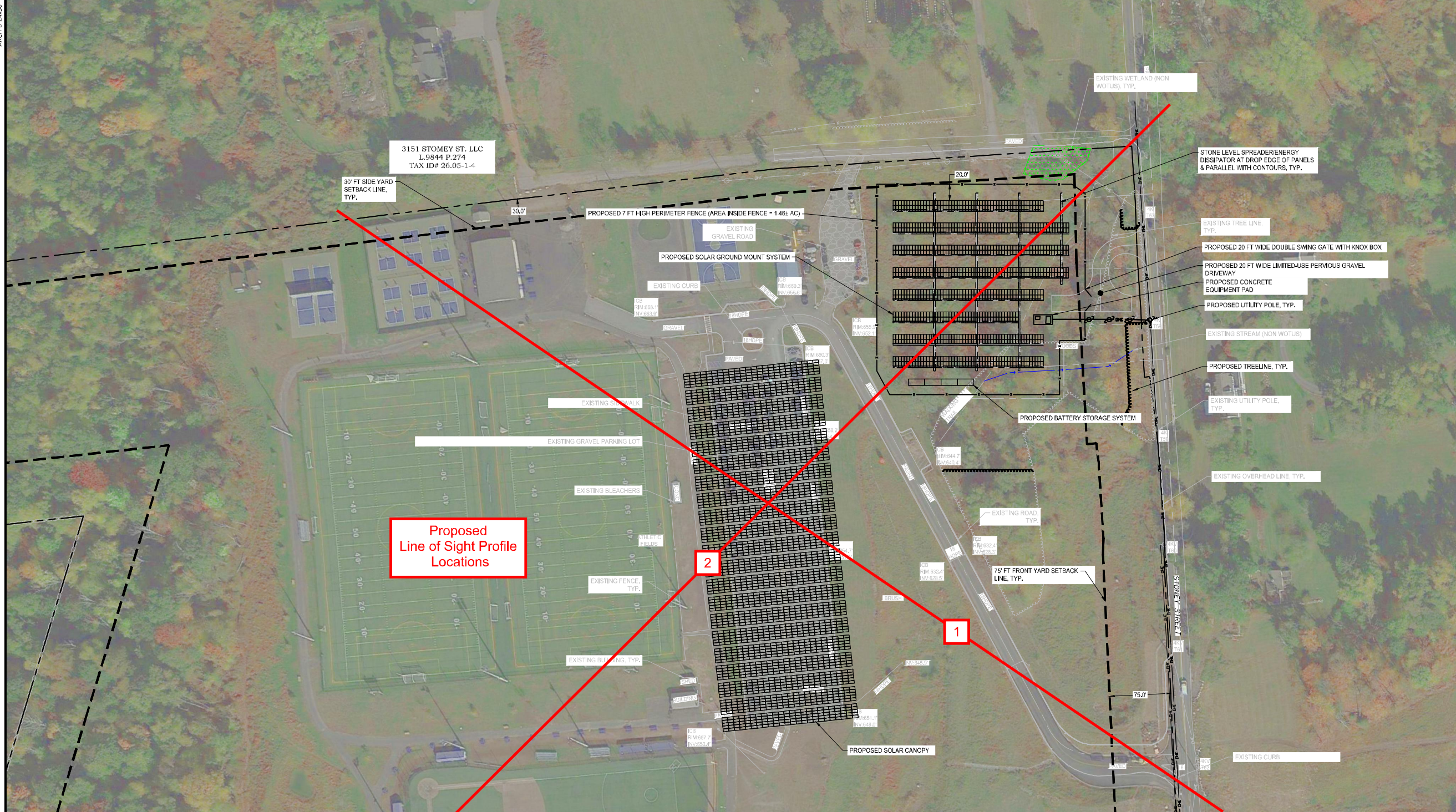
Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AG	MDP
Date Issued	Project Number
09/15/2021	15111.00

Sheet Name

**SITE PLAN**

Drawing Number

**C005**



Proposed  
Line of Sight Profile  
Locations

2

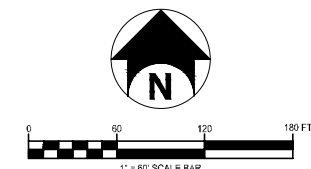
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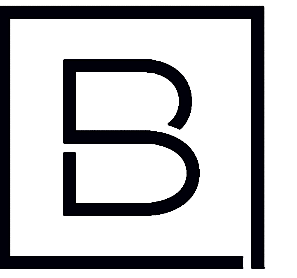
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INFO@HESPSOLAR.COM		
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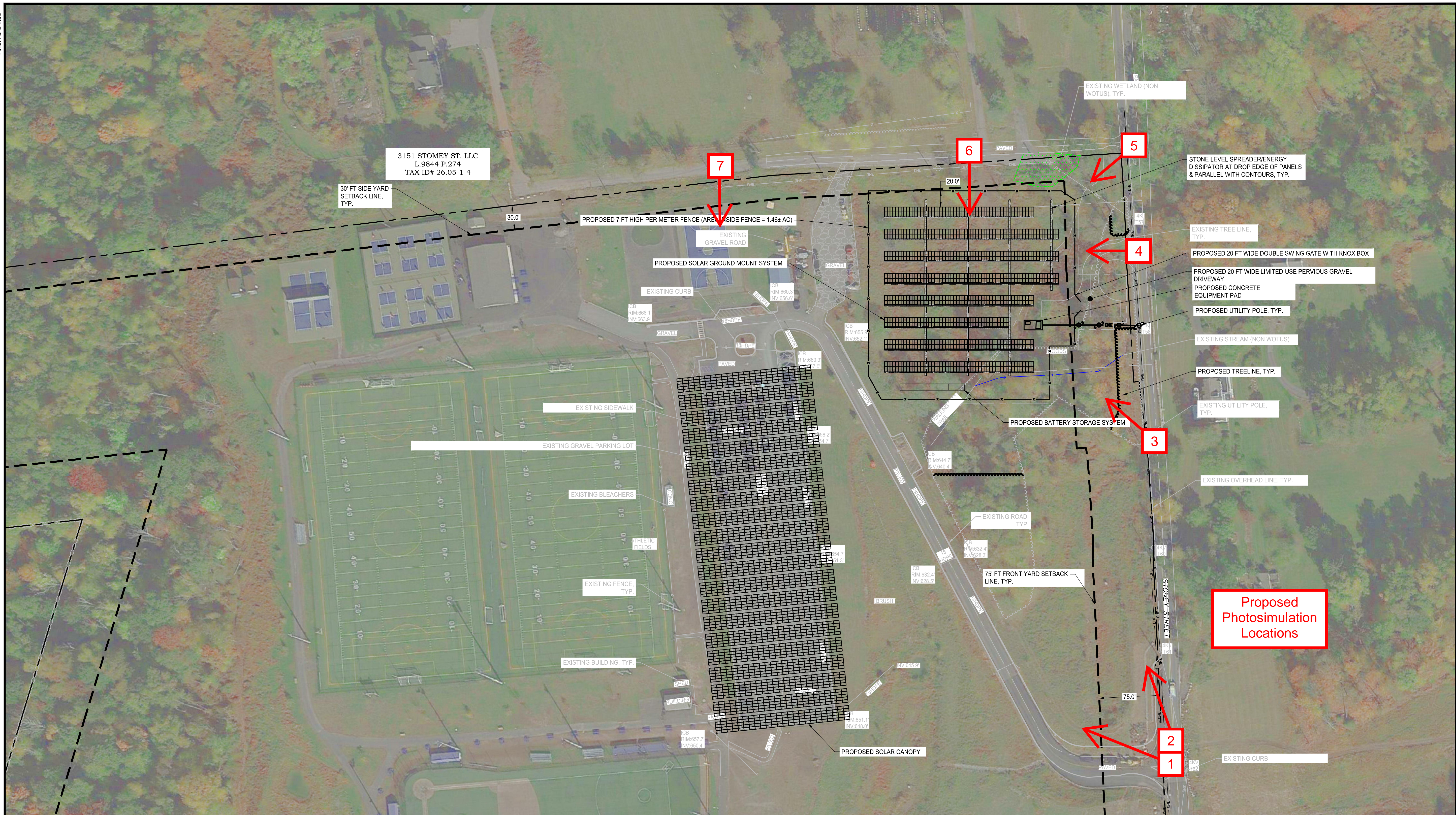
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Sheet Name

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Drawing Number

**C005**



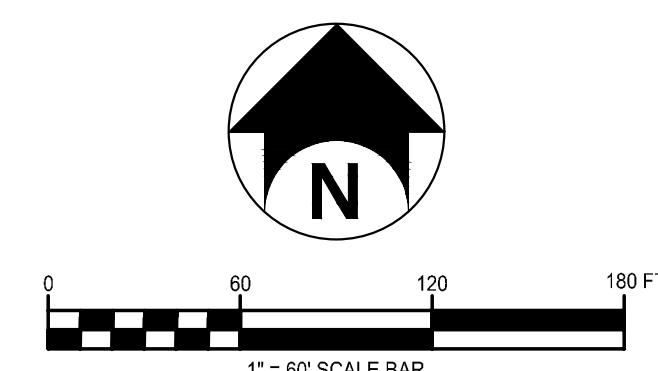
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Photosimulation  
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PARCEL 26 09-1-22		
TOWN OF YORKTOWN, COUNTY OF WESTCHESTER		
STATE OF NEW YORK		
APPLICANT: HESP SOLAR, LLC 400 RELLA BOULEVARD, SUITE 160 SUFFERN, NY, 10901 INFO@HESPSOLAR.COM	OWNER(S) OF RECORD: TOWN OF YORKTOWN PARKLAND	
PLANS PREPARED BY: BERGMANN 2 WINNERS CIRCLE, SUITE 102 ALBANY, NY 12205 (518) 862-0325		
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	PROPOSED TREELINE		
	SWALE CENTERLINE		
	EXISTING BUILDING		



## Robyn Steinberg

---

**From:** Patrick Cumiskey <pjcumiskey27@gmail.com>  
**Sent:** Monday, December 13, 2021 4:54 PM  
**To:** Robyn Steinberg  
**Cc:** Matt Talbert; Matthew Slater; James Martorano  
**Subject:** Re: Comments to Granite Knolls Solar Proposal Package

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

Robyn,

My apologies for the delay in sending this, but further to my comments at the November 22, 2021 Planning Board Meeting, the following are my remaining comments to the revised packaged presented by the applicant for the Granite Knolls Park Sollar Project:

1. In general, it appears that the applicant has made the corrections to the errors noted below in the various application documents.
2. The biggest concern remaining for the Yorktown Parks and Recreation Commission (YPRC) is the schedule for when this work is planned to be completed. With this revised application, the applicant clarified that the anticipated construction duration was approximately 6 months. This duration should not be acceptable as it results in an impact to the use of this facility by our community. Furthermore, YPRC respectfully requests that the applicant be directed to perform this work between December through March so as to minimize any such impact. If this requires the applicant to work extended hours and/or weekends, then this needs to be part of any approval. We renew our request for a draft schedule to perform this work, and would anticipate that the Town would impose significant Liquidated Damages (LDs) should the work not be completed in time to open the facility in April.
3. The second major concern of the YPRC stems from a response to the question pertaining to maintenance should anything happen to the panels and/or decommissioning of the site once it becomes obsolete. The response from the applicant was that there would be a totally new entity responsible for the maintenance and/or decommissioning. It is unclear how the parameters of any agreement currently in place with the applicant will be transferred/assigned to whatever entity will eventually be responsible, and how that new entity will be held responsible for responding to maintenance issues in a timely manner and then ultimately responsible for removal of this system in 20+ years once the service life has expired. More transparency is needed in the relationship between the Town and the various entities involved, and how the Town can hold whichever entity is responsible for timely maintenance and decommissioning. We are now concerned that there is nothing in place to demand a timely repair for such an event where a storm damages the carport panels and/or supports and renders the parking lot unsafe, but perhaps more importantly that the Town will be responsible for removal and disposal of the system should this new entity become insolvent. Suggestion would be for the Town to seek some form of financial guarantee/bond to protect itself from such an occurrence.
4. While the applicant has been clear that any drainage issues for the parking lot to receive paving are not part of their scope, the Town still needs to take this into account for the planned improvements to the facility as a result of the carport and paving. This would tie into their work as the applicant clarified that there will be a drip edge only for the carport panels, so the Town needs to engage the services of a consultant to verify whether or not any additional stormwater measures are going to be required based on both the new panels and the future paving. The suggestion would be to engage Site Design due to their familiarity with the initial facility design and/or NYSDEC permitting issues.
5. Responding to my comments on the topography of the site for the ground mount area, the applicant has changed the entrance way into this area by moving the entrance way from having a gate adjacent to the utility



shed to now be off of Stoney Street. This now encroaches into a wetland/buffer area, so further investigation is needed to determine if this will now require an additional wetlands permit.

6. The applicant also included the battery storage area into the fenced in ground mount area, but it is unclear if there is any need to provide an emergency access roadway to get this area should a fire occur in the battery storage container. This is not shown on the current set of drawings provided, and should be clarified with the local firehouse that will need to respond to a fire in this area.

Once again, we truly appreciate the Planning Board including the YPRC in its review of the project, and we look forward to receiving the next round of information. Any questions, feel free to call me on my cell (732-801-1413).

PJ Cumiskey  
Vice-Chairman YPRC

On Mon, Oct 25, 2021 at 4:02 PM Patrick Cumiskey <[pjcumiskey27@gmail.com](mailto:pjcumiskey27@gmail.com)> wrote:

Robyn,

Further to my comments made during last week's public hearing on the Granite Knolls Solar Proposal Package, as requested by the members of the Planning Board the following is a list of issues that I see with the package provided to the YPRC for review. Please forward this to the members of the Planning Board and others as you see fit.

1. The primary concern with the package provided is that the drawings are schematic at best, and offer little to no details of the proposed carport construction and/or coordination of existing and proposed utilities. These are listed as "0%" drawings, but the applicant needs to provide 60-90% drawings for any type of proper evaluation of the proposed work to be made.
2. It is imperative to know the various heights of the carport structures so we can verify if emergency vehicles and/or maintenance equipment will have proper vertical clearances and available turning radii. Verifying the type of foundations being installed, the wind load the structures are being designed for, and the maintenance responsibilities and response time to any maintenance issues are imperative to know for the continued operation of the park.
3. The applicant stated that there will be no need to coordinate any drainage since no additional impervious surfaces were being added, but that's not true. Even if they have nothing to do with the planned paving of the parking lot other than to fund it, their work still needs to be coordinated with the paving and/or any additional drainage measures that will be required. Without the consideration of the planned paving they still need to confirm whether the additional runoff from the panels will lead to any type of erosion of the gravel lot below. Based on the comments, is it assumed that there is no drip edge and/or gutter type collection being installed on the carport panels?? That could make ice accumulation a concern even if the park is closed during the winter.
4. A composite utility drawings must be developed to both coordinate the new work with that of the existing utilities installed by the previous contractor, as well as to show such things as the duct banks/electrical transmission lines from the various panels to the battery storage area (not shown on the drawings). This will also help make a determination as to whether the paving should be done before or after installation (Mr. Paganelli had expressed his concern over the increased cost for needing to use flow-boy trucks when paving with an overhead restriction, but I remain more concerned that paving the lot and then have it being made into swiss cheese with foundation and utility installation will have a significant negative impact on the longevity of the new paving).
5. I do not believe the applicant has properly accounted for the actual topography of the site with these plans, as the only topography shown is within the parking lot area. This is most critical for the proposed ground mount area shown to be installed on the northeast corner of the park adjacent to the overflow parking lot next to the maintenance shed. When speaking to the presenter after the meeting he assumed this was on a 15% slope and stated they would install them on the existing slope as is. This is more of a cliff with a much sharper slope than they anticipate, so the concern is the need to then "fill" this area to allow for the installation of these types of panels. The plans show a gate as a means of entrance/exit into the proposed ground mount system right off

the overflow parking lot, which is not reasonable without major fills being installed. There is also tree removal listed in this area without any mention of any type of remediation, which I believe would be required.

6. There are no details for any proposed construction roads, as well as any stabilized construction entrances/exits. Depending on when this construction occurs (to be discussed later), this information needs to be known for proper coordination.
7. As stated earlier and immediately picked up by the planning board, there are no details for any battery storage which, as stated by the presenter, they have full intentions of installing. The location and transmission lines to/from the intended location must be coordinated, as well as the security measures being installed to prevent vandalism and/or fires.

As to the application, the following are the errors that I believe are in the documents provided:

1. Page 1 of 6; Application for Site Plan Approval; Question #3: The total acreage is listed as 73.17 +/- acres, but the total Granite Knolls parks is greater than 200 acres. The recreational facility is built on only a portion of the entire park. Should that be accounted for in this application?
2. Page 3 of 6; Application for Site Plan Approval; Question #18: The applicant checked off "Yes" for the project being within 500 feet of state or county recreational areas or public building/institution. I believe this is in error as only town owned facilities are within 500 feet of this facility.
3. Page 4 of 6; Application for Site Plan Approval; Question #22: The parcel is within the Lakeland Central School District, not Yorktown Central.
4. Page 1 of 2; Large Scale Solar Power Generation Systems & Facilities Special Permit Application Addendum; General Project Information: The applicant checked of the the Existing Site Use is "residential" and not sure if that is applicable since it is actually recreational. Also, is the applicant the Town of Yorktown or is it HESC as a Lessee??
5. Page 1 of 2; Large Scale Solar Power Generation Systems & Facilities Special Permit Application Addendum; Select Installation Type: In addition to the "Ground" type being checked off, the applicant also checked off "Rooftop". Not sure if that is intended to mean that the carport falls under the definition of rooftop, but there have been no discussions to date about panels being installed on any other existing structure such as the gazebo so that needs to be clarified.
6. Page of 2 of 13; Full Environmental Assessment Form - Part 1 - Project and Setting; Section B.d: The YPRC should be listed under "Other lead agencies".
7. Page of 2 of 13; Full Environmental Assessment Form - Part 1 - Project and Setting; Section B.i.ii.: The applicant checked off "no", but the correct answer is yes as this facility is located within the Mohegan Lake Local Waterfront Revitalization Program.
8. Page of 3 of 13; Full Environmental Assessment Form - Part 1 - Project and Setting; Section C.4.a: The project is within the Lakeland Central School District, not Yorktown Central.
9. Page of 3 of 13; Full Environmental Assessment Form - Part 1 - Project and Setting; Section D.1.e.i: The applicant states in this section that the intended duration of construction is 6 months. This is not consistent with the same type of question on Page 8 of 13; Section D.2.m.i. where the applicant states "Construction duration will not exceed 4 months." **NOTE: THE SCHEDULE FOR CONSTRUCTION IS PERHAPS THE BIGGEST CONCERN FOR THE YPRC AS RELATES TO THIS PROJECT** (more to follow in this emails closing).
10. Page of 4 of 13; Full Environmental Assessment Form - Part 1 - Project and Setting; Section D.1.g: The applicant clicks "Yes" to the question if the proposed action included non-residential construction, but then offers zero details as to the number of structures and/or dimensions. As noted earlier, neither the drawings provided nor the application itself offer any of these details for the carport or battery storage area(s), which is concerning.
11. Page of 4 of 13; Full Environmental Assessment Form - Part 1 - Project and Setting; Section D.2.a: The applicant clicks off "no" as if there are no excavations with the assumption being they intend to leave any and all excavated materials on site. As discussed during the meeting, they will definitely need to excavate for foundations and utilities, but there are no plans showing the intended re-use of such excavated materials. This needs to be clarified if this will be used as the "fill" for the ground mount area? Any excavated material should be removed from the site, or a clear spoils reuse plan needs to be submitted so it is clear there will be no impacts to existing drainage of the facility and/or its current aesthetics.

12. Page of 6 of 13; Full Environmental Assessment Form - Part 1 - Project and Setting; Section D.2.e: The applicant clicks off "no" that the proposed action will disturb more than one acre and create storm runoff. I do not believe this is true, and that's whether this application needs to take into account the proposed paving or not. The hydrology of the storm water runoff will assuredly be changed as a result of the additional structures being installed and it needs to be looked at as far as the current SPDES design for the facility.
13. Page of 9 of 13; Full Environmental Assessment Form - Part 1 - Project and Setting; Section E.1.a: The applicant should add "recreational" to the other section of this question.
14. Page of 9 of 13; Full Environmental Assessment Form - Part 1 - Project and Setting; Section E.1.b: The estimated acreage listed is only for the recreational facility portion of Granite Knolls Park, and does not take into account the rest of the parkland area.
15. Page of 10 of 13; Full Environmental Assessment Form - Part 1 - Project and Setting; Section E.1.c: The applicant clicks off "no" that the project site is being used for public recreation; clear error.
16. Page of 13 of 13; Full Environmental Assessment Form - Part 1 - Project and Setting; Section E.3.f: The applicant clicks off "yes" that the project site is located in or adjacent to archeological sensitive area. Is this accurate, and if so, what is this specifically in reference too? What restrictions would that then bring to this proposed use?

As noted above, the schedule for this construction is critical to the YPRC as well as the many families that use this facility. After what we recently went through with the closure of Legacy Fields, we are sensitive to the needs of the community and have been consistent with our position that this work should be completed between mid-November and mid-March so as to have as little impact to our local sporting clubs and our recreational programs. While not ideal for construction operations, it is what is best for the town and that's what we need to push for during this review process. we would ask that the next submission require a proposed construction schedule for review.

We appreciate the Planning Board including the YPRC in its review of the project, and we look forward to receiving a more detailed package so that it can be properly vetted so as to limit the impact the use and long term operation of this facility. Any questions, feel free to call me on my cell (732-801-1413).

Regards,

PJ Cumiskey  
Vice-Chairman  
Yorktown Parks and Recreation Commission (YPRC)

# **Draft Minutes**

# **Nadine's Restaurant**

## **Outdoor Seating**

## Robyn Steinberg

---

**From:** Keith Staudohar <keith@croninengineering.net>  
**Sent:** Monday, December 13, 2021 3:01 PM  
**To:** Robyn Steinberg; John Tegeder  
**Cc:** chris@nadinesrestaurant.com; Tim Cronin; Patrick Bell  
**Subject:** nadines restaurant  
**Attachments:** Nadines-Police Report and Water Data from 5-21 to 10-21.pdf; Nadine's, USPS receipt 12.9.21.pdf

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

Robyn,

I have attached the December 20, 2021 public hearing mailing receipt from the post office. Is this all you need?

I have also attached the restaurant water consumption data and the police report regarding accidents in the area of the project site. There are no accidents related to the restaurant.

The restaurant water consumption data from May of 2021 thru October 2021 indicates an average daily usage of approximately 68 gallons per day. Please note that with a 58 seat capacity, as approved by the WCDH, the septic system design load is 35 gallons per day per seat or approximately 2,030 gallons per day. Based on this, the restaurant is operating at 96% less than the WCDH design load.

With respect to parking, Section 300-182 A 5 requires 1 parking space for every 50 square feet of area devoted to patron use plus 1 space for each 100 square feet of food preparation and ancillary use. Based on recent interior measurements, there is approximately 620 square feet of area in the dining rooms and bar. There is approximately 250 square feet of food prep areas. Therefore, a total of 14.9 or 15 parking spaces are required and 16 spaces are provided.

Please advise and call with any questions. We look forward to presenting this matter to the Planning Board on December 20, 2021.

Keith

**Keith Staudohar CPESC, CPSWQ**  
**Cronin Engineering P.E. P.C.**  
**39 Arlo Lane**  
**Cortlandt Manor, NY 10567**  
914-736-3664  
keith@croninengineering.net



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Check type of mail or service

Adult Signature Required       Priority Mail Express

Adult Signature Restricted Delivery       Registered Mail

Certified Mail       Return Receipt for Merchandise

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Collect on Delivery (COD)       Signature Confirmation Restricted Delivery

Insured Mail

Priority Mail

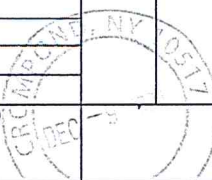
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(for additional copies of this receipt)  
Postmark with Date of Receipt.



USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1. FIRST CLASS	Eternal Investing Affiliates LLC 162 No. Main Street Florida, NY 10921	58												
2. "	Ricciardella Estates LLC 364 Grasslands Road Valhalla, NY 10595	50												
3. "	City of NY, D.W.S.G. & E Bureau of Water Supply 71 Smith Avenue Kingston, NY 12401	50												
4. "	Le Grand Yorktown LLC 364 Grasslands Road Valhalla, NY 10595	50												
5.														
6.														
7.														
8.														

Handling Charge - if Registered and over \$50,000 in value

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PLANNING DEPARTMENT  
DEC 14 2021  
TOWN OF YORKTOWN



Total Number of Pieces Listed by Sender: 4

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Postmaster, Per (Name of receiving employee)  
*John Anderson*

Complete in Ink

Sign Notification Certification

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

RECEIVED  
PLANNING DEPARTMENT  
DEC 14 2021  
TOWN OF YORKTOWN

Section 59.14 Block 01 Lot 23, 24

Project Name: NADNES RESTAURANT

Address: 715 SAW MILL RIVER ROAD

Applicant's Name: CHRISTIAN SCHENLE

Address: 715 SAW MILL RIVER ROAD

Phone: 646-238-0274

No. Signs Posted: 1

Sign #1 Location: IN FRONT OF RESTAURANT

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

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

- Please Attach and Label Photos on Additional Sheets -

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

**Cronin Engineering, PE, PC**

39 Arlo Lane

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

**Cortlandt Manor, NY 10567**







*Nadine's*  
Restaurant

*Nadine's* RESTAURANT  
CURBSIDE PICKUP AND  
TAKE OUT AVAILABLE  
914-962-4298  
BE SAFE. STAY HEALTHY

W15

**NOTICE**  
THIS PROPERTY IS THE  
SUBJECT OF AN APPLICATION  
BEFORE THE YORKTOWN  
PLANNING BOARD  
FOR MORE INFORMATION CONTACT THE PLANNING DEPT.  
914-962-6565  
WWW.YORKTOWNNY.ORG

DEC 14 2021

TOWN OF YORKTOWN

**From:** Keith Staudohar <[keith@croninengineering.net](mailto:keith@croninengineering.net)>  
**Sent:** Monday, December 13, 2021 3:01 PM  
**To:** Robyn Steinberg <[rsteinberg@yorktownny.org](mailto:rsteinberg@yorktownny.org)>; John Tegeder <[jtegeder@yorktownny.org](mailto:jtegeder@yorktownny.org)>  
**Cc:** [chris@nadinesrestaurant.com](mailto:chris@nadinesrestaurant.com); Tim Cronin <[tim@croninengineering.net](mailto:tim@croninengineering.net)>; Patrick Bell <[patrick@croninengineering.net](mailto:patrick@croninengineering.net)>  
**Subject:** Nadines Restaurant

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

Robyn,

I have attached the December 20, 2021 public hearing mailing receipt from the post office.

I have also attached the restaurant water consumption data and the police report regarding accidents in the area of the project site. There are no accidents related to the restaurant.

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Please advise and call with any questions. We look forward to presenting this matter to the Planning Board on December 20, 2021.

Keith

Keith Staudohar CPESC, CPSWQ  
Cronin Engineering P.E. P.C.  
39 Arlo Lane  
Cortlandt Manor, NY 10567  
914-736-3664  
[keith@croninengineering.net](mailto:keith@croninengineering.net)

**Keith Staudohar**

SCHENLE

NADINE'S

**From:** Robyn Steinberg <rsteinberg@yorktownny.org>  
**Sent:** Thursday, June 24, 2021 2:09 PM  
**To:** Keith Staudohar  
**Subject:** FWD: Nadine's  
**Attachments:** 202106241217.pdf

RECEIVED  
PLANNING DEPARTMENT  
DEC 14 2021  
TOWN OF YORKTOWN

Keith,  
See below and attached police reports for the accidents.  
Robyn

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

**From:** Robert Rohr [mailto:rrrohr@yorktownpd.org]  
**Sent:** Thursday, June 24, 2021 12:23 PM  
**To:** Robyn Steinberg <rsteinberg@yorktownny.org>  
**Subject:** Nadine's

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

Robyn,

I apologize that I haven't gotten back to you. According to our records, from June of 2016 through today there were three parking complaints and six accidents within a half mile radius of Nadine's Restaurant.

- three accidents were car vs. deer - no injuries reported
- two accidents were car vs. sign - no injuries reported
- one accident was a t-bone type accident where a car traveling westbound was pulling onto Birdsall Dr. from Rt. 118 and was struck by oncoming traffic by a car traveling eastbound on Rt. 118. - one minor injury was reported

Attached are copies of the accident reports. If you need anything else let me know.

Thank you,

Rob Rohr

AVE 5/21 TO 11/21 = 60 GPD

10/21

NEW YORK STATE DEPARTMENT OF HEALTH  
Bureau of Water Supply Protection

Water System Operation Report  
For Systems that Treat with Chlorine and/or Ultraviolet Radiation

Public Water System Name		Reporting Month/Year	Date Report Submitted	Source Water Type(s)								
Nadine's Rest		October, 2021		<input type="checkbox"/> Surface	<input type="checkbox"/> Ground							
Public Water Supply ID Number		County	Town, Village, or City									
5906560		Westchester	Yorktown Heights									
DATE	Source(s) In use	Treated water volume (1,000 gallons/day)	Chlorination			Ultraviolet Radiation / Other Treatments						
			Cylinder weight (lbs.)	Chlorine used per day (lbs.)	Hypochlorite added to crock (gallons or quarts)	Free Chlorine residual at entry point (mg/l)	UV Unit Active (Yes/No)	Intensity Meter > 70%	Quartz Sleeve Cleaned (Yes/No)	Checked by (Initials)		
1		135					97		CSB	993	255	
2		95					97		CSB	193	350	
3		75					97		CSB	193	476	
4		50					97		CSB	193	473	
5		75					96		CSB	193	550	
6		90					96		CSB	193	640	
7		80					96		CSB	193	720	
8		85					96		CSB	193	805	
9		75					96		CSB	193	890	
10		70					96		CSB	193	950	
11		75					96		CSB	194	025	
12		80					96		CSB	194	105	
13		165					95		CSB	194	210	
14		95					95		CSB	194	305	
15		90					95		CSB	194	395	
16		80					95		CSB	194	475	
17		80					95		CSB	194	555	
18		105					95		CSB	194	660	
19		85					95		CSB	194	745	
20		105					95		CSB	194	830	
21		95					95		CSB	194	915	
22		70					94		CSB	195	015	
23		65					94		CSB	195	080	
24		80					94		CSB	195	170	
25		80					94		CSB	195	250	
26		70					94		CSB	195	320	
27		70					94		CSB	195	390	
28		90					93		CSB	195	460	
29		90					93		CSB	195	570	
30		110					93		CSB	195	680	
31		70					93		CSB	195	750	
Total		2405										
AVG.		80.48										

Chlorine Mix Ratio = \_\_\_\_\_ quarts/gallons of \_\_\_\_\_ % chlorine added to \_\_\_\_\_ gallons of water in crock

Date UV quartz sleeve last cleaned: 11/05/21 MADDY

Date UV lamp replaced: 03/16/20 MADDY Alarm activation (yes or no) If "yes," date of activation \_\_\_\_\_ MADDY

Required Treatment Residual Level: \_\_\_\_\_ mg/l

Reported by: Alexandra SORIENTE

Signature: \_\_\_\_\_ Title: President NYS DOH Operator Number: \_\_\_\_\_

Date: 11/06/21 MADDY Operator Grade Level: \_\_\_\_\_

DOH-3600UV Page 1 of 2 (08/2016)WC

9/21

Public Water System Name: Nadine's Restaurant Public Water System ID: NY 5906560  
 County: Westchester Town, Village or City: Yorktown Heights Source Water Type(s):  Surface  
 Ground  
 GWUDI  
 Purchase with subsequent chlorination  
 Purchase w/out subsequent chlorination  
 4 log treatment required  
 Reporting Month/Year: 09/2021 Date Report Submitted: \_\_\_\_\_

Date	Source(s) in use	Treated water volume (GALLONS/DAY)	CHLORINATION			Free chlorine residual at entry point (mg/l)	ULTRAVIOLET RADIATION/OTHER TREATMENTS				
			Gaseous		Liquid		UV Unit active (YES/NO)	Intensity meter >70%	Quartz sleeve cleaned (YES/NO)	Checked by (INITIALS)	
			Cylinder weight (LBS)	Chlorine used/Day (LBS)	Hypochlorite added to crock (GALLONS OR QUARTS)						
1		ND					100		CB	191	095
2		HS					100		CB	191	090
3		CO					100		CB	191	150
4		SS					100		CB	191	200
5		HS					100		CB	191	250
6		SD					100		CB	191	300
7		CS					100		CB	191	365
8		CO					100		CB	191	415
9		70					100		CB	191	485
10		20					100		CB	191	585
11		90					100		CB	191	595
12		65					100		CB	191	660
13		75					100		CB	191	735
14		110					100		CB	191	845
15		95					100		CB	191	945
16		55					100		CB	191	945
17		03					99		CB	192	060
18		65					99		CB	192	125
19		70					99		CB	192	195
20		75					99		CB	192	270
21		100					99		CB	192	350
22		105					99		CB	192	455
23		85					99		CB	192	540
24		70					99		CB	192	610
25		75					99		CB	192	685
26		85					99		CB	192	770
27		90					99		CB	192	860
28		95					99		CB	192	960
29		80					97		CB	192	995
30		85					97		CB	192	975
31		60					97		CB	193	060
TOTAL		21075									120
AVG		683									

Chlorine Mix Ratio = \_\_\_\_\_ quarts/gallons of \_\_\_\_\_ % chlorine added to \_\_\_\_\_ gallons of water in crock.

Date UV quartz sleeve last cleaned: 09/09/21 Date UV lamp replaced: 12/31/20

Alarm activation:  No  Yes If "Yes," date of activation: \_\_\_\_\_ Required Treatment Residual Level: \_\_\_\_\_ mg/l

Reported by: AIRIGIAN, SIMENLE Title: PRESIDENT NYSDOH Operator Certification Number: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: 10/06/21 Operator Grade Level: \_\_\_\_\_

0121

Public Water System Name		Reporting Month/Year		Date Report Submitted		Source Water Type(s)					
Nadine's Restaurant		August 2021				<input type="checkbox"/> Surface <input type="checkbox"/> Ground <input type="checkbox"/> GWUDI <input type="checkbox"/> 4log treatment required <input type="checkbox"/> Purchase with subsequent chlorination <input type="checkbox"/> Purchase w/out subsequent chlorination					
Public Water Supply ID Number		County		Town, Village, or City							
5906560		Westchester		Yorktown Heights							
DATE	Source(s) in use	Treated water volume (1,000 gallons/day)	Chlorination			Ultraviolet Radiation / Other Treatments					
			Cylinder weight (lbs.)	Chlorine used per day (lbs.)	Liquid Hypochlorite added to crock (gallons or quarts)	Free Chlorine residual at entry point (mg/l)	UV Unit Active (Yes/No)	Intensity Meter > 70%	Quartz Sleeve Cleaned (Yes/No)	Checked by (Initials)	
1			55				88		CS	188	890
2			75				88		CS	188	890
3			80				87		CS	188	970
4			100				87		CS	188	030
5			65				87		CS	188	045
6			80				86		CS	188	175
7			75				86		CS	188	250
8			70				86		CS	188	320
9			75				86		CS	188	395
10			80				86		CS	188	475
11			55				85		CS	188	530
12			70				85		CS	188	608
13			85				85		CS	188	685
14			85				84		CS	188	770
15			80				84		CS	188	850
16			75				84		CS	188	925
17			85				83		CS	190	010
18			80				100	Yes	CS	190	090
19			85				100		CS	190	175
20			45				100		CS	190	240
21			65				100		CS	190	285
22			40				100		CS	190	385
23			60				100		CS	190	430
24			45				100		CS	190	480
25			50				100		CS	190	530
26			70				100		CS	190	630
27			80				100		CS	190	705
28			75				100		CS	190	800
29			65				100		CS	190	850
30			40				100		CS	190	930
31			75				100		CS	197	005
Total		2,100									
AVG.		70.4									

Chlorine Mix Ratio = \_\_\_\_\_ quarts/gallons of \_\_\_\_\_ % chlorine added to \_\_\_\_\_ gallons of water in crock

Date UV quartz sleeve last cleaned: 09/09/21 Date UV lamp replaced: 12/31/20 Alarm activation (yes or no) If "yes," date of activation \_\_\_\_\_

Required Treatment Residual Level: \_\_\_\_\_ mg/l

Reported by: CHRISTINA SCHIENUE Title: President NYS DOH Operator Number: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: 09/07/21 Operator Grade Level: \_\_\_\_\_

7/21

Public Water System Name: Nedime's Restaurant Public Water System ID: NY 5906560

County: Westchester Town, Village or City: Yorktown Heights Source Water Type(s):  Surface  Ground  GWUDI

Reporting Month/Year: 07-2021 Date Report Submitted: \_\_\_\_\_  
MM/YYYY MM/YYYY

Purchase with subsequent chlorination  
 Purchase w/out subsequent chlorination  
 4 log treatment required

Date	Source(s) in use	Treated water volume (GALLONS/DAY)	CHLORINATION			Free chlorine residual at entry point (mg/l)	ULTRAVIOLET RADIATION/OTHER TREATMENTS					
			Gaseous	Liquid			UV Unit active (YES/NO)	Intensity meter >70%	Quartz sleeve cleaned (YES/NO)	Checked by (INITIALS)		
1		40						97		CB	186	850
2		35						96		CB	186	895
3		50						98		CB	186	945
4		CLOSED									CLOSED	
5		CLOSED									CLOSED	
6		45						94		CB	186	940
7		70						94		CB	187	1000
8		35						93		CB	187	895
9		35						93		CB	187	930
10		73						92		CB	187	905
11		85						92		CB	187	990
12		75						91		CB	187	365
13		88						91		CB	187	450
14		85						91		CB	187	535
15		70						91		CB	187	805
16		65						91		CB	187	670
17		55						91		CB	187	725
18		90						90		CB	187	795
19		65						90		CB	187	860
20		55						90		CB	187	915
21		70						90		CB	187	935
22		70						90		CB	188	055
23		80						90		CB	188	125
24		70						89		CB	188	195
25		55						89		CB	188	250
26		25						89		CB	188	305
27		85						89		CB	188	4390
28		75						89		CB	188	465
29		73						89		CB	188	540
30		120						89		CB	188	660
31		100						88		CB	188	760
TOTAL		1910										
AVG		63.66										

Chlorine Mix Ratio = \_\_\_\_\_ quarts/gallons of \_\_\_\_\_ % chlorine added to \_\_\_\_\_ gallons of water in crock.

Date UV quartz sleeve last cleaned: 06/22/21 Date UV lamp replaced: 12/31/20  
MM/DD/YY MM/DD/YY

Alarm activation:  No  Yes If "Yes," date of activation: \_\_\_\_\_ Required Treatment Residual Level: \_\_\_\_\_ mg/l  
MM/DD/YY

Reported by: CHRISTIAN SCHENCKE Title: President NYSDOH Operator Certification Number: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: 07/06/21 Operator Grade Level: \_\_\_\_\_  
MM/DD/YY

6/21

Public Water System Name: Naachne's Restaurant Public Water System ID: NY 5906560

County: Westchester Town, Village or City: Yorktown Heights Source Water Type(s):  Surface  Ground  GWUDI

Reporting Month/Year: 06/2021 Date Report Submitted: \_\_\_\_\_  
MM/YYYY MM/YYYY

Purchase with subsequent chlorination  
 Purchase w/out subsequent chlorination  
 4 log treatment required

Date	Source(s) in use	Treated water volume (GALLONS/DAY)	CHLORINATION			ULTRAVIOLET RADIATION/OTHER TREATMENTS					
			Cylinder weight (LBS)	Chlorine used/Day (LBS)	Hypochlorite added to crock (GALLONS OR QUARTS)	Free chlorine residual at entry point (mg/L)	UV Unit active (YES/NO)	Intensity meter >70%	Quartz sleeve cleaned (YES/NO)	Checked by (INITIALS)	
1		40					100		CB	185	605
2		55					100		CB	185	616
3		60					100		CB	185	110
4		55					100		CB	185	175
5		60					100		CB	185	235
6		65					100		CB	185	300
7		65					100		CB	185	365
8		45					100		CB	185	416
9		70					100		CB	185	480
10		75					100		CB	185	555
11		60					100		CB	185	615
12		75					100		CB	185	690
13		70					100		CB	185	765
14		65					100		CB	185	825
15		80					100		CB	185	905
16		75					100		CB	185	980
17		70					100		CB	186	1050
18		55					100		CB	186	105
19		75					100		CB	186	180
20		75					100		CB	186	255
21		55					100		CB	186	310
22		55					100		CB	186	365
23		65					100		CB	186	430
24		75					100		CB	186	505
25		55					100		CB	186	580
26		70					99		CB	186	630
27		60					99		CB	186	690
28		50					99		CB	186	740
29		35					99		CB	186	775
30		35					99		CB	186	810
31											
TOTAL		1805									
AVG		6016									

Chlorine Mix Ratio = \_\_\_\_\_ quarts/gallons of \_\_\_\_\_ % chlorine added to \_\_\_\_\_ gallons of water in crock.

Date UV quartz sleeve last cleaned: 06/22/21 Date UV lamp replaced: 02/31/20  
MM/YYYY MM/YYYY

Alarm activation:  No  Yes If "Yes," date of activation: \_\_\_\_\_ Required Treatment Residual Level: \_\_\_\_\_ mg/L  
MM/YYYY

Reported by: CHRISTIAN SCHIENLE Title: PRESIDENT NYSDOH Operator Certification Number: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: 06/30/21 Operator Grade Level: \_\_\_\_\_  
MM/YYYY



5/21

Public Water System Name: Nadines Restaurant Public Water System ID: NY 59 065 60

County: Westchester Town, Village or City: Yorktown Heights

Reporting Month/Year: 05/2021 Date Report Submitted: \_\_\_\_\_

- Source Water Type(s):  Surface  
 Ground  
 GWUDI  
 Purchase with subsequent chlorination  
 Purchase w/out subsequent chlorination  
 4 log treatment required

Date	Source(s) in use	Treated water volume (GALLONS/DAY)	CHLORINATION			ULTRAVIOLET RADIATION/OTHER TREATMENTS						
			Gaseous	Liquid	Free chlorine residual at entry point (mg/l)	UV Unit active (YES/NO)	Intensity meter >70%	Quartz sleeve cleaned (YES/NO)	Checked by (INITIALS)			
			Cylinder weight (lbs.)	Chlorine used/Day (lbs.)	Hypochlorite added to crock (GALLONS OR QUARTS)							
1		50					97			CB	183	05
2		65					97			CB	183	070
3		65					97			CB	183	125
4		75					97			CB	183	170
5		75					97			CB	183	210
6		75					97			CB	183	255
7		75					97			CB	183	300
8		75					97			CB	183	350
9		75					97			CB	183	418
10		85					96			CB	183	507
11		60					96			CB	183	560
12		45					96			CB	183	603
13		45					96			CB	183	670
14		55					96			CB	183	720
15		65					96			CB	183	783
16		75					96			CB	183	850
17		75					96			CB	183	923
18		85					96			CB	183	090
19		85					96			CB	184	15
20		85					96			CB	184	70
21		85					96			CB	184	200
22		85					96			CB	184	250
23		85					96			CB	184	300
24		75					96			CB	184	350
25		75					96			CB	184	410
26		75					96			CB	184	470
27		75					96			CB	184	530
28		75					96			CB	184	590
29		60					96			CB	184	650
30		60					96			CB	184	710
31		75					96			CB	184	770
TOTAL	1960										184	965
AVG	63.22											

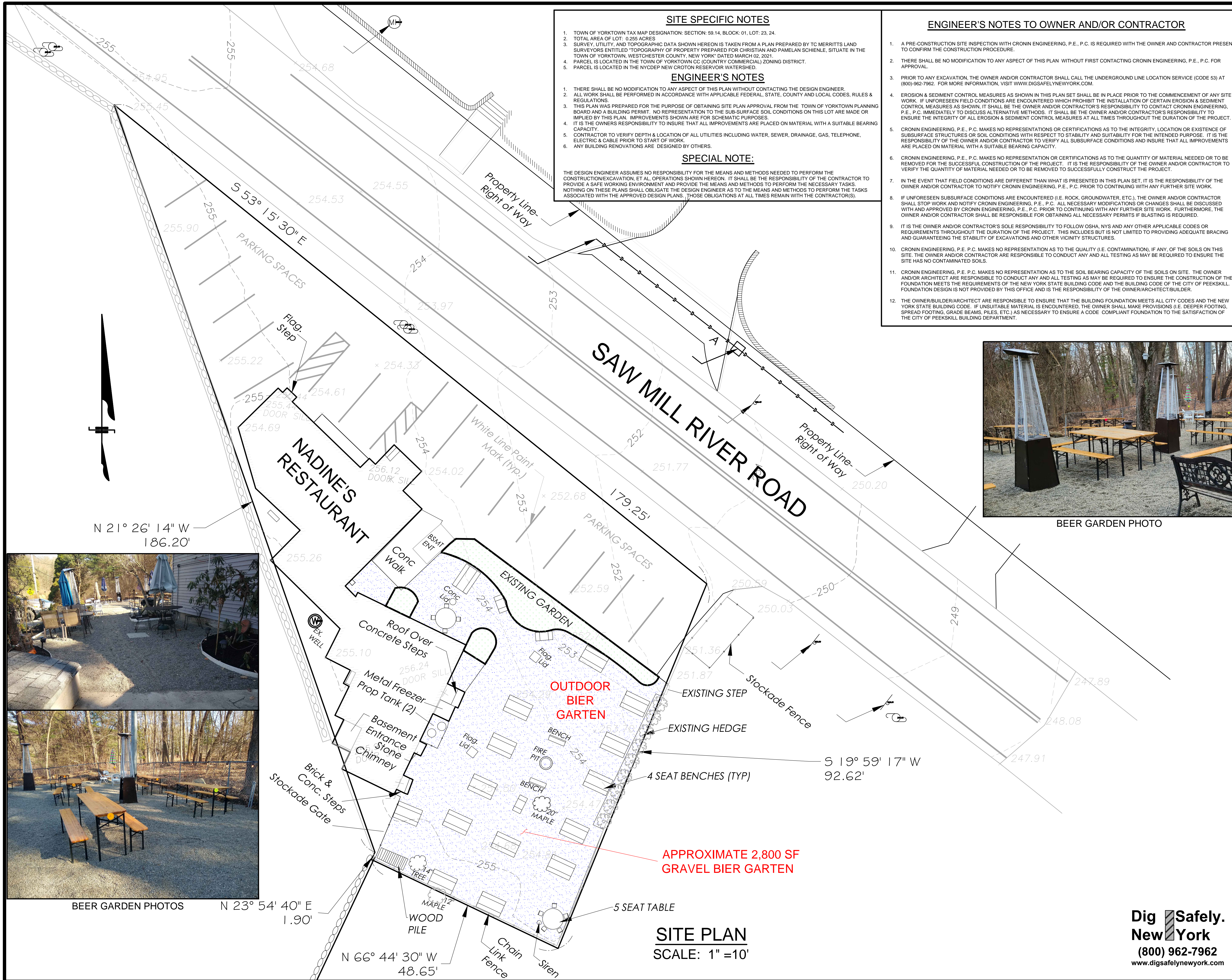
Chlorine Mix Ratio = \_\_\_\_\_ quarts/gallons of \_\_\_\_\_ % chlorine added to \_\_\_\_\_ gallons of water in crock.

Date UV quartz sleeve last cleaned: 12/31/20 Date UV lamp replaced: 12/31/20

Alarm activation:  No  Yes If "Yes," date of activation: \_\_\_\_\_ Required Treatment Residual Level: \_\_\_\_\_ mg/l

Reported by: Christina Somenzi Title: Operator NYSDOH Operator Certification Number: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: 05/02/21 Operator Grade Level: \_\_\_\_\_



**SITE SPECIFIC NOTES**

1. TOWN OF YORKTOWN TAX MAP DESIGNATION: SECTION: 59.14, BLOCK: 01, LOT: 23, 24.
2. TOTAL AREA OF LOT: 0.255 ACRES
3. SURVEY, UTILITY, AND TOPOGRAPHIC DATA SHOWN HEREON IS TAKEN FROM A PLAN PREPARED BY TC MERRITTS LAND SURVEYORS ENTITLED "TOPOGRAPHY OF PROPERTY PREPARED FOR CHRISTIAN AND PAMELAN SCHIENLE, SITUATE IN THE TOWN OF YORKTOWN, WESTCHESTER COUNTY, NEW YORK" DATED MARCH 02, 2021.
4. PARCEL IS LOCATED IN THE TOWN OF YORKTOWN CC (COUNTRY COMMERCIAL) ZONING DISTRICT.
5. PARCEL IS LOCATED IN THE NYC DEP NEW CROTON RESERVOIR WATERSHED.

**ENGINEER'S NOTES**

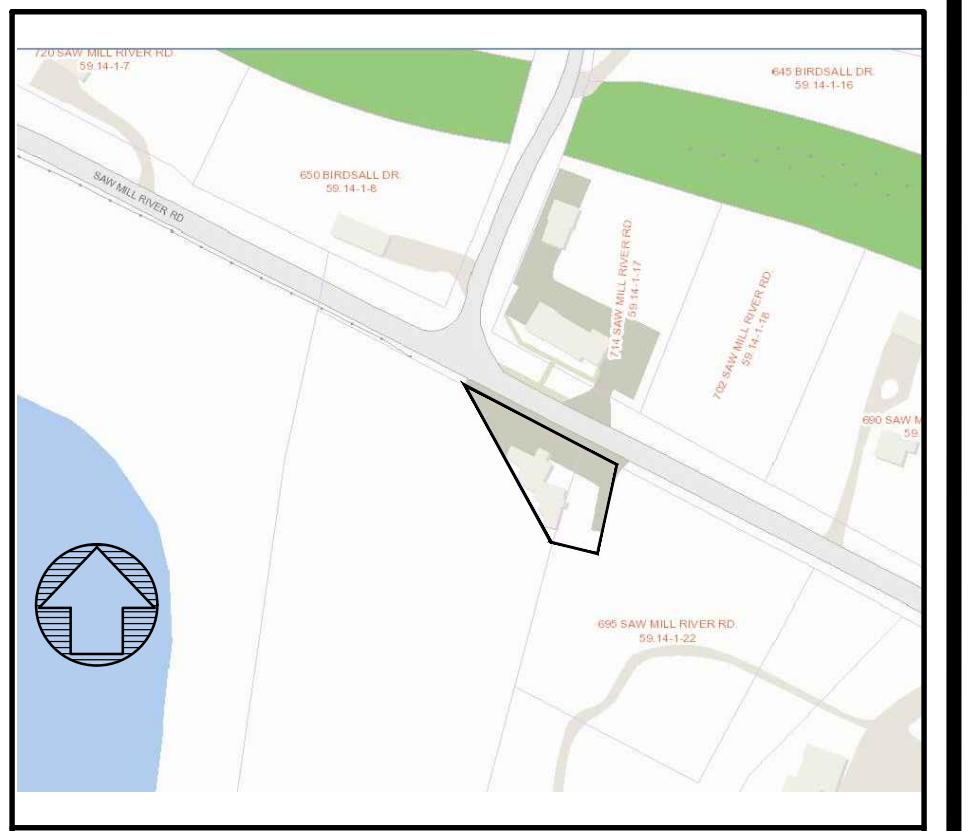
1. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT CONTACTING THE DESIGN ENGINEER.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL CODES, RULES & REGULATIONS.
3. THIS PLAN WAS PREPARED FOR THE PURPOSE OF OBTAINING SITE PLAN APPROVAL FROM THE TOWN OF YORKTOWN PLANNING BOARD AND A BUILDING PERMIT. NO REPRESENTATION TO THE SUB-SURFACE SOIL CONDITIONS ON THIS LOT ARE MADE OR IMPLIED BY THIS PLAN. IMPROVEMENTS SHOWN ARE FOR SCHEMATIC PURPOSES.
4. IT IS THE OWNERS RESPONSIBILITY TO INSURE THAT ALL IMPROVEMENTS ARE PLACED ON MATERIAL WITH A SUITABLE BEARING CAPACITY.
5. CONTRACTOR TO VERIFY DEPTH & LOCATION OF ALL UTILITIES INCLUDING WATER, SEWER, DRAINAGE, GAS, TELEPHONE, ELECTRIC & CABLE PRIOR TO START OF WORK.
6. ANY BUILDING RENOVATIONS ARE DESIGNED BY OTHERS.

**SPECIAL NOTE:**

THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS AND METHODS NEEDED TO PERFORM THE CONSTRUCTION/EXCAVATION, ET AL, OPERATIONS SHOWN HEREON. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SAFE WORKING ENVIRONMENT AND PROVIDE THE MEANS AND METHODS TO PERFORM THE NECESSARY TASKS. NOTHING ON THESE PLANS SHALL OBLIGATE THE DESIGN ENGINEER AS TO THE MEANS AND METHODS TO PERFORM THE TASKS ASSOCIATED WITH THE APPROVED DESIGN PLANS. (THOSE OBLIGATIONS AT ALL TIMES REMAIN WITH THE CONTRACTOR(S)).

**ENGINEER'S NOTES TO OWNER AND/OR CONTRACTOR**

1. A PRE-CONSTRUCTION SITE INSPECTION WITH CRONIN ENGINEERING, P.E., P.C. IS REQUIRED WITH THE OWNER AND CONTRACTOR PRESENT TO CONFIRM THE CONSTRUCTION PROCEDURE.
2. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT FIRST CONTACTING CRONIN ENGINEERING, P.E., P.C. FOR APPROVAL.
3. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR SHALL CALL THE UNDERGROUND LINE LOCATION SERVICE (CODE 53) AT (800)962-7962. FOR MORE INFORMATION, VISIT WWW.DIGSAFELYNEWYORK.COM.
4. EROSION & SEDIMENT CONTROL MEASURES AS SHOWN IN THIS PLAN SET SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK. IF UNFORESEEN FIELD CONDITIONS ARE ENCOUNTERED WHICH PROHIBIT THE INSTALLATION OF CERTAIN EROSION & SEDIMENT CONTROL MEASURES AS SHOWN, IT SHALL BE THE OWNER AND/OR CONTRACTOR'S RESPONSIBILITY TO CONTACT CRONIN ENGINEERING, P.E., P.C. IMMEDIATELY TO DISCUSS ALTERNATIVE METHODS. IT SHALL BE THE OWNER AND/OR CONTRACTOR'S RESPONSIBILITY TO ENSURE THE INTEGRITY OF ALL EROSION & SEDIMENT CONTROL MEASURES AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT.
5. CRONIN ENGINEERING, P.E., P.C. MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE INTEGRITY, LOCATION OR EXISTENCE OF SUBSURFACE STRUCTURES OR SOIL CONDITIONS WITH RESPECT TO STABILITY AND SUITABILITY FOR THE INTENDED PURPOSE. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY ALL SUBSURFACE CONDITIONS AND INSURE THAT ALL IMPROVEMENTS ARE PLACED ON MATERIAL WITH A SUITABLE BEARING CAPACITY.
6. CRONIN ENGINEERING, P.E., P.C. MAKES NO REPRESENTATION OR CERTIFICATIONS AS TO THE QUANTITY OF MATERIAL NEEDED OR TO BE REMOVED FOR THE SUCCESSFUL CONSTRUCTION OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY THE QUANTITY OF MATERIAL NEEDED OR TO BE REMOVED TO SUCCESSFULLY CONSTRUCT THE PROJECT.
7. IN THE EVENT THAT FIELD CONDITIONS ARE DIFFERENT THAN WHAT IS PRESENTED IN THIS PLAN SET, IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO NOTIFY CRONIN ENGINEERING, P.E., P.C. PRIOR TO CONTINUING WITH ANY FURTHER SITE WORK.
8. IF UNFORESEEN SUBSURFACE CONDITIONS ARE ENCOUNTERED (I.E. ROCK, GROUNDWATER, ETC.), THE OWNER AND/OR CONTRACTOR SHALL STOP WORK AND NOTIFY CRONIN ENGINEERING, P.E., P.C. ALL NECESSARY MODIFICATIONS OR CHANGES SHALL BE DISCUSSED WITH AND APPROVED BY CRONIN ENGINEERING, P.E., P.C. PRIOR TO CONTINUING WITH ANY FURTHER SITE WORK. FURTHERMORE, THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
9. IT IS THE OWNER AND/OR CONTRACTOR'S SOLE RESPONSIBILITY TO FOLLOW OSHA, NYS AND ANY OTHER APPLICABLE CODES OR REQUIREMENTS THROUGHOUT THE DURATION OF THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO PROVIDING ADEQUATE BRACING AND GUARANTEEING THE STABILITY OF EXCAVATIONS AND OTHER VICINITY STRUCTURES.
10. CRONIN ENGINEERING, P.E., P.C. MAKES NO REPRESENTATION AS TO THE QUALITY (I.E. CONTAMINATION), IF ANY, OF THE SOILS ON THIS SITE. THE OWNER AND/OR CONTRACTOR ARE RESPONSIBLE TO CONDUCT ANY AND ALL TESTING AS MAY BE REQUIRED TO ENSURE THE SITE HAS NO CONTAMINATED SOILS.
11. CRONIN ENGINEERING, P.E., P.C. MAKES NO REPRESENTATION AS TO THE SOIL BEARING CAPACITY OF THE SOILS ON SITE. THE OWNER AND/OR ARCHITECT ARE RESPONSIBLE TO CONDUCT ANY AND ALL TESTING AS MAY BE REQUIRED TO ENSURE THE CONSTRUCTION OF THE FOUNDATION MEETS THE REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE AND THE BUILDING CODE OF THE CITY OF PEEKSKILL. FOUNDATION DESIGN IS NOT PROVIDED BY THIS OFFICE AND IS THE RESPONSIBILITY OF THE OWNER/ARCHITECT/BUILDER.
12. THE OWNER/BUILDER/ARCHITECT ARE RESPONSIBLE TO ENSURE THAT THE BUILDING FOUNDATION MEETS ALL CITY CODES AND THE NEW YORK STATE BUILDING CODE. IF UNSUITABLE MATERIAL IS ENCOUNTERED, THE OWNER SHALL MAKE PROVISIONS (I.E. DEEPER FOOTING, SPREAD FOOTING, GRADE BEAMS, PILES, ETC.) AS NECESSARY TO ENSURE A CODE COMPLIANT FOUNDATION TO THE SATISFACTION OF THE CITY OF PEEKSKILL BUILDING DEPARTMENT.



VICINITY MAP SCALE: 1" = ±200'

**OWNER/APPLICANT**

**CHRISTIAN & PAMELAN SCHIENLE**

713 OLD CROTON LAKE ROAD

**ARCHITECT**

TBD

**SURVEYOR**

TC MERRITTS LAND SURVEYORS

394 BEDFORD ROAD  
PLEASANTVILLE NY 10570

**SCALE: AS NOTED**

**REVISIONS**

#	REASON	DATE

**MUNICIPAL TAX IDENTIFICATION:**

SECTION: 59.14  
BLOCK: 01  
LOT: 23, 24  
SUBLOT: ---  
DRAWN BY: KCS/SAR  
CHECKED: KS/TC3  
PROJECT: SCHIENLE  
DATE: APRIL 30, 2021  
JOB #: 210109



**CRONIN ENGINEERING**  
PROFESSIONAL ENGINEERING & CONSULTING  
(914) 736-3664

39 Arlo Lane  
Cortlandt Manor, New York 10567

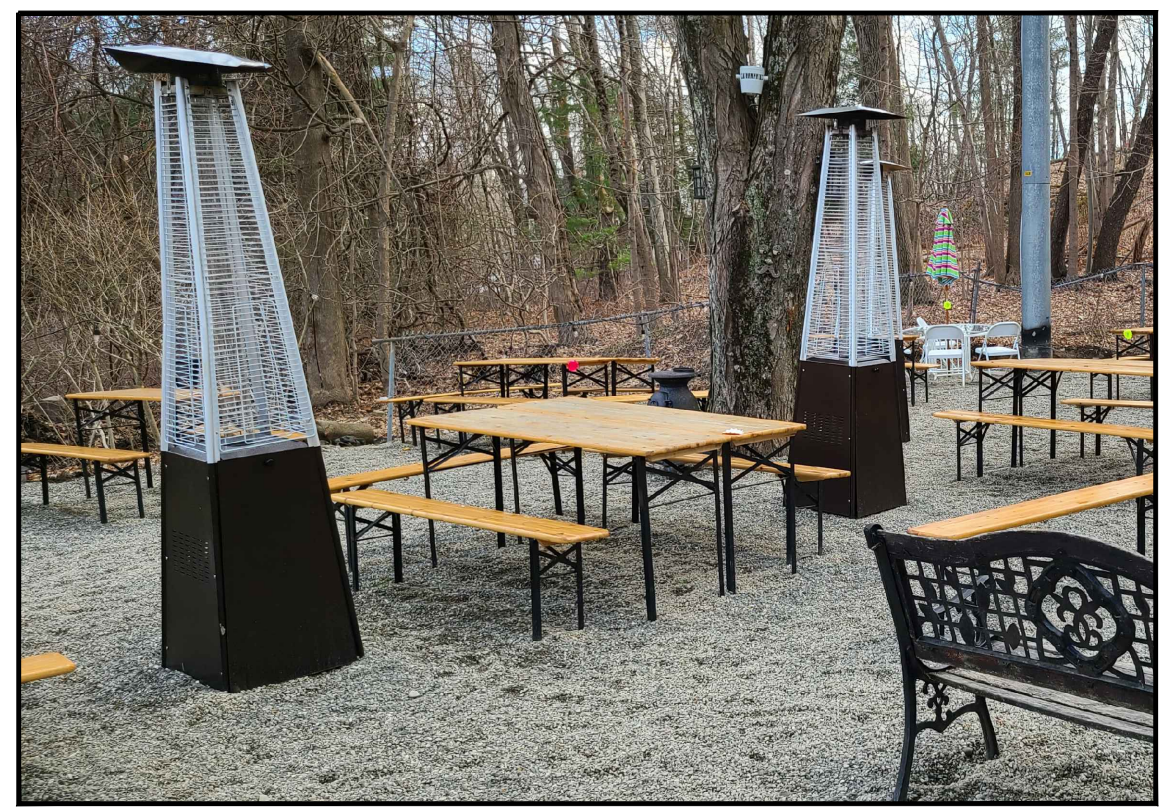
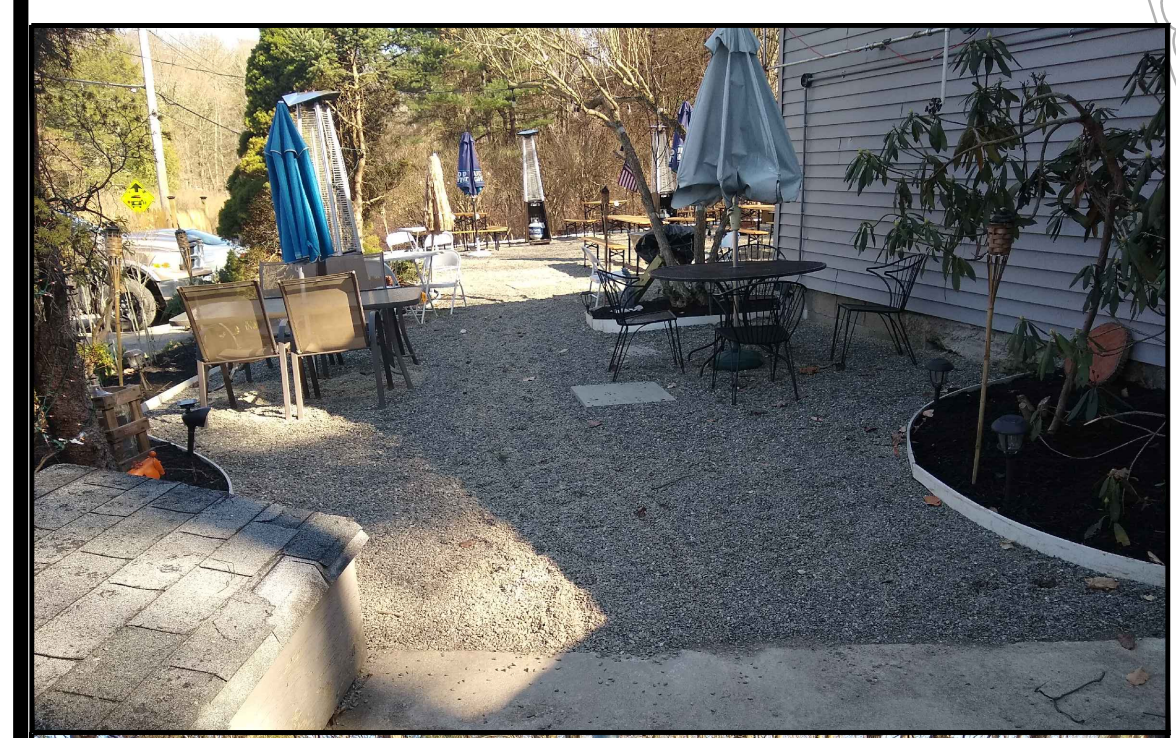
**SITE PLAN**

**SITE DEVELOPMENT PLAN FOR NADINES RESTAURANT**

LOCATION:  
713-715 SAW MILL RIVER ROAD, ROUTE 118  
YORKTOWN HEIGHTS, NY 10598

**Dig Safely. New York**  
(800) 962-7962  
www.digsafelynewyork.com

**SITE PLAN**  
SCALE: 1" = 10'



BEER GARDEN PHOTO

BEER GARDEN PHOTOS

N 21° 26' 14" W  
186.20'

N 23° 54' 40" E  
1.90'

N 66° 44' 30" W  
48.65'

S 19° 59' 17" W  
92.62'

APPROXIMATE 2,800 SF  
GRAVEL BIER GARTEN

# Short Environmental Assessment Form

## Part 1 - Project Information

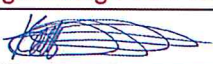
### Instructions for Completing

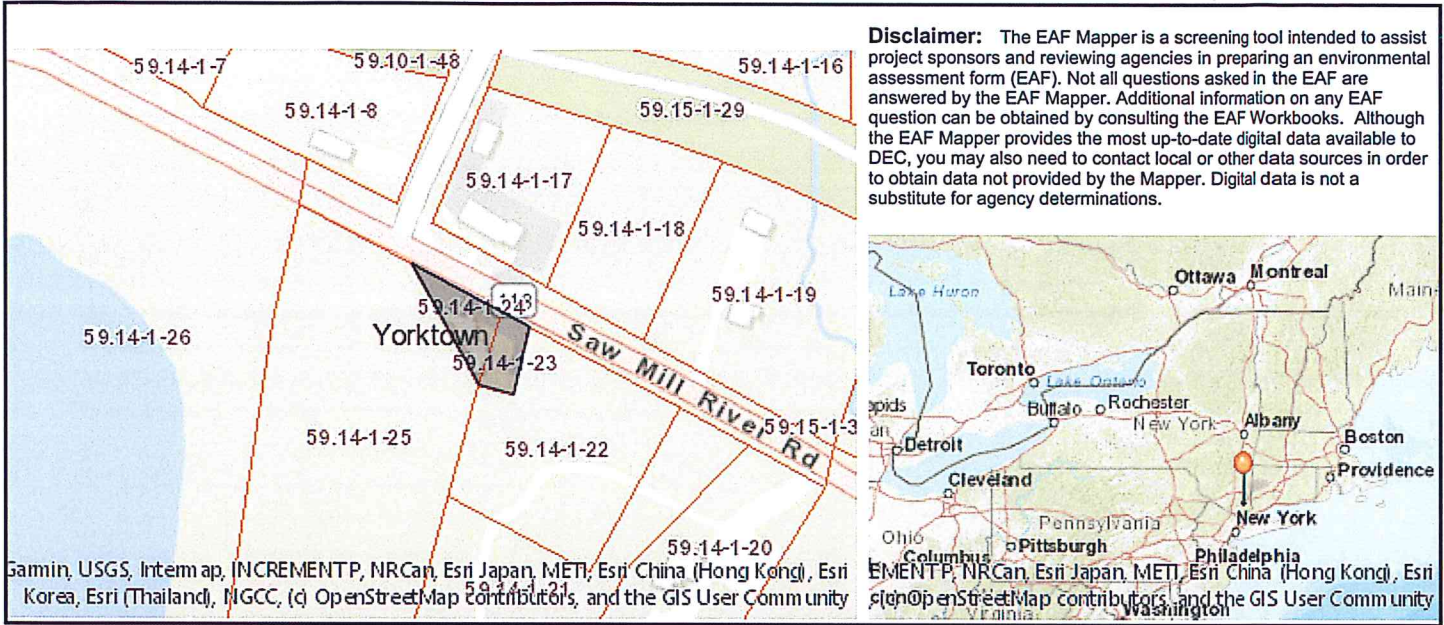
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: <b>Special Use Permit for Nadine's Restaurant</b>			
Project Location (describe, and attach a location map): <b>715 Saw Mill River Road</b>			
Brief Description of Proposed Action: <b>Project involves creating a permanent outdoor dining area to serve Nadine's Restaurant. The outdoor dining area is currently in place and received approval under the emergency Covid 19 relief. The Applicant is desirous of continuing the outdoor dining service.</b>			
Name of Applicant or Sponsor: <b>Christian Schientle</b>		Telephone: <b>646-238-0274</b>	
		E-Mail: <b>chris@nadinesrestaurant.com</b>	
Address: <b>715 Saw Mill River Road</b>			
City/PO: <b>Yorktown Heights</b>		State: <b>NY</b>	Zip Code: <b>10598</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: <b>Yorktown-Planning Board</b>			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>0.255</u> acres	
b. Total acreage to be physically disturbed?		<u>0.0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.255</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	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?	NO	YES	
If Yes, identify: _____	<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 services available at or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ <b>Existing on-site potable well water supply system</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ <b>Existing on-site wastewater treatment system</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
	<input type="checkbox"/>	<input checked="" 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?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" 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?  <b>Bald Eagle</b>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input 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?  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	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"/>
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor/name: <u>Cronin Engineering P.E. P.C. / Keith Staudohar</u>      Date: <u>April 30, 2021</u></p> <p>Signature: <u></u>      Title: <u>Project Engineer</u></p>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Bald Eagle
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

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

Project Number

Date:

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

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

**Name of Action:**

Nadine's Restaurant Outdoor Seating

**SEQR Status:** Type 1   
Unlisted

**Conditioned Negative Declaration:**  Yes  
 No

**Description of Action:**

Approval of existing 2,800 square foot gravel outdoor seating area accommodating approximately 70-80 bench/chair seats for permanent use.

Premises located along 715 Saw Mill River Road, Yorktown Heights, NY

Section 59.14 Block 1 Lot 23 & 24

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

715 Saw Mill River Road, Town of Yorktown Heights, Westchester County

**Reasons Supporting This Determination:**

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

- 1) This negative declaration is based on a Short Environmental Assessment Form last revised April 30, 2021.
- 2) The plan conforms to the Town's Land Use and Zoning Policies.
- 3) The project will not have an impact on Town services.
- 5) After evaluating the relevant areas of environmental concern, the Planning Board concludes that there will be no significant adverse impacts on the environment as a result of the approval of the existing outdoor seating area for permanent use.

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

**For Further Information:**

Contact Person: Robyn Steinberg, Town Planner

Address: 1974 Commerce Street, Yorktown Heights, NY 10598

Telephone Number: 914-962-6565

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

Chief Executive Officer , Town / City / Village of

Other involved agencies (If any)

Applicant (If any)

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



**PLANNING BOARD  
TOWN OF YORKTOWN**

**RESOLUTION APPROVING  
SPECIAL USE PERMIT FOR OUTDOOR SEATING  
AT NADINE'S RESTAURANT**

**RESOLUTION NUMBER:**

**DATE:**

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

WHEREAS, Christian Schienle has applied to the Planning Board of Yorktown for a special use permit to provide outside services contingent to the permitted use of the business known as Nadine's Restaurant located at 715 Saw Mill River Road, also known as Section 59.14 Block 1 Lot 23 & 24 as identified on the tax maps of the Town of Yorktown; and

WHEREAS, the applicant has represented to the Planning Board that they are the owners of the property identified herein; and

WHEREAS, the applicant has paid the required fee of six hundred and twenty-five (\$625.00) dollars;

WHEREAS pursuant to SEQRA:

1. The action has been identified as an Unlisted action.
2. The Planning Board has been declared lead agency on <DATE>.
3. A negative declaration has been adopted on <DATE> on the basis of a Full EAF dated April 30, 2021.

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

1. A drawing, Sheet SP-1.1, titled "Site Development Plan for Nadine's Restaurant," prepared by Cronin Engineering, P.E.,P.C., dated April 30, 2021; and
2. A summary of police reports of incidents near the restaurant from June 2016 to June 2021 obtained from the Yorktown Police Department on June 24, 2021; and
3. The restaurant water consumption data collected from May 2021 to October 2021; and

WHEREAS the summary of police reports indicated no accidents involving patrons of the restaurant; and

WHEREAS the water consumption data indicates an average daily usage of approximately 68 gallons of water per day, which is well below the 35 gallons per seat per day for the indoor 58 seat restaurant approved by the Westchester County Health Department; and

WHEREAS pursuant to Section 300-182(A)(5), a restaurant is required to provide 1 parking space for every 50 square feet of area devoted to patron space and 1 parking space for every 100 square feet of area devoted to preparation space within the restaurant building, thereby requiring a total of 15 parking spaces, where 16 parking spaces on the site plan; and

WHEREAS restaurants are not required to provide additional parking for outdoor seating areas because both seating areas are not used to their capacity at the same time; and

WHEREAS due to the COVID-19 pandemic, the restaurant has operated with an emergency outdoor seating permit issued by the Building Inspector for over a year and there have been no adverse issues reported associated with this use reported to the Planning Board; and

WHEREAS a Public Hearing was held in accordance with §300-29 of the Yorktown Town Code on the said special use permit application at the Town Hall in Yorktown Heights, New York on December 20, 2021; and

BE IT HEREBY RESOLVED, that the requested outdoor food service as shown on the drawing titled, "Site Development Plan for Nadine's Restaurant," prepared by Cronin Engineering, P.E.,P.C., dated April 30, 2021, shall be permitted for a period of one (1) year and may be renewed in five (5) year intervals thereafter; and

BE IT FURTHER RESOLVED, that outdoor dining consisting of approximately 70-80 benches and chair seats is the sole activity permitted by this resolution. All other activities such as live entertainment and dancing are prohibited outside of the building; and

RESOLVED, recorded music amplified at levels greater than associated with background dining room music shall be prohibited; and

RESOLVED, the 2,800 square foot shaded area labeled "Outdoor Bier Garden" as shown on the associated plan is delineated by fencing and landscaping as shown, or other physical barriers as deemed appropriate by this board, and shall be maintained as such; and

RESOLVED, the only additional signage allowed for the seating area shall be a sign indicating the entrance to the outdoor seating area and a sign indicating that patrons should wait to be seated and any other signage is prohibited without prior approval by the Planning Board; and

RESOLVED, no food or beverage service or consumption shall be permitted to occur outside the delineated boundaries as described above; and

RESOLVED, no food or beverage preparation shall be permitted to occur outside the existing restaurant building; and

RESOLVED, the applicant will properly maintain the outdoor seating area including the landscaping around the seating area; and

BE IT FURTHER RESOLVED, that this special use permit is contingent on strict compliance with the provisions of this resolution and all applicable Town Ordinances. This Board reserves the right to revoke this permit for reasons of non-compliance, including but not limited to parking not being kept on-site, as stated in Section §300-33 of the Town Code, and as otherwise provided for under the approvals governing this site; in addition failure to comply with any of the aforementioned will result in a letter providing the applicant with notice to appear before the Planning Board which notice will be sent ten (10) days prior to such meeting/hearing and which notice will advise the applicant that the Planning Board will consider at that meeting a resolution rescinding and/or amending that special permit.

Draft

# **Yorktown Energy Storage**



Name and Address of Sender  
**RECEIVED**  
 PLANNING DEPARTMENT  
 DEC 6 2021  
 TOWN OF YORKTOWN

- Check type of mail or service
- Adult Signature Required
  - Adult Signature Restricted Delivery
  - Certified Mail
  - Certified Mail Restricted Delivery
  - Collect on Delivery (COD)
  - Insured Mail
  - Priority Mail
  - Priority Mail Express
  - Registered Mail
  - Return Receipt for Merchandise
  - Signature Confirmation
  - Signature Confirmation Restricted Delivery

Affix Stamp  
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USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	H Charge	Insurance Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	HANSMANN, JACOB PO BOX 237 JEFFERSON VALLEY, NY 10535													
2.	SILBER, HERBERT & LENORE 3787 GOMER ST YORKTOWN HGTS, NY 10598													
3.	HANSMANN, JACOB & KRISTINE 75 CONCORD DR MAHOPAC, NY 10541													
4.	GOMER PROP ASSOC 13 GILBERT LA PUTNAM VALLEY, NY 10579													
5.	ABBONDANZA, BRUNO & KERIANN 3721 GOMER ST YORKTOWN HGTS, NY 10598													
6.	TRILEK, LLC SUNRISE CARPENTRY, INC. 3 OLD TOMAHAWK ST YORKTOWN HGTS, NY 10598													
7.	THE VAN MASTER INC 5 TAMARACK RD MAHOPAC, NY 10541													
8.	CORREIA ENTERPRISES 1135 WILLIAMS DRIVE SHRUB OAK, NY 10588													
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)												

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

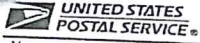
Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling



**Firm Mailing Book For Accountable Mail**

Name and Address of Sender

- Check type of mail or service
- Adult Signature Required
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  - Signature Confirmation
  - Signature Confirmation Restricted Delivery

Affix Stamp Here  
(for additional copies of this receipt)  
Postmark with Date of Receipt.

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender # COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	BHV PROPERTIES, LLC PO BOX 180 JEFFERSON VALLEY, NY 10535			Handling Charge - if Registered and over \$50,000 in value										
2.	TOWN OF YORKTOWN 363 UNDERHILL AVE YORKTOWN HGTS, NY 10598													
3.	NYS DOT Main Office 50 Wolf Rd Albany, NY 12232							Adult Signature Required	Adult Signature Restricted Delivery					
4.	Gregory Garcia 3788 Gomer St Yorktown HGTS, NY 10598							Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
5.	Anthony & Donna Centone 200 Campbell Rd Yorktown Hgts, NY 10598													
6.	Elicer A Sanchez 206 Campbell Rd Yorktown Hgts, NY 10598													
7.														
8.														

Total Number of Pieces Listed by Sender      Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

**Sign Notification Certification**

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

RECEIVED  
PLANNING DEPARTMENT

DEC 9 2021

TOWN OF YORKTOWN

Section 6.17 Block 1 Lot 24

Project Name: 3901 Gomer Court Public Utility Unit Substation

Address: 3901 Gomer Court, Town of Yorktown

Applicant's Name: Borrego Solar Systems, Inc.

Address: c/o Snyder & Snyder, LLP, 94 White Plains Road, Tarrytown, NY 10591

Phone: (914) 333-0700


No. Signs Posted: 2

Sign #1 Location: Northern side of property, facing East Main Street

Sign #2 Location: Southern side of property, facing Route 6

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

- Please Attach and Label Photos on Additional Sheets -

Applicant's Signature: 

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

**NOTICE**  
THIS PROPERTY IS THE  
SUBJECT OF AN APPLICATION  
BEFORE THE YORKTOWN  
PLANNING BOARD  
FOR MORE INFORMATION CONTACT THE PLANNING DEPT.  
814-982-6365  
WWW.YORKTOWNVA.ORG



**NOTICE**  
THIS PROPERTY IS THE  
SUBJECT OF AN APPLICATION  
BEFORE THE YORKTOWN  
PLANNING BOARD  
FOR MORE INFORMATION CONTACT THE PLANNING DEPT.  
916-902-0585  
WWW.YORKTOWNVA.GOV



November 9, 2021

Planning Board  
**Town of Yorktown**  
363 Underhill Avenue  
Yorktown Heights, NY 10598

**RE: Amendment - Special Use Permit  
Tier 2 Battery Storage System  
3901 Gomer Court  
Yorktown, NY**

Dear Members of the Planning Board:

Yorktown Energy Storage 1, LLC is requesting an amendment to the existing Special Use Permit for the Tier 2 Battery Storage Project at 3901 Gomer Court. The amendment request is due to technology upgrades afforded by the Fluence Gridstack battery storage system compared to the previous containerized design. Overall, the basics of the site and general functionality of the system are unchanged.

The benefits of the system are as follows:

- Improved safety and emergency operation systems due to smaller battery containers (24 cubes vs 5 large containers previously), each with self-contained HVAC and fire protection systems.
- Fluence Gridstack is UL9540a certified. UL9540A is the industry standard test method for evaluating thermal runaway fire propagation in battery energy storage systems.
- Reduced system fenced area (from 14,817 SF to 10,228 SF) and impervious area (from 3,660 SF to 3,465 SF)
- Reduced system height (from 13' to 9.5')

We are providing the following documentation for review (8 copies each):

- Revised Site Use Plan set dated 11/09/21 (24x36)
- Fluence Operations and Maintenance Manual
- Fluence Gridstack Dimension Specs
- FirePro Xtinguish Solid Aerosol Cut Sheet

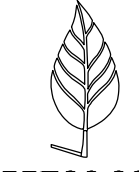
Please feel free to contact me via phone or email at 315-378-9567 or [ggibbons@borregosolar.com](mailto:ggibbons@borregosolar.com) should you have any questions.

Best,

A handwritten signature in black ink, appearing to read 'G. Gibbons'.

Greg Gibbons, PE  
Project Engineer

THIS DOCUMENT IS PROVIDED BY BORREGO SOLAR SYSTEMS, INC. TO FACILITATE THE SALE AND INSTALLATION OF A SOLAR POWER SYSTEM FROM BORREGO SOLAR SYSTEMS, INC. REPRODUCTION, RELEASE OR UTILIZATION FOR ANY OTHER PURPOSE, WITHOUT PRIOR WRITTEN CONSENT IS STRICTLY PROHIBITED.



