

## 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

July 25, 2022  
7:00 PM

1. Correspondence
2. Meeting Minutes – July 11, 2022

#### REGULAR SESSION

#### 3. Dell Avenue Solar Project

##### Public Informational Hearing

*Location:* 70.11-1-16, 70.15-1-2; Dell Avenue

*Contact:* Zarin & Steinmetz

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

#### 4. Volta EV Charging Stations at Staples Plaza

##### Public Informational Hearing

*Location:* 36.06-2-76; 3333 Crompond Road

*Contact:* Cuddy & Feder

*Description:* Two proposed electric vehicle charging stations in existing curbed islands adjacent to existing parking spaces.

#### WORK SESSION

#### 5. Wendy's at Staples Plaza

##### Discussion Amended Site Plan

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

*Contact:* Chiesa Shahinian & Giantomasi, PC

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

#### 6. Town Board Referral

##### Proposed Zoning Code Amendment

*Location:* 36.06-2-72; 3241 Crompond Road

*Contact:* Zarin & Steinmetz

*Description:* Proposed amendment to the Zoning Code to allow the Guiding Eyes for the Blind program and new kennel facility.

#### 7. Dorchester Glen Subdivision

##### Discussion Subdivision

*Location:* 15.20-3-6; 1643 Maxwell Drive

*Contact:* Site Design Consultants

*Description:* Proposed 4 lot subdivision on 24.26 acres in the R1-20 zone.

**8. Town Board Referral**

**Proposed Cell Tower on Town Property**

*Location:* 16.12-1-31; Route 6 & Hill Boulevard

*Contact:* Snyder & Snyder

*Description:* Request from Homeland Towers LLC to lease a portion of Town property for a proposed public utility wireless telecommunication facility. This request requires an alienation of parkland.

**9. Town Board Referral**

**Proposed Cell Tower on Town Property**

*Location:* 27.11-1-33; 109 Granite Springs Road

*Contact:* Snyder & Snyder

*Description:* Request from Homeland Towers LLC to lease a portion of Town property for a proposed public utility wireless telecommunication facility. This request requires an alienation of parkland.

**10. Zoning Board Referral**

**Marsocci ZBA #37/22, #38/22**

*Location:* 36.15-1-19; 1225 White Hill Road

*Contact:* Myra Marsocci, applicant

*Description:* Request for a special permit for a farm operation with retail of flowers and plants pursuant to Town Code Section 300-45 and a request for a permit to build a shed less than 500 SF for farm use.

**11. Zoning Board Referral**

**Elezaj ZBA # 39/22, #40/22**

*Location:* 25.12-2-32; 1658 Amazon Road

*Contact:* Michael Piccirillo

*Description:* Request for a special permit for accessory dwellings for an existing three-family house and cottage where the owner has never occupied the property and request for a variance to legalize 3 accessory apartments on 1.276 acres in the R1-40 zone.

**12. Underhill Farm**

**Discussion Expanded EAF**

*Location:* 48.06-1-30; 370 Underhill Avenue

*Contact:* Site Design Consultants

*Description:* Proposed mixed use development of 148 residential units, 17,580 SF commercial space, and recreational amenities. Original main structure to remain and be reused. Development is proposed on a 13.78 acre parcel in the R1-40 with Planned Design District Overlay Zone authorization from the Town Board.

**13. Town Board Referral**

**Proposed Local Law**

Proposed local law adding Chapter 95 to the Town Code to allow members of the Town's local public bodies the authority to participate in meeting via videoconference from locations not accessible to the public so long as a quorum of the public body participates from locations where the public may be physically present and all conditions set forth in Public Officers Law 103-a are met.

# **Correspondence**

# **Draft Minutes**

# **Dell Avenue Solar Farm**

JUL 19 2022

TOWN OF YORKTOWN

**AFFIDAVIT OF MAILING**

STATE OF NEW YORK            )  
  )  
COUNTY OF WESTCHESTER    )        ss:

Being duly sworn, Tracy A. Russo, hereby deposes and says as follows:

1. I am not party to this action and am over 18 years of age;
2. On July 13, 2022, I served the within Public Notice, via standard mail, addressed to the following people at the last known addresses set forth below:

See attached.

  
\_\_\_\_\_  
Tracy A. Russo

Sworn to and subscribed before me  
this 19<sup>th</sup> day of July 2022

  
\_\_\_\_\_  
NOTARY PUBLIC

**LAURA MCMAHON  
NOTARY PUBLIC, STATE OF NEW YORK  
NO. 01MC6017348  
QUALIFIED IN ROCKLAND COUNTY  
COMMISSION EXPIRES 12/14/20 **

70.11-1-18  
SORANGO, ROSA E. & SACA-GUAMAN,  
PEDRO M.  
249 DELL AVE  
OSSINING, NY 10562

70.11-1-7  
KHAN, M.I.  
75 HOG HILL RD  
CHAPPAQUA, NY 10514

70.14-1-3  
CON EDISON OF N.Y. INC.  
C/O STEPHANIE J. MERRITT  
4 IRVING PL., 3<sup>RD</sup> FL NORTHWEST  
NEW YORK, NY 10003

81.9-3-1  
CON EDISON OF N.Y. INC.  
C/O STEPHANIE J. MERRITT  
4 IRVING PL., 3<sup>RD</sup> FL NORTHWEST  
NEW YORK, NY 10003

81.6-2-6  
RANDOM FARMS HOMEOWNERS ASSN INC  
C/O KATONAH MGMT CORP  
334 UNDERHILL AVE, SUITE 5D  
YORKTOWN HEIGHTS, NY 10598

70.14-1-6  
CITY OF N.Y. D.W.S.G. & E  
BUREAU OF WATER SUPPLY  
71 SMITH AVENUE  
KINGSTON, NY 12401

70.15-1-1  
YASKOVIC, RONALD  
522 SAW MILL RIVER RD  
YONKERS, NY 10701

70.14-1-4  
NHST HOUSE, LLC.  
66 EDGEWOOD RD  
KATONAH, NY 10536

81.6-2-45  
KINSTLINGER BRIAN D & JENNIFER  
6 RANDOM FARMS DR  
CHAPPAQUA, NY 10514

81.7-1-6  
ROSENBLATT BRIAN & RANDI  
36 RANDOM FARMS CIR  
CHAPPAQUA, NY 10514

70.11-1-15  
LANGONE, ALFONSE  
256 DELL AVE  
OSSINING, NY 10562

70.15-1-3  
RIVERSIDE TRUST  
C/O SHEPARD MCILWEE  
11601 WILSHIRE BLVD SUITE 1  
LOS ANGELES, CA 90025

70.14-1-5  
NHST RESTAURANT, LLC.  
66 EDGEWOOD RD  
KATONAH, NY 10536

81.6-2-46  
KALATHIL SHAIJU &  
MALAICKAL LALENI  
2 RANDOM FARMS DR  
CHAPPAQUA, NY 10514

Town of New Castle  
New Castle Town Office  
200 S Greeley Avenue  
Chappaqua, NY 10514

## NOTICE TO INTERESTED PARTIES

TO: \_\_\_\_\_  
\_\_\_\_\_

**PLEASE TAKE NOTICE** that a **Public Informational Hearing** will be held by the Planning Board of the Town of Yorktown in Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598 on **Monday, July 25, 2022 at 7:00 pm** or as soon thereafter as possible on the following matter:

Application of SCS Dell 014136 Yorktown, LLC for approval of a site plan, special permit, stormwater pollution prevention plan, and tree permit with submitted plans titled, "Dell Avenue Solar Farm," prepared by TRC Engineers, Inc., dated June 14, 2022, on behalf of Sol Systems, LLC.

It is proposed to construct a 3,625 kWac fixed tilt ground mount solar energy system with associated gravel access roads, fence, electrical equipment, stormwater management, and landscaping on approximately 14 acres. The site, totaling 62.33 acres, is located on Dell Avenue, in the Town of Yorktown, also known as Section 70.11, Block 1, Lots 16 and 70.15, Block 1, Lot 2 on the Town of Yorktown Tax Map.

If any interested members of the public would like to provide comments on this application, written comments can be provided to the Board by mail sent to the Planning Department at 1974 Commerce Street, Yorktown Heights, NY 10598 or by email before the meeting to [planning@yorktownny.org](mailto:planning@yorktownny.org). Submitted written comments will be given to the Planning Board in advance of the meeting.

The above listed site plan may be viewed on the Town's website: <http://www.yorktownny.org/planning/public-hearings>. Please do not hesitate to call the Planning Department at 914-962-6565 with questions or for more information.

ALL PERSONS INTERESTED in the above matter may appear before the Board in person, or virtually if the meeting is held remotely, by agent or attorney and will be heard before any final determination is made.

This notice is being sent to you by regular first class mail, pursuant to Section '195-39B of the Yorktown Town Code requiring the undersigned to notify all interested parties as defined there under.

**SCS Dell 014136 Yorktown, LLC**  
\_\_\_\_\_  
Name of Applicant  
**c/o Zarin & Steinmetz**  
**Jody T. Cross, as Attorney for Applicant**  
By (Name and Title)

**07/13/2022**  
\_\_\_\_\_  
Date



Sign Notification Certification

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

Section 70.15 Block 01 Lot 02

Project Name: Dell Avenue Solar Farm

Address: Dell Avenue, Yorktown, NY, 10514

Applicant's Name: SCS Dell 014136 Yorktown, LLC

Address: 1101 Connecticut Ave NW, Second Floor, Washington, DC, 20036

Phone: 202-527-8402 (Erick Alves de Sa, Project Development Manager, Sol Systems)

RECEIVED  
PLANNING DEPARTMENT

JUN 19 2022

TOWN OF YORKTOWN

No. Signs Posted: 2

Sign #1 Location: East side of Saw Mill River Rd across from Travelers Rest

Sign #2 Location: South side of Dell Ave at existing gated site entrance to property

Sign #3 Location: N/A

- Please Attach and Label Photos on Additional Sheets -

Applicant's Signature: Erick Alves de Sa July 12, 2022

Land Owner's Signature: H.B. [Signature]  
July 15, 2022

**PHOTO of SIGN #1 @ East side of Saw Mill River Rd across from Travelers Rest**



**PHOTO of SIGN #2 @ South side of Dell Ave at existing gated site entrance to property**





**Yorktown Town Hall**  
363 Underhill Avenue, P.O. Box 703  
Yorktown Heights, NY 10598

(914) 962-5722  
[www.yorktownny.org](http://www.yorktownny.org)

July 18, 2022

Jody T. Cross  
81 Main Street, Suite 415  
White Plains, NY 10601

Subject: Dell Avenue Solar Project

Dear Ms. Cross,

As part of the Croton Overlook environmental review, a visual assessment was completed and included as Appendix E in the EIS. This appendix is enclosed for your convenience. The Planning Department requests the assessment be updated to reflect the current proposed project. We are aware that the solar panels will be lower in height than 2½ story residential buildings that were previously proposed, however there was different tree clearing and mitigation plantings proposed for that project as well. For these reasons we feel the most thorough review of the visual impacts of the solar farm would be to update this assessment and site sections except that the Bald Mountain and Taconic State Parkway site sections should be included and noted as having no views and then expanded from the last noted elevations on each. There are residences near these elevations (see attached sketch for detail).

Please do not hesitate to contact this office should you have any questions.

Sincerely,

Robyn A. Steinberg, AICP, CPESC  
Town Planner

## Summary of the Croton Overlook Visual Impact Assessment

A visual impact assessment was completed for the [Croton Overlook](#) senior housing project on December 30, 2010 and included as [Appendix E](#) of the project DEIS. Views from the following locations were evaluated in the assessment:

- **Kitchawan Preserve**  
There is potential for limited and distant view of the proposed roofline from the project without the mitigation plantings on the berm.
- **North County Trailway**  
A tree buffer exists along Route 100, which consists of trees 20-50 feet in height. This buffer of dense vegetation and trees blocks all potential views of the project from the North County Trailway bike path.
- **Route 134**  
There is potential for limited and distant view of the proposed roofline from the project without the mitigation plantings on the berm.
- **Route 100**  
There is potential for limited and distant view of the proposed roofline from the project without the mitigation plantings on the berm.
- **Hilltop Hanover Farm**  
Distant limited view of rooflines possible without the mitigation plantings on the berm. Elevations not high enough for clear view of the site.
- **Turkey Mountain**  
There were no clear view in the direction of the site from the highest points on the hill. Some rooflines may be seen without the mitigation plantings on the berm.
- **Bald Mountain**  
The sight section showed that the line of sight from Bald Mountain is obstructed by two peaks in the topography between the mountain and the subject site.
- **Taconic State Parkway**  
Some rooflines may be seen without the mitigation plantings on the berm.

# Croton Overlook

Map Dated: "Survey of a Portion of the Land Owned by James C. Shaw"  
 Filed On: June 21, 1827 At: Map No. Volume 66 Page 8  
 Set B on a Map Dated: "Subdivision Proposed for Henry Decker"  
 Filed On: May 21, 1838 At: Map No. 1878  
 Property Map  
 Now Of: Kenneth W.L. Shaw

Property Owned  
 Now Of: Kenneth Andrew Conrad



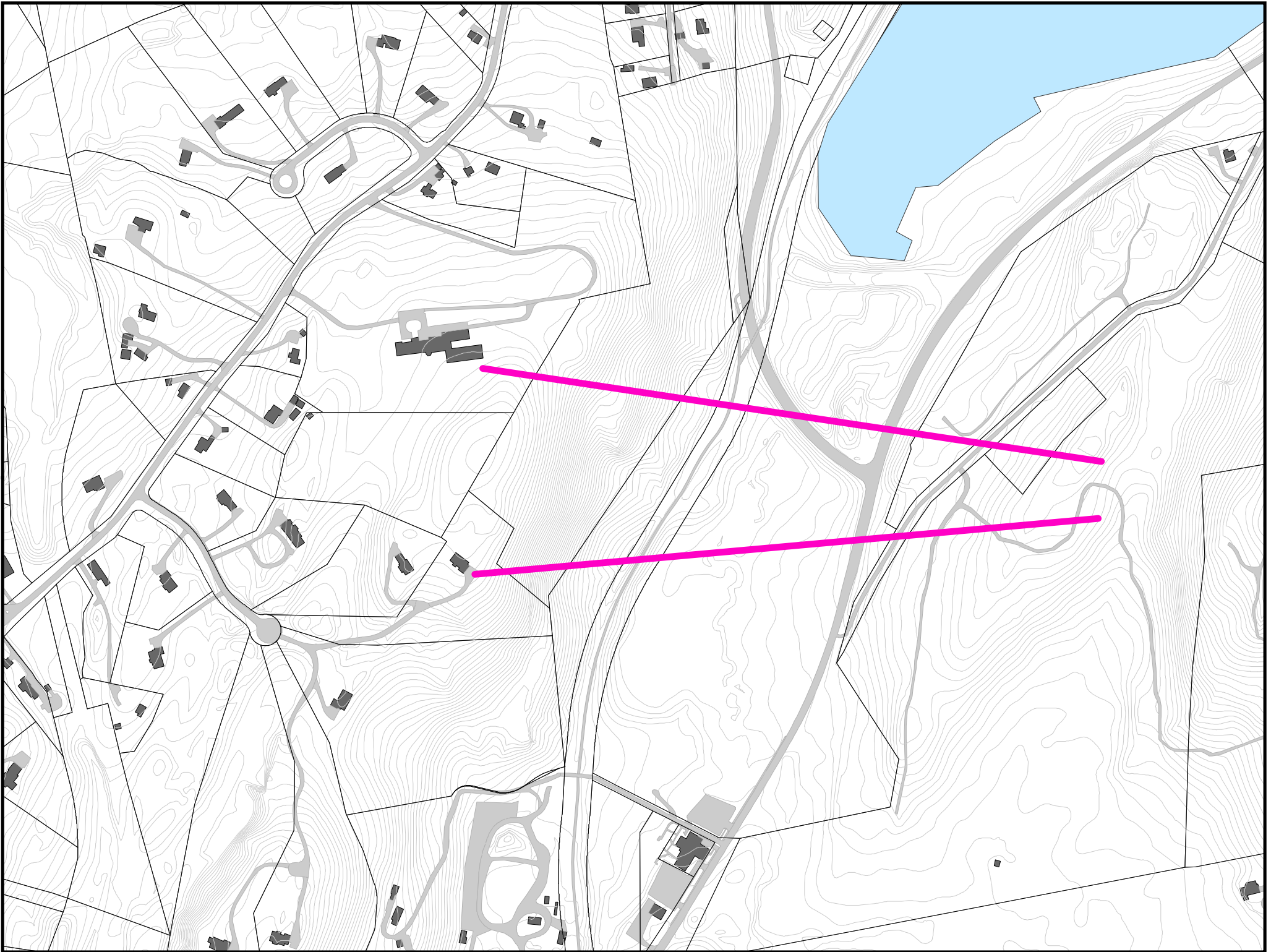
AGE ORIENTED COMMUNITY  
 Town Of Yorktown

## SECTIONS: MAP VIEW

PREPARED BY: Connor McBride & George Calandricello  
 Westchester Co., New York

SCALE 1" = 100'	Revisions No. Date Comments
S/M-1	
DATE 12-22-2010	





## TOWN OF YORKTOWN CONSERVATION BOARD

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

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### MEMORANDUM

**To:** Planning Department  
**From:** Yorktown Conservation Board  
**Date:** July 14, 2022  
**Re:** Dell Avenue Solar

RECEIVED  
PLANNING DEPARTMENT  
JUL 15 2022  
TOWN OF YORKTOWN

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The Conservation Board, at its July 6, 2022 meeting discussed the Dell Avenue Solar Farm proposal located at 200 Dell Avenue, with Erick Alves de Sa, Matt Regan, Colin Duncan and Matt Mathews of Sol Systems LLC. The Conservation Board has the following comments:

The Conservation Board reemphasizes our consensus shared in previous memos on the siting of solar arrays. While renewable power sources such as wind and solar present green solutions to cutting carbon emissions, solar farms should be located on sites that have few negative environmental impacts. The ecosystem services that forests provide - carbon sequestration, air and water purification, flood and erosion control, the ability to sustain biodiversity and genetic resources, should all be taken into consideration when reviewing applications such as these.

The applicant has performed a Phase 1 habitat assessment to address the presence of endangered and protected species (Bald Eagles, Indiana Bats, and Bog Turtles) on the site. The town's Environmental Consultants should review the report and confirm the status of these species on the property.

The proposed solar farm on this ridge will significantly alter the ridge, resulting in a fragmented forest. This area of mature woodlands provides a wildlife corridor linking the forested landscape from New Castle to the south to the protected NYC watershed. The applicant's report claims that alteration to this area will not have a significant impact on the corridor.

This corridor also abuts the NYC Reservoir system to the immediate west of Route 100 and serves as a green gateway to the Town of Yorktown from the south. This property was visited and rated by the Yorktown Advisory Knolls as a property to be considered for purchase. The visual impact of solar arrays from distant viewpoints, for example, Turkey Mountain and Teatown Hill, should be assessed.

The removal of approximately 1000 trees over the site will change the ability of the substrate to retain water in storm events. The applicant is developing bio retention ponds and swales to ameliorate sheet flow to lower areas. The Town Engineer Dan Ciarcia should review these plans and assess their function



and overflow capabilities. The planting plan mentioned the use of a seed mix, which we find inadequate. The board would like to see a mix of native plants suitable for wetland conditions instead.

Environmental review should include a site visit by the Conservation Board.

Respectfully submitted:

*Phyllis Bock*

For the Conservation Board



**SCS Dell 014136 Yorktown, LLC  
Sol Customer Solutions, LLC  
1101 Connecticut Ave NW, Second Floor  
Washington, DC 20036**

June 15, 2022

**Town of Yorktown Planning Board  
1974 Commerce St  
Yorktown Heights, NY 10598**

## **Dell Avenue Solar Farm Project Introduction**

Dear Planning Board Members,

The Dell Avenue Solar Farm is a 3,625 kWac fixed-tilt ground mount solar energy system and its associated facilities such as gravel access roads, chain-link fence, electrical equipment, stormwater management features, and landscaping. The project design also takes into account electrical and site plan considerations for a not yet planned battery energy storage system (BESS). The BESS is a *potential* future option that may be pursued after the solar array has been commercialized and operational, dependent on future state or local incentives specifically related to battery storage. The project, SCS Dell 014136 Yorktown LLC, earnestly seeks site plan and special use permit approvals from the Town of Yorktown Planning Board in accordance with Yorktown's commitment to green practices and its goal of promoting long-term sustainability.

Consistent with the Town Code, the project is characterized as a large-scale solar energy system between one and five megawatt AC capacity and will not exceed a land area larger than 20 acres. The project's limits of disturbance will be confined to 14.1 acres on a site encompassing a total acreage of 62.3 acres, owned by B&M Management Company Inc. The solar array area itself is expected to cover 9.1 acres and the height of any given module will not exceed 10 feet tall. The proposed site is situated immediately east of Dell Ave and adheres to R1-160 zone standards in conjunction with the large-scale solar code.

Dell Avenue Solar Farm commenced the project application process last year with a conceptual site plan and special use permit submission dated April 14, 2021 that also included a Short Environmental Assessment Form with the intent of determining SEQRA lead agency declaration. In the time since, the project has awaited and secured utility interconnection permission and community solar credit incentives. The project team eagerly looks forward to continuing its application and collaboratively undergoing the final planning review process with the Town of Yorktown Planning Board, the respective review bodies, and the Yorktown public.



## Who Are We?

Sol Systems, LLC is a leading national solar energy firm that works with customers and partners to create a just energy transition. Sol Systems has built an established reputation of integrity and reliability across its development, infrastructure, and environmental commodity businesses. To date, the firm is operating and building over 1 GW of solar projects valued at more than \$1 billion for Fortune 100 companies, municipalities, counties, utilities, universities, schools, and more. Formed in 2008, Sol Systems has been providing solar energy solutions for over 14 years and is strongly committed to developing & financing solar projects paired with community and environmental impact.

In 2019, Sol Systems and Arevon Energy formed a joint venture: Sol Customer Solutions, LLC (SCS). SCS combines Arevon Energy's significant balance sheet with Sol Systems' deep development expertise to create a platform that can efficiently develop, build, and operate energy generation assets. The partnership is focused on deploying institutional capital to offer some of the most competitive and compelling renewable energy solutions for municipal, commercial, corporate, and educational customers.

Sol Systems has developed 25 MWdc of solar projects in New York over the last decade ranging in size from 0.2 MW to 6.1 MW involving ground mount, rooftop, and carport systems, including a recent suite of 5 projects in Westchester County. SCS stands out compared to other developers thanks to four key differentiators:

- 1. Vertically Integrated, Long-Term Partner:** Sol's joint venture with Arevon Energy vertically integrates the firm from development through long-term asset ownership. Sol will remain the main point of contact throughout the asset's life and will serve as a long-term partner to host communities.
- 2. Financial Capability:** Sol's joint venture with Arevon, a renewable energy developer, owner & operator backed by APG and the CA State Teachers' Retirement System with almost 10 GW of renewables under management, allows the partnership to source guaranteed in-house capital for all aspects of the project, creating financing certainty.
- 3. Industry Leading Expertise in Community Solar Project Development and Asset Management:** Sol's asset management team currently manages over 670 MW of solar across the US and Sol's current development pipeline includes at least 15MW-dc of community solar projects in the Northeast. Sol also works closely with Arevon's asset management team who manages and operates over 100 systems, totaling over 7,300 MW in the United States.
- 4. Solar & Battery Storage Development Experience in New York:** Sol is an expert in solar development throughout New York, including in Westchester County and upstate. The Sol team has 25 MWdc of projects across the state that are either in development or fully operational.

Our mission is to work with customers and partners to create opportunities that support the social, economic, and environmental well-being of our communities. This mission is guided by the principles of sustainability, community impact, and collective action. We are proud and humbled to advance the Dell Avenue Solar Farm project as an opportunity for the Town of Yorktown to protect its public health and welfare by: taking advantage of a safe, abundant, carbon-free, and non-polluting energy resource; decreasing the cost of energy to its community constituents; reducing reliance on fossil fuels and curtailing their GHG emissions; and improving energy grid resiliency.



## Project Purpose

New York is among the most ambitious states leading the nation's climate agenda through bold clean energy initiatives. The state's Climate Leadership & Community Protection Act (Climate Act) accelerates New York toward a mandate of a carbon-free power grid by 2040 with an interim goal of reaching 70% renewable electricity generation before 2030<sup>1</sup>. With a top-level objective to reduce GHG emissions down to 15% of 1990 levels by the year 2050, New York endeavors to deploy 6,000 MW of distributed solar capacity by 2025<sup>1</sup>. Anchored by its Clean Energy Standard, the state level agenda is unambiguous and scaling up solar energy is pivotal to success.

The Town of Yorktown values its naturalized areas and rural character, and it seeks to adopt renewable energy solutions – while curtailing fossil fuel emissions – to protect its public health and welfare. The Dell Avenue Solar Farm embodies New York state climate priorities, aligns with Yorktown's commitment to long-term focused sustainability infrastructure, and respects the Town's efforts to maintain enriching environmental quality.

The project is regretful to remove trees and looks forward to mutually working alongside the Town's Tree Conservation Advisory Committee on a shared solution. The project is limiting tree clearing to what is necessary for constructability and maintenance – no additional trees will be removed for the sake of increasing sunlight exposure to the solar arrays. It is anticipated that on the order of 1,000 trees across 14 acres require clearing for the solar site, yet the expected benefit of the project's avoided GHG emissions each year equal the carbon sequestration value of over 2,000 acres of U.S. forests. Proceeding with this solar project means that *each year* of its operation is equivalent to roughly 33,000 tree seedlings grown for 10 years. More information is available in the attached Preliminary Tree Mitigation Plan and Carbon Sequestration Calculations.

Overall GHG emissions displacement and carbon footprint reduction is the intention of the long-term sustainability sought by the Dell Avenue Solar Farm. Sol Systems is deeply devoted to social good and proud of the impact that will come from this community solar approach. The project will generate carbon-free renewable electricity for the residences and small businesses in Yorktown all the while increasing tax revenue for the Town.

## Project Vision

The project, through the site plan application and special use permit review process, is dedicated to building a strong, collaborative relationship with the Town of Yorktown, the Planning Board, its respective review bodies, and the general public. This partnership will carry on beyond the development timeline into the construction phase and continue for the operational lifetime of the solar project, including eventual decommissioning. Sol Systems is uniquely structured to be the sole, long-term face of the Dell Avenue Solar Farm from start to finish. As such, our commitment to Yorktown extends into every aspect of the project and, with environmental and civil engineering expertise from TRC Companies, we're confidently well-positioned to design, build, operate, and maintain a world-class facility.

Based on diligence to date on the site location, its geographical/topographical constraints, initial environmental & wildlife assessments, proactive discussions with the New York Natural Heritage Program and U.S. Fish & Wildlife Service, including and early dialogue

with Yorktown Planning Board representatives, the project team has established several tenets core to decision-making on site plan development:

- 1. No wetland impact.** There will be no work, tree clearance, or other disturbances in the delineated wetlands nor in their adjacent 100' buffer zone. Hence, a Wetland Permit Application is not foreseen. Due to the environmental sensitivity of the site overall, native & naturalized vegetation mixes, tree species, and pollinator habitats are envisioned to promote and foster a meadowland environment amidst the solar.
- 2. No to very limited visual impact.** Initial site visits and line-of-sight analyses indicate little to no adverse affect on visuals & aesthetics from frontage roads (Saw Mill River Rd), public trails (North County Trailway), and nearby properties (at Dell Ave and at Hog Hill Rd). The civil site plan set includes a Landscape Plan addressing landscape screening and buffering
- 3. As little as possible tree impact.** Site constraints minimize the available acreage adequate for solar arrays with sufficient space for constructability and maintenance needs. With the project fence line established, the limits-of-clearing boundary has been pushed up as close to it as possible to save as many existing trees as can be. Tree shading impacts to the solar energy system performance have been taken into account to the detriment of the overall electricity production in the name of preserving trees. Shading impacts are on the order of 3-4 times more severe on this project than is typical for Sol Systems ground mount projects.
- 4. Only essential impervious surfaces to minimize stormwater impact.** Where possible, pervious surfaces will be utilized to reduce overall stormwater impact. This includes eliminating access roads beyond the minimum essential to asset maintenance, employing pervious gravel access roads (in lieu of paved), and using gravel pads under some equipment. The total impervious surface area incorporated into stormwater management (SWM) calculations includes a potential battery energy storage system (BESS) concrete equipment pad, therefore the SWM features proposed will be over-designed if the BESS never materializes in the future.

In conclusion, Sol Systems – through its Sol Customer Solutions entity SCS Dell 014136 Yorktown LLC – is excited to put forth the following site plan application and special use permit for Yorktown Planning Board review and comment. We look forward to working together to develop a welcome, meaningful, and successful Dell Avenue Solar Farm project that delivers long-lasting benefits to The Town of Yorktown and members of the community.

## References

1. New York State. (2020). *New York State's Climate Act: Our Progress*. The Government of the State of New York. <https://climate.ny.gov/Our-Progress>

# TOWN OF YORKTOWN PLANNING BOARD

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

## APPLICATION FOR SITE PLAN APPROVAL

Date June 15, 2022

1. Name of Project: Dell Avenue Solar Farm

2. Tax Map Designation (Section, Block, Lot) 70.11-01-16

70.15-01-02

3. Zone: R1-160 Total Acreage: 62.33

4. Is a statement of easements relating to property attached?  Yes  None exist

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

3,625 kWac fixed-tilt ground mount solar energy system and associated facilities:

gravel access roads, fence, electrical equipment, stormwater management features, landscaping, etc.

6. Contact Person - CHOOSE ONLY ONE:

Applicant

Owner

Architect

Wetland Scientist

Attorney

Engineer

Surveyor

Landscape Architect

7. Applicant

Name SCS Dell 014136 Yorktown, LLC

Firm Sol Customer Solutions, LLC

Address 1101 Connecticut Ave NW, Second Floor, Washington, DC, 20036

Phone 202-527-8402

Fax ---

Email erick.alvesdosa@solsystems.com; rennie.friedman@solsystems.com

8. Owner of Record

Name B&M Management Company, LLC

Firm B&M Management Company, LLC

Address 199 Elm St, New Canaan, CT, 06840

Phone 203-536-2928

Fax 203-966-5703

Email mattshouses@aol.com

**9. Attorney**

Name David Steinmetz; Jody Cross  
Firm Zarin & Steinmetz  
Address 81 Main St, Suite 415, White Plains, NY, 10601  
Phone 914-682-7800  
Fax 914-683-5490  
Email david@zarin-steinmetz.com; jcross@zarin-steinmetz.com

**10. Engineer**

Name Steven Meersma, P.E.  
Firm TRC Companies, Inc.  
Address 1430 Broadway, 10th Floor, New York, NY, 10018  
Phone 212-221-8374  
Fax 212-221-7840  
Email smeersma@trccompanies.com  
Lic. No. 076572-1

**11. Surveyor**

Name Robert Brown, L.S.  
Firm Land Design Associates Engineering, Surveying, & Landscape Architecture, D.P.C.  
Address 350 Motor Parkway, Suite 206, Hauppauge, NY, 11788  
Phone 631-549-4744  
Fax 631-617-6257  
Email eo@ldadpc.com  
Lic. No. 49128

**12. Architect**

Name N/A  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_  
Lic. No. \_\_\_\_\_

13. Wetland Scientist/Specialist

Name Colin Duncan
Firm TRC Companies, Inc.
Address 650 Suffolk St, Suite 200, Lowell, MA, 01854
Phone 978-228-3965
Fax 978-453-1995
Email cduncan@trccompanies.com

14. Landscape Architect

Name George Turner, Jr.
Firm TRC Companies, Inc.
Address 10 Maxwell Dr, Suite 200, Clifton Park, NY, 12065
Phone 518-232-5833
Fax 518-348-1194
Email gturner@trccompanies.com
Lic. No. N/A

- 15. Is this project within 500 feet of the Town line?
16. Is this project within 500 feet of the Putnam County line?
17. Is this project within the Sustainable Development Study Area?

- 18. Is this project within 500 feet of:
The right-of-way of any existing or proposed state or county road?
The boundary of an existing or proposed state or county park or any state or county recreation area?
The boundary of state or county-owned land on which a public building/institution is located?
An existing or proposed county drainage line?
The boundary of a farm located in an agricultural district?

19. Does the entire development plan for this project propose the disturbance of more than 5,000 SF of land? Note: If project is phased, include all phases in determination.

20. This project requires the following permits or approvals from the Town of Yorktown:

- Wetland Permit
Stormwater Permit
Tree Permit
Planning Board special permit: Large-Scale Solar Special Use Permit
Town Board variance or approval:
Zoning Board of Appeals variance or special permit:



21. This project requires the following permits or approvals from other outside agencies:

Westchester County Board of Health

NYC DEP

NYS DEC

Other: NY State Historic Preservation Office (SHPO) Review; NY Natural Heritage Program (NHP) Review

22. This parcel is in the following districts:

School District	<u>Yorktown Central</u>	Water District	<u>New Castle / Stanwood</u>
Fire District	<u>Yorktown Heights</u>	Sewer District	<u>N/A</u>

A Short or Full EAF with the original signature of the applicant must be attached to this application when submitted.

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

The applicant agrees to execution and delivery of deeds and required documents for reserved parks/recreation/open space/drainage control, roads and road widening strips and descriptions of easements at the time of the public hearing. Such execution and delivery shall not operate to vest title of said property in the Town of Yorktown until such dedication is accepted in the form of a resolution adopted by the Town Board at a regular meeting of said Board.

The execution and delivery of the deeds to the roads in the proposed subdivision as provided for by the terms of the deeds to the roads in the proposed subdivision as provided for by the terms of the approving resolution shall not operate to vest title of said roads in the Town of Yorktown until such deed is accepted in the form of a resolution adopted by the Town Board at regular meeting of said Board.

Applicant

RENNIE FRIEDMAN

NAME (PLEASE PRINT)

DocuSigned by:

Rennie Friedman

BF80F12E0E70401

SIGNATURE

June 7, 2022

DATE

Owner of Record

B+M Management

NAME (PLEASE PRINT)

A.B. Deaft

SIGNATURE

6/8/22

DATE

Note: If the property owner is not the applicant for this application, in addition to the signature above, the owner of the property must also complete and have notarized one of the owner affidavits on the following page.

Note: By signing this document the owner of the subject property grants permission for Town Officials to enter the property for the purpose of reviewing this application.

REFER TO AFFIDAVITS ON THE FOLLOWING PAGES

ONE OF THE FOLLOWING AFFIDAVITS MUST BE COMPLETED

\*\*\*\*\*

AFFIDAVIT TO BE COMPLETED BY OWNER, OTHER THAN CORPORATION

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS.:

\_\_\_\_\_, being duly sworn, deposes and says that he is the owner in fee of the property described in the foregoing application for consideration of preliminary plat, and that the statements contained therein are true to the best of his knowledge and belief.

Sworn before me this \_\_\_\_\_ date of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Notary Public

\*\*\*\*\*

AFFIDAVIT TO BE COMPLETED BY CORPORATION OWNER

Connecticut Fairfield


STATE OF ~~NEW YORK~~; COUNTY OF ~~WESTCHESTER~~ SS.: New Canaan

Harvey Matthews, being duly sworn, deposes and says that he resides at 179 Elm Street New Canaan Ct in the County of Fairfield and State of Connecticut. That he is the owner of BNM Management the corporation which is owner in fee of the property described in the foregoing application for Blue Farm and that the statements contained therein are true to the best of his knowledge and belief.

\_\_\_\_\_  
*[Signature]*

Sworn before me this 8th date of June, 2022

\_\_\_\_\_  
*[Signature]*  
Notary Public

 **SHAZARD BRIAN SAHAI**  
Notary Public, State of Connecticut  
My Commission Expires Sept. 30, 2024

\*\*\*\*\*

**AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER**

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

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

\_\_\_\_\_

Sworn before me this \_\_\_\_\_ date of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Notary Public

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

# TOWN OF YORKTOWN PLANNING BOARD

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

## SPECIAL USE PERMIT APPLICATION

If this application is not being made in conjunction with a request for site plan approval from the Planning Board, a site plan/plot plan and Short EAF must also be submitted with this application. The required fee is \$625.00 for new applications and \$312.00 for requests to renew an existing permit.

Date June 15, 2022

1. Tax Map Designation (Section, Block, Lot) 70.11-01-16; 70.15-01-02

2. Property Address Dell Avenue, Yorktown, NY

3. Zone: R1-160

Total Acreage: 62.33

### 4. Indicate requested special use permit:

- |                                     |                  |   |
|-------------------------------------|------------------|---|
| <input type="checkbox"/>            | §300-21(8)(a)[1] | Outdoor service in commercial districts.  |
| <input type="checkbox"/>            | §300-40          | Bus passenger shelters.   |
| <input type="checkbox"/>            | §300-54          | Religious institutions, social, cultural, charitable and recreational nonprofit uses. |
| <input type="checkbox"/>            | §300-55          | Parochial, private elementary and high schools, colleges and seminaries.              |
| <input type="checkbox"/>            | §300-69          | Valet parking at banquet halls.   |
| <input type="checkbox"/>            | §300-71          | New and/or used car automobile sales.   |
| <input type="checkbox"/>            | §300-73.1(A)(2)  | Permanent seasonal outdoor sales in commercial districts.                             |
| <input type="checkbox"/>            | §300-75          | Warehouse or storage in retail shopping centers.                                      |
| <input type="checkbox"/>            | §300-78          | Cemeteries.   |
| <input type="checkbox"/>            | §300-79          | Self-storage centers.   |
| <input type="checkbox"/>            | §300-80          | Sidewalk cafes. (outdoor dining for more than 12 seats)                               |
| <input type="checkbox"/>            | §300-81.1        | Helistops.  |
| <input type="checkbox"/>            | §300-81.2        | Accessory recycling facilities.   |
| <input checked="" type="checkbox"/> | §300-81.4        | Large-Scale Solar Power Generation Systems and Facilities                             |
| <input type="checkbox"/>            | §300-81.5        | Tier 2 Battery Energy Storage Systems   |
| <input type="checkbox"/>            | §300-238.1       | Multifamily dwelling units in the Country Commercial Zone.                            |

### 5. Description of proposed use (if applying for outdoor dining, indicate proposed dining area square footage and number of seats):

3,625 kWac fixed-tilt ground mount solar energy system and associated facilities: gravel access roads, fence, electrical equipment, stormwater management features, landscaping, etc.

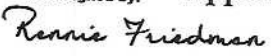
6. Applicant

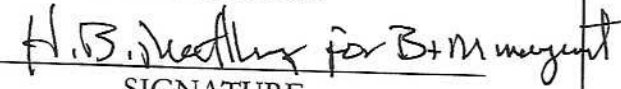
Name SCS Dell 014136 Yorktown, LLC  
 Firm Sol Customer Solutions, LLC  
 Address 1101 Connecticut Ave NW, Second Floor, Washington, DC, 20036  
 Phone 202-527-8402  
 Email erick.alvesdosa@solsystems.com; rennie.friedman@solsystems.com

7. Owner of Record

Name B&M Management Company, LLC  
 Firm B&M Management Company, LLC  
 Address 199 Elm St, New Canaan, CT, 06840  
 Phone 203-536-2928  
 Email mattshouses@aol.com

In the event the permit is issued, the undersigned applicant will comply with all provisions of the Code of the Town of Yorktown and all other applicable laws, codes, rules and regulations of any Federal, State or County Government, bureau or department thereof, having jurisdiction over said premises and the use to be conducted thereat.

DocuSigned by: **Applicant**  
  
 BF80F12E0E70401...  
 \_\_\_\_\_  
 Rennie Friedman  
 \_\_\_\_\_  
 PRINT NAME  
 June 7, 2022  
 \_\_\_\_\_  
 DATE

**Owner of Record**  
  
 \_\_\_\_\_  
 H.B. Matthews  
 \_\_\_\_\_  
 PRINT NAME  
 6/8/22  
 \_\_\_\_\_  
 DATE

Note: By signing this document the owner of the subject property grants permission for Town Officials to enter the property for the purpose of reviewing this application.

**TOWN OF YORKTOWN PLANNING BOARD**

# Large Scale Solar Power Generation Systems & Facilities Special Permit Application Addendum

**GENERAL PROJECT INFORMATION**

Project Name: \_\_\_\_\_

Section, Block, Lot: \_\_\_\_\_ Zone: \_\_\_\_\_

Existing Site Use:  Residential  Commercial  Agriculture

Is Applicant?  Property Owner  Lessee

Proposed Lot Coverage: \_\_\_\_\_

**PROVIDE THE TOTAL SYSTEM CAPACITY RATING**

A Large Scale Solar Energy system is a Solar Energy System that exceeds 20 kW DC as rated by its nameplate capacity. The maximum system capacity and the maximum area of land upon which the system shall be erected are as follows:

- (1) Up to one megawatt AC on an area of land no larger than 10 acres, excluding any easement for accessing the parcel; or over 1 but not to exceed 5 Megawatt AC on an area of land no larger than 20 acres, excluding any easement for accessing the parcel.

Total System Capacity Rating: \_\_\_\_\_ MW Power Rating \_\_\_\_\_ kW (Select One)  AC or  DC

**SELECT INSTALLATION TYPE**

Ground  Rooftop

**PROPOSED SOLAR ENERGY SYSTEM INSTALLATION INFORMATION**

Sponsor Company

Contact Name \_\_\_\_\_

Business Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Contractor/Installation Company

Contact Name \_\_\_\_\_

Business Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

**PROPOSED OWNER AND/OR OPERATOR (IF DIFFERENT FROM ABOVE)**

Name \_\_\_\_\_

Firm \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

**SUBMITTAL REQUIREMENTS**

In order to submit a complete permit application for a new large-scale solar power generation system, the applicant must include:

- a) Completed Planning Board Special Use Permit Application with this Large Scale Solar Power Generation System Addendum.
- b) A special permit application fee of **\$625.00** paid by check made payable to the Town of Yorktown.
- c) Required documents as listed in Section 300-84.1(F):
  - Equipment specification sheets shall be submitted for all photovoltaic panels, significant components, mounting systems, and inverters that are to be installed.
  - A property Operation and Maintenance Plan shall be submitted.
  - A carbon sequestration for tree loss calculation.
  - Proposed tree loss mitigation, if applicable.
  - A Decommissioning Plan
- d) All site plan application requirements pursuant to Section 300-85/1(I) of the Town of Yorktown Town Code.

**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: Dell Avenue Solar Farm		
Project Location (describe, and attach a general location map): Dell Ave Yorktown, Westchester County, New York, Tax Parcels: 70.11-01-16, 70.15-01-02		
Brief Description of Proposed Action (include purpose or need): SCS Dell 014136 Yorktown, LLC is seeking site plan approval from the Yorktown Planning Board for a 3,625 kWac fixed-tilt ground mount solar energy system and associated facilities such as gravel access roads, chain-link fence, electrical equipment, stormwater management features, landscaping, etc. The project design also takes into account electrical and site plan considerations for a not yet planned battery energy storage system (BESS). The BESS is a potential future option that may be pursued after the solar array has been commercialized and operational, dependent on future state or local incentives specifically related to battery storage. The area is currently zoned as a one-family residential district (R1-160).		
Name of Applicant/Sponsor: SCS Dell 014136 Yorktown, LLC	Telephone: 202-527-8402	E-Mail: erick.alvesdesa@solsystems.com
Address: 1101 Connecticut Ave NW, Second Floor		
City/PO: Washington	State: DC	Zip Code: 20036
Project Contact (if not same as sponsor; give name and title/role): Erick Alves de Sa, Project Development Manager, Sol Customer Solutions (SCS)	Telephone: 202-527-8402	E-Mail: erick.alvesdesa@solsystems.com
Address: 1101 Connecticut Ave NW, Second Floor		
City/PO: Washington	State: DC	Zip Code: 20036
Property Owner (if not same as sponsor): B & M Management Company, Inc.	Telephone: 203-536-2928	E-Mail: mattshouses@aol.com
Address: 199 Elm St		
City/PO: New Canaan	State: CT	Zip Code: 06840



**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 Council, 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	Yorktown Planning Board - Site Plan and Special Use Permit Approvals	June 15, 2022 (actual)
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYCDEP - SWPPP	August 2022 (projected)
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC - SPDES General Permit	August 2022 (projected)
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? YesNo

- **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? YesNo

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? YesNo

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?) YesNo

If Yes, identify the plan(s):

Westchester County Croton Watershed Plan

\_\_\_\_\_

\_\_\_\_\_

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? YesNo

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?

R1-160: 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? Yorktown 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; Yorktown Volunteer Ambulance Corp.

d. What parks serve the project site?

Kitchawan Preserve

**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)? Solar electricity generation (commercial)

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 62.33 acres

b. Total acreage to be physically disturbed? \_\_\_\_\_ 14.1 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 16 +/- 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: \_\_\_\_\_ 9 months

ii. If Yes:

- Total number of phases anticipated \_\_\_\_\_
- Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year
- Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_

f. Does the project include new residential uses?

 Yes  No

If Yes, show numbers of units proposed.

One FamilyTwo FamilyThree FamilyMultiple Family (four or more)

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 N/Aii. Dimensions (in feet) of largest proposed structure: Max. 10' height; N/A width; and N/A lengthiii. 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: \_\_\_\_\_

ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_

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

N/A

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

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

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

**D.2. Project Operations**a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  Yes  No

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?

\_\_\_\_\_ Square feet or 0.05 acres (impervious surface)

\_\_\_\_\_ Square feet or 62.33 acres (parcel size)

- ii. Describe types of new point sources. Stormwater runoff from solar panels

- 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 will flow off panels to the ground and drain as normal to surface water on and around the site. Appropriate stormwater management controls will be implemented during construction. Permanent stormwater management features to include bioretention ponds, dry swales, etc.

- If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
\_\_\_\_\_

- 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 Hydrofluorocarbons (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 ½ 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.

i. During Construction:

- Monday - Friday: \_\_\_\_\_ 7:00am-5:00pm \_\_\_\_\_
- Saturday: \_\_\_\_\_
- Sunday: \_\_\_\_\_
- Holidays: \_\_\_\_\_

ii. During Operations:

- Monday - Friday: \_\_\_\_\_ Daylight Solar Elec. Generation \_\_\_\_\_
- Saturday: \_\_\_\_\_ Daylight Solar Elec. Generation \_\_\_\_\_
- Sunday: \_\_\_\_\_ Daylight Solar Elec. Generation \_\_\_\_\_
- Holidays: \_\_\_\_\_ Daylight Solar Elec. Generation \_\_\_\_\_

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:

\_\_\_\_\_

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No

Describe: \_\_\_\_\_

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: \_\_\_\_\_

\_\_\_\_\_

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

\_\_\_\_\_

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No

If Yes:

i. Describe proposed treatment(s):

Potential for herbicides in solar array area to promote healthy pollinator-friendly vegetation mix.

\_\_\_\_\_

\_\_\_\_\_

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: \_\_\_\_\_

b. Land uses and coverytypes on the project site.

Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	0.1	+0.1
• Forested	48.2	34.1	-14.1
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	1	1	0
• Wetlands (freshwater or tidal)	13	13	0
• Non-vegetated (bare rock, earth or fill)	0.1	0.1	0
• Other			
Describe: Solar Panel Array Areas	0	9.1	+9.1
Gravel Access Roads (pervious)	0	0.6	+0.6
Other project areas within limits of disturbance (SWM features, drainage ditches, etc.)	0	4.3	+4.3



c. Is the project site presently used by members of the community for public recreation?  Yes  No

i. If Yes: explain: \_\_\_\_\_

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

If Yes,

i. Identify Facilities:

\_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: \_\_\_\_\_ feet
- Dam length: \_\_\_\_\_ feet
- Surface area: \_\_\_\_\_ acres
- Volume impounded: \_\_\_\_\_ gallons OR acre-feet

ii. Dam's existing hazard classification: \_\_\_\_\_

iii. Provide date and summarize results of last inspection:

\_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No

If Yes:

i. Has the facility been formally closed?  Yes  No

- If yes, cite sources/documentation: \_\_\_\_\_

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

\_\_\_\_\_

iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

\_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

\_\_\_\_\_

\_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No

\_\_\_\_\_

Yes – Spills Incidents database

Provide DEC ID number(s): \_\_\_\_\_

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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> <li>• If yes, DEC site ID number: _____</li> <li>• Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>• Describe any use limitations: _____</li> <li>• Describe any engineering controls: _____</li> <li>• Will the project affect the institutional or engineering controls in place? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>• Explain: _____            _____            _____</li> </ul>	
<b>E.2. Natural Resources On or Near Project Site</b>	
a. What is the average depth to bedrock on the project site? _____	0 to > 16 feet
b. Are there bedrock outcroppings on the project site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____	
c. Predominant soil type(s) present on project site: _____	_____ %
_____	_____ %
_____	_____ %
d. What is the average depth to the water table on the project site? Average: _____	
e. Drainage status of project site soils: <input checked="" type="checkbox"/> Well Drained: _____ 70 % of site	
<input checked="" type="checkbox"/> Moderately Well Drained: _____ 20 % of site	
<input checked="" type="checkbox"/> Poorly Drained _____ 10 % of site	
f. Approximate proportion of proposed action site with slopes: <input type="checkbox"/> 0-10%: _____ 50 % of site	
<input type="checkbox"/> 10-15%: _____ 20 % of site	
<input type="checkbox"/> 15% or greater: _____ 30 % of site	
g. Are there any unique geologic features on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Do any wetlands or other waterbodies adjoin the project site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes to either <i>i</i> or <i>ii</i> , 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
<ul style="list-style-type: none"> <li>• Streams: Name <u>864-463.1</u> Classification <u>B(TS)</u></li> <li>• Lakes or Ponds: Name _____ Classification _____</li> <li>• Wetlands: Name <u>Federal Waters</u> Approximate Size _____</li> <li>• Wetland No. (if regulated by DEC) _____</li> </ul>	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____	
i. Is the project site in a designated Floodway?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
j. Is the project site in the 100-year Floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
k. Is the project site in the 500-year Floodplain?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Name of aquifer: _____	

m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
 Typical local wildlife \_\_\_\_\_  
 \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No

If Yes:  
 i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
 ii. Source(s) of description or evaluation: \_\_\_\_\_  
 iii. Extent of community/habitat:  
 • 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?  Yes  No

If Yes:  
 i. Species and listing (endangered or threatened): \_\_\_\_\_  
Bald Eagle, Bog Turtle, Indiana Bat

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?  Yes  No

If Yes:  
 i. Species and listing: \_\_\_\_\_

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No

If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No

If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No

i. If Yes: acreage(s) on project site? \_\_\_\_\_  
 ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No

If Yes:  
 i. Nature of the natural landmark:  Biological Community  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?  Yes  No

If Yes:  
 i. CEA name: \_\_\_\_\_  
 ii. Basis for designation: \_\_\_\_\_  
 iii. Designating agency and date: \_\_\_\_\_

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  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: \_\_\_\_\_

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): Phase I Archaeological Study, Croton Overlook: Town of Yorktown, Westchester County, New York

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

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

If Yes:

i. Identify resource: \_\_\_\_\_

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

iii. Distance between project and resource: \_\_\_\_\_ 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

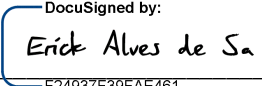
Attach any additional information which may be needed to clarify your project.

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

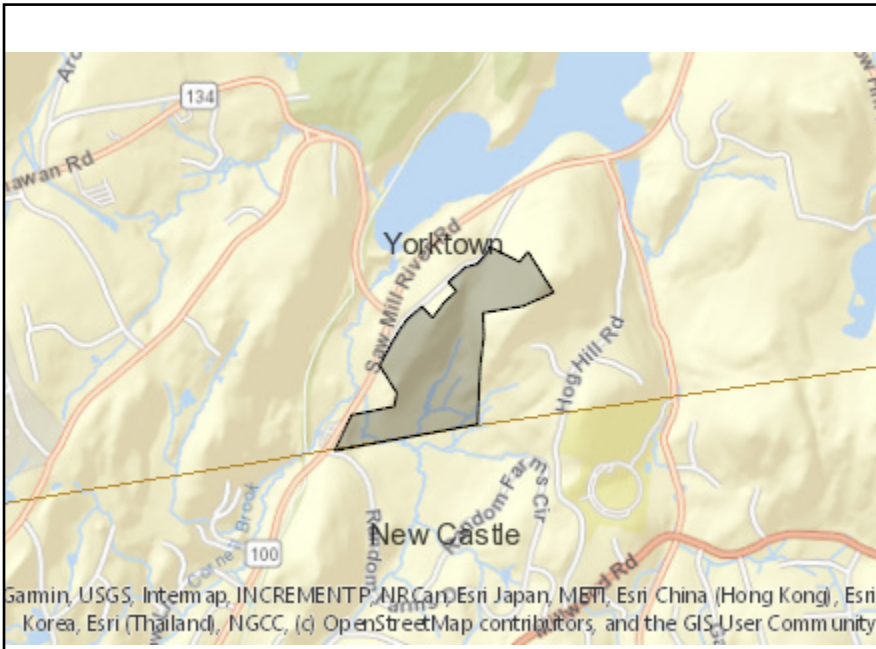
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name SCS Dell 014136 Yorktown, LLC Date June 14, 2022

Signature  Title Project Development Mgr, Sol Customer Solutions

## EAF Mapper Summary Report

Tuesday, May 31, 2022 9:38 AM



**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]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYC Watershed Boundary
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]	864-463.1
E.2.h.iv [Surface Water Features - Stream Classification]	B(TS)
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No

E.2.i. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Bald Eagle
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

Project : Date : 

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

<b>1. Impact on Land</b> Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

**2. Impact on Geological Features**

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

 NO YES

*If "Yes", answer questions a - c. If "No", move on to Section 3.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**3. Impacts on Surface Water**

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

 NO YES

*If "Yes", answer questions a - l. If "No", move on to Section 4.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>



I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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**4. Impact on groundwater**

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

 NO YES

*If "Yes", answer questions a - h. If "No", move on to Section 5.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**5. Impact on Flooding**

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

 NO YES

*If "Yes", answer questions a - g. If "No", move on to Section 6.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**6. Impacts on Air**

The proposed action may include a state regulated air emission source.

 NO YES

(See Part 1. D.2.f., D.2.h, D.2.g)

*If "Yes", answer questions a - f. If "No", move on to Section 7.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: <ul style="list-style-type: none"> <li>i. More than 1000 tons/year of carbon dioxide (CO<sub>2</sub>)</li> <li>ii. More than 3.5 tons/year of nitrous oxide (N<sub>2</sub>O)</li> <li>iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)</li> <li>iv. More than .045 tons/year of sulfur hexafluoride (SF<sub>6</sub>)</li> <li>v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions</li> <li>vi. 43 tons/year or more of methane</li> </ul>	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**7. Impact on Plants and Animals**

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.)

 NO YES

*If "Yes", answer questions a - j. If "No", move on to Section 8.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**8. Impact on Agricultural Resources**

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)

 NO YES

*If "Yes", answer questions a - h. If "No", move on to Section 9.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**9. Impact on Aesthetic Resources**

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

 NO YES

*If "Yes", answer questions a - g. If "No", go to Section 10.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

**10. Impact on Historic and Archeological Resources**

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

 NO YES

*If "Yes", answer questions a - e. If "No", go to Section 11.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property’s setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

<b>11. Impact on Open Space and Recreation</b> The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If “Yes”, answer questions a - e. If “No”, go to Section 12.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>12. Impact on Critical Environmental Areas</b> The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If “Yes”, answer questions a - c. If “No”, go to Section 13.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**13. Impact on Transportation**

The proposed action may result in a change to existing transportation systems.

 NO YES

(See Part 1. D.2.j)

*If "Yes", answer questions a - f. If "No", go to Section 14.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**14. Impact on Energy**

The proposed action may cause an increase in the use of any form of energy.

 NO YES

(See Part 1. D.2.k)

*If "Yes", answer questions a - e. If "No", go to Section 15.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

**15. Impact on Noise, Odor, and Light**

The proposed action may result in an increase in noise, odors, or outdoor lighting.

 NO YES

(See Part 1. D.2.m., n., and o.)

*If "Yes", answer questions a - f. If "No", go to Section 16.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**16. Impact on Human Health**

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)  
If "Yes", answer questions a - m. If "No", go to Section 17.

 NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

**17. Consistency with Community Plans**

The proposed action is not consistent with adopted land use plans.

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

 NO

 YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**18. Consistency with Community Character**

The proposed project is inconsistent with the existing community character.

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

 NO

 YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**PRINT FULL FORM**



Project : Date : 

***Full Environmental Assessment Form***  
***Part 3 - Evaluation of the Magnitude and Importance of Project Impacts***  
***and***  
***Determination of Significance***

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status:  Type 1  Unlisted

Identify portions of EAF completed for this Project:  Part 1  Part 2  Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

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and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the \_\_\_\_\_ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

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There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

**For Further Information:**

Contact Person:

Address:

Telephone Number:

E-mail:

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

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

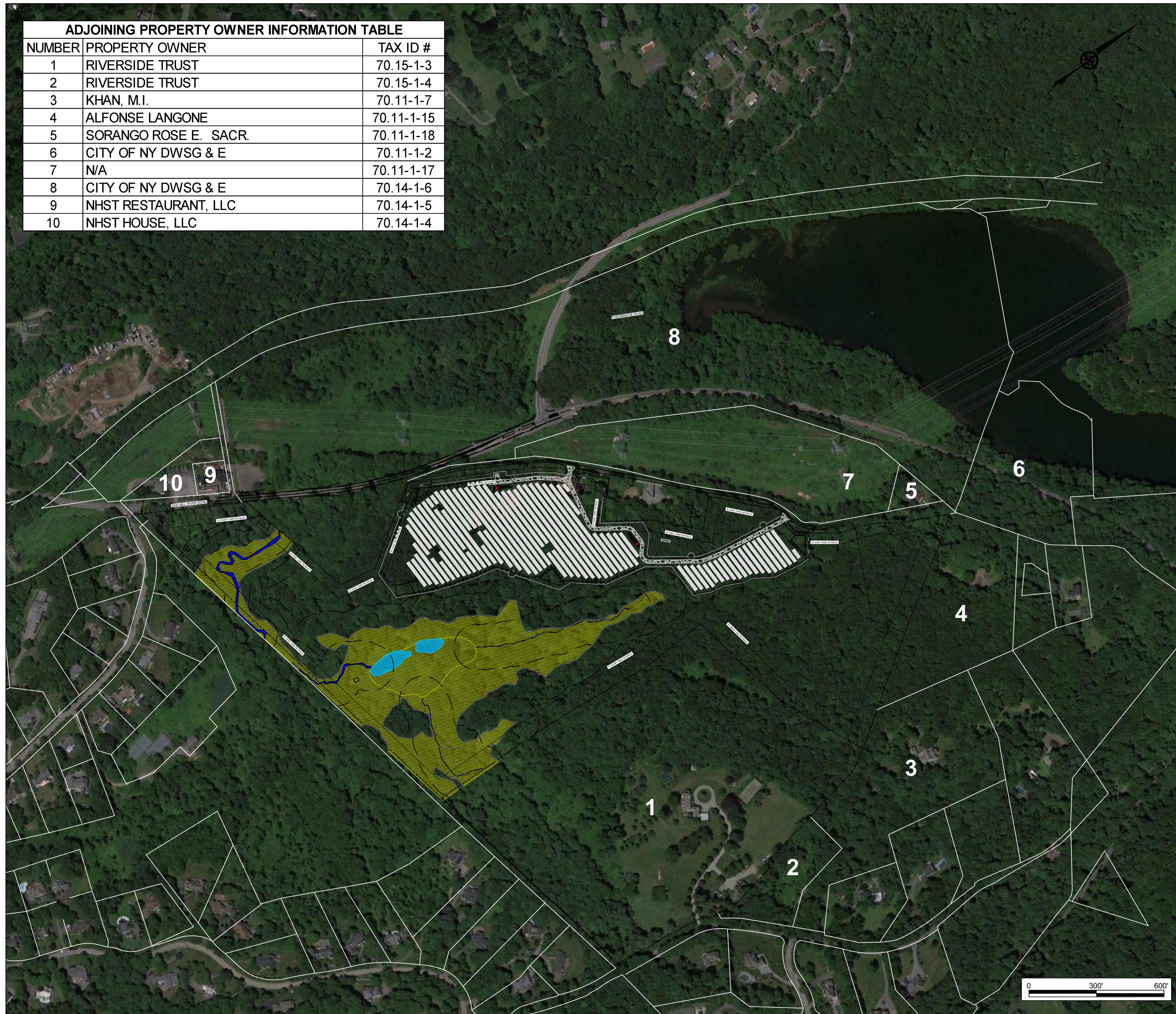
Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>



ADJOINING PROPERTY OWNER INFORMATION TABLE		
NUMBER	PROPERTY OWNER	TAX ID #
1	RIVERSIDE TRUST	70.15-1-3
2	RIVERSIDE TRUST	70.15-1-4
3	KHAN, M.I.	70.11-1-7
4	ALFONSE LANGONE	70.11-1-15
5	SORANGO ROSE E. SACR.	70.11-1-18
6	CITY OF NY DWSG & E	70.11-1-2
7	N/A	70.11-1-17
8	CITY OF NY DWSG & E	70.14-1-6
9	NHST RESTAURANT, LLC	70.14-1-5
10	NHST HOUSE, LLC	70.14-1-4



LAND USE INFORMATION			
LAND USE	UNIT	EXISTING	PROPOSED
TOTAL PARCEL AREA	ACRES	62.3	62.3
UNDISTURBED AREA	ACRES	62.3	48.2
DISTURBED AREA	ACRES	N/A	14.1
SOLAR AREA	ACRES	N/A	9.1
WETLAND AREA	ACRES	13.3	13.3

TAX ID #	PROPERTY OWNER	SITE ADDRESS
70.15-1-2 70.11-01-16	B & M MANAGEMENT CO.	70.15-01-02 & 70.11-01-16 DELL AVENUE YORKTOWN, NY, 10514

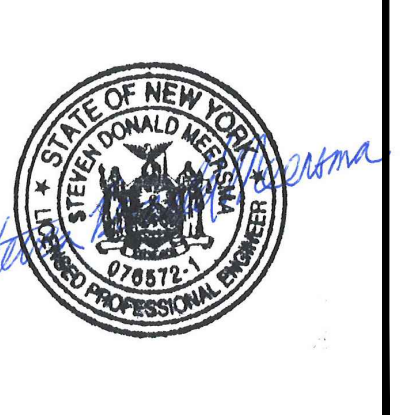
ZONING CODE DESCRIPTION	ZONING CODE REQUIREMENT	PROPOSED PROJECT
ZONING DESIGNATION	R1-160	R1-160
MINIMUM LOT AREA (SQUARE FEET)	160,000	2,663,201
MINIMUM LOT WIDTH (FEET)	200	2,890
MINIMUM LOT DEPTH (FEET)	200	416
MAXIMUM BUILDING HEIGHT (FEET)	MAIN BUILDING - 35 / ACCESSORY BUILDING OR STRUCTURE - 15	NOT APPLICABLE (EQUIPMENT HEIGHT IS NOT MORE THAN 10 FEET)
FRONT YARD DEPTH (FEET)	75	116
SIDE YARD DEPTH (FEET)	50	50
REAR YARD DEPTH (FEET)	75	147
ROAD FRONTAGE (FEET)	200	1,610

GENERAL NOTES

- THE PROJECT HORIZONTAL COORDINATES SYSTEM IS BASED ON NAD83 NEW YORK STATE PLANE (US SURVEY FEET, EAST ZONE, NY83-E). ELEVATIONS ARE BASED ON NAVD88 (US SURVEY FEET).
- TOPOGRAPHY SHOWN ON THESE PLANS WAS COMPLETED BY LAND DESIGN ASSOCIATES ENGINEERING, SURVEYING AND LAND ARCHITECTURE D.P.C. USING A BASE & ROVER RTKGPS SYSTEM TO DEVELOP CONTOURS AT A 2 FOOT INTERVAL.
- PROJECT PROPERTY BOUNDARIES ARE BASED ON INFORMATION PROVIDED BY LAND DESIGN ASSOCIATES ENGINEERING, SURVEYING AND LAND ARCHITECTURE D.P.C. LAND SURVEYING FROM A SURVEY COMPLETED IN OCTOBER 2019.
- EXISTING UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED BY CONTRACTOR. DIG SAFELY NEW YORK (811) SHALL BE NOTIFIED A MINIMUM OF 72-HOURS PRIOR TO COMMENCING ANY EXCAVATION.
- THIS IS A PRELIMINARY DESIGN PLAN PROVIDED FOR PERMITTING ONLY. FINAL DESIGN SHALL BE MODIFIED TO SUPPORT CONSTRUCTION, MATCH FINAL ELECTRICAL INTERCONNECTION STUDIES, EQUIPMENT PURCHASED, AND POSSIBLE PERMIT CONSTRAINTS REVEALED DURING PROJECT'S REVIEW.
- ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, AND ANY OTHER APPLICABLE TECHNICAL REPORTS. WHERE INDICATED, STATE AND/OR LOCAL CODES AND STANDARD SPECIFICATIONS SHALL APPLY.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING STATE AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN OR ADJACENT TO THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONSTRUCTION SHALL NOT OCCUR IN ANY PUBLIC RIGHTS OF WAY, PUBLIC OR PRIVATE EASEMENTS, BEYOND THE LIMITS OF DISTURBANCE, OR OUTSIDE THE PROPERTY LIMITS WITHOUT NECESSARY PERMITS AND APPROVALS. ANY PUBLIC OR PRIVATE PROPERTY OR IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE COST OF THE CONTRACTOR.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT OF WAY. OVERNIGHT PARKING OF CONSTRUCTION VEHICLES ON PRIVATE PROPERTY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL PROPERTY CORNERS OR MONUMENTS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEW YORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING DRAINAGE THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
- CONTRACTOR SHALL FIELD FIT ALL PROPOSED CULVERT INVERTS TO PROVIDE POSITIVE DRAINAGE IN THE DIRECTION OF EXISTING SLOPES. ALL CULVERTS TO BE INSTALLED AT ADEQUATE DEPTHS AND TO DAYLIGHT. INLETS AND OUTLETS OF ALL CULVERTS TO BE STABILIZED WITH RIP RAP IN ACCORDANCE WITH EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL SECURE PERMITS FROM THE STATE, COUNTY, AND TOWN AUTHORITIES AS NECESSARY BEFORE DRIVING CONSTRUCTION EQUIPMENT OVER AND ACROSS STATE, COUNTY OR TOWN MAINTAINED ROADS.
- ALL WORK IN THE PUBLIC RIGHT OF WAYS SHALL CONFORM WITH THE NEW YORK DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS", DATED JANUARY 1, 2019 OR CURRENT EDITION.
- WETLANDS AND WATERCOURSES SHOWN IN THIS PLAN ARE SUBJECT TO FUTURE CONFIRMATION BY NYSDEC.
- THE EROSION AND SEDIMENTATION CONTROL MEASURES FOR THIS PROJECT SHALL BE IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT.
- TREES AND OTHER VEGETATION IN AREAS OF IDENTIFIED CLEARING AND GRUBBING MAY BE REDUCED TO CHIPS BY THE USE OF CHIPPING MACHINES OR STUMP GRINDER AND BE PREPARED FOR USE AS EROSION CONTROL MIX. ALL OTHER CHIPS AND WOOD WASTE RESULTING FROM CLEARING AND GRUBBING OPERATIONS SHALL BE DISPOSED OF OFF-SITE AT AN APPROPRIATELY LICENSED FACILITY AND IN A MANNER AS APPROVED BY THE OWNER.
- CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO AVOID DAMAGE TO EXISTING IMPROVEMENTS AND FACILITIES TO REMAIN IN PLACE. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND REPLACEMENT OF DAMAGED ITEMS AS A RESULT OF CONSTRUCTION OF THE PROPOSED FACILITY.
- THE WORK SHALL BE CARRIED OUT NEAR AND UNDER ENERGIZED EQUIPMENT. EXTREME CAUTION IS REQUIRED AT ALL TIMES. THE CONTRACTOR SHALL STRICTLY FOLLOW ALL APPLICABLE SAFETY REQUIREMENTS.
- EARTHWORK: UNLESS EXPLICITLY STATED OTHERWISE, REFER TO THE LATEST EDITION OF THE STATE OF NEW YORK, DEPARTMENT OF TRANSPORTATION, STANDARDS SPECIFICATIONS, CONSTRUCTION AND MATERIALS, FOR GENERAL REQUIREMENTS, PRODUCTS, AND EXECUTION RELATED TO THE COMPLETION OF PROPOSED WORK.
- THE LIMITS OF DISTURBANCE SHALL BE FIELD STAKED BY A LICENSED LAND SURVEYOR PRIOR TO THE START OF WORK. A COPY OF THE STAKEOUT SKETCH SHALL BE PROVIDED TO THE TOWN OF YORKTOWN.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL SUBMIT A NOTICE OF INTENT (N.O.I.) TO THE NYSDEC AND PROVIDE PROOF OF COVERAGE UNDER THE SPDES GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES TO THE TOWN OF YORKTOWN.
- ANY IMPORTED SOIL SHALL MEET THE NYSDEC STANDARDS OF UNRESTRICTED FILL AND BE SUITABLE FOR RESIDENTIAL USE. CONSTRUCTION DEBRIS IS NOT PERMITTED TO BE IMPORTED. ANY MATERIAL MEETING THE NYSDEC DEFINITION OF BENEFICIAL USE SHALL BE CERTIFIED AS SUCH BY THE DESIGN PROFESSIONAL OF RECORD. NOTIFY THE TOWN OF YORKTOWN PRIOR TO IMPORT. SOIL TESTING MAY STILL BE REQUIRED.
- PRIOR TO THE BACKFILLING OF ANY STORM WATER BEST MANAGEMENT PRACTICE, DOTS-ENGINEERING SHALL BE NOTIFIED TO PERFORM AN INSPECTION. CONTACT ENGINEERING AT 914-734-1060 TO SCHEDULE AN INSPECTION.
- THE APPLICANT IS AWARE THAT THE ENTIRE SITE MUST BE 100% STABILIZED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. DISTURBED AREAS SHALL BE RESTORED AND STABILIZED APPROPRIATELY AND IN A TIMELY MANNER. APPLICANT SHALL SUBMIT A NOTICE OF TERMINATION FOR THE SPDES GENERAL PERMIT.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN "AS-BUILT" SURVEY PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR OF THE PROPERTY SHALL BE SUBMITTED TO THE DEPARTMENT OF TECHNICAL SERVICES.
- ALL DEMOLITION DEBRIS INCLUDING FOUNDATIONS AND SLABS SHALL BE LAWFULLY DISPOSED OF OFF-SITE. ROCK FROM WALLS SHALL BE STOCKPILED ON-SITE.
- ELECTRICAL DESIGN PROVIDED HEREON WAS PREPARED BY SOL SYSTEMS, LLC.
- ABSOLUTELY NO RECYCLED MATERIAL SHALL BE PERMITTED ONSITE. ONLY EARTHEN MATERIAL OR NATURAL STONE IS PERMITTED TO BE USED AS FILL. ALL FILL SHALL BE TESTED IN ACCORDANCE WITH APPLICABLE NYSDEC RULES AND REGULATIONS AND SHALL BE CERTIFIED AS UNRESTRICTED FOR RESIDENTIAL USE, CERTIFIED BY A PROFESSIONAL ENGINEER PRIOR TO IMPORTATION ON SITE, AND SHALL BE FROM A CERTIFIED VIRGIN SOURCE.

NOTE: UNDER NEW YORK STATE EDUCATION LAW ARTICLE 145 (ENGINEERING), SECTION 7209 (2), IT IS A VIOLATION FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.  
NOT FOR CONSTRUCTION

PRELIMINARY DRAFT- NOT FOR CONSTRUCTION

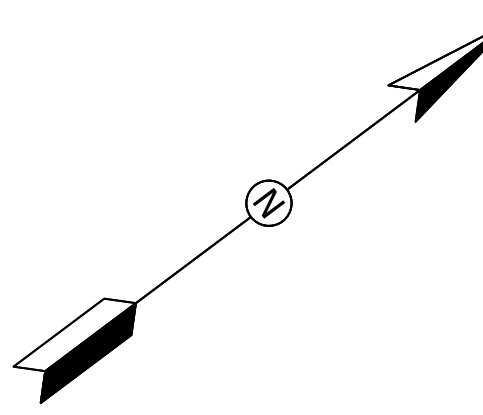


Revisions:	
No.	Date:

Drawn by:  
A. REXROAT  
Checked by:  
S. MEERSMA  
Approved by:  
C. DUNCAN

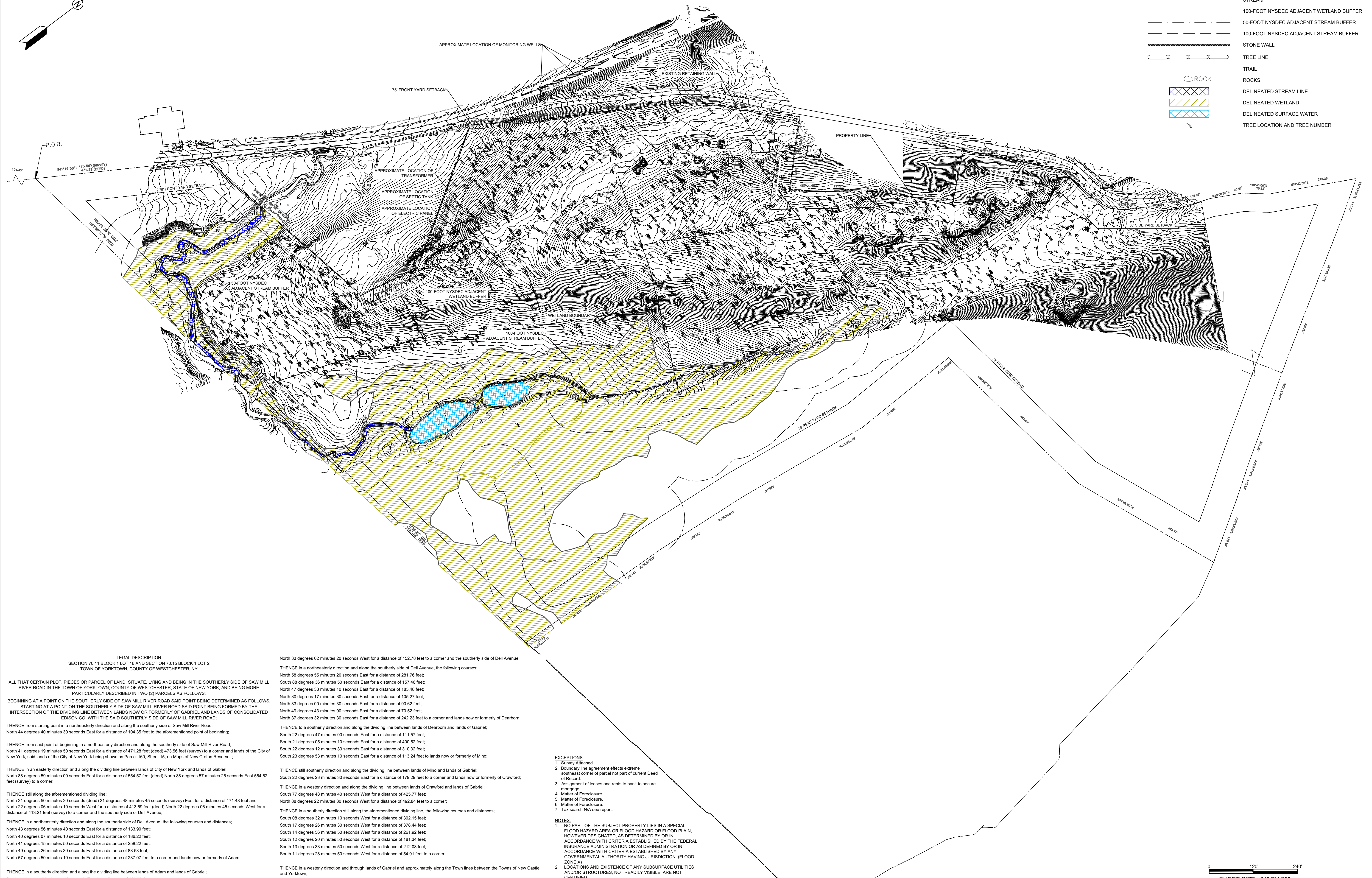
SCS DELL 014136 YORKTOWN, LLC  
DELL AVENUE SOLAR FARM  
FIXED-TILT GROUND MOUNT SOLAR ENERGY SYSTEM  
DELL AVENUE, YORKTOWN, NEW YORK 10514

Contract No:  
431302  
Scale:  
AS SHOWN  
Date:  
JUNE 14, 2022  
Sheet:  
GENERAL NOTES  
Drawing No:  
G-102



- MAP REFERENCES:**
1. SURVEY COMPLETED BY LAND DESIGN ASSOCIATES ENGINEERING, SURVEYING AND LAND ARCHITECTURE D.P.C. OF HAUPPAGE, NEW YORK DATED MAY 29, 2021.
  2. THE PROJECT HORIZONTAL COORDINATES SYSTEM IS BASED ON NAD83 NEW YORK STATE PLANE (US SURVEY FEET, EAST ZONE, NY83-E). ELEVATIONS ARE BASED ON NAVD88 (US SURVEY FEET).

- LEGEND:**
- 420 EXISTING MAJOR CONTOUR (FEET)
  - 418 EXISTING MINOR CONTOUR (FEET)
  - SOLID LINE PARCEL LINE
  - DASHED LINE STREAM
  - DOTTED LINE 100-FOOT NYSDEC ADJACENT WETLAND BUFFER
  - DASHED LINE 50-FOOT NYSDEC ADJACENT STREAM BUFFER
  - DOTTED LINE 100-FOOT NYSDEC ADJACENT STREAM BUFFER
  - DOTTED LINE STONE WALL
  - DOTTED LINE TREE LINE
  - DOTTED LINE TRAIL
  - CIRCLE WITH X ROCKS
  - DIAGONAL HATCHING DELINEATED STREAM LINE
  - DIAGONAL HATCHING DELINEATED WETLAND
  - DIAGONAL HATCHING DELINEATED SURFACE WATER
  - CIRCLE WITH NUMBER TREE LOCATION AND TREE NUMBER



**LEGAL DESCRIPTION**  
SECTION 70.11 BLOCK 1 LOT 16 AND SECTION 70.15 BLOCK 1 LOT 2  
TOWN OF YORKTOWN, COUNTY OF WESTCHESTER, NY

ALL THAT CERTAIN PLOT, PIECES OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE SOUTHERLY SIDE OF SAW MILL RIVER ROAD IN THE TOWN OF YORKTOWN, COUNTY OF WESTCHESTER, STATE OF NEW YORK, AND BEING MORE PARTICULARLY DESCRIBED IN TWO (2) PARCELS AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF SAW MILL RIVER ROAD SAID POINT BEING DETERMINED AS FOLLOWS, STARTING AT A POINT ON THE SOUTHERLY SIDE OF SAW MILL RIVER ROAD SAID POINT BEING FORMED BY THE INTERSECTION OF THE DIVIDING LINE BETWEEN LANDS NOW OR FORMERLY OF GABRIEL AND LANDS OF CONSOLIDATED EDISON CO. WITH THE SAID SOUTHERLY SIDE OF SAW MILL RIVER ROAD;

THENCE from starting point in a northeasterly direction and along the southerly side of Saw Mill River Road; North 44 degrees 40 minutes 30 seconds East for a distance of 104.35 feet to the aforementioned point of beginning;

THENCE from said point of beginning in a northeasterly direction and along the southerly side of Saw Mill River Road; North 41 degrees 19 minutes 50 seconds East for a distance of 473.56 feet (survey) to a corner and lands of the City of New York, said lands of the City of New York being shown as Parcel 160, Sheet 15, on Maps of New Croton Reservoir;

THENCE in an easterly direction and along the dividing line between lands of City of New York and lands of Gabriel; North 88 degrees 59 minutes 00 seconds East for a distance of 554.57 feet (deed) North 88 degrees 57 minutes 25 seconds East 554.62 feet (survey) to a corner;

THENCE still along the aforementioned dividing line; North 21 degrees 50 minutes 20 seconds (deed) 21 degrees 48 minutes 45 seconds (survey) East for a distance of 171.48 feet and North 22 degrees 06 minutes 10 seconds West for a distance of 413.59 feet (deed) North 22 degrees 06 minutes 45 seconds West for a distance of 413.21 feet (survey) to a corner and the southerly side of Dell Avenue;

THENCE in a northeasterly direction and along the southerly side of Dell Avenue, the following courses and distances:  
North 43 degrees 56 minutes 40 seconds East for a distance of 133.90 feet;  
North 40 degrees 07 minutes 10 seconds East for a distance of 186.22 feet;  
North 41 degrees 15 minutes 50 seconds East for a distance of 258.22 feet;  
North 49 degrees 26 minutes 30 seconds East for a distance of 88.58 feet;  
North 57 degrees 50 minutes 10 seconds East for a distance of 237.07 feet to a corner and lands now or formerly of Adam;

THENCE in a southerly direction and along the dividing line between lands of Adam and lands of Gabriel;  
South 34 degrees 53 minutes 30 seconds East for a distance of 196.79 feet to a corner;

THENCE in a northeasterly direction;  
North 46 degrees 16 minutes 30 seconds East for a distance of 227.20 feet and  
North 58 degrees 57 minutes 20 seconds East for a distance of 219.85 feet to a corner;

THENCE in a northwesterly direction, still along the aforementioned dividing line;

North 33 degrees 02 minutes 20 seconds West for a distance of 152.78 feet to a corner and the southerly side of Dell Avenue;  
THENCE in a northeasterly direction and along the southerly side of Dell Avenue, the following courses;  
North 58 degrees 55 minutes 20 seconds East for a distance of 281.76 feet;  
South 88 degrees 36 minutes 50 seconds East for a distance of 157.46 feet;  
North 47 degrees 33 minutes 10 seconds East for a distance of 185.48 feet;  
North 30 degrees 17 minutes 30 seconds East for a distance of 105.27 feet;  
North 33 degrees 09 minutes 30 seconds East for a distance of 80.62 feet;  
North 49 degrees 43 minutes 00 seconds East for a distance of 70.52 feet;  
North 37 degrees 32 minutes 30 seconds East for a distance of 242.23 feet to a corner and lands now or formerly of Dearborn;

THENCE to a southerly direction and along the dividing line between lands of Dearborn and lands of Gabriel;  
South 22 degrees 47 minutes 00 seconds East for a distance of 111.57 feet;  
South 21 degrees 05 minutes 10 seconds East for a distance of 400.52 feet;  
South 22 degrees 12 minutes 30 seconds East for a distance of 310.32 feet;  
South 23 degrees 53 minutes 10 seconds East for a distance of 113.24 feet to lands now or formerly of Mino;

THENCE still southerly direction and along the dividing line between lands of Mino and lands of Gabriel;  
South 22 degrees 23 minutes 30 seconds East for a distance of 179.29 feet to a corner and lands now or formerly of Crawford;

THENCE in a westerly direction and along the dividing line between lands of Crawford and lands of Gabriel;  
South 77 degrees 48 minutes 40 seconds West for a distance of 425.77 feet;  
North 88 degrees 22 minutes 30 seconds West for a distance of 492.84 feet to a corner;

THENCE in a southerly direction still along the aforementioned dividing line, the following courses and distances:  
South 08 degrees 32 minutes 10 seconds West for a distance of 302.15 feet;  
South 17 degrees 26 minutes 30 seconds West for a distance of 378.44 feet;  
South 14 degrees 56 minutes 50 seconds West for a distance of 261.92 feet;  
South 12 degrees 20 minutes 50 seconds West for a distance of 181.34 feet;  
South 13 degrees 33 minutes 30 seconds West for a distance of 212.08 feet;  
South 11 degrees 28 minutes 50 seconds West for a distance of 54.91 feet to a corner;

THENCE in a westerly direction and through lands of Gabriel and approximately along the Town lines between the Towns of New Castle and Yorktown;  
North 88 degrees 59 minutes 17 seconds (deed) West for a distance of 1837.73 feet;  
North 89 degrees 02 minutes 22 seconds (calculated) West for a distance of 1839.27 feet to the southerly side of Saw Mill River Road and the point or place of BEGINNING.

