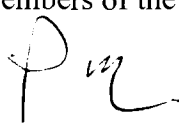




**Village/Town of Mount Kisco Building Department**  
**104 Main Street**  
**Mount Kisco, New York 10549**  
**Ph. (914) 864-0019-fax (914) 864-1085**

**MEMORANDUM**

TO: Honorable Chairman Hertz and Members of the Mount Kisco Planning Board

FROM: Peter J. Miley, Building Inspector 

SUBJECT: NY Luxury Motors of Mount Kisco, INC.  
299 Kisco Avenue, Property ID #69.49-2-1

DATE: September 1, 2020

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**PROJECT**

Proposed is a new building design for the 9,463 square ft. Jaguar/Land Rover dealership which includes showrooms, sales offices, service advisor areas, and other incidental areas to support the dealership. No maintenance or service/repairs will be performed at the proposed location. A separate four-car drop off area (adjacent to the service writers) is proposed which will be utilized to accept vehicles for service however, they will be driven to another location for service that is not located in Mount Kisco.

**ZONING**

The property is located in GC (General Commercial) Zoning district.

Pursuant to the Village/Town of Mount Kisco Code §110-25 C. Development Regulations:

- (3). Maximum development coverage is 75%, proposed is 76.7% therefore; a maximum development coverage variance of 1.7% is required.
- The proposed trash enclosure is located in the northeast corner along Holiday Inn Drive. Pursuant to Village/Town of Mount Kisco Code §110-30 D. Trash compactors, dumpsters, and other large trash containers and; Chapter 110. Zoning Article V. Supplementary Regulations § 110-31. Supplementary development regulations.  
G. Accessory structures. (1) No accessory structure, except a sign for which a permit, pursuant to Chapter 89 of this Code, has been granted and which is erected pursuant to a site plan approved by the Planning Board, shall be located or project nearer to any street line or side lot line than does the principal structure on the lot. Proposed dumpster is located in the side yard, closer to the side-yard property line than is the principle building and therefore; a variance is required however, no dimensions are provided.

## **COMMENTS**

- The proposed building is located within the 100 ft. wetland buffer. The lot, specifically the parking area located northeast is in the AE Flood Zone therefore; A Flood Development Permit and Elevation Certificate is required.
- The architectural plans A201a indicated a service department shop and support. Space counts are different than what is proposed on the site plan.
- Compliance to the extent regulated by Village/Town of Mount Kisco Code Chapter 66 Flood Damage Prevention is required.
- The property falls within the Village/Town of Mount Kisco's Designated Main Street Area.

## **APPROVALS REQUIRED**


1. Site Plan Approval
2. Wetlands Permit
3. Zoning Board of Appeals approval
4. Architectural Review Board approval

The Building Department defers to the Village Engineer and Planner for other approvals including, but not limited to: Wetland/DEC – DEP, Army Corp., FEMA, NYS, and BOH.

**MEMORANDUM**

TO: Honorable Douglas Hertz and  
Members of the Mount Kisco Planning Board

CC: Michelle Russo  
Whitney Singleton, Esq.  
Anthony Oliveri, P.E.  
Peter Miley

FROM: Jan K. Johannessen, AICP   
Village Planner

DATE: September 3, 2020

RE: Site Plan (Formal) & Wetland Permit  
NY Luxury Motors  
299 Kisco Avenue  
Section 69.49, Block 2, Lot 1

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**PROJECT DESCRIPTION**

The applicant, AutoNation, Inc., is proposing the redevelopment of 299 Kisco Avenue into a new Jaguar Land Rover sales dealership. The existing building is proposed to be demolished and a new, 1-story building is proposed to be utilized for sales and vehicle service drop-off (only), along with modifications being made to the parking lot, access driveways, etc. The service of vehicles will not be conducted on-site, as the applicant is proposing to conduct such service at a facility located within the Town of Bedford (17 Norm Avenue). Further, the applicant is no longer pursuing the redevelopment of 41 Kensico Drive and the future use and occupancy of 41 Kensico Drive is unknown at this time.

**SEQRA**

The previously proposed action had been identified as a Type I Action under the State Environmental Quality Review Act (SEQRA) given its proximity to parkland, combined with the number of parking spaces proposed at the time. Given the reduction in project scope and overall reduction in the number of parking spaces proposed, the amended plan has been preliminarily identified as an Unlisted Action; the on-going coordinated review shall continue given the involvement of various outside agencies and the Planning Board should continue to act as Lead Agency. The SEQRA action should be reviewed and confirmed by the Planning Board Attorney.

**REQUIRED APPROVALS/REFERRALS**

1. Site Plan Approval is required from the Planning Board.
2. A Wetland Permit is required from the Planning Board; a public hearing is underway on the Wetland Permit.
3. The proposed action will require variances from the Zoning Board of Appeals.
4. The proposed action requires approval from the Architectural Review Board (ARB).
5. Work proposed within the Village right-of-way will require approval from the Village Department of Public Works (DPW).
6. The application has been referred to the Westchester County Planning Board in accordance with Section 239-m of the General Municipal Law.
7. The subject property is located within the New York City East of Hudson Watershed and proposed land disturbance exceeds 5,000 square feet; coverage under New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) will be required.
8. The applicant is proposing the installation of new impervious surfaces within a mapped Designated Main Street Area and New York City Department of Environmental Protection (NYCDEP) Approval is required.
9. A Use and Occupancy Permit is required from the New York State Department of Transportation (NYSDOT) for planting within the NYS right-of-way.
10. We note that a portion of the subject property is located within the FEMA 100-year flood plain; a Flood Development Permit is required.

**PART 1 FULL EAF COMMENTS**

1. Page 2, Question B: A complete list of permitting agencies/approvals shall be provided; refer to the list above.
2. Page 4, Question D.1.h: This question should be answered “no” as we do not believe the intent of the question deals with stormwater management practices.



3. Page 7, Question D.2.j.iv: This question should be answered “yes” as public/private transportation services are available.
4. Page 8, Question D.2.m: This question should be answered “yes” as construction related noise will exceed ambient noise levels; the subsequent questions should also be answered.
5. Page 11, Question E.2.h.iii: This question should be answered “yes” as the adjacent off-site wetland is regulated by the Village; the subsequent questions should also be answered.

**PART 2 EAF COMMENTS**

1. On behalf of the Planning Board, the applicant shall prepare and submit Part 2 of the Full EAF for review.

**PLAN COMMENTS**

1. While we defer to the Building Inspector regarding zoning compliance, we note the following zoning variance:
  - a. Maximum development coverage (75% required/76.7% proposed).
  - b. The applicant has noted the need for a variance relating to the dumpster enclosure; however, the need for the variance is not clear.
2. The applicant should provide, in writing, additional information pertaining to the existing and future use and occupancy of 41 Kensico Drive. While the parcel is no longer part of the instant application, the property is owned by the applicant and continues to be used for vehicle storage, which is not permitted as a stand-alone use. Maintenance of the property has also been an issue as of late.
3. As vehicle service will be conducted at a facility located at Norm Avenue within the Town of Bedford, the nature and status of approvals required by the Town of Bedford should be provided.
4. The one-way driveway entrance off of Kisco Avenue is proposed to be 2-lanes and measures 24-feet wide; while it understood that 2-lanes are required at the service bay approach, can the width of the curb cut be reduced?
5. The one-way driveway located on the south side of the building, adjacent to Holiday Inn Drive, is proposed to be 24-feet wide. Can this one-way section of driveway be reduced in width to allow for a greater landscape buffer?

6. It is recommended that landscape islands (2 min.) be incorporated within the row of parking (21 spaces) that are located perpendicular to Holiday Inn Drive.
7. Consideration should be given to pulling back the most westerly limits of the “outdoor automotive sales, storage or display” located along the northerly property line so that the end of this row of vehicles is set back from the front edge of the building.
8. The applicant is requesting a 1.7% development coverage variance. Given the change in scope and the fact that 45 parking spaces are being proposed, where 27 parking spaces are required, the applicant should make a concerted effort to modify the plan to be zoning compliant; this would require the applicant to convert just over 1,200 s.f. of development coverage into green space. As identified above, there appears to be flexibility and room to modify the plan to comply.
9. Following review of the amended concept plan by the Planning Board, the applicant should prepare and submit a full set of site development drawings for review. All previously submitted technical reports should be updated and submitted as well.

In order to expedite the review of subsequent submissions, the applicant should provide annotated responses to each of the comments outlined herein.

**PLAN REVIEWED, PREPARED BY JMC, LAST REVISED AUGUST 18, 2020 (299 KISCO AVENUE):**

- Site Layout Plan (C-100)

**PLANS REVIEWED, PREPARED BY STUART ROOM ARCHITECT, DPC, DATED AUGUST 18, 2020:**

- First Floor Plan (A201a)
- Exterior Elevations (A400a)

**DOCUMENTS REVIEWED:**

- Cover Letter, prepared by JMC, dated August 18, 2020
- Full EAF Part 1, dated August 18, 2020
- Business Plan, prepared by AutoNation, dated August 18, 2020

JKJ/dc

**NY Luxury Motors of Mt. Kisco, Inc.**  
**c/o AutoNation, Inc.**  
**200 SW 1st Ave**  
**Ft. Lauderdale, FL 33301**

August 18<sup>th</sup>, 2020

To the Mt. Kisco Planning Board:

This letter describes AutoNation's business plan, as requested as part of the Planning Board Submission Checklist. This letter reiterates and expands upon a letter previously submitted to the Planning Board in connection with AutoNation's Amended Site Plan application.

As you know, the Land Rover Mt. Kisco dealership has been operating at its current location, 299 Kisco Avenue, with a dated showroom and service building. AutoNation acquired this store in 2016 along with sister dealerships in Larchmont and Elmsford. As part of the acquisition, AutoNation obtained the rights to sell Jaguar/Land Rover automobiles at the Mt. Kisco location. Thus, AutoNation has committed to build a new state-of-the-art facility in Mt. Kisco.

AutoNation previously proposed to run a consolidated operation at 299 Kisco Avenue with detailing and additional parking at 41 Kensico Drive. AutoNation is now proposing to return to our initial business plan of running a split operation in Mt. Kisco and Bedford, at which all customer facing operations will occur at 299 Kisco Avenue in Mt. Kisco, while service operations will actually occur at 17 Norm Avenue in the Town of Bedford. AutoNation is accustomed to running dozens of split operations, some of which can be miles apart.

All sales customers will arrive and park at the 299 Kisco Avenue location; all sales functions will be contained within this property. As to the service side of the operation, service customers will also arrive at 299 Kisco Avenue and pull into the new, modern service drive. Service customers schedule their service appointments prior to arrival to help manage efficient traffic flow and to improve customer experience. To manage traffic flow, appointments are scheduled 15 minutes apart, with no more than four customers allowed to schedule appointments at any given time. Both customers and employees benefit from limited vehicle intakes and from moving vehicles in and out of the service drive as quickly as possible.

When customers arrive, porters and service advisors will greet the customers and promptly move vehicles in accordance with the traffic flow at the time. In addition to the fact that service appointments are scheduled, the Mt. Kisco location is expected to be a low-volume service facility. Only 20 customer write-ups per day are projected at this property. At no time will vehicles be stacked past the entrance to the property. Between the strategic scheduling of appointments, ample stacking capacity, and the additional paved area for vehicle storage, vehicles will not be forced to queue for service on Kisco Avenue. We currently have the capacity to stack 7 vehicles (plus the four in the drive) within the property from the entrance off of Kisco Ave without blocking access to remainder of the site and, again, our current peak service projection is four vehicles at any given time. While our appointments are managed to avoid use of our stacking capacity, the remaining paved areas at 299 Kisco Avenue have the capacity to handle extra vehicles for temporary storage as needed. As an additional safeguard, AutoNation will train its employees to monitor the service drive for vehicle back-ups that could impede incoming traffic from Kisco Avenue.

After a service customer parks their vehicle in the service drive, porters and service advisors will generate a repair order. Once customer vehicles have a repair order generated, the vehicle will be driven by a trained employee directly to the property at 17 Norm Avenue in the Town of Bedford. Employees will return to the dealership in vehicles which are ready for pickup or a loaner vehicle. We currently project to have eight loaner vehicles in our fleet.

AutoNation is proposing fewer service bays as a part of its Amended Site Plan application. AutoNation is proposing 14 productive service bays and two wash bays at 17 Norm Avenue, similar to the 15 service bays it proposed at the combined facility as a part of its most recent application, and lower than the 21 initial bays proposed. AutoNation anticipates that certain vehicles may remain on service bays for extended periods during the day, but the 14 service bays will be sufficient for the facility’s service operations.

Based on feedback we received from the Planning Board, we are providing additional information on after-hours vehicle drop-off. We currently propose allowing vehicle drop-off via the Holiday Inn Drive entrance to the Dealership Property. Remote security to the Dealership Property will allow customers to enter and exit the property. In addition to providing customers with instruction as to where to drop-off their vehicle, AutoNation can provide signage on the property that directs the customers to Holiday Inn Drive.

AutoNation is still determining what the best use of the property located at 41 Kensico will be for future business needs. Planning and environmental testing for this site is currently being done.

Lighting will be provided on site during all hours of operation (included below) and will otherwise be reduced to the greatest extent possible. We will provide light sufficient for safety and security purposes as allowed by the Village Code. Additional details describing the lighting fixtures, the locations of the fixtures, and the maximum number of footcandles will be included on the lighting plans generated by AutoNation’s consultants.

All vehicle deliveries will occur at the 17 Norm Avenue property. At no time will a car carrier be permitted to unload new vehicles onto any public right-of-way. We project to have one delivery per week. All parts deliveries will occur at the 17 Norm Avenue property.

Current and projected counts for the operation of business are listed in the table below:

	Current	Projected
<b>Number of Employees</b>		
299 Kisco	32	35
17 Norm		17
<b>Customer Write-up per Day</b>	17	20
<b>Annual Sales Volume</b>	600	750

The current hours of operation are listed in the table below and are not expected to change:

Hours of Operation	
Monday	7:30AM-8PM
Tuesday	7:30AM-8PM
Wednesday	7:30AM-8PM
Thursday	7:30AM-8PM
Friday	7:30AM-8PM
Saturday	Service: 8AM-2PM Showroom: 9AM-6PM
Sunday	Closed

AutoNation is America's largest automotive retailer, currently owning and operating 360 new vehicle franchises from coast to coast. AutoNation has sold over 11 million vehicles, the first automotive retailer to reach this milestone. AutoNation is also the only automotive retailer to guarantee every vehicle retailed is recall free. A commitment to delivering a peerless experience through customer-focused sales and service processes is what drives AutoNation's success. AutoNation supports the Breast Cancer Research Foundation through its Drive Pink Campaign. AutoNation is transforming the automotive industry through bold leadership, technology and innovation. We look forward to continuing to be an integral and productive member of the Mount Kisco business community.

Sincerely,

NY Luxury Motors of Mt. Kisco, Inc.



Charles W. Sabadash III  
AutoNation, Inc.  
Vice President

**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 project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Sponsor Information.**

Name of Action or Project: Jaguar Land Rover Dealership-Mt. Kisco		
Project Location (describe, and attach a general location map): 299 Kisco Avenue, Mt. Kisco, NY 10549 (intersection of Kisco Avenue and Holiday Inn Drive)		
Brief Description of Proposed Action (include purpose or need): Demolition of an existing car dealership and construction of a new car dealership (sales) with associated off-street parking, landscaping and stormwater management improvements.		
Name of Applicant/Sponsor: NY Luxury Motors of Mt. Kisco, Inc. (Mr. Charles W. Sabadash)		Telephone: (954) 769-6680
		E-Mail: SabadashC@autonation.com
Address: 200 SW 1st Avenue, 14th Floor		
City/PO: Fort Lauderdale	State: FL	Zip Code: 33301
Project Contact (if not same as sponsor; give name and title/role): Zarin & Steinmetz (David S. Steinmetz, Esq.), Project Attorney		Telephone: (914) 682-7800
		E-Mail: david@zarin-steinmetz.com
Address: 81 Main Street, Suite 415		
City/PO: White Plains	State: NY	Zip Code: 10601
Property Owner (if not same as sponsor): HVA Realty, LLC		Telephone: (914) 656-1191
		E-Mail:
Address: 250 Kisco Avenue		
City/PO: Mount Kisco	State: NY	Zip Code: 10549

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Council, Town Board, <input type="checkbox"/> Yes <input 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	Mt. Kisco Planning Board (Site Plan Approval, Wetland Permit)	TBD
c. City Council, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Mt. Kisco Zoning Board of Appeals (Area Variance Approval)	TBD
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Mt. Kisco Architectural Review Board (ARB Approval)	TBD
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOT (Use & Occupancy Permit) NYC DEP (SWPPP) NYS DEC (SPDES Stormwater General Permit)	TBD
h. Federal agencies <input type="checkbox"/> Yes <input 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**

<b>C.1. Planning and zoning actions.</b>	
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• <b>If Yes</b>, complete sections C, F and G.</li> <li>• <b>If No</b>, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s):	
NYC Watershed Boundary Designated Main Street Area	
_____	
_____	
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
 If Yes, what is the zoning classification(s) including any applicable overlay district?  
 GC-General Commercial District  
 PWSF-Personal Wireless Service Facility Overlay District

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

c. Is a zoning change requested as part of the proposed action?  Yes  No  
 If Yes,  
 i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

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

b. What police or other public protection forces serve the project site?  
 Westchester County Department of Public Safety "Mt. Kisco Patrol Unit"

c. Which fire protection and emergency medical services serve the project site?  
 Mt. Kisco Independent Fire Company, Mutual Engine & Hose, Union Hook & Ladder Company, Mt. Kisco Volunteer Ambulance Corps., Westchester EMS

d. What parks serve the project site?  
 Fox Memorial Park, Village Open Space

**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)? Commercial (Automobile Dealership)

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 1.629 acres  
 b. Total acreage to be physically disturbed? \_\_\_\_\_ ±1.629 acres (additional ±0.182 acres in R.O.W.)  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 1.629 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 proposed action be constructed in multiple phases?  Yes  No  
 i. If No, anticipated period of construction: \_\_\_\_\_ 18 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.

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

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

i. Total number of structures \_\_\_\_\_ 1

ii. Dimensions (in feet) of largest proposed structure: ±21.33 height; ±73.5 width; and ±124.5 length

iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ ±10,847 square feet

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

i. Purpose of the impoundment: Stormwater Management

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

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

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): Pre-fabricated stormwater structures and gravel

**D.2. Project Operations**

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

i. What is the purpose of the excavation or dredging? \_\_\_\_\_

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

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

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres

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

vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

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

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): ±27,813 sf 100-foot wetland buffer disturbance (proposed building & off-street parking)

*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:  
 The area to be disturbed is currently developed/cleared. Minimal grading is required within the 100-foot buffer area to construct proposed improvements.

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*iii.* Will proposed action cause or result in disturbance to bottom sediments?  Yes  No  
 If Yes, describe: \_\_\_\_\_

*iv.* Will 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: \_\_\_\_\_

Landscaping and stormwater management

*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: 35 employees x 15 gpd = 525 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: Mt. Kisco Water Department
- 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), 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: 525 (water demand) gallons/day

*ii.* Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_  
Sanitary wastewater typical for commercial use

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

- Name of wastewater treatment plant to be used: Yonkers Wastewater Treatment Facility
- Name of district: Saw Mill-County Sewer 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

<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? _____</li> <li>• Will line extension within an existing district be necessary to serve the project? _____</li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____ _____</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>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): _____ _____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____</p>	
<p>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? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?  54,496 Square feet or 1.25 acres (impervious surface)  70,967 Square feet or 1.62 acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>N/A</u></p> <p>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)?  Proposed stormwater discharge into existing municipal infrastructure (after conveyance through on-site stormwater management system)  _____</p> <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____ _____</li> <li>• Will stormwater runoff flow to adjacent properties? _____</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>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? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>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? _____</p> <p>If Yes:</p> <p>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) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

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): \_\_\_\_\_

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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): \_\_\_\_\_

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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 semi-trailer truck trips/day: \_\_\_\_\_

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: \_\_\_\_\_

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vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

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

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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: \_\_\_\_\_  
200,000 kW/hr per year

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  
Grid/Local Utility (Consolidated Edison Company of New York)

iii. Will the proposed action require a new, or an upgrade to, an existing substation?  Yes  No

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l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>In accordance with Village Code</u></li> <li>• Saturday: <u>In accordance with Village Code</u></li> <li>• Sunday: <u>In accordance with Village Code</u></li> <li>• Holidays: <u>In accordance with Village Code</u></li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>7:30 AM - 8 PM</u></li> <li>• Saturday: <u>7:30 AM - 6 PM</u></li> <li>• Sunday: <u>7:30 AM - 6 PM</u></li> <li>• Holidays: <u>7:30 AM - 6 PM</u></li> </ul>
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No  
 If yes:  
 i. Provide details including sources, time of day and duration:  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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n. Will the proposed action have outdoor lighting?  Yes  No  
 If yes:  
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
 Refer to JMC Drawing C-100 "Site Layout Plan," last revised 08/18/2020 for light fixture locations. A Site Lighting Plan outlining the fixtures to be used and the associated photometric data will be prepared and submitted at a later date.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: Some minor tree removal at the rear of the property is proposed.  
 \_\_\_\_\_

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

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

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

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

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r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? when applicable (i.e. dust control)  Yes  No  
 If Yes:  
 35 employees  
 x 79 lbs/week/employee (same as general retail)  
 = 2,765 lbs/week  
 ± 5-6 tons/month

i. Describe any solid waste(s) to be generated during construction or operation of the facility:  
 • Construction: \_\_\_\_\_ TBD tons per \_\_\_\_\_ TBD (unit of time) (Source: NYC CEQR Technical Manual)  
 • Operation : \_\_\_\_\_ 5-6 tons per \_\_\_\_\_ Month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: Debris removal and recycling will be in accordance with all applicable local requirements. Best Management Practices will be implemented where applicable (i.e. dust control)  
 \_\_\_\_\_  
 • Operation: Recycling efforts will be in accordance with all applicable local and state law  
 \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: Solid waste will be disposed of in accordance with all applicable local requirements  
 \_\_\_\_\_  
 • Operation: Westchester Wheelabrator  
 \_\_\_\_\_

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 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): Public Parks and Parkway Lands

ii. If mix of uses, generally describe:  
 A mixture of automobile dealerships, hotel, transportation corridors (Parkway/Rail), office space, commercial yards, etc. A transitional area into residential.

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.47	1.25	-0.22
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.08	0.02	-0.06
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Landscaped Areas</u>	0.07	0.35	+0.28

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:  
Westchester EMS, Kidville Mt. Kisco  
\_\_\_\_\_

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): 41 Kensico Drive (C360163)  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ 3.3-5 feet (Based on Udorthens, smoothed)

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

c. Predominant soil type(s) present on project site: UF-Urban Land \_\_\_\_\_ 100 %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 1.5-4 feet  
 (Based on Ub-Udorthens, smoothed)

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: \_\_\_\_\_ 100 % of site (Based on Ub-Udorthens, smoothed)  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 97 % of site  
 10-15%: \_\_\_\_\_ 2 % of site  
 15% or greater: \_\_\_\_\_ 1 % of site

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No  
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

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

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

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

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

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

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

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

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: Principal Aquifer (10-100 gal/min) \_\_\_\_\_



<p>m. Identify the predominant wildlife species that occupy or use the project site: _____          _____          _____</p>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If Yes:  <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____          _____  <i>ii.</i> Source(s) of description or evaluation: _____  <i>iii.</i> Extent of community/habitat:              • Currently: _____ acres              • Following completion of project as proposed: _____ acres              • Gain or loss (indicate + or -): _____ acres</p>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>           New England Cottontail</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If yes, give a brief description of how the proposed action may affect that use: _____          _____</p>	
<b>E.3. Designated Public Resources On or Near Project Site</b>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  <i>i.</i> If Yes: acreage(s) on project site? _____  <i>ii.</i> Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If Yes:  <i>i.</i> Nature of the natural landmark:   <input type="checkbox"/> Biological Community   <input type="checkbox"/> Geological Feature  <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____          _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If Yes:  <i>i.</i> CEA name: _____  <i>ii.</i> Basis for designation: _____  <i>iii.</i> Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: NYSDOT scenic byway list, NYSDOT designated scenic roads list	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Taconic State Parkway (±4.40 miles) & NY 22-Jay Street Scenic Byway (±4.00 miles) Reservoir Road (±4.25 miles)	
<i>iii.</i> Distance between project and resource: _____ (see above) miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

**F. Additional Information**

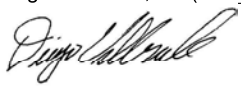
Attach any additional information which may be needed to clarify your project.

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.

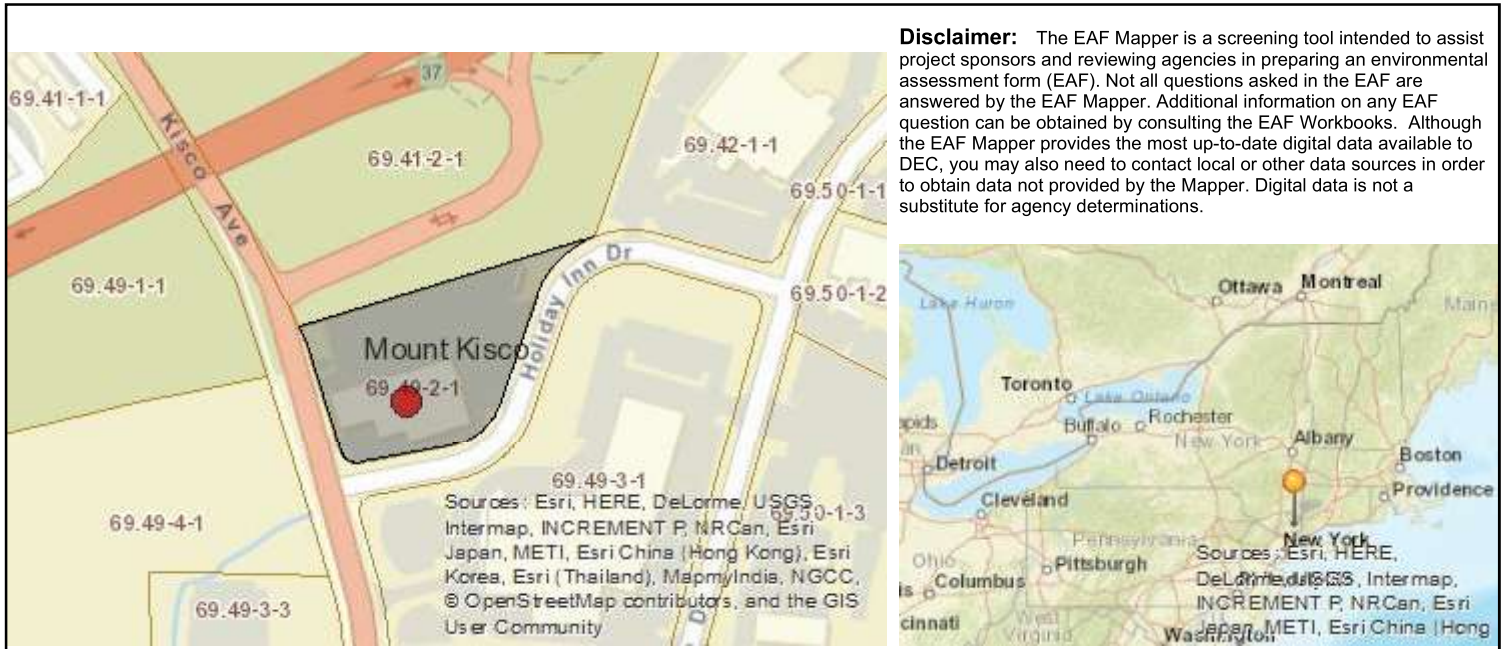
**G. Verification**

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

Applicant/Sponsor Name Diego Villareale, PE (JMC) Date 08/18/2020

Signature  Title Associate Principal

**PRINT FORM**

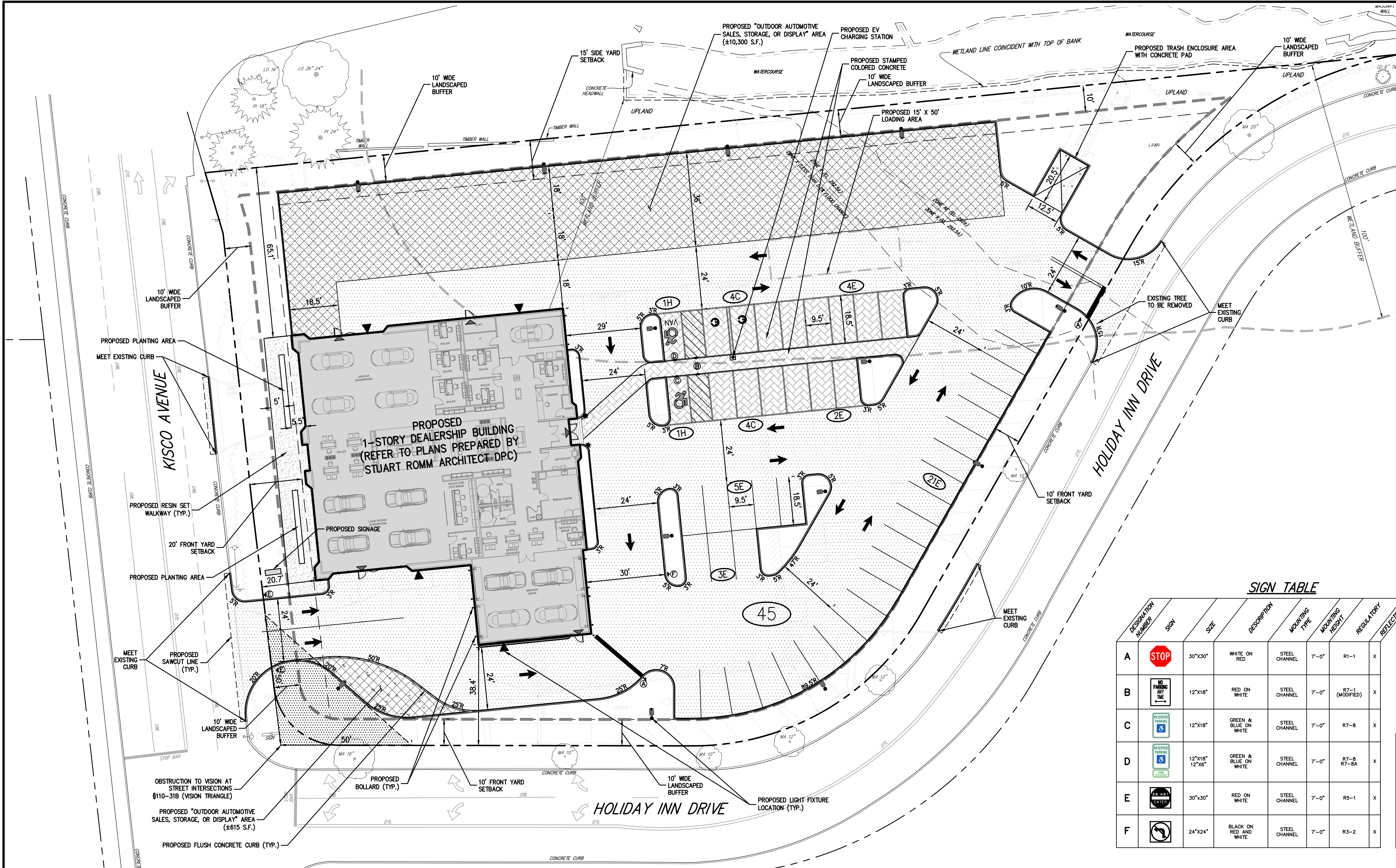


**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting 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]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

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





### LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- WETLAND LINE
- WETLAND BUFFER
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING FENCE
- YARD SETBACK LINE
- LANDSCAPED BUFFER LINE
- EXISTING PAINT
- EXISTING PARKING WITH NUMBER OF SPACES
- EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED CONCRETE CURB
- PROPOSED FLUSH CONCRETE CURB
- PROPOSED SITE PAVEMENT
- PROPOSED STAMPED COLORED CONCRETE
- PROPOSED RESIN SET WALKWAY
- PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED 4" WIDE YELLOW HATCH LINES 18" O.C. @ 45°
- PROPOSED ARROW MARKING ON PAVEMENT
- PROPOSED 12" WIDE WHITE STOP LINE
- PROPOSED SAWCUT LINE
- TRAFFIC SIGN LOCATION & DESIGNATION
- PROPOSED STEEL PIPE PROTECTION POST
- PROPOSED BUILDING ACCESS POINT
- PROPOSED LIGHTING STANDARD (REFER TO PLANS PREPARED BY WLS)

### SIGN TABLE

DESIGNATION NUMBER	SYMBOL	SIZE	DESCRIPTION	MONUMENT TYPE	MONUMENT HEIGHT	REGULATORY	REFLECTORIZED
A	STOP	30"x30"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1	X
B	NO PARKING ANY TIME	12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	R7-1 (MODIFIED)	X
C	PERMITTED PARKING	12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-B	X
D	PERMITTED PARKING	12"x18" 12"x30"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-B R7-BA	X
E	NO PARKING ANY TIME	30"x30"	RED ON WHITE	STEEL CHANNEL	7'-0"	R5-1	X
F	NO PARKING ANY TIME	24"x24"	BLACK ON RED AND WHITE	STEEL CHANNEL	7'-0"	R3-2	X

- ### NOTES:
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHY AND UTILITY SURVEY," PREPARED BY JMC PLLC, DATED 11/20/2017.
  - THE WETLAND LIMITS DEPICTED ON THIS PLAN HAVE BEEN DELINEATED BY ECOLOGICAL SOLUTIONS, LLC ON 11/06/2017, AND TAKEN FROM A REPORT PREPARED BY ECOLOGICAL SOLUTIONS, LLC DATED 11/06/2017.

### PARKING LEGEND & TOTALS

(C)	PROPOSED CUSTOMER PARKING = 8 SPACES
(E)	PROPOSED EMPLOYEE PARKING = 35 SPACES
(H)	PROPOSED HANDICAP ACCESSIBLE PARKING = 2 SPACES
PROPOSED VEHICLE STORAGE AREA = 10,150 S.F.	