**BORREGO SOLAR**  
55 TECHNOLOGY DRIVE, SUITE 102  
LOWELL, MA 01851  
PHONE: (978) 808-6273  
FAX: (978) 843-6778  
WWW.BORREGOSOLAR.COM

**GreenbergFarrow**  
21 SOUTH EVERGREEN AVENUE  
SUITE 200  
ARLINGTON HEIGHTS, IL 60005  
TEL: 847-798-9200, F: 847-798-9537

# SITE USE PLANS

## 3901 GOMER COURT, YORKTOWN, NY 10598 5000 KW RATED / 15000 KWH ENERGY STORAGE SYSTEM

<p><b>GENERAL NOTES</b></p> <ol style="list-style-type: none"> <li>AS CONTAINED HEREIN, "CONTRACTOR" IS ASSUMED TO BE THE EPC PROVIDER HIRED BY THE SYSTEM/PROJECT OWNER.</li> <li>WHEN THERE IS A CONFLICT BETWEEN THESE GENERAL NOTES AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.</li> <li>ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING: LOCAL BUILDING CODE, LOCAL ELECTRICAL CODE, ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK AND THOSE CODES AND STANDARDS LISTED IN THESE DRAWINGS.</li> <li>THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING A CONSTRUCTION LEVEL DESIGN AND ASSOCIATED DRAWINGS AND DETAILS.</li> <li>COORDINATE THESE DRAWINGS WITH SPECIFICATIONS AND MANUFACTURER INSTALLATION AND OPERATION MANUALS.</li> <li>UNLESS OTHERWISE NOTED, THE DESIGN REPRESENTED ON THESE PLANS IS BASED ON THE INFORMATION AND CRITERIA LISTED IN THE "BASIS OF DESIGN" SECTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY SUCH INFORMATION IN PREPARATION OF THE CONSTRUCTION DESIGN.</li> <li>THE EXISTING CONDITIONS REPRESENTED ON THESE PLANS ARE BASED ON PUBLICLY AVAILABLE INFORMATION AND THE SITE DISCOVERY SUMMARIZED IN THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF SUCH INFORMATION AND SUPPLEMENT WITH ANY ADDITIONAL REQUIRED INFORMATION.</li> <li>UNLESS INDICATED AS EXISTING (E), ALL PROPOSED MATERIALS AND EQUIPMENT SHALL BE CONSIDERED TO BE NEW.</li> <li>ALL EQUIPMENT AND COMPONENTS SHALL BE MOUNTED IN COMPLIANCE WITH THE MANUFACTURER'S REQUIREMENTS, CONSTRUCTION DETAILS, AND/OR PRUDENT INDUSTRY STANDARDS.</li> </ol>	<p><b>PROJECT SCOPE</b></p> <p>THIS PROJECT CONSISTS OF THE INSTALLATION OF ENERGY STORAGE EQUIPMENT, PER THE SYSTEM DESCRIPTION, BELOW. THE LITHIUM ION ENERGY STORAGE MODULES WILL BE INSTALLED IN PURPOSE BUILT CONTAINERS (CUBES) WITH INTEGRATED BATTERY MANAGEMENT SYSTEM, HEATING, VENTILATION, AIR CONDITIONING UNIT(S), AND FIRE SUPPRESSION SYSTEMS. THE ENERGY STORAGE MODULES WILL BE WIRED IN SERIES AND CONNECTED TO THE POWER CONVERSION SYSTEM, WHICH WILL CONVERT DC TO AC WHILE THE BATTERIES ARE DISCHARGING.</p>	<p><b>LOCATION MAP</b></p>	<p><b>Sheet List Table</b></p> <table border="1"> <thead> <tr> <th>Sheet Number</th> <th>Sheet Title</th> </tr> </thead> <tbody> <tr> <td>T-1</td> <td>TITLE PAGE</td> </tr> <tr> <td colspan="2"><b>CIVIL</b></td> </tr> <tr> <td>C-1.0</td> <td>EXISTING CONDITIONS PLAN</td> </tr> <tr> <td>C-2.0</td> <td>LAYOUT AND MATERIALS PLAN</td> </tr> <tr> <td>C-2.2</td> <td>VISUAL ANALYSIS SITE PHOTOS</td> </tr> <tr> <td>C-2.3</td> <td>FEMA FLOODZONE COMPARISON</td> </tr> <tr> <td>C-2.4</td> <td>CONSERVATION EASEMENT</td> </tr> <tr> <td>C-3.0</td> <td>GRADING AND EROSION CONTROL PLAN</td> </tr> <tr> <td>C-4.0</td> <td>CIVIL DETAILS</td> </tr> <tr> <td>C-5.0</td> <td>DECOMMISSIONING PLAN</td> </tr> <tr> <td>C-6.0</td> <td>LANDSCAPE PLAN</td> </tr> <tr> <td colspan="2"><b>ELECTRICAL</b></td> </tr> <tr> <td>E-3.3</td> <td>AC THREE LINE DIAGRAM</td> </tr> <tr> <td>E-6.0</td> <td>PLACARDS</td> </tr> <tr> <td>E-7.0</td> <td>DATA SHEETS</td> </tr> </tbody> </table>	Sheet Number	Sheet Title	T-1	TITLE PAGE	<b>CIVIL</b>		C-1.0	EXISTING CONDITIONS PLAN	C-2.0	LAYOUT AND MATERIALS PLAN	C-2.2	VISUAL ANALYSIS SITE PHOTOS	C-2.3	FEMA FLOODZONE COMPARISON	C-2.4	CONSERVATION EASEMENT	C-3.0	GRADING AND EROSION CONTROL PLAN	C-4.0	CIVIL DETAILS	C-5.0	DECOMMISSIONING PLAN	C-6.0	LANDSCAPE PLAN	<b>ELECTRICAL</b>		E-3.3	AC THREE LINE DIAGRAM	E-6.0	PLACARDS	E-7.0	DATA SHEETS														
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<p><b>APPLICABLE CODES AND STANDARDS</b></p> <p>2017 NATIONAL ELECTRICAL CODE 2020 BUILDING CODE OF NEW YORK STATE NFPA 855 - STANDARD FOR THE INSTALLATION OF STATIONARY ENERGY STORAGE SYSTEMS UL-1741 - INVERTERS, COMBINER BOXES UL-1642 - STANDARD FOR LITHIUM BATTERIES UL-1973 - STANDARD FOR BATTERIES FOR USE IN LIGHT ELECTRIC RAIL (LER) APPLICATIONS AND STATIONARY APPLICATIONS UL-9540 - STANDARD FOR ENERGY STORAGE SYSTEM AND EQUIPMENT</p>	<p><b>PROJECT DIRECTORY</b></p> <table border="0"> <tr> <td><b>LAND OWNER / HOST</b> GOMER PROPERTIES ASSOCIATES LTD. ANN MARIE DRING 3901 GOMER COURT YORKTOWN, NY 10598</td> <td><b>CIVIL ENGINEER</b> FIRM: GREENBERGFARROW CONTACT: KERI WILLIAMS PHONE: (781)-929-1651</td> </tr> <tr> <td><b>AUTHORITY HAVING JURISDICTION</b> TOWN OF YORKTOWN 363 UNDERHILL AVENUE YORKTOWN HEIGHTS, NY 10598</td> <td><b>ELECTRICAL ENGINEER</b> FIRM: BORREGO SOLAR SYSTEMS, INC. CONTACT: AHARON WRIGHT PHONE: (978)-221-3081</td> </tr> <tr> <td><b>UTILITY</b> CON EDISON</td> <td><b>DESIGN ENGINEER</b> FIRM: BORREGO SOLAR SYSTEMS, INC. CONTACT: CALEB LETOURNEAU PHONE: (978)-735-1606</td> </tr> </table>	<b>LAND OWNER / HOST</b> GOMER PROPERTIES ASSOCIATES LTD. ANN MARIE DRING 3901 GOMER COURT YORKTOWN, NY 10598	<b>CIVIL ENGINEER</b> FIRM: GREENBERGFARROW CONTACT: KERI WILLIAMS PHONE: (781)-929-1651	<b>AUTHORITY HAVING JURISDICTION</b> TOWN OF YORKTOWN 363 UNDERHILL AVENUE YORKTOWN HEIGHTS, NY 10598	<b>ELECTRICAL ENGINEER</b> FIRM: BORREGO SOLAR SYSTEMS, INC. CONTACT: AHARON WRIGHT PHONE: (978)-221-3081	<b>UTILITY</b> CON EDISON	<b>DESIGN ENGINEER</b> FIRM: BORREGO SOLAR SYSTEMS, INC. CONTACT: CALEB LETOURNEAU PHONE: (978)-735-1606	<p><b>GENERAL ABBREVIATIONS</b></p> <table border="0"> <tr> <td>(E) EXISTING</td> <td>NS NORTH-SOUTH</td> </tr> <tr> <td>AHJ AUTHORITY HAVING JURISDICTION</td> <td>NTS NOT TO SCALE</td> </tr> <tr> <td>AL ALUMINUM</td> <td>OAE OR APPROVED EQUAL</td> </tr> <tr> <td>APPROX APPROXIMATE</td> <td>OC ON CENTER</td> </tr> <tr> <td>ARY ARRAY</td> <td>OD OUTSIDE DIAMETER</td> </tr> <tr> <td>BLDG BUILDING</td> <td>OFCl OWNER FURNISHED CONTRACTOR INSTALLED</td> </tr> <tr> <td>BSS BORREGO SOLAR SYSTEM</td> <td>PV PHOTOVOLTAIC</td> </tr> <tr> <td>CL CENTERLINE</td> <td>PVC POLY VINYL CHLORIDE</td> </tr> <tr> <td>DAS DATA ACQUISITION SYSTEM</td> <td>SCH SCHEDULE</td> </tr> <tr> <td>DIA DIAMETER</td> <td>SS STAINLESS STEEL</td> </tr> <tr> <td>DO DITTO</td> <td>SSS SOLAR SUPPORT STRUCTURE</td> </tr> <tr> <td>EW EAST-WEST</td> <td>STC STANDARD TEST CONDITIONS</td> </tr> <tr> <td>FBO FURNISHED BY OTHERS</td> <td>TBD TO BE DETERMINED</td> </tr> <tr> <td>FF FORWARD FACING</td> <td>TP TAMPER PROOF</td> </tr> <tr> <td>GALV GALVANIZED</td> <td>TYP TYPICAL</td> </tr> <tr> <td>HDG HOT DIP GALVANIZED</td> <td>UON UNLESS OTHERWISE NOTED</td> </tr> <tr> <td>HVAC HEATING VENTILATION AND AIR CONDITIONING</td> <td>VIF VERIFY IN FIELD</td> </tr> <tr> <td>ID INSIDE DIAMETER</td> <td>WP WEATHER PROOF</td> </tr> <tr> <td>MFR MANUFACTURER</td> <td></td> </tr> <tr> <td>MOD SOLAR MODULE</td> <td></td> </tr> </table> <p style="text-align: right;">REV 1.0</p>	(E) EXISTING	NS NORTH-SOUTH	AHJ AUTHORITY HAVING JURISDICTION	NTS NOT TO SCALE	AL ALUMINUM	OAE OR APPROVED EQUAL	APPROX APPROXIMATE	OC ON CENTER	ARY ARRAY	OD OUTSIDE DIAMETER	BLDG BUILDING	OFCl OWNER FURNISHED CONTRACTOR INSTALLED	BSS BORREGO SOLAR SYSTEM	PV PHOTOVOLTAIC	CL CENTERLINE	PVC POLY VINYL CHLORIDE	DAS DATA ACQUISITION SYSTEM	SCH SCHEDULE	DIA DIAMETER	SS STAINLESS STEEL	DO DITTO	SSS SOLAR SUPPORT STRUCTURE	EW EAST-WEST	STC STANDARD TEST CONDITIONS	FBO FURNISHED BY OTHERS	TBD TO BE DETERMINED	FF FORWARD FACING	TP TAMPER PROOF	GALV GALVANIZED	TYP TYPICAL	HDG HOT DIP GALVANIZED	UON UNLESS OTHERWISE NOTED	HVAC HEATING VENTILATION AND AIR CONDITIONING	VIF VERIFY IN FIELD	ID INSIDE DIAMETER	WP WEATHER PROOF	MFR MANUFACTURER		MOD SOLAR MODULE		<p><b>BASIS OF DESIGN</b></p> <p><b>BOUNDARY &amp; TOPOGRAPHIC SURVEY:</b> LAWSON SURVEYING &amp; MAPPING JUNE 2020</p> <p><b>WETLAND STREAM AND DELINEATION REPORT:</b> SHUMAKER CONSULTING ENGINEERING &amp; LAND SURVEYING, D.P.C MARCH 2019</p> <p><b>GEOTECHNICAL REPORT:</b> GZA GEOENVIRONMENTAL OF NEW YORK APRIL 2021</p> <p><b>APPLICABLE BUILDING CODE:</b> 2020 BUILDING CODE OF NEW YORK STATE</p> <p><b>RISK CATEGORY:</b> I</p> <p><b>WIND CRITERIA:</b> EXPOSURE CATEGORY: C WIND SPEED (V): 105 MPH TOPOGRAPHIC FACTOR (K<sub>z</sub>): 1.0</p> <p><b>SNOW CRITERIA:</b> GROUND SNOW (P<sub>g</sub>): 30 PSF MIN. FLAT ROOF SNOW (P<sub>f,min</sub>): 0 PSF EXPOSURE FACTOR: (C<sub>e</sub>): 1.0</p> <p><b>SEISMIC CRITERIA</b> SITE CLASS: D S<sub>g</sub>: 0.269 S<sub>i</sub>: 0.060 S<sub>ps</sub>: 0.284 S<sub>p1</sub>: 0.096</p>
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NOT FOR CONSTRUCTION

SITE USE PLANS  
3901 GOMER COURT, YORKTOWN, NY 10598

PROJECT NUMBER:  
908-1385

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	09/18/20	MS	MS	SUP SUBMISSION
	10/13/20	TB	MS	SUP SUBMISSION
	11/12/20	TB	MS	SUP SUBMISSION
	12/07/20	TB	MS	SUP SUBMISSION
	01/21/21	TB	MS	SUP SUBMISSION
	05/12/21	TB	MS	SUP SUBMISSION
	11/09/21	TB	CG	SUP SUBMISSION

SCALES STATED ON DRAWINGS  
ARE VALID ONLY WHEN PLOTTED  
ARCH D 24" x 36"

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 21 SOUTH EVERGREEN AVENUE  
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NOT FOR CONSTRUCTION

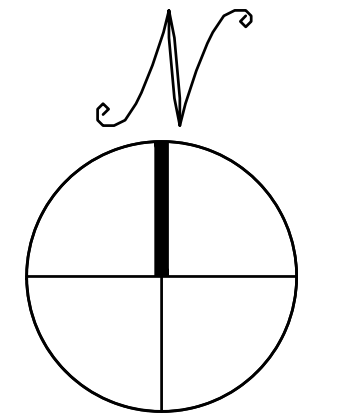
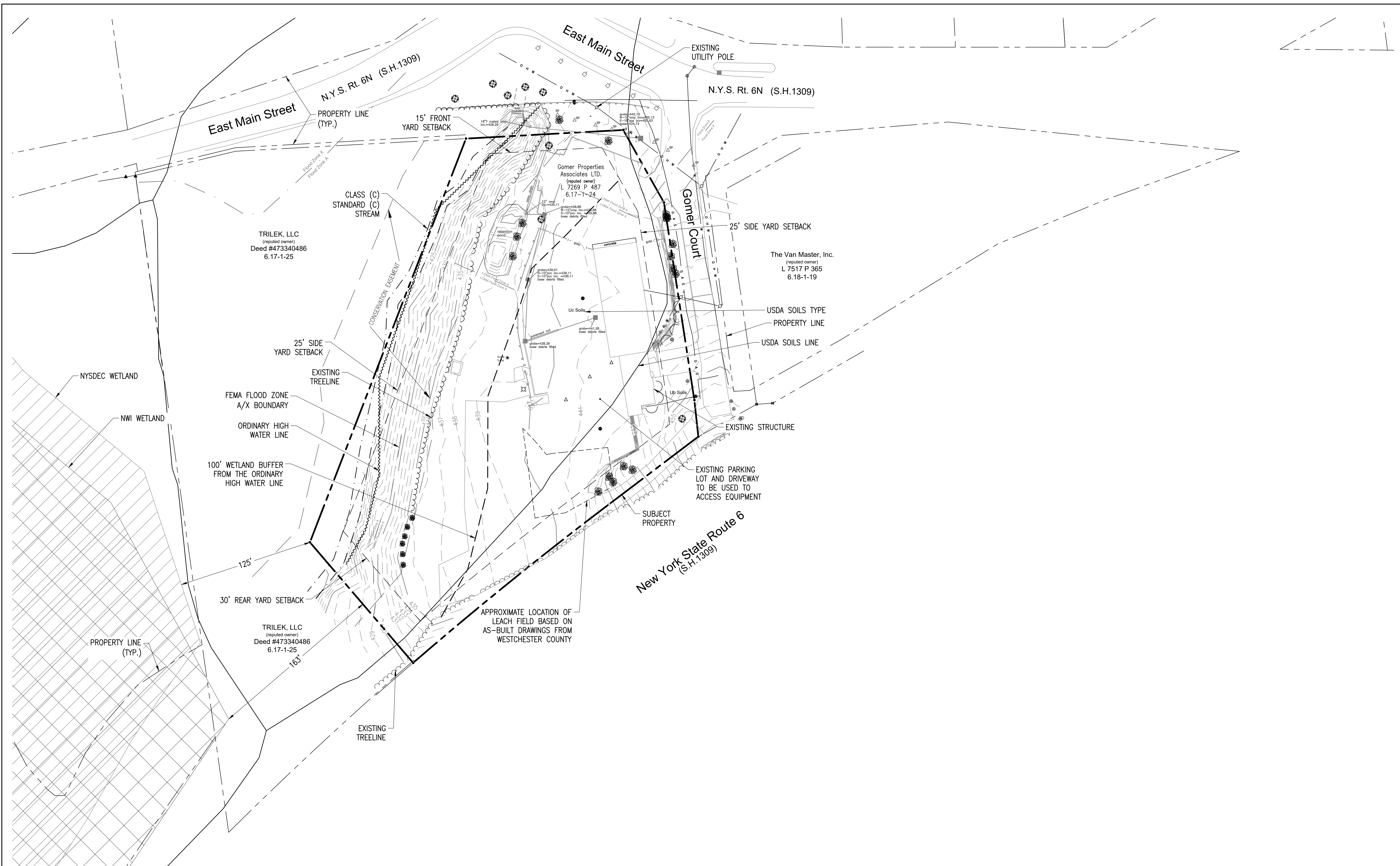
SITE USE PLANS  
 3901 GOMER COURT, YORKTOWN, NY 10598

PROJECT NUMBER:  
 908-1385

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
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	10/13/20	TB	MS	SUP SUBMISSION
	11/12/20	TB	MS	SUP SUBMISSION
	12/07/20	TB	MS	SUP SUBMISSION
	01/21/21	TB	MS	SUP SUBMISSION
	05/12/21	TB	MS	SUP SUBMISSION
	11/09/21	TB	GC	SUP SUBMISSION

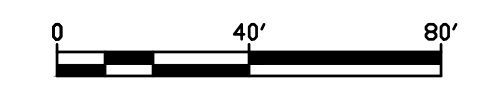
SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

**C-1.0**  
 EXISTING CONDITIONS PLAN



**EXISTING CONDITIONS PLAN**

SCALE: 1" = 40'



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 21 SOUTH EVERGREEN AVENUE  
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 847-798-9200 • 847-798-9537

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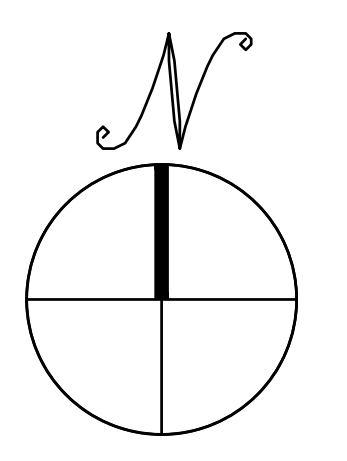
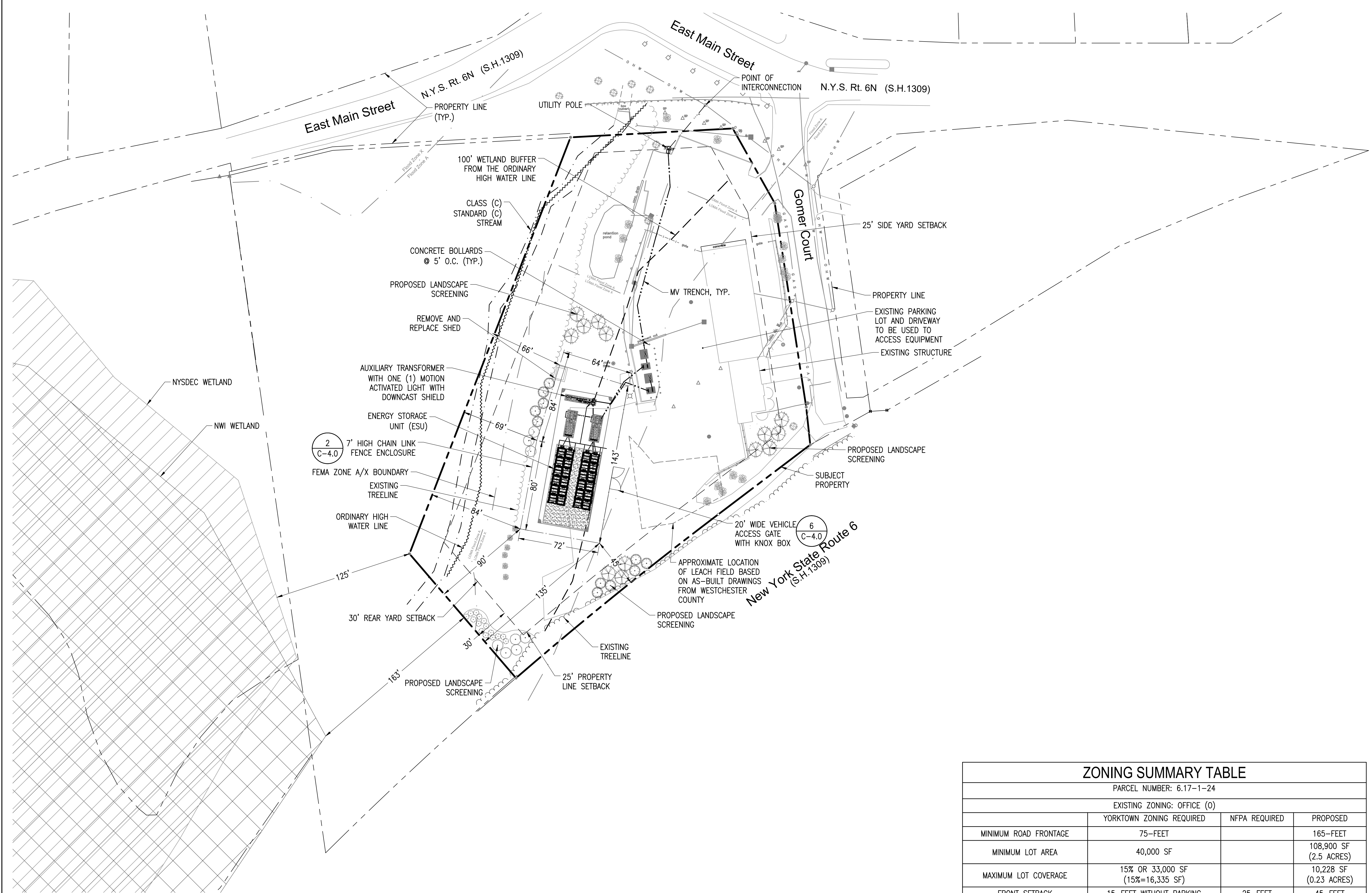
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	05/12/21	TB	MS	SUP SUBMISSION
	11/09/21	TB	GG	SUP SUBMISSION

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**C-2.0**  
 LAYOUT AND MATERIALS PLAN



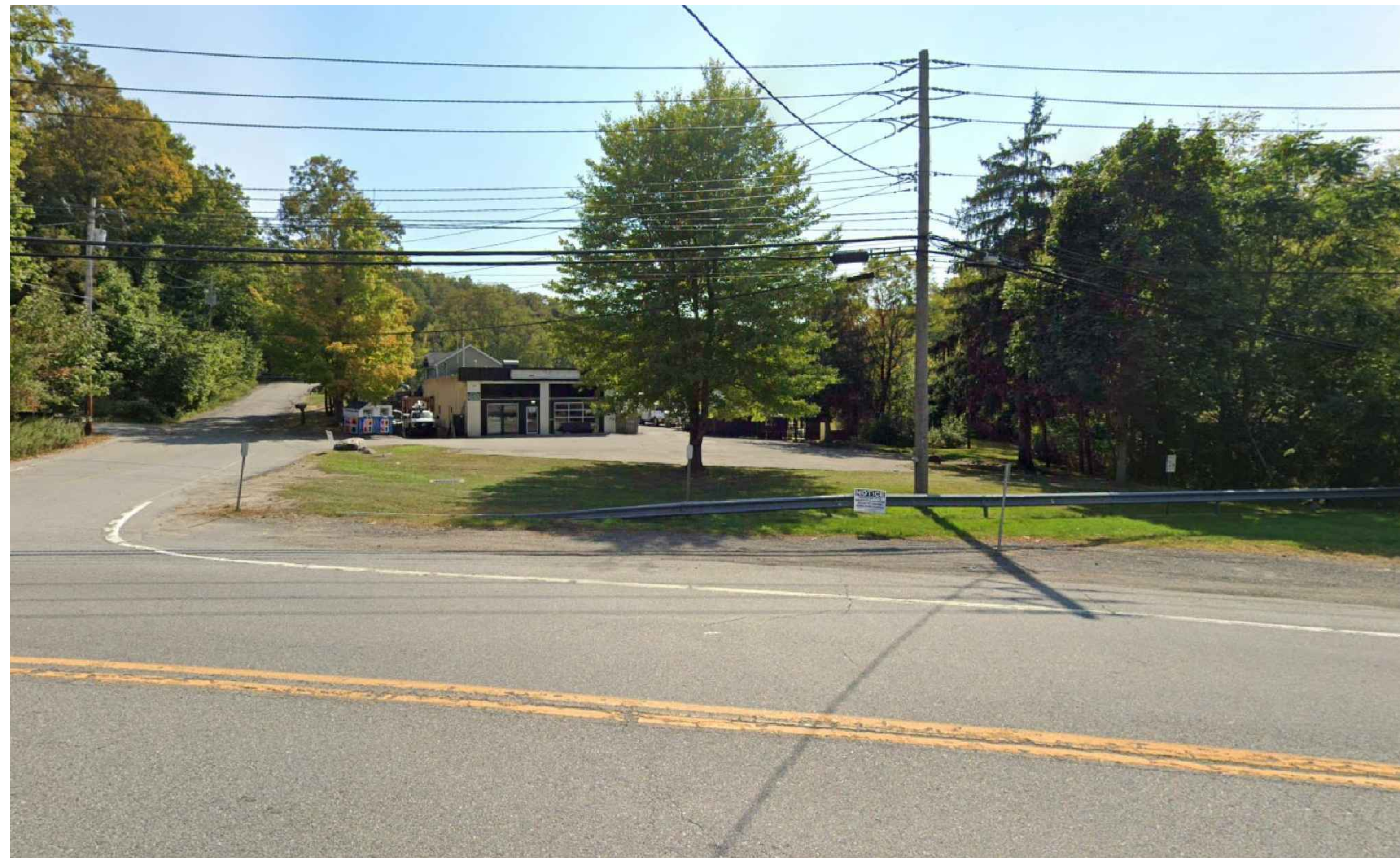
# LAYOUT AND MATERIALS PLAN

SCALE: 1" = 40'

ZONING SUMMARY TABLE			
PARCEL NUMBER: 6.17-1-24			
EXISTING ZONING: OFFICE (O)			
	YORKTOWN ZONING REQUIRED	NFPA REQUIRED	PROPOSED
MINIMUM ROAD FRONTAGE	75- FEET		165- FEET
MINIMUM LOT AREA	40,000 SF		108,900 SF (2.5 ACRES)
MAXIMUM LOT COVERAGE	15% OR 33,000 SF (15%=16,335 SF)		10,228 SF (0.23 ACRES)
FRONT SETBACK	15- FEET WITHOUT PARKING	25- FEET	45- FEET
SIDE SETBACK	NONE UNLESS USED AS ONE- WAY VEHICULAR ACCESS IT SHALL BE 17'	25- FEET	66- FEET
REAR SETBACK	30- FEET	25- FEET	90- FEET
SETBACK TO PERIMETER FENCING	NONE		45- FEET
MAXIMUM BUILDING HEIGHT	15- FEET		9.5- FEET
FENCE HEIGHT	7- FEET		7- FEET



VIEW 1 PHOTO



VIEW 2 PHOTO

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TEL: 847-798-9200, IL 847-798-9537

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SITE USE PLANS  
3901 GOMER COURT, YORKTOWN, NY 10588

PROJECT NUMBER:  
908-1385

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	11/12/20	TB	MS	SUP SUBMISSION
	12/07/20	TB	MS	SUP SUBMISSION
	01/21/21	TB	MS	SUP SUBMISSION
	05/12/21	TB	MS	SUP SUBMISSION
	11/09/21	TB	GC	SUP SUBMISSION

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ARCH D 24" X 36"

**C-2.2**

VISUAL ANALYSIS SITE  
PHOTOS

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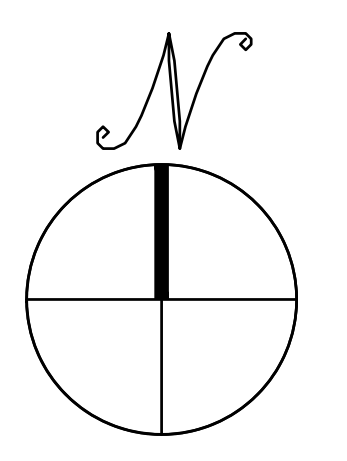
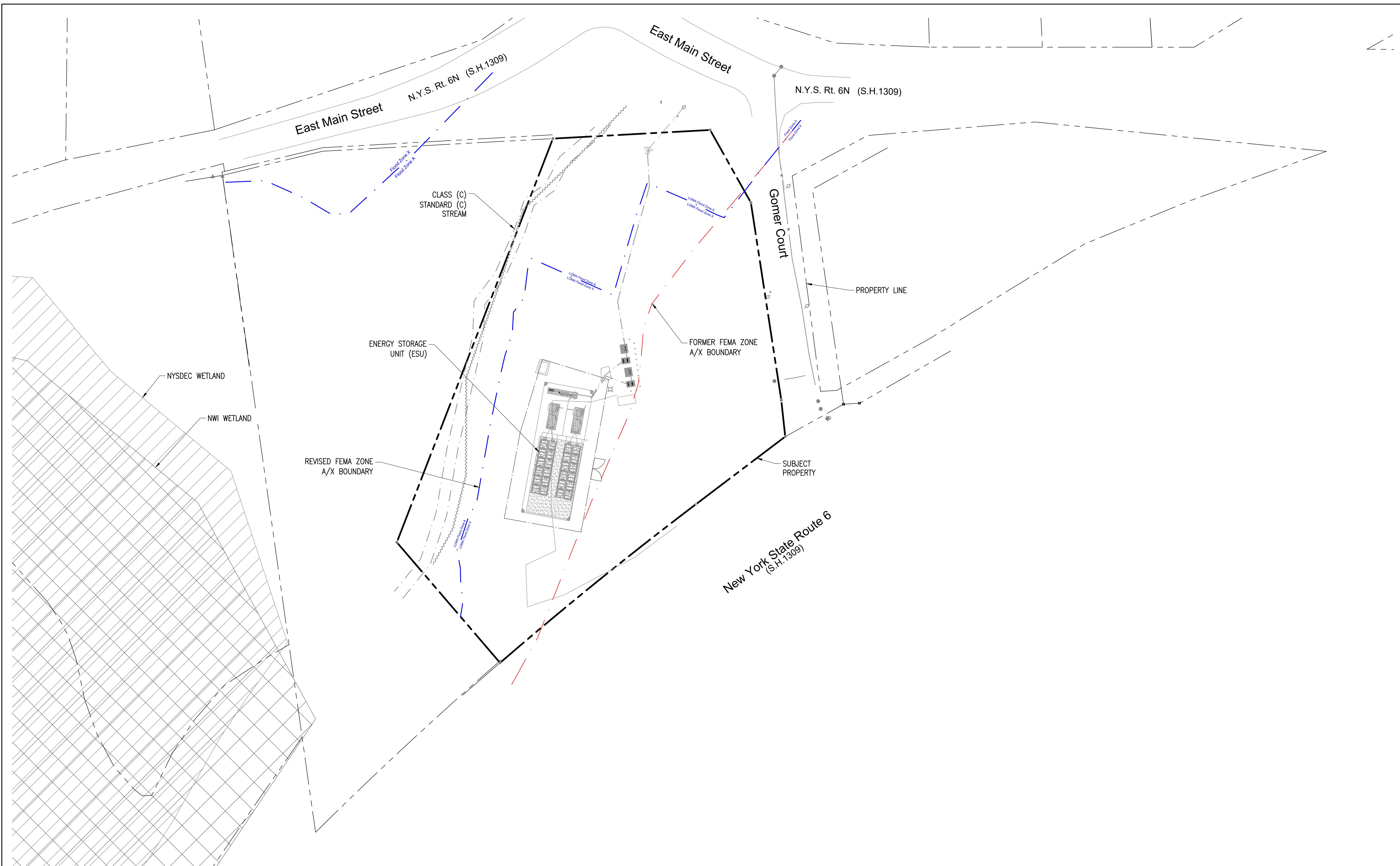
SITE USE PLANS  
 3901 GOMER COURT, YORKTOWN, NY 10598

PROJECT NUMBER:  
 908-1385

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	12/07/20	TB	MS	SUP SUBMISSION
	01/21/21	TB	MS	SUP SUBMISSION
	05/12/21	TB	MS	SUP SUBMISSION
	11/09/21	TB	GC	SUP SUBMISSION

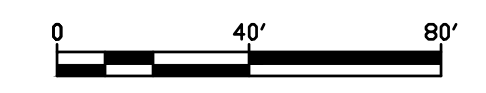
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**C-2.3**  
 FEMA FLOODZONE COMPARISON



# FEMA FLOODZONE COMPARISON

SCALE: 1" = 40'



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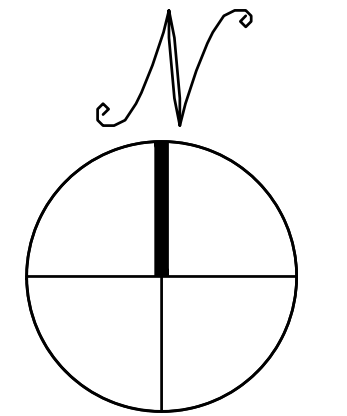
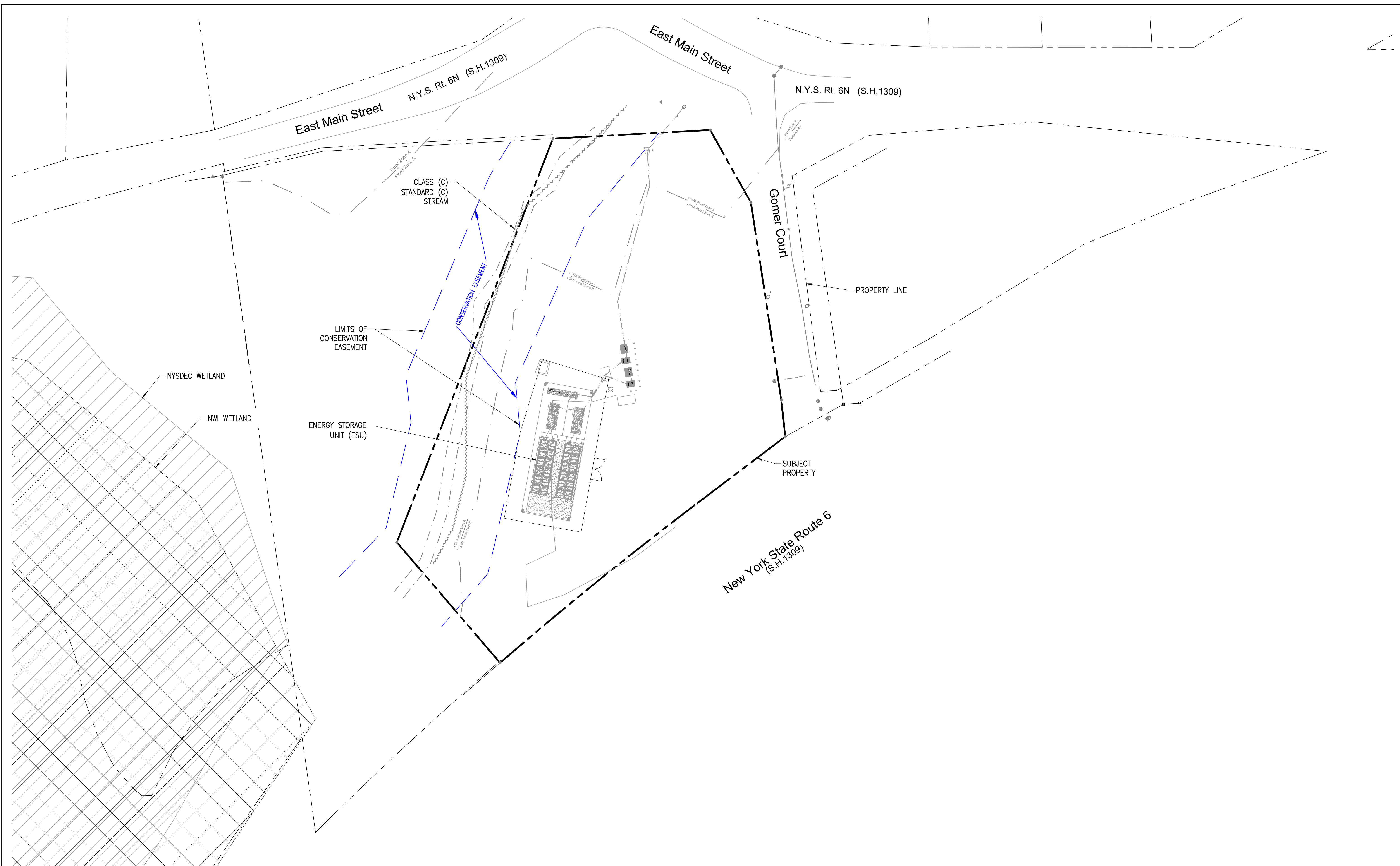
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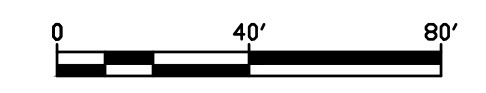
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**C-2.4**  
 CONSERVATION EASEMENT



# CONSERVATION EASEMENT

SCALE: 1" = 40'





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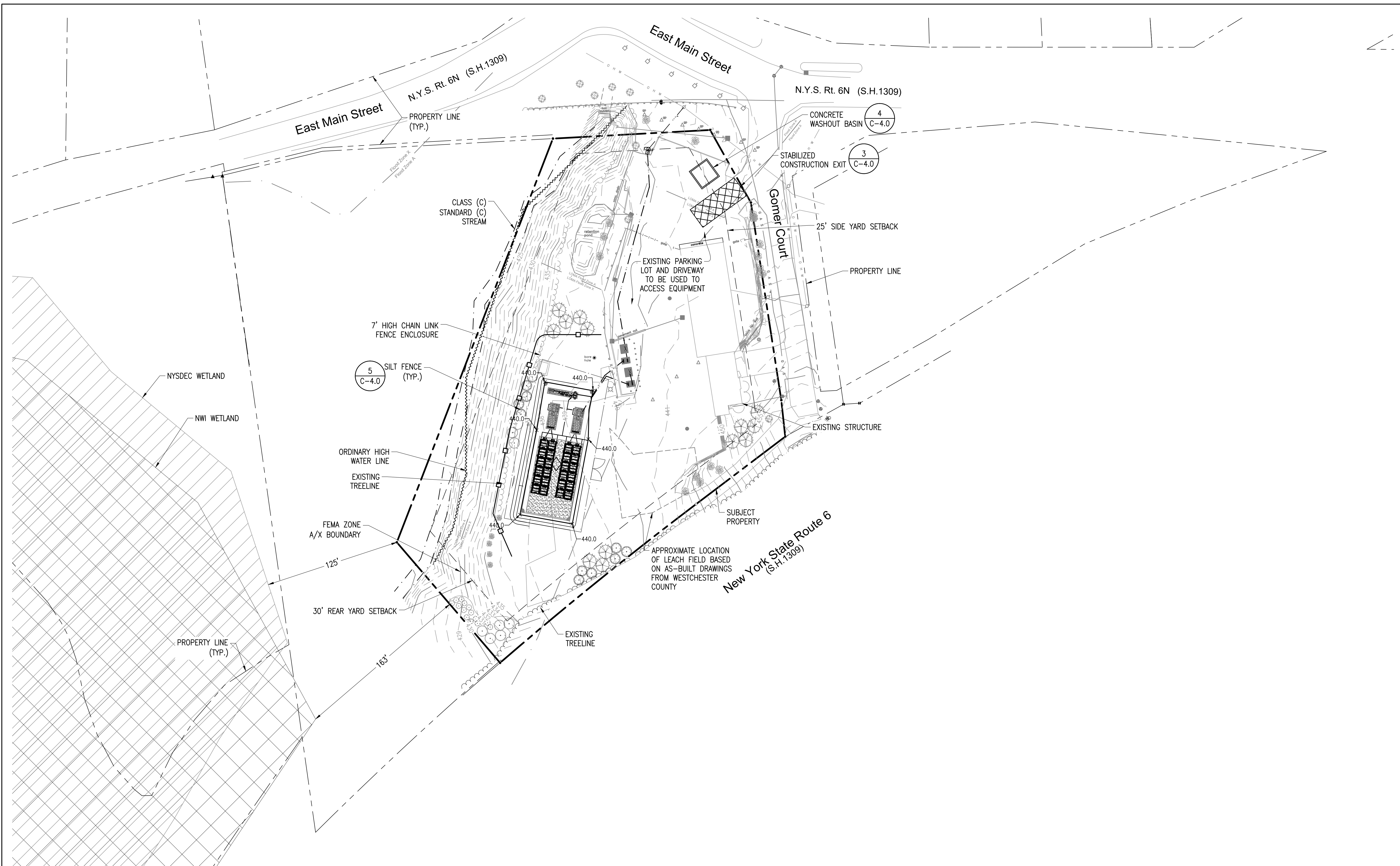
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	11/09/21	TB	GC	SUP SUBMISSION

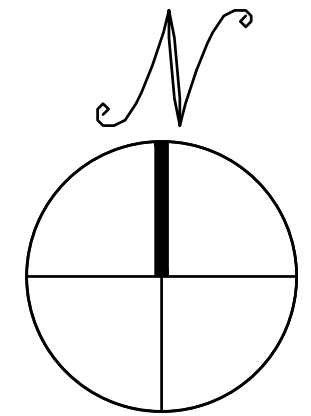
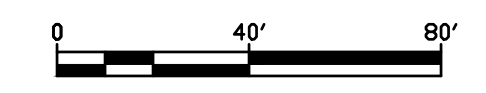
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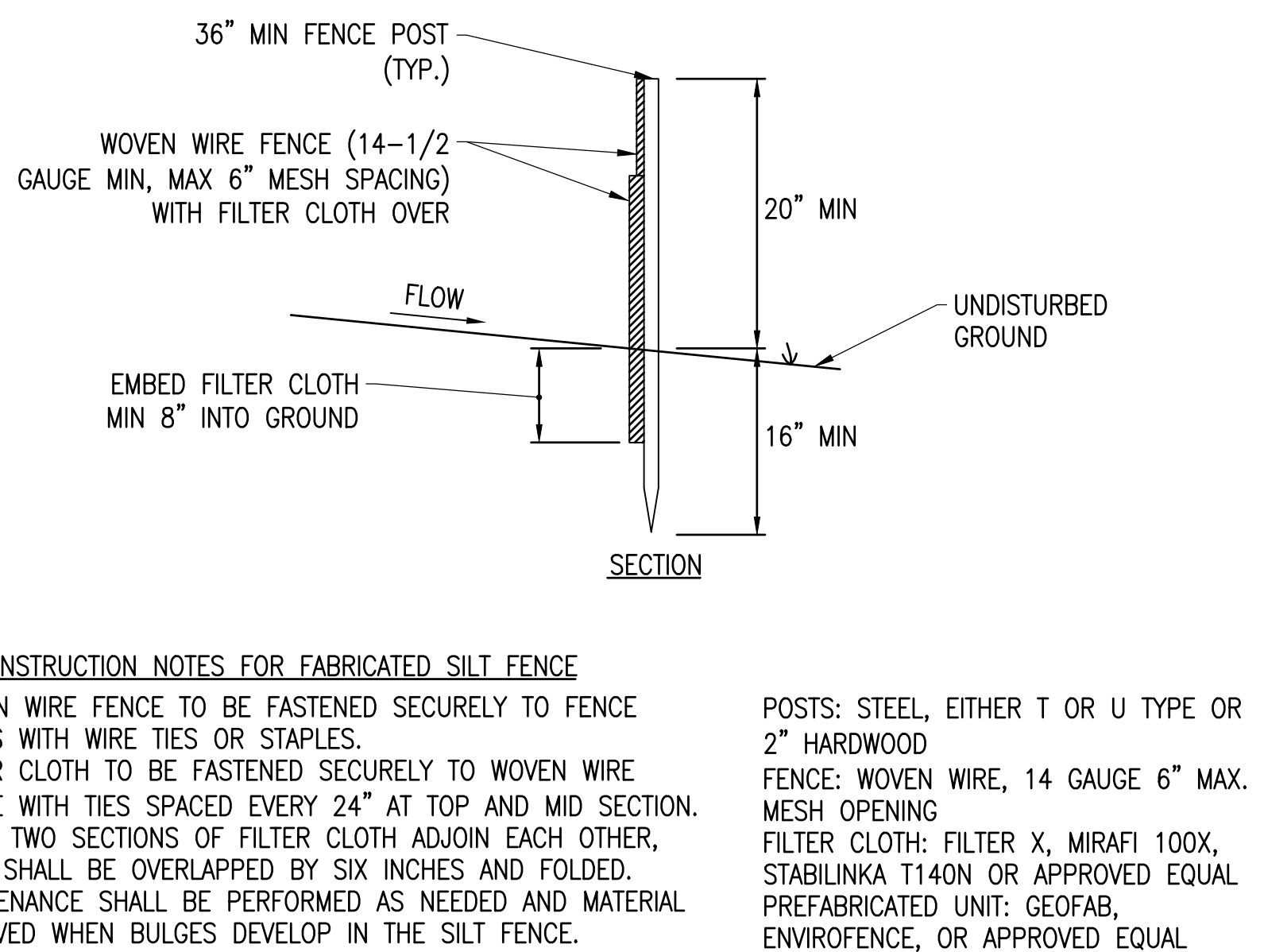
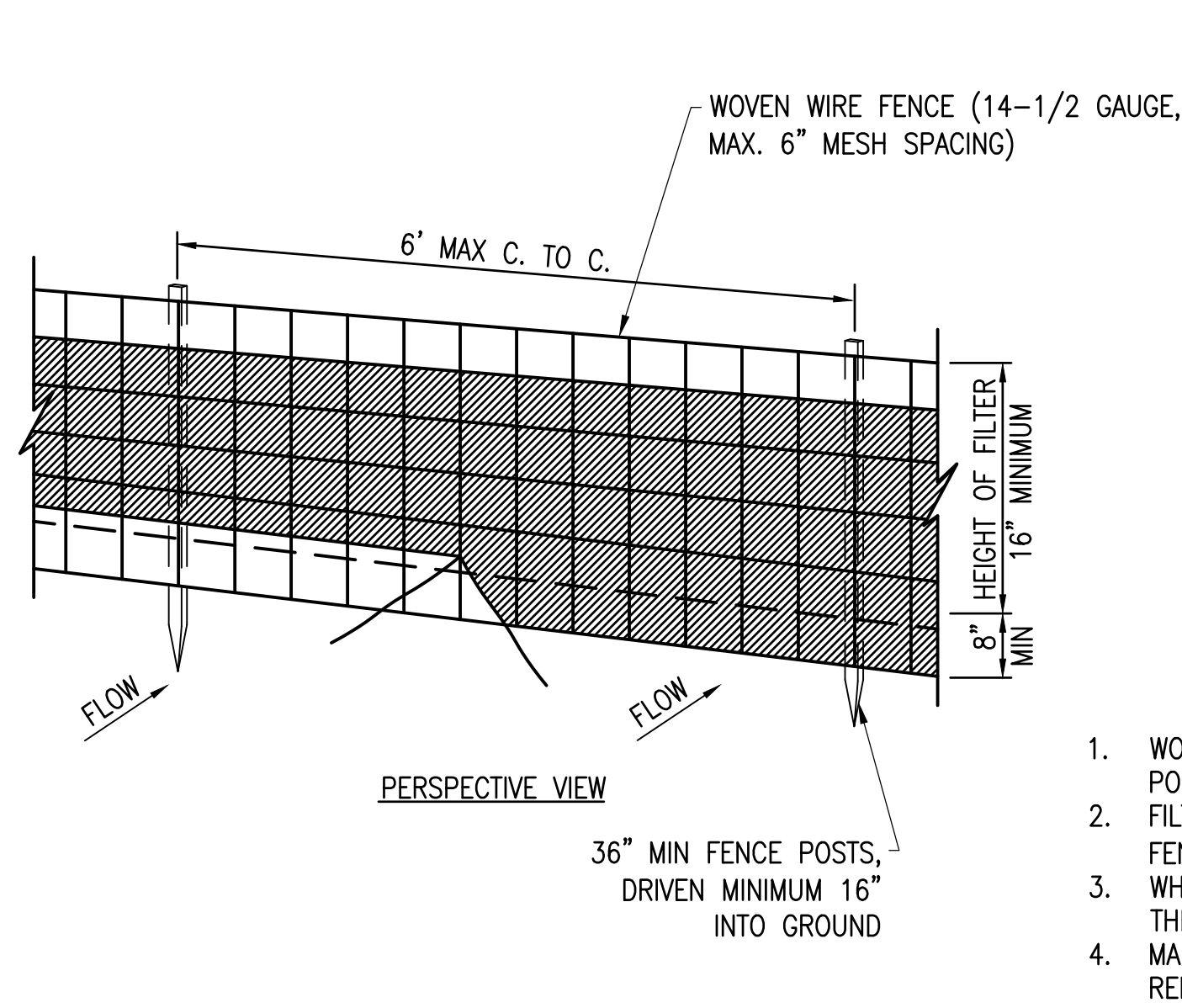
**C-3.0**  
 GRADING AND EROSION CONTROL PLAN



# GRADING AND EROSION CONTROL PLAN

SCALE: 1" = 40'

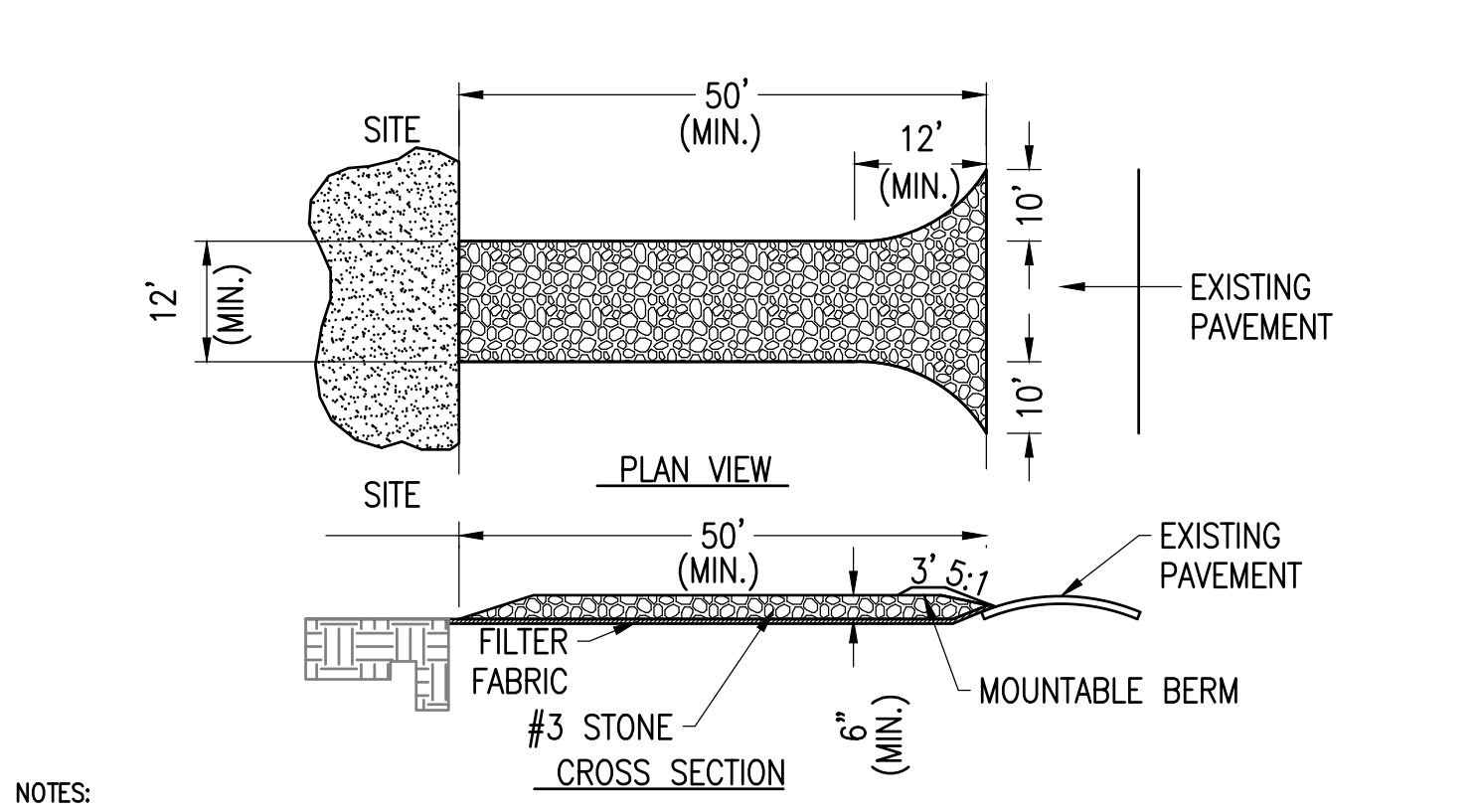




**CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**

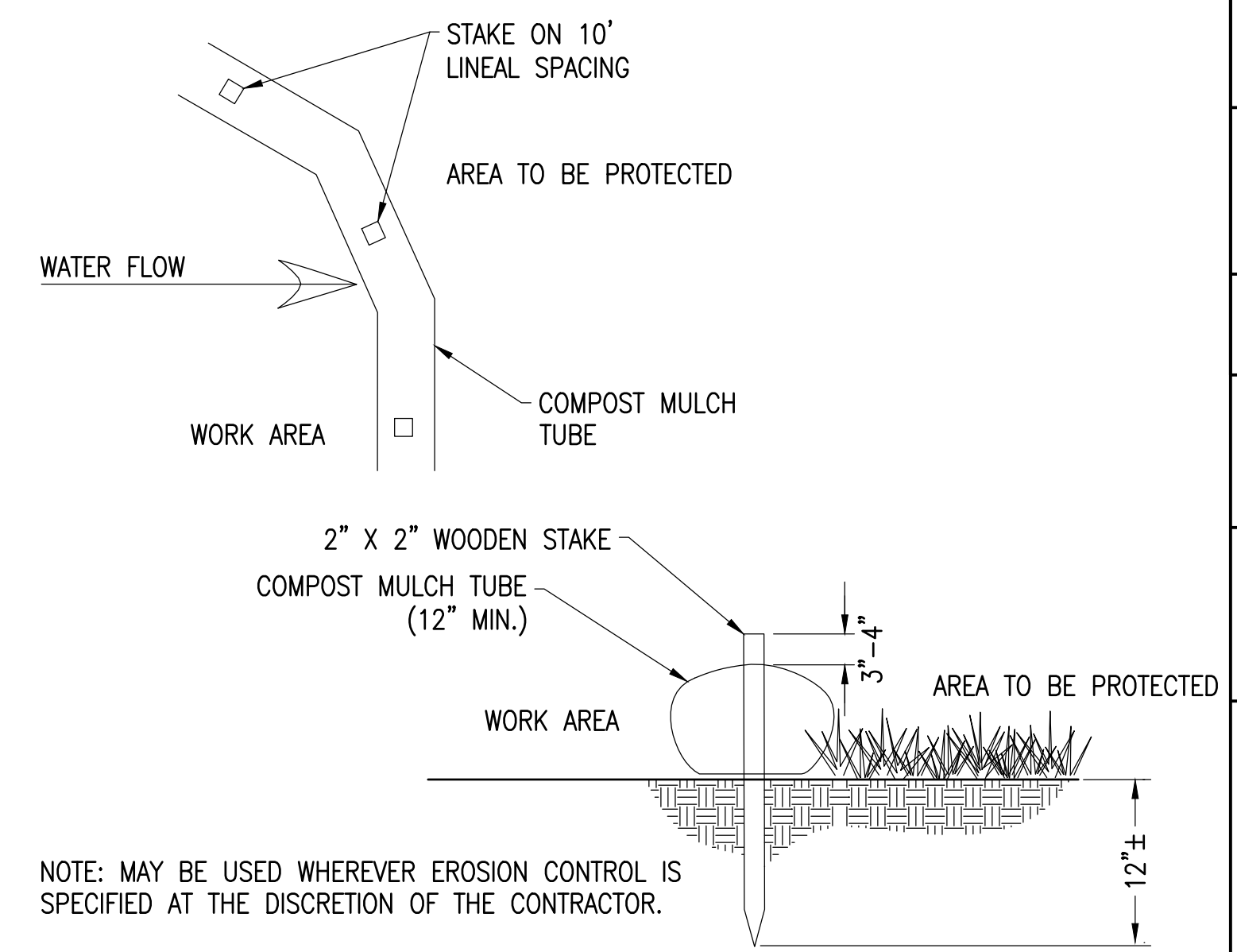
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.

POSTS: STEEL, EITHER T OR U TYPE OR 2" HARDWOOD FENCE: WOVEN WIRE, 14 GAUGE 6" MAX. MESH OPENING  
 FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL  
 PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL



**NOTES:**

- STONE SIZE - USE NYSDOT 703-0201 SIZE DESIGNATION #3 STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET.
- THICKNESS - NOT LESS THAN 6 INCHES.
- WIDTH - NOT LESS THAN 12 FEET WHERE MORE THAN ONE (1) ACCESS POINT TO THE SITE. WHERE ONE (1) ACCESS POINT A MINIMUM OF 24 FEET IS REQUIRED.
- GEOTEXTILE - SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
- WHEN WHEEL WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



**NOTE:** MAY BE USED WHEREVER EROSION CONTROL IS SPECIFIED AT THE DISCRETION OF THE CONTRACTOR.

5 SILT FENCE DETAIL

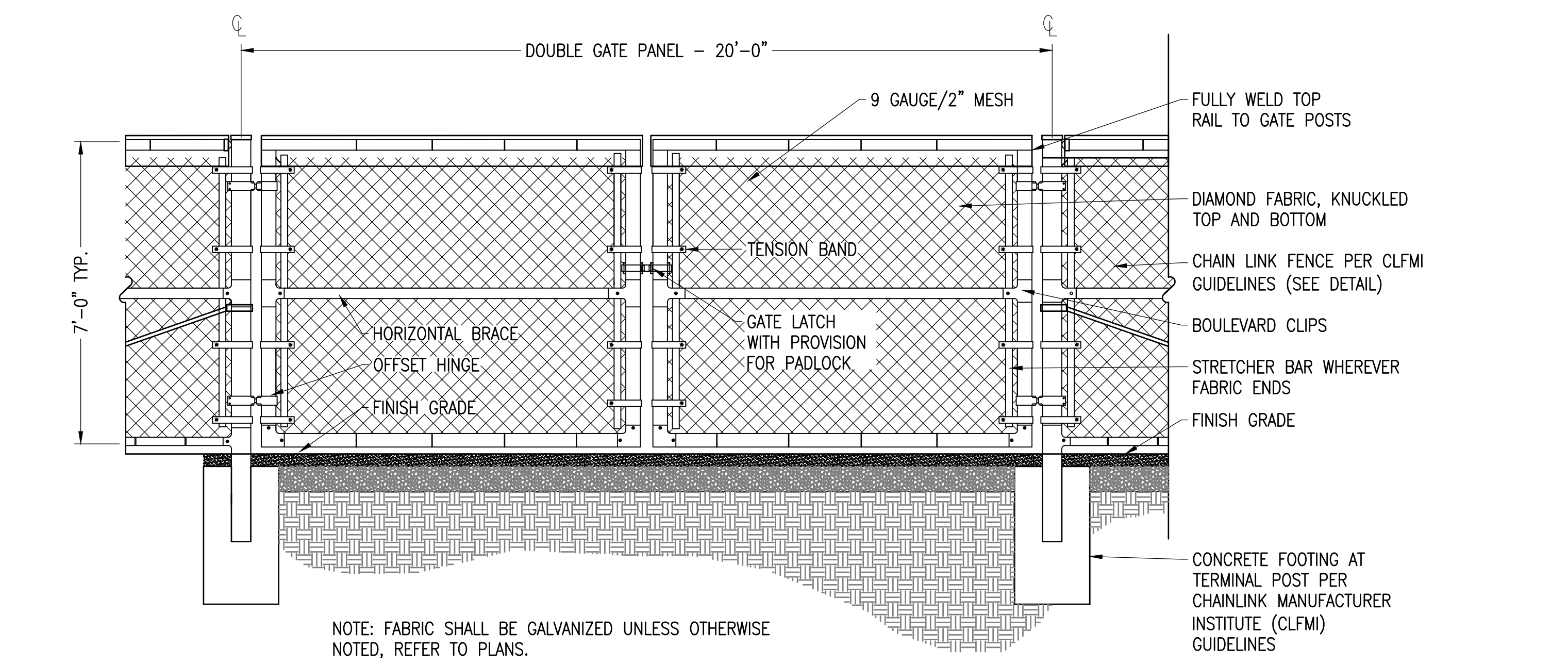
3 STABILIZED CONSTRUCTION EXIT

1 MULCH TUBE

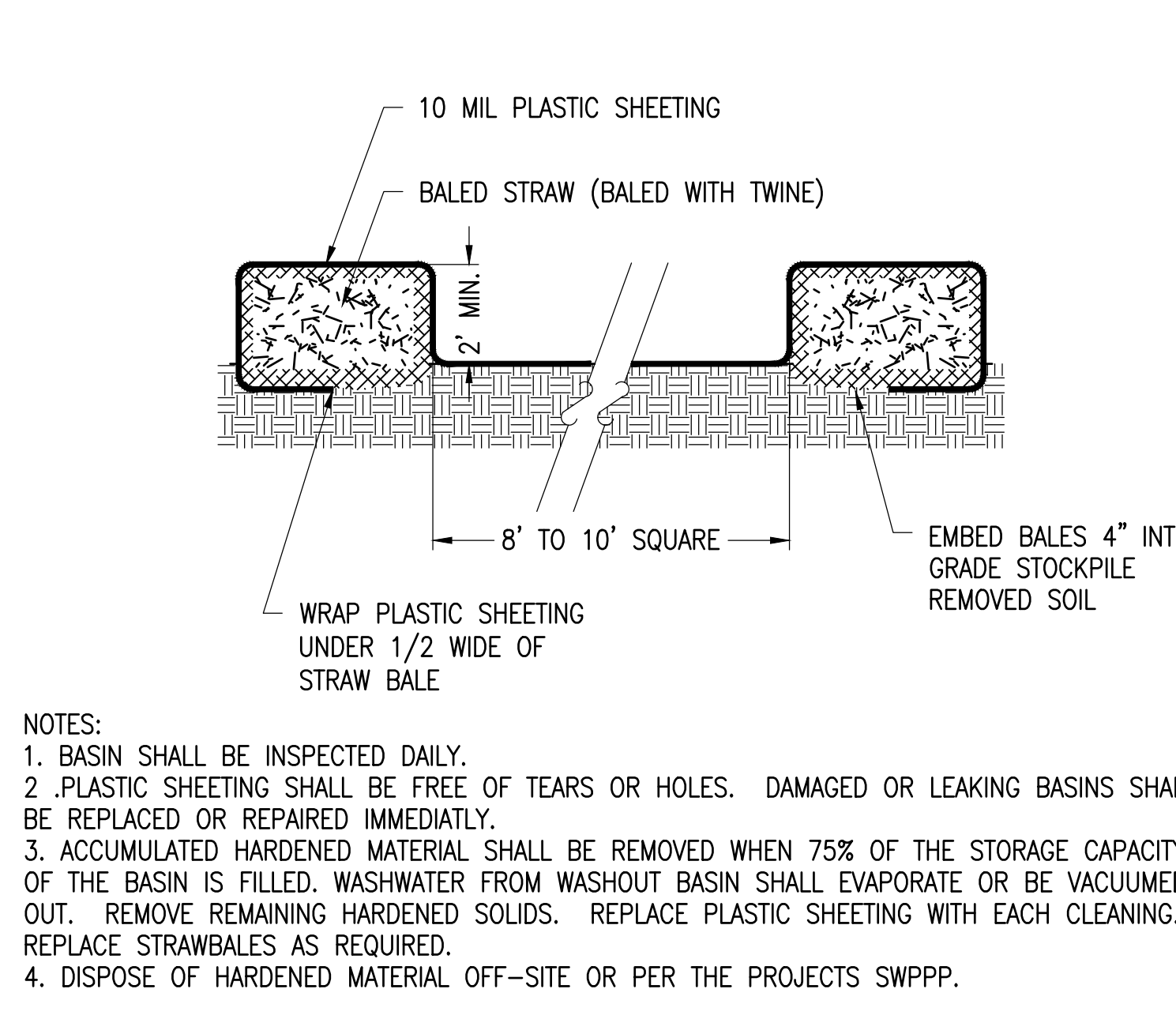
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 XD\_CIVIL\_SILT-FENCE-DETAIL 03-07-2016

SCALE: N.T.S.  
 XD\_CIVIL\_TEMPORARY\_CONSTRUCTION\_STABILIZED\_CONSTRUCTION\_EXIT\_NY 2019-04-02

SCALE: N.T.S.  
 XD\_CIVIL\_FILTERBOX\_FILTER\_BOX 03-29-2016

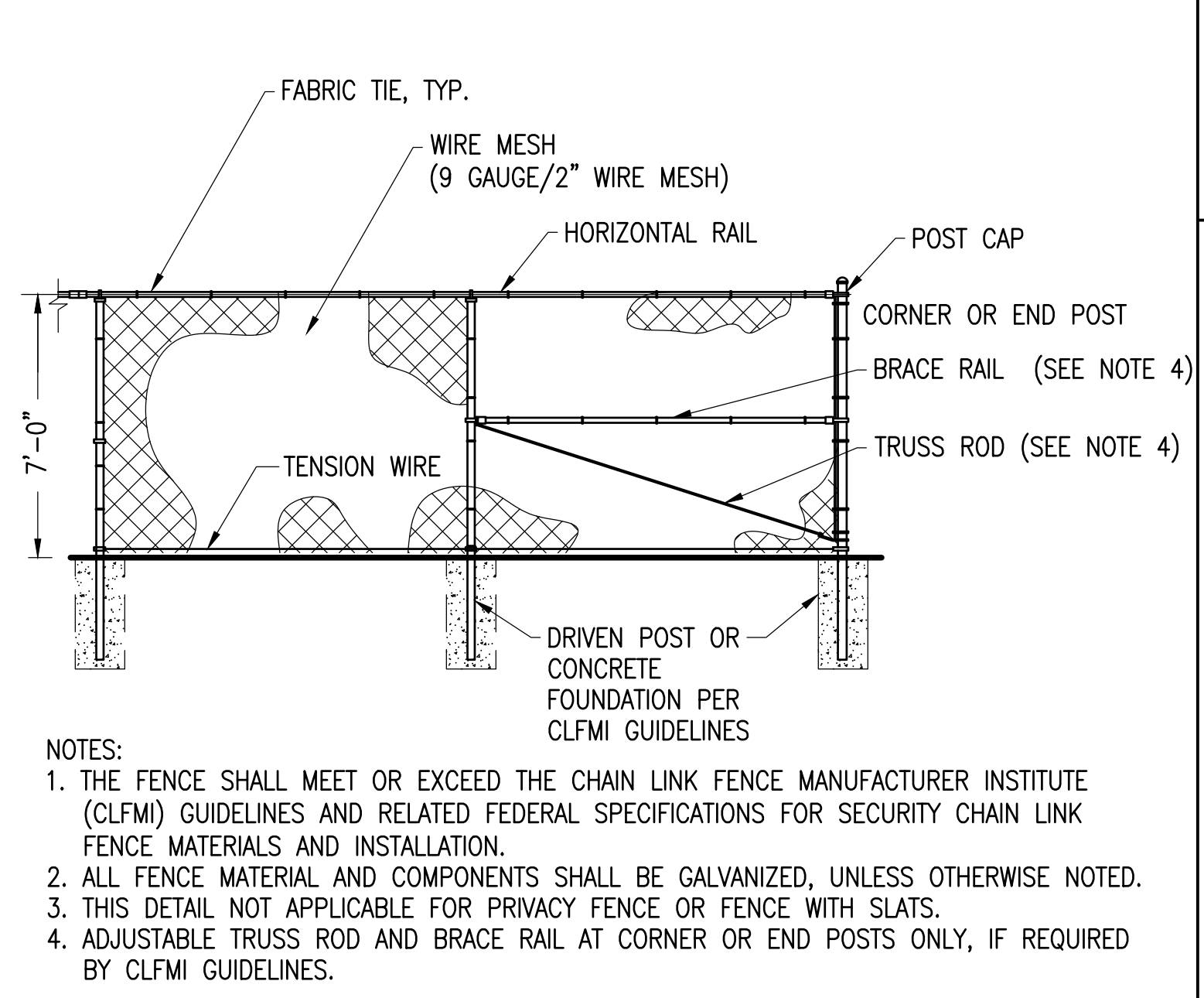


**NOTE:** FABRIC SHALL BE GALVANIZED UNLESS OTHERWISE NOTED, REFER TO PLANS.



**NOTES:**

- BASIN SHALL BE INSPECTED DAILY.
- PLASTIC SHEETING SHALL BE FREE OF TEARS OR HOLES. DAMAGED OR LEAKING BASINS SHALL BE REPLACED OR REPAIRED IMMEDIATELY.
- ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY OF THE BASIN IS FILLED. WASH-WATER FROM WASHOUT BASIN SHALL EVAPORATE OR BE VACUUMED OUT. REMOVE REMAINING HARDENED SOLIDS. REPLACE PLASTIC SHEETING WITH EACH CLEANING. REPLACE STRAWBALES AS REQUIRED.
- DISPOSE OF HARDENED MATERIAL OFF-SITE OR PER THE PROJECTS SWPPP.



**NOTES:**

- THE FENCE SHALL MEET OR EXCEED THE CHAIN LINK FENCE MANUFACTURER INSTITUTE (CLFMI) GUIDELINES AND RELATED FEDERAL SPECIFICATIONS FOR SECURITY CHAIN LINK FENCE MATERIALS AND INSTALLATION.
- ALL FENCE MATERIAL AND COMPONENTS SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
- THIS DETAIL NOT APPLICABLE FOR PRIVACY FENCE OR FENCE WITH SLATS.
- ADJUSTABLE TRUSS ROD AND BRACE RAIL AT CORNER OR END POSTS ONLY, IF REQUIRED BY CLFMI GUIDELINES.

6 VEHICLE GATE

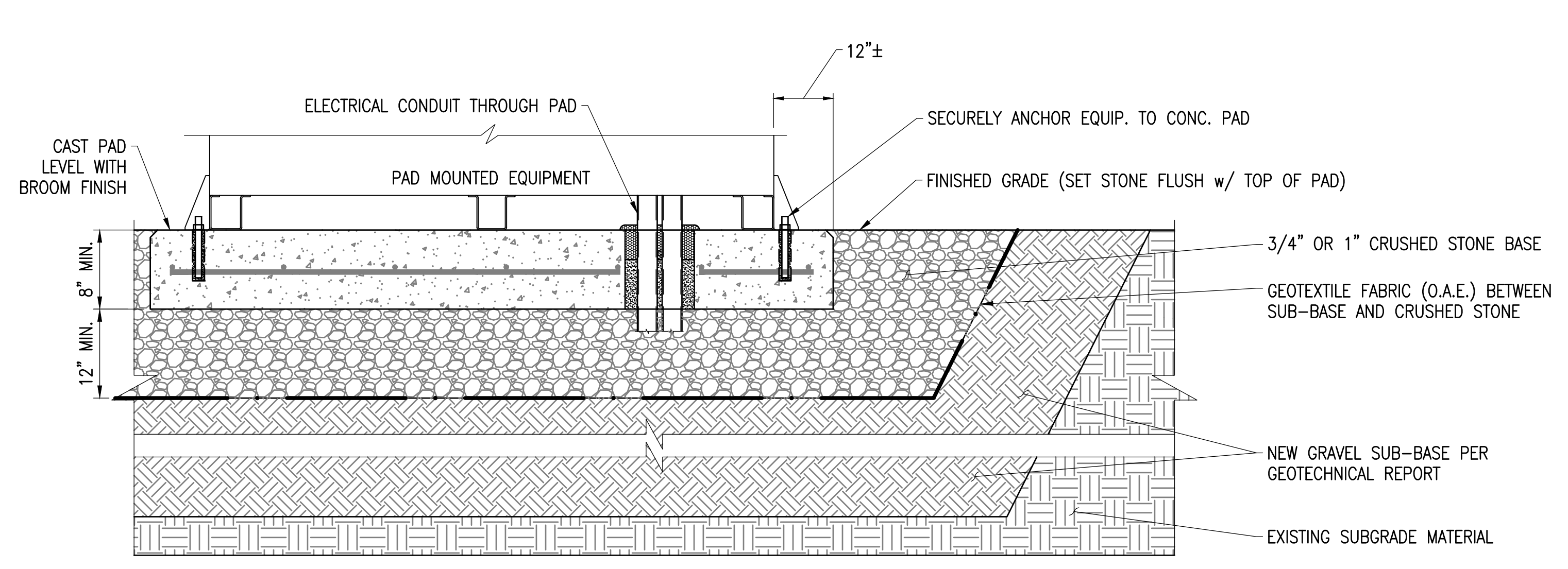
4 CONCRETE WASHOUT BASINS

2 CHAIN LINK FENCE

SCALE: N.T.S.  
 XD\_CIVIL\_FENCE\_VEHICLE\_GATE\_7' OR 8' 03-25-2017

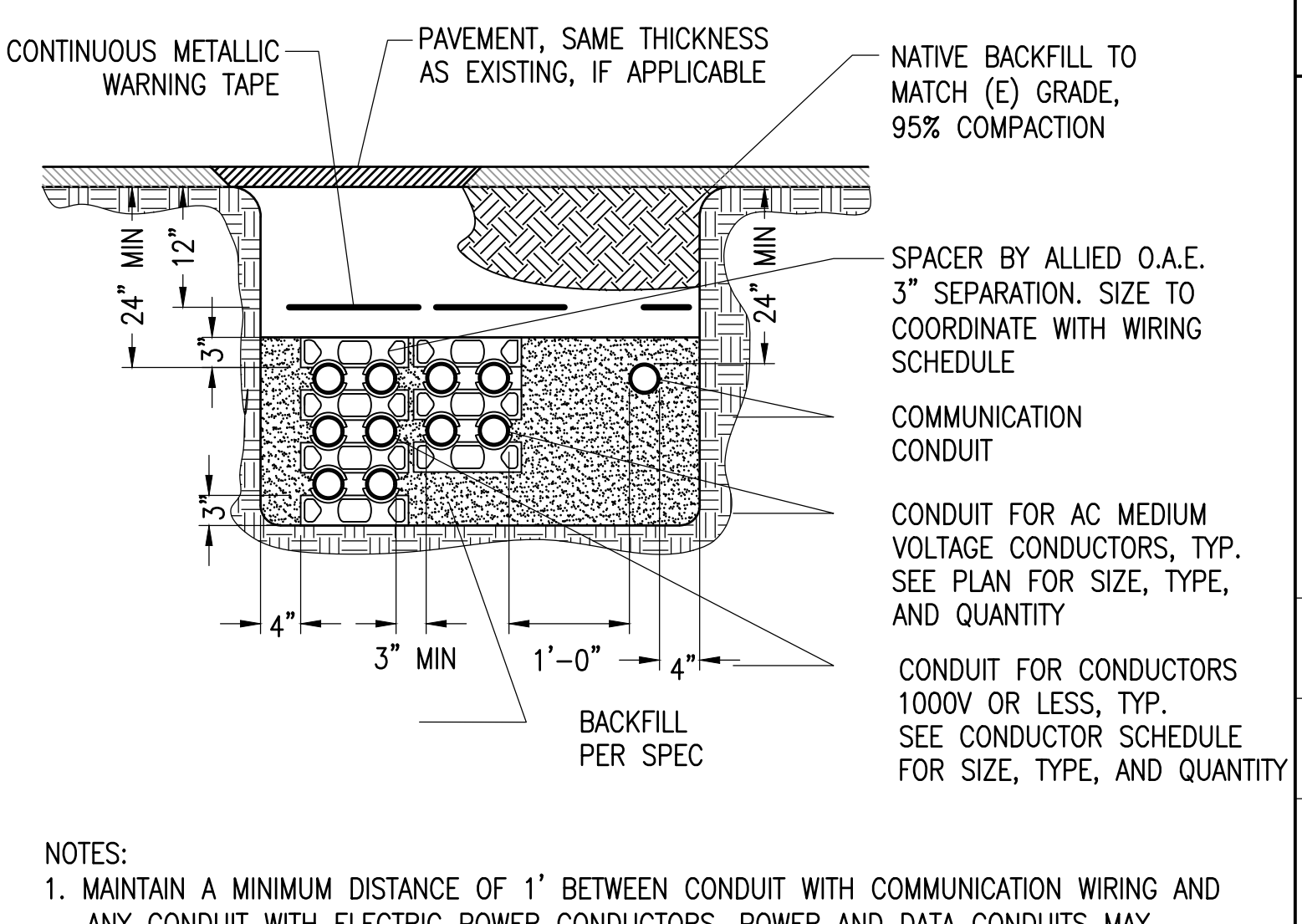
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 XD\_CIVIL\_CONCRETE\_WASHOUT\_BASINS 07-26-2017

SCALE: N.T.S.  
 XD\_CIVIL\_FENCE\_7\_CHAIN\_LINK 06-10-2016



**NOTE:**  
 1. CONTRACTOR SHALL REFER TO SHEET C-0.0 AS WELL AS GEOTECH REPORT PREPARED BY GZA ON APRIL 5TH, 2021 FOR ADDITIONAL FOUNDATION REQUIREMENTS

8 CONCRETE EQUIPMENT PAD - SECTION



**NOTES:**

- MAINTAIN A MINIMUM DISTANCE OF 1' BETWEEN CONDUIT WITH COMMUNICATION WIRING AND ANY CONDUIT WITH ELECTRIC POWER CONDUCTORS. POWER AND DATA CONDUITS MAY CROSS AND THE 1' MIN. MAY BE REDUCED FOR TRENCH SECTIONS LESS THAN 10' OR NEAR EQUIPMENT STUB-UPS.
- BACKFILL IN ACCORDANCE WITH ELECTRICAL SPECIFICATION SECTION 312000.

7 TYPICAL TRENCH

SCALE: N.T.S.  
 XD\_CIVIL\_EQUIPMENT\_PAD 2018-08-06

SCALE: N.T.S.  
 XD\_ELEC\_TYPICAL\_TRENCH 2018-10-17

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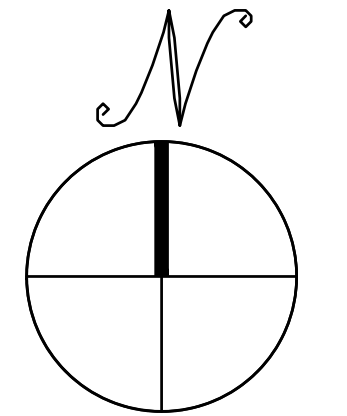
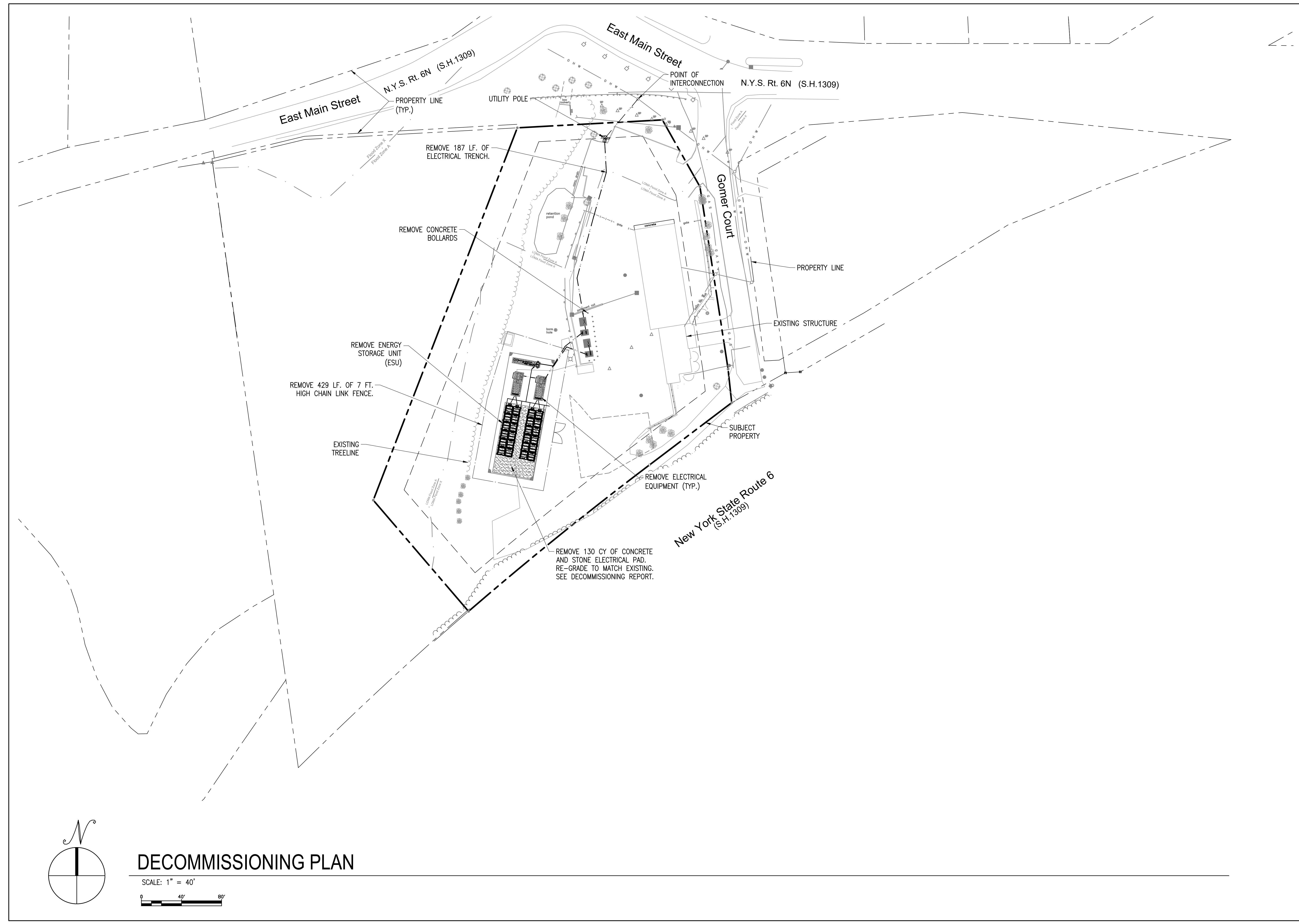
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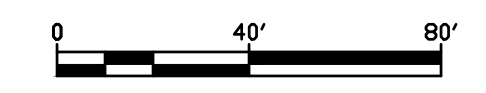
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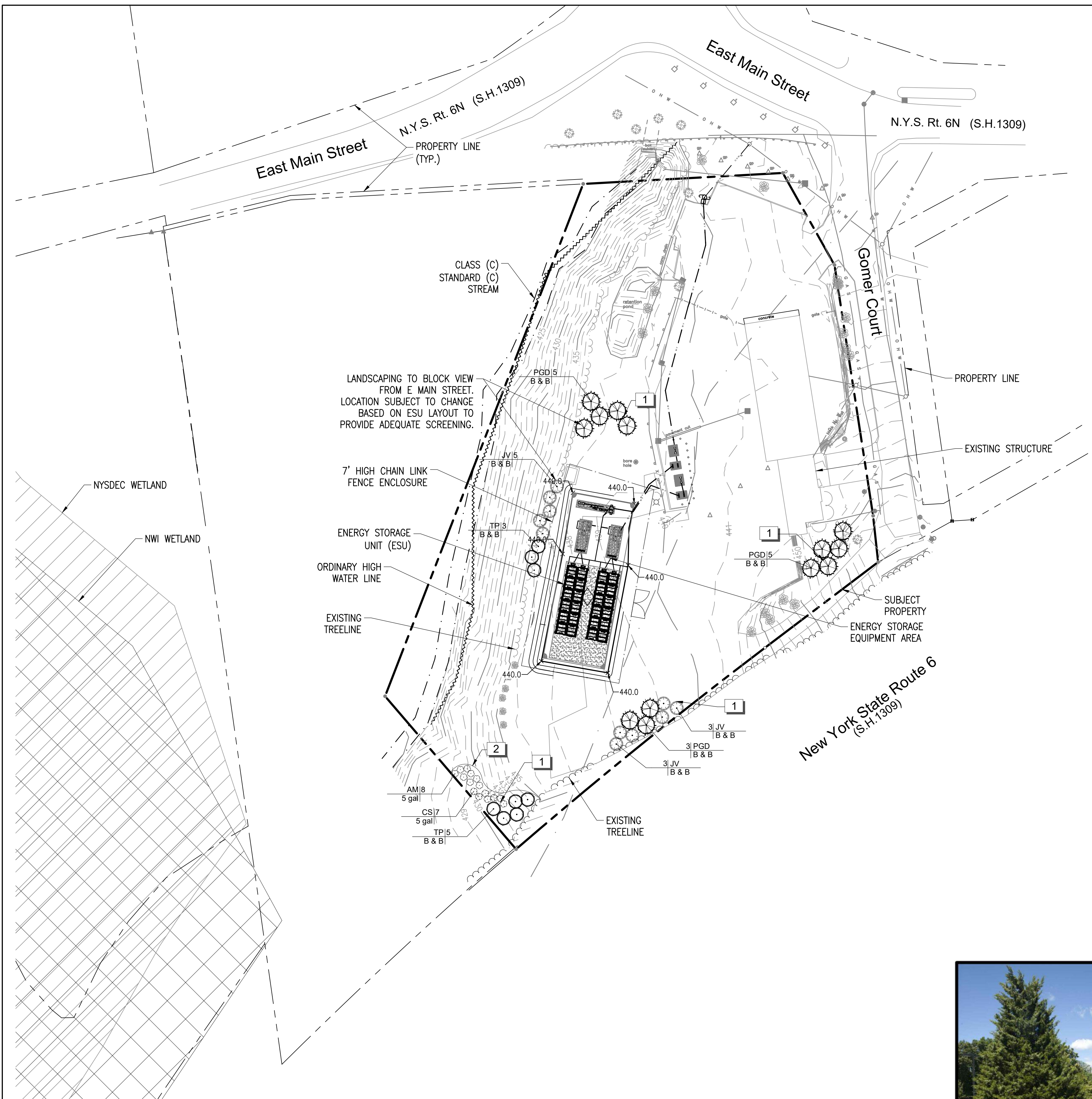
**C-5.0**  
 DECOMMISSIONING PLAN



# DECOMMISSIONING PLAN

SCALE: 1" = 40'





**PLANT SCHEDULE**

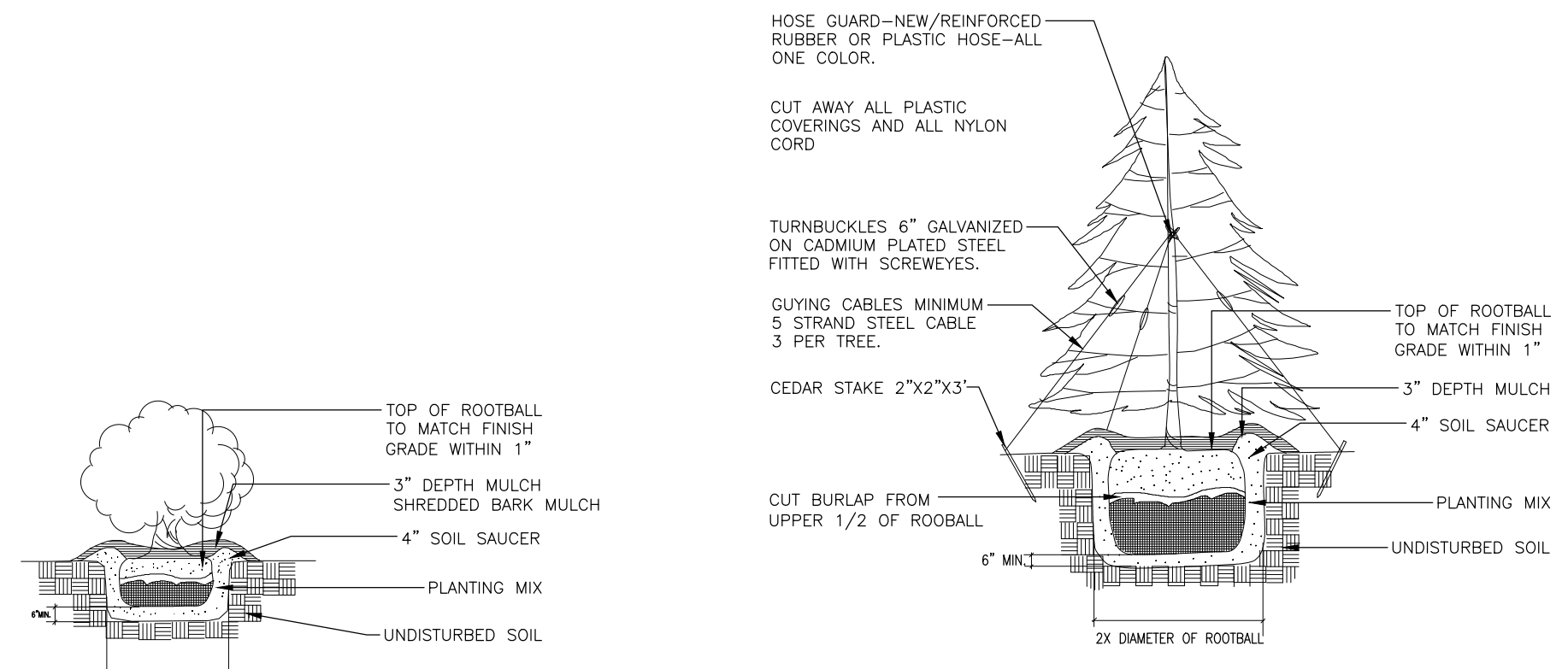
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
	JV	11	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	B & B	8' HT. MIN.
	PGD	13	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	B & B	8' HT. MIN.
	TP	8	THUJA PLICATA	WESTERN RED CEDAR	B & B	8' HT. MIN.

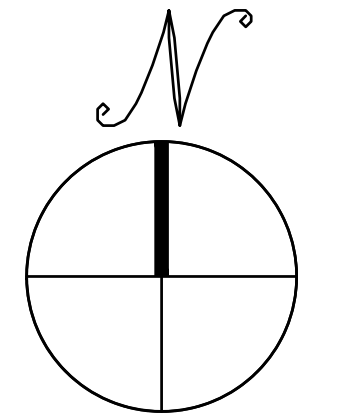
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING
	AM	8	ARONIA MELANOCARPA ELATA	GLOSSY BLACK CHOKEBERRY	5 GAL		60" o.c.
	CS	7	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL		60" o.c.