WCTMR: 70.11-1-16 & 70.15-1-2

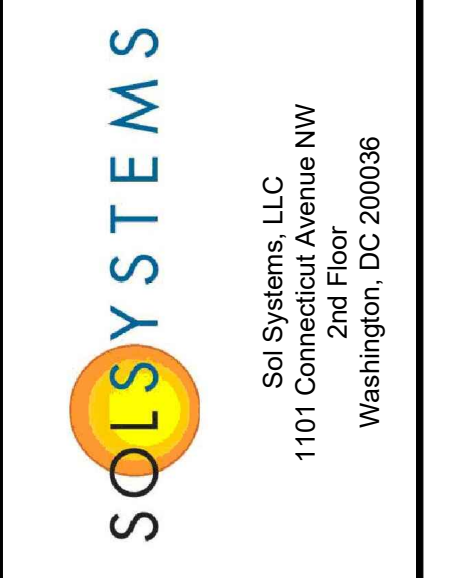
- EXCEPTIONS:**
1. Survey Attached
  2. Boundary line agreement effects extreme southeast corner of parcel not part of current Deed of Record.
  3. Assignment of leases and rents to bank to secure mortgage
  4. Matter of Foreclosure.
  5. Matter of Foreclosure.
  6. Matter of Foreclosure.
  7. Tax search N/A see report.
- NOTES:**
1. NO PART OF THE SUBJECT PROPERTY LIES IN A SPECIAL FLOOD HAZARD AREA OR FLOOD HAZARD OR FLOOD PLAIN, HOWEVER DESIGNATED, AS DETERMINED BY OR IN ACCORDANCE WITH CRITERIA ESTABLISHED BY THE FEDERAL INSURANCE ADMINISTRATION OR AS DEFINED BY OR IN ACCORDANCE WITH CRITERIA ESTABLISHED BY ANY GOVERNMENTAL AUTHORITY HAVING JURISDICTION, (FLOOD ZONE X)
  2. LOCATIONS AND EXISTENCE OF ANY SUBSURFACE UTILITIES AND/OR STRUCTURES, NOT READILY VISIBLE, ARE NOT CERTIFIED.
  3. NO ENCROACHMENTS AFFECT SUBJECT PROPERTY EXCEPT AS SHOWN
  4. THE USE OF THE PROPERTY IS PERMITTED IN ITS ZONE
  5. PROPERTY HAS PUBLIC ACCESS TO ALL ADJACENT STREETS AS PUBLIC

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NOT FOR CONSTRUCTION

0 120' 240'  
SHEET SIZE: 24" BY 36"  
(DRAWING MAY BE PRINTED AT REDUCED SIZE)

**PRELIMINARY DRAFT- NOT FOR CONSTRUCTION**



Revisions:

No.	Date

Drawn by:  
**A. REXROAT**

Checked by:  
**S. MEERSMA**

Approved by:  
**C. DUNCAN**

**SCS DELL 014136 YORKTOWN, LLC  
DELL AVENUE SOLAR FARM  
FIXED-TILT GROUND MOUNT SOLAR ENERGY SYSTEM  
DELL AVENUE, YORKTOWN, NEW YORK 10514**

Contract No:  
431302

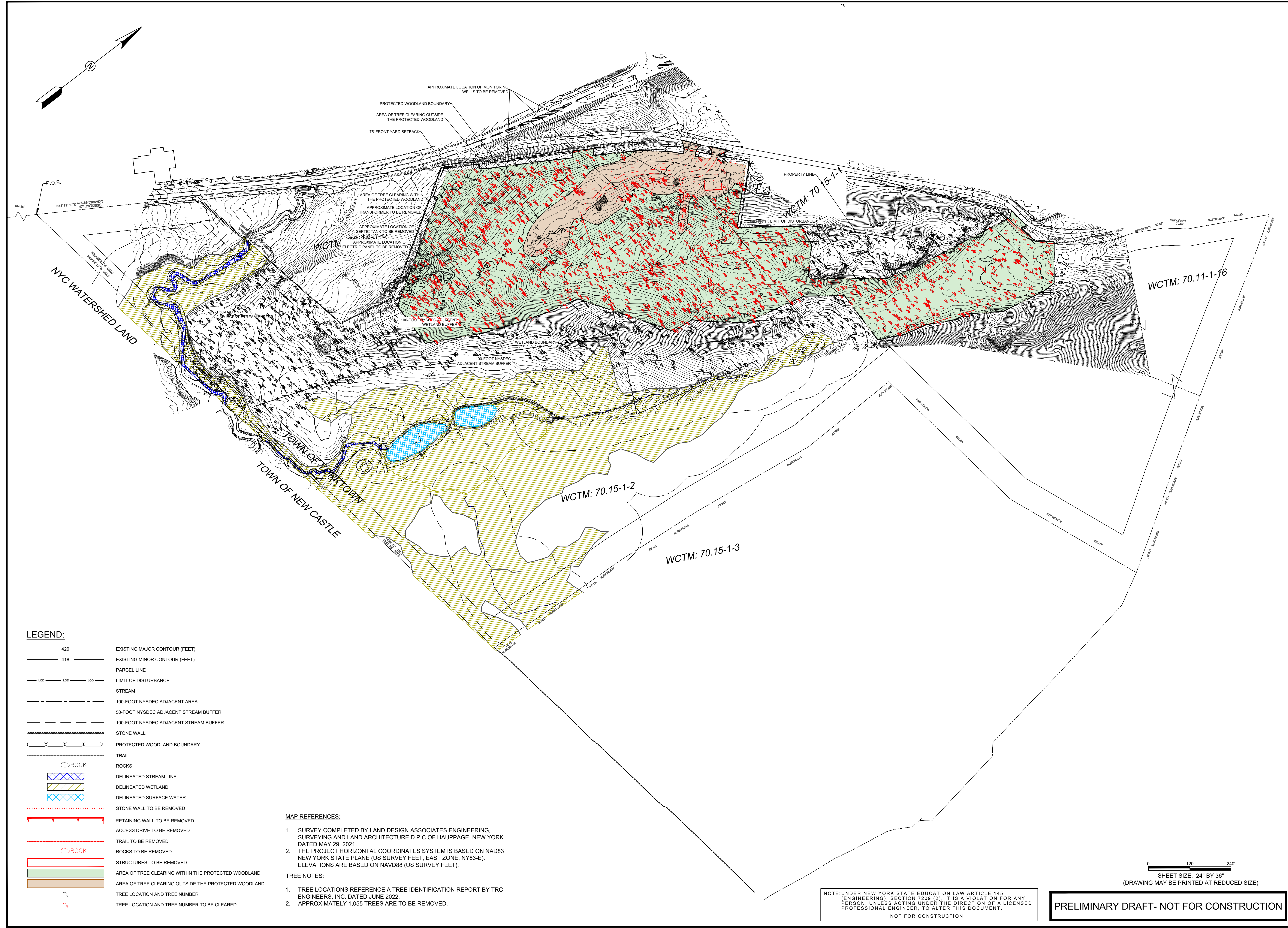
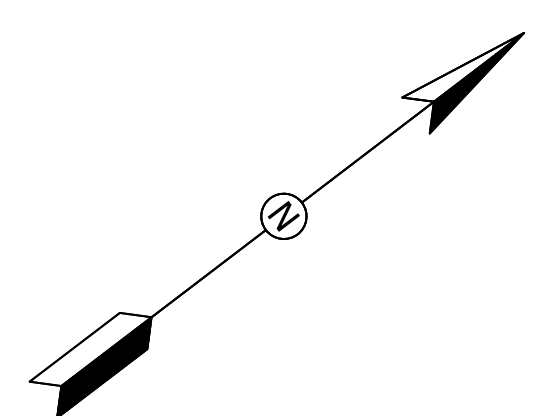
Scale:  
AS SHOWN

Date:  
JUNE 14, 2022

Sheet:  
EXISTING FEATURES

Drawing No:  
**C-101**

TRC Project No: 431302.0000.0005



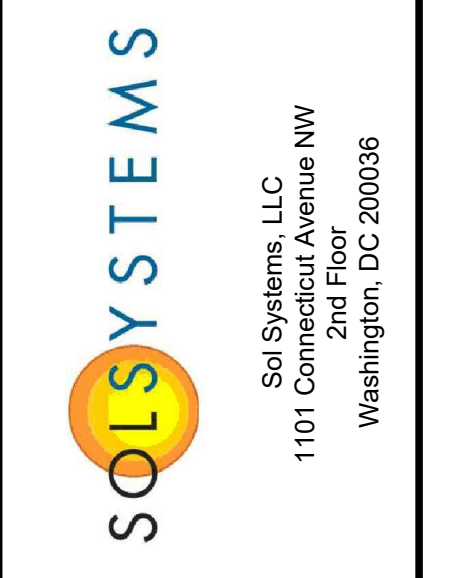
- LEGEND:**
- 420 ——— EXISTING MAJOR CONTOUR (FEET)
  - 418 ——— EXISTING MINOR CONTOUR (FEET)
  - — — — — PARCEL LINE
  - 100 — 100 — 100 — LIMIT OF DISTURBANCE
  - — — — — STREAM
  - — — — — 100-FOOT NYSDEC ADJACENT AREA
  - — — — — 50-FOOT NYSDEC ADJACENT STREAM BUFFER
  - — — — — 100-FOOT NYSDEC ADJACENT STREAM BUFFER
  - — — — — STONE WALL
  - — — — — PROTECTED WOODLAND BOUNDARY
  - — — — — TRAIL
  - ROCK
  - ROCKS
  - ▨ DELINEATED STREAM LINE
  - ▨ DELINEATED WETLAND
  - ▨ DELINEATED SURFACE WATER
  - ▨ STONE WALL TO BE REMOVED
  - ▨ RETAINING WALL TO BE REMOVED
  - ▨ ACCESS DRIVE TO BE REMOVED
  - ▨ TRAIL TO BE REMOVED
  - ROCK
  - ▨ ROCKS TO BE REMOVED
  - ▨ STRUCTURES TO BE REMOVED
  - ▨ AREA OF TREE CLEARING WITHIN THE PROTECTED WOODLAND
  - ▨ AREA OF TREE CLEARING OUTSIDE THE PROTECTED WOODLAND
  - TREE LOCATION AND TREE NUMBER
  - TREE LOCATION AND TREE NUMBER TO BE CLEARED

- MAP REFERENCES:**
1. SURVEY COMPLETED BY LAND DESIGN ASSOCIATES ENGINEERING, SURVEYING AND LAND ARCHITECTURE D.P.C OF HAUPPAGE, NEW YORK DATED MAY 29, 2021.
  2. THE PROJECT HORIZONTAL COORDINATES SYSTEM IS BASED ON NAD83 NEW YORK STATE PLANE (US SURVEY FEET, EAST ZONE, NY83-E). ELEVATIONS ARE BASED ON NAVD83 (US SURVEY FEET).
- TREE NOTES:**
1. TREE LOCATIONS REFERENCE A TREE IDENTIFICATION REPORT BY TRC ENGINEERS, INC. DATED JUNE 2022.
  2. APPROXIMATELY 1,055 TREES ARE TO BE REMOVED.

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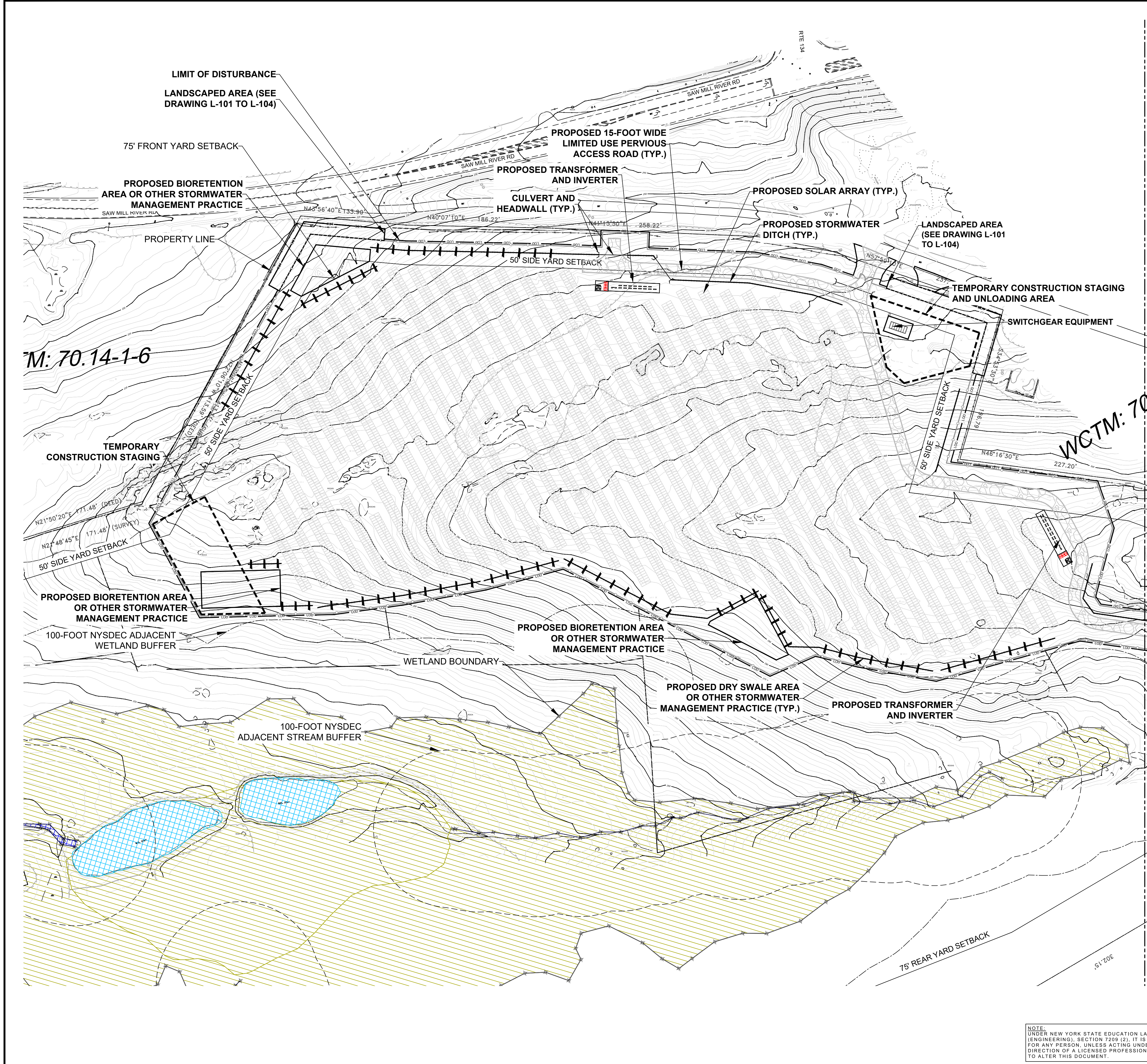
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Checked by:  
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**SCS DELL 014136 YORKTOWN, LLC  
DELL AVENUE SOLAR FARM  
FIXED-TILT GROUND MOUNT SOLAR ENERGY SYSTEM  
DELL AVENUE, YORKTOWN, NEW YORK 10514**

Contract No:  
431302  
Scale:  
AS SHOWN  
Date:  
JUNE 14, 2022  
Sheet:  
DEMOLITION PLAN  
Drawing No:  
C-102

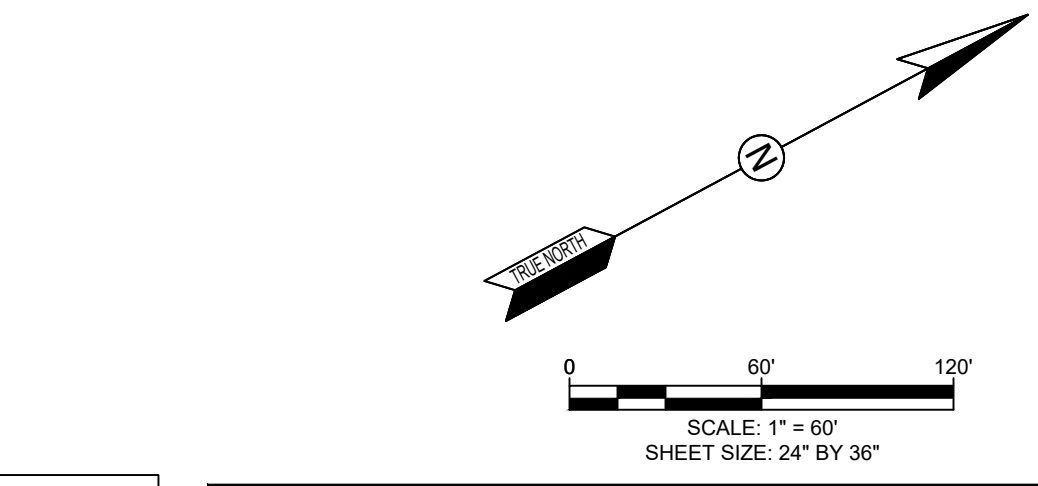
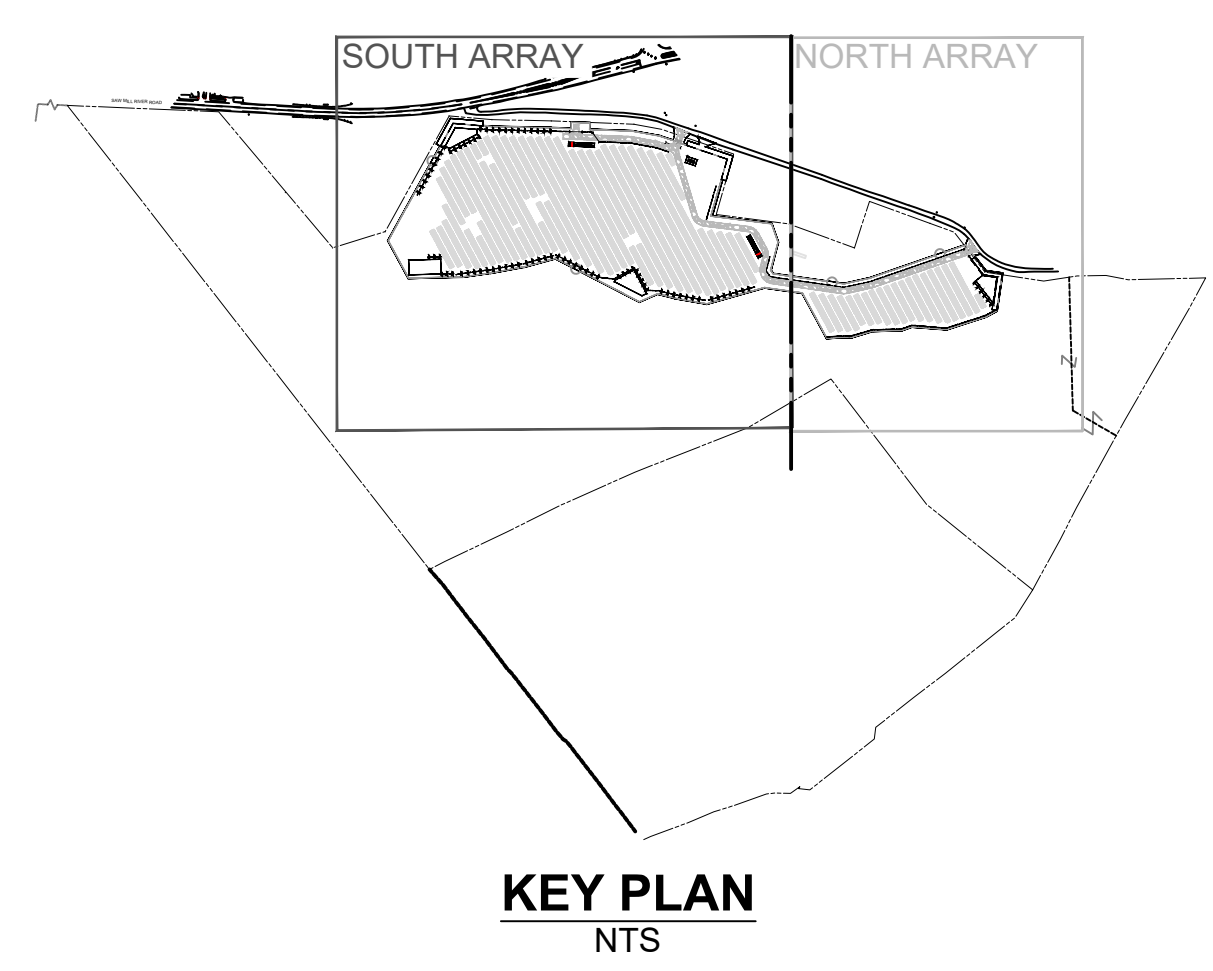


**LEGEND:**

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---	PARCEL LINE
---	LIMIT OF DISTURBANCE
---	STREAM
---	100-FOOT NYSDEC ADJACENT AREA
---	50-FOOT NYSDEC ADJACENT STREAM BUFFER
---	100-FOOT NYSDEC ADJACENT STREAM BUFFER
---	STONE WALL
---	TREE LINE
---	TRAIL
○	ROCK
▨	ROCKS
▨	DELINEATED STREAM LINE
▨	DELINEATED WETLAND
▨	DELINEATED SURFACE WATER
▨	15' WIDE ACCESS ROAD

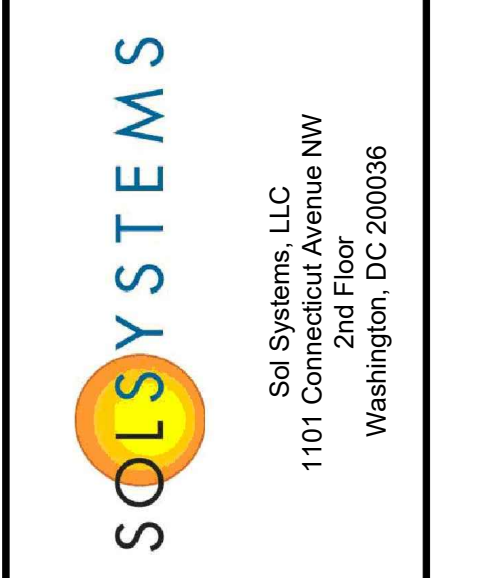
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- GENERAL NOTES:**
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    - ANSI/UL STANDARD FOR ENERGY STORAGE SYSTEMS AND EQUIPMENT - STANDARD 9540
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    - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE - ACI 318-14



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**PRELIMINARY DRAFT - NOT FOR CONSTRUCTION**



**Revisions:**

No.	Date

Drawn by:  
A. REXROAT

Checked by:  
S. MEERSMA

Approved by:  
C. DUNCAN

SCS DELL 014136 YORKTOWN, LLC  
DELL AVENUE SOLAR FARM  
FIXED-TILT GROUND MOUNT SOLAR ENERGY SYSTEM  
DELL AVENUE, YORKTOWN, NEW YORK 10514

Contract No:  
431302

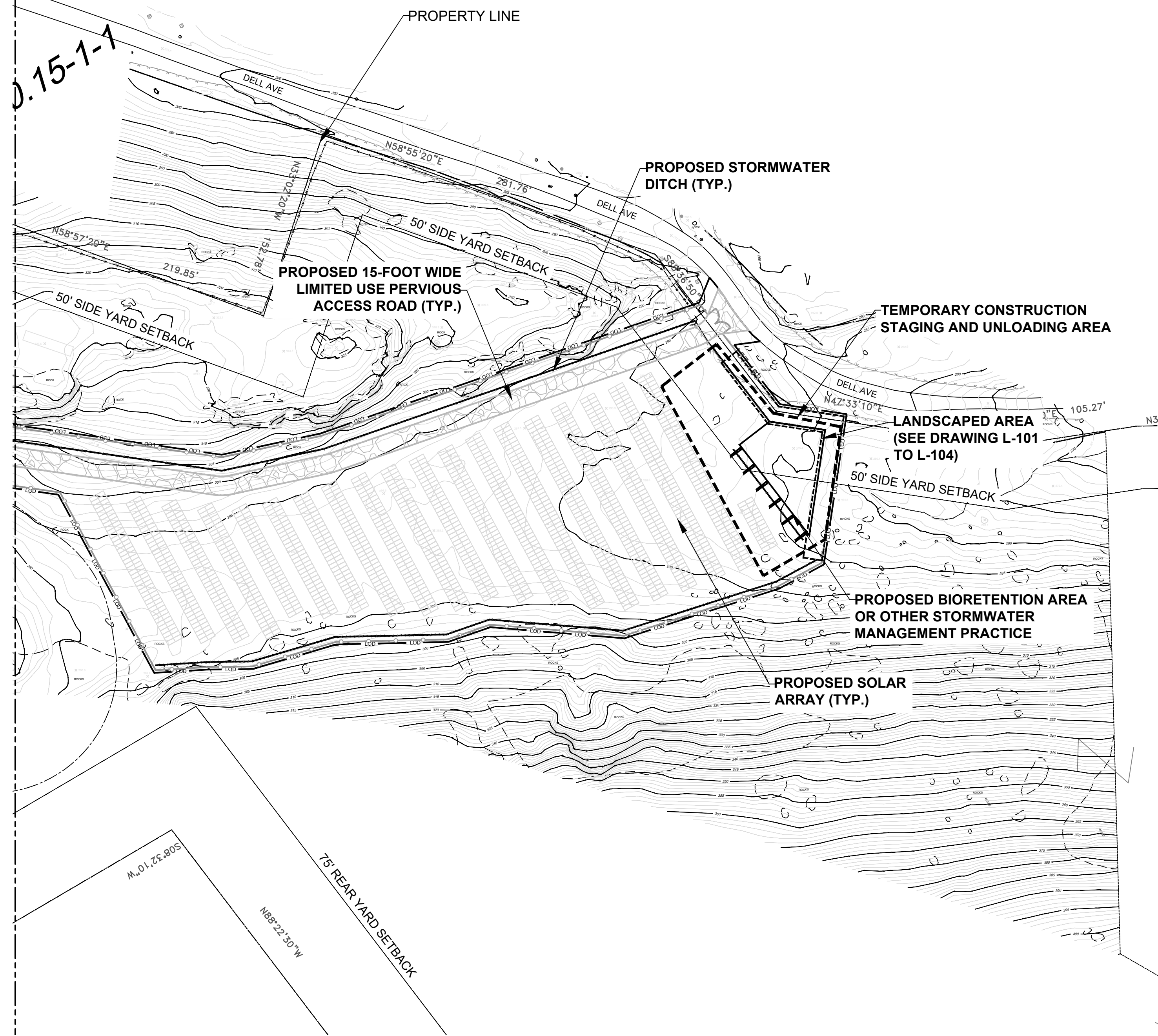
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AS SHOWN

Date:  
JUNE 14, 2022

Sheet:  
SITE PLAN - SOUTH

Drawing No:  
C-103

REFER TO DRAWING NO. 6



**LEGEND:**

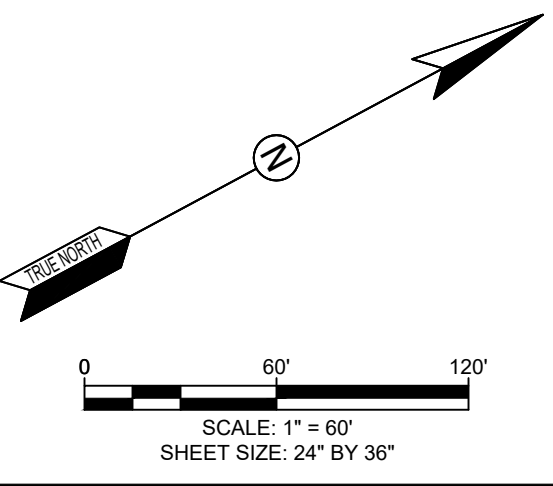
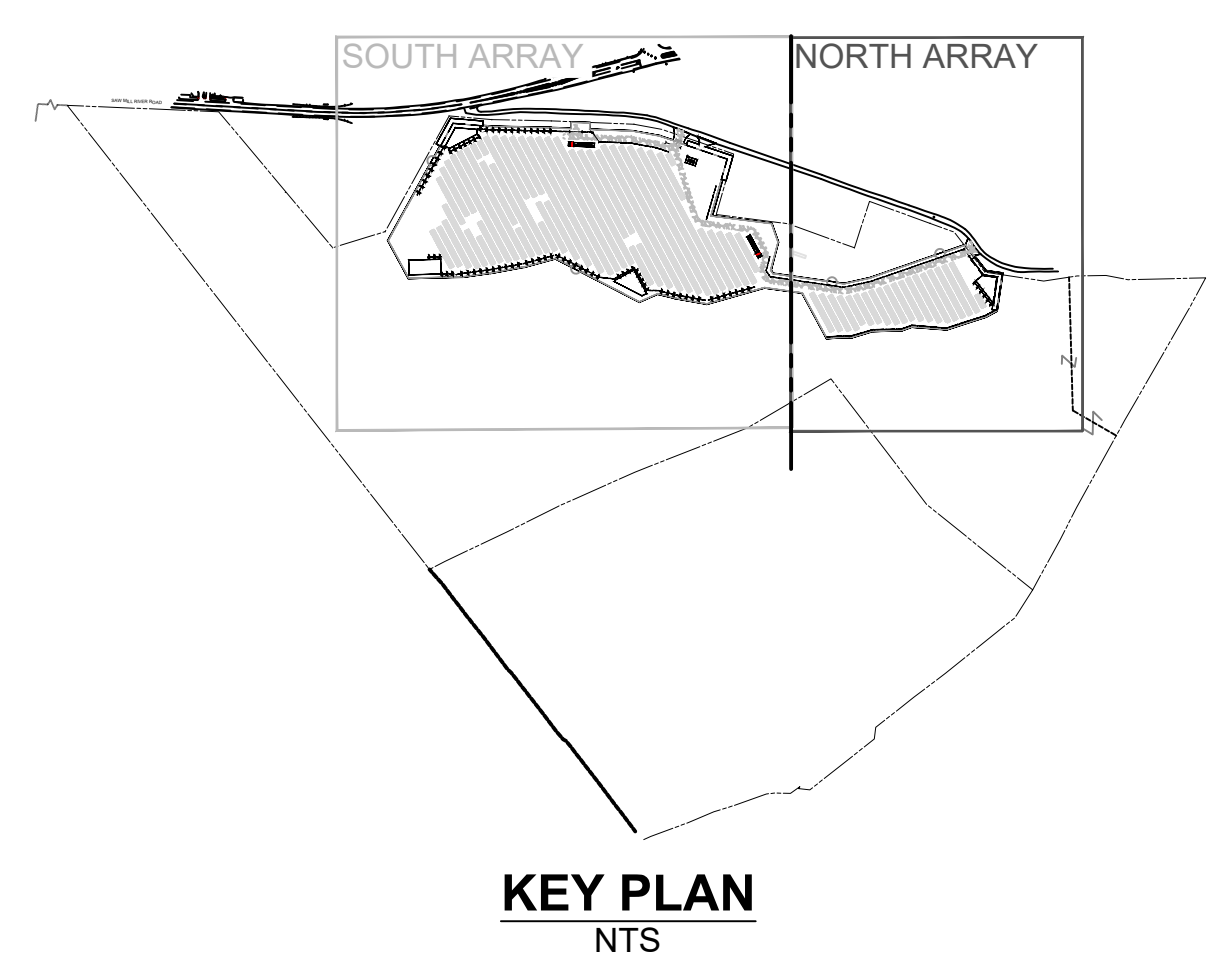
— 420 —	EXISTING MAJOR CONTOUR (FEET)
— 418 —	EXISTING MINOR CONTOUR (FEET)
---	PARCEL LINE
---	LIMIT OF DISTURBANCE
---	STREAM
---	100-FOOT NYSDEC ADJACENT AREA
---	50-FOOT NYSDEC ADJACENT STREAM BUFFER
---	100-FOOT NYSDEC ADJACENT STREAM BUFFER
---	STONE WALL
---	TREE LINE
---	TRAIL
○	ROCK
---	ROCKS
---	DELINEATED STREAM LINE
---	DELINEATED WETLAND
---	DELINEATED SURFACE WATER
---	15' WIDE ACCESS ROAD

**MAP REFERENCES:**

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**DELL AVENUE, YORKTOWN, NEW YORK 10514**

Contract No:  
**431302**

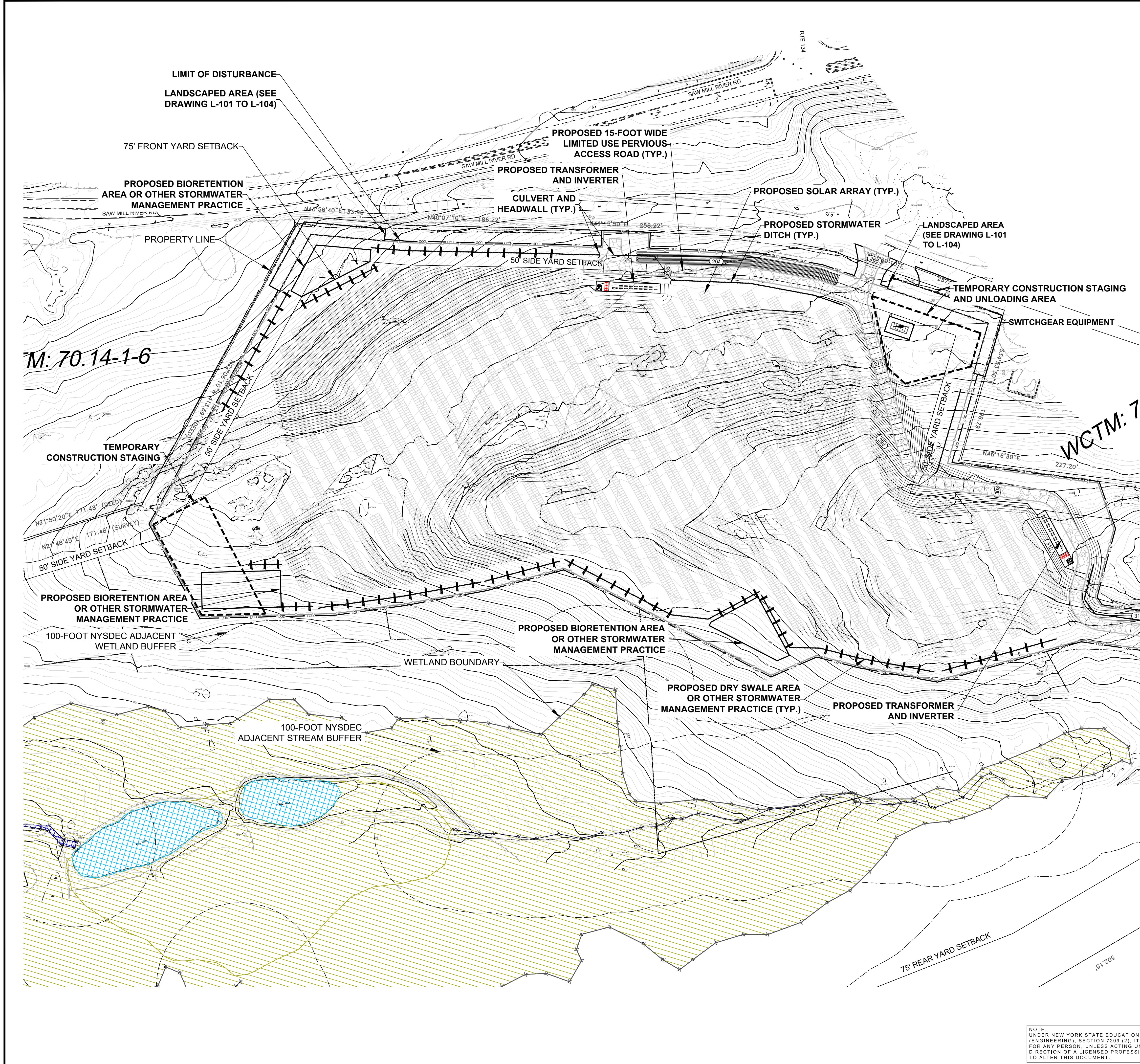
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Date:  
**JUNE 14, 2022**

Sheet:  
**SITE PLAN - NORTH**

Drawing No:  
**C-104**

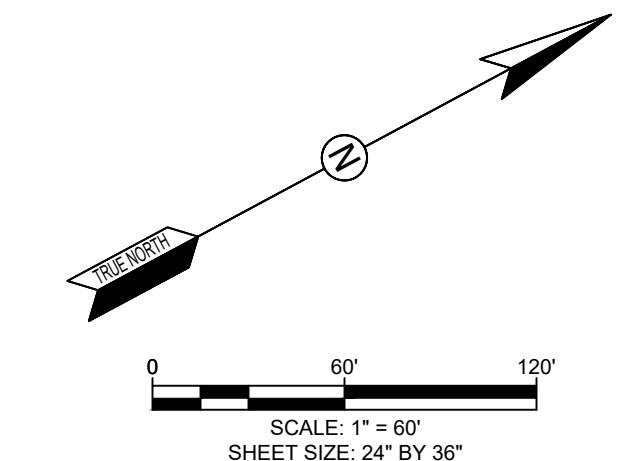
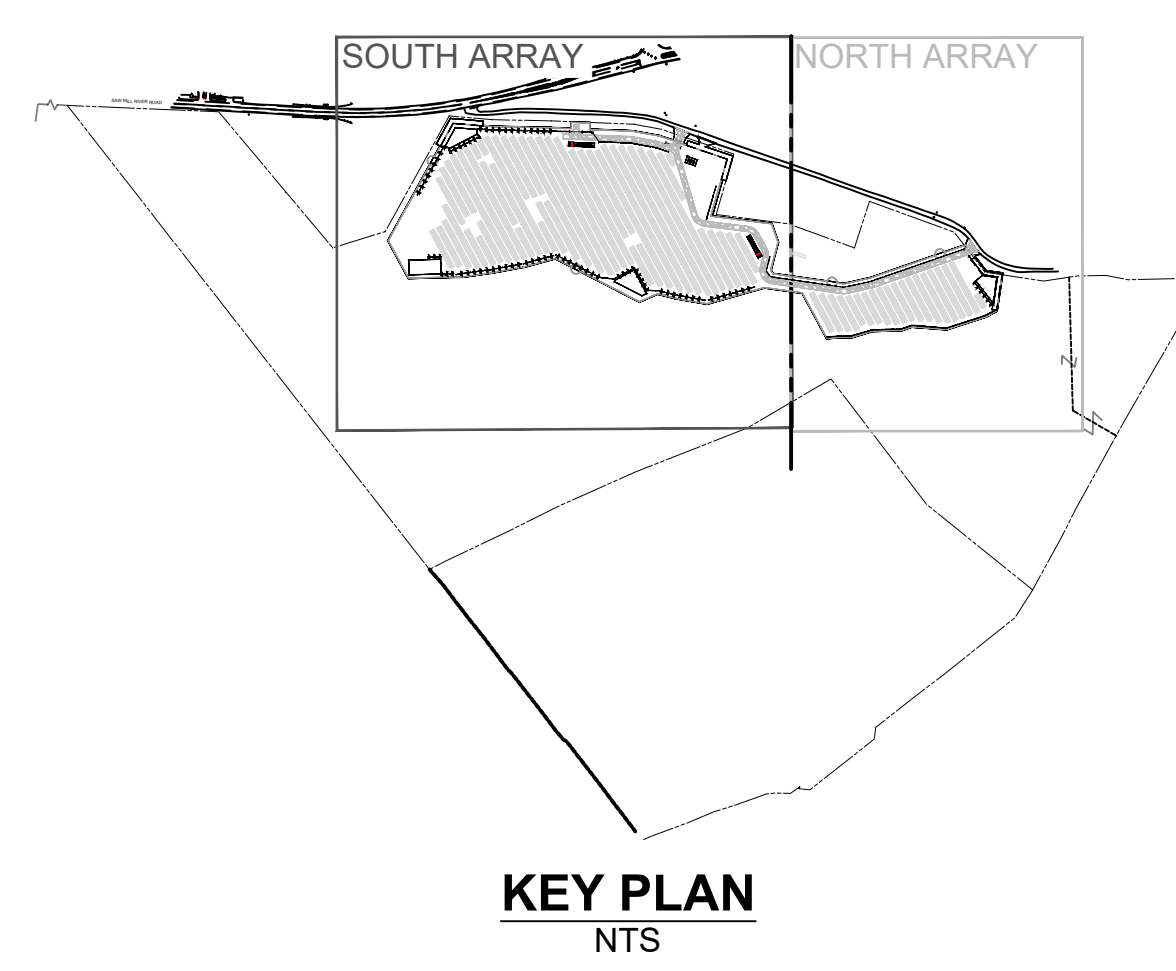




- LEGEND:**
- 420 — EXISTING MAJOR CONTOUR (FEET)
  - 418 — EXISTING MINOR CONTOUR (FEET)
  - 400 — PROPOSED MAJOR CONTOUR (FEET)
  - 400 — PROPOSED MINOR CONTOUR (FEET)
  - — PARCEL LINE
  - — LIMIT OF DISTURBANCE
  - — STREAM
  - — 100-FOOT NYSDEC ADJACENT AREA
  - — 50-FOOT NYSDEC ADJACENT STREAM BUFFER
  - — 100-FOOT NYSDEC ADJACENT STREAM BUFFER
  - — STONE WALL
  - — TREE LINE
  - — TRAIL
  - — ROCKS
  - — DELINEATED STREAM LINE
  - — DELINEATED WETLAND
  - — DELINEATED SURFACE WATER
  - — 15' WIDE ACCESS ROAD
- ROCK
- ▨ ROCKS
- ▨ DELINEATED STREAM LINE
- ▨ DELINEATED WETLAND
- ▨ DELINEATED SURFACE WATER
- ▨ 15' WIDE ACCESS ROAD

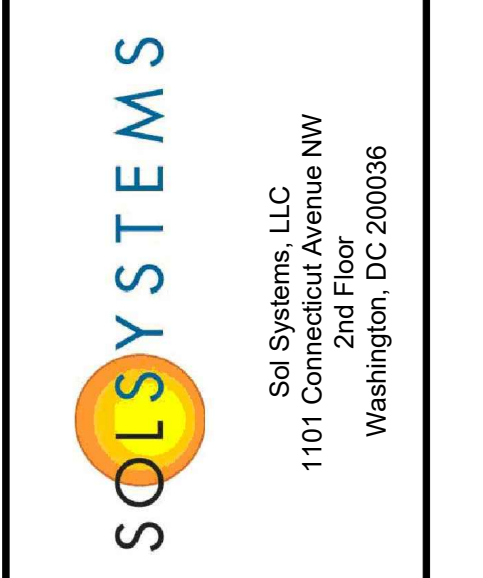
- MAP REFERENCES:**
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Revisions:

No.	Date

Drawn by:  
A. REXROAT

Checked by:  
S. MEERSMA

Approved by:  
C. DUNCAN

SCS DELL 014136 YORKTOWN, LLC  
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Contract No:  
431302

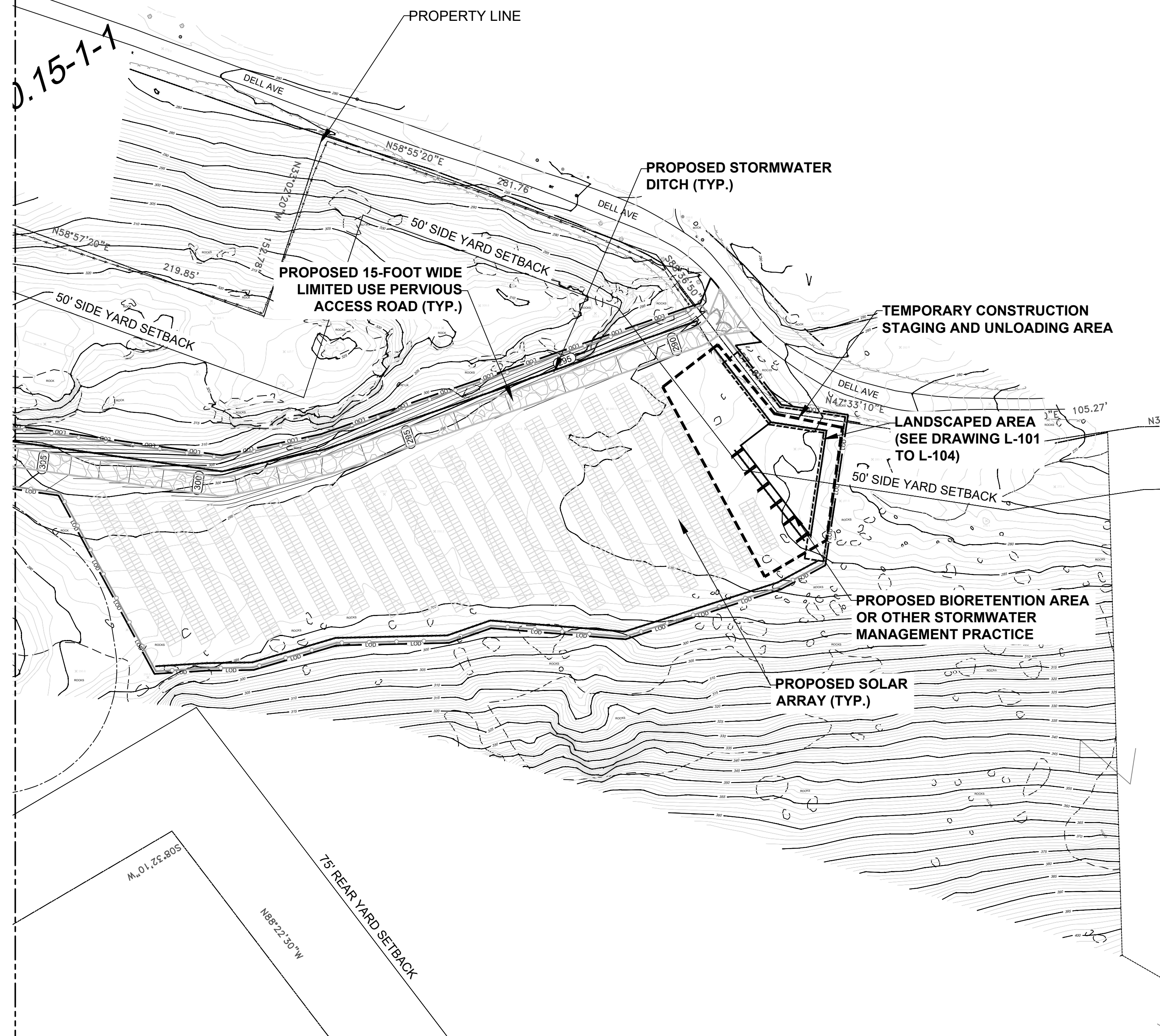
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Date:  
JUNE 14, 2022

Sheet:  
GRADING PLAN - SOUTH

Drawing No:  
C-105

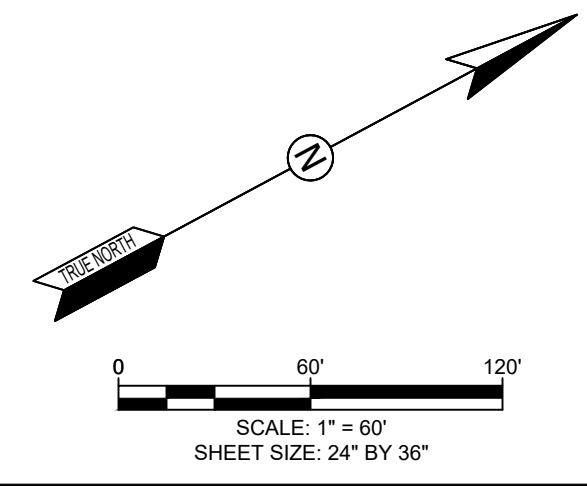
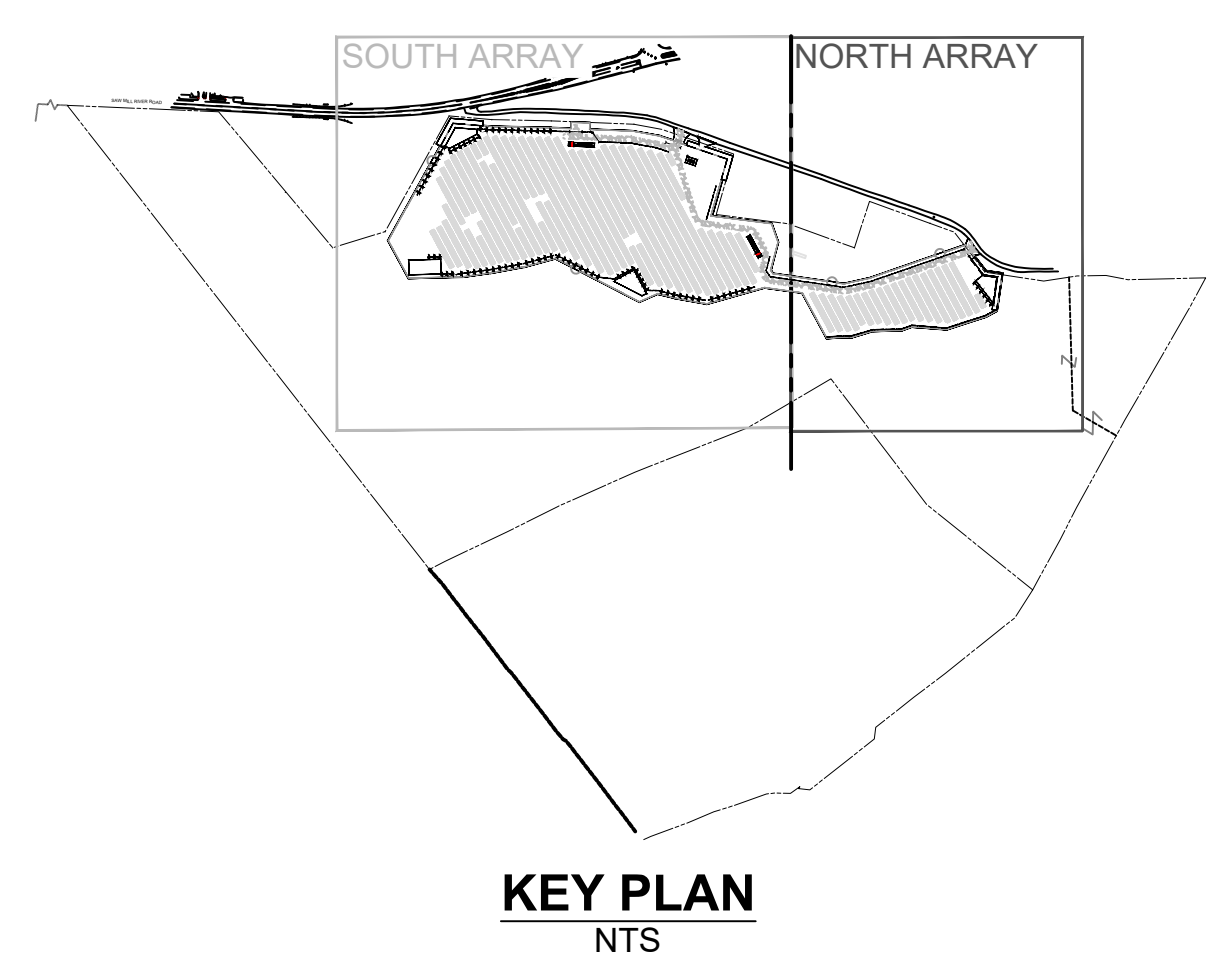
REFER TO DRAWING NO. 6



**LEGEND:**

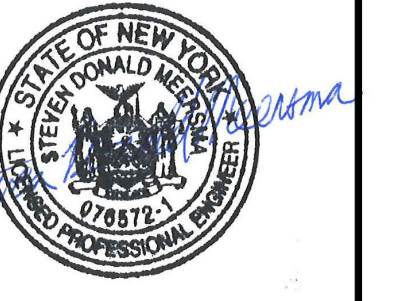
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	EXISTING MINOR CONTOUR (FEET)
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	PROPOSED MINOR CONTOUR (FEET)
	PARCEL LINE
	LIMIT OF DISTURBANCE
	STREAM
	100-FOOT NYSDEC ADJACENT AREA
	50-FOOT NYSDEC ADJACENT STREAM BUFFER
	100-FOOT NYSDEC ADJACENT STREAM BUFFER
	STONE WALL
	TREE LINE
	TRAIL
	ROCKS
	DELINEATED STREAM LINE
	DELINEATED WETLAND
	DELINEATED SURFACE WATER
	15' WIDE ACCESS ROAD

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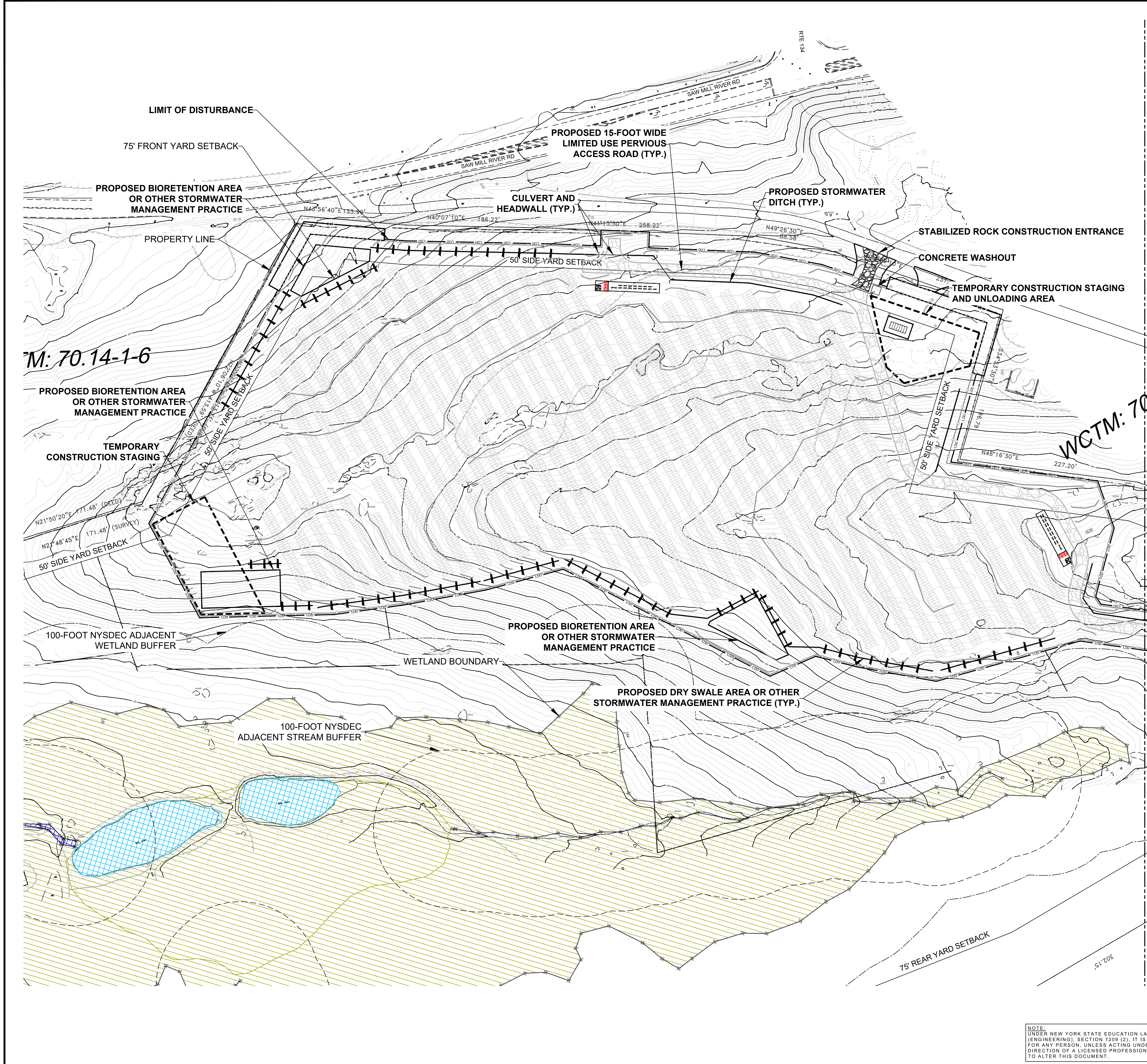
Contract No:  
 431302

Scale:  
 AS SHOWN

Date:  
 JUNE 14, 2022

Sheet:  
 GRADING PLAN - NORTH

Drawing No:  
**C-106**

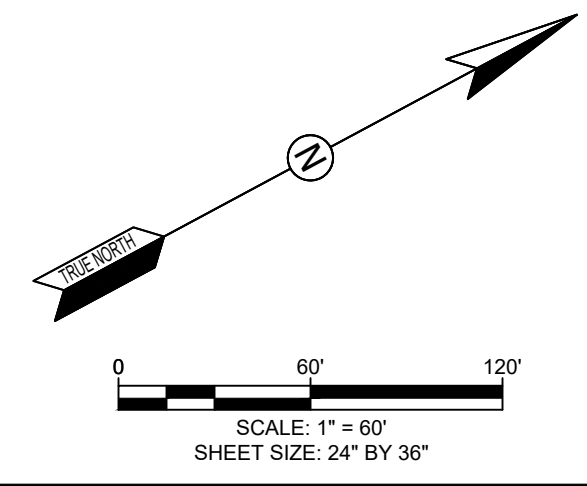
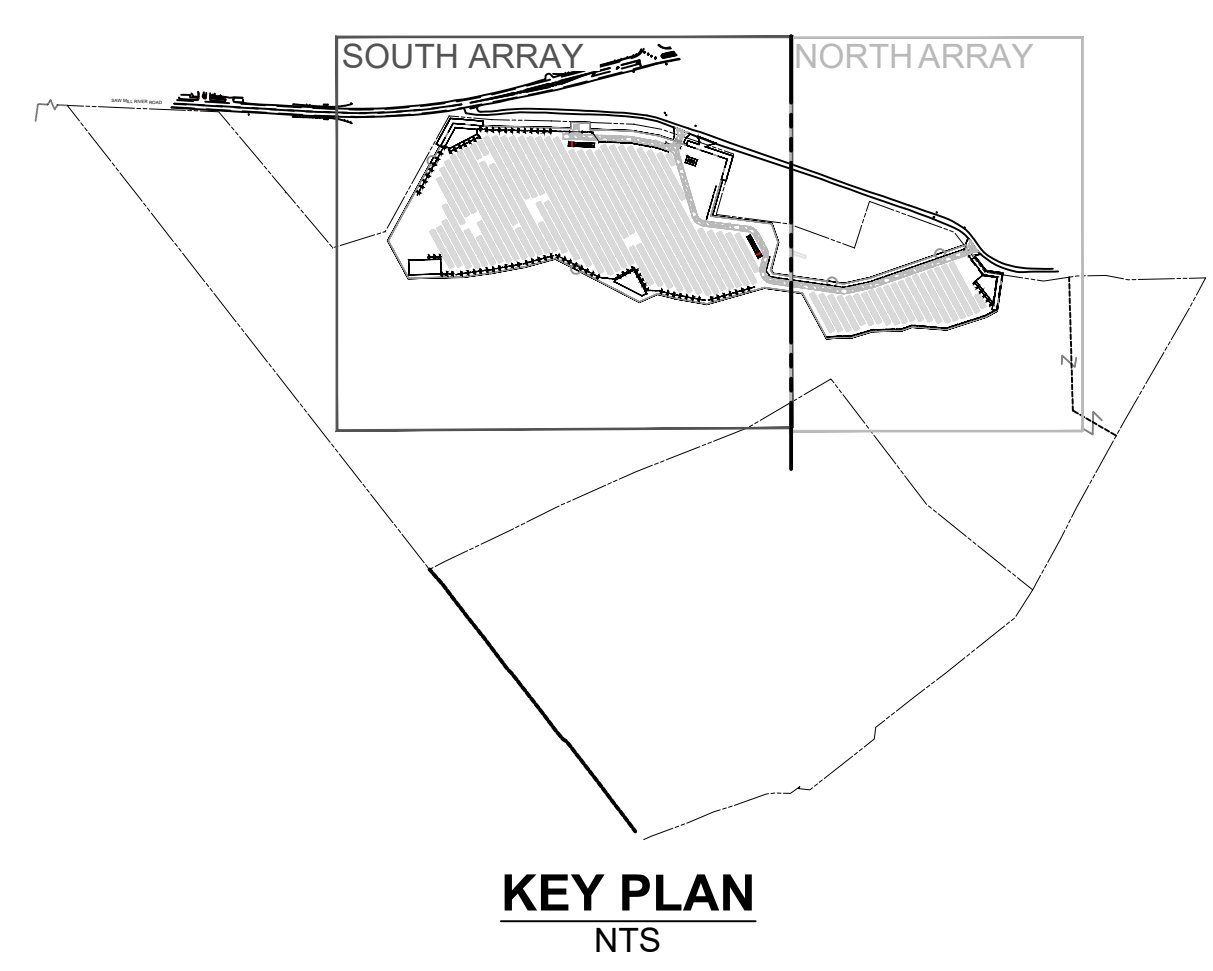


**LEGEND:**

420	EXISTING MAJOR CONTOUR (FEET)
418	EXISTING MINOR CONTOUR (FEET)
---	PARCEL LINE
---	LIMIT OF DISTURBANCE
---	STREAM
---	100-FOOT NYSDEC ADJACENT AREA
---	50-FOOT NYSDEC ADJACENT STREAM BUFFER
---	100-FOOT NYSDEC ADJACENT STREAM BUFFER
---	STONE WALL
---	TREE LINE
---	TRAIL
○	ROCK
○	ROCKS
---	DELINEATED STREAM LINE
---	DELINEATED WETLAND
---	DELINEATED SURFACE WATER
---	15' WIDE ACCESS ROAD
---	STABILIZED CONSTRUCTION ENTRANCE
---	TEMPORARY CONSTRUCTION STAGING AREA
---	COMPOST FILTER SOCK

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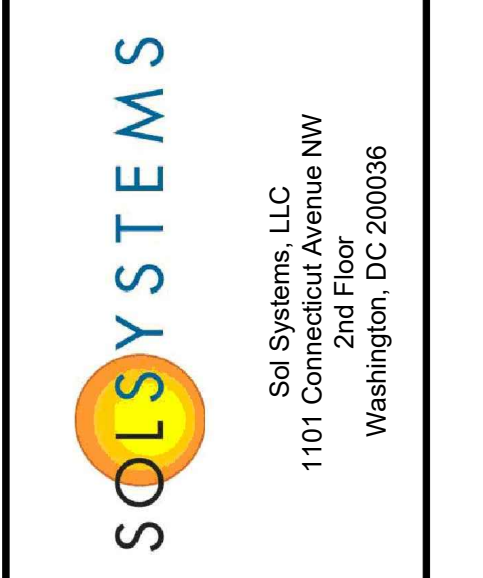
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REFER TO DRAWING NO. 7



**Revisions:**

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Checked by:  
S. MEERSMA

Approved by:  
C. DUNCAN

**SCS DELL 014136 YORKTOWN, LLC**  
**DELL AVENUE SOLAR FARM**  
**FIXED-TILT GROUND MOUNT SOLAR ENERGY SYSTEM**  
**DELL AVENUE, YORKTOWN, NEW YORK 10514**

Contract No:  
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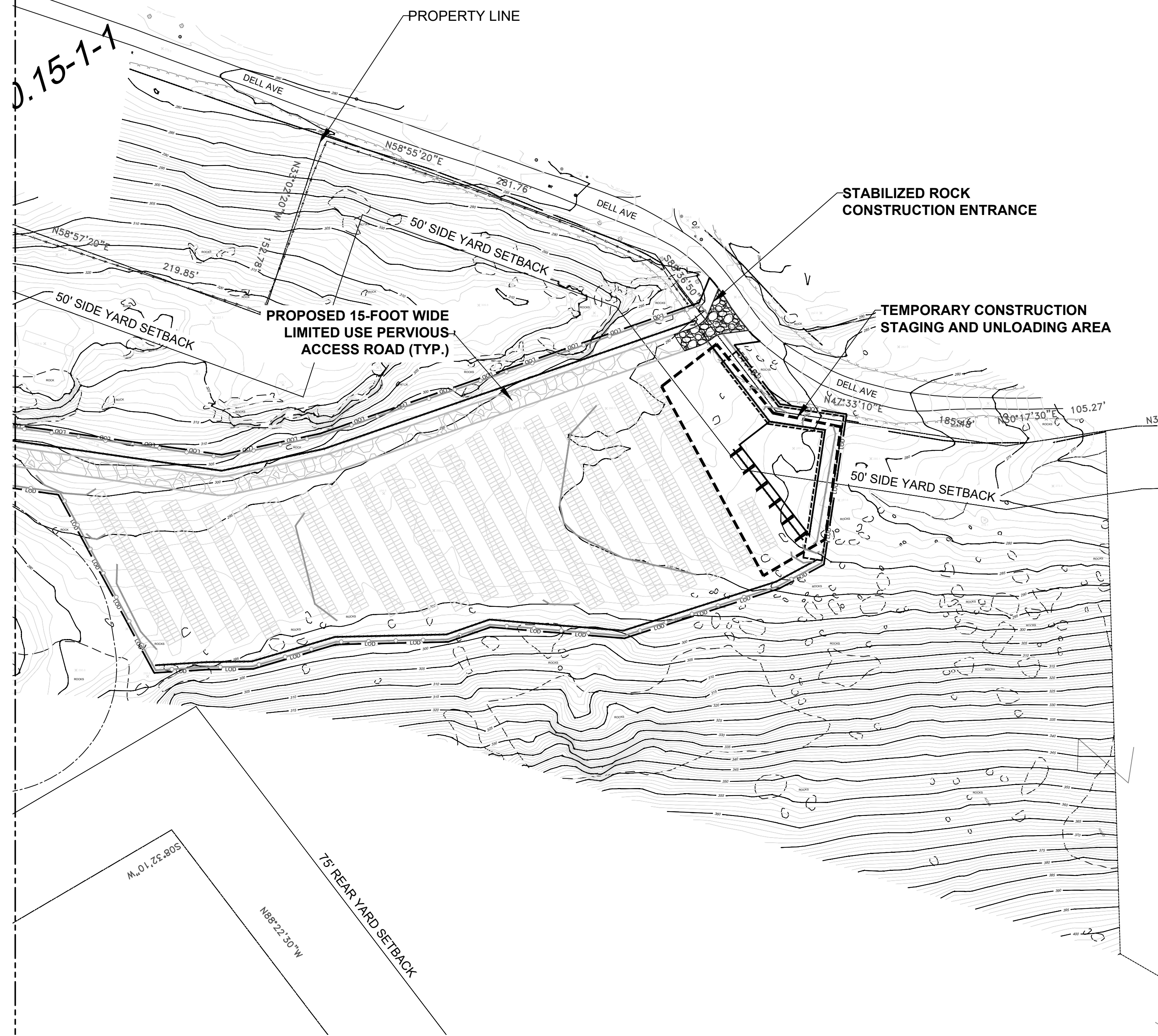
Scale:  
AS SHOWN

Date:  
JUNE 14, 2022

Sheet:  
E&S PLAN - SOUTH

Drawing No:  
**C-107**

REFER TO DRAWING NO. 6



**LEGEND:**

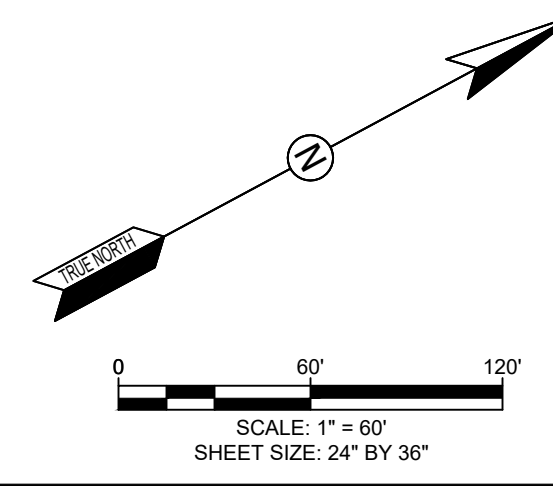
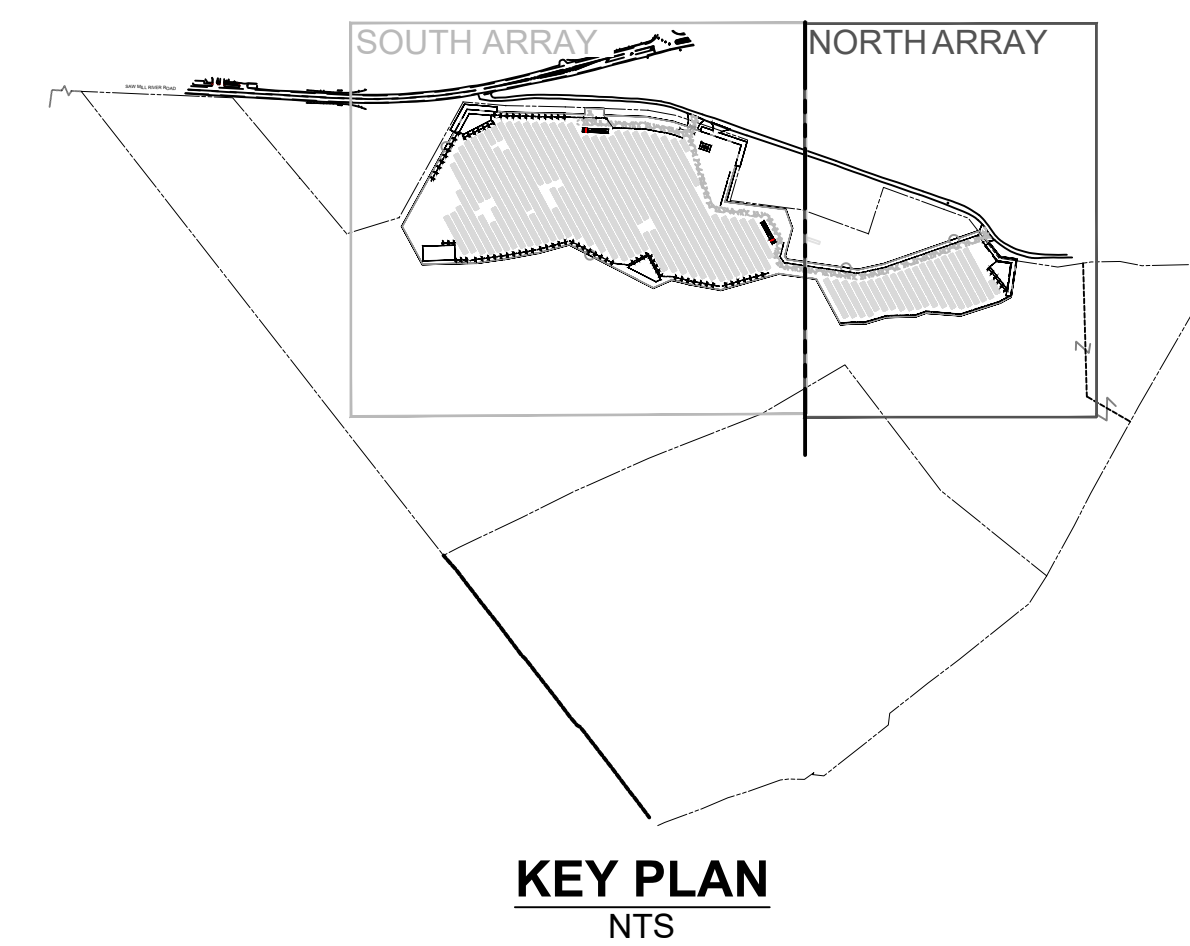
	420	EXISTING MAJOR CONTOUR (FEET)
	418	EXISTING MINOR CONTOUR (FEET)
		PARCEL LINE
	LOD	LIMIT OF DISTURBANCE
		STREAM
		100-FOOT NYSDEC ADJACENT AREA
		50-FOOT NYSDEC ADJACENT STREAM BUFFER
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		STONE WALL
		TREE LINE
		TRAIL
	ROCK	ROCKS
		DELINEATED STREAM LINE
		DELINEATED WETLAND
		DELINEATED SURFACE WATER
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		TEMPORARY CONSTRUCTION STAGING AREA
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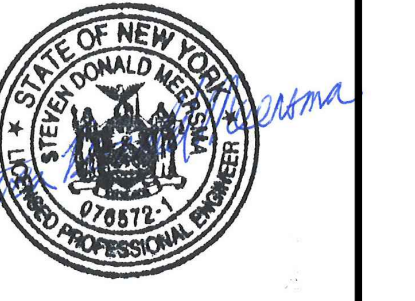
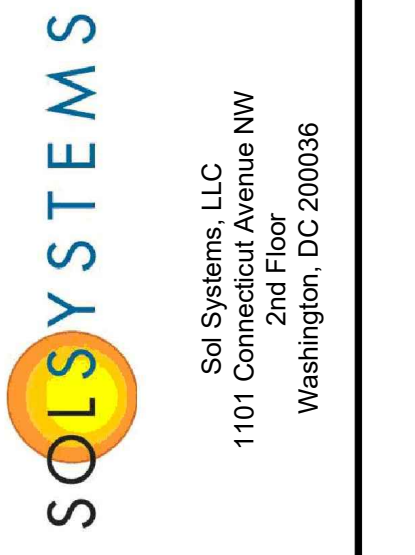
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**A. REXROAT**

Checked by:  
**S. MEERSMA**

Approved by:  
**C. DUNCAN**

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**DELL AVENUE SOLAR FARM**  
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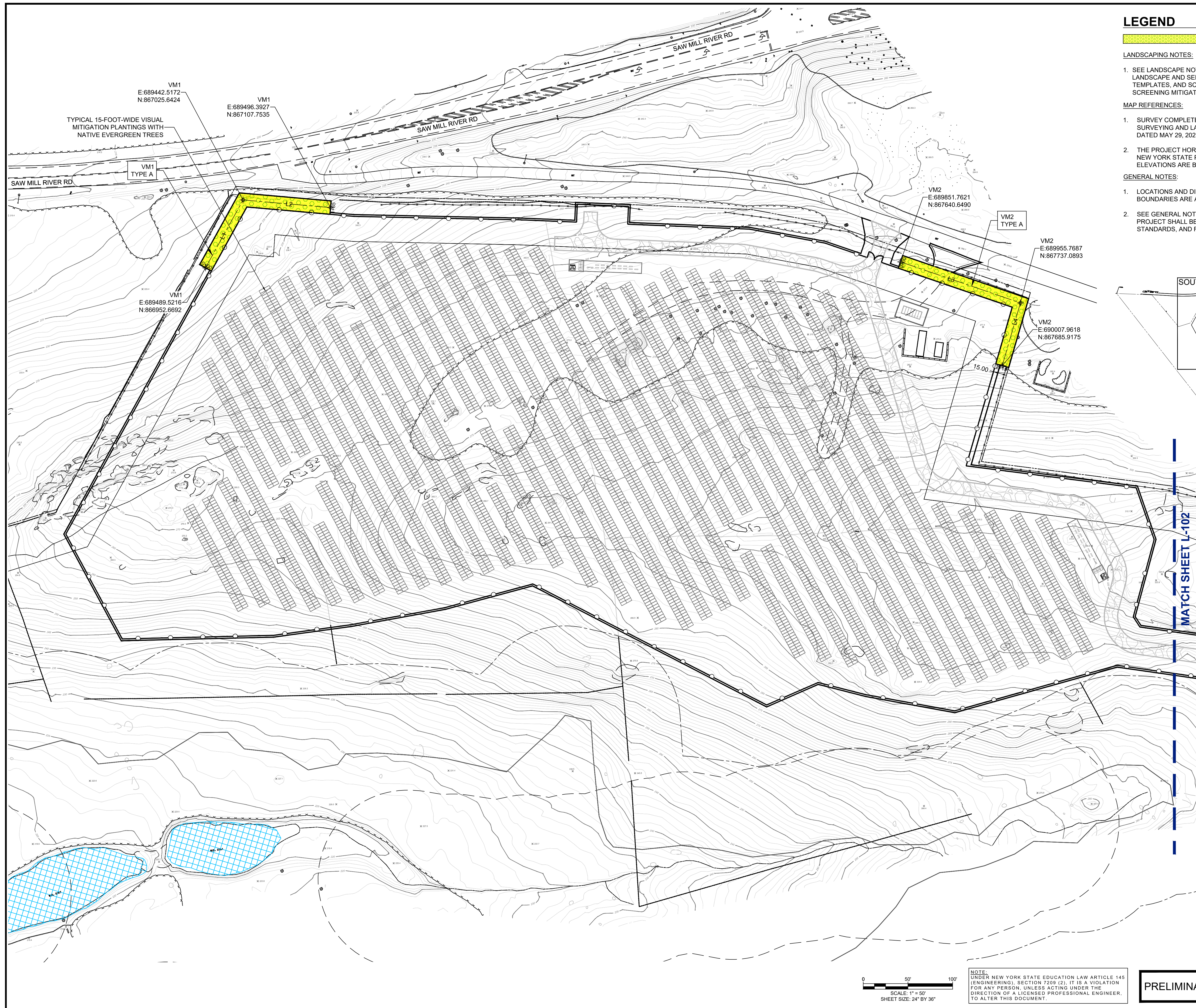
Contract No:  
 431302

Scale:  
 AS SHOWN

Date:  
 JUNE 14, 2022

Sheet:  
 E&SC PLAN - NORTH

Drawing No:  
**C-108**



TYPICAL 15-FOOT-WIDE VISUAL MITIGATION PLANTINGS WITH NATIVE EVERGREEN TREES

VM1  
E:689442.5172  
N:867025.6424

VM1  
E:689496.3927  
N:867107.7535

VM1  
TYPE A

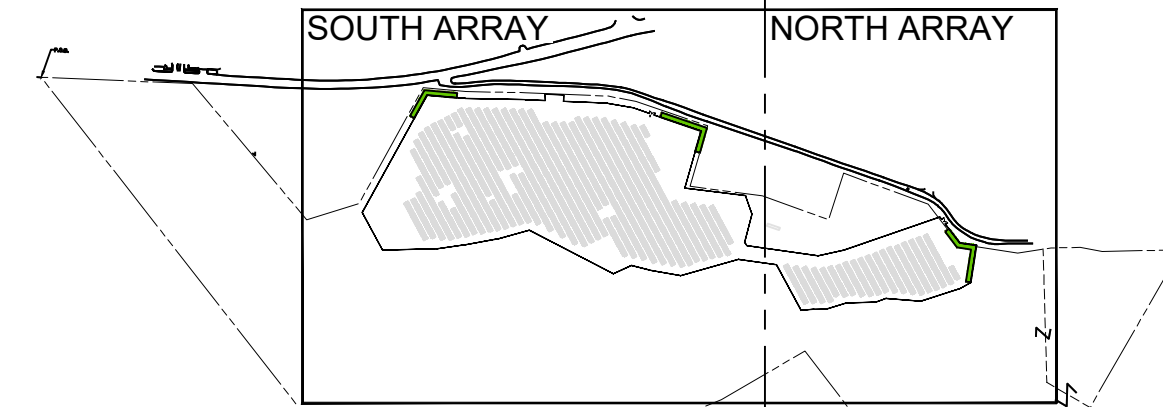
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VM2  
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VM2  
TYPE A

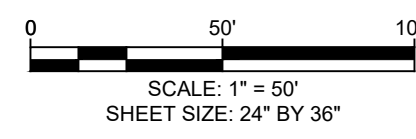
VM2  
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N:867737.0893

VM2  
E:690007.9618  
N:867685.9175



KEY PLAN  
NTS

MATCH SHEET L-102



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**LEGEND**

PROPOSED LANDSCAPING FEATURES

- VISUAL MITIGATION TYPE A:  
VM-1 AND VM-2

**LANDSCAPING NOTES:**

1. SEE LANDSCAPE NOTES & DETAILS SHEETS L-103 TO L-104 FOR GENERAL LANDSCAPE AND SEEDING NOTES; SOLAR SEED MIX; PLANTING DETAILS, TEMPLATES, AND SCHEDULES; AND COORDINATE VEGETATIVE BUFFER / SCREENING MITIGATION TABLES.

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1430 Broadway, 10th Floor  
New York, NY 10018  
Phone: 212.221.7822  
www.trccompanies.com  
TRC Project No: 431302.0000.0005



Sol Systems, LLC  
1101 Connecticut Avenue NW  
2nd Floor  
Washington, DC 20006



Revisions:	
No.	Date:

Drawn by:  
G. TURNER  
Checked by:  
M. ROSS  
Approved by:  
C. DUNCAN

SCS DELL 014136 YORKTOWN, LLC  
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LANDSCAPE PLAN - SOUTH

Drawing No:  
L-101

PRELIMINARY DRAFT- NOT FOR CONSTRUCTION



**GENERAL LANDSCAPE AND SEEDING NOTES**

- THE LANDSCAPE PLAN AND DETAILS ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE LAYOUT PLAN, GRADING PLAN AND/OR UTILITIES PLAN FOR ALL OTHER INFORMATION.
- THE CONTRACTOR SHALL MONITOR AND GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF (1) ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE INVASIVE SPECIES MONITORING, REMOVAL, AND SUPPLEMENTATION. MONITORING OF THE PROJECT SITE SHALL OCCUR IN THE SPRING AND THE FALL TO DETERMINE THE PRESENCE OF INVASIVE SPECIES. SHOULD ANY INVASIVE SPECIES BE IDENTIFIED WITHIN THE PROJECT SITE, THE INVASIVE SPECIES SHALL BE REMOVED ACCORDING TO METHODS MOST LIKELY TO BE EFFECTIVE IN CONTROLLING THAT SPECIES AND SUPPLEMENTING ITS REPLACEMENT WITH APPROPRIATE VEGETATION AND SEED MIX IDENTIFIED (AND APPROVED) ON THIS PLAN AND/OR AN APPROVED EQUAL. ADDITIONAL MAINTENANCE RESPONSIBILITIES INCLUDE: APPROVED CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING OF TREE STRAP GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL 90 DAYS AFTER FINAL ACCEPTANCE. WATERING OF THE LANDSCAPE BUFFER AREAS SHALL BE IMPLEMENTED BY THE USE OF A WATERING TRUCK.
- THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, APPROVED SEEDING MIX, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWING(S) AND LISTED IN THE PLANT SCHEDULE(S) AND/OR SEEDING TABLE(S). IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND/OR SEEDING TABLE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY. ALL PLANTS SHALL BE ACCLIMATED BY THE SUPPLY NURSERY TO THE LOCAL HARDINESS ZONE AND BE CERTIFIED THAT THE PLANTING MATERIAL HAS BEEN GROWN FOR A MINIMUM OF (2) TWO YEARS AT THE SOURCE AND OBTAINED WITHIN 200 MILES OF PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER, CERTIFIED LANDSCAPE INSPECTOR, OR LANDSCAPE ARCHITECT.
- THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO SLOPE, VEGETATION, AND SITE FACTORS SUCH AS THE LOCATION OF ROCK OUTCROPS. PRIOR TO PLANTING THE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS. THE OWNER, CERTIFIED LANDSCAPE INSPECTOR, OR LANDSCAPE ARCHITECT SHALL APPROVE THE FIELD LOCATIONS OR ADJUSTMENTS OF THE PLANT MATERIAL.
- ALL SHRUB MASSING AREAS SHALL BE MULCHED TO A DEPTH OF 2" WITH SHREDDED HARDWOOD BARK MULCH.
- NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE OWNER, CERTIFIED LANDSCAPE INSPECTOR, OR LANDSCAPE CONTRACTOR. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER, CERTIFIED LANDSCAPE INSPECTOR, OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED AS PER THE DETAIL. SEE LANDSCAPING PLAN(S) FOR PLANTING DETAILS.
- COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND/OR UTILITY PLANS FOR STORM, SANITARY, GAS, ELECTRIC, TELEPHONE AND WATER LINES. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
- LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED TO A DEPTH OF 2" OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED UNLESS RECOMMENDED OTHERWISE BY SOIL ANALYSIS.

PLANTING SOIL MIXTURE:  
 2 PARTS PEAT MOSS  
 5 PARTS TOPSOIL  
 MYCORRHIZA INOCULANT - "TRANSPLANT 1-STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL. USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS. FERTILIZER/LIME APPLY AS RECOMMENDED BY SOIL ANALYSIS

- TREES AND SHRUBS: TREES AND SHRUBS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED AND HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCATION OF THE PROJECT. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY, WITH NORMAL HABIT OF GROWTH. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE. THEY SHALL HAVE HEALTHY AND WELL-DEVELOPED ROOT SYSTEMS. ALL TREES SHALL HAVE STRAIGHT SINGLE TRUNKS WITH THEIR MAIN LEADER INTACT. THE OWNER, CERTIFIED LANDSCAPE INSPECTOR, LANDSCAPE ARCHITECT SHALL ONLY PERMIT SUBSTITUTIONS UPON WRITTEN APPROVAL. THEIR SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED ON THE DRAWINGS MAY BE USED IF APPROVED. THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. ALL TREES AND SHRUBS SHALL BE MULCHED IN ACCORDANCE WITH THE RESPECTIVE PLANTING DETAIL(S) PROVIDED IN THE LANDSCAPING PLAN.
- ALL PRUNING SHALL CONFORM TO THE TREE CARE INDUSTRY ASSOCIATION (TCIA) ANSI A300 (PART 1) - 2017 PRUNING STANDARDS. PRUNING STANDARDS SHALL RECOGNIZE BUT, ARE NOT LIMITED TO, THE FOLLOWING PRUNING OBJECTIVES: MANAGE RISK, MANAGE HEALTH, DEVELOP STRUCTURE, PROVIDE CLEARANCE, MANAGE SIZE OR SHAPE, IMPROVE AESTHETICS, MANAGE PRODUCTION OF FRUIT, FLOWERS, OR OTHER PRODUCTS, AND/OR MANAGE WILDLIFE HABITAT. DEVELOPING STRUCTURE SHALL IMPROVE BRANCH AND TRUNK ARCHITECTURE, PROMOTE OR SUBORDINATE CERTAIN LEADERS, STEMS, OR BRANCHES, PROMOTE DESIRABLE BRANCH SPACING, PROMOTE OR DISCOURAGE GROWTH IN A PARTICULAR DIRECTION (DIRECTIONAL PRUNING); MINIMIZE FUTURE INTERFERENCE WITH TRAFFIC, LINES OF SIGHT, INFRASTRUCTURE, OR OTHER PLANTS; RESTORE PLANTS FOLLOWING DAMAGE; AND/OR REJUVENATE SHRUBS. PROVIDING CLEARANCE SHALL ENSURE SAFE AND RELIABLE UTILITY SERVICES; MINIMIZE CURRENT INTERFERENCE WITH TRAFFIC, LINES OF SIGHT, INFRASTRUCTURE, OR OTHER PLANTS; RAISE CROWN(S) FOR MOVEMENT OF TRAFFIC OR LIGHT PENETRATION; ENSURE LINES OF SIGHT OR DESIRED VIEWS; PROVIDE ACCESS TO SITES, BUILDINGS, OR OTHER STRUCTURES; AND/OR COMPLY WITH REGULATIONS.
- TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4 INCHES. CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE PH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER, CERTIFIED LANDSCAPE INSPECTOR, OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.
- NO PHOSPHOROUS SHALL BE USED AT PLANTING TIME UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY A HORTICULTURAL TESTING LAB AND SOIL TESTS SPECIFICALLY INDICATE A PHOSPHOROUS DEFICIENCY THAT IS HARMFUL, OR WILL PREVENT NEW LAWNS/GRASSES AND PLANTINGS FROM ESTABLISHING PROPERLY.
- IF SOIL TESTS INDICATE A PHOSPHOROUS DEFICIENCY THAT WILL IMPACT PLANT AND LAWN ESTABLISHMENT, PHOSPHOROUS SHALL BE APPLIED AT THE MINIMUM RECOMMENDED LEVEL PRESCRIBED IN THE SOIL TEST FOLLOWING ALL APPLICABLE STANDARDS, REQUIREMENTS, AND/OR REGULATIONS.
- ALL SLOPES GREATER THAN 3:1 RECEIVING A WILDFLOWER, WETLAND, AND/OR GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
- ALL WILDFLOWERS AND GRASSES SOWED SHALL BE ALLOWED TO GROW TO THEIR NATURALLY OCCURRING HEIGHTS WHENEVER POSSIBLE. NATIVE WILDFLOWERS AND/OR GRASSES CAN BE MOWED/MAINTAINED (WITHIN ACCEPTABLE AREAS IDENTIFIED AND/OR APPROVED BY APPROPRIATE REGULATORY AGENCIES) AS OFTEN AS NEEDED TO KEEP THE VEGETATION AT A DESIRED AND/OR MANAGEABLE/MANICURED HEIGHT.
- NON-NATIVE PLANT SPECIES SHALL NOT TOTAL MORE THAN 50% OF ALL PLANTINGS. INVASIVE SPECIES SHALL NOT BE PERMITTED.
- PLANT MATERIALS SHALL NOT INCLUDE MORE THAN 25% OF ANY SINGLE SPECIES. THE PLANTINGS SHALL INCLUDE A MIX OF EVERGREEN AND DECIDUOUS TREES, UNDERSTORY TREES, SHRUBS, AND FLOWERING HERBACEOUS LAYER.
- ALL PLANT MATERIAL SHALL CONFORM TO THE PLAN SIZE SPECIFICATIONS AS ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK LATEST EDITION.