### ZONING COMPLIANCE CHART

TAX LOT 69.49-2-1  
ZONE DISTRICT: GENERAL COMMERCIAL DISTRICT (GC)  
PROPOSED USE: GENERAL COMMERCIAL

DESCRIPTION	GC REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA (SQUARE FEET)	40,000	70,967	70,967
MINIMUM LOT WIDTH (FEET)	100	222 (1)	222 (1)
MINIMUM LOT DEPTH (FEET)	100	200 (2)	200 (2)
MAXIMUM BUILDING HEIGHT (STORIES/FEET)	3/40	1/14	1/21.33 (3)
MAXIMUM BUILDING COVERAGE (%)	50	20.6	15.3
MAXIMUM BUILDING LENGTH (FEET)	160	188.39± (4)	124.58±
MAXIMUM IMPERVIOUS COVERAGE (%)	75	89.4± (4)	76.7± (5)
<b>MINIMUM YARDS</b>			
FRONT YARD (FEET)	20 (6)	10.2 (4)	20.7
SIDE YARD (FEET)	15	108.91±	38.4
REAR YARD (FEET)	10	N/A	N/A
LANDSCAPED BUFFER (FRONT) (FEET)	10	-	10
LANDSCAPED BUFFER (SIDE) (FEET)	10	-	10
LANDSCAPED BUFFER (REAR) (FEET)	10	N/A	N/A
<b>PARKING SPACES</b>			
STANDARD PARKING SPACES (SPACES)	-	47	43
ACCESSIBLE PARKING SPACES (SPACES)	-	1	2
TOTAL PARKING SPACES (SPACES)	27 (7)	48	45
LOADING SPACES (SPACES)	1	1	1

### PARKING SUMMARY

USE	REQUIRED
OFFICE/ADMINISTRATION (1 SPACE PER 300 S.F.)	2,804 S.F./10 SPACES
INDOOR AUTOMOTIVE SALES, STORAGE OR DISPLAY (1 SPACE PER 500 S.F.)	6,875 S.F./14 SPACES
OUTDOOR AUTOMOTIVE SALES, STORAGE OR DISPLAY (1 SPACE PER 4,000 S.F.)	10,300 S.F./3 SPACES
<b>TOTAL PARKING SPACES</b>	<b>27 SPACES</b>

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

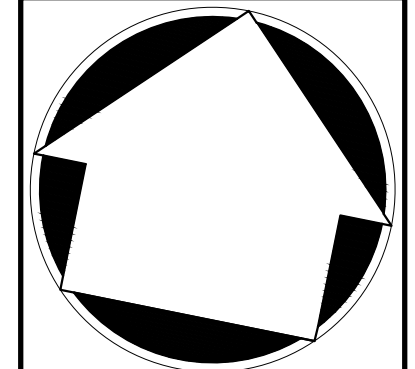
No.	Revision	Date	By
8.	RESPONSE TO VILLAGE/TOWN COMMENTS	10/22/2019	NC
9.	RESPONSE TO VILLAGE/TOWN COMMENTS	11/19/2019	NC
10.	RESPONSE TO VILLAGE/TOWN COMMENTS	12/23/2019	NC
11.	RESPONSE TO VILLAGE/TOWN COMMENTS	01/21/2020	NC
12.	RESPONSE TO VILLAGE/TOWN COMMENTS	08/18/2020	NC

Previous Editions Obsolete

APPLICANT:  
**NY LUXURY MOTORS OF MOUNT KISCO, INC**  
200 SW 1ST AVENUE  
FORT LAUDERDALE, FL 33301

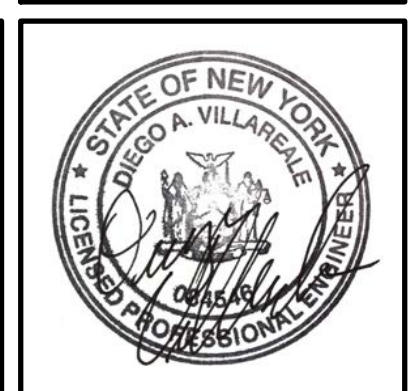
ARCHITECT:  
**STUART ROMM ARCHITECT DPC**  
100 PEACHTREE STREET NW, SUITE 1450  
ATLANTA, GA 30303

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
JMC Site Development Consultants, LLC  
John Meyer Consulting, Inc.  
120 BEDFORD ROAD - ARMONK, NY 10504  
voice: 914.273.5225 - fax 914.273.2102  
www.jmcpllc.com

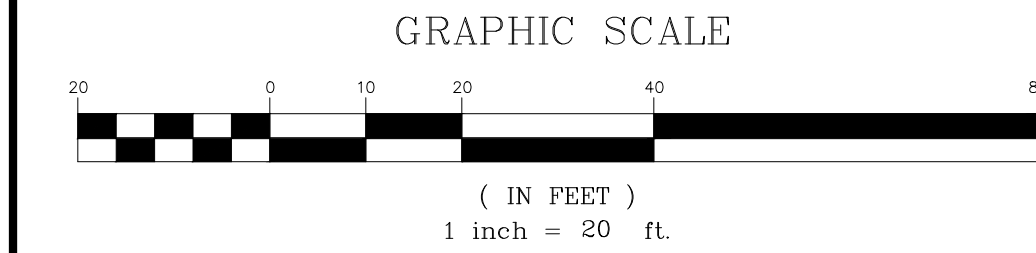


**SITE LAYOUT PLAN**

**JAGUAR LAND ROVER DEALERSHIP - AUTOMATION**  
299 KISCO AVENUE  
VILLAGE/TOWN OF MOUNT KISCO, NEW YORK



Drawn: NC Approved: DV  
Scale: 1" = 20'  
Date: 04/17/2018  
Project No: 17173  
17173-LA001 LAY LAY.scx  
Drawing No: **C-100**



- ### NOTES:
- LOT WIDTH MEASURED AT THE REQUIRED SETBACK ALONG KISCO AVENUE FRONTAGE.
  - LOT DEPTH MEASURED AT THE REQUIRED SETBACK ALONG HOLIDAY INN DRIVE.
  - BUILDING HEIGHT CALCULATED FROM FINISHED GRADE TO HIGHEST POINT OF STRUCTURE.
  - EXISTING NON-CONFORMING.
  - VARIANCE REQUIRED.
  - FRONT LOT LINE LOT ADJUTS A RESIDENTIAL DISTRICT, THEREFORE THE REQUIRED SETBACK IS 20 FEET.
  - REFER TO PARKING SUMMARY TABLE FOR PARKING REQUIREMENT CALCULATIONS.
  - VARIANCE REQUIRED FOR LOCATION OF TRASH ENCLOSURE IN ACCORDANCE WITH VILLAGE/TOWN OF MOUNT KISCO CODE §110-30.

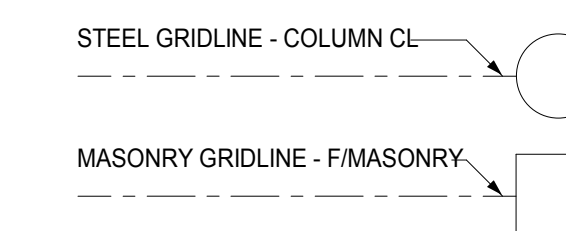




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Rev	Date	Comments
	08.18.20	

**Grid Legend**



**Partition Legend**

SEE A550 FOR PARTITION TYPES.  
UNTAGGED STUD PARTITIONS ARE W030 (TYP).  
UNTAGGED MASONRY PARTITIONS ARE W180 (TYP).  
DIMENSIONS ARE TO FACE OF STUD OR MASONRY UNO.  
GWB & STUD PARTITION  
CMU PARTITION

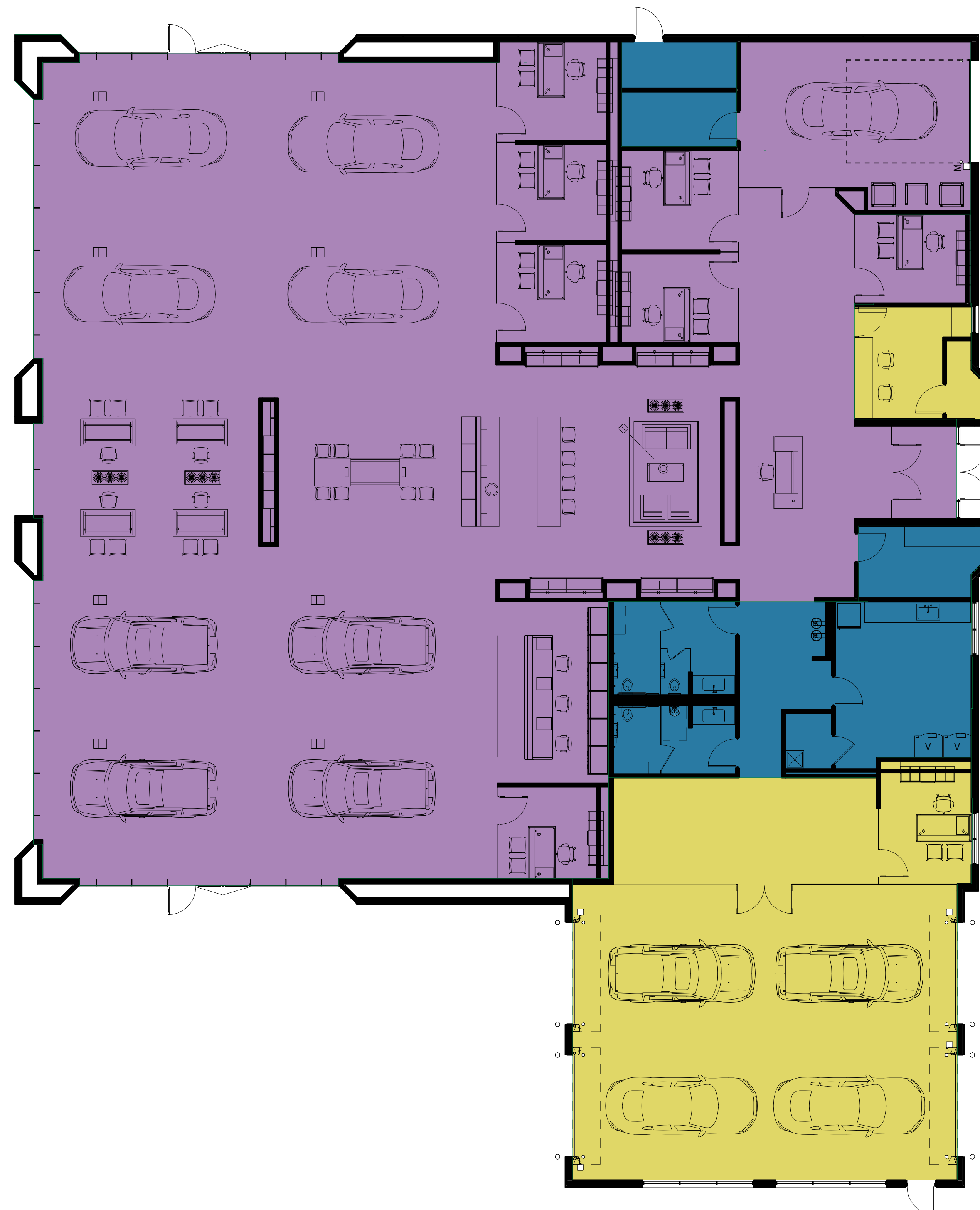
**Facility Planning Legend**

- Administration
- Service Customer Contact
- Showroom and Sales

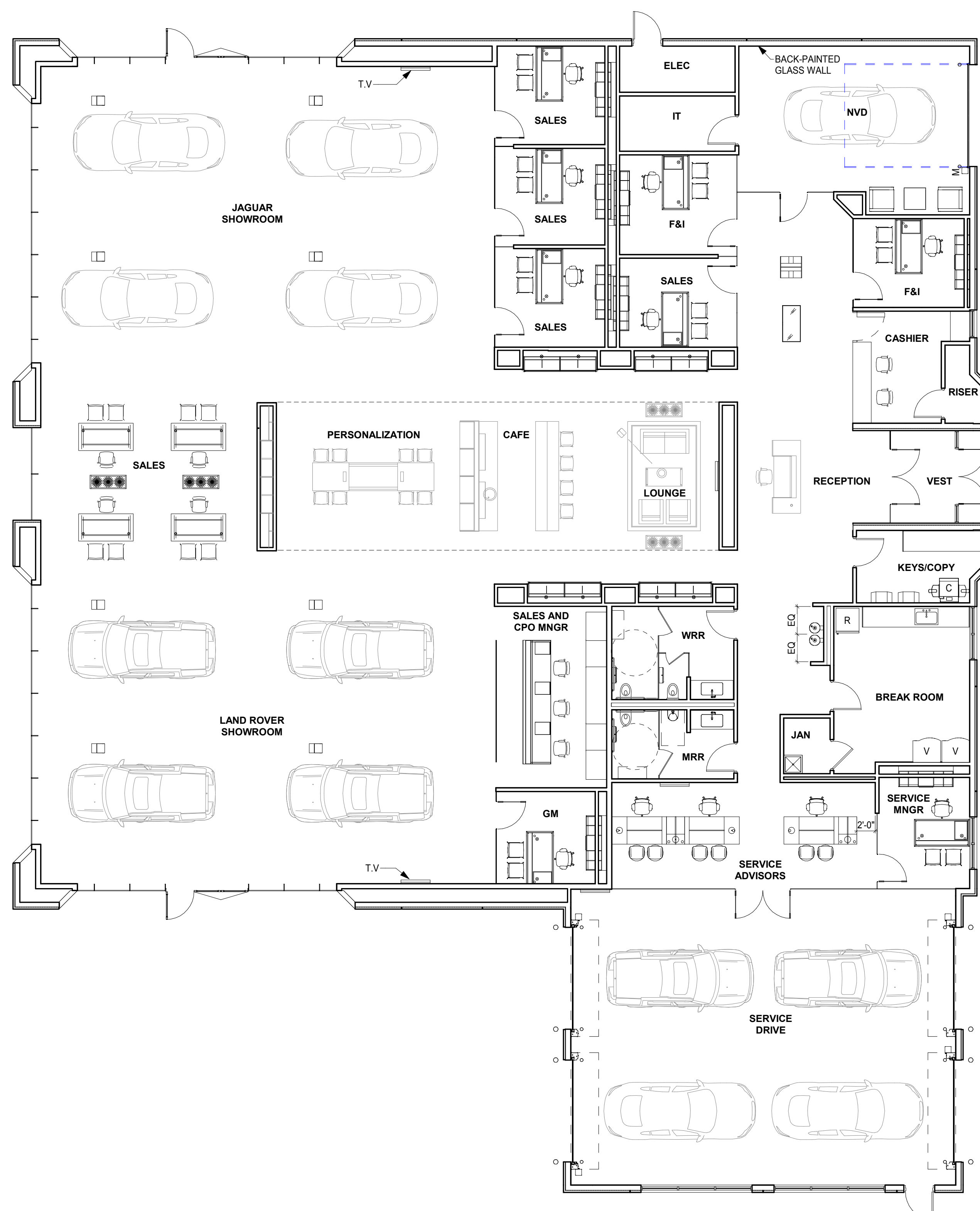
Square Footage Summary		
DESCRIPTION	AREA PROVIDED	JLR REQUIRED
<b>SHOWROOM AND SALES</b>		
SHOWROOM DISPLAY	3200 SF	3266 SF
LOBBY/RECEPTION	1200 SF	1525 SF
CHILDREN'S PLAY AREA	75 SF	0 SF
CUSTOMER WORK STATIONS	60 SF	0 SF
NEW CAR DELIVERY	400 SF	421 SF
CENTRE MANAGER	150 SF	120 SF
QPO AND SALES MANAGERS	240 SF	210 SF
SALES CONSULTANTS/F&I PERSONNEL	600 SF	1331 SF
<b>TOTAL</b>	<b>5,925 SF</b>	<b>6,876 SF</b>
<b>ADMINISTRATION</b>		
GENERAL OFFICE	190 SF	0 SF
BUSINESS MANAGERS OFFICE	100 SF	0 SF
CONFERENCE & TRAINING	200 SF	256 SF
CASHIER	65 SF	125 SF
PUBLIC RESTROOMS	200 SF	229 SF
JANITOR ROOM	40 SF	25 SF
STORAGE AREA	60 SF	106 SF
COMPUTER/PHONE	60 SF	74 SF
ELECTRICAL ROOM	60 SF	62 SF
CIRCULATION (20%)	233 SF	152 SF
<b>TOTAL</b>	<b>1,398 SF</b>	<b>1,029 SF</b>
<b>SERVICE DEPARTMENT - CUSTOMER CONTACT</b>		
VEHICLE RECEPTION (4)	1,720 SF	1,330 SF
SERVICE WRITERS (ADVISORS-3)	300 SF	325 SF
SERVICE MANAGER	120 SF	120 SF
<b>TOTAL</b>	<b>2,140 SF</b>	<b>1,775 SF</b>
<b>TOTAL BUILDING (SHOWROOM)</b>	<b>9,463 SF</b>	<b>9,679 SF</b>
<b>SERVICE DEPARTMENT - SHOP &amp; SUPPORT</b>		
FLAT BAY	4 BAYS, 1,920 SF	4 BAYS, 1,920 SF
LIFT BAY	9 BAYS, 4,320 SF	9 BAYS, 4,320 SF
WASH BAY	2 BAYS, 960 SF	2 BAYS, 960 SF
ALIGNMENT BAY	1 BAY, 480 SF	1 BAY, 480 SF
<b>TOTAL BAYS</b>	<b>16 BAYS 7,680 SF</b>	<b>16 BAYS 7,680 SF</b>
DISPATCH / FOREMAN	60 SF	79 SF
TOOL ROOM	250 SF	434 SF
OIL / COMPRESSOR	240 SF	208 SF
LOCKER / RESTROOM	310 SF	580 SF
BREAKROOM	150 SF	440 SF
DISPATCHER AREA	40 SF	40 SF
CIRCULATION (15%)	1631 SF	8,536 SF
<b>TOTAL</b>	<b>2,681 SF</b>	<b>10,307 SF</b>
<b>PARTS DEPARTMENT</b>		
STORAGE	3900 SF	3246 SF
TECH PARTS	150 SF	112 SF
SHIPPING AND RECEIVING	300 SF	253 SF
SECURED STORAGE	150 SF	171 SF
PARTS MANAGER OFFICE	120 SF	130 SF
WARRANTY OFFICE	100 SF	390 SF
WHOLESALE PICK-UP	125 SF	125 SF
TECH PARTS PICK-UP	80 SF	80 SF
TECH LIBRARY	25 SF	25 SF
<b>TOTAL</b>	<b>4,950 SF</b>	<b>4,532 SF</b>
<b>TOTAL BUILDING (SHOP)</b>	<b>15,311 SF</b>	<b>22,519 SF</b>
<b>TOTAL BUILDING (SHOWROOM+SHOP)</b>	<b>24,774 SF</b>	<b>32,198 SF</b>

PARKING COUNT	JLR REQUIRED	PROVIDED
	288 SPACES	139 SPACES

NOTE: SHOWROOM AND ADMINISTRATION DEPARTMENT ARE A PART OF THE JLR MT KISCO SHOWROOM DRAWING SET. SEE SHEET A201 IN OTHER DRAWING SET FOR AREA ANALYSIS OF THESE SPACES



2 Area - Level 1  
1/8" = 1'-0"



1 First Floor Plan  
1/8" = 1'-0"

Client:  
**AutoNation**  
200 SW 1st Ave  
Fort Lauderdale, FL 33301  
Project Number: 20026  
Project Name:  
**JLR Mt Kisco - Showroom**  
299 Kisco Ave  
Mt Kisco, NY 10549

Sheet Title:  
**First Floor Plan**

Sheet Number:  
**A201a**



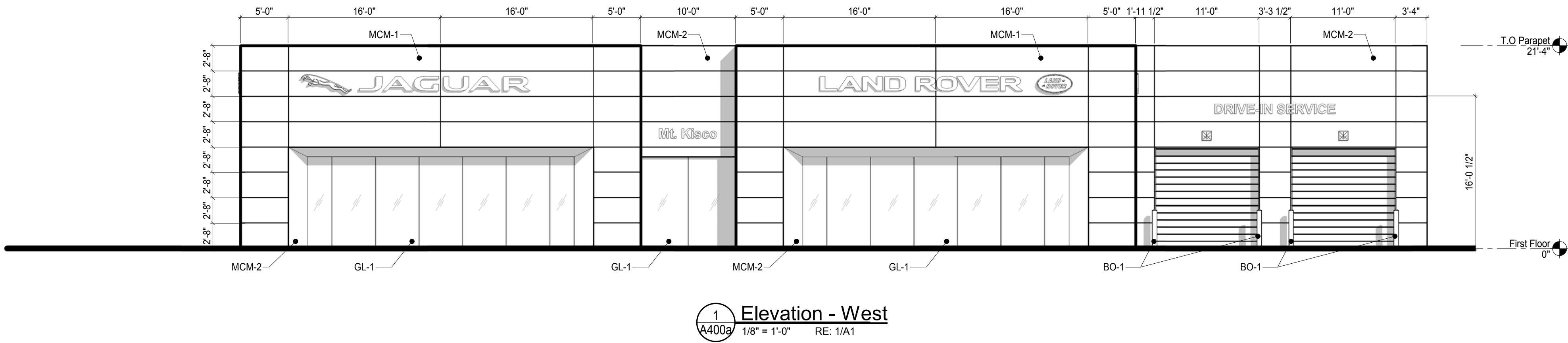
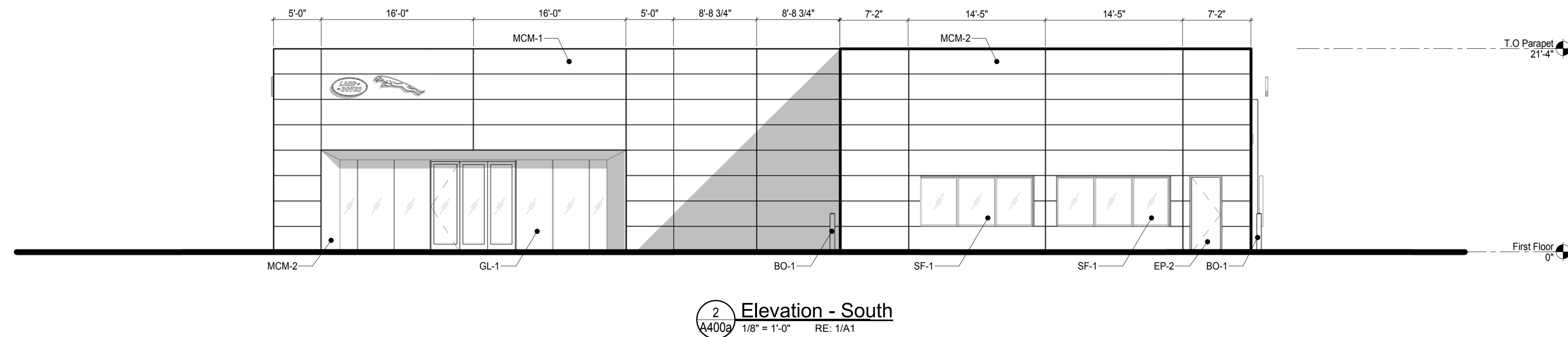
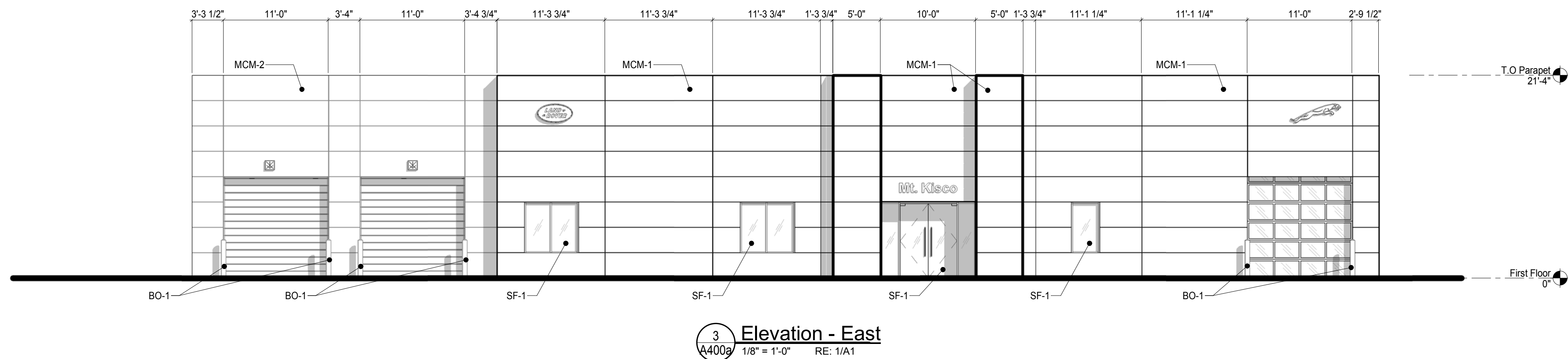
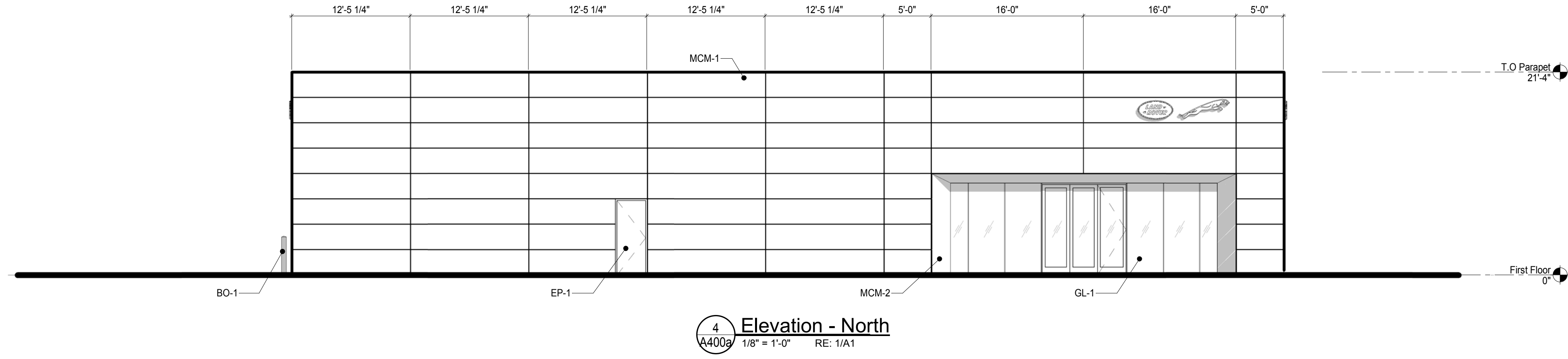
Exterior Finish Materials

	CODE	MATERIAL	MANUFACTURER	PRODUCT	COLOR	TYPE / DIMENSION	LOCATION	CONTACT
EXTERIOR PAINT	EP-1	EXTERIOR PAINT			TO MATCH MCM-1		EXTERIOR WALLS AS NOTED, METAL DOORS AND FRAMES	GENE MILLER @ GLIDDEN (937) 604-0004
	EP-2	EXTERIOR PAINT			TO MATCH MCM-2		METAL DOORS AND FRAMES	
METAL PANELS	MCM-1	ALUMINUM COMPOSITE MATERIAL	ALUCOBOND	JLR SUNSHINE GREY METALLIC, 194D2118CR			MAIN FACADE	MIKE CALDWELL, 770-982-5822
	MCM-2	ALUMINUM COMPOSITE MATERIAL	ALUCOBOND	JLR CHAMPAGNE METALLIC, 194A2046CR			SHOWROOM ENTRANCE & FACADE CHAMFER	MIKE CALDWELL, 770-982-5822
GLAZING	CF-1	CAP FLASH METAL COPING	WP HICKMAN OR SIMILAR		TO MATCH ADJACENT MCM	4" HEIGHT	PARAPETS	
	SF-1	ALUMINUM STOREFRONT	KAWNEER	451 TRIFAB	CLEAR ANODIZED FINISH	SEE FRAME ELEVATIONS	SEE FRAME ELEVATIONS	
MISC	CW-1	ALUMINUM CURTAIN WALL SYSTEM	KAWNEER	1600	CLEAR ANODIZED FINISH	SEE FRAME ELEVATIONS	SEE FRAME ELEVATIONS	
	GL-1	STRUCTURAL GLAZING	OLD CASTLE	FINWALL	CLEAR	1" INSULATING UNIT	SEE FRAME ELEVATIONS	
MISC	BO-1	STEEL BOLLARD			PAINT EP-1		EXTERIOR FACADE, SHOP	
	CL-1	CHAIN LINK FENCE PANEL & GATES			GALVANIZED		OIL / COMP ENCLOSURE	



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Rev	Date	Comments
	08.18.20	



Client:  
**AutoNation**

200 SW 1st Ave  
Fort Lauderdale, FL 33301

Project Number: 20026  
Project Name:  
**JLR Mt Kisco - Showroom**

299 Kisco Ave  
Mt Kisco, NY 10549

---

Sheet Title:  
**Exterior Elevations**

---

Sheet Number:  
**A400a**



Village/Town of Mount Kisco Building Department  
104 Main Street  
Mount Kisco, New York 10549  
Ph. (914) 864-0019-fax (914) 864-1085

MEMORANDUM

TO: Honorable Chairman Hertz and Members of the Planning Board

FROM: Peter J. Miley, Building Inspector *PJM*

SUBJECT: PL Property Management  
18 Britton Lane, SBL 80.24-2-1

DATE: June 17, 2020  
Updated August 7, 2020

---

**PROPERTY**

18 Britton Lane is an existing, dimensionally noncomplying four-family dwelling located in the RM-10 (Moderate Density Multifamily District) Zoning District.

The original two-family dwelling was constructed in 1925 and predates the Village Zoning Code. According to the Tax Assessor's records, the two-family dwelling was converted on or about June 1997. On January 23, 1998, CO# 4594 was issued for an addition and a conversion from a two-family dwelling into a two (2), two-family dwellings for a total of four dwelling units.

The approved site plan of record of September 10, 1996 provided for 10 parking spaces. Proposed includes modifying two existing, noncomplying parking spaces to be properly sized and land banking two additional parking spaces and a future walkway.

**PROPOSED**

Proposed is the addition of one – one bedroom apartment to be located in the basement of the building; no additional building footprint shall be added. The additional dwelling unit will increase the number of apartments from four to five dwelling units. Entry for the new apartment will be located in an existing rear entry.

**ZONING**

The property is located within the RM-10 Moderate Density Multifamily Zoning District, multifamily dwellings are a permitted use in the district.

According to Chapter 110 attachment 2, minimum off-street parking regulations, required parking for a 1 bedroom dwelling unit is 1.5 spaces.



Pursuant to the minimum off street parking regulations, a “new” five-family multiple residence would require a total of 11 parking spaces. Proposed, which is based on the applicant’s needs, is 10 parking spaces with two additional spaces that will be land-banked. In the event that the two parking spaces will be constructed, the parking spaces would encroach into the front yard buffer and may require a variance. Dimensions for the proposed land banked parking space and walkway have not been provided.

### **COMMENTS**

Zoning information/chart should be included for 18 Britton Lane, similar to the information provided for 20 Stewart Place.

### **APPROVALS REQUIRED**

1. Planning Board/Site Plan Approval
2. Change of Use
3. Zoning Board of Appeals/Variances

# Dolph Rotfeld Engineering

An  Engineers Company

570 Taxter Road, Suite 300  
Elmsford, NY 10523  
(914) 631-8600 phone  
(914) 631-5769 fax  
www.drepc.com  
www.aiengineers.com

## MEMO

---

**To:** Douglas Hertz, Planning Board Chairman

**C:** Planning Board Members  
Edward W. Brancati, Village Manager  
Peter Miley, Building Inspector  
Whitney Singleton Esq., Village Attorney,  
Jan K. Johannessen AICP, Village Planner

**From:** Anthony Oliveri, P.E.

**Date:** August 6, 2020

**Re:** PL Property Management Corp.  
18 Britton Lane / 20 Stewart Place  
Village/Town of Mount Kisco

Village/Town of Mount Kisco  
Planning Board

AUG 07 2020

RECEIVED

With regard to the above mentioned project, this office has reviewed the following revised plans and submittals:

- Plan entitled "Lexington Properties – Proposed Parking", prepared by Leonard H. Brandes, Architect, dated July 2020;

Our comments are as follows:

1. The current plan proposes 135 S.F. of pavement increase along with a retaining wall, lighting and landscaping with land-banked parking proposed as porous pavement, therefore no stormwater detention is required as this does not meet the threshold.
2. Precast light pole bases should be shown to extend 24" above finished grade.
3. It should be clearly noted that all light fixtures are to be directed downward and be full cut-off.
4. Light trespass levels at the property lines should be shown to not exceed Village standards.

Thank you

## PUBLIC NOTICE

**Please Take Notice** that in accordance with Chapter 94 of the Code of the Village of Mount Kisco, a public hearing has been scheduled in connection with a Planning Board Application submitted by the applicant for a proposed subdivision (lot line change). The subject properties consist of ±.093 acres of land located at 20 Stewart Place (SBL 80.24.02.02) within the Moderate-Density Multifamily (RM-10) Zoning District and ±.384 acres of land located at 18 Britton Lane (SBL 80.24.02.01) within the Moderate-Density Multifamily (RM-10) Zoning District. The applicant, PL Property Management Corp., is currently proposing to relocate the common lot line which separates the two subject properties and is also proposing to convert 18 Britton Lane from a 4 family to a 5 family multifamily residence.

The Planning Board of the Village of Mount Kisco will hold a public hearing on Tuesday, August 11, 2020 at 7:30 PM or as soon thereafter as may be heard, in the Frank J. DiMicco, Sr. room located within Village Hall, 104 Main Street, Mount Kisco, New York to receive public comment.

All interested parties are invited to attend and be heard.

By order of:  
Chairman Douglas Hertz  
Mount Kisco Planning Board

Due to public health concerns associated with COVID-19 and in accordance with the Executive Order issued by Governor Cuomo suspending portions of the Open Meetings Law, members of the public may not attend in person until further notice. However, the public may observe the proceedings in real time on the Village of Mount Kisco's website's Facebook link and may provide comments in writing by mail or electronically, as follows: Mail -Village Clerk/Zoning Board Secretary/Planning Board Secretary, 104 Main Street, Mount Kisco New York 10549; Fax - 914-864-1085; email – [planning@mountkisco.org](mailto:planning@mountkisco.org), or by phone at 914-864-0022.

By order of the Village Board of Trustees.





**AFFIDAVIT OF PUBLICATION  
FROM**

State of Wisconsin  
County of Brown, ss.:

On the 21 day of July, in the year 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Nicholas Renstrom, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed, the instrument.