**REFERENCE NOTES SCHEDULE**

SYMBOL	DESCRIPTION	QTY	DETAIL
1	CONTRACTOR TO INSTALL SHREDDED BARK MULCH BENEATH PLANTINGS TO A DEPTH OF 3"		
2	4" DEPTH SPADE CUT BEDLINE		



1 SHRUB PLANTING DETAIL NOT TO SCALE 329343.16-01  
 2 EVERGREEN TREE PLANTING DETAIL 1" = 1" 329343.46-01



**LANDSCAPE PLAN**

SCALE: 1" = 40'  
 0 40' 80'

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**BORREGO SOLAR**  
 55 TECHNOLOGY DRIVE, SUITE 102  
 LOWELL, MA 01851  
 PHONE: (978) 808-4273  
 FAX: (978) 843-6778  
 WWW.BORREGOSOLAR.COM

**GreenbergFarrow**  
 21 SOUTH EVERGREEN AVENUE  
 SUITE 200  
 ARLINGTON HEIGHTS, IL 60005  
 (847) 798-9200 • (847) 798-9537

NOT FOR CONSTRUCTION

SITE USE PLANS  
 3901 GOMER COURT, YORKTOWN, NY 10588

PROJECT NUMBER:  
 908-1385

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	09/18/20	TB	MS	SUP SUBMISSION
	10/13/20	TB	MS	SUP SUBMISSION
	11/12/20	TB	MS	SUP SUBMISSION
	12/07/20	TB	MS	SUP SUBMISSION
	01/21/21	TB	MS	SUP SUBMISSION
	05/12/21	TB	MS	SUP SUBMISSION
	11/09/21	TB	GC	SUP SUBMISSION

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

**C-6.0**  
 LANDSCAPE PLAN

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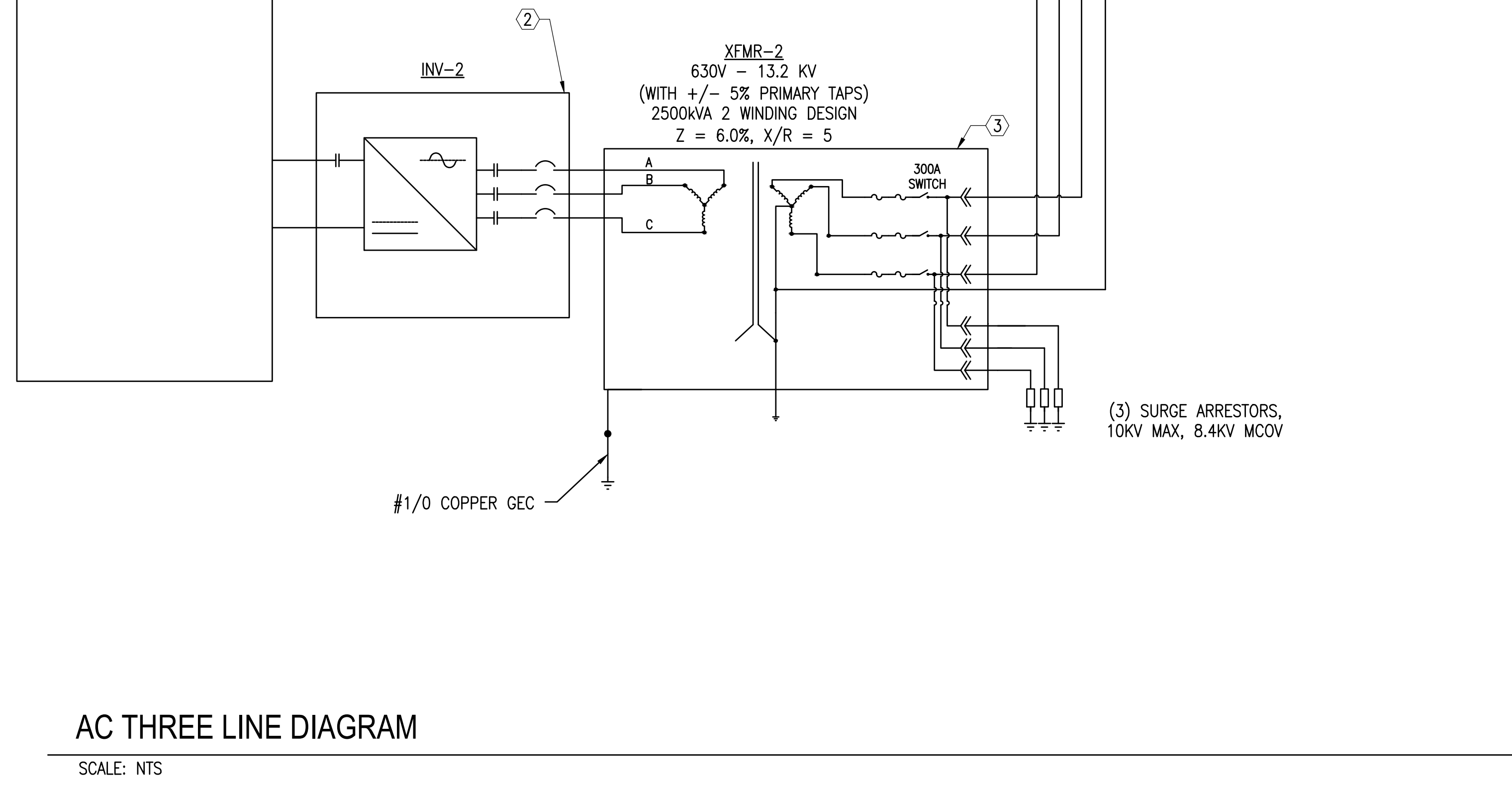
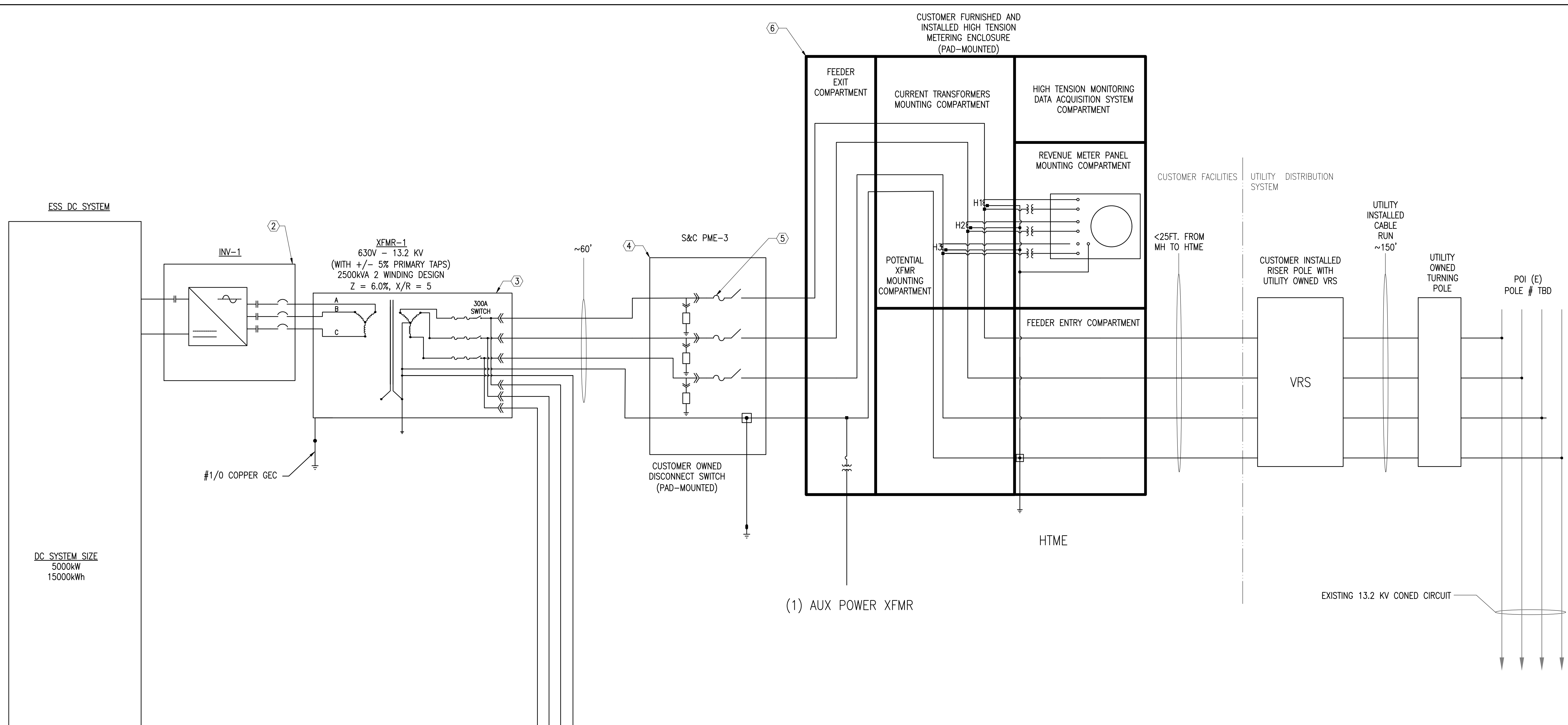
SITE USE PLANS  
 3901 GOMER COURT, YORKTOWN, NY 10588

PROJECT NUMBER:  
 908-1385

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	09/18/20	TB	MS	SUP SUBMISSION
	10/13/20	TB	MS	SUP SUBMISSION
	11/12/20	TB	MS	SUP SUBMISSION
	12/07/20	TB	MS	SUP SUBMISSION
	01/21/21	TB	MS	SUP SUBMISSION
	05/12/21	TB	MS	SUP SUBMISSION
	11/09/21	TB	GC	SUP SUBMISSION

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" x 36"

**E-3.3**  
 AC THREE LINE DIAGRAM



REF. #	QTY.	DESCRIPTION
1	4	ENERGY STORAGE UNIT
2	2	POWER ELECTRONICS PCSK FP3350K, LIMITED TO 2500KVA OUTPUT AT 25 DEG C, FACTORY LIMITED TO 2500KW, ULL LISTED, 630VAC, 3PH
3	2	2500KVA, 13.2KV GROUNDED-WYE PRIMARY, 630V FLOATING WYE SECONDARY TRANSFORMER, Z=6%, X/R=5
4	1	PAD-MOUNTED DISCONNECT SWITCH, S&C PME-3, LOADBREAK, 200A, 95KV BIL
5	3	FUSES, 250E
6	1	15kV, 110kV BIL, NEMA 3A HIGH TENSION METERING ENCLOSURE FURNISHED AND INSTALLED ACCORDING TO CONED EO-10215

INVERTER INTERNAL RELAY SETTINGS			
DEVICE	PICKUP	TIME DELAY	DESCRIPTION
27-1	284V	0.16 SEC	UNDERVOLTAGE RELAY
27-2	378V	1 SEC	
27-3	553V	2 SEC	
59-1	693V	1 SEC	OVERVOLTAGE RELAY
59-2	756V	0.16 SEC	
81U-1	57 HZ	0.16 SEC	UNDERFREQUENCY
81U-2	59.5 HZ	2 SEC	
81O-1	60.5 HZ	2 SEC	OVERFREQUENCY
81O-2	62	0.16	

(3) SURGE ARRESTORS,  
 10KV MAX, 8.4KV MCOV

AC THREE LINE DIAGRAM  
 SCALE: NTS

SHEET NOTES

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21 SOUTH EVERGREEN AVENUE  
SUITE 200  
ARLINGTON HEIGHTS, IL 60005  
TEL: 847-798-9000, F: 847-798-9537

NOT FOR CONSTRUCTION

SITE USE PLANS  
3901 GOMER COURT, YORKTOWN, NY 10598

PROJECT NUMBER:  
908-1385

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	09/18/20	TB	MS	SUP SUBMISSION
	10/13/20	TB	MS	SUP SUBMISSION
	11/12/20	TB	MS	SUP SUBMISSION
	12/07/20	TB	MS	SUP SUBMISSION
	01/21/21	TB	MS	SUP SUBMISSION
	05/12/21	TB	MS	SUP SUBMISSION
	11/09/21	TB	CG	SUP SUBMISSION

SCALES STATED ON DRAWINGS  
ARE VALID ONLY WHEN PLOTTED  
ARCH D 24" X 36"

E-6.0  
PLACARDS

GENERAL PLACARD NOTES:

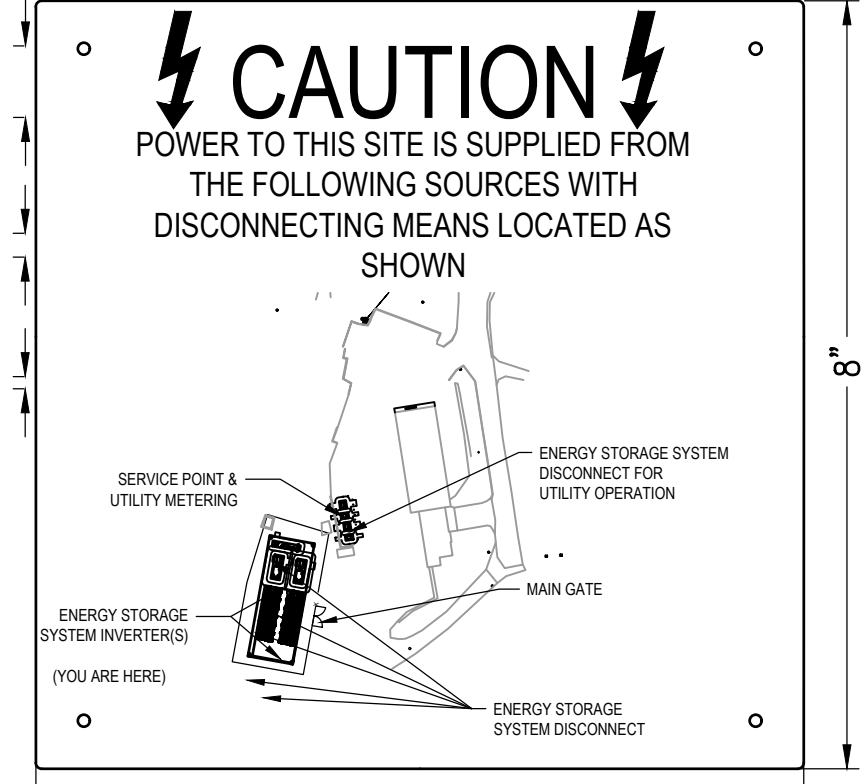
1. NOT ALL PLACARDS DESCRIBED IN THESE NOTES MAY APPLY TO THIS PROJECT.
2. ELECTRICAL SUBCONTRACTOR SHALL PROVIDE ALL PLACARDS AS REQUIRED BY THE NEC, LOCAL FIRE DEPARTMENT, THE AUTHORITY HAVING JURISDICTION, AND LOCAL UTILITY REQUIREMENTS. PLACARDS IN ADDITION TO THOSE SHOWN HERE MAY BE REQUIRED BY THE NEC AND ARE THE RESPONSIBILITY OF THE ELECTRICAL SUBCONTRACTOR.
3. PLACARDS SHALL USE ARIAL OR SIMILAR FONT, NON-BOLD.
4. FONT SIZES SHALL BE THE MINIMUM SHOWN IN THESE DRAWINGS.
5. PLACARDS SHALL HAVE LETTERING IN CAPITAL LETTERS.
6. PLACARDS SHALL BE WEATHER RESISTANT AND SUITABLE FOR THE ENVIRONMENT AND COMPLY WITH ANSI Z535.4-2011.
7. PLACARDS SHALL BE ADHERED WHEN POSSIBLE AND MEET WITH UL969 STANDARDS. IF MECHANICALLY AFFIXED TO EQUIPMENT, USE RIVETS OR SCREWS. SEALANTS AND GASKETED HARDWARE SHALL BE USED TO MAINTAIN EQUIPMENT LISTINGS WHERE REQUIRED. NEMA 4R EQUIPMENT SHALL NOT BE DRILLED.
8. SUBMITTALS REQUIRED FOR PLACARDS AND FOR ADHESIVES USED TO SECURE PLACARDS TO EQUIPMENT.
9. PLACARDS WITH MOUNTING HOLES SHOULD BE 1/8" THICKNESS AND HOLES SHOULD BE 1/2" INSIDE FROM THE EDGE.

EQUIPMENT ID PLACARDS:

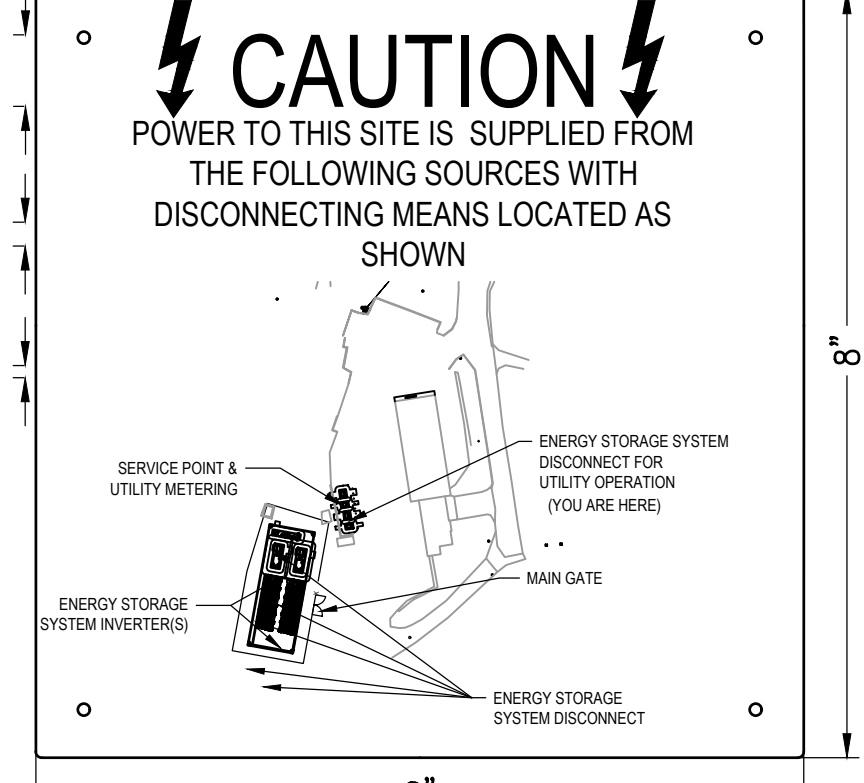
1. SUBCONTRACTOR SHALL LABEL ALL ARRAYS, PULL BOXES, JUNCTION BOXES, COMBINER BOXES, DC SAFETY SWITCHES, CIRCUIT BREAKER SAFETY SWITCHES, MULTIPLE DISCONNECT SAFETY SWITCHES, DC CONTACTOR DISCONNECTS, REMOTE PV TIES, BI-POLAR ARRAY COMBINERS, INVERTERS, AC SAFETY SWITCHES, TRANSFORMERS, PANELBOARDS, CIRCUIT BREAKERS, SWITCHGEAR, RECTIFIERS, DATA MONITORING ENCLOSURES, AND METERING CABINETS. A PARTIAL LIST OF PLACARDS IS SHOWN HERE.
2. EQUIPMENT ID PLACARDS - THE FIRST TYPE OF EACH REQUIRED EQUIPMENT ID PLACARD IS SHOWN HERE. ELECTRICAL SUBCONTRACTOR SHALL GENERATE PLACARDS FOR EACH PIECE OF EQUIPMENT AND NUMBER ALL EQUIPMENT PER THE NAMING AND NUMBERING CONVENTION DEFINED IN THESE PLANS.

V17

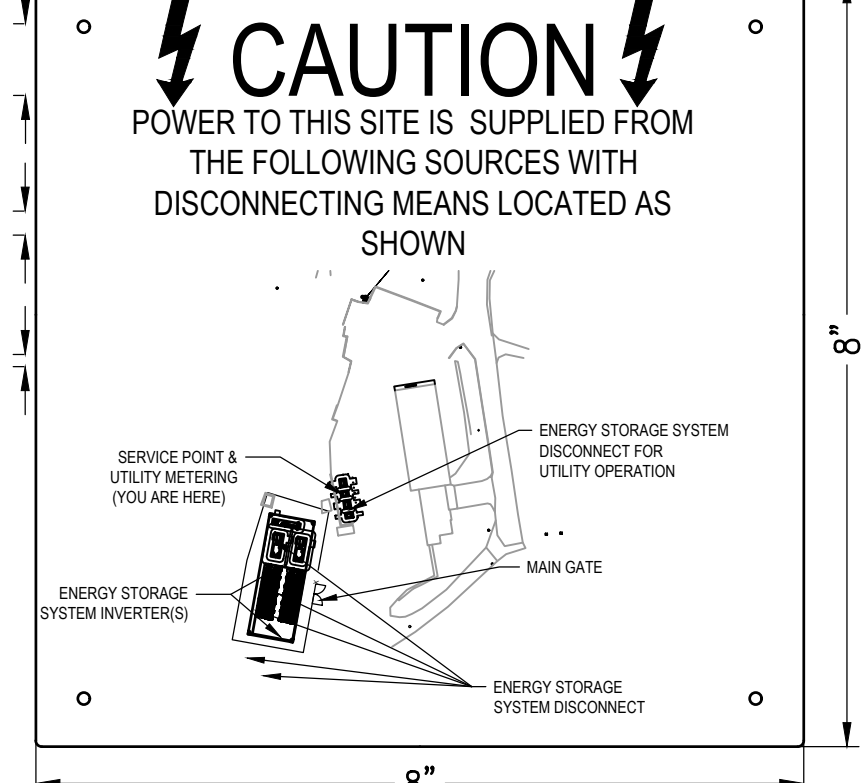
P1: DIRECTORY MAP  
LOCATION: EQUIPMENT PAD  
BACKGROUND COLOR: RED; TEXT COLOR: WHITE



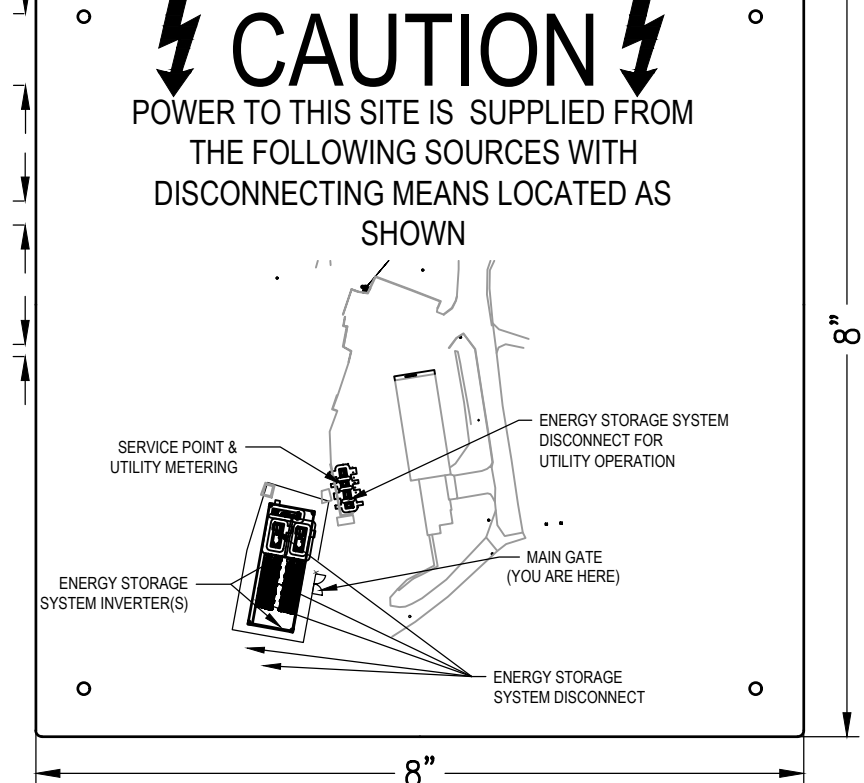
P1: DIRECTORY MAP  
LOCATION: AC DISCONNECT  
BACKGROUND COLOR: RED; TEXT COLOR: WHITE



P1: DIRECTORY MAP  
LOCATION: UTILITY METER  
BACKGROUND COLOR: RED; TEXT COLOR: WHITE



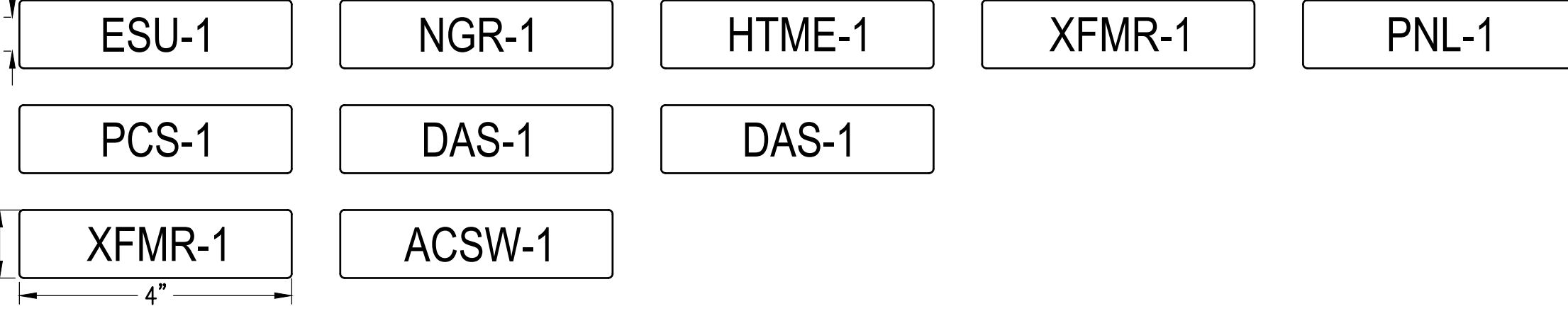
P1: DIRECTORY MAP  
LOCATION: MAIN GATE  
BACKGROUND COLOR: RED; TEXT COLOR: WHITE



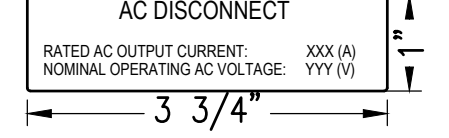
P2: BORREGO O&M CONTACT INFO  
LOCATION: UTILITY ACSW, POI, INV-#, DAS  
BACKGROUND COLOR: RED  
TEXT COLOR: WHITE



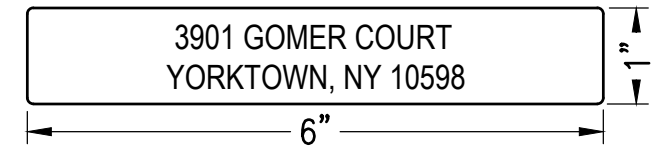
ARRAY AND EQUIPMENT ID  
BACKGROUND COLOR: RED; TEXT COLOR: WHITE



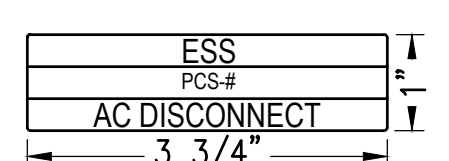
PAC1: UTILITY ESS DISCONNECTING MEANS  
LOCATION: ACSW-X  
NEC: 690.54  
BACKGROUND COLOR: RED; TEXT COLOR: WHITE  
HT P/N: 596-00892



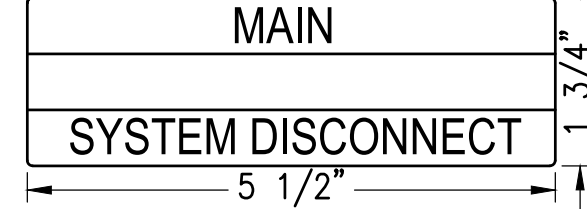
PAC2: SITE ADDRESS  
LOCATION: UTILITY ACSW-X  
BACKGROUND COLOR: RED  
TEXT COLOR: WHITE



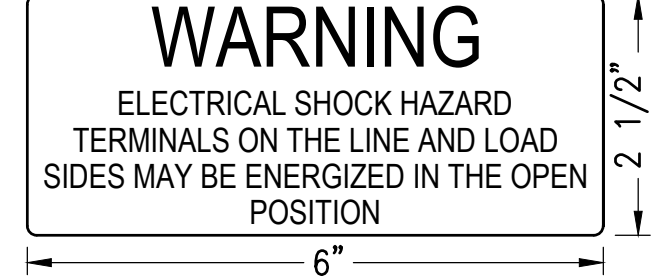
PAC3: AC EQUIPMENT DISCONNECTING MEANS  
LOCATION: ACSW-X OR INV-# (IF INTEGRAL ACSW)  
NEC: 690.13(B)  
BACKGROUND COLOR: RED, WHITE  
TEXT COLOR: WHITE  
HT P/N: 596-00237



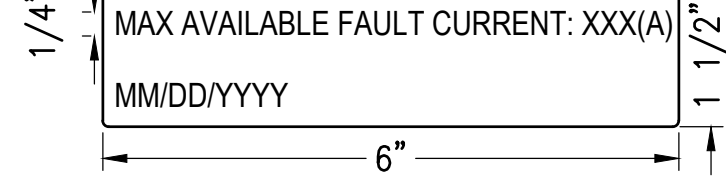
PAC4: PV SYSTEM DISCONNECTING MEANS  
LOCATION: ACSW-X OR INV-# (IF CENTRAL INV.)  
NEC: 690.13(B)  
BACKGROUND COLOR: RED REFLECTIVE, WHITE  
TEXT COLOR: WHITE  
HT P/N: 596-00243



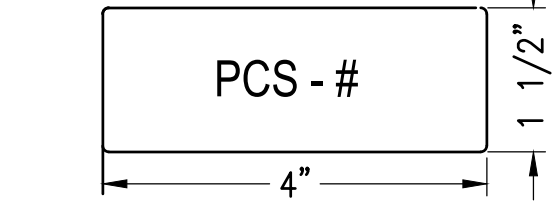
PAC5: AC DISCONNECT MEANS ENERGIZED  
LOCATION: ACSW-X, PNL-X  
NEC: 690.13(B)  
BACKGROUND COLOR: ORANGE AND WHITE  
TEXT COLOR: BLACK  
HT P/N: 596-00878



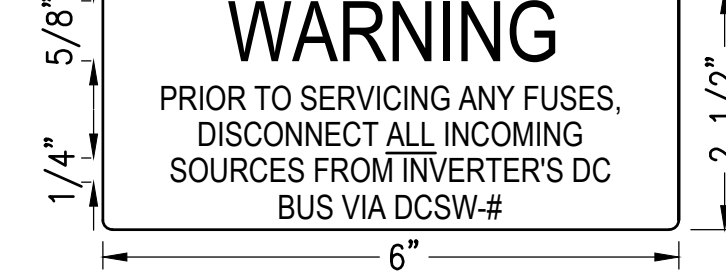
PAC13: FAULT CURRENT  
LOCATION: PNL-X, MAIN SERVICE  
NEC: 110.24(A)  
BACKGROUND COLOR: WHITE  
TEXT COLOR: BLACK, ENGRAVED



PAC14: SOURCE OF SUPPLY  
LOCATION: AT EACH PCS BREAKER OF PNL AND SWBD, MAIN SERVICE  
NEC: 408.4(B)  
BACKGROUND COLOR: WHITE  
TEXT COLOR: BLACK, ENGRAVED



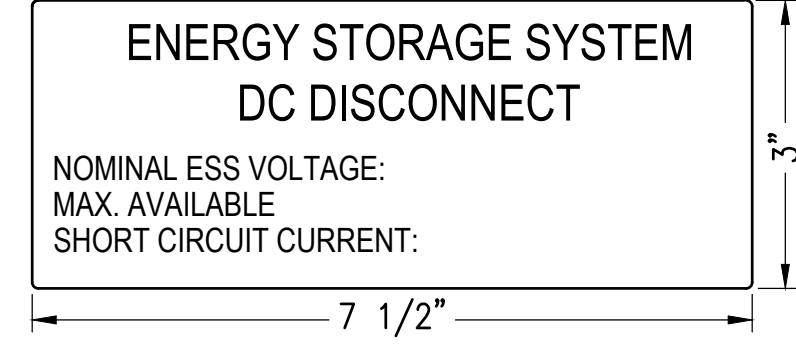
PDC4: FUSE SERVICE WARNING  
LOCATION: INV-X  
BACKGROUND COLOR: ORANGE AND WHITE  
TEXT COLOR: BLACK, ENGRAVED



P4: DANGEROUS VOLTAGE  
LOCATION: ALL ACCESS POINTS TO THE SITE AND EVERY 250' AROUND THE PERIMETER (ON FENCES AS NECESSARY)  
NEC: 110.27(C)  
BACKGROUND COLOR: ORANGE; TEXT COLOR: BLACK



ESS1: ENERGY STORAGE SYSTEM DISCONNECTING MEANS  
LOCATION: ESS SW-X  
NEC: 706.7(D)  
BACKGROUND COLOR: RED; TEXT COLOR: WHITE  
HT P/N: 596-00987



## FREEMAQ PCSK FREEMAQ MULTI PCSK

UTILITY SCALE BATTERY INVERTER

- POWER CONVERSION SYSTEM
- FIELD REPLACEABLE UNITS
- MODULAR DESIGN
- UP TO 3 INDEPENDENT BESS INPUTS
- ICDOL 3
- 4 QUADRANT
- 3 LEVEL TOPOLOGY
- NEMA 3R / IP55

### PROVEN HARDWARE AND ROBUST OUTDOOR DESIGN FEATURED WITH THE LATEST CONTROL

The Freemaq PCSK is a modular solution from 1700 kW to 3800 kW with configurable DC and AC voltages making it compatible with all battery technology and manufacturers. Power Electronics is a proven partner in the solar and energy storage market. The PCSK has been designed to be the lowest LCOE solution in the market for storage applications. The Power Electronics Freemaq PCSK offers proven hardware to meet storage and grid support challenges. The energy production industry is embracing renewable energy sources. However, high penetration creates power transmission dynamic and static grid support features for solar inverters and Power Conversion Systems (PCS).

The MULTI PCSK can support two or three independent battery systems and optimize the storage facility. The converters can perform grid support functions such as: Peak Shaving, Ramp Rate Control, Frequency Regulation, Load Leveling and Voltage Regulation, controlled by a Power Plant Controller or SCADA. The converters stations are turn-key solutions ready for connection to the battery container and MV power distribution wiring. Units are designed for concrete pads or piers, open skids or integrated into full container solutions.

Envirotran  
Solar transformer

COOPER POWER  
SERIES



## Making a brighter future possible

As a result of the increasing number of states that are adopting aggressive renewable and alternative energy portfolios, the solar energy market is growing—nearly doubling year over year. Eaton, a key innovator and supplier in this expanding market, is proud to offer Cooper Power™ series Envirotran™ transformers specifically designed for solar photovoltaic medium-voltage applications. Eaton is working with top solar photovoltaic developers, integrators and inverter manufacturers to evolve the industry and change the way we distribute power.

In accordance with this progressive stance, every Cooper Power series Envirotran solar transformer is filled with non-toxic, biodegradable Envirotemp™ FR3™ dielectric fluid made from renewable seed oils. On top of its biodegradability, Envirotemp FR3 fluid substantially extends the life of the transformer insulation, saving valuable resources. What better way to distribute green power than to use a green transformer? In fact, delaying conversion to Envirotran transformers places the burden of today's environmental issues onto tomorrow's generations.

Eaton can help you create a customized transformer based on site-specific characteristics including temperature profile, site altitude, solar profile and required system life.

Some of the benefits gained from this custom rating include:

- Reduction in core losses
- Improved payback on investment
- Reduction in footprint
- Improved fire safety
- Reduced environmental impact

Finally, when it comes time for decommissioning of your Envirotran solar transformer, virtually all materials, from the durable core and cabinet steel to the biodegradable Envirotemp FR3 fluid, can be easily and economically recycled or reclaimed.

Envirotran solar transformers, when evaluated on total ownership cost (TOC), can save you money on losses and maintenance. For example, the table below shows the savings you could experience by allowing Eaton to site-optimize the transformer design.

Rating	No load	Load	No load loss	Load loss	Price	Total ownership cost
1000 kVA	1800 W	8280 W	\$15,720	\$3530	\$32,000	\$51,250
Optimized	1250 W	6890 W	\$12,280	\$5070	\$27,000	\$44,350
						<b>14% savings</b>

- Based on 20 years, 5% interest, 5¢/kWh.
  - 7% average loading.
  - 25% average loading.
- Note: Values above for illustrative purposes only. Actual values will depend on many factors not discussed here.



### TECHNICAL CHARACTERISTICS

### FREEMAQ MULTI PCSK 630V

	FRAME 1	FRAME 2
NUMBER OF MODULES	4	6
REFERENCES	FP235K2	FP335K2 FP335K3
AC		
AC Output Power (kVA/W) @50°C <sup>1)</sup>	2235	3350
AC Output Power (kVA/W) @40°C <sup>1)</sup>	2310	3465
Max. AC Output Current (A) @50°C	2047	3070
Max. AC Output Current (A) @40°C	2117	3175
Operating Grid Voltage (VAC)		630V ±1.5%
Operating Grid Frequency (Hz)		50/60 Hz
Current Harmonic Distortion (THD)		< 3% per IEEE519
Power Factor (cosφ) <sup>2)</sup>		0.5 leading, 0.5 lagging
Reactive power compensation		Four quadrant operation
DC		
DC Voltage Range (full power)		891V-1310V
Maximum DC voltage		1500V
DC Voltage Ripple		< 3%
Max. DC continuous current (A)	2646	3969
Max. DC short-circuit current (A)		180kA / 5ms
Battery Technology		All type of batteries (BMS required)
Number of separate DC inputs	2	2
Efficiency (Max) (%)	98.79%	98.95%
Euroeta (%)	98.42%	98.59%
Max. Power Consumption (kVA)	8	10
CABINET		
Dimensions [WxDxH] (mm)		12 x 7 x 7
Dimensions [WxDxH] (in)		3.7 x 2.2 x 2.2
Weight (kg)	12125	12677
Weight (kg)	5500	5750
ENVIRONMENT		Forced air cooling
Degree of protection		NEMA 3R / IP55
Permissible Ambient Temperature		-35°C to +60°C / Active Power derating (-50°C)
Relative Humidity		4% to 100% non-condensing
Max. Altitude (above sea level)		2000m / >2000m power derating (Max. 4000m)
Noise level <sup>3)</sup>		< 79 dBA
CONTROL INTERFACE		Modbus TCP
Communication protocol		Optional: Third party SCADA systems supported
Power Plant Controller		Standard
Ground Fault Protection		Insulation monitoring device
Humidity control		Active Heating
General AC Protection & Disconn.		Circuit Breaker
General DC Protection & Disconn.		DC switch <sup>4)</sup>
Over-voltage Protection		AC and DC protection (Type 2)
Safety		UL1741, CSA 22.2 No.107-1-16, IEC62109-1, IEC62109-2
CERTIFICATIONS		UL 1741 SA - Feb. 2018, IEEE 1547-1-2005

<sup>1)</sup> Values at 100%Vdc norm and cos φ = 1. Consult Power Electronics for derating curves.  
<sup>2)</sup> Consult P.O. charts available: COVAW-COQVAW-IP9W9Y.  
<sup>3)</sup> Readings taken 1 meter from the back of the unit.  
<sup>4)</sup> Battery short circuit disconnection has to be done on the battery side.  
<sup>5)</sup> Consult Power Electronics for other applicable standards / grid codes.

### Why Envirotran solar transformer?

#### Environmentally desirable

Envirotran solar transformers are friendlier to the environment. While traditional liquid-filled transformers use mineral oil or synthetic oils, Envirotran transformers use the revolutionary, vegetable oil-based, dielectric coolant—Envirotemp FR3 fluid. Envirotemp FR3 fluid is made from soybeans, making it both non-toxic and non-hazardous. Moreover, because Envirotemp FR3 dielectric fluid is petroleum independent, it doubles as a valuable renewable resource with a carbon-neutral footprint.

#### Quality matters

Choosing Eaton's Cooper Power series reliable and durable Envirotran solar transformer allows you substantial cost savings, delayed capital expenditures and maximized power handling performance. It all starts with the superior performance of Envirotemp FR3 fluid, preserving and protecting the paper insulation found in each coil. This extended insulation life coupled with the non-hazardous properties of Envirotemp FR3 fluid makes the Envirotran solar transformer design an industry leader in quality and reliability.

#### High fire point

Envirotemp FR3 fluid, which has a fire point above 300 °C, highly reduces the likelihood of a fire within the transformer. In more than 30 years of field experience, no Cooper Power series less-flammable fluid-filled transformer has resulted in a pool fire. Mineral oil, while exhibiting reliable dielectric properties, typically does not provide an adequate margin of fire safety during transformer failure. With a fire point at nearly double (300 °C compared to 155 °C) of mineral oil, switching to Eaton's Cooper Power series Envirotran solar transformer filled with Envirotemp FR3 fluid will greatly minimize the long-term risk associated with catastrophic transformer failures.



Description	Specification
Type	Three-phase, 50 or 60 Hz, 85 °C rise (85 °C, 85 °C/85 °C, 75 °C, 65/75 °C)
Fluid type	Envirotemp FR3 fluid
Size	45-12,000 kVA
Primary voltage	2400-48,000 V
Secondary voltage	208V/120 V to 14,400 V
Coil configuration	2-winding or 4-winding or 3-winding (low-high-low), 3-winding (low-low-high)
Specialty designs	Inverter/rectifier bridge K-Factor (up to K-15) Vacuum fault interrupter (VFI) UL listed, labeled and classified Factory mutual (FM) approved Solar/wind designs Differential protection Seismic applications (including OSHPD)



For Eaton's Cooper Power series product information, visit [Eaton.com/cooperpowerseries](http://Eaton.com/cooperpowerseries)

Eaton  
1000 Eaton Boulevard  
Cleveland, OH 44122  
United States  
Eaton.com

Eaton's Power Systems Division  
2300 Beidler Drive  
Waukesha, WI 53188  
United States  
Eaton.com/cooperpowerseries

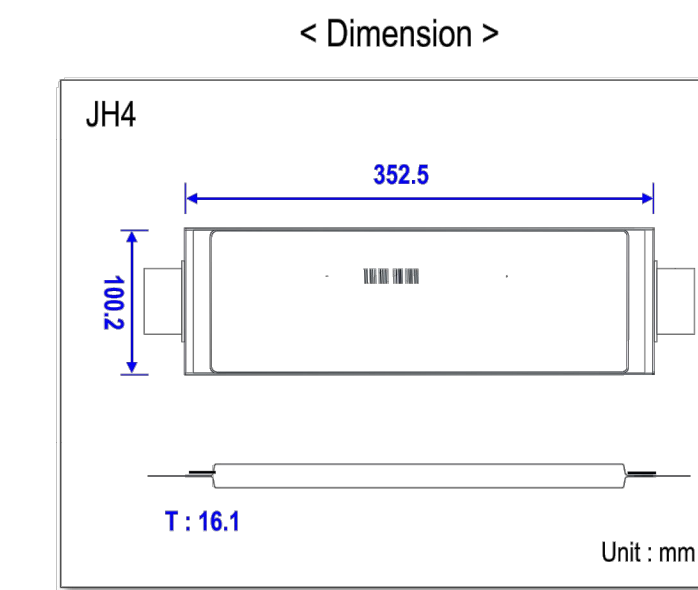
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Printed in USA  
Publication No. PA232008EN / Z19894  
Supersedes: 01010340  
September 2017

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All other trademarks are property of their respective owners.



### JH4 Cell Information

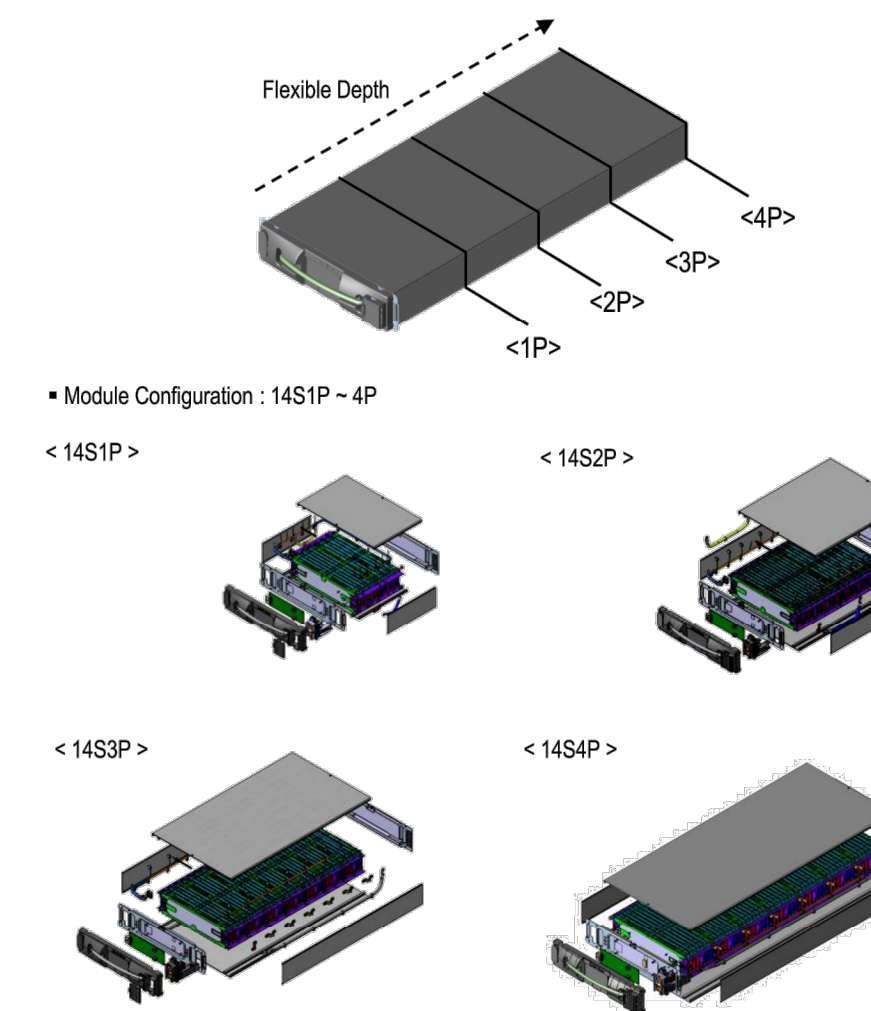
Item	Unit	JH4
Nominal Capacity	Ah	72.5
Nominal Energy	Wh	266
Nominal Voltage	V	3.67
Energy Density	Wh/L	468
Specific Energy	Wh/kg	226
Voltage Range	V	3.0 ~ 4.2
Storage Temperature (for shipping state)	°C	-30 ~ 60
Weight	g	1,175
Volume	mL	569
Dimension (W/L/T)	mm	100.2 / 352.5 / 16.1
Chemistry	(+)	NMC
	(-)	Graphite



### JH4 - Module Specification

TBD

#### Module Structure



#### Module Configuration

Cell type	JH4			
Configuration	14S1P	14S2P	14S3P	14S4P
Voltage Range (V)	42 ~ 58.8 (nominal : 51.8)			
Capacity (Ah)	72.5	145	217.5	290
Energy (kWh)	3.7	7.4	11.1	14.8
Max Constant Power	Cell : Max 0.5CP Module : TBD			
Dimension (mm, W x H x D)	445 110 x 338.8	445 x 110 x 586.6	445 x 110 x 846.4	445 x 110 x 1100
Weight (kg)	25	43.5	68	85

※ All product specifications are tentative and subject to change



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21 SOUTH EVERGREEN AVENUE  
SUITE 200  
ARLINGTON HEIGHTS, IL 60005  
TEL: 847-798-9200, F: 847-798-9537

NOT FOR CONSTRUCTION

SITE USE PLANS  
3901 GOMER COURT, YORKTOWN, NY 10588

PROJECT NUMBER:  
908-1365

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	09/18/20	TB	MS	SUP SUBMISSION
	10/13/20	TB	MS	SUP SUBMISSION
	11/12/20	TB	MS	SUP SUBMISSION
	12/07/20	TB	MS	SUP SUBMISSION
	01/21/21	TB	MS	SUP SUBMISSION
	05/12/21	TB	MS	SUP SUBMISSION
	11/09/21	TB	CG	SUP SUBMISSION

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" x 36"

E-7.0  
DATA SHEETS

# **Bellamy Subdivision**





December 4, 2021

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

Re Bellamy – 379 Hallocks Mill Road

Dear Mrs. Steinberg:

At this time I would like to submit the enclosed revised Site Plan 379 Hallocks Mill Road, Subdivision Plan. I have updated the plans with respect to a site visit with the Town Engineer, Dan Ciarcia, P.E... I have also updated the plans with respect to Michael Quinn's January 9, 2021 revised memo (comments shown below with my remarks following in **Bold**) and further note the following:

3. There are steep slopes associated with the development of this subdivision and the submitted plans do not clearly show the proposed re-grading. It appears that some re-grading within the Town right-of-way will be needed to create enough sight distance at the driveway. Should consult with the Highway Superintendent to conform if any re-work in the Town right-of-way will be needed for the development of the second lot.

01/19/21 Update: A field meeting was held with representatives of the Engineering, Planning & Highway Departments. It was noted this site will be difficult to develop with two separate driveways; Applicant was to investigate all options including a "shared" driveway. Also, additional information needed on any work that will be performed in the Town right-of-way. Still open. **Another site visit was conducted with the New Town Engineer. This plan has been submitted to the Town Engineer for his review of the current proposal using a common curb cut with two separate driveways.**

4. It does not appear that the two (2) driveways were designed in accordance with the Town Code, Chapter 195-41-Driveways shall not exceed the following grades:

(3) Within 30 feet of the street right-of-way line (in residential or nonresidential development), 3%

01/19/21 Update: The Applicant revised the driveway orientation of Lot# 2 to comply with the Town Code, however Lot #1 is still non-compliant. Applicant noted this is an existing driveway to remain. The only remaining options available to reduce the driveway slope would be to incorporate retaining walls or change the orientation, which may not be practical if the existing house is to remain. **The existing driveway has been reworked in order to bring it into conformance with the Town Specifications. This will require the removal of some of the retaining walls around the driveway near Hallocks Mill Road but will also help with sight distance to the Right.**

5. According to the grading plan and driveway profiles, there will be approximately 4-feet of soil removed to construct the driveways. It would appear retaining walls are needed to retain the earth on

[Sburns@BurnsEngineeringServices.com](mailto:Sburns@BurnsEngineeringServices.com)

(845) 546-3310

58 Teller Ave.

Beacon, NY 12508

both sides. Also, as currently designed, stormwater runoff from the driveways will run directly into Hallocks Mill Road, must provide a drainage trench or catch basin to capture this runoff.

01/19/21 Update: Applicant incorporated a trench drain at the property line. This drainage should be directed to an underground stormwater detention system; Applicant indicated he would make this change. The overflow from the trench drain can be connected to the Town-owned catch basin in Hallocks Mill Road. Applicant to submit revised plan and calculations. ***A revised plan and SWPPP have been included with this submission incorporating these measures.***

6. The water and sewer utility piping for both lots must be added to the Utility Plan.

01/19/21 Update: the data was provided in the revised plan, however, the sewer lateral for Lot #2 must be revised (must tap into Town sewer pipe, not manhole. Lot #1 has an existing sewer lateral that will be re-used. ***The sewer pipe has been updated to connect into the line upstream of the manhole.***

7. A separate Erosion & Sediment Control Plan is needed to show the limits of disturbance, silt fencing and tracking pad location. Must also indicate a soil stockpile location. As this is a steeply sloped site, additional measures may be needed to control stormwater runoff from flowing towards the street; should incorporate erosion control blankets, additional silt fencing, check dams, etc. as needed. We note that Lot #2 is shown with a conceptual house footprint; there are no house plans or elevation views at this time. We request the individual house plans be submitted to the Engineering Department for review and confirmation of the technical details related to erosion & sediment control at the time of Building Permit submission.

01/19/21 Update: Applicant agreed to provide a revised erosion & sediment control plan that incorporates a double line of silt fence along the Town right-of-way and the downhill side of Lot #2. Add erosion blankets if required. ***A single net straw blanket has been proposed for steep slopes along with a double row of silt fence along the road.***

We look forward to discussing this matter with you at your next available planning board meeting. If you have any questions or comments please feel free to give me a call at my office at (845) 546-3310.

Truly Yours,

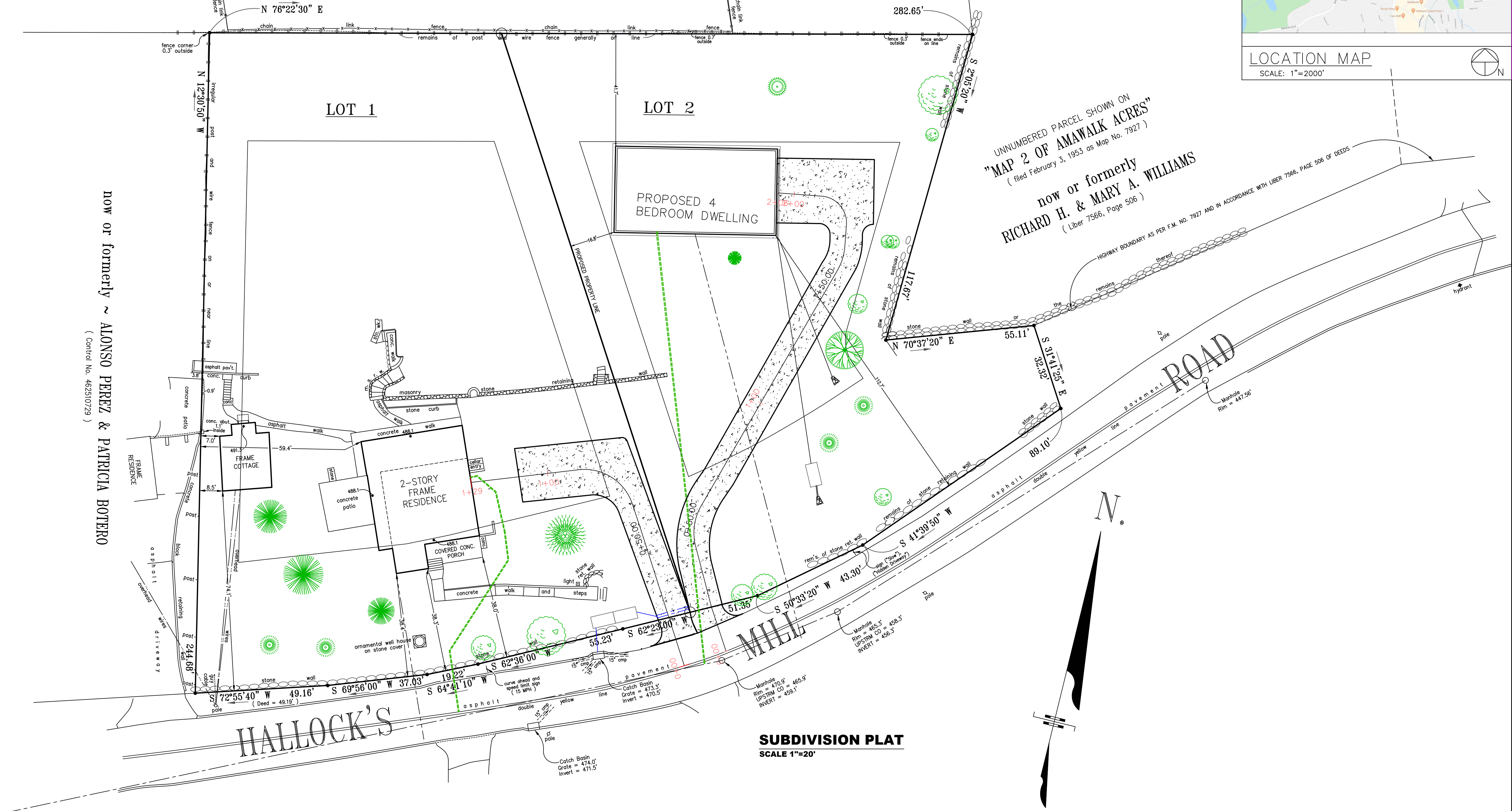
Stephen Burns, P.E.  
Professional Engineer  
Burns Engineering Services, P.C.

"MAP OF EAST PORTION, SECTION NO. 1, AMENDED, AND SECTION NO. 3 OF AMAWALK ACRES"  
 ( filed June 15, 1954 as Map No. 9123 )

LOT 70  
 now or formerly  
 ANTHONY & JULIANNA SHALLO  
 ( Control No. 581443101 )

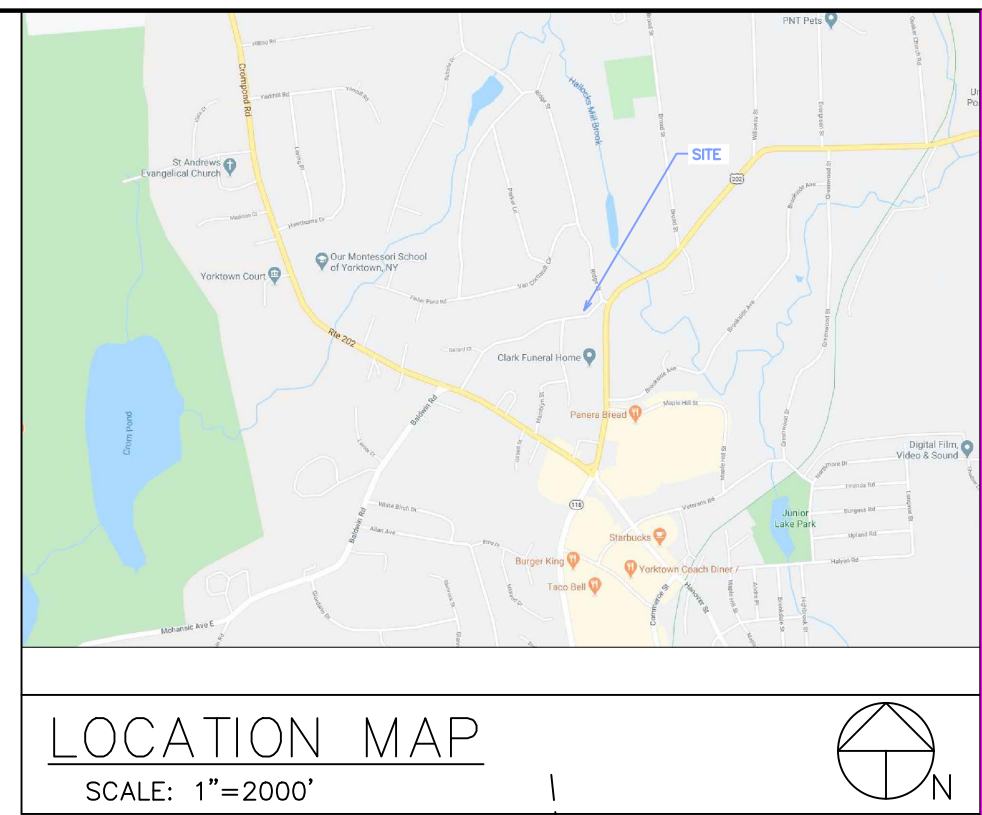
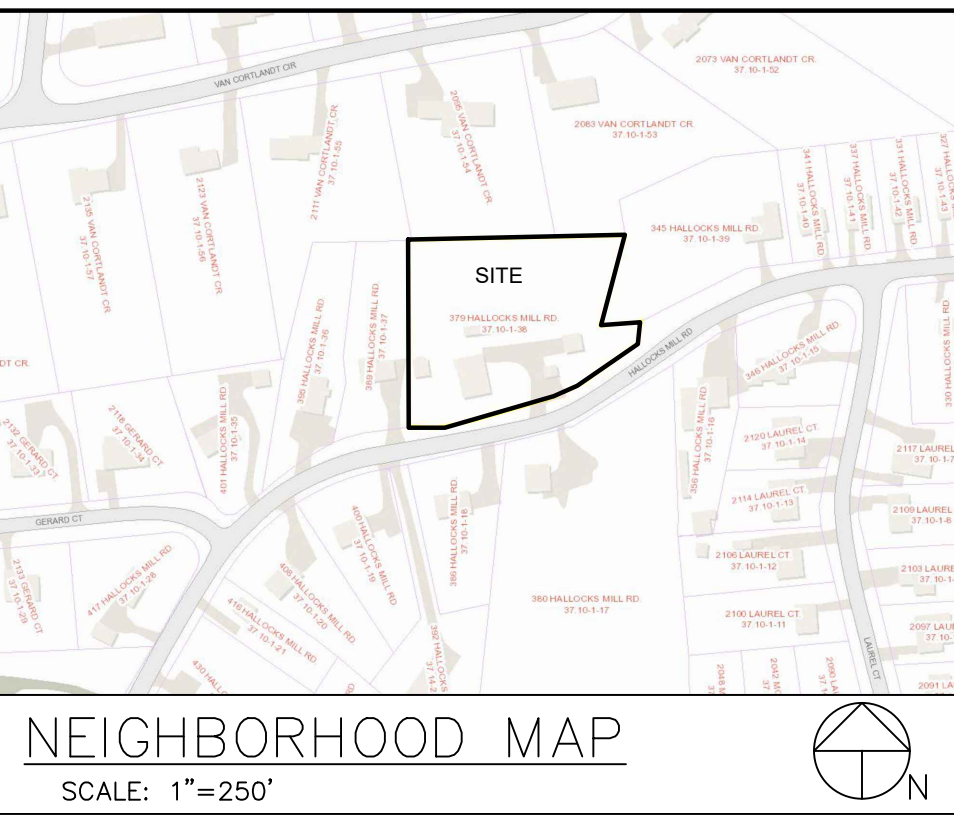
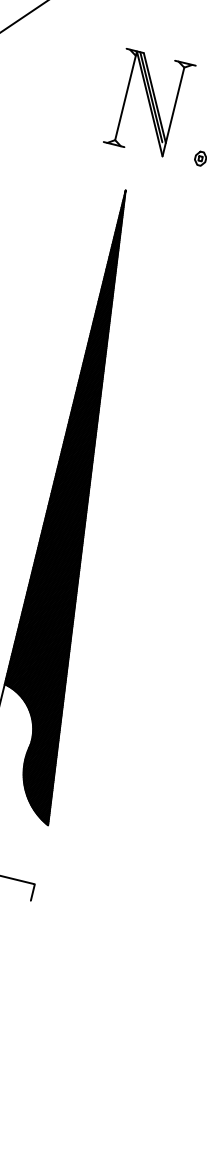
LOT 69  
 now or formerly  
 JORGE MIGUEL REIS & SUSANA MOUTOSO-REIS  
 ( Control No. 540783066 )

LOT 68  
 now or formerly  
 JOHN PATRICK, III & RONDA SAYLOR  
 ( Control No. 503223143 )



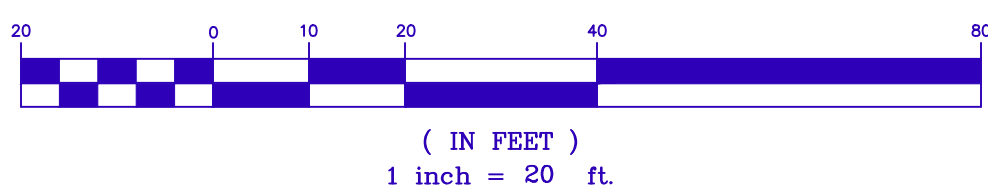
UNNUMBERED PARCEL SHOWN ON  
 "MAP 2 OF AMAWALK ACRES"  
 ( filed February 3, 1953 as Map No. 7927 )  
 now or formerly  
 RICHARD H. & MARY A. WILLIAMS  
 ( Liber 7566, Page 506 )

**SUBDIVISION PLAT**  
 SCALE 1"=20'



now or formerly ~ ALONSO PEREZ & PATRICIA BOTERO  
 ( Control No. 462610729 )

GRAPHIC SCALE



STRUCTURE	USE	PROPOSED USE	SURFACE AREA	NOTES
2 STORY FRAME RESIDENCE	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENCE	1,667 SQ. FT.	
FRAME COTTAGE	STUDIO/OFFICE SUITE	ACCESSORY APARTMENT	408 SQ.FT.	CONTAINS EXISTING BATHROOM, KITCHEN AND LIVING AREA
FRAME BUILDING	POOL HOUSE	TO BE REMOVED	375 SQ. FT.	
CONCRETE BLOCK SHED	STORAGE	TO BE REMOVED	90 SQ. FT.	
SWIMMING POOL	POOL	TO BE REMOVED	1,427 SQ. FT.	
FRAME GARAGE 1	GARAGE	TO BE REMOVED	490 SQ. FT.	
FRAME GARAGE 2	GARAGE	TO BE REMOVED	184 SQ. FT.	
ASPHALT DRIVEWAY	PARKING	TO BE REMOVED	4,828 SQ. FT.	

Burns Engineering Services, P.C.  
 58 Teller Ave.  
 Beacon, NY 12508  
 SBurns@BurnsEngineeringServices.com  
 (845) 546-3310  
 Fax (845) 440-7343

REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:
1	ENGINEERING MEMO	SKB	12/14/20
2	ENGINEERING REVISIONS	SKB	01/20/21
3	ENGINEERING REVISIONS	SKB	12/06/21

RESIDENCE ZONE STANDARDS

R1-20	LOT AREA	LOT WIDTH	LOT DEPTH	FRONT YARD	SIDE YARD	TWO SIDES	REAR YARD	MAX HEIGHT	MAX BUILDING COVERAGE	OFF STREET PARKING	ROAD FRONTAGE
REQUIRED	20,000 SQ. FT.	100 FEET	100 FEET	40 FEET	15 FEET	40 FEET	40 FEET	35 FEET	20%	1 PER DU	100 FEET
EXISTING	61,715 SQ. FT.	295 FEET	244 FEET	38.3 FEET	59.4 FEET	219.4 FEET	145 FEET	<35 FEET	<20 %	±10	±344 FEET
LOT 1	34,664 SQ. FT.	191 FEET	244 FEET	38.3 FEET	59 FEET	118 FEET	145 FEET	<35 FEET	<20 %	±4	±186 FEET
LOT 2	27,051 SQ. FT.	113 FEET	214 FEET	104 FEET	16.5 FEET	59.7 FEET	50 FEET	<35 FEET	<20%	>2	±158 FEET

GENERAL NOTES:

- OWNER/APPLICANT: JOE BELLAMY  
 2333 WILLOWAY STREET  
 YORKTOWN HEIGHTS, NEW YORK
- ZONING DISTRICT - R 1-20; 1 FAMILY (20,000 SQ.FT.)
- TAX MAP PARCEL # 37.10-1-38



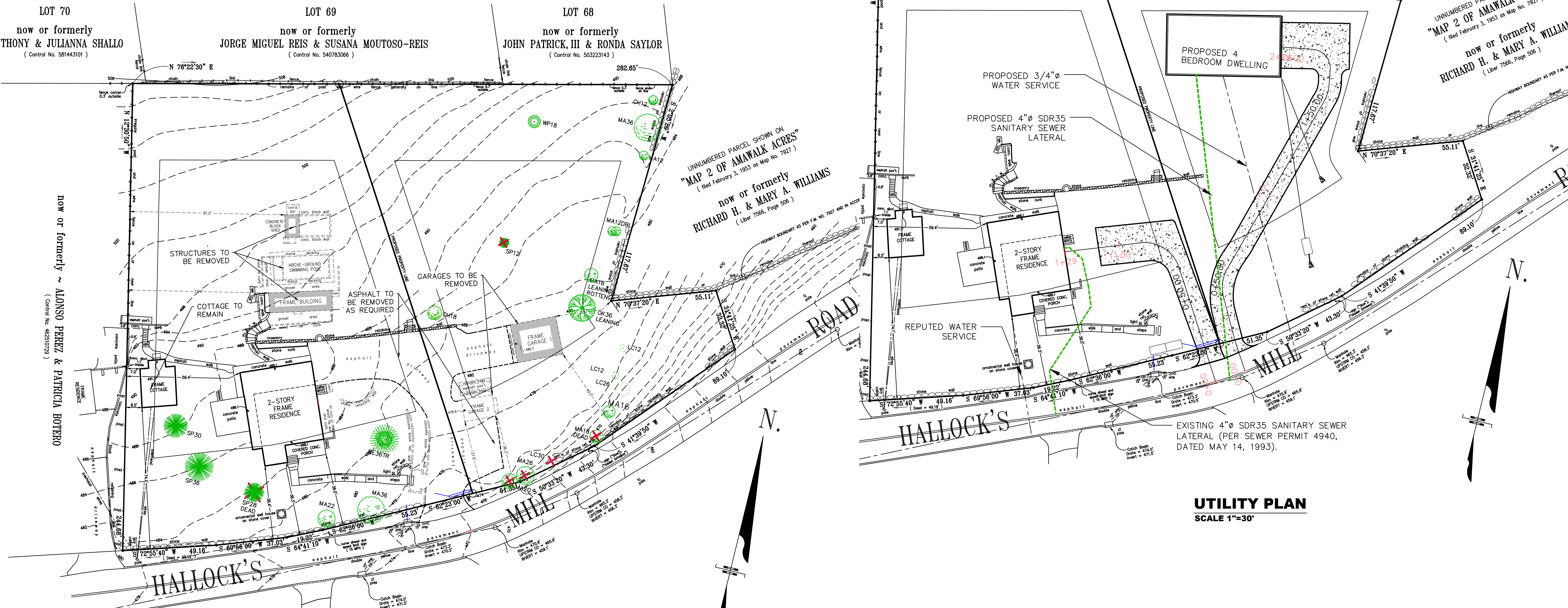
SUBDIVISION PLAT  
 379 HALLOCKS MILL ROAD  
 TAX MAP # 37.10-1-38

Burns Engineering Services, P.C.  
 58 Teller Avenue  
 Beacon, New York 12508  
 TEL: 845-546-3310  
 FAX: 845-546-6613  
 SBurns@BurnsEngineeringServices.com

"SUBDIVISION PLAN FOR  
 379 HALLOCKS MILL ROAD"  
 TOWN OF YORKTOWN  
 WESTCHESTER COUNTY, NY

DATE: 06/01/20  
 SCALE: SHEET  
 DRAWN BY: SKB  
 1 OF 5

"MAP OF EAST PORTION, SECTION NO. 1, AMENDED, AND SECTION NO. 3 OF AMAWALK ACRES"  
(Filed June 15, 1954 as Map No. 7923)



**AS-BUILT/ DEMO PLAN**  
SCALE 1"=30'

**Petroleum Contaminated Soil Remediation (EMERGENCY SPILL CLEANUP PROCEDURE)**  
IF A SPILL OCCURS-

- Excavate all visibly impacted media and temporarily stockpile it onsite (on and covered with plastic sheeting) in advance of final disposition if required.
- Field screening of the excavation with a properly calibrated Photo-ionization Detector (PID) to verify removal of all contaminated soils.
- Collect a soil sample for laboratory analysis of confirmatory soil as well as a profile sample for the disposal facility.
- Use a Licensed transporter to haul and dispose of PSC.
- Prepare and submit a "Spill Closure Report" to the NYSDEC

**Erosion Control Maintenance Plan (During Construction)**

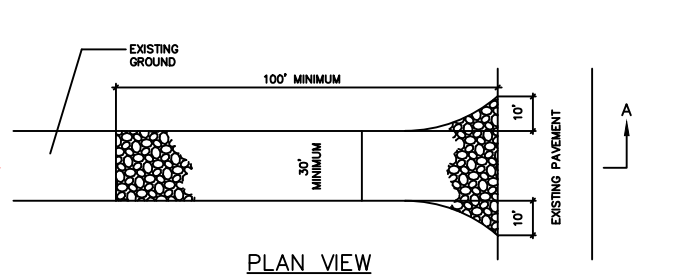
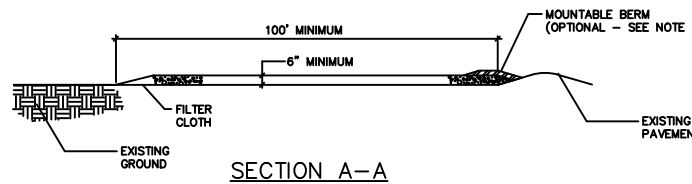
- Silt Fence shall be installed prior to construction activity.
- Any vegetated area that has eroded as a result of runoff shall be filled, fertilized, reseeded and mulched to maintain a vigorous cover.
- Sediment will be removed from behind silt fence when the level of sediment reaches 0.5 feet. Any damaged silt fence shall be replaced.
- All other erosion control devices shall be maintained and repairs made as necessary to insure proper operation of the erosion control device.

**SITE WORK CUT/FILL**

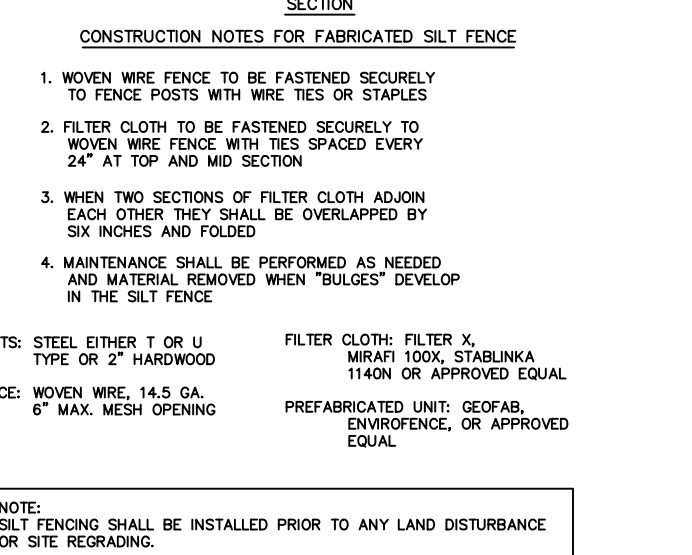
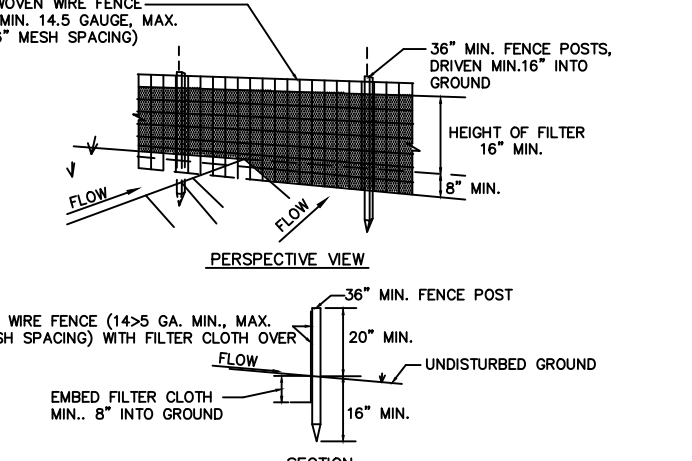
CUT = ±300 CUBIC YARDS  
FILL = ±125 CUBIC YARDS  
SITE TOTAL CUT ±175 CUBIC YARDS  
MATERIAL TO BE HAULED OFFSITE

**SEEDING & MULCHING NOTES**

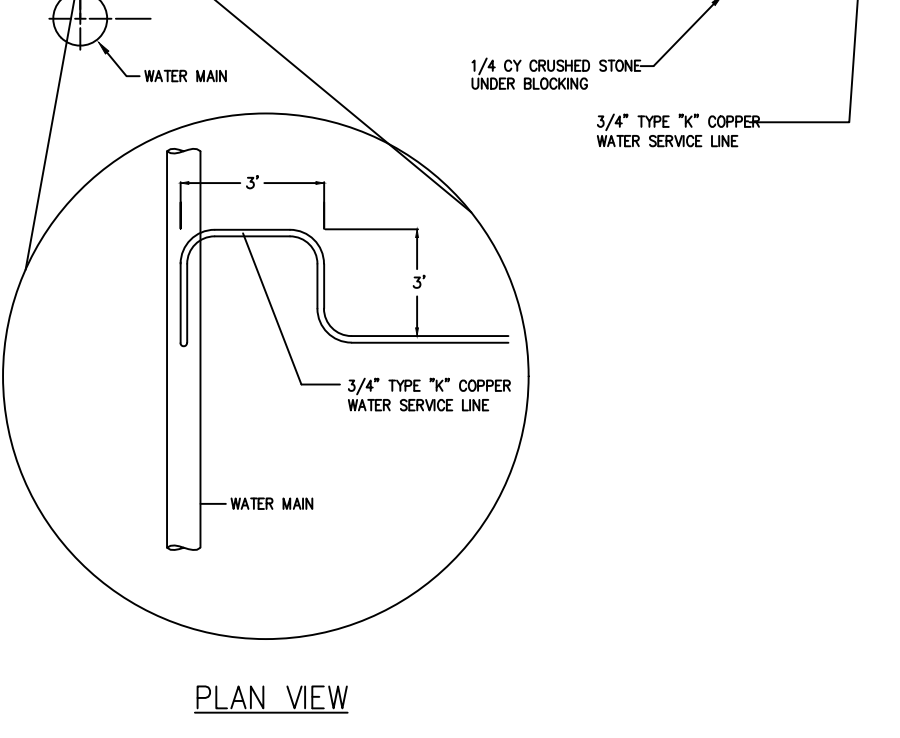
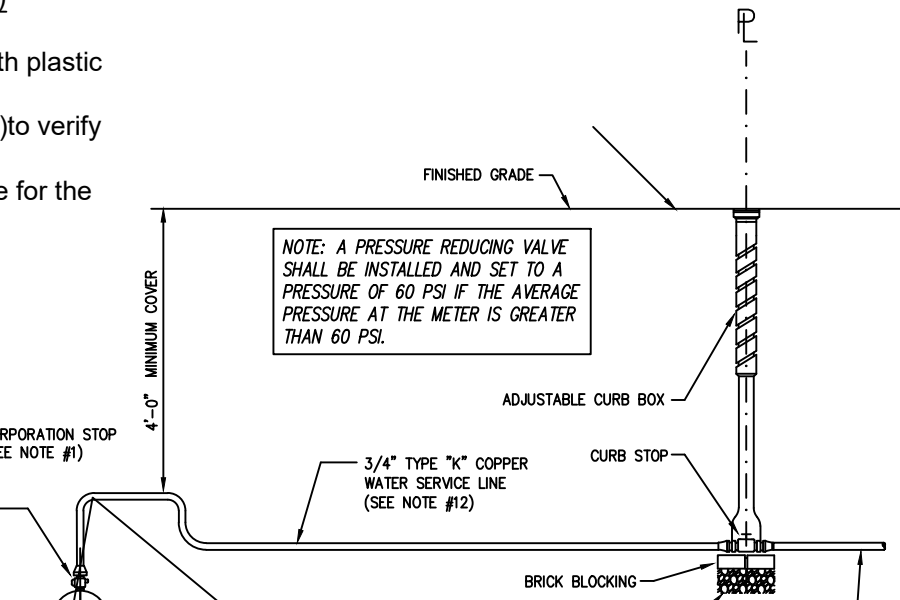
- ALL SEDIMENT & EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS & DETAILS. CHANGES, OMISSIONS AND/OR OTHER ALTERATIONS CAN NOT BE MADE TO THESE PLANS WITHOUT THE CONSENT OF THE DESIGN ENGINEER.
- SILT FENCE SHALL BE INSTALLED AS SHOWN ON THIS DRAWING PRIOR TO BEGINNING ANY CLEARING, GRUBBING AND GARTHOUSING.
- EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDING WITH THE FOLLOWING GRASS SEED MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION, OR IF PLANNED TO BE LEFT UNDISTURBED FOR MORE THAN 21 DAYS, GRASS SEED MIX TO BE APPLIED AT A RATE OF 50 POUNDS PER ACRE IN THE FOLLOWING PROPORTIONS:  
KENTUCKY BLUEGRASS 40%  
CRACKING RED FESCUE 40%  
RYE GRASS 20%
- GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NYSDEC STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, SECTION 610-3.02, METHOD NO. 1.
- SEEDING AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE, OR 90 LBS. PER 1,000 SQUARE FEET, SUCH THAT IT FORMS A CONTINUOUS BLANKET.
- SEEDING AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE OWNER'S FIELD REPRESENTATIVE.
- DUST SHALL BE CONTROLLED BY SPRINKLING OF WATER OR OTHER APPROVED METHODS AS NECESSARY AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
- CUTS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTY, NOR ADJACENT SURFACE WATER ONTO ADJACENT PROPERTIES.
- ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIALS AND TO PREVENT SETTLEMENT.
- EXCAVATIONS AND FILLS TO BE ROLLED, SEALED AND STABILIZED AT COMPLETION OF EACH DAY'S WORK.
- THE OWNER'S FIELD REPRESENTATIVE SHALL INSPECT THE DOMESTIC/SEWER CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS AND AFTER RAINSTORMS.
- AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES MAY BE ADDED TO THIS PLAN BY THE SITE ENGINEER, TOWN ENGINEER AND HIGHWAY SUPERINTENDENT. ANY REVISIONS TO THIS PLAN MUST BE SUBMITTED TO THE SITE ENGINEER. ANY CHANGES DEEMED NECESSARY TO THIS PLAN SHALL BE DICTATED BY THE SITE ENGINEER AS NECESSARY TO CARRY-OUT THE INTENT OF THIS PLAN.
- ALL AREAS OF DISTURBANCE IN EXCESS OF 7X SHALL HAVE TEMPORARY SEEDING OF FAST GERMINATION RYE GRASS, 1 TO 1.5 LBS PER 1,000 SQ.FT. APPLIED IF LEFT UNDISTURBED FOR 14 OR MORE DAYS.



**CONSTRUCTION ENTRANCE DETAIL**  
NOT TO SCALE



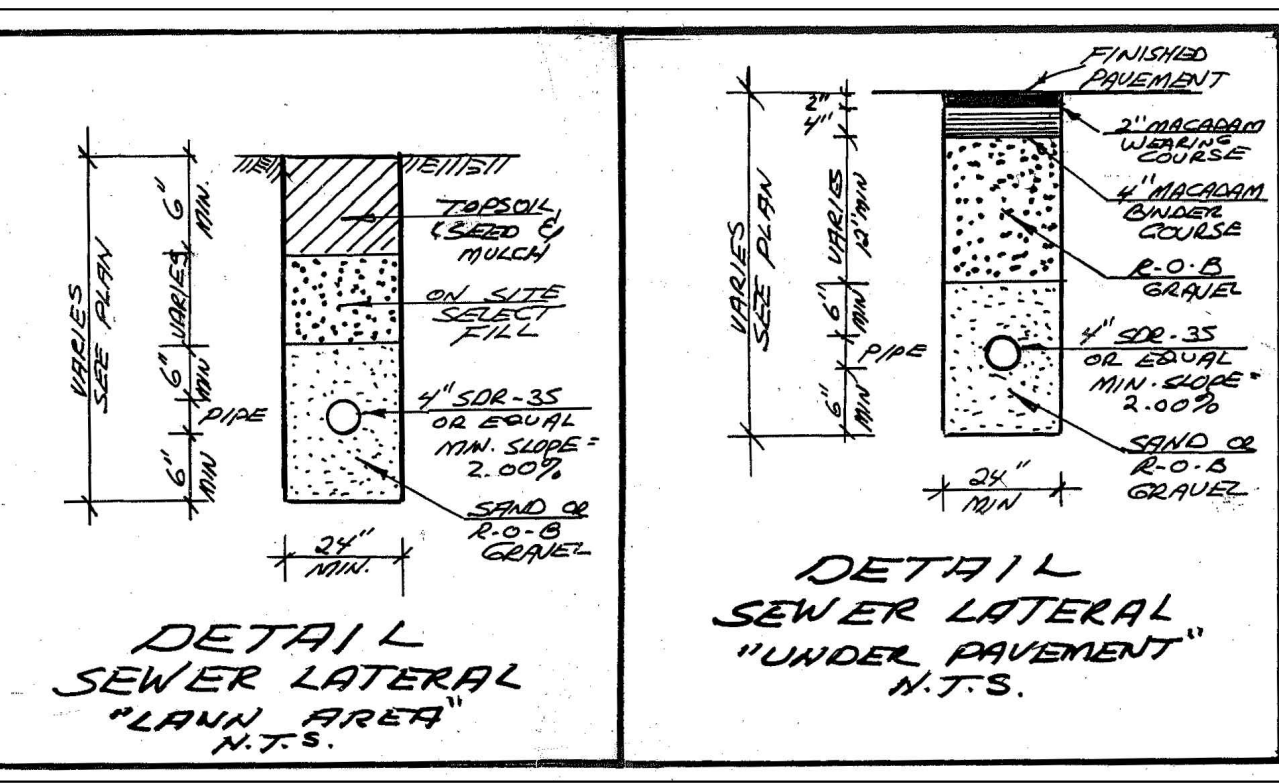
**TYPICAL SILT FENCE DETAIL**  
NOT TO SCALE



**WATER SERVICE DETAIL**  
**ADDITIONAL NOTES FOR WATER DISTRIBUTION SYSTEMS**  
- ALL SERVICE LINES ARE THE RESPONSIBILITY OF THE HOMEOWNER UP TO THE PROPERTY LINE  
- THE WATER COMPANY SHALL BE RESPONSIBLE FOR ALL VALVES AND PIPES WHICH ARE NOT ON THE HOMEOWNER'S PROPERTY.  
- WHERE WATER SERVICE TRENCHES CROSS PAVED DRIVEWAYS OR ROADS SHALL BE BACKFILLED WITH COMPACTED ITEM 4, AND THE BLACKTOP RESTORED TO EXISTING.