**LEGEND - OVERALL PLANTING TOTALS**

LANDSCAPE PLANTING SCHEDULE		VISUAL MITIGATION PLANTING TEMPLATE TYPES A			
EVERGREEN TREES					
SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT	MATURE HEIGHT
JV	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	20	5'-6" HT.	B&B	40'-50' HT.
PG	PICEA GLAUCA WHITE SPRUCE	29	5'-6" HT.	B&B	40'-60' HT.
TO	THUJA OCCIDENTALIS NORTHERN WHITE CEDAR	17	5'-6" HT.	B&B	40'-50' HT.

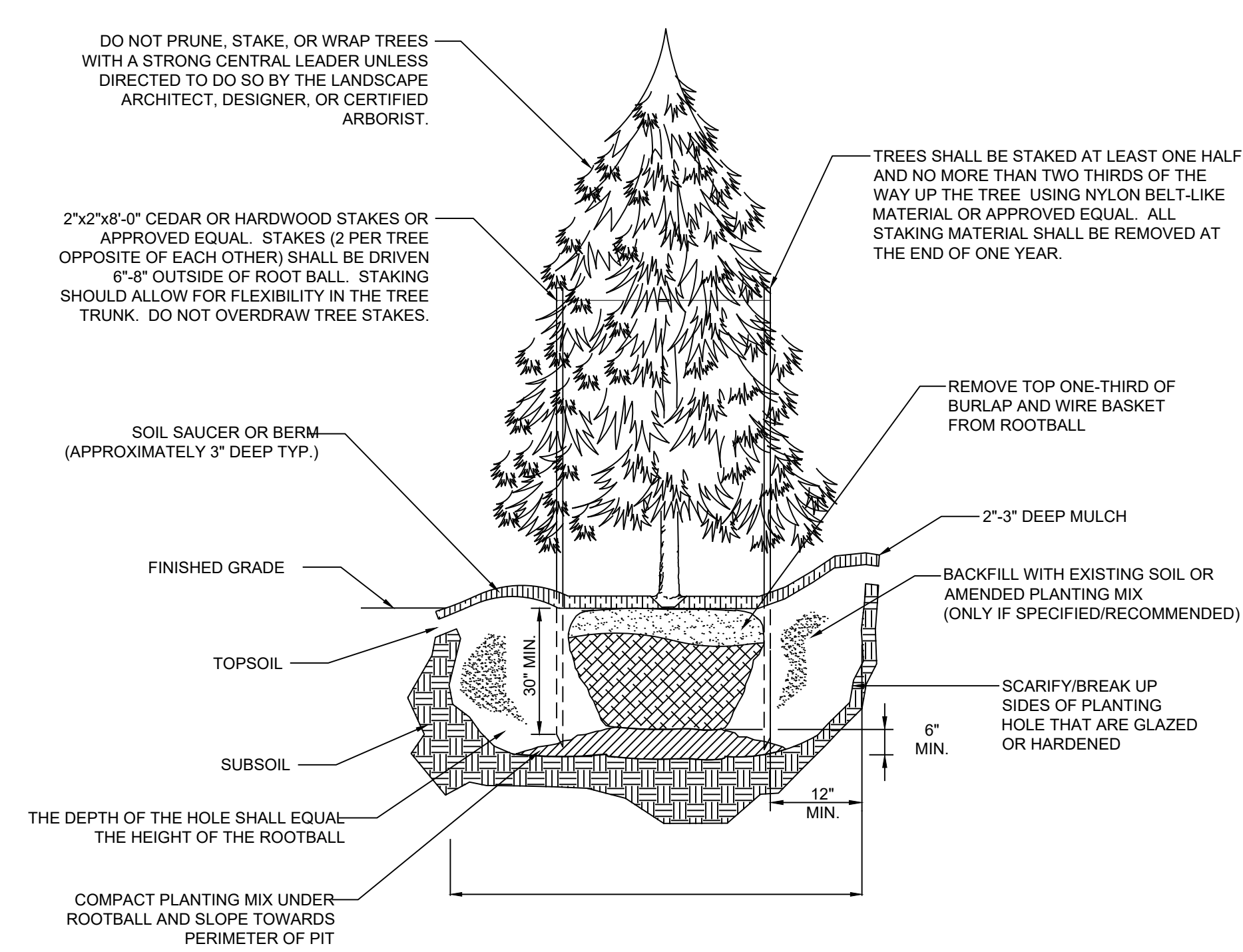
**"PRELIMINARY SEED MIX"**

**FLOWERING HERBACEOUS LAYER / NORTHEAST NATIVE POLLINATOR SEED MIX**

SOLAR SEED MIX: FUZZ & BUZZ MIX - STANDARD - ERNMX-146				
MIX CONCENTRATION	BOTANICAL NAME	COMMON NAME	RATE (LBS/ACRE)	RATE (LBS/1000 FT <sup>2</sup> )
26.40%	LOLIUM PERENNE, 'CRAVE' TETRAPLOID	PERENNIAL RYEGRASS, 'CRAVE', TETRAPLOID	40	.92
20.80%	DACTYLIS GLOMERATA, 'PENNLATE'	ORCHARDGRASS, 'PENNLATE'		
18.90%	POA PRATENSIS, 'GINGER'	KENTUCKY BLUEGRASS, 'GINGER' (PASTURE TYPE)		
17.00%	FESTUCA ELATIOR X LOLIUM PERENNE, DUO	FESTULOLIUM, 'DUO'		
5.70%	TRIFOLIUM HYBRIDUM	ALSIKE CLOVER		
4.80%	TRIFOLIUM PRATENSE, MEDIUM, VARIETY NOT STATED	RED CLOVER, MEDIUM, VARIETY NOT STATED		
2.00%	LOTUS CORNICULATUS, 'LEO'	BIRD'S FOOT TREFOIL, 'LEO'		
1.30%	CICHORIUM INTYBUS	BLUE CHICORY		
1.00%	CHRYSANTHEMUM LEUCANTHEMUM	OXEYE DAISY		
0.90%	COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS		
0.80%	CHAMAECRISTA FASCICULATA, PA ECOTYPE	PARTRIDGE PEA, PA ECOTYPE		
0.40%	SOLIDAGO NEMORALIS, PA ECOTYPE	GRAY GOLDENROD, PA ECOTYPE		

SEEDING RATE: EXPECT TO APPLY ABOUT 40 LBS PER ACRE WITH A COVER CROP OF ANNUAL RYEGRASS 12 LBS/ACRE

**NOTE:**  
 NATIVE POLLINATOR SEED MIXES ARE INTENDED TO PROVIDE AN EXCELLENT WILDLIFE FOOD AND SHELTER THAT WILL ATTRACT A VARIETY OF POLLINATORS AND SONGBIRDS. THE NATIVE WILDFLOWERS AND GRASSES IN THIS MIX PROVIDE AN ATTRACTIVE DISPLAY OF COLOR FROM SPRING TO FALL. POLLINATOR SEED MIXES ARE INTENDED TO PROVIDE NECTAR AND FOOD SOURCES FOR A VARIETY OF POLLINATORS AND LARVA. THESE MIXES ARE COMPRISED OF A FAIRLY EVEN MIX OF NATIVE AND/OR INDIGENOUS WILDFLOWERS AND GRASSES. THE POLLINATOR SEED MIX IS INTENDED TO BE SOWN INSIDE OF THE SOLAR ARRAY FIELD AND ADJACENT TO THE PERIMETER FENCE.



**EVERGREEN TREE PLANTING DETAIL**

N.T.S.



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**PRELIMINARY DRAFT- NOT FOR CONSTRUCTION**



Revisions:

No.	Date:

Drawn by:  
**G. TURNER**

Checked by:  
**M. ROSS**

Approved by:  
**C. DUNCAN**

**SCS DELL 014136 YORKTOWN, LLC  
 DELL AVENUE SOLAR FARM  
 FIXED-TILT GROUND MOUNT SOLAR ENERGY SYSTEM  
 DELL AVENUE, YORKTOWN, NEW YORK 10514**

Contract No:  
**431302**

Scale:  
**AS SHOWN**

Date:  
**JUNE 14, 2022**

Sheet:  
**LANDSCAPE NOTES,  
 & DETAILS**

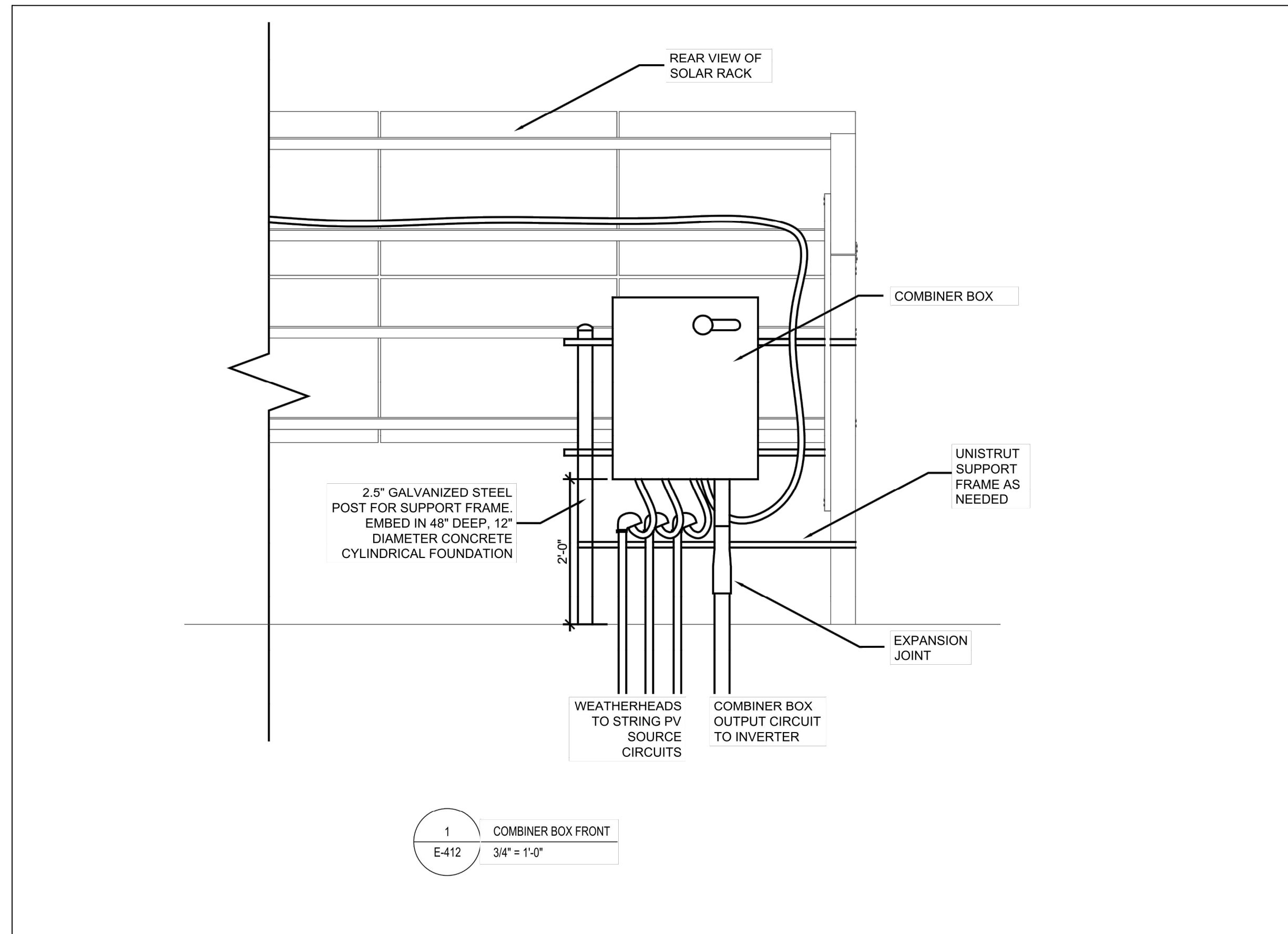
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**L-103**



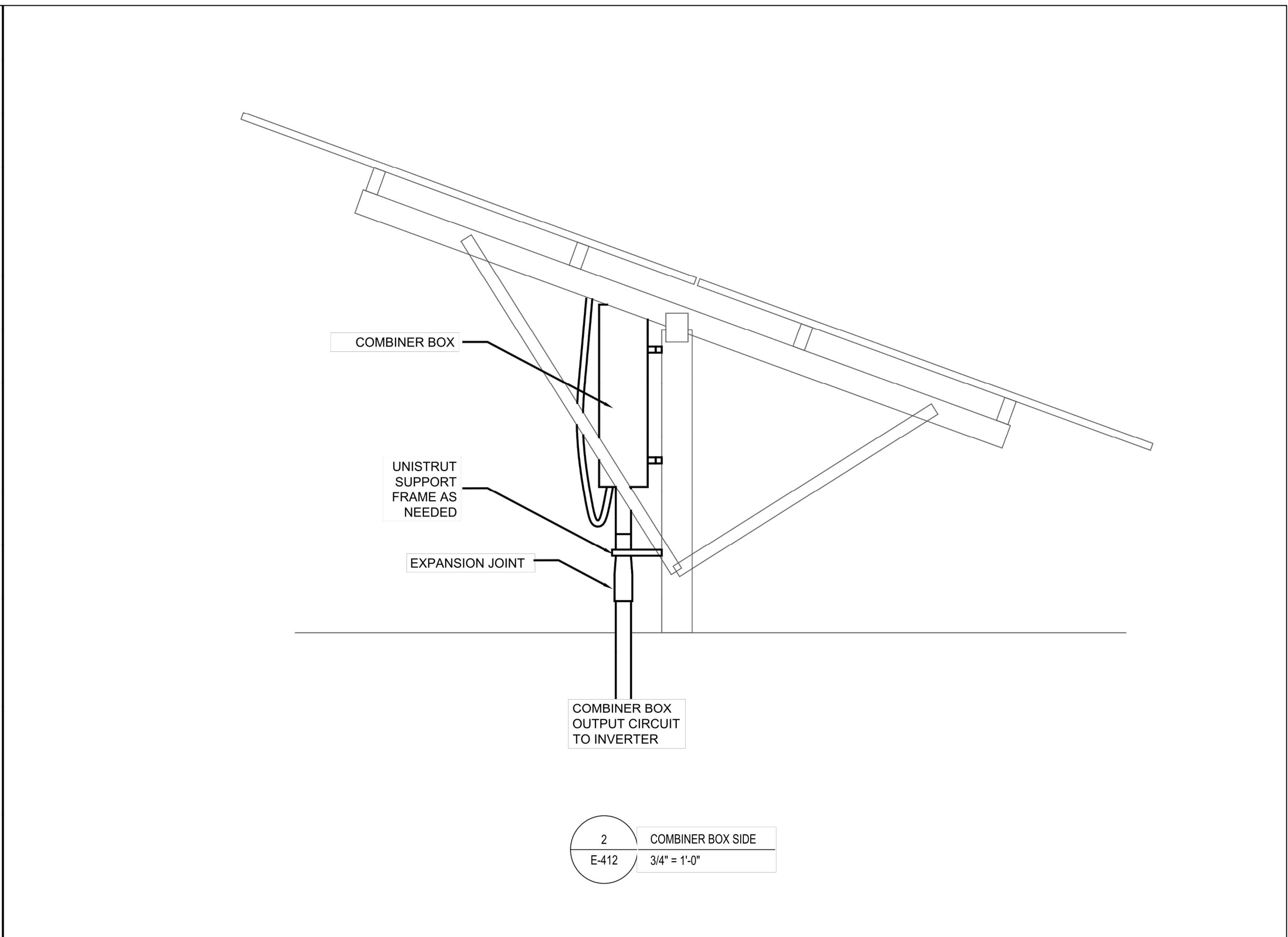




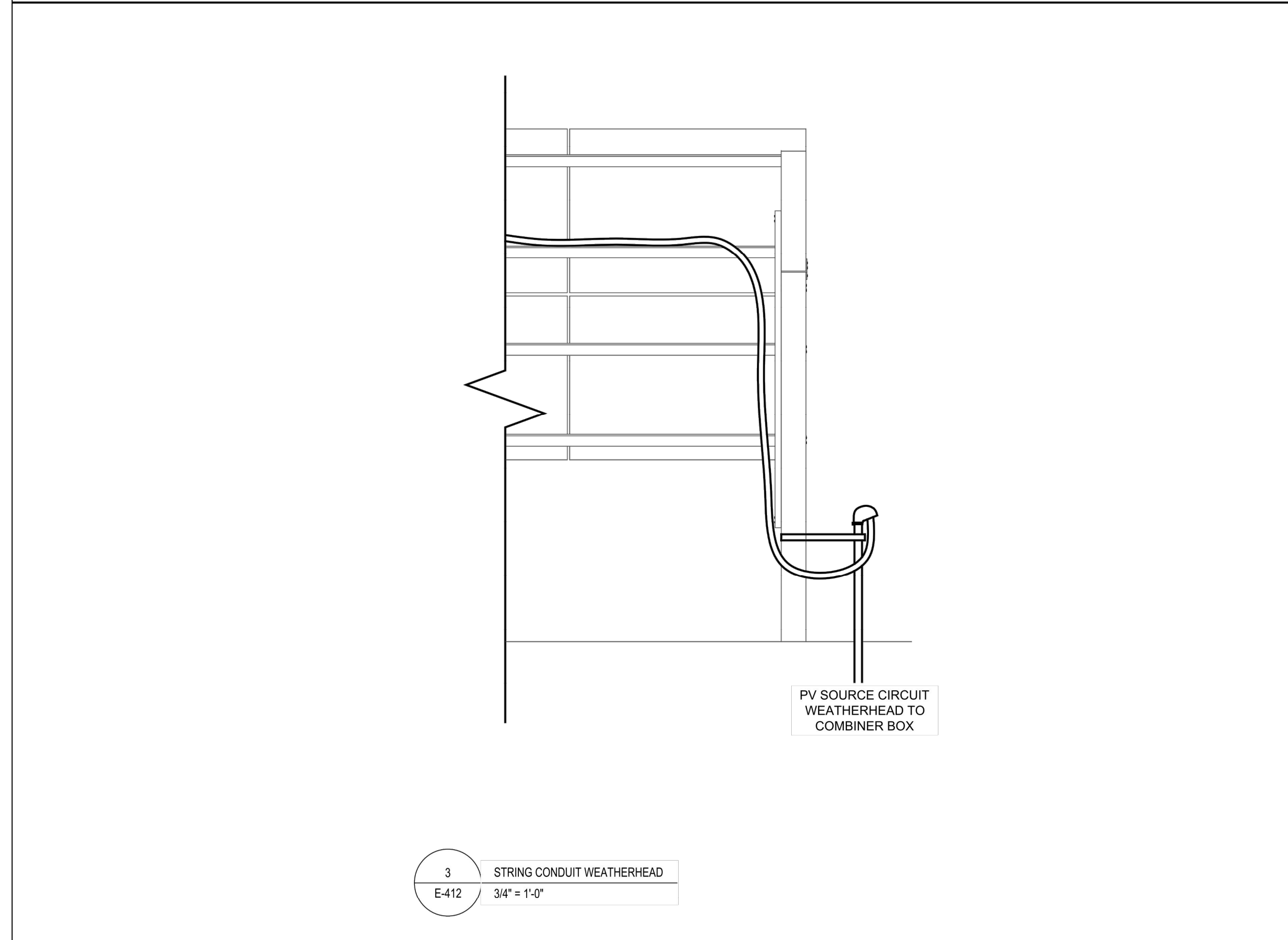




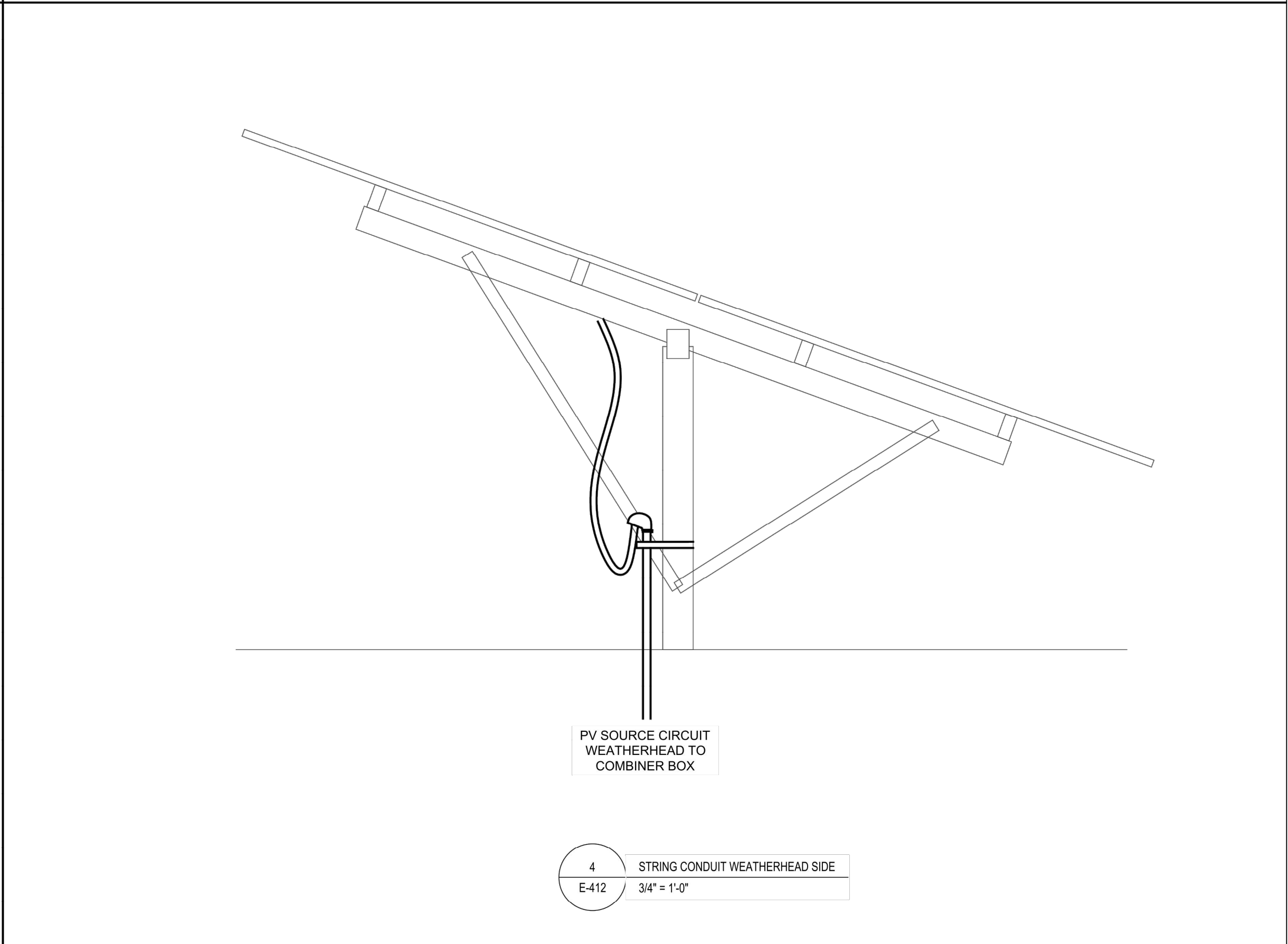
1 COMBINER BOX FRONT  
E-412 3/4" = 1'-0"



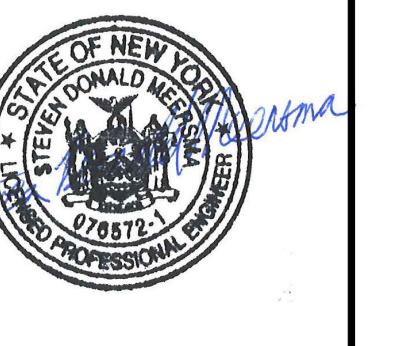
2 COMBINER BOX SIDE  
E-412 3/4" = 1'-0"



3 STRING CONDUIT WEATHERHEAD  
E-412 3/4" = 1'-0"



4 STRING CONDUIT WEATHERHEAD SIDE  
E-412 3/4" = 1'-0"



Revisions:	
No.	Date:

Drawn by:  
A. REXROAT  
Checked by:  
S. MEERSMA  
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C. DUNCAN

SCS DELL 014136 YORKTOWN, LLC  
DELL AVENUE SOLAR FARM  
FIXED-TILT GROUND MOUNT SOLAR ENERGY SYSTEM  
DELL AVENUE, YORKTOWN, NEW YORK 10514

Contract No:  
431302  
Scale:  
AS SHOWN  
Date:  
JUNE 14, 2022  
Sheet:  
DETAIL SHEET 3  
Drawing No:  
D-103

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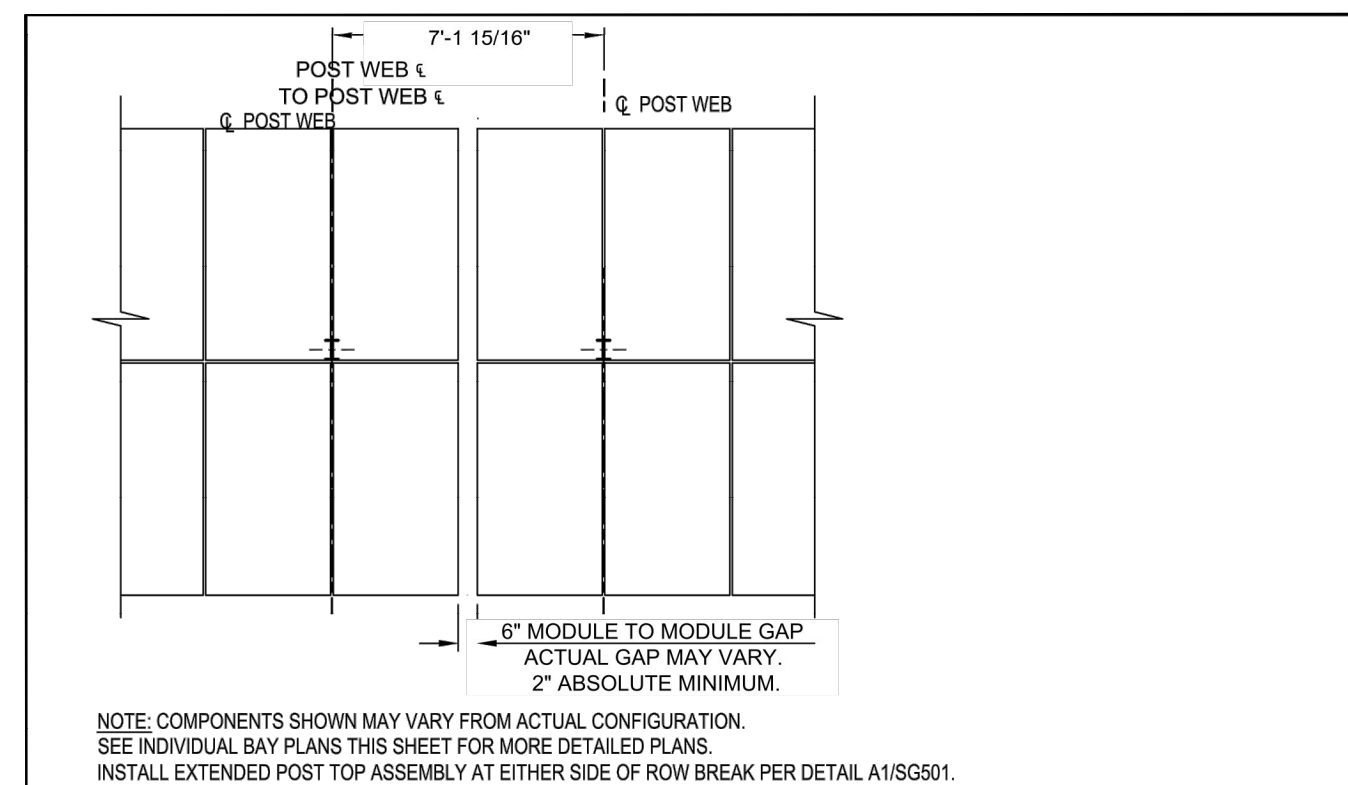
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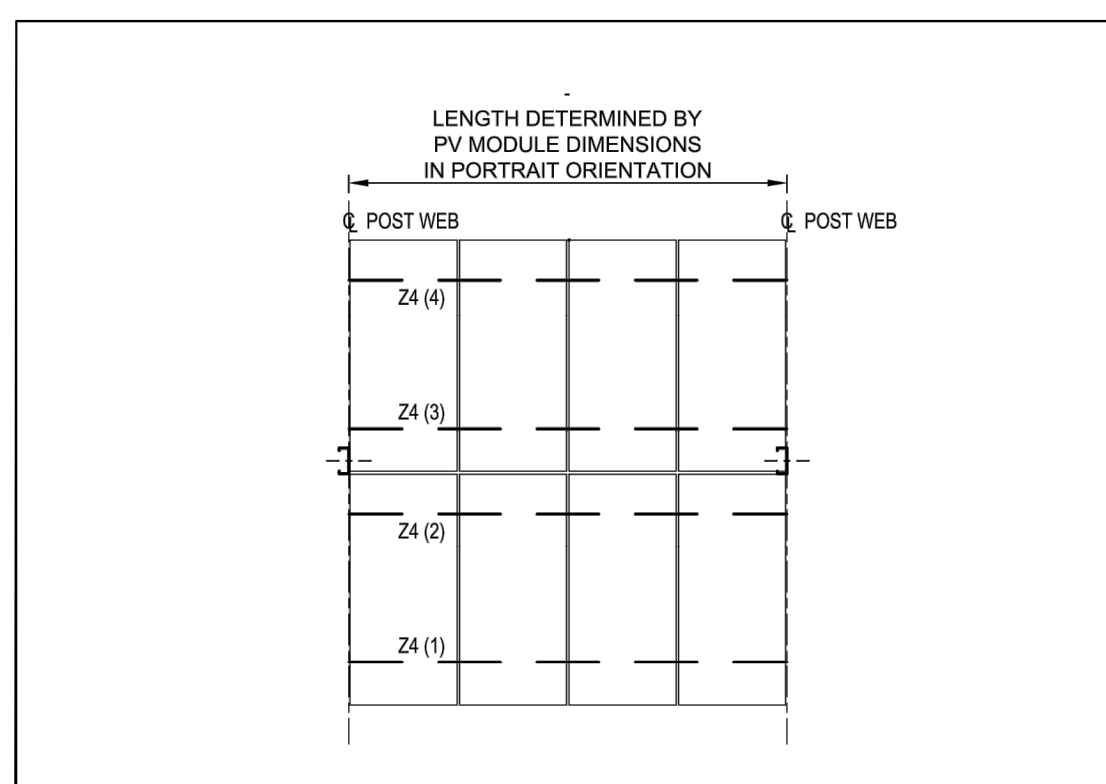
Date:  
JUNE 14, 2022

Sheet:  
DETAIL SHEET 4

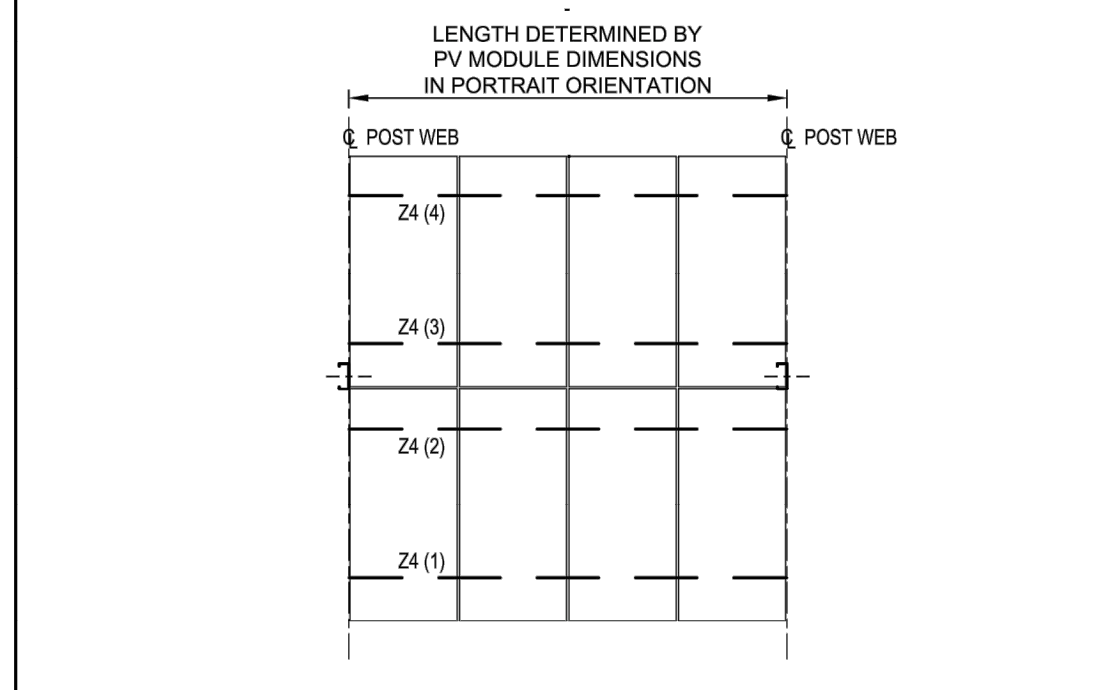
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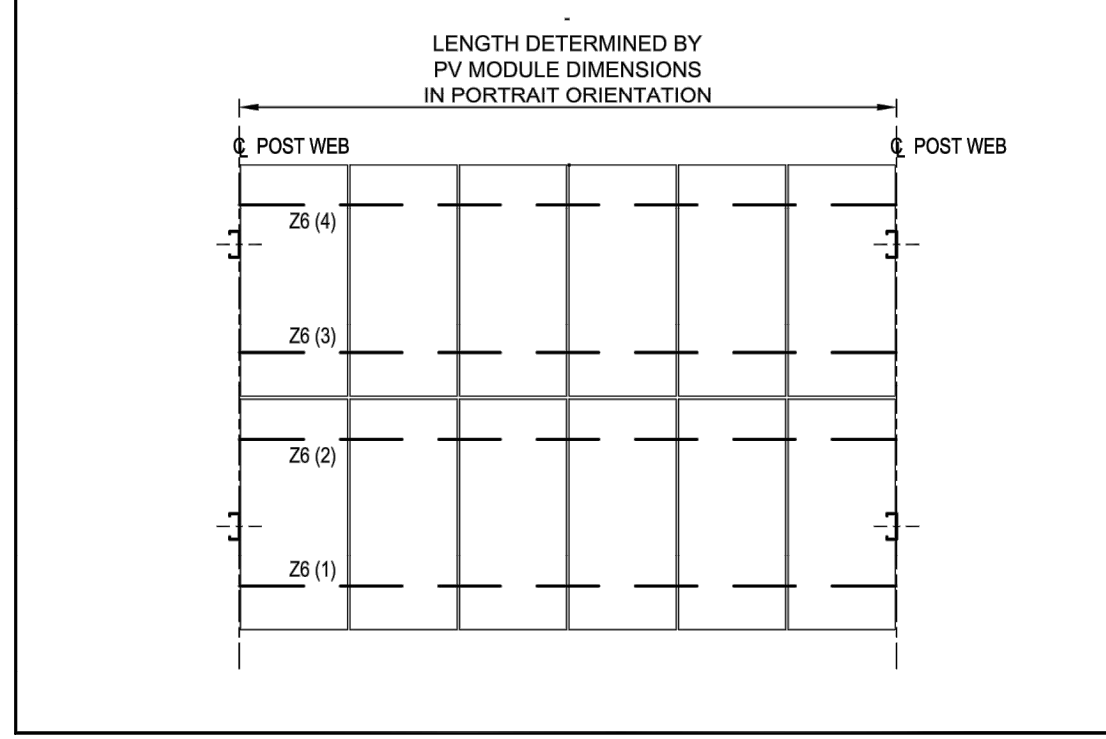
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**ROW BREAK DETAIL**



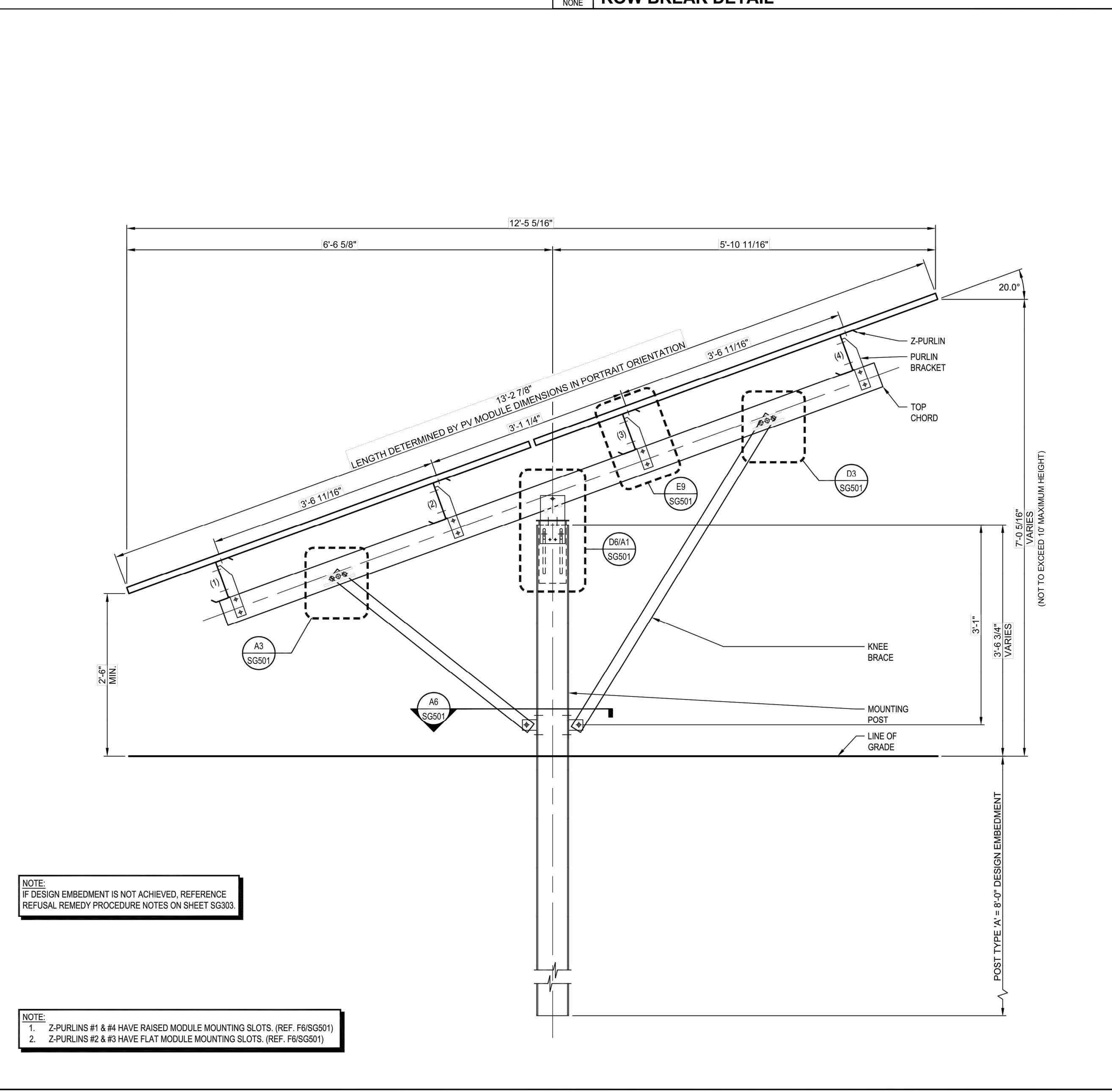
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**SCALE: 1/4" = 1'-0"**  
**BAY PLAN VIEW**



**C3 5P2**  
**SCALE: 1/4" = 1'-0"**  
**BAY PLAN VIEW**



**E3 4P2**  
**SCALE: 1/4" = 1'-0"**  
**BAY PLAN VIEW**



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**EROSION CONTROL MEASURES**

EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIST OF NON-WOVEN FILTER FABRIC MATERIAL WITH A WIRE MESH BACKING, OR A WOVEN FABRIC (SILT FENCE). ALL MATERIAL SHALL BE NEW AND FREE FROM DEFECTS THAT WOULD COMPROMISE THE EFFECTIVENESS OF THE CONTROL MEASURES. AFTER COMPLETION, ALL MATERIAL SHALL BE DISPOSED PROPERLY. LOCATION OF EROSION AND SEDIMENT CONTROL STRUCTURES CAN BE SEEN ON THE SITE PLAN. NOTE: ALL WATER ARE LOCATED DOWN-GRADE FROM DISTRIBUTION STREET IF TOPSOIL IS TO BE STORED IN AN AREA NOT SHOWN ON THE SITE PLAN, DUE TO UNFORESEEN EVENTS, PRIOR TO STORING, THE DOWN-GRADE PERIMETER OF THE STORAGE AREA SHALL BE PROPERLY PROTECTED PER THE SPECIFICATIONS DETAILED ON THIS PLAN.

**CONSTRUCTION HOUSEKEEPING**

CONTRACTOR MUST MAINTAIN THE PROJECT SITES IN ACCORDANCE WITH THE FOLLOWING PERFORMANCE STANDARDS:

**MATERIAL STOCKPILING:** MATERIAL RESULTING FROM CLEARING AND GRUBBING, GRADING, AND OTHER CONSTRUCTION ACTIVITIES, OR NEW MATERIAL DELIVERED TO THE SITE, SHALL BE STOCKPILED UPSLOPE OF DISTURBED AREAS. THE STOCKPILE AREAS SHALL HAVE THE PROPER EROSION AND SEDIMENT CONTROLS INSTALLED TO PREVENT MIGRATION OF SEDIMENTS AND MATERIALS.

**STAGING, STORAGE, AND MARSHALLING AREAS:** CONSTRUCTION MATERIALS AND EQUIPMENT SHALL BE STORED IN DESIGNATED STAGING AREAS AS INDICATED ON THE CONSTRUCTION DRAWINGS OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE, OR ENGINEER. STAGING, STORAGE, AND MARSHALLING AREAS SHALL BE LOCATED IN AN AREA THAT MINIMIZES IMPACTS TO STORMWATER QUALITY, CHEMICALS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIALS SHALL BE COLLECTED AND DISPOSED OF AT AN APPROVED SOLID WASTE OR CHEMICAL DISPOSAL FACILITY. BULK STORAGE OF FUEL MATERIALS WILL BE STAGED AT THE PROJECT MARSHALLING YARD PER SAFETY DATA SHEET (SDS) SPECIFICATION AND ENVIRONMENTAL HEALTH AND SAFETY STANDARDS, WHICHEVER IS MORE RESTRICTIVE.

**EQUIPMENT CLEANING AND MAINTENANCE:** ALL ON-SITE CONSTRUCTION VEHICLES SHALL BE MONITORED FOR LEAKS AND SHALL RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE RISK OF LEAKAGE. ANY EQUIPMENT LEAKING OIL, FUEL, OR HYDRAULIC OIL SHALL BE REPAIRED OR REMOVED FROM THE PROJECT SITE IMMEDIATELY. STORAGE, PARKING, MAINTENANCE, AND SERVICE OF CONSTRUCTION VEHICLES SHALL BE A MINIMUM OF 200 FEET FROM A WETLAND, WATERBODY, OR OTHER ECOLOGICALLY SENSITIVE AREA AND STORMWATER CONVEYANCE FEATURES OR WATER QUALITY TREATMENT BMPs. PETROLEUM PRODUCTS AND HYDRAULIC FLUIDS THAT ARE NOT IN VEHICLES SHALL BE STORED IN TIGHTLY SEALED CONTAINERS THAT ARE CLEARLY LABELED. ALL GASOLINE, DIESEL FUEL, OR OTHER FUEL STORAGE VESSELS WITH GREATER THAN 25-GALLON SHELL CAPACITY MUST HAVE SECONDARY CONTAINMENT CONSTRUCTED OF AN IMPERVIOUS MATERIAL CAPABLE OF CONTAINING A MINIMUM OF 110% OF THE SHELL CAPACITY.

**DEBRIS AND OTHER MATERIALS:** CONTRACTOR SHALL MANAGE ALL LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER TO PREVENT MATERIALS FROM BECOMING A SOURCE OF POLLUTION. ALL DEMOLITION WASTE, DEBRIS, AND RUBBISH GENERATED DURING CONSTRUCTION OF THE PROJECT SHALL BE PROPERLY REMOVED FROM THE SITE AS IT OCCURS. ALL MATERIALS SHALL BE PROPERLY DISPOSED OF OFF-SITE IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL PAY PARTICULAR ATTENTION TO THE PROPER HANDLING, STORAGE, AND DISPOSAL OF HAZARDOUS SUBSTANCES.

**TRENCH OR FOUNDATION DEWATERING:** TRENCH DEWATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDING BASINS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE CONTRACTOR SHALL REMOVE COLLECTED WATER FROM THE PONDED AREAS, EITHER THROUGH GRAVITY OR PUMPING, IN A MANNER THAT SPREADS IT THROUGH NATURAL WOODED OR VEGETATED BUFFERS OR TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT LADEN WATER FROM DEWATERING TO FLOW OVER DISTURBED AREAS OF THE PROJECT SITES. OTHER MEASURES OR METHODS MAY BE UTILIZED AS REVIEWED AND APPROVED BY THE ENGINEER.

**NON-STORMWATER DISCHARGES:** CONTRACTOR SHALL IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES.

**CONCRETE WASHOUT AREAS:** DESIGNATED CONCRETE WASHOUT AREAS SHALL BE PROVIDED AS NEEDED TO ALLOW CONCRETE TRUCKS TO WASHOUT OR DISCHARGE SURPLUS CONCRETE AND WASH WATER ON-SITE. CONCRETE WASHOUT AREAS SHALL BE A DIKED IMPERVIOUS AREA LOCATED A MINIMUM OF 100 FEET FROM A DRAINAGE WAY, WATERBODY, WETLAND AREA, OR INFILTRATION BMP. CONCRETE WASHOUT AREAS SHALL HAVE PROPER SIGNAGE AND BE CONSTRUCTED TO PREVENT CONTACT BETWEEN WASHWATER AND STORMWATER. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF CONCRETE WASHOUT AREAS. CONCRETE WASHOUT AREAS SHALL NOT BE FILLED BEFORE 95% OF DESIGN CAPACITY AND SHALL BE CLEANED OUT ONCE 75% CAPACITY HAS BEEN MET UNLESS A NEW FACILITY HAS BEEN CONSTRUCTED.

**ADDITIONAL REQUIREMENTS:** COMPLETION OF THE WORK WILL REQUIRE FREQUENT ACCESS TO VARIOUS PORTIONS OF THE PROJECT AREA FROM STATE AND LOCAL ROADWAYS. CONTRACTOR SHALL MONITOR PUBLIC ROADWAYS AND SHALL CLEAN PAVEMENT BY MEANS NECESSARY IN THE EVENT THAT SEDIMENT OR TRACKING IS OBSERVED. SIGNAGE SHALL BE POSTED AT INTERSECTIONS OF PROJECT ACCESS ROADS AND PUBLIC WAYS, STATING COMPANY NAME AND 24-HOUR CONTACT PHONE NUMBER.

**TEMPORARY STABILIZATION FOR FROZEN CONDITIONS**

**SITE STABILIZATION:** MULCHING SHOULD BE TRACKED INTO SOIL PRIOR TO FROZEN CONDITIONS, OR ANCHORED WITH NATURAL FIBER NETTING. APPLICATION OF MULCHING SHOULD BE PERFORMED PRIOR TO SIGNIFICANT SNOW FALL. STRAW MULCH ALONE IS USED FOR TEMPORARY STABILIZATION, IT SHALL BE APPLIED AT DOUBLE THE STANDARD RATE OF 2 TONS PER ACRE, MAKING THE APPLICATION RATE 4 TONS PER ACRE. OTHER MANUFACTURED MULCHES SHOULD BE APPLIED AT DOUBLE THE MANUFACTURER'S RECOMMENDED RATE. IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES SHOULD BE INITIATED BY THE END OF NEXT BUSINESS DAY AND COMPLETED WITHIN THREE DAYS. ACCUMULATED SNOW AND FROZEN CONDITIONS ALONE ARE NOT CONSIDERED STABILIZATION.

**SLOPES:** ALL SLOPES AND GRADES MUST BE PROPERLY STABILIZED WITH APPROVED METHODS. ROLLED EROSION CONTROL PRODUCTS MUST BE USED ON ALL SLOPES GREATER THAN 3H:1V, OR WHERE CONDITIONS FOR EROSION DICTATE SUCH MEASURES.

**SETBACKS:** A MINIMUM 25-FOOT BUFFER SHALL BE MAINTAINED FROM ALL PERIMETER CONTROLS SUCH AS SILT FENCE, MARK SILT FENCE WITH TALL STAKES THAT ARE VISIBLE ABOVE THE SNOW PACK. EDGES OF DISTURBED AREAS THAT DRAIN TO A WATERBODY WITHIN 100-FOOT WILL HAVE 2 ROWS OF SILT FENCE, 5-FOOT APART, INSTALLED ALONG THE CONTOUR.

**SOIL STOCKPILES:** STOCKPILED SOILS MUST BE PROTECTED BY THE USE OF ESTABLISHED VEGETATION, ANCHORED-DOWN MULCH, ROLLED EROSION CONTROL PRODUCTS, OR OTHER DURABLE COVERING. SEDIMENT CONTROLS MUST BE INSTALLED DOWNSLOPE OF THE FILE TO CONTROL SEDIMENTATION TO UNDISTURBED LOCATIONS.

**CONSTRUCTION ENTRANCE:** ALL ENTRANCE AND EXIT LOCATIONS TO THE SITE MUST BE PROPERLY STABILIZED AND MUST BE MAINTAINED TO ACCOMMODATE SNOW MANAGEMENT AS SET FORTH IN THE NEW YORK SDESC.

**SNOW MANAGEMENT:** SNOW MANAGEMENT SHALL NOT DESTROY OR DEGRADE EROSION AND SEDIMENT CONTROL PRACTICES. PLOWING PERFORMED SHOULD NOT MIGRATE PLACED CRUSHED STONE OR ACCUMULATED MATTING DEBRIS WITHIN WATERBODIES, CONVEYANCES OR PROTECTED AREAS. PREPARE A SNOW MANAGEMENT PLAN WITH ADEQUATE STORAGE FOR SNOW AND CONTROL OF MELT WATER, REQUIRING CLEARED SNOW TO BE STORED IN A MANNER NOT AFFECTING ONGOING CONSTRUCTION ACTIVITIES. ENLARGE AND STABILIZE ACCESS POINTS TO PROVIDE FOR SNOW MANAGEMENT AND STOCKPILING. DRAINAGE STRUCTURES MUST BE KEPT OPEN AND FREE OF SNOW AND ICE DAMS. ALL DEBRIS OR ICE DAMS FROM PLOWING OPERATIONS THAT RESTRICT FLOW OF RUNOFF AND MELT WATER SHALL BE REMOVED.

**FROST HEAVES:** HEAVING FROST, FROZEN GROUND, WINTER CONDITIONS AND EQUIPMENT CAN AFFECT EROSION AND SEDIMENTATION CONTROL PRACTICES. EROSION CONTROL DEVICES SHALL BE CHECKED FOR DAMAGE AND REPAIRS FOR TRAINED CONTRACTOR AND QUALIFIED INSPECTORS. DEFICIENCIES SHALL BE REPAIRED AND OR INSTALLED MEASURES SHALL BE REPLACED AS DEEMED NECESSARY. THIS IS ESPECIALLY IMPORTANT DURING THAWING PERIODS AND PRIOR TO SPRING RAIN EVENTS.

**WINTER SHUTDOWN:** IN THE EVENT OF TEMPORARY SHUTDOWN TO SOIL DISTURBING ACTIVITIES UNDER WINTER CONDITIONS, TEMPORARY STABILIZATION MEASURES SHALL BE IMPLEMENTED TO ALL DISTURBED AREAS AND SWPPP INSPECTIONS CAN BE REDUCED TO A MONTHLY FREQUENCY. THE CONTRACTOR SHALL REFER TO SOIL STABILIZATION MEASURES IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (NOVEMBER 2016) AND SPDES GENERAL PERMIT GP-0-20-001.

**PERMANENT CONSTRUCTION AREA SEEDING**

FINAL STABILIZATION SHOULD BE IMPLEMENTED AT THE COMPLETION OF EACH PHASE. ONCE CONSTRUCTION IS COMPLETE, EXPOSED SOILS REQUIRE FINAL AND PERMANENT STABILIZATION. SOILS SHOULD BE GRADED SMOOTH AND LEVEL TO ELIMINATE RUTTING AND CONCENTRATED FLOWS, PONDING AND UNEVEN SURFACES FOR FUTURE MAINTENANCE ACTIVITIES. UNIMPROVED AREAS SHOULD BE RESTORED TO ORIGINAL GRADE UNLESS PERMITTED AND PLANNED FOR FUTURE MAINTENANCE. CONSERVED STOCKPILED TOPSOIL SHOULD BE UTILIZED FOR TOPDRESSING GRADED SUB-SOILS AT EXCAVATION SECTIONS, ANY SEVERELY COMPACTED SECTIONS WILL REQUIRE TILLING OR DISKING TO PROVIDE AN ADEQUATE ROOTING ZONE, TO A MINIMUM DEPTH OF 12". THE SEEDBED MUST BE PREPARED TO ALLOW GOOD SOIL TO SEED CONTACT, WITH THE SOIL NOT TOO SOFT AND NOT TOO COMPACT. ADEQUATE SOIL MOISTURE MUST BE PRESENT TO ACCOMPLISH THIS. IF SURFACE IS POWDER DRY OR STICKY WET, POSTPONE OPERATIONS UNTIL MOISTURE CHANGES TO A FAVORABLE CONDITION. REMOVE ALL STONES AND OTHER DEBRIS FROM SURFACE THAT ARE GREATER THAN 4 INCHES, OR THAT WILL INTERFERE WITH FUTURE MOWING OR MAINTENANCE.

SOIL AMENDMENTS SHOULD BE INCORPORATED INTO THE UPPER 2 INCHES OF SOIL WHEN FEASIBLE. THE SOIL SHOULD BE TESTED TO DETERMINE THE AMOUNTS OF AMENDMENTS NEEDED. APPLY GROUND AGRICULTURAL LIMESTONE TO ATTAIN A PH OF 6.0 IN THE UPPER 2 INCHES OF SOIL. IF SOIL MUST BE FERTILIZED BEFORE A SOIL TEST CAN BE OBTAINED TO DETERMINE FERTILIZER NEEDS, APPLY COMMERCIAL FERTILIZER AT 600 LBS. PER ACRE OF 5-5 -10 OR EQUIVALENT.

IF SOILS ARE SOFT, MECHANICAL MULCHING MAY NOT BE AVAILABLE DUE TO THE INEVITABLE RUTTING WITH MULCHING EQUIPMENT.

ANY UPLAND AREAS THAT ARE DISTURBED SHALL BE STABILIZED USING PERMANENT SEED MIX AS SPECIFIED IN THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (SDESC), UNLESS DIRECTED OTHERWISE IN ASSOCIATED PERMITTING DOCUMENTS.

**PROJECT CONSTRUCTION SEQUENCING NOTES**

THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SEQUENCING OR CONSTRUCTION PHASING PLAN FOR OWNER APPROVAL THAT COMPLIES WITH THE PERMITTING REQUIREMENTS, THE PROJECT SWPPP, AND OTHER REQUIREMENTS AS IDENTIFIED BY LOCAL AND STATE AUTHORITIES. THE PLAN SHALL SHOW THAT ACTIVE LAND DISTURBANCE WILL BE LIMITED TO LESS THAN FIVE (5) CONTIGUOUS ACRES AND SHALL ADEQUATELY DISCUSS, BUT NOT BE LIMITED TO, THE FOLLOWING:

1. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS FOR TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES AS OUTLINED IN THE PROJECT SWPPP OR AS DIRECTED BY THE OWNER.
2. PRIOR TO STARTING ANY WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL OBTAIN ALL PERMITS, NOTIFY CITY OFFICIALS OF CONSTRUCTION COMMENCEMENT, AND SUBMIT CONSTRUCTION TIMETABLE.
3. PRIOR TO COMMENCING ON-SITE EARTHWORK ACTIVITIES, THE CONTRACTOR SHALL ESTABLISH THE CONSTRUCTION WORKSPACE LIMITS AND IDENTIFY AND MARK SENSITIVE RESOURCES.
4. THE CONTRACTOR SHALL INSTALL ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL BEST MANAGEMENT PRACTICES (BMPs) IN ORDER TO PROTECT DOWN GRADIENT AREAS. WHERE APPROPRIATE, DIVERSION BMPs SHALL BE IMPLEMENTED TO DIRECT RUNOFF FROM UPGRADE AREAS AROUND THE PROJECT SITE.
5. ON-SITE CONSTRUCTION SEQUENCE SHALL START WITH THE MINIMUM AMOUNT OF CLEARING REQUIRED TO INSTALL EROSION CONTROL MEASURES. THIS INCLUDES, SILTATION FENCING, ANTI-TRACK PADS (STABILIZED CONSTRUCTION ENTRANCE), AND OTHER MEASURES NOTED ON THE PLAN. NO WORK SHALL TAKE PLACE UNTIL THE OWNER'S REPRESENTATIVE HAS INSPECTED AND APPROVED INSTALLED MEASURES.
6. AFTER PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES WITHIN THE CURRENT PHASE OF WORK ARE INSTALLED AND FUNCTIONING, THE CONTRACTOR SHALL OBTAIN OWNER APPROVAL BEFORE BEGINNING EARTHWORK IN THE SUBSEQUENT PHASE.
7. AFTER EROSION CONTROL MEASURES ARE INSTALLED THE TYPICAL SEQUENCE SHALL BE AS FOLLOWS:
  - a. REMOVE VEGETATION FROM PROPOSED DEVELOPMENT AREA. ALL STUMPS AND WOOD SHALL BE TAKEN OFF-SITE AND DISPOSED ACCORDINGLY.
  - b. REMOVE AND STOCKPILE TOPSOIL AFTER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE TOPSOIL SHALL BE SEEDED IMMEDIATELY AFTER STOCKPILING IN ORDER TO STABILIZE THE SLOPE AND LIMIT SEDIMENT RUNOFF. STOCKPILED TOPSOIL SHALL BE SEEDED AND MULCHED WHEN IT IS TO BE STORED MORE THAN 30 DAYS FROM TIME OF STOCKPILING. THE SITE CAN NOW BE REFORMED TO PROPOSED FINAL ELEVATIONS (LESS TOPSOIL DEPTH).
  - c. PROCEED WITH ALL WORK DEPICTED ON THE DEMOLITION PLAN, IF ANY.
  - d. PREPARE AND COMPACT SUBGRADE (IF AND AS DIRECTED) AND INSTALL DRAINAGE AND STORMWATER BMP'S IN ACCORDANCE WITH "GRADING AND STORMWATER MANAGEMENT PLAN".
  - e. EXCAVATE SOIL TO THE DEPTH NECESSARY TO CONSTRUCT GRADE ACCESS ROAD AND POROUS ASPHALT PAVEMENT. ALL REMOVED TOPSOIL SHALL BE UTILIZE ON SITE AS LOAM FOR GRASS AREAS. NO SOILS SHALL BE REMOVED FROM THE SUBJECT PROPERTY.
  - f. COMPLETE REMAINING GRADING REQUIRED AS SHOWN ON THE GRADING PLANS. INSTALL EROSION CONTROL MATTING ON ALL SLOPES OF 3H:1V OR GREATER (IF ANY), THEN SEED AND MULCH THE AREA.
  - g. INSTALL CONCRETE UTILITY PADS, FOOTINGS, PHOTOVOLTAIC PANELS, UTILITY POLES, FENCE AND GATES AND OTHER IMPROVEMENTS PER THE PLAN.
  - h. LOAM AND SEED FRONT YARD AND ALL REMAINING DISTURBED AREAS. UTILIZE EXISTING SITE SOIL WHERE POSSIBLE.
  - i. REMOVE ALL EROSION AND SEDIMENT STRUCTURES AFTER FINAL STABILIZATION AND ACCEPTANCE. IF STABILIZATION DOES NOT OCCUR (INCLUDING DUE TO SEASONAL CONDITIONS) IN ALL AREAS BEFORE CONTRACTOR HAS SATISFIED ALL OTHER CONDITIONS TO FINAL ACCEPTANCE, CONTRACTOR SHALL PROVIDE A PLAN (INCLUDING APPROPRIATE PERFORMANCE ASSURANCES) TO THE OWNER'S REPRESENTATIVE TO REMOVE SUCH EROSION CONTROL MEASURES AFTER STABILIZATION (AND ALLOWING CONTRACTOR TO ACHIEVE FINAL ACCEPTANCE), FOR ACCEPTANCE IN THE SOLE AND ABSOLUTE DISCRETION BY THE OWNER'S REPRESENTATIVE.
  - j. DURING THIS TIME ALL EROSION AND SEDIMENT STRUCTURES SHALL BE MAINTAINED IN PROPER WORKING ORDER. DISTURBED AREAS SHALL BE KEPT TO A MINIMUM AND SHALL ONLY TAKE PLACE WHERE IMMEDIATELY REQUIRED TO FURTHER CONSTRUCTION. IT IS DESIRABLE FOR AN EROSION PREVENTION TO MINIMIZE DISTURBED AREAS. FINAL GRADING AND SEEDING SHALL TAKE PLACE AS SOON AS PRACTICAL.

**MULCH ANCHORING REQUIREMENTS**

ON SLOPES GREATER THEN 3 PERCENT, STRAW MULCH WILL BE FIRMLY ANCHORED INTO SOIL UTILIZING ONE OF THE FOLLOWING METHODS:

- CRIMPING WITH A STRAIGHT OR NOTCHED MULCH CRIMPING TOOL;
- TRACK WALKING WITH DEEP-CLEATED EQUIPMENT OPERATING UP AND DOWN THE SLOPE (MULCH CRIMPED PERPENDICULAR TO THE SLOPE) ON SLOPES <25 PERCENT;
- APPLICATION OF MULCH NETTING;
- APPLICATION OF 500 LB./ACRE OF WOOD FIBER MULCH OVER STRAW/HAY MULCH; AND
- COMMERCIALY AVAILABLE TACKIFIERS (EXCEPT WITHIN 100 FEET OF WATERBODIES OR WETLANDS).

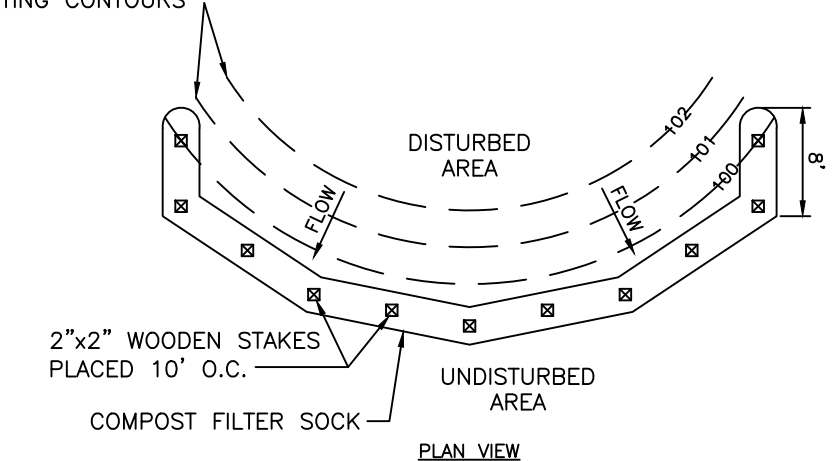
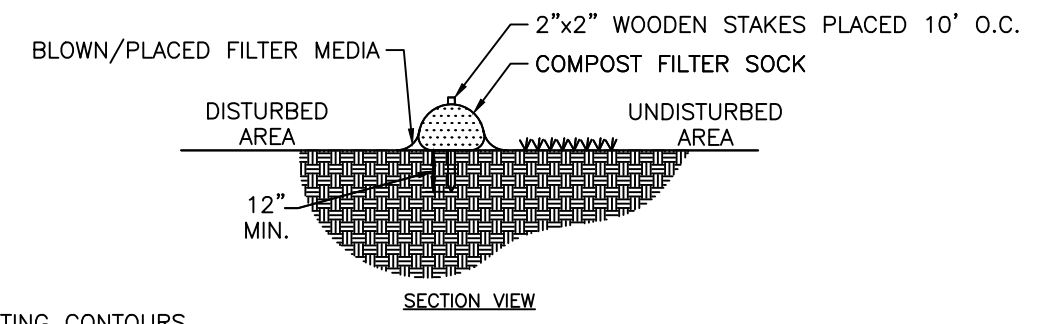
**CONSTRUCTION LITTER CONTROL**

DURING CONSTRUCTION, ALL WRAPPING, BOXES, SCRAPS OF BUILDING MATERIAL, AND OTHER LITTER ITEMS SHALL BE DISPOSED OF PROPERLY BY USE OF DUMPSTER OR CARTED AWAY. THE SITE SHALL BE INSPECTED AND CLEANED DAILY DURING CONSTRUCTION.

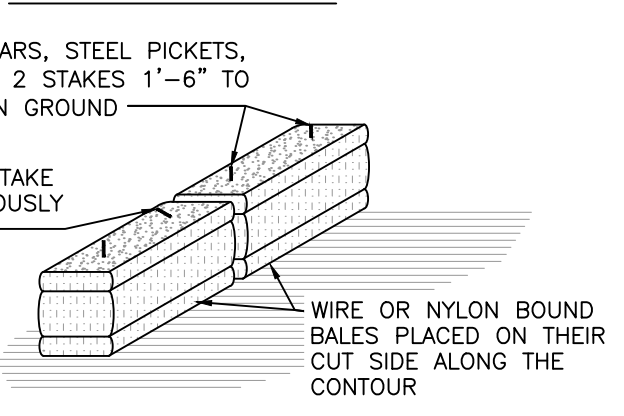
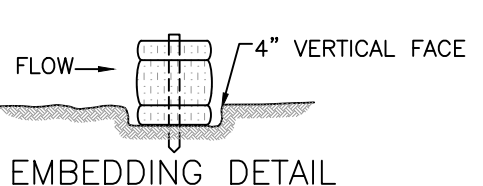
**PROTECTION OF POST-CONSTRUCTION STORMWATER BMPs**

POST-CONSTRUCTION STORMWATER BMPs DESIGNED FOR WATER QUALITY TREATMENT SHALL NOT BE USED AS A SEDIMENT CONTROL DEVICES DURING CONSTRUCTION PHASE OF THE PROJECT. WHEN POSSIBLE, POST CONSTRUCTION STORMWATER BMP INSTALLATION SHALL OCCUR AFTER FINAL STABILIZATION IS ACHIEVED IN UPGRADE AREAS.

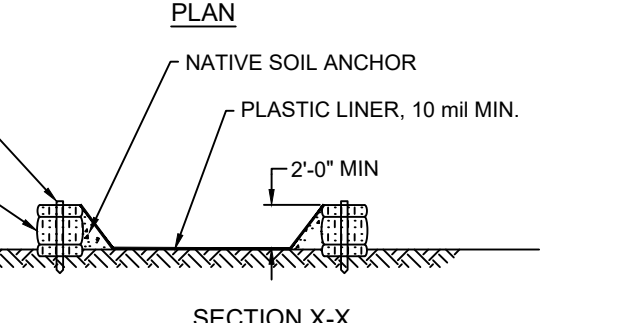
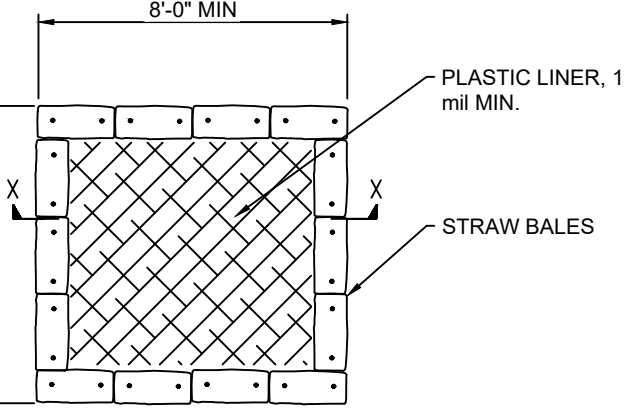
CONSTRUCTION PHASE STORMWATER SHALL BE DIVERTED AROUND POST-CONSTRUCTION STORMWATER QUALITY BMPs UNTIL FINAL STABILIZATION IS ACHIEVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF BMP FILTER MATERIAL IN THE EVENT CONSTRUCTION PHASE STORMWATER IS DISCHARGED TO CONSTRUCTED BMPs. NATURE AND DEGREE OF REPAIR SHALL BE AS DIRECTED BY THE OWNER.



**COMPOST FILTER SOCK**  
NOT TO SCALE

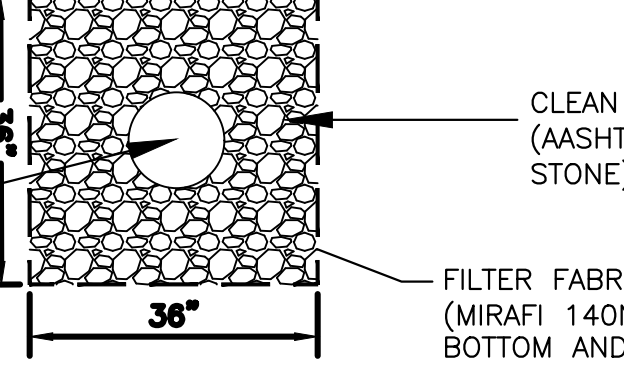


**ANCHORING DETAIL**  
**STRAW BALE BARRIER**  
NOT TO SCALE

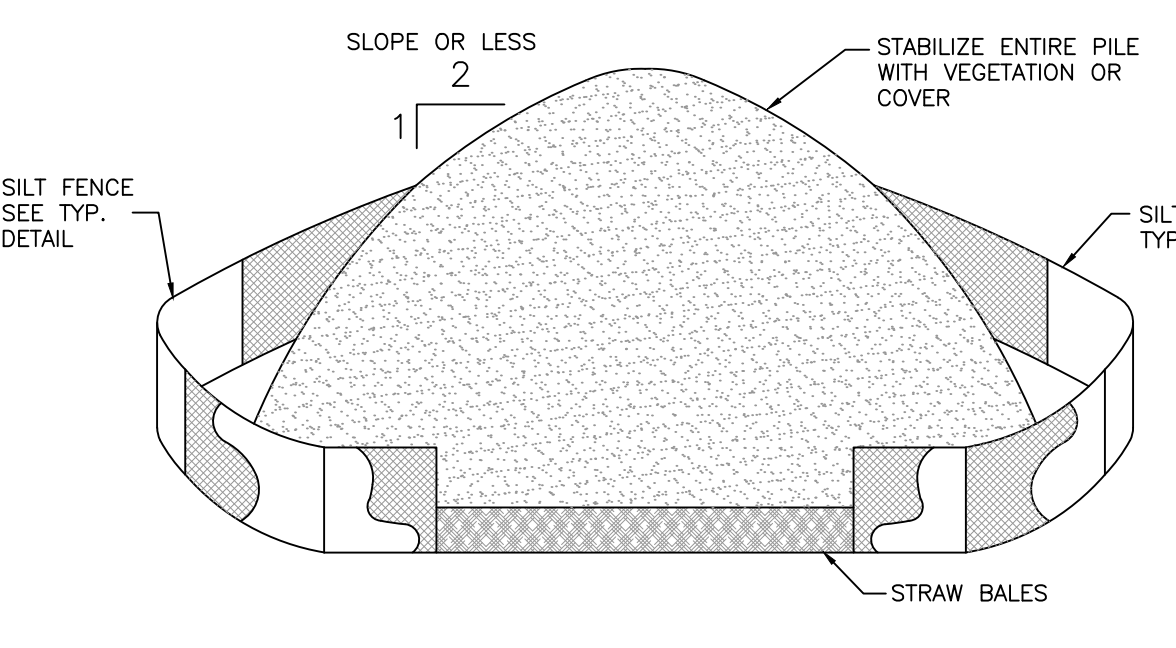


- NOTES:**
1. SUMP(S) SHALL BE LOCATED NEAR WORK SITES BUT SHALL BE PLACED AS FAR AWAY FROM WETLANDS, BUFFERS AND DRAINAGE SWALES AS PRACTICAL.
  2. SUMP(S) SHALL BE CLEANED AND WASTE CONCRETE REMOVED AND PROPERLY DISPOSED OF PERIODICALLY AND UPON COMPLETION OF WORK.
  3. A SIGN SHALL BE INSTALLED INDICATING "CONCRETE WASHOUT".

**CONCRETE WASHOUT AREA**  
NOT TO SCALE

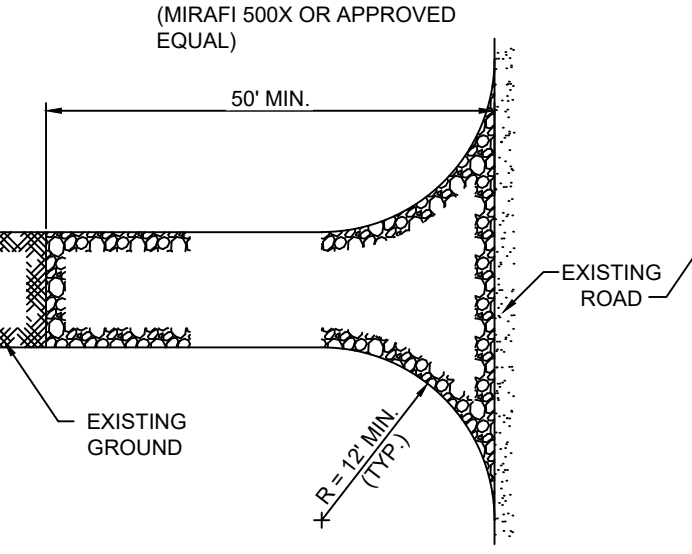
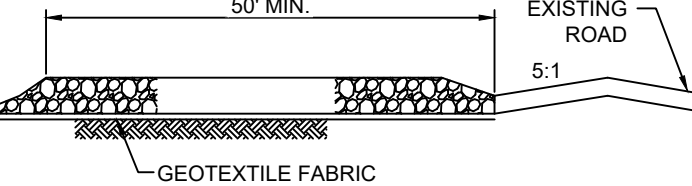


**STORMWATER DIAPHRAGM**  
NOT TO SCALE



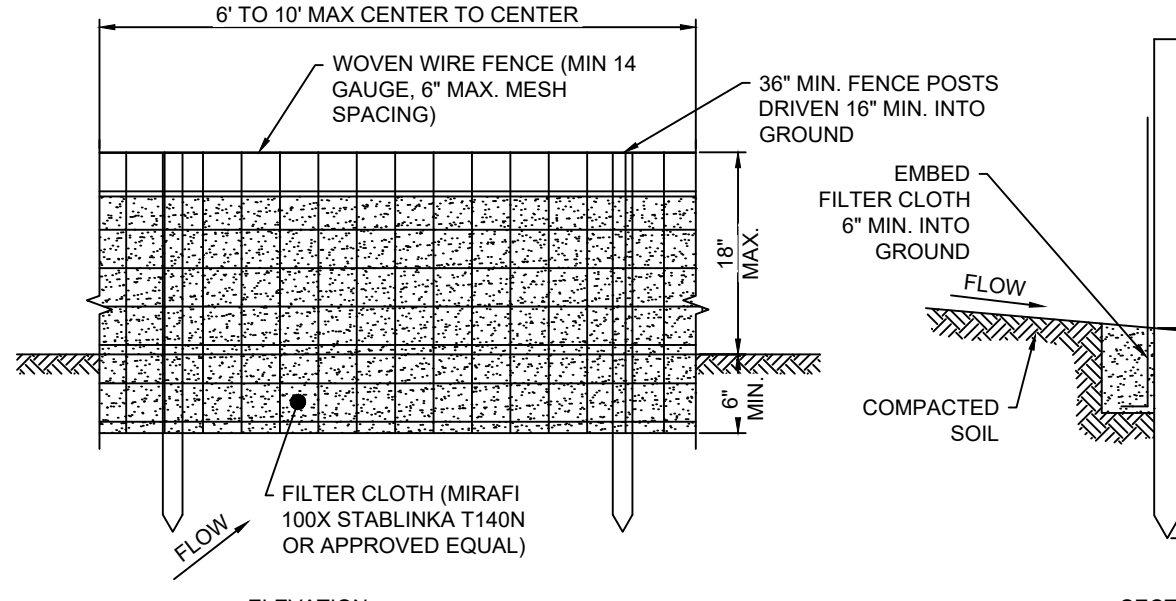
- INSTALLATION NOTES:**
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
  2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2H:1V.
  3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAW BALES, THEN STABILIZED WITH VEGETATION OR COVERED.

**TYPICAL SOIL STOCKPILE**  
NOT TO SCALE



1. WIDTH OF STABILIZED CONSTRUCTION ENTRANCE VARIES PER LOCATION. PROVIDE WIDTHS AS INDICATED ON PLAN SET.
2. STONE SIZE - USE 1'-4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
3. LENGTH - NOT LESS THAN 50 FEET.
4. THICKNESS - NOT LESS THAN SIX (6) INCHES.
5. WIDTH - TWELVE (12) FOOT MIN. BUT NOT LESS THAN THE FULL ROAD WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. PROVIDE TWENTY-FOUR (24) FOOT WIDTH IF THERE IS ONLY A SINGLE ENTRANCE TO SITE.
6. GEOTEXTILE - SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO LAYING THE STONE.
7. SURFACE WATER - ALL 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.
8. 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 MUST BE REMOVED IMMEDIATELY.
9. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

**STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE



1. WOVEN WIRE FENCE SHALL BE FASTENED TO FENCE POSTS WITH WIRE TIES OR STAPLES.
  2. FILTER CLOTH SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MIDSECTION.
  3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
  4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BUILD-UP REACHES 1/2 THE HEIGHT OF THE FENCE.
- POSTS: STEEL "T" OR "U" TYPE OR 2" HARDWOOD.  
FENCE: WOVEN WIRE. 1/2 GA 6" MAX MESH OPENING.  
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.  
PREFABRICATED UNIT: ENVIROFENCE OR APPROVED EQUAL.