Nicholas Renstrom being duly sworn says that he/she is the principal clerk of THE JOURNAL NEWS, a newspaper published in the County of Westchester and the State of New York, and the notice of which the annexed is a printed copy, was published in the newspaper area(s) on the date (s) below:

Zone: Westchester Run Dates: 07/21/2020

[Signature]  
Signature

Sworn to before me, this 21 day of July, 2020

Nancy Heyrman  
Notary Public, State of Wisconsin, County of Brown  
5.15.23

My commission expires

Legend:

WESTCHESTER:  
Amawalk, Ardsley on Hudson, Armonk, Baldwin Place, Bedford, Bedford Hills, Brewster, Briarcliff Manor, Bronxville, Buchanan, Carmel, Chappaqua, Cold Spring, Crompond, Cross River, Croton Falls, Croton on Hudson, Dobbs Ferry, Eastchester, Elmsford, Garrison, Goldens Bridge, Granite Springs, Greenburg, Harrison, Hartsdale, Hastings, Hastings on Hudson, Hawthorne, Irvington, Jefferson Valley, Katonah, Lake Peekskill, Larchmont, Lincoln Dale, Mahopac, Mahopac Falls, Mamaroneck, Millwood, Mohegan Lake, Montrose, Mount Kisco, Mount Vernon, New Rochelle, North Salem, Ossining, Patterson, Peekskill, Pelham, Pleasantville, Port Chester, Pound Ridge, Purchase, Purdys, Putnam Valley, Rye, Scarsdale, Shenorock, Shrub Oak, Somers, South Salem, Tarrytown, Thornwood, Tuckahoe, Valhalla, Verplanck, Waccabuc, White Plains, Yorktown Heights, Yonkers

ROCKLAND:  
Blauvelt, Congers, Garnerville, Haverstraw, Hillburn, Moneys, Nanuet, New City, Nyack, Orangeburg, Palisades, Pearl River, Piermont, Pomona, Sloalsburg, Sparkill, Spring Valley, Stony Point, Suffern, Tallman, Tappan, Thiells, Tomkins Cove, Valley Cottage, West Haverstraw, West Nyack

Ad Number: 0004286262

NANCY HEYRMAN  
Notary Public  
State of Wisconsin

**PUBLIC NOTICE**

Please Take Notice that in accordance with Chapter 94 of the Code of the Village of Mount Kisco, a public hearing has been scheduled in connection with a Planning Board Application submitted by the applicant for a proposed subdivision (lot line change). The subject properties consist of 1.093 acres of land located at 20 Stewart Place (SBL 80.24.02.02) within the Moderate-Density Multifamily (RM-10) Zoning District and 1.384 acres of land located at 18 Britton Lane (SBL 80.24.02.01) within the Moderate Density Multifamily (RM-10) Zoning District. The applicant, Ft Property Management Corp., is currently proposing to relocate the common lot line which separates the two subject properties and is also proposing to convert 18 Britton Lane from a 4 family to a 5 family multifamily residence. The Planning Board of the Village of Mount Kisco will hold a public hearing on Tuesday, August 11, 2020 at 7:30 PM or as soon thereafter as may be heard, in the Frank J. DiMicco, Sr. room located within Village Hall, 104 Main Street, Mount Kisco, New York to receive public comment. All interested parties are invited to attend and be heard.

By order of:  
Chairman Douglas Hertz  
Mount Kisco Planning Board

Due to public health concerns associated with COVID-19 and in accordance with the Executive Order issued by Governor Cuomo suspending portions of the Open Meetings Law, members of the public may not attend in person until further notice. However, the public may observe the proceedings in real time on the Village of Mount Kisco's website's Facebook link and may provide comments in writing by mail or electronically, as follows:  
Mail - Village Clerk/Zoning Board Secretary/Planning Board Secretary, 104 Main Street, Mount Kisco New York 10549; Fax - 914-664-1085; email --- planning@mountkisco.ny.gov, or by phone at 914-664-0022.  
By order of the Village Board of Trustees.  
4286262



18 Brutton  
20 Stewart

Village/Town of Mount Kisco  
Planning Board

AUG 03 2020

RECEIVED

State of New York )  
 ) ss:  
County of Westchester)

AFFIDAVIT OF POSTING

**Guillermo Gomez**, being duly sworn, says that on the 3<sup>rd</sup> day of August 2020, he conspicuously fastened up and posted in seven public places, in the Village/Town of Mount Kisco, County of Westchester, a printed notice of which the annexed is a true copy, to Wit: ---

Municipal Building –  
104 Main Street

\_\_\_\_\_X\_\_\_\_\_

Public Library  
100 Main Street

\_\_\_\_\_X\_\_\_\_\_

Fox Center

\_\_\_\_\_X\_\_\_\_\_

Justice Court – Green Street  
40 Green Street

\_\_\_\_\_X\_\_\_\_\_

Mt. Kisco Ambulance Corp  
310 Lexington Ave

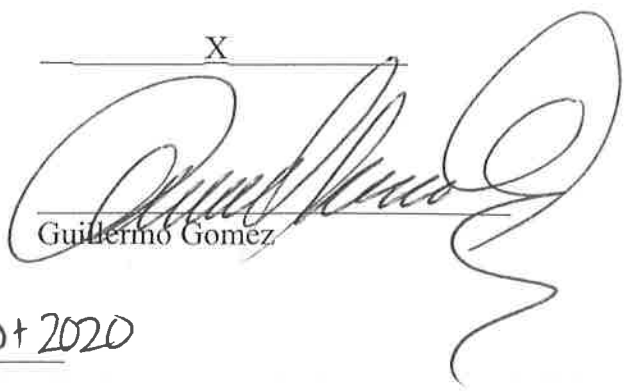
\_\_\_\_\_X\_\_\_\_\_

Carpenter Avenue Community House  
200 Carpenter Avenue

\_\_\_\_\_X\_\_\_\_\_

Leonard Park Multi Purpose Bldg

\_\_\_\_\_X\_\_\_\_\_



Guillermo Gomez

Sworn to before me this 3<sup>rd</sup> day of August 2020

Michelle K. Russo

Notary Public

MICHELLE K. RUSSO  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01RU631329B  
Qualified In Putnam County  
My Commission Expires 10-20-2022





**LEONARD BRANDES**  
**A R C H I T E C T**

**Date:** July 21, 2020

**Honorable Douglas Hertz & Members  
of Mount Kisco Planning Board  
104 Main Street  
Mt. Kisco, New York 10549**

**Property:** 18 Britton Lane & 20 Stewart Place

**Property Number:** 80.24-2-1 & 80.24-2-2  
**Zone District:** RM-10

**Subject:** Resubmission Modifications

Dear Sirs:

As per memos and meetings with the Town Engineer, Building Dept, and Town Consultants, we have made the following changes/additions to our application :

Added Parking Lot Lighting Plans & Specs  
Added a Landscape Plan with proposed species  
Added a Demolition Parking Lot Plan  
Added retaining wall details  
Adjusted the Schedules as requested  
Noted the Land Banked Parking Spaces to be made of Pervious materials  
All setback lines for the new proposed lots noted on the plan

COMBINED TOPO

Please call if I can be of further assistance in this matter.  
Thank you very much for your time and consideration

Sincerely,

Leonard Brandes, A.I.A

Free shipping over \$99

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Customer Reviews (<https://www.google.com/shopping/customerreviews/merchantreviews?q=greenlightdepot.com>)

Distributor (</pages/dealer>)

FAQ (</pages/faqs>)

Returns (</pages/customer-warranty>)

☎ 770.299.4979 (tel:770.299.4979)

✉ [support@greenlightdepot.com](mailto:support@greenlightdepot.com) (mailto:support@greenlightdepot.com)

Home (/) / Area Lights (/collections/area-lights)

/ LED Street Light - 150W - 21,000 Lumens - Shorting Cap - Slip Fitter Mount - AL2 Series - UL+DLC

## LED Street Light - 150W - 21,000 Lumens - Shorting Cap - Slip Fitter Mount - AL2 Series - UL+DLC

« Previous Product (/collections/area-lights/products/led-street-light-150w-outdoor-led-slip-fitter-mount-ul-dlc) | Next Product » (/collections/area-lights/products/led-street-light-100w-outdoor-led-direct-mount-white-dlc-listed-5-year-warranty)

PARKING LOT LIGHTS

4.8 ★★★★★

Google

Customer Reviews



(//cdn.shopify.com/s/files/1/0931/8152/products/GT-AL2-150W-DLPC3-BR40KAMb\_1400x.jpg?v=1580944256)



### PRODUCT DESCRIPTION

4.8 ★★★★★

Google

Customer Reviews

**Color**Natural White (4000K) 

1

\$ 102.95 ~~\$169.99~~**Add to Cart****Specifications**

SKU: 106-100132 (4000K); 106-100133 (5700K)

Certification: UL, DLC

Watts: 150W

Lumens: 140 lm/w

Color: 5700K

Lumens Output: 21000

CRI: &gt;70

Distribution: Type III

Input Voltage: 100-277

Lifespan: 50,000 hours

Weight: 14lbs

Warranty: 5 years

Power Factor (PF): &gt;0.9

Driver Brand: Sosen

IP Grate: IP65

LED: Seoul

Housing: Aluminum Alloy

Housing Color: Bronze / Brown

Operating Temperature: -4°F to 113°F

Replaces: up to 400W MH/HPS

Dimension: 20" x 6.3" x 13"

LED Type: 3030

Mount type: Slip fitter (2 3/8" pole)

Motion Sensor: No (Can order by special order)

4.8 ★★★★★

Google

:et

Customer Reviews

[Click Here to view the Product Spec Sheet.](#)

### Mounting Height Comparison Chart

[Click Here to view Chart.](#)

### Specification Sheets

[Click Here to view General Spec Sheet](#)

[Click Here to view IES File](#)

[Click Here to view Chart](#)

### Notice For User:

Please turn off power before installing or changing assembly parts. The input voltage and lamps should be matched, after connecting the power line, please make sure the wiring section is insulated. Professionals should only install and disassemble the lamps.

**Vendor:** [GreenTek Energy Systems \(/collections/vendors?q=GreenTek%20Energy%20Systems\)](#)

**In stock! Usually ships within 24 hours.**



## Related Products



SALE



**LED FLOOD LIGHT - KNUCKLE MOUNT - LANDSCAPE LIGHT - 50W - (UL+DLC) - 5 YEAR WARRANTY**  
[\(/COLLECTIONS/AREA-LIGHTS/PRODUCTS/LED-FLOOD-LIGHT-KNUCKLE-MOUNT-50W-UL-DLC-5-YEAR-WARRANTY\)](#)



SOLD OUT



**LED DUSK TO DAWN - BARN LIGHT - 35W - 4300 LUMENS - PHOTOCELL INCLUDED - (UL+DLC)**  
[\(/COLLECTIONS/AREA-LIGHTS/PRODUCTS/35W-DUSK-TO-DAWN\)](#)  
**\$ 45.50**



**LED DUSK TO DAWN SECURITY LIGHT - 55' PHOTOCELL INCLUDI**  
[\(/COLLECTIONS/ARE/LIGHTS/PRODUCTS/55-DUSK-TO-DAWN\)](#)  
**\$ 10.05**

4.8 ★★★★★  
Google  
Customer Reviews



# 8A4RS125

## 8 Foot Round Straight Aluminum Light Pole, 4 Inch Diameter, 0.125 Inch Wall Thickness

### PRODUCT DESCRIPTION

**Pole Top Options:** Poles are provided with either a removable top cap or a welded aluminum tenon. A 2 3/8 inch outside diameter tenon with 4 inches in length is the most common; however, other tenon options are available. Customers should confirm the appropriate tenon size required by their project prior to ordering. Poles with a top cap can also be drilled during fabrication. The drill pattern and orientation need to be provided by the customer unless Energy Light fixtures are being used for the project.

**Pole Shaft:** The pole shaft will be constructed of seamless extruded tube of 6063 aluminum alloy per the requirements of ASTM B221. The shaft assembly shall be full-length heat treated after base weld to produce a T6 temper.

**Handhole:** A reinforced handhole with grounding provision is provided at 18 inches from the base end of the pole assembly. Each handhole includes a cover and the attachment hardware.

**Base & Bolt Covers:** A 4-bolt cast aluminum base flange of alloy 356-T6 with aluminum bolt covers and stainless steel hex head attaching screws.

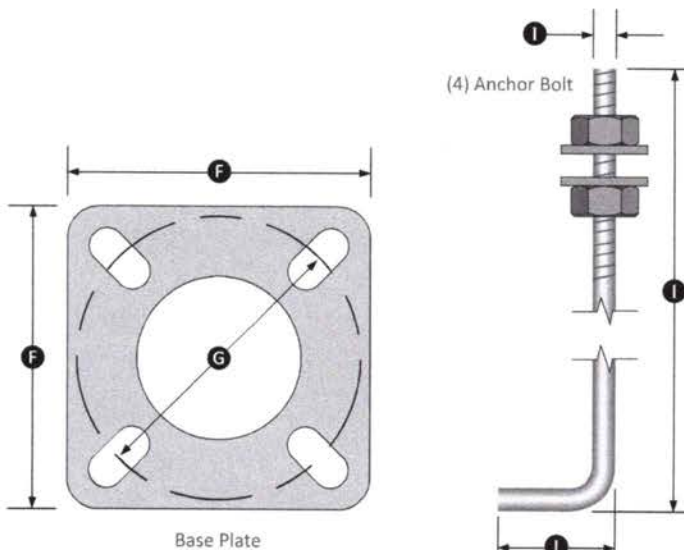
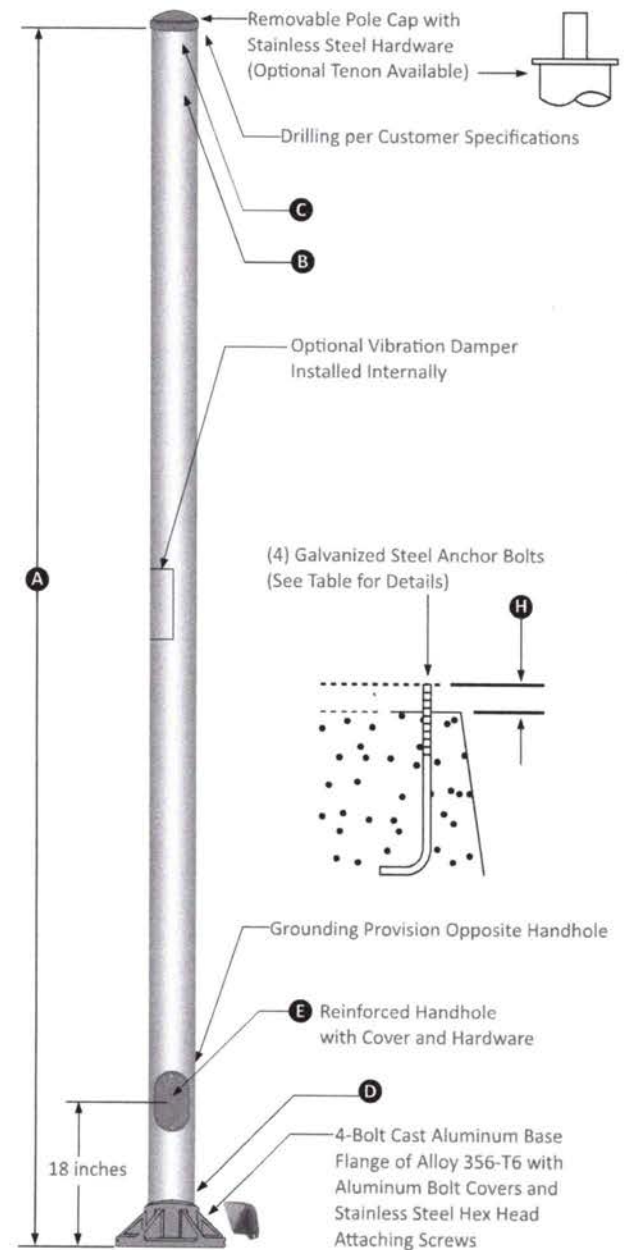
**Anchor Bolts:** A set of 4 galvanized steel anchor bolts is provided with each pole assembly. Each bolt includes 2 nuts and 2 washers. A portion of the anchor bolt is threaded for securing and leveling the pole with the provided nuts and washers. An actual size paper anchor bolt template is provided.

**Color and Finish Options:** The standard finish for our round straight aluminum light poles is a natural aluminum finish. Our poles are also available with a commercial grade, powder coat finish for an additional charge. Standard color options include dark bronze, black, gray, green, and white; however, custom color options are also available.

**Other Options:** The following options are available for an additional charge. Please consult one of our light pole experts for details: Vibration dampener, custom tenon size, custom color, electric/GFI outlet, custom pole height, additional handhole, UL compliant handholes and custom base plate dimensions.

Specification Table		
Mounting Height (ft.)	A	8
Wall Thickness (in.)	B	0.125
Top Diameter (in.)	C	4
Butt Diameter (in.)	D	4
Handhole (in.)	E	2 x 4
Base Width (in.)	F	7.5
Bolt Circle (in.)	G	7.25
Bolt Projection (in.)	H	2
Anchor Bolt Size (in.)	I	0.75 x 17 x 3
Bolt Circle Range (in.)	-	6.5-8

Maximum EPA with 1.3 Gust Factor:		
90 mph:	11.4	Square Feet
100 mph:	9.0	Square Feet
120 mph:	6.8	Square Feet
130 mph:	5.6	Square Feet





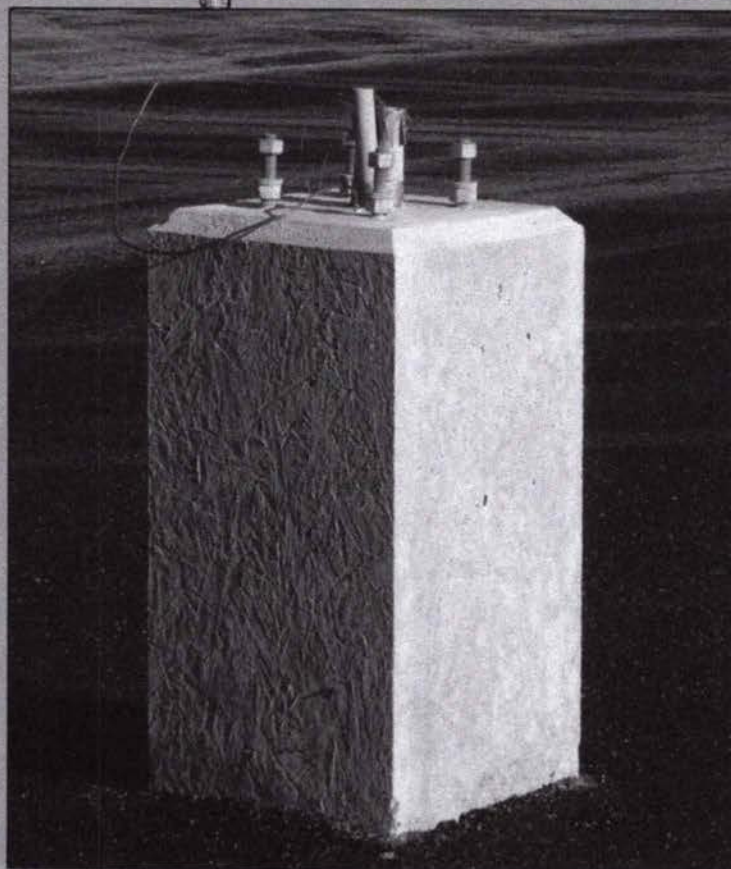
## 24"-SQ. LIGHT POLE BASE

Available in five heights.

- ◆ Use Wherever Needed ◆
- ◆ Suitable for a Variety of Pole Lighting ◆
  - ◆ Easy to Install ◆
  - ◆ Will Last for Years ◆
  - ◆ No Maintenance ◆
- ◆ Cast-in Bolts and Conduit ◆

*PARKING LOT POLE BASE*

## 24" Square Light Pole Base



Five Convenient Heights:

- ◆ 48-in. High x 24" x 24"
- ◆ 60-in. High x 24" x 24"
- ◆ 72-in. High x 24" x 24"
- ◆ 84-in. High x 24" x 24"
- ◆ 96-in. High x 24" x 24"

Drawings on Reverse

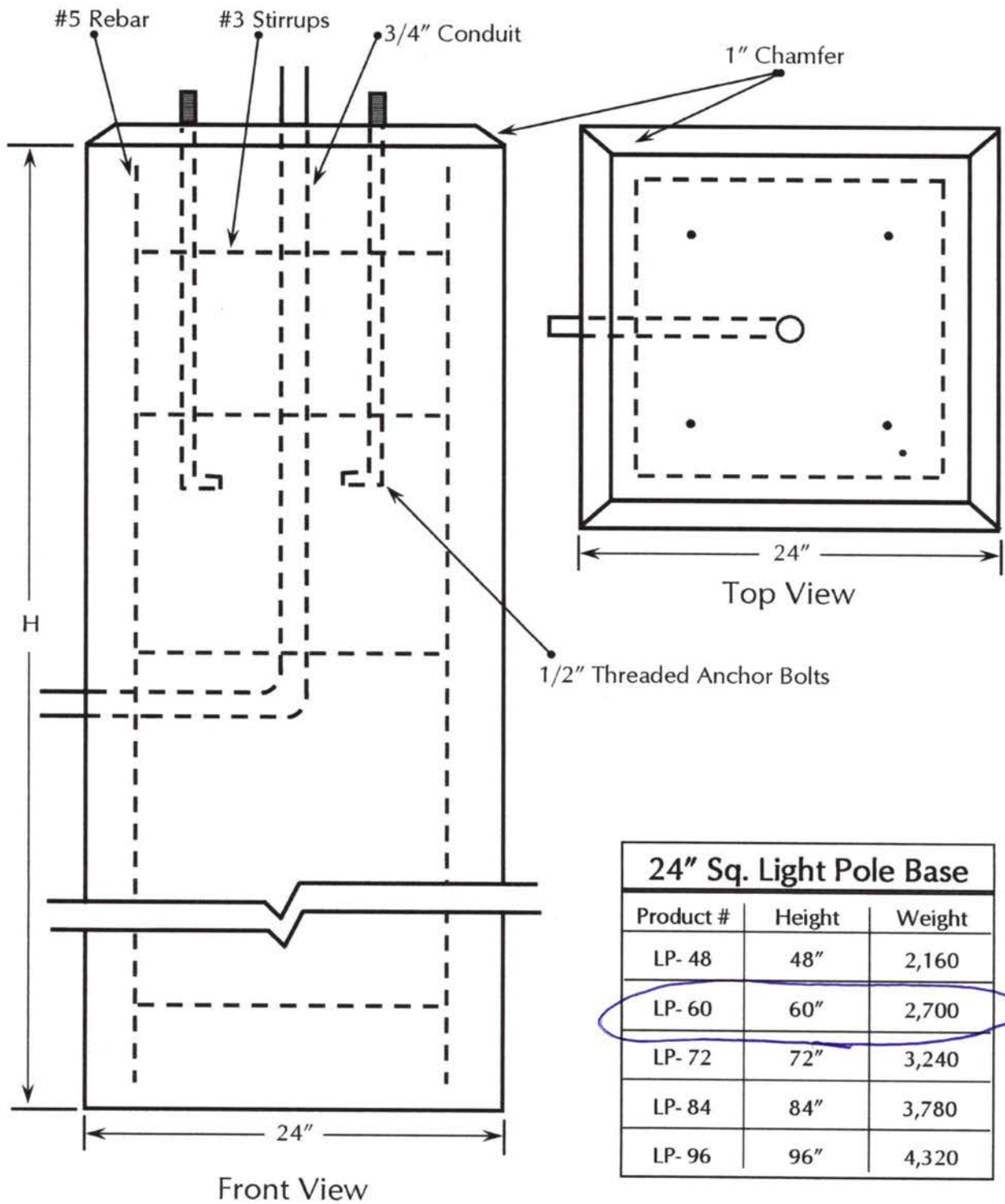
  
**Nitterhouse**  
masonry products, LLC

859 Cleveland Avenue • Chambersburg, PA 17201-0692  
717-267-4500 • Fax: 717-267-4585  
Email: [masonry@nitterhouse.com](mailto:masonry@nitterhouse.com)  
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"When you need a concrete solution ... call Nitterhouse."



# 24"-SQ. LIGHT POLE BASE



"When you need a concrete solution ... call Nitterhouse."

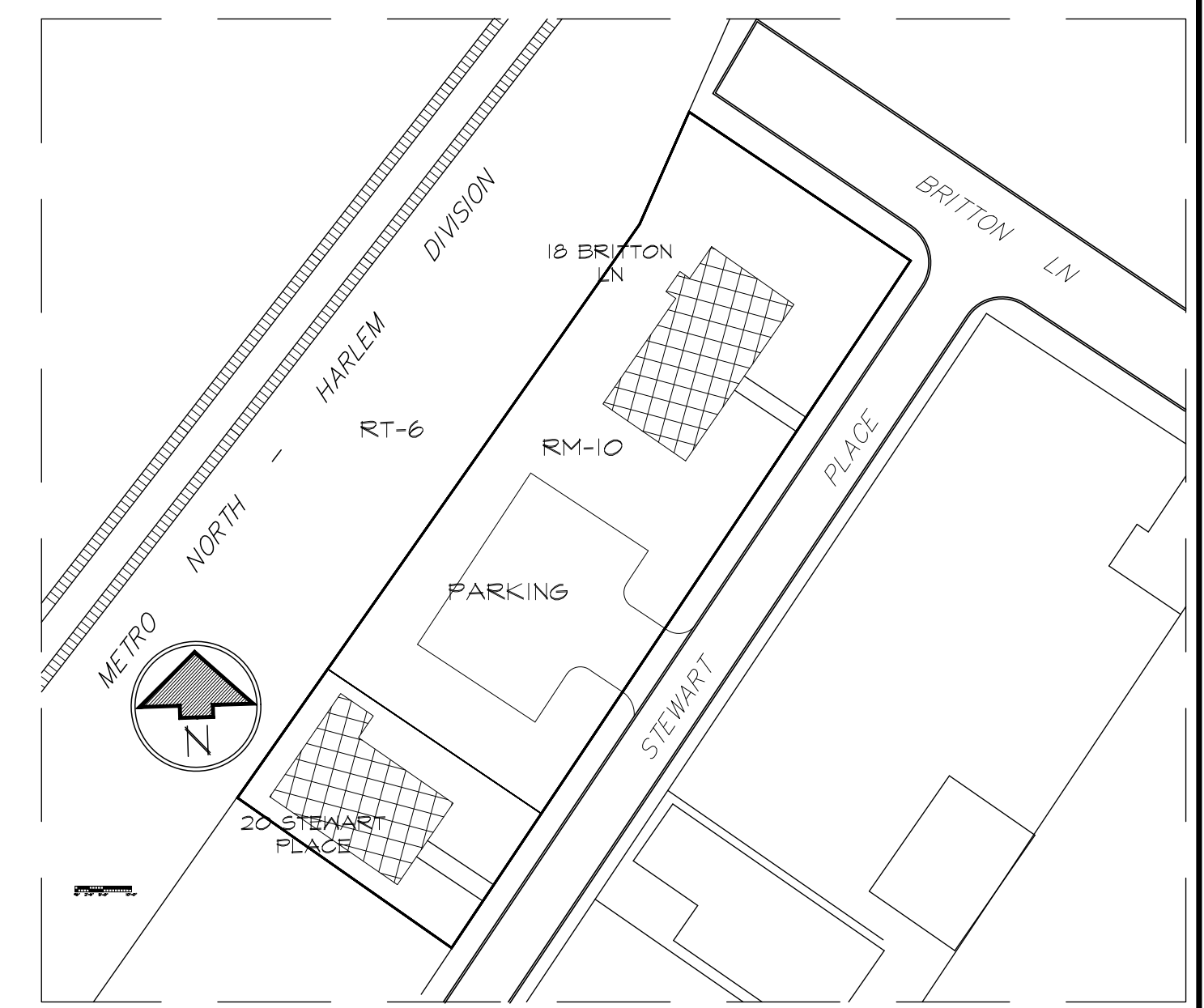


BUILDING COVERAGE - 20 STEWART PLACE		
	EXISTING	PROPOSED
LOT SIZE:(MIN LOT SIZE = 10,000 SF)	4,068 SF (NON-CONFORMING)	5,081 SF (NON-CONFORMING)
MAX. PERMITTED BLDG COVERAGE (25%)	1,017 SF	1,270 SF
PORTION OF LOT COVERED BY PRINCIPAL BUILDING	1,520 SF (EXIST'G TO BE LEGALIZED)	NO CHANGE
PORTION OF LOT COVERED BY ACCESSORY BUILDING	0 SF	NO CHANGE
PORTION OF LOT COVERED BY OTHER STRUCTURES	335 SF	NO CHANGE
TOTAL BUILDING COVERAGE	1,855 SF (EXIST'G & NON-CONFORMING)	NO CHANGE
MINIMUM NET LOT AREA PER DWELLING UNIT	1,500 SF/UNIT	
MAXIMUM UNITS	3 UNITS	
PROPOSED UNITS	3 UNITS	
DEVELOPMENT COVERAGE		
LOT SIZE:(MIN LOT SIZE=10,000 SF)	4,068 SF	5,081 SF
MAX. PERMITTED DEVELOPMENT COVERAGE (65%)	2,644 SF	3,302 SF
TOTAL BUILDING COVERAGE	1,855 SF	1,855 SF
PORTION OF LOT COVERED BY ASPHALT, CONG ETC.	1,329 SF	1,349 SF
639 SF (EXISTING) + 20 SF (PROPOSED) + 440 ASPH		
TOTAL DEVELOPMENT COVERAGE	3,184 SF (TO BE LEGALIZED)	3,204 SF (TO BE LEGALIZED)

ZONING INFORMATION "20 STEWART PL"				
TAX ID: 8024-2-2				
-----ZONE DISTRICT "RM-10"-----				
YARD REQUIREMENTS				
YARD	REQUIRED	EXISTING	PROPOSED	VARIANCE REQ'D
FRONT	25.0'	26.5'	NO CHANGE	
REAR	30.0'	6.6'	NO CHANGE	EXIST'G NON-CONFORMING
SIDES	8/18	RIGHT 1.6'	13.8'	YES EXIST'G NON-CONFORMING
		LEFT 9.9'	NO CHANGE	

ZONING INFORMATION "18 BRITTON LN"				
TAX ID: 8024-2-1				
-----ZONE DISTRICT "RM-10"-----				
YARD REQUIREMENTS				
YARD	REQUIRED	EXISTING	PROPOSED	VARIANCE REQ'D
FRONT	25.0'	26.3'	NO CHANGE	
REAR	30.0'	16.6'	NO CHANGE	EXIST'G NON-CONFORMING
SIDES	8/18	32.6'	NO CHANGE	
		107.25'	119.1'	

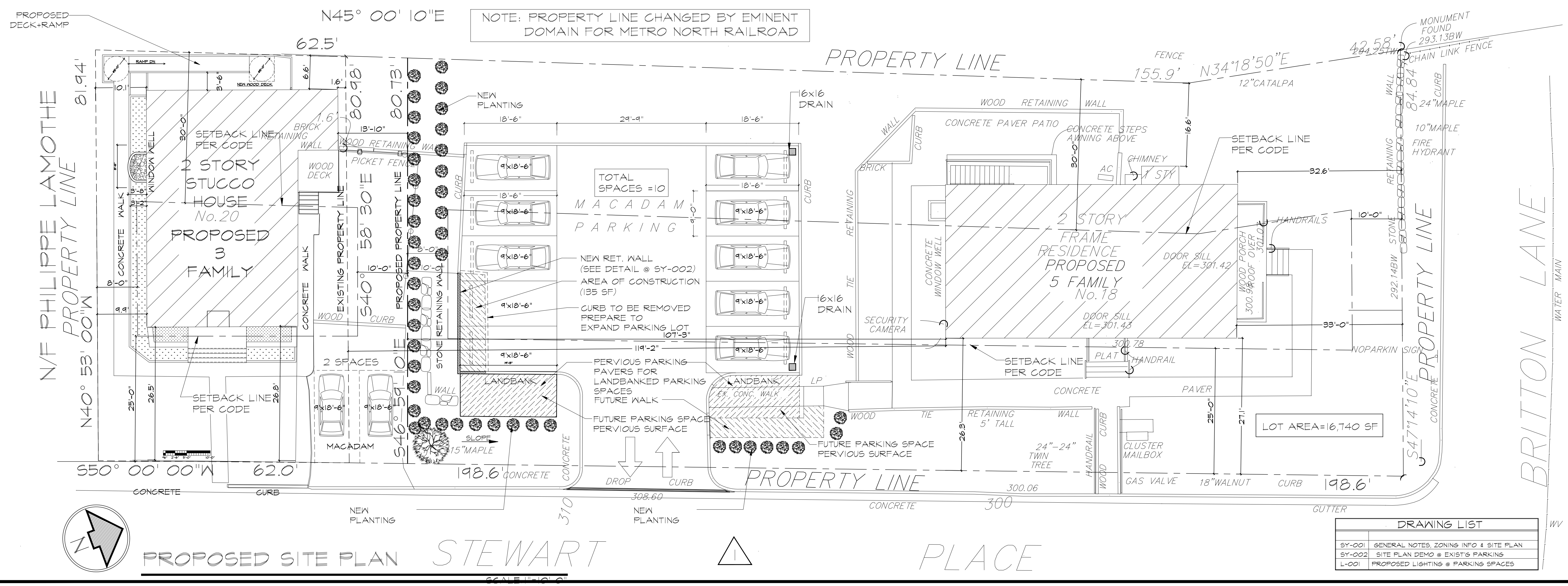
BUILDING COVERAGE - 18 BRITTON LANE		
	EXISTING	PROPOSED
LOT SIZE:(MIN LOT SIZE= 10K)	16,731 SF	15,124 SF
MAX. PERMITTED BLDG COVERAGE (25%)	4,184 SF	3,921 SF
PORTION OF LOT COVERED BY PRINCIPAL BUILDING	1,800 SF	NO CHANGE
PORTION OF LOT COVERED BY ACCESSORY BUILDING	0 SF	NO CHANGE
PORTION OF LOT COVERED BY OTHER STRUCTURES	0 SF	NO CHANGE
TOTAL BUILDING COVERAGE	1,800 SF	NO CHANGE
MINIMUM NET LOT AREA PER DWELLING UNIT	1,500 SF/UNIT	
MAXIMUM UNITS	10 UNITS	
PROPOSED UNITS	5 UNITS	
DEVELOPMENT COVERAGE		
LOT SIZE:	16,731 SF	15,124 SF
MAX. PERMITTED DEVELOPMENT COVERAGE (65%)	10,879 SF	10,220 SF
TOTAL BUILDING COVERAGE	1,800 SF	1,800 SF
PORTION OF LOT COVERED BY ASPHALT, CONG ETC.	1,331 SF	1,331 SF
1,331 SF (EXISTING) + 0 SF (PROPOSED)		
PORTION OF LOT COVERED BY OTHER IMPROVED SURF.	3,313 SF	3,508 SF
3,313 SF (EXISTING) + 135 SF (PROPOSED)		
TOTAL DEVELOPMENT COVERAGE	6,510 SF	6,645 SF



LOCATION MAP  
NOT TO SCALE

- VARIANCES REQUIRED**
- FRONT YARD PARKING
  - EXISTING SIDE YARDS
  - REAR YARD BUFFER
- NOTE: BUFFER ABUTTING RESIDENTIALLY ZONE LOT REQUIRES 25 FOOT BUFFER

METRO NORTH - HARLEM DIVISION



PROPOSED SITE PLAN STEWART PLACE

DRAWING LIST	
SY-001	GENERAL NOTES, ZONING INFO & SITE PLAN
SY-002	SITE PLAN DEMO @ EXIST'G PARKING
L-001	PROPOSED LIGHTING @ PARKING SPACES

**Leonard H. Brandes · ARCHITECT**

TWO SPENCER PLACE  
SCARSDALE  
914-472-8421

SUITE 12  
NEW YORK 10583  
NCARB Certified

Architecture  
Planning & Design

REVISIONS		
No.	Date	Revisions
6	2-20	REVISED LOT DIVISION

Drawn By: E.B.