**STORMWATER CONTROL MAINTAINANCE SCHEDULE**

STRUCTURE	INSPECTION	MAINTENANCE REQUIRED	STRUCTURE TYPE
SILT FENCE	WEEKLY	REPAIR, REPLACE	TEMPORARY
STABILIZED CONSTRUCTION ENTRANCE	DAILY	REPLACE	TEMPORARY
CHECK DAM	WEEKLY	REPLACE	TEMPORARY
DUST	DAILY	SPRAYING	---
RIPRAP OUTLET/OVERFLOW	WEEKLY	REPAIR, REPLACE	PERMANENT
VEGETATION ESTABLISHMENT	WEEKLY	WATERING, SEEDING	PERMANENT

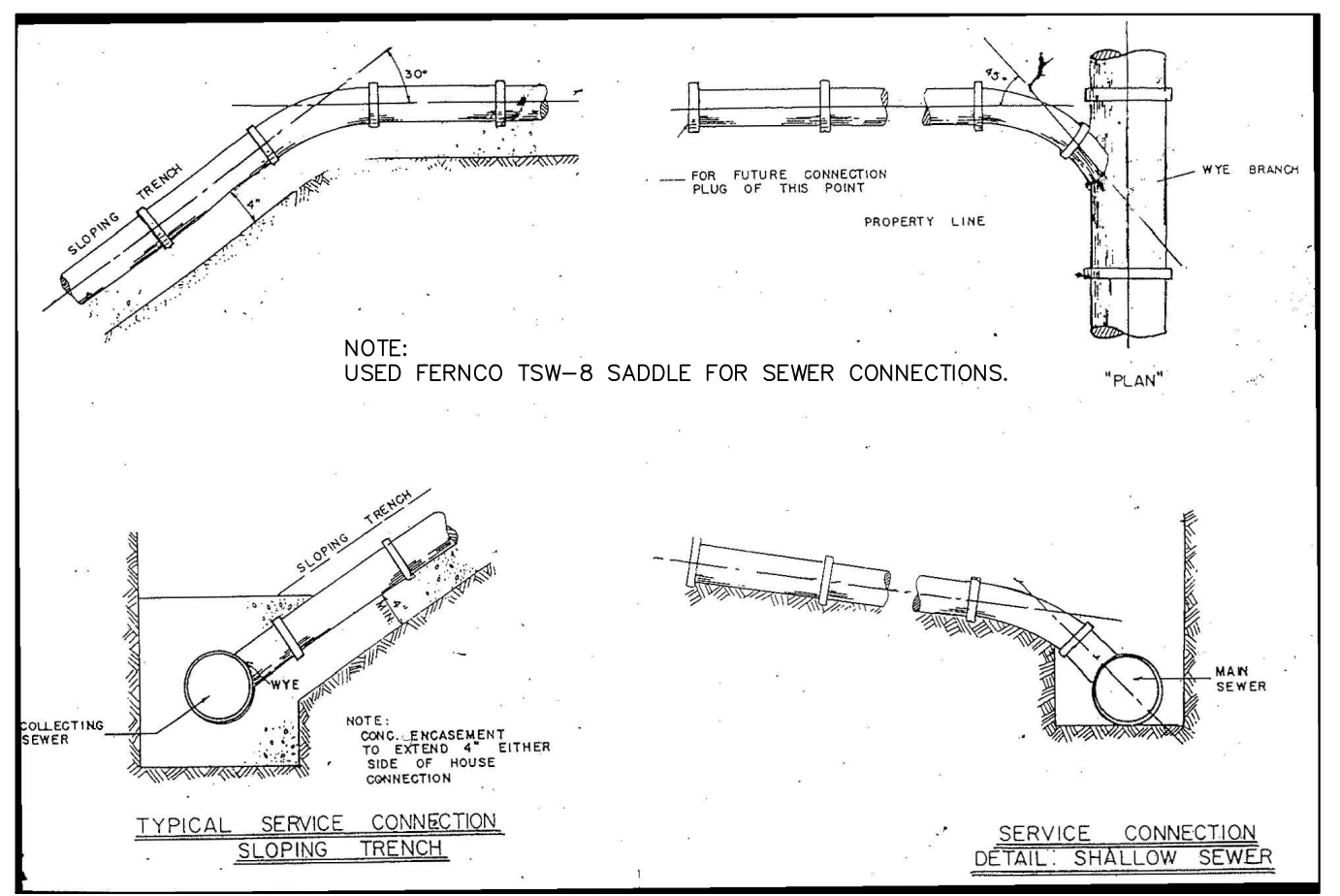
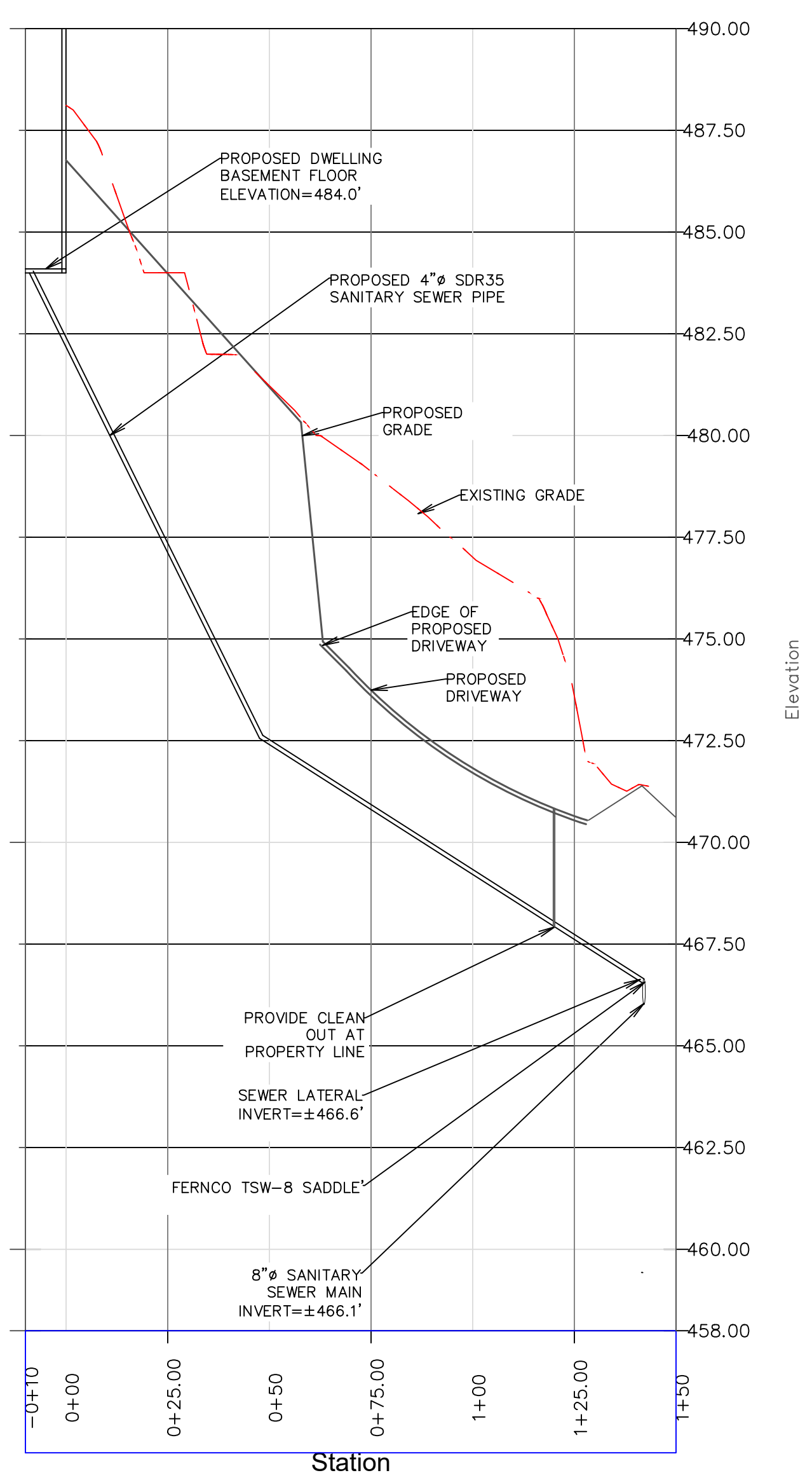


- GENERAL NOTES:**
- OWNER/APPLICANT: JOE BELLAMY  
2333 WILLOWAY STREET  
YORKTOWN HEIGHTS, NEW YORK
  - ZONING DISTRICT - R 1-20; 1 FAMILY (20,000 SQ.FT)
  - TAX MAP PARCEL # 37.10-1-38

**Burns Engineering Services, P.C.**  
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SBurns@BurnsEngineeringServices.com  
(845) 546-3310  
Fax (845) 440-7343



**SANITARY SEWER PROFILE**



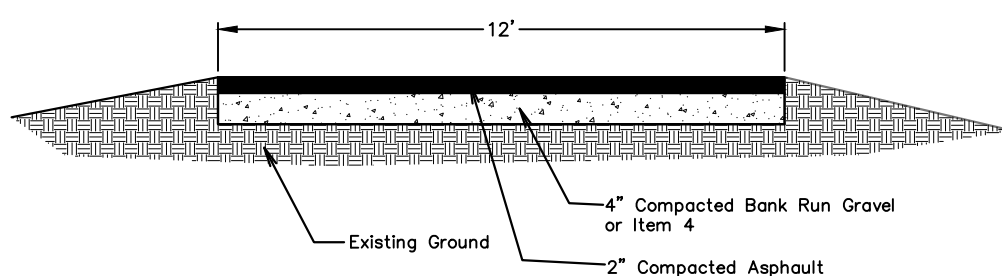
REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:
1	ENGINEERING MEMO	SKB	12/14/20
2	ENGINEERING REVISIONS	SKB	01/20/21
3	ENGINEERING REVISIONS	SKB	12/06/21

**UTILITY PLAN/ EXISTING CONDITIONS**  
**379 HALLOCKS MILL ROAD**  
**TAX MAP # 37.10-1-38**

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TEL: 845-546-3310  
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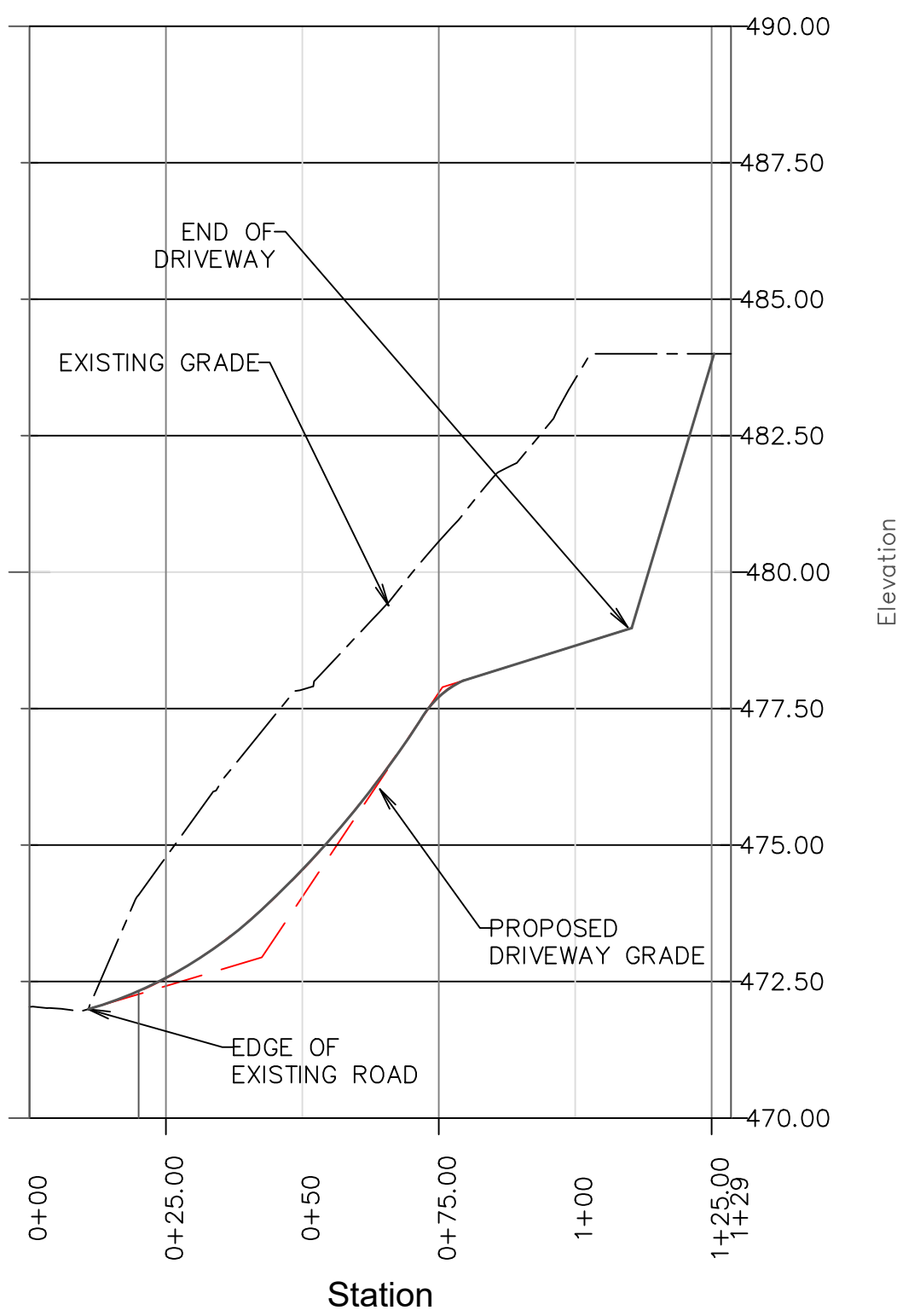
**"SUBDIVISION PLAN FOR 379 HALLOCKS MILL ROAD" TOWN OF YORKTOWN WESTCHESTER COUNTY, NY**

DATE: 08/04/20  
SCALE: SHEET  
DRAWN BY: SKB  
2 OF 5

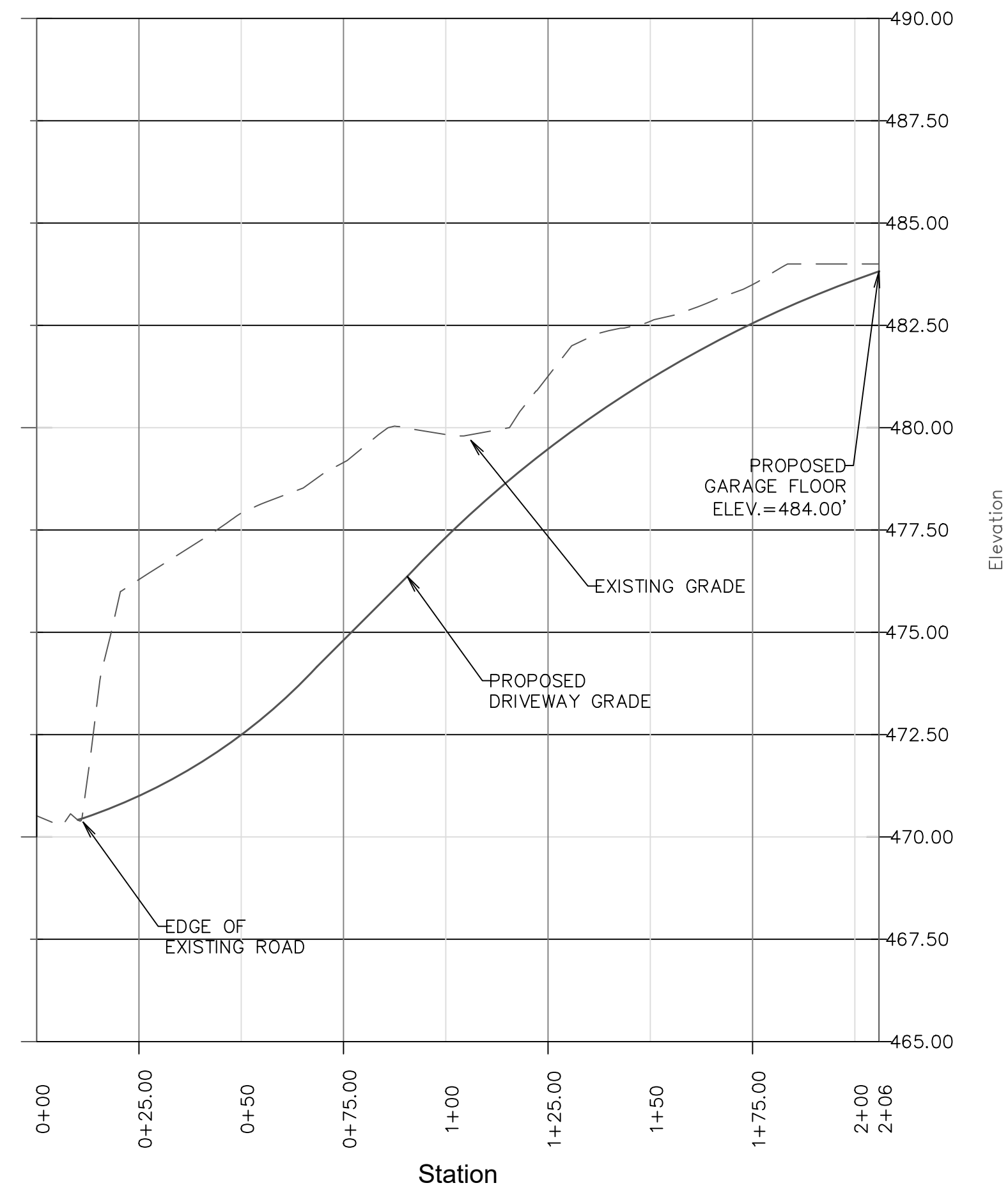


Driveway Cross Section  
NTS

LOT 1 DRIVEWAY

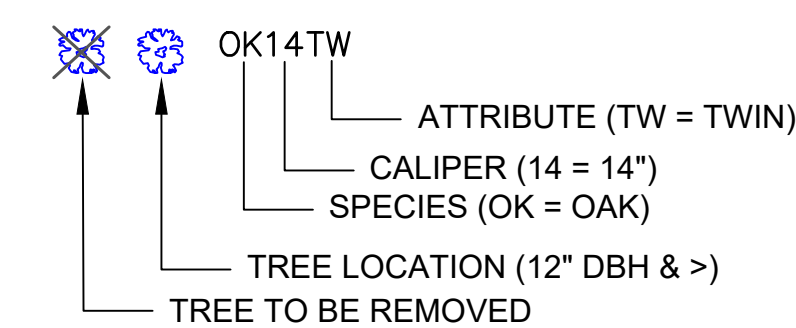


LOT 2 DRIVEWAY



**DRIVEWAY PROFILES**  
SCALE 1"=30' HORIZONTAL  
1"=3' VERTICAL

**TREE LEGEND**



**KEY**

- SPECIES**  
AL AILANTHUS                      LC LOCUST  
BE BEECH                              MA MAPLE  
BI BIRCH                                OK OAK  
CH CHERRY                            WP WHITE PINE  
SP NORWAY SPRUCE                **ATTRIBUTES**
- TR TRIPLE  
\*TW TWIN  
IV INVASIVE  
\*DOUBLE TREES ARE THOSE WHERE THE TRUNK SPLITS AT 4.5' OR HIGHER, TWIN TREES ARE THOSE WHERE IT SPLITS BELOW 4.5'.



**TREE MITIGATION PLAN**  
SCALE 1"=50'

TREE MITIGATION SCHEDULE				
TREE TO BE REMOVED	CONDITION	LOCATION	MITIGATION REQUIRED	MITIGATION PROPOSED
12" SPRUCE	HEALTHY	PROPOSED DWELLING	YES	(4) NORWAY SPRUCE
18" MAPLE	DEAD	SIGHT LINE CLEARING	NO	NONE
30" LOCUST	FAIR	SIGHT LINE CLEARING	YES	TREE BANK FUND PAYMENT
26" MAPLE	FAIR	SIGHT LINE CLEARING	YES	TREE BANK FUND PAYMENT
20" MAPLE	FAR	SIGHT LINE CLEARING	YES	TREE BANK FUND PAYMENT
28" SPRUCE	DEAD	SIDE YARD	NO	NONE

(6) TREES TOTAL TO BE REMOVED

**GENERAL NOTES:**

- OWNER/APPLICANT: JOE BELLAMY  
2333 WILLOWAY STREET  
YORKTOWN HEIGHTS, NEW YORK
- ZONING DISTRICT - R 1-20: 1 FAMILY (20,000 SQ.FT)
- TAX MAP PARCEL # 37.10-1-38

REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:
1	ENGINEERING MEMO	SKB	12/14/20
2	ENGINEERING REVISIONS	SKB	01/20/21
3	ENGINEERING REVISIONS	SKB	12/06/21

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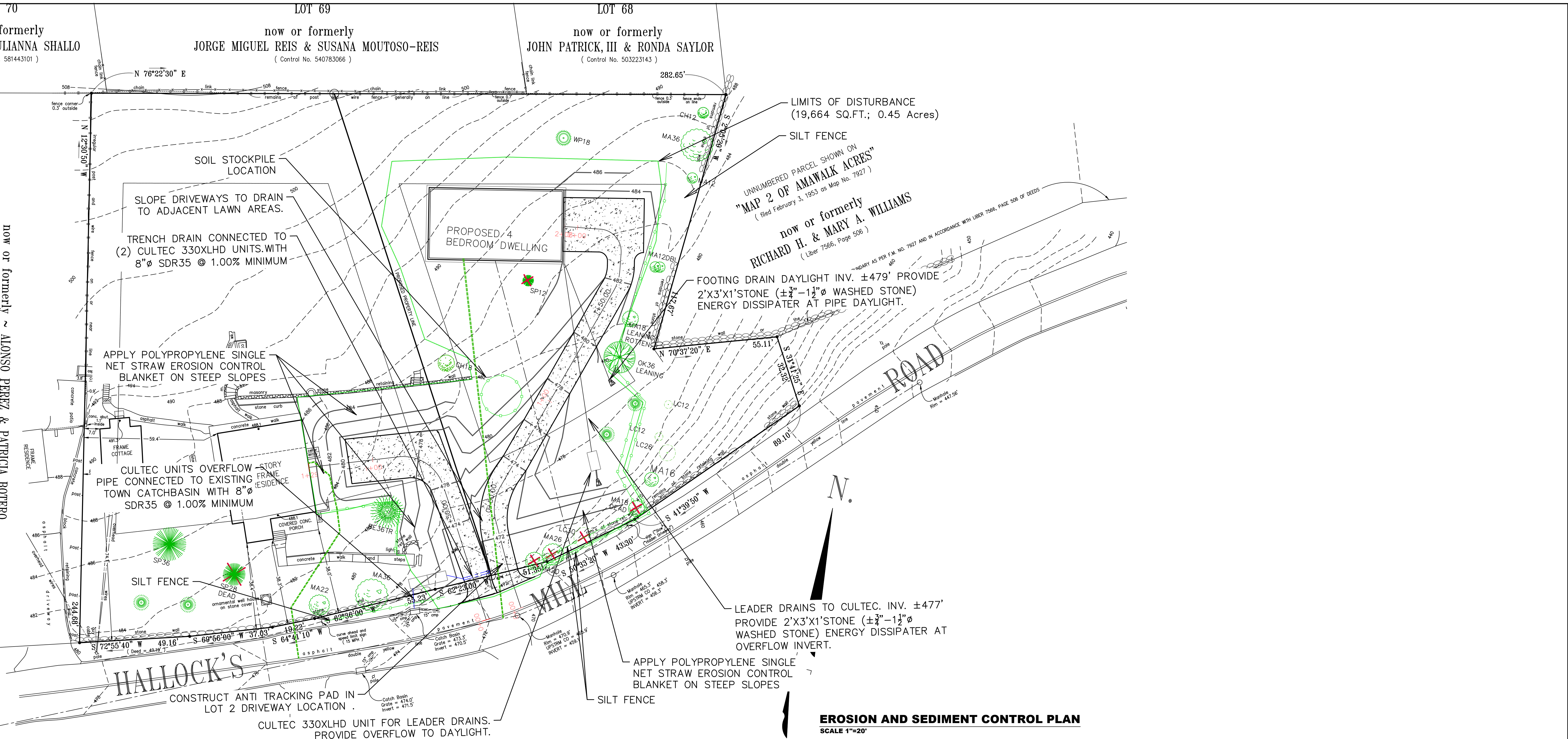


**DRIVEWAY PROFILES/ TREE MITIGATION PLAN 379 HALLOCK'S MILL ROAD TAX MAP # 37.10-1-38**

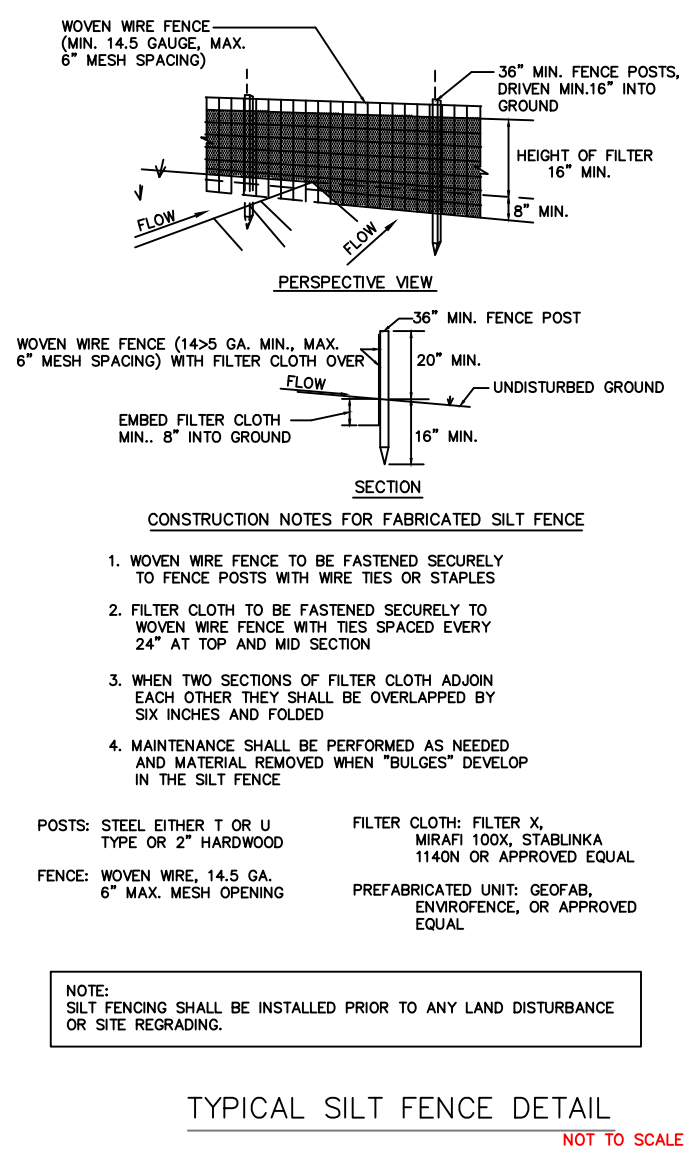
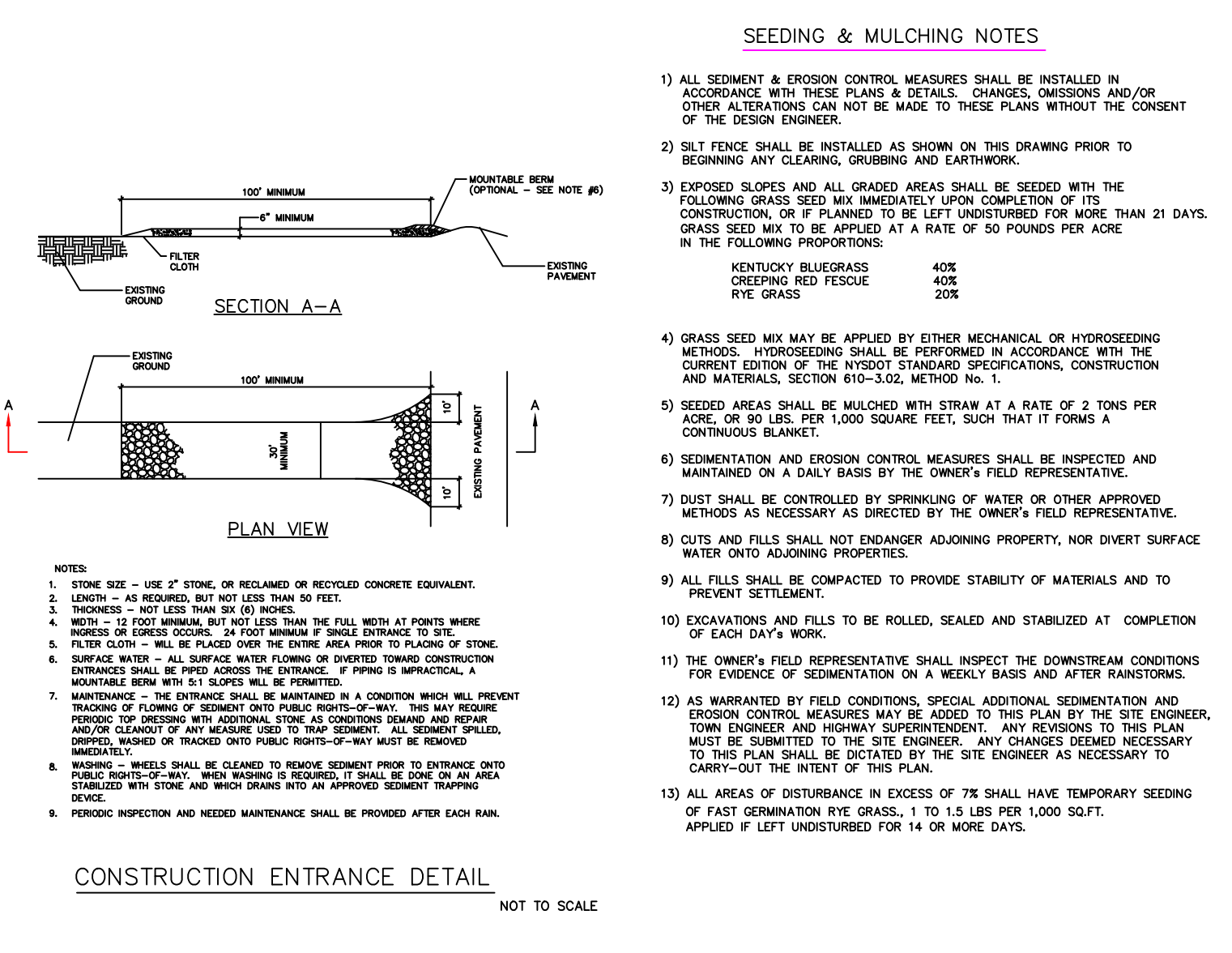
**"SUBDIVISION PLAN FOR 379 HALLOCK'S MILL ROAD" TOWN OF YORKTOWN WESTCHESTER COUNTY, NY**

DATE: 08/04/20  
SCALE: SHEET  
DRAWN BY: SKB  
3 OF 5

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Beacon, New York 12508      FAX: 845-546-6613  
SBurns@BurnsEngineeringServices.com



**EROSION AND SEDIMENT CONTROL PLAN**  
SCALE 1"=20'



**SITE WORK CUT/FILL**  
CUT = ±300 CUBIC YARDS  
FILL = ±125 CUBIC YARDS  
SITE TOTAL CUT ±175 CUBIC YARDS  
MATERIAL TO BE HAULED OFFSITE

STORMWATER CONTROL MAINTAINANCE SCHEDULE			
STRUCTURE	INSPECTION	MAINTENANCE REQUIRED	STRUCTURE TYPE
SILT FENCE	WEEKLY	REPAIR, REPLACE	TEMPORARY
STABILIZED CONSTRUCTION ENTRANCE	DAILY	REPLACE	TEMPORARY
CHECK DAM	WEEKLY	REPLACE	TEMPORARY
DUST	DAILY	SPRAYING	---
RIPRAP OUTLET/OVERFLOW	WEEKLY	REPAIR, REPLACE	PERMANENT
VEGETATION ESTABLISHMENT	WEEKLY	WATERING, SEEDING	PERMANENT

- Construction Sequence**
1. Preconstruction meeting with owner, contractor, site engineers, and Town representative to discuss erosion and sediment control measures.
  2. File NOI with MS4 Acceptance Form
  3. Repair/Install silt fence as required.
  4. Clear and grub site.
  5. Construct Dwelling, SDS, Driveway, and utilities and rough grade site
  6. Seed and mulch remaining disturbed areas. Once seed is at least 80% established removal of silt fence can take place.
  7. File NOI

- GENERAL NOTES:**
1. OWNER/APPLICANT: JOE BELLAMY  
2333 WILLOWAY STREET  
YORKTOWN HEIGHTS, NEW YORK
  2. ZONING DISTRICT - R 1-20; 1 FAMILY (20,000 SQ.FT)
  3. TAX MAP PARCEL # 37.10-1-38

REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:
1	ENGINEERING MEMO	SKB	12/14/20
2	ENGINEERING REVISIONS	SKB	01/20/21
3	ENGINEERING REVISIONS	SKB	12/06/21

- Erosion Control Maintenance Plan (During Construction)**
1. Silt Fence shall be installed prior to construction activity.
  2. Any vegetated area that has eroded as a result of runoff shall be filled, fertilized, reseeded and mulched to maintain a vigorous cover.
  3. Sediment will be removed from behind silt fence when the level of sediment reaches 0.5 feet. Any damaged silt fence shall be replaced.
  4. All other erosion control devices shall be maintained and repairs made as necessary to insure proper operation of the erosion control device.

- Petroleum Contaminated Soil Remediation (EMERGENCY SPILL CLEANUP PROCEDURE)**
- IF A SPILL OCCURS:**
1. Excavate all visibly impacted media and temporarily stockpile it onsite, (on and covered with plastic sheeting) in advance of final disposition if required.
  2. Field screening of the excavation with a properly calibrated Photo-ionization Detector (PID) to verify removal of all contaminated soils.
  3. Collect a soil sample for laboratory analysis of confirmatory soil as well as a profile sample for the disposal facility.
  4. Use a Licensed transporter to haul and dispose of PSC.
  5. Prepare and submit a "Spill Closure Report" to the NYSDEC

**Burns Engineering Services, P.C.**  
58 Teller Ave.  
Beacon, NY 12508  
SBurns@BurnsEngineeringServices.Com  
(845) 546-3310  
Fax (845) 440-7343

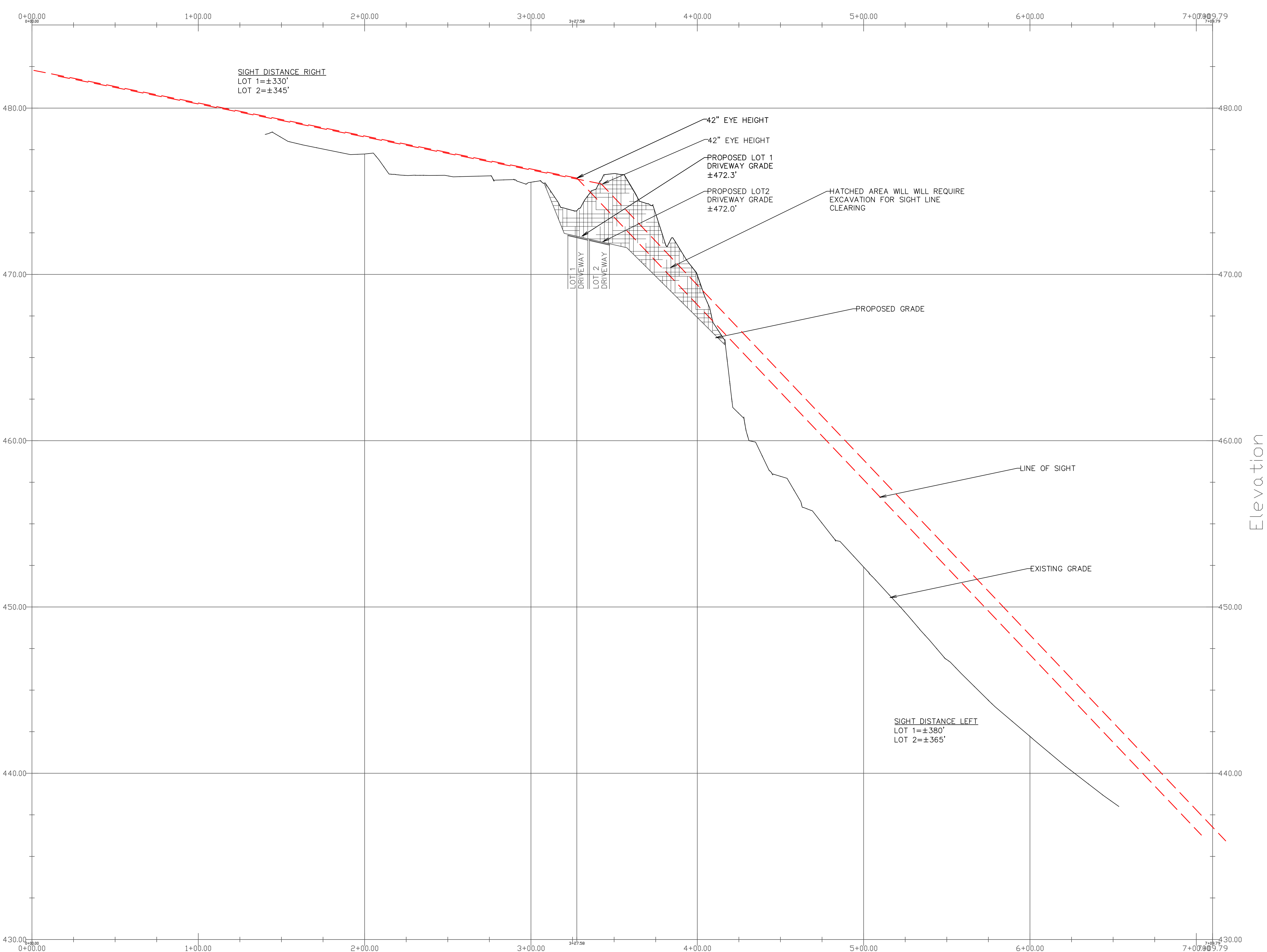


**SWPPP**  
**379 HALLOCKS MILL ROAD**  
**TAX MAP # 37.10-1-38**

**Burns Engineering Services, P.C.**  
58 Teller Avenue  
Beacon, New York 12508  
TEL: 845-546-3310  
FAX: 845-546-6813  
SBurns@BurnsEngineeringServices.com

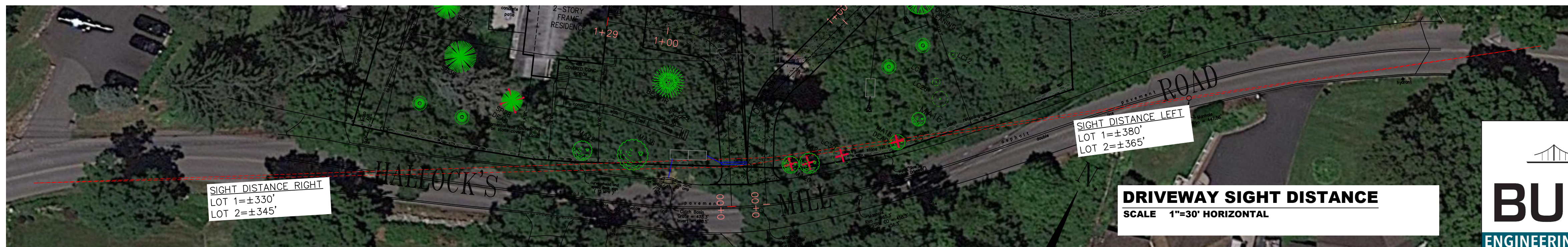
**"SUBDIVISION PLAN FOR 379 HALLOCKS MILL ROAD" TOWN OF YORKTOWN WESTCHESTER COUNTY, NY**

DATE: 08/04/20  
SCALE: SHEET  
DRAWN BY: SKB  
**4 OF 5**



Burns Engineering Services, P.C.  
 58 Teller Ave.  
 Beacon, NY 12508  
 SBurns@BurnsEngineeringServices.Com  
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 Fax (845) 440-7343

REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:
1	ENGINEERING REVISIONS	SKB	12/06/21
2			
3			

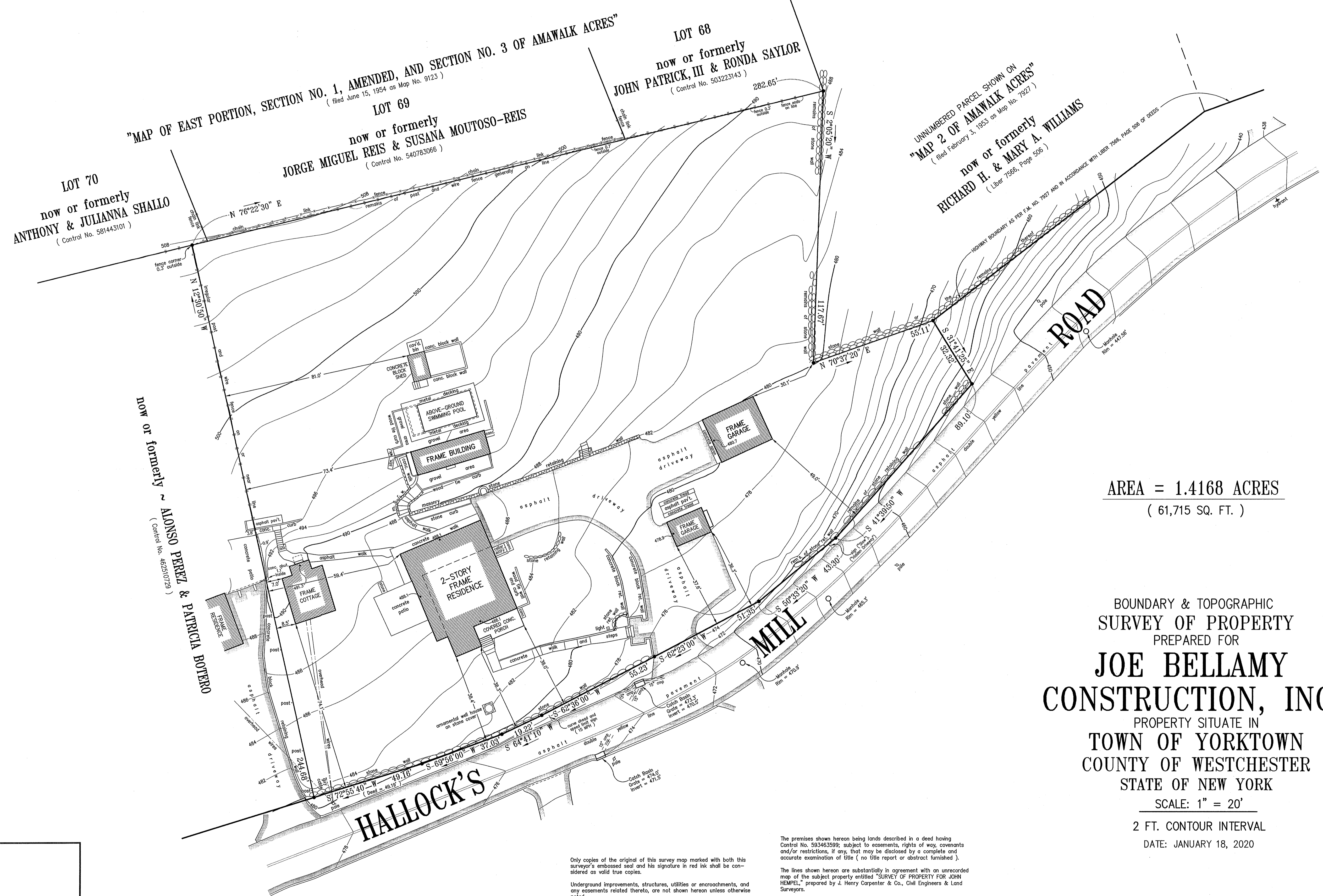
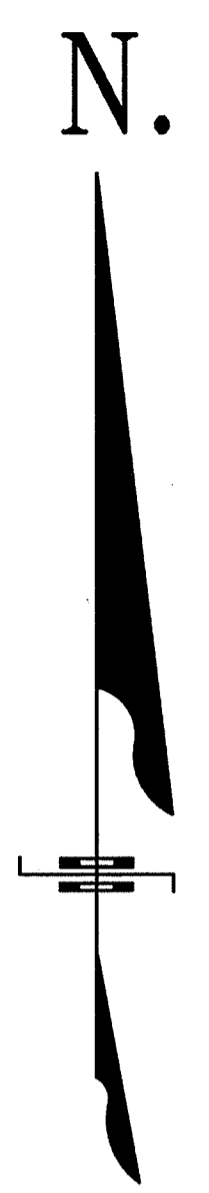


**SIGHT DISTANCE PROFILE**  
**379 HALLOCKS MILL ROAD**  
**TAX MAP # 37.10-1-38**

**Burns Engineering Services, P.C.**  
 58 Teller Avenue TEL:845-546-3310  
 Beacon, New York 12508 FAX:845-546-6613  
 SBurns@BurnsEngineeringServices.com

**"SUBDIVISION PLAN FOR 379 HALLOCKS MILL ROAD" TOWN OF YORKTOWN WESTCHESTER COUNTY, NY**

DATE: 04/21/21 SCALE: SHEET  
 DRAWN BY: SKB 5 OF 5



AREA = 1.4168 ACRES  
( 61,715 SQ. FT. )

BOUNDARY & TOPOGRAPHIC  
SURVEY OF PROPERTY  
PREPARED FOR  
**JOE BELLAMY  
CONSTRUCTION, INC.**  
PROPERTY SITUATE IN  
**TOWN OF YORKTOWN  
COUNTY OF WESTCHESTER  
STATE OF NEW YORK**  
SCALE: 1" = 20'  
2 FT. CONTOUR INTERVAL  
DATE: JANUARY 18, 2020

The premises shown hereon may be affected by easements, rights of way, covenants, restrictions and conveyances not specifically referenced or recited in documents furnished to this surveyor and, therefore, not reflected hereon. It is hereby advised that any parties with a current or potential interest in this property obtain proper assurances as to quality of title and access, permitted uses and pertinent environmental factors, if any, affecting this property prior to conveyance.

Alteration of this map by anyone other than the surveyor whose signature and embossed seal appears hereon, including any erasures, notations, additions or changes for building department or "survey inspection/affidavit" purposes, is an unauthorized and unintended use of this surveyor's work. The use of any such altered map, particularly for purposes of obtaining building permits, variances, certificates of occupancy, or for any use related to purchasing property and obtaining title insurance, is at the user's own risk and is not covered under any certification appearing hereon.

Certified, as noted and limited below, only to:  
- JOE BELLAMY CONSTRUCTION, INC.

The surveyor's seal, signature and any certification appearing hereon signify that, to the best of his knowledge and belief, this survey was prepared in accordance with the minimum standards for land surveys as set forth in the Code of Practice adopted by the New York State Association of Professional Land Surveyors, Inc.

Certifications shall run only to the person for whom this survey was prepared, and on his behalf, to the title company, lending institution and governmental agency listed hereon; said certifications are not intended to run to additional title companies, lending institutions, subsequent owners or future contract vendees.

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Prepared by:  
**Baxter Land Surveying, P.C.**  
855 Peekskill Hollow Road  
Putnam Valley, New York 10579

Phone: (845) 621-8562 / (914) 962-2689

ROBERT E. BAXTER, P.L.S.  
N.Y.S. Lic. No. 49434

Only copies of the original of this survey map marked with both this surveyor's embossed seal and his signature in red ink shall be considered as valid true copies.

Underground improvements, structures, utilities or encroachments, and any easements related thereto, are not shown hereon unless otherwise noted.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Sub-Division 2 of the New York State Education Law.

The premises shown hereon being lands described in a deed having Control No. 593463599; subject to easements, rights of way, covenants and/or restrictions, if any, that may be disclosed by a complete and accurate examination of title (no title report or abstract furnished).

The lines shown hereon are substantially in agreement with an unrecorded map of the subject property entitled "SURVEY OF PROPERTY FOR JOHN HEMPEL," prepared by J. Henry Carpenter & Co., Civil Engineers & Land Surveyors.

The topographic information shown hereon is based on an actual field survey, vertical datum is NAVD83, as established on this site by means of Real Time Kinematic GPS techniques, using positional correction data obtained by link to the NYS DOT CORS network.



# **Foothill Solar**

TOWN OF YORKTOWN  
ENGINEERING DEPARTMENT

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

---

MEMORANDUM

To: Planning Board

From: Dan Ciarcia 

Date: December 14, 2021

Re: Yorktown A Solar Farm  
ConEdison Clean Energy – Foothill Street  
Plans Dated October 27, 2020, Last Revised November 22, 2021  
SWPPP Dated October 27, 2020, Last Revised January, 28, 2021

RECEIVED  
PLANNING DEPARTMENT

DEC 14 2021

TOWN OF YORKTOWN

---

The plans and SWPPP submitted have been reviewed and we have the following comments:

1. The applicant has proposed the design to be consistent with the New York State Department of Environmental Conservation (NYSDEC) memorandum that allows solar panel installations to be considered “Land clearing and grading for the purpose of creating vegetated open space. The proposed panels do not have the proper orientation with respect to the existing topography to have this project analyzed as vegetated open space. The panels should be reoriented or the stormwater design revised accordingly.
2. The proposed level spreaders will not provide that function due to the slope. As designed, the level spreaders will not provide sheet flow and will likely decrease the time of concentration ( $t_c$ ), thus increasing peak flows.
3. The sequence of major construction activities should be revised to include the four (4) phases and describe the milestones when the contractor will be allowed to proceed to the next phase.

DAC:mc:

cc: Planning Department  
Planning Board Attorney  
Applicant's Engineer  
Applicant  
Conservation Board  
Highway Superintendent  
Water Superintendent  
Town Supervisor

December 6, 2021

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

Re: Response to Outside Consultant Environmental Review Comment Letter  
Con Edison Clean Energy Business, Inc.  
Yorktown A Solar Project  
3849 Foothill Street  
Yorktown, New York

Subj: Response to Bergmann Response to Comment Letter  
File: 2478.001.001

Dear Mr. Tegeder and Members of the Planning Board:

Barton & Loguidice, D.P.C. (B&L), has completed our review of Bergmann's response to our initial Environmental Review for the above referenced community solar project. B&L has received the following revised/resubmitted documents in support of Bergmann's response letter:

- The Response to Outside Consultant Environmental Review Comment Letter, Dated November 23, 2021
- The Full Environmental Assessment Form, revised November 23, 2021
- The Operational Noise Levels from the Yorktown A Solar Project, dated June 25, 2021
- The Yorktown A Solar Farm Site Plans, revised November 22, 2021
- Wetland and Aquatic Resources Delineation Report, revised November 22, 2021
- Response to Comment Concerning Noise Levels on the Wellness Trail due to the Yorktown A Solar Farm in the Town of Yorktown, NY, dated November 24, 2021
- Equipment Specification Data, undated
- Letter from the New York State Historic Preservation Office (SHPO), dated May 21, 2018
- Slope Heat Map Exhibit, dated November 22, 2021
- The Determination of No Hazard to Air Navigation from the Federal Aviation Administration (FAA), dated September 11, 2017

B&L is pleased with the resubmission materials that Bergmann has submitted in response to our initial environmental review. B&L offers the following comments to their responses for clarification and finalization:

**Part 1 of the Long Form EAF**

1. Item 10: In regards to section D.1.g.i., the total number of structures is listed as “0.07±”. This is unclear. Total number of structures should refer to the total number of solar mounts (i.e. a whole number). If you would like to refer to the number of structures as an area, please provide units.

**Glare Analysis**

1. The applicant filed with the FAA and received a Determination of No Hazard to Air Navigation on 09/11/2017. Within this letter, it states that the determination expires on 03/11/2019 unless:
  - a. The construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
  - b. Extended, revised, or terminated by the issuing office.
  - c. The construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

Please confirm that any of these requirements have been met and therefore the determination is still valid, and/or file with the FAA again for an updated determination.

**Permitting Site Plans**

1. Item 17: The site plans have been adjusted to provide the sight distances, however both sight distances are noted as “Sight Distance to the Right:” Please clarify that the Sight distance of 431’ should be denoted as “Sight Distance to the Left: 431’±”

**Additional Information and Anticipated Permits/Coordination**

1. Item 5: B&L has not received the letter from the Mohegan Volunteer Fire Department acknowledging receipt of the plans and verifying approval of proposed access for fire and emergency vehicles. Please ensure that has been completed and will be submitted along with final application.

B&L is satisfied with the revised and resubmitted documents that we have received and are in approval of this application once the above items have been addressed.

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

Sincerely,

BARTON & LOGUIDICE, D.P.C.



Leigh G. Jones, PLA  
Project Manager

NN/LGJ

November 1, 2021

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

Re: Yorktown A Solar Project  
3849 Foothill Street  
Yorktown, New York  
Subj: Environmental Review for Foothill Street Solar Farm  
File: 2478.001.001

Dear Mr. Tegeger and Members of the Planning Board:

Barton & Loguidice, D.P.C. (B&L), has completed our initial Environmental Review for the above referenced community solar project. To date B&L has received the following documents for review and comment:

- The Full Environmental Assessment Form, signed October 20, 2020
- The Operational Noise Levels from the Yorktown A Solar Project, dated June 25, 2021
- The Yorktown A Solar Farm Site Plans, with the latest revision date as January 28, 2021
- The Storm water Pollution Prevention Plan, with the latest revision date as January 28, 2021
- The tree Inventory Reports, dated June 28, 2021
- The Westchester Country Planning Board Referral Review, dated November 13, 2020
- The Additional Comments to the Westchester Country Planning Board Referral Review, dated December 2, 2020
- Existing and Proposed Peak Discharge for the Storm Events, undated
- Decommissioning Plan and Cost Estimate Memo, dated April 23, 2021
- Wetland and Aquatic Resources Delineation Report, dated May 16, 2018
- Initial TCAC Comment on Proposed Solar Facility at 3849 Foothill Street, dated March 22, 2021
- Resolution by Putnam Valley Central School District in Opposition to Project, dated April 8, 2021
- Photo Simulations Day 1 to Year 5, undated
- Draft Mitigation Plan for Proposed Solar Project, Foothill Street, Yorktown, New York, Dated November 30, 2020
- Comparison to Previously Proposed Residential Subdivisions, dated March 12, 2021
- Board of Education Resolution Related to Proposed Yorktown Solar Farm, dated March 2, 2021



## **Project Description**

Con Edison Clean Energy Business, Inc. (Applicant) is proposing the construction of a solar facility and associated electrical appurtenances on a single parcel located at 3849 Foothill Street in the Town of Yorktown. The solar photovoltaic (PV) system is proposed for installation within approximately 16 acres of the 34.23 acres of the site, with the rest remaining undeveloped.

The development will result in one 1.87-megawatts AC solar project. The PV systems will have a maximum height of the mounted panels being at 12ft tall.

This project is considered a large-scale ground mounted solar energy system by the Town Code and is allowed within the Residential Zoning District (R1-40) by a Special Use Permit subject to Planning Board review. B&L offers the following comments to the Planning Board for consideration in its review and recommendation to the Town Board.

### **Part 1 of the Long Form EAF**

B&L has reviewed Part 1 of the Long Form EAF prepared by Bergmann on behalf of the Applicant, Con Edison Clean Energy Business, Inc. and we offer the following comments and questions:

#### Environmental Specific Comments:

1. Item B (Government Approvals, Funding or Sponsorship) – Should the Town’s conservation board be listed as an agency where approval is required due to presence of wetlands on the site?
2. Item D.1.h (Proposed and Potential Development) – Item h.v. Please replace ‘varies’ with approximate range for both height and length of the stormwater detention basin.
3. Item D.2.e (Project Operations) – Please ensure that the solar panels can be considered a pervious surface by complying with the requirements as stated in the New York State Department of Environmental Conservation Memorandum titled ‘Solar Panel Construction Stormwater Permitting/SWPPP Guidance’ dated February 21, 2020. Large amounts of surface runoff are not being captured on site before being discharged into streams and wetlands. The amount of runoff is changing due to replacing forested areas with grassy fields. In order to comply with the above stated requirements, the change in surface cover must be accounted for such that hydrology will not change between pre and post development conditions. If the panels cannot be considered pervious, adjust these numbers and the design accordingly.
4. Item E.1.b (Land Uses on and Surrounding the Project Site) – Item ‘Other’ describes Pervious Gravel. Ensure that this gravel can indeed be considered pervious.
5. Item E.2.c (Natural Resources On or Near Project Site) – The predominant soil types present on the project site (ChB and SuB, making up 79.90% of the site) are prime farmland. Avoid installation of solar rays on the most valuable productive farmland (provided in order of importance of current use: active rotational farmland, permanent hayland, improved pasture, unimproved pasture, other support lands, fallow/inactive farmland), especially when containing prime farmland soils or soils of statewide importance.
6. Item E.2.o (Natural Resources On or Near Project Site) – Item o states that there are no endangered or threatened species on site, but subsequently lists two species. Please clarify whether endangered or threatened species are present on site or not.

7. Item E.3.b (Designated Public Resources on or Near Project Site) – As stated above in item 5 above, the predominant soil types present on the project site are prime farmland, and solar ray installation is to be avoided on the most valuable productive farmland.

General Comments:

8. Item D.1.b (Proposed and Potential Development) – Item b.b ‘Total Acreage to be physically disturbed’ is listed as 16.00± acres. In the Westchester County Planning Board Referral Review letters, page 1, it is listed as 15 acres. The Grading/SWPP Plan sheet (C003) also says 16.00 acres. Please ensure all documents are stating the same number, and that the number is accurate to the hundredth of an acre.
9. Item D.1.e (Proposed and Potential Development) – Item e.ii. ‘Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases’, Applicant answers “The project is divided into phases to avoid disturbing more than 5 acres at a time.” The applicant notes that the total number of phases anticipated is 3 phases. 5 acres times 3 phases is 15 acres total of disturbed area. Applicant states earlier (see item 8 above) that the total number of disturbed acres is 16.00 acres, which would therefore require at least 4 phases. Please clarify how many acres are being disturbed total, how many acres are being disturbed in each phase, and why.
10. Item D.1.g (Proposed and Potential Development) – Item g asks about the number and size of structures. Applicant notes ‘N/A’. The ground mounted solar panels are considered accessory structures and therefore this information should be filled out with number of panels and size/height of mounted panels.
11. Item E.1.b (Land Uses on and Surrounding the Project Site) – Item ‘Roads, Buildings and other paved or impervious surfaces’ Item ‘Forested’ states that 15.90 acres of forested area are to be removed, making the disturbed area now 15.90 acres. This does not match the acreage mentioned elsewhere (see items 8 and 9 above). All disturbance numbers must match on all documents and be accurate to the hundredth of an acre.
12. Item E.2.f (Natural Resources On or Near Project Site) – Note that static mounted solar panels shall not be placed on slopes greater than 25%.

**Wetland and Aquatic Resources Delineation Report**

B&L has reviewed the Wetland and Aquatic Resources Delineation Report prepared by Bergmann on behalf of the Applicant, Con Edison Clean Energy Business, Inc. and we offer the following comments and questions:

Environmental Specific Comments:

1. Page 6-7, 3.5 Threatened and Endangered Species Review – The Indiana Bat (endangered) and the Northern Long-eared bat (threatened) may occur within the project area. It is recommended that an official evaluation of the site be conducted to ensure that none of these species are present on site and that the final development will have no impact on said species. See also item 6 above under Part 1 of the Long Form EAF and adjust accordingly.
2. Page 8, 4.1 Wetlands and Aquatic Resources and 4.2 Uplands – The wetlands include various trees, as well as the upland area. Ensure that panel locations surrounding wetlands are accurate due to shading associated with untouched vegetation within the 100’ wetland buffer.

3. Figures, Wetland Determination Data From, Sampling Point W 1-1 – Prevalence Index worksheet is not filled out.

General Comments:

4. Page 3, Introduction – Site is listed as being 34.62 acres. In the EAF & WCPB letter, site is stated to be 34.23 acres. Please make sure all areas are matching in all letters.

**Resolution by Putnam Valley Central School District in Opposition to Project**

B&L has reviewed the Resolution by Putnam Valley Central School District in Opposition to Project prepared by Con Edison Clean Energy Business, Inc. to the chairman of the Planning Board and we offer the following comments and questions:

Environmental Specific Comments:

1. Page 1-2 – The letter discusses the reduction in stormwater runoff noting the use of the detention pond and bioretention area. These areas capture some of the runoff from the property, but leave other areas of the property free to runoff into existing streams and wetlands at an increased rate due to change in land cover. Please ensure that the proposed stormwater management practices will actually provide the required WQv and RRv for the entirety of the site, and if they do not, adjust plans accordingly.
2. Page 2 – The letter discusses the noise levels around the Wellness Trail not being affected by the project. This Wellness Trail is not shown or spoken of in the noise study. Please adjust the noise study to accurately show that the proposed activities will not be affecting the Wellness Trail.
3. Page 2-3 – The letter states that the panels will be 3' off the ground, but earlier in the letter says 12'. Please clarify height of panels throughout site and that wildlife will indeed be able to move throughout the site freely.

General Comments:

4. Page 2 – The letter states that the maximum height of the panels will be 12 feet. This information is not stated anywhere else. Please ensure this number is accurate, and if so, please present on plans.
5. Page 5 – States that the project will produce 1.87 MW AC of energy. The site plans say '1.90 MW'. Please ensure site plans match letter.

**Board of Education Resolution Related to Proposed Yorktown Solar Farm**

B&L has reviewed the Board of Education Resolution that includes the Evaluation of Proposal for the Solar Farm by Ed Vergano from Preferred Design and Construction, Inc. for the Putnam Valley Central School District. Overall, B&L is in agreeance with almost all of Mr. Vergano's findings and recommendations and the applicant is advised to read through this letter and comply with all of Mr. Veragano's requests. There are a few areas that B&L is not in agreeance with, and those are as follows:

1. This letter notes frequently the existing flooding conditions in the schools parking area. While this is unfortunate, as long as runoff to the existing lot is not being increased, this is not the



responsibility of the applicant. The applicants only responsibility is to match existing conditions, and if they can improve existing conditions that is preferable but not necessary. This is something that the applicant can agree to in order to move the project along faster but it is not necessary.

2. Page 3, Stormwater Runoff (SWPPP) – Mr. Vergano lists other issues for the designer to look at. Item 3 notes that the 50’ buffer is an area that is intended to remain untouched. This statement is untrue. Unless some sort of agreement has been made between the school and the applicant, which can be argued for if that would keep the abutting properties happy, the 50’ buffer is intended for structures only. As long as no solar panels are within this 50’ buffer, the applicant is in compliance with the zoning laws.

### **Draft Mitigation Plan for Proposed Solar Project, Foothill Street, Yorktown New York**

B&L has reviewed the Draft Mitigation Plan and agrees that this plan shows adequate mitigation measures to ensure the environmental health of the site and surrounding areas. B&L is interested in reviewing the final mitigation plan before acceptance. There is one comment:

1. The mitigation plan notes that the site does not require fire services. While it is unlikely, this site does include electrical equipment and it does not appear wise to state that the site will never need this service in absolute language.

### **Tree Inventory Report & Comparison to Previously Proposed Residential Subdivisions**

B&L has reviewed the tree inventory report. B&L also reviewed the Comparison to Previously Proposed Residential Subdivisions letter that included the Greenhouse Gas Equivalencies Calculator. Additionally, B&L evaluated the site for the presence of core forests, as well as evaluated the site with a field walk for existing conditions.

A core forest is essentially a piece of a forest that is surrounded by more forest. Forest fragmentation is a significant problem today in the struggle to maintain biodiversity and shall be avoided at all costs. This property is not part of a core forest and therefore removing the forest in this area is not out of the question. The proposed alternative developments split the forest on property, and therefore promotes forest fragmentation to a greater extent than the solar development that will keep the development on one side of the property and decrease the impact to the length of the forest perimeter.

While the amount of tree removal is always to be minimized as much as possible, it is of B&L’s opinion that when considering the alternative residential developments, the greenhouse gas equivalencies of the project long term, and the current state of forest, the forest removal for the solar farm is the best option.

### **Decommissioning Plan and Cost Estimate**

A Decommissioning Plan has been created for this site by Normal E. Dupuis for the applicant. B&L has reviewed the plan and offers the following comments:

1. The decommissioning plan includes reseeding of the area with native species, but does not specify what. In the Resolution by Putnam Valley Central School District in Opposition to Project, page 2 states that “once the project is completed, almost all of the 15.90 acres disturbed to

construct the project will be returned to grass and meadow". The current site is composed of a lot of trees. If the detention basins are being filled in, and the site is being restored to grasses instead of forested area, the drainage conditions will be changed. The decommissioning plan must either replant trees in the amount and species of trees that are currently there, and/or maintain the existing stormwater mitigation measures to ensure runoff will not be changed.

### **Visual Analysis**

A visual analysis has been conducted on this site via photo simulations. B&L has reviewed the visual analysis and agrees that there is sufficient screening of the solar farm, particularly after the 5 year mark. The visual analysis was also commented on by the Applicant in the Resolution by Putnam Valley Central School District in Opposition to Project on page 2. A formal write up specifically for the visual analysis is requested for final acceptance.

### **Glare Analysis**

A glare study has not yet been completed for this site. It is recommended that a glare analysis be performed on the site in order to assess the potential effects of glare on motorists travelling near the location. The location should also be evaluated as to whether it is within proximity of an airport (< 5 miles) or on a flight path (< 18 miles) of an airport. The FAA solar guidance states that is the responsibility of local governments and solar developers in the vicinity of an airport to check with the airport sponsor and the FAA to ensure there are no potential safety or navigational problems with a proposed solar facility. The FAA should be notified and provided an opportunity to participate in review of the proposed activity and findings of the Glare Analysis. In order to provide a glare analysis, the applicant will need the following:

1. Locations and elevations of existing and proposed contours
2. Locations and elevations of existing and proposed trees and other landscaping
3. Locations and elevations of existing roads
4. Location of existing airports and flight paths

### **Noise Analysis**

A noise study was conducted to assess the impacts of noise from the battery energy storage systems, the inverters and the transformer. The Town of Yorktown has a noise ordinance that prohibits the noise levels from exceeding 60 dBA outside of the wall of any non-participating residence or occupied community building. This study indicated that the 60 dBA contour for the operation activities lies within the property lines and therefore all activities are in compliance with the Town ordinance.

1. Please show the actual locations of all inverters and recalculate the decibels in relation to said locations. All inverters would not be placed where shown in Figure 1.
2. Please depict the Wellness Trail on the noise analysis and ensure that the proposed development will not affect the Wellness Trail.

### **Permitting Site Plans**

In general, the submitted Plans and Documents should be reviewed against the following guidance documents and updated accordingly:

- NYSDAM Guidelines for Solar Energy Projects – Construction Mitigation for Agricultural Lands (Revised 10/18/2019)
- NYSDEC’s Memorandum on Solar Panel Construction Stormwater Permitting/SWPPP Guidance (Dated 02/21/2020)

A review of the plans in accordance with the NYSDAM Guidelines, dated 10/18/2019, will be completed when construction plans are further along. At minimum, the following elements should be addressed in accordance with the requirements of the NYSDAM Guidelines.

3. Include the following general notes on the construction plans:
  - a. The designated Environmental Monitor shall be on site whenever construction or restoration work is occurring on agricultural land and shall coordinate with the NYS Dept. of Ag & Markets, Division of Land and Water Resources, to develop a schedule for inspections and ensure compliance with the Department’s Guidelines for Agricultural Mitigation for Solar Energy Projects, revised 4/19/2018.
  - b. Topsoil sampling, stockpiling, spreading, seeding and site restoration is to be performed in accordance with the NYS Department of Agriculture & Markets Guidelines for Solar Energy Projects Construction Mitigation, revised 10/18/2019.
  - c. The Contractor shall notify Dig Safely New York prior to construction.
4. Add an underground electrical conduit trench detail. Indicate that the conduit or direct bury wires will be buried per NYSDAM guidelines: *All buried utilities located within the generation facility’s security fence must have a minimum depth of 18-inches of cover if buried in a conduit and a minimum depth of twenty-four inches of cover if directly buried (e.g. not routed in conduit).* See NYSDAM guidelines for utilities buried outside of the generation facility security fence.
5. Add a topsoil and vegetative restoration detail to the Plans. Indicate the proposed vegetative surface under the solar array panels.

The following elements should be addressed in accordance with the requirements of the NYSDEC Guidance, dated 02/21/2020:

6. Provide a detail and/or dimensions on the Plans depicting the panel spacing. The individual rows of panels should generally be spaced such that the vegetative area receiving runoff is equal to or greater in length than the disconnected surface (e.g., the width of the row of solar array).
7. Where feasible, solar panels constructed on slopes are to be installed along the contour so that runoff sheet flows downslope. Ensure sheet flow is maintained across the site (i.e., level spreaders to prevent channelized flow).
8. Site plans should include a scale and labelling of contours. Steep slopes (i.e., greater than 15% and 25%) should be identified on the plans, if applicable, and should be addressed with adequate protection (i.e., RECP or TRM).

Additional Environmental Specific Comments:

9. Where the slope exceeds 10% additional BMPs such as infiltration trenches or infiltration berms may be installed downgradient between each row. Refer to PA Stormwater BMP Manual, BMP 6.4.4: Infiltration Trench and BMP 6.4.10: Infiltration Berm and Retentive Grading for additional guidance.
10. Replace silt fence with compost filter sock.
11. Depict the location and extent of prime soils, prime soils if drained, soils of statewide importance, and indicate whether the parcel is receiving an agricultural valuation. Avoid installation of solar rays on the most valuable productive farmland (provided in order of importance of current use: active rotational farmland, permanent hayland, improved pasture, unimproved pasture, other support lands, fallow/inactive farmland), especially when containing prime farmland soils or soils of statewide importance.
12. One tree proposed for planting as a buffer (Eastern Red Cedar) is not the preferred species as it is susceptible to blight and is not deer resistant. It is recommended to explore alternatives that are more deer resistant species such as spruces or pines.

General Comments:

13. Static mounted solar panels shall not be placed on slopes steeper than 25%. It appears that there are at least 3 racks currently that should be removed from plans to maintain this.
14. There currently does not appear to be any information on the plans regarding existing utility connection/proposed electrical equipment sizing and capacity.
15. Plans are currently not showing locations of inverters.
16. Grading/SWPPP Plan (C003) states "Yorktown A Solar Farm 1.9 MW". Please specify if this is AC or DC and if this number includes the panels to the left of the wetlands.
17. Please provide a table stating Type of panel, number of panels, wattage of panels, type of inverters, number of inverters, total number of wattage for DC and AC.
18. Please provide details/specs on type of panels, type of racks, type of inverters, and spacing between racks.
19. Add site distance at the access driveway.
20. Include a note on the Plans indicating maximum panel height (Yorktown zoning regulations state max height is 15 feet in residential zones and 20 feet in other zones).
21. Dimension access driveway length and turning radius. Verify sufficient access and turning movements for emergency vehicles.
22. Plans must be signed by a Professional Engineer or a Registered Architect.

**Additional Information and Anticipated Permits/Coordination**

In addition to the items noted in the comments above, B&L anticipates the following information and/or documents be submitted in support of the application:

23. PILOT Agreement, if applicable;
24. Confirm whether NYSERDA funding is being used for this project. For NYSERDA projects, the Applicant must submit the NOI to NYSERDA for referral to Ag & Markets. Provide determination of impact from NYSDAM, including acceptable mitigation options as appropriate.

25. An Operations and Maintenance Manual must be submitted, including a map indicating the limits of maintenance for the site Operator/Owner. The Plan should indicate what the future land use plans are for remaining portions of the property situated outside of the fenced solar array and responsibility for the maintenance of the various portions of the site (i.e., mowing, trimming, etc.). The O&M Plan should address the post-construction monitoring requirements per the NYS DAM Guidelines, dated 10/18/2019.
26. Submit correspondence from SHPO indicating that they have conducted their review of the subject property and reached a conclusion of "No Effect".
27. Provide a letter from the Mohegan Volunteer fire department acknowledging receipt of the Plans and verifying approval of proposed access for fire and emergency vehicles.
28. Provide equipment specification sheets and photos for all significant components of the proposed solar facility, including the mounting/tracking systems.
29. Local and State Permits, as required, including for work performed within the highway or right-of-way. Please note that utility poles, signage, parking, etc. should be located on private property and not within the ROW.

B&L is ready to provide an additional round of review once the above requested information is addressed and subsequent materials are submitted. An itemized response to the comments provided herein would be most efficient.

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

Sincerely,

BARTON & LOGUIDICE, D.P.C.

A handwritten signature in blue ink, appearing to read 'Leigh G. Jones', is written over a light blue circular stamp.

Leigh G. Jones, PLA  
Project Manager

NN/LGJ/jms



November 23, 2021

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

Re: Response to Outside Consultant Environmental Review Comment Letter  
Con Edison Clean Energy Businesses, Inc.  
Yorktown A Solar Project  
3849 Foothill Street  
Yorktown, New York  
2478.001.001

Dear Mr. Tegeder;

This letter is provided in response to a comment letter prepared by Leigh Jones, PLA from Barton & Loguidice regarding the Project dated, November 1, 2021. On behalf of Con Edison Clean Energy Businesses, Inc. (ConEd CEB), enclosed please find an updated submission for the Yorktown A Solar Project (Project) for your review which includes the following:

- Eight (8) copies of the Site Plan Set
- Eight (8) copies of the Slope Heat Map Exhibit
- Eight (8) copies of the Full Environmental Assessment Form (FEAF)
- Eight (8) copies of the Equipment Specification Sheets
- Eight (8) copies of SHPO's response Letter
- Eight (8) copies of the Wetland Delineation Report
- Eight (8) copies of the Noise Study
- Eight (8) copies of the FAA's Determination of No Hazard to Air Navigation

Provided below are the comments from the letter followed by our responses in bold.

### Part 1 of the Long Form EAF

#### Environmental Specific Comments:

1. Item B (Government Approvals, Funding or Sponsorship) – Should the Town's conservation board be listed as an agency where approval is required due to the presence of wetlands on the site?

The Town's conservation board has been added to Item B of the revised Full Environmental Assessment Form (FEAF) provided as an attachment to this letter.



2. Item D.1.h (Proposed and Potential Development) – Item h.v. Please replace ‘varies’ with approximate range for both height and length of the stormwater detention basin.

Item h.v. of the revised FEAF has been updated to include the approximate dimensions of the stormwater basin.

3. Item D.2.e (Project Operations) – Please ensure that the solar panels can be considered a pervious surface by complying with the requirements as stated in the New York State Department of Environmental Conservation Memorandum titled ‘Solar Panel Construction Stormwater Permitting/SWPPP Guidance’ dated February 21, 2020. Large amounts of surface runoff are not being capture on site before being discharged into streams and wetlands. The amount of runoff is changing due to replacing forested area with grassy fields. In order to comply with the above stated requirements, the change in surface cover must be accounted for such that hydrology will not change between pre and post development conditions. If the panels cannot be considered pervious, adjust these numbers and design accordingly.

The solar panels are considered a pervious surface as they comply with the requirements in the NYSDEC Memorandum referenced above. Flow spreaders have been added at the dripline downstream of the panels on slopes greater than 5 percent. Please refer to the updated Site Plans included as an attachment to this letter.

4. Item E.1.b (Land Uses on and Surrounding the Project Site) – Item ‘Other’ describes Pervious Gravel. Ensure that this gravel can indeed be considered pervious.

The pervious gravel driveway detail is added to the plans. This detail has been approved by the NYSDEC as a pervious surface.

5. Item E.2.c (Natural Resources On or Near Project Site) – The predominant soil types present on the project site (ChB and SuB, making up 79.90% of the site) are prime farmland. Avoid installation of solar rays on the most valuable productive farmland (provided in order of importance of current use: active rotational farmland, permanent hayland, improved pasture, unimproved pasture, other support lands, fallow/inactive farmland), especially when containing prime farmland soils or soils of statewide importance.

The proposed project is not located within an agricultural district and the existing parcel has no history of previous farm use. Therefore, the project does not have to abide by NYSDAM regulations. In addition, the town code does not contain any regulations prohibiting the installation of panels on “valuable productive farmland”.

6. Item E.2.o (Natural Resources On or Near Project Site) – Item o states that there are no endangered or threatened species on site, but subsequently lists two species. Please clarify whether endangered or threatened species are present on site or not.

USFWS Official Species Lists were originally obtained in May 2018. We have updated the Official Species Lists, from the New York State Ecological Field Office (Consultation Code: 05E1NY00-2018-SLI-2074) and the Long Island Ecological Field Office (Consultation Code: 05E1LI00-2018-SLI-0556). The updated Official Species Lists identify the federally endangered Indiana bat (*Myotis sodalis*) and the federally threatened bog turtle (*Clemmys muhlenbergii*) as potentially occurring within the Project site.



The NYSDEC's Environmental Resource Mapper was reviewed. The Project site does not fall within the "Rare Plants and Animals" layer or the "Significant Natural Communities" layer mapped by the New York State Natural Heritage Program (NYNHP), indicating there are no known records of federal or state listed threatened or endangered species within the Project site.

Suitable summer habitat for the Indiana bat is present within the Project site. The delineated wetland has not been formally investigated for bog turtle habitat, however, given that the project avoids the wetland and corresponding 100' buffer, the Project site is not considered to have suitable bog turtle habitat. We have changed the answer to "Yes" on Item E.2.o, and have removed the bog turtle from E.2.o.i.

7. Item E.3.b (Proposed and Potential Development) – As stated above in item 5 above, the predominant soil types present on the project site are prime farmland, and solar ray installations is to be avoided on the most valuable productive farmland.

The proposed project is not located within an agricultural district and the existing parcel has no history of previous farm use. Therefore, the project does not have to abide by NYSDAM regulations. In addition, the town code does not contain any regulations prohibiting the installation of panels on "valuable productive farmland".

#### General Comments:

8. Item D.1.b (Proposed and Potential Development) – Item b.b 'Total Acreage to be physically disturbed' is listed as 16.00± acres. In the Westchester County Planning Board Referral Review letters, page 1, it is listed as 15 acres. The Grading/SWPP Plan sheet (C003) also says 16.00 acres. Please ensure all documents are stating the same number, and that the number is accurate to the hundredth of an acre.

Noted. The total acreage to be physically disturbed is 16.00 acres.

9. Item D.1.e (Proposed and Potential Development) – Item e.ii. 'Generally, describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases', Applicant answers "The project is divided into phases to avoid disturbing more than 5 acres at a time." The applicant notes that the total number of phases anticipated is 3 phases. 5 acres times 3 phases are 15 acres total of disturbed area. Applicant states earlier (see item 8 above) that the total number of disturbed acres is 16.00 acres, which would therefore require at least 4 phases. Please clarify how many acres are being disturbed total, how many acres are being disturbed in each phase, and why.

Noted. A phasing plan (Sheet C007) has been added to the site plans clarifying the phases of disturbance for the project site.

10. Item D.1.g (Proposed and Potential Development) – Item g asks about the number and size of structures. Applicant notes 'N/A'. The ground mounted solar panels are considered accessory structures and therefore this information should be filled out with number of panels and size/height of mounted panels.

Noted. Item D.1.g have been updated accordingly.





11. Item E.1.b (Land Uses on and Surrounding the Project Site) – Item ‘Roads, Buildings and other paved or impervious surfaces’ Item ‘Forested’ states that 15.90 acres of forested area are to be removed, making the disturbed area now 15.90 acres. This does not match the acreage mentioned elsewhere (see items 8 and 9 above). All disturbance numbers must match on all documents and be accurate to the hundredth of an acre.

Noted. All disturbance numbers have been updated accordingly.

12. Item E.2.f (Natural Resources On or Near Project Site) – Note that static mounted solar panels shall not be placed on slopes greater than 25%.

Noted. Solar panels are not placed on slopes greater than 25%. Refer to the attached Slope Heat Map Exhibit.

### Wetland and Aquatic Resources Delineation Report

#### Environmental Specific Comments:

1. Page 6-7, 3.5 Threatened and Endangered Species Review – The Indiana Bat (endangered) and the Northern Long-eared bat (threatened) may occur within the project area. It is recommended that an official evaluation of the site be conducted to ensure that none of these species are present on site and that the final development will have no impact on said species. See also item 6 above under Part 1 of the Long Form EAF and adjust accordingly.

As noted above, the updated Official Species Lists identify the federally listed Indiana bat and the bog turtle as having the potential to occur within the project site. The NYSDEC’s Environmental Resource Mapper was reviewed. The Project site does not fall within the “Rare Plants and Animals” layer or the “Significant Natural Communities” layer mapped by NYNHP, indicating there are no known records of federal or state listed threatened or endangered species within the Project site.

The project site contains forested conditions with trees larger than three inches (3”) diameter breast height (dbh). As such, it is understood that the site contains suitable habitat for the Indiana bat. As mentioned above, NYNHP does not have any known occurrences of this species within proximity to the project site. Tree cutting and clearing will be conducted between October 1 and March 31 to adhere to the seasonal tree clearing restrictions.

The wetland delineated onsite has not been formally investigated for presence/absence of bog turtles or for bog turtle habitat. However, given that the project avoids impacts to this wetland, and corresponding 100’ buffer, we do not anticipate any impacts to bog turtles as a result of this project.

This updated information has been included in the Revised Wetland and Aquatic Resources report dated 11/22/2021.

2. Page 8, 4.1 Wetland and Aquatic Resources and 4.2 Uplands – The wetlands include various trees, as well as the upland area. Ensure that the panel locations surrounding the wetlands are accurate due to shading associated with untouched vegetation within the 100’ wetland buffer.

As shown in the project site plan, no impacts to the wetland or 100’ buffer are proposed, including impacts associated with shading concerns.



3. Figures, Wetland Determination Data Form, Sampling Point W 1-1 – Prevalence Index worksheet is not filled out.

The wetland and aquatic resources delineation was conducted in accordance with the U.S. Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual. The USACE does not require the prevalence index to be completed if other hydrophytic vegetation indicators (i.e. dominance test) have proven that hydrophytic vegetation is present. However, the data form for W 1-1 has been updated to include this information and is included in the Revised Wetland and Aquatic Resources report dated 11/22/2021.

#### General Comments:

4. Page 3, Introduction – Site is listed as being 34.62 acres. In the EAF & WCPB letter, site is stated to be 34.23 acres. Please make sure all areas are matching in all letters.

Noted

#### Resolution by Putnam Valley Central School District in Opposition to Project

#### Environmental Specific Comments:

1. Page 1-2 – The latter discusses the reduction in stormwater runoff noting the use of the detention pond and bioretention area. These areas capture some of the runoff from the property, but leave other areas of the property free to runoff into existing streams and wetlands at an increased rate due to change in land cover. Please ensure that the proposed stormwater management practices will actually provide the required WQv and RRV for the entirety of the site, and if they do not, adjust plans accordingly.

The increased rate of runoff due to the change in land cover has been addressed in the calculation, based on the increase in peak flow rate, only a portion of the site needed to be captured and stored in order to return the peak flow rates to pre-development conditions. The HydroCAD model in the SWPPP shows that the project will mitigate the impact from the increased runoff caused by the change in cover type. In addition, the grass filter strip and the bioretention basin are proposed to treat the runoff from the equipment pads and battery storage area. The bioretention basin is also sized to provide WQv and RRV for the proposed driveway, however, the driveway is considered a pervious surface and does not require water quality treatment.

2. Page 2 – The letter discusses the noise levels around the Wellness Trail not being affected by the project. This Wellness Trail is not shown or spoken of in the noise study. Please adjust the noise study to accurately show that the proposed activities will not be affecting the Wellness Trail.

The Applicant has previously submitted a Noise Study prepared by HMMH, a copy of which is attached. That Study specifically addressed, among others, four (4) locations at the abutting Putnam Valley High School campus. The Study concluded that the operation of the battery energy storage system (consisting of three Tesla Megapacks) and the ancillary equipment (19 Chint inverters plus one transformer) meets the Town of Yorktown's 60 dBA sound level limit at the closest noise-sensitive land use in the surrounding community. In response to concerns about the noise levels "around the Wellness Trail," HMMH has revisited the matter and looked at noise levels at the Wellness Trail, presuming that the Trail is located as close as possible along the property line between the campus



and the solar facility site. HMMH has opined that the maximum continuous noise levels from the solar facility at any point on the Wellness Trail closest to property line along the Lockwood property would be 58 dBA ... meeting the Town of Yorktown's 60 dBA sound level limit. Further, from what is available on eCode, the Town of Putnam Valley does not have any such sound level limits.

3. Page 2-3 – The letter states that the panels will be 3' off the ground but earlier in the letter says 12'. Please clarify height of the panels throughout site and that wildlife will indeed be able to move throughout the site freely.

Typical panel details have been added to the site plans. Refer to sheet C012 of the site plans. More specifically, the panels are 3' off of the ground at their lowest end and no higher than 12' off the ground at their highest point.

#### General Comments:

4. Page 2 – The letter states that the maximum height of the panels will be 12 feet. This information is not stated anywhere else. Please ensure this number is accurate, and if so, please present on plans.

Typical panel details have been added to the site plans. Refer to sheet C013 of the site plans. More specifically, the panels are 3' off of the ground at their lowest end and no higher than 12' off the ground at their highest point.

5. Page 5 – States that the project will produce 1.87 MW AC of energy. The site plans say '1.90 MW'. Please ensure site plans match letter.

Noted. The proposed system will produce 1.875 MW AC of energy.

#### Board of Education Resolution Related to Proposed Yorktown Solar Farm

1. This letter notes frequently the existing flooding conditions in the schools parking area. While this is unfortunate, as long as runoff to the existing lot is not being increased, this is not the responsibility of the applicant. The applicant only responsibility is to match existing conditions, and if they can improve existing conditions that is preferable but not necessary. This is something that the applicant can agree to in order to move the project along faster, but it is not necessary.

Noted. Upon completion, the project will not alter the hydrology of the project from pre- to post-development conditions.

2. Page 3, Stormwater Runoff (SWPPP) – Mr. Vergano lists other issues for the designer to look at. Item 3 notes that the 50' buffer is an area that is intended to remain untouched. This statement is untrue. Unless some sort of agreement has been made between the school and the applicant, which can be argued for if that would keep the abutting properties happy, the 50' buffer is intended for structures only. As long as no solar panels are within this 50' buffer, the applicant is in compliance with the zoning laws.

Noted.



### Draft Mitigation Plan for Proposed Solar Project, Foothill Street, Yorktown New York

1. The mitigation plan notes that the site does not require fire services. While it is unlikely, this site does include electrical equipment and it does not appear wise to state that the site will never need this service in absolute language.

Noted Fire apparatus will be able to access the site. The proposed gate will contain a knox box for fire access. The panels area also offset approximately 16 ft to 20 ft from the fence and approximately 25' between the panels which allows for space for emergency vehicles to maneuver around the project site.

### Tree inventory Report & Comparison to Previously Proposed Residential Subdivisions

A core forest is essentially a piece of a forest that is surrounded by more forest. Forest fragmentation is a significant problem today in the struggle to maintain biodiversity and shall be avoided at all costs. This property is not part of a core forest and therefore removing the forest in this area is not out of the question. The proposed alternative developments split the forest on property, and therefore promotes forest fragmentation to a greater extent than the solar development that will keep the development on one side of the property and decrease the impact to the length of the forest perimeter. While the amount of tree removal is always to be minimized as much as possible, it is of B&L's opinion that when considering the alternative residential developments, the greenhouse gas equivalencies of the project long term, and the current state of forest, the forest removal for the solar farm is the best option.

Noted.

### Decommissioning Plan and Cost Estimate

1. The decommissioning plan includes reseeded of the area with native species, but does not specify what. In the Resolution by Putnam Valley Central School District in Opposition to Project, page 2 states that "once the project is completed, almost all of the 15.90 acres disturbed to construct the project will be returned to grass and meadow". The current site is composed of a lot of trees. If the detention basins are being filled in, and the site is being restored to grasses instead of forested area, the drainage conditions will be changed. The decommissioning plan must either replant trees in the amount and species of trees that are currently there, and/or maintain the existing stormwater mitigation measures to ensure runoff will not be changed.

Noted and agreed. The Decommissioning Plan will maintain the existing stormwater mitigation measures to ensure runoff will not be change

### Visual Analysis

A visual analysis has been conducted on this site via photo simulations. B&L has reviewed the visual analysis and agrees that there is sufficient screening of the solar farm, particularly after the 5 year mark. The visual analysis was also commented on by the Applicant in the Resolution by Putnam Valley Central School District in Opposition to Project on page 2. A formal write up specifically for the visual analysis is requested for final acceptance.

Noted and a formal write up will be submitted for final acceptance.



## Glare Analysis

A glare study has not yet been completed for this site. It is recommended that a glare analysis be performed on the site in order to assess the potential effects of glare on motorists travelling near the location. The location should also be evaluated as to whether it is within proximity of an airport (< 5 miles) or on a flight path (< 18 miles) of an airport. The FAA solar guidance states that is the responsibility of local governments and solar developers in the vicinity of an airport to check with the airport sponsor and the FAA to ensure there are no potential safety or navigational problems with a proposed solar facility. The FAA should be notified and provided an opportunity to participate in review of the proposed activity and findings of the Glare Analysis. In order to provide a glare analysis, the applicant will need the following:

1. Locations and elevations of existing and proposed contours
2. Locations and elevations of existing and proposed trees and other landscaping
3. Locations and elevations of existing roads
4. Location of existing airports and flight paths

The Applicant has filed with the FAA and received a Determination of No Hazard to Air Navigation (attached). As the project location is surrounded by trees and other natural screening, which will be enhanced along Foothill Street with additional plantings, there will be no glare impact on motorists traveling near the project location and, therefore, a glare study is unnecessary.

## Noise Analysis

A noise study was conducted to assess the impacts of noise from the battery energy storage systems, the inverters, and the transformer. The Town of Yorktown has a noise ordinance that prohibits the noise levels from exceeding 60 dBA outside of the wall of any non-participating residence or occupied community building. This study indicated that the 60 dBA contour for the operation activities lies within the property lines and therefore all activities are in compliance with the Town ordinance.

1. Please show the actual locations of all the invertors and recalculate the decibels in relations to said locations. All invertors would not be placed where shown Figure 1.
2. Please depict the Wellness Trail on the noise analysis and ensure that the proposed development will not affect the Wellness Trail.

The Applicant asserts that the Noise Study by HMMH submitted to the Town fulfills ALL of the requirements set forth in the Town's Code of Ordinances and concludes that the project will be in compliance with the sound level limits. While HMMH had not depicted the Trail on its noise analysis, HMMH has revisited the matter and looked at noise levels at the Wellness Trail, being very conservative and presuming that the Trail is located as close as possible along the property line between the campus and the solar facility site\*. HMMH has opined that the maximum continuous noise levels from the solar facility at any point on the Wellness Trail closest to property line along the Lockwood property would be 58 dBA ... meeting the Town of Yorktown's 60 dBA sound level limit. Further, from what is available on eCode, the Town of Putnam Valley does not have any such sound level limits.

\*The Applicant provided the attached sketch of the Wellness Trail as it previously existed before the landowner, William Lockwood, prohibited the school's unauthorized use of his property for such a Trail because of concerns for liability.



## Permitting Site Plans

- NYSDAM Guidelines for Solar Energy Projects – Construction Mitigation for Agricultural Lands (Revised 10/18/2019)
  - NYSDEC's Memorandum on Solar Panel Construction Stormwater Permitting/SWPPP Guidance (Dated 02/21/2020)
1. Include the following general notes on the construction plans:
    - a. The designated Environmental shall be on site whenever construction or restoration work is occurring on agricultural land and shall coordinate with the NYS Dept. of Ag & Markets, Division of Land and Water Resources, to develop a schedule for inspections and ensure compliance with the Department's Guidelines for Agricultural Mitigation for Solar Energy Projects, revised 4/19/2018.
    - b. Topsoil sampling, stockpiling, spreading, seeding and site restoration is to be performed in accordance with the NYS Department of Agriculture & Markets Guidelines for Solar Energy Projects Construction Mitigation, revised 10/18/2019.
    - c. The Contractor shall notify Dig Safely New York prior to construction.

The project is not located within an agricultural district and hence does not have to follow the regulations of the NYSDAM Guidelines for Solar Energy Projects.

2. Add an underground electrical conduit trench detail. Indicate that the conduit or direct bury wires will be buried per NYSDAM guidelines: *All buried utilities located within the generation facility's security fence must have a minimum depth of 18 - inches of cover if buried in a conduit and a minimum depth of twenty - four inches of cover if directly buried (e.g. not routed in conduit).* See NYSDAM guidelines for utilities buried outside of the generation facility security fence.

An underground Conduit trench detail has been added to sheet C011 of the site plans.

3. Add a topsoil and vegetative restoration detail to the Plans. Indicate the proposed vegetative surface under the solar array panels.

A topsoil and vegetation restoration detail has been added to sheet C011 of the site plans.