**SILT FENCE DETAILS**  
NOT TO SCALE

NOTE: UNDER NEW YORK STATE EDUCATION LAW ARTICLE 145 (ENGINEERING), SECTION 7209 (2), IT IS A VIOLATION FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.  
NOT FOR CONSTRUCTION

**PRELIMINARY DRAFT- NOT FOR CONSTRUCTION**



Revisions:	
No.	Date:

Drawn by:  
**A. REXROAT**

Checked by:  
**S. MEERSMA**

Approved by:  
**C. DUNCAN**

**SCS DELL 014136 YORKTOWN, LLC**  
**DELL AVENUE SOLAR FARM**  
**FIXED-TILT GROUND MOUNT SOLAR ENERGY SYSTEM**  
**DELL AVENUE, YORKTOWN, NEW YORK 10514**

Contract No:  
431302

Scale:  
AS SHOWN

Date:  
JUNE 14, 2022

Sheet:  
DETAIL SHEET 7

Drawing No:  
**D-107**

TRC Project No.: 431302.0000.0005

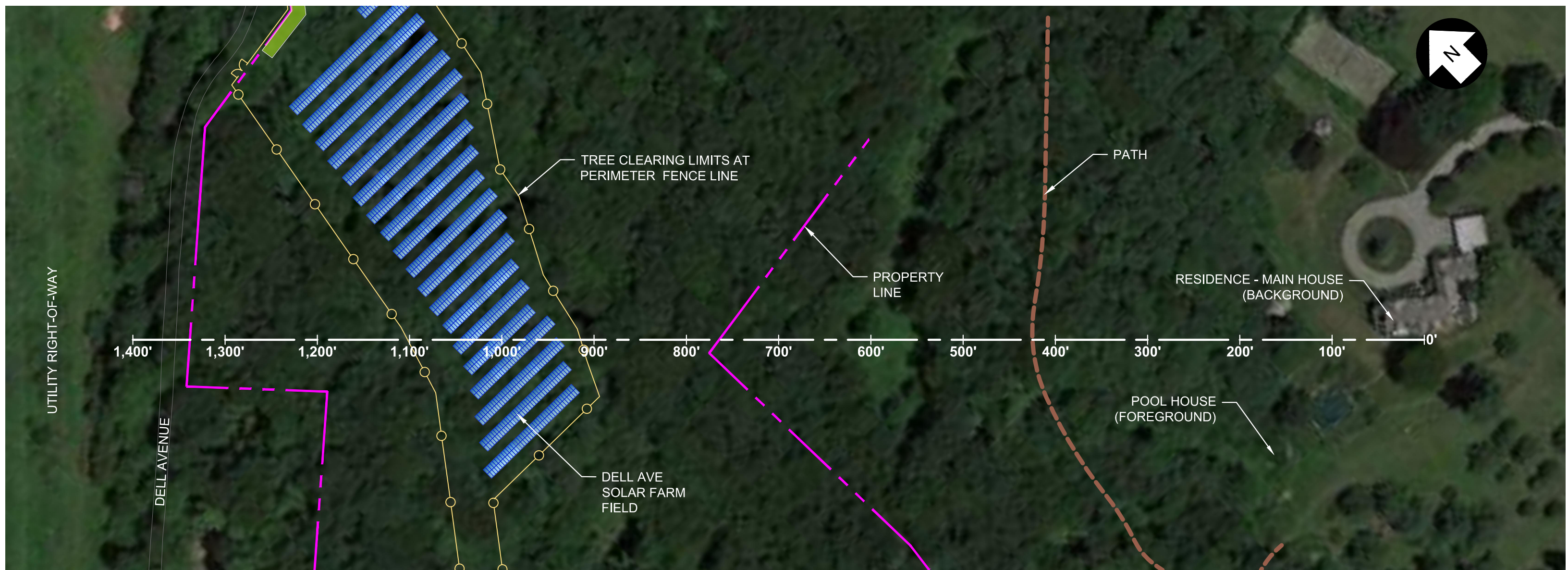


**SCS DELL 014136 YORKTOWN, LLC**  
**DELL AVENUE SOLAR FARM**  
 YORKTOWN, NEW YORK 10514  
 JUNE 14, 2022 ◆ REVISION 0

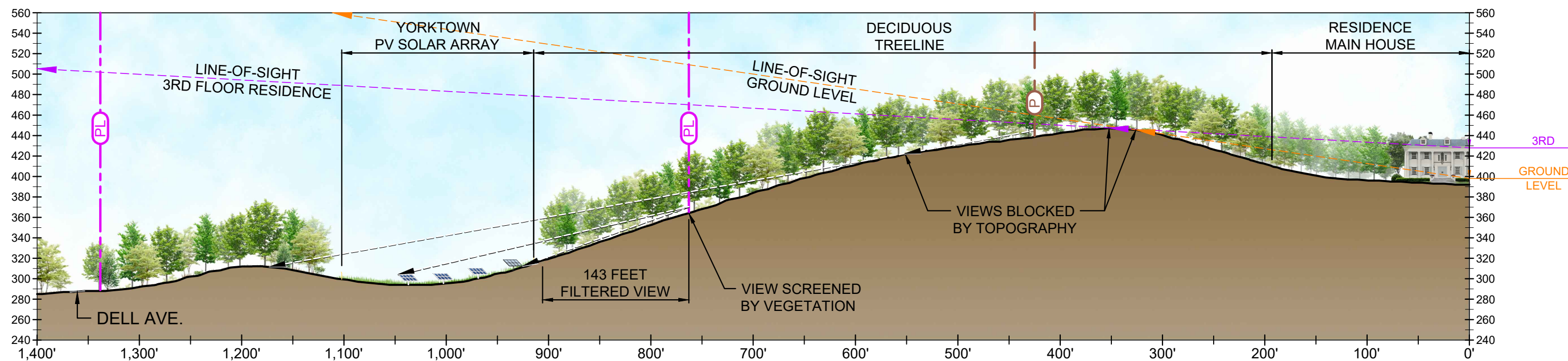
OVERALL PLAN VIEW: LINE-OF-SIGHT #1, #2, #3, & 4  
 PRELIMINARY DRAWINGS (06/14/2022)







PLAN VIEW: LINE-OF-SIGHT #1 (STA: 0 TO 1,400)



PROFILE VIEW: LINE-OF-SIGHT #1 (STA: 0 TO 1,400)

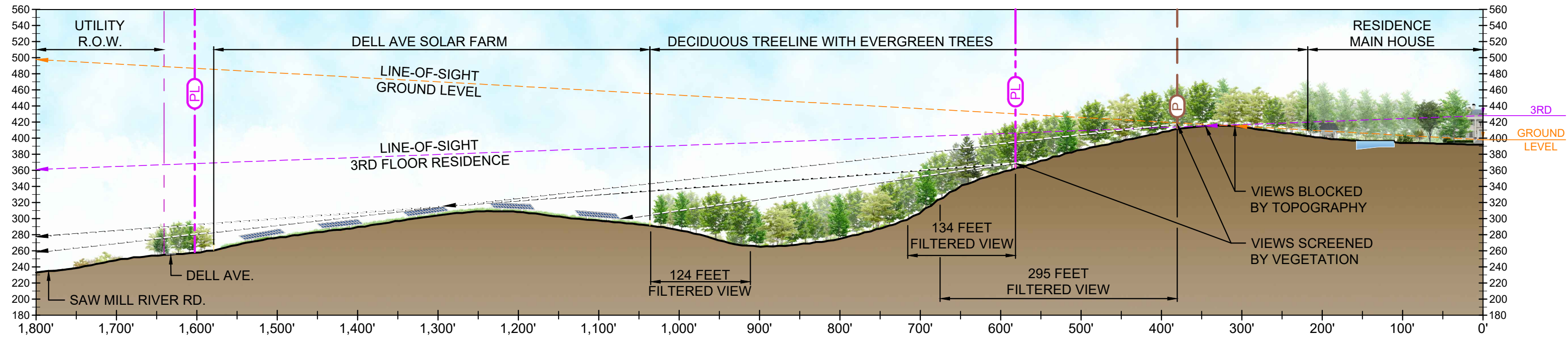
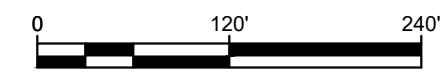
PRELIMINARY DRAWINGS (06/14/2022)

Horizontal and Vertical Scale - 1 : 1





PLAN VIEW: LINE-OF-SIGHT #2 (STA: 0 TO 1,800)

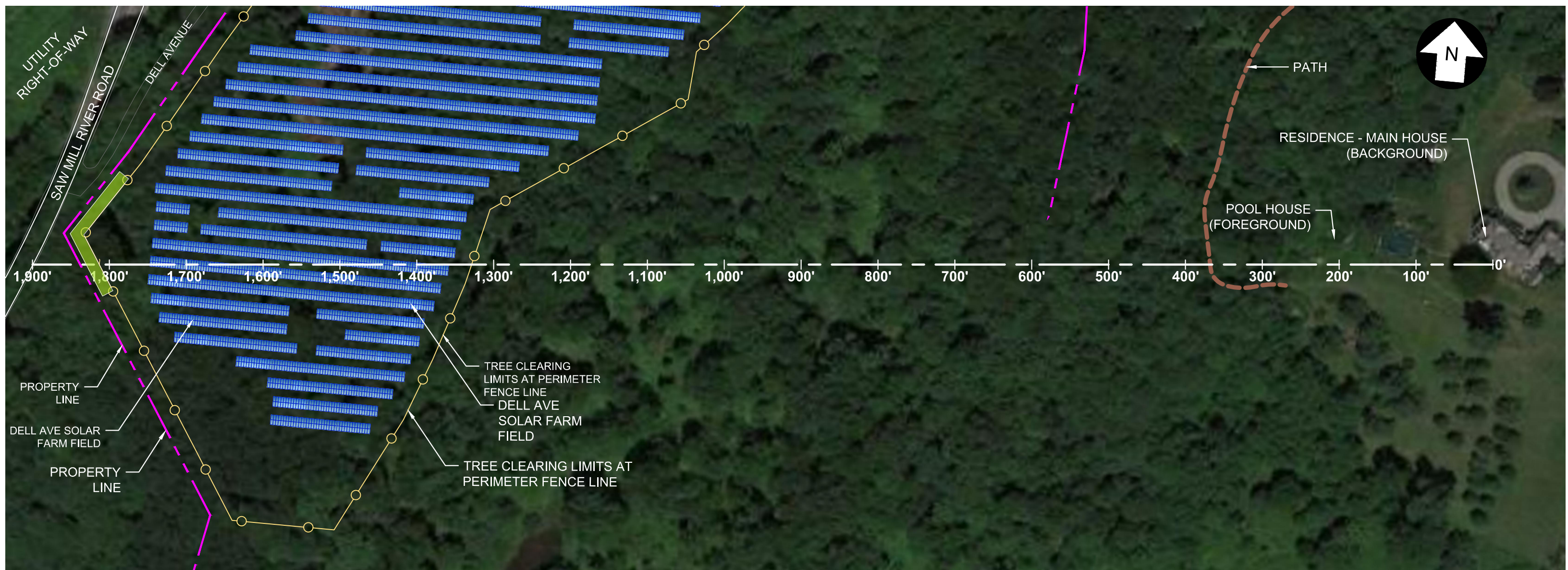


PROFILE VIEW: LINE-OF-SIGHT #2 (STA: 0 TO 1,800)

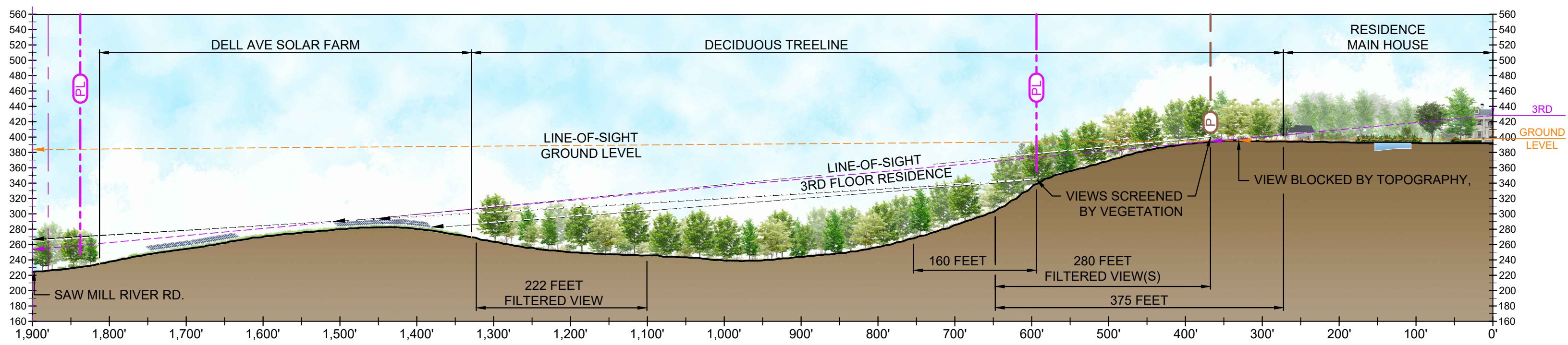
PRELIMINARY DRAWINGS (06/14/2022)

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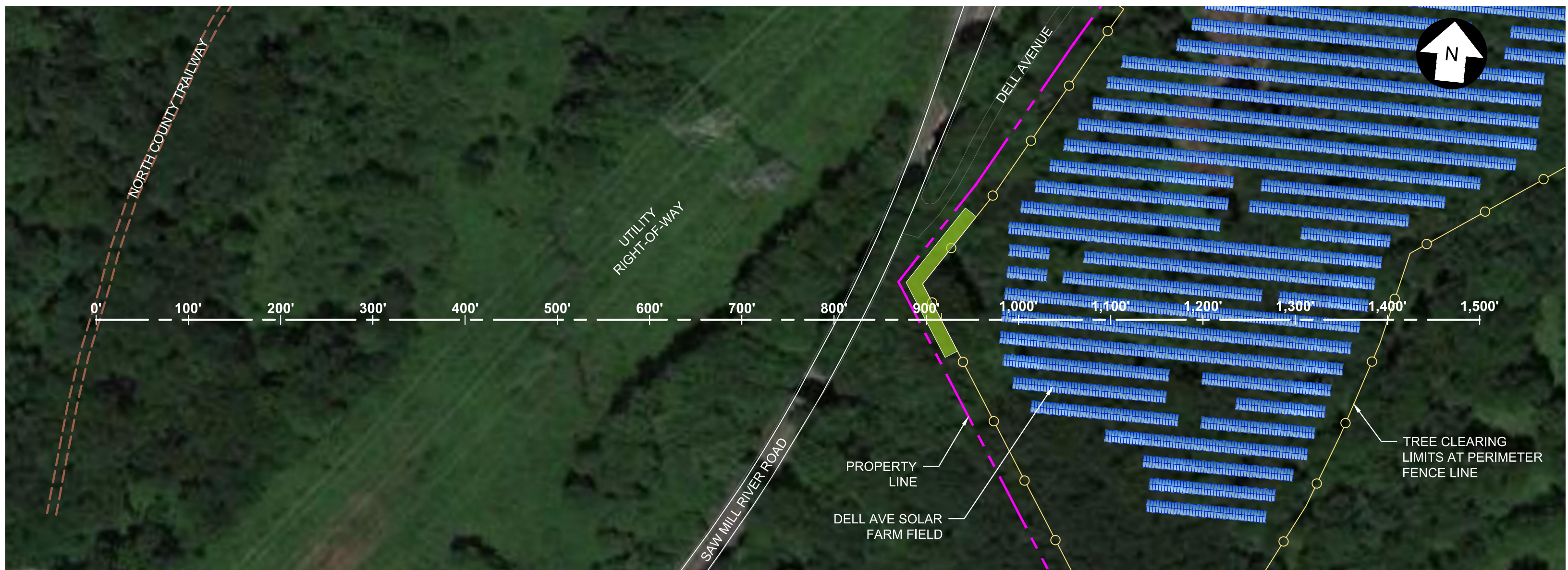
PLAN VIEW: LINE-OF-SIGHT #3 (STA: 0 TO 1,900)



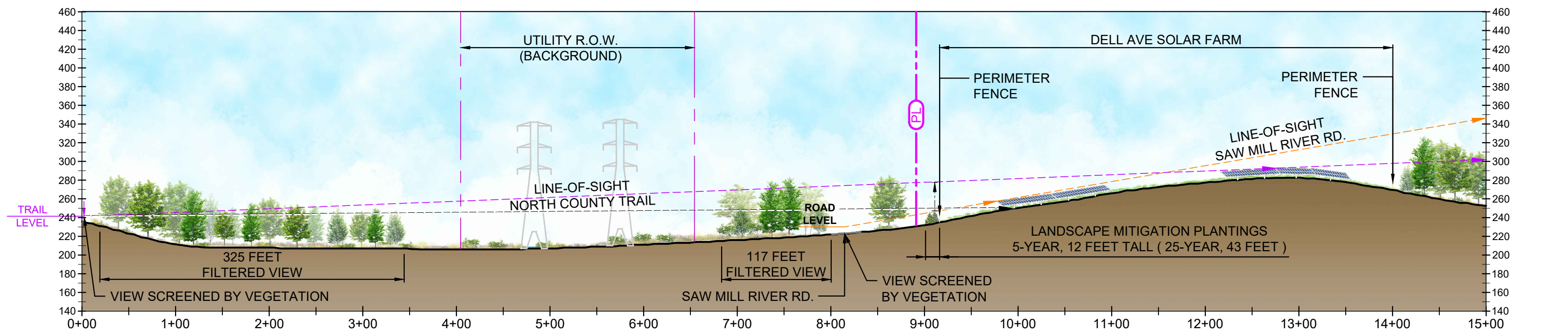
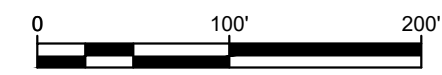
PROFILE VIEW: LINE-OF-SIGHT #3 (STA: 0 TO 1,900)



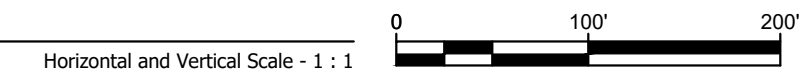
Horizontal and Vertical Scale - 1 : 1



PLAN VIEW: LINE-OF-SIGHT #4 (STA: 0+00 TO 15+00)



PROFILE VIEW: LINE-OF-SIGHT #4 (STA: 0+00 TO 15+00)



**Volta EV  
Charging Stations  
at Staples Plaza**



445 Hamilton Avenue, 14th Floor  
White Plains, New York 10601  
T 914 761 1300  
F 914 761 5372  
cuddyfeder.com

July 19, 2022

By Federal Express and E-Mail  
Chairman Richard Fon  
and Members of the Planning Board  
Town of Yorktown  
366 Underhill Avenue  
Yorktown Heights, NY 10598

RECEIVED  
PLANNING DEPARTMENT  
JUL 19 2022  
TOWN OF YORKTOWN

Re: Volta Electric Vehicle Charging Stations  
Site Plan Application - Proof of Service  
Premises: Staples Plaza, 3333-3379 Crompond Road, Yorktown, New York

Dear Chairman Fon and Members of the Planning Board:

On behalf of Volta Charging, LLC, enclosed please find an Affidavit of Mailing evidencing the first-class mailing completed on July 13, 2022, providing the annexed Notice, received from the Town of Yorktown Planning Department to the record owners of each abutting property of the subject Premises, as set forth on the annexed list, prepared by using the Town of Yorktown Assessment Records, along with copies of the first-class mailing envelopes and Sign Notification Certification.

Also enclosed please find an Affidavit of Posting prepared by Eric Steilman, as well as a photograph, evidencing the sign was posted on July 13, 2022, to reflect the Planning Board Public Informational Hearing scheduled for July 25, 2022.

It is our understanding that the Town is responsible for and has coordinated publishing Notice in the local newspaper(s). Please incorporate the enclosed documents as part of the official record of the proceeding. Thank you for your time and attention to these materials.

Very truly yours,

Riddar Nget  
Paralegal

Enclosures

cc: Kristen Motel, Esq.  
Allison Fausner, Esq.

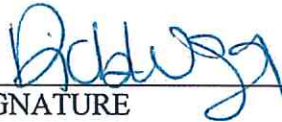
AFFIDAVIT OF MAILING

IN THE MATTER OF AN APPLICATION BY VOLTA CHARGING, LLC TO THE PLANNING BOARD OF THE TOWN OF YORKTOWN FOR SITE PLAN APPROVAL FOR THE PROPOSED INSTALLATION OF ELECTRIC VEHICLE CHARGING STATIONS AT THE STAPLES PLAZA PROPERTY LOCATED AT 3333-3379 CROMPOND ROAD, TOWN OF YORKTOWN, NEW YORK

STATE OF NEW YORK                    )  
  ) ss.:  
COUNTY OF WESTCHESTER        )

Riddar Nget, being duly sworn says: I am over 18 years of age and reside in Danbury, Connecticut.

On July 13, 2022, I served a copy of the annexed Notice by mailing the same in a sealed envelope, by first class mail, with postage prepaid thereon, in a post office or official depository of the U.S. Postal Service within the State of New York, addressed to the property owners on the mailing list annexed hereto.

  
\_\_\_\_\_  
SIGNATURE

Sworn to before me this 19<sup>th</sup>  
day of July, 2022.

  
\_\_\_\_\_  
NOTARY PUBLIC

RENA REGGINA  
Notary Public, State of New York  
No. 01RE6165642  
Qualified in Westchester County  
Commission Expires May 14, 20 23

**NOTICE TO INTERESTED PARTIES**

TO: Property Owner

**PLEASE TAKE NOTICE** that a **Public Informational Hearing** will be held by the Planning Board of the Town of Yorktown in Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598 on **Monday, July 25, 2022 at 7:00 pm** or as soon thereafter as possible on the following matter:

Application of Volta Charging LLC for approval of a site plan with submitted plans titled, "Staples Plaza," prepared by Kimley-Horn Engineering and Landscape Architecture of New York, P.C., dated April 1, 2022.

It is proposed install two electric vehicle charging stations in existing curbed islands that are adjacent to onsite parking spaces. The site is located at 3333-3379 Crompond Road, Yorktown Heights, also known as Section 36.06, Block 2, Lots 76 on the Town of Yorktown Tax Map.

If any interested members of the public would like to provide comments on this application, written comments can be provided to the Board by mail sent to the Planning Department at 1974 Commerce Street, Yorktown Heights, NY 10598 or by email before the meeting to [planning@yorktownny.org](mailto:planning@yorktownny.org). Submitted written comments will be given to the Planning Board in advance of the meeting.

The above listed site plan may be viewed on the Town's website: <http://www.yorktownny.org/planning/public-hearings>. Please do not hesitate to call the Planning Department at 914-962-6565 with questions or for more information.

ALL PERSONS INTERESTED in the above matter may appear before the Board in person, or virtually if the meeting is held remotely, by agent or attorney and will be heard before any final determination is made.

This notice is being sent to you by regular first class mail, pursuant to Section '195-39B of the Yorktown Town Code requiring the undersigned to notify all interested parties as defined there under.

Volta Charging LLC  
Name of Applicant

Cuddy & Feder LLP, Attorneys for the Applicant  
By (Name and Title)

July 13, 2022  
Date



<b>Abutting Property Owners</b>							
<b>SBL</b>	<b>PROPERTY OWNER</b>	<b>CO OWNER</b>	<b>CO OWNER3</b>	<b>MAILING ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
36.06-1-25	7-ELEVEN INC.			3200 HACKBERRY ROAD	IRVING	TX	75063
36.06-2-1	PALIOURAS, DIANNE &			2548 PINE GROVE CT	YORKTOWN HGTS	NY	10598
36.06-2-2	ADAMO FAMILY REVOCABLE	LIVING TRUST		2536 PINE GROVE CT	YORKTOWN HGTS	NY	10598
36.06-2-3	O'CONNELL, TIMOTHY &	ANDREA		2522 PINE GROVE CT.	YORKTOWN HGTS	NY	10598
36.06-2-4	KATZ, BARRY & BARRIE			2510 PINE GROVE CT	YORKTOWN HGTS	NY	10598
36.06-2-5	SONG, HONG SUB & JEONG,	GRACE		2504 PINE GROVE CT	YORKTOWN HGTS	NY	10598
36.06-2-7	RUBENFELD, DAVID & LISA			1356 LYNN CT	YORKTOWN HGTS	NY	10598
36.06-2-8	MUNNELLY, THOMAS & KACI			1348 LYNN ROAD	YORKTOWN HGTS	NY	10598
36.06-2-9	TEACHOUT, TERRY & JANA			1344 LYNN CT	YORKTOWN HGTS	NY	10598
36.06-2-10	MOHINDRA, AJAY REVOCABLE	TRUST & MONHINDA, REENA	REVOCABLE TRUST	1340 LYNN CT.	YORKTOWN HGTS	NY	10598
36.06-2-11	MONACO, JOANN &	JACOBY, ANDREA		1336 LYNN CT.	YORKTOWN HGTS	NY	10598
36.06-2-24	DINAPOLI, RICHARD &	CHARISSA		2374 PINE GROVE CT	YORKTOWN HGTS	NY	10598
36.06-2-25	ALFANO, ROBERT &	GEORGETTE		2370 PINE GROVE CT	YORKTOWN HGTS	NY	10598
36.06-2-75	REALTY INCOME	PENN.PROP. TRUST 2	BJ'S WHOLESALE CLUB. INC	25 RESEARCH DR., RT C2	WESTBOROUGH	MA	01581
26.18-1-8	OTHER HEIGHTS, LLC.			1430 BROADWAY, SUITE 903	NEW YORK	NY	10018
26.18-1-25	NAZZARO, J.	PARTNERSHIP, LP		8 SAXON AVE., STE C	BAY SHORE	NY	11706
26.18-1-23	NAZZARO, J	PARTNERSHIP, LP		8 SAXON AVE., STE C	BAY SHORE	NY	11706
	WESTCHESTER COUNTY DEPARTMENT OF PLANNING	MUNICIPAL REFERRALS		148 MARTINE AVE SUITE #432	WHITE PLAINS	NY	10601



MUNNELLY, THOMAS & KACI  
1348 LYNN ROAD  
Yorktown Heights, NY 10598



NAZZARO, J  
PARTNERSHIP, LP  
8 SAXON AVE., STE C  
BAY SHORE, NY 11706



RUBENFELD, DAVID & LISA  
1356 LYNN CT  
Yorktown Heights, NY 10598



NAZZARO, J  
PARTNERSHIP, LP  
8 SAXON AVE., STE C  
BAY SHORE, NY 11706



SONG, HONG SUB & JECNG  
GRACE  
2504 PINE GROVE CT  
Yorktown Heights, NY 10598



OTHER HEIGHTS, LLC  
3430 BROADWAY, SUITE 903  
New York, NY 10018



KATZ, BARRY & BARRIE  
2510 PINE GROVE CT  
Yorktown Heights, NY 10598



REALTY INCOME  
PENN. PROP. TRUST 2  
B/S WHOLESALE CLUB, INC  
25 Research Dr., Rt C2  
Westborough, MA 01581



O'CONNELL, TIMOTHY &  
ANDREA  
2522 PINE GROVE CT.  
Yorktown Heights, NY 10598



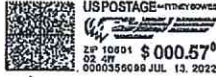
ALFANO, ROBERT &  
GEDAGETTE  
2370 PINE GROVE CT  
Yorktown Heights, NY 10598



ADAMO FAMILY REVOCABLE  
LIVING TRUST  
2526 PINE GROVE CT  
Yorktown Heights, NY 10598



DINAPOLI, RICHARD &  
CHIARISA  
2374 PINE GROVE CT  
Yorktown Heights, NY 10598



PALIOURAS, DIANNE &  
2548 PINE GROVE CT  
Yorktown Heights, NY 10598



MONACO, JOANN &  
JACOBY, ANDREA  
3336 LYNN CT.  
Yorktown Heights, NY 10598



7-ELEVEN INC  
3200 HACKBERRY ROAD  
Irving, TX 76063



MOHINDRA, AJAY REVOCABLE  
TRUST & MOHINDRA, REENA  
REVOCABLE TRUST  
1340 LYNN CT.  
Yorktown Heights, NY 10598



TEACHOUT, TERRY & JANA  
1344 LYNN CT  
Yorktown Heights, NY 10588



WESTCHESTER COUNTY DEPARTMENT OF  
PLANNING  
148 MARTINE AVE SUITE #432  
MUNICIPAL REFERRALS  
White Plains, NY 10601

**Sign Notification Certification**

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

Section 36.06 Block 2 Lot 76

Project Name: Volta Electric Vehicle Charging Stations

Address: 3333-3379 Crompond Road, Yorktown Heights, NY

Applicant's Name: Volta Charging LLC

Address: 48W 38th Street, New York, NY 10018

Phone: 917-903-6066

No. Signs Posted: 1


Sign #1 Location: 3333-3379 Crompond Road

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

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

- Please Attach and Label Photos on Additional Sheets -

Applicant's Signature:   
Cuddy & Feder LLP, Attorneys for the Applicant

Land Owner's Signature:   
V.P. Director of Management & Control  
U.B.P.





Sign # 1



JUL 18 2022

**Submission Form to the Westchester County Planning Board  
For Planning and Zoning Referrals  
REQUIRING NOTIFICATION ONLY**

County Ref. No. **YTN N22-004** TOWN OF YORKTOWN

*The Westchester County Planning Board has predetermined that certain categories of planning and zoning applications are matters for local determination only. For any application listed below, submission of this completed form will satisfy the requirements of NYS General Municipal Law and the Westchester County Administrative Code that the local board provided adequate notification to the County Planning Board in accordance with Planning Board procedures. No other material need be sent. Upon receipt, the County Planning Board will complete the bottom section of this form and return it to you to for your records to indicate compliance with referral requirements.*

**When completed save this form and e-mail to: [muniref@westchestergov.com](mailto:muniref@westchestergov.com) or print and fax to 914-995-3780.**

Municipality: **Yorktown**

Referring Agency (check one):  Planning Board or Commission  
 Zoning Board of Appeals  
 City or Common Council/Town Board/Village Board of Trustees

Application Name and Local Case Number: **Volta Charging LLC**

Address: **3333-3379 Crompond Road**

Section: **36.06** Block: **2** Lot: **76**

Submitted by (name and title): **Cuddy & Feder, Attorneys for applicant**

E-mail address (or fax number): **rsteinberg@yorktownny.org**

The above referenced application qualifies for the notification only procedure to the County Planning Board because it falls within the category of action checked below:

- Zoning Area Variance** to decrease front yard setback, decrease minimum street frontage or decrease average lot width for property abutting a State or County road or park
- Special Use Permit or Use Variance** to allow less than 5,000 square feet of new or renovated floor area and less than 10,000 square feet of land disturbance.
- Site Plan** to allow less than 5,000 square feet of new or renovated floor area and less than 10,000 square feet of land disturbance on property within 500 feet of:
  - The boundary of a city, town or village
  - The boundary of an existing or proposed state or county park, recreation area or road right-of-way
  - An existing or proposed county drainage channel line
  - The boundary of state- or county-owned land on which a public building/institution is located or
  - The boundary of a farm located in an agricultural district.

*(Please note: All applications given a Positive Declaration pursuant to SEQOR must be referred as a complete application. Do not use this form.)*

Do not write below this line.

Date received by the Westchester County Planning Board: **7/18/22**

Notification acknowledged by (name and title): **Lukas Herbert, Associate Planner**



445 Hamilton Avenue, 14th Floor  
White Plains, New York 10601  
T 914 761 1300  
F 914 761 5372  
cuddyfeder.com

6/1/2022

Kristen Motel  
[kmotel@cuddyfeder.com](mailto:kmotel@cuddyfeder.com)

**VIA EMAIL  
AND HAND DELIVERY**

Chairman Richard Fon  
and Members of the Planning Board  
Town of Yorktown  
366 Underhill Avenue  
Yorktown Heights, NY 10598

Re: Volta Electric Vehicle Charging Stations  
Site Plan Application  
Premises: Staples Plaza, 3333-3379 Crompond Road, Yorktown, New York

Dear Chairman Fon and Members of the Planning Board:

This letter and enclosed materials are respectfully submitted on behalf of Volta Charging, LLC (“Volta”), in support of its site plan application for the proposed installation of electric vehicle (“EV”) charging stations at the Staples Plaza (“Plaza”) located at 3333-3379 Crompond Road in the Town of Yorktown, New York.

Volta appeared before the Planning Board at its April 11<sup>th</sup> meeting for review of the proposed zoning amendments to permit its EV charging stations, which were adopted by the Town Board on April 19<sup>th</sup>. During that meeting, the Planning Board expressed support for the zoning amendments and installation of EV charging infrastructure in Yorktown.

As the Board is aware, Volta is a publicly traded company that operates the most utilized EV charging network in the United States. By adopting a consumer-focused approach that offers free (Level 2) or subsidized (DC Fast) charging supported by sponsored content, Volta is accelerating State and Federal objectives to support low cost and large-scale EV deployment at convenient locations. Volta partners with large retailers across the Northeast to install publicly available EV infrastructure, which encourages consumer adoption of electric vehicles with net reductions in carbon emissions.

**The Plaza and Volta’s Proposed Installation**

This site plan application involves a limited request by Volta to allow the installation of EV charging stations in the parking lot of the Staples Plaza. The Plaza is currently classified within the Commercial Shopping Center (“C-1”) Zoning District and is situated to the south of Crompond Road (Route 202). The Plaza shopping center consists of several retailer, including Staples, BJ’s, and Party City, as well as a gym and pet store.

Volta is proposing to install two (2) EV DC Fast charging stations with display screens on existing landscaped islands in the parking lot within the first row of parking spaces, closest to the Staples building entrance. The stations are approximately 7.1’ tall, 3.5’ long and 1.3’ wide and include 55” digital displays.



### Compliance with Zoning Code Standards

On April 19<sup>th</sup>, the Town Board adopted zoning text amendments to permit display screens on EV charging stations as an accessory use in the C-1 Zoning District subject to specific bulk, design, and visibility requirements. See **Exhibit C** – Town of Yorktown Local Law No. 4 of 2022; Town of Yorktown Zoning Code (“Zoning Code”) §§ 300-21.C(8)(c)(6), 300-193.2.A.

As demonstrated on the enclosed Site Drawings, prepared by Kimley-Horn P.C., dated April 4, 2022 (“Site Drawings”), the proposed EV charging stations will comply with the following criteria enumerated Section 300-193.2.A of the Zoning Code:

1. The EV charging station equipment will not exceed 7.5’ in height or 3’ in width. Each station is approximately 7.1’ tall and 1.3’ wide.
2. The EV charging station display screens will not exceed 9 square feet.
3. The EV charging stations will consist of two screens, one on each side of the station equipment.
4. The EV charging station displays will contain nonvideo, static image advertising systems and will be equipped with an auto-dimming feature.
5. The EV charging station displays will limit content refresh rates to no less than every 8 seconds.
6. The EV charging station displays will not contain video or sound.

In accordance with Zoning Code Section 300-84, the design and location of the EV charging stations will be in harmony with the commercial building and not have a detrimental effect on the surrounding area. See Enclosed Site Drawings. The location of the stations in the first row of parking spaces closest to the Staples entrance—approximately 140’ from Crompond Road—avoids off-site visibility and will have no impact on vehicular traffic. Of note, the EV charging stations will not result in any changes to the existing traffic circulation patterns within the Plaza.

### Consistency with Yorktown Policies and Objectives

In accordance with the Town of Yorktown 2010 Comprehensive Plan (“2010 Comprehensive Plan”), the installation of EV charging stations will promote and support sustainable transportation options for Yorktown’s citizens and visitors to commercial businesses while also assisting in emissions reduction.<sup>1</sup> Moreover, Volta’s stations will offer the amenity of subsidized charging to shopping center patrons, which encourages the success of the Plaza businesses,<sup>2</sup> promotes economic growth and encourages business opportunities within this commercial district.<sup>3</sup> The EV charging stations are specifically designed to ensure that they will be compatible with surrounding land uses. It is respectfully submitted that the proposed EV charging stations are consistent with the public health, safety, morals and general welfare of the community.

---

<sup>1</sup> See 2010 Comprehensive Plan, pgs. 3-10, 3-23, 4-2, 4-3.

<sup>2</sup> See 2010 Comprehensive Plan, pgs. 4-2.

<sup>3</sup> See 2010 Comprehensive Plan, pgs. 4-2, 4-3, 4-28.



Environmental Review

The installation of the EV charging stations constitute a Type II action that is exempt from the State Environmental Quality Review Act. See 6 NYCRR §§ 617.5(c)(9), (13). Nonetheless, a Short Environmental Assessment Form has been included in this application and is enclosed as **Exhibit B**.

Conclusion

For the reasons set forth above, and as will be further discussed at the public hearing on this matter, the proposed EV charging stations comply with the applicable bulk, design, and visibility requirements, as well as local policies and objectives, and the Applicant respectfully requests approval of the site plan.

Materials Enclosed

In support of the proposed amendments, enclosed please find 12 copies of the following materials:

- Exhibit A:** Site Plan Application;
- Exhibit B:** Short Environmental Assessment Form; and
- Exhibit C:** Town of Yorktown Local Law No. 4 of 2022.

Also enclosed are Site Plans prepared by Kimley-Horn, P.C. dated April 4, 2022, and a check for \$3,938.00 made payable to the Town of Yorktown representing the site plan application fee.

We respectfully request that this matter be placed on the Planning Board's next available meeting Agenda. Should the Board or Town Staff have any questions regarding the enclosed, please do not hesitate to contact us. Thank you in advance for your consideration in this regard.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kristen Motel', is written over a light blue horizontal line.

Kristen Motel  
Enclosures

Cc: John A. Tegeder, R.A., Yorktown Director of Planning  
Robyn A. Steinberg, AICP, CPESC, Town Planner  
Volta Charging, LLC  
Kimley-Horn, P.C.  
Allison Fausner, Esq.

# Exhibit A

# TOWN OF YORKTOWN PLANNING BOARD

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

## APPLICATION FOR SITE PLAN APPROVAL

Date May 5, 2022

1. Name of Project: Staples Plaza - 3333-3379 Crompond Road

2. Tax Map Designation (Section, Block, Lot) 36.06-2-76

3. Zone: C-1 Total Acreage: 15.95

4. Is a statement of easements relating to property attached?  Yes  None exist

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

Two electric vehicle charging stations to be located in existing curbed islands that are adjacent to onsite parking spaces. The EV stations are accessory to the existing commercial use and solely for the benefit of customers visiting the store, with no proposed changes to traffic circulation.

6. Contact Person - CHOOSE ONLY ONE:

Applicant  Owner  Architect  Wetland Scientist  
 Attorney  Engineer  Surveyor  Landscape Architect

7. Applicant

Name Samuel Lee  
Firm Volta Charging LLC  
Address 48W 38th Street New York, NY 10018  
Phone 917-903-6066  
Fax \_\_\_\_\_  
Email samuel.lee@voltacharging.com

8. Owner of Record

Name UB Yorktown, LLC Attn: Andrew Albrecht  
Firm \_\_\_\_\_  
Address c/o Urstadt Biddle Properties Inc., 321 Railroad Ave., Greenwich, CT 06830  
Phone 203-863-8200  
Fax \_\_\_\_\_  
Email aalbrecht@ubproperties.com

**9. Attorney**

Name Kristen Motel  
Firm Cuddy & Feder LLP  
Address 445 Hamilton Avenue, 14th Floor White Plains, New York 10601  
Phone (914) 761-1300  
Fax \_\_\_\_\_  
Email KMotel@cuddyfeder.com

**10. Engineer**

Name Daniel LoFrisco  
Firm Kimley-Horn & Associates, Inc.  
Address 1 N Lexington Ave Suite 505, White Plains, NY 10601  
Phone (914) 368-9200  
Fax \_\_\_\_\_  
Email Dan.LoFrisco@kimley-horn.com  
Lic. No. 090067

**11. Surveyor**

Name \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_  
Lic. No. \_\_\_\_\_

**12. Architect**

Name \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_  
Lic. No. \_\_\_\_\_



**13. Wetland Scientist/Specialist**

Name \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

**14. Landscape Architect**

Name \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_  
Lic. No. \_\_\_\_\_

15. Is this project within 500 feet of the Town line?  Yes  No  
16. Is this project within 500 feet of the Putnam County line?  Yes  No  
17. Is this project within the Sustainable Development Study Area?  Yes  No

**18. Is this project within 500 feet of:**

- The right-of-way of any existing or proposed state or county road?  Yes  No  
The boundary of an existing or proposed state or county park or any state or county recreation area?  Yes  No  
The boundary of state or county-owned land on which a public building/ institution is located?  Yes  No  
An existing or proposed county drainage line?  Yes  No  
The boundary of a farm located in an agricultural district?  Yes  No

19. Does the entire development plan for this project propose the disturbance of more than 5,000 SF of land? Note: If project is phased, include all phases in determination.  Yes  No

**20. This project requires the following permits or approvals from the Town of Yorktown:**

- Wetland Permit  
 Stormwater Permit  
 Tree Permit  
 Planning Board special permit: \_\_\_\_\_  
 Town Board variance or approval: \_\_\_\_\_  
 Zoning Board of Appeals variance or special permit: \_\_\_\_\_

22. This project requires the following permits or approvals from other outside agencies:

- Westchester County Board of Health
- NYC DEP
- NYS DEC
- Other: \_\_\_\_\_

23. This parcel is in the following districts:

School District 555402 Yorktown Water District Yorktown Consolidated Water Distric #1  
Fire District Mohegan Sewer District Peekskill

A Short or Full EAF with the original signature of the applicant or project sponsor must be attached to this application when submitted.

The applicant agrees to comply with the requirements of the Road Specifications, the Land Use Regulations, Special Permit Requirements, Zoning Ordinance, Lighting Ordinance, Tree Removal and Stormwater Ordinance, and any additions or amendments thereto.

The applicant agrees to execution and delivery of deeds and required documents for reserved open space, drainage control, roads and road widening strips and descriptions of easements at the time of the public hearing. Such execution and delivery shall not operate to vest title of said property in the Town of Yorktown until such dedication is accepted in the form of a resolution adopted by the Town Board at a regular meeting of said Board.

-----

**Applicant**

Samuel Lee  
NAME (PLEASE PRINT)  
Samuel Lee  
SIGNATURE  
05/05/2022  
DATE

**Owner of Record**

UB Yorktown, LLC By: Urstadt Biddle Properties Inc. its sole member

Andrew Albrecht  
NAME (PLEASE PRINT)  
[Signature]  
SIGNATURE  
5/24/2022  
DATE

**Note:** If the property owner is not the applicant for this application, in addition to the signature above, the owner of the property must also complete and have notarized one of the owner affidavits on the following page.

**Note:** By signing this document the owner of the subject property grants permission for Town Officials to enter the property for the purpose of reviewing this application.

**REFER TO AFFIDAVITS ON THE FOLLOWING PAGES**

ONE OF THE FOLLOWING AFFIDAVITS MUST BE COMPLETED

\*\*\*\*\*

AFFIDAVIT TO BE COMPLETED BY OWNER, OTHER THAN CORPORATION

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

\_\_\_\_\_, being duly sworn, deposes and says that he is the owner in fee of the property described in the foregoing application for consideration of preliminary plat, and that the statements contained therein are true to the best of his knowledge and belief.

\_\_\_\_\_

Sworn before me this \_\_\_\_\_ date of \_\_\_\_\_, 20 \_\_

\_\_\_\_\_  
Notary Public

\*\*\*\*\*

AFFIDAVIT TO BE COMPLETED BY CORPORATION OWNER

Connecticut Fairfield  
STATE OF ~~NEW YORK~~; COUNTY OF ~~WESTCHESTER~~ SS. : Greenwich

Andrew Albrecht \_\_\_\_\_, being duly sworn, deposes and says that he <sup>is employed</sup> ~~resides~~ at 321 Railroad Ave., Greenwich in the County of Fairfield and State of Connecticut. That he is the Vice President of Urstadt Biddle Properties Inc., sole member of UB Yorktown, LLC the corporation which is owner in fee of the property described in the foregoing application for \_\_\_\_\_ site plan approval and that the statements contained therein are true to the best of his knowledge and belief.

UB Yorktown, LLC By: Urstadt Biddle Properties Inc., its sole member

\_\_\_\_\_ *[Signature]*

Sworn before me this 24<sup>th</sup> date of May, 20 22

Joanne Phillips  
Notary Public

**JOANNE PHILLIPS**  
**NOTARY PUBLIC**  
**STATE OF CONNECTICUT**  
**MY COMMISSION EXPIRES \_\_\_\_\_**

\*\*\*\*\*

**AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER**

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

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

\_\_\_\_\_

Sworn before me this \_\_\_\_\_ date of \_\_\_\_\_, 20 \_\_

\_\_\_\_\_  
Notary Public

F:\Office\WordPerfect\APPLICATION FORMS\APPSITEPLANTB.wpd  
Last updated: August 2013

# Exhibit B

# 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.

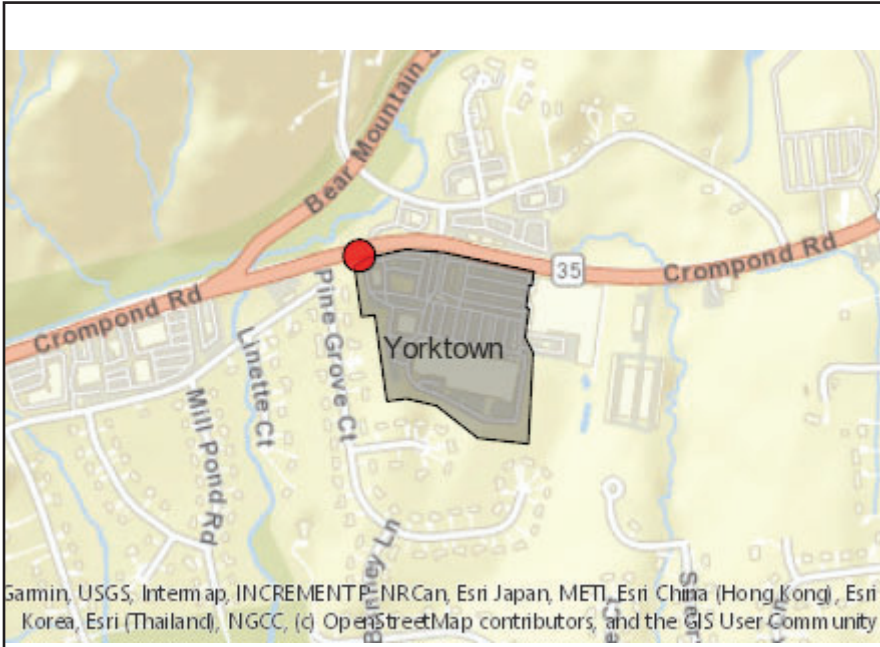
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Staples Plaza - Volta Electric Vehicle Charging Stations			
Project Location (describe, and attach a location map): 3333-3379 Crompond Road, Town of Yorktown, New York (36.06-2-76)			
Brief Description of Proposed Action: The Applicant is proposing to install two (2) electric vehicle ("EV") charging stations to be located in existing curbed islands that are adjacent to on site parking spaces. The EV stations are accessory to the existing commercial use and solely for the benefit of customers visiting the store. There are no proposed changes to the existing traffic circulation.			
Name of Applicant or Sponsor: Kristen Motel, Esq - Attorney for the Applicant (Volta Charging, LLC)		Telephone: 914-761-1300	
		E-Mail: kmotel@cuddyfeder.com	
Address: 445 Hamilton Avenue, 14th Floor			
City/PO: White Plains		State: New York	Zip Code: 10601
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	YES
		<input checked="" type="checkbox"/>	<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: Building Permit - Building Department		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		15.95 acres	
b. Total acreage to be physically disturbed?		0.03 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		15.95 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 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			

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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input checked="" type="checkbox"/>	YES <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?  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?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	







**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.



Gamin, USGS, Interm ap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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]	No
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]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

# Exhibit C

# Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County  City  Town  Village  
(Select one.)

of Yorktown

FILED  
STATE RECORDS

APR 22 2022

DEPARTMENT OF STATE

Local Law No. 4 of the year 2022

A local law to amend Chapter 300 of the Code of the Town of Yorktown entitled "ZONING"  
(Insert Title)

Be it enacted by the Town Board of the  
(Name of Legislative Body)

County  City  Town  Village  
(Select one.)

of Yorktown

as follows:

## Section I. Statement of Authority.

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

## Section II.

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

### Electric Vehicle ("EV") Charging Station

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

### Electronic visual output device

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

continued on Page 2A

(If additional space is needed, attach pages the same size as this sheet, and number each.)

PAGE 2A.

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

Electric Vehicle Charging Stations

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

Electric Vehicle Charging Stations

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

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

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

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

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

Illuminated alternating image or video-based message signs.

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

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

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

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

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

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

#### Severability.

If any clause, sentence, phrase, paragraph or any part of this local law shall for any reason be adjudicated finally by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this local law, but shall be confined in its operation and effect to the clause, sentence, phrase, paragraph or part thereof, directly involved in the controversy or action in which such judgment shall have been rendered. It is hereby declared to be the legislative intent that the remainder of this local law would have been adopted had any such provisions been excluded.

#### Section I. Repeal

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

#### Section II. Effective Date.

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

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

**1. (Final adoption by local legislative body only.)**

I hereby certify that the local law annexed hereto, designated as local law No. 4 of 2022 of the ~~(County)(City)(Town)(Village)~~ of Yorktown was duly passed by the Town Board on April 19, 2022, in accordance with the applicable provisions of law.  
*(Name of Legislative Body)*

**2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer\*.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the \_\_\_\_\_ and was deemed duly adopted *(Elective Chief Executive Officer\*)* on \_\_\_\_\_ 20    , in accordance with the applicable provisions of law.

**3. (Final adoption by referendum.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_. *(Elective Chief Executive Officer\*)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on \_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.

**4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of \_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.

\* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

**5. (City local law concerning Charter revision proposed by petition.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the City of \_\_\_\_\_ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on \_\_\_\_\_ 20\_\_\_\_, became operative.

**6. (County local law concerning adoption of Charter.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the County of \_\_\_\_\_ State of New York, having been submitted to the electors at the General Election of November \_\_\_\_\_ 20\_\_\_\_, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

**(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)**

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 above.

*Diana L. Quast*

Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: April 20, 2022

(Seal)

# Site Plans



# volta

## STAPLES PLAZA

3379 CROMPOUND ROAD  
YORKTOWN HEIGHTS, NY 10598  
TOWN OF YORKTOWN  
SBL: 36.06-2-76

# volta

155 DE HARO STREET  
SAN FRANCISCO, CA 94103

## Kimley»Horn

New York

© 2022 KIMLEY-HORN ENGINEERING AND  
LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.  
1 N LEXINGTON AVE, SUITE 505  
WHITE PLAINS, NY 10601  
PHONE: 914.368.9200  
WWW.KIMLEY-HORN.COM

REV	DATE	DESCRIPTION	BY
1	04/01/2022	CD100s	TAS

ISSUE DATE  
**04/01/2022**

ISSUED FOR  
**PERMIT**



IT IS A VIOLATION OF LAW FOR ANY PERSON,  
UNLESS THEY ARE ACTING UNDER THE  
DIRECTION OF A LICENSED PROFESSIONAL  
ENGINEER, TO ALTER THIS DOCUMENT.

**STAPLES PLAZA**  
**3379 CROMPOUND ROAD**  
**YORKTOWN HEIGHTS, NY**  
**10598**

SHEET TITLE  
**COVER SHEET**

SHEET NUMBER  
**C0-00**

ITEM	TASK	YES	NO	N/A
1	CONTACT 811 UTILITY PRIOR TO EXCAVATION WORK.			
2	NOTIFY VOLTA & KIMLEY-HORN OF ANY DISCREPANCIES W/ PLANS OR POTENTIAL CONFLICTS.			
3	VERIFY ALL FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION IN ACCORDANCE WITH THESE PLANS.			
4	INSTALL WORK AREA PROTECTION MEASURES.			
5	FIELD LOCATE EXISTING UTILITIES AND CROSSINGS & VERIFY NO CONFLICTS W/PROPOSED INFRASTRUCTURE.			
6	FIELD VERIFY ALL STALL DIMENSIONS AND EQUIPMENT LOCATIONS.			
7	CONFIRM ALL ADA AND LOCAL REQUIREMENTS ARE MET.			
8	ESTABLISH TEMPORARY CONSTRUCTION ACCESS(ES).			
9	IMPLEMENT AND MAINTAIN EPSC CONTROL MEASURES PER LOCAL REQUIREMENTS.			
10	LOCATE VERTICAL AND HORIZONTAL UTILITIES PRIOR TO BORING.			
11	PROVIDE PROPOSED LIMITS OF ASPHALT OVERLAY SKETCH TO KIMLEY-HORN & VOLTA (IF NEEDED).			
12	SEED & STABILIZE ALL DISTURBED AREAS AFTER FINAL GRADING.			

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE BUILDING/ DWELLING, STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL, AND FIRE/LIFE SAFETY CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THE LOCAL GOVERNING AUTHORITIES CODES.

**VOLTA PROPOSES:**

- 2 ELECTRIC VEHICLE (EV) CHARGING STATION FIXTURES TO BE LOCATED IN EXISTING CURBED ISLAND AREAS THAT ARE ADJACENT TO ON-SITE PARKING SPACES AND PART OF AN EXISTING SHOPPING CENTER AT THE PROPERTY. THE EV FIXTURES ARE CUSTOMARY ACCESSORY AND INCIDENTAL TO THE EXISTING COMMERCIAL USE AND SOLELY FOR THE BENEFIT OF CUSTOMERS VISITING THE STORE. THE FIXTURES ARE LOCATED TO PROVIDE PRIORITY PARKING FOR PATRONS WITH EVS AND DISPLAY VISIBILITY ALONG THE INTERIOR CIRCULATION AISLE FOR SHOPPERS. THERE ARE NO PROPOSED CHANGES TO THE PARKING SPACES OR ANY OF THE EXISTING TRAFFIC CIRCULATION AT THE PROPERTY.

**APPLICANT:**  
KIMLEY-HORN ENGINEERING & LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.  
1 N LEXINGTON AVE, SUITE 505  
WHITE PLAINS, NY 10601  
CONTACT: DEAN APOSTOLERIS  
PHONE: (914)-368-9199  
EMAIL: DEAN.APOSTOLERIS@KIMLEY-HORN.COM

**VOLTA REPRESENTATIVE:**  
VOLTA  
155 DE HARO STREET  
SAN FRANCISCO, CA 94103  
CONTACT: SAMUEL LEE  
PHONE: (917) 903-6066  
EMAIL: SAMUEL.LEE@VOLTACHARGING.COM

**SITE PARTNER:**  
URSTADT BIDDLE PROPERTIES  
321 RAILROAD AVENUE  
GREENWICH, CT 06830  
CONTACT: BRIAN MCCAFFREY  
PHONE: (203)-863-8200  
EMAIL: BMCCAFFREY@UBPROPERTIES.COM

**PROGRAM MANAGER:**  
KIMLEY-HORN ENGINEERING & LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.  
CONTACT: RYAN GRAM, P.E.  
PHONE: (615)-564-2865  
EMAIL: RYAN.GRAM@KIMLEY-HORN.COM

**CIVIL ENGINEER:**  
KIMLEY-HORN ENGINEERING & LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.  
CONTACT: DANIEL LOFRISCO, P.E.  
PHONE: (973)-420-4182  
EMAIL: DAN.LOFRISCO@KIMLEY-HORN.COM

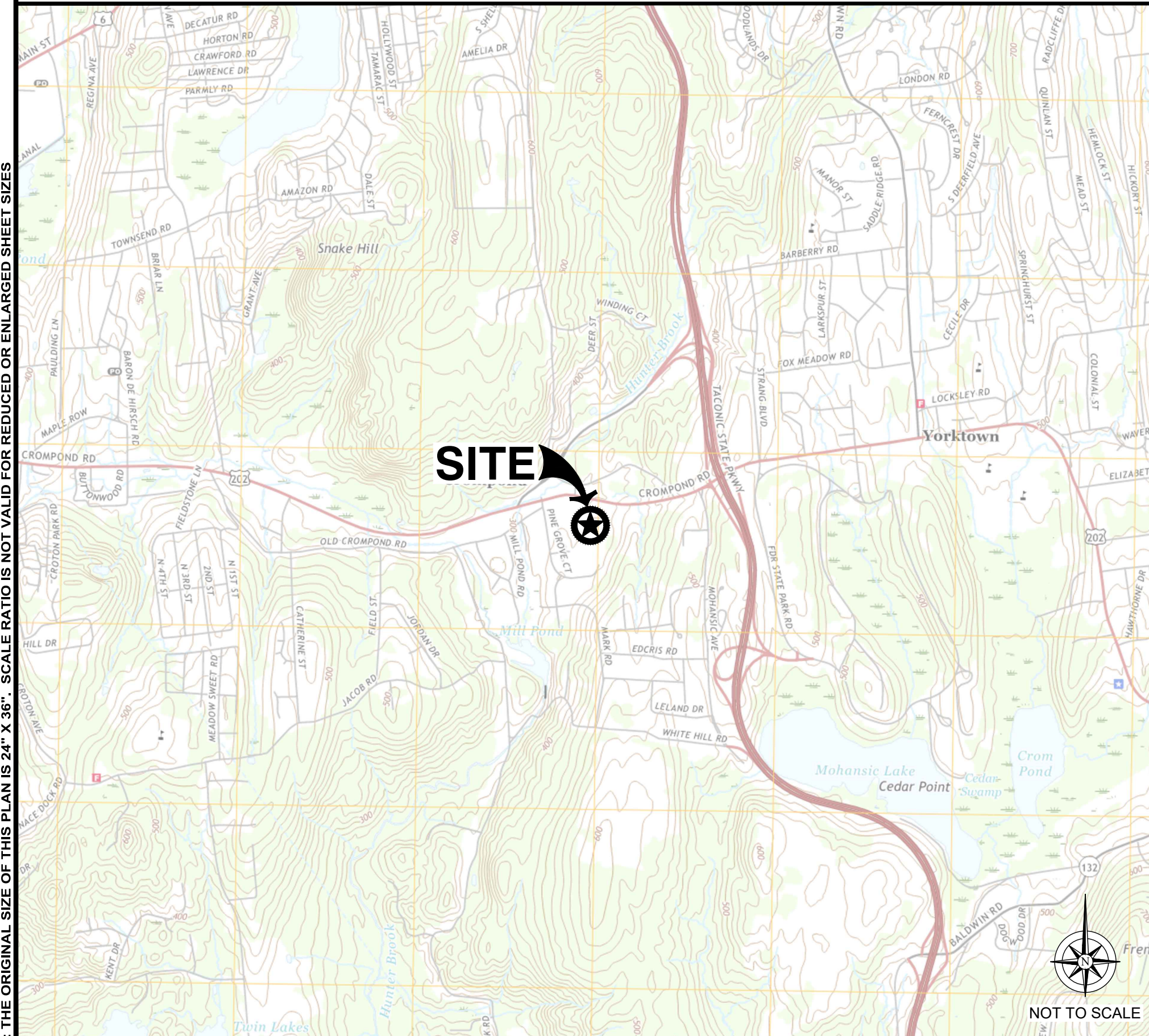
**ELECTRICAL ENGINEER:**  
KIMLEY-HORN ENGINEERING & LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.  
CONTACT: JEFFREY SALLEE, P.E.  
PHONE: (757)-213-8635  
EMAIL: JEFFREY.SALLEE@KIMLEY-HORN.COM

**CONTRACTOR VERIFICATION CHECKLIST**

**CODE BLOCK**

**PROJECT DESCRIPTION**

**PROJECT TEAM**



Sheet Title	Sheet Number
COVER SHEET	C0-00
GENERAL NOTES	C0-01
VOLTA STATION OVERVIEW	C0-02
OVERALL SITE PLAN	C1-00
ENLARGED SITE PLAN	C2-00
SITE DETAILS	C3-00
SITE DETAILS	C3-01
SITE DETAILS	C3-02
SITE DETAILS	C3-03
SITE DETAILS	C3-04
SITE DETAILS	C3-05
ELECTRICAL ONE LINE DIAGRAM	E1-00
ELECTRICAL NOTES & DETAILS	E2-00

**811** Know what's BELOW. CALL before you dig.

**DIG ALERT** CALL AT LEAST TWO WORKING DAYS BEFORE YOU DIG

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING LOCATIONS, CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

**LOCATION MAP**

**VICINITY MAP**

**CALL BEFORE YOU DIG**

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

**GENERAL NOTES:**

- VOLTA WILL PROVIDE AN INSTALLATION GUIDE AND OTHER SUPPORTING DOCUMENTS AT TIME OF CONSTRUCTION.
- ALL EXISTING CONDITIONS SHOWN ARE APPROXIMATE. EXISTING UTILITY LOCATIONS AND CROSSINGS ARE TO BE LOCATED IN THE FIELD. CONTRACTOR IS TO CONTACT 811 UTILITY PRIOR TO BEGINNING ANY EXCAVATION WORK.
- ALL PAVEMENT, LANDSCAPING, UTILITIES, AND OWNER PROPERTY THAT IS DAMAGED OR AFFECTED BY CONSTRUCTION SHALL BE RETURNED TO EXISTING CONDITIONS OR BETTER AT THE CONTRACTOR'S EXPENSE.
- PROPOSED PAVEMENT STRIPING SHALL LINE UP WITH EXISTING STRIPING WHEREVER POSSIBLE. ADDITIONAL PAVEMENT STRIPE IS NOT NECESSARILY PARALLEL TO THE CONSTRUCTED CHARGING ISLAND.
- THIS ACCESSIBILITY REVIEW WAS UNDERTAKEN TO IDENTIFY DESIGN FEATURES OF THE PROJECT THAT MAY BE CONSIDERED BY GOVERNMENTAL AGENCIES OR DEPARTMENTS, OR NON-GOVERNMENTAL GROUPS TO BE NON-COMPLIANT WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, REVISED 2010 ADA REGULATIONS AND STANDARDS. THE AMERICANS WITH DISABILITIES ACT OF 1990 IS A FEDERAL CIVIL RIGHTS LAW, THERE IS NO FEDERAL REVIEW PROCESS TO ENSURE FULL COMPLIANCE WITH THE GUIDELINES, EXCEPT THROUGH THE FEDERAL COURT SYSTEM. THE DEPICTIONS, NOTES, AND RECOMMENDATIONS, EXPRESSED ON THIS PLAN ARE BASED ON PROFESSIONAL JUDGEMENT GAINED FROM PAST EXPERIENCE WITH ACCESSIBILITY LAWS, CODES, AND STANDARDS AND THE WORKING INVOLVEMENT TO DEVELOP ACCESSIBILITY STANDARDS THAT WILL MEET OR EXCEED THE APPLICABLE FEDERAL GUIDELINES. ACCORDINGLY, NO CLAIMS OR WARRANTIES, EXPRESSED OR IMPLIED, ARE MADE THAT IN PREPARING THIS PLAN AND PROPOSING RECOMMENDATIONS, THAT ALL POSSIBLE BARRIERS TO ALL PEOPLE HAVE BEEN IDENTIFIED.
- CONTRACTOR SHALL ACHIEVE A MINIMUM OF 1% BUT NO MORE THAN A 2% SLOPE IN ANY DIRECTION WITHIN ADJACENT ACCESSIBLE SPACE AND BLEND ASPHALT OVERLAY TO EXISTING GRADES AS REQUIRED. CONTRACTOR SHALL PROVIDE A SKETCH TO VOLTA OF PROPOSED LIMITS OF ASPHALT OVERLAY TO ACHIEVE THIS REQUIREMENT PRIOR TO BEGINNING PAVEMENT WORK.
- ACCESSIBLE EV STALLS WERE DESIGNED BASED ON EXISTING CONDITIONS AND WITHOUT THE BENEFIT OF SURVEY DATA. ALL ADA AND LOCAL REQUIREMENTS INCLUDING BUT NOT LIMITED TO SLOPE AND SPACING SHALL BE CONFIRMED BY THE CONTRACTOR AND MET AT THE TIME OF CONSTRUCTION.
- CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN ACCESSIBILITY PRIOR TO CONSTRUCTION.
- UNDER NO CIRCUMSTANCE IS THE CONTRACTOR TO DISRUPT ANY OPERATIONS AT THE SITE HOST LOCATION, INCLUDING BUT NOT LIMITED TO CUSTOMER DISRUPTION, UTILITIES, AND INFRASTRUCTURE.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT WORK AREAS WITH CONES AND/OR BARRICADES AT ALL TIMES.

**EROSION CONTROL & GRADING NOTES:**

- ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
- DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION, MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
- WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDING AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT.
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN. THE CONTRACTOR IS TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.
- STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
- CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
- MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
- PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
- DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
- SEQUENCE OF CONSTRUCTION INCLUDED ABOVE IS A GENERAL OVERVIEW, AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION IF ANY ADDITIONAL DETAIL IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE AHJ REQUIREMENTS.

**ADA COMPLIANCE:**

- CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
- PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
- ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
- BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
- CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

**SITE NOTES:**

- HORIZONTAL DIRECTIONAL DRILLING (HDD) OR OTHER TRENCHLESS METHODS AS PROVIDED BY SITE HOST ARE THE PREFERRED METHOD TO INSTALL CONDUIT BENEATH EXISTING PARKED VEHICLES AND PAVED AREAS.
  - CONDUIT SHALL BE INSTALLED AT A MINIMUM DEPTH OF TWO AND ONE-HALF FEET (2.5') OR BELOW THE FREEZE LINE, WHICHEVER IS DEEPER. CONDUIT TYPE AND DESIGN TO BE SPECIFIED BY EV CHARGING STATION VENDOR AND MEET ALL LOCAL REQUIREMENTS. CONDUIT DIAMETER SHALL BE NO LARGER THAN TWO (2) INCHES.
  - THE RECEIVING PIT SHALL BE LOCATED AS CLOSE AS REASONABLY POSSIBLE TO THE PROPOSED WALL PENETRATION TO LIMIT THE LENGTH OF BUILDING-MOUNTED CONDUIT. LOCATE RECEIVING PIT WITHIN ASPHALT PAVED AREA OR CONCRETE SIDEWALK AREA; RECEIVING PIT SHALL NOT BE LOCATED WITHIN THE UNLOADING PAD (SIX TO TEN INCH (6-10") REINFORCED CONCRETE SLAB AT THE REAR OF THE STORE). RECEIVING PIT LOCATION AND WORK AREA SHALL NOT AFFECT SITE HOST CUSTOMER OR DELIVERY TRAFFIC. SEE SUPPLEMENTAL DOCUMENTS, RECEIVING AREA DIAGRAM.
  - THE RECEIVING PIT SIZE SHALL BE LIMITED TO THREE FEET (3') BY THREE FEET (3') AND SHALL NOT UNDERMINE THE BUILDING FOUNDATION, ENCLOSURES OR CONCRETE UNLOADING PAD.
  - BACKFILL EXCAVATIONS AND REPAIR PAVEMENT PER SPECIFICATIONS BELOW.
  - WHERE CONCRETE PAVEMENT, SIDEWALK, ASPHALT PAVEMENT, CURBING, OR CURBING GUTTER IS REMOVED, THE WIDTH OF THE REMOVAL SHALL EXCEED THE ACTUAL WIDTH AT THE TOP OF THE TRENCH BY TWELVE INCHES (12") ON EACH SIDE OF THE TRENCH, OR A TOTAL OF TWO FEET (2') WIDER THAN THE TRENCH.
  - TRENCHING THROUGH THE CONCRETE RECEIVING PAD AT THE REAR OF THE STORE OR THE DRIVE-THRU SLAB IS NOT ALLOWED. ONLY TRENCHING THROUGH MINOR CONCRETE INSTALLATIONS SUCH AS SIDEWALKS WILL BE PERMITTED.
  - EXCAVATE TRENCHES TO A DEPTH FOUR INCHES (4") DEEPER THAN BOTTOM OF FINISHED PIPE ELEVATION.
  - THE BOTTOM WIDTH OF THE TRENCH SHALL BE AS REQUIRED TO PERMIT CONDUIT TO BE PROPERLY LAIN AND BACKFILL TO BE PLACED AND PROPERLY COMPACTED.
  - REMOVED PAVEMENT, CONCRETE AND EXCAVATED MATERIALS UNSUITABLE FOR USE AS BACKFILL SHALL BE DISPOSED OFFSITE.
  - BEDDING AND BACKFILL MAY BE MATERIAL EXCAVATED FROM THE TRENCH PROVIDED THAT IT IS FREE FROM DEBRIS AND ROCKS LARGER THAN ONE AND ONE-HALF INCHES (1-1/2").
  - OVER THE PIPE, IN LAYERS NOT EXCEEDING FOUR INCHES (4"), PLACE AND COMPACT SUITABLE FILL MATERIAL TO NINETY-FIVE PERCENT (95%) DRY DENSITY AS DETERMINED BY ASTM D698.
  - COMPACTING EQUIPMENT SHALL BE OF SUCH DESIGN, WEIGHT, AND QUALITY AS IS REQUIRED TO OBTAIN THE DENSITIES SPECIFIED HEREIN OR INDICATED ON THE DESIGN DRAWINGS. AREAS INACCESSIBLE TO SELF-PROPELLED COMPACTING EQUIPMENT SHALL BE COMPACTED OR CONSOLIDATED BY HAND-OPERATED MECHANICAL TAMPERS OR VIBRATORS.
  - RESTORE GRASS, LANDSCAPING, IRRIGATION AND ALL FEATURES TO THEIR PRECONSTRUCTION CONDITION.
- ANY UTILITIES, PAVEMENT, IRRIGATION, LANDSCAPING OR OTHER SITE FEATURES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY EV CHARGING STATION VENDOR TO SITE HOST SPECIFICATION.
  - WHERE LANDSCAPING IS IMPACTED, IT IS THE RESPONSIBILITY OF EV CHARGING STATION VENDOR TO REPOSITION OR PROVIDE NEW LANDSCAPING WITHIN THE SITE HOST PROPERTY TO ENSURE COMPLIANCE WITH ANY CODE REQUIREMENTS.
  - WHERE PARKING LOT, SIDEWALK OR OTHER PAVED AREAS ARE IMPACTED OR DAMAGED, IT IS THE RESPONSIBILITY OF THE EV CHARGING STATION VENDOR TO REPAIR THE AREA TO LIKE NEW CONDITION. REPAIR SHOULD EXTEND BEYOND DAMAGED AREA TO NEAREST CLEAN BREAK THAT ALIGNS WITH ARCHITECTURAL BREAKS, MATERIAL JOINTS, PAVEMENT MARKINGS, ETC.
- WHERE APPLICABLE, UTILITY SERVICE PROVIDER TO USE SITE HOST APPROVED ROE (RIGHT OF ENTRY) AGREEMENT. SITE HOST PROGRAM MANAGER WILL PROVIDE TEMPLATE WHEN NECESSARY.
  - ASPHALT PAVEMENT REMOVAL AND REPLACEMENT
    - SAW CUT THE PAVEMENT TO NEAT, STRAIGHT LINES TO THE FULL DEPTH OF THE PAVEMENT. PAVEMENT REMOVAL SHALL EXTEND A MINIMUM OF TWELVE INCHES (12") BEYOND THE EDGES OF THE REMOVAL AREA. ANY OTHER PAVEMENT AREAS DAMAGED DURING REMOVAL SHALL ALSO BE REPAIRED OR REPLACED AS NECESSARY
    - REMOVE THE PAVEMENT WITHOUT DAMAGING THE PAVEMENT THAT IS TO REMAIN IN-PLACE.
    - IF BASE REPLACEMENT IS REQUIRED, COMPACT THE IN-SITU SOILS TO NINETY-FIVE PERCENT (95%) ASTM D698 AND PLUS OR MINUS TWO PERCENT (2%) OF OPTIMUM MOISTURE CONTENT. REMOVE AND REPLACE ANY UNSUITABLE IN-SITU SOILS.
    - PLACE AND COMPACT BASE MATERIAL TO NINETY-FIVE PERCENT (95%) OF ASTM D698.
    - APPLY PRIME COAT TO AGGREGATE BASE IN COMPLIANCE WITH THE DOT SPECS. PRIME COAT SHALL NOT BE APPLIED MORE THAN TWENTY-FOUR (24) HOURS BEFORE ASPHALT PAVEMENT IS PLACED. APPLICATION RATE TO BE PER THE DOT SPEC.
    - CLEAN AND APPLY TACK COAT TO THE ENDS OF CURBS, EDGES OF CONCRETE SURFACES, EDGES OF MANHOLES AND INLETS AND EDGES OF SAW CUT PAVEMENT THAT WILL REMAIN IN-PLACE.
    - PLACE AND COMPACT HOT-MIX ASPHALT. HOT-MIX ASPHALT THICKNESS SHALL BE THE GREATER OF THE IN-PLACE ASPHALT OR THREE AND ONE-HALF INCHES (3.5"). ASPHALT MIX DESIGN SHALL BE BY THE CONTRACTOR.
    - PLANT MIXED ASPHALT BASE/BINDER COURSE: PROVIDE ONE COURSE LAID TO A MINIMUM COMPACTED THICKNESS OF TWO INCHES (2").
    - PLANT MIXED ASPHALT SURFACE COURSE: PROVIDE ONE COURSE LAID TO A MINIMUM COMPACTED THICKNESS OF ONE AND ONE-HALF INCHES (1-1/2").
    - FOR SMALLER JOBS, IT MAY NOT BE FEASIBLE TO INSTALL BINDER AND SURFACE COURSES, IN WHICH CASE SURFACE COURSE, PLACED AND COMPACTED IN TWO LIFTS, WILL BE ACCEPTED.
    - IF PLACING HOT MIX ASPHALT WITH A SHOVEL, BEGIN PLACING HMA AGAINST THE EDGES OF THE PATCH AND WORKING INWARD. HMA SHOULD NOT BE PLACED IN THE CENTER OF THE PATCH AND RAKED TOWARDS THE EDGES.
    - THE FIRST PASS OF THE ROLLER OR COMPACTION EQUIPMENT SHOULD BE ALONG THE EDGES OF THE PATCH TO PROPERLY FORM THE JOINT. THE ROLLER WHEEL OR COMPACTION EQUIPMENT SHOULD OVERHANG THE EXISTING PAVEMENT ONTO THE PATCH BY SIX INCHES (6"). AFTER THE PERIMETER OF THE PATCH HAS BEEN COMPACTED BEGIN TO WORK TOWARDS THE CENTER OF THE PATCH WITH SUCCESSIVE PASSES OFFSET BY SIX INCHES (6").
  - THE CONTRACTOR SHALL UTILIZE THE APPROPRIATE HEAVY COMPACTION EQUIPMENT TO ACHIEVE THE REQUIRED COMPACTION OF THE ASPHALT.
  - SEAL THE AREA AROUND THE EDGES WITH AN ELASTOMERIC LIQUID ASPHALT SEALER TO PROTECT AGAINST WATER INFILTRATION, INCLUDING ANY INADVERTENT OVERCUTS DURING THE SAW CUTTING PROCEDURE.

**PROJECT LEGEND:**

(SCALE VARIES PER SHEET)

	DETAIL NO. SHEET NO.
	PROPERTY LINE
	BREAK LINE
	EXISTING CURB AND GUTTER
	EXISTING PARKING STRIPE
	EXISTING CONCRETE PAD
	EXISTING TREE
	EXISTING SHRUB
	EXISTING FIRE HYDRANT
	EXISTING CATCH BASIN / MANHOLE
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING STRUCTURE / UTILITY
	EXISTING ELECTRICAL ROOM / PANEL
	PROPOSED ELECTRICAL CONDUIT
	PROPOSED ELECTRICAL JUNCTION BOX
	PROPOSED COMMUNICATIONS CONDUIT
	PROPOSED COMMUNICATIONS JUNCTION BOX
	PROPOSED CURB AND GUTTER
	PROPOSED PARKING STRIPE
	PROPOSED CONCRETE WHEEL STOP
	PROPOSED CONCRETE PAD
	PROPOSED TREE PROTECTION
	PROPOSED VOLTA V4 L2 CHARGING STATION
	PROPOSED VOLTA V4 L2 POST-INSTALLED CHARGING STATION
	PROPOSED VOLTA V4 L3 DCFC CHARGING STATION
	PROPOSED VOLTA V4 L2 EVCS W/ 4" PIPE BOLLARDS
	PROPOSED VOLTA V3 L2 CHARGING STATION
	PROPOSED V3 L2 EVCS FOUNDATION W/ 4" PIPE BOLLARDS
	PROPOSED PCS FOUNDATION
	PROPOSED PCS FOUNDATION W/ 4" BOLLARDS
	PROPOSED L2 REMOTE CHARGING UNIT FOUNDATION
	PROPOSED eBOX & eCLICK
	PROPOSED SIGN POST
	PROPOSED SIGN POST W/ BOLLARD
	PROPOSED POST INSTALLED SIGN POST
	PROPOSED POST INSTALLED SIGN POST W/ BOLLARD
	PROPOSED WALL MOUNTED SIGN
	PROPOSED 4" ISOLATED PIPE BOLLARD

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

**volta**

155 DE HARO STREET  
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**STAPLES PLAZA**  
**3379 CROMPOUND ROAD**  
**YORKTOWN HEIGHTS, NY**  
**10598**

SHEET TITLE  
**GENERAL NOTES**

SHEET NUMBER  
**C0-01**

# DC Fast Media Station

Volta Charging is driving the transition to clean electric transportation by transforming properties with electric vehicle charging. No longer will people drive to fuel, but fuel where they drive.

Volta's turn-key electric vehicle charging is tailored to each location's needs and desired customer experience to increase traffic and customer engagement. Our fully integrated EV chargers include high-impact digital media screens that provide properties with branding and messaging as well as additional revenue opportunities.



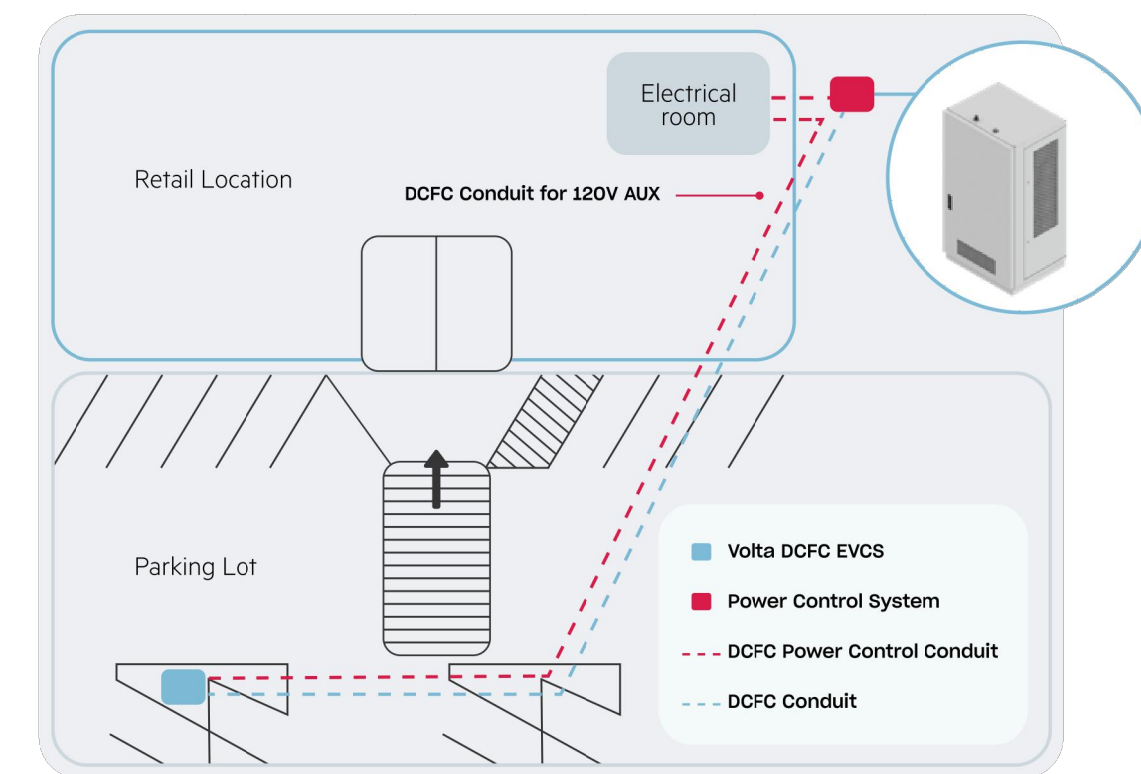
### Power Control System (PCS)

Supports upto 2 DC Fast stations

- Single 50 kW station: 90A/3P, 480V breaker
- (2) 50 kW stations: 175A/3P, 480V breaker
- Certification: UL ® 2202, 2231, 50E
- Dimensions: 82"H x 42"L x 35"D
- Weight range: 1350-1900 lbs

### Installation Requirements

- Foundation requirements: 48"D x 48"L x 48"W
  - Clearance: 96"H x 75"D x 114"W
  - Conduit diameter: size varies based on run lengths
- Contact [engpm@voltacharging.com](mailto:engpm@voltacharging.com)



### DC Fast Media Station

#### Charger Specs

- Output power: 50 kW max (DC)
- Safety certification: ETL safety certified

#### Power Requirements

- Input voltage: 480 VAC
- Output voltage: 50 - 500 VDC
- Circuit size: 90A/3P @ 480V (50kW) or 175/3P @ 480V (50kW x 2)
- Network connectivity: Cell connection or LAN access

#### Display Screen Specs

- Size: 55" Outdoor LED back light system x2
- Picture: Full HD 1080p resolution
- Power requirements: 20A/1P, 120V breaker
- File type: JPEG or PNG

#### Installation Requirements

- Foundation requirements: 36"D x 36"L x 36"W approx.
- Conduit diameter: 3" power conduit / 1" communication conduit approx.

[voltacharging.com](http://voltacharging.com)

770-00003

**volta**

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**STAPLES PLAZA**

**3379 CROMPOUND ROAD  
YORKTOWN HEIGHTS, NY  
10598**

SHEET TITLE

**VOLTA STATION  
OVERVIEW**

SHEET NUMBER

**C0-02**

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



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**OVERALL SITE PLAN**

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CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND IS TO ALERT THE ENGINEER AND VOLTA OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. CONTRACTOR TO COORDINATE WITH VOLTA PM FOR ALL FINAL PLACEMENTS OF INFRASTRUCTURE.

**CONSTRUCTION NOTES:**

- CONTRACTOR RESPONSIBILITIES CONSISTS OF, BUT NOT LIMITED TO, CHARGING STATION MOUNTING, FOUNDATION CONSTRUCTION, CONDUIT INSTALLATION, AND WIRING.
- CONTRACTOR TO PAINT PROPOSED EV PARKING STALLS PER JURISDICTIONAL REQUIREMENTS.
- CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY CONSTRUCTION ACTIVITY. SEE SHEET C3-00 FOR DETAILS.
- EXACT STATION PLACEMENT AND ROTATION ANGLE MAY VARY SLIGHTLY UPON INSTALLATION DEPENDING ON SITE CONDITIONS.
- CONTRACTOR TO FIELD VERIFY ALL STALL DIMENSIONS AND ALL EQUIPMENT LOCATIONS TO ENSURE SUFFICIENT SPACE IS AVAILABLE.
- CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS WHEN DRILLING INTO EXISTING CIP SLAB AND CIP DROP PANELS TO AVOID DAMAGE TO ANY REINFORCING AND EXISTING STRUCTURAL COMPONENTS.
- USE APPROVED ASTM METHOD (X-RAY, PACOMETER, GPR, ETC.) TO LOCATE MILD STEEL AND PRE-STRESSING TENDONS PRIOR TO DRILLING. DO NOT CUT OR DRILL THROUGH ANY EXISTING REINFORCING. ADJUST LOCATION AS NECESSARY TO AVOID EXISTING REINFORCING. ENSURE 1" GAP MIN. BETWEEN REBAR AND ANCHORAGE.
- VOLTA WILL MAKE EVERY EFFORT TO FOLLOW, WITH THEIR PROPOSED CONDUIT, AN EXISTING CONDUIT ROUTE FROM ELECTRICAL ROOM TO PROPOSED STATION PLACEMENTS. WHEN AN EXISTING ROUTE IS NOT AVAILABLE, VOLTA WILL MAKE EVERY EFFORT TO CONCEAL/HIDE, PAINT AND MINIMIZE VISUAL IMPACT OF CONDUITS ANYWHERE THEY MAY BE VISIBLE TO THE PUBLIC.
- CONTRACTOR IS RESPONSIBLE TO LOCATE ALL VERTICAL AND HORIZONTAL UTILITIES PRIOR TO DIRECTIONAL BORING. ANY ALTERATIONS TO THE PROPOSED CONDUIT ROUTE ARE TO BE COORDINATED WITH THE PROFESSIONAL ENGINEER(S) PRIOR TO CONSTRUCTION.
- ANY ITEMS TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED TO THE EXISTING CONDITION OR BETTER AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR TO LOCATE JUNCTION BOX OR APPROVED ALTERNATIVE FOR SITE SPECIFIC RUN LENGTHS AND BENDS.

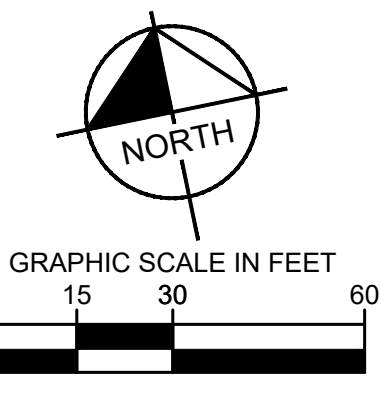
**PARKING NOTE:**

- THIS PROJECT PROPOSES TO UPGRADE (2) STANDARD PARKING STALLS TO (2) EV PARKING STALLS FOR EV READINESS. NO PARKING REDUCTION IS PROPOSED.
- NO NET CHANGE IN PARKING COUNT

**REFERENCE NOTE:**

- SEE PROJECT LEGEND ON SHEET C0-01 FOR SYMBOLS AND LINE TYPE DESCRIPTIONS.

**IMAGE REFERENCE:**  
AERIAL IMAGE(S) PROVIDED BY NEARMAP  
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**volta**

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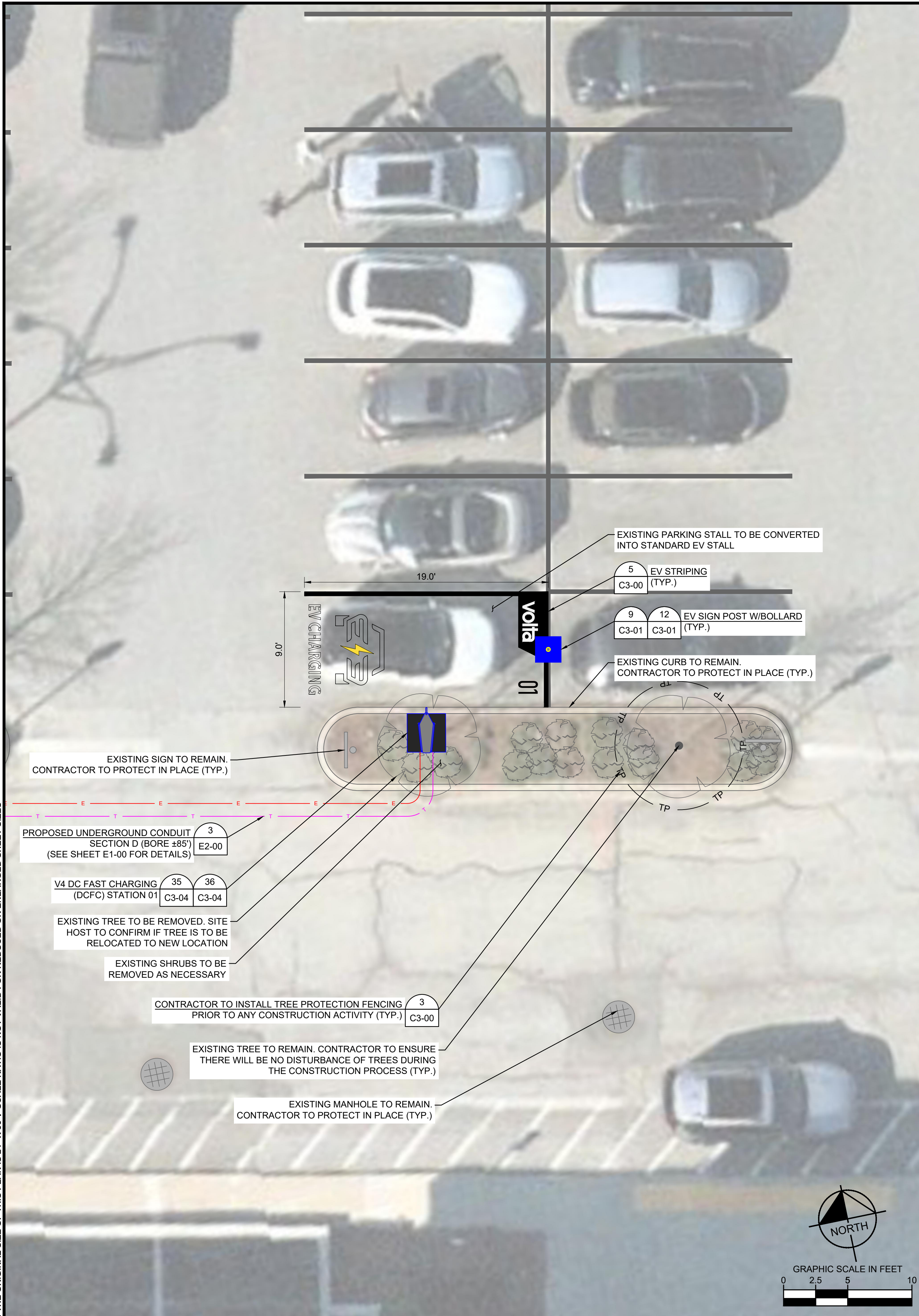
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**STAPLES PLAZA**  
**3379 CROMPOUND ROAD**  
**YORKTOWN HEIGHTS, NY**  
**10598**

SHEET TITLE  
**OVERALL SITE PLAN**

SHEET NUMBER  
**C1-00**

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



**ENLARGED SITE PLAN**

1



**ENLARGED SITE PLAN**

2

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**STAPLES PLAZA**

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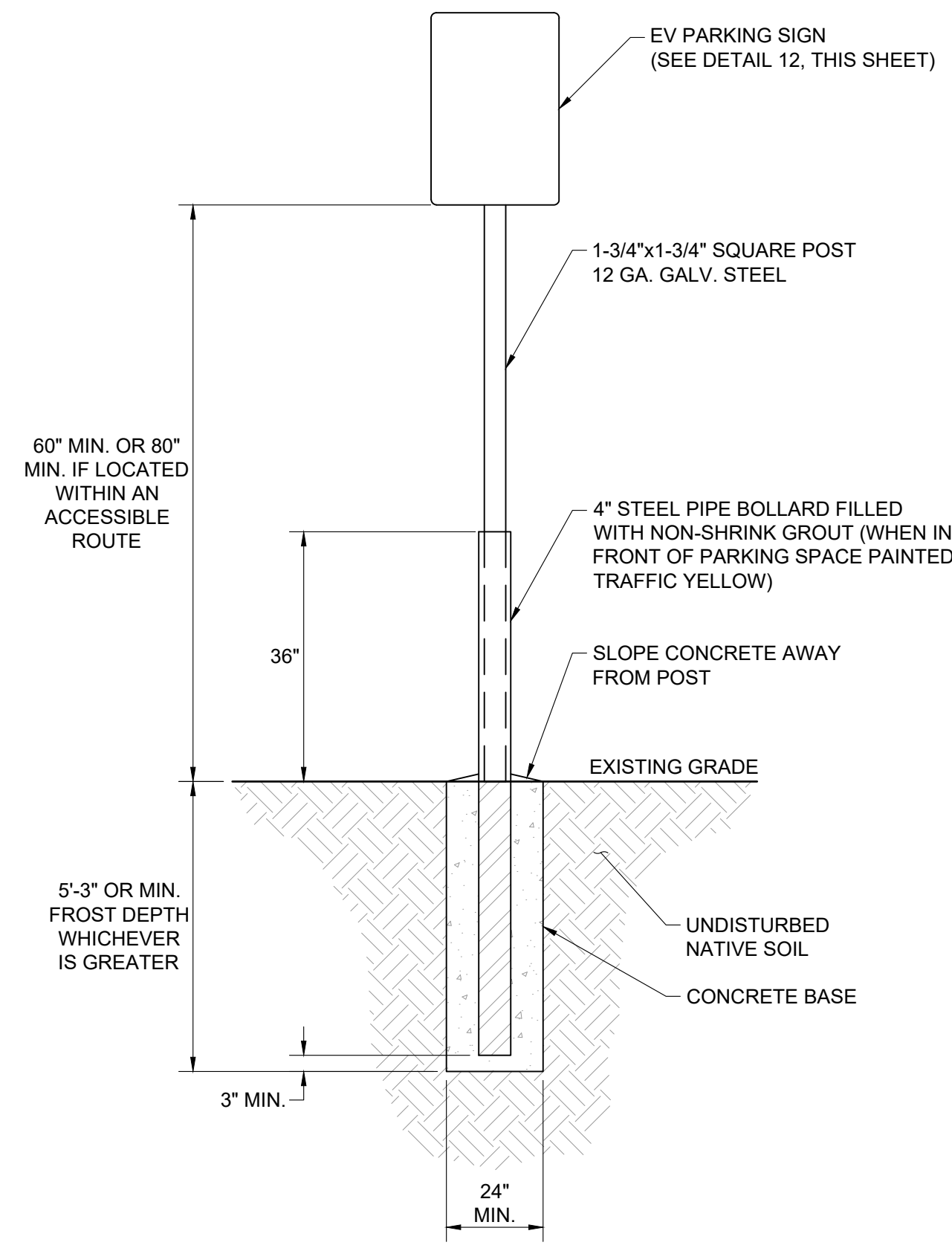
SHEET TITLE

**ENLARGED SITE  
PLAN**

SHEET NUMBER

**C2-00**





- NOTES:
- SIGN TO BE GREEN (PANTONE 355C) WITH WHITE LETTERING AND MUST BE REFLECTIVE LETTERING.
  - TO BE PLACED AT HEAD OF PARKING STALL.
  - POST MOUNTED OBJECTS PER ADA CODE SECTION 11B-307.3.
  - THIS DETAIL SHALL BE USED WHEN SIGN POST IS LOCATED IN PARKING LOT PAVEMENT, OR WITHIN 2' CAR OVERHAND ZONE.
  - REFER TO NOTES FOR ASSUMED GEOTECHNICAL 164 PARAMETERS. THIS SIGN DESIGN ASSUMES ASCE 7-10 WIND SPEED AND AN EXPOSURE CATEGORY B. IF EITHER OF THESE GEOTECHNICAL PROPERTIES OR ASCE 7-10 WIND PARAMETERS DIFFER BASED ON LOCATION THE DESIGN MUST BE UPDATED BY A STRUCTURAL ENGINEER.

NOT USED SCALE N.T.S. 10

NOT USED SCALE N.T.S. 11

NOT USED SCALE N.T.S. 8

SIGN POST W/BOLLARD SCALE N.T.S. 9

**FOR REFERENCE ONLY, DESIGNED AND PROVIDED BY OTHERS.**

- NO TIME LIMIT SIGN**  
STADIUMS, OTHER VENUES, ECT.
- 45 MIN. TIME LIMIT SIGN**  
FAST FOOD RESTAURANTS, ECT.
- 1 HR. TIME LIMIT SIGN**  
DRUG STORES OR SIMILAR QUICK/CONVENIENCE SITES
- 2 HR. TIME LIMIT SIGN**  
GROCERY STORES, MALLS, ECT.
- 3 HR. TIME LIMIT SIGN**  
MOVIE THEATERS, ENTERTAINMENT CENTERS, ECT.
- 30 MIN. TIME LIMIT SIGN**  
DCFC STALLS

SIGN INSTALLATION TYPE:  
CONTRACTOR SHALL COORDINATE WITH VOLTA TO DETERMINE EVCS SIGN TYPE PRIOR TO INSTALLATION.