REGISTERED ARCHITECT  
STATE OF NEW YORK

Project: LEXINGTON PROPERTIES

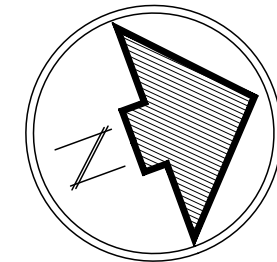
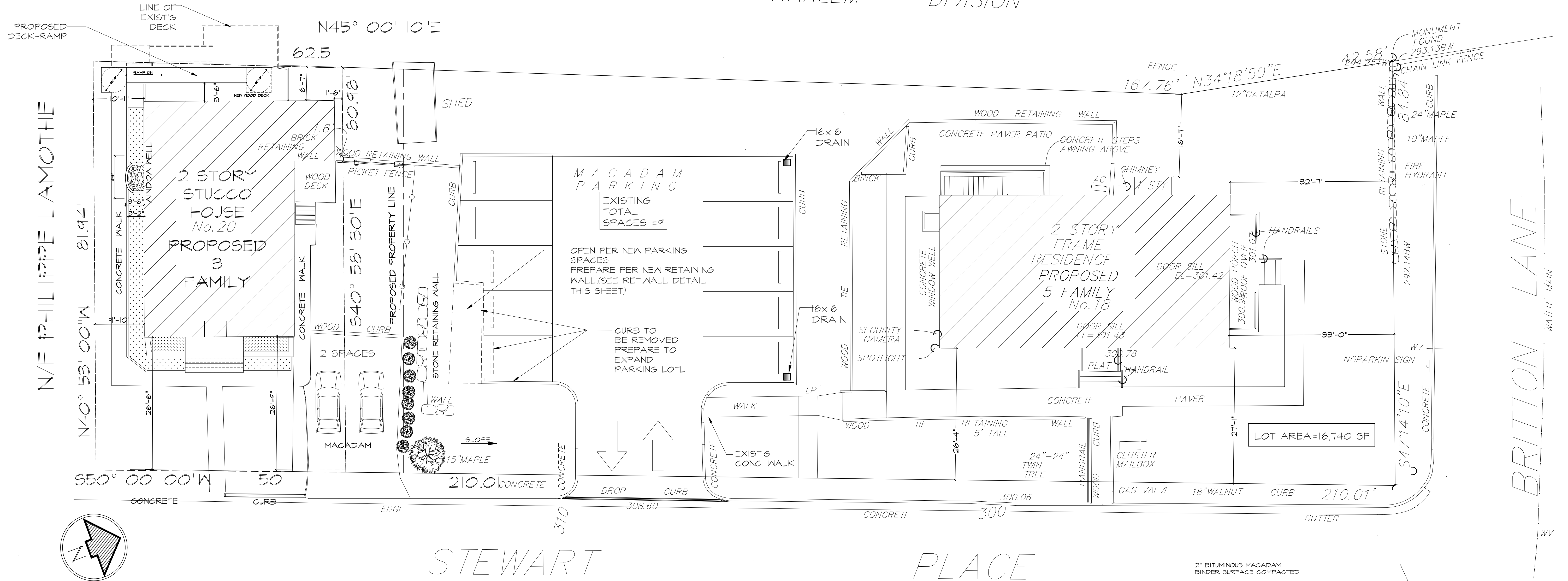
PROPOSED PARKING @  
20 STEWART PL / 18 BRITTON LN  
MOUNT KISCO, NY 10549

Dwg. Title:  
ZONING, GENERAL NOTES & SITE PLAN

Drawing No.  
SY-001  
JULY, 2020

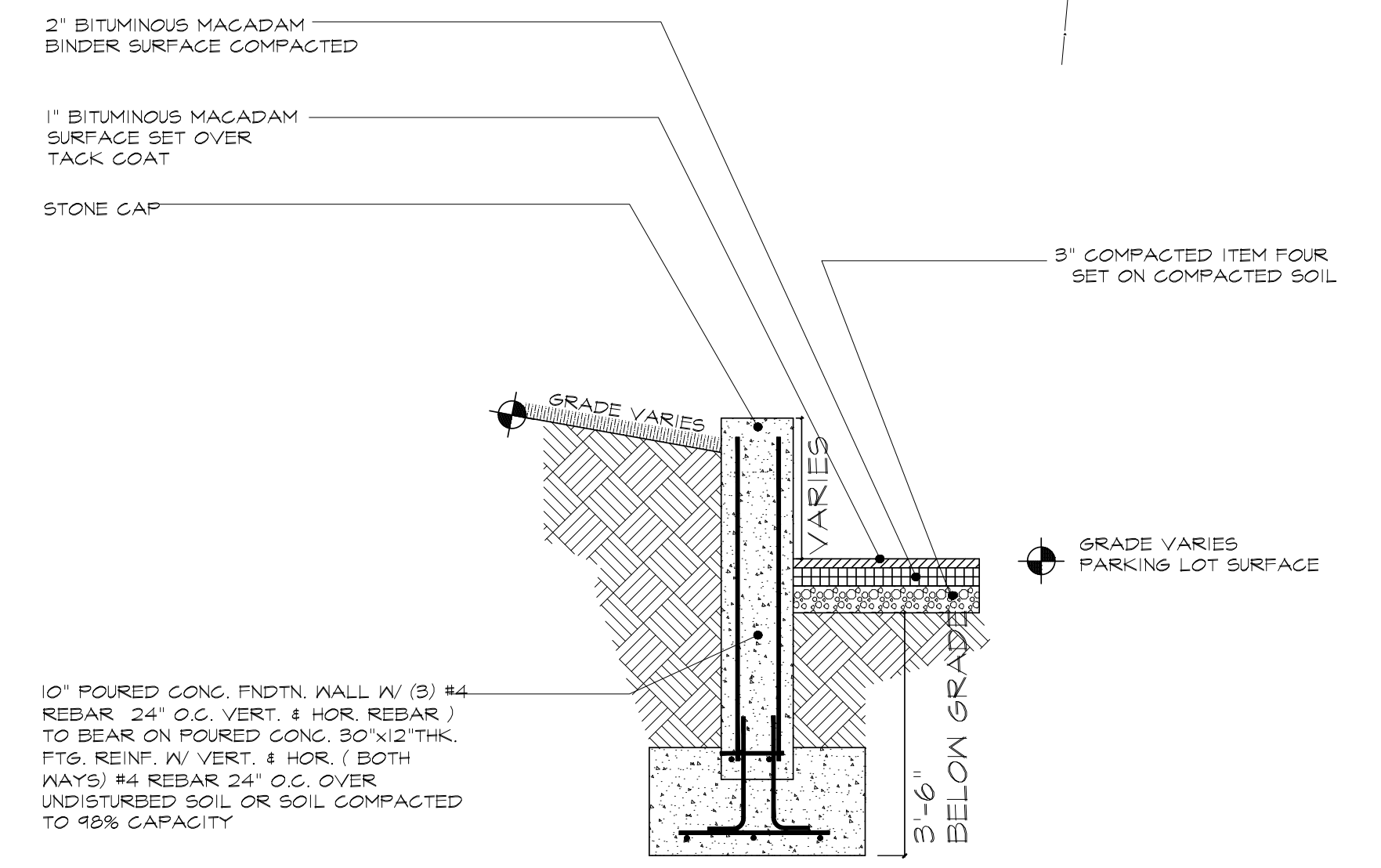


METRO NORTH - HARLEM DIVISION



STEWART PLACE (MACADAM PAVEMENT)  
 SITE PLAN DEMO @ EXIST'G PARKING

SCALE: 1/16" = 1'-0"



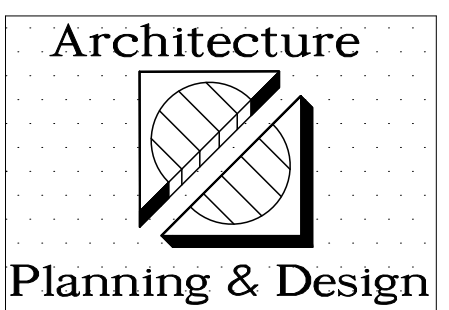
RETAINING WALL DETAIL

NTS

Leonard H. Brandes · ARCHITECT

TWO SPENCER PLACE  
 SCARSDALE  
 914-472-8421

SUITE 12  
 NEW YORK 10583  
 NCARB Certified



REVISIONS		
No.	Date	Revisions
6-2-20		REVISED LOT DIVISION

Drawn By: E.B.



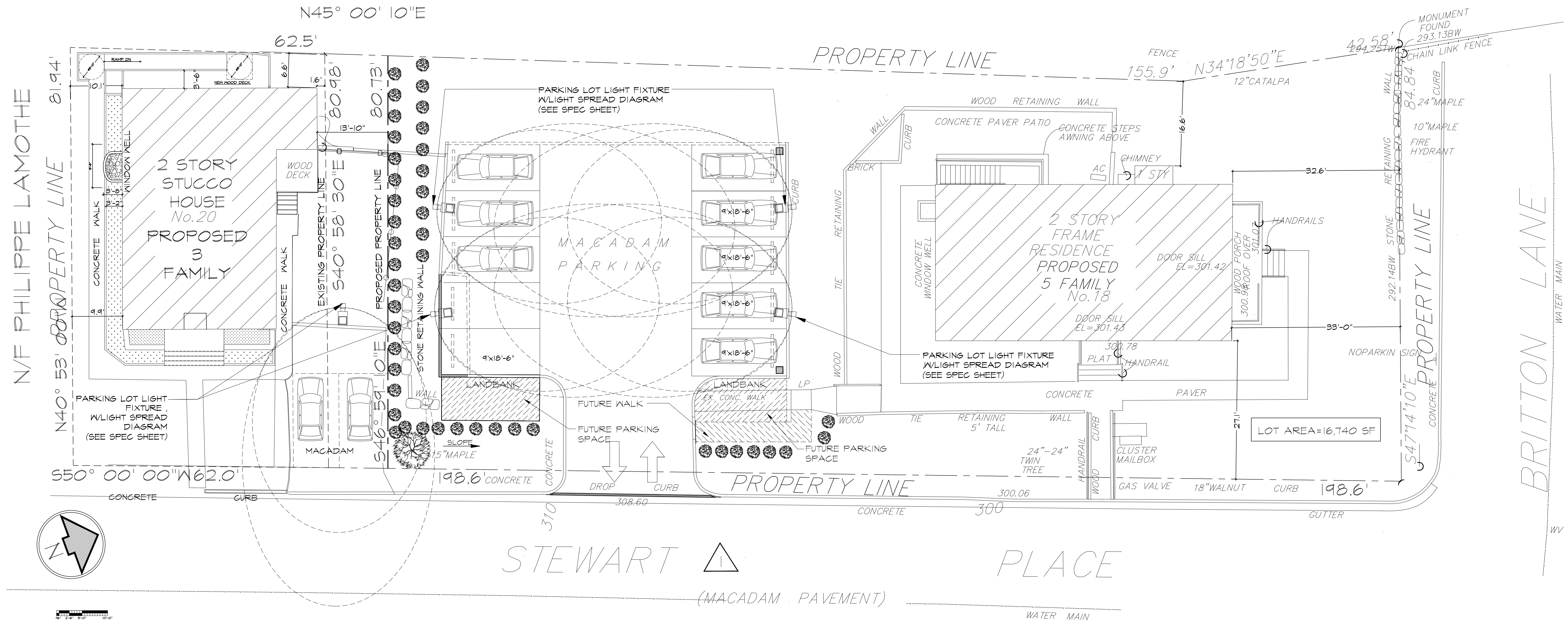
Project: LEXINGTON PROPERTIES  
 PROPOSED PARKING @  
 20 STEWART PL / 18 BRITTON LN  
 MOUNT KISCO, NY 10549  
 Dwg. Title:  
 SITE PLAN DEMO & RET. WALL DETAIL

Drawing No.  
 SY-002  
 JULY, 2020

LEXINGTON PROPERTIES



METRO NORTH - HARLEM DIVISION



PROPOSED LIGHTING PLAN

SCALE: 1"=10'-0"

- 1- PARKING LOT LIGHT FIXTURE, LED UNITS BY GREEN LIGHT DEPOT 4000K LED STREET LIGHT 150W OR APPROVED EQUAL. P (SEE SPEC. SHEET)
- 2- 8 FT HIGH ROUND STRAIGHT ALUMINUM LIGHT POLE, 4" DIA & 0.125 THICKNESS (MODEL 8A4RS125. SEE SPEC. SHEET.)
- 3- POLE, SET ON 24"-SQ. LIGHT POLE BASE 48" HIGH x 24"x24" BY NITTERHOUSE MASONRY PRODUCTS LLC (SEE SPEC. SHEET)

**Leonard H. Brandes · ARCHITECT**

TWO SPENCER PLACE  
SCARSDALE  
914-472-8421

SUITE 12  
NEW YORK 10583  
NCARB Certified

Architecture  
Planning & Design

REVISIONS		
No.	Date	Revisions

Drawn By: E.B.



Project: LEXINGTON PROPERTIES

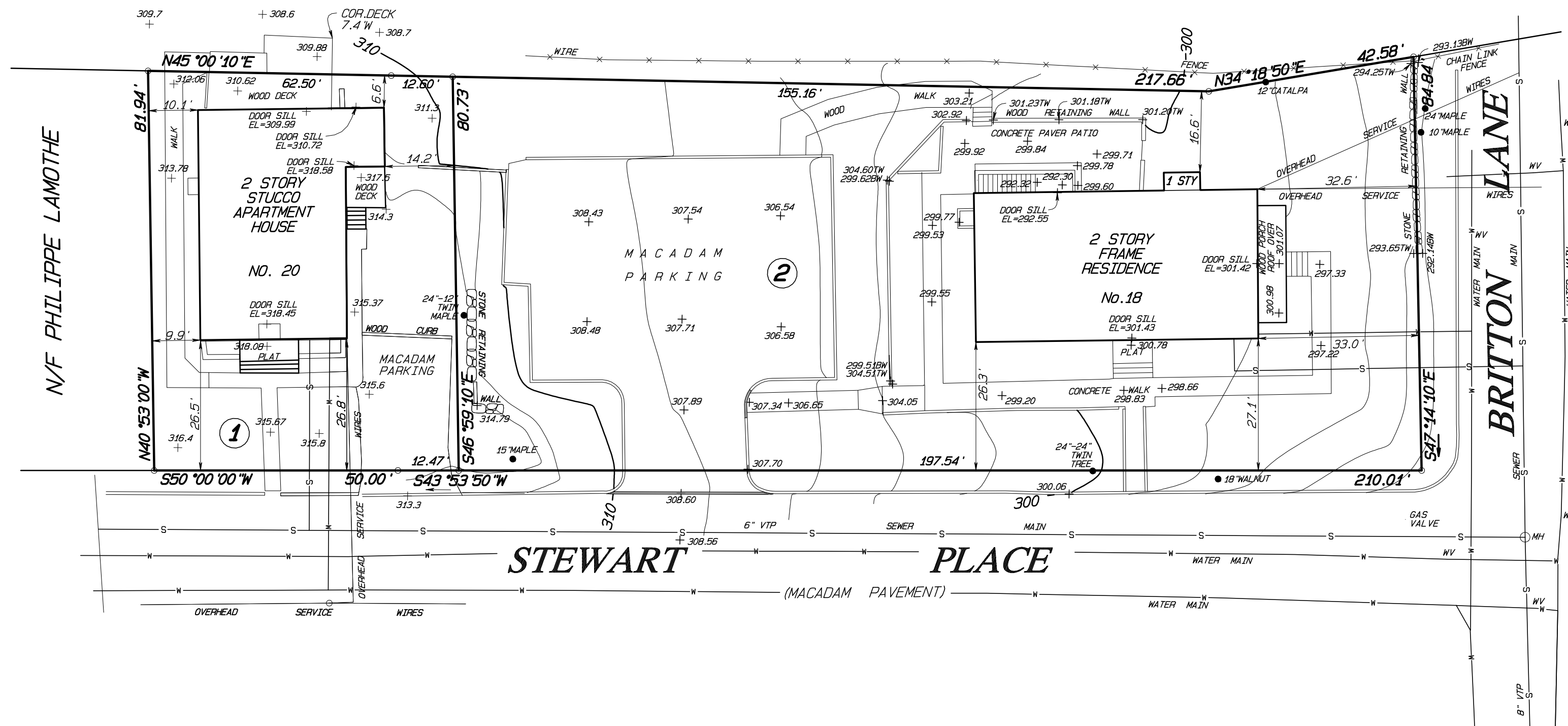
PROPOSED PARKING @  
20 STEWART PL / 18 BRITTON LN  
MOUNT KISCO, NY 10549

Dwg. Title:  
PROPOSED LIGHTING PLAN

Drawing No.  
L-001

JULY 2020

LEXINGTON PROPERTIES



Notes:

- 1) Elevations shown hereon are generally in accordance with the North American Vertical Datum of 1988 (NAVD 88).
- 2) Additional underground easements, utilities or structures, etc. other than those shown hereon may be encountered.
- 3) The subsurface information shown hereon, if any, is not guaranteed as to accuracy or completeness and should be verified by the contractor before any excavation.
- 4) In accordance with the existing Code of Practice for Land Surveys as adopted by The New York State Association of Professional Land Surveyors, Inc.
- 5) Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
- 6) All certifications 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.

18 Britton Lane  
 Tax Identification: Sheet 60.24 Block 2 Lot 1.  
 Area = 16,737 Sq. Ft. or 0.384 Acres  
 Deed Reference: Liber 10979 Page 243

20 Stewart Place  
 Tax Identification: Section 80.24 Block 2 Lot 2.  
 Area = 4,068 Sq. Ft. or 0.093 Acres.  
 Deed Reference: Control No. 470030463

MAP PREPARED: JULY 9, 2020  
 SURVEYED: OCTOBER 26, 2017

BY: *Robert S. Johnson*  
 NEW YORK STATE LICENSED LAND SURVEYOR NO. 50037  
 ROBERT S. JOHNSON, P.L.S.



TOPOGRAPHIC SURVEY  
 AND  
 SURVEY OF PROPERTY  
 PREPARED FOR  
**18 BRITTON LANE CORP.**  
 and  
**20 STEWART PLACE, MT. KISCO CORP.**  
 SITUATE IN THE  
 VILLAGE AND TOWN OF MOUNT KISCO  
 WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 20'

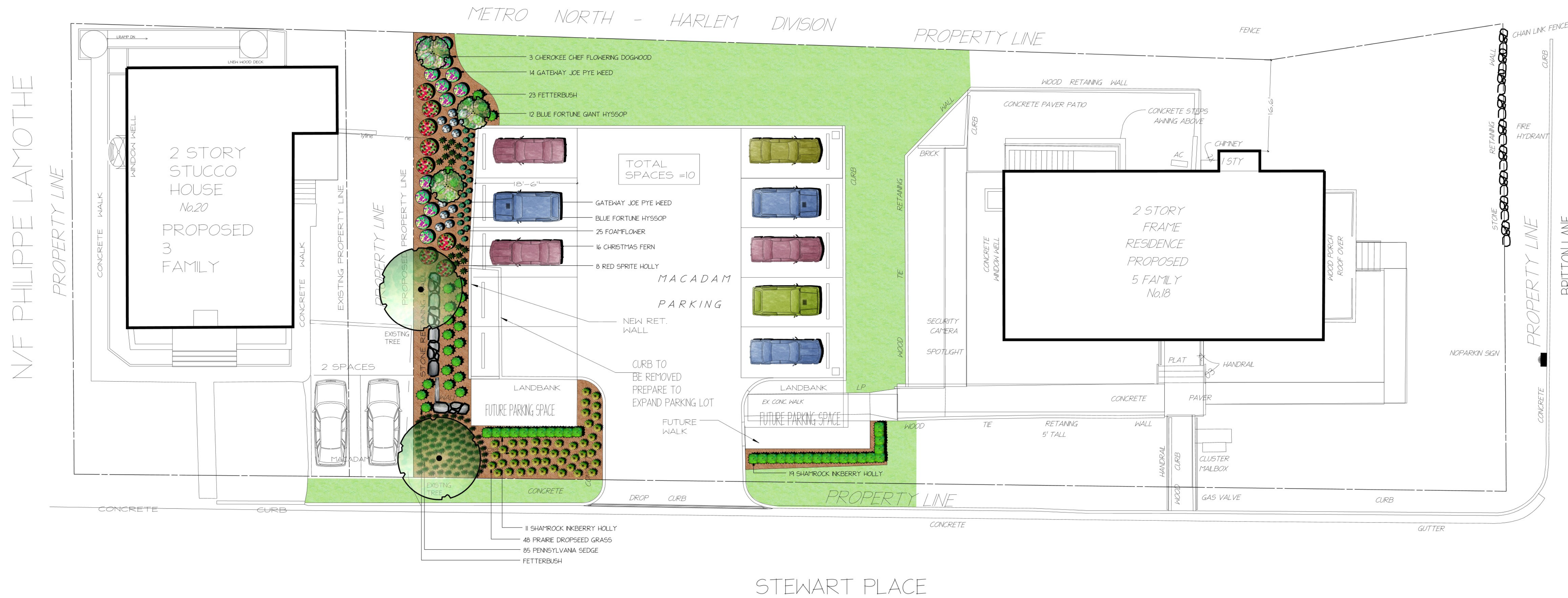
DATA: V00-010



Qty	Botanical Name	Common Name	Size/Condition
Trees			
3	<i>Cornus florida</i> 'Cherokee Chief'	CHEROKEE CHIEF FLOWERING DOGWOOD	6'-7', B & B
Shrubs			
30	<i>Ilex glabra</i> 'Shamrock'	SHAMROCK INKBERRY HOLLY	3 GALLON
8	<i>Ilex verticillata</i> 'Red Sprite'	RED SPRITE HOLLY	5 GALLON
23	<i>Leucothoe fontanesiana</i>	FETTERBUSH	2 GALLON
Ornamental Grasses			
85	<i>Carex pensylvanica</i>	PENNSYLVANIA SEDGE	1 GALLON
48	<i>Sporobolus heterolepis</i>	PRAIRIE DROPSEED GRASS	1 GALLON
Perennials and Annuals			
12	<i>Agastache</i> x 'Blue Fortune'	BLUE FORTUNE GIANT HYSSOP	2 GALLON
14	<i>Eupatorium purpureum</i> 'Gateway'	GATEWAY JOE PYE WEED	2 GALLON
16	<i>Polystichum acrostichoides</i>	CHRISTMAS FERN	1 GALLON
25	<i>Tiarella cordifolia</i>	FOAMFLOWER	1 GALLON

PLANTING NOTES

- 1) ALL PROPOSED PLANT BEDS TO BE CLEARED OF UNDESIRABLE TREES, STUMPS, ROOTS, WEEDS AND SCRUB MATERIALS.
- 2) ANY SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT AND HOMEOWNER.
- 3) ANY DISCREPANCIES IN LAYOUT OR MATERIALS MUST BE BROUGHT TO THE ATTENTION OF LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 4) ALL PLANTING PITS TO RECEIVE FRESH SCREENED TOPSOIL, "ROOTS" FERTILIZER, AND PEAT MOSS.
- 5) ALL NEW PLANT BEDS TO BE MULCHED WITH A 2" LAYER OF BROWN SHREDDED HARDWOOD.
- 6) ALL PLANTS MUST BE WATERED UPON INSTALLATION.
- 7) WIRE BASKETS AND BURLAP TO BE REMOVED FROM ALL B & B MATERIALS.
- 8) ROOTS OF CONTAINER MATERIALS TO BE LOOSENEED PRIOR TO INSTALLATION.
- 9) ALL PLANT HOLES TO BE TWICE AS WIDE AS CONTAINER SIZE.



NOTES



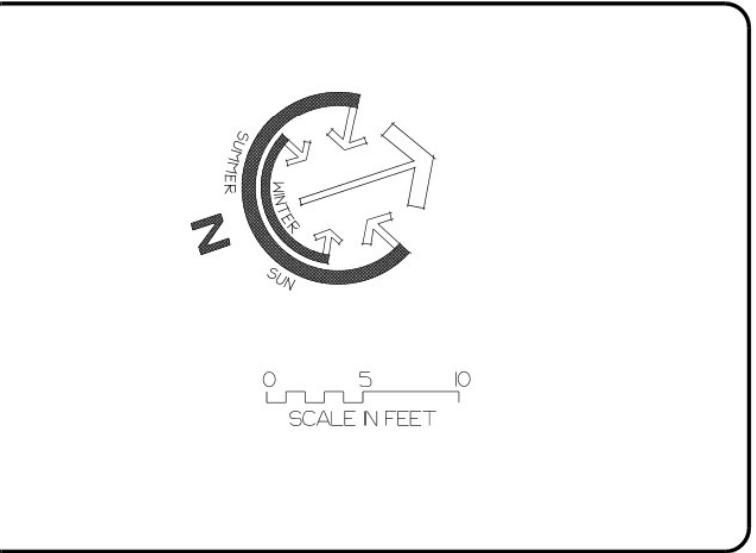
F. CAPPARELLI  
LANDSCAPE DESIGN

635 Halstead Ave.  
Mamaroneck, NY 10543  
914.698.6144 - 914.630.4647  
fclandscapedesign.com

WILLIAM HARRIS EINHORN, RLA



No.	Date	Description



LANDSCAPE PLAN

LEXINGTON PROPERTIES  
20 STEWART PLACE  
18 BRITTON LANE  
MOUNT KISCO NY 10549

SCALE	1"=10'
DRAWN BY	WHE
CHECKED BY	
DATE	7/16/2020
DATE OF PRINT	

PROJECT NO.	
SHEET NO.	1/1



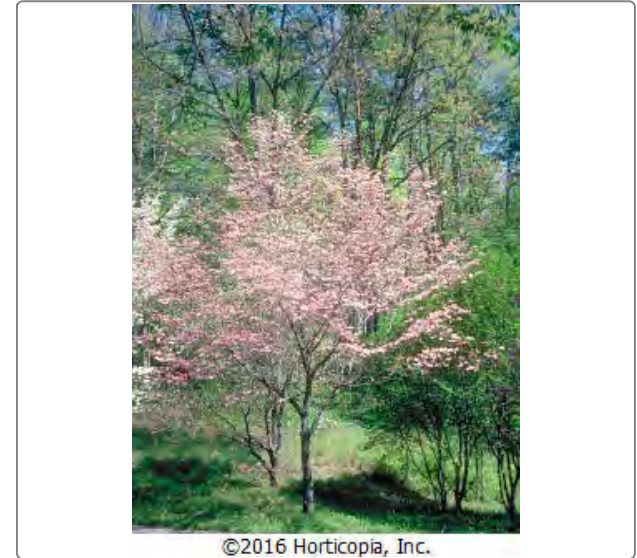
# STEWART AVENUE LANDSCAPE



BLUE FORTUNE GIANT HYSSOP  
*Agastache* x 'Blue Fortune'



PENNSYLVANIA SEDGE  
*Carex pensylvanica*



©2016 Horticoxia, Inc.

CHEROKEE CHIEF FLOWERING DOGWOOD  
*Cornus florida* 'Cherokee Chief'



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GATEWAY JOE PYE WEED  
*Eupatorium purpureum* 'Gateway'



©2016 Horticoxia, Inc.

SHAMROCK INKBERRY HOLLY  
*Ilex glabra* 'Shamrock'



©2016 Horticoxia, Inc.

RED SPRITE HOLLY  
*Ilex verticillata* 'Red Sprite'





FETTERBUSH  
*Leucothoe fontanesiana*



©2016 Horticoptia, Inc.

CHRISTMAS FERN  
*Polystichum acrostichoides*



PRAIRIE DROPSEED GRASS  
*Sporobolus heterolepis*



©2016 Horticoptia, Inc.

FOAMFLOWER  
*Tiarella cordifolia*



**Village/Town of Mount Kisco Building Department**  
**104 Main Street**  
**Mount Kisco, New York 10549**  
**Ph. (914) 864-0019-fax (914) 864-1085**

**MEMORANDUM**

**TO:** Honorable Chairman Hertz and Member of Planning Board

**FROM:** Peter J. Miley, Building Inspector *PJM*

**SUBJECT:** PL Property Management  
20 Stewart Place, SBL 80.24-2-2

**DATE:** June 16, 2020  
Updated August 7, 2020

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**PROPERTY**

20 Stewart Place is an existing, noncomplying three-family dwelling on a nonconforming lot located in the RM-10 (Moderate Density Multifamily District) Zoning District. The applicant proposes to adjust the north property line further north thereby increasing the size of the parcel and reducing the amount of relief that they will be requesting from the Zoning Board of Appeals. Proposed also includes legalizing other improvements performed by the former owner without any permits or approvals.

**HISTORY**

January 6, 1930 - plans were approved to convert a two-family into a three-family dwelling. At the time the plans were approved, onsite parking was not required. The home was located in the Residence C Zoning District where three-family homes were a permitted use.

On the first floor, the building consisted of (1) three-bedroom apartment. The second floor consisted of (2) one-bedroom apartments.

On January 4, 2007, a permit was issued to convert a six-family residence back to a three-family residence, a CO was subsequently issued on October 30, 2007. The CO that was issued included the addition of a 2-bedroom apartment located in the basement and combining two smaller apartments on the second floor into one larger 3-bedroom apartment, thereby increasing the number of bedrooms by one. The Zoning District at the time the CO was issued October 30, 2007, was RM-10 Zoning District.

**ZONING**

According to Chapter 110 Article III. District Regulations 110-12. RM-10 Moderate-density multi-family district. C. Development regulations (2) multi-family uses shall comply with the following development standards:



- (a) Minimum gross site area: 10,000 square feet. Provided 5,081 square feet, an increase from the existing 4,068 sq. ft. which is noncompliant.
- (b) Minimum net lot area per dwelling unit: 1,500 square feet. Provided is 5,081 square feet, an increase of 1,013 sq. ft. the existing 4,068 sq. ft. is noncompliant.
- (c) Maximum building coverage: 25% (1270 square feet). Proposed is 1,855 square feet therefore; a variance of 585 square feet maximum building coverage is required.
- (d) Maximum development coverage: 65% (2,644 square feet). Proposed is 2,914 square feet therefore; a variance of 270 square feet for development coverage is required.
- (e) Minimum lot depth: 100 feet. Provided is 80.98 feet, existing noncompliant.
- (f) Minimum lot width: 100 feet. Provided is 49.90 feet, existing noncompliant.

## **VARIANCES**

Pursuant to 110-28 D. Ingress and egress to parking areas.

1. (2) No parking space shall be designed so as to require a vehicle to back out onto a public street or sidewalk in order to vacate the space. The proposed driveway requires that a car back out onto a public street therefore; a variance for backing into a public street will be required; and
2. Pursuant to 110-28 Off-street parking H. additional regulations for residential lots. (4) No parking of any vehicle shall be permitted, except in any driveway, in the area. In the front and side yard distance setbacks required for the zone in which such building is located. Therefore; a variance to park in the front yard will be required.

Minimum Building Setbacks:

3. Rear 30 ft. Proposed is 0 feet therefore; a 30 ft. minimum rear yard setback variance is required.
4. Side 25 ft. the south side measures 9.9 ft.; therefore, a 15.1 foot side yard setback variance is required. On the north side, proposed is 13'-10" therefore; an 11'-2" side-yard setback variance is required.

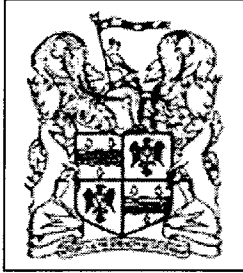
Minimum Buffer Requirements:

5. Buffer abutting a residence or residentially zoned district required is 25 feet. Proposed are buffer(s) measuring 0ft., including the front, side, and rear yard buffer(s) therefore; a 25 foot front, side, and rear yard buffer variances are required.

## **Approvals Required**

1. Planning Board/Site Plan Approval
2. Zoning Board of Appeals/Variances Required

PM/mkr



Village/Town of Mount Kisco Building Department  
104 Main Street  
Mount Kisco, New York 10549  
Ph. (914) 864-0019-fax (914) 864-1085

## MEMORANDUM

TO: Honorable Chairman Hertz and Members of the Mount Kisco Planning Board

FROM: Peter J. Miley, Building Inspector *PJM*

SUBJECT: Timber Ridge Condominium  
Timber Ridge, Property ID #80.73-1-8

DATE: September 1, 2020

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### PROJECT

Proposed is a new application for amended Site Plan Approval and a Steep Slopes Permit for a new project located at the Timber Ridge Condominium Complex. The site is a 6.26 acre site that is located in the RM-12 (Medium-Density Multifamily District).

The project includes the removal of the existing wood retaining walls and replacement with laid stone and mortar walls and new stairs in multiple locations throughout the site (see work areas "I thru V").

In addition, the proposed work area No. III includes the addition of new gravel beds to be located in the rear of the units. The proposed work area No. I, behind unit 1, also includes the addition of a landscaped bed of gravel.

Proposed work area(s) I, II and IV include the addition of a stone apron which is assumed to be utilized for access.

### COMMENTS

Please provide length of all walls.

The zoning conformance table indicates an 80' minimum rear yard setback. The RM-12 Zoning District requires a 30' rear yard setback for townhomes, please review and correct table.

### APPROVALS REQUIRED

1. Site Plan Approval
2. Steep Slopes Permit

PM/mkr

## MEMO

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**To:** Doug Hertz, Planning Board Chairman

**C:** Planning Board Members  
Edward W. Brancati, Village Manager  
Peter Miley, Building Inspector  
Whitney Singleton Esq., Village Attorney,  
Jan K. Johannessen AICP, Village Planner

**From:** Anthony Oliveri, P.E.

**Date:** September 4, 2020

**Re:** Site Plan and Steep Slopes Permit  
Timber Ridge Condominiums  
Village/Town of Mount Kisco

With regard to the above mentioned project, this office has reviewed the following plans and submittals:

- Plans and Details for “Timber Ridge Condominiums”, prepared by Alfonzetti Engineering, P.C., dated 9/10/2020;

Our preliminary comments are as follows:

1. Disturbance of more than 5,000 S.F. will require coverage under the NYSDEC General Permit for Stormwater Discharges from Construction Activities. Provide an overall area of disturbance calculation.
2. Bottom wall elevations must be included as well as dimensions for the proposed walls. Retaining wall designs 4 feet or more in height must satisfy the Engineering Bulletin requirements on file with the Building Department.

3. A determination should be made by the Building Department with regard to the need for guardrails, railings and landings at the proposed walls and stairs.
4. Landscaping and zoning has not been reviewed by this office.

We will be happy to continue our review once additional information is provided. Please feel free to contact me if you have any questions.

Thank you,

A handwritten signature in black ink that reads 'Anthony Liveri'.

Timber Ridge 9\_4\_20

# ALFONZETTI ENGINEERING, P.C.

1100 Route 52, Carmel, N.Y. 10512

(845) 228-9800

Info@AlfonzettiEng.com

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Jan K. Johannessen, AICP  
Principal  
500 Main Street  
Armonk, New York 10504

August 18, 2020

Re: Timber Ridge Condominiums  
Town/Village of Mt. Kisco

Jan:

Per your request, please find the following documents for your review:

- Five (5) copies of the Village of Mount Kisco Planning Board Application dated August 14, 2020.
- Five (5) copies of site plans Prepared by Alfonzetti Engineering PC and Entitled "Amended Overall Site Plan" dated August 10, 2020.
- Five (5) copies of site plans Prepared by Alfonzetti Engineering PC and Entitled "Proposed Site Improvements Site Plan I" dated August 10, 2020.
- Five (5) copies of site plans Prepared by Alfonzetti Engineering PC and Entitled "Proposed Site Improvements Site Plan II & Details Plan" dated August 10, 2020.
- Five (5) copies of Chapter 110-33.1, A.(2)(c) Narrative Prepared by Alfonzetti Engineering PC.