The following elements should be addressed in accordance with the requirements of the NYSDEC Guidance, dated 02/21/2020:

4. Provide a detail and/or dimensions on the Plans depicting the panel spacing. The individual rows of panels should generally be spaced such that the vegetative area receiving runoff is equal to or greater in length than the disconnected surface (e.g., the width of the row of solar array).

Dimensions and details have been added to the site plans showing the spacing of the panels. Refer to sheets C001, C002 and C009.



5. Where feasible, solar panels constructed on slopes are to be installed along the contour so that runoff sheet flows downslope. Ensure sheet flow is maintained across the site (i.e., level spreaders to prevent channelized flow).

The solar panels have been installed to generally be along the contours, however, the topography of the site varies and does not allow for the that to happen throughout the whole site. To ensure the dissipation of flow from the solar panels, flow spreaders have been installed at the dripline of all the solar panels throughout the project site.

6. Site plans should include a scale and labelling of contours. Steep slopes (i.e., greater than 15% and 25%) should be identified on the plans, if applicable, and should be addressed with adequate protection (i.e., RECP or TRM).

The site plan set contains Grading/SWPPP Plans (Sheet C003 and C004) with labeled existing and proposed contours. All the plans in the site plan set are scaled appropriately and contain scale bars showing the appropriate scales. A slope heat map exhibit is attached with this submission. In addition, multiple slope arrows have been added to the Grading sheets showing the slopes in various locations throughout the site.

#### Additional Environmental Specific Comments:

7. Where the slope exceeds 10% additional BMPs such as infiltration trenches or infiltration berms may be installed downgradient between each row. Refer to PA Stormwater BMP Manual, BMP 6.4.4: Infiltration Trench and BMP 6.4.10: Infiltration Berm and Retentive Grading for additional guidance.

Level spreaders have been added at the dripline of the panels to provide safe and non-erosive conveyance of stormwater runoff from the solar panels. The regulations for stormwater management for solar panels on slopes greater than 10% are not specific, therefore in addition to adding the level spreaders, The NYSDEC has been notified of our approach for rooftop disconnection of the panels as the space between the panels is larger than the width of panels. The plans and SWPPP will be modified accordingly upon a response from the NYSDEC.

8. Replace silt fence with compost filter sock.

Noted. All silt fence on site has been replaced by silt socks. A compost filter sock detail has been added to sheet C009 of the site plans.

9. Depict the location and extent of prime soils, prime soils if drained, soils of statewide importance, and indicate whether the parcel is receiving an agricultural valuation. Avoid installation of solar rays on the most valuable productive farmland (provided in order of importance of current use: active rotational farmland, permanent hayland, improved pasture, unimproved pasture, other support lands, fallow/inactive farmland), especially when containing prime farmland soils or soils of statewide importance.

The location and extent of prime soils have been added to the landscape plan. The proposed project is not located within an agricultural district, and the existing parcel has no history of previous farm use. Therefore, the project does not have to abide by NYSDAM regulations. In addition, the town code does not contain any regulations prohibiting the installation of panels on "valuable productive farmland".



10. One tree proposed for planting as a buffer (Eastern Red Cedar) is not the preferred species as it is susceptible to blight and is not deer resistant. It is recommended to explore alternatives that are more deer resistant species such as spruces or pines.

The Eastern Red Cedar has been replaced with the Tsuga Canadensis as a much better deer resistant alternative.

General Comments:

11. Static mounted solar panels shall not be placed on slopes steeper than 25%. It appears that there are at least 3 racks currently that should be removed from plans to maintain this.

Noted. There are no solar panels placed on slopes steeper than 25%. Refer to the attached Slope Heat Map Exhibit for reference.

12. There currently does not appear to be any information on the plans regarding existing utility connection/proposed electrical equipment sizing and capacity.

The existing utility locations and proposed electrical equipment are shown on sheets C001 and C002 of the site plans. In addition, an electrical data chart has been added to sheet C002 to show the electrical data pertaining to the proposed system.

13. Plans are currently not showing locations of inverters.

The location of the inverters is shown and labeled on sheets C001 and C002. The inverter pads are located just south of the access driveway.

14. Grading/SWPPP Plan (C003) states "Yorktown A Solar Farm 1.9 MW". Please specify if this is AC or DC and if this number includes the panels to the left of the wetlands.

An electrical data chart has been added to sheet C002 to show the electrical data pertaining to the proposed system. The numbers shown on the electrical data chart represent the entire project site.

15. Please provide a table stating Type of panel, number of panels, wattage of panels, type of inverters, number of inverters, total number of wattage for DC and AC.

An electrical data chart has been added to sheet C002 to show the electrical data pertaining to the proposed system. The numbers shown on the electrical data chart represent the entire project site.

16. Please provide details/specs on type of panels, type of racks, type of inverters, and spacing between racks.

An electrical data chart has been added to sheet C002 to show the electrical data pertaining to the proposed system. All the known electrical data and details have been provided on the plans. Typical panel details have been added to sheet C013 of the plan set. The exact module and racking will be determined once an EPC (Engineering, Procurement and Construction) contract has been obtained by the project operator.





17. Add site distance at the access driveway.

Site distances have been added to sheet C001 and C002 of the site plans.

18. Include a note on the Plans indicating maximum panel height (Yorktown zoning regulations state max height is 15 feet in residential zones and 20 in other zones.)

The site data Chart on sheets C001 and C002 shows the required and proposed panel height for the proposed project.

19. Dimension access driveway length and turning radius. Verify sufficient access and turning movements for emergency vehicles.

The length of the access driveway has been added to sheet C001 and C002 of the site plans. In addition, a truck turning movement has also been added as an inset to sheet C001 to show that the entrance is design for emergency vehicle access.

20. Plans must be signed by a Professional Engineer or a Registered Architect.

Noted. Plans have been signed accordingly.

#### Additional Information and Anticipated Permits/Coordination

1. PILOT Agreement, if applicable;

On October 22, 2021, the Applicant submitted the following Proposal for a PILOT Agreement to the Planning Board, with a copy to the Town Supervisor, but has not yet received a response:

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

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



2. Confirm whether NYSERDA funding is being used for this project. For NYSERDA projects, the Applicant must submit the NOI to NYSERDA for referral to Ag & Markets. Provide determination of impact from NYSDAM, including acceptable mitigation options as appropriate.

The proposed project is not located within an agricultural district, and the existing parcel has no history of previous farm use. Therefore, the project does not have to abide by NYSDAM regulations.

3. An Operations and Maintenance Manual must be submitted, including a map indicating the limits of maintenance for the site Operator/Owner. The Plan should indicate what the future land use plans are for remaining portions of the property situated outside of the fenced solar array and responsibility for the maintenance of the various portions of the site (i.e., mowing, trimming, etc.). The O&M Plan should address the post - construction monitoring requirements per the NYSDAM Guidelines, dated 10/18/2019.

The proposed project is not located within an agricultural district, and the existing parcel has no history of previous farm use. Therefore, the project does not have to abide by NYSDAM regulations.

4. Submit correspondence from SHPO indicating that they have conducted their review of the subject property and reached a conclusion of "No Effect".

Noted. A SHPO response is included as an attachment to this letter.

5. Provide a letter from the Mohegan Volunteer fire department acknowledging receipt of the Plans and verifying approval of proposed access for fire and emergency vehicles.

Noted.

6. Provide equipment specification sheets and photos for all significant components of the proposed solar facility, including the mounting/tracking systems.

Noted. Equipment specification sheets and photos are included in this submission.

7. Local and State Permits, as required, including for work performed within the highway or right - of - way. Please note that utility poles, signage, parking, etc. should be located on private property and not within the ROW.

Noted.

We believe that the responses provided above adequately addresses the comments from the letter. Should you have any questions or require additional information, do not hesitate to contact me at (518) 556-3631 or by email at [eredding@bergmannpc.com](mailto:eredding@bergmannpc.com).

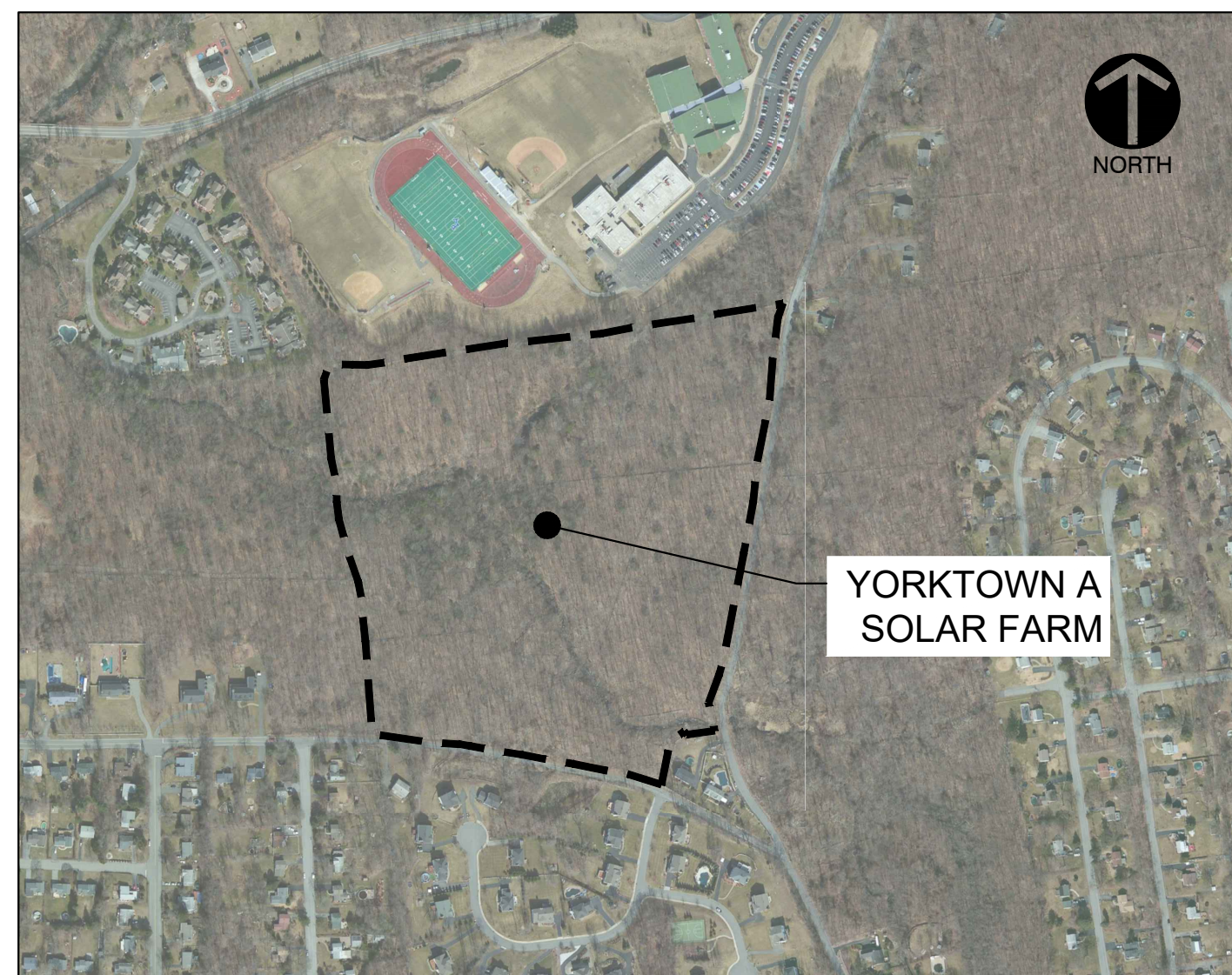
Sincerely,

Eric Redding, PE, LEED AP  
DISCIPLINE LEADER, BERGMANN

CON EDISON CLEAN ENERGY BUSINESSES, INC.

# YORKTOWN A SOLAR FARM SITE PLANS

FOOTHILL STREET  
TOWN OF YORKTOWN



**LOCATION MAP**  
1"=500'

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

**PROJECT INFORMATION:**

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

**PROJECT OWNER/APPLICANT:**

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

**PREPARED BY:**

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

## YORKTOWN A SOLAR FARM

FOOTHILL STREET

TOWN OF YORKTOWN  
WESTCHESTER COUNTY  
NEW YORK

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

100 SUMMIT LAKE DRIVE  
VALHALLA, NY 10595



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

office: 518.862.0325

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

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Project Number <b>14847.00</b>	

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## COVER SHEET

**C000**

# YORKTOWN A SOLAR FARM

## FOOTHILL STREET

TOWN OF YORKTOWN  
WESTCHESTER COUNTY  
NEW YORK

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

100 SUMMIT LAKE DRIVE  
VALHALLA, NY 10595

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ARCHITECTS ENGINEERS PLANNERS

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WD	WD
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Project Number:	
14847.00	

### OVERALL SITE PLAN

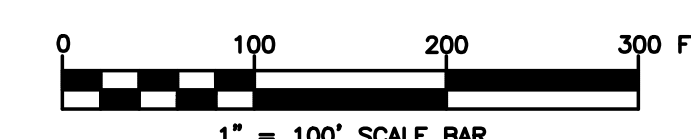
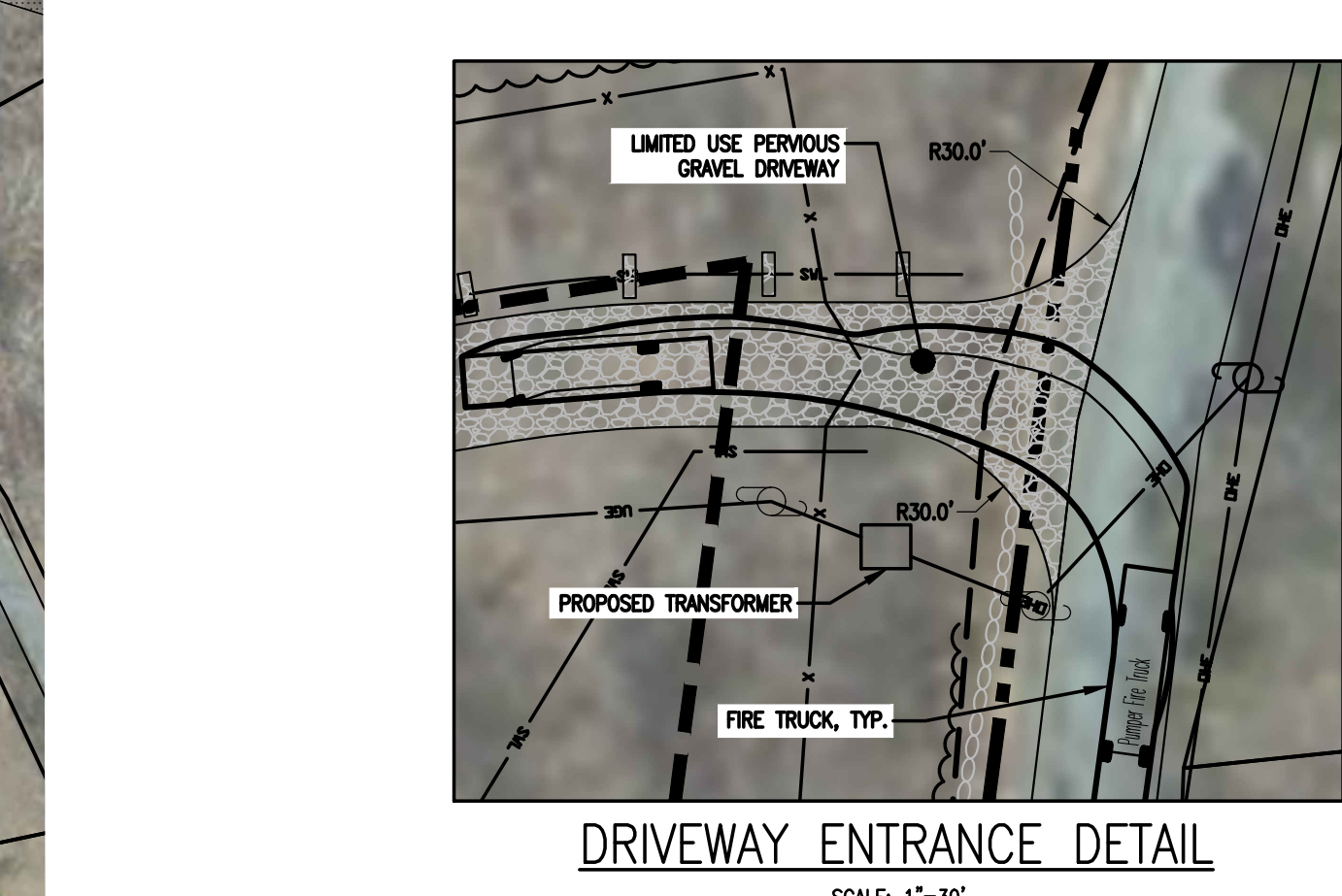
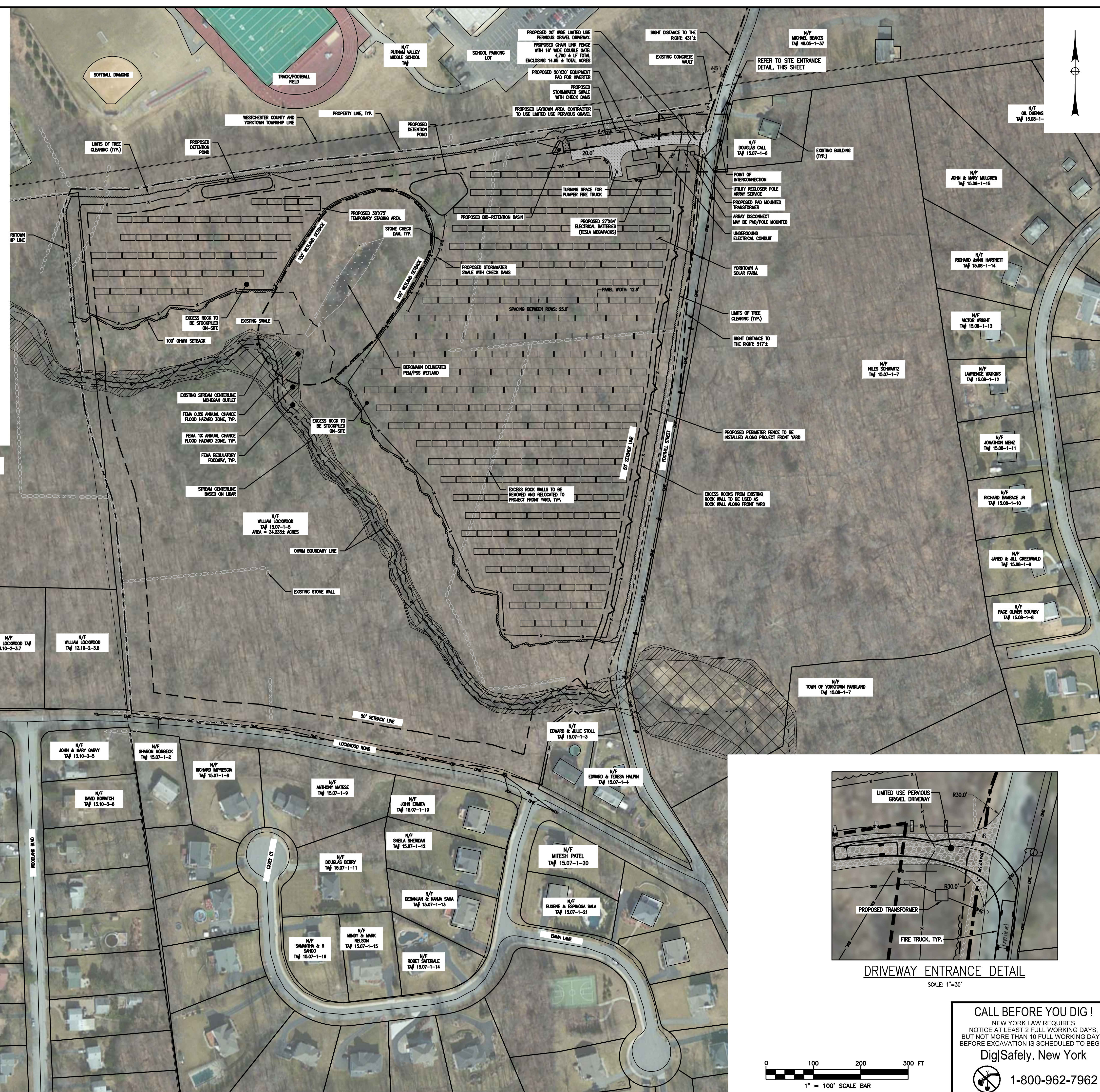
Drawing Number:

**C001**

2 of 14

**LEGEND:**

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



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

SITE PLAN DATA TABLE		
SITE IS LOCATED IN THE "R1-40" RESIDENTIAL ZONING DISTRICT.		
PROPOSED USE: SOLAR		
PARCEL 15.07-1-5		
TOWN OF YORKTOWN, COUNTY OF WESTCHESTER		
STATE OF NEW YORK		
APPLICANT: CON EDISON CLEAN ENERGY BUSINESSES, INC. 100 SUMMIT LAKE DRIVE VALHALLA NY, 10595 (978) 888-4088	OWNER(S) OF RECORD: WILLIAM LOCKWOOD	
PLANS PREPARED BY: BERGMANN 2 WINNERS CIRCLE, SUITE 102 ALBANY, NY 12205 (518) 862-0325		
DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT SIZE	2 AC.	34.2± AC.
MIN. LOT WIDTH	150 FT	1,011± FT
MIN. LOT DEPTH	150 FT	1,114± FT
MIN. SIDE YARD SETBACK	50 FT	60± FT
MIN. FRONT YARD SETBACK	50 FT	55± FT
MIN. REAR YARD SETBACK	50 FT	50± FT
MAX. PANEL HEIGHT	15 FT	12± FT
MAX. LOT COVERAGE (INCLUDING PANELS)	80%	11.3± %

# YORKTOWN A SOLAR FARM

## FOOTHILL STREET

TOWN OF YORKTOWN  
WESTCHESTER COUNTY  
NEW YORK

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

100 SUMMIT LAKE DRIVE  
VALHALLA, NY 10595



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office: 518.862.0325

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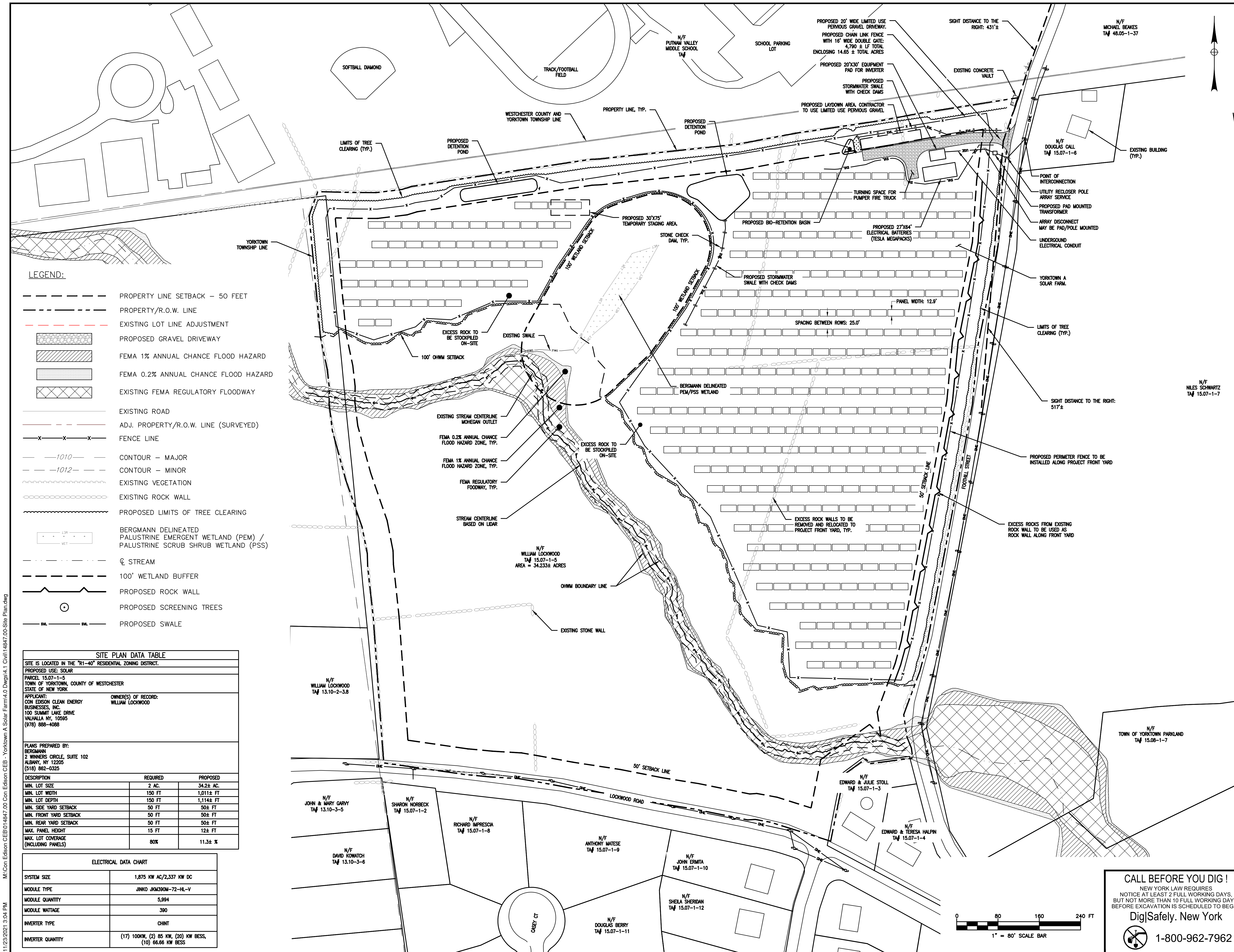
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Project Number:	14847.00		

### SITE PLAN

# C002



**LEGEND:**

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

**SITE PLAN DATA TABLE**

SITE IS LOCATED IN THE "R1-40" RESIDENTIAL ZONING DISTRICT.  
PROPOSED USE: SOLAR

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

APPLICANT: CON EDISON CLEAN ENERGY BUSINESSES, INC.  
100 SUMMIT LAKE DRIVE  
VALHALLA, NY, 10595  
(878) 868-4088

OWNER(S) OF RECORD: WILLIAM LOCKWOOD  
N/F WILLIAM LOCKWOOD  
TA# 13.10-2-3.8

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

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

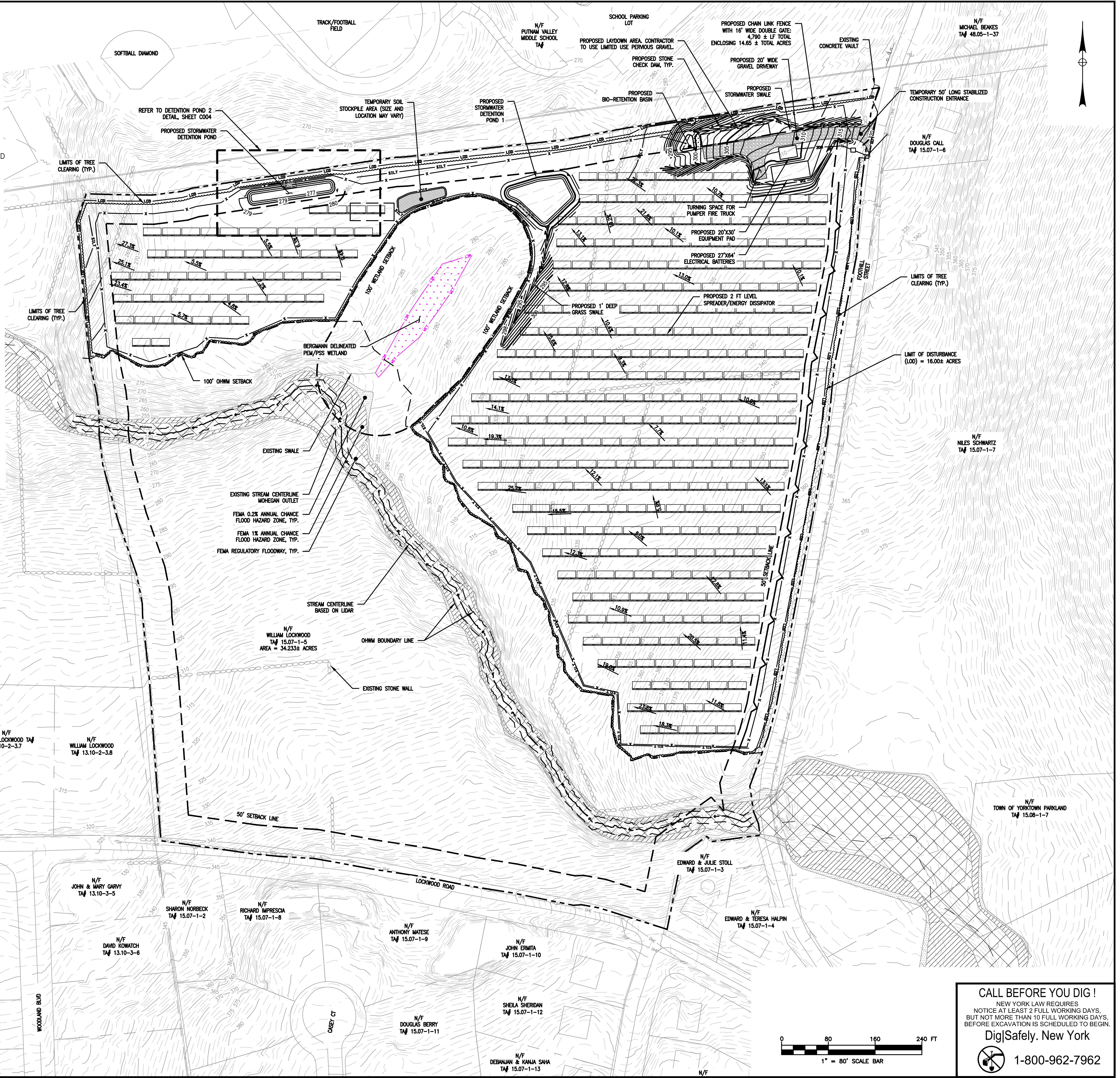
ELECTRICAL DATA CHART	
SYSTEM SIZE	1,875 KW AC/2,337 KW DC
MODULE TYPE	JINKO JKM390M-72-HL-V
MODULE QUANTITY	5,994
MODULE WATTAGE	390
INVERTER TYPE	CHINT
INVERTER QUANTITY	(17) 100KW, (2) 85 KW, (20) KW BESS, (10) 66.66 KW BESS

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



# YORKTOWN A SOLAR FARM

## FOOTHILL STREET

TOWN OF YORKTOWN  
WESTCHESTER COUNTY  
NEW YORK

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

100 SUMMIT LAKE DRIVE  
VALHALLA, NY 10595



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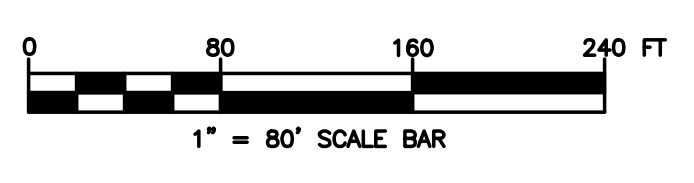


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WD	WD
EDWARD & TERESA HALPIN TAM# 15.07-1-4	EDWARD & JULIE STOLL TAM# 15.07-1-3
DATE ISSUED: <b>OCTOBER 27, 2020</b>	SCALE: 1" = 80'
PROJECT NUMBER: 14847.00	

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### GRADING / SWPPP PLAN

# C003

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# YORKTOWN A SOLAR FARM

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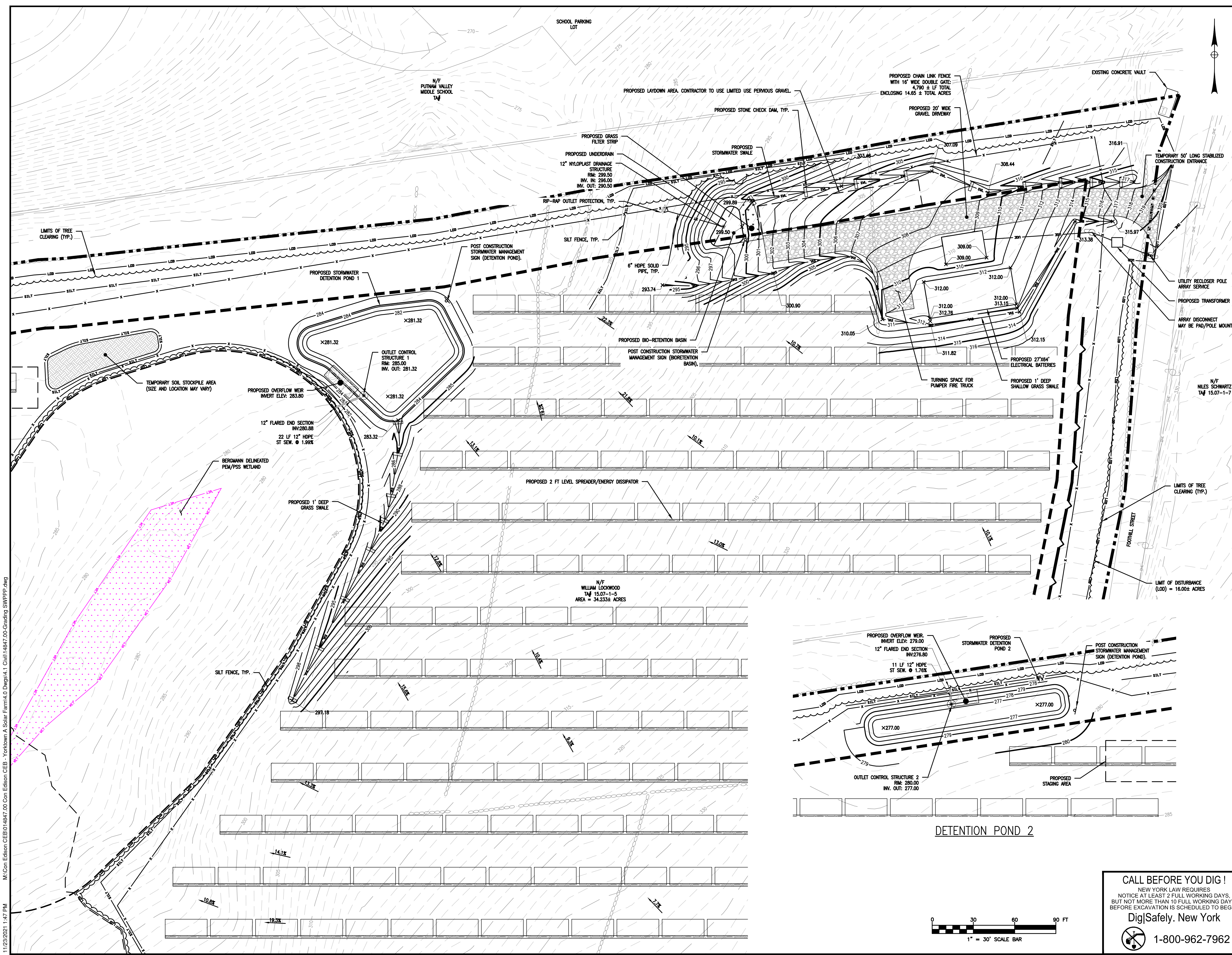
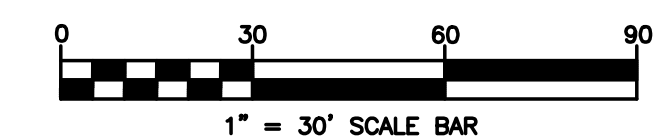
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Date Issued: <b>OCTOBER 27, 2020</b>	Scale: <b>1"=30'</b>
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### DETAILED GRADING PLAN

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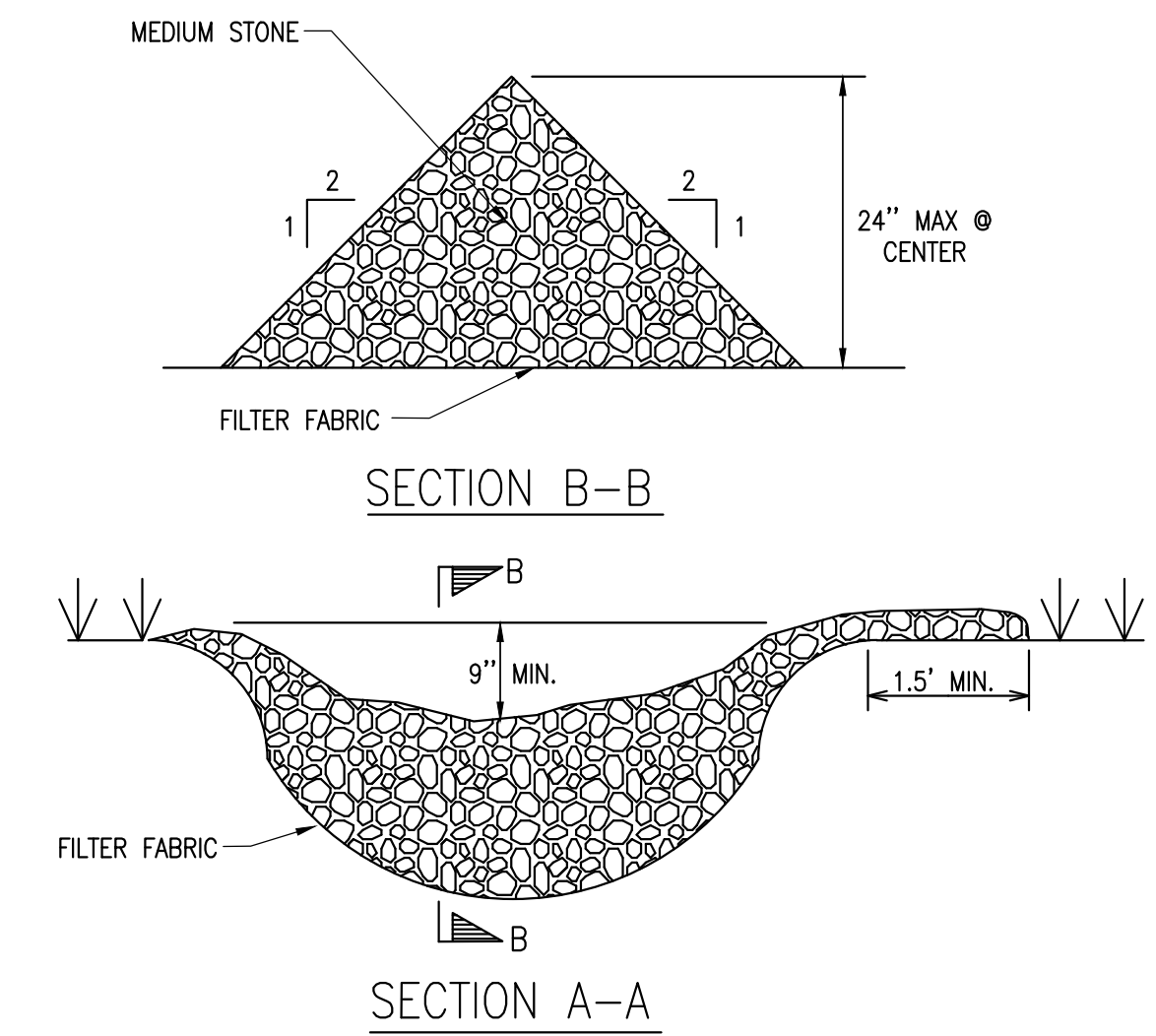
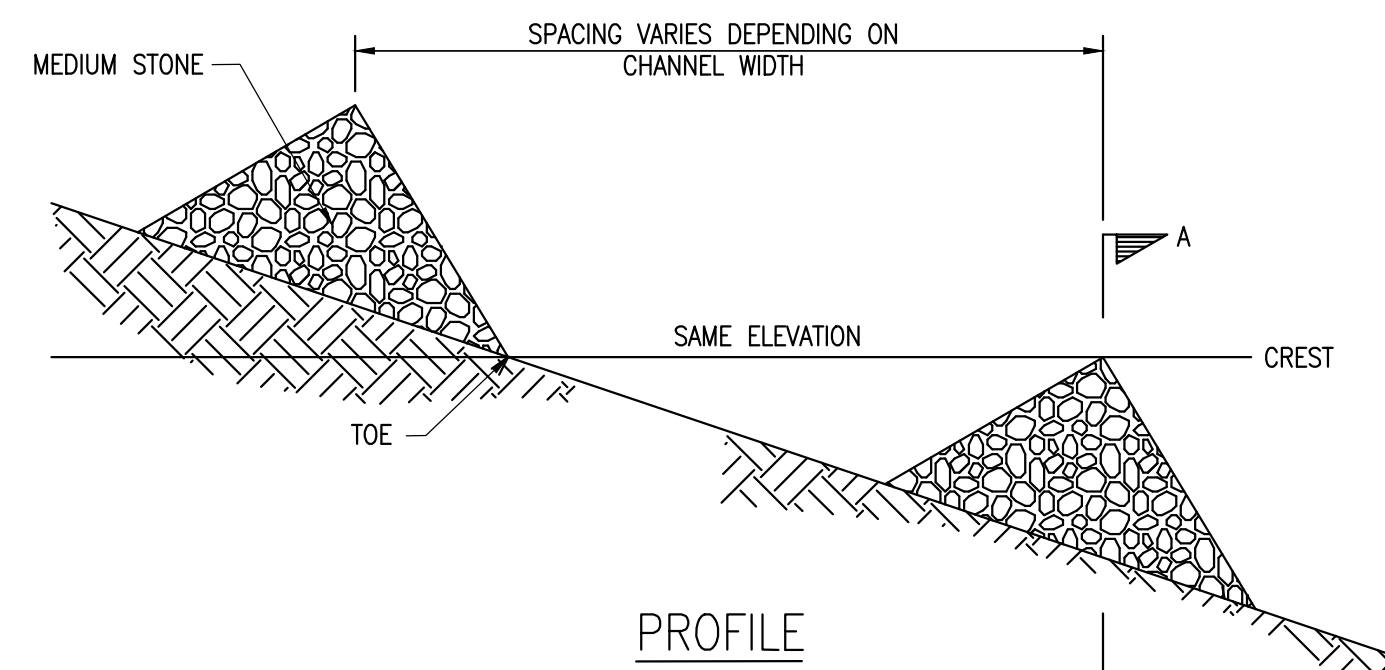
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WD	WD
Date Issued	Scale
OCTOBER 27, 2020	AS NOTED
Project Number:	
14847.00	

**DRIVEWAY DETAILS**

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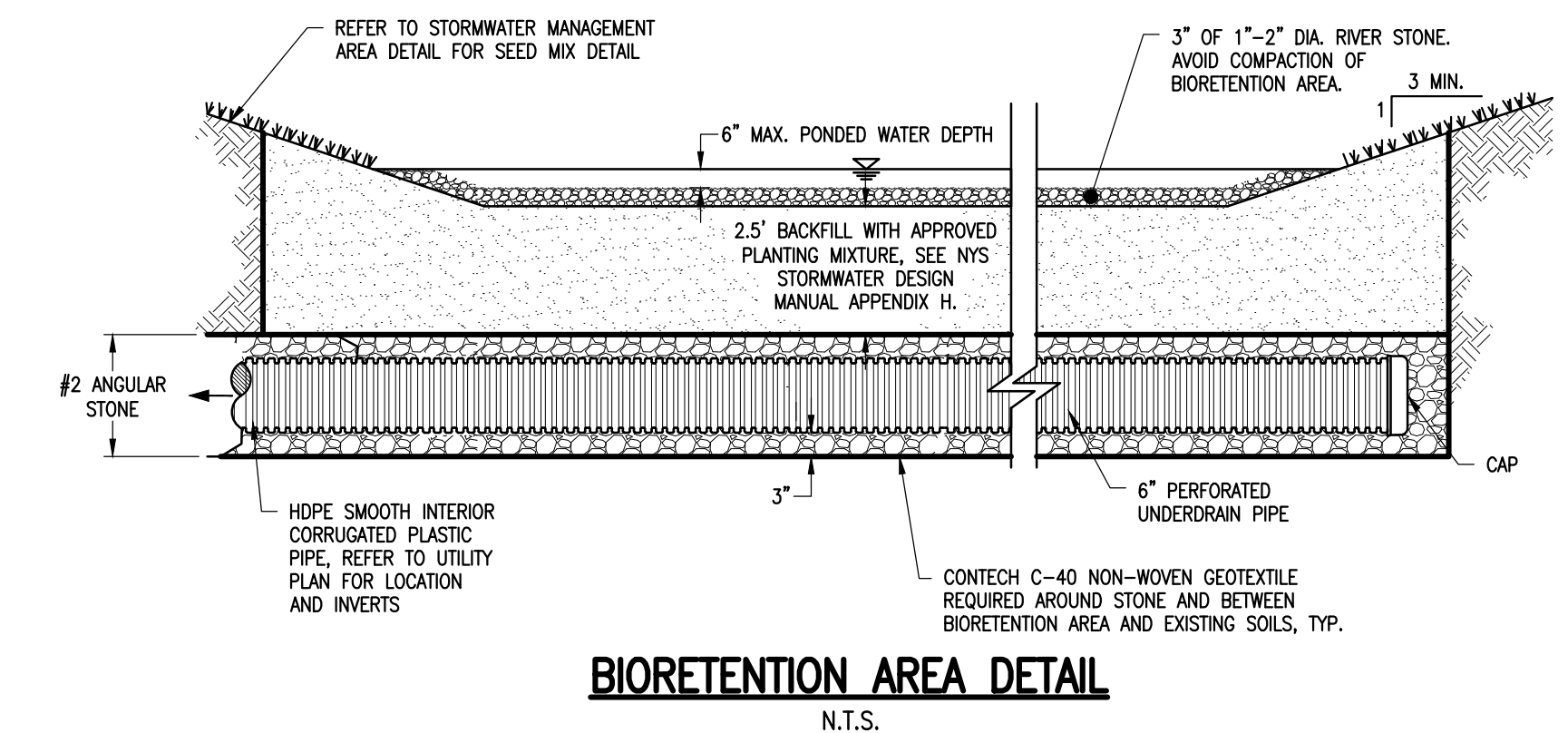
**C005**



**CONSTRUCTION SPECIFICATIONS**

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

**LIGHT STONE CHECK DAM  
NOT TO SCALE**



**BIORETENTION AREA DETAIL  
N.T.S.**

**GEOGRID MATERIAL NOTES:**

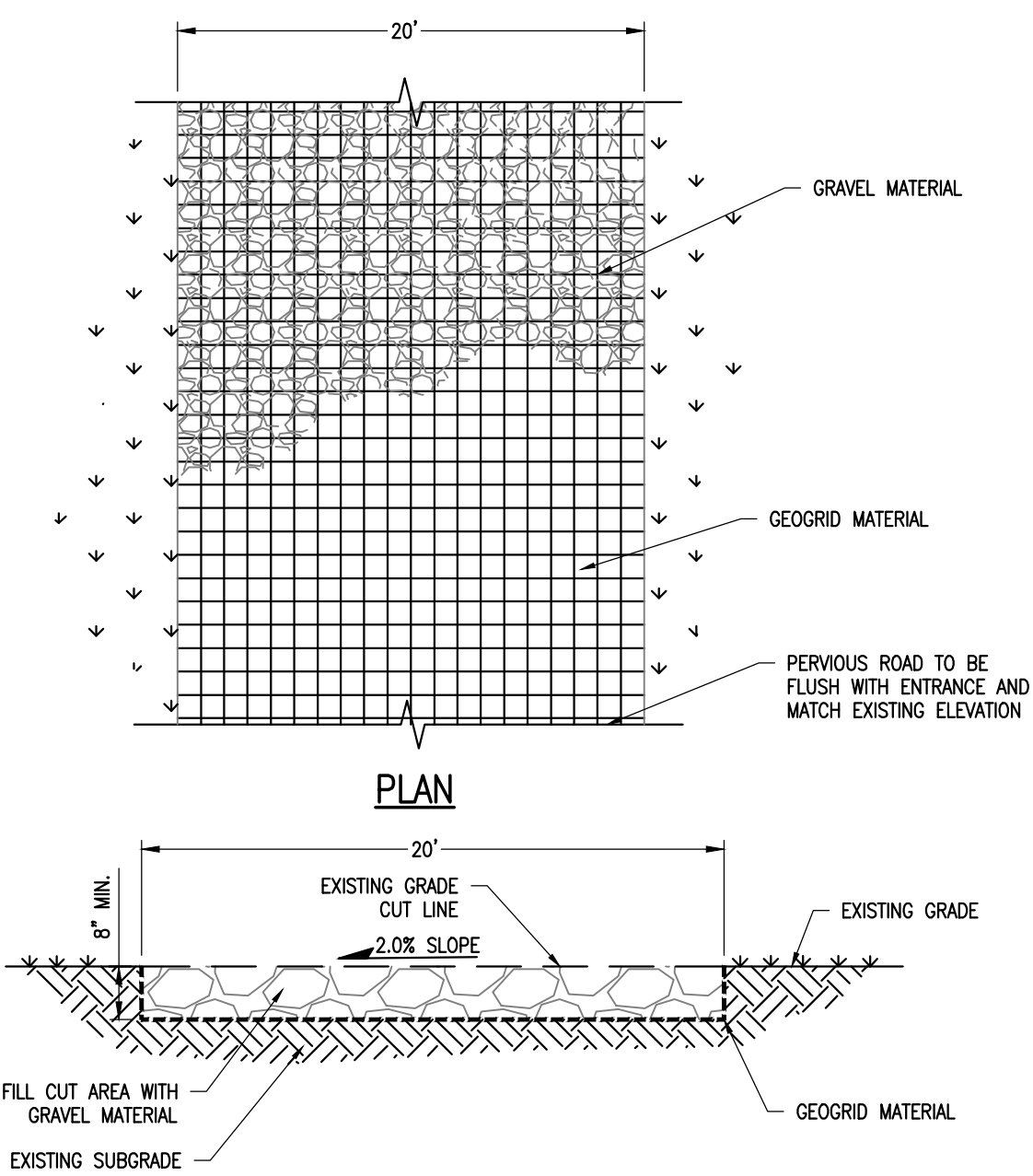
- THE GEOGRID, OR COMPARABLE PRODUCT, IS INTENDED FOR USE IN ALL CONDITIONS, IN ORDER TO ASSIST IN MATERIAL SEPARATION FROM NATIVE SOILS AND PRESERVE ACCESS LOADS.
- GRAVEL FILL MATERIAL SHALL CONSIST OF 1-4" CLEAN, DURABLE, SHARP ANGLED CRUSHED STONE OF UNIFORM QUALITY, MEETING THE SPECIFICATION OF NYSDOT 703-02, SIZE DESIGNATION 3-5 OF TABLE 703-4. STONE MAY BE PLACED IN FRONT OF AND SPREAD WITH A TRACKED VEHICLE. GRAVEL SHALL NOT BE COMPACTED.
- GEOGRID SHALL BE MIRAFI BX110 OR APPROVED EQUAL. GEOGRID SHALL BE DESIGNED BASED ON EXISTING SOIL CONDITIONS AND PROPOSED HAUL ROAD SLOPES.
- IF MORE THAN ONE ROLL WIDTH IS REQUIRED, ROLLS SHOULD OVERLAP A MINIMUM OF SIX INCHES.
- REFER TO MANUFACTURER'S SPECIFICATION FOR PROPER TYING AND CONNECTIONS.
- LIMITED USE PERVIOUS ACCESS ROAD SHALL BE DRESSED AS REQUIRED WITH ONLY 1-4" CRUSHED STONE MEETING NYSDOT 703-02 SPECIFICATIONS.

BASIS OF DESIGN: TENCATE MIRAFI BX110 GEOGRIDS; 365 SOUTH HOLLAND DRIVE, PENDERGRASS, GA; 800-685-9990 OR 706-693-2226; WWW.MIRAFI.COM

**WOVEN GEOTEXTILE MATERIAL NOTES:**

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

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



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

**GENERAL NOTES:**

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



# YORKTOWN A SOLAR FARM

## FOOTHILL STREET

TOWN OF YORKTOWN  
WESTCHESTER COUNTY  
NEW YORK

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

100 SUMMIT LAKE DRIVE  
VALHALLA, NY 10595

**B BERGMANN**  
ARCHITECTS ENGINEERS PLANNERS

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

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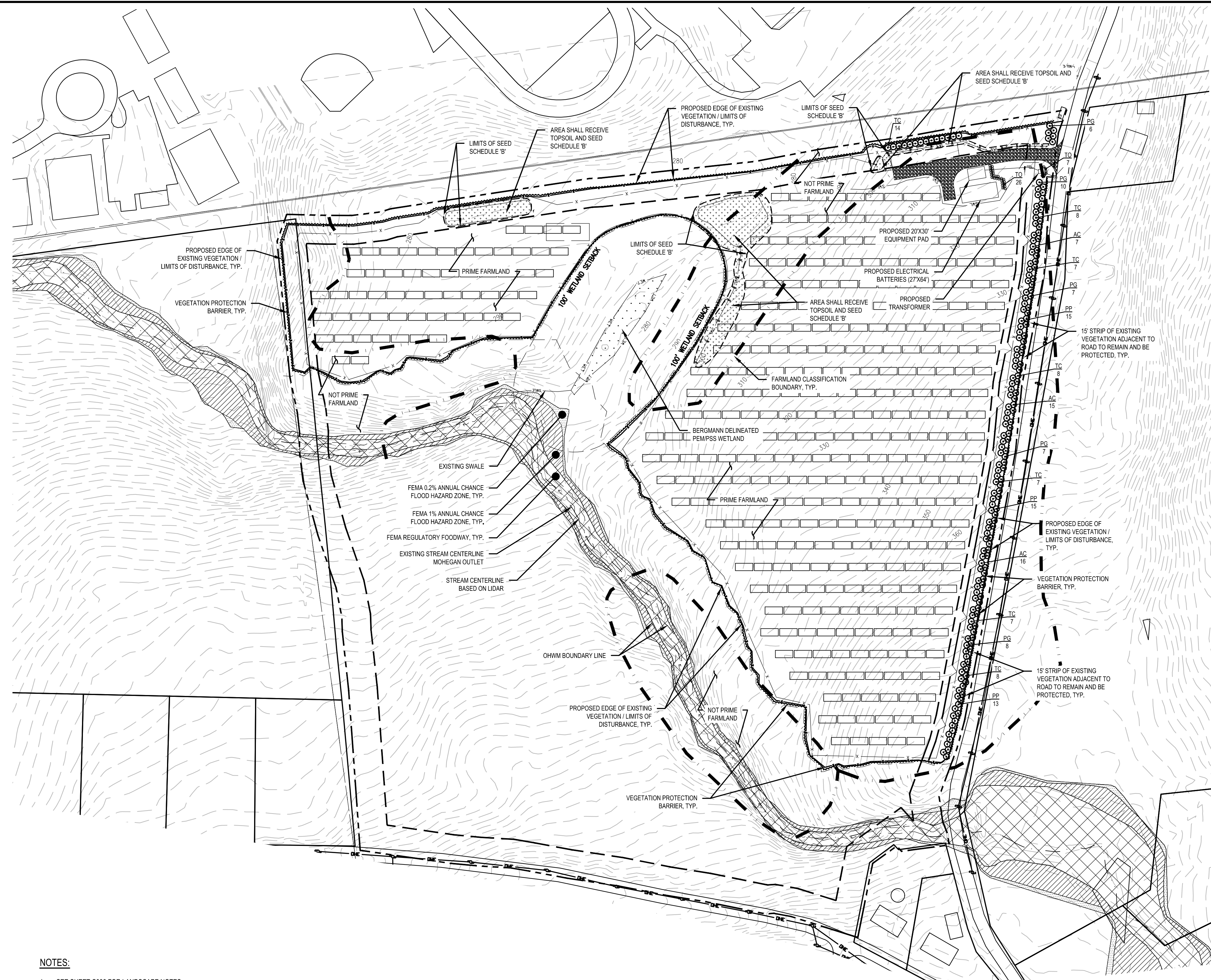
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Project Manager:	ECR	Drawn By:	ECR
Checked By:	WD	Event No.:	WD
Date Issued:	OCTOBER 27, 2020	Scale:	1"=100'
Project Number:	14847.00		

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**C006**



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

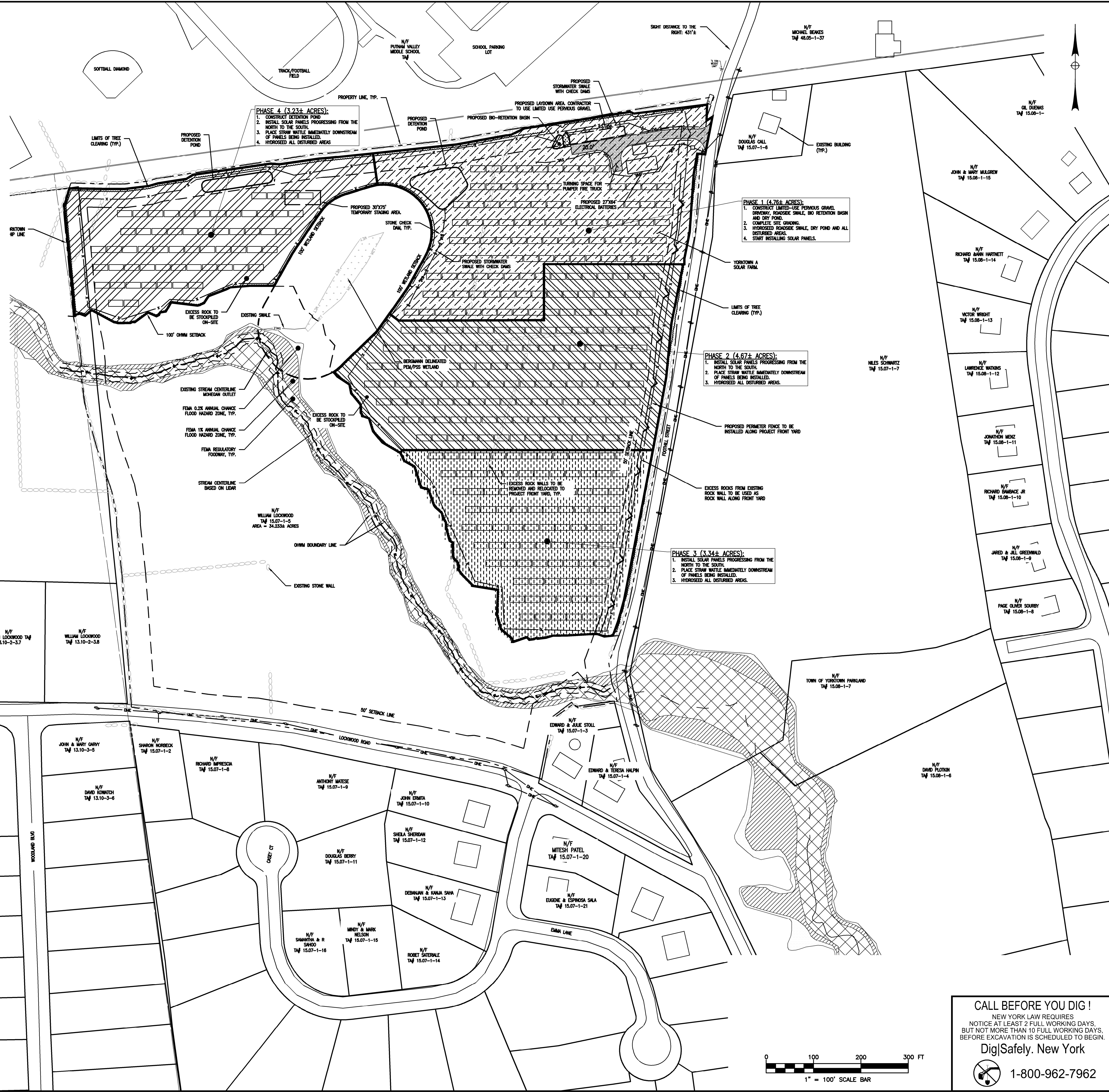
- NOTES:**
- SEE SHEET C006 FOR LANDSCAPE NOTES.
  - SEE SHEET C007 FOR LANDSCAPE DETAILS.
  - SEE SHEET C009 FOR SEED SCHEDULES.

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

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**LEGEND:**

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



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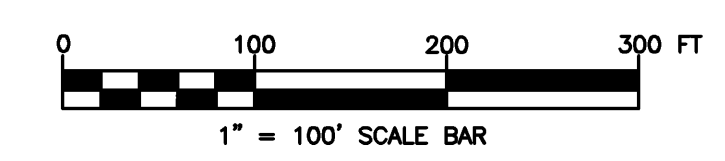
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### PHASING PLAN

**C007**

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## GENERAL NOTES

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

## SITE STABILIZATION

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

## WASTE/HAZARDOUS MATERIAL PRACTICES

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

## STORMWATER POLLUTION PREVENTION PLAN NOTES

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

## SWPPP SEQUENCE OF CONSTRUCTION

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

## LANDSCAPE NOTES

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

# YORKTOWN A SOLAR FARM

## FOOTHILL STREET

TOWN OF YORKTOWN  
WESTCHESTER COUNTY  
NEW YORK

## CON EDISON CLEAN ENERGY BUSINESSES, INC.

100 SUMMIT LAKE DRIVE  
VALHALLA, NY 10595



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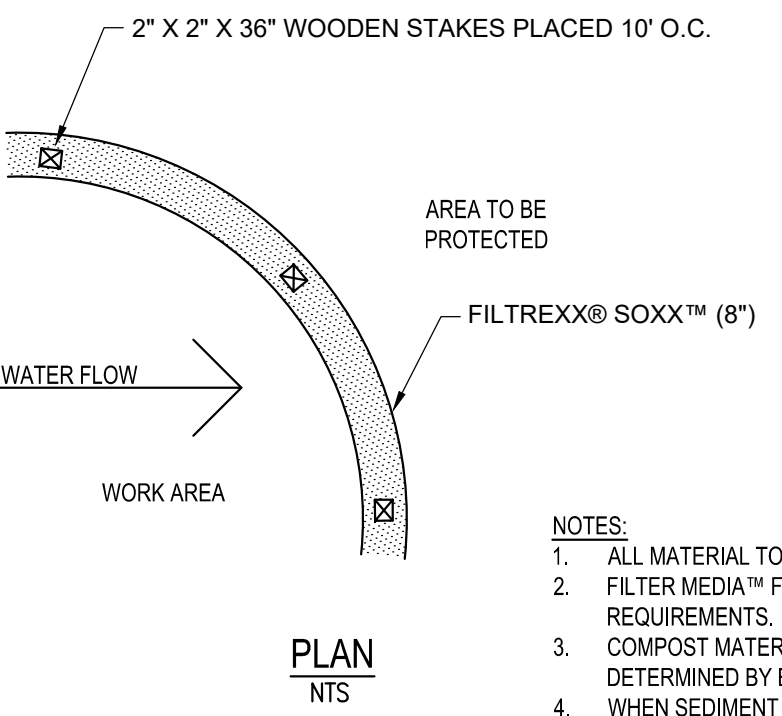
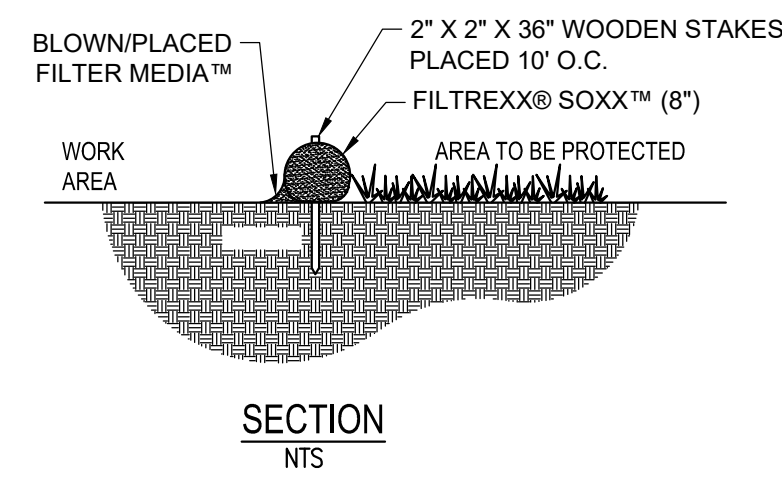
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WD	WD
Date Issued:	Date:
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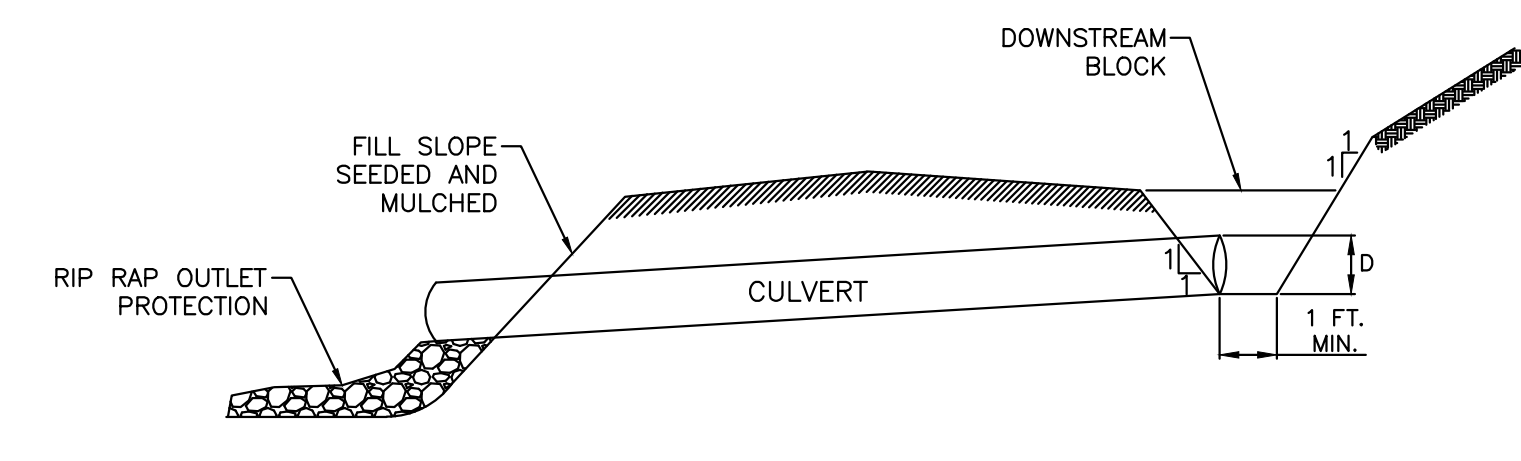
## GENERAL NOTES

# C008



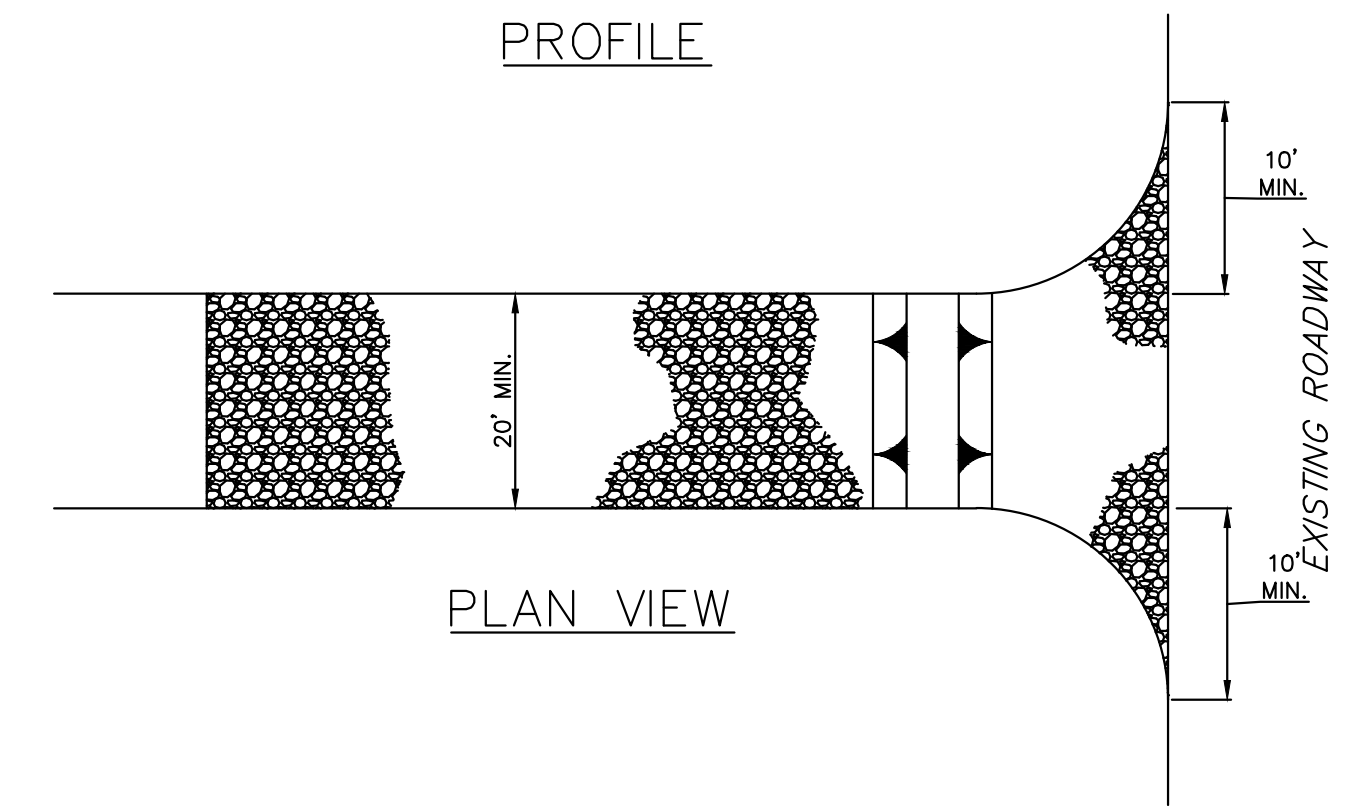
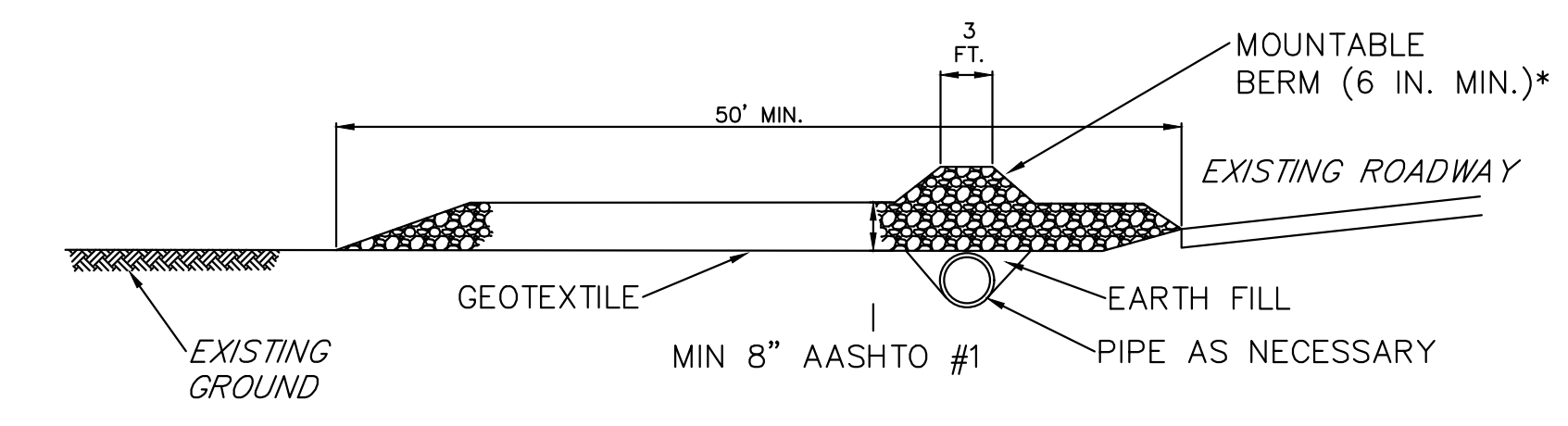
- NOTES:**
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
  2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
  3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
  4. WHEN SEDIMENT CONTROL IS USED ON PAVEMENT, HEAVY CONCRETE BLOCKS SHALL BE USED BEHIND THE SEDIMENT CONTROL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

**FILTREXX FILTERSOXX SEDIMENT CONTROL**  
NO SCALE



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

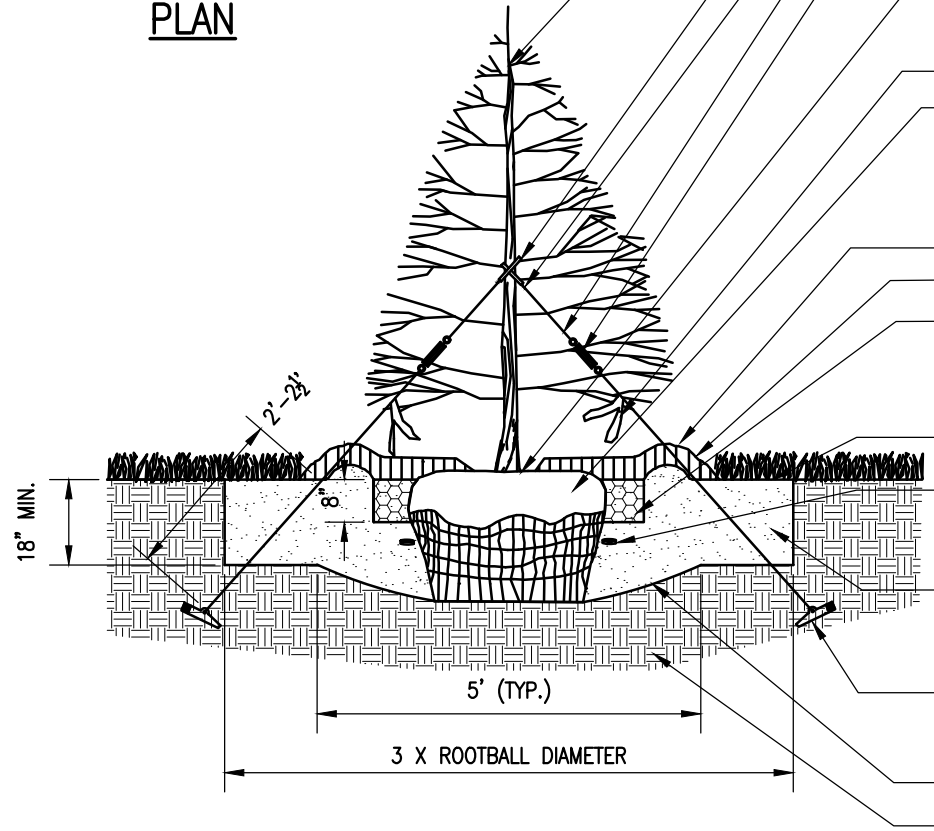
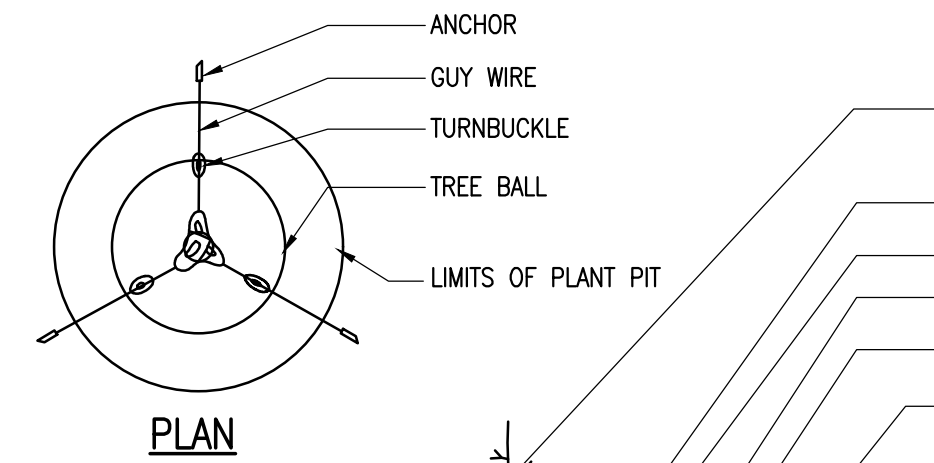
**CROSS CULVERT**  
NO SCALE



\* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

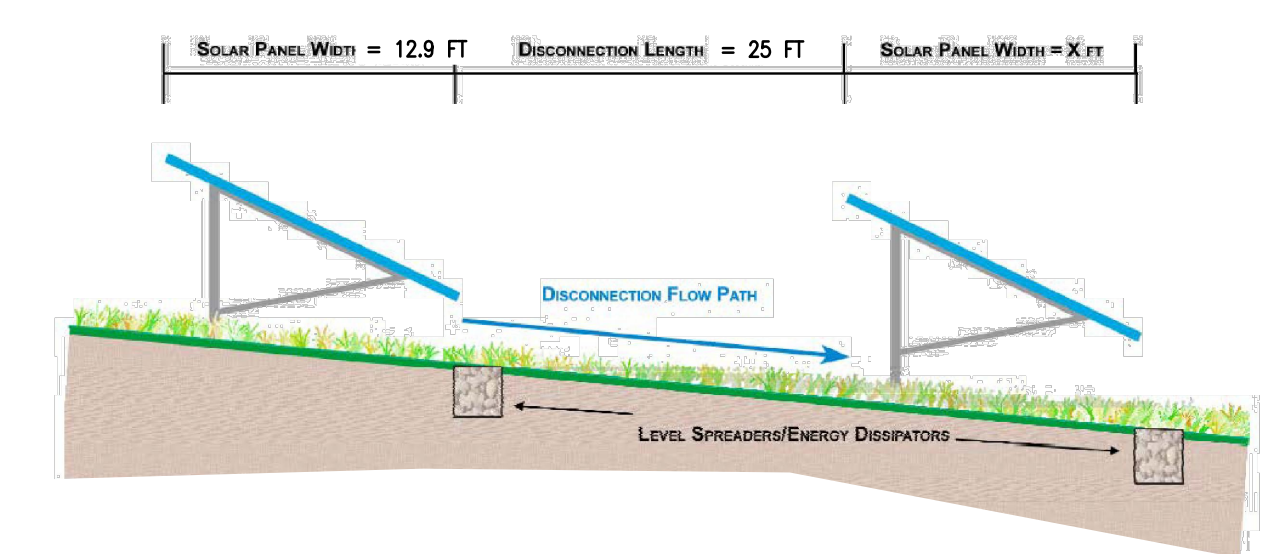
- NOTES:**
1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
  2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
  3. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL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

**STABILIZED CONSTRUCTION ENTRANCE**  
NO SCALE

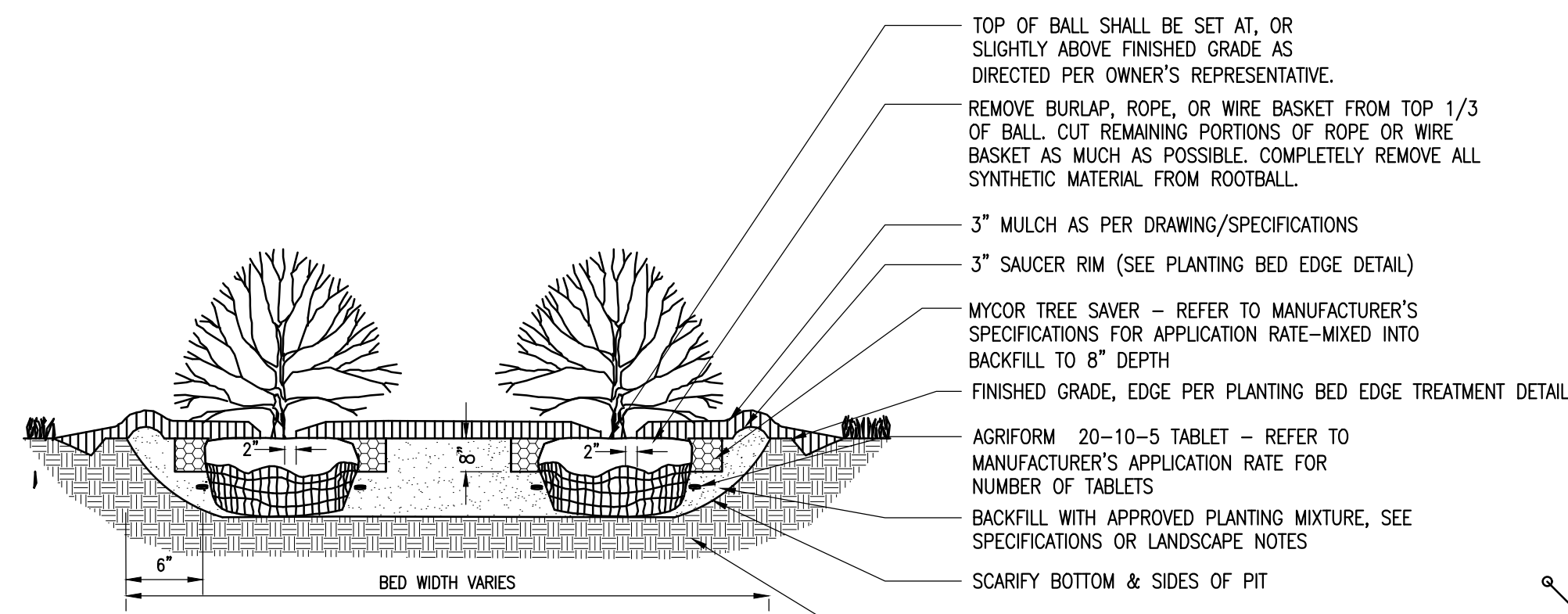
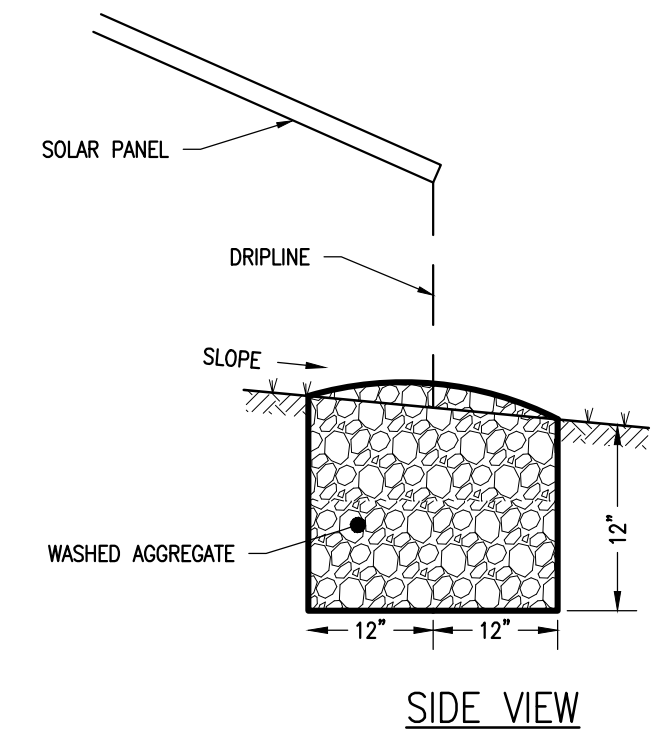


- NOTES:**
1. MAINTAIN A 2" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
  2. THE DISTANCE BETWEEN THE BOTTOM OF THE TRUNK FLARE AND THE FINISHED GRADE SHALL BE AS FOLLOWS:  
FOR SANDY OR LOAMY SOILS: 1"  
FOR CLAY OR POORLY DRAINED SOILS: 3"  
THE CONTRACTOR SHALL REVIEW THE APPROPRIATE PLANTING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

**EVERGREEN TREE PLANTING**  
NO SCALE

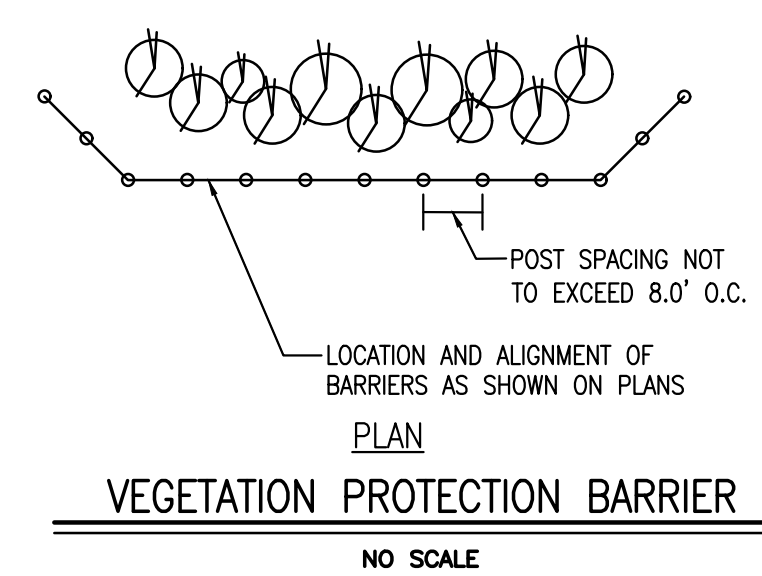
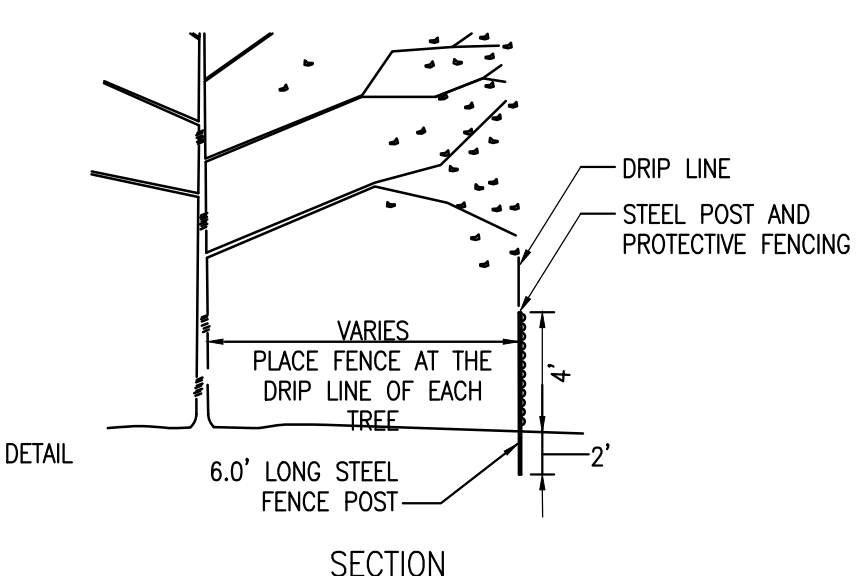


**SOLAR PANEL INSTALLATION WITH LEVEL SPREADERS**  
N.T.S.

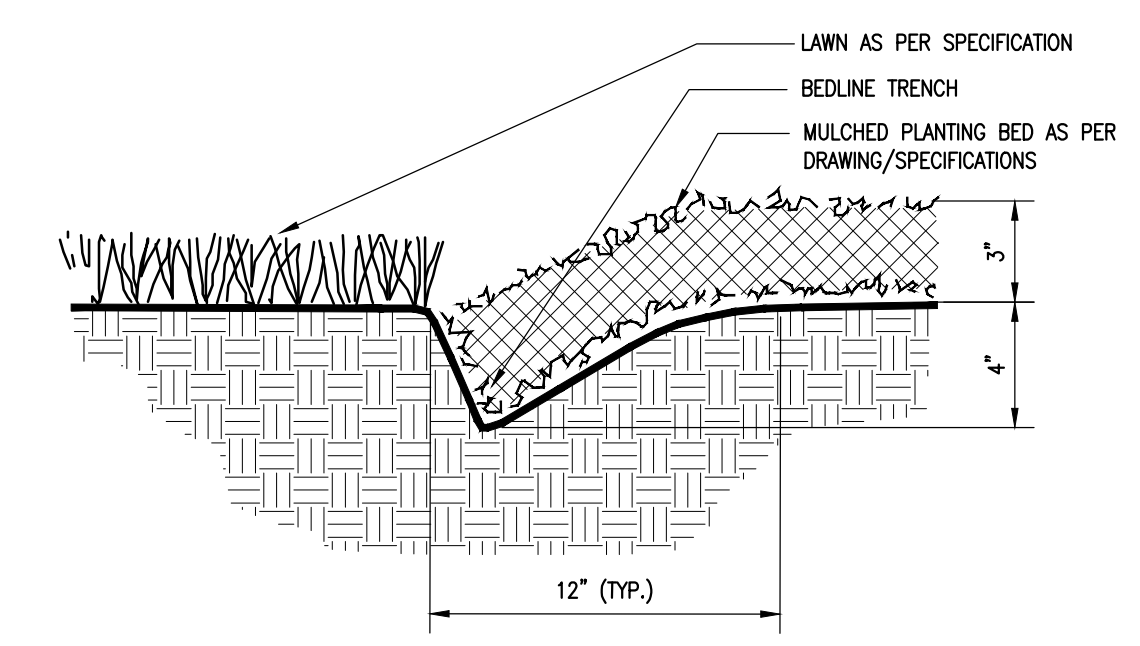


- NOTES:**
1. MAINTAIN A 2" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
  2. PLANTING BED DEPTH IN LAWN AREAS SHALL BE A MINIMUM OF 18" DEEP AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
  3. ALL PLANTING BEDS SHALL BE FREE OF CONSTRUCTION DEBRIS.