SIGN INSTALLATION HEIGHT:  
ALL SIGNS TO BE INSTALLED AT 60" ABOVE FINISH FLOOR. IF SIGNS ARE LOCATED WITHIN AN ACCESSIBLE ROUTE, THEY WILL BE INSTALLED AT 80" ABOVE FINISHED FLOOR. MEASUREMENTS ARE TAKEN FROM BOTTOM OF LOWEST SIGN.

SIGN REQUIREMENTS SCALE N.T.S. 12

NOT USED SCALE N.T.S. 13

NOT USED SCALE N.T.S. 14

NOT USED SCALE N.T.S. 15



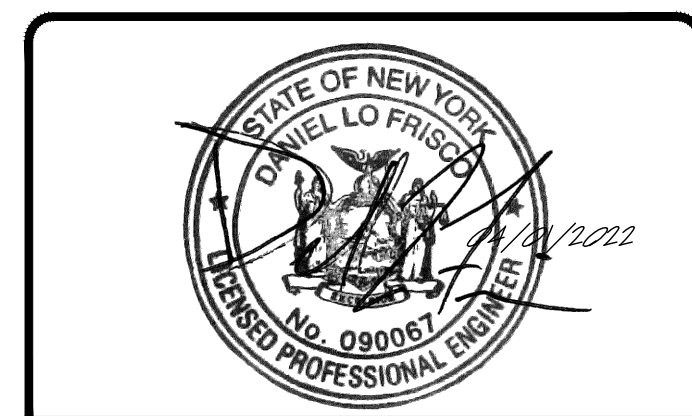
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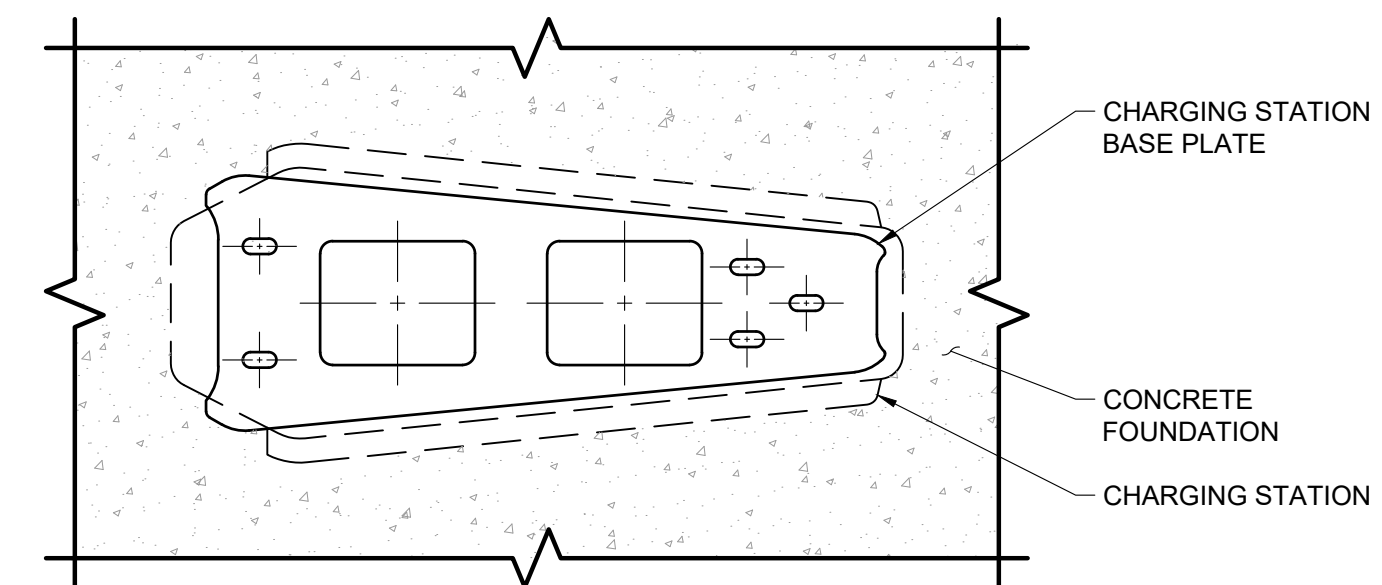
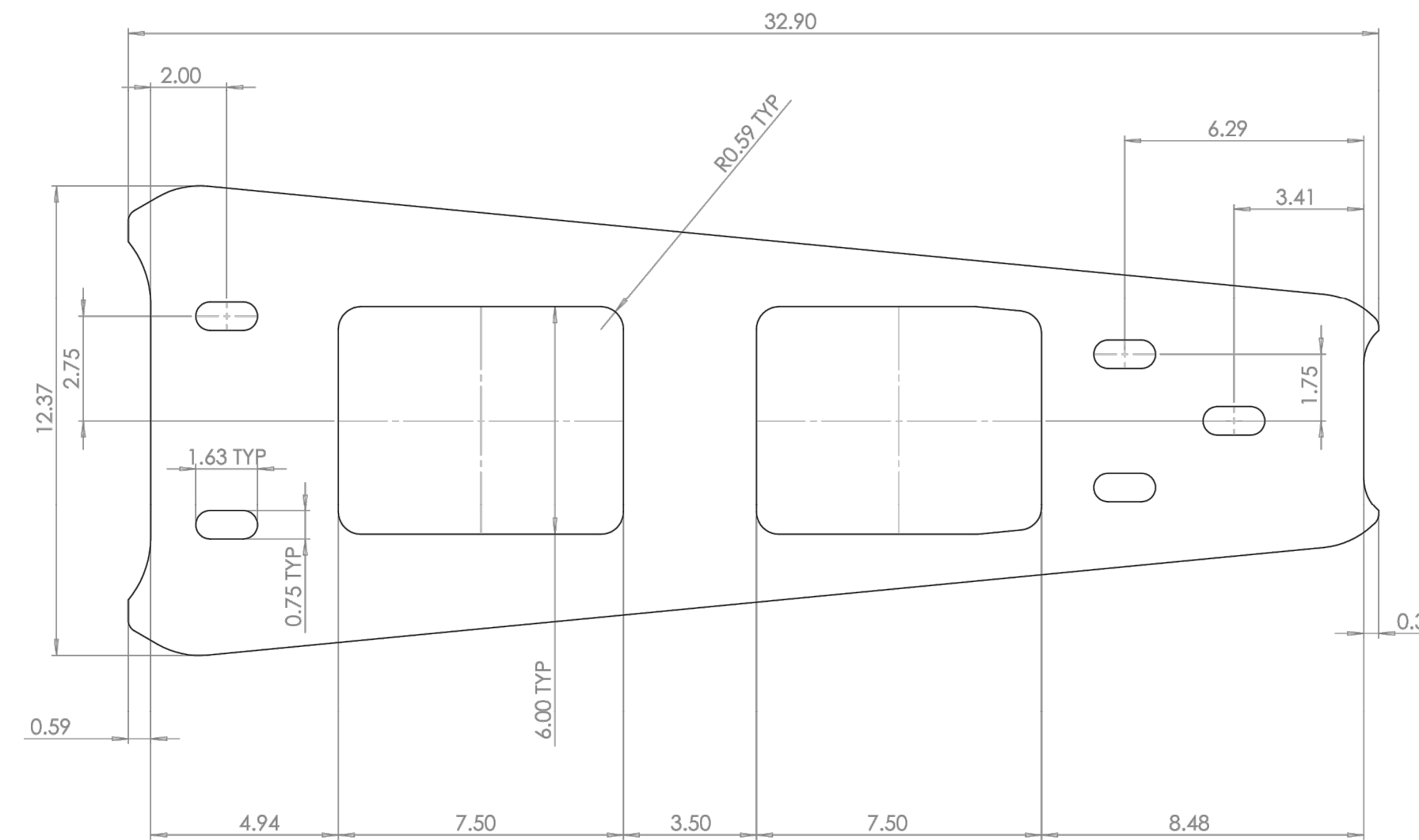
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SHEET TITLE  
**SITE DETAILS**

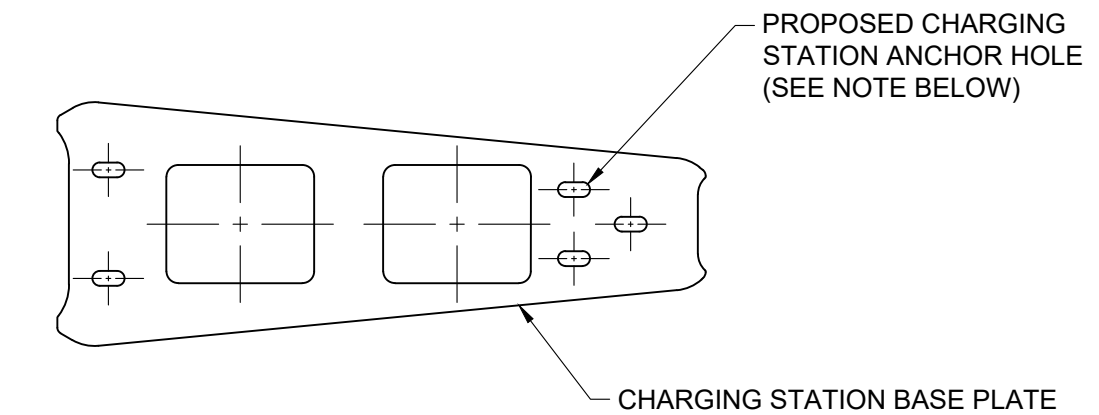
SHEET NUMBER  
**C3-01**

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

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CHARGING STATION BASE PLAN VIEW



CHARGING STATION BASE PLATE PLAN VIEW

NOTES:  
 1. CONTRACTOR TO VERIFY POST INSTALLATION OR CAST IN PLACE ANCHOR AS LISTED BELOW BASED ON FIELD MEASUREMENTS AND JURISDICTIONAL REQUIREMENTS.  
 2. CONTRACTOR TO VERIFY EXISTING CONCRETE SLAB THICKNESS AND MAINTAIN 2" MINIMUM COVER OF CONCRETE BELOW EMBEDDED ANCHORS.  
 3. REFER TO DETAIL 17 FOR BASE PLATE DIMENSIONS.

CAST IN PLACE ANCHOR:  
 MINIMUM EFFECTIVE EMBEDMENT OF 2" OR ENGINEER APPROVED EQUAL.

POST INSTALLATION MECHANICAL ANCHOR:  
 (4) 5/8" DIAMETER HILTI KWIK BOLT TZ-SS304 ANCHOR ROD WITH MINIMUM EFFECTIVE EMBEDMENT OF 3-1/4" OR ENGINEERING APPROVED EQUAL.

**volta**

155 DE HARO STREET  
 SAN FRANCISCO, CA 94103

**Kimley»Horn**  
 New York

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 WWW.KIMLEY-HORN.COM

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**STAPLES PLAZA**

**3379 CROMPOUND ROAD  
 YORKTOWN HEIGHTS, NY  
 10598**

SHEET TITLE

**SITE DETAILS**

SHEET NUMBER

**C3-02**

NOT USED

SCALE  
 N.T.S.

16

**VOLTA V4 BASE PLATE**

SCALE  
 N.T.S.

17

**VOLTA BASE PLATE ANCHORAGE**

SCALE  
 N.T.S.

18

NOT USED

SCALE  
 N.T.S.

19

NOT USED

SCALE  
 N.T.S.

20

NOT USED

SCALE  
 N.T.S.

21

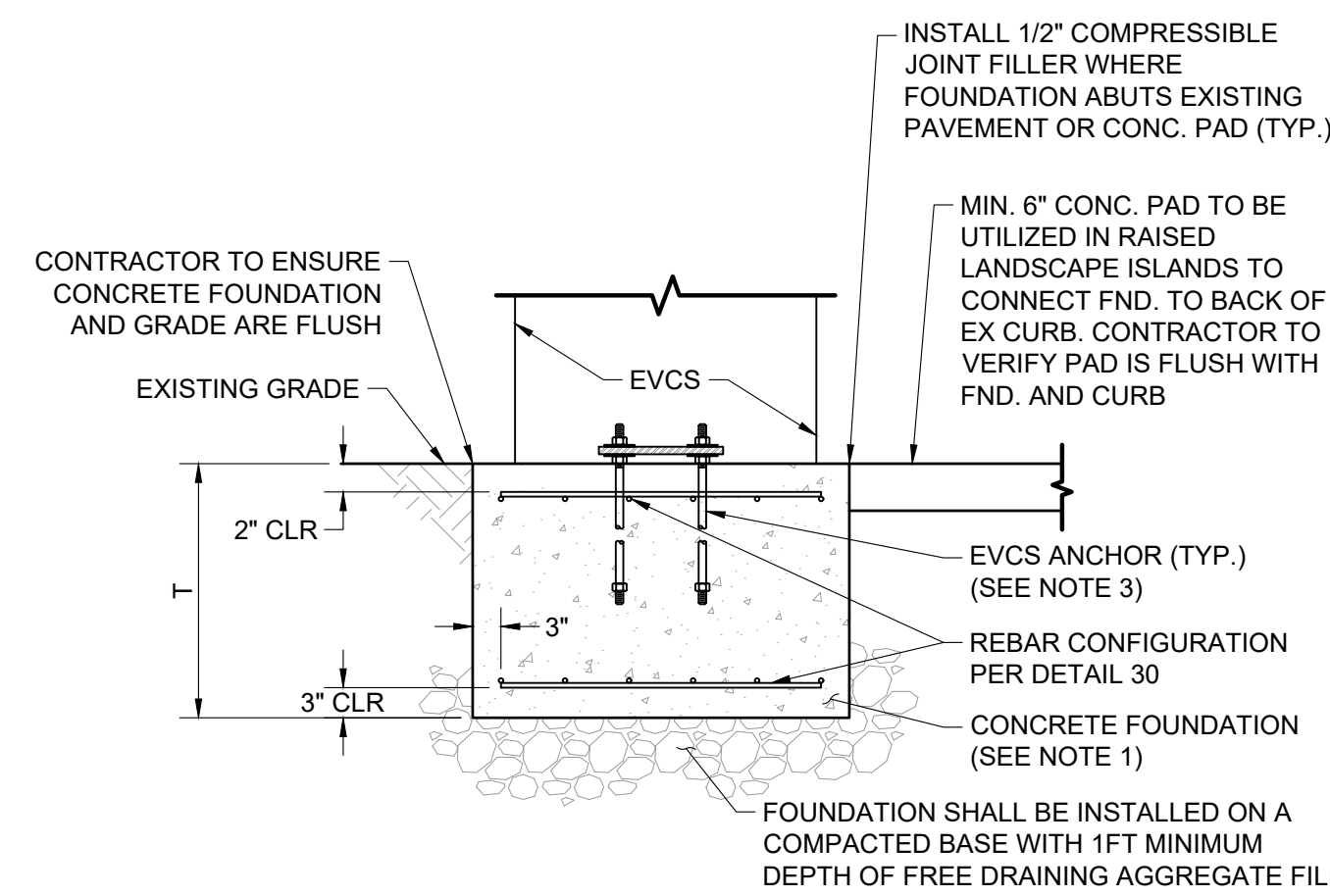
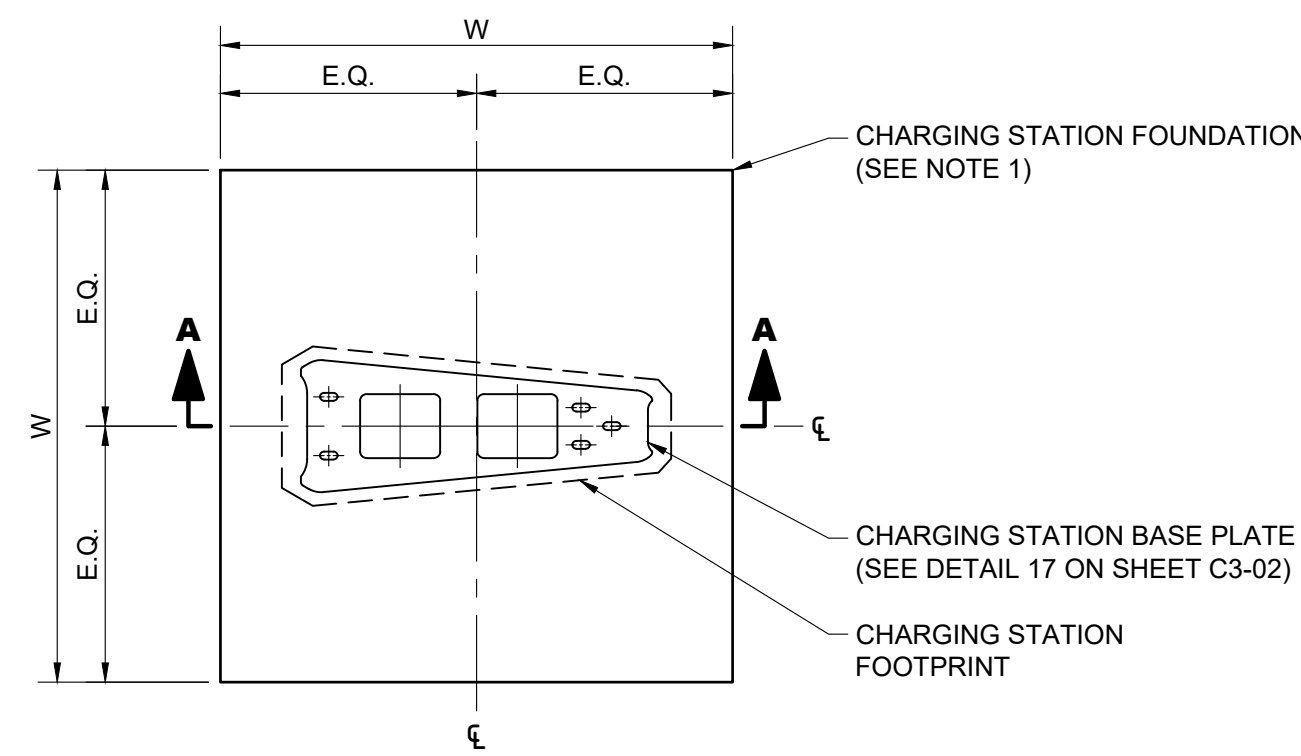
NOT USED

SCALE  
 N.T.S.

22

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES





NOTES:  
 1. SEE DETAIL 30 - FOR FOUNDATION VARIABLES.  
 2. EXISTING GRADE AROUND EVCS'S INSTALLED IN ISLANDS CAN BE GRASS OR FILLED WITH REINFORCED CONCRETE AT #4 @ 12" O.C. PROVIDE 1/2" COMPRESSIBLE JOINT FILLER AND POURED SEPARATELY.  
 3. KHA IS NOT RESPONSIBLE FOR THE DESIGN OF EQUIPMENT OR ANCHORAGE TO THE FOUNDATION. ANCHORAGE SHALL BE PROVIDED BY THE EQUIPMENT MANUFACTURER AND ARE ASSUMED TO BE CAST-IN-PLACE PER MANUFACTURER RECOMMENDATIONS. IF REQUIRED, POST-INSTALLED ANCHORAGE MAY BE IMPLEMENTED PER DETAIL 29.

NOTES:  
 1. SEE DETAIL 30 - FOR FOUNDATION VARIABLES.  
 2. SEE DETAIL 24 - FOR PARKING LOT INSTALLATIONS.  
 3. SEE DETAIL 29 - FOR PARKING GARAGE INSTALLATIONS.  
 3. CHARGING STATION FOUNDATION TO EXTEND FROM BACK OF CURB TO BACK OF CURB WHEN PLACED IN LANDSCAPE ISLAND.

**V4 EVCS FOUNDATION** SCALE N.T.S. **23**

**V4 EVCS FOUNDATION SECTION A-A** SCALE N.T.S. **24**

**NOT USED** SCALE N.T.S. **25**

**NOT USED** SCALE N.T.S. **26**

EVCS PAD FOUNDATIONS					
CONFIGURATION	WIDTH (W)	THICKNESS (T)	REBAR LAYERS	REBAR SIZE	REBAR QTY. (PER LAYER)
4	3.50	2.50	2	#5	4

NOTES:  
 1. FOUNDATION WAS DESIGNED IN ACCORDANCE WITH 2018 INTERNATIONAL BUILDING CODE (IBC), ASCE 7-16, AND ACI 318-14.  
 2. PRESUMPTIVE SOILS WERE ASSUMED PER 2018 IBC TABLE 1806.2.  
 3. FOUNDATION SHALL BE INSTALLED ON COMPACTED SUBGRADE WITH BASE WITH 1FT MINIMUM DEPTH OF FREE DRAINING AGGREGATE FILL (UNLESS OTHERWISE SPECIFIED).  
 4. VOLTA V4 ELECTRIC VEHICLE CHARGING STATION (EVCS) MAY BE ROTATED AS NEEDED ON PROPOSED FOUNDATION BLOCK.  
 5. ALL EQUIPMENT ANCHORAGE MAY BE CAST-IN-PLACE OR POST-INSTALLED. ANCHORAGE SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

**NOT USED** SCALE N.T.S. **27**

**NOT USED** SCALE N.T.S. **28**

**NOT USED** SCALE N.T.S. **29**

**EVCS VARIABLE FOUNDATIONS TABLE** SCALE N.T.S. **30**

**NOT USED** SCALE N.T.S. **31**

**NOT USED** SCALE N.T.S. **32**

**NOT USED** SCALE N.T.S. **33**

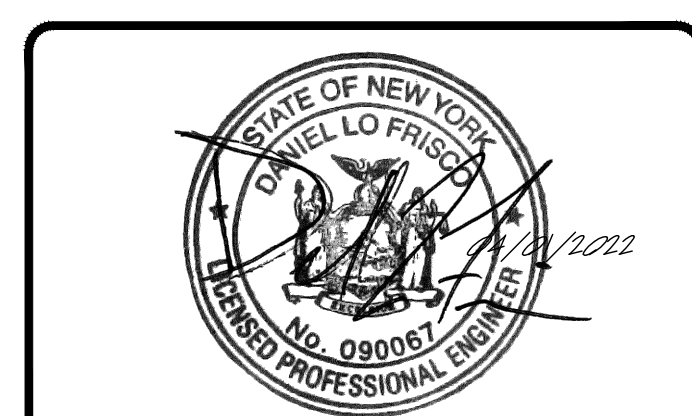
**NOT USED** SCALE N.T.S. **34**



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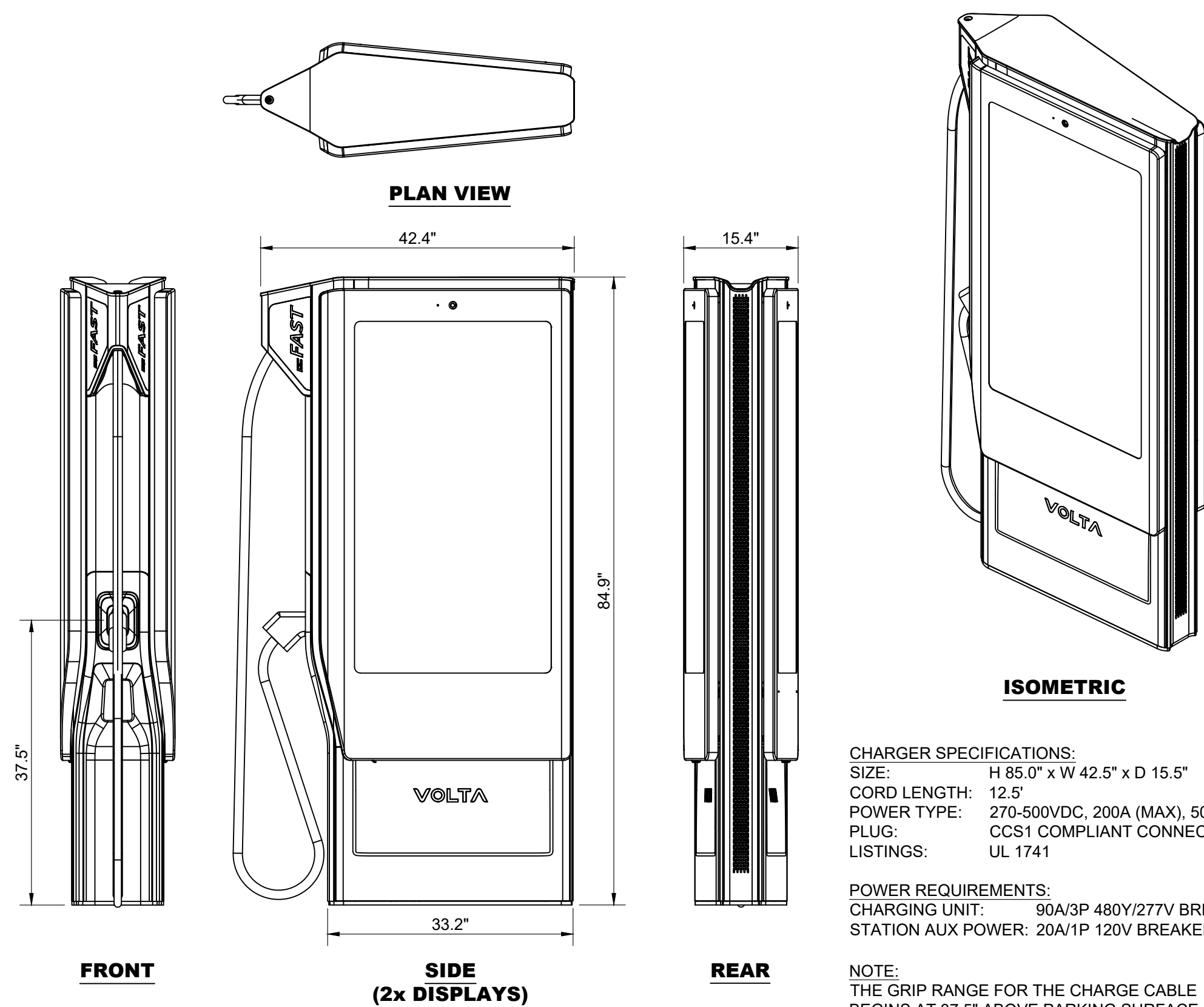
**STAPLES PLAZA**  
**3379 CROMPOUND ROAD**  
**YORKTOWN HEIGHTS, NY**  
**10598**

SHEET TITLE  
**SITE DETAILS**

SHEET NUMBER  
**C3-03**

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

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**DC Fast Media Station**

Volta Charging is driving the transition to clean electric transportation by transforming properties with electric vehicle charging. No longer will people drive to fuel, but fuel where they drive.

Volta's turn-key electric vehicle charging is tailored to each location's needs and desired customer experience to increase traffic and customer engagement. Our fully integrated EV chargers include high-impact digital media screens that provide properties with branding and messaging as well as additional revenue opportunities.

**DC Fast Media Station**

- Charger Specs**
- Output power: 50 kW max (DC)
  - Safety certification: ETL safety certified

- Power Requirements**
- Input voltage: 480 VAC
  - Output voltage: 50 - 500 VDC
  - Circuit size: 90A/3P @ 480V (50kW) or 175/3P @ 480V (50kW x 2)
  - Network connectivity: Cell connection or LAN access

- Display Screen Specs**
- Size: 55" Outdoor LED back light system x2
  - Picture: Full HD 1080p resolution
  - Power requirements: 20A/1P, 120V breaker
  - File type: JPEG or PNG

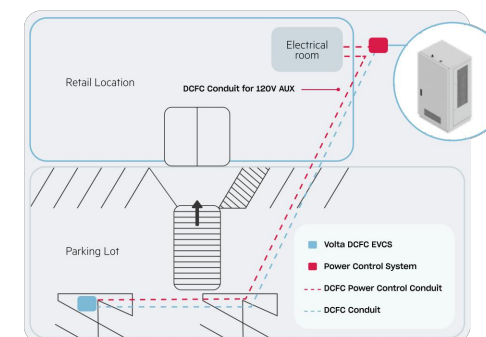
- Installation Requirements**
- Foundation requirements: 36"D x 36"L x 36"W approx.
  - Conduit diameter: 3" power conduit / 1" communication conduit approx.



**Power Control System (PCS)**

- Supports up to 2 DC Fast stations
- Single 50 kW station: 90A/3P, 480V breaker
  - 2) 50 kW stations: 175A/3P, 480V breaker
  - Certification: UL \* 2202, 2231, 50E
  - Dimensions: 82"H x 42"L x 35"D
  - Weight range: 1350-1900 lbs

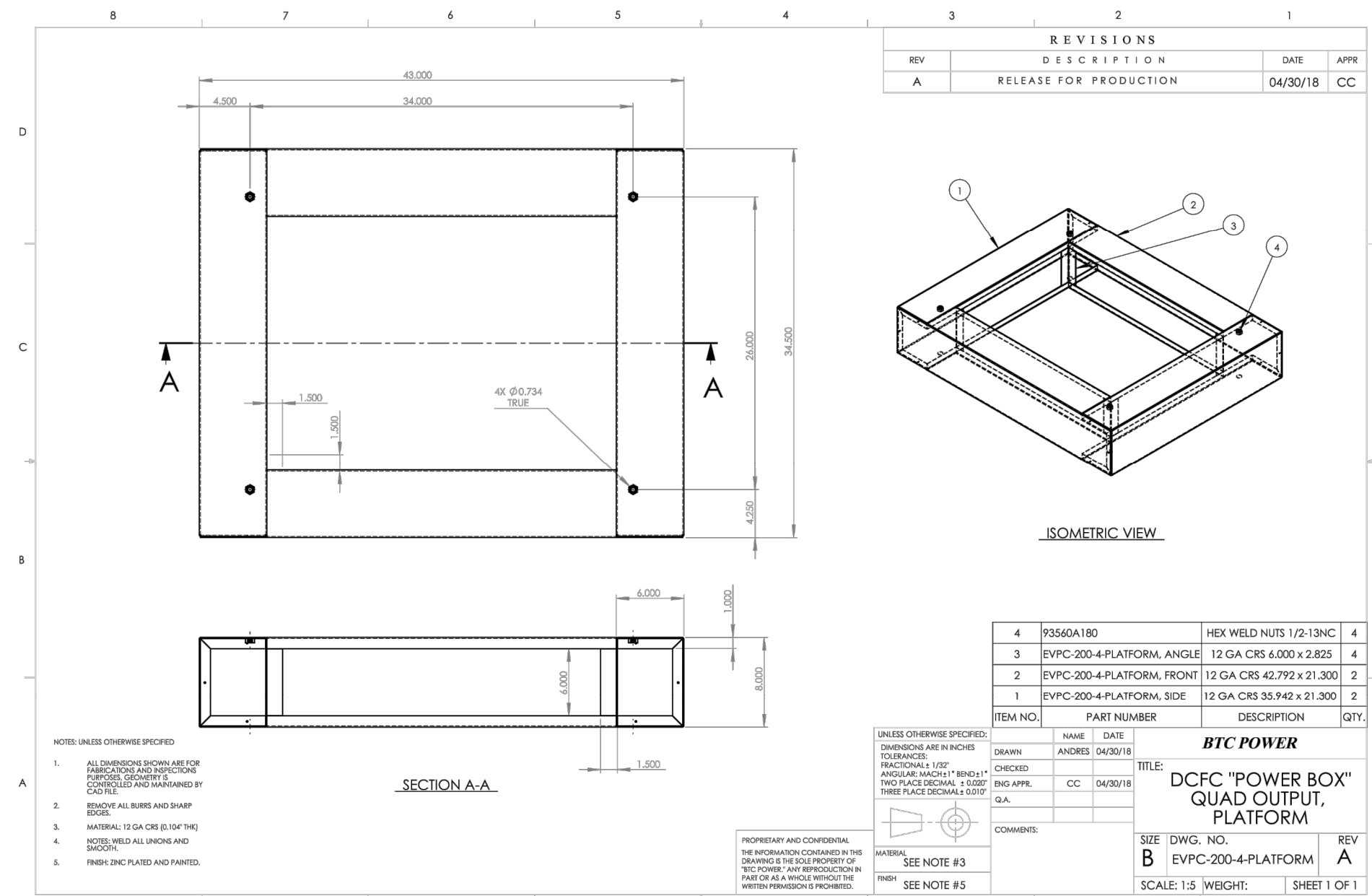
- Installation Requirements**
- Foundation requirements: 48"D x 48"L x 48"W
  - Clearance: 90"H x 75"D x 114"W
  - Conduit diameter: size varies based on run lengths
  - Contact engpm@voltacharging.com



voltacharging.com

770-00003

FOR REFERENCE ONLY, DESIGNED AND PROVIDED BY OTHERS.



**V4 DC FAST CHARGING STATION**

SCALE N.T.S. 35

**DCFC STATION CUT SHEET**

SCALE N.T.S. 36

**DCFC QUAD OUTPUT PLATFORM**

SCALE N.T.S. 37

**NOT USED**

SCALE N.T.S. 38

**NOT USED**

SCALE N.T.S. 39

**NOT USED**

SCALE N.T.S. 40

**NOT USED**

SCALE N.T.S. 41

**volta**

155 DE HARO STREET  
SAN FRANCISCO, CA 94103

**Kimley Horn**  
New York

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**STAPLES PLAZA**

**3379 CROMPOUND ROAD  
YORKTOWN HEIGHTS, NY  
10598**

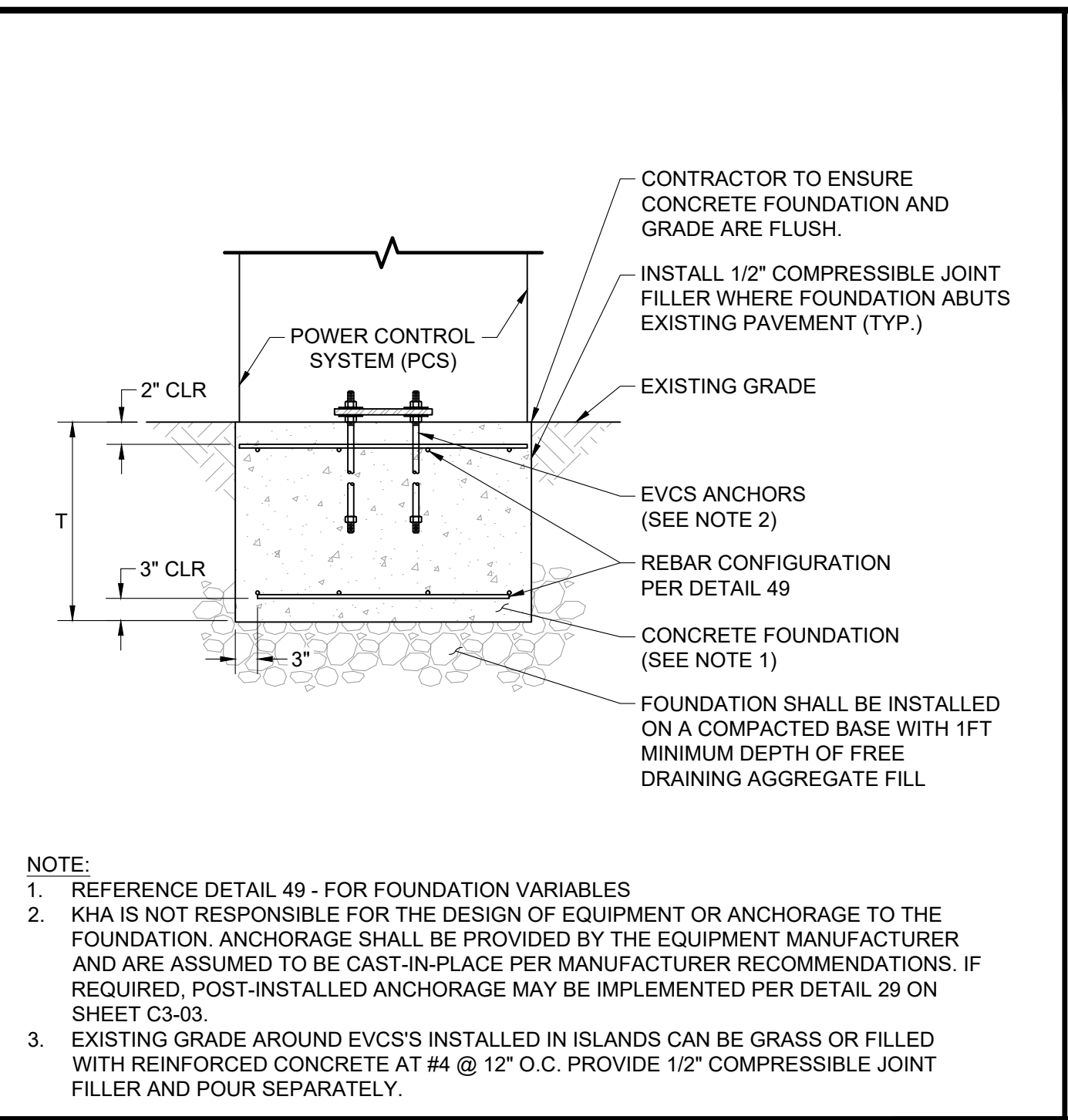
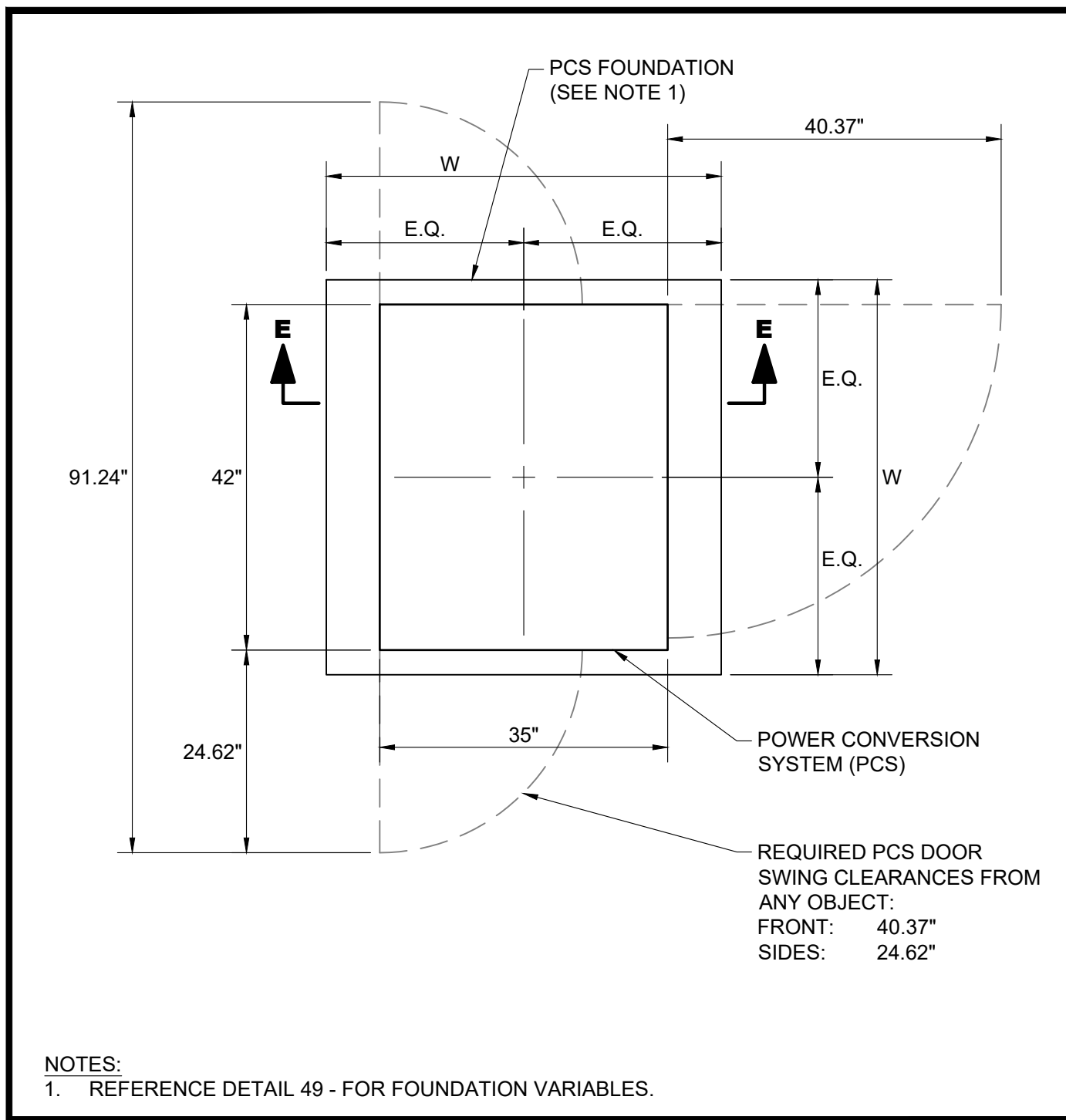
SHEET TITLE

**SITE DETAILS**

SHEET NUMBER

**C3-04**

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



NOTES:  
1. REFERENCE DETAIL 49 - FOR FOUNDATION VARIABLES.

NOTE:  
1. REFERENCE DETAIL 49 - FOR FOUNDATION VARIABLES  
2. KHA IS NOT RESPONSIBLE FOR THE DESIGN OF EQUIPMENT OR ANCHORAGE TO THE FOUNDATION. ANCHORAGE SHALL BE PROVIDED BY THE EQUIPMENT MANUFACTURER AND ARE ASSUMED TO BE CAST-IN-PLACE PER MANUFACTURER RECOMMENDATIONS. IF REQUIRED, POST-INSTALLED ANCHORAGE MAY BE IMPLEMENTED PER DETAIL 29 ON SHEET C3-03.  
3. EXISTING GRADE AROUND EVCS'S INSTALLED IN ISLANDS CAN BE GRASS OR FILLED WITH REINFORCED CONCRETE AT #4 @ 12\"/>

**PCS FOUNDATION** SCALE N.T.S. **42**

**PCS FOUNDATION SECTION E-E** SCALE N.T.S. **43**

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### Modular HPC System: 50, 100, 150, 200, 350 kW

PARAMETERS	POWER ENGINE CABINET MODEL				
	HPCT-50-480-2	HPCT-100-480-2	HPCT-150-480-2	HPCT-200-480-2	HPCT-350-480-2
Power Rating	50 kW	100 kW	150 kW	200 kW	350 kW
Number of Power Engines	1	2	3	4	8 (4 from each power cabinet)
Input Power	480VAC-3P				
Input Power AC Current (IPA)	66 A	132 A	198 A	264 A	2 x 264 A
Power Stage Efficiency Rating	> 92% (Full Load)				
Max. Out DC Current up to 920 VDC	62A	125 A	187A	250 A	500 A
Max. Out DC Current up to 500 VDC	125	250 A	375 A	500 A	500 A
Max. Output DC Voltage	50- 950 VDC				
Max # of Dispensers	1	2	2	2	2
Dimension & Weight	42"W x 35"D x 82"H, 1900 lbs				

**ENVIRONMENTAL AND COMPLIANCE (SYSTEM)**

Ambient Condition	-30 °C to +50 °C, 95% Humidity, 6000 ft Altitude, NEMA 3R
Safety Compliance	ETL Listed for USA and Canada; Complies with UL 2202, UL 2231, UL50E, NEC Article 625, CSA STD C22.2 No. 107.1 FCC Part 15 Class A

**BTC POWER**  
1719 S Grand Ave, Santa Ana, CA 92705 | www.btcpower.com | sales@btcpower.com

Page 20 of 41

### 100kW High Power DC Charger INSTALLATION AND USER'S MANUAL

#### INSTALLATION

#### 6.2. Mounting Procedures

##### 6.2.1. Clearance Around the Unit

Clearance surrounding the unit must be considered for proper ventilation and service accessibility. Refer to the installation drawings as illustrated below.

#### Power Box / Tower Installation Drawing

**BTC POWER**  
Initial Release: 10-Jun-19

**NOT USED** SCALE N.T.S. **44**

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Page 22 of 41

### 100kW High Power DC Charger INSTALLATION AND USER'S MANUAL

#### INSTALLATION

#### Power Box / Tower Footer Drawing

The illustration below shows the drilling layout for the Power Box / Tower. Only four (4) points are needed to fix the unit on the concrete pad. The conduit entry to the unit is also shown.

**BTC POWER**  
Initial Release: 10-Jun-19

**NOT USED** SCALE N.T.S. **45**

PCS PAD FOUNDATIONS					
CONFIGURATION	WIDTH (W)	THICKNESS (T)	REBAR LAYERS	REBAR SIZE	REBAR QTY. (PER LAYER)
4	3.50	2.00	2	#5	4

NOTES:  
1. FOUNDATION WAS DESIGNED IN ACCORDANCE WITH 2018 INTERNATIONAL BUILDING CODE (IBC), ASCE 7-16, AND ACI 318-14.  
2. PRESUMPTIVE SOILS WERE ASSUMED PER 2018 IBC TABLE 1806.2.  
3. FOUNDATION SHALL BE INSTALLED ON COMPACTED SUBGRADE WITH BASE WITH 1FT MINIMUM DEPTH OF FREE DRAINING AGGREGATE FILL (UNLESS OTHERWISE SPECIFIED).  
4. VOLTA POWER CONTROL SYSTEM (PCS) MAY BE ROTATED AS NEEDED ON PROPOSED FOUNDATION BLOCK.  
5. ALL EQUIPMENT ANCHORAGE MAY BE CAST-IN-PLACE OR POST-INSTALLED. ANCHORAGE SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

**PCS VARIABLE FOUNDATIONS TABLE** SCALE N.T.S. **49**

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**PCS CUT SHEET** SCALE N.T.S. **46**

**PCS MIN. CLEARANCES CUT SHEET** SCALE N.T.S. **47**

**PCS BASE PLATE CUT SHEET** SCALE N.T.S. **48**

**NOT USED** SCALE N.T.S. **50**

# volta

155 DE HARO STREET  
SAN FRANCISCO, CA 94103

# Kimley»Horn

New York

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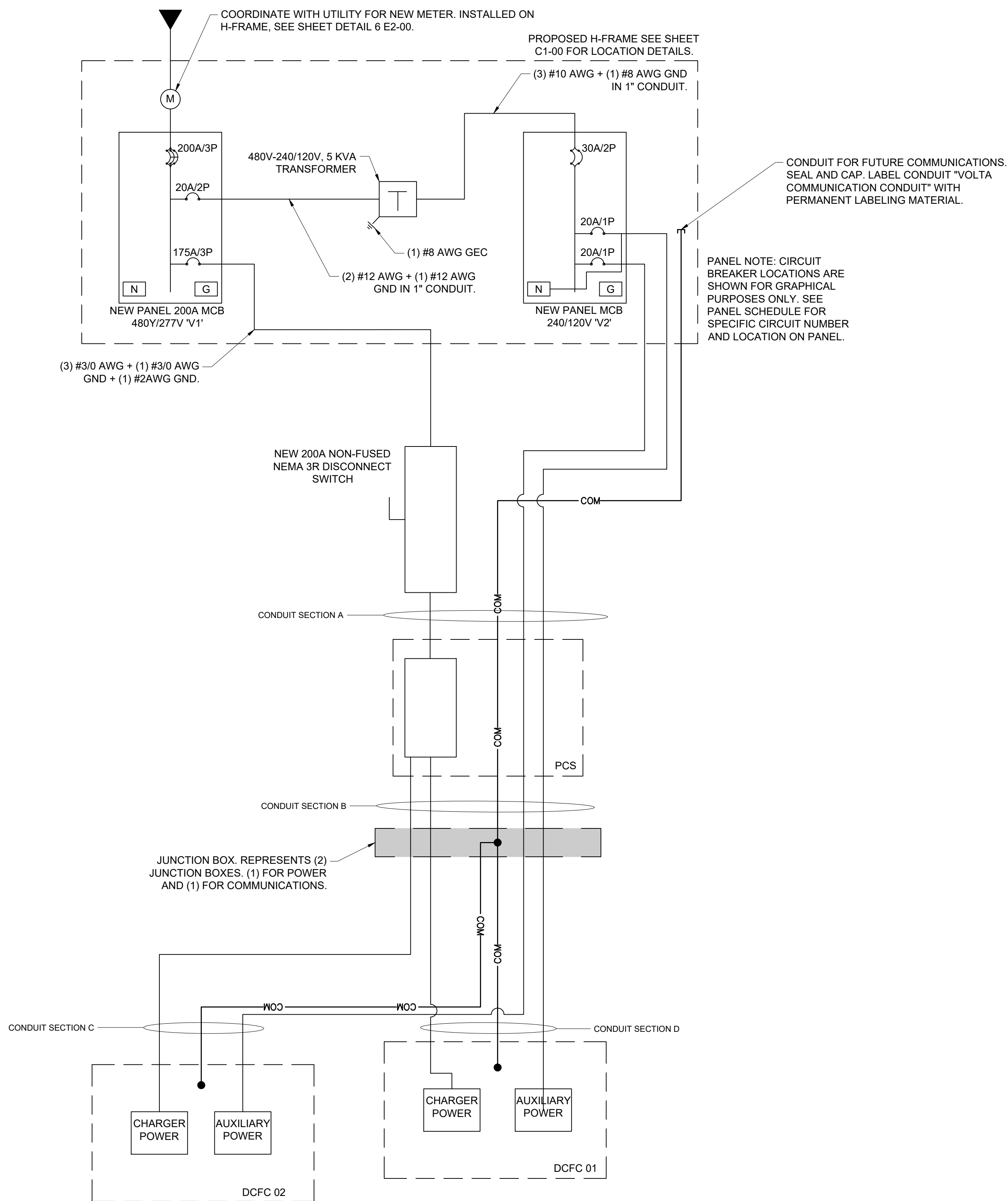
**STAPLES PLAZA**  
**3379 CROMPOUND ROAD**  
**YORKTOWN HEIGHTS, NY**  
**10598**

SHEET TITLE  
**SITE DETAILS**

SHEET NUMBER  
**C3-05**

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

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**VERIFICATION NOTES:**

1. THIS IS A NEW UTILITY SERVICE. NO VERIFICATIONS NEEDED.

**NOTES:**

1. ALL ELECTRICAL WORK AND RELATED ACTIVITIES PERFORMED ON SITE SHALL BE DONE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE (NEC) STANDARDS BEING ENFORCED BY ALL APPLICABLE JURISDICTIONAL REQUIREMENTS AT THE TIME OF CONSTRUCTION.
2. ANY PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
3. CONTRACTOR SHALL USE THWN COPPER CONDUCTORS.
4. CONTRACTOR SHALL USE EMT INSIDE AND OUTSIDE ABOVE GRADE WHERE NOT SUBJECT TO DAMAGE. CONTRACTOR SHALL USE RGS INSIDE AND OUTSIDE ABOVE GRADE WHERE SUBJECT TO DAMAGE. CONTRACTOR SHALL USE PVC SCHEDULE 80 UNDER PAVED OR SIDEWALK AREAS AND PVC SCHEDULE 40 IN DIRT OR LANDSCAPED AREAS.
5. SEE SHEETS C1-00 AND C2-00 FOR CONDUIT STUB UP LOCATIONS.
6. CONTRACTOR TO LOCATE JUNCTION BOX, LINE BOX (LB), OR APPROVED ALTERNATIVE FOR SITE SPECIFIC RUN LENGTHS AND BENDS.

Panel Schedule															
Proposed New Panel 'V1' Location: Exterior Area for Electrical Equipment Volts: 480Y/277V Phase: 3 Wire: 4 Hertz: 60															
200A MCB Main AIC: AWAITING UTILITY PROVIDES FAULT CURRENT LETTER Branch AIC: TBD ENCL (NEMA): 3R MTG: H-Frame															
Description of Load Served	Breaker		Wire	A/Phase			CKT No			A/Phase			Breaker		Description of Load Served
	Amp	Pole		A	B	C	1	2	A	B	C	Amp	Pole		
PROPOSED VOLTA L3 EVCS 01 & 02	175	3	#3/0	132.0	132.0	132.0	1	2	4.3	4.3	0.0	#12	20	2	STEP DOWN TRANSFORMER FOR PROPOSED VOLTA PANEL 'V2'
SPACE							3	4							SPACE
SPACE							5	6							SPACE
SPACE							7	8							SPACE
SPACE							9	10							SPACE
SPACE							11	12							SPACE
SPACE							13	14							SPACE
SPACE							15	16							SPACE
SPACE							17	18							SPACE
SPACE							19	20							SPACE
SPACE							21	22							SPACE
SPACE							23	24							SPACE
SPACE							25	26							SPACE
SPACE							27	28							SPACE
SPACE							29	30							SPACE
SPACE							31	32							SPACE
SPACE							33	34							SPACE
SPACE							35	36							SPACE
SPACE							37	38							SPACE
SPACE							39	40							SPACE
SPACE							41	42							SPACE
Total A/Phase				132.0	132.0	132.0				4.3	4.3	0.0	Total A/Phase		

Notes:

1. Connected KVA (New): 112.1
2. Demand KVA (New): 140.1
3. Contractor shall match existing AIC Rating.
4. Where load is labeled 'EX' the load is unknown.

Panel Schedule															
Proposed New Panel 'V2' Location: Exterior Area for Electrical Equipment Volts: 240/120 Phase: 1 Wire: 3 Hertz: 60															
30A MCB Main AIC: 10K Branch AIC: 10K ENCL (NEMA): 3R MTG: H-Frame															
60 Amp Frame, Ground Bar, Locking Cover, Panel Card															
Description of Load Served	Breaker		Wire	A/Phase			CKT No			A/Phase			Breaker		Description of Load Served
	Amp	Pole		A	B	C	1	2	A	B	C	Amp	Pole		
EVCS 01 AUX POWER	20	1	See Note 3	10.0	10.0	0.0	1	2	-	-	-				SPACE
EVCS 02 AUX POWER	20	1	See Note 3				3	4							SPACE
SPACE							5	6							SPACE
SPACE							7	8							SPACE
SPACE							9	10							SPACE
SPACE							11	12							SPACE
SPACE							13	14							SPACE
SPACE							15	16							SPACE
SPACE							17	18							SPACE
SPACE							19	20							SPACE
SPACE							21	22							SPACE
SPACE							23	24							SPACE
SPACE							25	26							SPACE
SPACE							27	28							SPACE
SPACE							29	30							SPACE
Total A/Phase				10.0	10.0	0.0				0.0	0.0	0.0	Total A/Phase		

Notes:

1. Connected KVA (New): 2.4
2. Demand KVA (New): 3.0
3. See Voltage Drop Table for conductor sizing.

Conduit Schedule				
Conduit Section	Conduit #	Conduit Size	Conductors	Installation Method
A	1	3"	(3) #3/0 AWG + (1) #4 AWG GND + (See DCFC AUX Voltage Drop Table)	Directional Bore
	2	1"	Future Communications w/ Pull String	
B	1	3"	(4) 250 MCM AWG + (1) #4 AWG GND + (See DCFC AUX Voltage Drop Table)	Directional Bore
	2	1"	(4) 1 Pair OM3 multimode fiber optic cable with ST connectors + (4) #18 AWG STP	
C	1	3"	(2) 250 MCM AWG + (1) #4 AWG GND + (See DCFC AUX Voltage Drop Table)	Hand Trench
	2	1"	(2) 1 Pair OM3 multimode fiber optic cable with ST connectors + (2) #18 AWG STP	
D	1	3"	(2) 250 MCM AWG + (1) #4 AWG GND + (See DCFC AUX Voltage Drop Table)	Directional Bore
	2	1"	(2) 1 Pair OM3 multimode fiber optic cable with ST connectors + (2) #18 AWG STP	

DCFC Conductor Voltage Drop Table Per Dispenser (AUX Component)					
≤85FT	86FT-135FT	136FT-220FT	221FT-350FT	351FT-550FT	551FT-880FT
(2) #12 AWG + (1) #12 AWG GND	(2) #10 AWG + (1) #10 AWG GND	(2) #8 AWG + (1) #8 AWG GND	(2) #6 AWG + (1) #6 AWG GND	(2) #4 AWG + (1) #4 AWG GND	(2) #2 AWG + (1) #2 AWG GND

**VOLTAGE DROP TABLE NOTES**

1. DISTANCE BASED ON LOCATION OF SUPPLYING PANEL TO LOCATION OF DISPENSER
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DE-RATING CONDUCTORS WHEN 4 OR MORE CURRENT CARRYING CONDUCTORS ARE CARRIED IN THE SAME CONDUIT PER THE NEC.
3. THE DISTANCES IN THIS TABLE ARE TOTAL DISTANCES, NOT HORIZONTAL DISTANCES. INCLUDE VERTICAL RUNS AND JUNCTION BOX COIL LENGTH IN THE TOTAL CONDUCTOR DISTANCE.
4. WHEN MORE THAN ONE CIRCUIT IS IN THE CONDUIT, USE ONLY ONE SHARED EQUIPMENT GROUND CONDUCTOR.

**volta**

155 DE HARO STREET  
SAN FRANCISCO, CA 94103

**Kimley»Horn**  
New York

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**STAPLES PLAZA**  
**3379 CROMPOUND ROAD**  
**YORKTOWN HEIGHTS, NY**  
**10598**

SHEET TITLE  
**ELECTRICAL ONE**  
**LINE DIAGRAM &**  
**PANEL SCHEDULE**

SHEET NUMBER  
**E1-00**

**NOTES:**

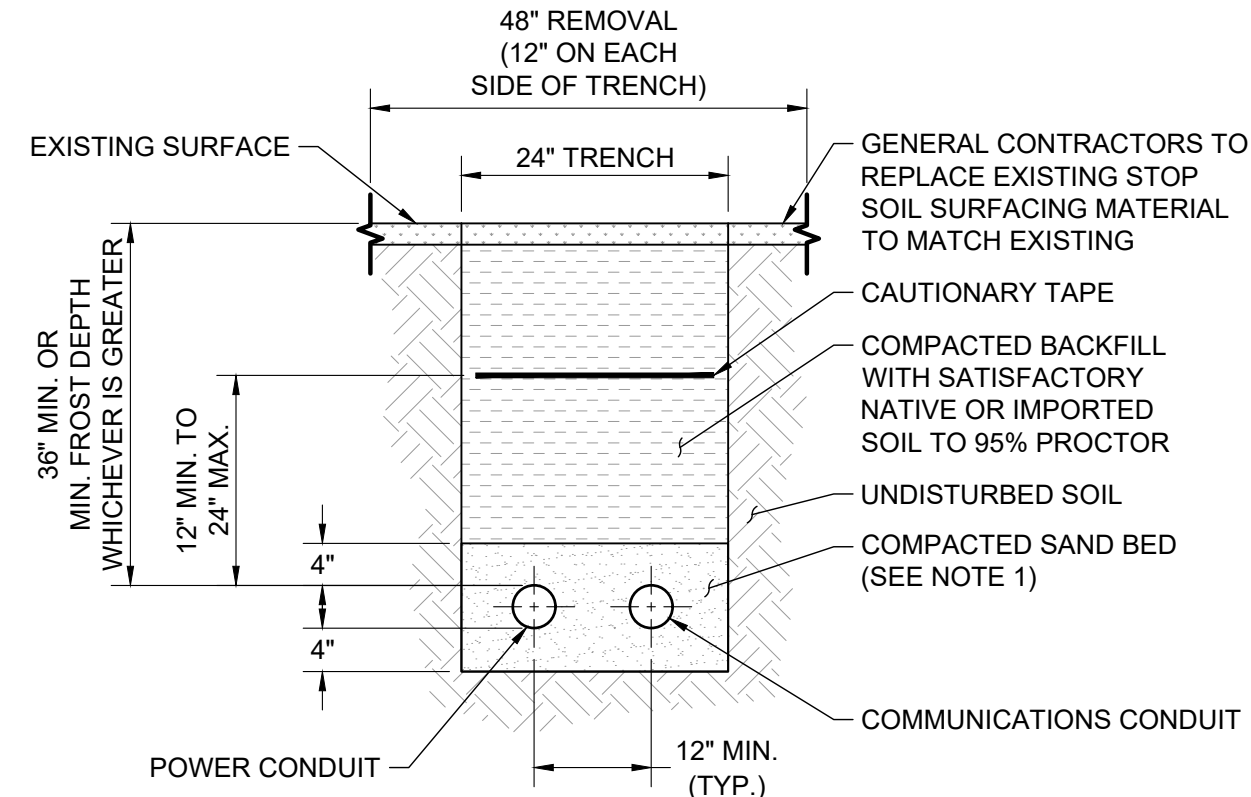
1. A NATIONALLY RECOGNIZED TESTING LABORATORY SHALL LIST ALL EQUIPMENT IN COMPLIANCE WITH ART110.3.
2. ALL EXTERIOR EQUIPMENT SHALL BE RAIN TIGHT AND APPROVED FOR USE IN WET CONDITIONS.
3. ALL CONDUCTORS SHALL BE PROVIDED WITH STRAIN RELIEF UPON ENTRY INTO ENCLOSURES.
4. EACH UNGROUNDED CONDUCTOR SHALL BE IDENTIFIED BY PHASE AND SYSTEM PER ART 210.5.
5. ALL METALLIC COMPONENTS SHALL BE GROUNDED VIA EQUIPMENT GROUNDING CONDUCTORS.
6. CHARGING UNITS ARE EQUIPPED WITH AN INTEGRATED CONTACTOR TO PREVENT BACK FEEDING OF POWER TO THE SOURCE.

**ABBREVIATIONS:**

- A AMPERE
- AC ALTERNATING CURRENT
- AL ALUMINUM
- ART ARTICLE
- AUX AUXILIARY
- BLDG BUILDING STRUCTURE
- CONC CONCRETE
- CU COPPER
- DC DIRECT CURRENT
- EGC EQUIPMENT GROUNDING CONDUCTOR
- (E) EXISTING
- EMT ELECTRIC METALLIC TUBING
- EV ELECTRIC VEHICLE
- EVSE ELECTRIC VEHICLE SUPPLY EQUIPMENT
- GALV GALVANIZED
- GND GROUND
- HDG HOT DIPPED GALVANIZED
- I CURRENT
- KVA KILOVOLT AMPERE
- KW KILOWATT
- M METER
- MAX MAXIMUM
- MIN MINIMUM
- N NEUTRAL
- NEC NATIONAL ELECTRIC CODE
- NTS NOT TO SCALE
- (N) NEW
- OC ON CENTER
- PL PROPERTY LINE
- PVC POLYVINYL CHLORIDE
- RMC RIGID METALLIC CONDUIT
- SCH SCHEDULE
- SS STAINLESS STEEL
- TYP TYPICAL
- V VOLT
- W WATT
- XFMR TRANSFORMER

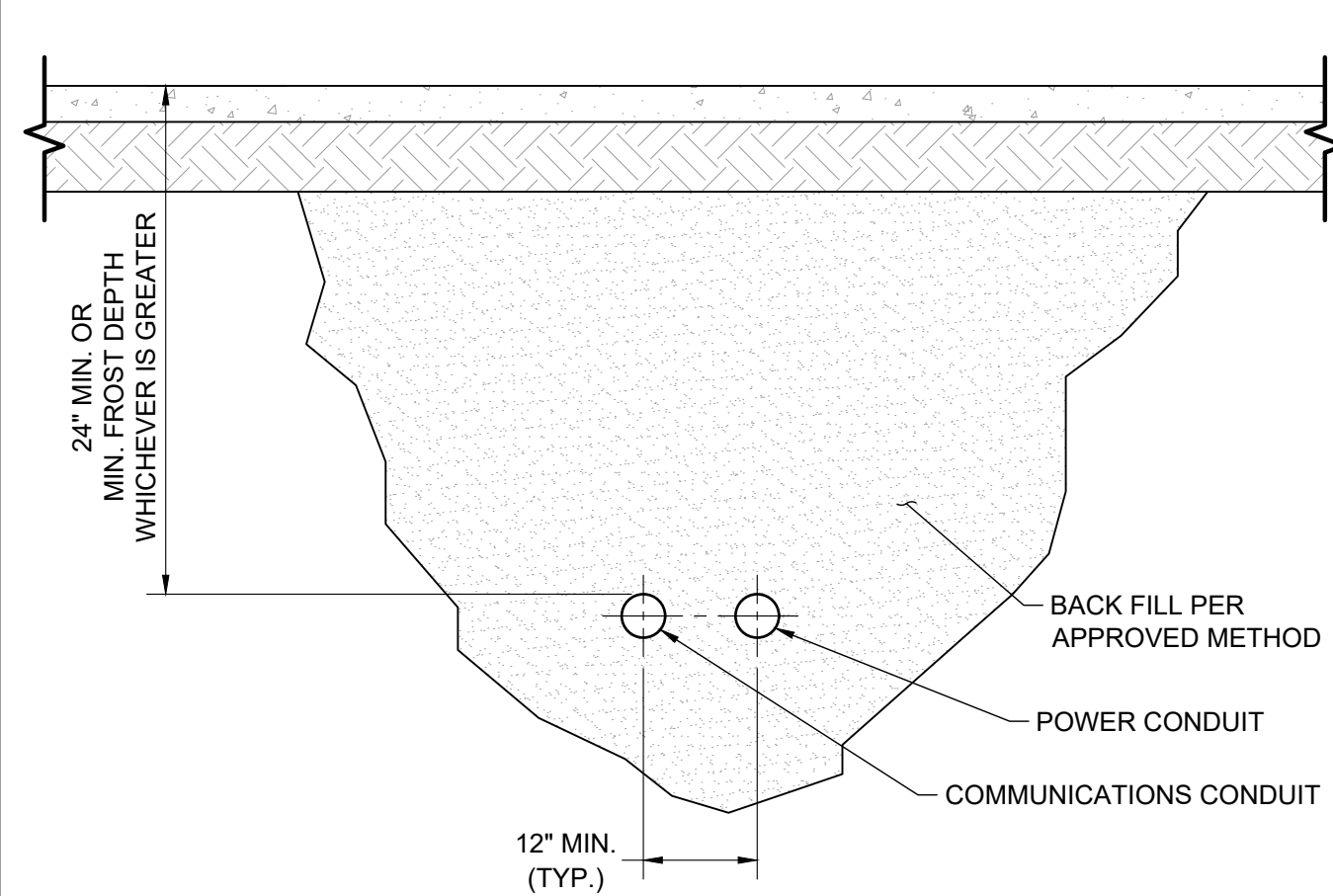
**ELECTRICAL NOTES:**

1. ALL ELECTRICAL WORK AND RELATED ACTIVITIES PERFORMED ON-SITE SHALL BE DONE IN ACCORDANCE WITH NATIONAL ELECTRIC CODE (NEC) STANDARDS BEING ENFORCED BY ALL APPLICABLE JURISDICTIONAL REQUIREMENTS AT THE TIME OF CONSTRUCTION.
2. UTILITY EQUIPMENT INSTALLATIONS AND PREP WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY ENGINEER AT TIME OF PRECONSTRUCTION MEETING TO ENSURE ACCURACY OF INSTALLATIONS.
3. CONDUIT PATHS ARE REPRESENTATIVE ONLY. EXACT CONDUIT PLACEMENT TO BE DETERMINED ON SITE BASED ON FIELD CONDITIONS.



**NOTES:**

1. LEAN CONCRETE RED-COLORED TOP, MAY BE USED IN PLACE OF COMPACTED SAND.
2. BURY CONDUITS 36\"/>



**NOTE:**

1. EXACT CONDUIT DIAMETERS MAY VARY UPON INSTALLATION. REFERENCE CONDUIT SIZE PER THE CONDUIT SCHEDULE.

**POWER TRENCH**

SCALE  
N.T.S.

2

**BORE SECTION**

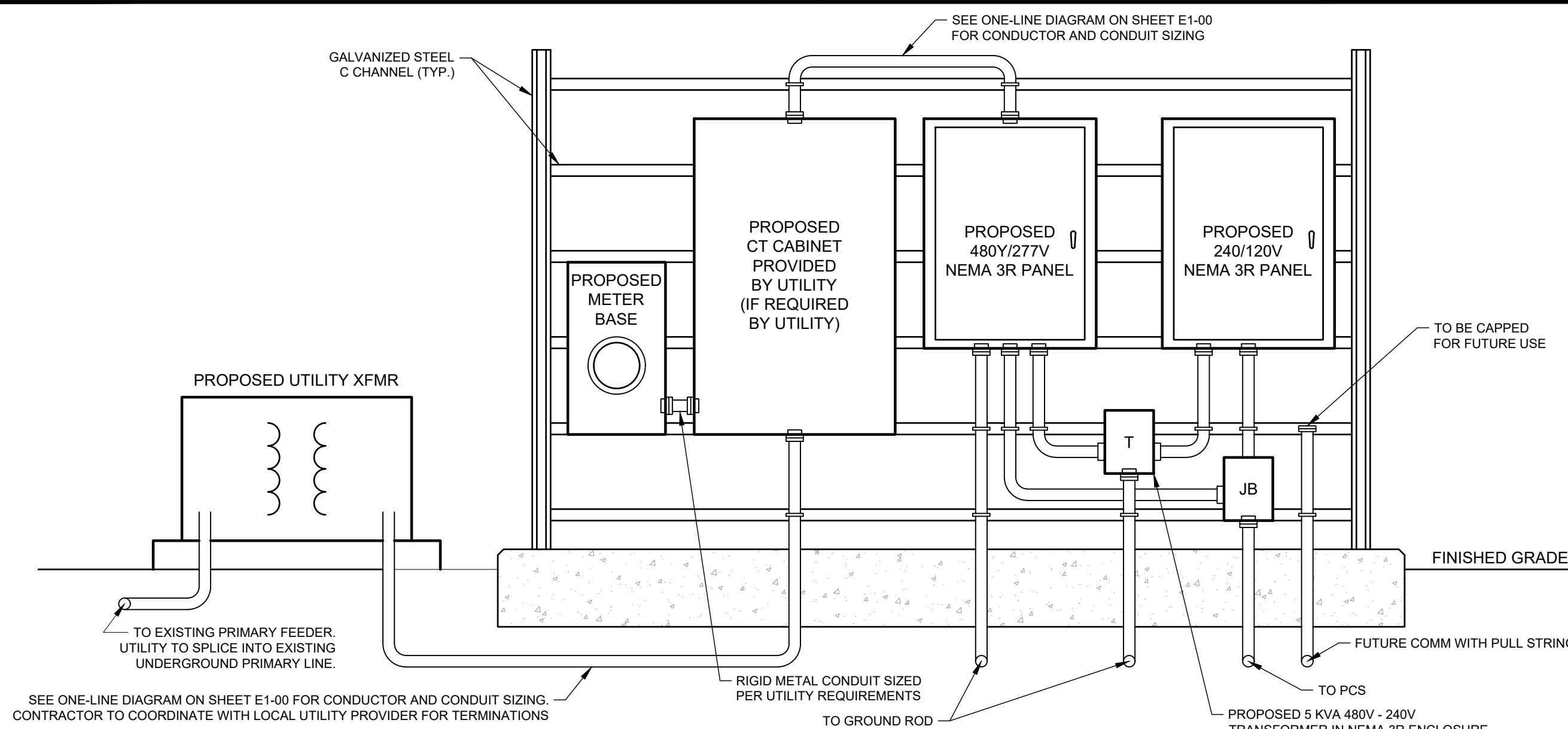
SCALE  
N.T.S.

3

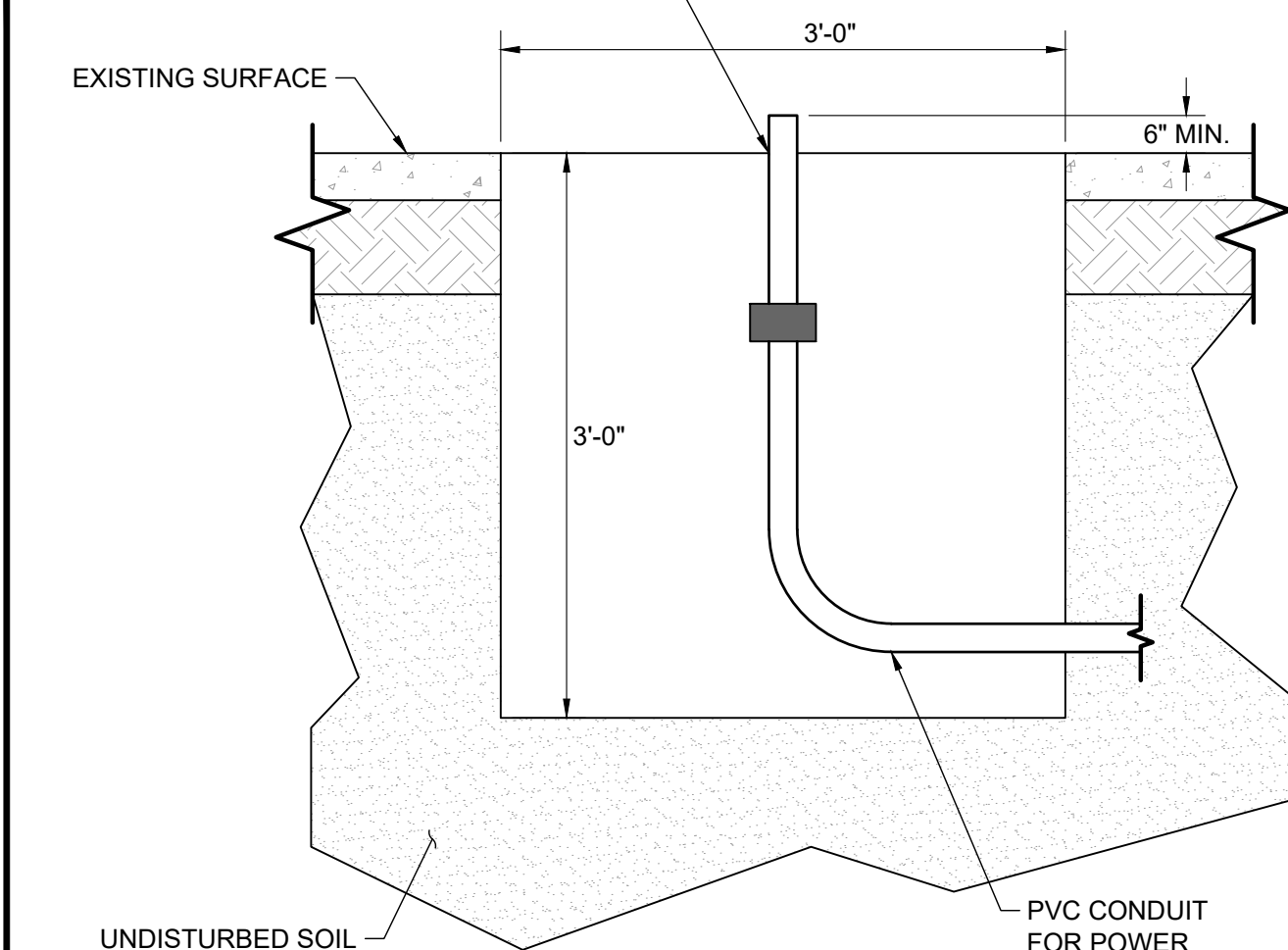
**NOT USED**

SCALE  
N.T.S.

4



**TRANSITION FROM PVC TO RMC FOR ANY EXPOSED CONDUIT AT GRADE TO STUB UP**



**NOTE:**

1. EXACT CONDUIT DIAMETERS MAY VARY UPON INSTALLATION. REFERENCE CONDUIT SIZE PER THE CONDUIT SCHEDULE.

**ELECTRICAL NOTES & ABBREVIATIONS**

1

**H-FRAME DETAIL**

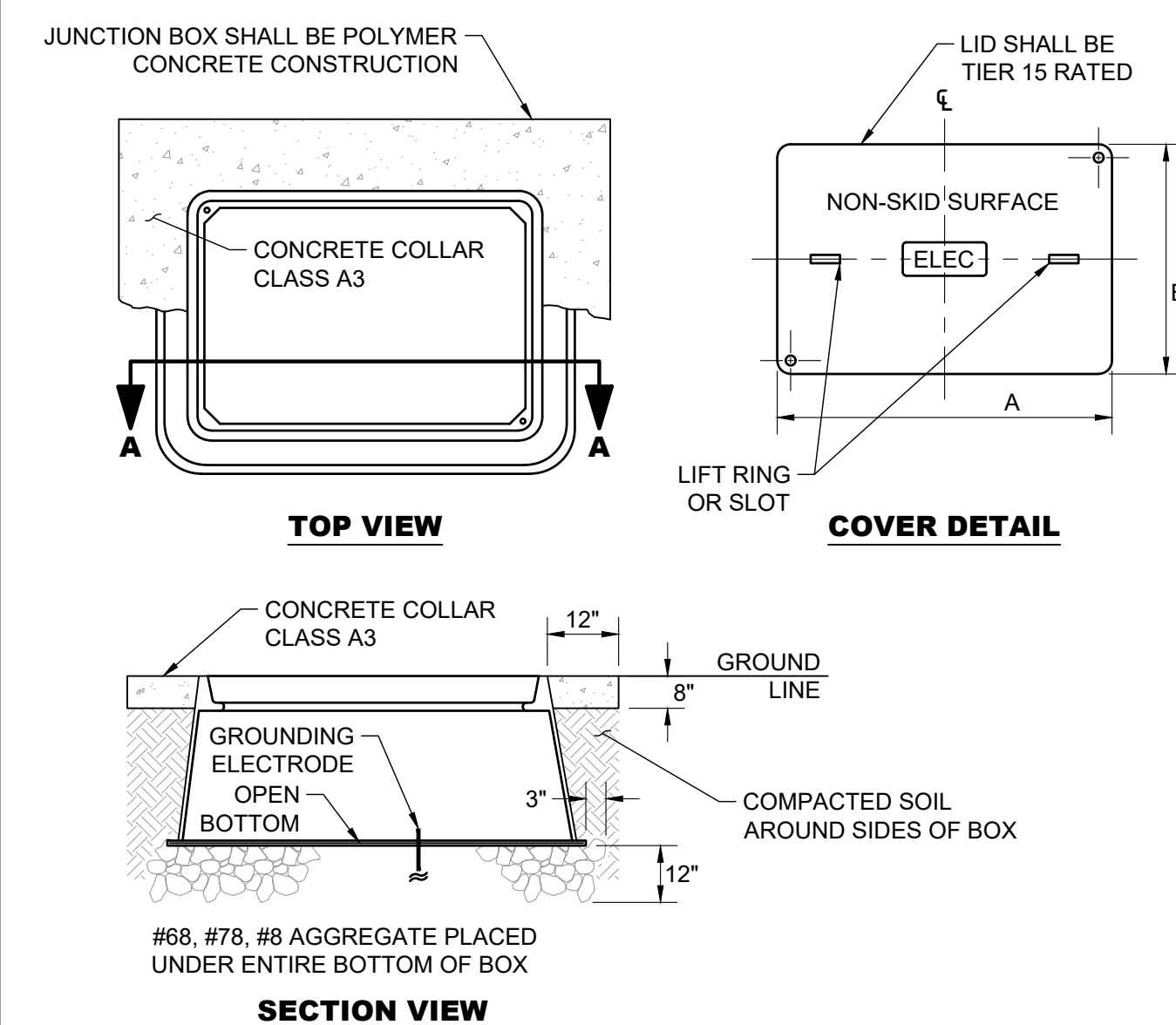
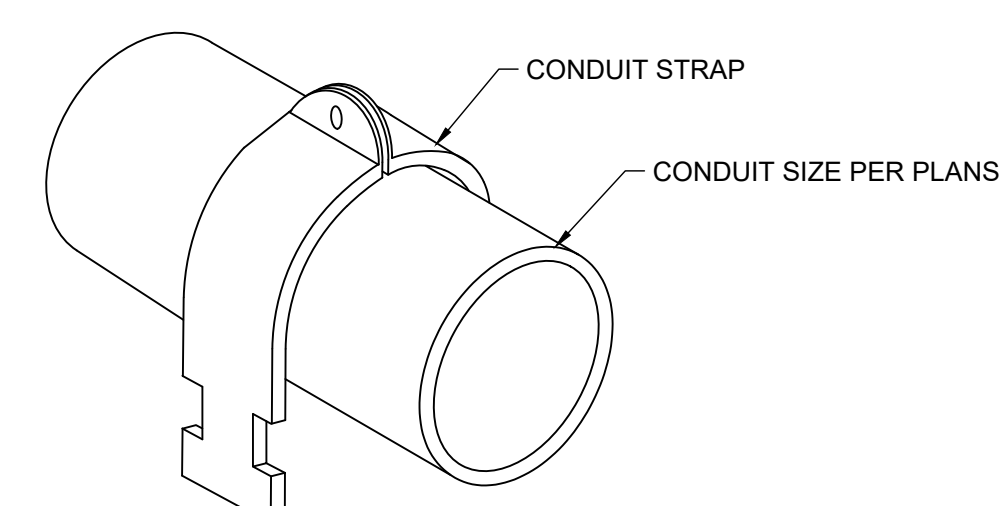
SCALE  
N.T.S.

5

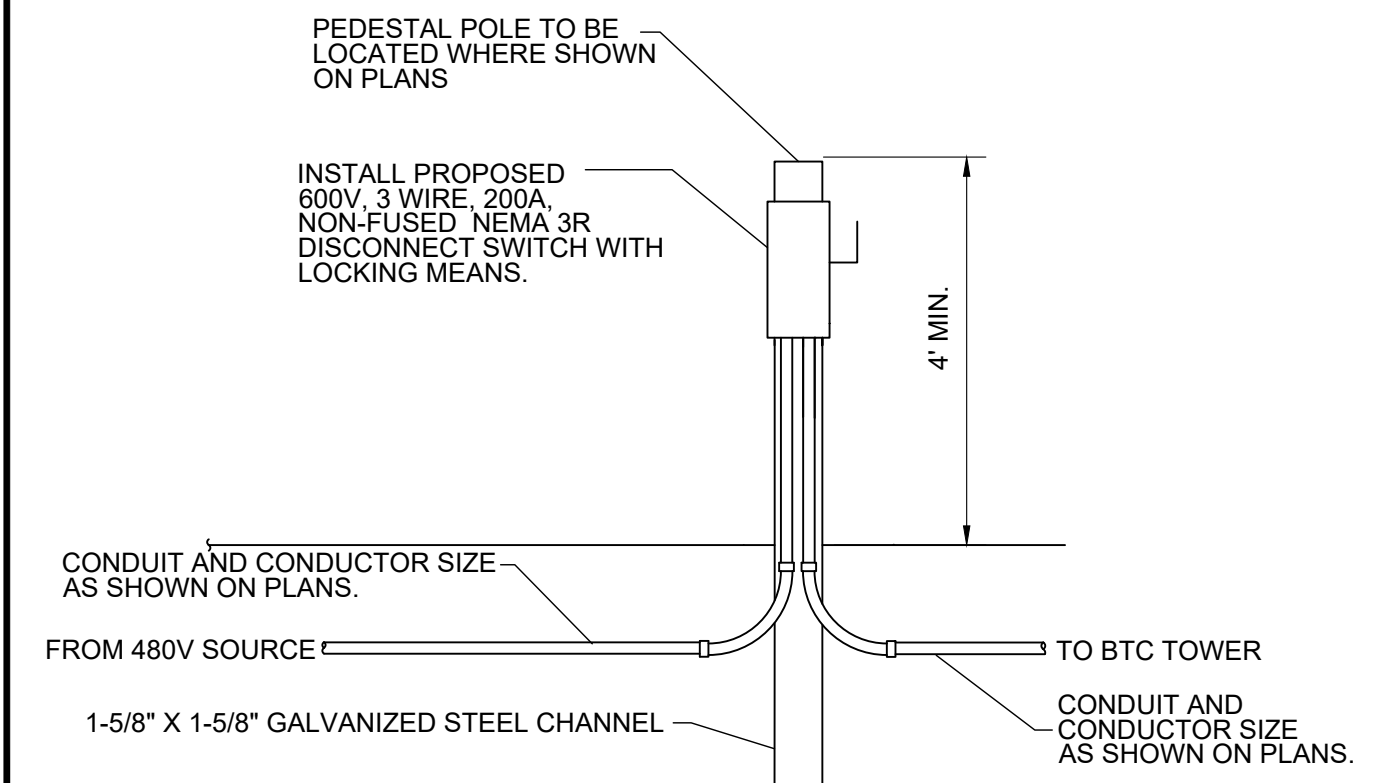
**BORE PIT**

SCALE  
N.T.S.

6



**FOR REFERENCE ONLY, DESIGNED AND PROVIDED BY OTHERS**



**NOTES:**

1. CONTRACTOR SHALL SIZE GALVANIZED STEEL CHANNEL TO HAVE 3\"/>

**NOT USED**

SCALE  
N.T.S.

7

**UNISTRUT CONDUIT MOUNT STRAP**

SCALE  
N.T.S.

8

**NON-TRAFFIC RATED JUNCTION BOX**

SCALE  
N.T.S.

9

**BTC POLE DISCONNECT SWITCH**

SCALE  
N.T.S.

10

**volta**  
155 DE HARO STREET  
SAN FRANCISCO, CA 94103

**Kimley»Horn**  
New York  
© 2022 KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.  
1 N LEXINGTON AVE, SUITE 505  
WHITE PLAINS, NY 10601  
PHONE: 914.368.9200  
WWW.KIMLEY-HORN.COM

REV	DATE	DESCRIPTION	BY
1	04/01/2022	CD100s	TAS

ISSUE DATE  
**04/01/2022**

ISSUED FOR  
**PERMIT**



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

**STAPLES PLAZA**  
3379 CROMPOUND ROAD  
YORKTOWN HEIGHTS, NY  
10598

SHEET TITLE  
**ELECTRICAL NOTES & DETAILS**

SHEET NUMBER  
**E2-00**

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

**Volta Charging, LLC**

**Existing Electric Vehicle Charging/Display Kiosks**



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

**Volta Charging, LLC**

**Existing Electric Vehicle Charging/Display Kiosks**



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

**Volta Charging, LLC**

**Existing Electric Vehicle Charging/Display Kiosks**



**Stop & Shop - 597 Farmington Avenue, Bristol, CT**



**Volta Charging, LLC**

**Existing Electric Vehicle Charging/Display Kiosks**



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

**Wendy's at  
Staples Plaza**

July 7, 2022

RECEIVED  
PLANNING DEPARTMENT

JUL 8 2022

TOWN OF YORKTOWN

**Via FedEx and Email** – rsteinberg@yorktownny.org

Ms. 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

Re: Preliminary and Final Site Plan Application of  
Wenesco Yorktown, LLC  
3399 Crompond Road  
Section 36.06, Block 2, Lot 76  
Yorktown, New York

Dear Ms. Steinberg:

We represent Wenesco Yorktown, LLC, in connection with its application to the Town of Yorktown Planning Board (the “Board”) for preliminary and final site plan approval to renovate an existing drive-thru and replace it with a Wendy’s drive-thru on the property located at 3399 Crompond Road and designated on the Town of Yorktown Tax Maps as Block 2, Lot 76 (the “Property”).