Please call if there are any questions.

Thank You,



Ralph Alfonzetti  
ALFONZETTI ENGINEERING, P.C.

# ALFONZETTI ENGINEERING, P.C.

1100 Route 52, Carmel, N.Y.10512

(845) 228-9800

Info@AlfonzettiEng.com

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PROJECT: Timber Ridge Condominiums  
Village/Town of Mt. Kisco, NY

SCOPE: Chapter 110-33.1, A.(2)(c) Narrative

DATE: August 18, 2020

Timber Ridge Condominiums is proposing to legalize and finish 10 retaining walls, steps, and tree replacement. The retaining walls were/are being constructed to promote access to an area used for dog walking. In addition, the walls will reduce the slope in the immediate area, therefore reducing erosion. In connection with this activity a steep slopes permit is required.

Our bulleted responses follow each standard:

110-33.1, A.(2)(c)

(c) Standards for development approval. In denying, granting, or granting with modifications any application for a steep slopes permit, the Planning Board shall consider the consistency of the proposed activity with the following standards:

1. Disturbance and construction activities on very steep slopes shall not be permitted unless there is no viable alternative.
  - There is no viable alternative.
2. Disturbance of areas with steep slopes shall be in conformance with the following provisions:
  - a. The planning, design and development of buildings shall provide the maximum in structural safety and slope stability while adapting the affected site to, and taking advantage of, the best use of the natural terrain and aesthetic character.
    - The natural terrain was used as a guide for the wall placement.
  - b. The terracing of building sites shall be kept to an absolute minimum. The construction of retaining walls greater than six feet in height or 60 feet in length shall not be permitted unless there is no viable alternative.
    - Building sites are not applicable for this proposal. The retaining walls are a maximum of 46 inches high. The maximum length of the retaining walls is approximately 60 feet.

- c. Roads and driveways shall follow the natural topography to the greatest extent possible in order to minimize the potential for erosion and shall be consistent with other applicable regulations of the Village of Mt. Kisco and current engineering practices.
  - There are no proposed roads or driveways in this proposal.
- d. Replanting shall consist of vegetation intended to further slope stabilization with a preference for indigenous woody and herbaceous vegetation.
  - The disturbed area will be planted with grass. Two spruce trees are proposed to be planted in the disturbed area and one two deciduous trees are proposed to be protected during construction. In addition, we are proposing to plant a deciduous tree near the disturbed area.
- e. When development activities are proposed to occur on hilltops or ridgelines, the plans submitted for review shall demonstrate that the impacts on the functions, aesthetics and essential characteristics of such areas are effectively minimized and mitigated. The natural elevations and vegetative cover of ridgelines shall be disturbed only if the crest of a ridge and the tree line at the crest of the ridge remains uninterrupted and shall not be permitted unless there is no viable alternative. This may be accomplished either by positioning buildings and areas of disturbance below a ridgeline or hilltop or by positioning buildings and areas of disturbance at a ridgeline or hilltop so that the elevation of the roof line of the building is no greater than the elevation of the natural tree line. However, under no circumstances shall more than 50 feet along a ridgeline, to a width of 50 feet generally centered on a ridgeline, be disturbed.
  - Disturbed area is not along a ridgeline or hilltop.
- f. Any regrading shall blend in with the natural contours and undulations of the land.
  - Disturbed area is not along a ridgeline or hilltop and regrading blends in with the natural contours.
- g. Cuts and fills shall be rounded off to eliminate sharp angles at the top, bottom, and sides of regraded slopes.
  - Filled areas are rounded to eliminate sharp angles.
- h. The angle of cut and fill slopes shall not exceed a slope of one vertical to two horizontal except where retaining walls, structural stabilization, or other methods

acceptable to the Village Engineer are used, in which case the angle shall not exceed a slope of one vertical to three horizontal.

- Slopes do not exceed one vertical to three horizontal except at retaining walls.
- i. Tops and bottoms of cut and fill slopes shall be set back from structures a distance that will ensure the safety of the structures in the event of the collapse of the cut or fill slopes. Generally, such distance shall be considered to be six feet plus 1/2 the height of the cut or fill.
- Tops and bottoms of cut and fill slopes are set back from structures.
- j. Disturbance of rock outcrops shall be by means of explosives only if labor and machines are not effective and only if rock blasting is conducted in accordance with all applicable regulations of the Village of Mt. Kisco and the State of New York.
- No rock outcropping disturbance has occurred or is proposed.
- k. Disturbance of steep slopes shall be undertaken in workable units in which the disturbance can be completed and stabilized in one construction season so that areas are not left bare and exposed during the winter and spring thaw periods (December 15 to April 15).
- The disturbance area is relatively small and can be completed quickly. During the work stoppage, the area has been stabilized with hay, haybales, and silt fence.
- l. Disturbance of existing vegetative ground cover shall not take place more than 15 days prior to grading and construction.
- The disturbed area has been stabilized with hay, haybales, and silt fence.
- m. Temporary soil stabilization, including, if appropriate, temporary stabilization measures such as netting or mulching to secure soil during the grow-in period, must be applied to an area of disturbance within two days of establishing the final grade, and permanent stabilization must be applied within 15 days of establishing the final grade.
- The disturbed area has been stabilized with hay, haybales, and silt fence. Additional hay/erosion netting will be placed when final grading is established.



- n. Soil stabilization must be applied within two days of disturbance if the final grade is not expected to be established within 21 days. In locations where construction activities have temporarily ceased, temporary soil stabilization measures must be applied within one week.
- The disturbed area has been stabilized with hay, haybales, and silt fence.
- o. Topsoil shall be stripped from all areas of disturbance, stockpiled and stabilized in a manner to minimize erosion and sedimentation, and replaced elsewhere on the site at the time of final grading. Stockpiling shall not be permitted on slopes of greater than 10%.
- Soil stockpiles are proposed in areas with a slope of less than 10%.
- p. No organic material or rock with a size that will not allow appropriate compaction or cover by topsoil shall be used as fill material. Fill material shall be no less granular than the soil upon which it is placed, and shall drain readily.
- No organic material or large rock has or will be used as fill.
- q. Compaction of fill materials in fill areas shall be such to ensure support of proposed structures and stabilization for intended uses.
- Fill has been compacted and any additional fill will be compacted as well.
- r. Structures shall be designed to fit into the hillside rather than altering the hillside to fit the structure. (Among the methods that may be employed to achieve this goal are reduced footprint design, "step-down" structures, stilt houses, minimization of grading outside the building footprint, placement of structures at minimum street setback requirements to preserve natural terrain, etc.).
- No structures are proposed other than the small retaining walls and steps.
- s. Development shall be sited on the least sensitive portions of the site to preserve the natural landforms, geological features, and vegetation.
- The retaining walls and steps have been located in the current location based on access, preserving the existing trees, and reducing erosion.

- t. The stability of slopes and the erodibility of soils on slopes is a function of various physical soil properties and underlying bedrock conditions. Where site surveys indicate the presence of soils or underlying bedrock conditions the physical properties of which might present limitations on construction practices or high erodibility that may result in unstable slopes, the Planning Board may limit the type and extent of construction activities or disturbance to these areas as necessary to ensure public health, safety, and welfare.
- The retaining walls and steps are proposed in an area to reduce or eliminate erosion.
- u. Impacts from construction activities or other disturbance on bedrock outcrops and glacial erratics shall be minimized.
- There was no disturbance and there will be no disturbance to rock outcrops.
- v. All measures for the control of erosion and sedimentation shall be undertaken consistent with this chapter and with the Westchester County Soil and Water Conservation District's "Best Management Practices Manual for Erosion and Sediment Control," and New York State Department of Environmental Conservation "Guidelines for Urban Erosion and Sediment Control", as amended, or its equivalent satisfactory to the Planning Board, whichever requires the higher standards.
- All erosion control measures conform to the Westchester County Soil and Water Conservation District's "Best Management Practices Manual for Erosion and Sediment Control," and New York State Department of Environmental Conservation "Guidelines for Urban Erosion and Sediment Control" guidelines.
- w. All proposed disturbance of steep slopes shall be undertaken with consideration of the soils limitations characteristics contained in the Identification Legend, Westchester County Soils Survey, 1989, as prepared by the Westchester County Soil and Water Conservation District, in terms of recognition of limitation of soils on steep slopes for development and application of all mitigating measures, and as deemed necessary by the Planning Board
- The soil within the disturbed area is UhD—Urban land-Charlton complex, 15 to 25 percent slopes. The proposed slopes are being decreased with the construction of the walls and the area will be seeded, therefore erosion will be reduced and/or eliminated.

## VILLAGE OF MOUNT KISCO PLANNING BOARD APPLICATION

**Type of Application** (please check all that apply)

- Site Plan (Conceptual)     
  Site Plan (Formal)     
  Subdivision     
  Special Use Permit  
 Change of Use Permit     
  Wetland Permit     
  Steep Slopes Permit

**For Conceptual Site Plan Applications, complete Page 1 only and provide signatures on Page 2**

**Name of Applicant** (not agent): Mr. Stefanita Vasilascu  
 Address: c/o Heritage Management P.O. Box 265, Somers, NY 10589  
 Phone Number: 914-447-0635 Email: stefanita1v@gmail.com  
 Applicant's relationship to property: President of the Condominium Board

**Name of Property Owner** (if different from above) \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**Name of Agent** (Firm Name/Contact Person): Heritage Management/Kevin Cullen, Manager  
 Address: Heritage Management P.O. Box 265, Somers, NY 10589  
 Phone Number: 914-276-2509 Email: kcullen@heritageman.com

**Application Information**

Project Name: Timber Ridge Condominium  
 Project Address/Location: Armonk Road, Mt. Kisco, NY 10549  
 Tax Parcel ID Number(s): 80.73-1-8  
 Project Description: Site Plan Review

Total parcel size (square feet and acres): 273,055.22 s.f. & 6.268 ac.  
 Zoning District(s): RM-12 Existing Use: Condominium Proposed Use: Condominium

Does the subject property have a Site Plan of Record?  Yes  No

Last approved use according to the last issued Certificate of Occupancy? Condominium

*For Office Use Only*

Total Fee Paid: \$ \_\_\_\_\_  
 Initial Escrow Deposit: \$ \_\_\_\_\_

Number of off-street parking spaces - Existing: NA Proposed: NA

Number of newly created building lots (if applicable): NA

Do any easement agreements, covenants or deed restrictions apply to this property?  Yes  No

If yes, please list these documents and attach copies \_\_\_\_\_

Identify all other permits/approvals required:

Agency	Approval Required	Type of Permit
Village Board of Trustees	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Village Zoning Board of Appeals (ZBA)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Village Architectural Review Board (ARB)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Village Building Department	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Village Department of Public Works (DPW)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Westchester County Department of Health (WCDH)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Westchester County Department of Public Works (WCDPW)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
NYC Department of Environmental Protection (NYCDEP)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
NYS Department of Environmental Conservation (NYSDEC)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
NYS Department of Transportation (NYSDOT)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
U.S. Army Corps of Engineers (ACOE)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Other	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Total anticipated area of construction activity as defined under the most recent NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity:  <5,000 s.f.  ≥5,000 s.f. - <1 acre  >1 acre

Will the project disturb any Village regulated wetlands or wetland buffer areas?  Yes  No

If yes, quantify area of disturbance: 0 s.f. wetland disturbance; 0 s.f. of wetland buffer disturbance

Will proposed action disturb any "steep slopes" (≥15 percent)?  Yes  No Area disturbed: 4,096 s.f.

Will proposed action disturb any "very steep slopes" (≥25 percent)?  Yes  No Area disturbed: 5,506 s.f.

Are any trees with a diameter of ≥4-inches proposed to be removed?  Yes  No Quantity: 1

If yes, will any trees be removed from steep slopes?  Yes  No Quantity: 1

Is the site located within a Flood Hazard Area as defined by FEMA?  Yes  No

I hereby certify that the above information is factually correct to the best of my knowledge. By applying for the permit/approval(s) herein, the below individuals expressly authorize Village Officials and Planning Board members access to the subject property for schedule site visits and inspections.

Applicant: Stefanita Vasilescu [Signature] 8/14/2020  
 (print name) (signature) (date)

Owner: Stefanita Vasilescu [Signature] 8/14/2020  
 (print name) (signature) (date)

**VILLAGE OF MOUNT KISCO PLANNING BOARD**

104 Main Street  
Mount Kisco, New York 10549  
914-864-0022  
www.mountkisco.org

**PLANNING BOARD SUBMISSION CHECKLIST**

**PROJECT NAME:** Timber Ridge Condominium

**Application materials (required for all applications)**

- \*Planning Board application form completed and signed by all applicable parties
- Unless otherwise instructed, a completed Short Environmental Assessment Form (EAF) as available from the NYSDEC website
- \*Application fee and initial escrow deposit as identified by the Planning Board Secretary
- \*Most recent property deed
- \*Survey of property – Level of detail required to be determined by the Planning Board, Building Inspector and/or the Planning Board’s consultants
- \*Previously approved Planning Board Site Plan of Record and Planning Board Resolutions, available through the Building Department, if applicable
- \*Identification of any known zoning variances (previously granted or required/proposed)
- \*Completed Coverage Calculations Worksheet
- \*Business plan providing a detailed description of the proposed use/operation
- Floor plans of the existing and proposed condition as prepared by a NYS licensed architect or engineer
- Architectural elevations prepared by a NYS licensed architect or engineer, if applicable
- \*The applicant shall provide a digital submission including PDFs of all forms, applications, documents, reports, and plans to the Planning Board Secretary on a flash drive or CD-ROM

*(\*) Indicates that this item is required for the first submission, including Conceptual Site Plan Applications*

**Items to be included on Site Plans and other plans presented to the Planning Board (Subdivisions, Special Use Permits, Change of Use Permits, Wetland Permits, and Steep Slope Permits, as determined applicable)**

General information and Existing Conditions

- \*Location of project by street address
- \*The section, block and lot number(s) of the subject property taken from the latest assessment roll
- \*A location map identifying the location of the subject property in context to the surrounding area
- \*Name and mailing address of the owner of record and the applicant, if different
- \*Name and mailing address of the person, firm, or organization preparing the plan
- \*Date of the plan preparation/revision - provide common revision dates on each sheet
- \*North arrow; scale bar
- \*Unless otherwise approved, plans shall be prepared as a scale of 1 inch = 30 feet
- \*Zoning district boundary lines
- \*Zoning setback lines and dimensions
- Landscape buffer setback lines and dimensions
- Ownership information for all adjacent parcels taken from the latest assessment roll
- The location, width and purpose of all existing and proposed easements, covenants, reservations and areas dedicated to public use within or adjacent to the property
- Existing topography as illustrated by use of contour lines with intervals of two (2) feet or less, referred to a datum satisfactory to the Village Engineer
- Adjacent structures and uses within fifty (50) feet of the subject property
- The location, names and existing widths of adjacent streets, including curbs
- \*The location and limits of all existing improvements including buildings, structures, paved areas, gravel areas, vehicular and pedestrian access, driveways, parking stalls,

*(\*) Indicates that this item is required for the first submission, including Conceptual Site Plan Applications*

- loading areas, sidewalks, exterior lighting, walls, fencing, and landscaping on and adjacent to the subject property
- Locations, dimensions, grades and flow directions of existing sewers, drainage features, culverts, and waterlines, as well as other underground and aboveground utilities within and adjacent to the subject property

Demolition and Removals

- Clearly identify any existing improvements or structures which are proposed to be removed, including utilities

Environmental Features

- If the subject property contains wetlands or surface water features or will require a wetland permit, wetlands and watercourses that are jurisdictional to the Village of Mount Kisco shall be delineated by a wetland scientist, shall be survey located, and shall be shown on a plan. A wetland delineation report shall be provided prepared to the satisfaction of the Village Wetland Consultant
- If disturbance to steep slopes is proposed, provide a calculation of disturbance within each applicable slope category and demonstrate compliance with Section 110-33.1A of the Zoning Code. The plan shall illustrate via shading, the portions of the site comprised of steep slopes (distinguish between slopes categories)
- If tree removal is proposed, trees with a diameter  $\geq 4$  inches as measured 1.5 feet above grade shall be survey located and shown on a plan (location, diameter, specie type). Identify all trees to be removed or preserved
- Mitigation plan (associated with wetland permits and steep slope permits)
- The location and extent of wooded areas, rock outcrops and other significant environmental features
- The location, boundary and elevation of any FEMA Flood Hazard Areas, if applicable

Proposed Development

- For subdivisions and/or lot line realignments, provide a subdivision plat in compliance with Chapter 94 of the Village Code
- \*Bulk zoning table comparing the existing and proposed conditions to the requirements of the underlying zoning district(s)
- Average grade calculation to determine proposed building height, if applicable

*(\*) Indicates that this item is required for the first submission, including Conceptual Site Plan Applications*

- \*Off-street parking and loading calculations comparing the existing and proposed condition to the requirements listed under Sections 110-28 and 110-29 of the Zoning Code
- Limits of construction activity line with area calculation (square feet)
- \*The location and limits of all proposed improvements including buildings, structures, paved areas, vehicular and pedestrian access, driveways, parking stalls, loading areas, sidewalks, exterior lighting, walls, fencing, and landscaping on and adjacent to the subject property. Profiles and cross-sections shall be provided, as necessary
- Locations, dimensions, grades and flow directions of all proposed utilities including sanitary and storm sewers, drainage features, culverts, and waterlines, as well as other underground and aboveground utilities within and adjacent to the subject property. Profiles and cross-sections shall be provided, as necessary
- Preparation of a Stormwater Pollution Prevention Plan (SWPPP) in accordance with NYSDEC standards and requirements, as determined necessary by the Village Engineer, including drainage calculations
- Construction details, profiles and sections, as determined necessary
- Grading plan, indicating how proposed new grades will meet existing grades
- Location and cross-section of any new wall
- The location and plans for any proposed signage
- Landscaping plan, including location, size, specie type, and quantity of proposed plant material, prepared by a NYS registered landscape architect
- A lighting plan prepared to demonstrate compliance with 110-32 of the Zoning Code
- The location, limits and description of any proposed easements or covenants
- Any contemplated public improvements on adjoining properties
- \*Any additional information required under the Village Code or as determined necessary by the Planning Board, Building Inspector, or by the Planning Board's consultants

Supplementary Regulations

- The applicant shall determine/demonstrate compliance with the Article V of the Zoning Code, including supplementary use and development regulations, as applicable

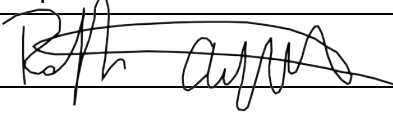
*(\*) Indicates that this item is required for the first submission, including Conceptual Site Plan Applications*



Upon findings of the Planning Board that due to special conditions particular to the subject property, certain of the information identified above is not necessary or appropriate or that strict compliance with said requirements may cause extraordinary or unnecessary hardships, the Planning Board may vary or waive the provision of such information, provided that such waiver will not have detrimental effects on public health, safety or general welfare or have the effect of nullifying the intent and purpose of the application, Official Map, Village Comprehensive Plan or Village Code

**This checklist is provided as a guide. The Planning Board may require additional information as determined necessary.**

**The undersigned agrees that, to the best of his or her knowledge, the submission materials have been prepared in accordance with this checklist.**

Name of Design Professional: Ralph Alfonzetti  
Signature of Design Professional:   
Date: 8/17/2020

*(\* Indicates that this item is required for the first submission, including Conceptual Site Plan Applications*

**617.20**  
**Appendix B**  
**Short Environmental Assessment Form**

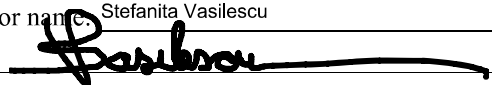
**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Timber Ridge Condominiums			
Project Location (describe, and attach a location map): Timber Ridge Condominiums (behind buildings 1, 2a, 2b, and 3b), Armonk Road, Mt. Kiso, NY			
Brief Description of Proposed Action: Construction of retaining walls and associated landscape improvements behind buildings 1, 2b, and 3b. Gravel behind building 2a.			
Name of Applicant or Sponsor: Mr. Stefanita Vasilescu		Telephone: 914-447-0635	
		E-Mail: stefanita1v@gmail.com	
Address: Timber Ridge Condominiums, Armonk Road			
City/PO: Mt. Kisco		State: NY	Zip Code: 10549
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.		<b>NO</b>	<b>YES</b>
		<input checked="" type="checkbox"/>	<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:		<b>NO</b>	<b>YES</b>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 6.268 acres	
b. Total acreage to be physically disturbed?		_____ 0.25 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 6.268 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	<b>NO</b>	<b>YES</b>	<b>N/A</b>
	<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?	<b>NO</b>	<b>YES</b>	
	<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: _____ _____	<b>NO</b>	<b>YES</b>	
	<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 service(s) available at or near the site of the proposed action?  c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<b>NO</b>	<b>YES</b>	
	<input checked="" type="checkbox"/>	<input 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: _____	<b>NO</b>	<b>YES</b>	
	<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: _____ Existing public water. No change in water service.	<b>NO</b>	<b>YES</b>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ Existing public sewer. No change in service.	<b>NO</b>	<b>YES</b>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  b. Is the proposed action located in an archeological sensitive area?	<b>NO</b>	<b>YES</b>	
	<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: _____ _____	<b>NO</b>	<b>YES</b>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<b>NO</b>	<b>YES</b>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	<b>NO</b>	<b>YES</b>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES _____ _____	<b>NO</b>	<b>YES</b>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

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>Stefanita Vasilescu</u>		Date: <u>8/14/2020</u>
Signature: <u></u>		

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

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

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

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

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**

**RESET**

**VILLAGE OF MOUNT KISCO**

104 Main Street  
Mount Kisco, New York 10549  
www.mountkisco.org

**COVERAGE CALCULATION WORKSHEET**

Project Name: Timber Ridge Condominium

Tax Parcel ID Number(s): 80.73-1-8

Relevant definitions from the Village’s Zoning Code are provided on the following page

**Building Coverage** – Enter “0” below if category is not applicable

- |  |                           |
|--|---------------------------|
| 1. Total lot area (s.f.) =   | 1. <u>273,045.22</u> s.f. |
| 2. Maximum permitted Building Coverage (s.f.) =  | 2. <u>81,914</u> s.f.     |
| 3. Portion of lot covered by the principal building:<br><u>45,859</u> s.f. (existing) + <u>0</u> s.f. (proposed) = | 3. <u>45,859</u> s.f.     |
| 4. Portion of lot covered by accessory building(s):<br><u>0</u> s.f. (existing) + <u>0</u> s.f. (proposed) =       | 4. <u>0</u> s.f.          |
| 5. Portion of lot covered by other structures:<br><u>0</u> s.f. (existing) + <u>0</u> s.f. (proposed) =            | 5. <u>0</u> s.f.          |
| 6. Total Building Coverage (add Lines #3 through #5) =   | 6. <u>45,859</u> s.f.     |

**Development Coverage** – Enter “0” below if category is not applicable

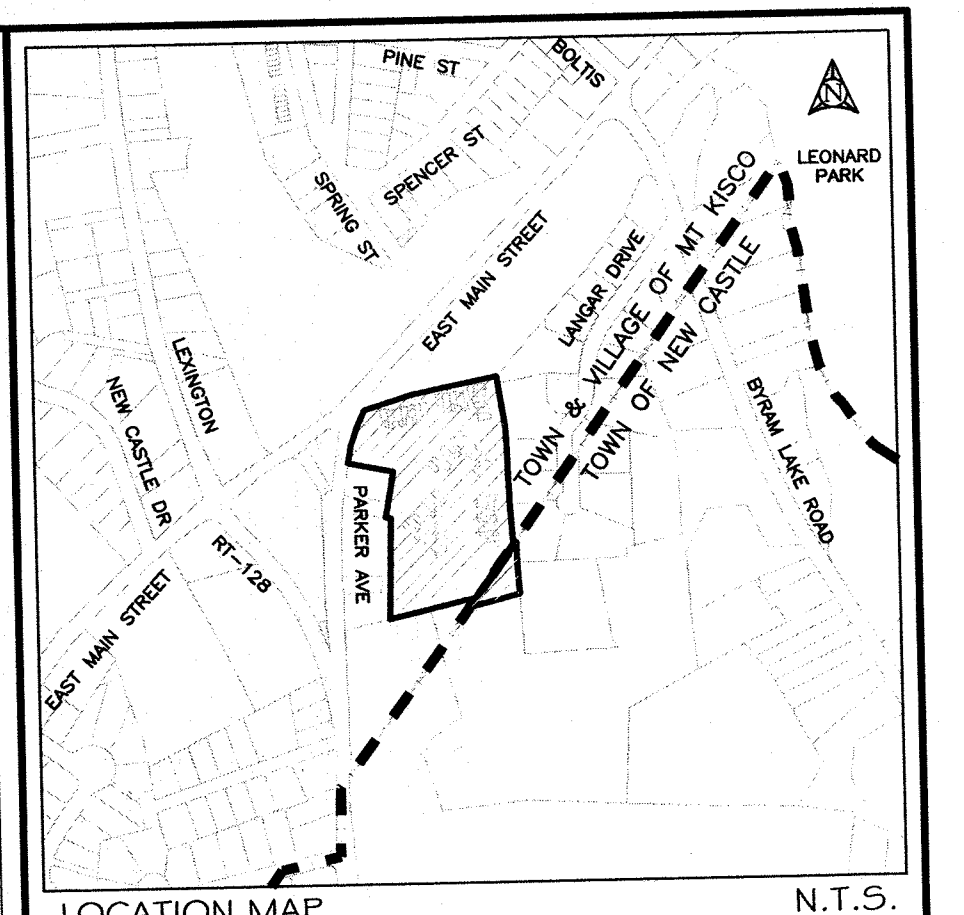
- |   |                           |
|---|---------------------------|
| 1. Total lot area =   | 1. <u>273,045.22</u> s.f. |
| 2. Maximum permitted Development Coverage =   | 2. <u>163,827</u> s.f.    |
| 3. Total Building Coverage from Line #6 Above =   | 3. <u>45,859</u> s.f.     |
| 4. Portion of lot covered by asphalt, concrete, gravel, or similar materials<br><u>66895</u> s.f. (existing) + <u>811</u> s.f. (proposed) = | 4. <u>67706</u> s.f.      |
| 5. Portion of lot covered by other improved surfaces =<br><u>3564</u> s.f. (existing) + <u>0</u> s.f. (proposed) =                          | 5. <u>3564</u> s.f.       |
| 6. Total Development Coverage (add Lines #3 through #5) =   | 6. <u>117129</u> s.f.     |

If Line #6 is less than or equal to Line #2, the proposed action is zoning compliant; if Line #6 is greater than Line #2, the proposed action is noncompliant

ZONING CONFORMANCE TABLE			
ZONING DISTRICT	RM-12 MULTI-RESIDENTIAL		
	REQUIRED OR ALLOWED	EXISTING	PROPOSED
MINIMUM NET LOT AREA	7,000 S.F.	273,055 S.F. (6.268 ACRES)	273,055 S.F. (6.268 ACRES)
FRONT YARD SETBACK	30 FT.	30.88 FT.	30.88 FT.
SIDE YARD SETBACK	30 FT.	12.61 FT.*	12.61 FT.*
REAR YARD SETBACK	80 FT.	36.51 FT.	36.51 FT.
MAXIMUM BUILDING COVERAGE	30% (81,914 S.F.)	16.79% (45,859 S.F.)	16.79% (45,859 S.F.)
MAXIMUM DEVELOPMENT AREA	60% (163,827 S.F.)	42.6% (116,318 S.F.)	42.9% (117,129 S.F.)

\* VARIANCE OBTAINED

ZONING INFORMATION OBTAINED FROM AS BUILT SITE PLAN FOR TIMBER RIDGE CONDOMINIUMS BY DEMASI ARCHITECTS P.C. DATED JANUARY 5, 2018.



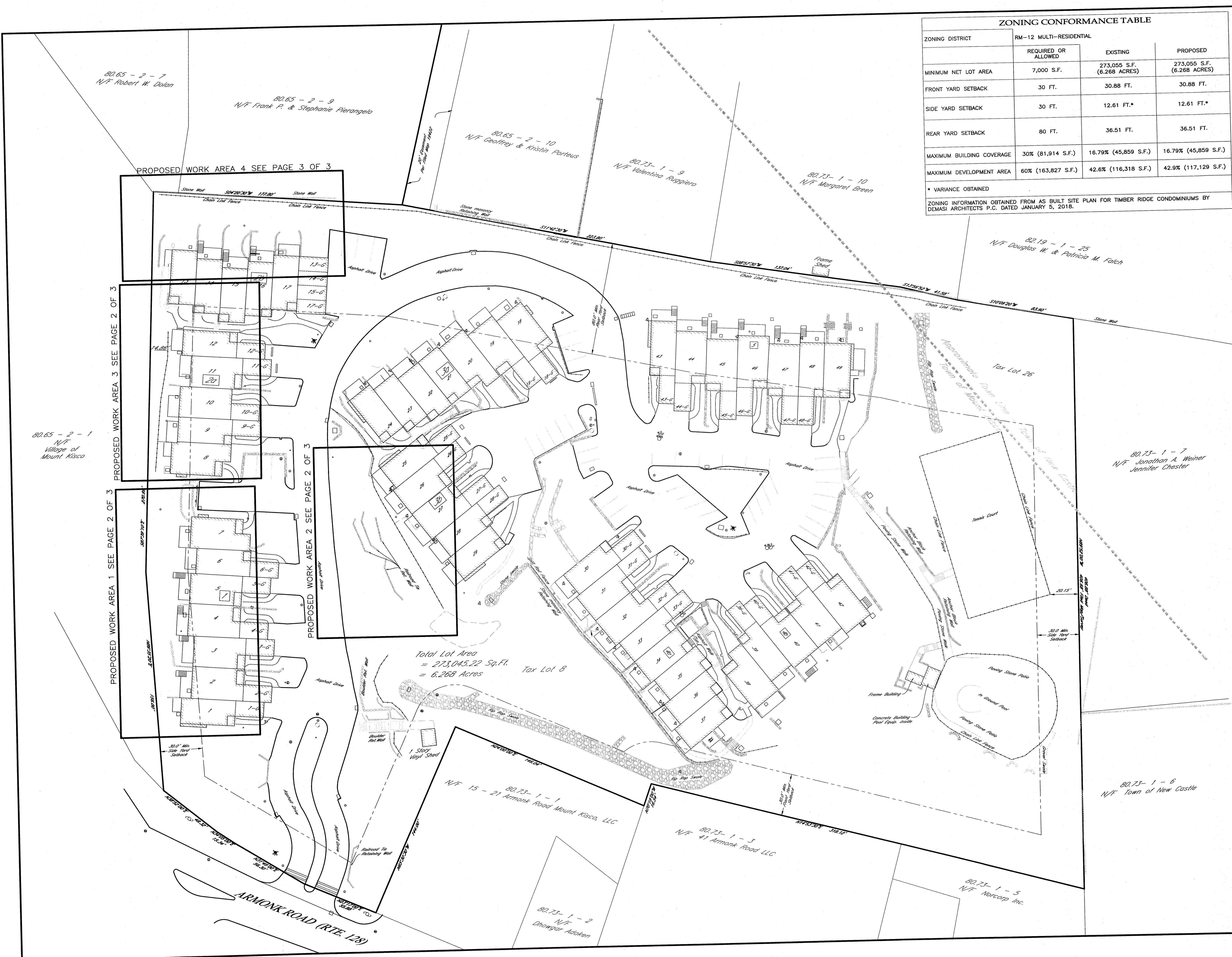
LOCATION MAP N.T.S.

- CONSTRUCTION NOTES:**
1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES: SEWER, WATER, GAS, ELECTRICAL, ETC. PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 53) PRIOR TO THE START OF CONSTRUCTION.
  2. THE INSTALLATION OF WATER AND SEWER SHALL BE INSPECTED UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
  3. EROSION AND SEDIMENT CONTROL MEASURES, SHALL BE REQUIRED AS INDICATED ON THIS PLAN OR THE EROSION CONTROL PLAN OR AS DIRECTED BY THE GOVERNING AGENCY, IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS" (BLUE BOOK).
  4. AS BUILT PLANS IF REQUIRED, SHALL BE CERTIFIED BY A N.Y. STATE LICENSED SURVEYOR OR PROFESSIONAL ENGINEER.
  5. ALL PROPERTY DISTURBED IN THE RIGHT-OF-WAY OR ON PRIVATE LANDS, SHALL BE RESTORED TO ACCEPTABLE CONDITIONS, AS REQUIRED BY THE GOVERNING AGENCY.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
  7. THE ROAD AND UTILITIES SHALL BE STAKED IN THE FIELD BY A NEW YORK STATE LICENSED SURVEYOR OR ENGINEER.
  8. UNDERGROUND UTILITIES: GAS, ELECTRIC, CABLE, TELEPHONE, ETC. SHALL BE AS REQUIRED BY THE GOVERNING AGENCY AND THE APPROPRIATE UTILITY COMPANY.
  9. ALL PROPOSED OR DISTURBED SLOPES, 1H:3V OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET.
  10. IN LIEU OF BLASTING, ROCK RIPPING WILL BE USED WHEREVER POSSIBLE. IF BLASTING IS REQUIRED, BLASTING WILL OCCUR IN ACCORDANCE WITH REGULATIONS AND STANDARDS PRESCRIBED BY THE GOVERNING AGENCY. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
  11. NO REPRESENTATION OF THE SUB-SURFACE SOIL CONDITIONS ON THIS SITE ARE MADE OR IMPLIED. IT IS THE DEVELOPER/CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL IMPROVEMENTS ARE PLACED ON SOIL WITH A SUITABLE BEARING CAPACITY.