**SHRUB PLANTING**  
NO SCALE



**VEGETATION PROTECTION BARRIER**  
NO SCALE



**PLANTING BED EDGE TREATMENT**  
NO SCALE

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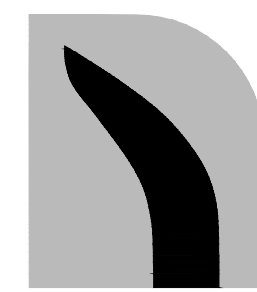
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**EROSION AND SEDIMENT CONTROL DETAILS**

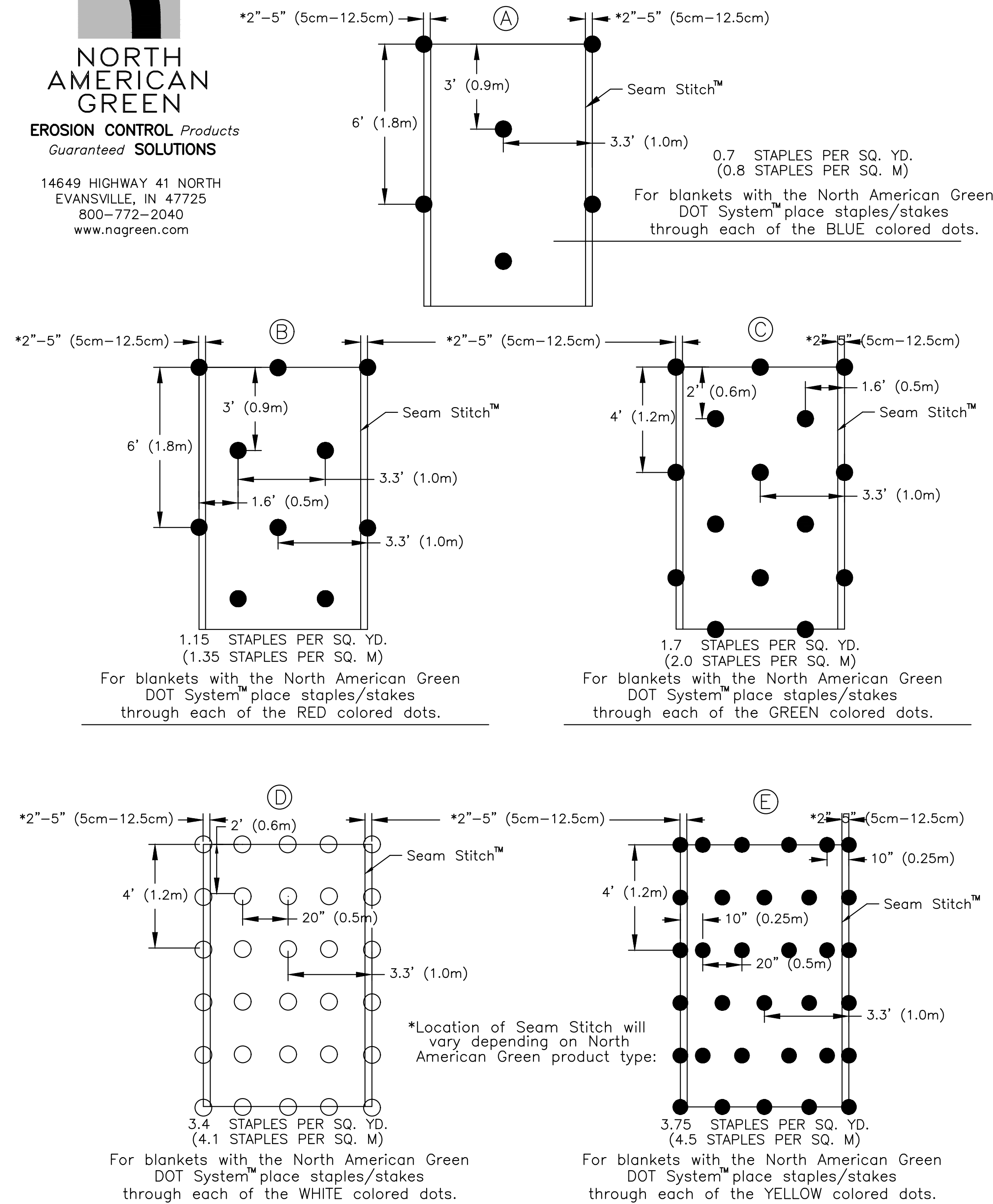
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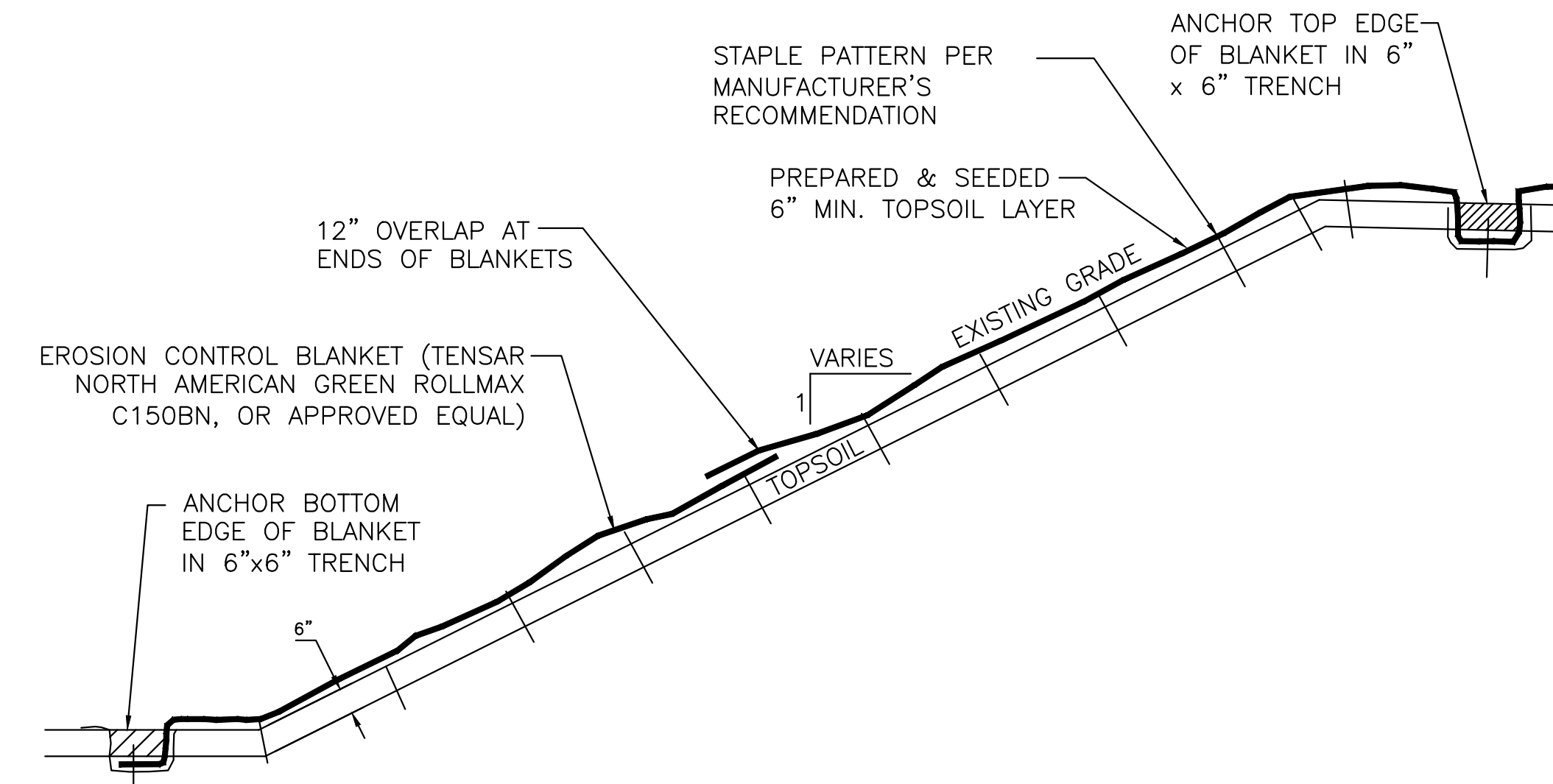
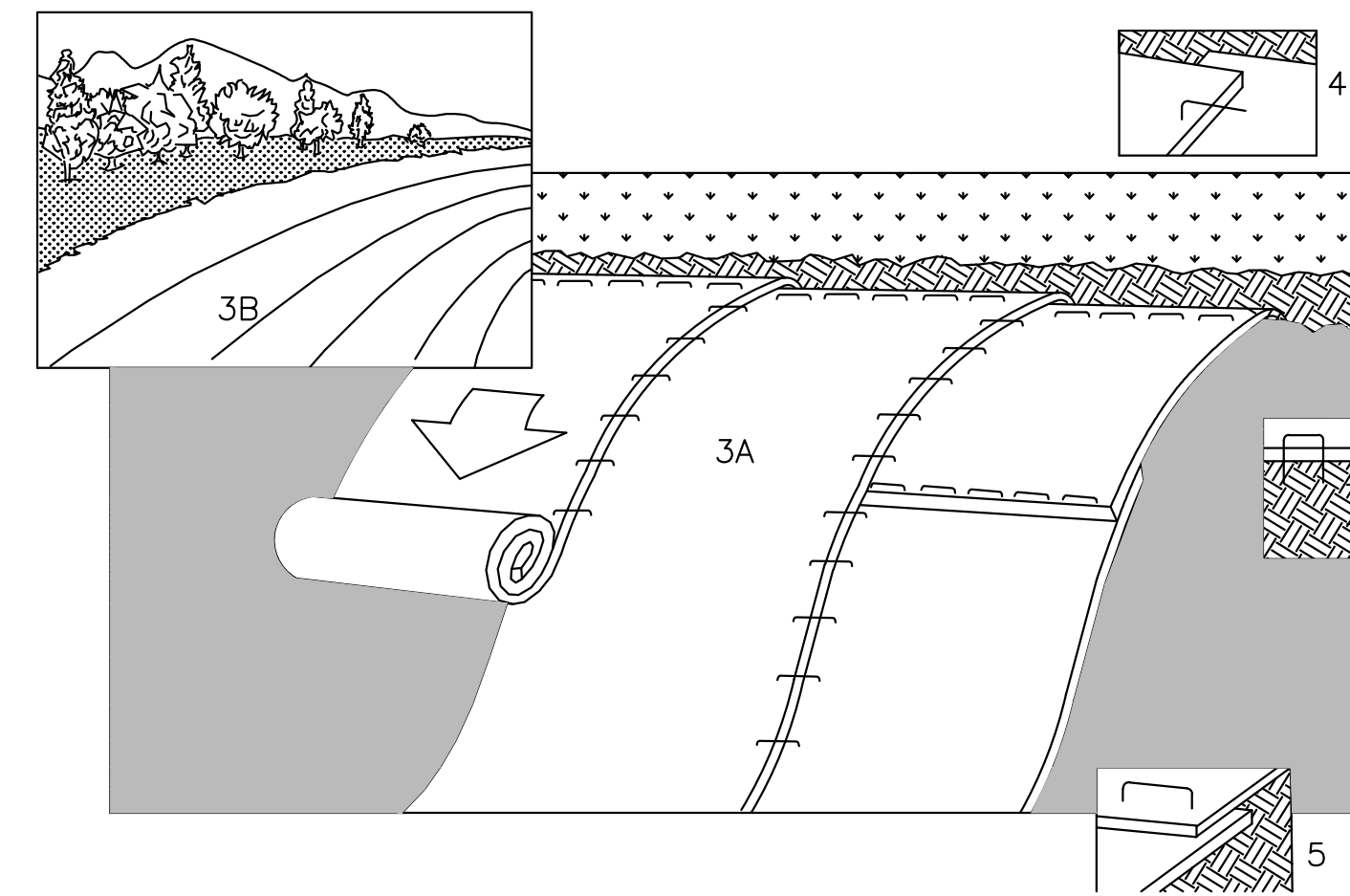
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### DOT SYSTEM™ STAPLE PATTERN GUIDE



EROSION CONTROL BLANKET  
STAPLE PATTERN  
NO SCALE



**NOTES:**

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

EROSION CONTROL BLANKET  
NO SCALE

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**C010**

SEED SCHEDULE 'A'

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

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

SEED SCHEDULE 'B'

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

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

SITE STABILIZATION – SEED MIX

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

NOTES:

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

**YORKTOWN A SOLAR FARM**

**FOOTHILL STREET**

TOWN OF YORKTOWN  
 WESTCHESTER COUNTY  
 NEW YORK

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

100 SUMMIT LAKE DRIVE  
 VALHALLA, NY 10595



Bergmann Associates, Architects, Engineers,  
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 2 Winners Circle, Suite 102  
 Albany, NY 12205

office: 518.862.0325

www.bergmannpc.com

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

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

**SITE DETAILS**

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**C011**

# YORKTOWN A SOLAR FARM

## FOOTHILL STREET

TOWN OF YORKTOWN  
WESTCHESTER COUNTY  
NEW YORK

### CON EDISON CLEAN ENERGY BUSINESSES, INC.

100 SUMMIT LAKE DRIVE  
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### BERGMANN ARCHITECTS ENGINEERS PLANNERS

Bergmann Associates, Architects, Engineers,  
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Prepared By:	Checked By:
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Date Issued:	Scale:
OCTOBER 27, 2020	AS NOTED

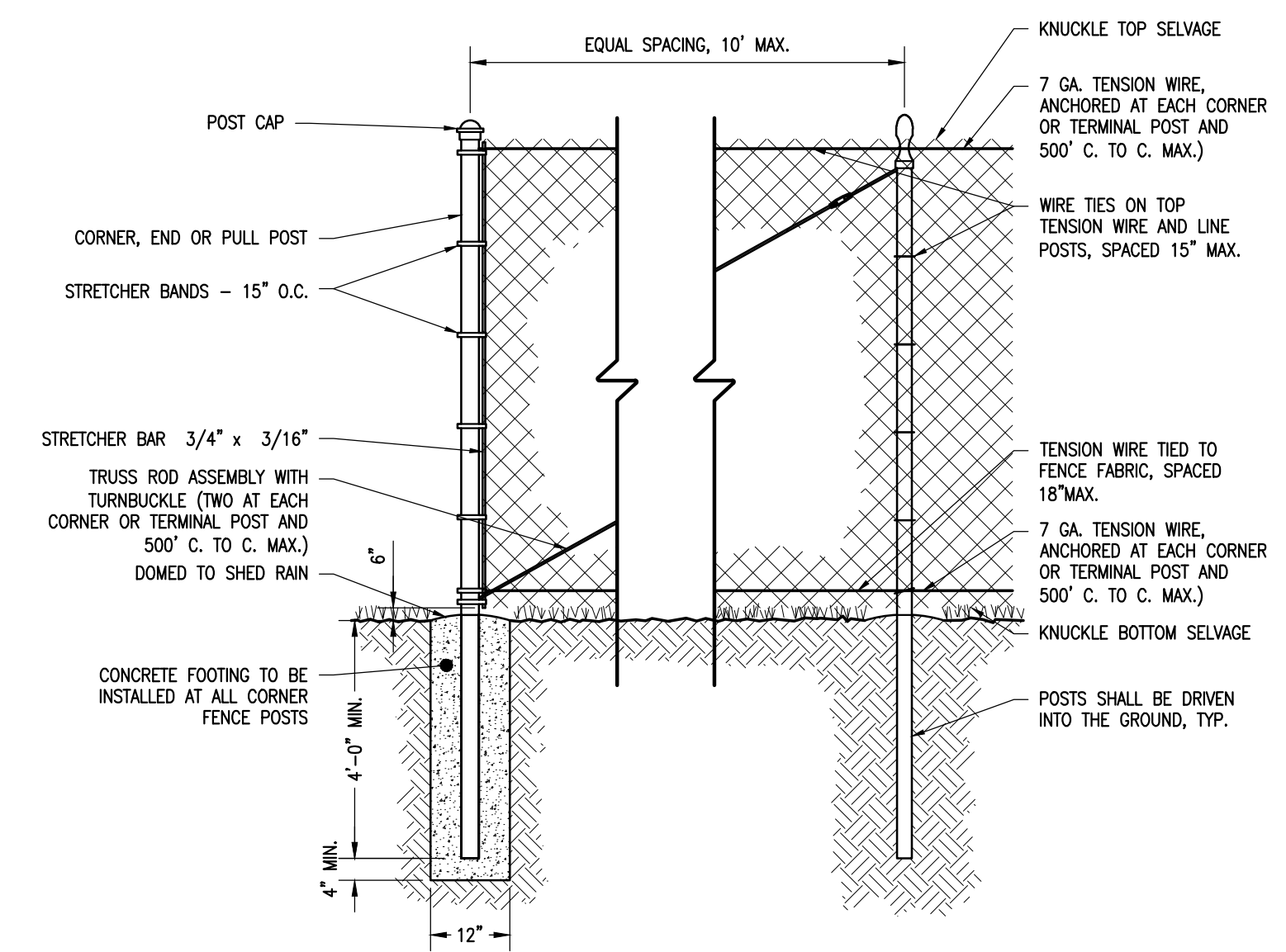
14847.00

### CONSTRUCTION DETAILS

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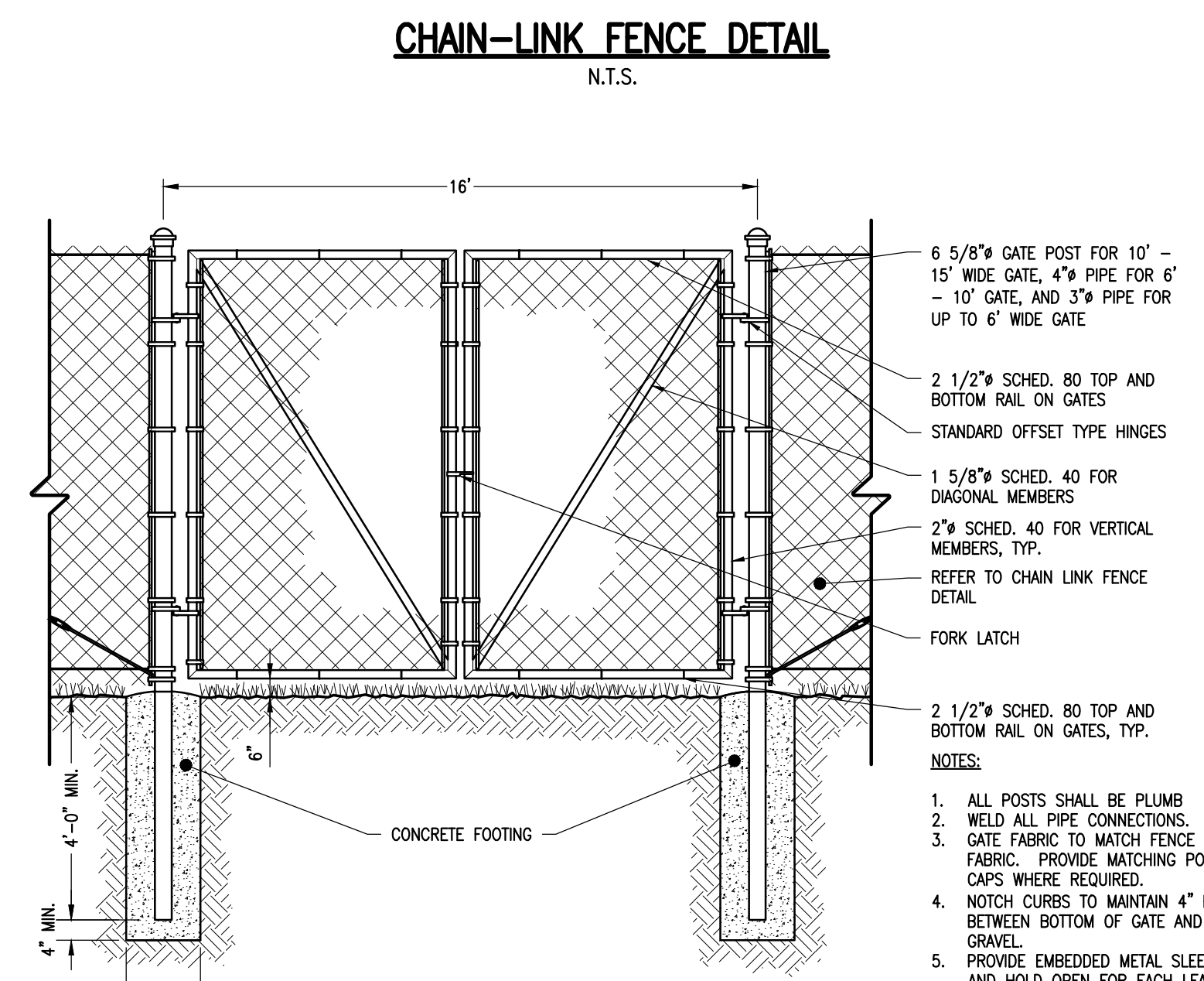
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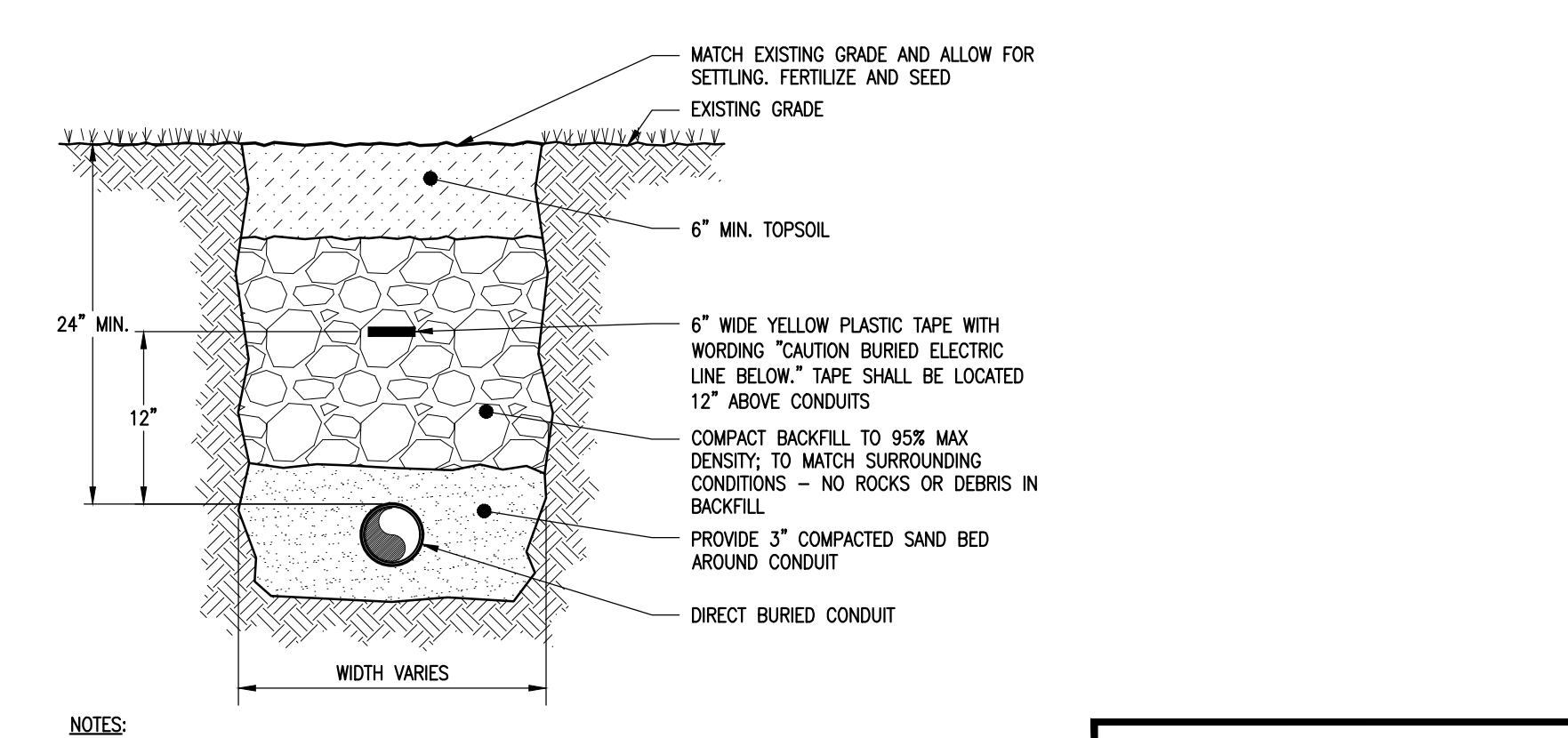


USE	NOM. OD.
LINE POSTS	2 1/2"
CORNER, END, GATE, & PULL POSTS	3"
RAILS	1 5/8"
GATE FRAMES	2"

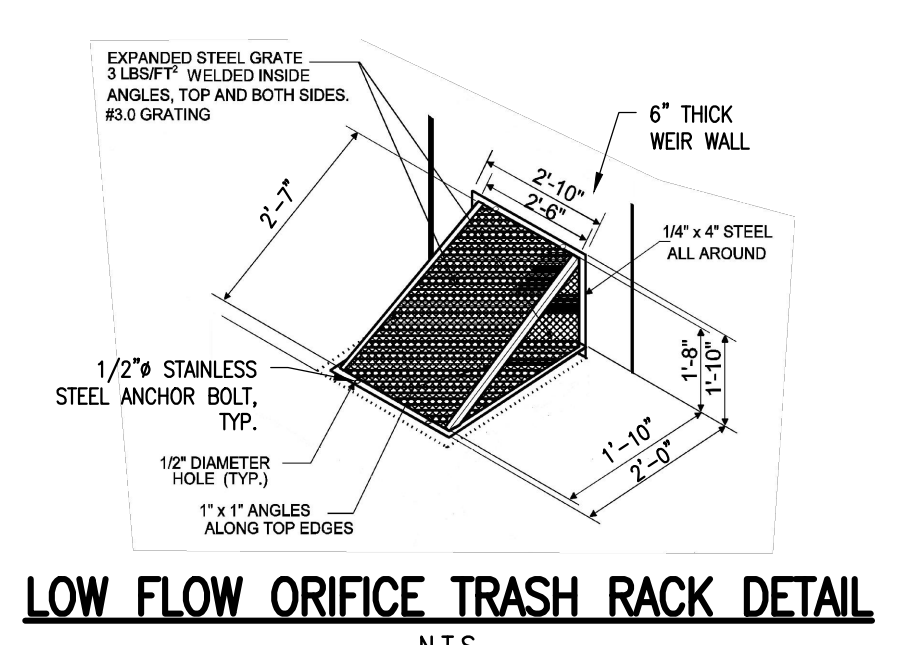
- NOTES:
- ALL POSTS SHALL BE PLUMB
  - WIRE TIES SHALL BE PLACED 15" ON CENTER ALONG TOP RAIL AND LINE POSTS.



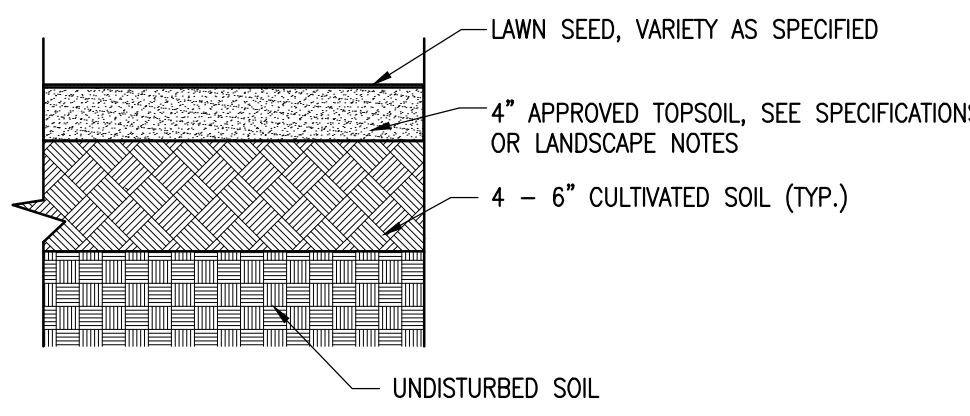
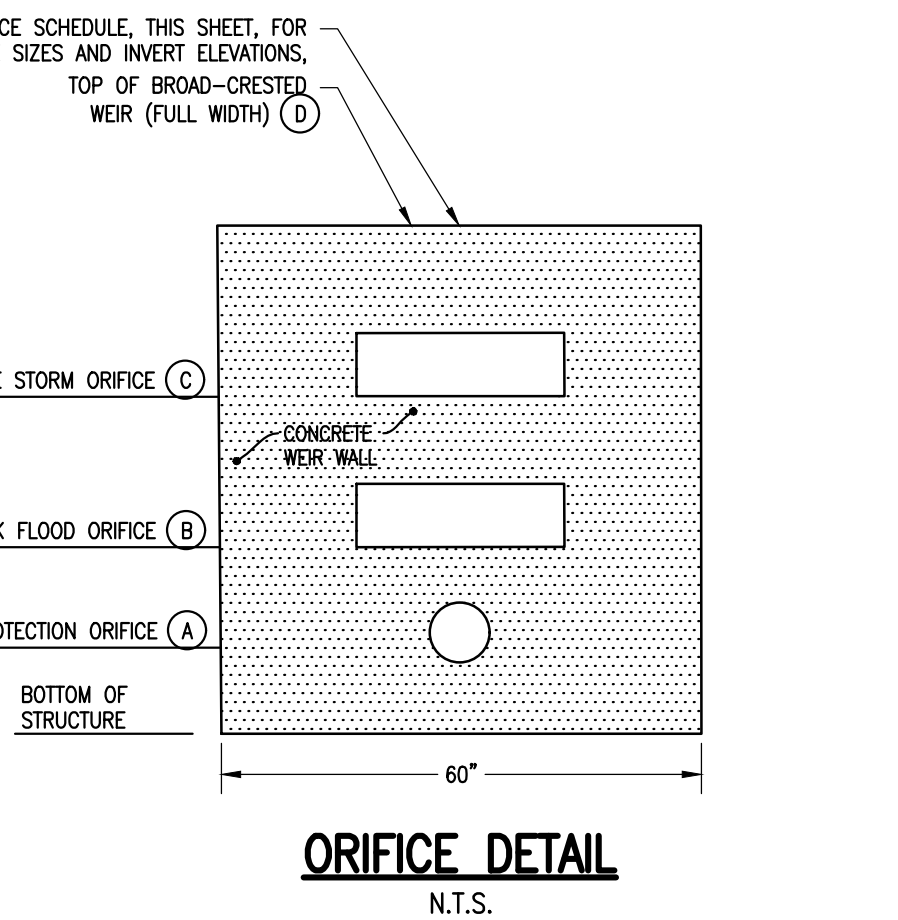
- NOTES:
- ALL POSTS SHALL BE PLUMB
  - WELD ALL PIPE CONNECTIONS.
  - GATE FABRIC TO MATCH FENCE FABRIC. PROVIDE MATCHING POST CAPS WHERE REQUIRED.
  - NOTCH CURBS TO MAINTAIN 4" HEIGHT BETWEEN BOTTOM OF GATE AND GRAVEL.
  - PROVIDE EMBEDDED METAL SLEEVE AND HOLD OPEN FOR EACH LEAF OF GATE.
  - CONTRACTOR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



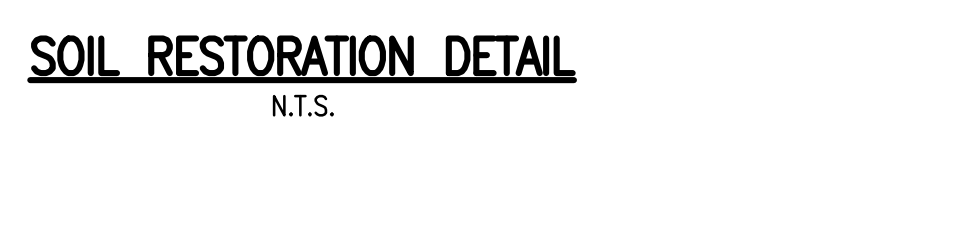
- NOTES:
- REPAIR ALL SETTLEMENT
  - MINIMUM TOP SOIL DEPTH 6"
  - MULTIPLE CONDUITS SHALL BE SPACED 7" ON CENTER



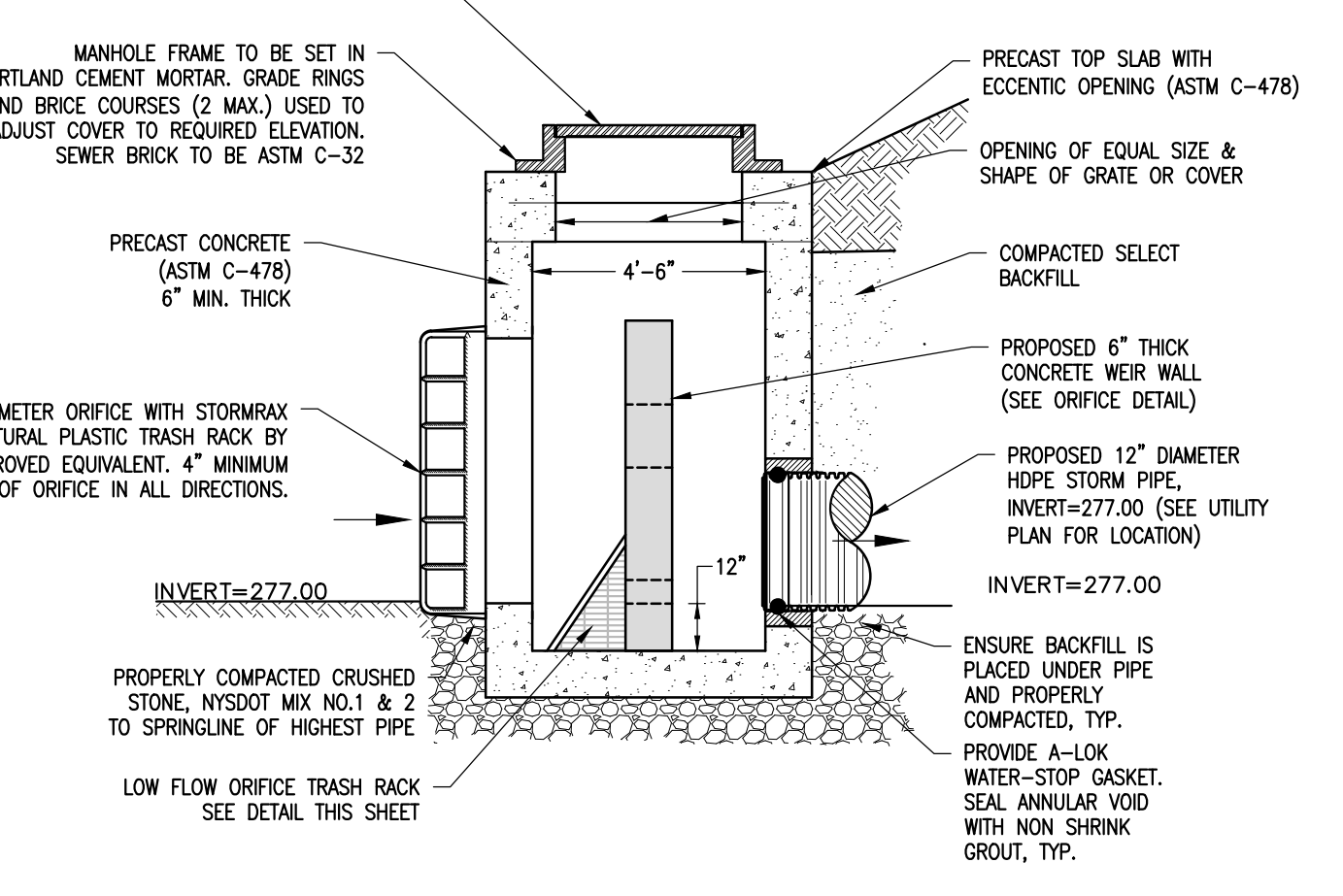
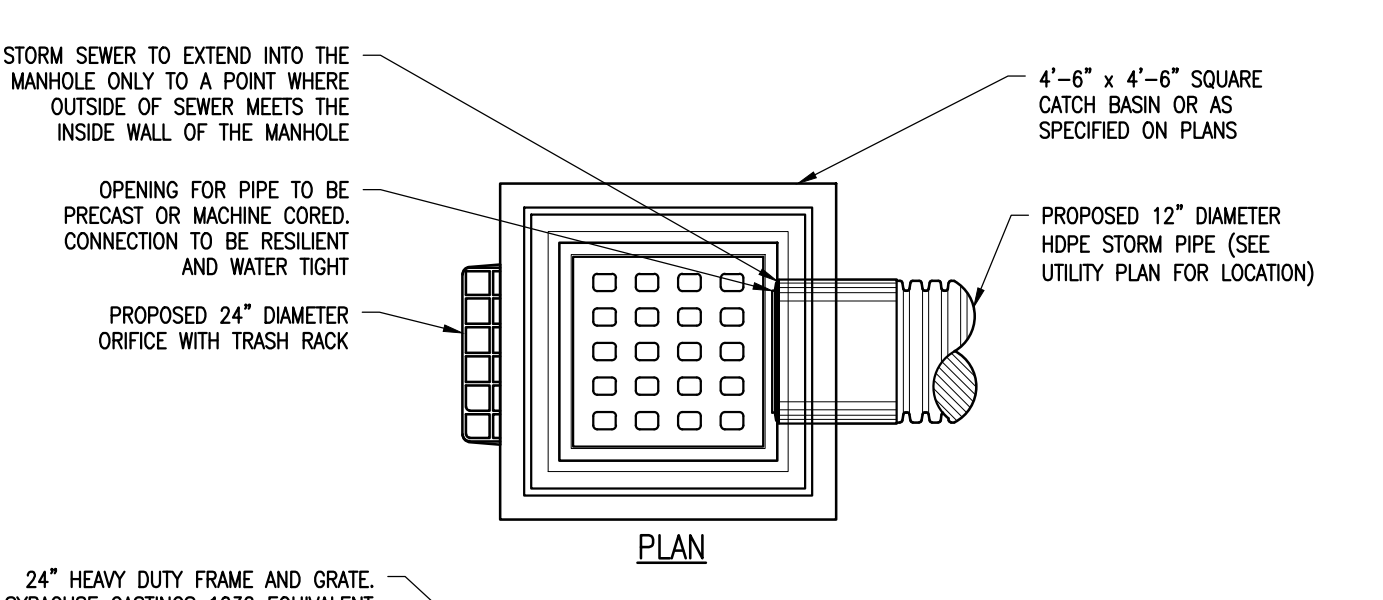
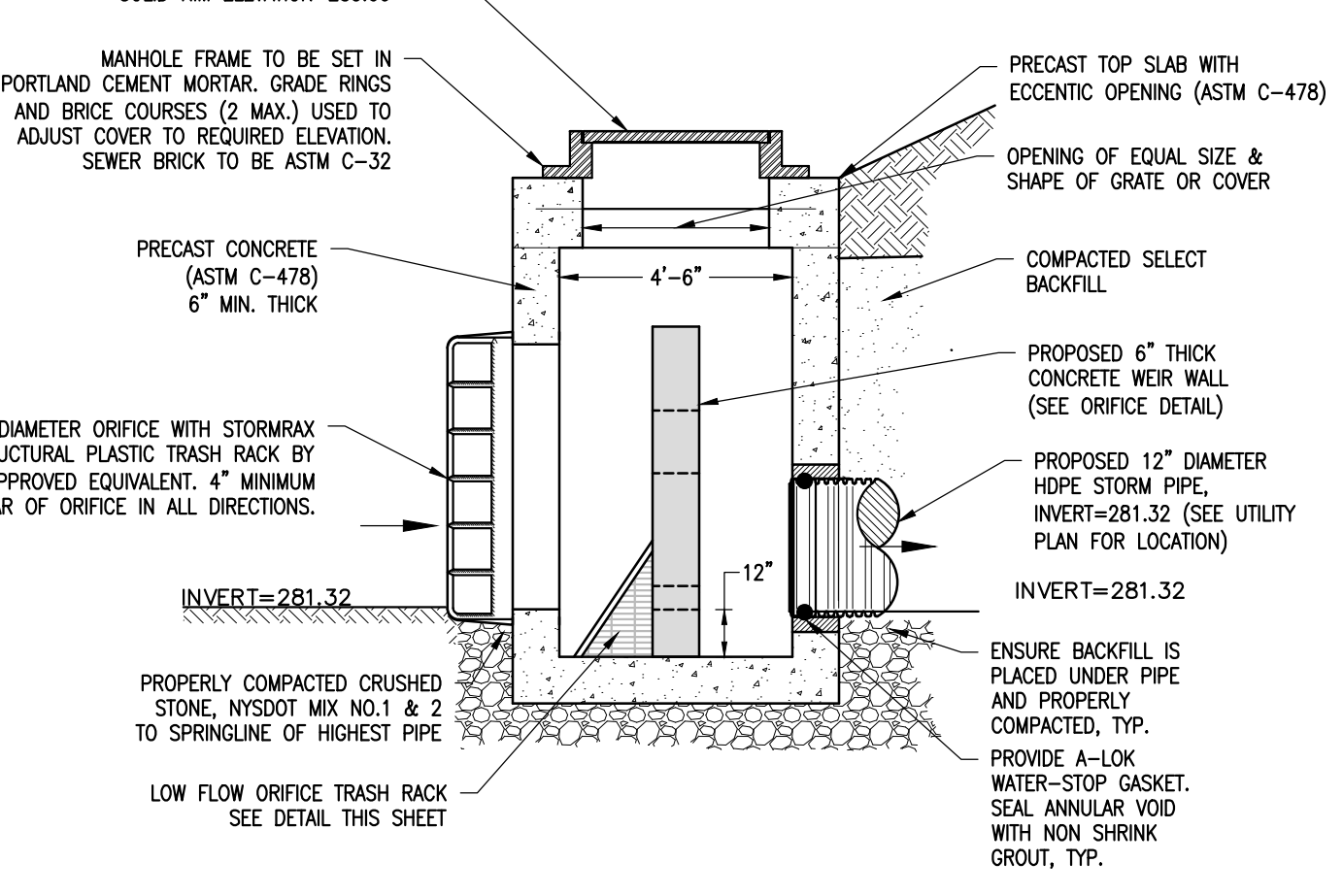
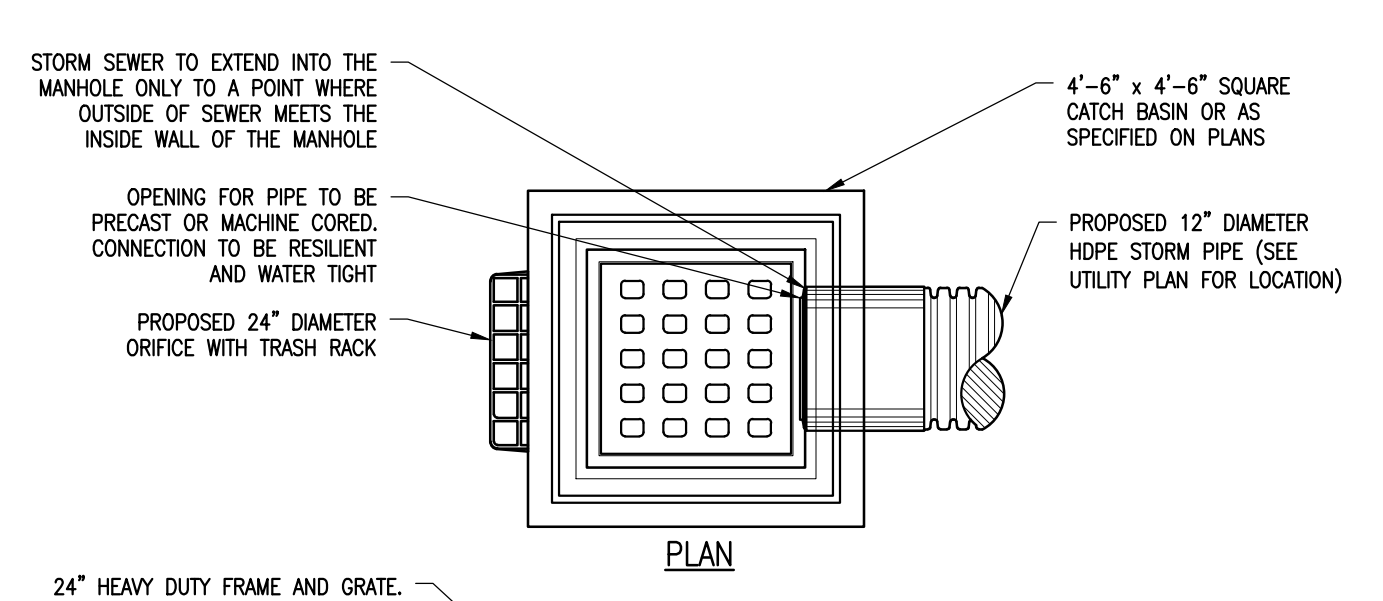
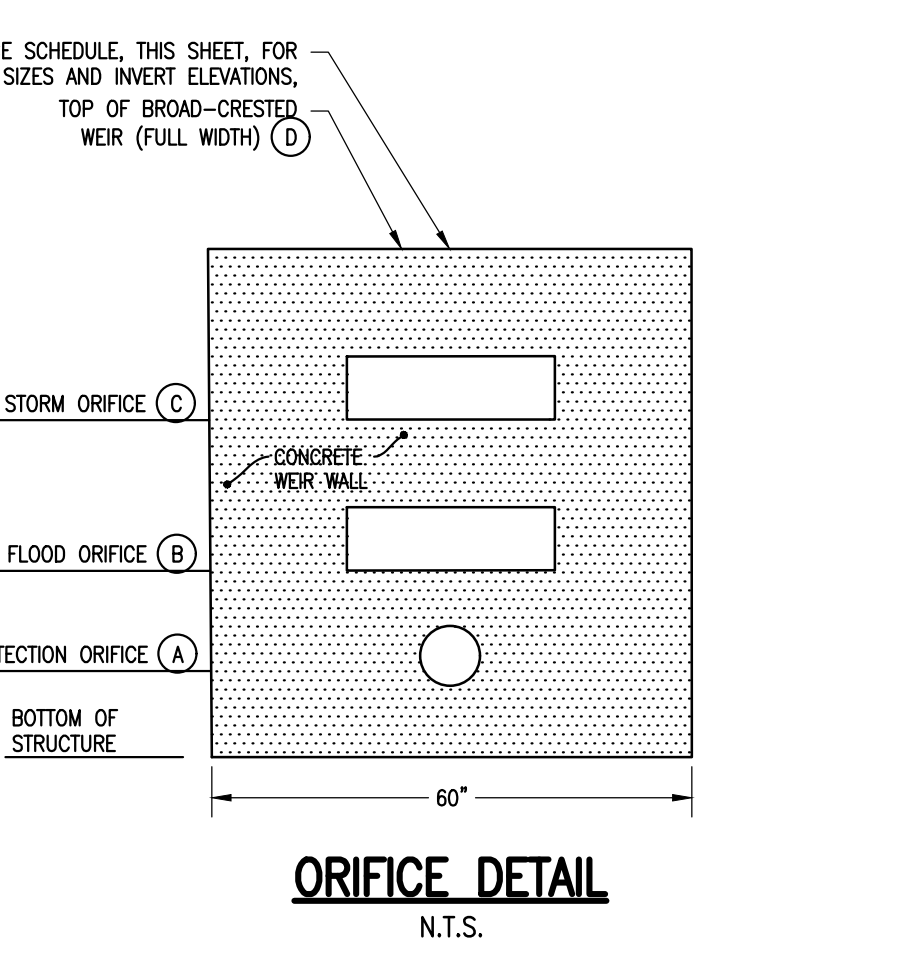
CONTROL STRUCTURE	(A) SIZE	(A) ELEV	(B) SIZE	(B) ELEV	(C) SIZE	(C) ELEV	(D) ELEV
1	3"	281.32	30"x8"	281.75	30"x6"	283.10	284.00



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



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



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

# YORKTOWN A SOLAR FARM

FOOTHILL STREET

TOWN OF YORKTOWN  
WESTCHESTER COUNTY  
NEW YORK

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

100 SUMMIT LAKE DRIVE  
VALHALLA, NY 10595

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ARCHITECTS ENGINEERS PLANNERS

Bergmann Associates, Architects, Engineers,  
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2 Winners Circle, Suite 102  
Albany, NY 12205

office: 518.862.0325

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

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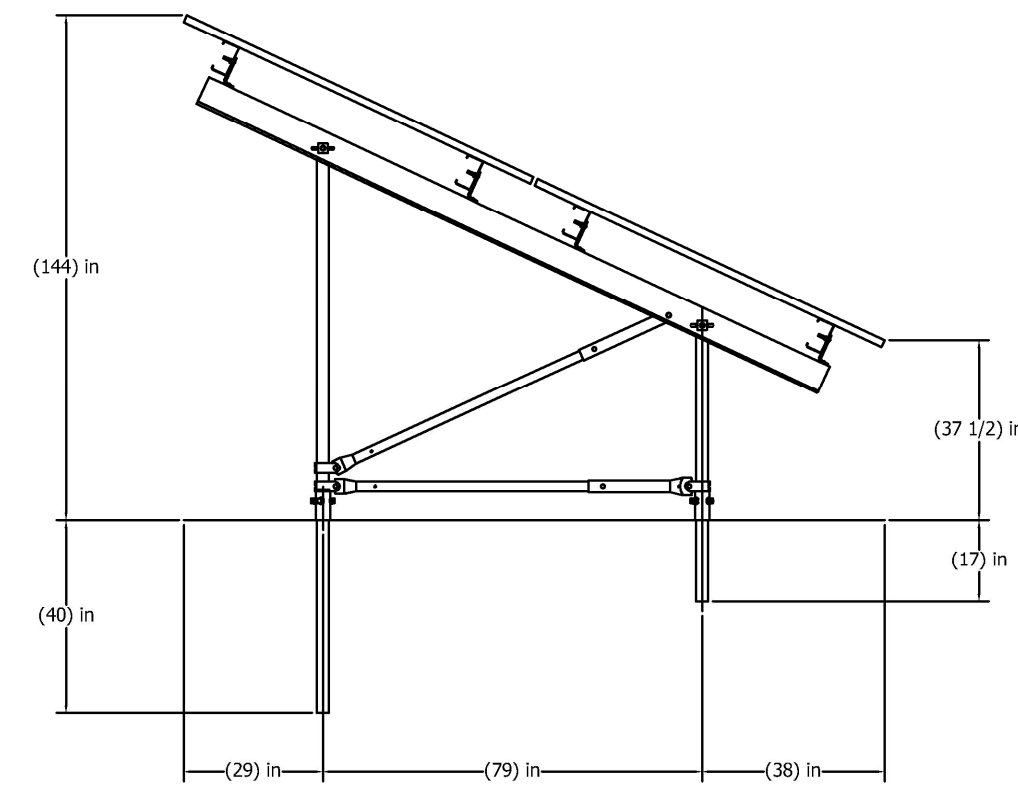
Project Manager:	ECR	Reviewed By:	ECR
Designed By:	WD	Drawn By:	WD
Date Issued:	OCTOBER 27, 2020	Scale:	AS NOTED
Project Number:	14847.00		

**CONSTRUCTION  
DETAILS**

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Drawing Number:

**C013**



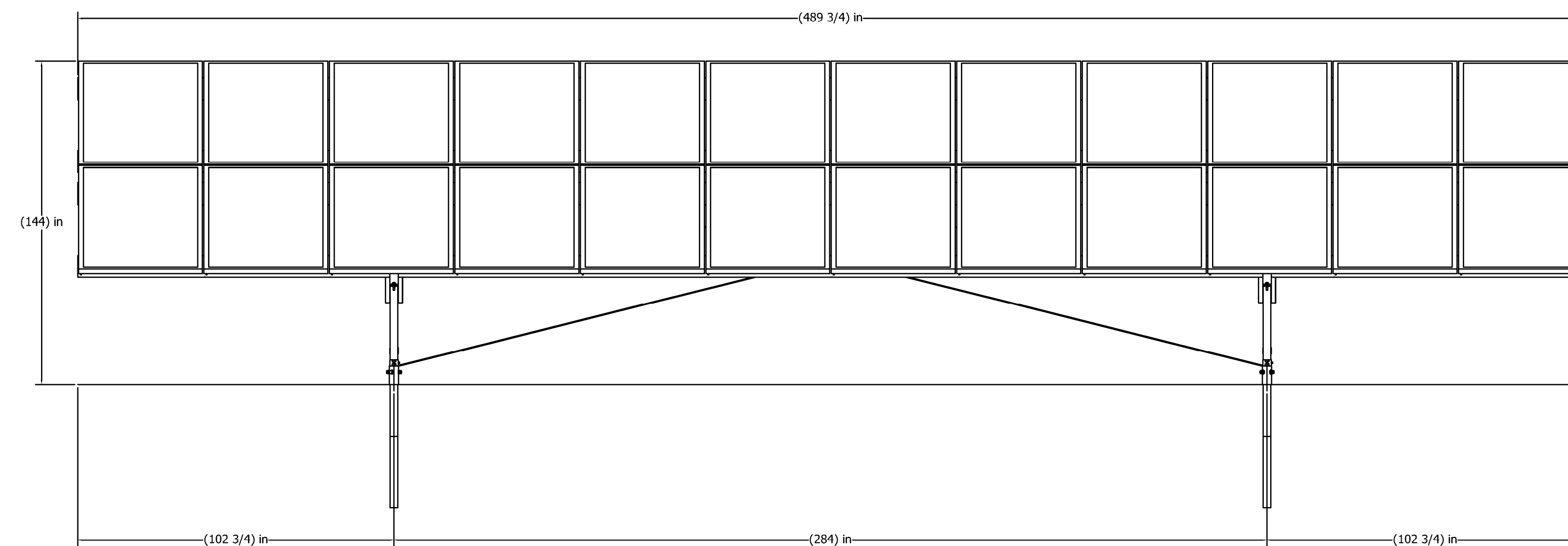
SIDE ELEVATION VIEW



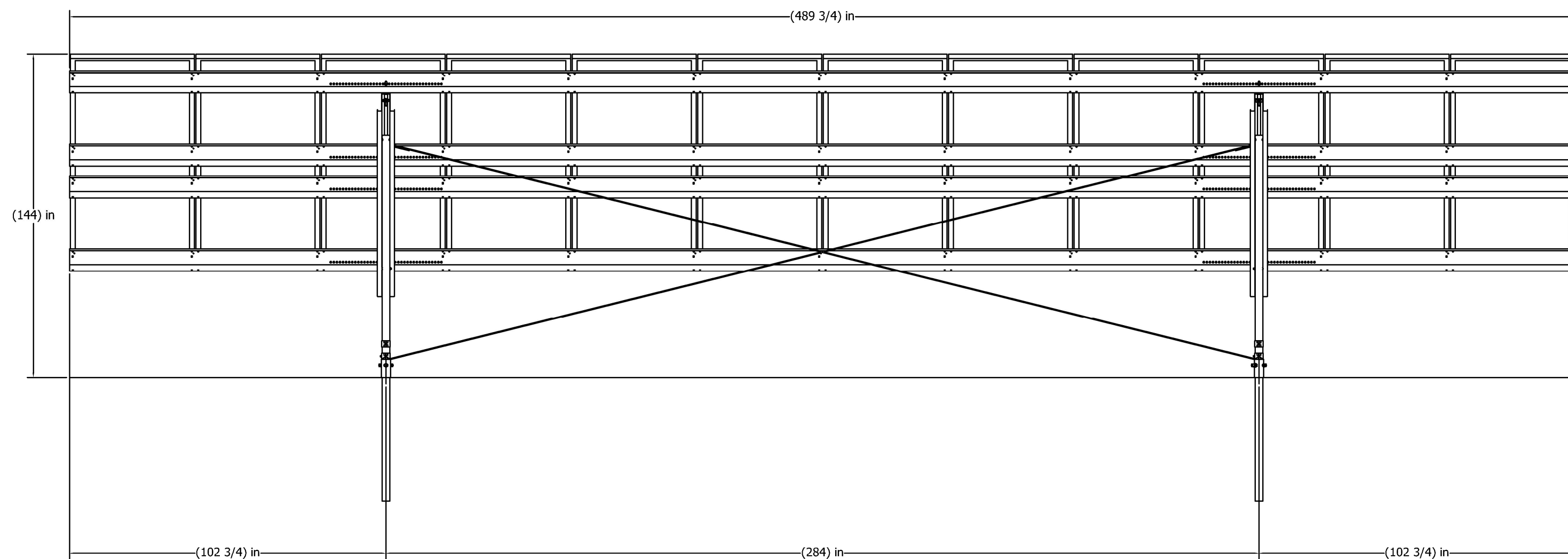
Portrait up to 3 high x 12 wide



Landscape up to 4 high x 6 wide  
Bifacial compatible



FRONT ELEVATION VIEW



REAR ELEVATION VIEW

**NOTES:**

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

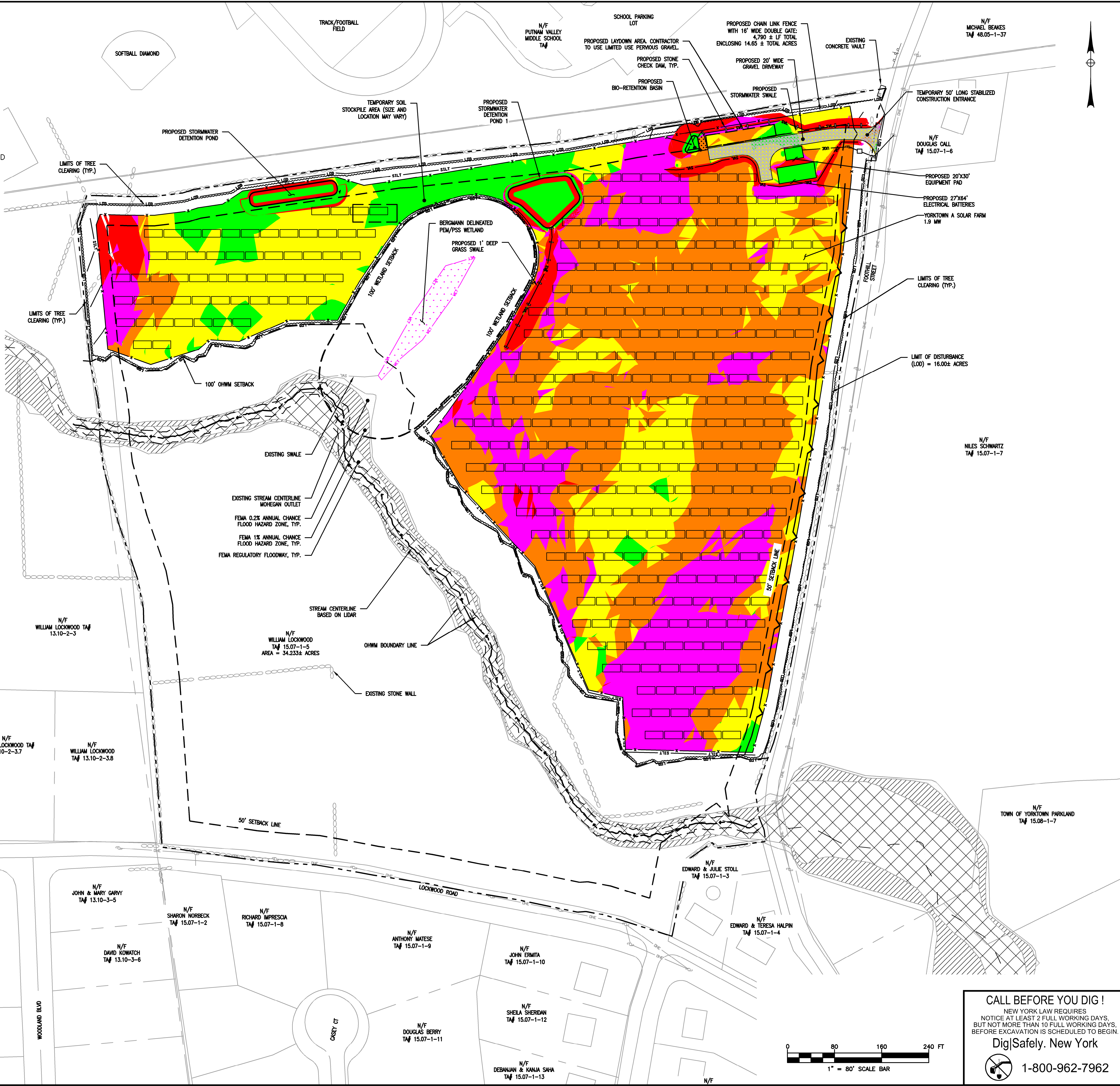
**SOLAR PANEL DETAIL**  
NO SCALE



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

**Slopes Table**

Number	Minimum Slope	Maximum Slope	Color
1	0.00%	5.00%	
2	5.00%	10.00%	
3	10.00%	15.00%	
4	15.00%	25.00%	
5	25.00%	49.33%	



# YORKTOWN A SOLAR FARM

## FOOTHILL STREET

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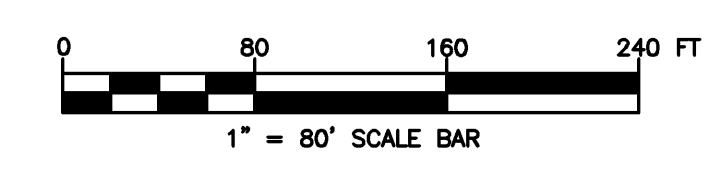
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Prepared By: <b>ECR</b>	Checked By: <b>ECR</b>
Designed By: <b>WD</b>	Drawn By: <b>WD</b>
Date Issued: <b>OCTOBER 27, 2020</b>	Scale: <b>1" = 80'</b>
Drawing Number: <b>14847.00</b>	

### SLOPE HEAT MAP EXHIBIT

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**C003**

**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: Yorktown A Solar Farm		
Project Location (describe, and attach a general location map): 3849 Foothill Street, Mohegan Lake, Westchester County, NY 10547		
Brief Description of Proposed Action (include purpose or need): The proposed project consists of a 16.0± acre community solar farm (Yorktown A). It will involve tree removal, the installation of ground mounted photovoltaic panels, battery storage, as well as the associated access road, electric utility upgrades, and perimeter fencing.		
Name of Applicant/Sponsor: Con Edison Clean Energy Businesses, Inc. c/o Joe Shanahan, Project Developer		Telephone: (978) 888-4088
		E-Mail: ShanahanJ@conedceb.com
Address: 100 Summit Lake Drive		
City/PO: Valhalla	State: NY	Zip Code: 10595
Project Contact (if not same as sponsor; give name and title/role): Bergmann c/o Eric Redding, PE as Agent for Applicant		Telephone: (518) 556-3631
		E-Mail: eredding@bergmannpc.com
Address: 2 Winners Circle, Suite 102		
City/PO: Albany	State: NY	Zip Code: 12205
Property Owner (if not same as sponsor): William Lockwood		Telephone: (914) 760-0817
		E-Mail: bill0704@hotmail.com
Address: 50 Lockwood Drive		
City/PO: Cortlandt Manor	State: NY	Zip Code: 10567

**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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board: Site Plan Approval; Special Use Permit; Tree Permit	
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	Town Conservation Board	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Westchester County: 239M Review	
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 - SPDES General Permit GP-0-20-001; SHPO - No Effect; NYSEDA - Incentives;	
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?  
R1-40 - One Family Residential

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? \_\_\_\_\_

**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?  
Yorktown Heights Fire Department

d. What parks serve the project site?  
Blackberry Woods Park, Shrub Oak Park, Ivy Knolls 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)? Community Solar Farm

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 34.23± acres  
b. Total acreage to be physically disturbed? \_\_\_\_\_ 16.00± acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 34.23± 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?  Yes  No  
i. If No, anticipated period of construction: \_\_\_\_\_ months  
ii. If Yes:  
• Total number of phases anticipated \_\_\_\_\_ 4  
• Anticipated commencement date of phase 1 (including demolition) March month 2022 year  
• Anticipated completion date of final phase July month 2022 year  
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_

The project site is divided into phases to avoid disturbing more than 5 acres at a time. The construction of future phases depend on the stabilization of each phase as the project continues.

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	_____	_____	_____	_____

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

i. Total number of structures 0.07±  
 ii. Dimensions (in feet) of largest proposed structure: 12 height; 3.12 width; and 6.58 length  
 iii. Approximate extent of building space to be heated or cooled: N/A 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 Detention  
 ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: Stormwater  
 iii. If other than water, identify the type of impounded/contained liquids and their source.  
 \_\_\_\_\_  
 iv. Approximate size of the proposed impoundment. Volume: 0.17 million gallons; surface area: 0.26 acres  
 v. Dimensions of the proposed dam or impounding structure: 2 ft height; varies length  
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):  
Earth Fill

**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)  
 If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_  
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
 • Volume (specify tons or cubic yards): \_\_\_\_\_  
 • Over what duration of time? \_\_\_\_\_  
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_  
 \_\_\_\_\_  
 v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres  
 vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres  
 vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet  
 viii. Will the excavation require blasting?  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: \_\_\_\_\_ 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: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal?  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: \_\_\_\_\_

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

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

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 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): \_\_\_\_\_

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

If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- 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):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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?  
 2,920± Square feet or 0.07± acres (impervious surface)  
 1,491,189± Square feet or 34.23± acres (parcel size)  
 ii. Describe types of new point sources. \_\_\_\_\_  
 \_\_\_\_\_  
 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)?  
 Stormwater runoff will be directed to stormwater management facilities on site (detention ponds, bio-retention basin) and ultimately discharge to on and off site wetlands/streams.  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
 On-site Federal wetland and Stream \_\_\_\_\_  
 \_\_\_\_\_  
 • Will stormwater runoff flow to adjacent properties?  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)  
 \_\_\_\_\_  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 \_\_\_\_\_  
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 \_\_\_\_\_

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 (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ 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 \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

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: \_\_\_\_\_

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

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

---

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  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.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7:00 a.m. - 6:00 p.m.</li> <li>• Saturday: _____ 7:00 a.m. - 6:00 p.m.</li> <li>• Sunday: _____ N/A</li> <li>• Holidays: _____ N/A</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ N/A</li> <li>• Saturday: _____ N/A</li> <li>• Sunday: _____ N/A</li> <li>• Holidays: _____ N/A</li> </ul>
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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:  
 Noise levels will temporarily increase during construction due to construction equipment during the hours of 7:00 a.m. – 6:00 p.m., Monday – Saturday. Construction duration will not exceed 4 months. No significant impact with respect to noise is anticipated during operations. Work will conform to local noise ordinance.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: Existing vegetation will remain around the boundary of the project site.

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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:  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_  
 \_\_\_\_\_

---

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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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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: \_\_\_\_\_  
 \_\_\_\_\_

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q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  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)?  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: \_\_\_\_\_

\_\_\_\_\_

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b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.00	0.07	+0.07
• Forested	32.40±	16.40±	-16.00±
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.00	15.76±	+15.76±
• Agricultural (includes active orchards, field, greenhouse etc.)	0.00	0.00	0.00
• Surface water features (lakes, ponds, streams, rivers, etc.)	1.66±	1.66±	0.00
• Wetlands (freshwater or tidal)	0.17±	0.17±	0.00
• Non-vegetated (bare rock, earth or fill)	0.00	0.00	0.00
• Other Describe: Limited Use Pervious Gravel _____	0.00	0.17±	+0.17±

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:  
Putnam Valley Middle School, Putnam Valley High School  
\_\_\_\_\_

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): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ >6.5± feet

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

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

ChB (HSG B)	_____	73.3± %
ChE (HSG B)	_____	17.2± %
SuB (HSG D)	_____	6.6± %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ >6.5± feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ 91.6 % of site  
 Moderately Well Drained: \_\_\_\_\_ 8.4 % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 33 % of site  
 10-15%: \_\_\_\_\_ 36 % of site  
 15% or greater: \_\_\_\_\_ 31 % 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 864-614 Classification C
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name Federal Waters Approximate Size 0.17± Acres
- 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: \_\_\_\_\_  
 \_\_\_\_\_

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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: \_\_\_\_\_

m. Identify the predominant wildlife species that occupy or use the project site: _____ Various Migratory Birds _____ Typical Northeastern Wildlife _____	_____ _____ _____
n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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: • 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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: i. Species and listing (endangered or threatened): _____ Habitat for Indiana Bat (Myotis Sodalis) _____ _____	
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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: i. Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If yes, give a brief description of how the proposed action may affect that use: _____ _____	
<b>E.3. Designated Public Resources On or Near Project Site</b>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> i. If Yes: acreage(s) on project site? 27.7 Acres ii. Source(s) of soil rating(s): NRCS Web Soil Survey	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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?  Yes  No

If Yes:

i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District

ii. Name: \_\_\_\_\_

iii. Brief description of attributes on which listing is based: \_\_\_\_\_

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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?  Yes  No

---

g. Have additional archaeological or historic site(s) or resources been identified on the project site?  Yes  No

If Yes:

i. Describe possible resource(s): \_\_\_\_\_

ii. Basis for identification: \_\_\_\_\_

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h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  Yes  No

If Yes:

i. Identify resource: Taconic State Parkway

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Scenic Byway

iii. Distance between project and resource: \_\_\_\_\_ 2.0± miles.

---

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  Yes  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?  Yes  No

**F. Additional Information**


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

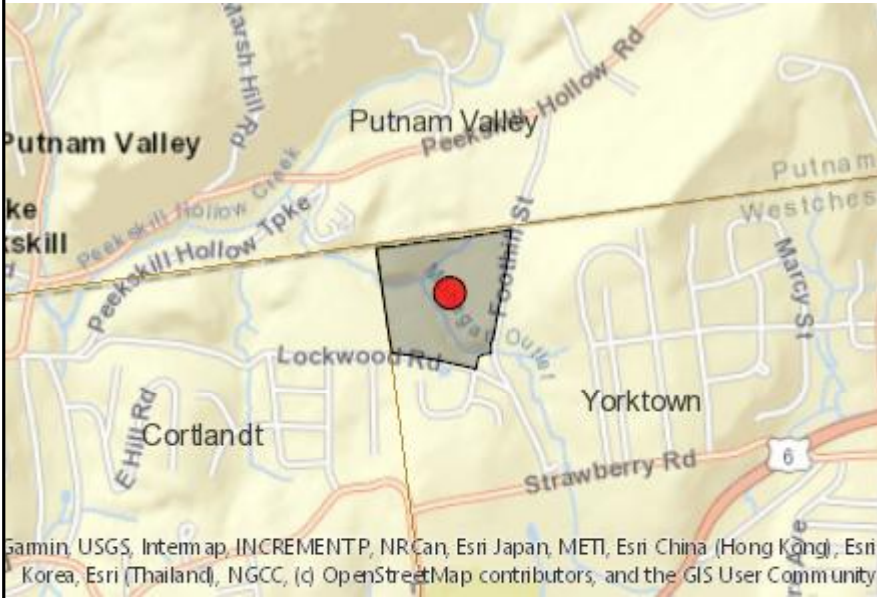
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

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

Con Edison Clean Energy Businesses, Inc.  
 Applicant/Sponsor Name c/o Joe Shanahan Date 11/23/2021

Signature  Bergmann c/o Eric Redding, PE as Agent for Applicant Title Discipline Leader



**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]	Yes
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.iv [Surface Water Features - Stream Name]	864-614
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes

E.2.i. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	WEST001
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]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



# GLIDE Agile



Our adjustable and durable frame features less hardware, integrated electrical bonding, and included wire management resulting in reduced labor hours. Installation times are shortened by up to 36% through simplified connections, agile parts, and seasoned field teams. Our versatile design enables numerous configurations allowing us to meet your unique needs and bring solar to more fields.



Portrait up to 3 high x 12 wide



Landscape up to 4 high x 6 wide  
Bifacial compatible

## Benefits

- Less hardware for faster installation and reduced labor hours
- Simplified hardware featuring 2-piece bolt stacks and only two types of hardware
- Adapts to steep slopes
- Accommodates arduous soils
- Included wire management
- Lighter, stiffer components for less freight costs
- Versatile with numerous configurations
- Durable, tolerating up to 170 MPH winds and 100 PSF ground snow loads
- Landscape orientation is bifacial compatible to maximize potential backside power yield

## Specifications

Module orientation	Portrait or Landscape
Module mounting	Bottom mount / Integrated electrical bonding
Tilt angle	5°- 35°
Wire management	Incorporated in structure – NEC compliant
Configuration	Portrait: up to 3 high x 12 wide / Landscape: up to 4 high x 6 wide
Slopes	East or West facing, up to 30% / North or South facing, up to 36%
Load capacities	Project specific: up to 170 MPH wind speed and 100 PSF ground snow load
Foundations	Ground screws / Driven piles
Warranty	20 year limited warranty
Certifications	UL2703, edition 1; CPP wind tunnel tested

# Eagle 72HM G2

## 390-410 Watt

MONO PERC HALF CELL MODULE

Positive power tolerance of 0~+3%



### KEY FEATURES



#### Diamond Cell Technology

Uniquely designed high performance 5 busbar mono PERC half cell



#### High Voltage

UL and IEC 1500V certified; lowers BOS costs and yields better LCOE



#### Higher Module Power

Decrease in current loss yields higher module efficiency



#### Shade Tolerance

More shade tolerance due to twin arrays



#### PID FREE

Reinforced cell prevents potential induced degradation



#### Strength and Durability

Certified for high snow (5400Pa) and wind (2400 Pa) loads

- ISO9001:2008 Quality Standards
- ISO14001:2004 Environmental Standards
- OHSAS18001 Occupational Health & Safety Standards
- IEC61215, IEC61730 certified products
- UL1703 certified products

Nomenclature:

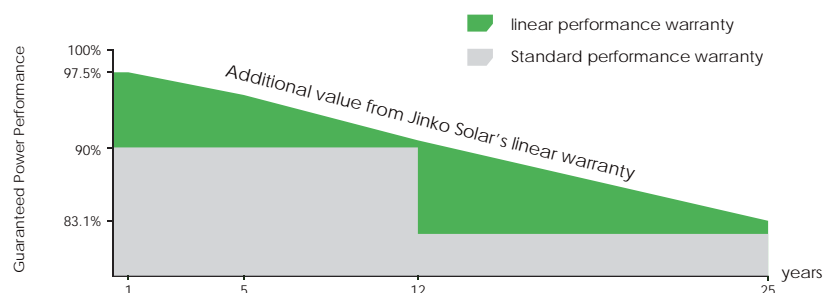
**JKM410M-72HL-V**

Code	Cell	Code	Cell	Code	Certification
null	Full	null	Normal	null	1000V
H	Half	L	Diamond	V	1500V

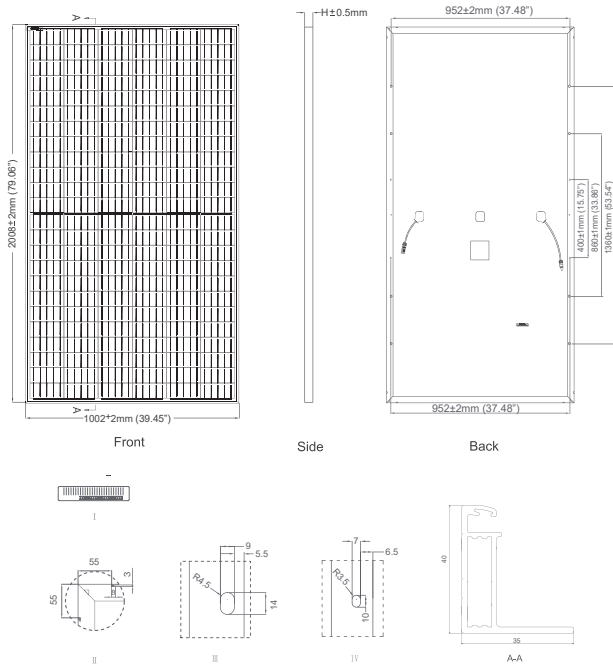


### LINEAR PERFORMANCE WARRANTY

12 Year Product Warranty • 25 Year Linear Power Warranty



## Engineering Drawings

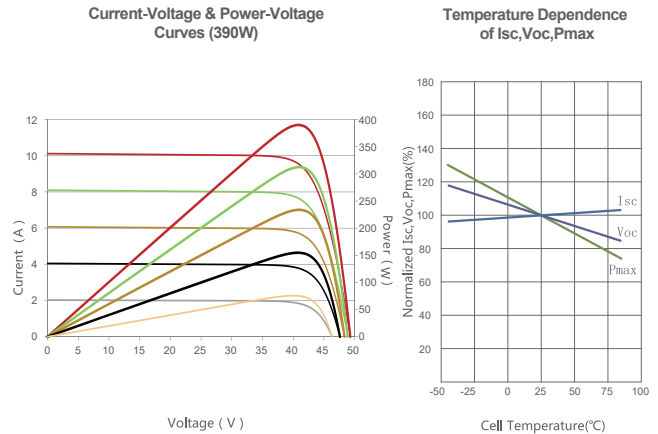


## Packaging Configuration

( Two pallets = One stack )

27pcs/pallet, 54pcs/stack, 594pcs/40'HQ Container

## Electrical Performance & Temperature Dependence



## Mechanical Characteristics

Cell Type	Mono PERC Diamond Cell (158.75 x 158.75 mm)
No. of Half-cells	144 (6×24)
Dimensions	2008×1002×40mm (79.06×39.45×1.57 inch)
Weight	22.5 kg (49.6 lbs)
Front Glass	3,2mm, Anti-Reflection Coating, High Transmission, Low Iron, Tempered Glass
Frame	Anodized Aluminium Alloy
Junction Box	IP67 Rated
Output Cables	12AWG, (+) 1400mm(55.12 in), (-) 1400mm(55.12 in) or Customized Length
Fire Type	Type 1

## SPECIFICATIONS

Module Type	JKM390M-72HL-V		JKM395M-72HL-V		JKM400M-72HL-V		JKM405M-72HL-V		JKM410M-72HL-V	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax)	390Wp	294Wp	395Wp	298Wp	400Wp	302Wp	405Wp	306Wp	410Wp	310Wp
Maximum Power Voltage (Vmp)	41.1V	39.1V	41.4V	39.3V	41.7V	39.6V	42.0V	39.8V	42.3V	40.0V
Maximum Power Current (Imp)	9.49A	7.54A	9.55A	7.60A	9.60A	7.66A	9.65A	7.72A	9.69A	7.76A
Open-circuit Voltage (Voc)	49.3V	48.0V	49.5V	48.2V	49.8V	48.5V	50.1V	48.7V	50.4V	48.9V
Short-circuit Current (Isc)	10.12A	8.02A	10.23A	8.09A	10.36A	8.16A	10.48A	8.22A	10.60A	8.26A
Module Efficiency STC (%)	19.38%		19.63%		19.88%		20.13%		20.38%	
Operating Temperature (°C)	-40°C~+85°C									
Maximum System Voltage	1500VDC(UL)/1500VDC(IEC)									
Maximum Series Fuse Rating	20A									
Power Tolerance	0~+3%									
Temperature Coefficients of Pmax	-0.36%/°C									
Temperature Coefficients of Voc	-0.28%/°C									
Temperature Coefficients of Isc	0.048%/°C									
Nominal Operating Cell Temperature (NOCT)	45±2°C									

STC: Irradiance 1000W/m<sup>2</sup> Cell Temperature 25°C AM=1.5

NOCT: Irradiance 800W/m<sup>2</sup> Ambient Temperature 20°C AM=1.5 Wind Speed 1m/s

\* Power measurement tolerance: ± 3%

CAUTION: READ SAFETY AND INSTALLATION INSTRUCTIONS BEFORE USING THE PRODUCT.

© Jinko Solar Co., Ltd. All rights reserved. Specifications included in this datasheet are subject to change without notice.  
JKM390-410M-72HL-V-A2-US



# Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner

May 21, 2018

Ms. Skylar Francis  
Environmental Scientist  
Bergmann Associates  
280 E. Broad Street, Suite 200  
Rochester, NY 14604

Re: USACE  
Yorktown A Solar Farm  
3849 Foothill Street, Mohegan Lake, NY  
18PR02645  
GP-0-15-002

Dear Ms. Francis:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the submitted materials in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources.

Thank you for submitting a drawing of the proposed project design.

Based on its environmental setting, we have determined that your project area is archaeological sensitive. Much of the current project property was subjected to an archaeological survey in 2007 (07PR001196), for a project that was never constructed. However, the northwestern corner of the property was not included in the area to be disturbed by that project and was, consequently, not tested (see attached testing plan).

Therefore, the New York State Office of Parks, Recreation and Historic Preservation and its State Historic Preservation Office (SHPO) recommends that a Phase IA/B Archaeological Investigation is warranted for the previously untested portion of the current project area, subject to the following survey guidance.

Phase IB archaeological testing is recommended for the locations of proposed roads, facilities, retention ponds, staging areas, utility trenches over a foot wide, drainages over foot wide, and areas of grubbing and grading.

Phase IB archaeological testing is NOT recommended for panel arrays, perimeter fencing and utility poles if their associated posts are driven into the ground and no grubbing or grading is involved. However, if the installation of the panel array supports, fencing or utility poles requires excavation or grubbing and grading then Phase IB archaeological testing is recommended.

---

## Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • [www.nysparks.com](http://www.nysparks.com)

Francis, 21 May 2018

If you consider the project area to be disturbed, documentation of the disturbance will need to be reviewed by SHPO. Examples of disturbance include mining activities and multiple episodes of building construction and demolition.

If you have any questions, please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Philip A. Perazio". The signature is fluid and cursive, written in a professional style.

Philip A. Perazio, Historic Preservation Program Analyst - Archaeology Unit

Phone: 518-268-2175

e-mail: [philip.perazio@parks.ny.gov](mailto:philip.perazio@parks.ny.gov)

via e-mail only

Attachment

cc: David Plante and Robert Switala, Bergmann Associates

## HMMH

700 District Avenue, Suite 800  
Burlington, Massachusetts 01803  
781.229.0707  
www.hmmh.com

### TECHNICAL MEMORANDUM

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**To:** Eric Redding, P.E. – Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C.

**Copies:** Joseph Shanahan – Con Edison Clean Energy Businesses

**From:** Christopher Bajdek and Emma Butterfield

**Date:** June 25, 2021

**Subject:** Operational Noise Levels from the Yorktown A Solar Farm in the Town of Yorktown, NY

**Reference:** HMMH Project Number 312480.000

---

#### 1. Introduction

HMMH was retained by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C. (Bergmann) and Con Edison Clean Energy Business, Inc. (ConEd CEB) to conduct a noise study for the proposed Yorktown A Solar Farm on Foothill Street in the Town of Yorktown, New York. The objective of the noise study was to predict operational noise levels at selected locations in the community due to the battery energy storage system and ancillary equipment. This memorandum summarizes the applicable noise ordinance, presents the results of the noise modeling and operational noise assessment.

#### 2. Town of Yorktown Ordinance

Section 300-81.5 G (7) of the Town of Yorktown, Code of Ordinances, addresses noise levels from battery energy storage systems and reads as follows:

*“Noise. The one-hour average noise generated from the battery energy storage systems, components, and associated ancillary equipment shall not exceed a noise level of 60 dBA as measured at the outside wall of any nonparticipating residence and occupied community building. Applicants may submit equipment and component manufacturers’ noise ratings to demonstrate compliance. The applicant may be required to provide operating sound pressure level measurements from a reasonable number of sampled locations at the perimeter of the battery energy storage system to demonstrate compliance with this standard.”*

#### 3. Predicted Operational Noise Levels

##### 3.1 Noise Prediction Model

The SoundPLAN® computer noise model<sup>1</sup> was used for computing operational noise levels from the proposed solar farm to the closest noise-sensitive receptors in the surrounding community. An industry standard, SoundPLAN® was developed by Braunstein + Berndt GmbH to provide estimates of sound levels at distances from specific noise sources taking into account the effects of terrain features including relative elevations of noise sources, receivers, and intervening objects (buildings, hills, trees), and ground effects due to areas of hard ground (pavement, water) and soft ground (grass, field, forest). In addition to computing sound levels at specific receiver positions, SoundPLAN® can produce noise contour graphics that show areas of equal and similar sound level.

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<sup>1</sup> SoundPLAN® Version 8 was used for the computations. Documentation provided in SoundPLAN® User’s Manual, Braunstein + Berndt GmbH, 2015. U.S. sales and support services are available via Navcon Engineering Network, Fullerton, CA (<http://navcon.com/www/sumpage/software/soundplan>)

The sound propagation model within SoundPLAN® that was used for this study was ISO 9613-2.<sup>2</sup> This international standard propagation model is used nearly universally in the U.S. for environmental noise studies, due to its conservative propagation equations. ISO 9613-2 uses “worst-case” downwind propagation conditions in all directions, and accounts for variations in terrain and the effects of ground type.

### 3.2 Noise Model Input

As input, SoundPLAN® incorporated a geometric model of the study area and reference noise levels for the battery energy storage system and ancillary equipment, which are the predominant sources of operational noise associated with the proposed project. HMMH developed a three-dimensional geometric model of the study area based on aerial photography obtained from ESRI for off-site buildings and structures, ground elevation data from a third-party source,<sup>3</sup> and the site plan for the solar farm.<sup>4</sup> All off-site buildings were modeled as objects that both obstruct (attenuate) and reflect the sound emitted from a source with a 1 dB reflection loss. The SoundPLAN® model included reflections of the 3<sup>rd</sup> order. HMMH included the following sources of project-related noise included in the model:

- Three Tesla Megapack battery energy storage systems;
- 19 Chint inverters with an A-weighted sound pressure level of 65 dBA at a distance of 1 meter; and
- One 2,000 kVA transformer with a NEMA TR-1 audible sound level rating of 61 dB.



### 3.3 Presentation of Results: Predicted A-weighted Sound Levels

Table 1 summarizes the computed A-weighted noise levels due to the battery energy system and the ancillary equipment at the closest noise-sensitive land use in the surrounding community, including the closest residence at 3900 Foothill Street and the Putnam Valley High School.

Figure 1 shows the noise exposure contours produced by the proposed project in 5-decibel intervals. This figure also shows the effects of buildings and structures on sound propagation from the transformers. As shown in this figure the 60 dBA contour lies within the property lines of the site of the proposed project.

**Table 1. Predicted A-weighted Sound Levels from the Proposed Project**

Receptor No.	Description	Predicted Facility Noise Level (dBA)	Land Use
R-01	3900 Foothill Street; west façade	53	Residential
R-02	3900 Foothill Street; south façade	52	Residential
R-03	Putnam Valley High School; south façade	47	School
R-04	Putnam Valley High School; south façade	47	School
R-05	Putnam Valley High School; fence	49	School
R-06	Putnam Valley High School; parking lot	47	School

Source: HMMH, 2021.

<sup>2</sup> International Organization for Standardization (ISO), International Standard ISO 9613-2, “Acoustics – Attenuation of Sound during Propagation Outdoors”, Part 2: General Method of Calculation, 1996-12-15.

<sup>3</sup> U.S. Geological Survey, 20210518, USGS Lidar Point Cloud NY\_FEMAR2\_Central\_2018\_D19 e1822n2249: U.S. Geological Survey.