In furtherance thereof, enclosed please find:

- 1) One (1) original signed copy of the Board Application for Site Plan Approval, together with the Site Plan Checklist, Short Environmental Assessment Form, and the required certifications and attachments thereto;
- 2) Seven (7) copies of the Site Plans prepared by Dynamic Engineering Consultants, P.C. dated June 27, 2022 and consisting of four (4) sheets;
- 3) Seven (7) copies of the Architectural Plans prepared by The Chesapeake Design Group Architects, Incorporated dated April 11, 2022 and consisting of eight (8) sheets;
- 4) Seven (7) copies of the Survey prepared by J. Henry Carpenter & Co. dated August 26, 2002, last revised October 25, 2002, and consisting of one (1) sheet;
- 5) Seven (7) copies of the Final As-Built Plan prepared by Line & Grade Surveyors D. P.C. dated January 5, 2021 and consisting of one (1) sheet; and

July 7, 2022

Page 2

- 6) Check made payable to the Town of Yorktown in the amount of \$4,733.00 representing the formal application and final project fees.

The original signed owner application page and affidavit will be sent under separate cover.

Thank you for your courtesies extended in this matter. Please feel free to contact me if you have any questions or need any additional information.

We look forward to appearing before the Board at their July 25, 2022 meeting.

Very truly yours,



Jennifer M. Porter

JMP:dmf  
Enclosures

TOWN OF YORKTOWN  
PLANNING BOARD

RECEIVED  
PLANNING DEPARTMENT

JUL 8 2022

TOWN OF YORKTOWN

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

APPLICATION FOR SITE PLAN APPROVAL

Date \_\_\_\_\_

1. Name of Project: \_\_\_\_\_

2. Tax Map Designation (Section, Block, Lot) 36.06, 2, 76

3. Zone: C-1 Total Acreage: 15.95

4. Is a statement of easements relating to property attached?  Yes  None exist

5. Project narrative (brief description of proposed development):  
site plan approval for Wendy's drive-thru restaurant to replace existing drive-thru  
restaurant on the subject property

6. Contact Person - CHOOSE ONLY ONE:

Applicant  Owner  Architect  Wetland Scientist  
 Attorney  Engineer  Surveyor  Landscape Architect

7. Applicant

Name Kevin Woodside  
Firm Wenesco Yorktown LLC  
Address 920 Sylvan Avenue, Suite 120, Englewood Cliffs, NJ 07632  
Phone 201.567.4900  
Fax \_\_\_\_\_  
Email Kevin@wenesco.biz

8. Owner of Record

Name Andrew Albrecht  
Firm UB Yorktown, LLC  
Address 312 Railroad Avenue, Greenwich, CT 06832  
Phone 203.863.8200  
Fax \_\_\_\_\_  
Email aalbrecht@ubproperties.com

**9. Attorney**

Name Jennifer Porter, Esq.  
Firm Chiesa Shahinian & Giantomasi PC  
Address One Boland Drive, West Orange, NJ 07052  
Phone 973.530.2071  
Fax \_\_\_\_\_  
Email jporter@csglaw.com

**10. Engineer**

Name Daniel T. Sehnam, PE  
Firm Dynamic Engineering  
Address 245 Main Street, Suite 110, Chester, NJ 07930  
Phone 908.879.9229  
Fax 908.879.0222  
Email dsehna@dynamicec.com  
Lic. No. 099106

**11. Surveyor**

Name \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_  
Lic. No. \_\_\_\_\_

**12. Architect**

Name Warren Nagey, AIA  
Firm The Chesapeake Design Group Architects, Incorporated  
Address 419 N Charles St, Baltimore, MD 21201  
Phone 410.837.3622  
Fax 410.837.3621  
Email warren@cdgarchitects.com  
Lic. No. 20040-1

13. Wetland Scientist/Specialist

Name \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

14. Landscape Architect

Name \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_  
Lic. No. \_\_\_\_\_

15. Is this project within 500 feet of the Town line?  Yes  No

16. Is this project within 500 feet of the Putnam County line?  Yes  No

17. Is this project within the Sustainable Development Study Area?  Yes  No

18. Is this project within 500 feet of:

The right-of-way of any existing or proposed state or county road?  Yes  No

The boundary of an existing or proposed state or county park or any state or county recreation area?  Yes  No

The boundary of state or county-owned land on which a public building/institution is located?  Yes  No

An existing or proposed county drainage line?  Yes  No

The boundary of a farm located in an agricultural district?  Yes  No

19. Does the entire development plan for this project propose the disturbance of more than 5,000 SF of land? Note: If project is phased, include all phases in determination.  Yes  No

20. This project requires the following permits or approvals from the Town of Yorktown:

Wetland Permit

Stormwater Permit

Tree Permit

Planning Board special permit: \_\_\_\_\_

Town Board variance or approval: \_\_\_\_\_

Zoning Board of Appeals variance or special permit: Parking/Loading Variance

21. This project requires the following permits or approvals from other outside agencies:

- Westchester County Board of Health
- NYC DEP
- NYS DEC
- Other: \_\_\_\_\_

22. This parcel is in the following districts:

School District	<u>Yorktown Central</u>	Water District	<u>Yorktown Consolidated</u>
Fire District	<u>Lake Mohegan</u>	Sewer District	<u>Hunterbrook</u>

A Short or Full EAF with the original signature of the applicant must be attached to this application when submitted.

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

The applicant agrees to execution and delivery of deeds and required documents for reserved parks/recreation/open space/drainage control, roads and road widening strips and descriptions of easements at the time of the public hearing. Such execution and delivery shall not operate to vest title of said property in the Town of Yorktown until such dedication is accepted in the form of a resolution adopted by the Town Board at a regular meeting of said Board.

The execution and delivery of the deeds to the roads in the proposed subdivision as provided for by the terms of the deeds to the roads in the proposed subdivision as provided for by the terms of the approving resolution shall not operate to vest title of said roads in the Town of Yorktown until such deed is accepted in the form of a resolution adopted by the Town Board at regular meeting of said Board.

---

<b>Applicant</b>	<b>Owner of Record</b>
<u>Wenesc Yorktown LLC</u> NAME (PLEASE PRINT)	<u>UB Yorktown, LLC</u> NAME (PLEASE PRINT)
BY <u>[Signature]</u> SIGNATURE	_____ SIGNATURE
<u>6/30/2022</u> DATE	_____ DATE

Note: If the property owner is not the applicant for this application, in addition to the signature above, the owner of the property must also complete and have notarized one of the owner affidavits on the following page.

Note: By signing this document the owner of the subject property grants permission for Town Officials to enter the property for the purpose of reviewing this application.

**REFER TO AFFIDAVITS ON THE FOLLOWING PAGES**



21. This project requires the following permits or approvals from other outside agencies:

Westchester County Board of Health

NYC DEP

NYS DEC

Other: \_\_\_\_\_

22. This parcel is in the following districts:

School District	<u>Yorktown Central</u>	Water District	<u>Yorktown Consolidated</u>
Fire District	<u>Lake Mohegan</u>	Sewer District	<u>Hunterbrook</u>

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The execution and delivery of the deeds to the roads in the proposed subdivision as provided for by the terms of the deeds to the roads in the proposed subdivision as provided for by the terms of the approving resolution shall not operate to vest title of said roads in the Town of Yorktown until such deed is accepted in the form of a resolution adopted by the Town Board at regular meeting of said Board.

Applicant

Owner of Record

Wenesco Yorktown LLC  
NAME (PLEASE PRINT)

UB Yorktown, LLC  
NAME (PLEASE PRINT)

By: Urstadt Biddle Properties Inc., its sole member

BY [Signature]  
SIGNATURE

[Signature]  
SIGNATURE

6/30/2022  
DATE

7/7/2022  
DATE

Note: If the property owner is not the applicant for this application, in addition to the signature above, the owner of the property must also complete and have notarized one of the owner affidavits on the following page.

Note: By signing this document the owner of the subject property grants permission for Town Officials to enter the property for the purpose of reviewing this application.

REFER TO AFFIDAVITS ON THE FOLLOWING PAGES

ONE OF THE FOLLOWING AFFIDAVITS MUST BE COMPLETED

AFFIDAVIT TO BE COMPLETED BY OWNER, OTHER THAN CORPORATION

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS.:

\_\_\_\_\_, being duly sworn, deposes and says that he is the owner in fee of the property described in the foregoing application for consideration of preliminary plat, and that the statements contained therein are true to the best of his knowledge and belief.

Sworn before me this \_\_\_\_\_ date of \_\_\_\_\_, 20 \_\_\_\_

\_\_\_\_\_  
Notary Public

AFFIDAVIT TO BE COMPLETED BY CORPORATION OWNER

~~Connecticut~~ Connecticut ~~Fairfield~~ Fairfield  
STATE OF ~~NEW YORK~~; COUNTY OF ~~WESTCHESTER~~ SS.: Greenwich

Linda Lacey, being duly sworn, deposes and says that she <sup>is employed</sup> ~~resides~~ at 321 Railroad Ave.  
in the County of Fairfield and State of Connecticut. That she is the Sr. Vice President of Urstadt Biddle  
of UB Yorktown, LLC the corporation which is owner in fee of the property described in the Properties Inc.,  
foregoing application for site plan approval and that the statements contained therein  
are true to the best of his knowledge and belief.

UB Yorktown, LLC By: Urstadt Biddle Properties Inc., its sole member

Linda Lacey

Sworn before me this 7<sup>th</sup> date of July, 20 22

Joanne Phillips  
Notary Public

**JOANNE PHILLIPS**  
**NOTARY PUBLIC**  
**STATE OF CONNECTICUT**  
**MY COMMISSION EXPIRES 11/30/25**

\*\*\*\*\*

**AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER**

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

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

\_\_\_\_\_  
Sworn before me this \_\_\_\_\_ date of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Notary Public

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

JUL 8 2022

TOWN OF YORKTOWN

Preliminary and Final Site Plan Application  
Wenesco Yorktown, LLC  
3399 Crompond Road, Yorktown

Statement of Easements

Below please find a list of easements affecting the subject property:

1. Utility Company Agreement recorded in Liber 6134 cp 156 and in Liber 6134 cp 158 (Affects streets only with the right to trim trees 18 inches)
2. Utility Easement recorded in Liber 7658 cp 370
3. Terms, Provisions, Covenants, Restrictions, Easements and Charges as contained in Reciprocal Easement and Operating Agreement recorded in Liber 10769 cp 149 and as amended by a certain amendment as recorded in Control No. 410260353
4. General Easement Agreement granted to the Town of Yorktown recorded in Liber 11181 cp 45.
5. Terms, Provisions, Covenants, Restrictions and Charges as contained in Waiver in Miscellaneous Liber 349 page 203 and repeated in Miscellaneous Liber 349 cp 217
6. Permanent Easement for traffic control devices as taken by Notice of Appropriation recorded in Liber 11445 cp 201 and as shown on Filed Map No. 25733
7. Terms, covenants, conditions, easements, recitals and option to purchase, if any, as set forth in a certain lease by and between Best/Newmark Real Estate Associates and Staples, Inc. a Memorandum of which was recorded in Liber 11189 cp 317
8. Terms, covenants, conditions, easements, recitals and option to purchase, if any, as set forth in a certain lease by and between Best/Newmark Real Estate Associates and The Party Experience, Inc., a Memorandum of which was recorded in Liber 11355 cp 77
9. Reciprocal Easement and Operating Agreement as recorded in Liber 10769 cp 149 and as amended
10. Terms, covenants, conditions, easements, recitals and option to purchase, if any, as set forth in a certain lease by and between Celestial/Newmark Associates, LLC and Staples, the Office Superstore East, Inc. a Memorandum of which was recorded in Liber 11189 cp 317 which Lease was amended by a certain Memorandum of Lease as recorded in Control No. 410260332
11. Terms, covenants, conditions, easements, recitals and option to purchase, if any, as set forth in a certain Lease by and between Celestial/Newmark Associates, LLC and Bed, Bath & Beyond, Inc. as recorded in Control No. 421270478.

# Short Environmental Assessment Form

## Part 1 - Project Information

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PLANNING DEPARTMENT

JUL 8 2022

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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Proposed Drive-Thru Wendy's Restaurant			
Project Location (describe, and attach a location map): 3399 Crompond Road, Yorktown, NY			
Brief Description of Proposed Action: Site plan approval for Wendy's drive-thru restaurant to replace existing drive-thru restaurant on the subject property.			
Name of Applicant or Sponsor: Wenesco Yorktown LLC		Telephone: 201.567.4900 E-Mail: Kevin@wenesco.biz	
Address: 920 Sylvan Avenue, Suite 120			
City/PO: Englewood Cliffs		State: NJ	Zip Code: 07632
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 government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 15.95 acres	
b. Total acreage to be physically disturbed?		_____ 0.04 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0 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 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, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the 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?  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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	













SITE NUMBER:	13729
BASE MODEL:	CONVERSION
ASSET TYPE:	FRANCHISE
CLASSIFICATION:	FREESTANDING
OWNER:	WENESCO RESTAURANTS
BASE VERSION:	2021
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2022
DESIGN TYPE:	2.0 (UM BRIGHT)
DRAWING RELEASE:	SPRING 2021

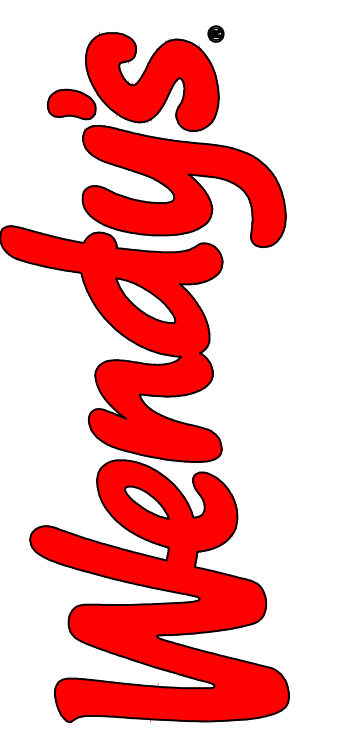


419 North Charles Street  
 Baltimore, Maryland 21201  
 t: 410.837.3622 f: 410.837.3621



**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF NY.  
 LICENSE NO. 020040-1  
 EXPIRATION DATE 1/8/24

PROJECT TYPE:  
**CONVERSION  
 NEW BUILD**



REV. DATE	DESCRIPTION

ISSUE DATE 04/11/22  
 PROJECT NUMBER 22101  
 DRAWN BY CDG  
 CHECKED BY CDG  
 WENDY'S STORE NO: 13729  
 3399 CROMPOD ROAD  
 YORKTOWN HEIGHTS, NY 10598

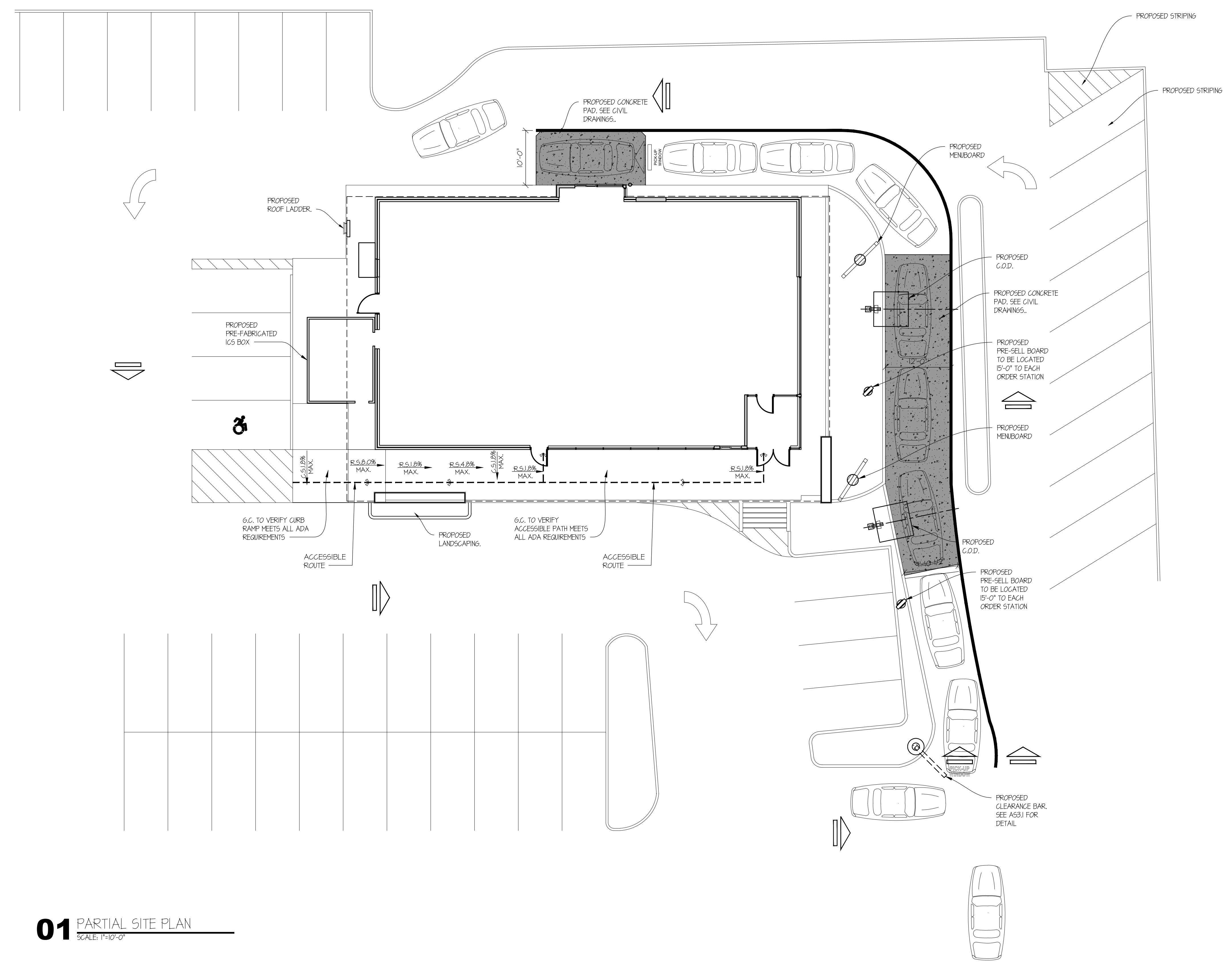
GAS HEAT / GAS WATER HEATER  
 GAS FRYERS / ELECTRIC GRILLES

SHEET NAME  
**ARCHITECTURAL  
 SITE PLAN**

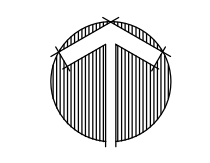
SHEET NUMBER

**AS1.0**

PERMIT SET 04/11/22



**01 PARTIAL SITE PLAN**  
 SCALE: 1"=10'-0"



**CODING NOTES:**

1. WALK-IN FREEZER/COOLER MANUFACTURER TO PROVIDE REINFORCED FRAMED OPENING FOR EXTERIOR DOOR AS SCHEDULED.
2. APPROXIMATE LOCATION OF FRONT COUNTER. REF. SHEET A5.1 FOR LOCATION.
3. G.C. TO INSTALL STAINLESS STEEL CORNER GUARD. REFER TO FINISH PLAN SHEET FOR LOCATIONS AND TYPE OF CORNER GUARDS.
4. ROOF/PARAPET OVERHANG ABOVE. REFER TO ROOF PLAN, SECTIONS AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
5. SOFFIT / BULKHEAD ABOVE. REFER TO REFLECTED CEILING PLAN.
6. RECESSED MOP SINK. INSTALL WATERPROOF MEMBRANE IN MOP SINK RECESS TO TIE INTO DRAIN. REF. DETAIL ON A5.1.
7. EXHAUST HOOD, REF. MECHANICAL DRAWINGS.
8. DASHED LINE INDICATES STAINLESS STEEL PANELS BEHIND AND BESIDE FRYERS & GRILL. REFER TO INTERIOR ELEVATIONS & FINISH PLAN FOR EXTENTS.
9. EQUIPMENT CURB BY KITCHEN EQUIPMENT DISTRIBUTOR. REF. SHEET A5.1 FOR LOCATIONS. REF. SHEET A5.2 FOR EQUIPMENT CURB DETAILS.
10. 6" HIGH C.M.U. CURB BELOW STOREFRONT. REFER TO SECTION AND STRUCTURAL DRAWINGS.
11. PARTIAL HEIGHT WALL, REFER TO INTERIOR ELEVATIONS AND SECTIONS.
12. STAINLESS STEEL CLOSURE TRIM / ANGLES BY GC.
13. AWNING / CANOPY ABOVE.
14. SEMI-RECESSED FIRE EXTINGUISHER CABINET, SUPPLIED AND INSTALLED BY GC. REFER TO INTERIOR ELEVATIONS.
15. PRE-MANUFACTURED SWITCHGEAR CABINET ON 6" CONC. CURB. REF. DETAILS 3/A1.1 & 6/A5.2.
16. CLEAR FLOOR AREA TO BE MAINTAINED IN FRONT OF ELECTRICAL PANELS MIN 3'-0" AS REQUIRED BY NEC.
17. HOT WATER TANK ON SHELF, TOP OF SHELF 4'-0" AFF. REFER STRUCTURAL DRAWINGS, DETAIL 04/S2.3.
18. EDGE OF CONCRETE SLAB / FOUNDATION FOR WALK-IN BOX. REF. STRUCTURAL DRAWINGS.
19. RAMP BY WIB MANUFACTURER.
20. PROVIDE IN WALL BLOCKING FOR MOUNTING ARM OF CUSTOMER ORDER PICKUP SCREEN - COORDINATE WITH MOUNTING ARM SPEC. BOTTOM OF SCREEN TO BE MOUNTED 6'-10" AFF.
21. WALK-IN-BOX. FREEZER SUPPLIED WITH INSULATED FLOOR.

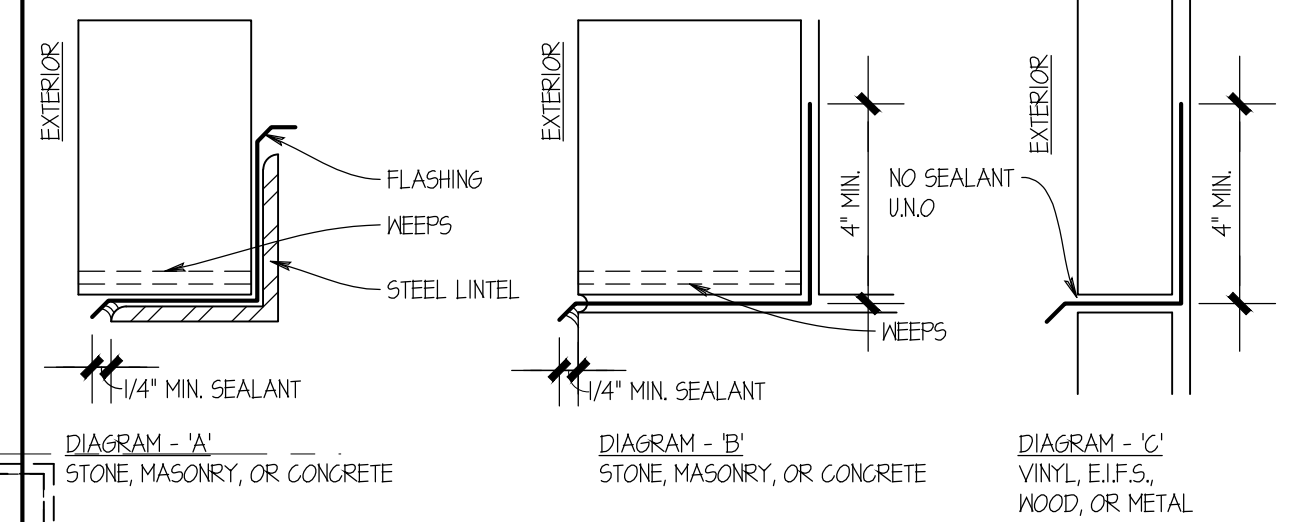
22. HOLD DOWNS PROVIDED BY WIB MANUFACTURER G.C. TO DRILL AND EPOXY SET ANCHOR BOLTS AS REQUIRED. VERIFY LOCATIONS AND QUANTITY WITH MANUFACTURER.
23. C/T CABINET AND ELECTRIC METER AT THIS LOCATION. COORDINATE WITH LOCAL UTILITY COMPANY. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
24. FACE OF SHEATHING / FACE OF FOUNDATION
25. INFILL EXISTING OPENING / CONSTRUCTION WITH WOOD STUDS. ALIGN WITH EXISTING CONSTRUCTION. REFER TO WALL TYPES FOR ADDITIONAL INFORMATION.
26. INSTALL 1" NON-COMBUSTIBLE MINERAL FIBER BOARD THERMAL INSULATION BEHIND NON-COMBUSTIBLE STONE-WOOL INSULATION
27. FACE OF EXISTING MASONRY.
28. NEW GLAZING TYP.
29. NEW WINDOW SILL TYP.
30. EXISTING TUBE STEEL COLUMN.
31. INFILL EXISTING MASONRY AS REQUIRED.
32. INSTALL 1" RIGID INSULATION AND FURRING AT THIS LOCATION.

**GENERAL NOTES**

- EXTERIOR DIMENSIONS ARE FROM FACE OF SHEATHING TO FACE OF SHEATHING U.N.O. INTERIOR DIMENSIONS ARE TO FACE OF NEW STUD U.N.O. DIMENSIONS TO EXISTING WALLS ARE TO FACE OF EXISTING SHEATHING, U.N.O.
- COORDINATE CURB CUTS AT DOORS WITH STOREFRONT MANUFACTURER PRODUCT DETAILS AND SHOP DRAWINGS.
- REFER TO FINISH PLAN AND INTERIOR ELEVATIONS FOR EXTENT OF INTERIOR FINISHES.
- THE CONTRACTOR SHALL PROVIDE SOLID WOOD BLOCKING FOR WALL MOUNTED ITEMS, EQUIPMENT, MILLWORK, ETC. COORDINATE LOCATIONS WITH OWNERS' CONSTRUCTION REPRESENTATIVE AS NECESSARY.
- NEW EXTERIOR WALLS SHALL BE INSULATED WITH 6" UNFACED FIBERGLASS INSULATION AND HAVE 6 MIL POLY VAPOR RETARDER.
- G.C. SHALL BE RESPONSIBLE FOR VERIFYING "AS-BUILT" CONDITIONS AND LAYING OUT WORK BEFORE PROCEEDING WITH WORK.
- EXTERIOR FINISHES ARE NOTED ON EXTERIOR ELEVATIONS.
- SEE FINISH PLAN AND INTERIOR ELEVATIONS FOR EXTENT OF NEW INTERIOR FINISHES.
- INSTALL TYVEK COMMERCIAL WRAP WEATHER BARRIER OVER SHEATHING BEHIND METAL PANELS. PROVIDE LIQUID-APPLIED WEATHER BARRIER TO SHEATHING AT E.I.F.S. LOCATIONS. PROVIDE TILE MANUFACTURER APPROVED WEATHER BARRIER BEHIND NEW CERAMIC TILE.
- SEE SHEETS A5.1 & A6.1 FOR INTERIOR FINISH PLAN AND SCHEDULES. SEE SHEET A6.3 FOR DOOR AND WINDOW SCHEDULES. SEE SHEET A4.3 FOR WALL TYPES.
- DIMENSIONS SHOWN SHALL BE FIELD VERIFIED. THE ARCHITECT OF RECORD SHALL HAVE EXISTING CONDITIONS VERIFIED INCLUDING BUT NOT LIMITED TO DIMENSIONAL INFORMATION AND STRUCTURAL FRAMING SYSTEMS AND COORDINATE THE EXISTING WITH THE DESIGN INTENT AND SCOPE OF THE SITE SPECIFIC PROJECT PRIOR TO SUBMISSION FOR PERMIT REVIEW AND APPROVAL.

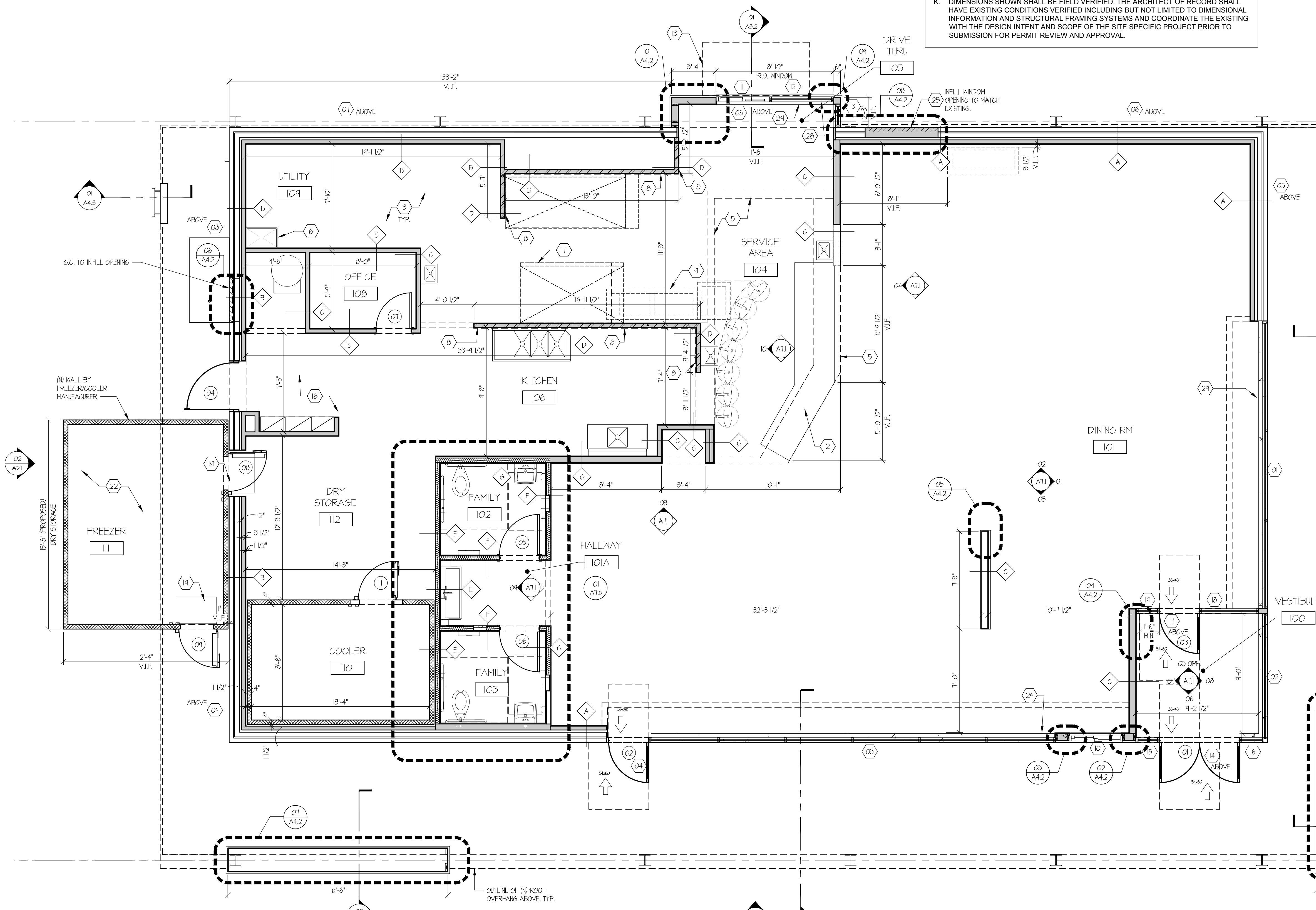
**GENERAL FLASHING REQUIREMENTS**

- PROPERLY KEEP FLASHING POINTS 4" NORMAL DRAINAGE POINTS WITH KEEPS @ 1'-4" O.C. MAX. SPACING. KEEP POINTS ARE TO BE LOCATED DIRECTLY ON TOP OF FLASHING.
- AT OPENINGS, EXTEND HEAD FLASHING 8" MIN. BEYOND EACH SIDE OF OPENING. TURN FLASHING UP A MIN. OF ONE MASONRY COURSE IN HEAD JOINTS OR A MIN. OF 4" WHERE HEAD JOINTS DO NOT OCCUR, IN ORDER TO FORM A "WATER DAM."
- WHERE FLASHING IS LOCATED ON THE TOP OF STEEL ANGLES, EXTEND FLASHING 1/4" BEYOND THE TANGENT POINT OF THE ANGLE LEG TO ALLOW FOR DRIP 4" SEALANT APPLICATION. REFER TO DIAGRAM "A."
- WHERE FLASHING IS LOCATED IN MASONRY, EXTEND FLASHING A MIN. OF 1/4" BEYOND THE FACE OF THE MASONRY TO ALLOW FOR DRIP 4" SEALANT APPLICATION. REFER TO DIAGRAM "B."
- WHERE FLASHING IS LOCATED TO TERMINATE AND/OR SEPARATE MATERIALS, DO NOT SEAL (U.N.O.) - REFER TO DIAGRAM "C." WHERE IT IS DETERMINED BY THE MATERIAL MANUFACTURER OR OTHERWISE THAT SEALING IS REQUIRED TO PREVENT WATER PENETRATION BEYOND FLASHING DUE TO WIND DRIVEN RAIN, THEN SEALANT MUST BE KEPT IN ACCORDANCE WITH NOTE #1 ABOVE.
- UNLESS NOTED OTHERWISE, TURN FLASHING UP A MIN. OF 4" BEHIND APPROPRIATE MATERIALS.
- FLASHING CONDITIONS, WHETHER DETAILED OR NOT, ARE TO BE IN ACCORDANCE WITH S.M.A.C.A. SPECIFICATIONS. WHERE ATYPICAL CONDITIONS OCCUR THAT ARE NOT DETAILED, FLASHING IS TO BE INSTALLED AS CLOSELY AS POSSIBLE TO THE S.M.A.C.A. DETAIL THAT MOST CLOSELY APPROXIMATES THE ACTUAL CONDITION.
- UNLESS NOTED OTHERWISE, AT FLASHING HIGH POINTS, TURN FLASHING HORIZONTALLY INTO ADJACENT MASONRY COURSE OR SEAL WATER TIGHT TO BACK-UP SUBSTRATE IF MASONRY DOES NOT EXIST.



**LEGEND**

- NEW & INFILL METAL STUD WALLS
- SOUND BATT INSULATION
- NON-COMBUSTIBLE MINERAL WOOL INSULATION
- PARTITION TYPE - SEE A5.3 FOR MORE INFORMATION



**01 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

SITE NUMBER: 13729  
 BASE MODEL: CONVERSION  
 ASSET TYPE: FRANCHISE  
 CLASSIFICATION: FREESTANDING  
 OWNER: WENESCO RESTAURANTS  
 BASE VERSION: 2021  
 UPGRADE CLASSIFICATION: NEW BUILD  
 PROJECT YEAR: 2022  
 DESIGN TYPE: 2.0 (UM BRIGHT)  
 DRAWING RELEASE: SPRING 2021

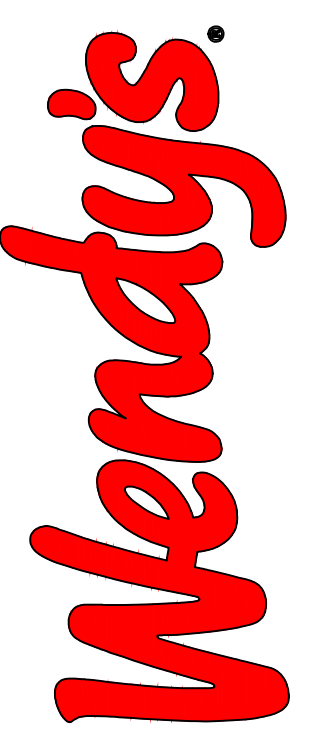


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 LICENSE NO. 020040-1  
 EXPIRATION DATE: 1/8/24

PROJECT TYPE:  
**CONVERSION  
 NEW BUILD**



REV.	DATE	DESCRIPTION

ISSUE DATE: 04/11/22  
 PROJECT NUMBER: 22101  
 DRAWN BY: CDG  
 CHECKED BY: CDG  
 WENDY'S STORE NO: 13729  
 3399 CROMPOD ROAD  
 YORKTOWN HEIGHTS, NY 10598

GAS HEAT / GAS WATER HEATER  
 GAS FRYERS / ELECTRIC GRILLES

SHEET NAME:  
**FLOOR PLAN**

SHEET NUMBER:  
**A1.1**

**PERMIT SET 04/11/22**

3399 Crompond Rd, Yorktown Heights, NY, ASC/Chg

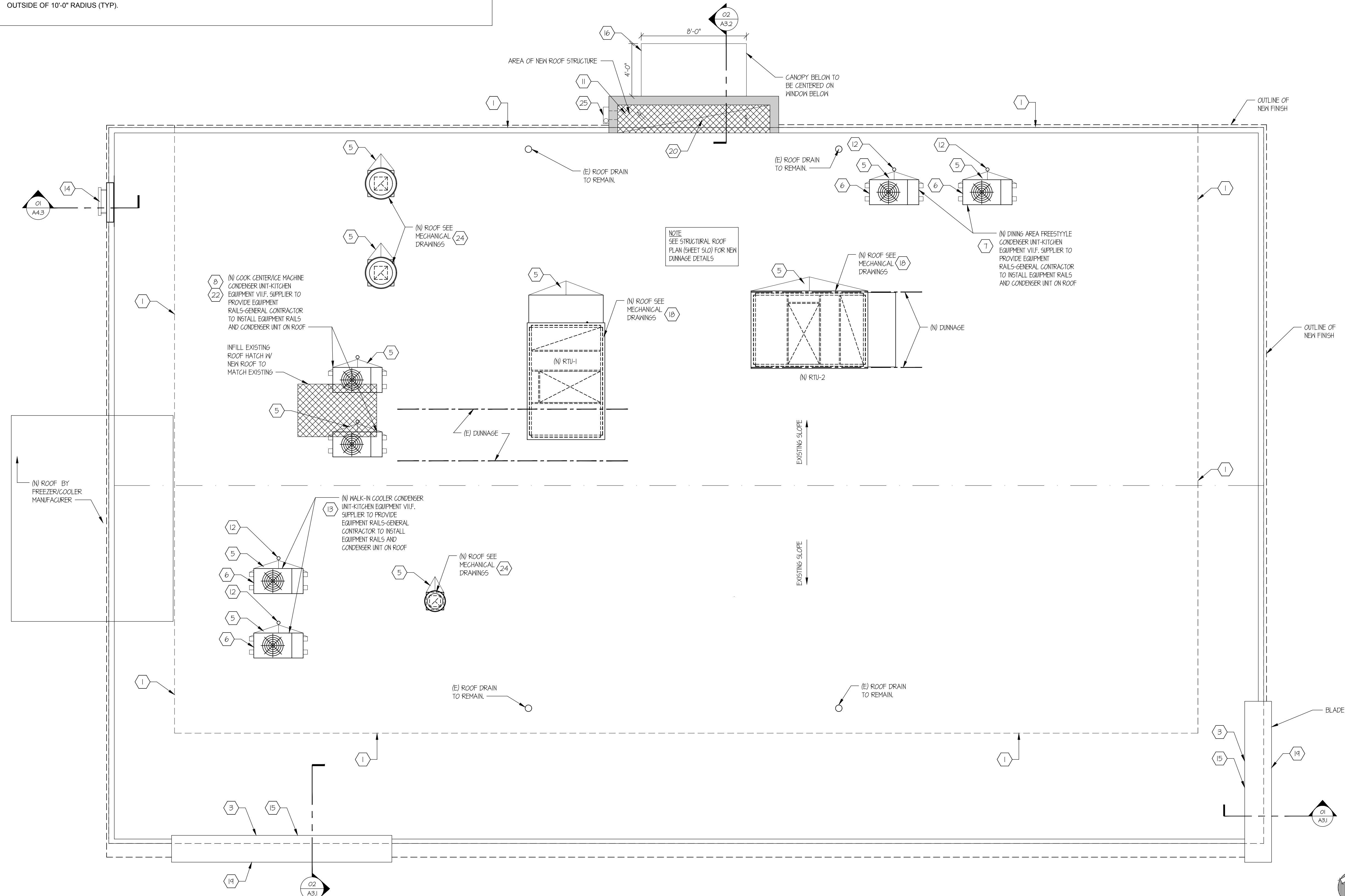
**CODED NOTES:**

1. LINE OF EXTERIOR WALL BELOW.
2. FIRE-BLOCKING AT 10'-0" MAX. INTERVALS HORIZONTALLY, TYP.
3. EXTEND SINGLE-PLY MEMBRANE ROOF TO TERMINATION BAR UNDER COUNTER FLASHING TO PROVIDE WEATHER TIGHT SEAL. REFER TO DETAIL 8/A4.3.
4. EXTERIOR WALK-IN COOLER / FREEZER / RECEIVING UNIT SUPPLIED AND INSTALLED BY OTHERS - WALK-IN BOX PROVIDER IS RESPONSIBLE FOR INSTALLING ROOFING SYSTEM ON PANELIZED COOLER / FREEZER SYSTEM. MEMBRANE ROOF ON WIB BY MANUFACTURER - GO TO PROVIDE AND INSTALL COUNTER FLASHING.
5. PROVIDE POSITIVE DRAINAGE AROUND ALL ROOF CURBS.
6. INSTALL PIPE FLASHING FOR ROOF MOUNTED CONDENSERS LINES. REFER TO DETAIL 3/A4.3 AND 4/A4.3.
7. ICE MACHINE CONDENSER FOR DINING ROOM FREESTYLE MACHINE. REFER TO DETAIL 5/A4.3 FOR CURB.
8. KITCHEN ICE MACHINE CONDENSER. REFER TO DETAIL 5/A4.3 FOR CURB.
9. PRE-FINISHED ALUMINUM COLLECTOR BOX (W/ OVERFLOW SLOT) & DOWNSPOUT TO STORM SEWER BELOW. REFER TO EXTERIOR ELEVATIONS.
10. PARAPET VENTING BY ROOF MEMBRANE MANUFACTURER - MIN. 1" VENT PER FIRE-BLOCKED AREA.
11. NEW MECHANICALLY FASTEN SINGLE-PLY ROOF MEMBRANE OVER CONTINUOUS RIGID BOARD INSULATION OVER PLYWOOD SHEATHING.
12. PLUMBING VENT PIPE. REFER TO DETAIL 9/A4.3 FOR REQUIRED FLASHING REQUIREMENTS
13. WALK-IN FREEZER / COOLER REMOTE CONDENSER. REFER TO ELECTRICAL DRAWINGS. INSTALLED BY WALK-IN-BOX SUPPLIER. FINAL CONNECTIONS BY CONTRACTOR.
14. LADDER RECEIVER/HOOK & SAFETY GATE FOR ROOF ACCESS. REFER TO DETAIL 1/A4.3.
15. EXTEND ROOF MEMBRANE UP/OVER PARAPET & FLASH TO PRE-FINISHED ALUMINUM ROOF DRIP EDGE OR GRAVEL STOP. REFER TO WALL SECTIONS.
16. METAL CANOPY / AWNING. REFER TO EXTERIOR ELEVATIONS AND WALLS SECTIONS FOR MORE DETAIL.
17. SHADED AREA INDICATES AREA OF ROOF TO RECEIVE WALKWAY PADS.
18. ROOFTOP UNIT. REFER TO DETAIL 6/A4.3 AND MECHANICAL DRAWINGS
19. PRE-FINISHED ALUMINUM DRIP EDGE. REFER TO WALL SECTIONS.
20. HATCH PATTERN INDICATES AREAS OF TAPERED INSULATION OVER SPECIFIED RIGID THERMAL INSULATION AS REQUIRED TO PROVIDE ROOF DRAINAGE. G.C. TO COORDINATE ACTUAL EXTENTS OF TAPERED INSULATION MATERIALS WITH ROOF INSTALLER PROPER COUNTER SLOPE AS REQUIRED BY CODE.
21. DASHED LINE INDICATES CLEAR AREA REQUIRED FOR THE HVAC UNIT AIR INTAKE. LOCATE ALL EXHAUST AIR DEVICES OUTSIDE OF 10'-0" RADIUS (TYP).
22. COOK CENTER CONDENSER. SUPPLIED AND INSTALLED BY KED. FINAL CONNECTION BY CONTRACTOR.
23. RTU MOUNTED SCREENING
24. EXHAUST FAN. REFER 2/A4.3 & MECHANICAL DRAWINGS FOR MORE INFORMATION.
25. PRE-MANUFACTURED THRU-WALL SCUPPER. 6" (H) x 12" (W) MINIMUM. BASE TO ALIGN WITH ROOF MEMBRANE TO ALLOW WATER TO "PASS THRU"
26. FIRE-BLOCKING AT 20'-0" MAX. INTERVALS HORIZONTALLY, TYP.
27. ROOF MEMBRANE OVER FANFOLD INSULATION ON PATIO ROOF.
28. HATCH PATTERN INDICATES AREAS OF TAPERED INSULATION OVER SPECIFIED RIGID THERMAL INSULATION AS REQUIRED TO PROVIDE ROOF DRAINAGE. G.C. TO COORDINATE ACTUAL EXTENTS OF TAPERED INSULATION MATERIALS WITH ROOF INSTALLER PROPER COUNTER SLOPE AS REQUIRED BY CODE.
29. OVERFLOW DRAIN - REF. DETAIL 13/A4.3. FIELD LOCATE TO BE 2' HIGHER THAN THE MAIN DRAIN.
30. ROOF DRAIN - REF. DETAIL 13/A4.3. CONNECT LEADER TO UNDERGROUND STORM SYSTEM VERIFY IN FIELD.

**GENERAL NOTES**

- A. ROOF WORK TO BE INSTALLED WITH COMPATIBLE WENDY'S APPROVED ROOF MATERIAL SPECIFICATIONS. PROVIDE AND INSTALL ROOF INCLUDING BUT NOT LIMITED TO, INSULATION BOARD, EDGE FLASHING(S), COPINGS, SEALED TERMINATIONS AS REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS. AT PENETRATIONS' ATTACHMENTS IN THE ROOF, FLASH/ PROVIDE WEATHER TIGHT SEAL PER ROOFING SYSTEM MANUFACTURER'S WARRANTY REQUIREMENTS. THE ROOFING CONTRACTOR SHALL ENSURE THE ENTIRE ROOF SHALL BE WEATHER AND WATER TIGHT WITH POSITIVE DRAINAGE TO THE ROOF DRAINS AND NO PONDING.
- B. ROOFING CONTRACTOR SHALL INSTALL RIGID INSULATION (PER LOCAL ENERGY CODE) AND PRIOR TO MEMBRANE INSTALLATION. SYSTEM TO BE COMPLETE WITH ALL ACCEPTABLE PRODUCTS AND INSTALLATION REQUIRED TO PROVIDE A FULL MANUFACTURER'S WARRANTY.

**ATTENTION ALL BIDDERS**  
 REFER TO WENDY'S APPROVED CONSOLIDATOR - HJC TO OBTAIN PREFERRED BUILDING MATERIAL PRICING. NATIONAL ACCOUNT CONTACTS AND PHONE NUMBERS PROVIDED FOR REFERENCE.



**01 ROOF PLAN**  
 SCALE: 1/4" = 1'-0"

SITE NUMBER:	13729
BASE MODEL:	CONVERSION
ASSET TYPE:	FRANCHISE
CLASSIFICATION:	FREESTANDING
OWNER:	WENESCO RESTAURANTS
BASE VERSION:	2021
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2022
DESIGN TYPE:	2.0 (UM BRIGHT)
DRAWING RELEASE:	SPRING 2021

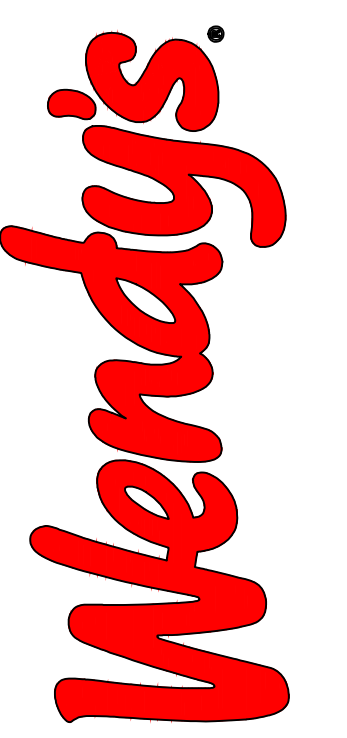


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 LICENSE NO. 020040-1  
 EXPIRATION DATE: 1/8/24

PROJECT TYPE:  
**CONVERSION  
 NEW BUILD**



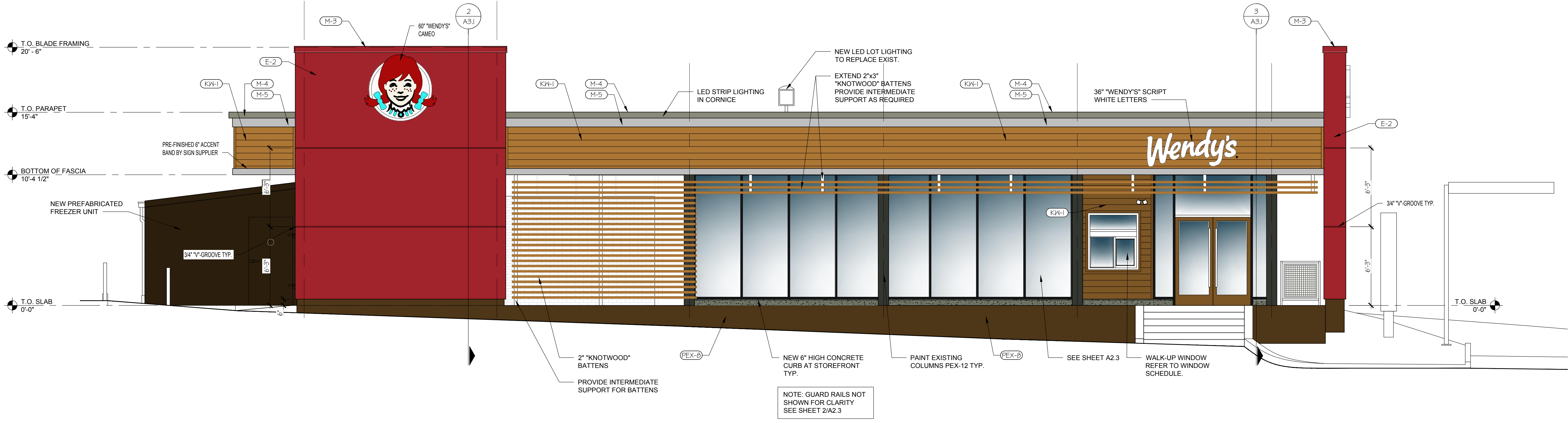
REV.	DATE	DESCRIPTION
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ISSUE DATE: 04/11/22  
 PROJECT NUMBER: 22101  
 DRAWN BY: CDG  
 CHECKED BY: CDG  
 WENDY'S STORE NO: 13729  
 3399 CROMPOND ROAD  
 YORKTOWN HEIGHTS, NY 10598

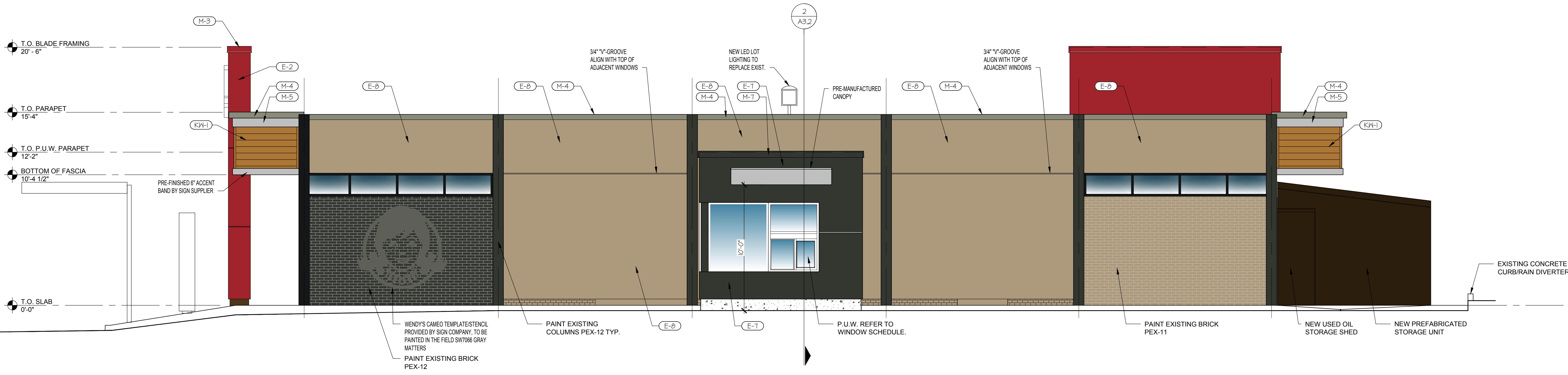
GAS HEAT / GAS WATER HEATER  
 GAS FRYERS / ELECTRIC GRILLES  
 SHEET NAME:  
**ROOF PLAN**

SHEET NUMBER:  
**A1.3**

3399 Crompond Rd, Yorktown Heights NY, AR01101



**01 SIDE ELEVATION MAIN ENTRY**  
SCALE: 1/4" = 1'-0"



**02 DRIVE THRU ELEVATION**  
SCALE: 1/4" = 1'-0"

SITE NUMBER:	13729
BASE MODEL:	CONVERSION
ASSET TYPE:	FRANCHISE
CLASSIFICATION:	FREESTANDING
OWNER:	WENESCO RESTAURANTS
BASE VERSION:	2021
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2022
DESIGN TYPE:	2.0 (UM BRIGHT)
DRAWING RELEASE:	SPRING 2021

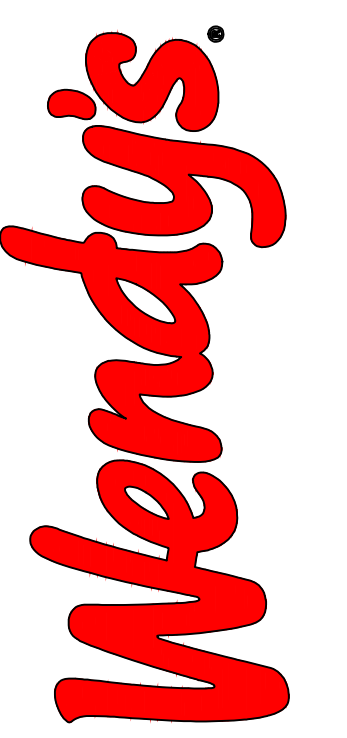


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REV.	DATE	DESCRIPTION

ISSUE DATE 04/11/22  
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WENDY'S STORE NO: 13729  
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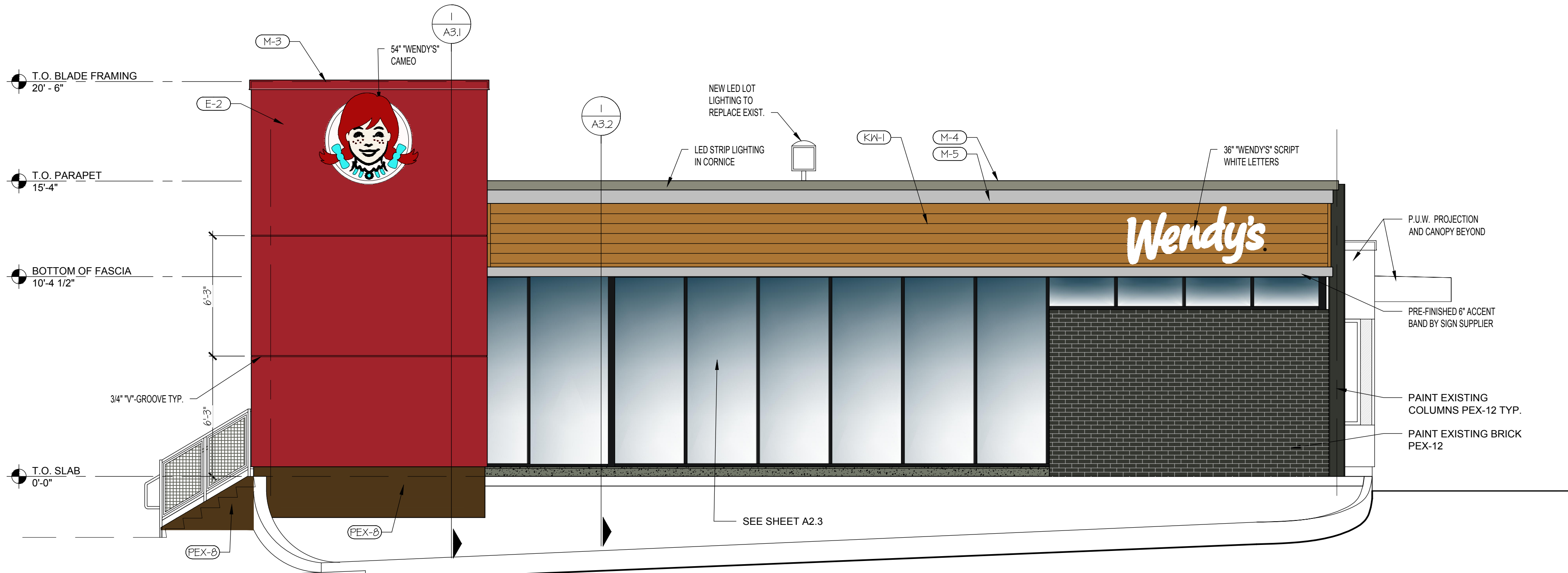
GAS HEAT / GAS WATER HEATER  
GAS FRYERS / ELECTRIC GRILLES

SHEET NAME  
**EXTERIOR  
ELEVATIONS**

SHEET NUMBER  
**A2.1**

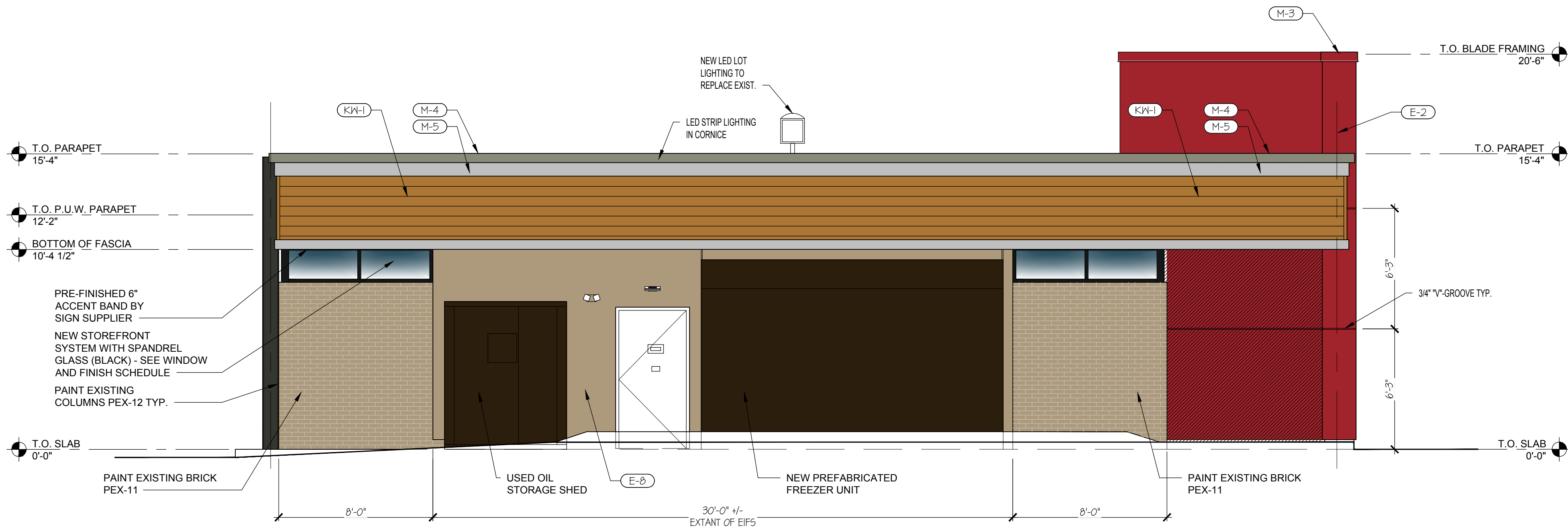
PERMIT SET 04/11/22

3394 Crompond Rd, Yorktown Heights NY, ELEV. EXTENDING 4/11/2022 5:14M A2.1



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

**01 FRONT ELEVATION-CROMPOUND ROAD**  
SCALE: 1/4" = 1'-0"



**02 REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

SITE NUMBER: 13729  
 BASE MODEL: CONVERSION  
 ASSET TYPE: FRANCHISE  
 CLASSIFICATION: FREESTANDING  
 OWNER: WENESCO RESTAURANTS  
 BASE VERSION: 2021  
 UPGRADE CLASSIFICATION:  
 NEW BUILD  
 PROJECT YEAR: 2022  
 DESIGN TYPE: 2.0 (UM BRIGHT)  
 DRAWING RELEASE: SPRING 2021



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 WENDY'S STORE NO: 13729  
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 YORKTOWN HEIGHTS, NY 10598

GAS HEAT / GAS WATER HEATER  
 GAS FRYERS / ELECTRIC GRILLES

SHEET NAME  
**EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A2.2**

PERMIT SET 04/11/22

4/11/2022 51'AN A2.2 3399 Crompond Rd, Yorktown Heights NY, ELEV. EXTENDING



SITE NUMBER:	13729
BASE MODEL:	CONVERSION
ASSET TYPE:	FRANCHISE
CLASSIFICATION:	FREESTANDING
OWNER:	WENESCO RESTAURANTS
BASE VERSION:	2021
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2022
DESIGN TYPE:	2.0 (UM BRIGHT)
DRAWING RELEASE:	SPRING 2021

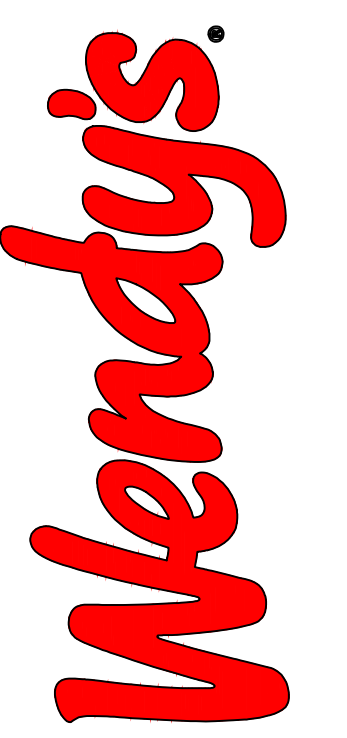


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 NEW BUILD**



REV.	DATE	DESCRIPTION
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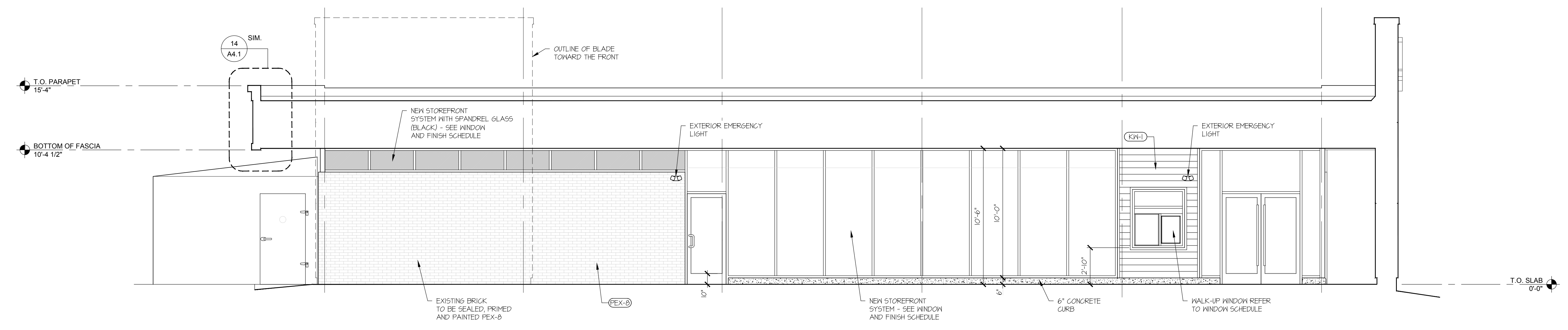
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GAS HEAT / GAS WATER HEATER  
 GAS FRYERS / ELECTRIC GRILLES

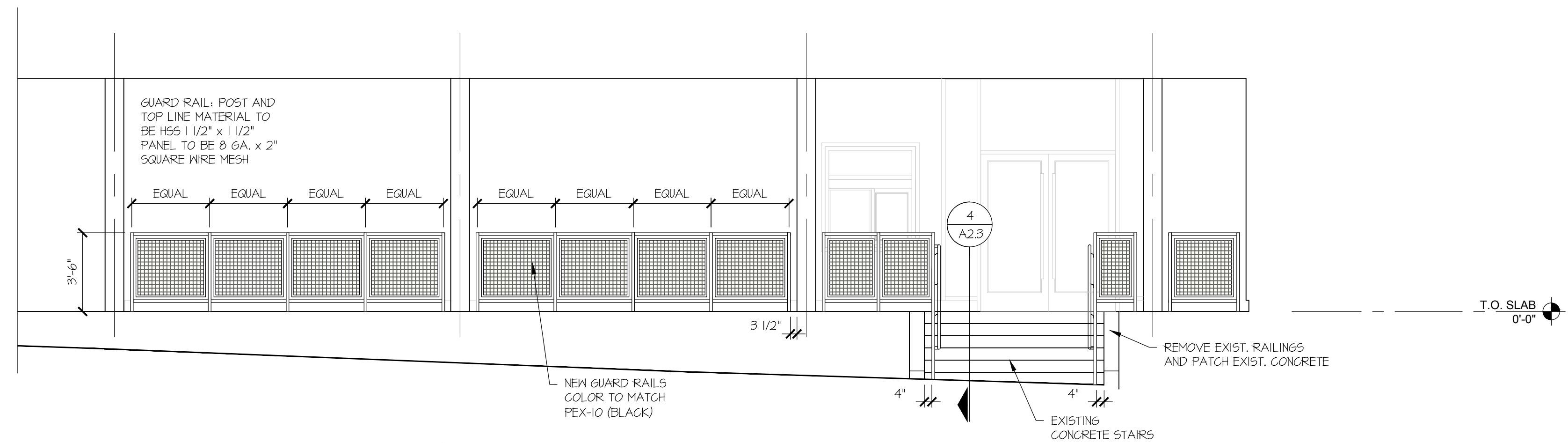
SHEET NAME:  
**EXTERIOR ELEVATIONS**

SHEET NUMBER:  
**A2.3**

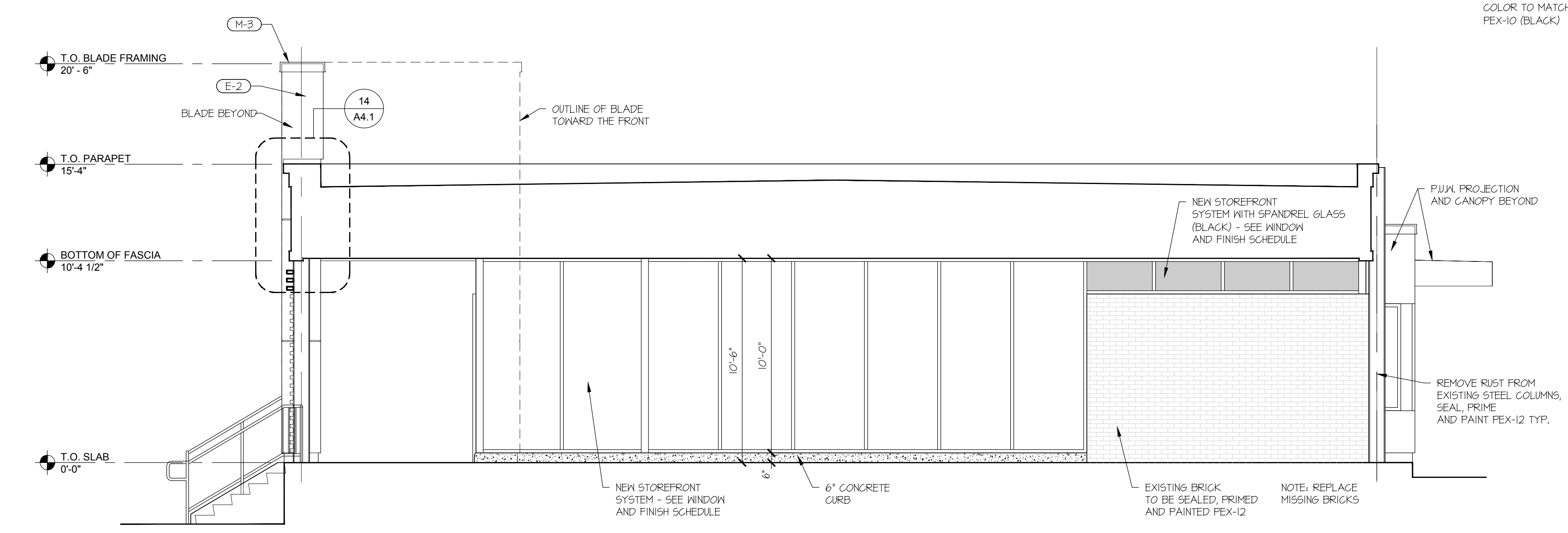
PERMIT SET 04/11/22



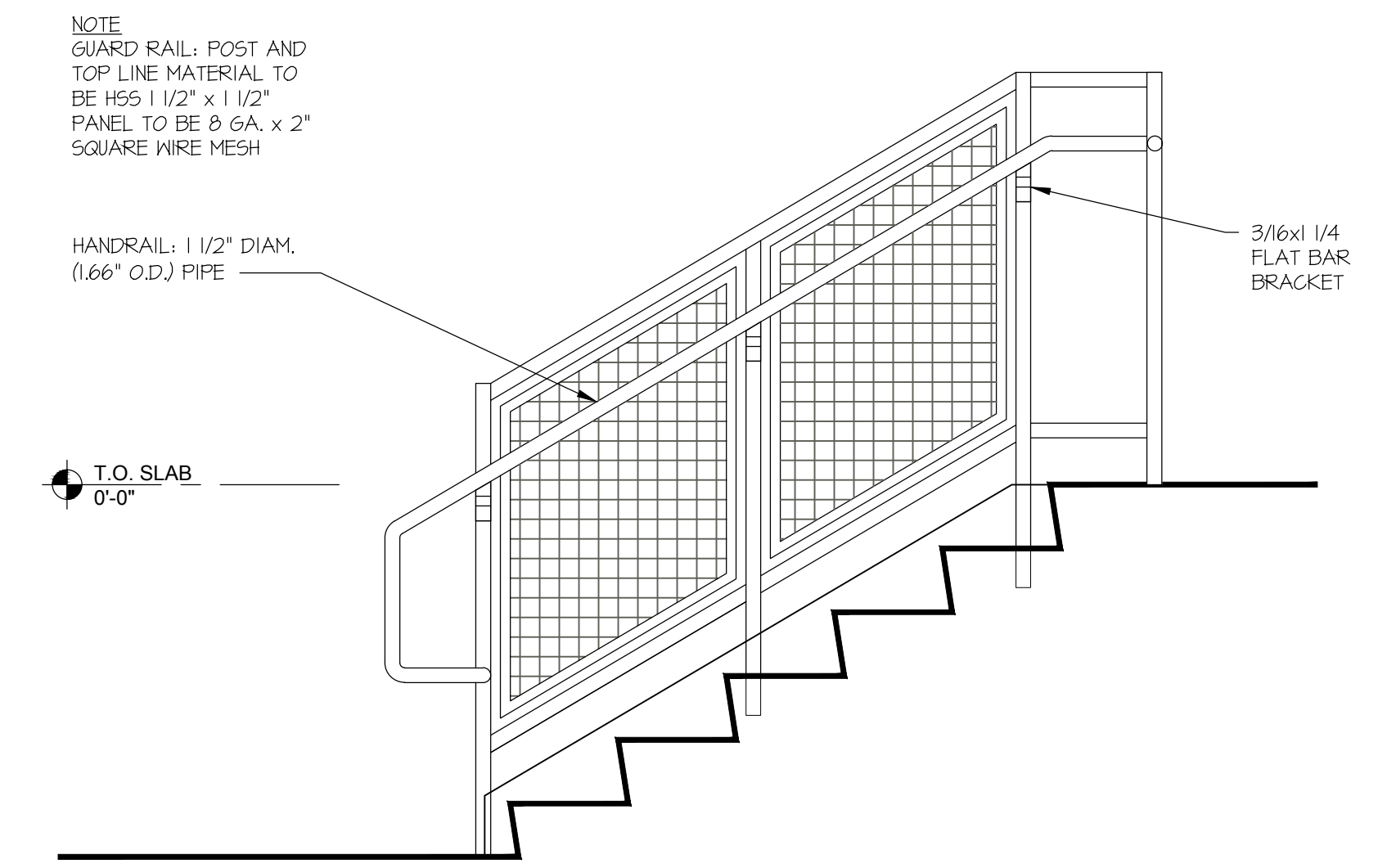
**01 SIDE ELEVATION MAIN ENTRY**  
 SCALE: 1/4" = 1'-0"



**02 GUARD RAILING ELEVATION**  
 SCALE: 1/4" = 1'-0"



**03 REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"



**04 HAND RAIL DETAIL**  
 SCALE: 3/4" = 1'-0"

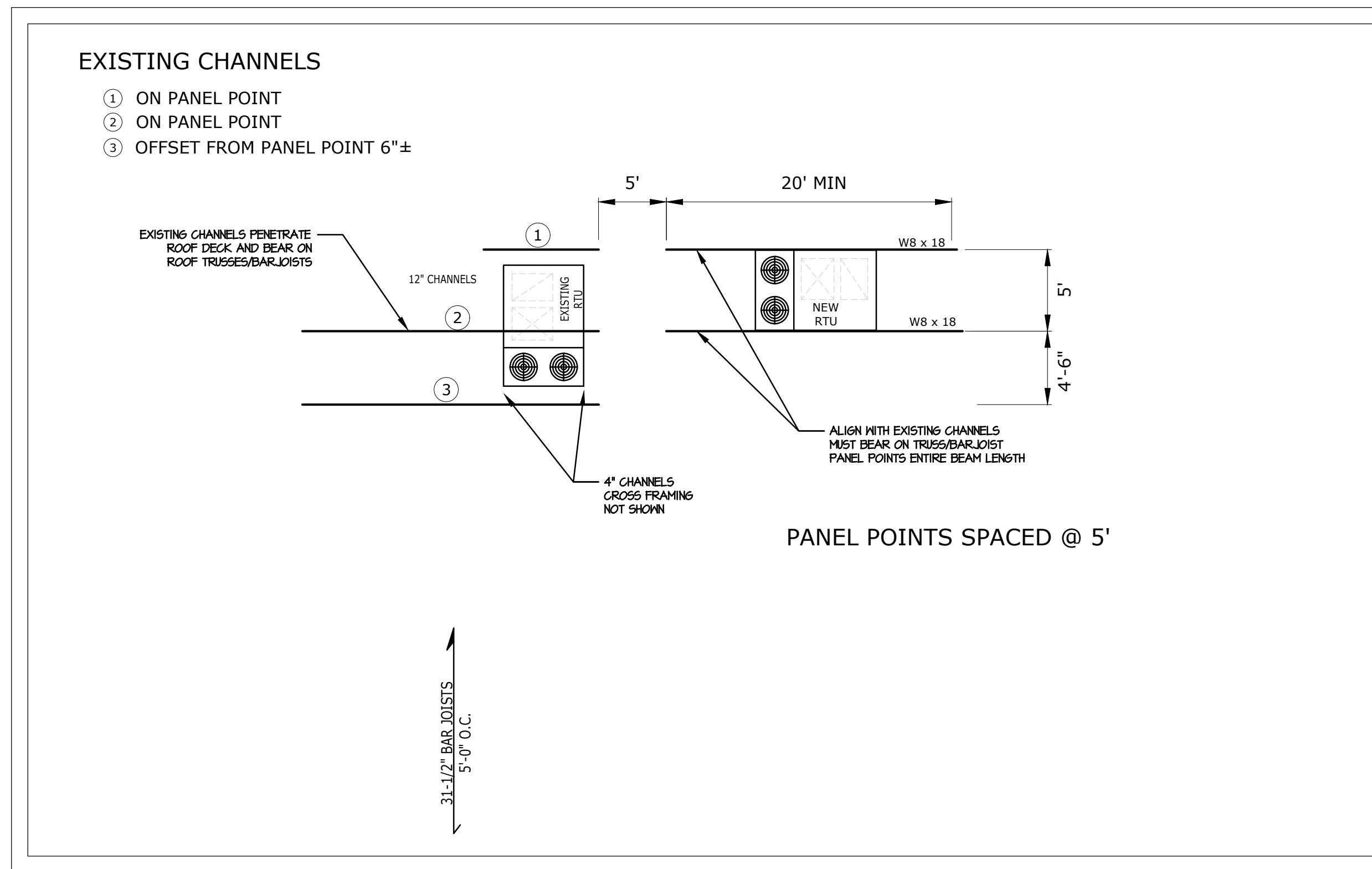
A2.3  
 51AN  
 4/11/2022  
 3399 Crompod Rd, Yorktown Heights NY, ELEV, EXT, DWG

GENERAL NOTES:

- Applicable building code shall be New York State Code.  
Ground Snow Load: 30 psf  
Wind Load: 130 mph
- Do not scale drawings.
- Work performed shall comply with the following:
  - These general notes unless otherwise noted on plans or specifications.
  - Current New York State Code.
  - All applicable local and state codes, ordinances and regulations.
  - In areas where the drawings do not address methodology, the contractor shall be bound to perform in strict compliance with manufacturer's specifications and/or recommendations.
- On site verification of all dimensions and conditions shall be the responsibility of the general contractor and his sub contractors.
- Noted dimensions take precedence over scale. Never scale directly from drawings. Contractor should consult architect in case of question.
- The general notes and typical details apply throughout the job unless otherwise noted or shown.
- Discrepancies: The contractor shall compare and coordinate all drawings; when in the opinion of the contractor, a discrepancy exists he shall promptly notify the Engineer, in writing, before proceeding with the work or he shall be responsible for the same and any indirect results of his action.
- Omissions: Drawings and specifications shall be considered as part of the conditions for work. In the event that certain features of the construction are not fully shown on the drawings, current national, state and local codes, ordinances, regulations or agreements as well as current acceptable building practices shall govern, and their construction shall be of the same character as for similar conditions that are shown or noted.
- The Engineer will not be responsible for and will not have control over construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, and will not be responsible for the failure of the Client or his contractors, sub contractors, or anyone performing any of the work, to carry out the work in accordance with the approved contract documents.
- GC is responsible for all temporary shoring.
- Use of these documents without the written permission of the Engineer is forbidden.
- The conditions and assumptions stated in these specifications shall be verified by the Contractor for conformance to local codes and conditions. In the event of a discrepancy between these specifications and local codes or conditions, the Contractor shall notify the Engineer in writing of the discrepancy and special engineering requirements shall be applied to insure the building's structural integrity.
- These requirements may be superseded by more stringent information contained within the drawings. The more stringent shall be followed.
- By using these drawings client(s) agrees to limit SassCo Engineering Inc.'s liability to the client(s) and all construction contractors and subcontractors on the project, due to, but not limited to negligence, professional errors or omissions, strict liability, statutory liability or breach of contract, or any expressed or implied warranty such that the total aggregate liability of the design professional to all those named shall not exceed the amount of the design professional's fee.

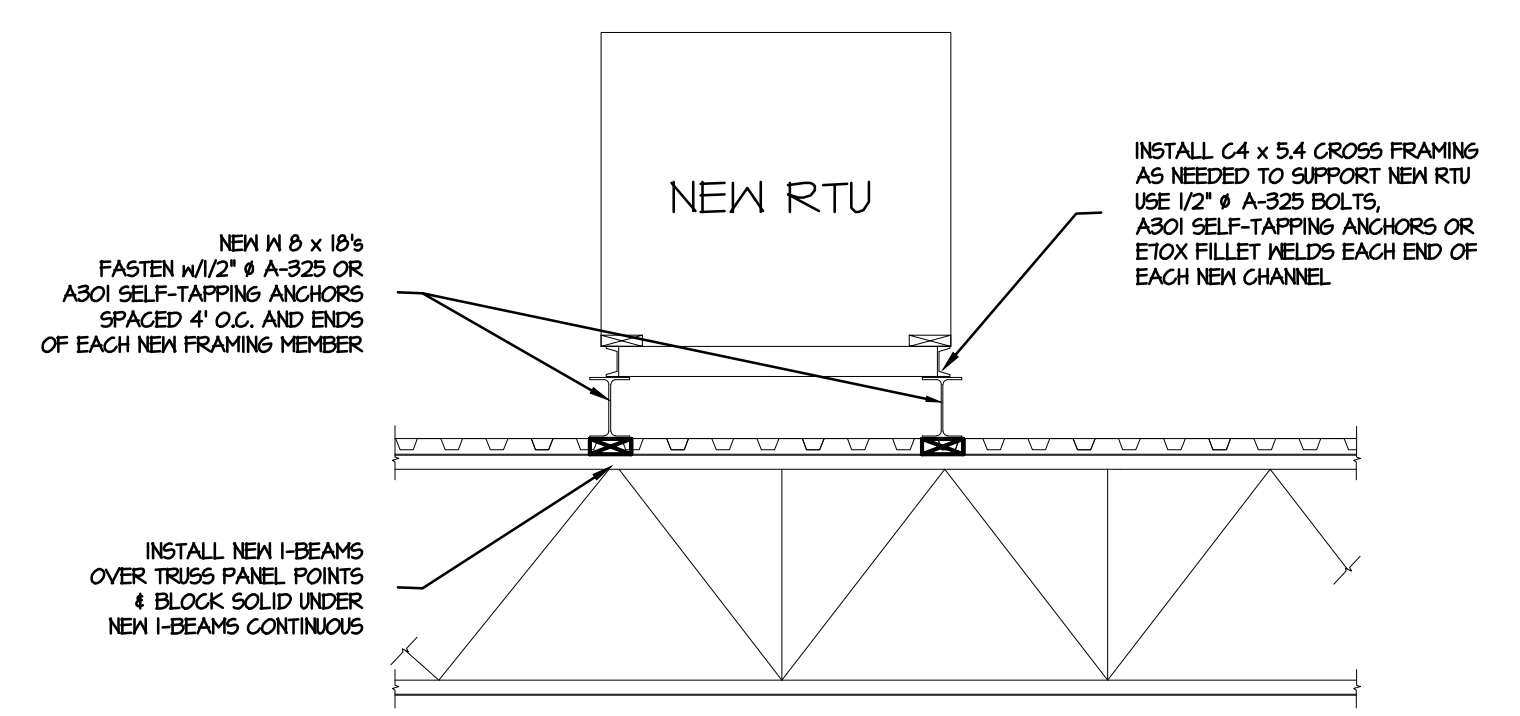
STRUCTURAL STEEL/METAL STUDS/FRAMING:

- Minimum Yield Strength:  
Structural Steel and Plate: 36 ksi  
Sheetmetal Studs: 33 ksi
- Minimum Delivered Sheetmetal Thickness 14 Gage, 0.0677 inch
- Cold-Formed Steel Sheet: Complying with ASTM A1003/A 1003M. Galvanized Coating: G90  
Coating Weight Minimum Complying with ASTM C955
- Fasten components using self tapping screws or welding.
- Screws to be #10 Tek Screws. Minimum of (4) four screws per connection. Screw length to be sufficient to result in a minimum of (3) three exposed threads on side of joint opposite screw head.
- Welds to be installed by weld operators qualified in accordance with Section 6.0 of AWS D.1.3. All welding shall be in accordance to the American Welding Society Code and be performed by welders qualified in accordance with AWS procedures. Electrodes shall conform to ASTM A-233 E70 series.
- All bolts and anchor bolts shall conform to ASTM A325.
- Touch up all welds with zinc rich paint in compliance with ASTM A 780.
- Follow metal stud manufacturer's recommendations. In the event that manufacturer's and drawing requirements conflict, the most restrictive requirements apply.