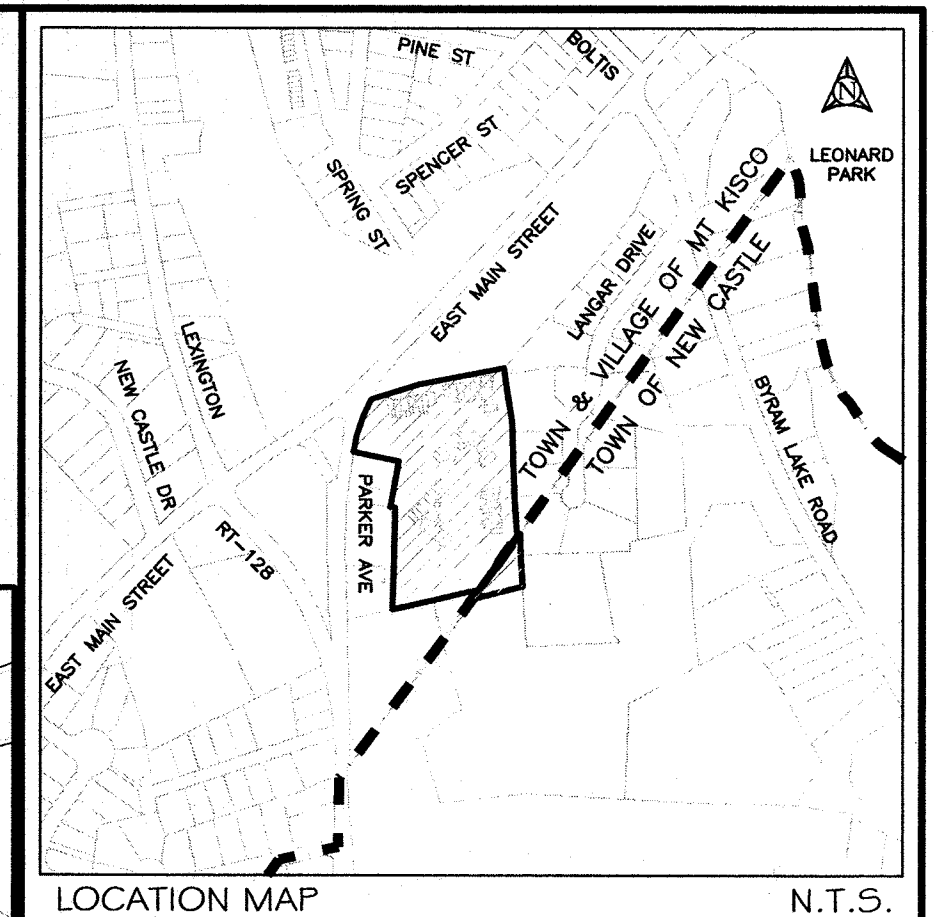
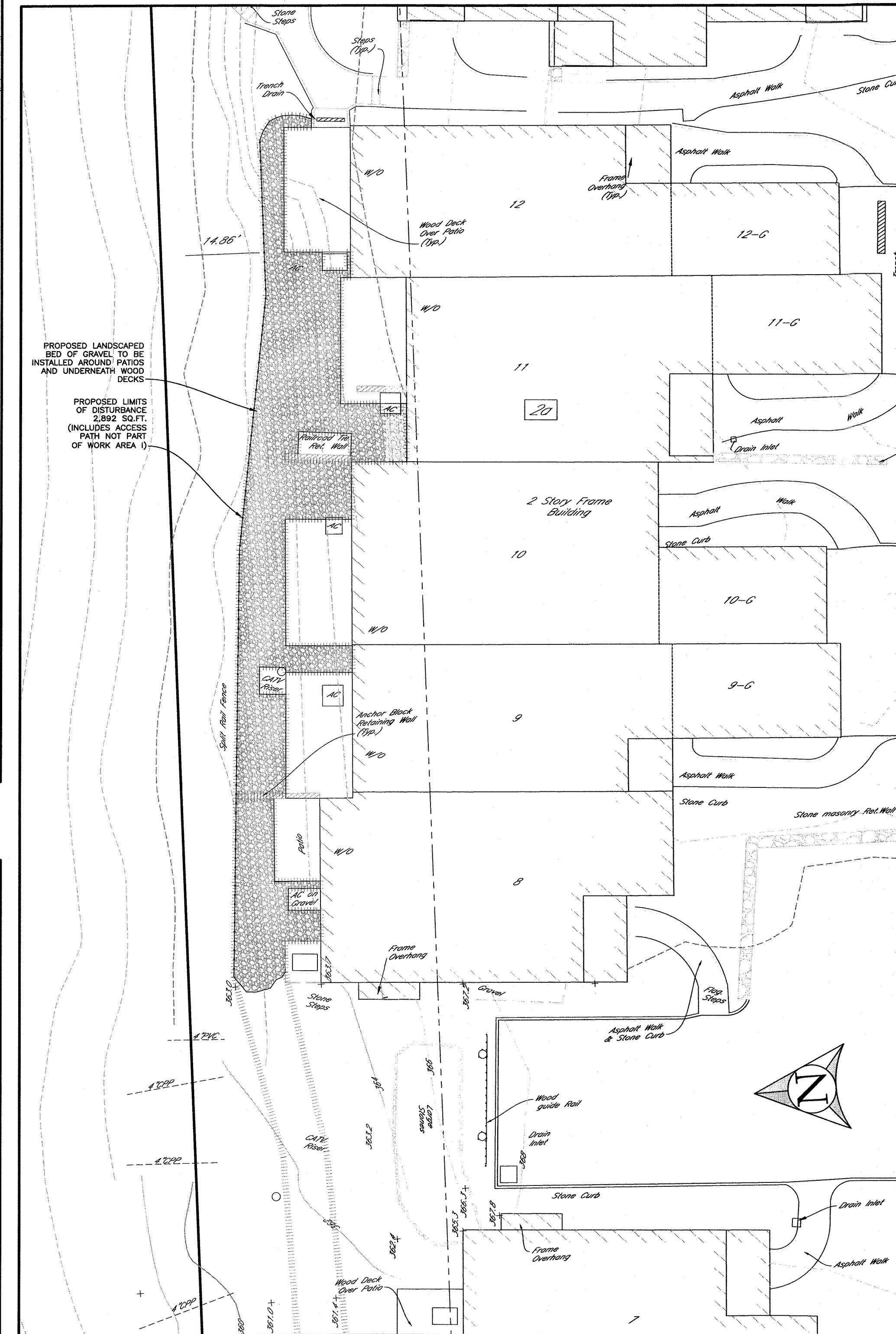
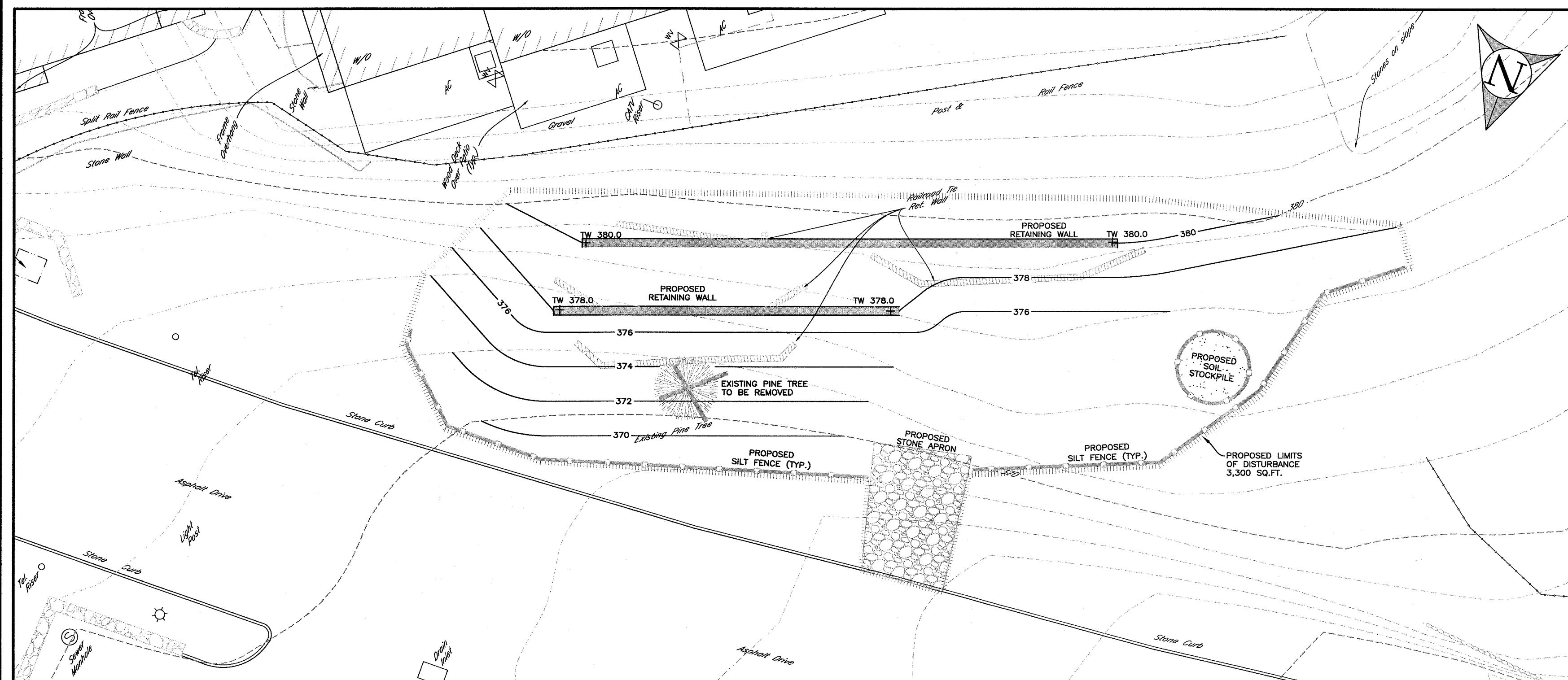
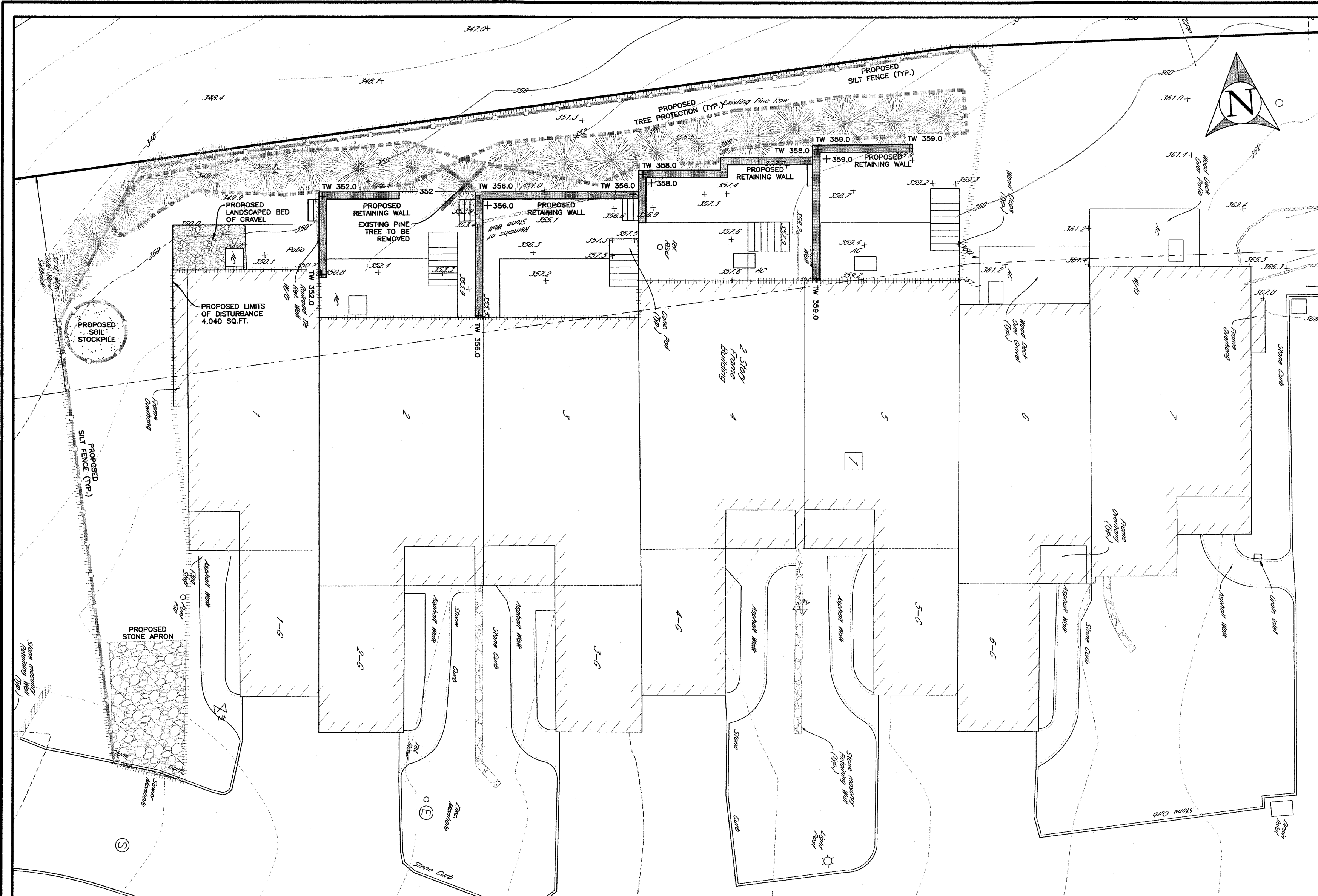
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7208(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

**ALFONZETTI ENGINEERING, P.C.**  
 1100 ROUTE 52, CARMEL, N.Y. 10512  
 845 - 228 - 9800

<b>SITE DATA</b>	
OWNER/APPLICANT:	C/O HERITAGE MANAGEMENT PO BOX 285 SOMERS, NY 10589
SITE ADDRESS:	ARMONK ROAD MT KISCO NEW YORK
TAX MAP #:	80.73-1-B
LOT AREA:	6.268 ACRES
ZONING:	RM-12
DRAWING: <b>AMENDED OVERALL SITE PLAN</b> SHEET: 01 OF 03	
AUGUST 10, 2020	
PROJECT: <b>TIMBER RIDGE CONDOMINIUMS</b> TOWN & VILLAGE OF MOUNT KISCO, WESTCHESTER COUNTY, NEW YORK	







IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7206(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



**ALFONZETTI ENGINEERING, P.C.**  
 1100 ROUTE 52, CARMEL, N.Y. 10512  
 845 - 228 - 9800

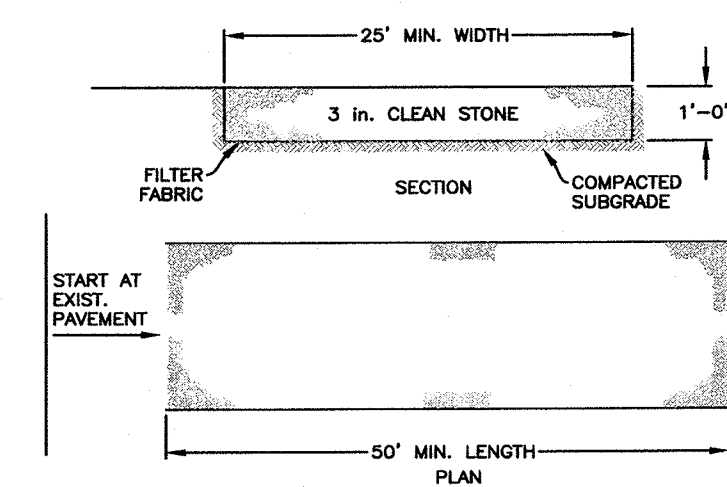
**SITE DATA**  
 OWNER/APPLICANT:  
 C/O HERITAGE  
 MANAGEMENT PO BOX  
 265 SOMERS, NY 10589  
 SITE ADDRESS:  
 ARMONK ROAD MT KISCO  
 NEW YORK  
 TAX MAP #: 80.73-1-8  
 LOT AREA: 6.268 ACRES  
 ZONING: RM-12

DRAWING: **PROPOSED SITE IMPROVEMENTS SITE PLAN II** SHEET: 02 OF 03  
 AUGUST 10, 2020  
 PROJECT: **TIMBER RIDGE CONDOMINIUMS**  
 TOWN & VILLAGE OF MOUNT KISCO,  
 WESTCHESTER COUNTY, NEW YORK



**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 IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD OR UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- PRIOR TO ANY EXCAVATION, SILT FENCE SHALL BE INSTALLED AT THE LOCATIONS NOTED ON THE EROSION CONTROL PLAN. ADDITIONAL SILT FENCE MAY BE REQUIRED BY THE ENGINEER IN THE FIELD. SILT FENCING SHALL BE MAINTAINED IN EFFECTIVE CONDITION AND SHALL NOT BE REMOVED UNTIL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
- INSTALL ANTI-TRACKING PAD AT ALL CONSTRUCTION ENTRANCES. ANTI-TRACKING PAD SHALL BE 2"-3" DIAMETER CRUSHED STONE 6" DEEP.
- 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 REMOVING DEVICES SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. SEDIMENT SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT RESULT IN ADDITIONAL EROSION OR POLLUTION. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS, AND IMMEDIATELY AFTER EACH RAINFALL TO INSURE PROPER OPERATION AS DESIGNED. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS OR OTHERWISE STABILIZED. DO NOT STOCKPILE MATERIALS ON STEEP SLOPES, IN DRAINAGE SWALES OR IN WETLAND AREAS. SURROUND ALL STOCKPILE AREAS WITH STAKED HAYBALES OR SILT FENCE.
- ALL SLOPES CONSTRUCTED WITH FILL MATERIAL AND ALL SLOPES WITH GRADE 3:1 OR STEEPER SHALL BE TOPSOILED, SEEDED, MULCHED AND STABILIZED WITH STAKED TOBACCO NETTING, OR EROSION BLANKET AS NOTED, UNLESS OTHERWISE DIRECTED.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 14 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
- ALL DISTURBED AREAS WITHIN 500 FEET OF A BUILDING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL. A WATERING TRUCK WILL BE USED IN DRY SEASON TO WET DOWN DUST AREAS.
- 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.
- ALL CATCH BASINS AND DRAIN INLETS ARE TO BE PROTECTED WITH SEDIMENT FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- UTILITY LINE EXCAVATED MATERIAL SHALL BE TEMPORARILY STOCKPILED ON THE HIGH SIDE OF EXCAVATION SO RUNOFF IS DIRECTED AWAY FROM TRENCH. AFTER BACK-FILLING, AREA IS TO BE TOPSOILED, SEEDED AND MULCHED.
- SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
- ALL AREAS OF DISTURBED SOIL SHALL BE STABILIZED BY THE CONTRACTOR IN ADDITION TO ALL SPECIFIED EROSION CONTROL DEVICES, THE CONTRACTOR SHALL TAKE ALL STEPS PRUDENT AND NECESSARY TO STABILIZE THE SITE AT ALL TIMES.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS" (BLUE BOOK).

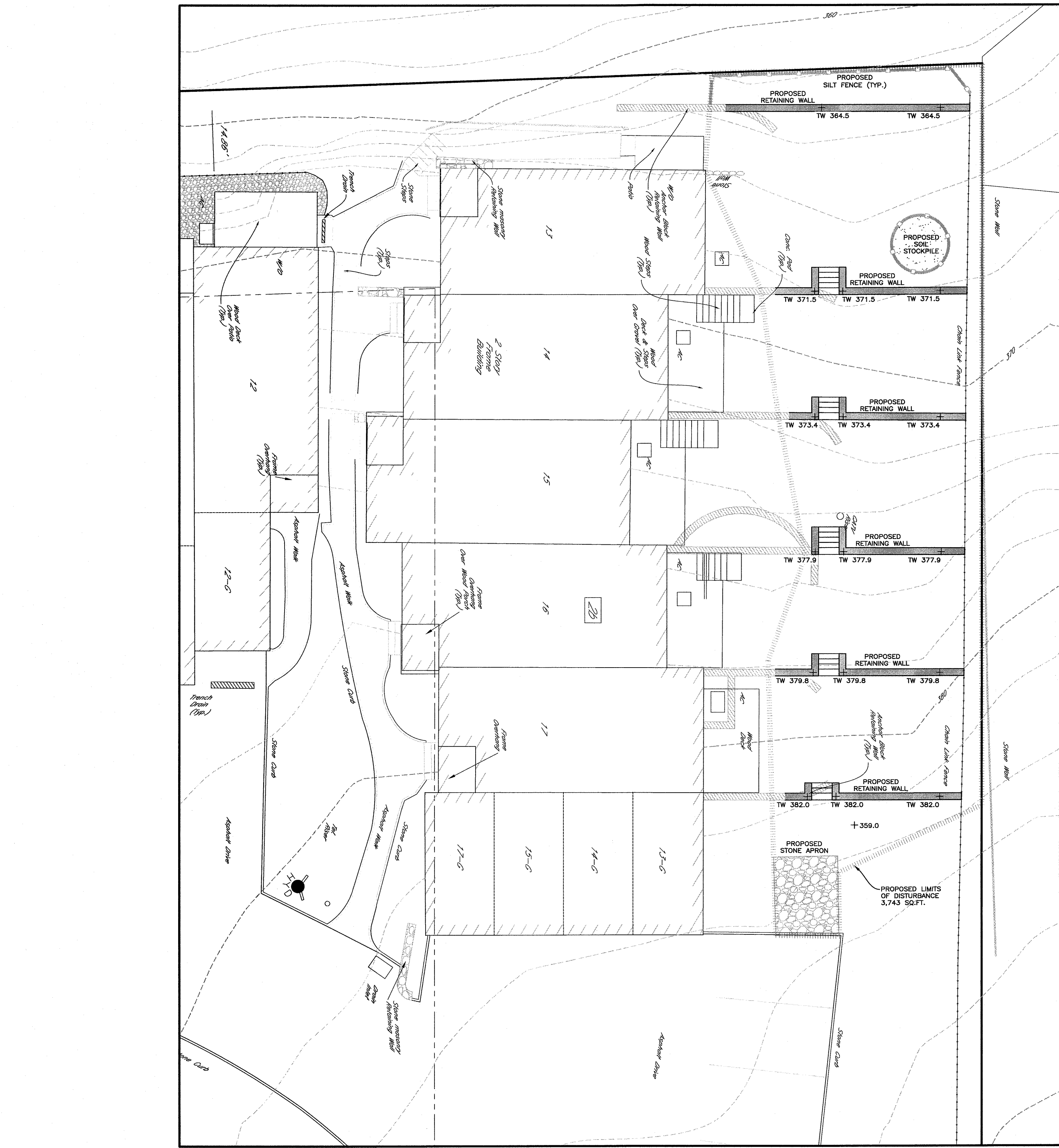


TO BE PROVIDED AT ALL POINTS OF EQUIPMENT INGRESS OR EGRESS ONTO PUBLIC RIGHTS-OF-WAY.

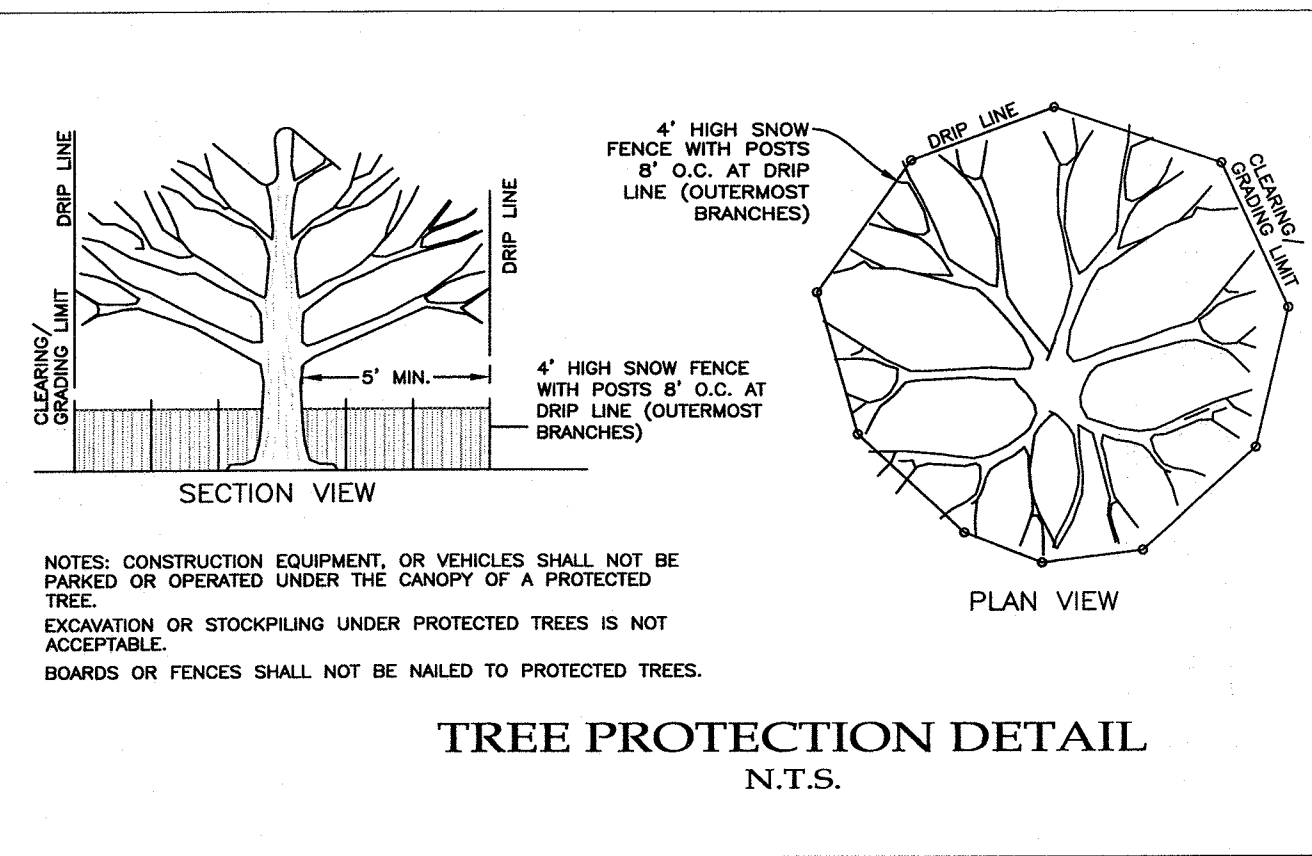
**INSTALLATION NOTES**

- STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - 25' MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
- MAINTENANCE - BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE FILTERED ACROSS THE ENTRANCE. STAKING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE MAINTAINED.
- ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. SPILLED, DROPPED, OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WASHING IS REQUIRED. WASHING SHALL BE DONE ON AN AREA STABILIZED WITH STONE TRAPPING DEVICES.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

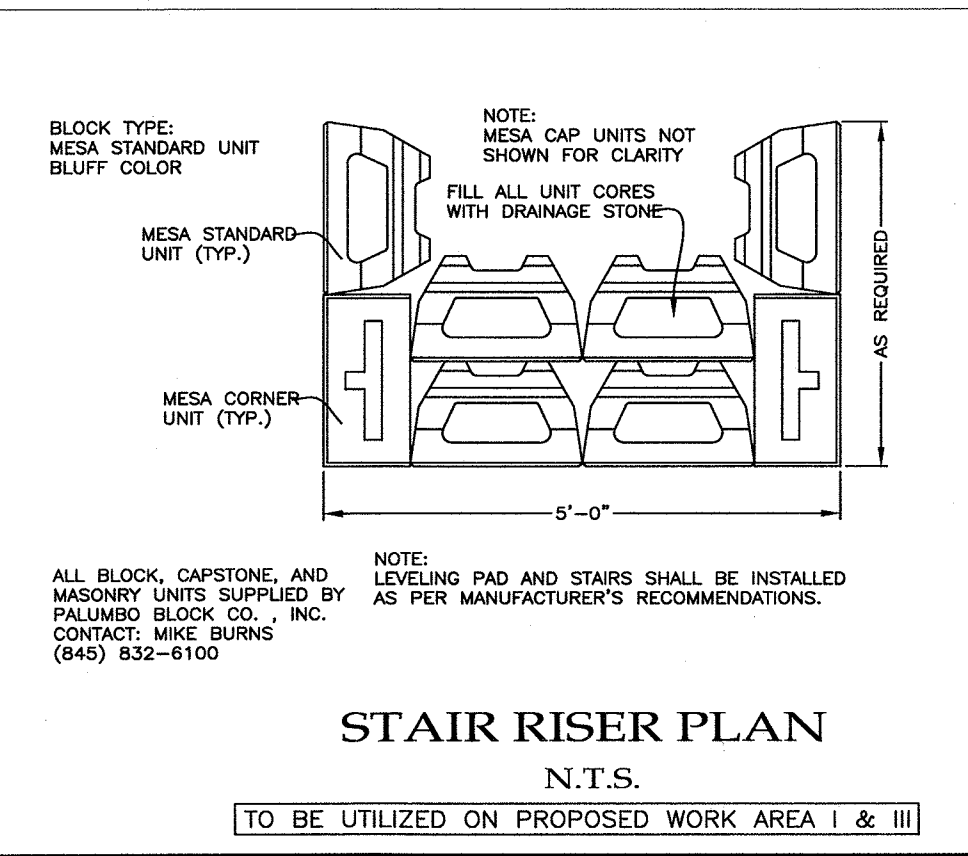
**STABILIZED CONSTRUCTION ENTRANCE (ANTI-TRACKING PAD) N.T.S.**