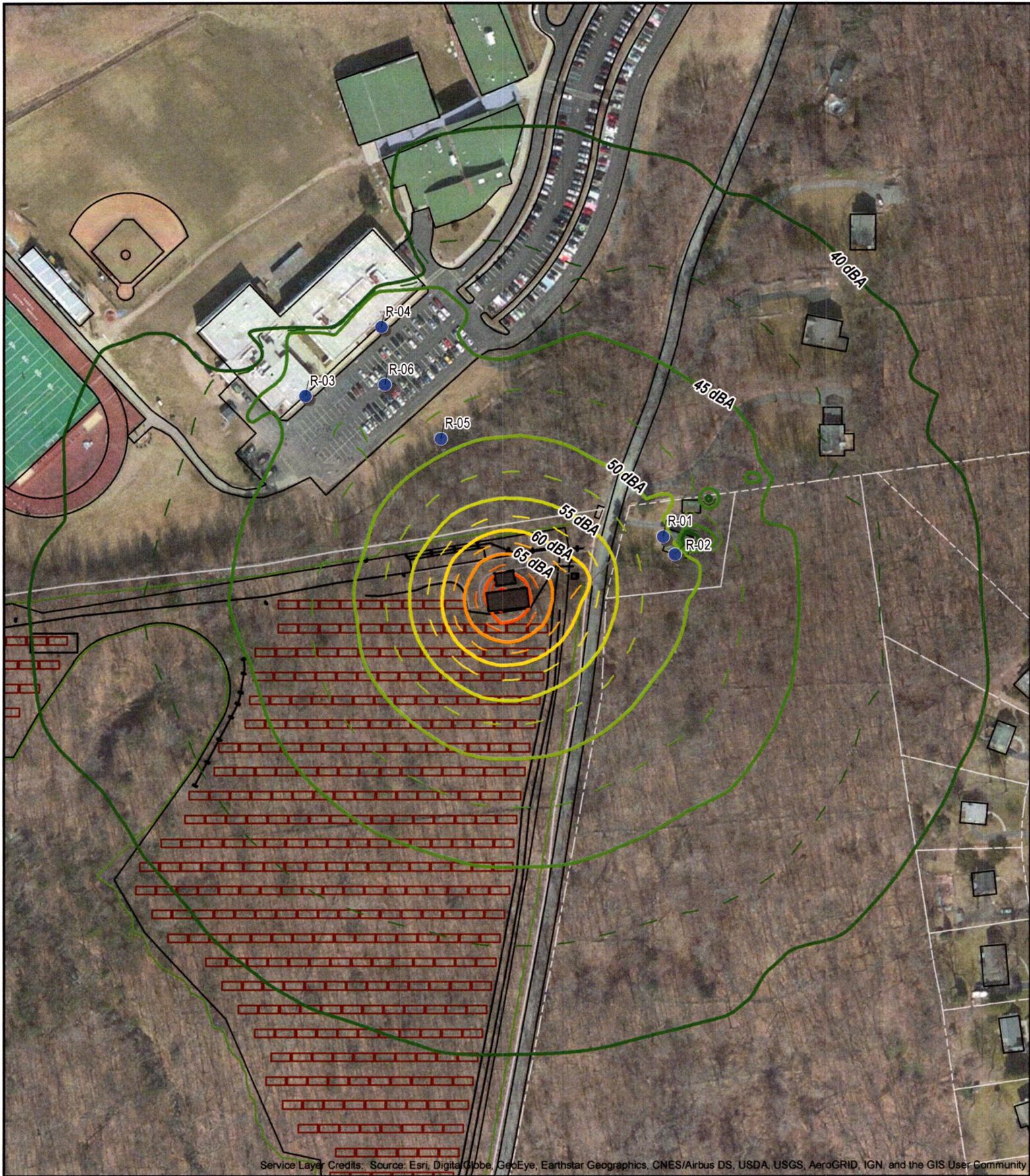
<sup>4</sup> “Yorktown A Solar Farm Site Plans – Foothill Street – Town of Yorktown,” prepared by Bergmann, October 27, 2020.

#### 4. Conclusion

Based on the modeling results, the operation of the battery energy storage system (consisting of three Tesla Megapacks) and the ancillary equipment (19 Chint inverters plus one transformer) meets the Town's 60 dBA sound level limit at the closest noise-sensitive land use in the surrounding community.





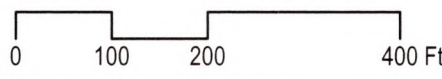


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

A-Weighted Noise Level (dBA)

- |  |    |  |    |
|--|----|--|----|
|  | 40 |  | 60 |
|  | 45 |  | 65 |
|  | 50 |  | 70 |
|  | 55 |  | 75 |

- Receptors
- Noise Sources



**Figure 1:**  
**A-Weighted Sound Level Contours**  
 due to the Yorktown A Solar Farm

Town of Yorktown, NY





Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2017-AEA-8296-OE

Issued Date: 09/11/2017

Joe Shanahan  
 Clean Energy Collective  
 146 West Boylston Drive  
 Suite 2  
 Worcester, MA 01606

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Solar Panel Yorktown A  
 Location: Yorktown, NY  
 Latitude: 41-19-58.84N NAD 83  
 Longitude: 73-51-33.94W  
 Heights: 304 feet site elevation (SE)  
 12 feet above ground level (AGL)  
 316 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

This determination expires on 03/11/2019 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

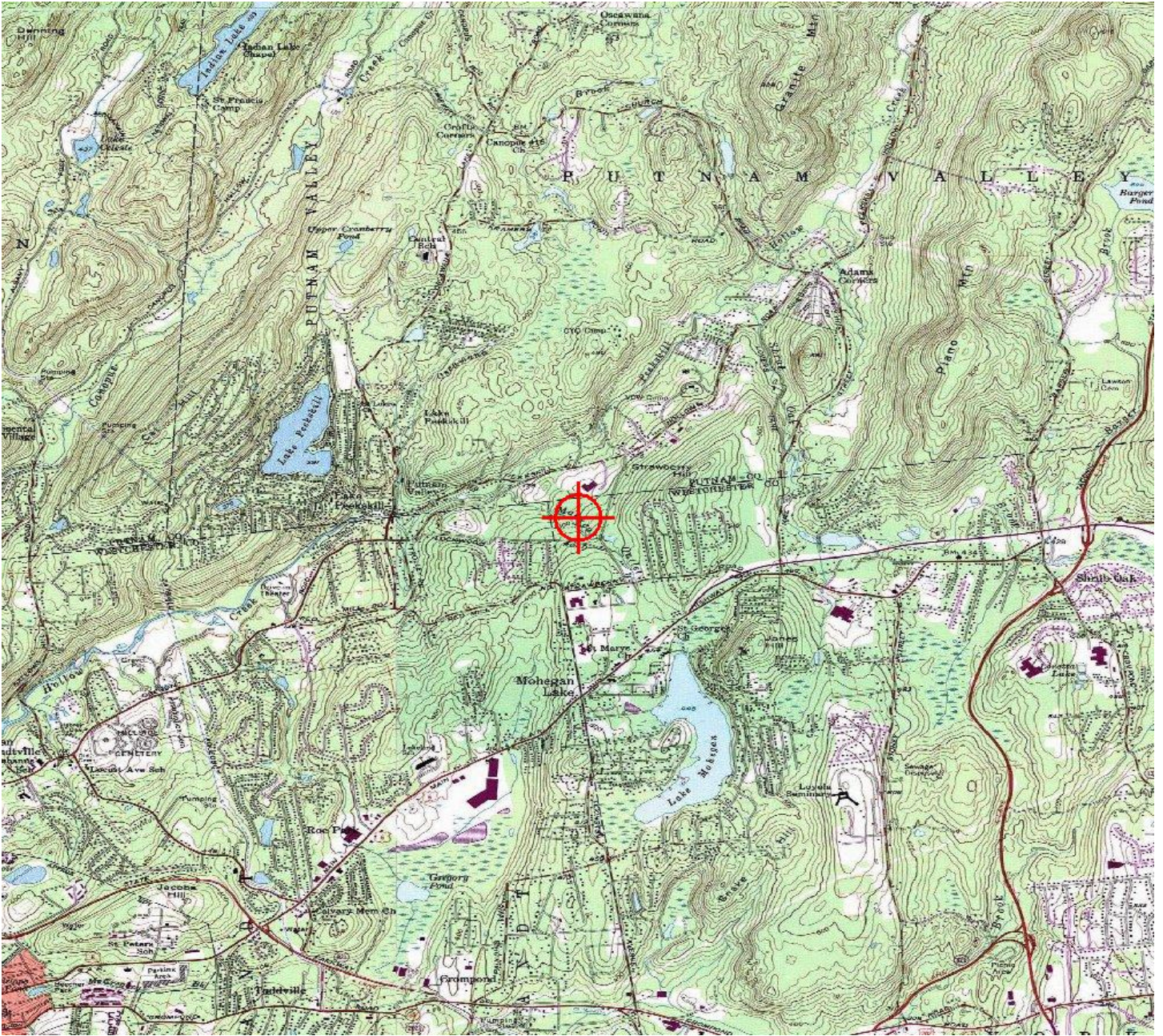
If we can be of further assistance, please contact our office at (817) 222-5932, or [joan.tengowski@faa.gov](mailto:joan.tengowski@faa.gov). On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AEA-8296-OE.

**Signature Control No: 341467967-343392827**

( DNE )

Joan Tengowski  
Technician

Attachment(s)  
Map(s)



# **Chestnut Court**

## **SWPPP**

**Diana L. Quast, Town Clerk**  
dquast@yorktownny.org



**Registrar of Vital Statistics**  
Telephone: (914) 962-5722 x 208  
Fax: (914) 962 6591

**TOWN OF YORKTOWN**  
363 Underhill Avenue, P.O. Box 703  
Yorktown Heights, NY 10598

## MEMORANDUM

DATE: December 7, 2021  
TO: Town Board  
FROM: Diana L. Quast, Town Clerk  
RE: 322 Chestnut Court – Stormwater Permit

Attached please find copies of applications and plans for your review of the above-mentioned project that have been filed with the Town Clerk's Office. Please schedule for an upcoming work session.

cc: J. Bellacastro  
A. Rodriguez

/attachment

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

Section 48.14  
Block 2  
Lot # 1

Approval Authority: TE [ ] PB [ ] TB [ X ]  
Application #: SWPPP-063-21  
Date Received: 12-7-21  
Date Issued: \_\_\_\_\_  
Date Expires: \_\_\_\_\_  
Fee Paid: \$1,500 TO FC 12/7/21

Job Site Address: 322 Chestnut Court

City/State/Zip: Yorktown Heights NY 10598

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

**APPLICANT:**

YOUR NAME: Marie Randazzo-Bruno

COMPANY: \_\_\_\_\_

ADDRESS: 322 Chestnut Court  
Yorktown Heights NY ZIP 10598

PHONE: ( 914 ) 906-9423

EMAIL: Randazzo85@gmail.com

**OWNER:**

YOUR NAME: Marie Randazzo-Bruno

COMPANY: \_\_\_\_\_

ADDRESS: 322 Chestnut Court  
Yorktown Heights NY ZIP 10598

PHONE: ( 914 ) 906-9423

EMAIL: Randazzo85@gmail.com

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

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

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

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

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

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

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

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

The proposed activity includes the demolition of an existing deck and patios and construction of two tiered retraining walls and a new patio. In order to provide a level yard, approximately 1650 cy of soil is proposed to be imported to the site.

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**3. Tree Removal:**

Amount of trees and/or stumps to be removed: 0  
Sizes; approximate DBH: \_\_\_\_\_  
Species of trees to be removed (i.e. Birch, Spruce - if known): \_\_\_\_\_  
Reason for removal: \_\_\_\_\_  
Trees marked in field (trees must be marked prior to inspection): Yes:  No:   
Tree removal contractor: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

I, Marie Randazzo-Bruno hereby authorize Hudson Engineering+Consulting to apply for this Stormwater/Wetland Permit/Tree Permit on my behalf.

Signature: Marie Randazzo-Bruno Date: 11/24/21

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.

Marie Randazzo-Bruno  
PRINT NAME

M. Randazzo-Bruno  
SIGNATURE OF APPLICANT

Nov 24, 2021  
DATE

**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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Proposed Retaining Wall			
Project Location (describe, and attach a location map): 322 Chestnut Court, Yorktown Heights, NY 10598			
Brief Description of Proposed Action: Construction of two tiered retaining walls to provide a level rear yard and replacement of two patios and a deck with a new patio.			
Name of Applicant or Sponsor: Hudson Engineering and Consulting		Telephone: 914-909-0420	
		E-Mail: Michael@hudsonec.com	
Address: 45 Knollwood Road - Suite 201			
City/PO: Elmsford		State: NY	Zip Code: 10523
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.6 acres	
b. Total acreage to be physically disturbed?		0.3 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.6 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: _____ _____	<b>NO</b>	<b>YES</b>
	<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: _____ _____	<b>NO</b>	<b>YES</b>
	<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: _____ _____	<b>NO</b>	<b>YES</b>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Hudson Engineering - Michael Stien, P.E.</u>		Date: <u>November 16, 2021</u>
Signature: _____		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
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)?		

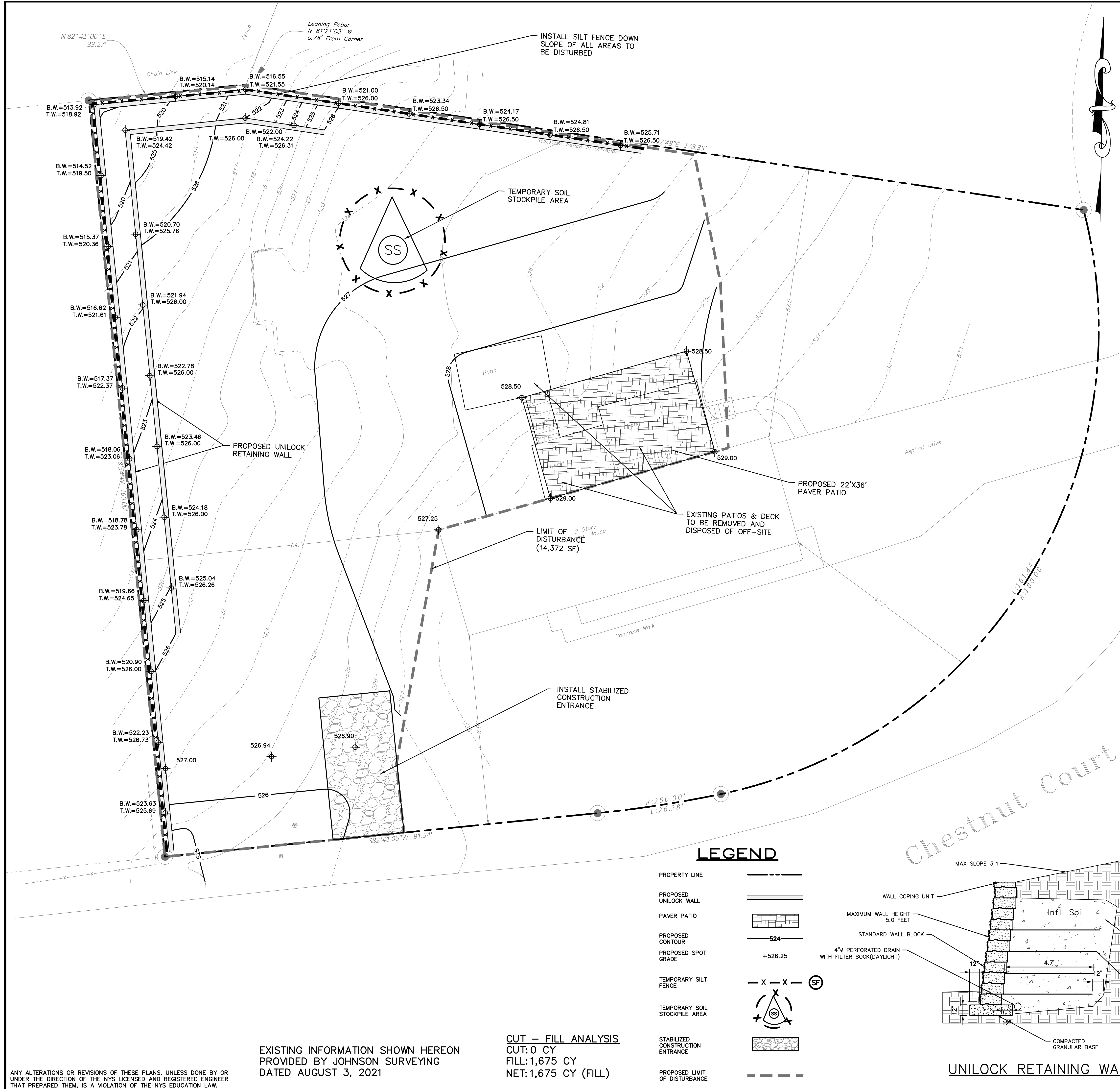
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

**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.

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

**PRINT**

**RESET**



**GENERAL NOTES:**

1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION.
2. NO CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER NYS LAW CHAPTER 987.
3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO ACI, AISC, ZONING, AND THE NEW YORK STATE BUILDING CODE.
4. ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
5. ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTACT WITH THE CONTRACTOR.
8. SAFETY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL AGENCIES IN EFFECT DURING THE PERIOD OF CONSTRUCTION.
9. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAKE APPLICATION TO RECEIVE ALL NECESSARY PERMITS TO PERFORM THE WORK UNDER CONTRACT. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE LICENSED TO DO ALL WORK AS REQUIRED BY THE LOCAL, COUNTY, AND STATE AGENCIES WHICH MAY HAVE JURISDICTION OVER THOSE TRADES, AND SHALL PRESENT THE OWNER WITH COPIES OF ALL LICENSES AND INSURANCE CERTIFICATES.
10. FINAL GRADING AROUND THE BUILDING AREA SHALL SLOPE AWAY FROM THE STRUCTURE.
11. ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
12. ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDING SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION.
13. OWNER SHALL INSURE THAT THE INSURANCE PROVIDED BY THE CONTRACTOR HIRED TO PERFORM THE WORK SHALL BE ENDORSED TO NAME HUDSON ENGINEERING & CONSULTING, P.C. AND ANY DIRECTORS, OFFICERS, EMPLOYEES, SUBSIDIARIES, AND AFFILIATES, AS ADDITIONAL INSURED ON ALL POLICIES AND HOLD HARMLESS DOCUMENTS, AND SHALL STIPULATE THAT THIS INSURANCE IS PRIMARY, AND THAT ANY OTHER INSURANCE OR SELF-INSURANCE MAINTAINED BY HUDSON ENGINEERING & CONSULTING, P.C. SHALL BE EXCESS ONLY AND SHALL NOT BE CALLED UPON TO CONTRIBUTE WITH THIS INSURANCE. ISO ADDITIONAL INSURED ENDORSEMENT FOR NUMBER CO201188 UNDER GL. COPIES OF THE INSURANCE POLICIES SHALL BE SUBMITTED TO HUDSON ENGINEERING & CONSULTING, P.C. FOR APPROVAL PRIOR TO THE SIGNING OF THE CONTRACT.
14. **INDUSTRIAL CODE RULE 753** - THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATIONS AND SHALL COMPLY WITH ALL THE LATEST INDUSTRIAL CODE RULE 753 REGULATIONS.

**INSTALLATION & MAINTENANCE OF EROSION CONTROL:**

CONSTRUCTION SCHEDULE NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START.

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.

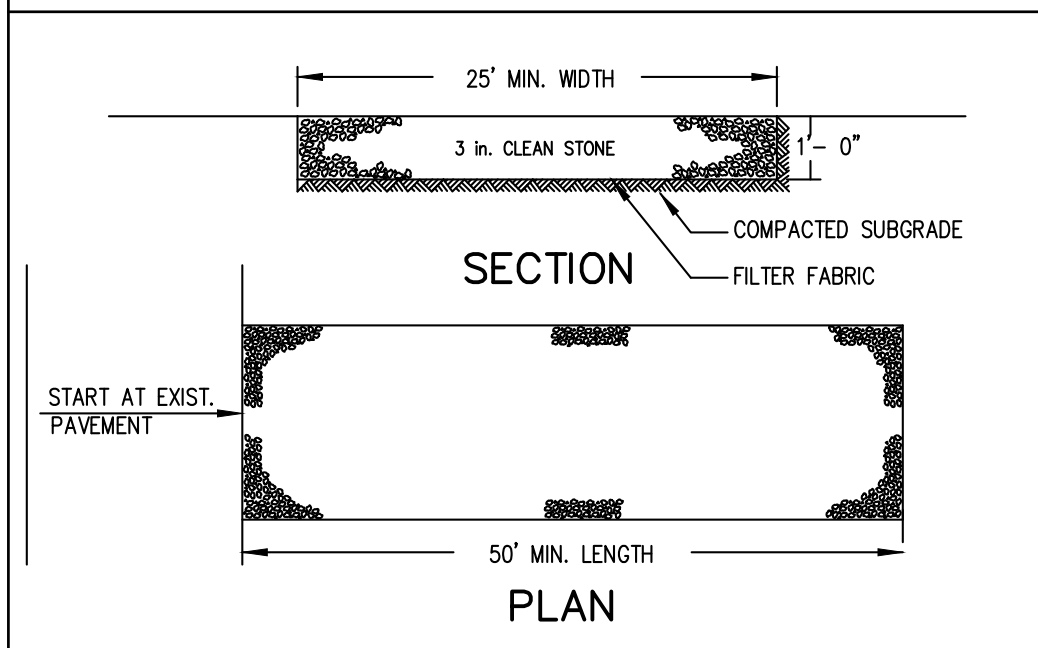
**INSPECTION BY MUNICIPALITY - LANDSCAPING**  
SPREAD TOPSOIL EVENLY OVER AREAS TO BE SEED. HAND RAKE LEVEL. BROADCAST 1.25 LB. BAG OF JONATHAN GREEN "FASTGROW" MIX OR EQUAL OVER AREA TO BE SEED. APPLY STRAW MULCH AND WATER WITHIN 2 DAYS OF COMPLETION OF TOPSOILING. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

**INSPECTION BY MUNICIPALITY - FINAL LANDSCAPING**  
GRASS ESTABLISHED. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

**INSPECTION BY MUNICIPALITY - FINAL INSPECTION**  
ALL EROSION CONTROL MEASURES REMOVED AND GRASS ESTABLISHED. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

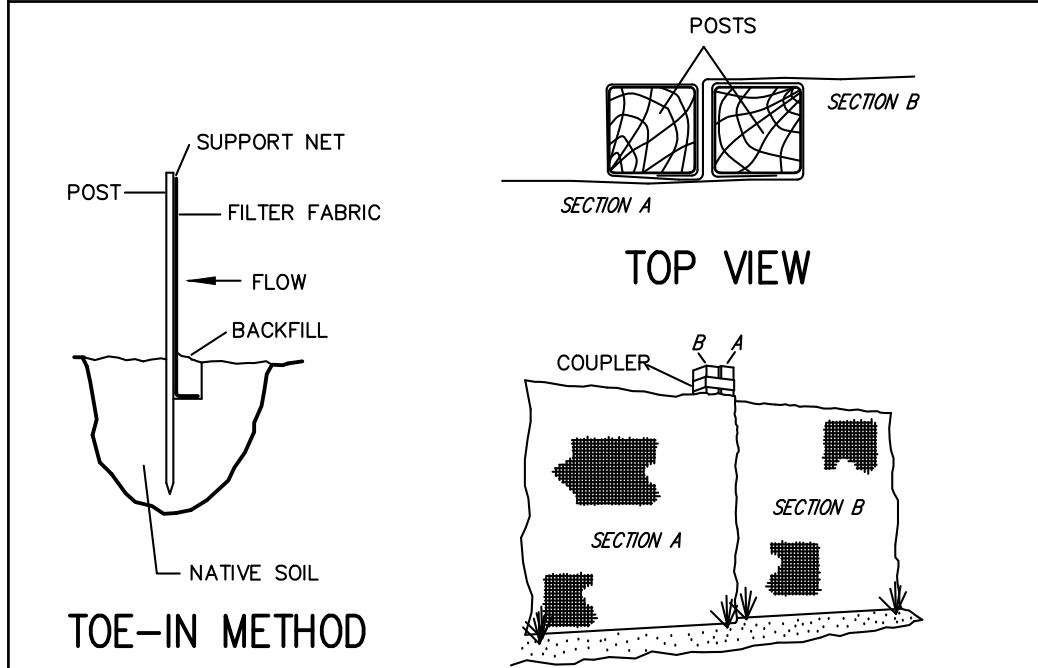
**\*\*NO TREES ARE PROPOSED TO BE REMOVED IN CONNECTION WITH THIS PROJECT\*\***

**STABILIZED CONSTRUCTION ENTRANCE**



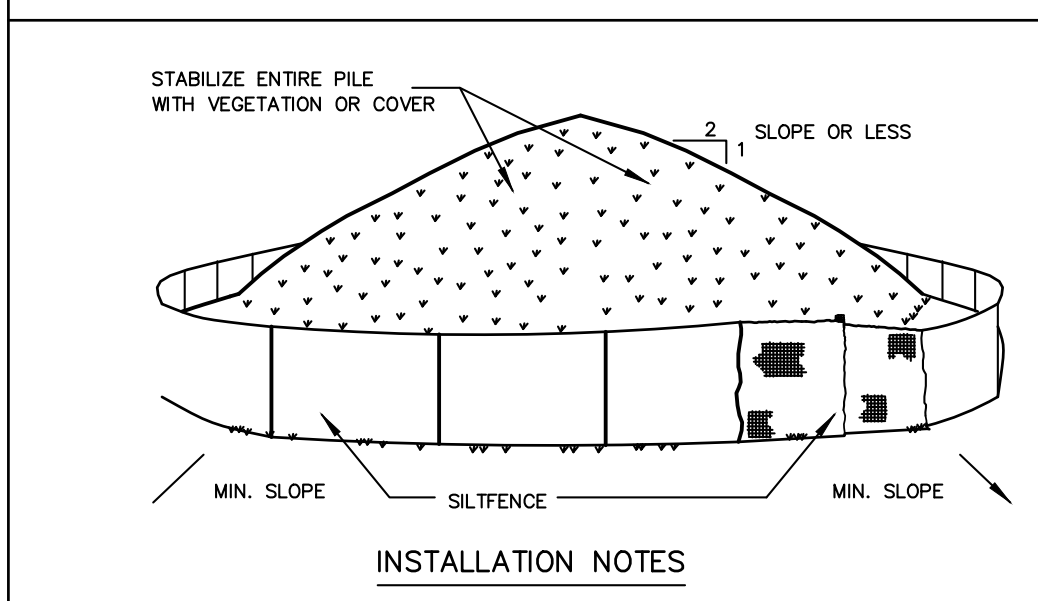
- INSTALLATION NOTES:**
1. STONE SIZE - USE 3" STONE, OR CLAIMED OR RECYCLED CONCRETE EQUIVALENT.
  2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
  3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
  4. WIDTH - 25 FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
  5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
  6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH SLOPES WILL BE PERMITTED.
  7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
  8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

**SILT FENCE**

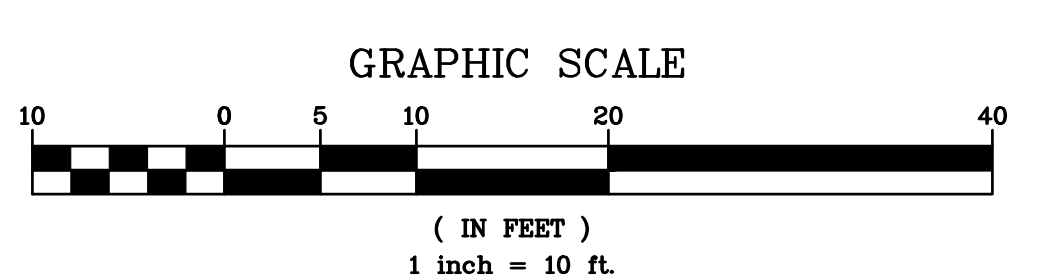


- INSTALLATION NOTES:**
1. EXCAVATE A 4 INCH \* 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
  2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
  3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
  4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
  5. JOIN SECTIONS AS SHOWN ABOVE.

**Soil Stockpiling**

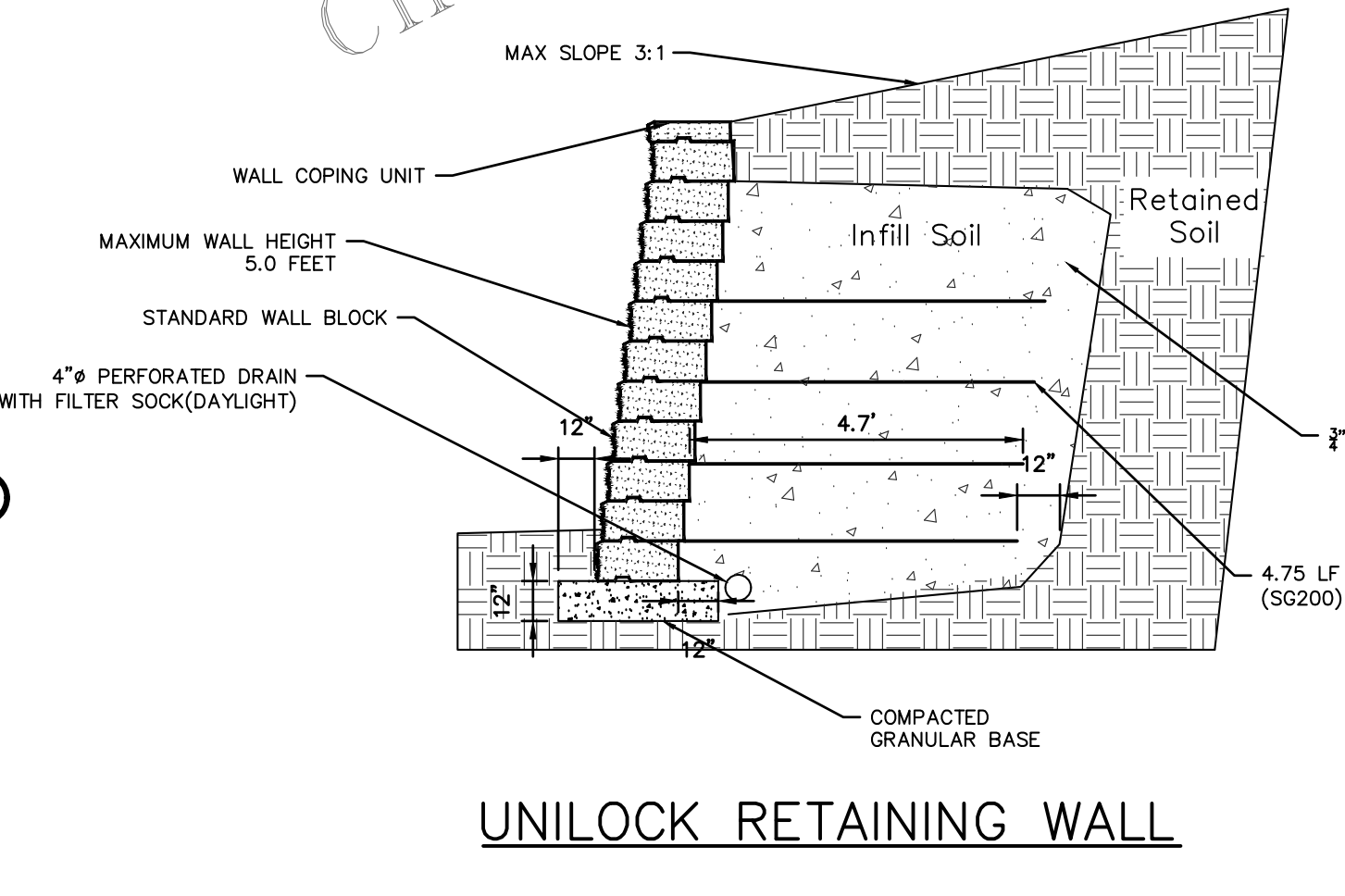


- INSTALLATION NOTES:**
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
  2. SOILS OR FILL TO BE STOCKPILED ON SITE DURING CUTTING AND FILLING ACTIVITIES SHOULD BE LOCATED ON LEVEL PORTIONS OF THE SITE WITH A MINIMUM OF 50-75 FOOT SETBACKS FROM TEMPORARY DRAINAGE SWALES.
  3. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
  4. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
  5. STOCKPILES REMAINING IN PLACE FOR MORE THAN A WEEK SHOULD BE SEED AND MULCHED OR COVERED WITH GEOTEXTILE FABRIC SURROUNDED BY SILT FENCE.
  6. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILT FENCE.



**LEGEND**

- PROPERTY LINE
- PROPOSED UNILOCK WALL
- PAVER PATIO
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- TEMPORARY SILT FENCE
- TEMPORARY SOIL STOCKPILE AREA
- STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED LIMIT OF DISTURBANCE



**UNILOCK RETAINING WALL**

EXISTING INFORMATION SHOWN HEREON PROVIDED BY JOHNSON SURVEYING DATED AUGUST 3, 2021

**CUT - FILL ANALYSIS**  
CUT: 0 CY  
FILL: 1,675 CY  
NET: 1,675 CY (FILL)

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

<p>PROJECT: PROPOSED SITE ALTERATIONS 322 CHESTNUT COURT TOWN OF YORKTOWN WESTCHESTER COUNTY - NEW YORK</p> <p>SITE PLAN</p> <p><b>HUDSON ENGINEERING &amp; CONSULTING, P.C.</b> 45 Knollwood Road, Suite 201 Elmwood Park, NY 10523 T: 914-909-0420 F: 914-560-2088</p>	<p>DATE: 10/12/21 Scale: 1" = 10' Designed By: T.K. Checked By: M.S. Sheet No. 1</p> <p><b>C-1</b></p>	<p>STATE OF NEW YORK MICHAEL J. STEIN LICENSED PROFESSIONAL ENGINEER No. 80651</p>
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# **STORMWATER POLLUTION PREVENTION PLAN**

## **Proposed Site Improvements**

### **Yorktown - New York**

#### ***INTRODUCTION***

This Stormwater Pollution Prevention Plan & Stormwater Analysis presents the proposed Best Management Practices (BMPs) to control erosion, sedimentation, and manage stormwater during the construction of tiered retaining walls and a patio on a 0.6-acre site located at 322 Chestnut Court (SBL 48.14-2-19) in the Town of Yorktown, Westchester County, New York.

This plan consists of this narrative and a plan set entitled: “Proposed Site Alterations, 322 Chestnut Court, Town of Yorktown, Westchester County – New York”, as prepared by Hudson Engineering, Elmsford, New York, last revised November 16, 2021. The design is in accordance with the Town of Yorktown requirements. The plans have been prepared to meet the requirements of the New York State Department of Environmental Conservation (NYSDEC). Per Table 1 in Appendix B of the New York State General Permit for Stormwater Discharges, GP-0-20-001, Since this project is located within a watershed identified in Appendix D of GP-0-20-001 (NYC East of Hudson Watershed) and involves disturbances between 5,000-square feet and 1-acre of land, this requires only the preparation of a SWPPP which includes erosion and sediment control measures.

#### ***PROJECT DESCRIPTION***

The project site is located on the northern side of Chestnut Court located approximately 175 feet east of the intersection of Chestnut Court and Trout Brook Street. The site is made up of approximately 90% Woodbridge loam (HSG Type ‘C/D’ soils) and 10% Charlton-Chatfield Complex (HSG Type ‘B’ soils). The site and surrounding area generally slope from east to west. The proposed improvements consist of the replacing 2 patio areas and an existing deck with a new patio. Additionally, the construction of tiered retaining walls is proposed in order to level out the rear yard.

#### ***CONSTRUCTION PHASE***

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

**During construction, the party responsible for implementing the temporary (during construction) Stormwater Management facilities Maintenance Program will be the owner. Contact information will be filed with the Village.**

A New York State Professional Engineer or Certified Professional In Erosion and Sediment Control (P.E. or CPESC) shall conduct an assessment of the site prior to the commencement of construction and certify in an inspection report that the appropriate erosion and sediment controls shown on the plan have been adequately installed and/or implemented to ensure overall preparedness of the site for construction. Following the commencement of construction, per the NYS DEC SPDES Permit for Stormwater Discharges GP-0-20-001 (PART IV.C.2.E), site inspections shall be conducted by the P.E. or CPESC at least two (2) times every seven (7) calendar days. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

During each inspection, the representative shall record the following:

1. On a site map, indicate the extent of all disturbed site areas and drainage pathways. Indicate site areas that are expected to undergo initial disturbance or significant site work within the next 14-day period;
2. Indicate on a site map all areas of the site that have undergone temporary or permanent stabilization;
3. Indicate all disturbed site areas that have not undergone active site work during the previous 14-day period;
4. Inspect all sediment control practices and record approximate degree of sediment accumulation as a percentage of the sediment storage volume;
5. Inspect all erosion and sediment control practices and record all maintenance requirements. Identify any evidence of rill or gully erosion occurring on slopes and any loss of stabilizing vegetation or seeding/mulching. Document any excessive deposition of sediment or ponding water along the barrier. Record the depth of sediment within containment structures and any erosion near outlet and overflow structures.
6. All identified deficiencies.

The construction manager shall maintain a record of all inspection reports in a site logbook. The site logbook shall be maintained on-site and be made available to the Town of Yorktown and/or the NYSDEC. A summary of the site inspection activities shall be posted on a monthly basis in a public accessible location at the site.



The projects anticipated start date is Winter 2022 and the anticipated completed date is Spring 2022.

### **CONSTRUCTION SEQUENCING**

The following erosion control schedule shall be utilized:

1. Install a construction entrance to the development area.
2. Establish construction staging area.
3. Install tree protection on trees (as required).
4. Selective vegetation removal for silt fence installation.
5. Install silt fence down slope of all areas to be disturbed as shown on the plan.
6. Strip topsoil and stockpile at the locations specified on the plans (up gradient of erosion control measures). Temporarily stabilize topsoil stockpiles (hydroseed during may 1st through October 31st planting season or by covering with a tarpaulin(s) November 1st through April 30th. Install silt fence around toe of slope.
7. Demolish any existing site features and/or structures noted as being removed on the construction documents and dispose of off-site.
8. Rough grade site.
9. Construct retaining walls.
10. Install 4"-6" topsoil, fine grade, seed the entire project site. Spread salt hay over seeded areas.
11. Ensure grass stand is achieved.
12. Remove all temporary soil erosion and sediment control measures after the site is stabilized with 80% vegetated cover.

\* Soil erosion and sediment control maintenance must occur weekly and prior to and after every ½" or greater rainfall event.

### **EROSION AND SEDIMENT CONTROL COMPONENTS**

The primary aim of the soil and sediment control measures is to reduce soil erosion from areas stripped of vegetation during and after construction and to prevent silt from reaching the off-site drainage structures and downstream properties. As outlined in the Construction Sequencing schedule, the Sediment and Erosion Control Components are an integral component of the construction sequencing and will be implemented to control sedimentation and re-establish vegetation as soon as practicable.

Planned erosion and sedimentation control practices during construction include the installation, inspection and maintenance of the inlet protection, soil stockpile areas, diversion swales, sediment traps and silt fencing. General land grading practices, including land stabilization and construction sequencing are also integrated into the Sediment and Erosion Control Plan. Dust control is not expected to be a problem due to the relatively limited area of exposure, the undisturbed perimeter of trees around the project area and the relatively short time of exposure. Should excessive dust be generated, it will be controlled by sprinkling.

All proposed soil erosion and sediment control practices have been designed in accordance with the following publications:

- New York State standards and Specifications for Erosion and Sediment Control, Latest edition
- New York State General Permit for Stormwater Discharges, GP-0-20-001 (General permit).
- “Reducing the Impacts of Stormwater Runoff from New Development”, as published by the New York State Department of Environmental Conservation (NYSDEC), second edition, April, 1993.

The proposed soil erosion and sediment control devices include the planned erosion control practices outlined below. Maintenance procedures for each erosion control practice have also been outlined below.

- **SILT FENCE**

Silt fence (geo-textile filter cloth) shall be placed in locations depicted on the approved plans. The purpose of the silt fence is to reduce the velocity of sediment laden stormwater from small drainage areas and to intercept the transported sediment load. In general, silt fence shall be used at the toe of slopes or intermediately within slopes where obvious channel concentration of stormwater is not present.

Maintenance

Silt fencing shall be inspected at a minimum of once per week and prior to and within 48 hours following a rain event ½” or greater. Inspections shall include ensuring that the fence material is tightly secured to the woven wire and the wire is secured to the wood posts. In addition, overlapping filter fabric shall be secure and the fabric shall be maintained a minimum of six (6) inches below grade. In the event that any “bulges” develop in the fence, that section of fence shall be replaced within 48 hours with new fence section. Any sediment build-up against the fence shall be removed within 48 hours and deposited on-site a minimum of 100 feet outside of any wetland or watercourse.

- **INLET PROTECTION**

After driveway catch basins and surface inlets have been installed, these drain inlets will receive stormwater from the driveway, Temporary Diversion Swales and surrounding overland watersheds. In order to protect the receiving waters from sedimentation, the contractor shall install  $\frac{3}{4}$  inch stone aggregate around the perimeter of all catch basins and surface inlets as illustrated on the approved plans. This barrier will allow stormwater to be filtered prior to reaching the basin inlet grate.

Maintenance

The stone aggregate shall be inspected weekly prior to and within 48 hours following a rain event  $\frac{1}{2}$ " or greater. Care shall be taken to ensure that all stone aggregate are properly located and secure and do not become displaced. The stone aggregate shall be inspected for accumulated sediments and any accumulated sediment shall be removed from the device and deposited not less than 100 feet from wetland or watercourse.

- **TREE PROTECTION**

All significant trees to be preserved located within the limits of disturbance and on the perimeter of the disturbance limits shall be protected from harm by erecting a 3' high (minimum) snow fence completely surrounding the tree. Snow fence should extend to the drip-line of the tree to be preserved. Trees designated to be protected shall be identified during the staking of the limits of disturbance for each construction phase.

Maintenance

The snow fence shall be inspected daily to ensure that the perimeter of the fence remains at the drip-line of the tree to be preserved. Any damaged portions of the fence shall be repaired or replaced within 48 hours. Care shall also be taken to ensure that no construction equipment is driven or parked within the drip-line of the tree to be preserved.

- **SOIL/SHOT ROCK STOCKPILING**

All soil and shot rock stripped from the construction area during grubbing and mass grading shall be stockpiled in locations approved by the City's representative, but in no case shall they be placed within 100' of a wetland or watercourse. The stockpiled soils shall be re-used during finish-grading to provide a suitable growing medium for plant establishment. Soil stockpiles shall be protected from erosion by vegetating the stockpile with rapidly – germinating grass seed or covering the stockpile with tarpaulin and surrounding it with either silt fence.

Maintenance

Sediment controls (silt fence) surrounding the stockpiles shall be inspected according to the recommended maintenance outline above. All stockpiles shall be inspected for signs of erosion or problems with seed establishment weekly and prior to and within 48 hours following a rain event ½" or greater.

- **GENERAL LAND GRADING**

The intent of the Erosion & Sediment Control Plan is to control disturbed areas such that soils are protected from erosion by temporary methods and, ultimately, by permanent vegetation. Where practicable, all cut and fill slopes shall be kept to a maximum slope of 2:1. In the event that a slope must exceed a 2:1 slope, it will be stabilized with stone riprap. On fill slopes, all material will be placed in layers not to exceed 12 inches in depth and adequately compacted. Where practicable, diversion swales shall be constructed on the top of all fill embankments to divert any overland flows away from the fill slopes.

- **SURFACE STABILIZATION**

All disturbed will be protected from erosion with the use of vegetative measures (i.e., grass seed mix, sod) hydromulch netting or hay. When activities temporarily cease during construction, soil stockpiles and exposed soil should be stabilized by seed, mulch or other appropriate measures as soon as possible, but in no case more than 14 days after construction activity has ceased. All seeded areas will be re-seeded areas as necessary and mulch according to the site plan to maintain a vigorous, dense vegetative cover,

Erosion control barriers consisting of silt fencing shall be placed around exposed areas during construction. Where exposed areas are immediately uphill from a wetland or watercourse, the erosion control barrier will consist of double rows of silt fencing. Any areas stripped of vegetation during construction will be vegetated and/or mulch as soon as possible, but in no case more than 14 days to prevent erosion of the exposed soils. And topsoil removed during construction will be temporarily stockpiled for future use in grading and landscaping.

As mentioned above, temporary vegetation will be established to protect exposed soil areas during construction. If growing conditions are not suitable for the temporary vegetation, mulch will be used to the satisfaction of the Commissioner of Public Works. Materials that may be used for mulching include straw, hay, salt hay, wood fiber, synthetic soil stabilizers, mulch netting, sod or hydromulch. In site areas where significant erosion potential exists (steep slopes) and where specifically directed by the City's representative, Curlex Excelsior erosion control blankets (manufactured by American Excelsior, or approved equal) shall be installed. A permanent

vegetative cover will be established upon completion of construction of those areas that have been brought to finish-grade and to remain undisturbed.

- **DEWATERING**

Prevent surface water and subsurface or ground water from flowing into excavations and trenches. Pump out any accumulated water.

Do not allow water to accumulate in excavations or trenches. Remove water from all excavations immediately to prevent softening of foundation bottoms, undercutting footings, and soil changes detrimental to the stability of subgrades and foundations. Furnish and maintain pumps, sumps, suction and discharge piping systems, and other system components necessary to convey the water away from the Site.

Convey water removed from excavations, and rain water, to collecting or run-off area. Cut and maintain temporary drainage ditches and provide other necessary diversions outside excavation limits for each structure. Do not use trench excavations as temporary drainage ditches.

Provide temporary controls to restrict the velocity of discharged water as necessary to prevent erosion and siltation of receiving areas.

## ***CONSTRUCTION PRACTICES TO MINIMIZE STORMWATER CONTAMINATION***

### General:

Adequate measures shall be taken to minimize contaminant particles arising from the discharge of solid materials, including building materials, grading operations, and the reclamation and placement of pavement, during project construction, including but not limited to:

- Building materials, garbage, and debris shall be cleaned up daily and deposited into dumpsters, which will be periodically removed from the site and appropriately disposed of. All dumpsters and containers left on-site shall be covered and surrounded with silt fence in order to prevent contaminants from leaving the site. Silt fencing shall be inspected on a weekly basis.
- Dump trucks hauling material from the construction site will be covered with a tarpaulin.
- The paved street adjacent to the site entrance will be swept daily to remove excess mud, dirt, or rock tracked from the site.
- Petroleum products will be stored in tightly sealed containers that are clearly labeled.

- All vehicles on site will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage.
- All spills will be cleaned up immediately upon discovery. Spills large enough to reach the storm system will be reported to the National Response Center at 1-800-424-8802.
- Materials and equipment necessary for spill cleanup will be kept in the temporary material storage trailer onsite. Equipment will include, but not be limited to, brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, saw dust, and plastic and metal trash containers.
- All paint containers and curing compounds will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm system, but will be properly disposed according to the manufacturer's instructions.
- Sanitary waste will be collected from portable units a minimum of two times a week to avoid overfilling. All sanitary waste units shall be surrounded by silt fence to prevent contaminants from leaving the site. Silt fencing shall be inspected on a weekly basis.
- Any asphalt substances used on-site will be applied according to the manufacturer's recommendation.
- Fertilizers will be stored in a covered shed and partially used bags will be transferred to a sealable bin to avoid spills and will be applied only in the minimum amounts recommended by the manufacturer and worked into the soil to limit exposure to stormwater.
- No disturbed area shall be left un-stabilized for longer than 14 days during the growing season.
- When erosion is likely to be a problem, grubbing operations shall be scheduled and performed such that grading operations and permanent erosion control features can follow within 24 hours thereafter.
- As work progresses, patch seeding shall be done as required on areas previously treated to maintain or establish protective cover.
- Drainage pipes and swales/ditches shall generally be constructed in a sequence from outlet to inlet in order to stabilize outlet areas and ditches before water is directed to the new installation or any portion thereof, unless conditions unique to the location warrant an alternative method.

Spill Control & Spill Response:

- For all hazardous materials stored on site, the manufacturer's recommended methods for spill clean up will be clearly posted. Site personnel will be made aware of the procedures, and the locations of the information and cleanup supplies.
- Appropriate cleanup materials and equipment will be maintained by the Contractor in the materials storage area on-site. As appropriate, equipment and materials may include items such as booms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for clean up purposes.
- All spills will be cleaned immediately after discovery and the materials disposed of properly.
- The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- After a spill, a report will be prepared describing the spill, what caused it, and the cleanup measures taken. The spill prevention plan will be adjusted to include measures to prevent this type of spill from reoccurring, as well as clean up instructions in the event of reoccurrences.
- The Contractor's site superintendent, responsible for day-to-day operations, will be the spill prevention and cleanup coordinator. The Contractor is responsible for ensuring that the site superintendent has had appropriate training for hazardous materials handling, spill management, and cleanup.
- The Contractor's site superintendent will be notified immediately when a spill or the threat of a spill is observed. The superintendent will assess the situation and determine the appropriate response.
- If spills represent an imminent threat of escaping erosion and sediment controls and entering receiving waters, personnel will be directed to respond immediately to contain the release and notify the superintendent after the situation has been stabilized.
- Spill kits containing appropriate materials and equipment for spill response and cleanup will be maintained by the Contractor at the site.
- If oil sheen is observed on surface water, action will be taken immediately to remove the material causing the sheen. The Contractor will use appropriate materials to contain and absorb the spill. The source of the oil sheen will also be identified and removed or repaired as necessary to prevent further releases.
- If a spill occurs the superintendent or the superintendent's designee will be responsible for completing the spill reporting form and for reporting the spill to the contacts listed below.

- Personnel with primary responsibility for spill response and clean up will receive training by the Contractor's site superintendent or designee. The training must include identifying the location of the spill kits and other spill response equipment and the use of spill response materials.
- Spill response equipment will be inspected and maintained as necessary to replace any materials used in spill response activities.

Spill Control Notification:

- A reportable spill is a quantity of five (5) gallons or more or any spill of oil which: (1) violates water quality standards, (2) produces a "sheen" on a surface water, or (3) causes a sludge or emulsion. This spill must be reported immediately to the agencies listed below.
- Any spill of oil or hazardous substance to waters of the state must be reported immediately by telephone to the following agencies:
  - 911 – Police, Fire and EMS
  - Town of Yorktown – Building Department  
363 Underhill Avenue  
Yorktown Heights, NY 10598  
Phone: (914) 962-5722
  - NYS Department of Environmental Conservation (NYSDEC)  
Spill Reporting Hotline  
(1800) 457-7362
  - National Response Center: (1800) 424-8802
  - Local Emergency Planning Committee (LEPC)  
Westchester County Office of Emergency Management  
200 Bradhurst Avenue  
Hawthorne, NY 10532  
(914) 864-5450
  - Westchester County Department of Health (WCDOH)  
Spill Reporting Hotline  
(914) 813-5000
  - U.S. Environmental Protection Agency (USEPA)  
EPCRA Information Hotline  
(1800) 535-0202
  - U.S. Department of Labor and Occupational Safety and Health  
Administration (OSHA)  
Tarrytown, NY  
(914) 524-7510



## **STORMWATER MANAGEMENT FACILITIES MAINTENANCE PROGRAM**

The following maintenance plan has been developed to maintain the proper function of all drainage and erosion and sediment control facilities:

- Erosion & Sediment Control Maintenance:

During the construction of the project, the site erosion and sediment control measures as well as basin embankments and outlet structures will be inspected by the project superintendent once a week and/or within 24 hours following a rainstorm  $\frac{1}{2}$ " or greater. Any repairs required shall be performed in a timely manner. All sediment removal and/or repairs will be followed within 24 hours by re-vegetation. Remove sediment and correct erosion by re-seed eroded areas and gullies within 7 days.

### **CONCLUSION:**

The stormwater management plan proposed meets and exceeds all the requirements set forth by the Town of Lewisboro. Design modification requirements that may occur during the approval process will be performed and submitted for review to the Town of Lewisboro.

# **Old Croton Dam Gatehouse**



September 29, 2021

John Tegeder  
Town Planner  
Town of Yorktown  
281 Underhill Avenue  
Yorktown Heights, NY 10598

**RE: CAT-480 WO#2 – Chlorine Dioxide Treatment at the Old Croton Gatehouse, Town of Yorktown, NY – Approval Request: Update Exterior Lights (Administrative)**

*Vincent Sapienza, P.E.*  
*Commissioner*

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

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

Mr. Tegeder:

The New York City Department of Environmental Protection (DEP) Bureau of Water Supply (BWS) is in the process of designing and permitting a new Chlorine Dioxide (ClO<sub>2</sub>) system for pre-treatment of Croton Lake. The objective of the new ClO<sub>2</sub> system is to provide taste and odor treatment and pre-treatment to remove iron and manganese from the water supplied to Croton Filtration Plant (CFP). The new 290 million gallons per day (MGD) pre-treatment system will be installed within the former Chlorine Storage Room at the Old Croton Lake Gate House (OCLGH), located on Croton Dam Road, Northwest of the Gate House Bridge in Yorktown Heights.

The selected chlorine dioxide treatment system will require regular bulk chemical deliveries of Sulfuric Acid and Purate (proprietary chemical). A chemical unloading station has been designed along the East Elevation of OCLGH and will include chemical fill stations, a chemical fill control panel, pump out enclosures, and an emergency eyewash/shower station. Two locations have been identified for a pre-fabricated secondary containment pad, both of which function with the chemical unloading station equipment location. These locations are shown on the project's Electrical Equipment Installation Plan (see Attachment 1 Sheet E-003.00) and are needed to provide safe lighting of the temporary and permanent containment pad locations. DEP anticipates the temporary containment pad location to be utilized for deliveries until the permanent containment pad area is complete. Photos of the site are provided as part of Attachment 2.

The delivery of chemicals to provide water treatment at the OCLGH requires upgrades to the existing exterior mounted light fixtures. Upgrades include two (2) proposed types of exterior lights as part of the project replacement security lighting (Type C fixtures) and the new switch-activated lighting for use during chemical unloading activities (Type A and B fixtures). The Cut sheets and the Equipment Installation Plan are attached for your review.

The proposed exterior mounted building lights include the following upgrades.

- Light-Emitting Diodes (LEDs) lamps are specified since they use about 50 percent less electricity than traditional incandescent, fluorescent and halogen options, that result in substantial energy cost savings and they operate efficiently in cold temperatures (i.e. lower voltage is used when compared to start fluorescent lamps).
- The shielding is provided for each light fixture as described by the attached material cut sheets.
- The new switch-activated lighting for use during chemical unloading activities remain mounted at existing height levels, 16.8 ft above the ground, to optimize lighting coverage at the chemical unloading stations for safety / security needs.

All proposed exterior mounted lighting upgrades provide exterior illumination to be less than 1.0 foot-candles at the property line and no new security lighting is proposed along the North Elevation, which adjoins the property line and Old Croton Dam Road. The lighting proposed along the North Elevation is to support chemical unloading activities and is only on for the duration of the chemical deliveries.

DEP is advancing design for the project and requesting review and approval for the installation of upgrades to exterior building mounted lights.

We respectfully request that the application be considered an administrative review since the existing facility contains exterior mounted lights and the new upgrades are to maintain safety and security during chemical deliveries.

Your time and consideration are greatly appreciated, and we look forward to receiving your feedback. Please call me at my desk (914.749.5468), or on my cellphone (347.245.8425) to coordinate a meeting or for any questions relating to this letter. I thank you in advance for your attention to this matter.

Sincerely,



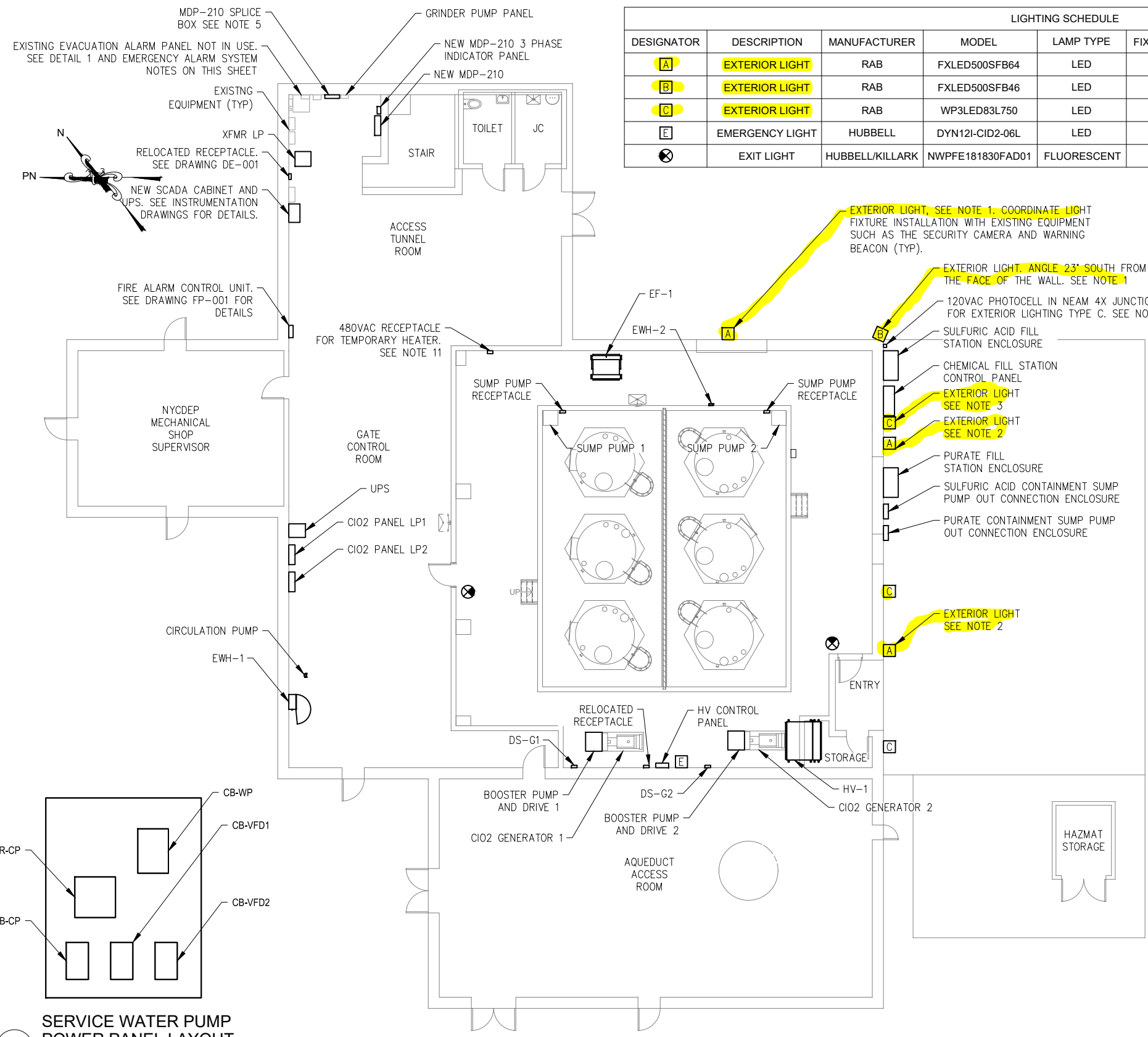
Mark J. DelBalzo, P.E.  
NYC Environmental Protection | Bureau of Water Supply  
Section Chief of On Call Planning, Design, and Construction

C: Dan Ciarcia, Yorktown Engineering Dept.  
Chuck Kanu, DEP WTO  
Terence Murphy, DEP WTO  
Crystal Ronci, DEP WTO  
Maria Mandarino, DEP BWS  
Jose Nieves, DEP BWS

**ATTACHMENT 1**

**100% DRAWINGS AND LIGHTING CUT SHEETS**

Last Saved By: ICONZALEZ Last Date Saved: 4/13/2021 8:21 PM Date & Time Plotted: 4/13/2021 8:21 PM Plot Style Table: DEP\_BEDC\_22x34\_B.Weight.ctb  
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 Drawing File Name & Drive Location: C:\Users\lgonzalez\Documents\HDR\10204942\_NYDP\_AV\_CA1480\_W02\_CGH\16\_Electrical\_E-E-003.00.dwg



LIGHTING SCHEDULE									
DESIGNATOR	DESCRIPTION	MANUFACTURER	MODEL	LAMP TYPE	FIXTURE LUMENS	COLOR TEMP	WATTAGE	VOLTAGE	MOUNTING
[A]	EXTERIOR LIGHT	RAB	FXLED500SFB64	LED	62651	5000K	500W	120V	SURFACE
[B]	EXTERIOR LIGHT	RAB	FXLED500SFB46	LED	62651	5000K	500W	120V	SURFACE
[C]	EXTERIOR LIGHT	RAB	WP3LED83L750	LED	15353	5000K	154W	120V	SURFACE
[E]	EMERGENCY LIGHT	HUBBELL	DYN121-CID2-06L	LED				120V	SURFACE
⊗	EXIT LIGHT	HUBBELL/KILLARK	NWPFE181830FAD01	FLUORESCENT				120V	SURFACE

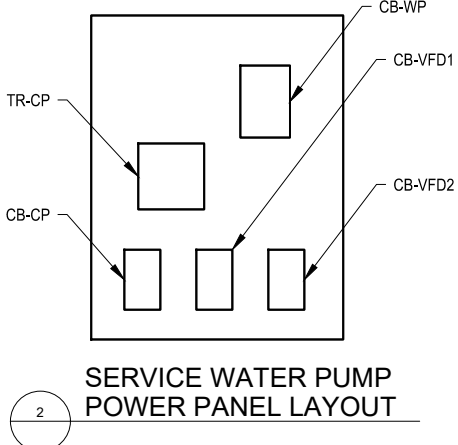
- NOTES:
- NOTED LIGHTS ARE TO BE PLACED 16.8 FT ABOVE GROUND AND TILTED 45° DOWNWARD.
  - NOTED LIGHTS ARE TO BE PLACED 16.8 FT ABOVE GROUND AND TILTED 20° DOWNWARD.
  - NOTED LIGHTS ARE TO BE PLACED 10.25 FT ABOVE GROUND. FURNISH AND INSTALL A NEW PHOTOCELL FOR THE TYPE C LIGHT FIXTURE. REUSE THE EXISTING EXTERIOR LIGHTING CIRCUIT AND CONTROL INSIDE THE GATE HOUSE FOR THE NEW LIGHT FIXTURES. RUN NEW CONDUITS AND WIRING AND CONNECT TO EXISTING CIRCUIT AS REQUIRED. PHOTOCELL SHALL BE MODEL PC120D2, MANUFACTURED BY APPLETON.
  - CONTRACTOR TO CONFIRM ROUTING OF ALL CONDUIT BEFORE INSTALLATION
  - EXISTING WIRING TO BE EXTENDED TO MDP-210 VIA TERMINAL BLOCKS WITHIN MDP-210 SPLICE BOX. FURNISH AND INSTALL A BACKPANEL AND TERMINAL BLOCKS IN THE SPLICE BOX.
  - CONDUIT RUNS BETWEEN ANY TWO PULL POINTS SHALL NOT CONTAIN MORE THAN THE EQUIVALENT OF THREE 90-DEGREE BENDS. INSTALL PULL BOXES, CONDUIT BODIES, ETC. IF MORE BENDS ARE REQUIRED.
  - INSTALL EXPANSION FITTINGS WHERE NECESSARY TO COMPENSATE FOR THERMAL EXPANSION AND CONTRACTION.
  - INSTALL CONDUIT SUPPORT EVERY 5 FEET MAXIMUM.
  - INSTALL FIRE RETARDANT SEALANT AT ALL CONDUIT PENETRATION THROUGH THE WALLS OF THE CHEMICAL STORAGE ROOM. FIRE RETARDANT SEALANT SHALL BE UL LISTED AND HAVE A FIRE RATING OF 3 HOURS.
  - ALL CONDUITS IN THE CHEMICAL STORAGE ROOM SHALL BE INSTALLED WITH SEALING FITTINGS TO PREVENT FLAME AND GAS FROM TRAVELING THROUGH THE CONDUIT SYSTEM.
  - FURNISH PORTABLE HEATER RECEPTACLE AND MATING PLUG WITH ALL NECESSARY WIRING AND ACCESSORIES REQUIRED TO CONNECT THE PORTABLE HEATER TO THE RECEPTACLE.



1 DETAIL 1

EMERGENCY ALARM SYSTEM NOTES:

- THE EVACUATION ALARM PANEL IN THE OLD CROTON GATE HOUSE (OGH) IS CURRENTLY INACTIVE. THE EXISTING EVACUATION ALARM COMPONENTS FOR THE OGH IS CONNECTED TO THE MAIN PANEL LOCATED IN THE NEW CROTON GATE HOUSE (NCGH). AS NOTED IN DRAWING GA-002, AN EMERGENCY ALARM SYSTEM IS REQUIRED IN THE CHEMICAL STORAGE ROOM. THE EXISTING EVACUATION ALARM SYSTEM SHALL SERVE AS THE EMERGENCY ALARM SYSTEM AND SHALL BE MODIFIED TO MEET THE REQUIREMENTS FOR AN EMERGENCY ALARM SYSTEM. THE CONTRACTOR SHALL PERFORM THE FOLLOWING:
  - CONNECT THE EXISTING EVACUATION ALARM MAIN PANEL IN THE NCGH TO THE NCGH SCADA SYSTEM.
  - IF THE EXISTING EVACUATION ALARM MAIN PANEL IS INCOMPATIBLE WITH THE NCGH SCADA SYSTEM, IT SHALL BE REPLACED WITH A PANEL THAT IS COMPATIBLE.
  - AFTER COMPLETION OF WORK, THE EVACUATION ALARM SYSTEM SHALL BE REFERRED TO AS THE EMERGENCY ALARM SYSTEM AND ALL LABELS SHALL BE CHANGED ACCORDINGLY.



2 SERVICE WATER PUMP POWER PANEL LAYOUT

<b>100% SUBMITTAL</b> PERMITTING SET SUBMITTAL DATE: 04/2021	GRAPHIC SCALES CHECK BEFORE USE	DATE: 04/2021
	IF SHEET IS LESS THAN 22" X 34" IT IS A REDUCED PRINT. SCALE ACCORDINGLY	SCALE: 1/8"=1'-0"
<b>CAT-480: ON-CALL DESIGN SERVICES</b> <b>FOR THE RECONSTRUCTION OF WATER SUPPLY FACILITIES</b> <b>WORK ORDER #2 - CHLORINE DIOXIDE TREATMENT SYSTEM</b> <b>AT THE OLD CROTON LAKE GATE HOUSE</b>		SHEET NO: 58 OF 61
<b>ELECTRICAL</b> <b>EQUIPMENT INSTALLATION PLAN</b>		DRAWING NO. E-003.00

DESIGNED BY: DH CHECKED BY: YA DESIGN LEAD: YETUNDE ADELEKAN, PE PROJECT MANAGER: ALICIA VACCARO, PE	DRAWN BY: DH 	ACCOUNTABLE MANAGER MARK DELBALZO, P.E. PORTFOLIO MANAGER MARIA MANDARINO, P.E. DIRECTOR, PLANNING DIRECTORATE BUREAU OF WATER SUPPLY TODD WEST, P.E.	*WARNING: IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS (S)HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW, SECTION 7209.2.*	<b>NEW YORK CITY</b> <b>ENVIRONMENTAL PROTECTION</b> BUREAU OF WATER SUPPLY
NO. DATE REVISIONS/DESCRIPTION APPRD.				

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NOTES:

1. SEE CIVIL DRAWINGS FOR TEMPORARY AND PERMANENT CONTAINMENT PAD LOCATIONS.
2. SEE ELECTRICAL DRAWINGS FOR DETAILS ON EXTERIOR LIGHT FIXTURES.
3. SEE PLUMBING DRAWINGS FOR DETAILS ON EYEWASH STATION.
4. SEE MECHANICAL DETAIL SHEETS FOR FILL ENCLOSURE AND CONTROL PANEL DETAILS.

CHEMICAL FILL STATION CONTROL PANEL  
 PURATE AND SULFURIC ACID CHEMICAL FILL STATIONS  
 PURATE AND SULFURIC ACID CONTAINMENTS SUMP PUMP OUT CONNECTION ENCLOSURES (20"W X 20"H X 8"D)

**1 PARTIAL NORTH ELEVATION**  
 M-002 SCALE: 3/16" = 1'-0"

CONTRACTOR TO TEST EXISTING LOUVER. SEE HVAC DRAWINGS

**2 EAST ELEVATION**  
 M-002 SCALE: 3/16" = 1'-0"

EMERGENCY EYEWASH AND SHOWER STATION  
 PURATE ACID CONTAINMENT SUMP PUMP OUT CONNECTION ENCLOSURE (20"W X 20"H X 8"D)  
 PURATE CHEMICAL FILL STATION  
 SULFURIC ACID CHEMICAL FILL STATION  
 CHEMICAL FILL STATION CONTROL PANEL  
 SULFURIC CONTAINMENT SUMP PUMP OUT CONNECTION ENCLOSURE (20"W X 20"H X 8"D)

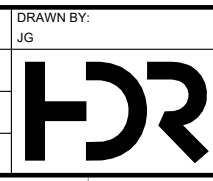


**100% SUBMITTAL**  
 PERMITTING SET  
 SUBMITTAL DATE: 04/2021

IF SHEET IS LESS THAN 22" X 34"  
 IT IS A REDUCED PRINT.  
 SCALE ACCORDINGLY

NO.	DATE	REVISIONS/DESCRIPTION	APPR'D.

DESIGNED BY:  
 JM  
 CHECKED BY:  
 JM  
 DESIGN LEAD:  
 KRISTIN MUNOZ, P.E.  
 PROJECT MANAGER:  
 ALICIA VACCARO, PE



ACCOUNTABLE MANAGER  
 MARK DELBALZO, P.E.  
 PORTFOLIO MANAGER  
 MARIA MANDARINO, P.E.  
 DIRECTOR, PLANNING DIRECTORATE  
 BUREAU OF WATER SUPPLY  
 TODD WEST, P.E.

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**NEW YORK CITY ENVIRONMENTAL PROTECTION BUREAU OF WATER SUPPLY**

**CAT-480: ON-CALL DESIGN SERVICES FOR THE RECONSTRUCTION OF WATER SUPPLY FACILITIES WORK ORDER #2 - CHLORINE DIOXIDE TREATMENT SYSTEM AT THE OLD CROTON LAKE GATE HOUSE**  
 MECHANICAL CHEMICAL FILL STATION ELEVATIONS

DATE: 04/2021  
 SCALE: 3/16" = 1'-0"  
 SHEET NO.: 30 OF 61  
 DRAWING NO.: M-005.00

Exterior Lighting for Chemical Unloading Activities

# Able to leap tall buildings.

Up to 60,000 lumens. 5 beam options. 1 powerful flood.

## FXLED® 500



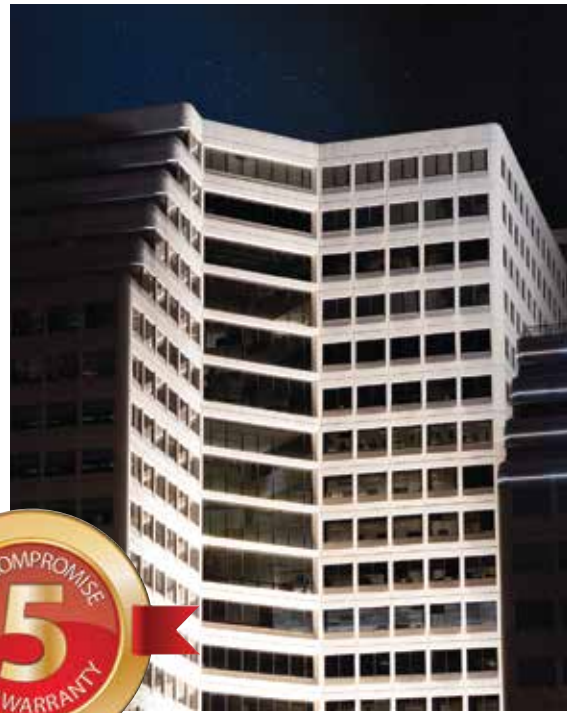
Visit [rabweb.com](http://rabweb.com) to see which models are DLC listed.

**RAB** | Outdoor



# FXLED® 500

- Up to 60,000 lumens; replaces 1500W MH floodlights
- Five distributions available: 7H x 6V, 6H x 4V, 4H x 6V, 5H x 5V, and 3H x 3V
- Precision optics ideal for a wide variety of applications such as illuminating large fields, tall or wide buildings and recreational parks
- Ultra efficient, up to 120 lm/W
- Architectural round back design
- 100,000-Hour LED lifespan

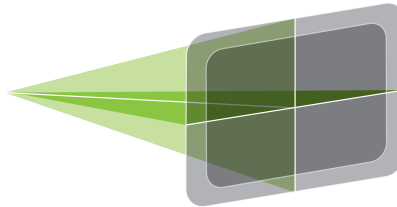


## Distributions - NEMA Types

### VERY WIDE FLOOD

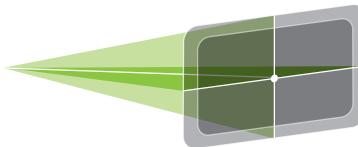
NEMA Type **7H x 6V**  
35' Mounting Height, 60° Uptilt

Light at corner



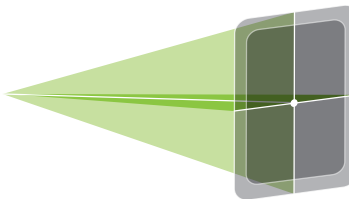
### WIDE FLOOD

NEMA Type **6H x 4V**  
35' Mounting Height, 60° Uptilt



### VERTICAL FLOOD

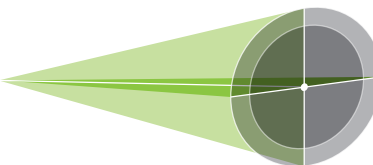
NEMA Type **4H x 6V**  
35' Mounting Height, 60° Uptilt



### MEDIUM FLOOD

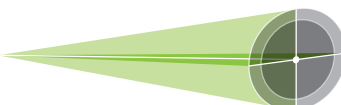
NEMA Type **5H x 5V**  
35' Mounting Height, 60° Uptilt

Light on walls



### MEDIUM NARROW SPOT

NEMA Type **3H x 3V**  
35' Mounting Height, 60° Uptilt



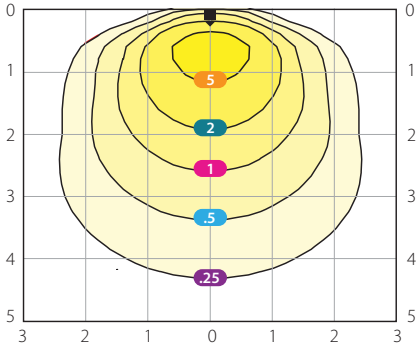
# Photometrics

Light at corner

Light on walls

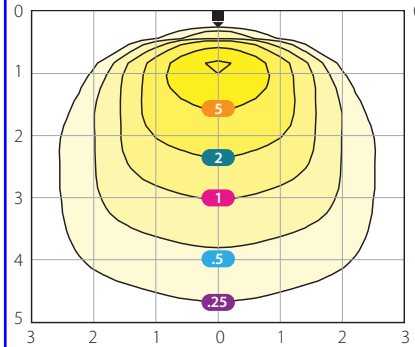
## FXLED® 500W - NEMA Type 7H x 6V

40' Mounting Height, 60° Uptilt  
Photometric Report #ITL89118



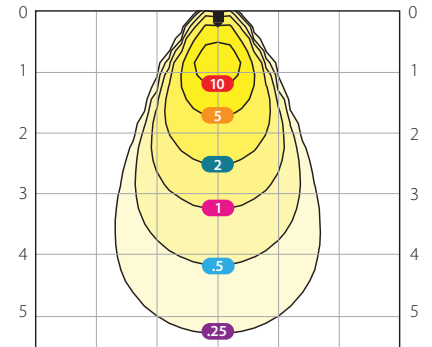
## FXLED® 500W - NEMA Type 6H x 4V

40' Mounting Height, 60° Uptilt  
Photometric Report #ITL89124MOD50



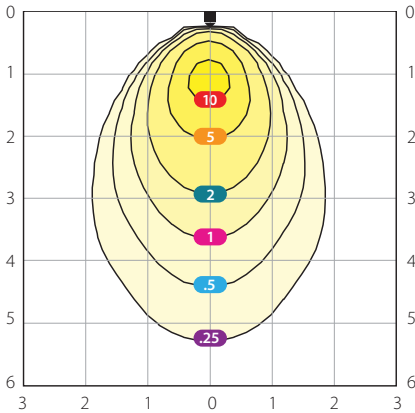
## FXLED® 500W - NEMA Type 4H x 6V

40' Mounting Height, 60° Uptilt  
Photometric Report #ITL89122MOD50



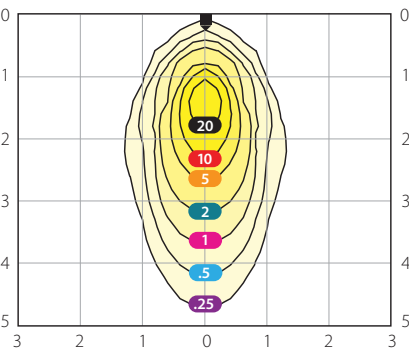
## FXLED® 500W - NEMA Type 5H x 5V

40' Mounting Height, 60° Uptilt  
Photometric Report #ITL89258MOD50



## FXLED® 500W - NEMA Type 3H x 3V

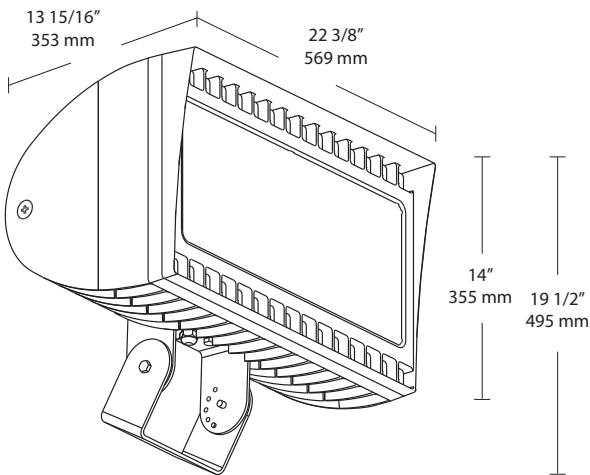
40' Mounting Height, 60° Uptilt  
Photometric Report #ITL89680



Grid scale: multiples of mounting height. Values Shown in Footcandles.

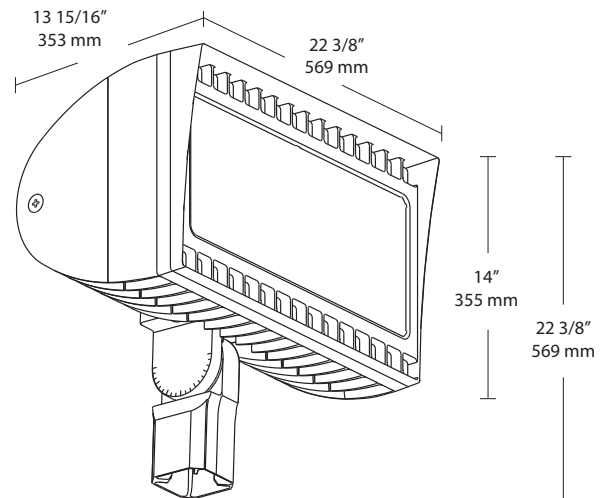
# Dimensions and weights

Trunnion Mount



### TRUNNION MOUNT

Weight: 71 lbs EPA: 4.0



### SLIPFITTER

Weight: 71 lbs EPA: 4.0

## Ordering information

Product Family	Wattage	Mounting	Color Temp	NEMA Type	Finish	Voltage	Driver Options	Options
FXLED	500						/D10	
	500 500W	SF Slipfitter T Trunnion	Blank 5000K N 4000K Y 3000K	Blank 7H x 6V B64 6H x 4V B55 5H x 5V B46 4H x 6V B33 3H x 3V	Blank Bronze W White	Blank 120-277V /480 480V	/D10 0-10V Dimming	Blank No Options /PCS 120V Swivel Photocell /PCS2 277V Swivel Photocell /PCS4 480V Swivel Photocell /PCT 3PIN Twistlock Photocell 120-277V /PCT4 3PIN Twistlock Photocell 480V /SP 10KV surge suppressor /LC Lightcloud Controller* /BL Bi-level Module*

\*Only for 120-277V

## Specifications

### NEMA Type: 7Hx6V

Color Temp	5000K	4000K	3000K
Input Watts	504	503	511
Output Lumens	59530	60556	58061
Lumens Per Watt	118	120	114
Color Accuracy (CRI)	74	74	72

### NEMA Type: 5Hx5V

Color Temp	5000K	4000K	3000K
Input Watts	504	503	511
Output Lumens	57401	58390	57206
Lumens Per Watt	114	116	112
Color Accuracy (CRI)	76	75	72

### NEMA Type: 3Hx3V

Color Temp	5000K	4000K	3000K
Input Watts	504	504	509
Output Lumens	51525	55470	53236
Lumens Per Watt	102	110	105
Color Accuracy (CRI)	76	74	72

### NEMA Type: 6Hx4V

Color Temp	5000K	4000K	3000K
Input Watts	498	497	510
Output Lumens	57091	58075	56245
Lumens Per Watt	115	117	110
Color Accuracy (CRI)	76	74	72

### NEMA Type: 4Hx6V

Color Temp	5000K	4000K	3000K
Input Watts	503	502	510
Output Lumens	56332	57303	54942
Lumens Per Watt	112	114	108
Color Accuracy (CRI)	76	74	72

Lumen outputs are typical (tolerance +/-10%).  
Values are based on a 7Hx6W in 120-277V fixture.

**UL Listing:** Suitable for wet locations. Suitable for ground mounting.

**LEDs:** Multi-chip, high-output, long-life LEDs

**Lifespan:** 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

**Drivers:** Class 1, Constant Current, 50/60 Hz, 120-277V or 480V with 4kV surge protection, 120V: 4.27A, 208V: 2.53A, 240V: 2.20A, 277V: 1.84A, 480V: 1.08A, THD <14%, Power Factor >95%

**Bi-Level Operation (optional):** Allows 25%, 50%, and 75% output modes

**Dimming:** Available with 0-10V dimming driver

**Cold Weather Starting:** The minimum starting temperature is -40°C.

**Housing:** Die-cast aluminum housing with Lens frame

**Reflector:** Specular and semi-specular vacuum metalized polycarbonate

**NEMA Type:** 7H x 6V, 6H x 4V, 5H x 5V, 4H x 6V and 3H x 3V are available

**IP Rating:** Ingress protection rating of IP66 for dust and water

**Mounting:** Slipfitter for 2 3/8" OD pipe or trunnion with stainless steel hardware

**Vibration Rating:** 2G vibration rating per ANSI C136.31.

**ABS:** Approved for use on mobile offshore drilling units and shipping vessels

**Gaskets:** High-temperature silicone gaskets

**Color Consistency:** 7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

**Color Stability:** LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

**Color Uniformity:** RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

**Finish:** Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contain no VOC or toxic heavy metals.

**Green Technology:** Mercury and UV free. RoHS-compliant components.

**IESNA LM-79 & LM-80 Testing:** RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

# Maximize the Value of Outdoor Lighting

Industry-leading efficacy, now  
with a 10-year warranty.



WP1



WP2



WP3

# WPLED®

- Ultra-high efficacy, up to 155 lm/W, reduces energy costs by up to 75%
- DLC Premium listing qualifies for larger utility rebates
- Perfect for replacing old HID or compact fluorescent wall packs – designed with the same footprint for a quick upgrade without a major project. No paint touchups needed.
- Available in 3 sizes and 7 lumen packages:  
WP1 – 3900 lumens  
WP2 – 3400 or 4900 lumens  
WP3 – 7500, 8300, 9300 or 15,000 lumens
- 0-10V Dimming standard
- Microwave sensor, photocell and Lightcloud® Controller options
- 480V Models available
- 100,000-Hour LED lifespan confirmed by TM21 calculated results



RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty)



## Maximized savings.

This high-efficacy line of wall packs drastically lowers your energy costs, and also qualifies for larger utility rebates only offered to DLC Premium products. Now you can save money on your up-front install and for years to come.



## Maximized versatility.

With 3 available sizes and 7 lumen packages, WPLEDs were designed to replace many of the old HID and fluorescent wall packs...right down to having the same footprint, which allows for a quick, simple, seamless upgrade—no paint touch-ups needed!



## Maximized control.

WPLEDs are available with an optional, integrated, microwave sensor, a photocell (button or swivel), or a Lightcloud Controller, which ensures the fixture is on when it's needed and dimmed or off when it's not...taking energy savings to a higher level.

# Specifications

## UL Listing:

Suitable for wet locations, wall mount only

## LEDs:

Multi-chip, long-life LEDs

## Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and confirmed by TM-21 calculated results

## Drivers:

Constant Current, Class 2, 120-277V, 50/60 Hz

## WP1:

39L (26W): 0.22A @ 120V; 0.13A @ 208V; 0.12A @ 240V; 0.10A @ 277A

## WP2:

34L (23W): 0.19A @ 120V; 0.11A @ 208V; 0.10A @ 240V; 0.09A @ 277V  
46L (34W): 0.27A @ 120V; 0.16A @ 208V; 0.14A @ 240V; 0.12A @ 277V

## WP3:

75L (51W): 0.41A @ 120V; 0.24A @ 208V; 0.21A @ 240V; 0.18A @ 277V  
83L (55W): 0.46A @ 120V; 0.27A @ 208V; 0.24A @ 240V; 0.20A @ 277V  
93L (65W): 0.54A @ 120V; 0.32A @ 208V; 0.28A @ 240V; 0.24A @ 277V  
150L (100W): 0.83A @ 120V; 0.49A @ 208V; 0.42A @ 240V; 0.36A @ 277V

## Dimming:

Dimming Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 10%.

## Housing:

Precision die-cast aluminum

## Mounting:

Surface mounting

## Reflector:

High-gloss white aluminum

## Reflector Lens:

WP1LED: Acrylic lens

WP2LED and WP3LED: Glass lens

## Gaskets:

High-temperature silicone

## Ambient Operating Temperature:

-40°C (-40°F) to 40°C (104°F)

## Thermal Management:

Superior thermal management with die-cast aluminum heat-sink

## Finish:

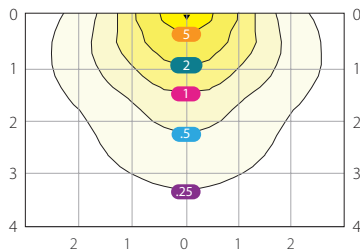
Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contain no VOC or toxic heavy metals.