CROMPOND ROAD

1 ROOF - PLAN  
SCALE: NONE



2 RTU FRAMING - SECTION  
SCALE: NONE

SITE NUMBER:	13729
BASE MODEL:	CONVERSION
ASSET TYPE:	FRANCHISE
CLASSIFICATION:	FREESTANDING
OWNER:	WENESCO RESTAURANTS
BASE VERSION:	2021
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2022
DESIGN TYPE:	2.0 (UM BRIGHT)
DRAWING RELEASE:	SPRING 2021

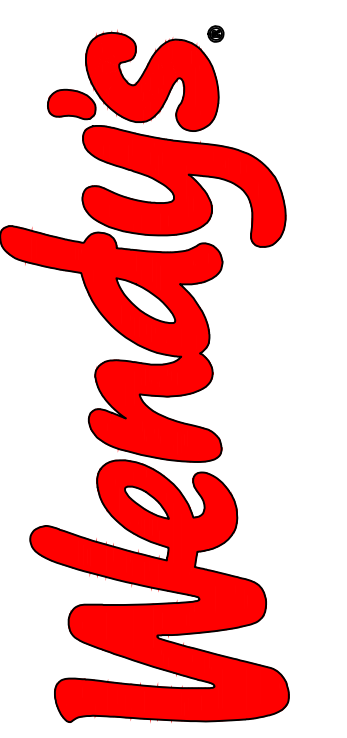


419 North Charles Street  
Baltimore, Maryland 21201  
t: 410.837.3622 f: 410.837.3621



PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF NY.  
LICENSE NO. 020040-1  
EXPIRATION DATE 1/31/24

PROJECT TYPE:  
**CONVERSION  
NEW BUILD**



REV.	DATE	DESCRIPTION

ISSUE DATE 04/11/22  
PROJECT NUMBER 22101  
DRAWN BY CDG  
CHECKED BY CDG  
WENDY'S STORE NO: 13729  
3399 CROMPOND ROAD  
YORKTOWN HEIGHTS, NY 10598

GAS HEAT / GAS WATER HEATER  
GAS FRYERS / ELECTRIC GRILLES

SHEET NAME:  
**STRUCTURAL  
ROOF PLAN**

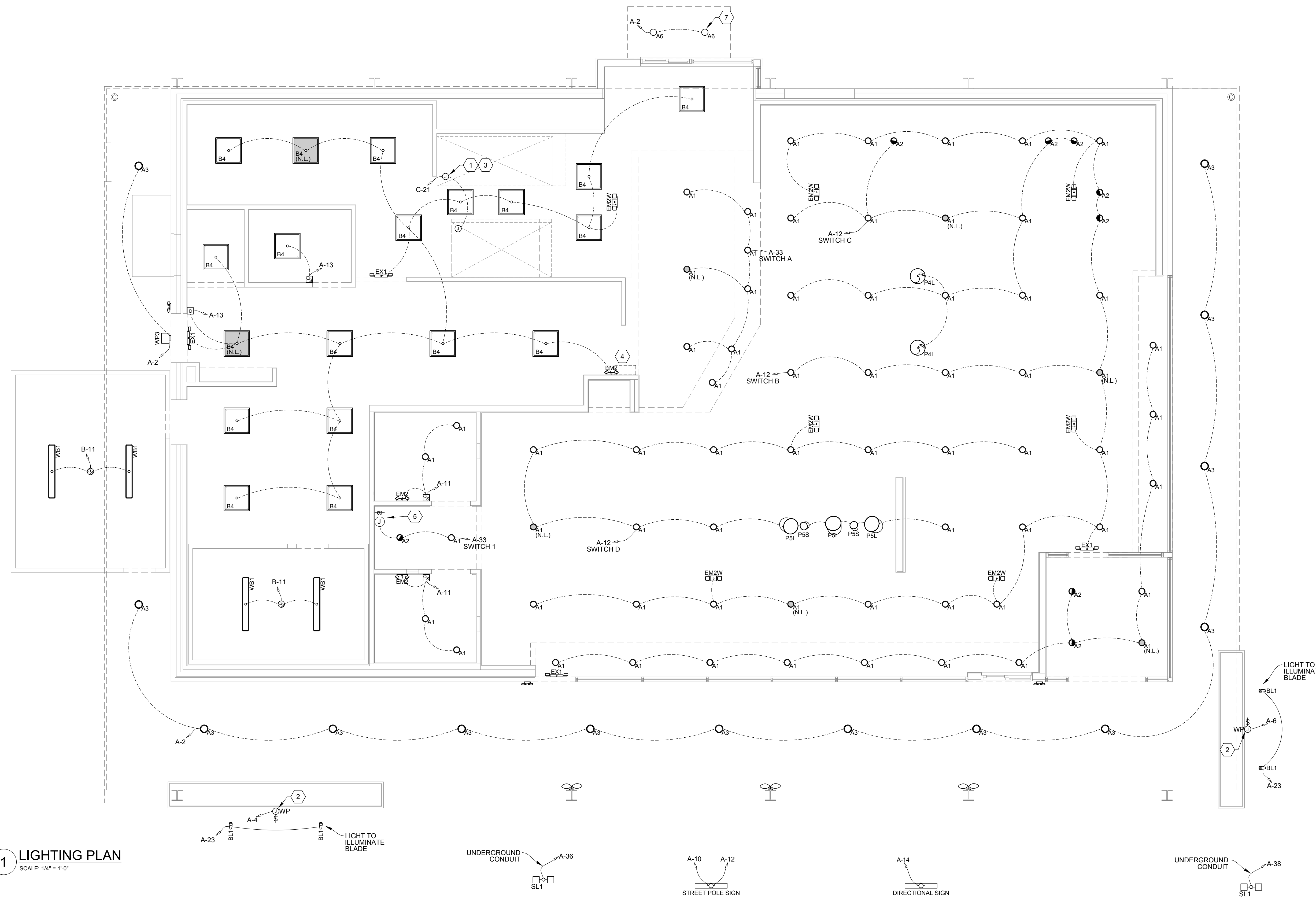
SHEET NUMBER:  
**S1.0**

3399 Crompond Rd., Yorktown Heights, NY, ELEC.dwg 3/17/22 STAN E1.1

- CODED NOTES**
- JUNCTION BOX ABOVE CEILING FOR HOOD LIGHTS AND EXHAUST HOOD.
  - PROVIDE WEATHERPROOF JUNCTION BOX AND TOGGLE TYPE 20A-1P DISCONNECT FOR SIGNAGE. COORDINATE EXACT REQUIREMENTS WITH SIGN CONTRACTOR. VERIFY LOCATION PRIOR TO ROUGH-IN.
  - PROVIDE LAMP FOR HOOD LIGHT. SUBSTITUTION OF CFL OR INCANDESCENT LAMP IS PROHIBITED.
  - LOCATION OF LIGHTING SWITCH BANK REFER TO SWITCH AND HOOD SUPPRESSION ELEVATION ON SHEET E5.2 FOR ADDITIONAL INFORMATION.
  - PROVIDE JUNCTION BOX AND SWITCH FOR ILLUMINATED MIRROR AT 4'-0" AFF AND CONNECT TO CIRCUIT SHOWN. REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT MOUNTING LOCATION.
  - LED TAPE LIGHTING DRIVER MUST BE INSTALLED INSIDE OF BUILDING DUE TO TEMPERATURE RATING OF DRIVER. REFER TO LED DRIVER MOUNTING DETAIL, SHEET E5.1.
  - LIGHTS IN CANOPY PROVIDED BY CANOPY MANUFACTURER.

- ELECTRICAL GENERAL NOTES**
- COORDINATE WORK WITH MECHANICAL, REFRIGERATION AND EQUIPMENT CONTRACTORS, INCLUDING COOLER/FREEZER WORK AND ICE MACHINE CONDENSING UNITS.
  - VERIFY ROUGH-IN DIMENSIONS AND POWER REQUIREMENTS WITH KITCHEN EQUIPMENT DISTRIBUTOR PRIOR TO ROUGH-IN.
  - PROVIDE FINAL CONNECTIONS WITHIN FRONT COUNTER, COOKCENTER PANEL, REMOTE REFRIGERATION UNITS, AND ICE MACHINE REMOTE UNIT WHEN INSTALLED BY VENDOR.
  - VERIFY AVAILABLE FAULT CURRENT AT PRIMARY SERVICE AND COMPATIBILITY WITH MODULAR PANEL SYSTEM.
  - ENSURE ADEQUATE CONDUIT SIZE FOR ELECTRICAL AND COMMUNICATION WIRING ON SITE AND INTO BUILDING.
  - CIRCUITS MAY BE GROUPED WITHIN COMMON CONDUITS PER NEC REQUIREMENTS UNLESS NOTED OTHERWISE.
  - PROVIDE WALL BOX WITH 1/2" CONDUIT WITH PULLSTRING AND NYLON BUSHING STUBBED ABOVE NEAREST ACCESSIBLE CEILING FOR THERMOSTATS, TEMPERATURE SENSORS, CARBON DIOXIDE SENSOR, AND HUMIDISTATS UNLESS OTHERWISE NOTED.
  - WIRE ROOF TOP UNIT CONTROL CIRCUIT THROUGH AUXILIARY CONTACTS IN SMOKE DETECTOR AND MAKE ALL FINAL CONNECTIONS. (TYPICAL OF ALL ROOF TOP UNITS)
  - COOKCENTER IS ASSEMBLED AND PREWIRED AT THE FACTORY. WIRING IS PROVIDED IN THE PRE-INSTALLED SPLICE BOX. COILED AND TAGGED. A LENGTH OF CONDUIT WITH WIRES IS PROVIDED FOR THE REMOTE CONDENSING ROOFTOP UNIT. RUNS POWER FROM THE SPLICE BOX TO THE COOKCENTER PANEL.
  - ROOFTOP UNIT IS FACTORY PROVIDED WITH DISCONNECT AND UNPOWERED SERVICE RECEPTACLE.
  - IN AREAS WITHOUT CEILINGS OR WHERE ANY CONDUITS, CONDUCTORS, FEEDERS, OR LOW-VOLTAGE WALL EMT CONDUIT CABLING IS VISIBLE, ALL WIRING SHALL BE IN RIGID GALVANIZED STEEL (RGSC) OR THIN WALL EMT CONDUIT. BX, AC, AND MC CABLE ARE NOT PERMITTED. CONDUITS ARE TO BE RUN TIGHT TO DECK EITHER PARALLEL OR PERPENDICULAR TO BUILDING LINES AND ONLY DROP AT POINT OF CONNECTION. JUNCTION BOXES SHALL HAVE CIRCUIT NUMBERS WRITTEN ON THE INSIDE OF THE JUNCTION BOX COVER.
  - SEAL ROOF PENETRATIONS PER ROOFING MANUFACTURER'S INSTRUCTIONS.
  - COORDINATE WORK ABOVE THE CEILING WITH OTHER TRADES TO PROVIDE THE GREATEST POSSIBLE CLEARANCE. CONDUITS SHALL BE ROUTED IN THE DIRECTION OF THE TRUSSES.
  - ONLY EMT CONDUITS ARE ALLOWED IN RECEIVING/DRY STORAGE.
  - DEFINITIONS: FURNISH MEANS TO SUPPLY AND DELIVER TO PROJECT SITE, READY FOR INSTALLATION. INSTALL MEANS TO PLAN IN POSITION AND MAKE CONNECTIONS FOR SERVICE OR USE. PROVIDE MEANS TO FURNISH AND INSTALL, COMPLETE AND READY FOR INTENDED USE.

- LIGHTING GENERAL NOTES**
- CONNECT EXIT/EMERGENCY/NIGHT FIXTURES TO UNSWITCHED HOT CONDUCTOR AHEAD OF ANY LIGHTING CONTROLS.
  - REFER TO ARCHITECTURAL REFLECTED CEILING PLAN AND DETAILS FOR THE LOCATION OF ALL LIGHTING FIXTURES AND ALL OTHER CEILING MOUNTED EQUIPMENT. VERIFY MOUNTING HEIGHTS AND FINISHES WITH ARCHITECT PRIOR TO ROUGH-IN.
  - REFER TO THE POWER PLANS FOR LOCATION OF ELECTRICAL EQUIPMENT.
  - PROVIDE INDICATED CONDUCTOR SIZE FOR ENTIRE CIRCUIT WHERE CONDUCTOR SIZES ARE SHOWN ON HOMERUNS.
  - PROVIDE A DEDICATED NEUTRAL WITH ALL DIMMING SYSTEM CIRCUITS. NO COMMON NEUTRALS SHALL BE ALLOWED.
  - PROVIDE (2) ADDITIONAL #12 CONDUCTORS FOR ALL 0-10V DIMMING CIRCUITS.



**1 LIGHTING PLAN**  
SCALE: 1/4" = 1'-0"

SITE NUMBER:	13729
BASE MODEL:	CONVERSION
ASSET TYPE:	FRANCHISE
CLASSIFICATION:	FREESTANDING
OWNER:	WENESCO RESTAURANTS
BASE VERSION:	2021
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2022
DESIGN TYPE:	2.0 (UM BRIGHT)
DRAWING RELEASE:	SPRING 2021

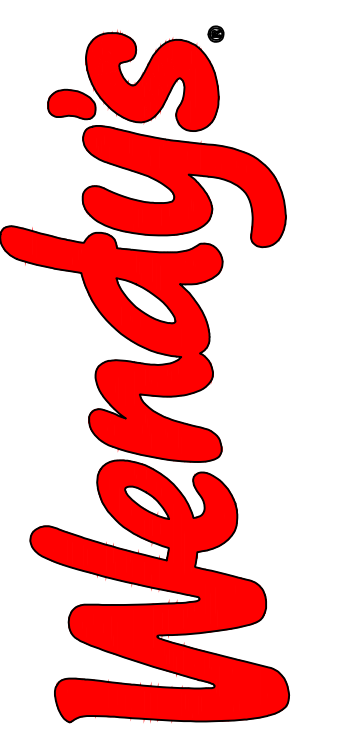


419 North Charles Street  
Baltimore, Maryland 21201  
t: 410.837.3622 f: 410.837.3621



**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF NY.  
LICENSE NO. 20040-1  
EXPIRATION DATE 1/8/24

PROJECT TYPE:  
**CONVERSION  
NEW BUILD**



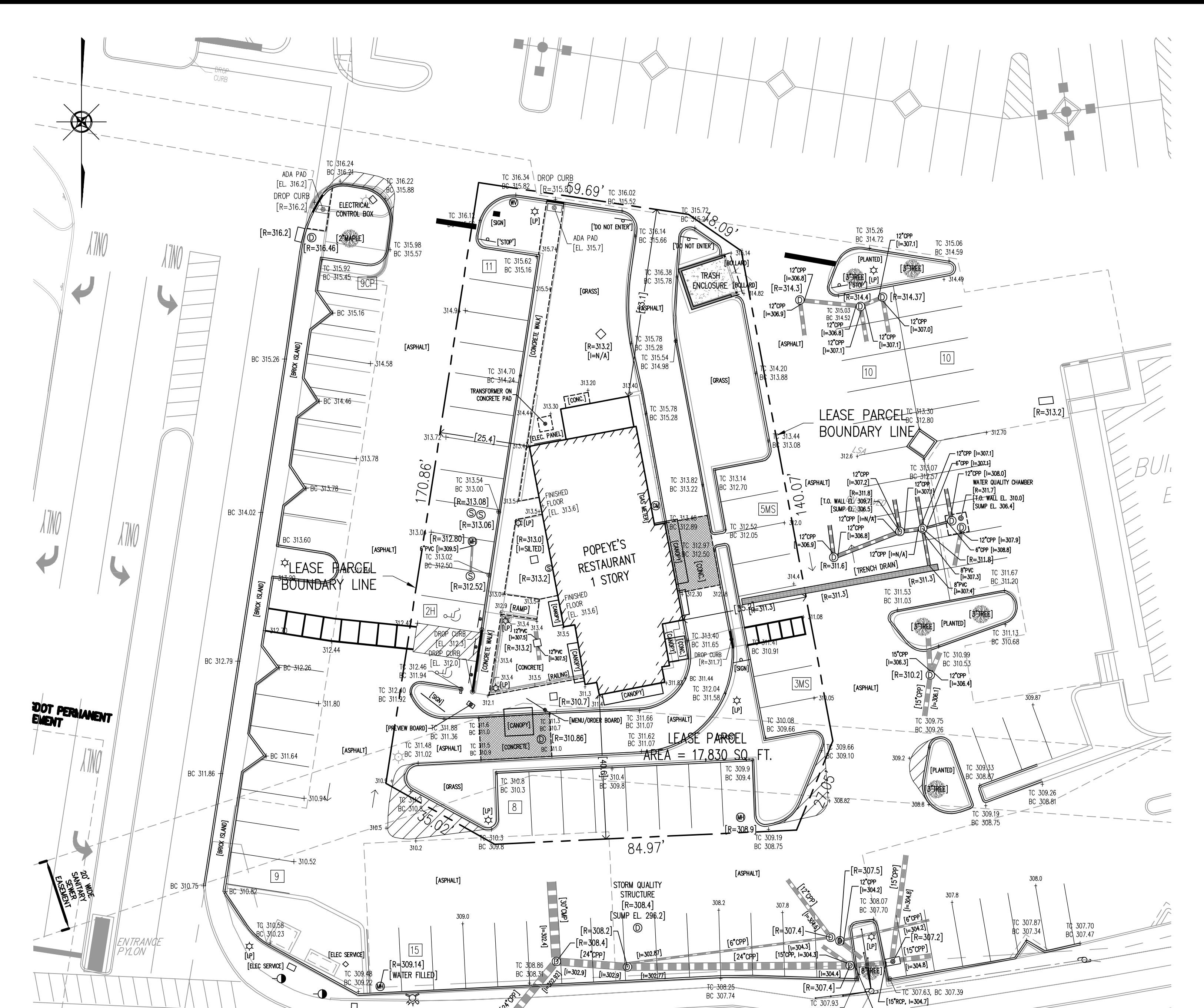
REV.	DATE	DESCRIPTION

ISSUE DATE 04/11/22  
PROJECT NUMBER 22101  
DRAWN BY JET  
CHECKED BY CDG  
WENDY'S STORE NO: 13729  
3399 CROMPOND ROAD  
YORKTOWN HEIGHTS, NY 10598

GAS HEAT / GAS WATER HEATER  
GAS FRYERS / ELECTRIC GRILLES  
SHEET NAME:  
**LIGHTING PLAN**

SHEET NUMBER:  
**E1.1**

PERMIT SET 04/11/22



ELEVATIONS HEREON WERE TAKEN FROM AN ACTUAL FIELD SURVEY BY THIS OFFICE ON JANUARY 5, 2021 IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-88).

THE SURVEYOR'S SEAL, SIGNATURE AND ANY CERTIFICATION APPEARING HEREON SIGNIFY THAT, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THIS CONTROL PLAN 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 CONTROL PLAN 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.

UNDERGROUND IMPROVEMENTS, STRUCTURES, UTILITIES OR ENCROACHMENTS, AND ANY EASEMENTS RELATED THERETO, ARE NOT SHOWN HEREON UNLESS OTHERWISE NOTED. ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS AND IS NOT CERTIFIED TO ACCURACY OR COMPLETENESS.

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.

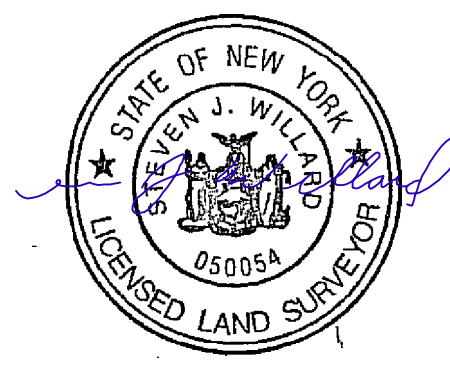
BACKGROUND PLANIMETRIC INFORMATION WITHIN THE LEASE SITE IS PROPOSED OR UNDER CONSTRUCTION AND PREPARED BY OTHERS (SHOWN FOR ORIENTATION PURPOSES ONLY.)

LEGEND	
	DRAINAGE MANHOLE
	SANITARY MANHOLE
	UNKNOWN MANHOLE
	HYDRANT
	GAS METER
	LIGHT POLE
	BOLLARD SIGN POLE
	BOLLARD

LIST OF ABBREVIATIONS	
TC	TOP OF CURB ELEVATION
BC	BOTTOM OF CURB ELEVATION
DC	DROP CURB ELEVATION
LP	LIGHT POLE
R	RIM ELEVATION
I	INVERT
T.O.	TOP OF
B.O.	BOTTOM OF
EL.	ELEVATION
ELEV.	ELEVATION
N/A	NO ACCESS

PARKING SPACE LEGEND	
	STANDARD CAR SPACE COUNT
	MIDSIZE CAR SPACE COUNT
	COMPACT CAR SPACE COUNT
	HANDICAP SPACE COUNT

PARKING SPACE COUNT	
63	STANDARD CAR SPACE COUNT
8	MIDSIZE CAR SPACE COUNT
9	COMPACT CAR SPACE COUNT
2	HANDICAPPED SPACE COUNT
82	TOTAL

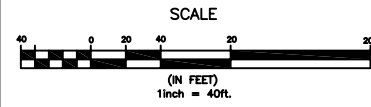
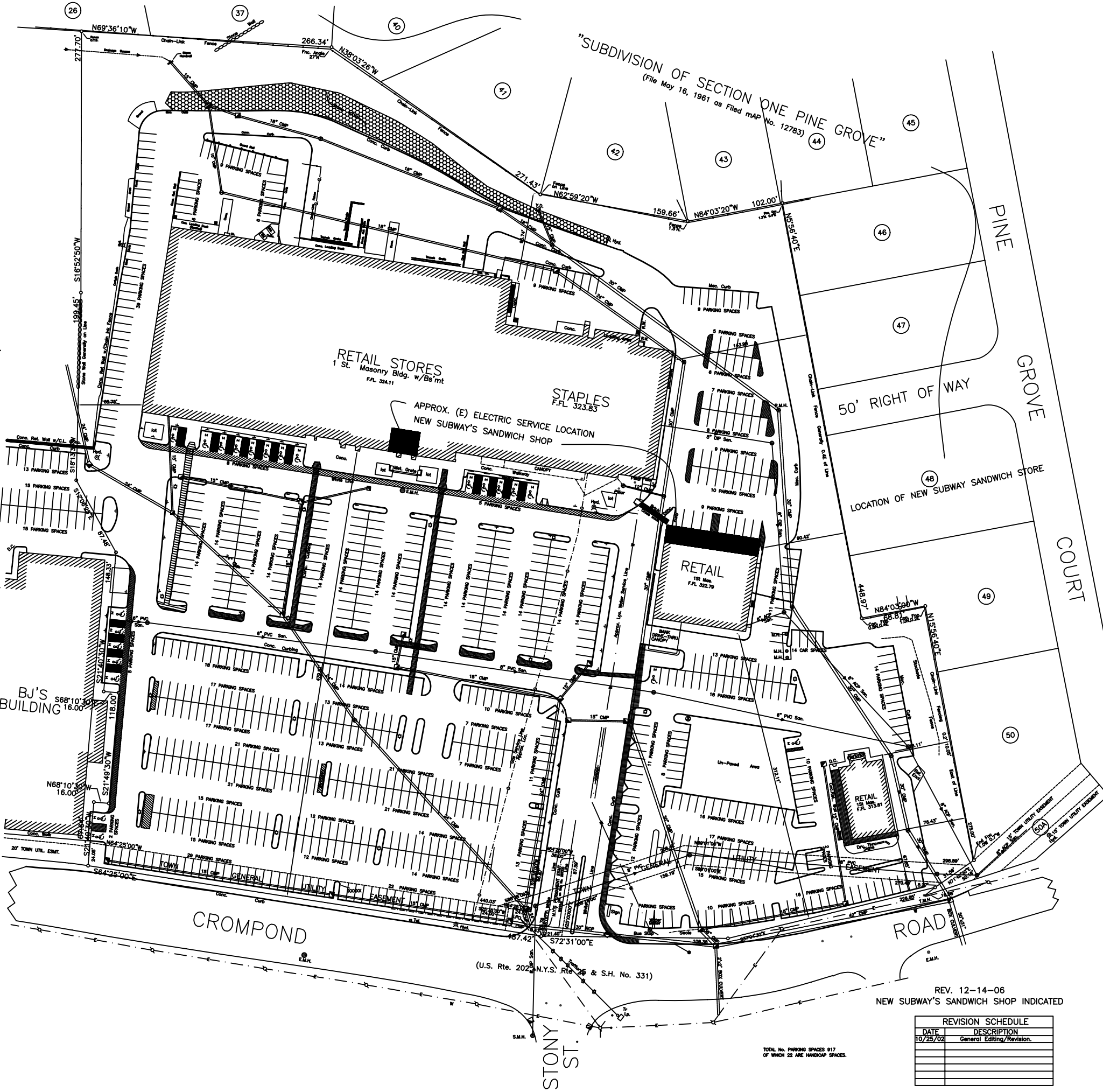


**FINAL ASBULT**  
 PREPARED FOR  
**POPEYE'S LOUISIANA KITCHEN, INC.**  
 PROPERTY SITUATE AT  
**379 COMPOUND ROAD**  
 TOWN OF YORKTOWN  
 COUNTY OF WESTCHESTER  
 STATE OF NEW YORK  
 SCALE: 1" = 20'

Date: JANUARY 5, 2021

**LINE & GRADE SURVEYORS D.P.C.**  
 23 Nepperhan Avenue  
 Elmsford, New York 10523  
 Phone: (914) 347-3141

LANDS NOW OR FORMERLY OF NATICK YORKTOWN REALTY CORP.  
(L-11231,G.P.332, FORMERLY YORKTOWN 202 REALTY ASSOCIATES)



**LEGEND:**

●	CATCH BASIN	—	STONE WALL
○	DRAIN MANHOLE	—	STORM DRAIN
■	GAS VALVE	—	UTILITY WIRES
⊕	HYDRANT	—	WATER LINES
●	MONUMENT	—	GAS LINE
○	SEWER MANHOLE	—	WIRE FENCE
○	UTILITY POLE	—	SAN. SEWER LINE
○	WATER VALVE	—	CONCRETE/BRICK WALK/PAD
○	LAMP POST	—	PARKING LINES WITH HANDICAP SPACE
○	WET AREA	—	WOODEN FENCE
○	WETLAND FLAG LOC.	—	TREE LINE/TREE

**TOWN TAX MAP DATA:**  
Section 8.08, Parcel 2, No Lot No.

**TOTAL SITE AREA:**  
15.828 Acres or 689,481 S.F.

**SURVEY NOTES:**  
Parcel Shown Hereon Referenced by Deed Liber 11916, P. 317, Liber 8732, P. 312, Liber 7304, P.137 and Liber 4907, P.62. Variations Found From Deed Courses, if Any, Noted Hereon.

Right of Way Line For Crompond Road, Also Known as U.S. Rte. 202, N.Y.S. Rte. 26, State Highway No. 331 Established From N.Y.S. R.O.W. Acquisition Map No.47 For Parcel No.59 Dated Oct.90, 1995 and Filed in the County Clerk's Office on June 12, 1996 as Filed Map No.23739.

Subject To Notes and Conditions as Shown on "Site Plan, Yorktown Retail Centre, Prepared For Rte. 202 Associates" Dated Mar. 25, 1993, Last Revised Jan. 28, 1994 as Approved By the Town of Yorktown Planning Board.

Surveyed As in Possession (No Lines of Possession Other Than Those Indicated)

Substructures and/or Their Encroachments Below Grade, if Any, are Not Shown.

Subject to Electric and/or Telephone Company Easements, if Any, For Overhead and/or Underground Service.

Building Offsets Shown Taken to Siding or Trim.

Property Corners Not Staked.

Utility Locations and Their Appurtenances as Shown Hereon Were Determined From Field Locations of Surface Mounted Features Visible at the Time of This Survey. All Subsurface Utility Plottings Were Approximated From Surface Features.

We, J. Henry Carpenter & Co. Who Drafted This Plan Do Not Guarantee The Physical Locations of Substructures as Shown Hereon, Nor the Presence of Additional Existing Substructures That May be Encountered During Construction. Therefore, The Contractor is Hereby Advised to Notify J. Henry Carpenter & Co. of any Discrepancies That May Be Found.

Certifications Indicated hereon Signify That This Survey Was Prepared in Accordance With the Existing Code of Practice For Land Surveying Adopted By The New York State Association of Professional Land Surveyors. Said Certifications Shall Run Only to the Person(s) For Whom the Survey Was Prepared and On Their behalf to This Company, Governmental Agency, and Lending Institution Listed hereon, and to the Assignees of the Lending Institution. Certifications are Not Transferable to Additional Institutions or Subsequent Owners.

All Certifications Listed Hereon are Valid For This Map and Copies Thereof Only if said Map or Copies Bear the Impressed Seal of the Surveyor Whose Signature Appears Hereon.

Additional or Alterations to This Map Other Than By J. Henry Carpenter & Co. Shall Void This Certification.

Unauthorized Alterations or Additions to This Drawing is a violation of Section 7209, (2) of The New York State Education Code.

Copyright © 2001 J. Henry Carpenter & Co. James H. Seabold, L.L.S. All Rights Reserved, including Rights of Reproduction.

**THIS SURVEY IS HEREBY CERTIFIED ONLY TO:**  
1. CELESTIAL/NEWMARK ASSOCIATES, LLC.  
2. All New York Title Agency, Inc. For Title No. Acc-02564  
3. HSBC Bank, USA, Its Successors and/or Assigns.

**SURVEY OF PROPERTY**  
PREPARED FOR  
CELESTIAL/NEWMARK ASSOCIATES, LLC.

LOCATED IN  
**TOWN OF YORKTOWN**  
WESTCHESTER COUNTY, N.Y.  
DATE: Aug. 26, 2002  
See Revised Schedule

**J. HENRY CARPENTER & CO.**  
LAND SURVEYING & MAPPING  
2070 SAW MILL RIVER ROAD  
YORKTOWN HEIGHTS, N.Y.

We, J. Henry Carpenter & Co., Do Hereby Certify That on Aug. 19, 2002 and Oct. 25, 2002 a Survey of the Premises Shown Hereon was Made and That This Map is Made in Accordance with the Field Notes of Said Survey.

REV. 12-14-06  
NEW SUBWAY'S SANDWICH SHOP INDICATED

REVISION SCHEDULE	
DATE	DESCRIPTION
10/25/02	General Editing/Revision.

TOTAL No. PARKING SPACES 917  
OF WHICH 22 ARE HANDICAP SPACES.



# **TB Referral Guiding Eyes**

**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

This is a resolution adopted by the Town Board of the Town of Yorktown at its regular meeting held on Tuesday, July 12, 2022.

RESOLVED, the Town Clerk is authorized to refer to the appropriate agencies the petition for rezoning submitted by Guiding Eyes for the Blind for property located at 3241 Crompond Road.

Diana L. Quast, Town Clerk  
Certified Municipal Clerk

Date: July 13, 2022

To: Diana L. Quast, Town Clerk

cc: Matthew J. Slater, Town Supervisor  
Adam Rodriguez, Town Attorney  
file



June 10, 2022

**By Email**

Supervisor Matthew J. Slater,  
Members of the Yorktown Town Board  
Town of Yorktown  
363 Underhill Avenue  
Yorktown Heights, NY 10598

***Re:    Guiding Eyes for the Blind's Petition for  
Amendment of Zoning Code for Property at  
3241 Crompond Road, Yorktown, New York, SBL 68.06- 4- 39.42***

Dear Supervisor Slater and Members of the Town Board:

As you know, our firm represents Guiding Eyes for the Blind (“Guiding Eyes” or “Petitioner”), the contract vendee for the above referenced property, located at 3241 Crompond Road, Yorktown, New York (the “Property”). Petitioner submits this letter in connection with its proposal to amend the Town of Yorktown’s (the “Town”) Zoning Code (the “Zoning Code”) to permit the Petitioner to redevelop the Property to accommodate its program and facilitate a new kennel facility for Guiding Eyes dogs. We are pleased to present your Board with the enclosed Verified Petition for a Zoning Text Amendment (“Petition”), and associated application materials. We respectfully request that this Petition be placed on your Board’s next available agenda to commence the review process.

As set forth in more detail in the Petition, Guiding Eyes intends to amend the Zoning Code to incorporate “Non-Commercial Kennel” as an enumerated permitted principal or special permit use within the Town’s Planned Interchange Zoning (the “IN District”) in which the Property is located. We submit that the proposed rezoning and redevelopment would be fully consistent with the 2010 Yorktown Comprehensive Plan. Specifically, the Project would provide an easily accessible use and orderly development of the Property. In addition, Petitioner expects the final design, which will be forthcoming during the review process, to be similar in design,

colors and materials to other examples of Guiding Eyes' buildings, as demonstrated in our attached materials.

In connection with Guiding Eyes' Petition, enclosed please find the following materials:

- (i) Verified Petition, dated June 10, 2022.
- (ii) Conceptual Site Plan, dated May 10, 2022, prepared by Site Design Consultants.
- (iii) Short Part I Environmental Assessment Form, dated June 3, 2022, prepared by Site Design Consultants.
- (iv) Photos of other Guiding Eyes buildings.

We look forward to appearing before the Town Board to commence the formal review process and to bringing this exciting Project to the Town. If you have any questions or require further information, do not hesitate to contact us. Thank you for your attention to this matter.

Respectfully Submitted,

ZARIN & STEINMETZ

By: David S. Steinmetz (DGA)  
David S. Steinmetz  
Dominique G. Albano

Encls.

Cc: John Tegeder, AICP  
Joseph Riina, P.E.  
Bill Ma  
Temple Israel  
Diana L. Quast, Town Clerk  
Adam Rodriguez, Esq., Town Attorney

## **Photos of other Guiding Eyes buildings**



361 Rt 164, Patterson, NY - Kennel



361 Rt 164, Patterson, NY - Kennel



361 Rt 164, Patterson, NY - Kennel



611 Granite Springs Rd, Yorktown Heights, NY - Carriage House



1961 Commerce Street, Yorktown Heights, NY – Outreach Center

TOWN BOARD OF THE TOWN OF YORKTOWN  
WESTCHESTER COUNTY, STATE OF NEW YORK

----- X  
In the Application of :  
GUIDING EYES FOR THE BLIND : **VERIFIED PETITION**  
For an Amendment to the Zoning Code of : **FOR A ZONING**  
the Town of Yorktown Pursuant to Section 300-206 : **TEXT AMENDMENT**  
----- X

Petitioner **GUIDING EYES FOR THE BLIND** (“Petitioner”), by its attorneys, Zarin & Steinmetz, 81 Main Street, Suite 415, White Plains, New York 10601, as and for its Verified Petition requesting an Amendment (the “**Text Amendment,**” Exhibit “**A**”) to the Town of Yorktown (the “**Town**”) Zoning Code (the “**Zoning Code**”), respectfully alleges as follows:

**I. INTRODUCTION**

1. Guiding Eyes for the Blind (“**Guiding Eyes**”) is a 501(C)(3) tax exempt charitable organization, founded in 1954, providing services to those in the community who suffer from vision loss. Guiding Eyes is an accredited member of the International Guide Dog Federation (“**IGDF**”), the organization that establishes worldwide standards for the breeding and training of guide dogs.

2. Guiding Eyes presently maintains its headquarters at 611 Granite Springs Road, Yorktown Heights, New York (“**Headquarters**”). Currently, Guiding Eyes has approximately 90 employees at Headquarters, all committed to the many ways Guiding Eyes provides assistance to the visually impaired community.

3. Due to the Covid-19 Pandemic, people are in greater need of guide dogs and the services provided by Guiding Eyes. To accomplish this, Guiding Eyes intends to keep its current Headquarters, and to relocate certain aspects of its operations to the subject Property (as defined, *supra*).

4. More specifically, Headquarters will remain the heart of the entity's operations and training venues, while the new location would be operated as a non-commercial kennel where the dogs will be housed, fed, exercised, cared for, and trained.

5. "Non-Commercial Kennel," however, is not presently an enumerated permitted principal or special permit use anywhere within the Town, much less in the Planned Interchange Zoning (the "**IN District**") in which the Property is located. Accordingly, the instant Petition seeks an amendment to the Town of Yorktown Zoning Code (the "**Zoning Code**") to permit the use as a Special Permit Use in the IN District.

## **II. THE PROPERTY**

6. Petitioner is the contract vendee of 3241 Crompond Road, Yorktown, New York, also designated on the Town Tax Map as Section 68.06, Block 4, Lot 39.42 (the "**Property**"). (See Town Tax Map, **Exhibit "B"**). The Property is ±12.23 acres, and is of suitable size to accommodate the needs and functions of the program. A Site Drawing of the Property is annexed hereto for illustrative purposes as **Exhibit "C."**

7. Petitioner submits this Petition with the express consent of Temple Israel, the owner of the Property (the "**Current Owner**"). (See Letter of Authorization, **Exhibit "D"**). The Current Owner previously obtained the necessary approvals from the Town to develop a synagogue with a school, event space, and associated parking on the Property. The Property is not currently occupied and has a small, vacant structure.

8. As noted, *supra*, the Property is in the Town's IN District. (See Excerpt of Town Zoning Map, **Exhibit "E"**). The legislative intent of the IN District is to provide access to existing public streets and highways, while providing orderly development. See Zoning Code § 300-153(1-6).



### **III. THE PROPOSED USE**

9. Petitioner is seeking to redevelop the Property to accommodate its program and provide the dogs with housing, feeding, private veterinary care, and dog training (the “Proposed Use”).

10. The Petitioner plans to have kennels, offices and veterinary care capability for roughly 200 dogs.

### **IV. BENEFITS OF THE PROPOSED USE**

11. Guiding Eyes is a nonprofit committed to improving the lives of those who are visually impaired and providing a social service to people in surrounding communities. Petitioner respectfully submits that the adoption of the Text Amendment would be beneficial to those both living and working in the Town, as well as the surrounding region.

12. Guiding Eyes currently operates its Headquarters in the Town. If this site is approved, there will be a significant reduction of dogs housed at the Granite Springs Road location.

13. The Proposed Use would result in a reduction of impacts compared to the use previously approved on the Property by the Town. As your Board will recall, Temple Israel previously secured approvals for a synagogue, school, and event space. Guiding Eyes maintains there will be less traffic, reduced water and sewer demand, and less site disturbance.

14. The Proposed Use would be consistent with the Comprehensive Plan and the legislative intent of the IN District by providing an easily accessible use and orderly development of the Property.

15. The Property will also be able to provide adequate parking for staff, volunteers, and individuals and will not result in a significant, let alone adverse, traffic increase in the area or at the Property.

## V. THE PROPOSED TEXT AMENDMENT

16. Presently, the Zoning Code permits “dog kennels” as a Permitted Special Use under Section 300-56. The current Zoning Code does not define “dog kennels.” Also, the Zoning Code does not permit “dog kennels” in the IN District.

17. Petitioner is seeking the instant Zoning Text Amendment to provide a Permitted Special Use for “Non-Commercial Dog Kennels” in the IN District to facilitate and allow Guiding Eyes to conduct the Proposed Use.

18. Accordingly, to facilitate the establishment of the Proposed Use on the Property, the Petitioner’s proposed Text Amendment would:

- a. Define “Non-Commercial Dog Kennels”;
- b. Include in the Schedule of Regulations in the IN District, “Non-Commercial Dog Kennels” as a use permitted by a special use permit to be reviewed and issued by the Planning Board; and
- c. Amend Section 300-56 to include “Non-Commercial Dog Kennels” as a special use permit in the IN District, along with specific special permit criteria.

## VI. SEQRA

19. In accordance with the New York State Environmental Quality Review Act (“SEQRA”), the proposed action is a Type I Action. See 6 N.Y.C.R.R. § 617.4(b)(1); Town Code § 92-6(A)(8). Accordingly, Petitioner submits herewith a Short Environmental Assessment Form (“EAF”) (See Exhibit “F”).

20. Petitioner submits that all relevant areas of environmental concern will be identified, analyzed, and where appropriate, mitigated.

## VII. REQUESTED RELIEF

21. In order to accommodate the Project, Petitioner respectfully requests that the Town Board:

- (i) Accept this Petition and refer this matter to the to the Town of Yorktown Planning Board for a report and recommendation pursuant to Section 300-206(C) of the Zoning Ordinance and determine which Board shall serve as Lead Agency;
- (ii) Schedule, notice, and conduct a public hearing on the Petition at the earliest possible date;
- (iii) Resolve to adopt the Text Amendment annexed hereto as **Exhibit A**.

**WHEREFORE**, it is respectfully requested the instant matter be placed on the next possible agenda of the Town Board of Yorktown, and that the relief sought herein be, in all respects, granted.

Dated: June 10, 2022  
White Plains, New York

Respectfully submitted,

ZARIN & STEINMETZ

By: David S. Steinmetz (DGA)  
David S. Steinmetz  
Dominique G. Albano

**EXHIBIT A**

**PROPOSED TEXT AMENDMENT**

**§ 300-3(b) – Terms Defined**

NON-COMMERCIAL DOG KENNEL - Any use on a lot, whether such use is primary or otherwise, wherein fifty (50) or more dogs are kept or maintained for a purpose other than compensation of any kind. This use may supply a private veterinary clinic, as well as training for those dogs on site only.

**§ 300-21 Schedule of Regulations**

(C) Use regulations.

\*\*\*

(18) IN Planned Interchange District

\*\*\*

(b) Main uses permitted by special permit shall be as follows:

\*\*\*

[2] Non-Commercial Dog Kennels

**Part II General Legislation; § 300 Zoning; Article VII Permitted Special Uses**

**§ 300-56 Private stables; dog kennels**

B. The Board of Appeals may permit, as an accessory to a residence use on a site at least one acre in area, a private dog kennel for five or more dogs, but not including boarding or training kennels operated for business purposes. Kennels shall be located in the rear yard at least 75 feet from all property lines and shall be suitably fenced and landscaped. Use of the kennel shall be limited to one dog for every 5,000 square feet of lot area. No special permit is required for keeping fewer than five dogs.

C. The Planning Board may permit Non-Commercial Dog Kennels on a site of at least 12 acres in the Planned Interchange District for the sole purpose of raising dogs to be trained as guide dogs for the visually impaired and not for sale, boarding, breeding, grooming, letting for hire or any other purpose involving compensation, whether monetary or otherwise.

(1) Non-Commercial Dog Kennels will be permitted to hold classes and training sessions with future dog owners.

(2) Veterinary services shall be permitted on the property strictly for the care of the dogs affiliated with the non-commercial use. These services will not be open to the public.

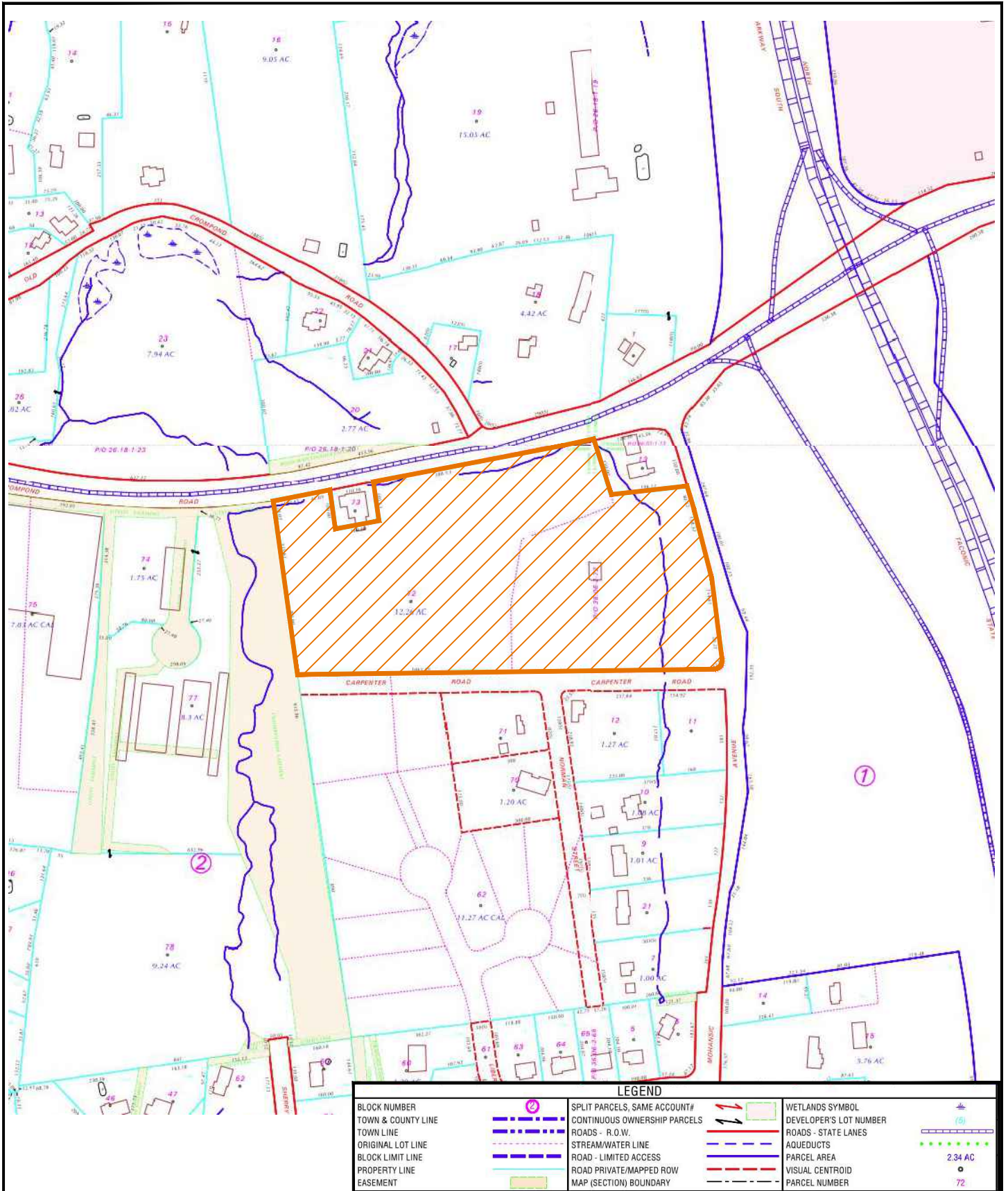
(3) The facility shall be operated so as to cause no disruption to neighboring properties.

(4) The facility shall have the necessary and proper screening to reduce noise and protect nearby properties from any sound increases.

(5) The facility shall have the requisite parking, lodging and drop-off areas suitable for all staff, volunteers and students on site.

(6) Non-Commercial kennels may permit up to 20 dogs per acre, provided the facilities are designed, arranged and operated in such fashion as to safety and appropriately accommodate that capacity.

**EXHIBIT B**  
**TOWN TAX MAP**



LEGEND	
	BLOCK NUMBER
	TOWN & COUNTY LINE
	TOWN LINE
	ORIGINAL LOT LINE
	BLOCK LIMIT LINE
	PROPERTY LINE
	EASEMENT
	SPLIT PARCELS, SAME ACCOUNT#
	CONTINUOUS OWNERSHIP PARCELS
	ROADS - R.O.W.
	STREAM/WATER LINE
	ROAD - LIMITED ACCESS
	ROAD PRIVATE/MAPPED ROW
	MAP (SECTION) BOUNDARY
	WETLANDS SYMBOL
	DEVELOPER'S LOT NUMBER
	ROADS - STATE LANES
	AQUEDUCTS
	PARCEL AREA
	VISUAL CENTROID
	PARCEL NUMBER

EXHIBIT B  
TAX MAP

26.17	26.18	26.19
36.05	36.06	36.07
36.09	36.10	36.11

GRID NORTH ↑

**TAX MAP**  
TOWN OF YORKTOWN  
WESTCHESTER COUNTY, NEW YORK

MAP 36.06

DATE OF AERIAL PHOTOGRAPHY 3-31-88 DATE OF MAP 07/23/13  
NY STATE PLANE COORDINATES ARE NAD83 IN FEET



**EXHIBIT C**  
**SITE DRAWING**



LOCATION MAP  
NOT TO SCALE



**SITE DATA:**

OWNER : TEMPLE OF ISRAEL  
3241 CROMPOND ROAD  
YORKTOWN HEIGHTS, NY 10598

DEVELOPER: GUIDING EYES FOR THE BLIND  
611 GRANITE SPRINGS ROAD  
YORKTOWN HEIGHTS, NY 10598

PROJECT LOCATION: 3241 CROMPOND ROAD  
YORKTOWN HEIGHTS, NY 10598

EXISTING TOWN ZONING: IN, PLANNED INTERCHANGE DISTRICT

PROPOSED USE: IN, PLANNED INTERCHANGE DISTRICT

TOWN TAX MAP DATA: SECTION 36.06, BLOCK 2, LOT 72

SITE AREA: 12.2 ACRES (532,231 SF)

SEWAGE FACILITIES: PUBLIC SEWERS

WATER FACILITIES: PUBLIC WATER FACILITIES

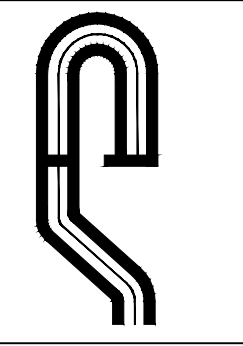
**ZONING SCHEDULE:**

DIMENSIONAL REGULATIONS:	IN, PLANNED INTERCHANGE DISTRICT (1)		
	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	10 ACRES	12.2 ACRES	NONE
MINIMUM LOT FRONTAGE:	100 FT.	462 FT.	NONE
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:	100 FT.	274 FT.	NONE
REAR YARD SETBACK:	100 FT.	609 FT.	NONE
ONE SIDE YARD SETBACK:	100 FT.	110 FT.	NONE
COMBINED SIDE YARD SETBACK:	100 FT.	447 FT.	NONE
ACCESSORY BUILDINGS:			
FRONT YARD SETBACK:	100 FT.	N/A	NONE
REAR YARD SETBACK:	100 FT.	N/A	NONE
ONE SIDE YARD SETBACK:	100 FT.	N/A	NONE
COMBINED SIDE YARD SETBACK:	100 FT.	N/A	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:			
PRINCIPAL BUILDING COVERAGE:	15% OF LOT AREA	3.8 % OF LOT AREA	NONE
ACCESSORY BUILDING COVERAGE:	15% OF LOT AREA	N/A	NONE
MAXIMUM FLOOR RATIO:	0.4	0.04 FT.	NONE
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - FEET:	35 FEET	35 FEET	NONE
ACCESSORY BUILDING - FEET:	35 FEET	35 FEET	NONE

ZONING REGULATION NOTES:  
1. REGULATIONS AS STATED IN 300-154 OF THE TOWN CODE OF THE TOWN OF YORKTOWN.

**PARKING SCHEDULE**

REQUIRED PARKING:	2 PARKING SPACES PER 3 EMPLOYEES
TRAINING SCHOOL KENNEL:	89 EMPLOYEES = 89 EMPLOYEES ( 2 SPACES/ 3 EMPLOYEES ) = 59 SPACES
PROVIDED PARKING:	70 STANDARD 2 HANDICAP
TOTAL PROVIDED PARKING:	72 SPACES
PARKING VARIANCE REQUIRED:	0 SPACES



PROJECT # 22-03

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

Engineer:  
Joseph C. Rima, P.E.  
NYS Lic. No. 6451

**TRAINING SCHOOL KENNEL  
ZONING AMENDMENT  
SITE PLAN**

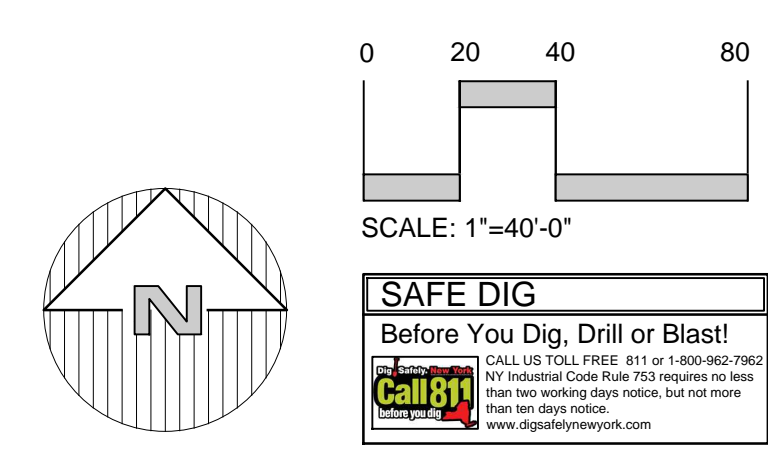
**PRELIMINARY PLAN**  
PREPARED FOR  
**GUIDING EYES FOR THE BLIND**  
3241 CROMPOND ROAD  
Town of Yorktown Heights  
Westchester County, New York

Scale: 1"=40'  
Drawn by: CS  
Date: 5/10/2022

Sheet 1 of 1

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



**EXHIBIT D**

**LETTER OF AUTHORIZATION**

**OWNER AUTHORIZATION**

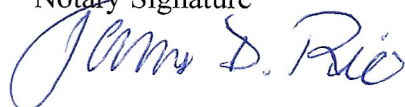
Temple Israel of Northern Westchester is the owner of the property located at 3241 Crompond Road, Section 68.06, Block 4, Lot 39.42 in the Town of Yorktown, New York. I, Lisabeth G. Dashman, am the President of Temple Israel of Northern Westchester. By signing below, I authorize Guiding Eyes for the Blind to apply for a rezoning and to process such Zoning Petition with the Town of Yorktown.

  
Signature of Authorized Representative

LISABETH G. DASHMAN  
Print Name  
President, Temple Israel of Northern Westchester

Sworn to before me this 8<sup>th</sup>  
day of JUNE 2022:

**JAMES D. RICE**  
NOTARY PUBLIC, STATE OF NEW YORK  
NO. 02R16108104  
QUALIFIED IN WESTCHESTER COUNTY  
MY COMMISSION EXPIRES APRIL 12, 2024

Notary Signature  


**EXHIBIT E**

**TOWN ZONING MAP**

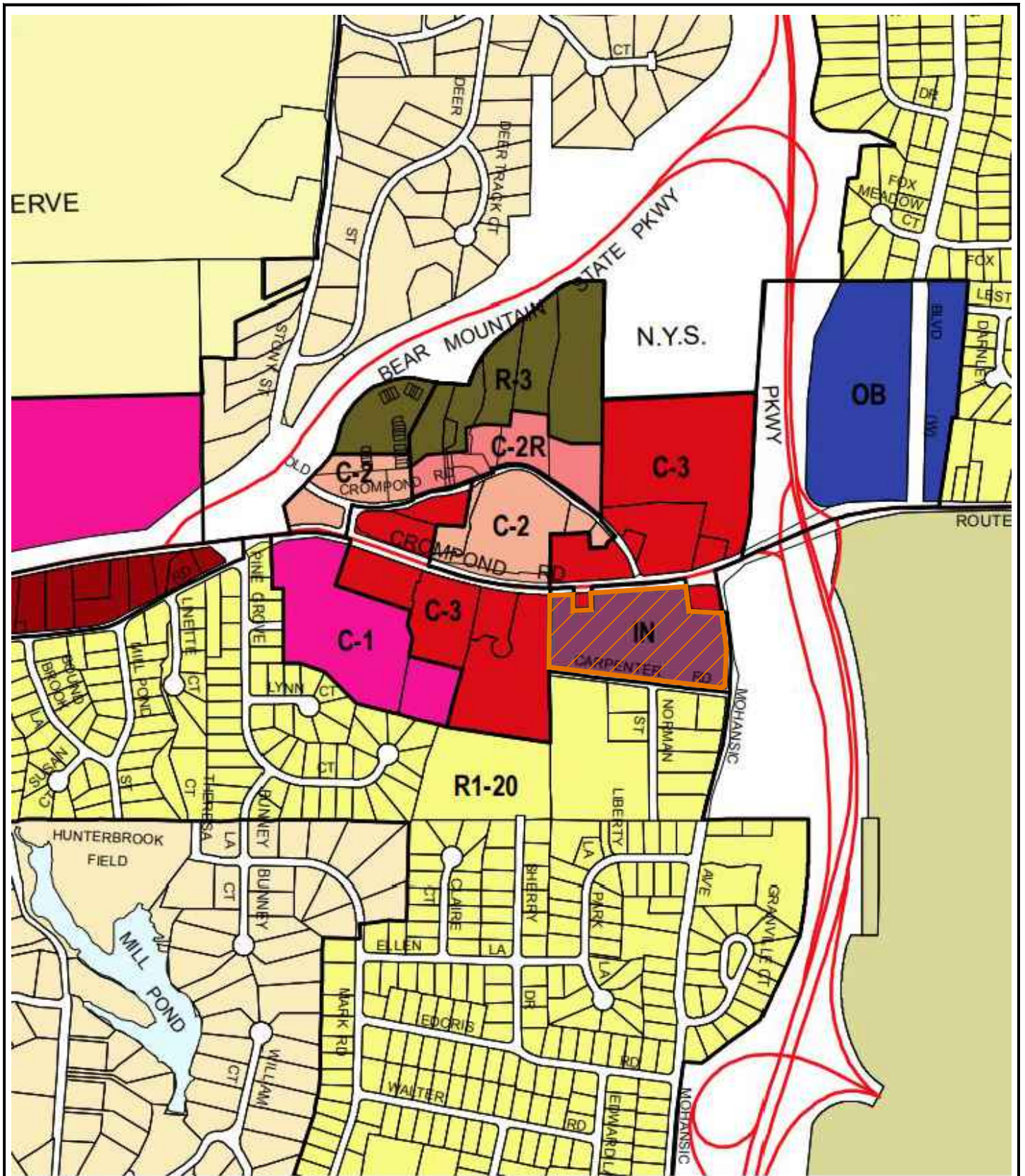


EXHIBIT E  
TOWN ZONING MAP

R1-160	One-Family Residential	R-3	Multifamily Residential	C-3	Commercial Limited
R1-80	One-Family Residential	C-1	Commercial Shopping Center	C-4	Commercial General
R1-40	One-Family Residential	C-2	Commercial Hamlet Center	OB	Research Laboratory and Office
R1-20	One-Family Residential	C-2R	Commercial Hamlet Center	IN	Planned Interchange

**EXHIBIT F**

**SHORT ENVIRONMENTAL ASSESSMENT FORM**

# 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.

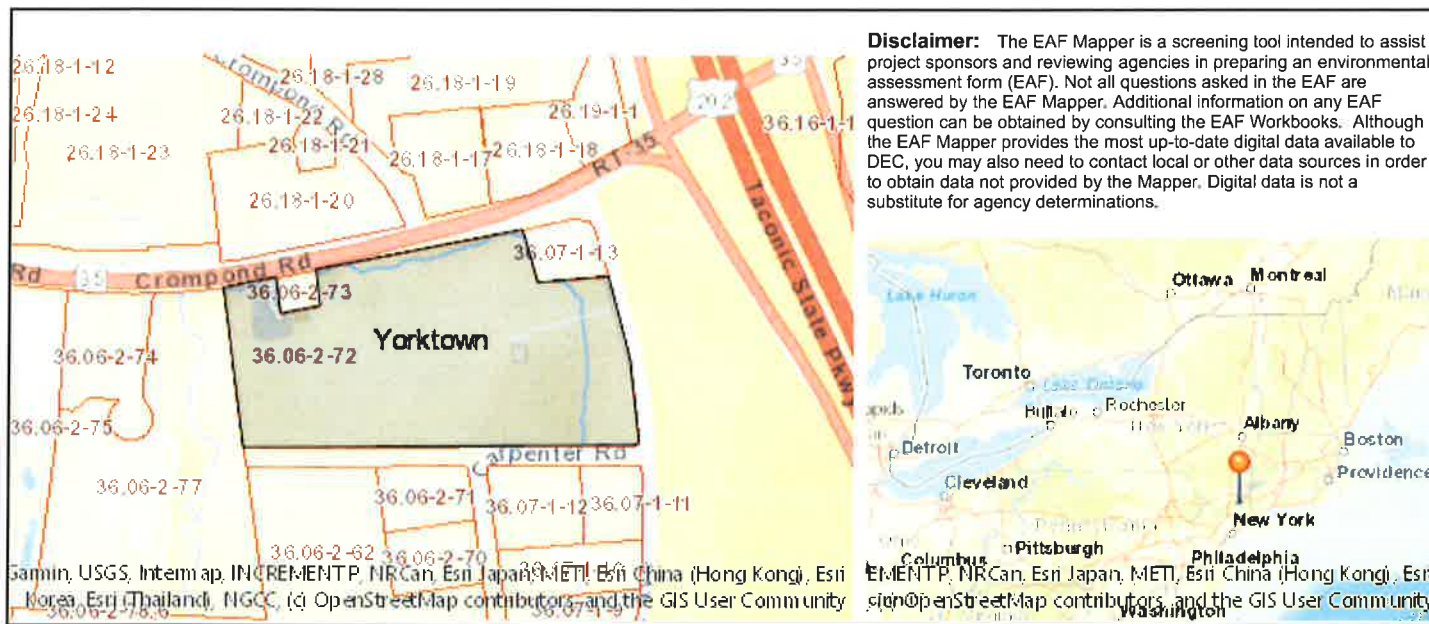
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Guiding Eyes For The Blind - Dog Training Kennel Facility			
Project Location (describe, and attach a location map): 3241 Crompond Road Town of Yorktown, Westchester County, NY			
Brief Description of Proposed Action: The proposed action is to request an amendment to the Town zoning requirements for this site to permit Dog Kennels as an allowed use.			
Name of Applicant or Sponsor: Guiding Eyes for the Blind - Thomas Panek, President and CEO		Telephone: 914-243-2257 E-Mail: tpanek@guidingeyes.org	
Address: 611 Granite Springs Road			
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 government Agency? If Yes, list agency(s) name and permit or approval: Town Board Town of Yorktown - zoning code amendment			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		12.2 +/- acres	
b. Total acreage to be physically disturbed?		6 +/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		12.2 +/- acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" 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			



5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input type="checkbox"/>	YES <input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>The project will meet or exceed local and state energy codes</u>	<input type="checkbox"/>	<input type="checkbox"/>	NO YES <input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input type="checkbox"/>	NO YES <input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input type="checkbox"/>	NO YES <input checked="" 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?  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 checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES <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? <small>There are wetlands and waterbodies on the site which will not be affected</small> b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES <input checked="" type="checkbox"/>

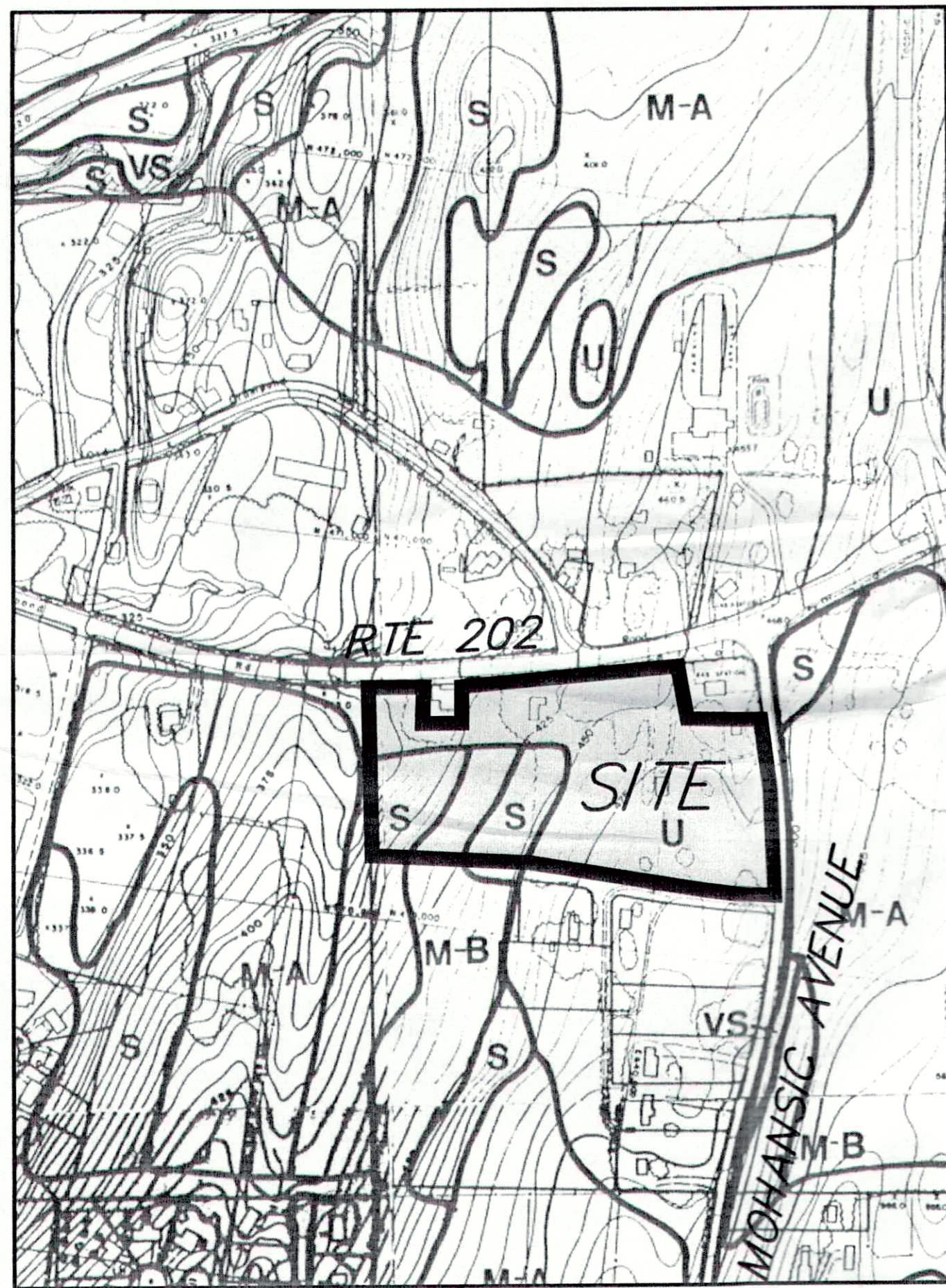
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood 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?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
_____		
The project will have a built in Stormwater Management System		
_____		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____	<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?	NO	YES
If Yes, describe: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The property has been identified by the NYS DEC to contain a landfill area which is being investigated for any contamination potential.		
_____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>Joseph C. ZINA, P.E.</u> Date: <u>6/3/22</u> Signature: _____      Title: <u>PROJECT ENGINEER</u>		



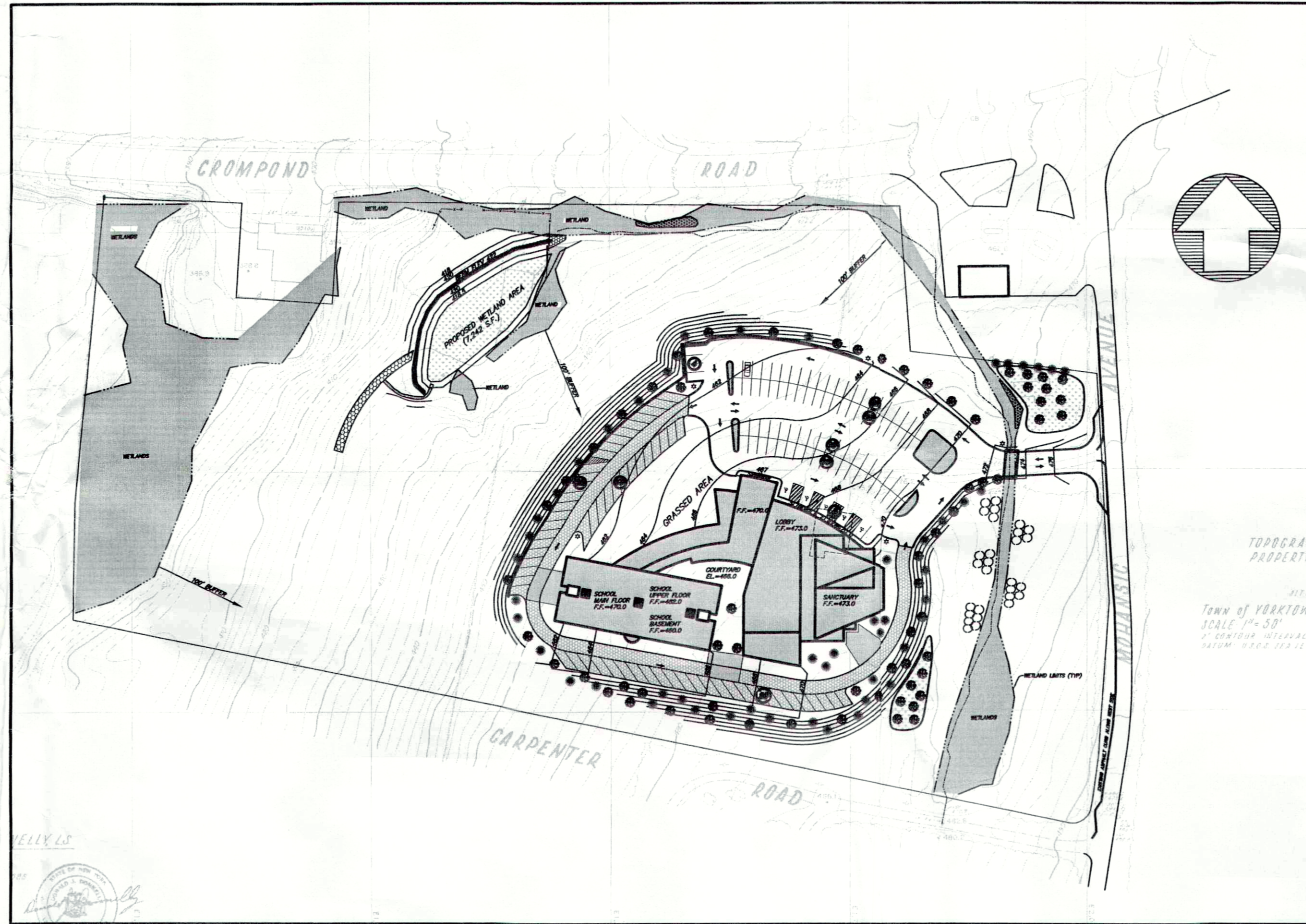
**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting 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.

- 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] No
- Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] No
- Part 1 / Question 15 [Threatened or Endangered Animal] No
- Part 1 / Question 16 [100 Year Flood Plain] No
- Part 1 / Question 20 [Remediation Site] No

# TEMPLE ISRAEL OF NORTHERN WESTCHESTER



VICINITY MAP  
SCALE: 1"=200'



APPROVED FOR CONSTRUCTION BY  
THE TOWN ENGINEER.

SHARON ROBINSON, P.E.

TEMPLE ISRAEL LIST OF DRAWINGS AND DOCUMENTS			
SHEET	TITLE	ISSUE DATE	LAST REVISED
CS	COVER SHEET	11-17-04	05-17-05
SP-1.1	EXISTING CONDITIONS PLAN	11-17-04	05-17-05
SP-1.2	SITE, UTILITY AND GRADING PLAN	11-17-04	05-17-05
SP-1.3	MOHANSIC AVENUE IMPROVEMENT PLAN	11-17-04	12-22-04
SP-1.4	LIGHTING & LANDSCAPING PLAN	11-17-04	05-17-05
SP-1.5	WETLAND MITIGATION PLAN	11-17-04	05-17-05
SP-1.6	STORMWATER POLLUTION PREVENTION PLAN	PENDING	05-17-05
PR-2.1	UTILITY PROFILES PLAN	PENDING	
UD-3.1	WATER DISTRIBUTION DETAILS	11-17-04	
UD-3.2	SANITARY SEWER DETAILS	11-17-04	
UD-3.3	STORMWATER DRAINAGE DETAILS	11-17-04	
UD-3.4	ROADWAY, DRIVEWAY & MISC DETAILS	11-17-04	05-17-05
EC-4.1	EROSION AND SEDIMENT CONTROL PLAN	11-17-04	05-17-05
EC-4.2	EROSION AND SEDIMENT CONTROL DETAILS	11-17-04	
EC-4.3	EROSION AND SEDIMENT CONTROL DETAILS	11-17-04	05-17-05

ZONING DATA CHART - ZONE I-1 (INTERCHANGE ZONE)							
DESCRIPTION	AREA (AC)	AREA (SF)	LOT FRONTAGE (FEET)	LOT COVERAGE (SQ. FT.)	BUILDING HEIGHT (FEET)	BLDG SETBACK (FEET)	PVMT SETBACK (FEET)
MINIMUM REQUIRED	10.0	435,600	100	15% (MAX)	35 (MAX)	100	50
PROPOSED	12.24	533,175	±1,180'	±5.4%*	35	100	50

\*COVERAGE IS THE PERCENTAGE OF BUILDINGS AND STRUCTURES ONLY

PROJECT ARCHITECT

GERSHON PALEVSKI, R.A.  
Architect  
280 Carrouge Hollow Road  
Putnam Valley, N.Y. 10929  
Tel: 845-528-6073 Fax: 845-528-0409

CIVIL ENGINEER  
RONIN ENGINEERING P.E. P.C.  
PROFESSIONAL ENGINEERS AND PLANNING CONSULTANTS  
THE LINDY BUILDING, SUITE 200  
5 JOHN W. WALKER AVENUE, WESTCOTT, NY 10588  
TEL: 814/735-3861 FAX: 814/735-3885  
CEPE@ADVINC.COM



OWNER/APPLICANT  
TEMPLE ISRAEL OF  
NORTHERN WESTCHESTER  
PRES: RICHARD SCHUPPER  
GEORGY ROAD  
CROTON-ON-HUDSON, NY 10520

REVISION	REASON	DATE
5		
4		
3	TOWN COMMENTS	05-17-05
2	UPDATE FLOOR ELEV.	12-22-04
1		

TAX MAP #  
SEC: 68.09 BLK: 4 LOT: 39, 42  
DESIGN: JCA/KCS  
CHECKED: KCS  
DATE: 11-17-2004  
DWG. FILE: TEMPLE-YORKTOWN-SOP12.DWG  
JOB #: 030406

COVER SHEET  
TEMPLE ISRAEL  
OF  
NORTHERN WESTCHESTER  
LOCATION:  
CROMPOND ROAD & MOHANSIC AVENUE, TOWN OF YORKTOWN

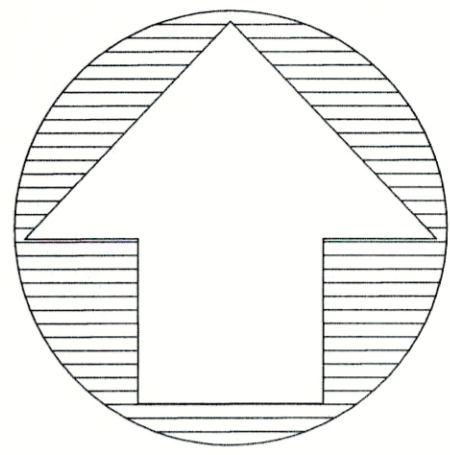
CS

# TOWN OF YORKTOWN WESTCHESTER COUNTY, NY

NOTE  
UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS MAP ARE A VIOLATION  
OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

**GENERAL NOTES**

1. SURVEY INFORMATION SHOWN IS BASED ON A MAP PREPARED BY DONALD J. DONNELLY, LAND SURVEYOR, ENTITLED "SURVEY OF PROPERTY PREPARED FOR DEERFIELD LIMITED PARTNERSHIP SITUATE IN THE TOWN OF YORKTOWN, WESTCHESTER COUNTY, N.Y." DATED FEBRUARY 18, 1986, REVISED APRIL 5, 1986.
2. TOPOGRAPHICAL INFORMATION SHOWN IS BASED ON A MAP PREPARED BY DONALD J. DONNELLY, LAND SURVEYOR, ENTITLED "TOPOGRAPHICAL MAP OF PROPERTY PREPARED FOR SITUATE IN THE TOWN OF YORKTOWN, CO. OF WESTCHESTER, N.Y." DATED FEBRUARY 18, 1986.



EXISTING NYSDOT  
EASEMENT PER FILED  
MAP VOL. 75 PG. 29

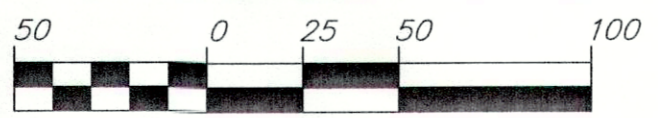
EXISTING NYSDOT  
20' WIDE DRAINAGE  
EASEMENT



**LEGEND**

- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- EXISTING STONE WALL
- EXIST. WATERCOURSE/WATER BOUNDARY
- EXISTING WETLAND BOUNDARY
- CONTROLLED AREA BOUNDARY (100')
- EXISTING TREE LINE/LIMITS OF LAWN
- EXISTING SLOPES 20% AND GREATER

EXISTING CONDITIONS PLAN



**NOTE**

UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS MAP ARE A VIOLATION OF SECTION 2209 (2) OF THE NEW YORK STATE EDUCATION LAW.

CIVIL ENGINEER

**CRONIN ENGINEERING P.E. P.C.**

PROFESSIONAL ENGINEERS AND PLANNING CONSULTANTS  
THE LINDY BUILDING, SUITE 200  
2 JOHN WALSH BOULEVARD, PEESKILL NY 10566  
TEL 914/736-3864 FAX 914/736-3893  
CEPE@ADVINC.COM



OWNER/APPLICANT

TEMPLE ISRAEL OF  
NORTHERN WESTCHESTER  
PRES: RICHARD SCHAFER  
GLENNARY ROAD  
CROTON-ON-HUDSON, NY 10520

5		
4		
3		
2	TOWN COMMENTS	05-17-05
1	BASE INFO NOTE ADDED	12-22-04
#	REASON	DATE
REVISION		
TAX MAP #:		
SEC: 68.09 BLK: 4 LOT: 39, 42		
DESIGN: JCA/KCS		
CHECKED: KCS		
DATE: 10-01-2004		
DWG. FILE: TEMPLE-YORKTOWN-SDP12.DWG		
JOB # 030406		

EXISTING CONDITIONS  
TEMPLE ISRAEL  
OF  
NORTHERN WESTCHESTER

LOCATION:  
CROMPOND ROAD & MOHANSIC AVENUE, TOWN OF YORKTOWN

SP-1.1

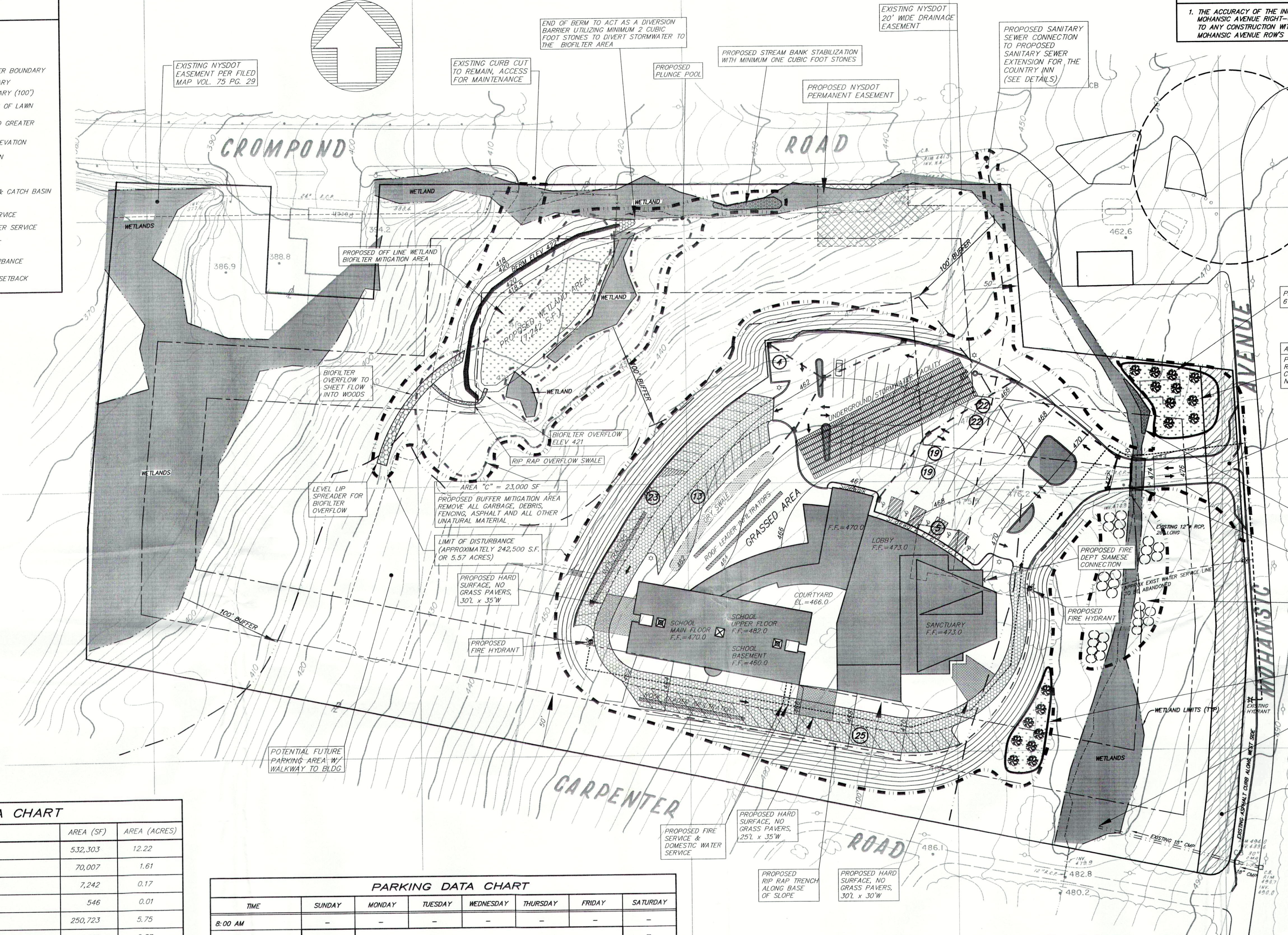
**LEGEND**

- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- EXISTING STONE WALL
- EXIST. WATERCOURSE/WATER BOUNDARY
- EXISTING WETLAND BOUNDARY
- CONTROLLED AREA BOUNDARY (100')
- EXISTING TREE LINE/LIMITS OF LAWN
- EXISTING SLOPES 20% AND GREATER
- PROPOSED CONTOUR W/ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED ROOF LEADER
- PROPOSED STORM DRAIN & CATCH BASIN
- PROPOSED FIRE HYDRANT
- 
- PROPOSED DOMESTIC WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED LIMIT OF DISTURBANCE
- ZONING LINE - BUILDING SETBACK

**GENERAL NOTES**

1. THE ACCURACY OF THE INFORMATION SHOWN FOR THE CROMPOND ROAD AND MOHANSIC AVENUE RIGHT-OF-WAYS CANNOT BE CERTIFIED BY THIS OFFICE. PRIOR TO ANY CONSTRUCTION WITHIN &/OR ADJACENT TO THE CROMPOND ROAD AND MOHANSIC AVENUE ROW'S THE INFORMATION SHALL BE VERIFIED.

SEE SHEET SP-1.3 FOR PROPOSED IMPROVEMENTS TO MOHANSIC AVENUE



PROPOSED ROW OF CONIFEROUS, 6' TALL TREES

AREA "A" = 5000 SF  
PROPOSED BUFFER MITIGATION AREA REMOVE ALL GARBAGE, DEBRIS AND CUT LOGS. AREA TO BE PLANTED WITH NATIVE SPECIES

NYSDOT COMMERCIAL STYLE ENTRANCE (SEE DETAIL)

PROPOSED STREAM BANK STABILIZATION WITH MINIMUM ONE CUBIC FOOT STONES

EXISTING 24" ROP TO BE REPLACED WITH A BOTTOMLESS PIPE ARCH W/STONE FACED ENDWALLS TO RESTORE ORIGINAL STREAM BOTTOM CHANNEL (SEE DETAILS)

PROPOSED STREAM SIDE PLANTINGS BOTH SIDES OF BROOK CHANNEL

AREA "B" = 2,200 SF. (1" = 5')

EXISTING 15" CMP PIPE TO BE LOCATED AND CLEANED OUT TO ENABLE DISCHARGE TO DAYLIGHT. ADD END SECTION AND RIP RAP OUTLET PAD

ROAD WIDENING STRIP TO BE DEDICATED TO THE TOWN OF YORKTOWN FOR HIGHWAY PURPOSES (AREA=0.3412 AC., 14,863 S.F.)

CIVIL ENGINEER



OWNER/APPLICANT  
TEMPLE ISRAEL OF NORTHERN WESTCHESTER  
PINES, RICHARD SCHUPPER  
GLENNARY ROAD  
CROTON-ON-HUDSON, NY 10520

REVISION	
5	
4	
3	
2	TOWN COMMENTS 05-17-05
1	UPDATE FLOOR ELEV. 12-22-04
#	REASON
TAX MAP #:	
SEC: 68.09 BLK: 4 LOT: 39, 42	
DESIGN: JCA/KCS	
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DATE: 11-17-2004	
DWG. FILE: TEMPLE-YORKTOWN-SDP12.DWG	
JOB #: 030406	

SITE, UTILITY & GRADING PLAN  
OF  
TEMPLE ISRAEL  
OF  
NORTHERN WESTCHESTER

SP-1.2

DESCRIPTION	AREA (SF)	AREA (ACRES)
TOTAL SITE AREA	532,303	12.22
TOTAL EXISTING WETLAND (ON-SITE)	70,007	1.61
NEW WETLAND AREA	7,242	0.17
TOTAL WETLAND DISTURBANCE	546	0.01
TOTAL WETLAND BUFFER	250,723	5.75
EXISTING WETLAND BUFFER DISTURBANCE*	16,280	0.37
EXISTING WETLAND BUFFER DISTURBANCE MITIGATED**(A)	5,000	0.11
EXISTING WETLAND BUFFER DISTURBANCE MITIGATED**(B)	2,200	0.05
EXISTING WETLAND BUFFER DISTURBANCE MITIGATED**(C)	23,000	0.53
PROPOSED NEW WETLAND BUFFER DISTURBANCE*	16,757	0.38
TOTAL WETLAND BUFFER DISTURBANCE***	33,037	0.76
TOTAL NET WETLAND BUFFER DISTURBANCE***	(-14,443)	(-0.31)
TOTAL SITE DISTURBANCE****	175,700	4.03

\* EXISTING WETLAND BUFFER DISTURBANCE INCLUDES THE LAWN AND DRIVEWAY FOR THE EXISTING RESIDENCE.  
 \*\* EXISTING WETLAND BUFFER DISTURBANCE INCLUDES:  
 A) THE NORTHEAST CORNER NEAR THE GAS STATION. THIS AREA CONTAINS THE REMNANTS OF A BUILDING, GARBAGE AND DEBRIS AND CUT LOGS.  
 B) THE SOUTHEAST CORNER EAST OF THE TEMPLE BUILDING. THIS AREA CURRENTLY CONTAINS A LAWN AREA.  
 C) THE AREA SOUTH OF ROUTE 202 AROUND THE REMNANTS OF THE FORMER RESIDENCE. THIS AREA CONTAINS LARGE PILES OF DEBRIS, GARBAGE, FENCING AND AN ASPHALT DRIVEWAY.  
 \*\*\* TOTAL WETLAND BUFFER DISTURBANCE INCLUDES THE PORTIONS OF THE BUFFER AREA ALREADY DISTURBED WITH LAWN AND DRIVEWAY AS WELL AS NEW AREAS OF BUFFER DISTURBANCE FOR THE TEMPLE AND PARKING LOT. TOTAL NET BUFFER DISTURBANCE IS THE DIFFERENCE BETWEEN THE NEW BUFFER DISTURBANCE AND MITIGATED BUFFER AREAS (A, B & C) THAT ARE CURRENTLY DISTURBED THAT WILL BE MITIGATED WITH CLEAN UP AND IMPROVEMENTS.  
 \*\*\*\* TOTAL SITE DISTURBANCE IS THE TOTAL AREA OF DISTURBANCE WITHIN THE PROPOSED LIMITS OF DISTURBANCE FOR THE TEMPLE AND ASSOCIATED IMPROVEMENTS.