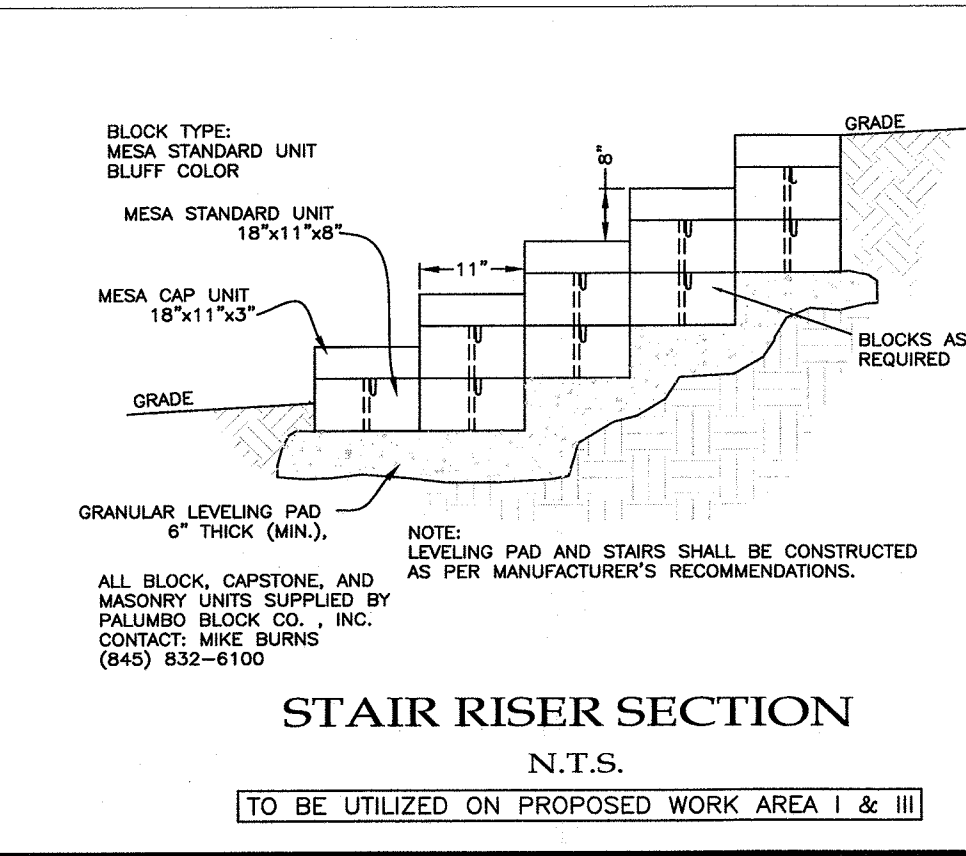
**PROPOSED WORK AREA IV**



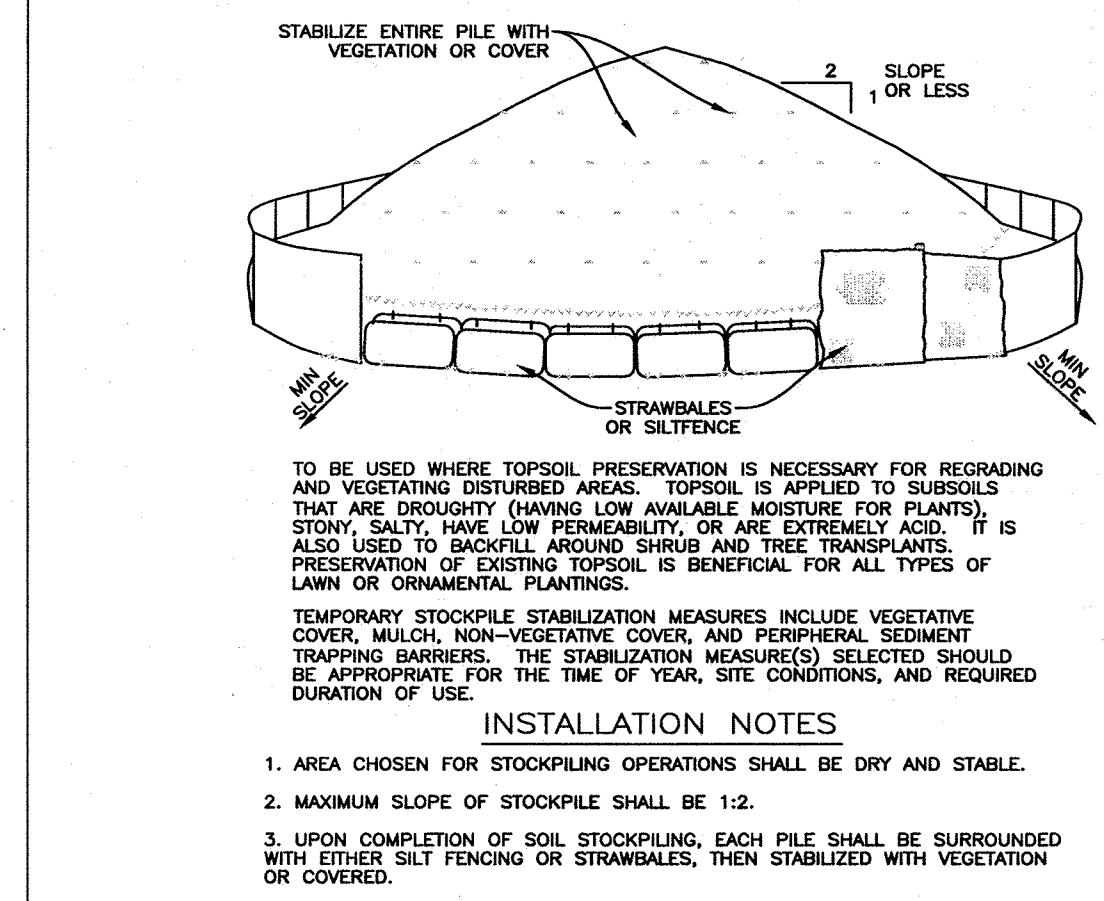
**TREE PROTECTION DETAIL N.T.S.**



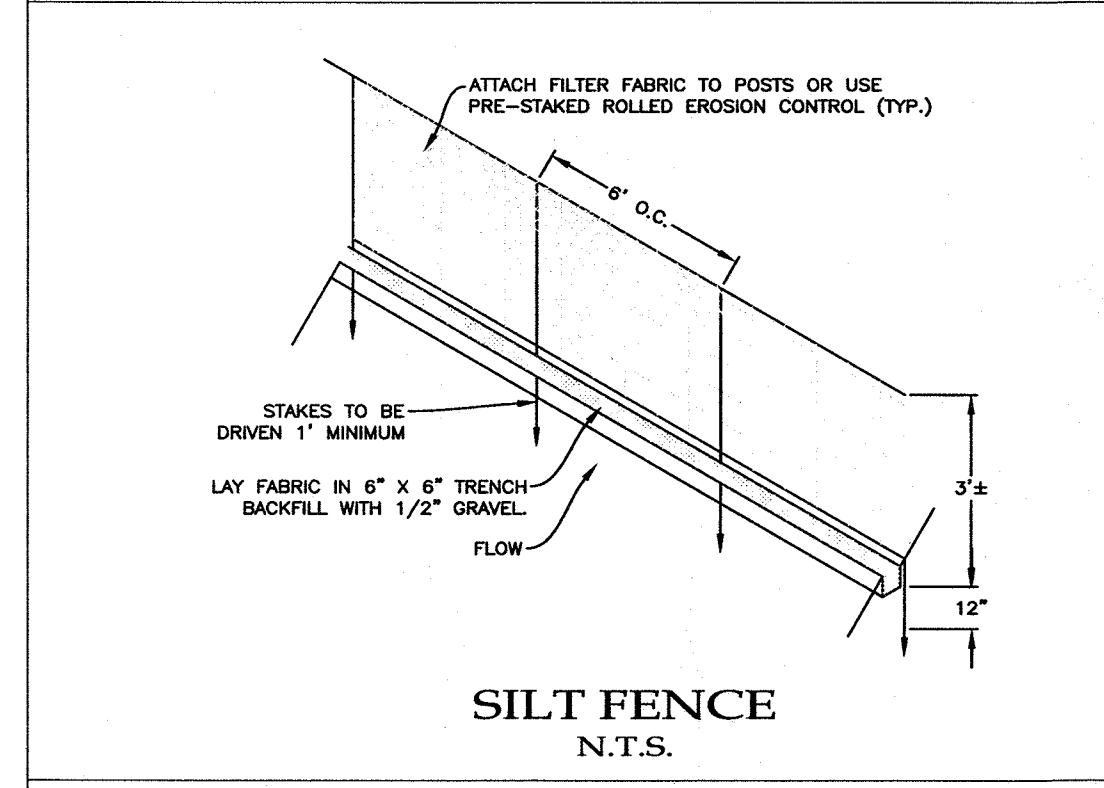
**STAIR RISER PLAN N.T.S.**



**STAIR RISER SECTION N.T.S.**

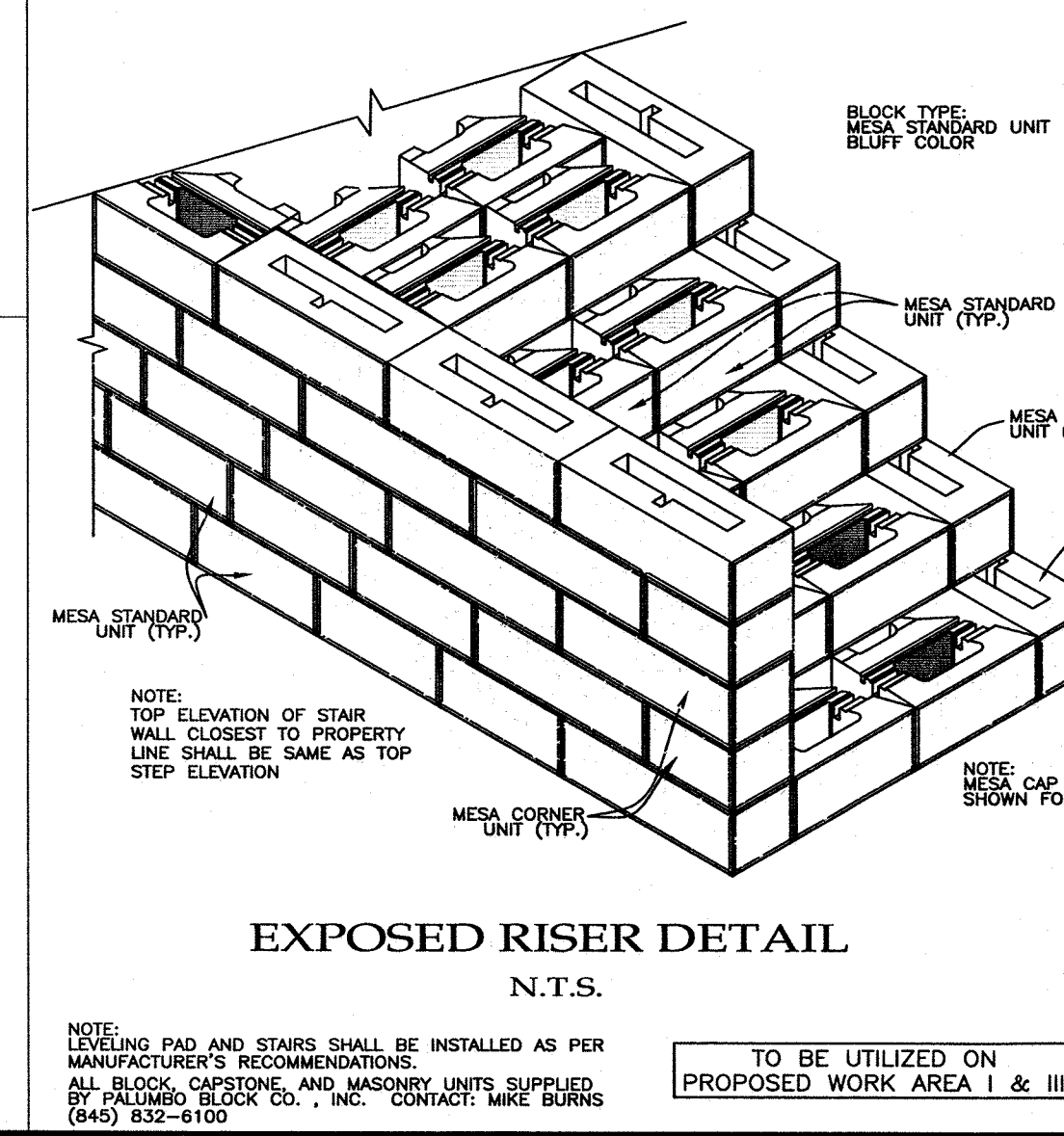


**TEMPORARY MATERIAL STOCKPILE N.T.S.**



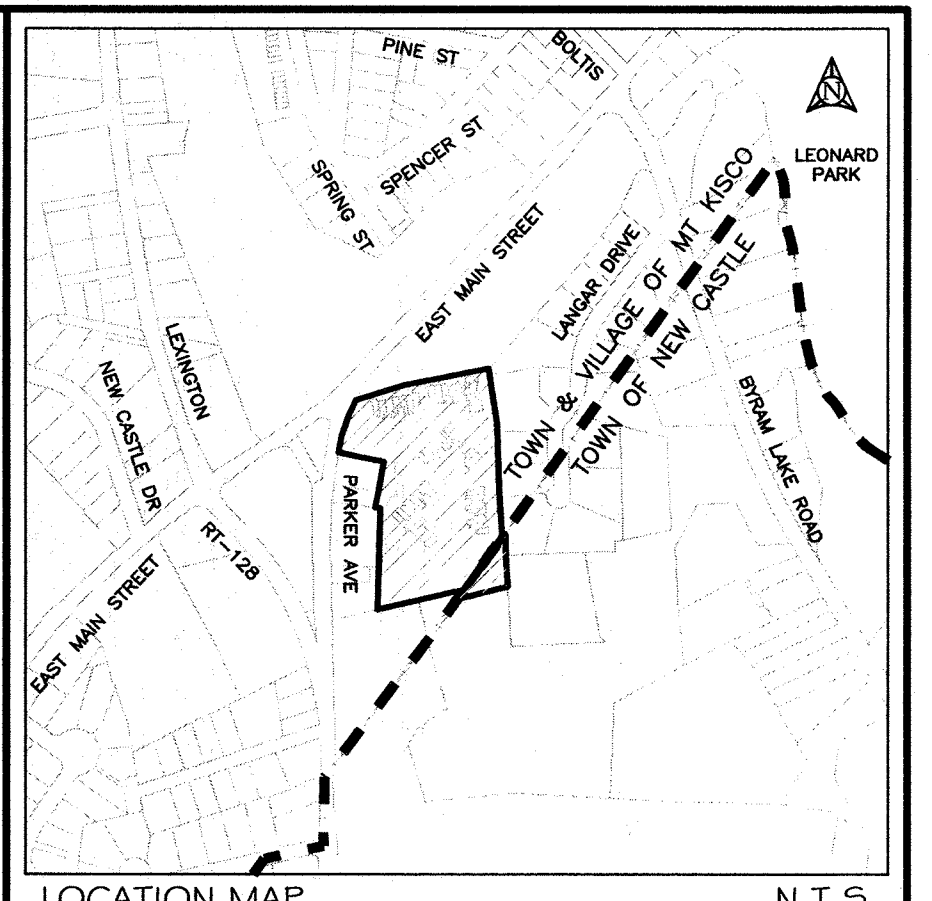
**TYPICAL RETAINING WALL N.T.S.**

TO BE UTILIZED ON PROPOSED WORK AREA II



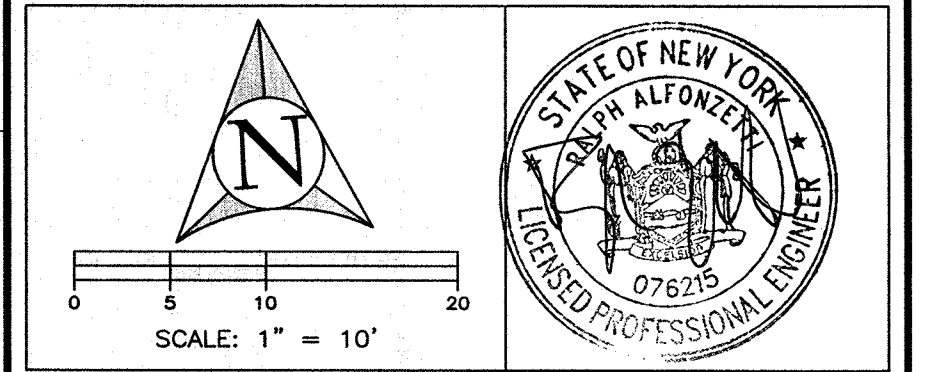
**EXPOSED RISER DETAIL N.T.S.**

TO BE UTILIZED ON PROPOSED WORK AREA I & III



**LOCATION MAP N.T.S.**

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



**ALFONZETTI ENGINEERING, P.C.**  
1100 ROUTE 52, CARMEL, N.Y. 10512  
845-228-9800

**SITE DATA**

OWNER/APPLICANT:  
C/O HERITAGE MANAGEMENT FPO BOX 266 SOMERS, NY 10589

SITE ADDRESS:  
ARMONK ROAD MT KISCO NEW YORK

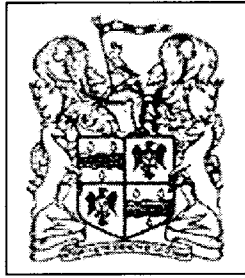
TAX MAP #: 80.73-1-8  
LOT AREA: 6.288 ACRES  
ZONING: RM-12

**PROPOSED SITE IMPROVEMENTS**  
SITE PLAN II & DETAILS PLAN  
AUGUST 10, 2020

**TIMBER RIDGE CONDOMINIUMS**  
TOWN & VILLAGE OF MOUNT KISCO,  
WESTCHESTER COUNTY, NEW YORK

PROJECT

SHEET 03 OF 03



Village/Town of Mount Kisco Building Department  
104 Main Street  
Mount Kisco, New York 10549  
Ph. (914) 864-0019-fax (914) 864-1085

MEMORANDUM

TO: Honorable Chairman Hertz and Members of the Planning Board

FROM: Peter J. Miley, Building Inspector *PJM*

SUBJECT: The Crecco Companies  
205/215 Lexington Avenue, SBL 80.32-4-6

DATE: June 17, 2020  
Updated September 1, 2020

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**PROPERTY**

The property consists of an existing unlawful, dimensionally noncomplying four-family (originally approved for a two-family) apartment building over a 1200 ± sq. ft. retail store located on the corner of Maplewood Dr. and Lexington Ave. The property is located within the 110-18 CN Neighborhood Commercial Zoning District. Residences above commercial retail and townhomes are permitted uses.

**PROPOSED**

Proposed includes the legalization of the existing multiple dwelling and the addition of three attached townhomes located on the same lot. The proposed townhomes are not going to be attached to the existing building. Proposed also includes alterations to the interior and exterior of the original building (exterior to match newly proposed) and a new parking area located in the rear of the property with access off of Maplewood Ave. Property is on a corner lot, corner lots have two front-yards and two side-yards. The perceived rear yard of the property is actually one of the side yards. The property originally contained two separate structures. The single-family home that was located on Maplewood Avenue burned down approximately 5 years ago and has since been removed.

**ZONING**

Chapter 110. Zoning Article III. District Regulations § 110-18. CN Neighborhood Commercial District.

A. Purpose and intent. The CN District is intended to provide for a mix of residential and highly restricted commercial uses. The character of the commercial uses should be compatible with the surrounding residential neighborhood and should generally result in limited traffic generation due to its pedestrian orientation.

- (1) Permitted uses: (h) Residences above stores, restaurants, offices and personal service establishments, provided that said residences have a separate entrance to the street or sidewalk and; (k) Townhomes however, each has a separate set of requirements.

Pursuant to § 110-18. CN Neighborhood Commercial District. C. Development regulations. Each site in the CN District, with the exception of townhouse uses, shall be subject to the following development regulations:

- Minimum net lot area: 7,000 square feet.
- (2) Maximum building coverage: 35%.
- (3) Maximum development coverage: 70%.
- Minimum building setbacks are as follows:
  - Front: 10 ft.
  - Side: None, but 6ft if provided
  - Rear: N/A

*-and-*

§ 110-18. CN Neighborhood Commercial District. (7) Townhouses shall be arranged and comply with the following development standards:

- (a) Minimum gross site area: 7,500 square feet.
- (b) This minimum 7,500-square-foot lot may be subdivided into smaller, fee simple, lots that must meet the following standards for townhouse buildings:
  - [1] Minimum lot area per townhouse unit: 2,500 square feet.
  - [2] Maximum building coverage: 35%.
  - [3] Maximum development coverage: 65%.
  - [4] Minimum lot depth: 100 feet.
  - [5] Minimum lot width: 25 feet.
  - [6] Minimum building setback:
    - [a] Front: 20 feet.
    - [b] Rear: 25 feet.
    - [c] Side: none.
  - [7] Maximum building setback:
    - [a] Front: 30 feet.
  - [8] Maximum height of principal structure: three stories or 35 feet.

[9] There shall not be more than six townhouse units in a row of buildings. To allow for adequate space for driveways onto the site and parking in the rear of townhouse buildings, each grouping of units, not to exceed six, shall be separated from any other separate lot, building, group of buildings, or a differently zoned lot by a minimum of 30 feet.

The submission does not include a subdivision of the two buildings, both are proposed to be located on the same lot. .

- Pursuant to §110-18 C. (7) the required front yard setback is 20 ft., proposed is .5 ft. and therefore; a 19.5 ft. front yard setback variance is required.
- Townhomes shall be arranged pursuant to § 110-18. CN Neighborhood Commercial District. (7) Townhouses shall be arranged and comply with the following development standards: (b) [9] there shall not be more than six townhouse units in a row of buildings. To allow for adequate space for driveways onto the site and parking in the rear of townhouse buildings, each grouping of units, not to exceed six, shall be separated from any other separate lot, building, group of buildings, or a differently zoned lot by a minimum of 30 feet.

Distance from new to existing building (north) is less than 30 ft. dimensions have not been provided, unable to determine amount of relief applicant will be seeking and; proposed building is also 6.2 ft. from the southwest corner property line – distance to neighboring building in the south has not been provided. Clarification as to the intent of this section of the code may be required.

- Pursuant to 110 Attachment 1 Parking Facility Standards: Aisle width for parking at 90 degree shall be 25 ft., proposed is 18 ft. 6 in. therefore; a 6 ft. 6 in. aisle width variance required. It appears that space width has been increased in this area to allow for easier backing out in reduce aisle area.
- The new townhomes, each include two bedrooms and require that 2 parking spaces be provided for each unit and .25 spaces (per unit) for guests. According to Chapter 110 Attachment 2, the following on-site parking requirement is 6.75 spaces (new uses). The existing four-family unit requires an additional two parking spaces per unit and .25 spaces per unit for guests thereby requiring an additional 4.5 parking spaces. The retail space of 1200± sq. ft. requires an additional 6 spaces. The total parking requirement as proposed is 18 spaces. Proposed are 14 parking spaces and therefore; a 4 parking space variance is required. The applicant is also proposing two future land-banked parking spaces.
- Pursuant to § 110-18. CN Neighborhood Commercial District. C. Development regulations. (7) Townhouses shall be arranged and comply with the following

development standards: (b) [3] Maximum development coverage: 65%. Proposed is 84.19% and therefore; a 19.19% Maximum Development Coverage variance is required.

### **COMMENTS**

- Please revise the zoning table to include provisions pursuant to 110-18 (7) Townhomes and proper setbacks for corner lots
- The Building Department defers to the Village Engineer for driveway grade(s) and drainage.
- Property is located within the Village Designated Main Street Area.
- The Building Department defers to the Village Planner for Landscaping and Lighting recommendations.


### **APPROVALS REQUIRED**

1. Site Plan/ Planning
2. Change of Use to legalize the existing two-family to four-family and dental lab to retail
3. Zoning Board of Appeals
4. Architectural Review Board

**MEMORANDUM**

TO: Honorable Douglas Hertz and  
Members of the Mount Kisco Planning Board

CC: Michelle Russo  
Whitney Singleton, Esq.  
Anthony Oliveri, P.E.  
Peter Miley

FROM: Jan K. Johannessen, AICP   
Village Planner

DATE: September 3, 2020

RE: Site Plan Application  
Bagnato 205 Lexington Avenue Corp.  
The Crecco Companies  
215 Lexington Avenue  
Section 80.32, Block 4, Lot 6

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**PROJECT DESCRIPTION**

The subject property consists of ±0.26 acres of land and is located at 215 Lexington Avenue within the CN Zoning District. The subject property is developed with a multi-family apartment building with commercial uses on the ground floor and a residence and garage destroyed by fire. The applicant is proposing to maintain and rehabilitate the multi-family apartment building, demolish the existing residence and garage, construct three (3) new townhome units, and reconfigure and relocate existing on-site parking.

**SEQRA**

The proposed action has been preliminarily identified as an Unlisted Action under the State Environmental Quality Review Act (SEQRA). Prior to taking action on this pending application, the Planning Board must issue a determination of significance.



**REQUIRED APPROVALS/REFERRALS**

1. Site Plan Approval and a Change of Use Permit are required from the Planning Board
2. The proposed action requires area variances the Zoning Board of Appeals.
3. The proposed action requires approval by the Architectural Review Board (ARB).
4. Work proposed within the Village right-of-way will require a permit from the Village Department of Public Works (DPW).
5. Work proposed within the County right-of-way will require approval from Westchester County Department of Public Works.
6. The application must be referred to the Westchester County Planning Board in accordance with Section 239-m of the General Municipal Law. The Planning Board Secretary will coordinate this referral.
7. The subject property is located within the New York City Department of Environmental Protection (NYCDEP) Designated Main Street Area and the Stormwater Pollution Prevention Plan (SWPPP) requires approval by the NYCDEP.
8. The subject property is located within the NYC East of Hudson Watershed and proposed land disturbance exceeds 5,000 s.f. Coverage under New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) will be required.

**COMMENTS**

1. The applicant shall prepare and submit Parts 1 and 2 of the Short Environmental Assessment Form (EAF) for review.
2. This office defers review of the plan for parking and zoning compliance to the Building Inspector.
3. We defer to the Village Engineer regarding proposed grading, drainage and erosion and sediment controls.
4. A detailed Lighting Plan, demonstrating compliance with Sections 110-32C of the Zoning Code, shall be submitted for review. Illuminance levels shall be measured in footcandles and shall be depicted via a photometric plan identifying proposed footcandle measurements every ten (10) feet and extending over the property line by at least 20 feet. The following illuminance measurements shall

be provided in tabular form on the plan: maximum, minimum, average during operating hours, average during non-operating hours, maximum to minimum ratio, and average to minimum ratio. The lighting plan shall be incorporated onto the submitted site plan and signed and sealed by a Professional Engineer or Architect.

5. Locations of all exterior light poles/fixtures shall be identified on the site plan.
6. Unless otherwise approved, all light fixtures shall be full cut-off fixtures and shall direct the light downward toward the ground. Provide construction details and specifications for all proposed light fixtures, poles, pole foundations, and mounting brackets; provide manufacturer catalog cut sheets for all exterior lighting, including building mounted fixtures.
7. Foundations that support light poles installed less than 4-feet behind the curb shall be a minimum of 2-feet in height above the ground. A detail of the foundation and light pole shall be provided, including dimensions and color of all poles and fixtures.
8. In accordance with Section 110-32C(2) of the Zoning Code, illumination from light fixtures shall not exceed 0.5 footcandle.
9. The Landscape Plan shall be prepared by a NYS Registered Landscape Architect and shall demonstrate compliance with Section 110-32A of the Zoning Code; the planting schedule shall include the common and scientific name of all proposed plant material. The plan shall specify the size and specie type of the two (2) proposed street trees (4" min. cal. required) and shall include construction details for the proposed tree pits. There appears to be more opportunity for planting on-site than currently proposed.
10. Consideration should be given to replacing the existing sidewalk and curb along the south side of Maplewood Drive and plant the area between the sidewalk and the building.
11. It does not appear that the Tree Removal Plan identifies all trees that will require removal as a result of construction, particularly evergreen trees along around the perimeter of the property.
12. The applicant must demonstrate compliance with Chapter 99, Tree Preservation, of the Village Code; specifically, Sections 99-9 and 99-10.
13. The central drive aisle is required to be a minimum of 25-feet wide (24-feet proposed).
14. All proposed hardscape and landscape areas surfaces shall be identified; identify the surface type of each and provide details.



15. Details are provided for both concrete and granite curb; the site plan should decipher where each is proposed.
16. Architectural elevations shall be provided for the rear and south side of the buildings. The elevations shall identify building material types and color. A rendering of the building shall also be provided.
17. The applicant shall submit an updated Existing Conditions Survey (boundary and 2-foot contours), signed and sealed by a NYS Licensed Land Surveyor.
18. The plan shall clearly illustrate and quantify the proposed limits of land disturbance (s.f.).
19. The plan shall illustrate the location of all existing and proposed utilities (electric, water, sewer, gas, etc.).
20. The proposed dumpster location is not in an ideal location. If a dumpster enclosure is proposed, it shall be designed to be consistent with the Planning Board's design guidelines; a construction detail shall be provided. The trash enclosure must comply with Sections 110-30D and 110-31G of the Zoning Code.
21. Provide a fence detail, including height, material, color, etc.
22. The plan shall identify locations devoted to snow storage.
23. The names of the adjacent property owners and the location of any neighboring structures and buildings shall appear on the plan.
24. The plan shall be revised to illustrate, and dimension all required minimum zoning setback lines (front, rear, side yard setbacks).

**PLANS REVIEWED, PREPARED BY ALFONZETTI ENGINEERING, P.C., DATED (LAST REVISED) AUGUST 11, 2020:**

- Existing Conditions, Demolition and Layout Plan (Sheet 1 of 4)
- Proposed Grading and Utility Plan (Sheet 2 of 4)
- Erosion Control and Landscaping Plan (Sheet 2 of 4)
- Site Details (Sheet 3 of 4)
- Turning Radius Study Plans (Sheet 1 of 2)

Chairman Douglas Hertz  
September 3, 2020  
Page 5 of 5

**PLAN REVIEWED, PREPARED BY HOLOPHANE, DATED JULY 22, 2020:**

- Preliminary Lighting Plan (1 of 1)

**PLANS REVIEWED, PREPARED BY FEDERICO ASSOCIATES, DATED (LAST REVISED) AUGUST 13, 2020:**

- Streetscape Elevations Lexington Ave (Drawing A1 of 5)
- Streetscape Elevations Maplewood Ave (Drawing A2 of 5)
- Ground Floor / Basement Plans (Drawing A3 of 5)
- First Floor Plans (Drawing A4 of 5)
- Second Floor Plans (Drawing A5 of 5)

**DOCUMENTS REVIEWED:**

- Cover Letter, prepared by Alfonzetti Engineering, P.C., dated August 18, 2020
- Village of Mount Kisco Coverage Calculation Worksheet
- Stormwater Pollution Prevention Plan (SWPPP), prepared by Alfonzetti Engineering, P.C., dated August 18, 2020

JKJ/dc

T:\Mount Kisco\Correspondence\2020-09-03\_MKPB\_215 Lexington Avenue (The Crecco Companies)\_Review Memo.docx

## MEMORANDUM

**To:** Doug Hertz, Planning Board Chairman

**C:** Planning Board Members  
Edward W. Brancati, Village Manager  
Peter Miley, Building Inspector  
Whitney Singleton Esq., Village Attorney,  
Jan K. Johannessen AICP, Village Planner

**From:** Anthony Oliveri, P.E.

**Date:** September 2, 2020

**Re:** Site Plan  
215 Lexington Avenue  
Village/Town of Mount Kisco

With regard to the above mentioned project, this office has reviewed the following plans and submittals:

- Plans entitled: “215 Lexington Avenue”, prepared by Alfonzetti Engineering, P.C., last dated 6/8/2020;
- Plans entitled: “Proposed Redevelopment of 215 Lexington Avenue”, prepared by Federico Associates, last dated 6/5/2020;
- Stormwater Pollution Prevention Plan, prepared by Alfonzetti Engineering, P.C., dated 8/18/2020.

Our comments are as follows:

1. As previously requested, a signed and sealed property survey must be submitted.
2. The site plan must include a driveway profile and ROW improvements per Village standards.
3. A trench drain should be utilized at the proposed driveway entrance.
4. The number of cultecs specified (11) should be corrected on sheet 2.
5. The proposed sewer service connection should show a saddle type wye connection to the existing sewer main and indicate minimum slope of the sewer service.
6. The proposed concrete light pole base should extend 24” above grade.
7. Details for the proposed light fixtures must be included.
8. An inspection port at each row of cultecs must be indicated.

We will be happy to complete our review once additional information is provided.

Thank you

ALFONZETTI ENGINEERING, P.C.  
1100 Route 52, Carmel, N.Y. 10512

(845) 228-9800

Info@AlfonzettiEng.com

Jan K. Johannessen, AICP  
Principal  
500 Main Street  
Armonk, New York 10504

August 18, 2020

Re: Crecco / 215 Lexington Avenue  
Village of Mount Kisco

Jan:

Per your request, please find the following documents for your review:

- Five (5) copies of the Village of Mount Kisco Coverage Calculation Worksheet dated June 6, 2020 and last revised August 18, 2020.
- Five (5) copies of site plans Prepared by Alfonzetti Engineering PC and Entitled "Existing Conditions, Demolition and Layout plan dated June 8, 2020 & last revised August 11, 2020".
- Five (5) copies of site plans Prepared by Alfonzetti Engineering PC and Entitled "Proposed Grading and Utility Plan dated August 11, 2020".
- Five (5) copies of site plans Prepared by Alfonzetti Engineering PC and Entitled "Erosion Control & Landscaping Plan dated August 11, 2020".
- Five (5) copies of site plans Prepared by Alfonzetti Engineering PC and Entitled "Site Details, dated June 8, 2020 & last revised August 11, 2020".
- Five (5) copies of site plans Prepared by Alfonzetti Engineering PC and Entitled "Turning Radius Study Plan dated August 11, 2020".
- Five (5) copies of site lighting plan dated July 22, 2020".
- Five (5) copies of Architectural plans Prepared by Federico Associates and Entitled "Proposed Development of 215 Lexington Avenue, dated June 5, 2020 & last revised August 13, 2020".
- Three (3) copies of Stormwater Pollution Prevention Plan, prepared by Alfonzetti Engineering P.C., dated August 18, 2020.

Please call if there are any questions.

Thank You,



Ralph Alfonzetti  
ALFONZETTI ENGINEERING, P.C.

**VILLAGE OF MOUNT KISCO**

104 Main Street  
Mount Kisco, New York 10549  
www.mountkisco.org

**COVERAGE CALCULATION WORKSHEET**

Project Name: 215 Lexington Ave

Tax Parcel ID Number(s): 80.32-4-6

Relevant definitions from the Village’s Zoning Code are provided on the following page

**Building Coverage** – Enter “0” below if category is not applicable

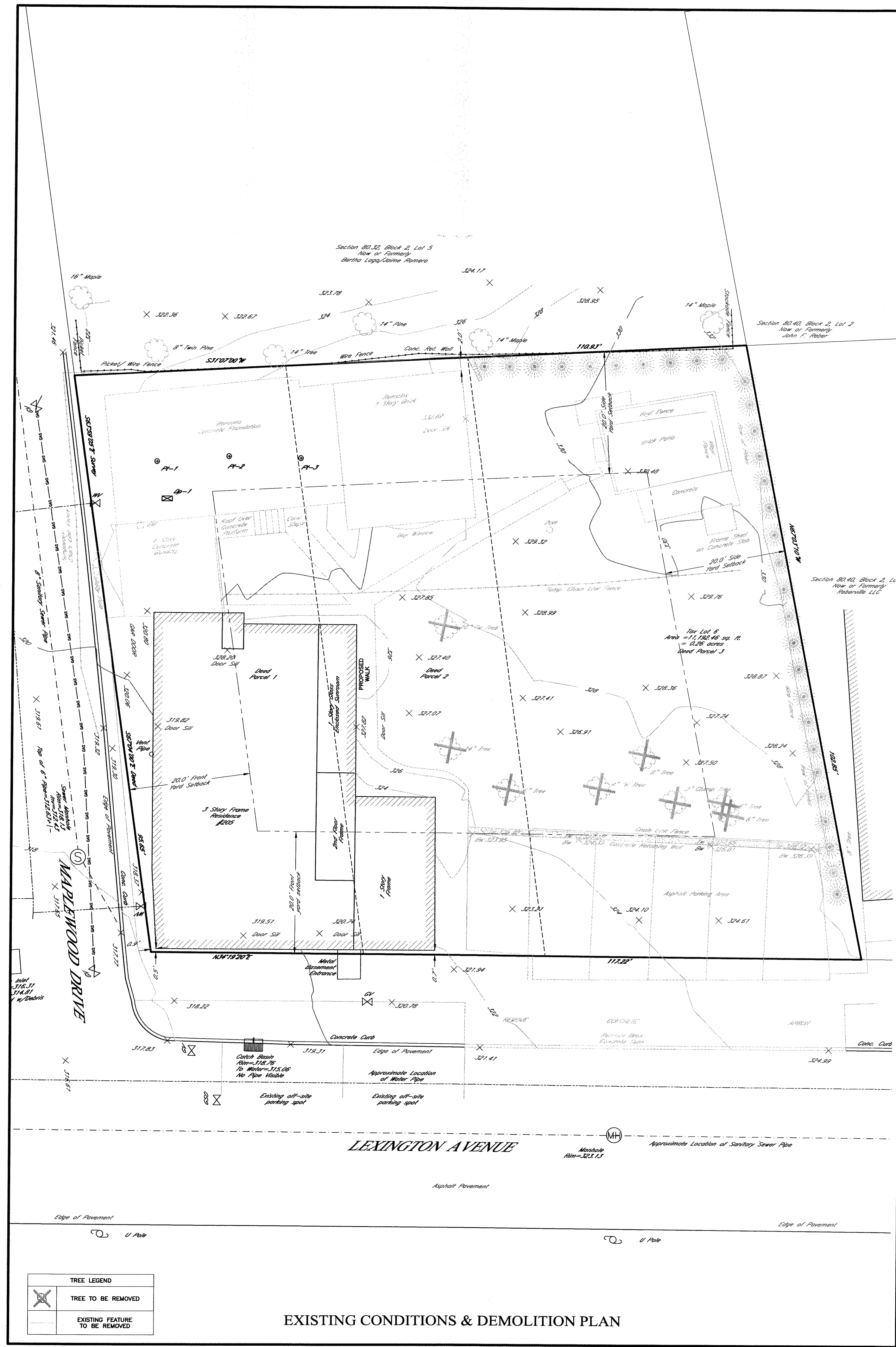
- |   |                       |
|---|-----------------------|
| 1. Total lot area (s.f.) =  | 1. <u>11,192</u> s.f. |
| 2. Maximum permitted Building Coverage (s.f.) =   | 2. <u>3,917</u> s.f.  |
| 3. Portion of lot covered by the principal building:<br><u>2143</u> s.f. (existing) + <u>1629</u> s.f. (proposed) = | 3. <u>3,746</u> s.f.  |
| 4. Portion of lot covered by accessory building(s):<br><u>0</u> s.f. (existing) + <u>0</u> s.f. (proposed) =        | 4. <u>0</u> s.f.      |
| 5. Portion of lot covered by other structures:<br><u>0</u> s.f. (existing) + <u>0</u> s.f. (proposed) =             | 5. <u>0</u> s.f.      |
| 6. Total Building Coverage (add Lines #3 through #5) =  | 6. <u>3,746</u> s.f.  |