## Green Technology:

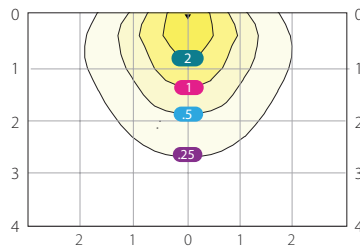
Mercury and UV free; RoHS-compliant components

# Photometrics

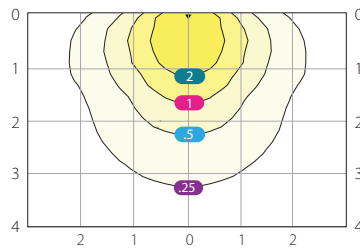
WP1LED39L 12' Mounting Ht. 5000K  
Photometric Report #RAB04834MOD50



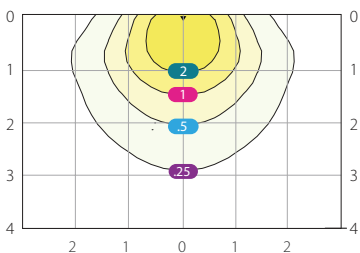
WP2LED34L 16' Mounting Ht. 5000K  
Photometric Report #RAB04780MOD50



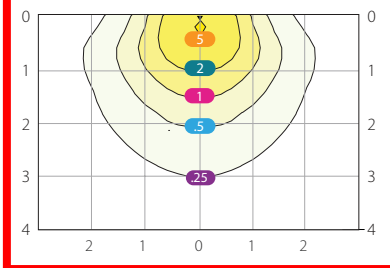
WP2LED49L 16' Mounting Ht. 5000K  
Photometric Report #RAB04800



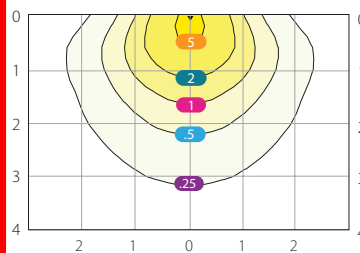
WP3LED75L 20' Mounting Ht. 5000K  
Photometric Report #RAB04786MOD50



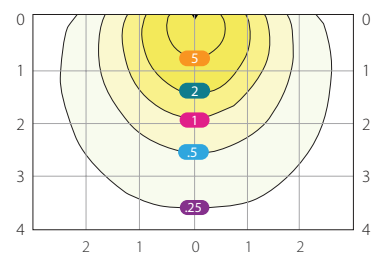
WP3LED83L 20' Mounting Ht. 5000K  
Photometric Report #RAB04787MOD50



WP3LED93L 20' Mounting Ht. 5000K  
Photometric Report #RAB04785

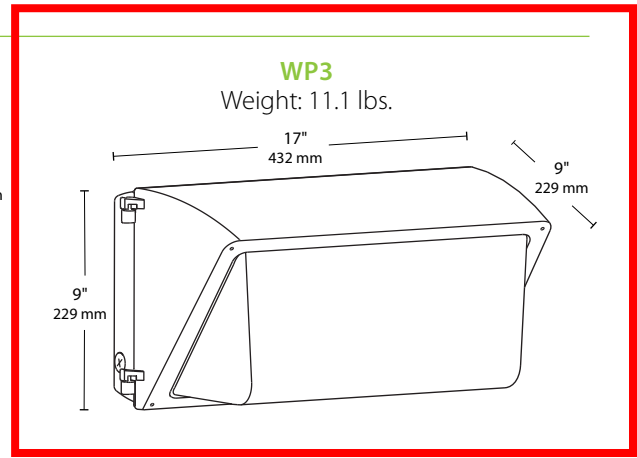
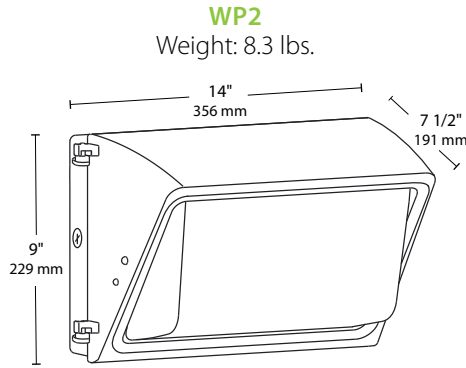
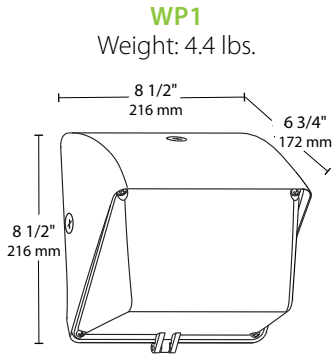


WP3LED150L 20' Mounting Ht. 5000K  
Photometric Report #RAB04785MOD50



Grid scales: Multiples of mounting height  
Values shown in footcandles

# Dimensions and weights



# Performance

WP1 39L	5000K	4000K	3000K
<b>Input Watts</b>	28	27	26
<b>Lumens</b>	4044	3941	3826
<b>Lumens Per Watt (Lm/W)</b>	146	148	145
<b>Color Accuracy (CRI)</b>	76	74	71

WP2 34L	5000K	4000K	3000K
<b>Input Watts</b>	23	22	22
<b>Lumens</b>	3431	3345	3246
<b>Lumens Per Watt (Lm/W)</b>	149	151	148
<b>Color Accuracy (CRI)</b>	76	74	72

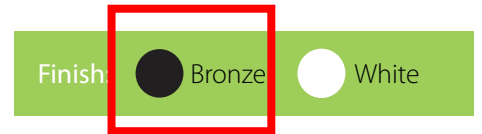
WP2 49L	5000K	4000K	3000K
<b>Input Watts</b>	34	33	33
<b>Lumens</b>	4872	4746	4608
<b>Lumens Per Watt (Lm/W)</b>	143	145	142
<b>Color Accuracy (CRI)</b>	76	74	72

WP3 75L	5000K	4000K	3000K
<b>Input Watts</b>	51	49	48
<b>Lumens</b>	7543	7351	7136
<b>Lumens Per Watt (Lm/W)</b>	149	151	147
<b>Color Accuracy (CRI)</b>	76	74	72

WP3 83L	5000K	4000K	3000K
<b>Input Watts</b>	55	53	53
<b>Lumens</b>	8296	8084	7849
<b>Lumens Per Watt (Lm/W)</b>	151	153	150
<b>Color Accuracy (CRI)</b>	76	74	72

WP3 93L	5000K	4000K	3000K
<b>Input Watts</b>	65	63	62
<b>Lumens</b>	9346	9107	8842
<b>Lumens Per Watt (Lm/W)</b>	144	146	143
<b>Color Accuracy (CRI)</b>	76	74	72

WP3 150L	5000K	4000K	3000K
<b>Input Watts</b>	100	99	99
<b>Lumens</b>	15353	15150	14534
<b>Lumens Per Watt (Lm/W)</b>	154	153	147
<b>Color Accuracy (CRI)</b>	72	73	73



# Ordering information

Product Family	Lumen Package	CRI & CCT	Finish	Voltage/Driver	Options*
WP1LED	39L 39L 3900Lm, 26W	750 70 CRI, 5000K 740 70 CRI, 4000K 730 70 CRI, 3000K	Blank W Bronze White	U 120-277Vac 0-10V dimming standard H 480Vac 0-10v dimming standard	Blank No options /PCU 120-277Vac Button Photocell /PCS 120Vac Swivel Photocell /PCS2 208-277Vac Swivel Photocell /PCS4 480Vac Swivel Photocell /MVS 120-277Vac Microwave Sensor /LC Lightcloud® Controller

Product Family	Lumen Package	Color Temperature	Finish	Voltage/Driver	Options*
WP2LED	34L 3400Lm, 23W 49L 4900Lm, 34W	750 70 CRI, 5000K 740 70 CRI, 4000K 730 70 CRI, 3000K	Blank W Bronze White	U 120-277Vac 0-10V dimming standard H 480Vac 0-10v dimming standard	Blank No options /PCU 120-277Vac Button Photocell /PCS 120Vac Swivel Photocell /PCS2 208-277Vac Swivel Photocell /PCS4 480Vac Swivel Photocell /MVS 120-277Vac Microwave Sensor /LC Lightcloud® Controller /E2 Battery Backup

Product Family	Lumen Package	Color Temperature	Finish	Voltage/Driver	Options*
WP3LED	75L 7500Lm, 51W 83L 8300Lm, 55W 93L 9300Lm, 65W 150L 15000Lm, 100W	750 70 CRI, 5000K 740 70 CRI, 4000K 730 70 CRI, 3000K	Blank W Bronze White	U 120-277Vac 0-10V dimming standard H 480Vac 0-10v dimming standard	Blank No options /PCU 120-277Vac Button Photocell /PCS 120Vac Swivel Photocell /PCS2 208-277Vac Swivel Photocell /PCS4 480Vac Swivel Photocell /MVS 120-277Vac Microwave Sensor /LC Lightcloud® Controller /E2 Battery Backup

**ATTACHMENT 2**

**PHOTO LOG**



CAT-480, Work Order #2  
Chlorine Dioxide Treatment System at Old Croton Lake Gate House

Photo Key Plan



**CAT-480, Work Order #2**  
**Chlorine Dioxide Treatment System at Old Croton Lake Gate House**

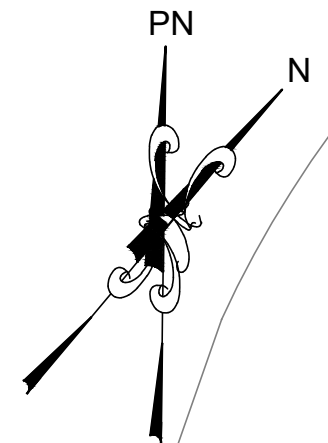
**Photograph 1**



**CAT-480, Work Order #2**  
**Chlorine Dioxide Treatment System at Old Croton Lake Gate House**

**Photograph 2**





OLD CROTON GATE HOUSE  
1 STORY BLOCK BUILDING

CONTAINMENT PAD  
(TEMPORARY LOCATION),

CONTAINMENT PAD  
(PERMANENT LOCATION),

CONG  
PAD  
SHED

CROTON DAM ROAD

NOTES:

1. ALL THE LIGHTING FIXTURES SHALL BE MOUNTED AT 16.8 FT ABOVE GROUND TO OPTIMIZE ILLUMINATION AT THE CHEMICAL UNLOADING STATIONS.
2. THE LIGHTS SHALL BE SWITCH-ACTIVATED AND WOULD ONLY BE UTILIZED DURING CHEMICAL DELIVERIES. IT IS DESIGNED TO PROVIDE THE REQUIRED ILLUMINATION AT THE STATIONS AND THEREFORE A FULLY SHIELDED LIGHT FIXTURE CAN NOT BE PROVIDED.

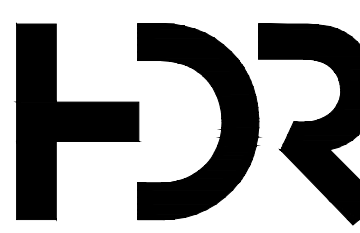


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NO.	DATE	REVISIONS/DESCRIPTION	APPR'D.

DESIGNED BY:  
DH  
CHECKED BY:  
YA  
DESIGN LEAD:  
YETUNDE ADELEKAN, PE  
PROJECT MANAGER:  
ALICIA VACCARO, PE

DRAWN BY:  
DH




ACCOUNTABLE MANAGER  
MARK DELBALZO, P.E.  
PORTFOLIO MANAGER  
MARIA MANDARINO, P.E.  
DIRECTOR, PLANNING DIRECTORATE  
BUREAU OF WATER SUPPLY  
TODD WEST, P.E.

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**NEW YORK CITY  
ENVIRONMENTAL PROTECTION  
BUREAU OF WATER SUPPLY**

**100% SUBMITTAL**  
NOT FOR ISSUE  
SUBMITTAL DATE: 04/2021

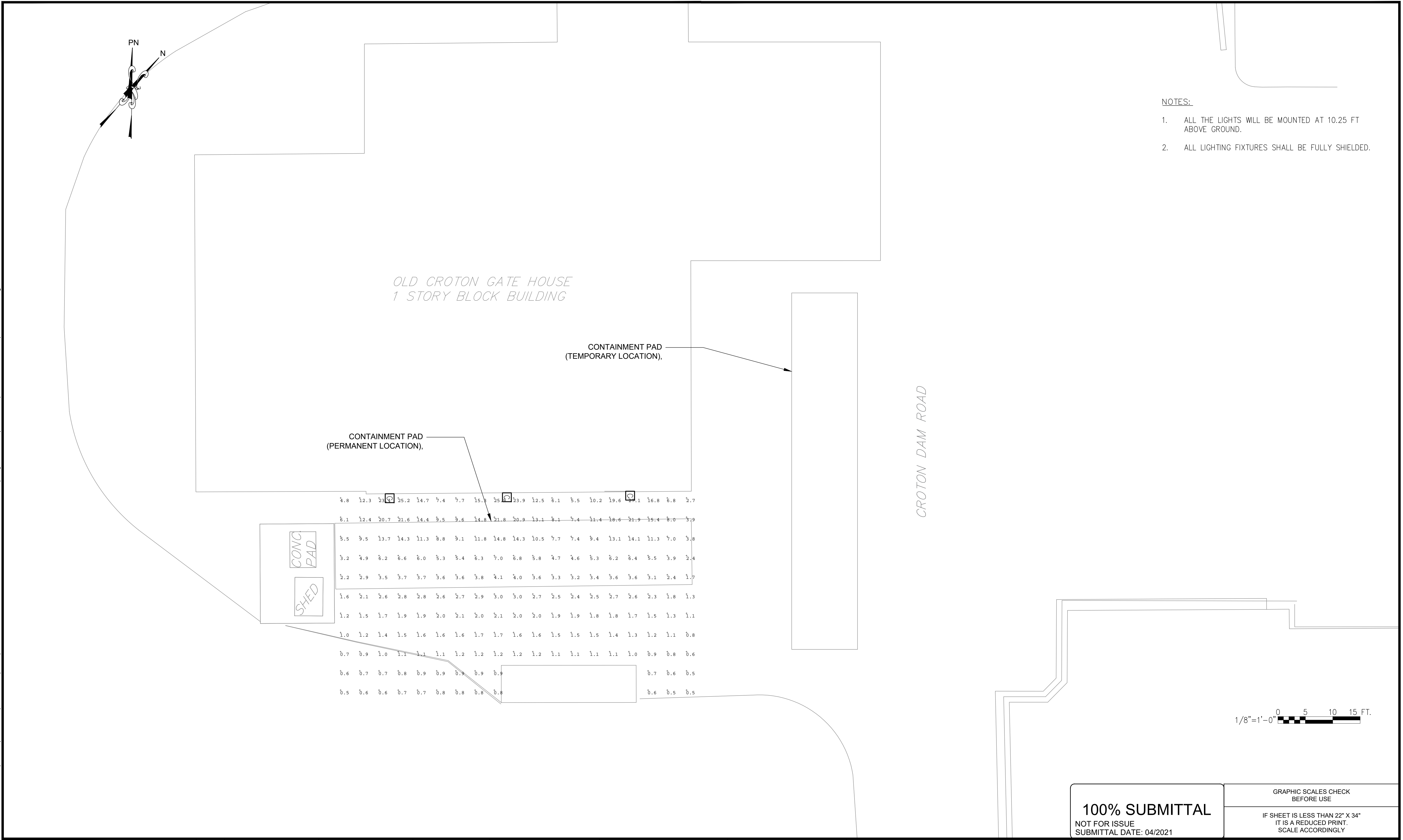
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IF SHEET IS LESS THAN 22" X 34" IT IS A REDUCED PRINT. SCALE ACCORDINGLY

**CAT-480: ON-CALL DESIGN SERVICES  
FOR THE RECONSTRUCTION OF WATER SUPPLY FACILITIES  
WORK ORDER #2 - CHLORINE DIOXIDE TREATMENT SYSTEM  
AT THE OLD CROTON LAKE GATE HOUSE**  
ELECTRICAL  
PHOTOMETRIC PLAN-UNLOADING LIGHTING

DATE: 04/2021  
SCALE: 1/8"=1'-0"  
SHEET NO: 58 OF 61  
DRAWING NO: E-006.00

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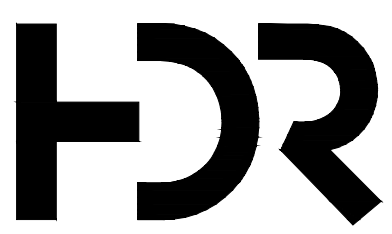


- NOTES:**
- ALL THE LIGHTS WILL BE MOUNTED AT 10.25 FT ABOVE GROUND.
  - ALL LIGHTING FIXTURES SHALL BE FULLY SHIELDED.

NO.	DATE	REVISIONS/DESCRIPTION	APPR'D.

DESIGNED BY:  
 DH  
 CHECKED BY:  
 YA  
 DESIGN LEAD:  
 YETUNDE ADELEKAN, PE  
 PROJECT MANAGER:  
 ALICIA VACCARO, PE

DRAWN BY:  
 DH




ACCOUNTABLE MANAGER  
 MARK DELBALZO, P.E.  
 PORTFOLIO MANAGER  
 MARIA MANDARINO, P.E.  
 DIRECTOR, PLANNING DIRECTORATE  
 BUREAU OF WATER SUPPLY  
 TODD WEST, P.E.

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**NEW YORK CITY**  
**ENVIRONMENTAL PROTECTION**  
 BUREAU OF WATER SUPPLY

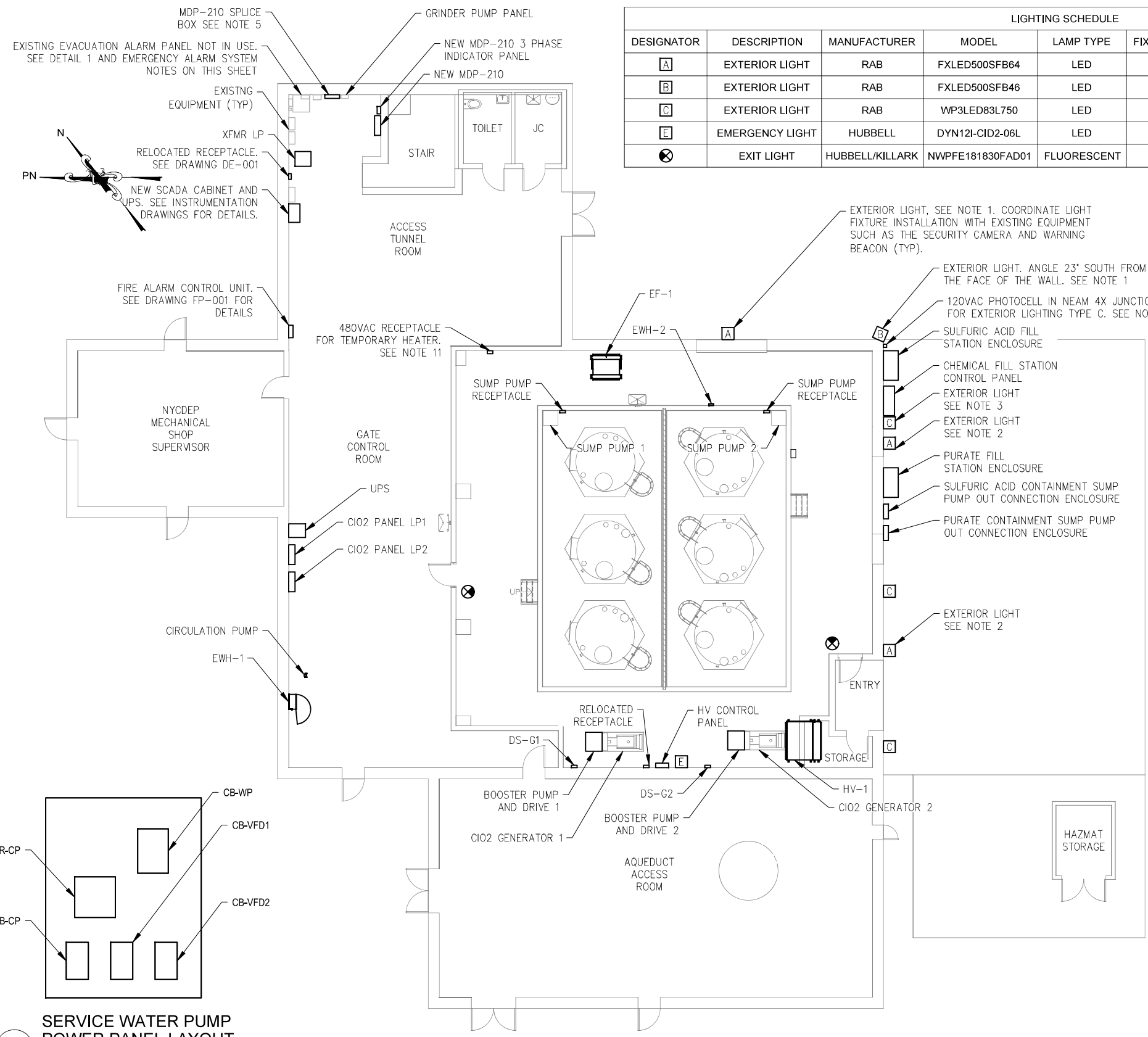
**100% SUBMITTAL**  
 NOT FOR ISSUE  
 SUBMITTAL DATE: 04/2021

GRAPHIC SCALES CHECK BEFORE USE  
 IF SHEET IS LESS THAN 22" X 34" IT IS A REDUCED PRINT. SCALE ACCORDINGLY

**CAT-480: ON-CALL DESIGN SERVICES**  
**FOR THE RECONSTRUCTION OF WATER SUPPLY FACILITIES**  
**WORK ORDER #2 - CHLORINE DIOXIDE TREATMENT SYSTEM**  
**AT THE OLD CROTON LAKE GATE HOUSE**  
 ELECTRICAL  
 PHOTOMETRIC PLAN-SECURITY LIGHTING

DATE: 04/2021  
 SCALE: 1/8"=1'-0"  
 SHEET NO:  
 58 OF 61  
 DRAWING NO.  
**E-007.00**

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LIGHTING SCHEDULE									
DESIGNATOR	DESCRIPTION	MANUFACTURER	MODEL	LAMP TYPE	FIXTURE LUMENS	COLOR TEMP	WATTAGE	VOLTAGE	MOUNTING
A	EXTERIOR LIGHT	RAB	FXLED500SFB64	LED	62651	5000K	500W	120V	SURFACE
B	EXTERIOR LIGHT	RAB	FXLED500SFB46	LED	62651	5000K	500W	120V	SURFACE
C	EXTERIOR LIGHT	RAB	WP3LED83L750	LED	15353	5000K	154W	120V	SURFACE
E	EMERGENCY LIGHT	HUBBELL	DYN12I-CID2-06L	LED				120V	SURFACE
⊗	EXIT LIGHT	HUBBELL/KILLARK	NWPFE181830FAD01	FLUORESCENT				120V	SURFACE

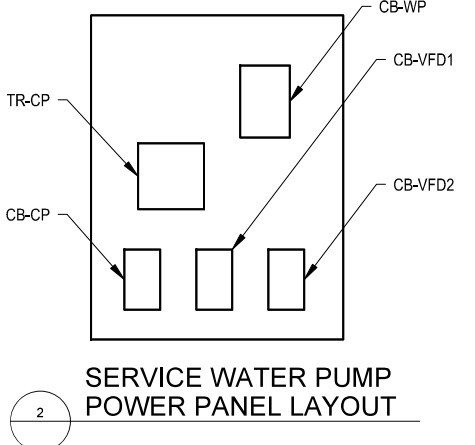


1 DETAIL 1

EMERGENCY ALARM SYSTEM NOTES:

- THE EVACUATION ALARM PANEL IN THE OLD CROTON GATE HOUSE (OCGH) IS CURRENTLY INACTIVE. THE EXISTING EVACUATION ALARM COMPONENTS FOR THE OCGH IS CONNECTED TO THE MAIN PANEL LOCATED IN THE NEW CROTON GATE HOUSE (NCGH). AS NOTED IN DRAWING GA-002, AN EMERGENCY ALARM SYSTEM IS REQUIRED IN THE CHEMICAL STORAGE ROOM. THE EXISTING EVACUATION ALARM SYSTEM SHALL SERVE AS THE EMERGENCY ALARM SYSTEM AND SHALL BE MODIFIED TO MEET THE REQUIREMENTS FOR AN EMERGENCY ALARM SYSTEM. THE CONTRACTOR SHALL PERFORM THE FOLLOWING:
  - CONNECT THE EXISTING EVACUATION ALARM MAIN PANEL IN THE NCGH TO THE NCGH SCADA SYSTEM.
  - IF THE EXISTING EVACUATION ALARM MAIN PANEL IS INCOMPATIBLE WITH THE NCGH SCADA SYSTEM, IT SHALL BE REPLACED WITH A PANEL THAT IS COMPATIBLE.
  - AFTER COMPLETION OF WORK, THE EVACUATION ALARM SYSTEM SHALL BE REFERRED TO AS THE EMERGENCY ALARM SYSTEM AND ALL LABELS SHALL BE CHANGED ACCORDINGLY.

- NOTES:
- NOTED LIGHTS ARE TO BE PLACED 16.8 FT ABOVE GROUND AND TILTED 45° DOWNWARD.
  - NOTED LIGHTS ARE TO BE PLACED 16.8 FT ABOVE GROUND AND TILTED 20° DOWNWARD.
  - NOTED LIGHTS ARE TO BE PLACED 10.25 FT ABOVE GROUND. FURNISH AND INSTALL A NEW PHOTOCELL FOR THE TYPE C LIGHT FIXTURE. REUSE THE EXISTING EXTERIOR LIGHTING CIRCUIT AND CONTROL INSIDE THE GATE HOUSE FOR THE NEW LIGHT FIXTURES. RUN NEW CONDUITS AND WIRING AND CONNECT TO EXISTING CIRCUIT AS REQUIRED. PHOTOCELL SHALL BE MODEL PC120D2, MANUFACTURED BY APPLETON.
  - CONTRACTOR TO CONFIRM ROUTING OF ALL CONDUIT BEFORE INSTALLATION
  - EXISTING WIRING TO BE EXTENDED TO MDP-210 VIA TERMINAL BLOCKS WITHIN MDP-210 SPLICE BOX. FURNISH AND INSTALL A BACKPANEL AND TERMINAL BLOCKS IN THE SPLICE BOX.
  - CONDUIT RUNS BETWEEN ANY TWO PULL POINTS SHALL NOT CONTAIN MORE THAN THE EQUIVALENT OF THREE 90-DEGREE BENDS. INSTALL PULL BOXES, CONDUIT BODIES, ETC. IF MORE BENDS ARE REQUIRED.
  - INSTALL EXPANSION FITTINGS WHERE NECESSARY TO COMPENSATE FOR THERMAL EXPANSION AND CONTRACTION.
  - INSTALL CONDUIT SUPPORT EVERY 5 FEET MAXIMUM.
  - INSTALL FIRE RETARDANT SEALANT AT ALL CONDUIT PENETRATION THROUGH THE WALLS OF THE CHEMICAL STORAGE ROOM. FIRE RETARDANT SEALANT SHALL BE UL LISTED AND HAVE A FIRE RATING OF 3 HOURS.
  - ALL CONDUITS IN THE CHEMICAL STORAGE ROOM SHALL BE INSTALLED WITH SEALING FITTINGS TO PREVENT FLAME AND GAS FROM TRAVELING THROUGH THE CONDUIT SYSTEM.
  - FURNISH PORTABLE HEATER RECEPTACLE AND MATING PLUG WITH ALL NECESSARY WIRING AND ACCESSORIES REQUIRED TO CONNECT THE PORTABLE HEATER TO THE RECEPTACLE.



**100% SUBMITTAL**  
 PERMITTING SET  
 SUBMITTAL DATE: 04/2021

GRAPHIC SCALES CHECK BEFORE USE  
 IF SHEET IS LESS THAN 22" X 34" IT IS A REDUCED PRINT. SCALE ACCORDINGLY

DESIGNED BY: DH	DRAWN BY: DH
CHECKED BY: YA	
DESIGN LEAD: YETUNDE ADELEKAN, PE	
PROJECT MANAGER: ALICIA VACCARO, PE	



ACCOUNTABLE MANAGER  
 MARK DELBALZO, P.E.  
 PORTFOLIO MANAGER  
 MARIA MANDARINO, P.E.  
 DIRECTOR, PLANNING DIRECTORATE  
 BUREAU OF WATER SUPPLY  
 TODD WEST, P.E.

"WARNING-IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS (S)HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW, SECTION 7209.2."

**NEW YORK CITY ENVIRONMENTAL PROTECTION BUREAU OF WATER SUPPLY**

CAT-480: ON-CALL DESIGN SERVICES  
 FOR THE RECONSTRUCTION OF WATER SUPPLY FACILITIES  
 WORK ORDER #2 - CHLORINE DIOXIDE TREATMENT SYSTEM  
 AT THE OLD CROTON LAKE GATE HOUSE  
 ELECTRICAL  
 EQUIPMENT INSTALLATION PLAN

DATE: 04/2021  
 SCALE: 1/8"=1'-0"  
 SHEET NO.: 58 OF 61  
 DRAWING NO.: E-003.00

**3717 Crompond  
Road**

# Site Design Consultants

Civil Engineers • Land Planners

December 8, 2021

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

RECEIVED  
PLANNING DEPARTMENT

DEC 8 2021

TOWN OF YORKTOWN

Re: 3717 Crompond Road LLC  
Section 35.8 Block 1 Lot 13

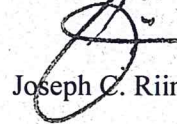
Dear Robyn:

We have made modifications to the site plan and are submitting the following items for review and discussion at the Planning Board Meeting of December 20, 2021:

- Town of Yorktown Site Plan Application;
- Revised Short EAF;
- SWPPP Application (fees to be submitted under separate cover);
- Five sets of prints of the plan titled "Site Plan Prepared for 3717 Crompond Road, LLC" Sheets 1-2 of 2, dated 12-7-21.

We are also forwarding you a digital copy of this submission. Please add this project to the agenda for the Planning Board Meeting of December 20 and contact us if you have any questions. Thank you.

Yours Truly,



Joseph C. Riina, P.E.

Cc: 3717 Crompond Road LLC  
Building Department  
Engineering Department  
Town Supervisor  
Ed Lachterman

JCR / cm / Enc. / sdc 11-34





DEC 8 2021

TOWN OF YORKTOWN

617.20  
Appendix B  
Short Environmental Assessment Form


**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: 3717 Crompond Road			
Project Location (describe, and attach a location map): 3717 Crompond Road aka SBL 35.8-1-13			
Brief Description of Proposed Action: It is proposed to construct a 20,260 sf warehouse / retail building. The ratio of warehouse to retail has not been determined and will be based on tenant demand. The warehouse space will be divided into smaller individual spaces for vendors / contractors / trades and the like. Loft spaces above the warehouse is for office and storage.			
Name of Applicant or Sponsor: Joseph C. Riina, P.E., Site Design Consultants		Telephone: 914-962-4488	
		E-Mail: jriina@sitedesignconsultants.com	
Address: 251-F Underhill Avenue			
City/PO: Yorktown Heights		State: NY	Zip Code: 10598
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input 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 type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1.556 acres	
b. Total acreage to be physically disturbed?		1.4 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.556 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 checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" 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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Joseph C. Riina</u>	Date: <u>12-7-2021</u>	
Signature: _____ 		

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

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

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

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

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

**PRINT**

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

Section 35.8  
Block 1  
Lot # 13

RECEIVED  
PLANNING DEPARTMENT  
DEC 8 2021  
TOWN OF YORKTOWN

Approval Authority: TE [ ] PB [ ] TB [ ]  
Application #: \_\_\_\_\_  
Date Received: \_\_\_\_\_  
Date Issued: \_\_\_\_\_  
Date Expires: \_\_\_\_\_  
Fee Paid: \$ \_\_\_\_\_

Job Site Address: 3717 Crompond Road  
City/State/Zip: Yorktown Hgts., NY  
10598

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

**APPLICANT:**

YOUR NAME: Paul Guilaro  
COMPANY: 3717 Crompond Road, LLC  
ADDRESS: 10 Julia Lane, Suite 103  
Cold Spring, NY ZIP 10516  
PHONE: ( 845 ) 809-5969  
EMAIL: dferris@unicorncontracting.com

**OWNER:**

YOUR NAME: Applicant  
COMPANY: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
\_\_\_\_\_  
ZIP \_\_\_\_\_  
PHONE: ( \_\_\_\_\_ ) \_\_\_\_\_  
EMAIL: \_\_\_\_\_

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

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

Application fees are doubled with issuance of a Stop Work Order 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          | <input type="checkbox"/> | Control area of lake/pond          | <input type="checkbox"/>            |
| b. Stream/River/Brook | <input type="checkbox"/> | Control area of stream/river/brook | <input type="checkbox"/>            |
| c. Wetlands           | <input type="checkbox"/> | Control area of wetlands           | <input checked="" type="checkbox"/> |

**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.**

Reconstruction of new building, existing driveway and parking lot.

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

Construction of a 20,600 sf building, parking and stormwater management system.

**3. Tree Removal:**

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

Sizes; approximate DBH: \_\_\_\_\_

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

Reason for removal: \_\_\_\_\_

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

Tree removal contractor: \_\_\_\_\_

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

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

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

Signature: Paul F. Guillard Date: 12/7/21

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

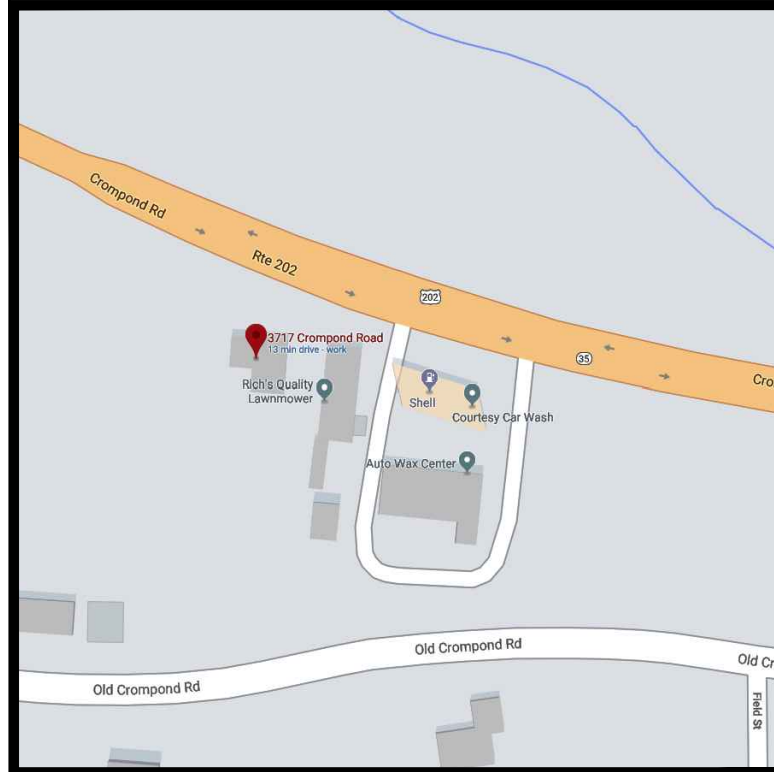
**GENERAL CONDITIONS**

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.

Paul F Guillaro  
PRINT NAME

  
SIGNATURE OF APPLICANT

12/7/21  
DATE



LOCATION MAP  
NOT TO SCALE



**SITE DATA:**

OWNER / DEVELOPER: 3717 CROMPOND ROAD, LLC  
10 JULIA LANE, SUITE 103  
COLD SPRING, NY 10516  
PROJECT LOCATION: 3717 CROMPOND ROAD  
TOWN OF YORKTOWN  
EXISTING TOWN ZONING: C-4, BUSINESS  
PROPOSED USE: C-4, BUSINESS  
TOWN TAX MAP DATA: SECTION 35.8, BLOCK 1, LOT 13  
SITE AREA: 1.556 ACRES (67,795 SF)  
SEWAGE FACILITIES: PUBLIC SEWERS  
WATER FACILITIES: PUBLIC WATER FACILITIES

**ZONING SCHEDULE:**

ZONING DISTRICT: C-4, BUSINESS			
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	NONE	67,795 SF.	NONE
MINIMUM LOT WIDTH AT MAIN BUILDING:	25 FT	178 FT.	NONE
MINIMUM LOT DEPTH:	100 FT	347.74 FT.	NONE
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:			NONE
FRONT YARD SETBACK:	15 FT.	43.5 FT	NONE
REAR YARD SETBACK:	30 FT.	83.1 FT.	NONE
SIDE YARD SETBACK:	NONE - SEE NOTE - 1	16.5 FT.	NONE
ACCESSORY BUILDINGS:			
FRONT YARD SETBACK:	15 FT.	NA	NONE
REAR YARD SETBACK:	30 FT.	NA	NONE
SIDE YARD SETBACK:	NONE - SEE NOTE - 1	NA	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:			
BUILDING COVERAGE (ALL BUILDINGS):	30% OF LOT AREA	30 % OF LOT AREA	NONE
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - FEET:	35 FEET	35 FT MAX	NONE
ACCESSORY BUILDING - FEET:	20 FEET	NA	NONE
REQUIRED OFF STREET LOADING:			
	SEE NOTE - 2	1	NONE
REQUIRED OFF STREET PARKING:			
	SEE TABLE & NOTE - 3		NONE

**ZONING REGULATION NOTES:**

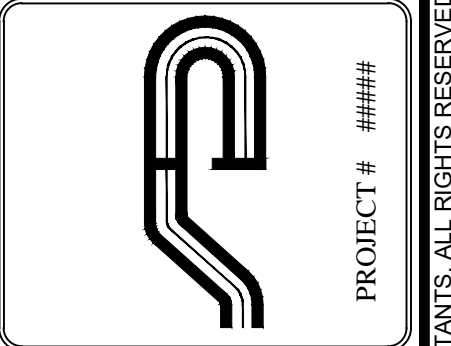
- None, but if provided shall be 10 feet; if used as one-way vehicular access, shall be 17 feet; two way vehicular access, 25 feet; if adjoins an R-District, shall be 50 feet.
- Spaces as required by 300-186 of the Code of the Town of Yorktown.
- Parking plan approval required in accordance with 300-179 through 300-182 and 300-183 through 300-186.
- Separate structures less than 500 square feet shall not be permitted.

**GENERAL NOTE:**

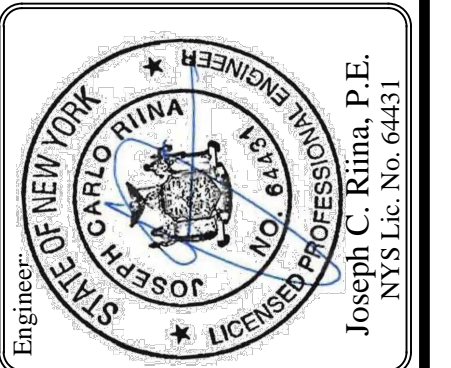
- Stormwater management facilities are schematic only and do not reflect the final design. Subsurface infiltration or other means may be required.

**PARKING SCHEDULE: WHOLESALE, STORAGE, UTILITY OR OTHER COMMERCIAL**

PROPOSED USE:	
WAREHOUSE BUILDING:	1 SPACE PER 2 PERSONS FOR WHICH THE BUILDING IS DESIGNED
RETAIL:	4 SPACES PER 1,000 SF OF OFFICE
REQUIRED PARKING:	12 WAREHOUSE SPACES WITH 6 EMPLOYEES: 36 SPACES 4,000 SF OF RETAIL @ 4 PER 1,000 SF = 16 SPACES TOTAL REQUIRED: 52 SPACES
PROVIDED PARKING:	50 STANDARD 2 HANDICAP 52 TOTAL



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



Revisions:	No.	Date	Comments

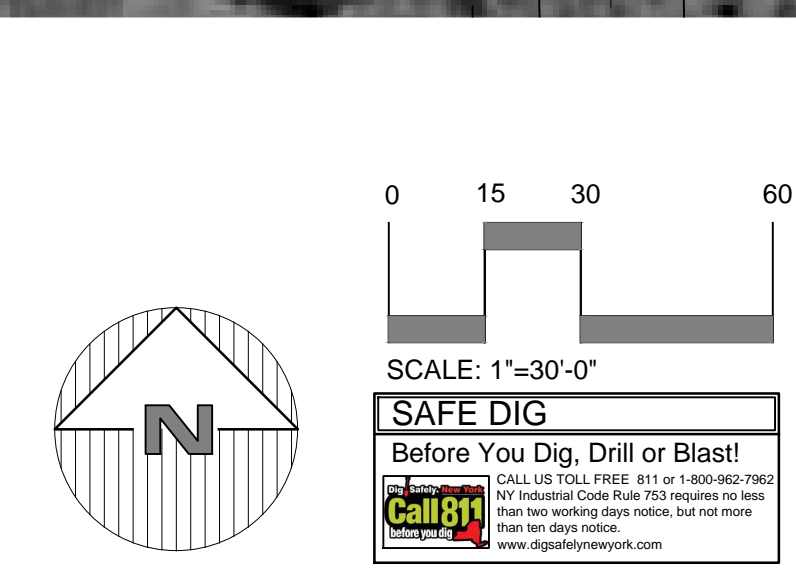
SCALE: 1" = 30'  
DRAWN BY: #  
DATE: 12/07/21

**TITLE SHEET**

Site Plan  
PREPARED FOR  
**3717 CROMPOND ROAD, LLC.**  
3717 CROMPOND ROAD  
Town of Yorktown  
Westchester County, NY

Sheet 1 of 2

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



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www.digbeforeyoudig.com

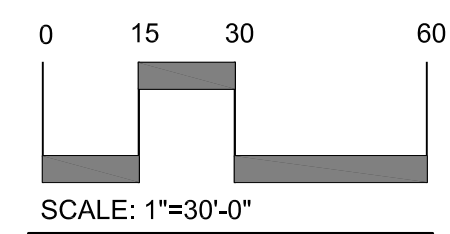
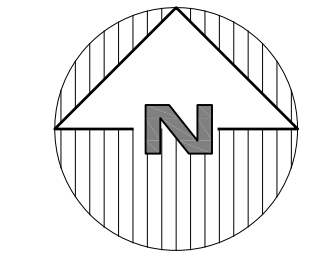
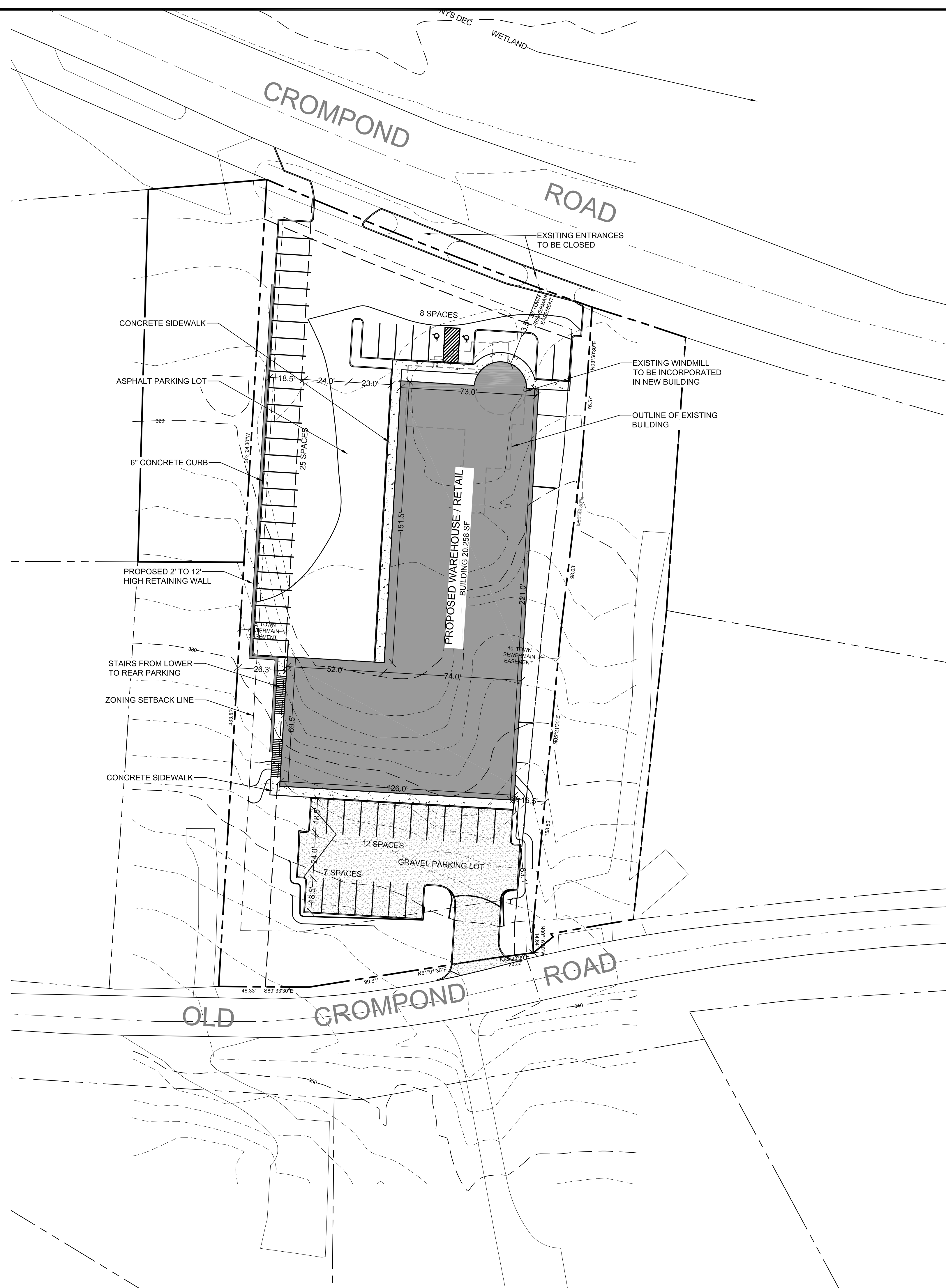
E:\2021\11-24\UNICORN\3717 CROMPOND RD\ENGINEERING\CADD\CD-15-24\UNICORN\_3717 CROMPOND RD\DWG\11-24 SITE PLAN 11-24-21.DWG 12/7/2021 4:06:41 PM



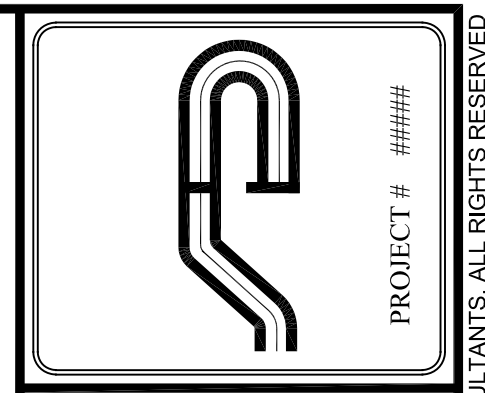
E:\2011\11-24\UNICORN\3717 CROMPOND REV\ENGINEERING\CADD\12-24\UNICORN\3717 CROMPOND REV\DWG\11-24 SITE PLAN 11-24.DWG 12/27/2011 4:08:24 PM

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

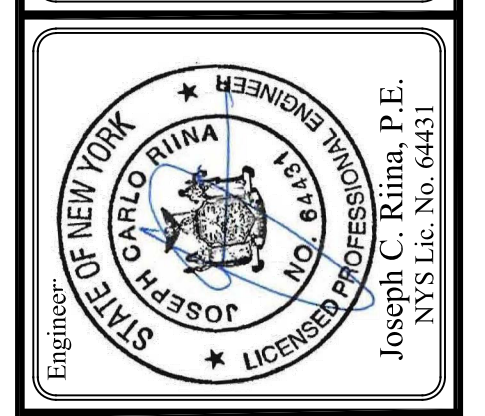
NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.



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Revisions:	No.	Date	Comments

SCALE: 1" = 30'  
DRAWN BY: ##  
DATE: 12/07/21

# SITE PLAN

Site Plan  
PREPARED FOR  
**3717 CROMPOND ROAD, LLC.**  
3717 CROMPOND ROAD  
Town of Yorktown  
Westchester County, NY

Sheet 2 of 2


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RECEIVED  
PLANNING DEPARTMENT

OCT 21 2021

TOWN OF YORKTOWN

-----Original Message-----

From: Sally Klein [mailto:sally313@icloud.com]  
Sent: Thursday, October 21, 2021 2:01 PM  
To: John Tegeder <jtegeder@yorktownny.org>  
Subject: **Please save the windmill** 

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

I just read the article about the planned development and hope you can persuade the builder to incorporate the windmill into any design because it is so iconic and should be preserved like the historic Marcus Dairy smokestack the retail center retained!!  
Thank you very much.

Best regards,  
Sally Klein



Old Dutch Mill - Restaurant & Bar - J. & G. Biedermann - Rt. 202 - Peekskill, N.Y. - Tel. PE. 7-9713

# **Martino Contracting**

# Site Design Consultants

Civil Engineers • Land Planners

December 8, 2021

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

Re: Martino Landscape Contractors, Inc.  
286 East Main Street  
SBL 6.17 -2-62

Dear Robyn:

This project was previously submitted in September 2020 and has not progressed since review at the Planning Board Meeting of October 5, 2020. The property owner has reassessed the development and we have revised our plans accordingly. We have prepared revised plans for site plan review and are submitting the enclosed items for placement on the agenda for the Planning Board Meeting of December 20, 2021:

- Five sets of the site plan titled "Site Plan Prepared for Martino Landscape Contractors, Inc.," Sheets 1-2 of 2, dated 8-25-2020, last revised 12-8-2021;

In addition to address the memo to the Planning Board from Ed Kolisz dated November 19, 2020, we have addressed the Fire Inspector's concerns where applicable in the new plan.

We will also submit a digital copy of this submission. If you have any questions or need additional information, please contact me. Thank you.

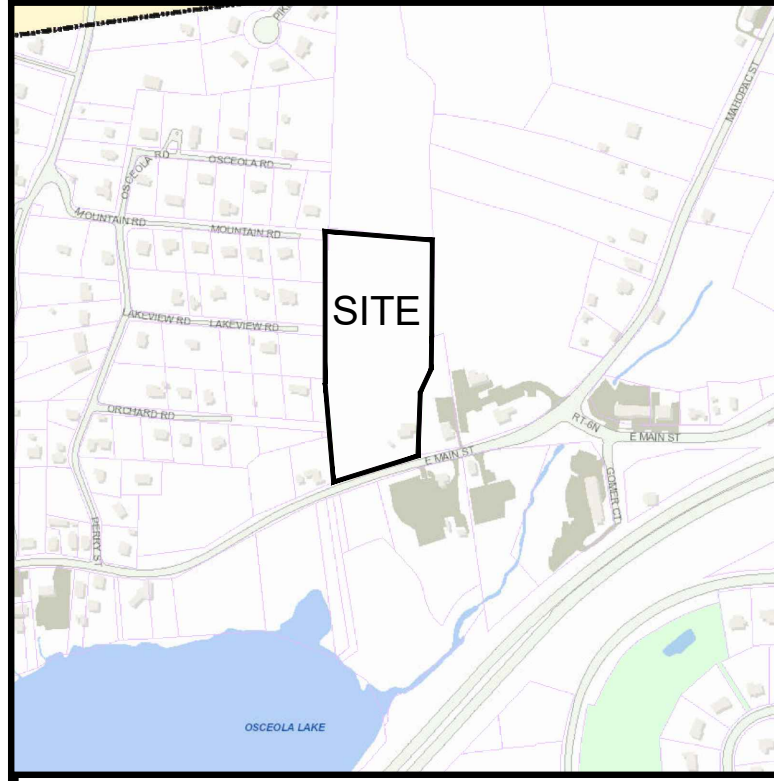
Yours Truly,

  
Joseph C. Riina, P.E.

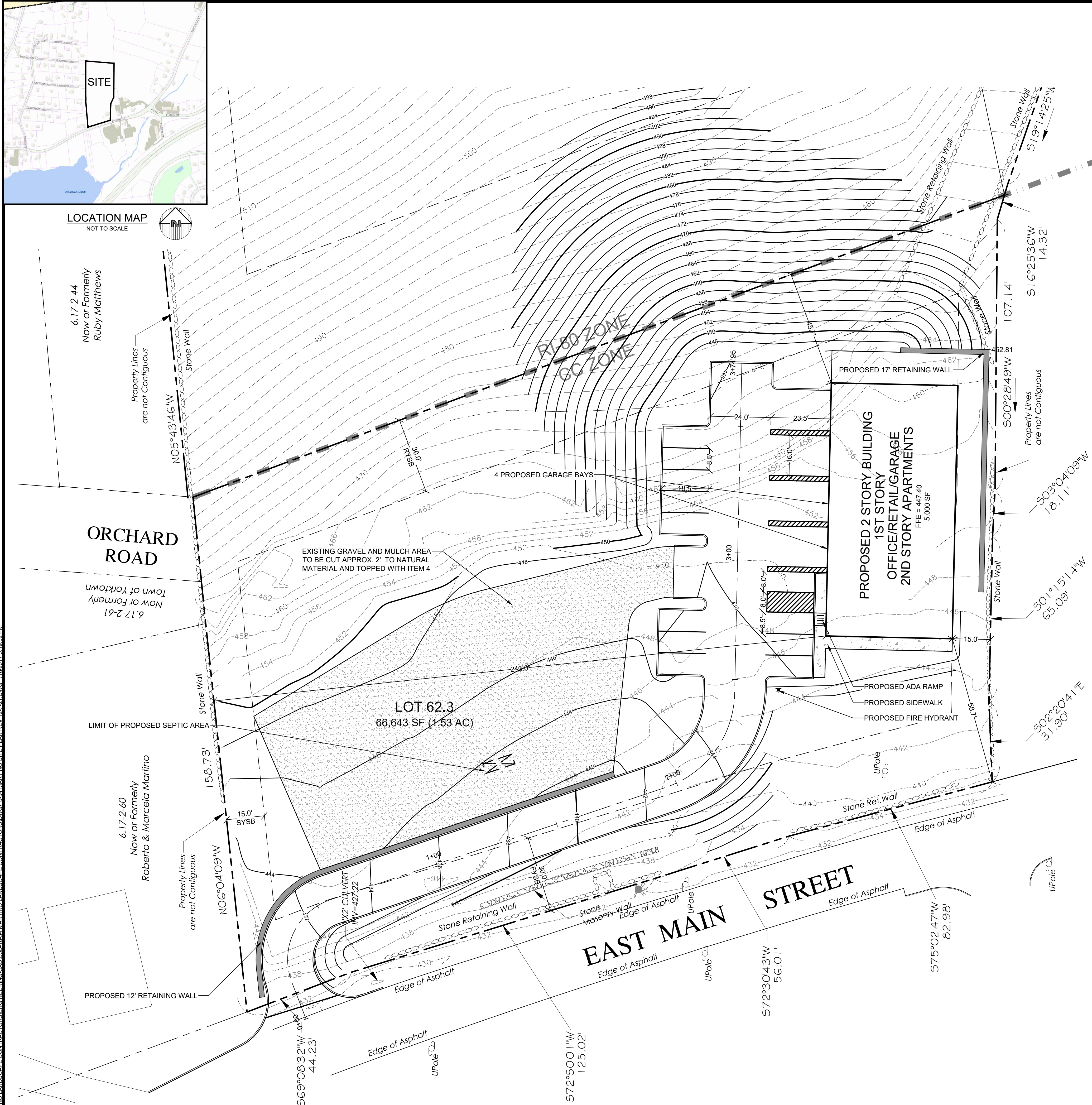
Cc: Engineering Department  
Bureau of Fire Prevention  
Building Department  
Water Department  
Martino Landscape Contractors, Inc.

JCR / cm / Enc. / sdc 18-34





LOCATION MAP  
NOT TO SCALE



**SITE DATA:**  
 OWNER / DEVELOPER: MARTINO LANDSCAPING CONTRACTING, INC.  
 P.O. BOX 237  
 YORKTOWN HEIGHTS, NY 10598  
 286 EAST MAIN STREET  
 TOWN OF YORKTOWN  
 PROJECT LOCATION: R1-80 RESIDENTIAL / CC COUNTRY COMMERCIAL  
 R1-80 RESIDENTIAL / CC COUNTRY COMMERCIAL  
 SECTION 6.17, BLOCK 2, LOT 62  
 6.47 ACRES (281,992.45 SF)  
 EXISTING TOWN ZONING: ON-SITE WASTEWATER TREATMENT  
 PROPOSED USE: PUBLIC WATER FACILITIES  
 TOWN TAX MAP DATA: HUDSON RIVER  
 SITE AREA :  
 SEWAGE FACILITIES:  
 WATER FACILITIES:  
 WATERSHED:

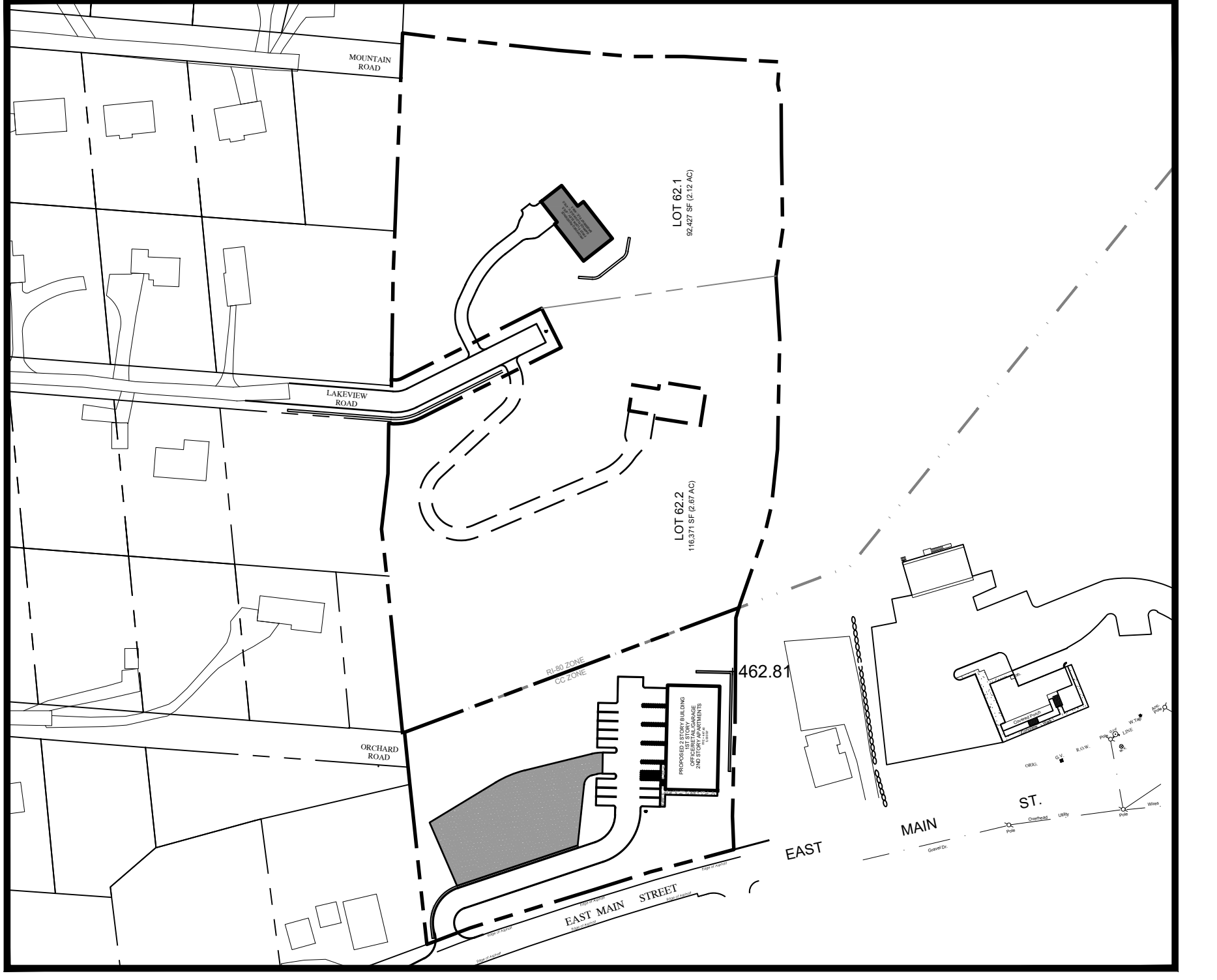
BULK & DIMENSIONAL REGULATIONS:		
COUNTRY COMMERCIAL	REQUIRED	PROPOSED
MINIMUM LOT AREA:	None	66,643 S.F.
MAXIMUM ALLOWABLE DENSITY:	For commercial or mixed use structures: 0.20 F.A.R. F.A.R. = 20 x 66,643 F.A.R. = 13,328.6 S.F.	5,000 S.F./66,643 S.F. = 0.075
MAXIMUM BUILDING HEIGHT:	Two stories for 35 feet	Two stories for 35 feet
MAXIMUM BUILDING COVERAGE: (Principal and Accessory Building)	30% of lot area	7.5% of lot area
LENGTH OF BUILDING:	No building shall be greater than 100 feet in length. For every 40 feet of building facade facing a public street the building facade shall be modulated such that the building is stepped back or extended forward.	100'
BUILDING SETBACKS:		
FRONT YARD:	30'	58.7'
REAR YARD:	30'	45.7'
SIDE YARD:	15' except 20 when adjacent to a residential district.	15.0'

**BUFFERING:**  
 A landscaped area shall be provide in all front setbacks. There shall be a minimum ten (10) foot landscaped buffer in rear setbacks and ten (10) foot landscaped buffer in side setbacks adjacent to a street or residential district. Paved pedestrian paths shall connect parking areas with building entrances.

**PARKING SCHEDULE**

REQUIRED PARKING:	4 SPACES PER 1000 SF OF OFFICE OR RETAIL + 1 SPACE PER TWO EMPLOYEES OF WAREHOUSE
USE 1: RETAIL /OFFICE:	1,000 S.F. @ 4 SPACES/1000 S.F. = 4 SPACES
USE 2: WHOLESALE, STORAGE, UTILITY OR OTHER COMMERCIAL:	1 SPACE / TWO PERSONS EMPLOYED (16) = 8 SPACES
TOTAL REQUIRED PARKING:	12 SPACES
TOTAL PROVIDED PARKING:	12 SPACES
PARKING VARIANCE REQUIRED:	0 SPACES

**NOTE:**  
 1. 12 EMPLOYEES ARE OFFSITE DURING BUSINESS HOURS

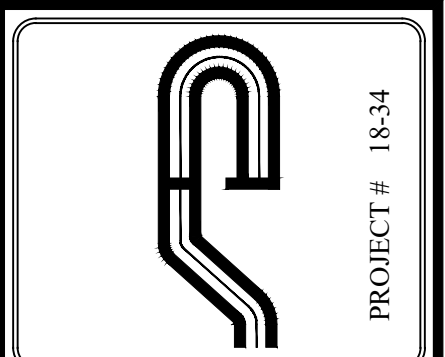


INSET  
SCALE: 1" = 120'

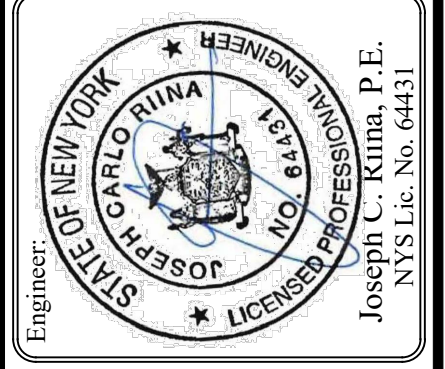


**NOTE:**  
 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY DANIEL T. MERRITS, DATED 7/30/18. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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



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 251-J Underhill Avenue, Yorktown Heights, NY 10598  
 (914) 962-4488 - Fax: (914) 962-7386  
 www.sitedesignconsultants.com



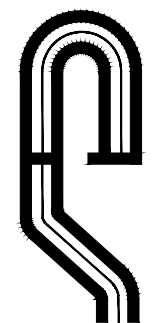
Revisions:	No.	Date	Comments:

SCALE:	1" = 20'
DRAWN BY:	TK
DATE:	8/25/20

**CC  
SITE LAYOUT  
PLAN**

SITE/SUBDIVISION PLAN  
 PREPARED FOR  
**MARTINO LANDSCAPING**  
 286 EAST MAIN STREET  
 Yorktown  
 Westchester County

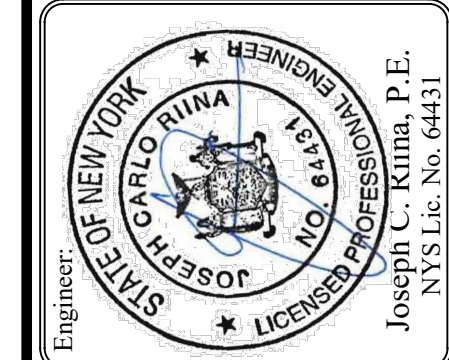
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PROJECT # 18-34

# Site Design Consultants

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



Revisions:	No.	Date	Comments
	1	12/8/21	Town Comments

SCALE:	1" = 30'
DRAWN BY:	TK
DATE:	8/25/20

## R1-80 RESIDENTIAL SITE PLAN

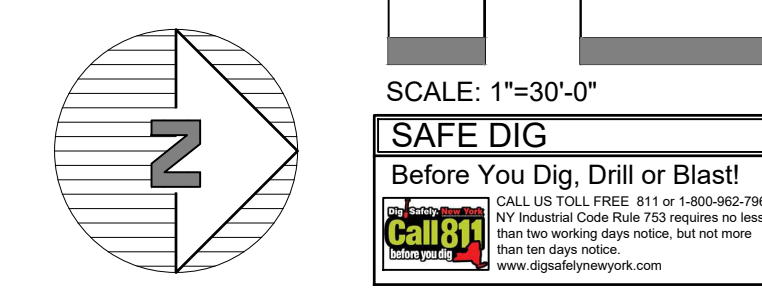
SITE/SUBDIVISION PLAN  
PREPARED FOR  
**MARTINO LANDSCAPING**  
286 EAST MAIN STREET  
Westchester County  
Town of Yorktown

Sheet 2 of 2

BULK & DIMENSIONAL REGULATIONS:				
R1-80	REQUIRED	LOT 1 PROPOSED	LOT 2 PROPOSED	VARIANCE REQUIRED
MINIMUM LOT AREA:	80,000 SF	92,427 S.F.	116,371 S.F.	N/A
LOT WIDTH: (At Building Line)	200 ft	367 ft	371 ft	N/A
LOT DEPTH:	200 ft	205'	305'	N/A
MAXIMUM BUILDING HEIGHT:	Two stories/ 35 feet	Two stories/ 35 feet	Two stories/ 35 feet	N/A
MAXIMUM BUILDING COVERAGE:	10% of lot area	2.4% of lot area	1.8% of lot area	N/A
ROAD FRONTAGE	200 ft	160 ft	224 ft	40 ft Lot 1
BUILDING SETBACKS:				
FRONT YARD:	75 ft	139.0 ft	178.8 ft	N/A
REAR YARD:	75 ft	160.4 ft	75 ft	N/A
SIDE YARD:	30 ft One Side, 80 ft Combined	39.4 ft One Side, 168.2 ft Combined	69.6 ft One Side, 300 ft Combined	N/A



**NOTE:**  
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY DANIEL T. MERRITS, DATED 7/30/18. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



E:\2018\18-34 MARTINO LANDSCAPING CONTRACTORS\DWG\18-34 MARTINO SITE PLAN\REV\2-21.DWG, 11/6/2017, 2:18:52 PM

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

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PLANNING DEPARTMENT

DEC 17 2021

TOWN OF YORKTOWN

## BUREAU OF FIRE PREVENTION

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

### MEMORANDUM

**Edward Kolisz, Fire Inspector**

Fax (914) 962-1731

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

Office hours: Weekdays 8:00-10:00 a.m., 3:00-4:00 p.m.

TO: Planning Board, Town of Yorktown  
From: Edward Kolisz, Fire Inspector  
Re: **Martino Subdivision**  
Date: December 17, 2021

On Monday December 13, 2021 the Bureau of Fire Prevention met to discuss the proposed Martino Subdivision at 286 East Main St. Jefferson Valley, NY. The Bureau had the following comments:

- **For the commercial site:**
  1. The applicant should be aware that fire sprinklers will be required.
  2. The applicant shall demonstrate that fire apparatus can maneuver the site. Turning radius and grade need to be shown.
  3. Since the access road is in excess of 150 feet an approved turnaround is required. See Appendix D of the Fire Code Of New York State.
  
- **For the residential building:**
  1. A turnaround of some sort is needed for not only emergency vehicles but all vehicles. Lakeview Rd. is very narrow and difficult for emergency vehicles to operate on. The turnaround needs to meet code. See Appendix D of the Fire Code of New York State for approved turnarounds.
  2. The Bureau would like to know if there is legal access to this site from Lakeview Rd.

Please contact me with any questions.



617.20  
**Appendix B**  
**Short Environmental Assessment Form**

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 PLANNING DEPARTMENT

SEP 23 2020

TOWN OF YORKTOWN

**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Martino Landscape Contractors, Inc., P.O. Box 237, Yorktown Heights, NY 10598			
Project Location (describe, and attach a location map): 286 East Main Street SBL 6.17-2-62			
Brief Description of Proposed Action: It is proposed to subdivide the property into one commercial lot with a two-story office / warehouse / garage, and apartment building, and one residential lot with a single family house.			
Name of Applicant or Sponsor: Joseph C. Riina, P.E., Site Design Consultants		Telephone: 914-962-4488	
		E-Mail: jriina@sitedesignconsultants.com	
Address: 251-F Underhill Avenue			
City/PO: Yorktown Heights		State: NY	Zip Code: 10598
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" 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: Westchester County Health Department; Westchester County DPW (driveway permit); Town of Yorktown Site Plan Approval; Town of Yorktown MS4 Permit; Town of Yorktown Building Permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		6.47 acres	
b. Total acreage to be physically disturbed?		2.3 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		6.47 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 checked="" 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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Joseph C. Riffa</u>	Date: <u>9-22-2020</u>	
Signature: _____		

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

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

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

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

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

**PRINT**

# **Ryder Subdivision**

# Site Design Consultants

Civil Engineers • Land Planners

December 8, 2021

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

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

Dear Robyn:

Dan Ciarcia was the previous engineer who worked on this project when it was last before the Planning Board for discussion. Site Design has taken over the project and we have prepared a plan presenting some alternatives for review with the Board members.

Enclosed please find the following items for placement on the agenda for the Planning Board Meeting of December 20, 2021:

- Five sets of the site plan titled "Site Plan Prepared for Ryder," Sheets 1-2 of 2, dated 12-7-2021;

We will also submit a digital copy of this submission. If you have any questions or need additional information, please contact me. Thank you.

Yours Truly,

  
Joseph C. Riina, P.E.

Cc: Engineering Department  
Bureau of Fire Prevention  
Building Department  
Water Department  
Andrew Ryder

JCR / cm / Enc. / sdc 21-21

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

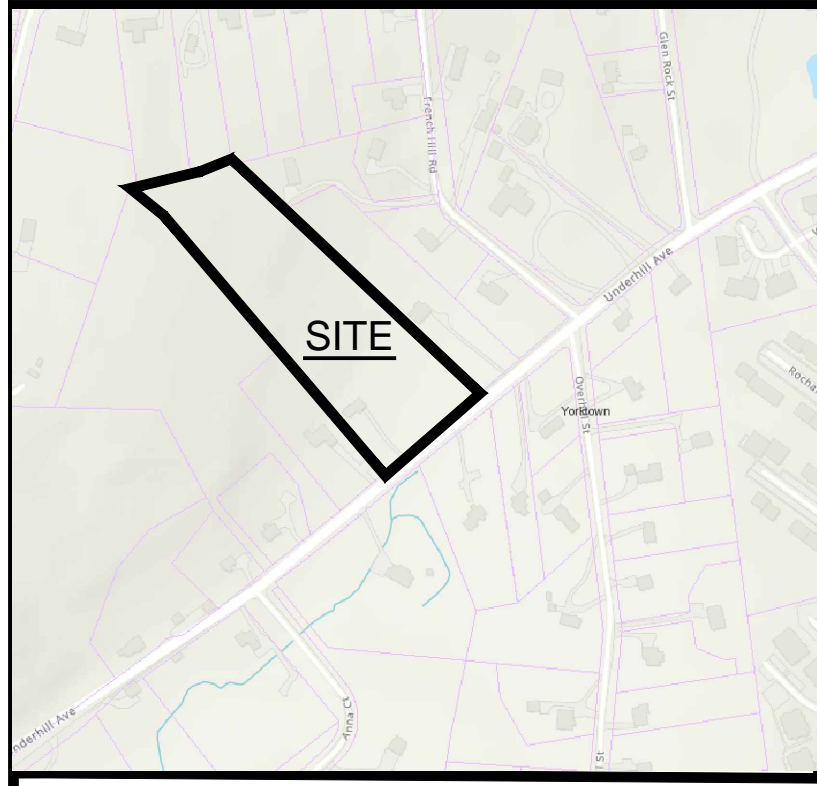
60 Walnut Grove Road • Ridgefield, Connecticut 06877

(914) 962-4488

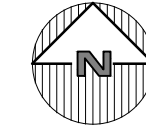
(203) 431-9504

Fax (914) 962-7386





LOCATION MAP  
NOT TO SCALE

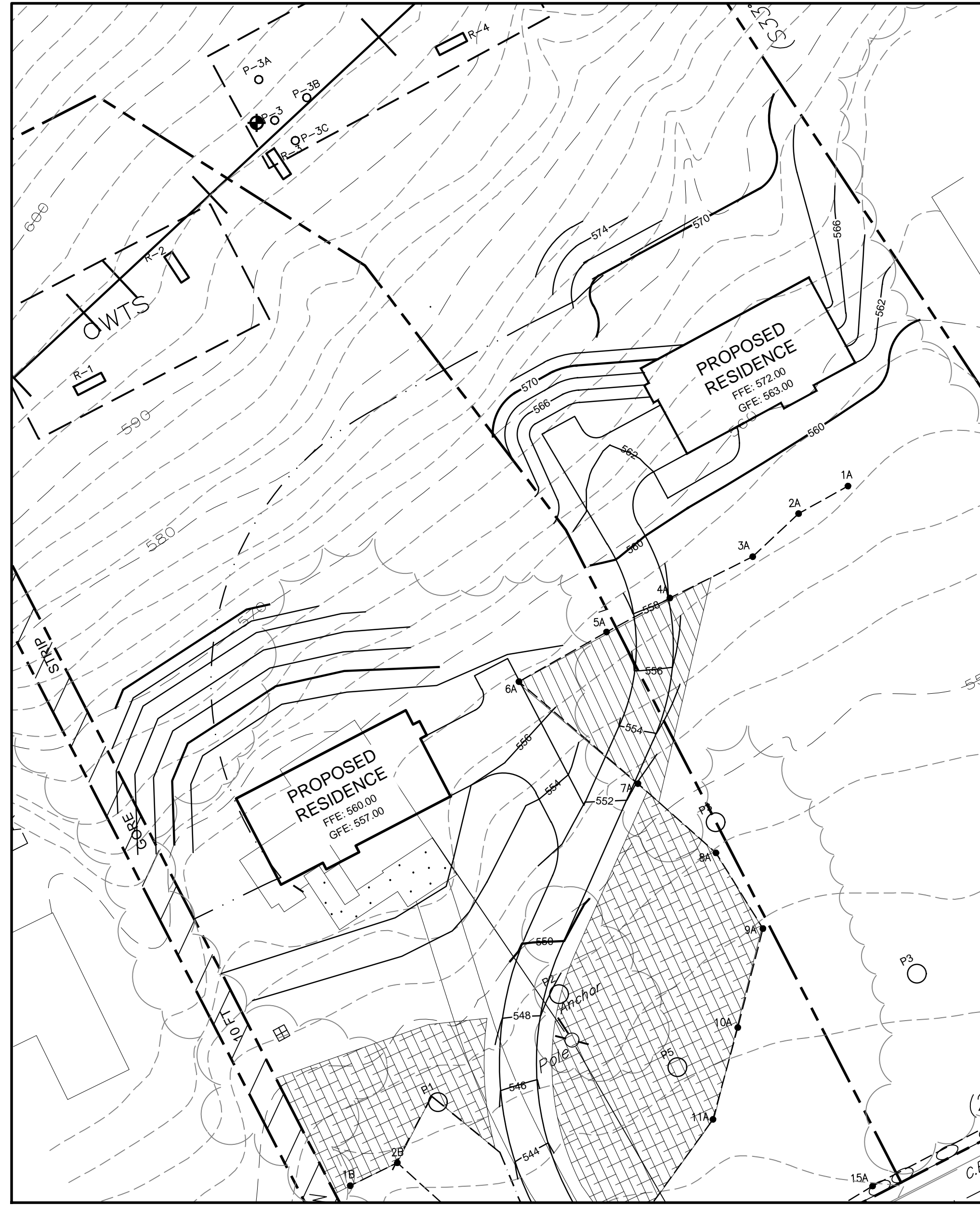


**SITE DATA:**

OWNER / DEVELOPER: ANDREW & GEORGE RYDER  
 STREET ADDRESS: 23 CREST DRIVE, YORKTOWN HEIGHTS, NY 10598  
 PROJECT LOCATION: 532 UNDERHILL AVENUE, TOWN OF YORKTOWN  
 EXISTING TOWN ZONING: R1-40, SINGLE FAMILY RESIDENTIAL  
 PROPOSED USE: R1-40, SINGLE FAMILY RESIDENTIAL  
 TOWN TAX MAP DATA: SECTION 48.06, BLOCK 1, LOT 12  
 SITE AREA: 6.09 ACRES (325,624.46 SF)  
 SEWAGE FACILITIES: SUBSURFACE SEWAGE DISPOSAL  
 WATER FACILITIES: PUBLIC WATER FACILITIES

**ZONING SCHEDULE:**

ZONING DISTRICT:	R1-40, RESIDENTIAL			
DIMENSIONAL REGULATIONS:	REQUIRED	LOT 1	LOT 2	VARIANCE REQUIRED
<b>MINIMUM SIZE OF LOT:</b>				
MINIMUM LOT AREA:	40,000 SF.	66,458 SF.	198,758 SF.	NONE
MINIMUM LOT WIDTH:	150 FT.	165 FT.	165 FT.	NONE
MINIMUM LOT DEPTH:	150 FT.	433 FT.	937 FT.	NONE
MINIMUM ROAD FRONTAGE:	150 FT.	165 FT.	165 FT.	NONE
<b>MINIMUM YARD DIMENSIONS:</b>				
PRINCIPAL BUILDING:				
FRONT YARD SETBACK:	50 FT.	175 FT.	241 FT.	NONE
REAR YARD SETBACK:	50 FT.	164 FT.	568 FT.	NONE
ONE SIDE YARD SETBACK:	20 FT.	30 FT.	28 FT.	NONE
COMBINED SIDE YARD SETBACK:	50 FT.	75 FT.	54 FT.	NONE
<b>ACCESSORY BUILDINGS:</b>				
FRONT YARD SETBACK:	50 FT.	N/A	N/A	NONE
REAR YARD SETBACK:	50 FT.	N/A	N/A	NONE
ONE SIDE YARD SETBACK:	20 FT.	N/A	N/A	NONE
COMBINED SIDE YARD SETBACK:	50 FT.	N/A	N/A	NONE
<b>MAXIMUM % OF LOT TO BE OCCUPIED:</b>				
PRINCIPAL BUILDING COVERAGE:	15% OF LOT AREA	3% OF LOT AREA	1% OF LOT AREA	NONE

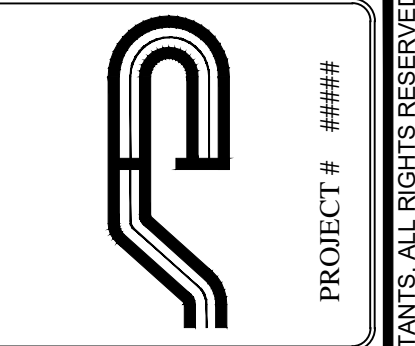


**DETAILED VIEW**

SCALE: 1" = 30'

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

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 www.sitedesignconsultants.com

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

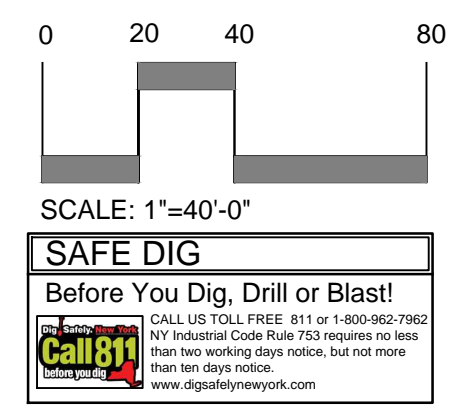
Revisions:	No.	Date	Comments
	###	###	###

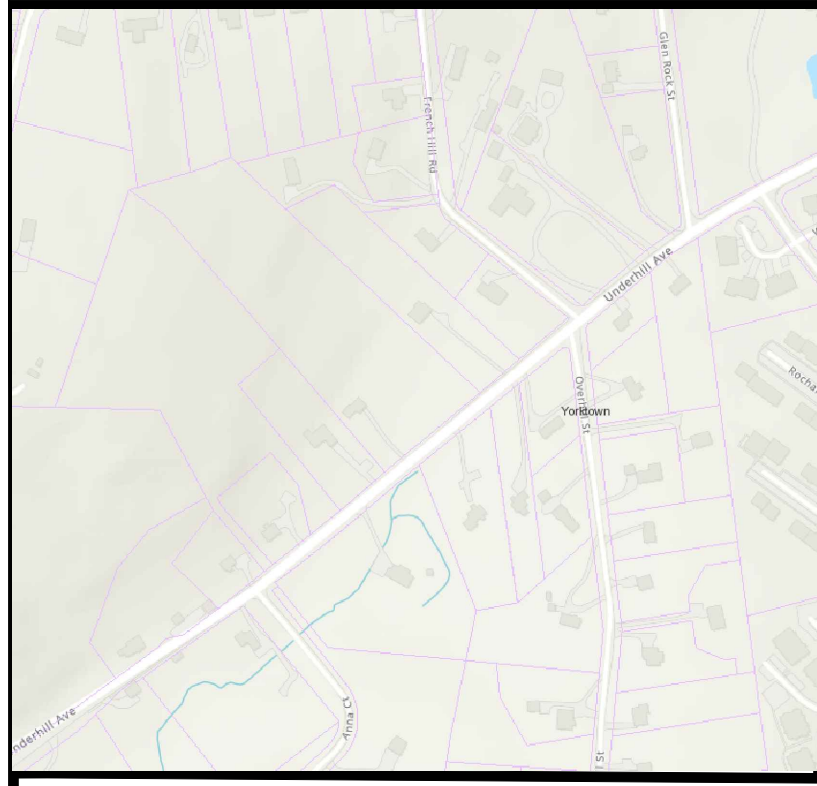
SCALE: 1" = 40'  
 DRAWN BY: CS  
 DATE: 12/07/21

**PREFERRED PRELIMINARY SUBDIVISION PLAN**

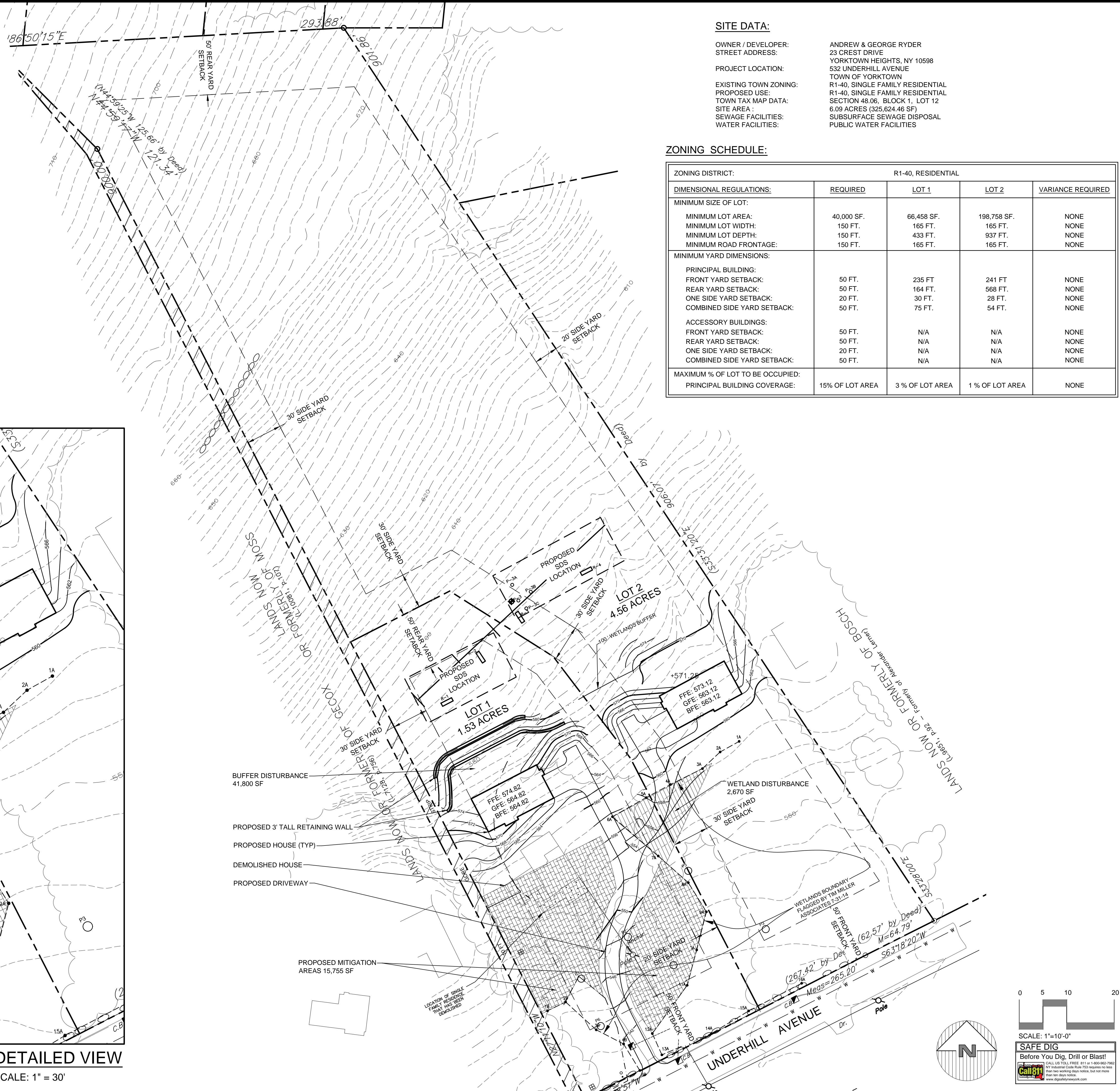
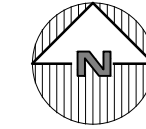
SITE PLAN PREPARED FOR  
**RYDER**  
 532 UNDERHILL AVENUE  
 Yorktown Heights, NY 10598  
 Westchester County, NY

Sheet 1 of 2





LOCATION MAP  
NOT TO SCALE



**SITE DATA:**

OWNER / DEVELOPER: ANDREW & GEORGE RYDER  
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MINIMUM LOT DEPTH:	150 FT.	433 FT.	937 FT.	NONE
MINIMUM ROAD FRONTAGE:	150 FT.	165 FT.	165 FT.	NONE
<b>MINIMUM YARD DIMENSIONS:</b>				
PRINCIPAL BUILDING:				
FRONT YARD SETBACK:	50 FT.	235 FT.	241 FT.	NONE
REAR YARD SETBACK:	50 FT.	164 FT.	568 FT.	NONE
ONE SIDE YARD SETBACK:	20 FT.	30 FT.	28 FT.	NONE
COMBINED SIDE YARD SETBACK:	50 FT.	75 FT.	54 FT.	NONE
ACCESSORY BUILDINGS:				
FRONT YARD SETBACK:	50 FT.	N/A	N/A	NONE
REAR YARD SETBACK:	50 FT.	N/A	N/A	NONE
ONE SIDE YARD SETBACK:	20 FT.	N/A	N/A	NONE
COMBINED SIDE YARD SETBACK:	50 FT.	N/A	N/A	NONE
<b>MAXIMUM % OF LOT TO BE OCCUPIED:</b>				
PRINCIPAL BUILDING COVERAGE:	15% OF LOT AREA	3% OF LOT AREA	1% OF LOT AREA	NONE

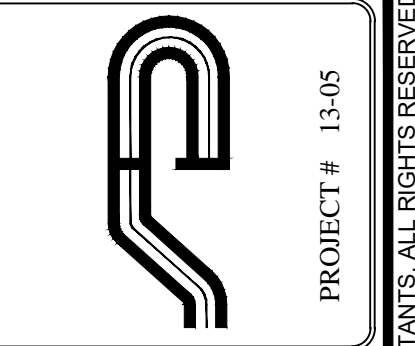


DETAILED VIEW

SCALE: 1" = 30'

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

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



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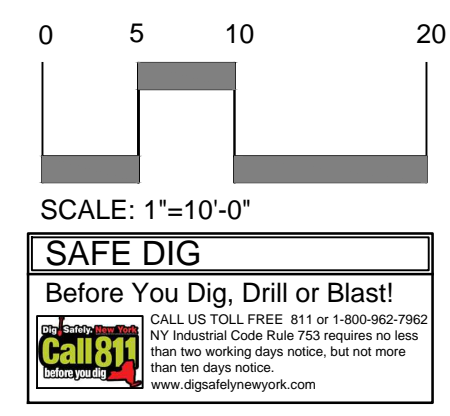
Revisions:	No.	Date	Comments

SCALE: 1" = 40'  
 DRAWN BY: CS  
 DATE: 12/7/21

**ALTERNATE PRELIMINARY SUBDIVISION PLAN**

SITE PLAN PREPARED FOR  
**RYDER**  
 532 UNDERHILL AVENUE  
 Town of Yorktown Heights  
 Westchester County, NY

Sheet 1 of 1



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