NOTE  
UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS MAP ARE A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

TIME	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
8:00 AM	-	-	-	-	-	-	-
9:00 AM	SCHOOL K THRU 6TH GRADE	-	-	-	-	-	-
10:00 AM							
11:00 AM							
12:00 PM	ADMINISTRATIVE PEOPLE 9-5, M-F						SPECIAL SERVICES, PARTIES, EVENTS & VARIABLE SCHEDULE
1:00 PM	-	-	-	-	-	-	
2:00 PM	-	-	-	-	-	-	
3:00 PM	-	-	-	-	-	-	
4:00 PM	-	-	-	-	-	-	
5:00 PM	-	-	-	-	-	-	
6:00 PM	-	SCHOOL 4TH THRU 12TH GRADE	SCHOOL K THRU 7TH GRADE	-	SCHOOL 7TH GRADE	-	
7:00 PM	-						
8:00 PM	-	-	-	COMMITTEE MEETINGS 6PM-9PM	-	MAIN SERVICE 7PM-9PM	
9:00 PM	-	-	-	-	-	-	
PARKING REQUIREMENT							
ADMINISTRATIVE	0	10	10	10	10	10	0
SCHOOL	0	0	0	0	0	0	0
TEMPLE (SANCTUARY)	0	0	0	0	0	83	0
PARTIES	0	0	0	0	0	0	0
TOTALS*	0	10	10	10	10	93	0



AREA	CATEGORY/USE	PARKING REQUIREMENTS	PARKING REQUIREMENT CALCULATION	PARKING SPACES REQUIRED PER CODE	ACTUAL NO. OF PARKING SPACES PROVIDED
SANCTUARY (18,960 S.F.)	CHURCH OR OTHER PLACE OF WORSHIP	1 SPACE FOR EACH FOUR (4) SEATS OR PEW SPACES	330 (SEATS IN SANCTUARY) DIVIDED BY 4 = 82.5 OR 83	83	76
SCHOOL BUILDING (21,150 S.F.)	SCHOOLS (OTHER NONRESIDENTIAL DISCTRIVTS)	5 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA	21,150 SQUARE FEET DIVIDED BY 1,000 X 5 = 105.75 OR 106	106	77
TOTALS				189	153

NOTES:  
 \*1. PARKING AT THE SANCTUARY AND SCHOOL DOES NOT HAPPEN SIMULTANEOUSLY.  
 2. DURING THE HIGH HOLY DAYS (I.E. YOM KIPPUR & RASHASHANA) IT IS ANTICIPATED THAT A MAXIMUM OF 1,200 PEOPLE WILL BE IN ATTENDANCE FOR TEMPLE SERVICES.



# **Dorchester Glen Subdivision**



## TOWN OF YORKTOWN PLANNING DEPARTMENT

---

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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**To:** Planning Board  
**From:** Planning Department  
**Date:** July 22, 2022  
**Subject:** Dorchester Glen Subdivision  
1643 Maxwell Drive  
SBL: 15.20-3-6

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The Planning Department has reviewed the submitted plans and has the following comments:

1. The Town Board approved the use of Flexibility Standards on this subdivision at their meeting on July 19, 2022 with the condition the private road be no less than 16 feet wide. Discussion of the private road should continue with the Highway Superintendent.
2. The applicant should investigate accessing Lot 6.2 from Maxwell Drive. This would significantly shorten the driveway required to access this residence.
3. The subdivision and private road guidelines issued by a former Town Fire Marshal stated subdivision and private roads should be a minimum of 20 ft wide and built to town specifications. A review of the proposed subdivision by the Fire Advisory Board is forthcoming.
4. It is noted that the revised plan shows the proposed residence on Lot 6.3 further from the property line with The Yorktown Grange.
5. What is the difference in the grading and impervious area required for the conventional and flexibility subdivision layouts?
6. The Planning Department is waiting for a wetland delineation report to be submitted by the applicant so the Town's environmental consultant can confirm the wetland delineation.
7. The applicant is waiting for NYS DEC confirmation of wetland delineation.
8. A Stormwater Pollution Prevention Plan, permit application, and fee must be submitted and reviewed by the Town Engineer.
9. A tree survey and tree mitigation plan must be submitted pursuant to Town Code Chapter 270 Trees.

Respectfully submitted,

  
Robyn A. Steinberg, AICP, CPESC  
Town Planner

# Site Design Consultants

Civil Engineers • Land Planners

July 6, 2022

Robyn A. Steinberg, AICP  
Town of Yorktown Planning Department  
1974 Commerce Street  
Yorktown Heights, NY 10598

RECEIVED  
PLANNING DEPARTMENT  
JUL 6 2022  
TOWN OF YORKTOWN

Re: Dorchester Glen Subdivision  
Town of Yorktown

Dear Robyn:

We would like to be placed on the next Planning Board Agenda to request a scheduling of the Public Hearing for the proposed site.

With thanks for your continuing courtesy and consideration.

Sincerely,

  
Joseph C. Riina, P.E.

/cm/sdc 00-16

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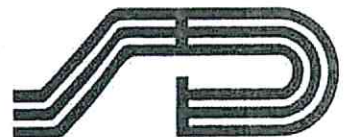
251-F Underhill Avenue • Yorktown Heights, New York 10598

60 Walnut Grove Road • Ridgefield, Connecticut 06877

(914) 962-4488

(203) 431-9504

Fax (914) 962-7386



# Site Design Consultants

Civil Engineers • Land Planners

July 7, 2022

Robyn A. Steinberg, AICP  
Town of Yorktown Planning Department  
1974 Commerce Street  
Yorktown Heights, NY 10598

RECEIVED  
PLANNING DEPARTMENT  
JUL 7 2022  
TOWN OF YORKTOWN

Re: Dorchester Glen Subdivision  
1643 Maxwell Drive – Town of Yorktown

Dear Robyn:

Please find attached herewith five (5) copies of the Plans titled “Preliminary Subdivision Plan prepared for Dorchester Glen”, dated 7/6/22, Sheets 1-7 of 7.

Please let us know if you need anything additional or have any questions. Thank you.

Yours Truly,

  
Joseph C. Riina, P.E.

/cm /Enc./ sdc 00-16

---

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

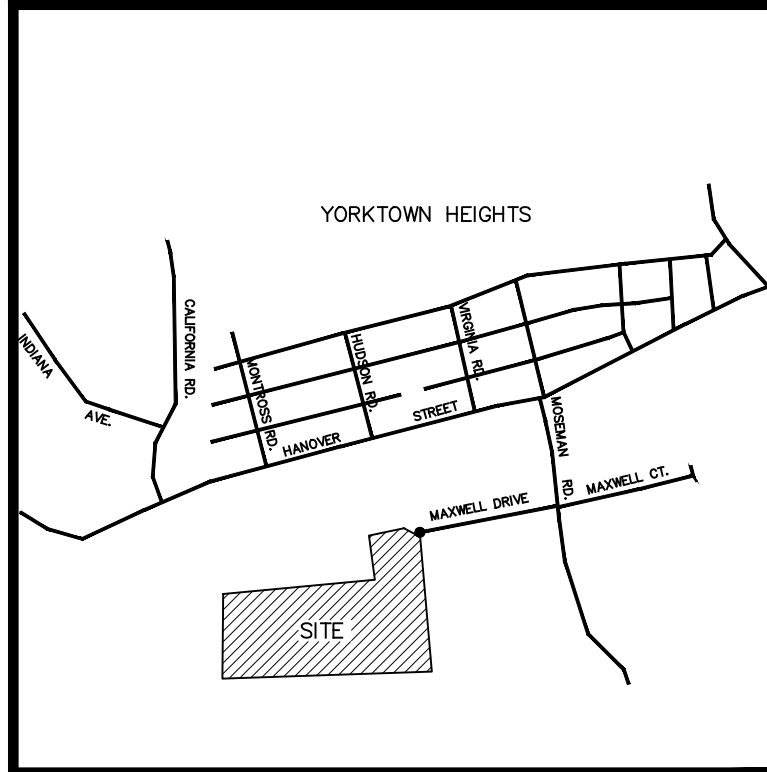
60 Walnut Grove Road • Ridgefield, Connecticut 06877

(914) 962-4488

(203) 431-9504

Fax (914) 962-7386





LOCATION MAP  
NOT TO SCALE

**SITE DATA:**

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

PROJECT LOCATION: 1643 MAXWELL DRIVE  
YORKTOWN, NY 10598

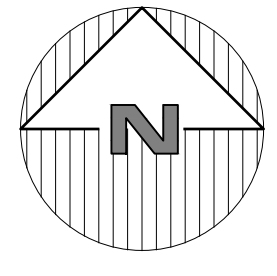
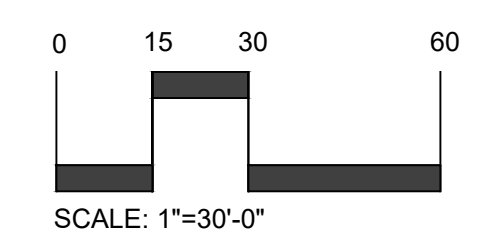
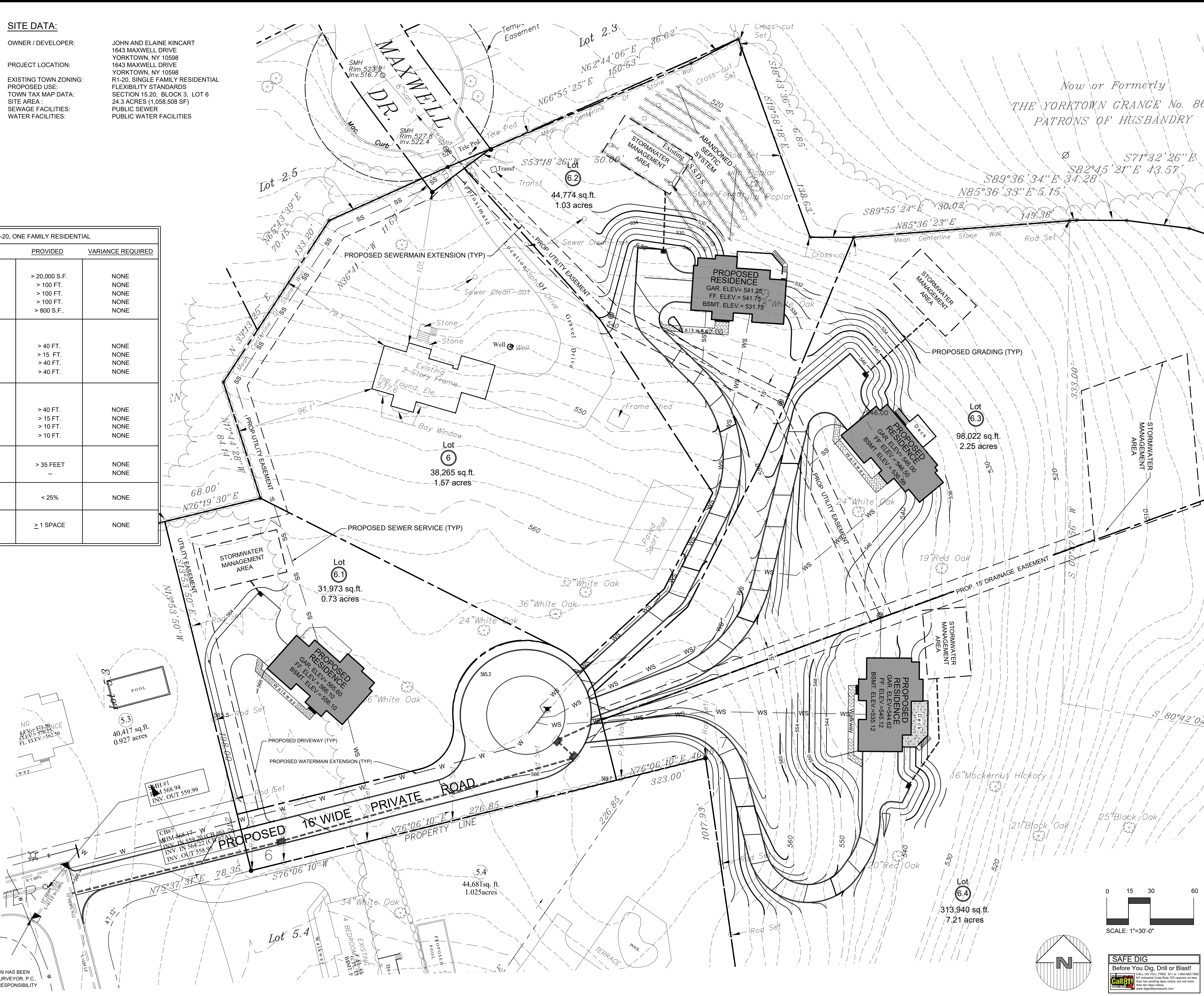
EXISTING TOWN ZONING: R1-20, SINGLE FAMILY RESIDENTIAL  
FLEXIBILITY STANDARDS

PROPOSED USE: SECTION 15.20, BLOCK 3, LOT 6  
24.3 ACRES (1,058,508 SF)

TOWN TAX MAP DATA: PUBLIC SEWER  
WATER FACILITIES: PUBLIC WATER FACILITIES

**ZONING SCHEDULE:**

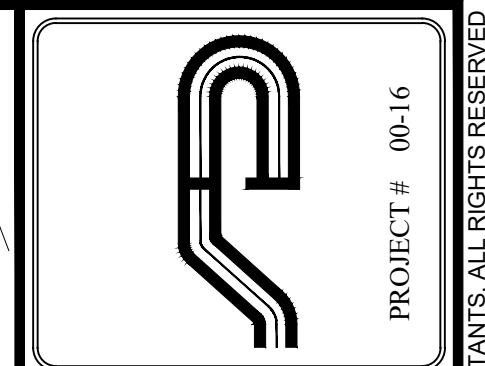
ZONING DISTRICT: R1-20, ONE FAMILY RESIDENTIAL			
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
<b>MINIMUM SIZE OF LOT:</b>			
MINIMUM LOT AREA :	20,000 S.F.	> 20,000 S.F.	NONE
MINIMUM LOT WIDTH:	100 FT.	> 100 FT.	NONE
MINIMUM LOT DEPTH:	100 FT.	> 100 FT.	NONE
MINIMUM ROAD FRONTAGE:	100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



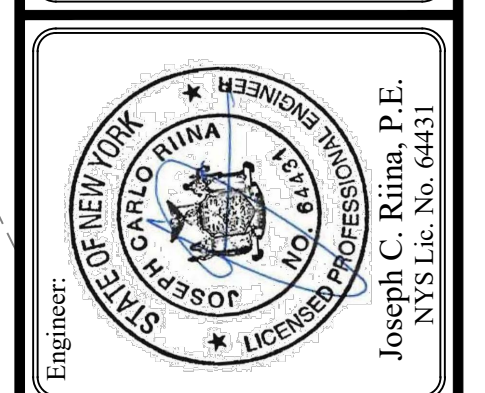
**SAFE DIG**  
Before You Dig, Drill or Blast!  
Call 811  
www.call811.com

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

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



**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

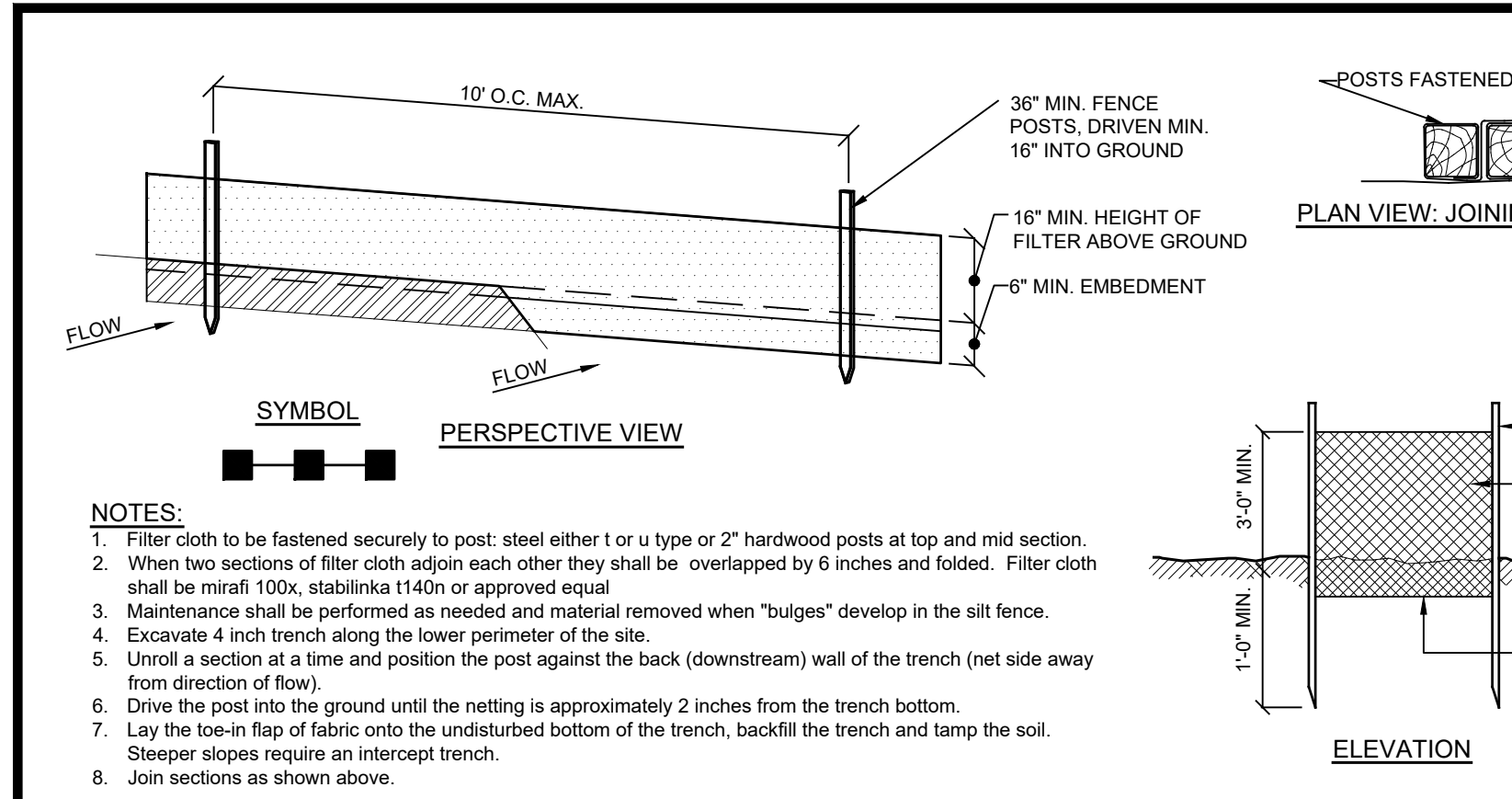
SCALE: 1" = 30'  
DRAWN BY: CS  
DATE: 7/6/22

**SITE PLAN**

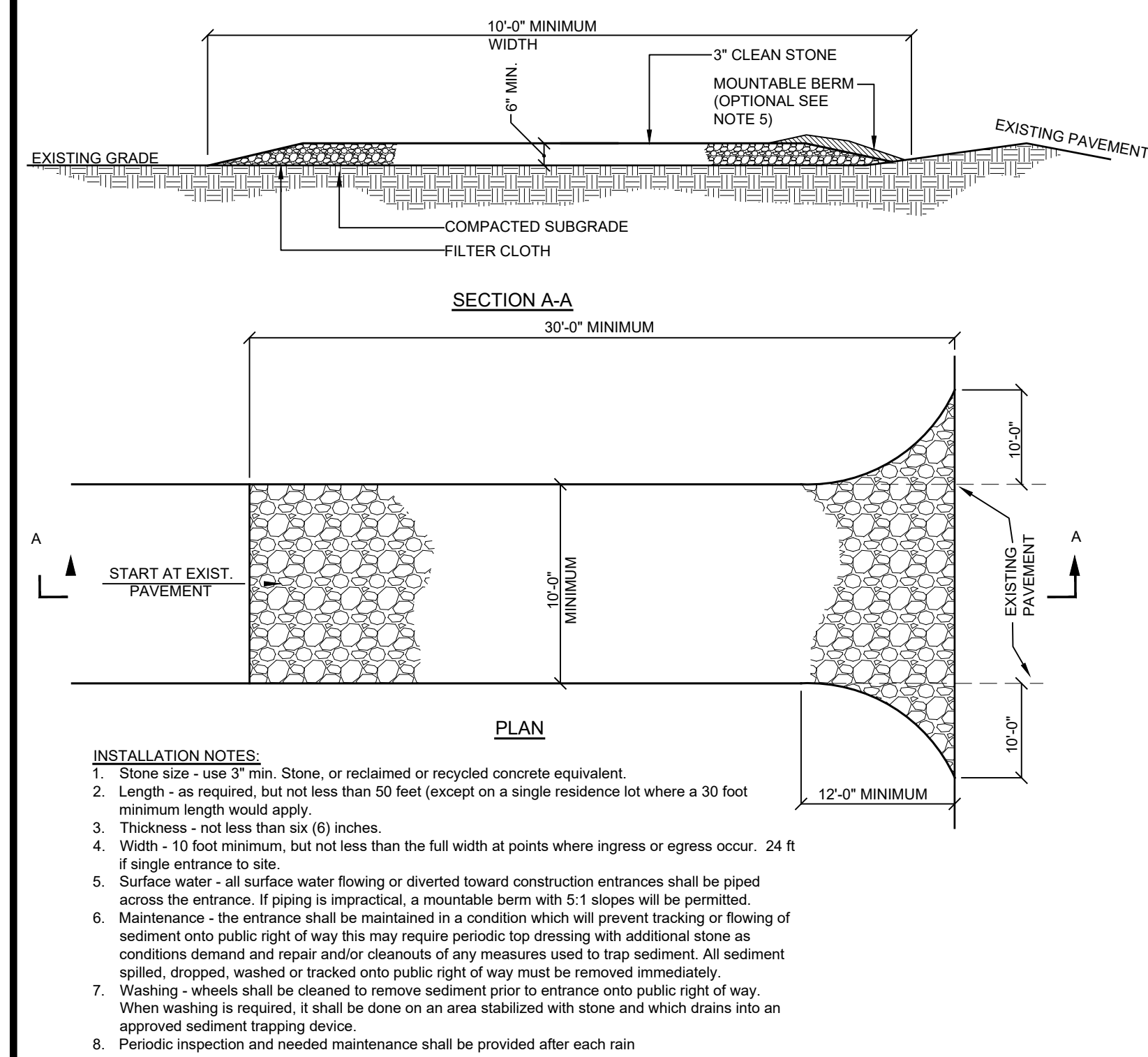
PRELIMINARY SUBDIVISION PLAN  
PREPARED FOR  
**DORCHESTER GLEN**  
1643 MAXWELL DRIVE  
Town of Yorktown  
Westchester County



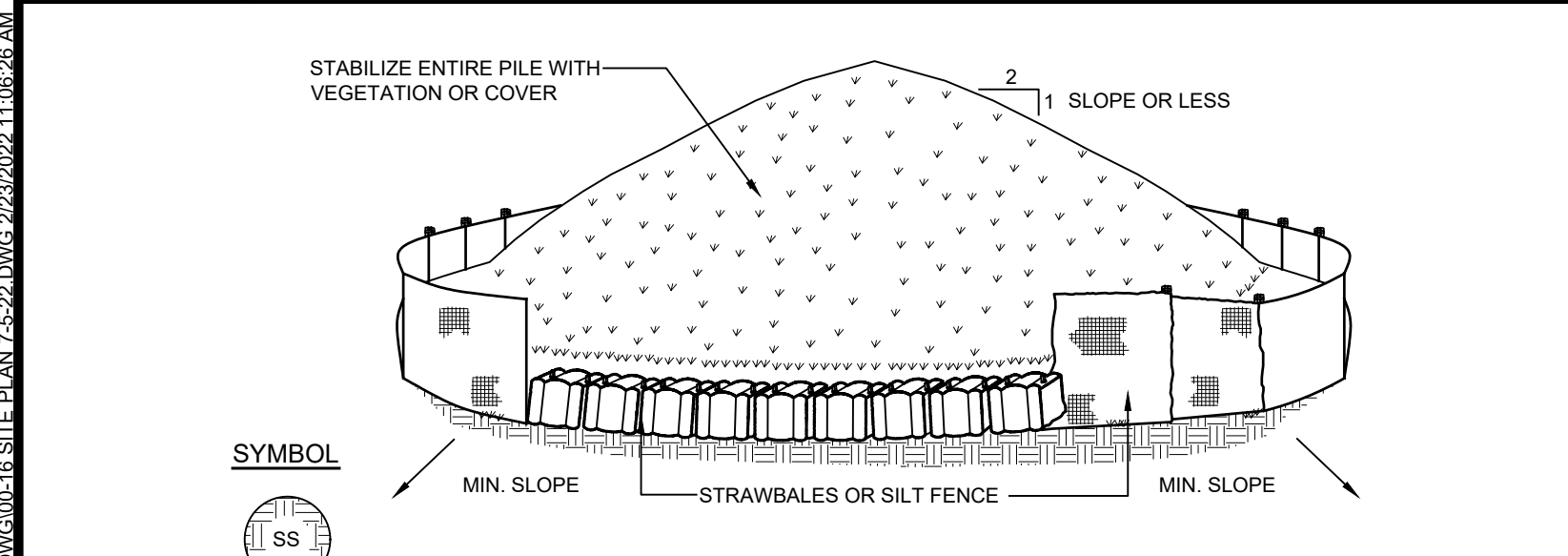




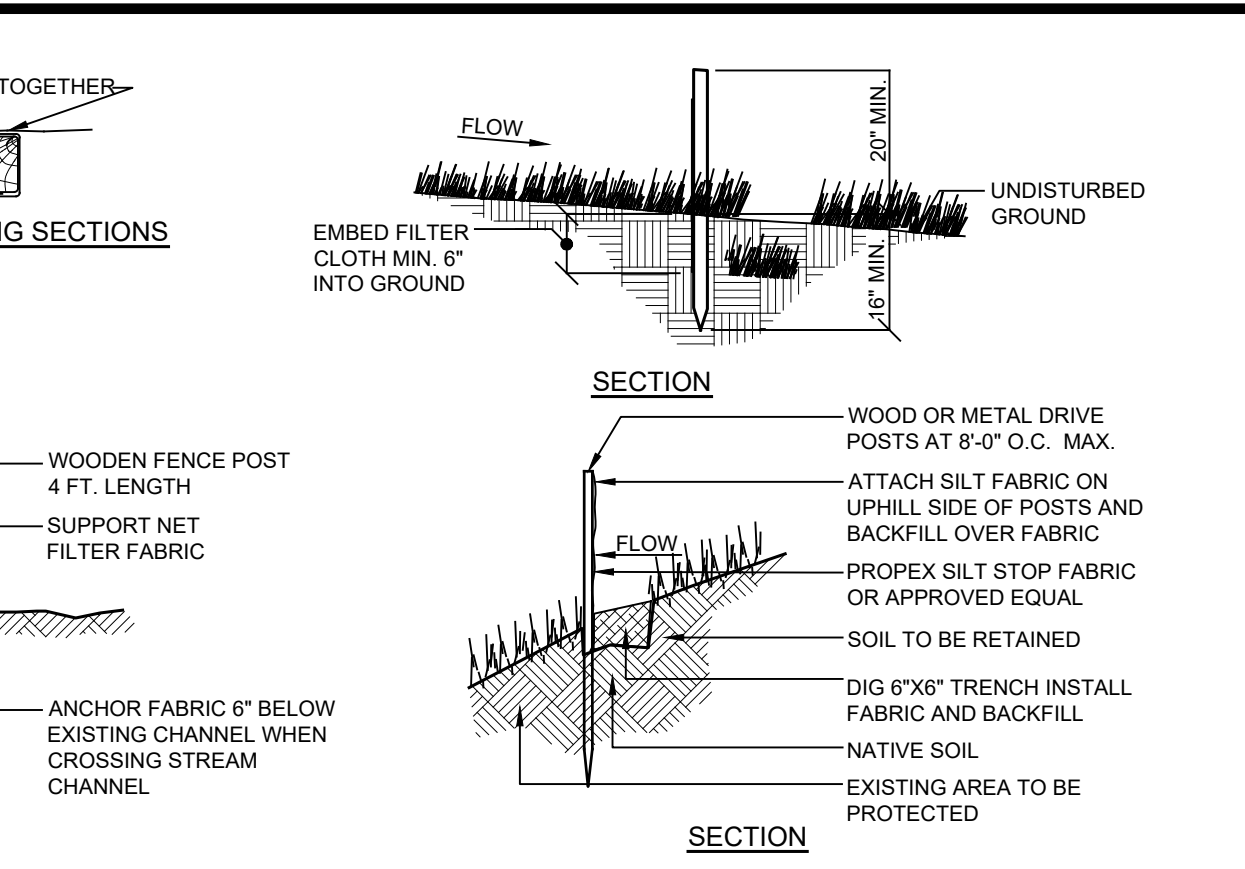
**E-1 SILT FENCE DETAIL**  
NOT TO SCALE



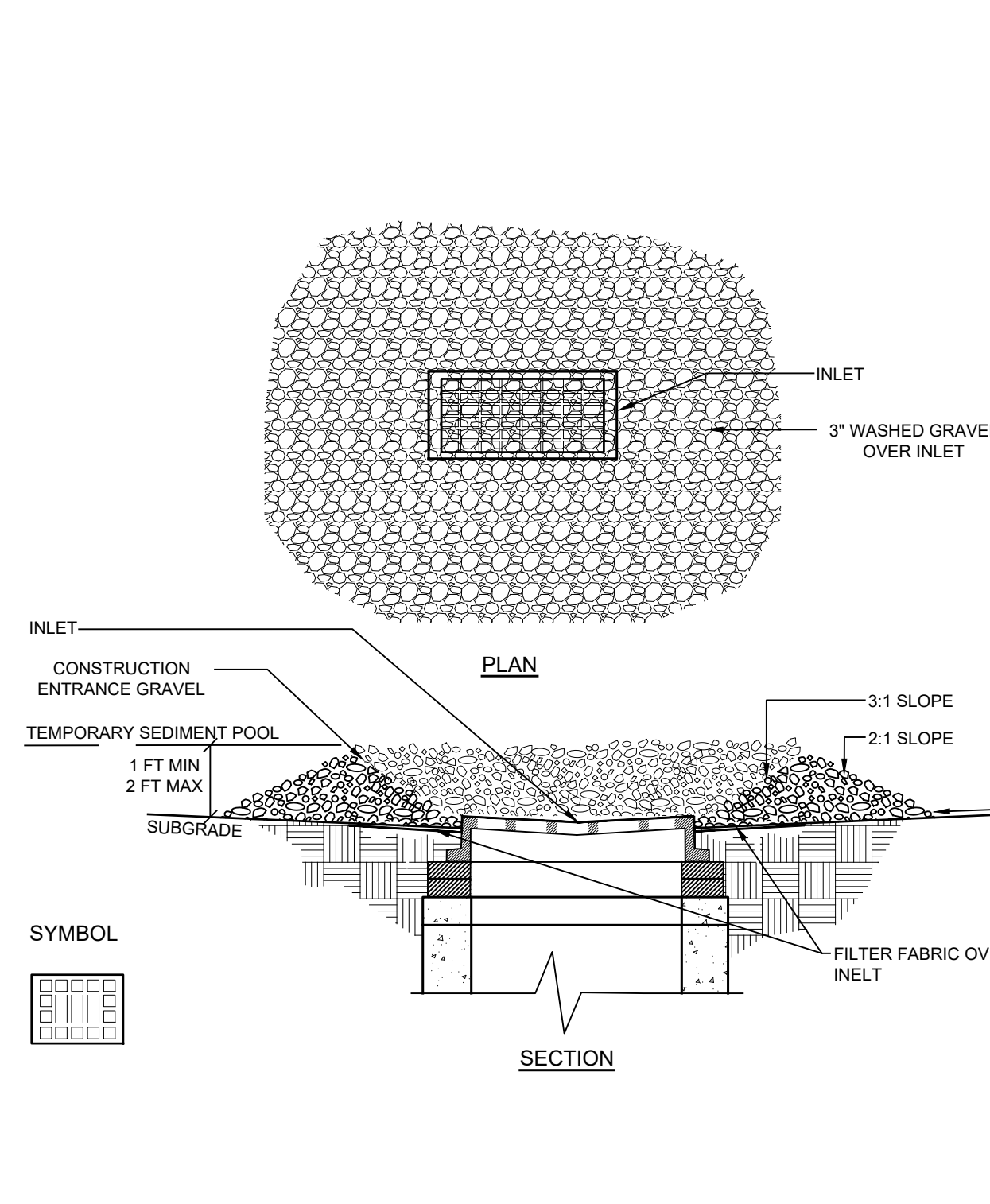
**E-2 STABILIZED CONSTRUCTION ENTRANCE DETAIL**  
NOT TO SCALE



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



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



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

**GENERAL EROSION CONTROL NOTES:**

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

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

N.Y.S.D.E.C. GP-0-15-002 EXPOSURE RESTRICTIONS - States that any exposed earthwork shall be stabilized in accordance with the guidelines of this plan.

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

**MAINTENANCE SCHEDULE:**

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

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

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

**MAINTENANCE OF CONTROLS AFTER CONSTRUCTION:**

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

**DEBRIS AND LITTER REMOVAL:**

Twice a year, inspect outlet structure and drain inlets for accumulated debris. Also, remove any accumulations during each mowing operation. Outlet structure must be inspected twice a year for evidence of structural damage and repaired immediately.

**EROSION CONTROL:**

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

**SEDIMENT REMOVAL:**

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

**CONSTRUCTION SEQUENCE:**

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

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

**Winter Stabilization Notes:**

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

**TOPSOIL:**

Existing topsoil will be removed and stored in piles sufficiently as to avoid mixing with other excavation. Stockpiles shall be surrounded by erosion control as outlined on these plans. The furnishing of new topsoil shall be of a better or equal to the following criteria (SS713.01 NYSDOT):

- The pH of the material shall be 5.5 to 7.6.
- The organic content shall not be less than 2% or more than 70%.
- Gradation:

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

**PERMANENT VEGETATIVE COVER:**

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

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

**TEMPORARY VEGETATIVE COVER:**

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

**CONTRACTOR CERTIFICATION STATEMENT**

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

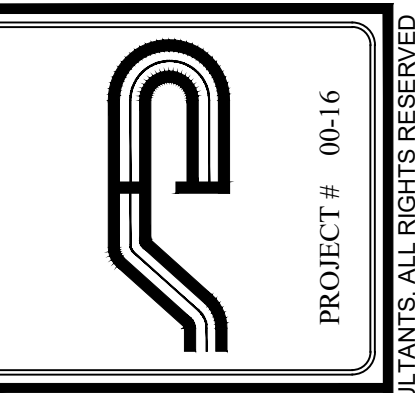
"I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the Qualified Inspector during a site inspection. I also understand that the Owner or Operator must comply with the terms and conditions of the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

Individual Contractor: \_\_\_\_\_  
Name and Title (please print): \_\_\_\_\_  
Signature of Contractor: \_\_\_\_\_  
Company / Contracting Firm: \_\_\_\_\_  
Name of Company: \_\_\_\_\_  
Address of Company: \_\_\_\_\_  
Telephone Number / Cell Number: \_\_\_\_\_  
Site Information: \_\_\_\_\_  
Address of Site: \_\_\_\_\_  
Today's Date: \_\_\_\_\_

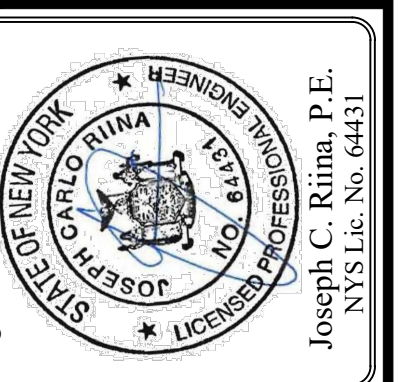
**OWNER / OPERATOR CERTIFICATION**

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

Name (please print): \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Signature: \_\_\_\_\_  
E-mail: \_\_\_\_\_



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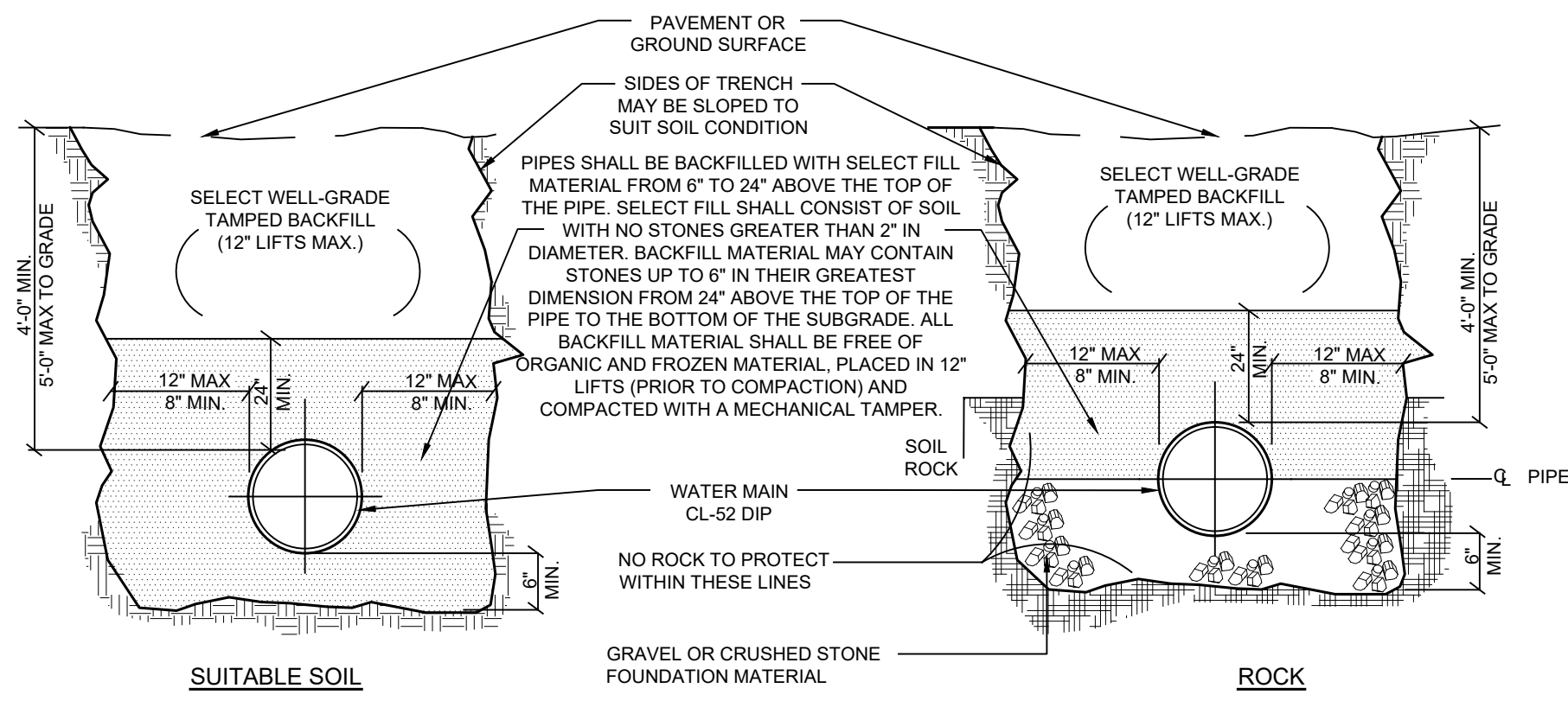
Revisions:

No.	Date	Comments

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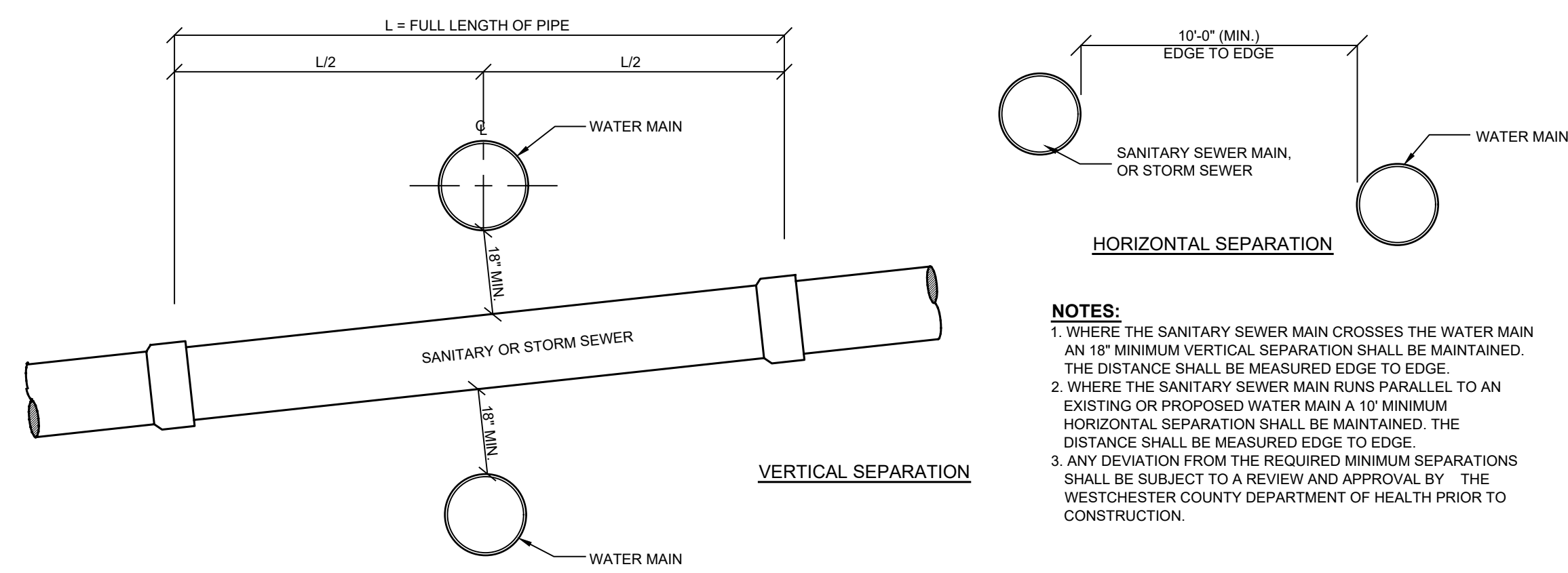
**EROSION DETAILS**

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



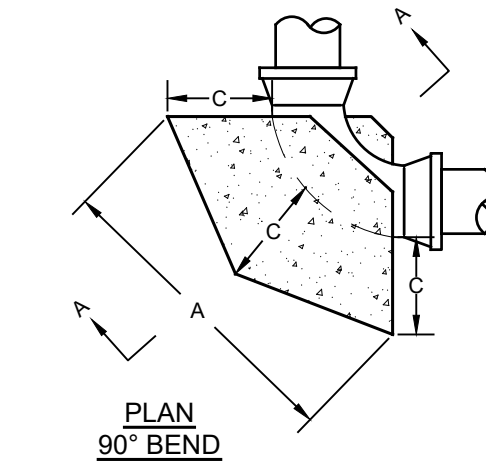
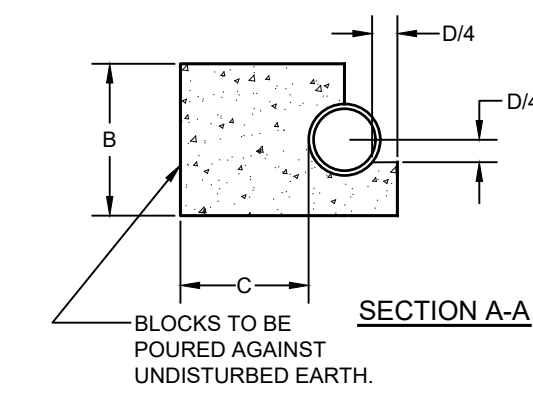
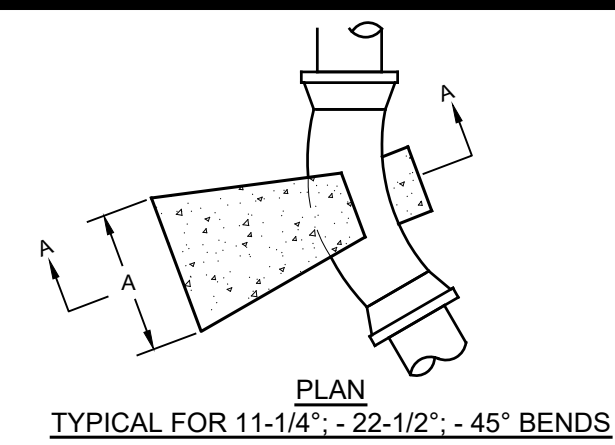
- NOTES:  
1. In materials to be considered as unsuitable (i.e. Muck) material is to be replaced 24" below the pipe invert and replaced with item no. 4 bedding.  
2. A continuous and uniform bedding shall be provided in the trench for all buried pipe. Backfill material shall be tamped in layers around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

W-1 WATER MAIN BEDDING DETAIL  
NOT TO SCALE



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

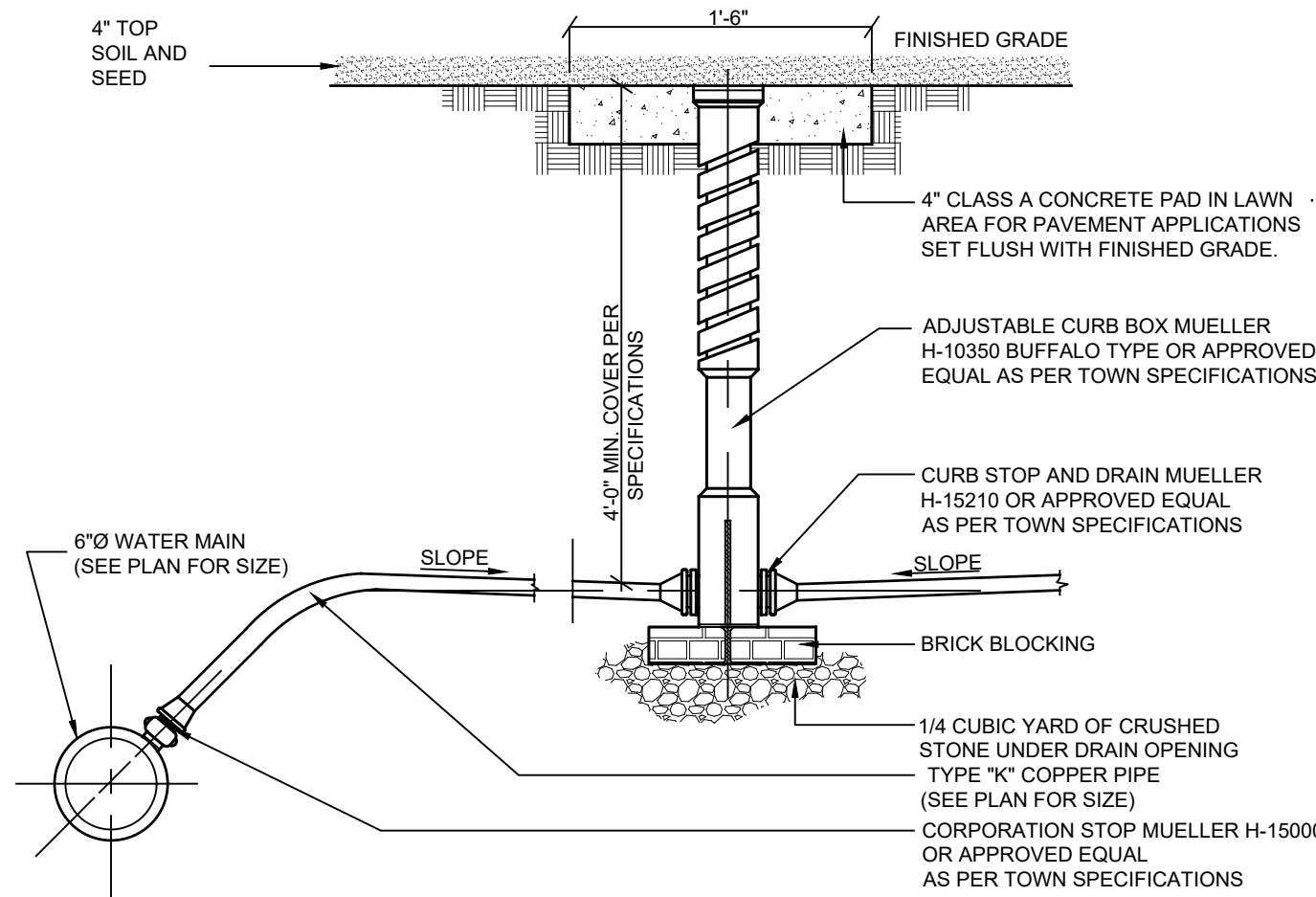
W-4 SEPARATION OF WATER MAINS, SANITARY SEWERS OR STORM SEWERS  
NOT TO SCALE



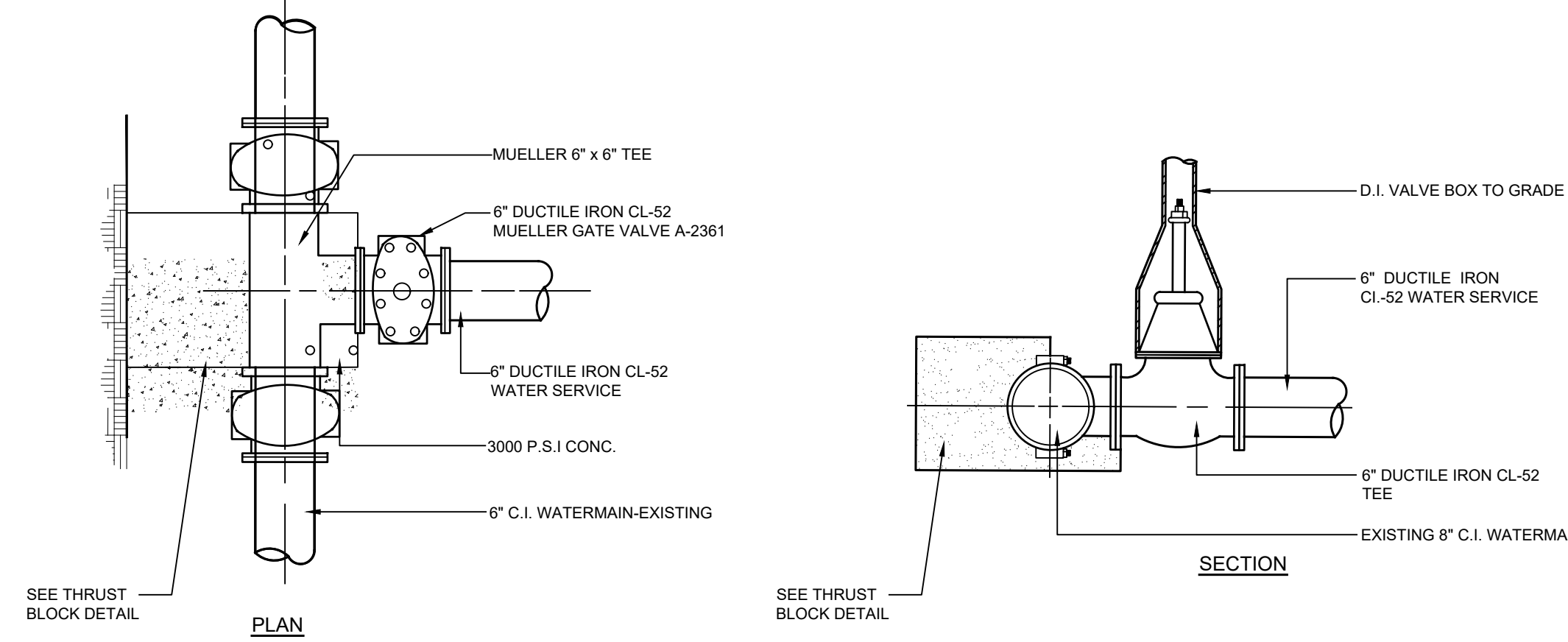
PIPE DIAM. IN.	BLOCK DIMENSIONS			CONCRETE VOLUME FT. <sup>3</sup>
	A IN.	B IN.	C IN.	
16	90	80	32	39.5
	45	48	28	30
	22.5	30	22	10.0
12	11.25	20	18	12
	90	56	26	20
	45	38	22	10
10	22.5	20	12	3.6
	11.25	18	12	3.0
	90	48	22	16
8	45	28	20	12
	22.5	18	12	2.2
	90	34	20	12
6	45	20	18	12
	22.5	14	14	1.6
	11.25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

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

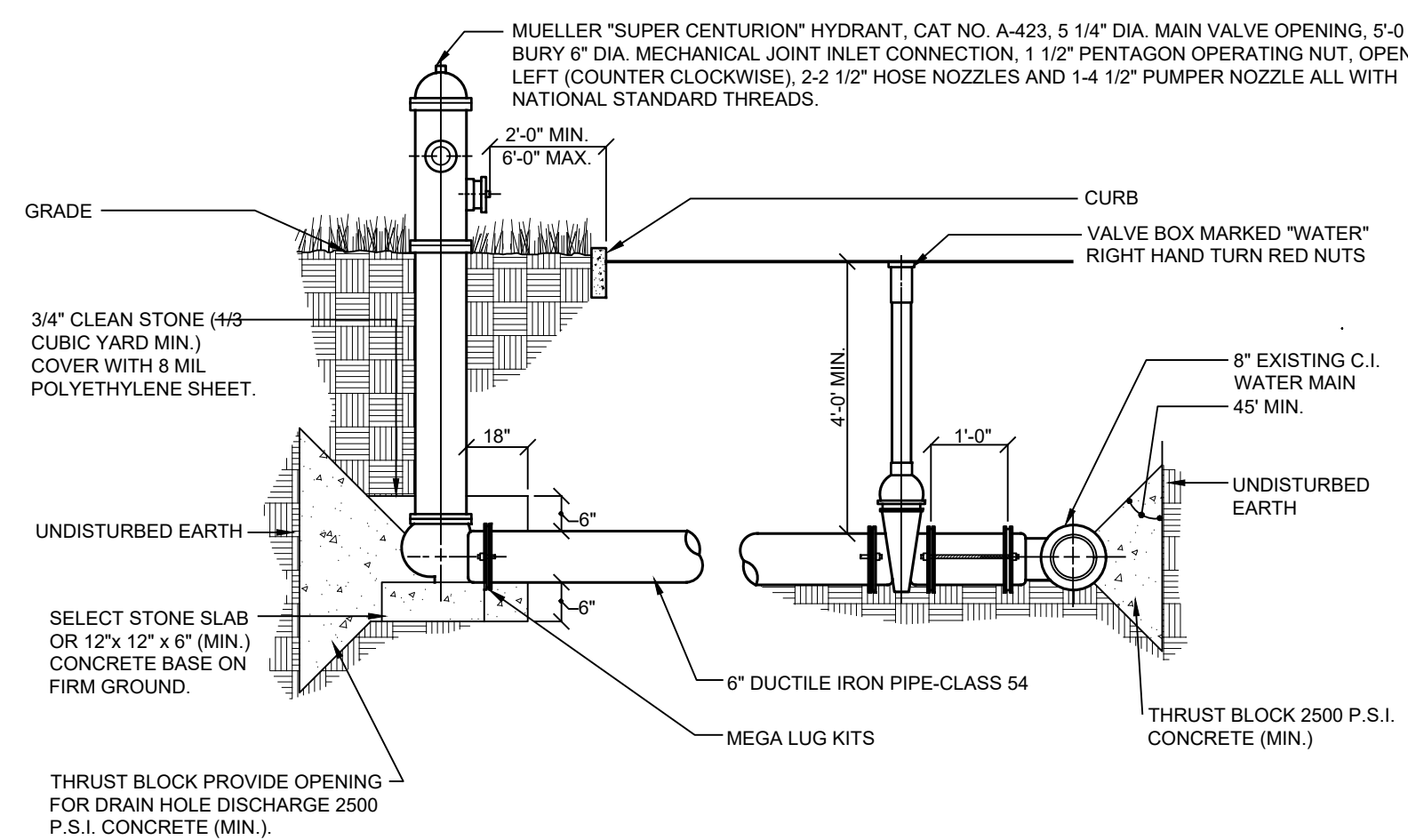
W-8 THRUST BLOCKING FOR HORIZONTAL BENDS  
NOT TO SCALE



W-2 WATER SERVICE CONNECTION DETAIL  
NOT TO SCALE

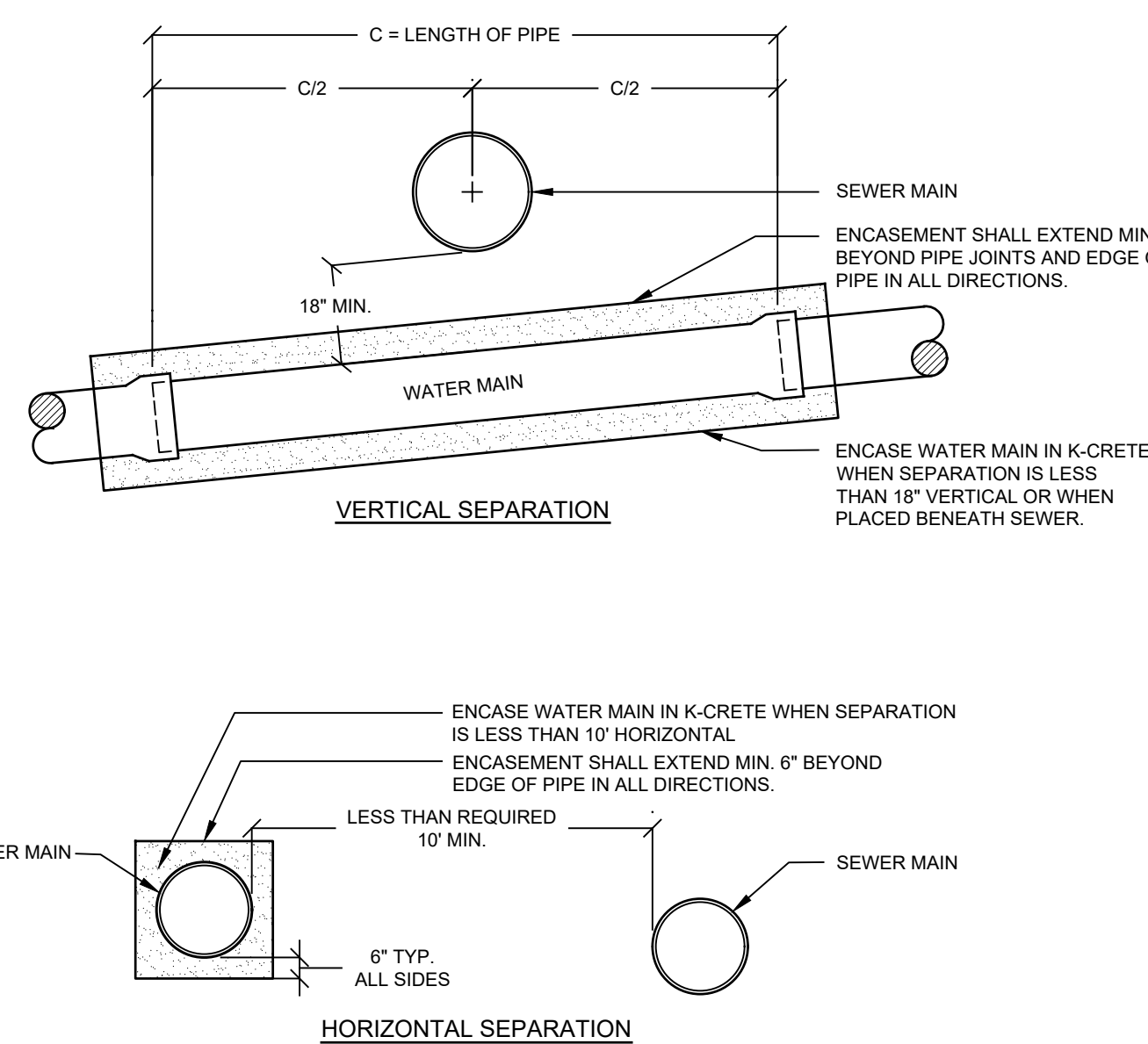


W-5 TEE AND GATE VALVE CONNECTION DETAIL  
NOT TO SCALE



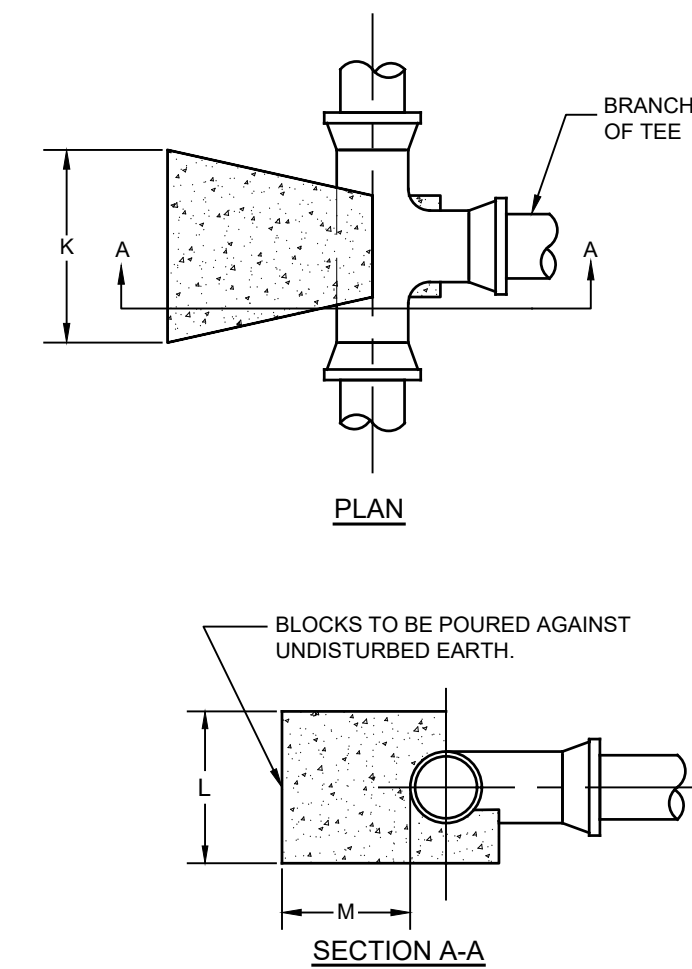
- NOTES:  
1. Retainer glands, concrete thrust blocks and tie rods shall be used at all locations where restraints are required.  
2. If groundwater is encountered within 7 feet of grade, hydrant drain holes shall be plugged. When the drains are plugged the barrels must be pumped dry after use during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

W-3 FIRE HYDRANT DETAIL



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

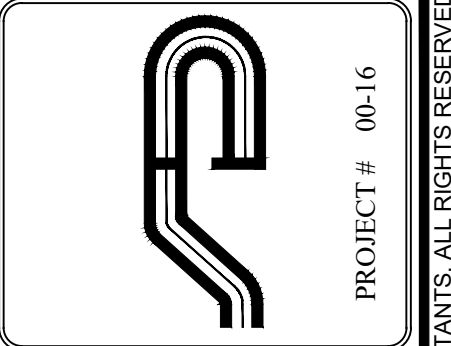
W-6 WATER MAIN ENCASEMENT DETAIL



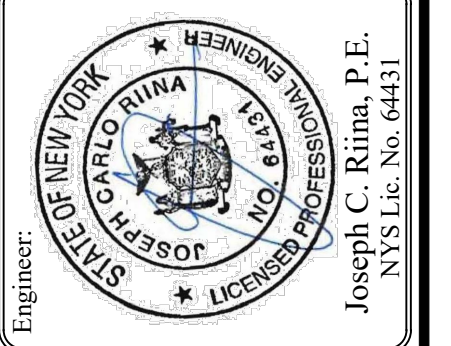
BRANCH SIZE IN.	BLOCK DIMENSIONS			CONCRETE VOLUME FT. <sup>3</sup>
	K IN.	L IN.	M IN.	
6	18	16	12	2.4
8	30	18	12	4.0
10	42	20	12	6.3
12	50	24	16	11.3
16	60	36	24	30.0

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

W-7 THRUST BLOCKING FOR TEES



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Revisions:	No.	Date	Comments

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

WATER MAIN DETAILS

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

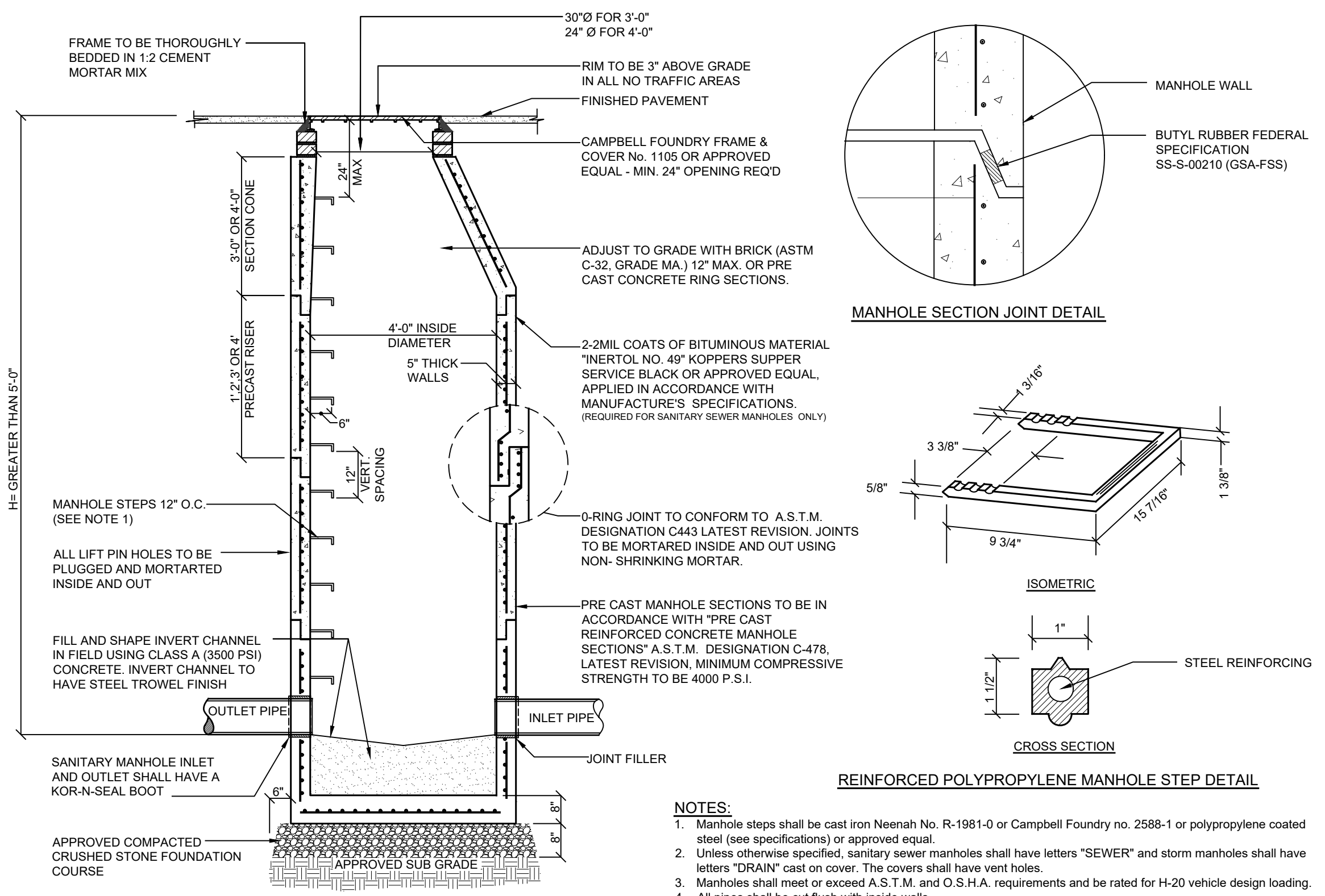
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NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

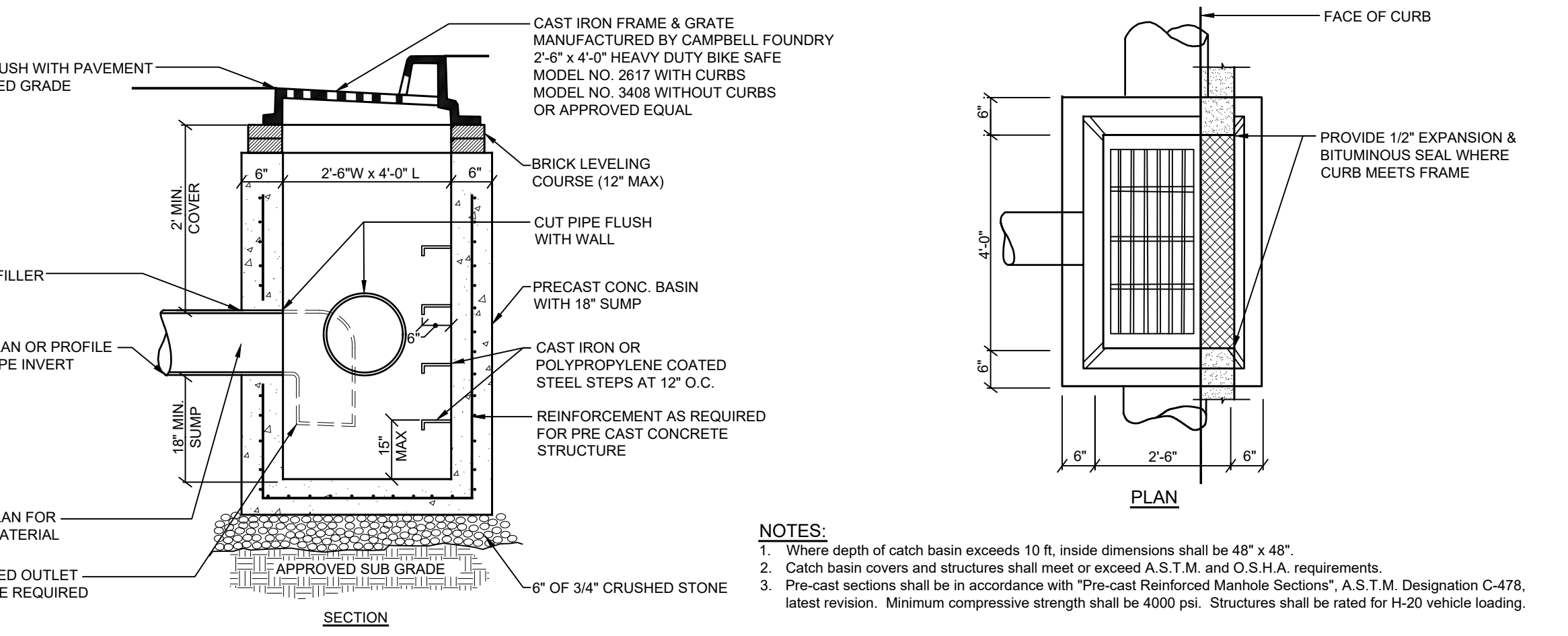
PROJECT # 00-16  
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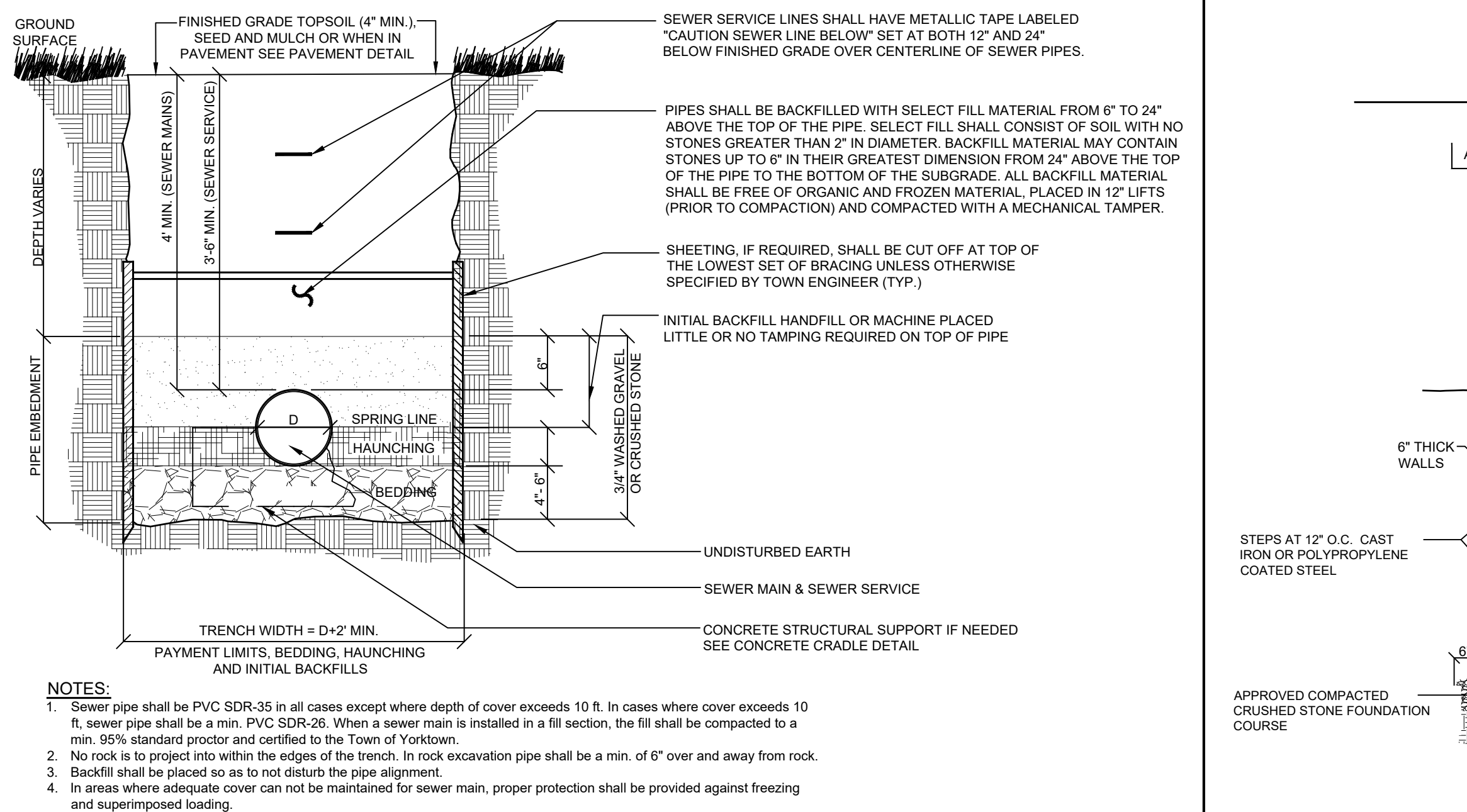




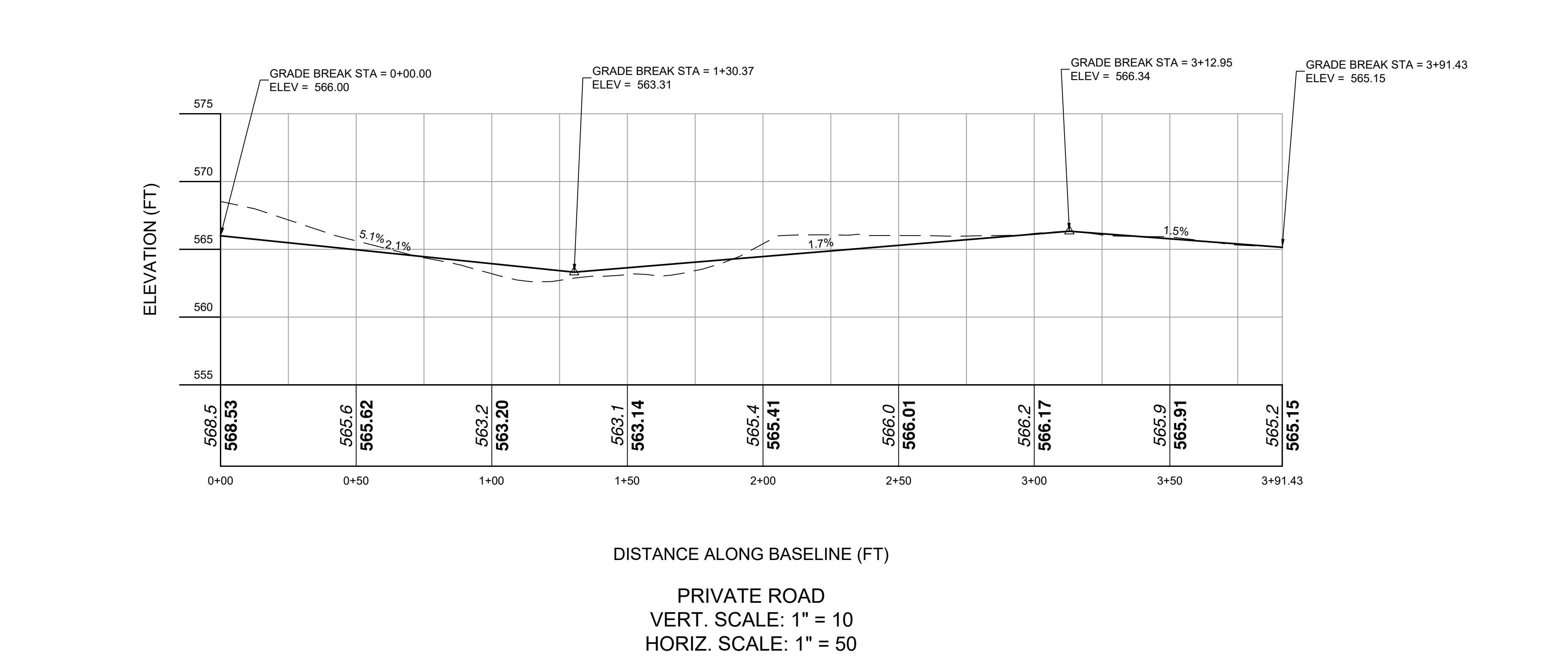
**S-1 PRECAST CONCRETE SEWER MANHOLE DETAIL**  
NOT TO SCALE



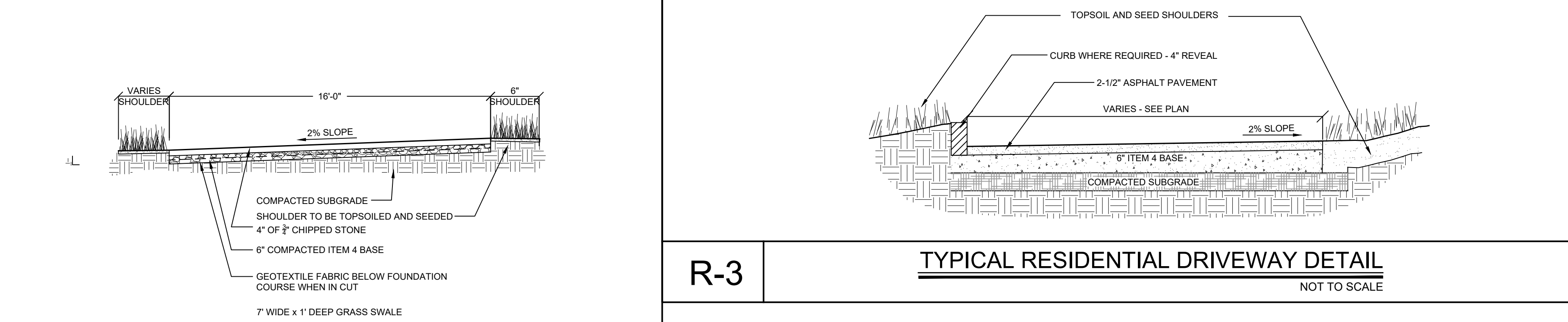
**D-1 TYPICAL CATCH BASIN DETAIL**  
NOT TO SCALE



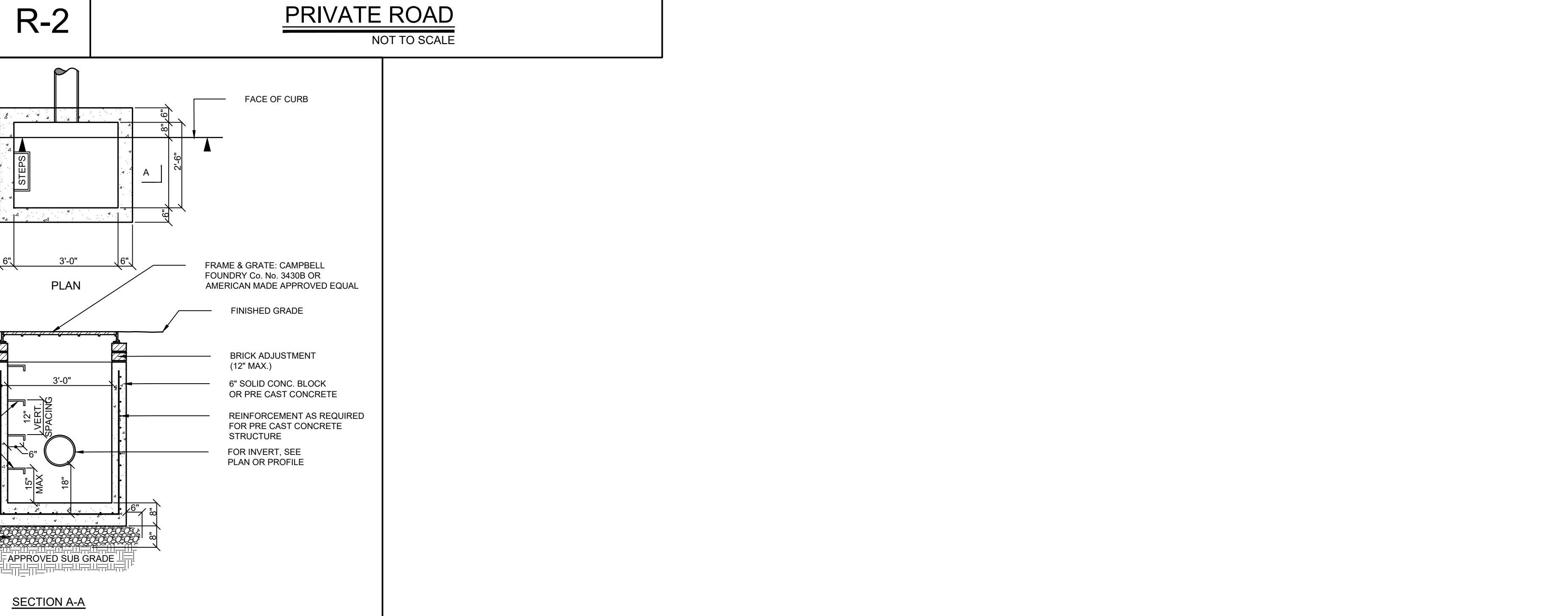
**S-2 SEWER MAIN / SEWER SERVICE TRENCH DETAIL**  
NOT TO SCALE



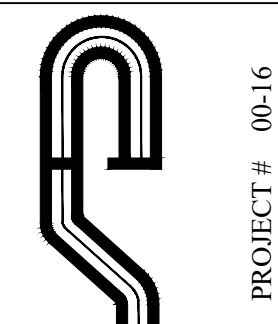
**R-1 PRIVATE ROAD PROFILE**  
NOT TO SCALE



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

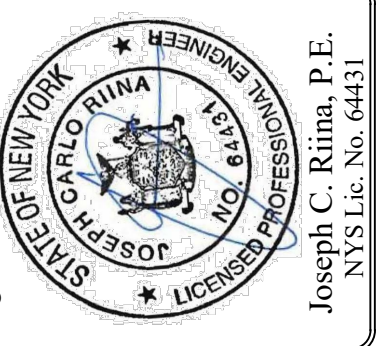


**D-2 TYPICAL DRAIN INLET (TYPE DI) DETAIL**  
NOT TO SCALE



PROJECT # 00-16

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Engineer: Joseph C. Rinna, P.E.  
NYS Lic. No. 64431

Revisions:	No.	Date	Comments

SCALE: N.T.S.

DRAWN BY: CS

DATE: 7/6/22

**SITE DETAILS**

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

Sheet 7 of 7

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June 28, 2022

RECEIVED  
PLANNING DEPARTMENT

JUN 28 2022

TOWN OF YORKTOWN

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

Rohit T. Aggarwala  
Commissioner

Paul V. Rush, P.E.  
Deputy Commissioner

465 Columbus Avenue  
Valhalla, NY 10595

Tel. (845) 340-7800  
Fax (845) 334-7175  
prush@dep.nyc.gov

Re: **Notice of Intent to be Lead Agency  
Dorchester Glen Subdivision  
1643 Maxwell Drive  
Town of Yorktown; Westchester County, NY  
Tax Map #: 48.08-1-4  
DEP Log #: 2022-MU-0373-SQ.1**

Dear Ms. Steinberg and Members of the Planning Board:

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

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

The proposed action is for a four lot single family residential subdivision to be served by municipal water and sewer.

DEP's status as an involved agency stems from its review and approval authority for a Stormwater Pollution Prevention Plan (SWPPP) pursuant to Section 18-39 of the *Rules and Regulations for the Protection from Contamination, Degradation, and Pollution of the New York City Water Supply and Its Sources* (Watershed Regulations).

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

1. Part 1, question 3.b of the EAF is not answered. The project sponsor should indicate the amount of anticipated soil disturbance on the EAF and show the limits of disturbance on the site plans. In any event, it appears that the action will result in soil disturbance well over 2 acres on slopes of 15% or greater which would require DEP review and approval of a SWPPP in accordance with Section 18-39 (b)(4)(iv) of

the Watershed Regulations.

2. The site plans do not identify the method for post-construction stormwater management. Note that the predominant NRCS soil type on the parcel is identified as Paxton. Paxton soils typically exhibit high seasonal groundwater and erosive conditions that increase with steepness.
3. The "conventional" subdivision plan appears to present less impervious surfaces in comparison to the "flexibility" subdivision plan. The project sponsor is encouraged to provide a comparison of the layout alternatives that addresses the potential impacts to on-site NYS regulated wetland A-22 and surface water features, and demonstrates which alternative better avoids and/or adequately mitigates the identified impacts.
4. Soil testing for the stormwater management practice must be witnessed by DEP. The applicant's representative may contact Mariyam Zachariah at [Mzachariah@dep.nyc.gov](mailto:Mzachariah@dep.nyc.gov) or 914-749-5357 to make arrangements.

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

Sincerely,



Cynthia Garcia, Supervisor  
SEQRA Coordination Section

X: J. Petronella, NYSDEC  
D. Quast, Yorktown Town Board

MAR 29 2022

TOWN OF YORKTOWN

617.20  
Appendix B  
Short Environmental Assessment Form

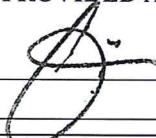
**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>			
John and Elaine Kincart			
Name of Action or Project: Dorchester Glen Subdivision			
Project Location (describe, and attach a location map): 1643 Maxwell Drive, Yorktown Heights, New York 10598			
Brief Description of Proposed Action: It is proposed for development of 4 single-family residences. All lots to be served by Town water and sewer. Stormwater management will be designed for each lot. A Conventional plan with possibility of Flexibility plan.			
Name of Applicant or Sponsor: Joseph C. Riina, P.E., Site Design Consultants		Telephone: 914-962-4488	
		E-Mail: jriina@sitedesignconsultants.com	
Address: 251-F Underhill Avenue			
City/PO: Yorktown Heights		State: NY	Zip Code: 10598
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: WCHD, NYC DEP, NYS DEC, Town of Yorktown Planning Board, Town Board			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		24.2644 acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		24.2644 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<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>3-29-2022</u>
Signature: _____		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
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**