**Development Coverage** – Enter “0” below if category is not applicable

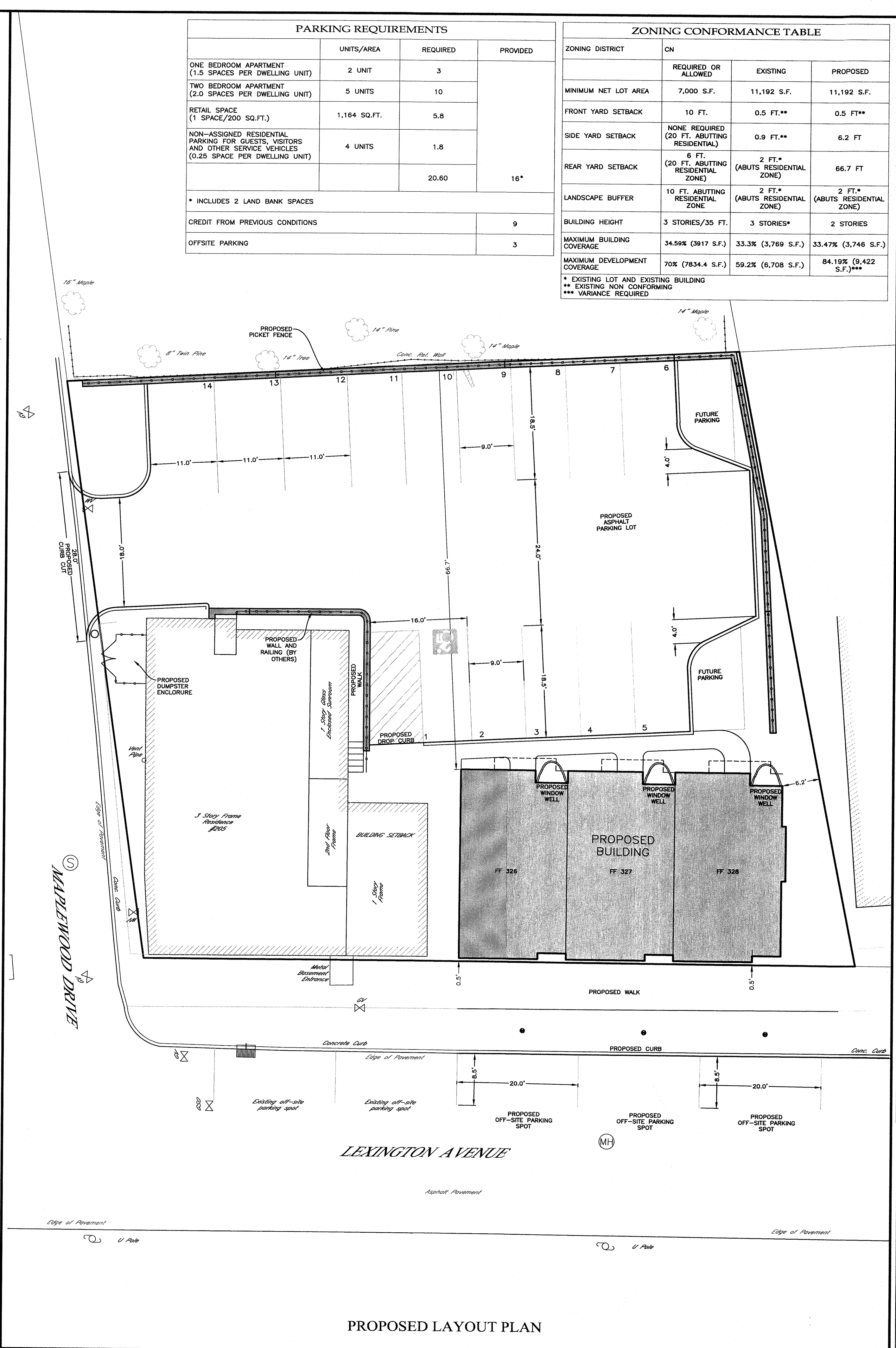
- |  |                       |
|--|-----------------------|
| 1. Total lot area =  | 1. <u>11,192</u> s.f. |
| 2. Maximum permitted Development Coverage =  | 2. <u>7,834</u> s.f.  |
| 3. Total Building Coverage from Line #6 Above =  | 3. <u>3,746</u> s.f.  |
| 4. Portion of lot covered by asphalt, concrete, gravel, or similar materials<br><u>0</u> s.f. (existing) + <u>5676</u> s.f. (proposed) = | 4. <u>5676</u> s.f.   |
| 5. Portion of lot covered by other improved surfaces =<br><u>0</u> s.f. (existing) + <u>0</u> s.f. (proposed) =                          | 5. <u>0</u> s.f.      |
| 6. Total Development Coverage (add Lines #3 through #5) =  | 6. <u>9422</u> s.f.   |

If Line #6 is less than or equal to Line #2, the proposed action is zoning compliant; if Line #6 is greater than Line #2, the proposed action is noncompliant





EXISTING CONDITIONS & DEMOLITION PLAN

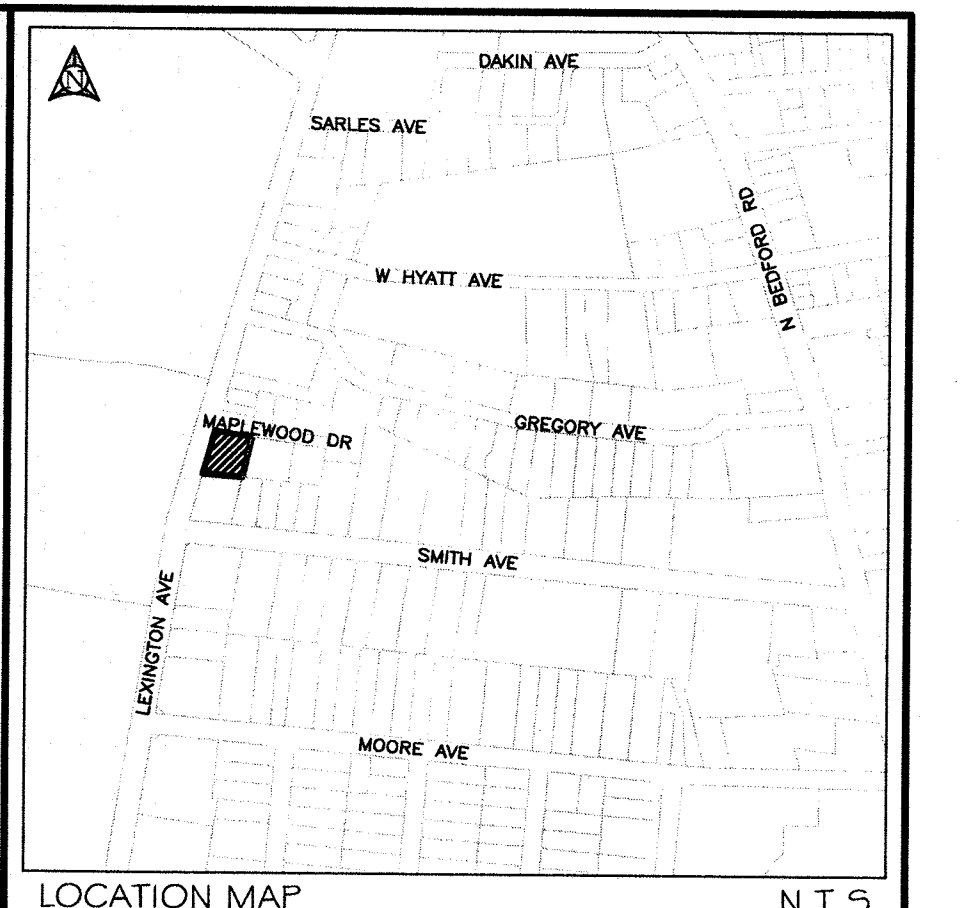


PROPOSED LAYOUT PLAN

PARKING REQUIREMENTS			
	UNITS/AREA	REQUIRED	PROVIDED
ONE BEDROOM APARTMENT (1.5 SPACES PER DWELLING UNIT)	2 UNIT	3	
TWO BEDROOM APARTMENT (2.0 SPACES PER DWELLING UNIT)	5 UNITS	10	
RETAIL SPACE (1 SPACE/200 SQ.FT.)	1,164 SQ.FT.	5.8	
NON-ASSIGNED RESIDENTIAL PARKING FOR GUESTS, VISITORS AND OTHER SERVICE VEHICLES (0.25 SPACE PER DWELLING UNIT)	4 UNITS	1.8	
		20.60	16*
* INCLUDES 2 LAND BANK SPACES			
CREDIT FROM PREVIOUS CONDITIONS			9
OFFSITE PARKING			3

ZONING CONFORMANCE TABLE			
ZONING DISTRICT	CN	REQUIRED OR ALLOWED	
		EXISTING	PROPOSED
MINIMUM NET LOT AREA	7,000 S.F.	11,192 S.F.	11,192 S.F.
FRONT YARD SETBACK	10 FT.	0.5 FT.**	0.5 FT.**
SIDE YARD SETBACK	NONE REQUIRED (20 FT. ABUTTING RESIDENTIAL ZONE)	0.9 FT.**	6.2 FT
REAR YARD SETBACK	6 FT. (20 FT. ABUTTING RESIDENTIAL ZONE)	2 FT.* (ABUTS RESIDENTIAL ZONE)	66.7 FT
LANDSCAPE BUFFER	10 FT. ABUTTING RESIDENTIAL ZONE	2 FT.* (ABUTS RESIDENTIAL ZONE)	2 FT.* (ABUTS RESIDENTIAL ZONE)
BUILDING HEIGHT	3 STORIES/35 FT.	3 STORIES*	2 STORIES
MAXIMUM BUILDING COVERAGE	34.59% (3917 S.F.)	33.3% (3,769 S.F.)	33.47% (3,746 S.F.)
MAXIMUM DEVELOPMENT COVERAGE	70% (7834.4 S.F.)	59.2% (6,708 S.F.)	84.19% (9,422 S.F.)***

\* EXISTING LOT AND EXISTING BUILDING  
 \*\* EXISTING NON CONFORMING  
 \*\*\* VARIANCE REQUIRED



LOCATION MAP N.T.S.

- CONSTRUCTION NOTES:**
- THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES: SEWER, WATER, GAS, ELECTRICAL, ETC. PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 53) PRIOR TO THE START OF CONSTRUCTION.
  - THE INSTALLATION OF WATER AND SEWER SHALL BE INSPECTED UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
  - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REQUIRED AS INDICATED ON THIS PLAN OR THE EROSION CONTROL PLAN OR AS DIRECTED BY THE GOVERNING AGENCY IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" (BLUE BOOK).
  - AS BUILT PLANS IF REQUIRED, SHALL BE CERTIFIED BY A N.Y. STATE LICENSED SURVEYOR OR PROFESSIONAL ENGINEER.
  - ALL PROPERTY DISTURBED IN THE RIGHT-OF-WAY OR ON PRIVATE LANDS, SHALL BE RESTORED TO ACCEPTABLE CONDITIONS, AS REQUIRED BY THE GOVERNING AGENCY.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
  - THE ROAD AND UTILITIES SHALL BE STAKED IN THE FIELD BY A NEW YORK STATE LICENSED SURVEYOR OR ENGINEER.
  - UNDERGROUND UTILITIES: GAS, ELECTRIC, CABLE, TELEPHONE, ETC. SHALL BE AS REQUIRED BY THE GOVERNING AGENCY AND THE APPROPRIATE UTILITY COMPANY.
  - ALL PROPOSED OR DISTURBED SLOPES, 1:3V OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET.
  - IN LIEU OF BLASTING, ROCK RIPPING WILL BE USED WHEREVER POSSIBLE. IF BLASTING IS REQUIRED, BLASTING WILL OCCUR IN ACCORDANCE WITH REGULATIONS AND STANDARDS PRESCRIBED BY THE GOVERNING AGENCY. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
  - NO REPRESENTATION OF THE SUB-SURFACE SOIL CONDITIONS ON THIS SITE ARE MADE OR IMPLIED. IT IS THE DEVELOPER/CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL IMPROVEMENTS ARE PLACED ON SOIL WITH A SUITABLE BEARING CAPACITY.

**DEEP TEST HOLE DESCRIPTIONS**  
(8/18/2020)

DT1	0'-36" BROWN SANDY LOAM 36"-84" SAND
	NO GROUNDWATER NO REFUSAL NO MOTTLING

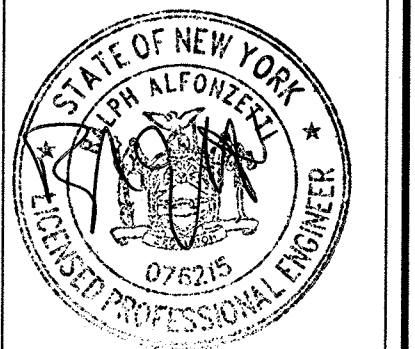
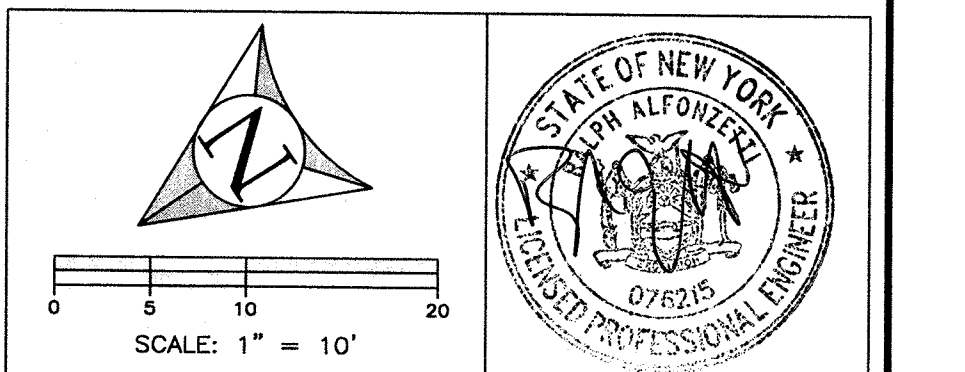
**PERCOLATION TEST**  
(8/18/2020)

P1	2.5 MIN./IN.
P2	4 MIN./IN.
P3	2.14 MIN./IN.

\* SLOWEST PERCOLATION RATE OBSERVED: 4 MIN/INCH  
 PERCOLATION RATE USED: 8 MIN/INCH



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**ALFONZETTI ENGINEERING, P.C.**  
 1100 ROUTE 52, CARMEL, N.Y. 10512  
 845 - 228 - 9800

**SITE DATA**

OWNER/APPLICANT:  
 THE CHECO COMPANIES  
 871 COMMERCE STREET  
 THORNWOOD, NY 10594

SITE ADDRESS:  
 215 LEXINGTON AVENUE  
 MT. KISCO, NY 10549

TAX MAP #: 80.32-4-6  
 LOT AREA: 0.26 ACRES  
 ZONING: CN

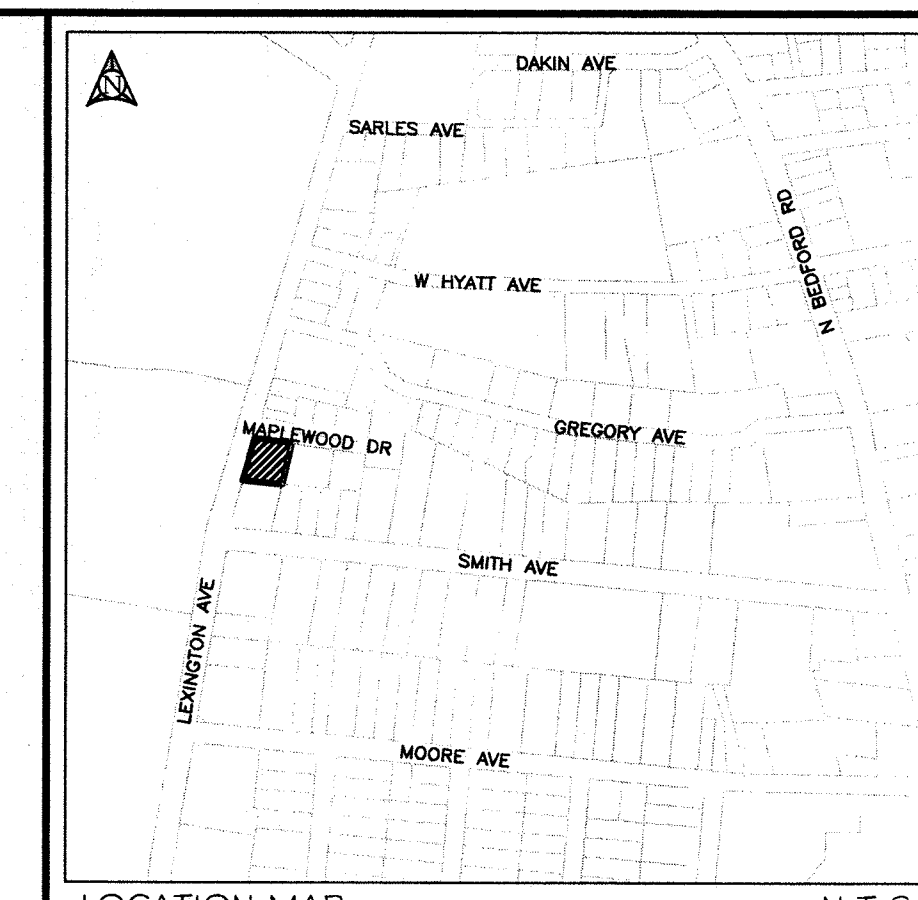
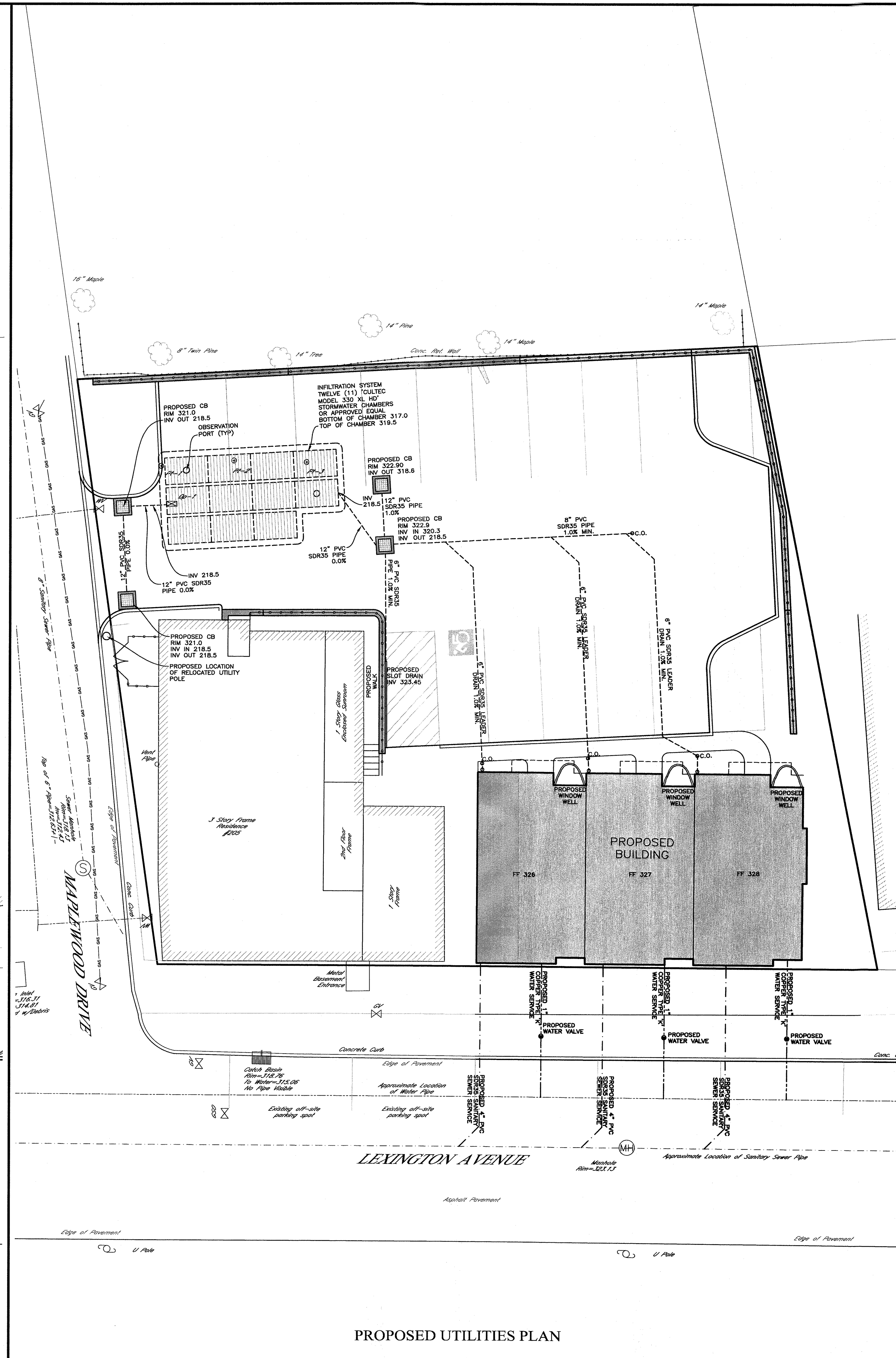
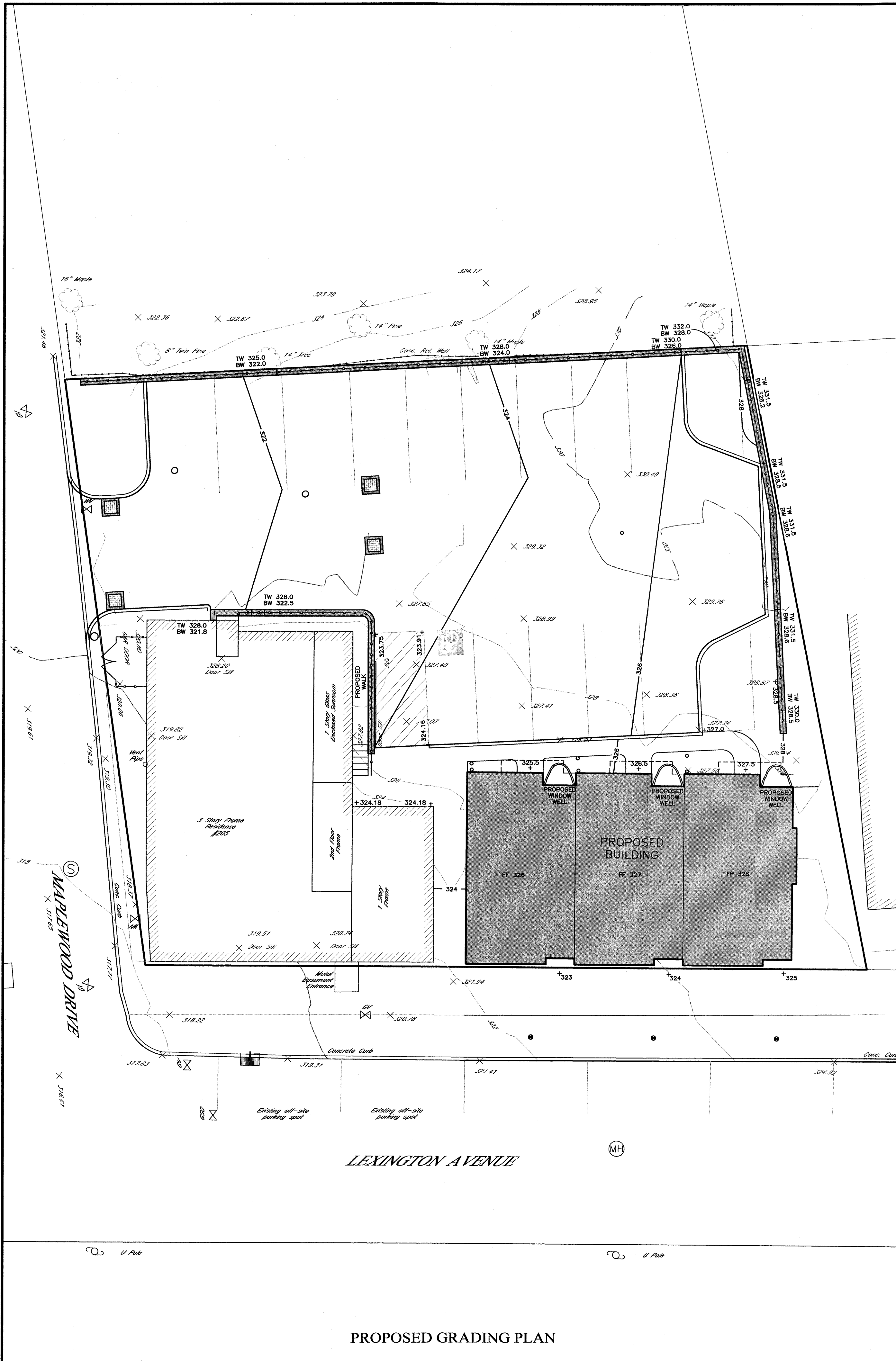
REVISION: AUGUST 11, 2020

DRAWING: EXISTING CONDITIONS,  
 DEMOLITION AND LAYOUT PLAN  
 JUNE 8, 2020

PROJECT: 215 LEXINGTON AVE  
 TOWN/VILLAGE OF MT. KISCO,  
 WESTCHESTER COUNTY, NY

SHEET 01 OF 04





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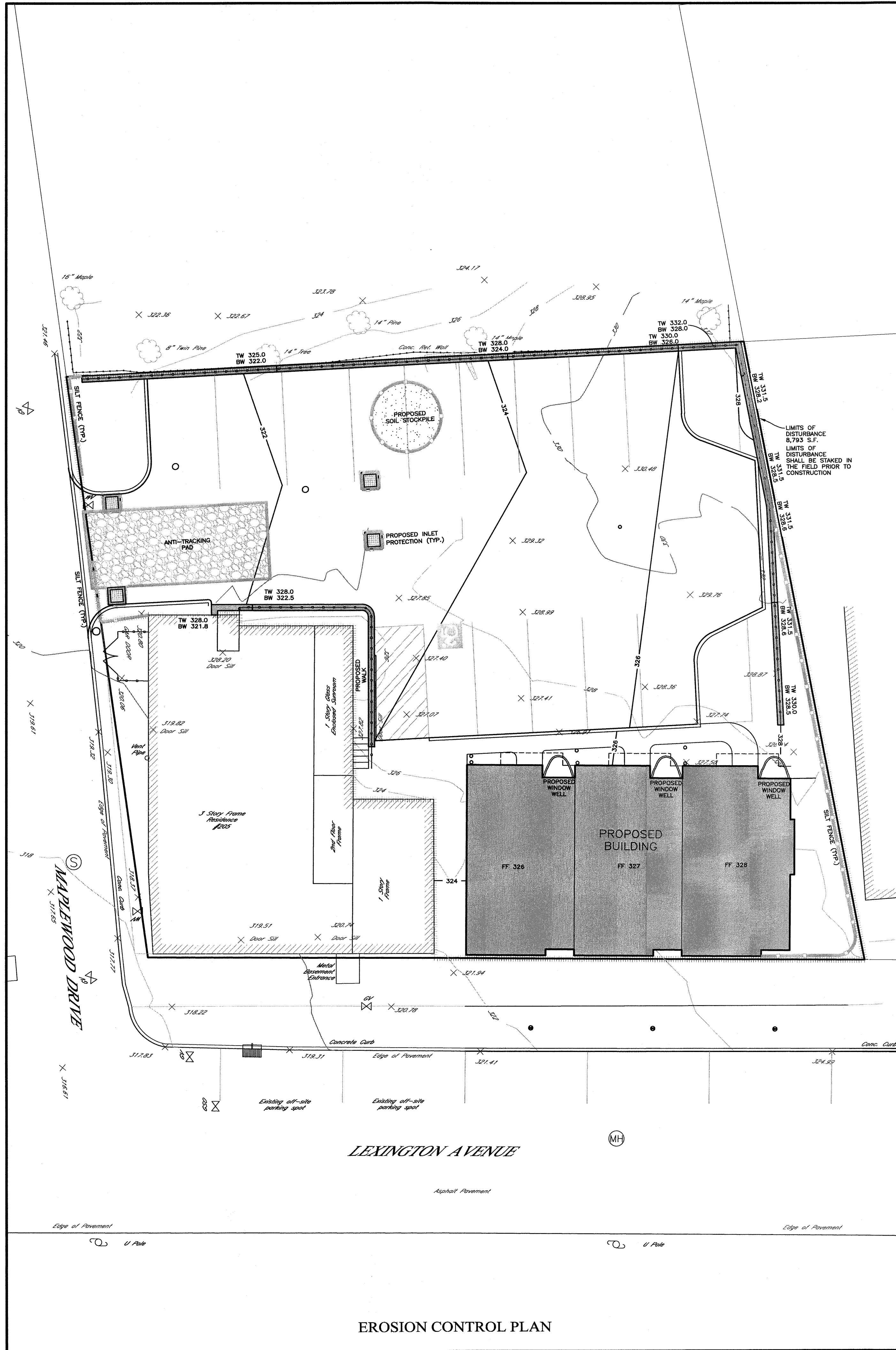
Alfonzetti Engineering, P.C.  
 1100 ROUTE 52, CARMEL, N.Y. 10512  
 845-228-9800

STATE OF NEW YORK  
 ALFONZETTI  
 LICENSED PROFESSIONAL ENGINEER  
 076215

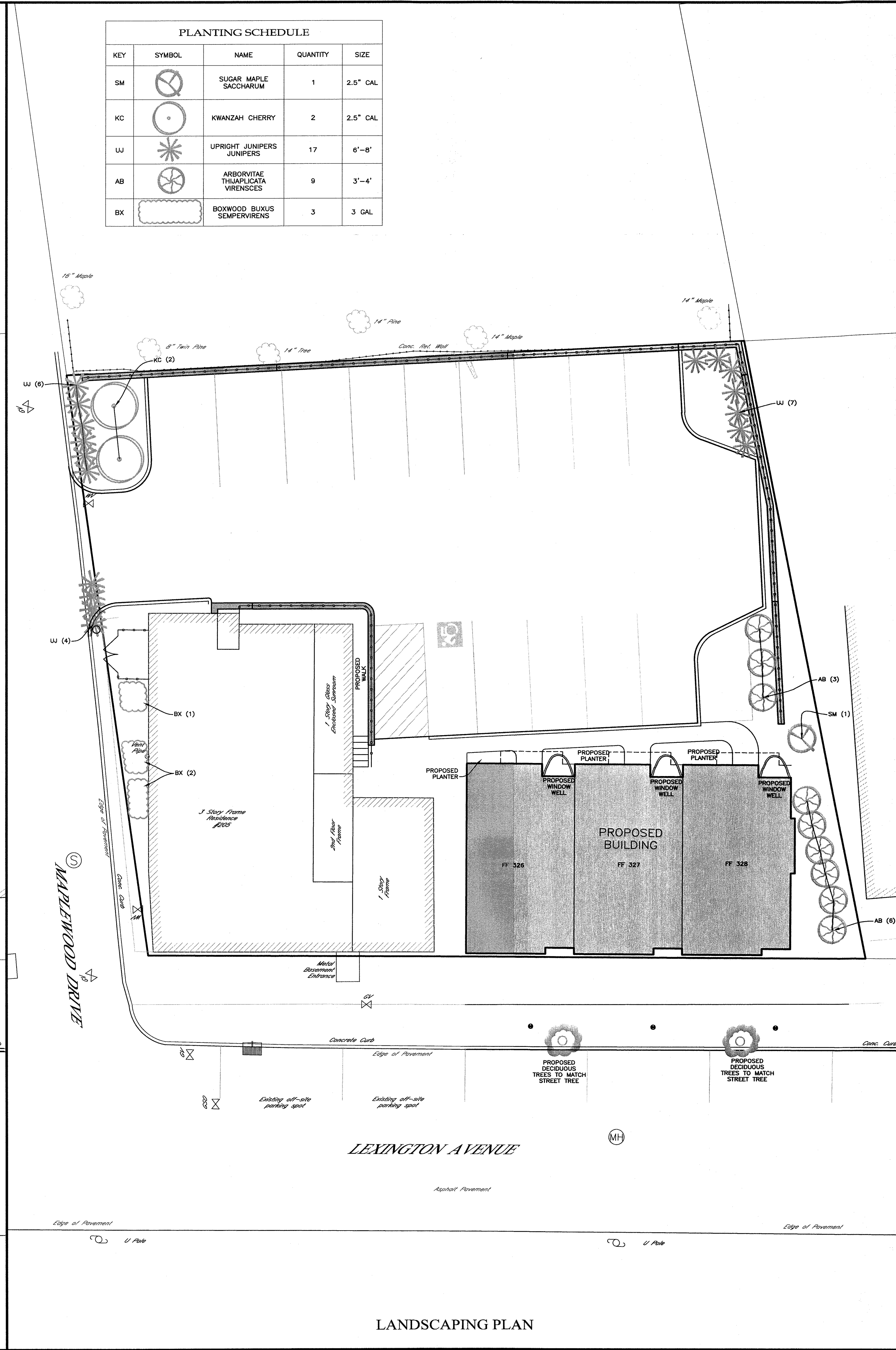
SCALE: 1" = 10'

SITE DATA	
OWNER/APPLICANT:	THE CRECCO COMPANIES 871 COMMERCE STREET THORNWOOD, NY 10594
SITE ADDRESS:	215 LEXINGTON AVENUE MT. KISCO, NY 10549
TAX MAP #:	80.32-4-6
LOT AREA:	0.26 ACRES
ZONING:	CN
REVISED:	AUGUST 11, 2020
DRAWING:	PROPOSED GRADING AND UTILITY PLAN
DATE:	JUNE 8, 2020
PROJECT:	215 LEXINGTON AVE TOWN/VILLAGE OF MT. KISCO, WESTCHESTER COUNTY, NY





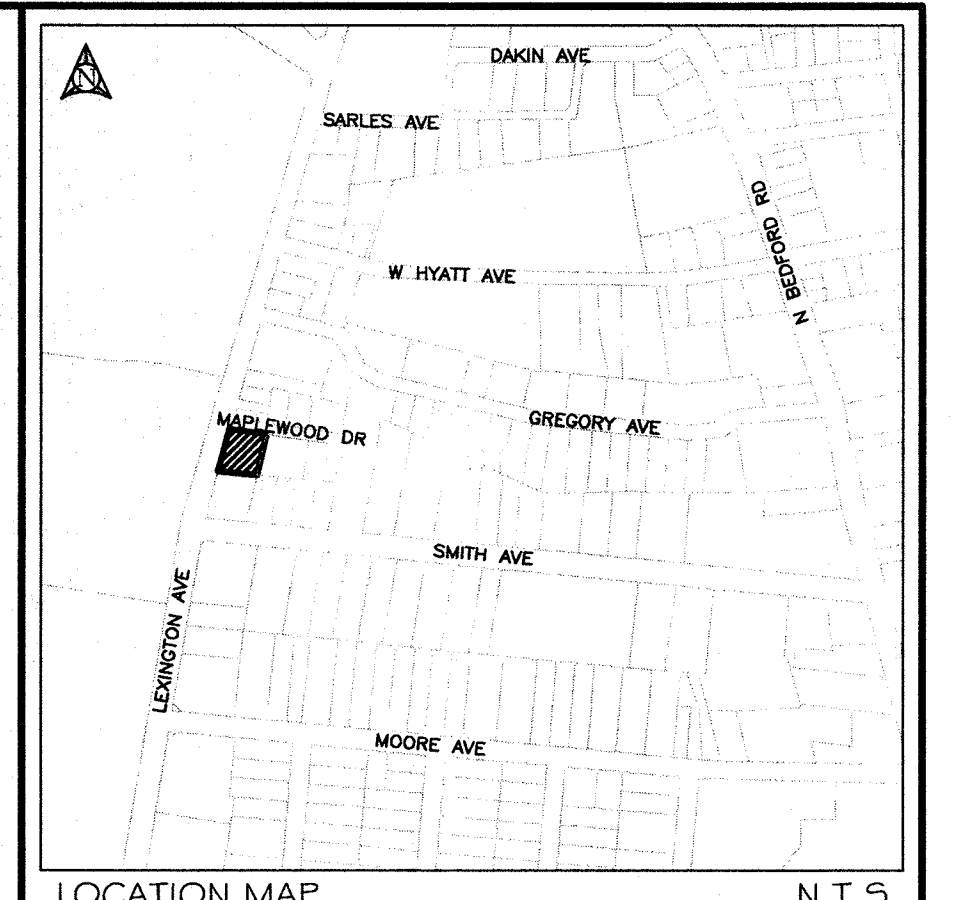
EROSION CONTROL PLAN



**PLANTING SCHEDULE**

KEY	SYMBOL	NAME	QUANTITY	SIZE
SM		SUGAR MAPLE SACCHARUM	1	2.5" CAL
KC		KWANZAH CHERRY	2	2.5" CAL
UJ		UPRIGHT JUNIPERS JUNIPERS	17	6"-8"
AB		ARBORVITAE THUJAPLICATA WIRESCENS	9	3'-4'
BX		BOXWOOD BUXUS SEMPERVIRENS	3	3 GAL

LANDSCAPING PLAN



LOCATION MAP N.T.S.

**Call 811**  
Before you dig

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SCALE: 1" = 10'

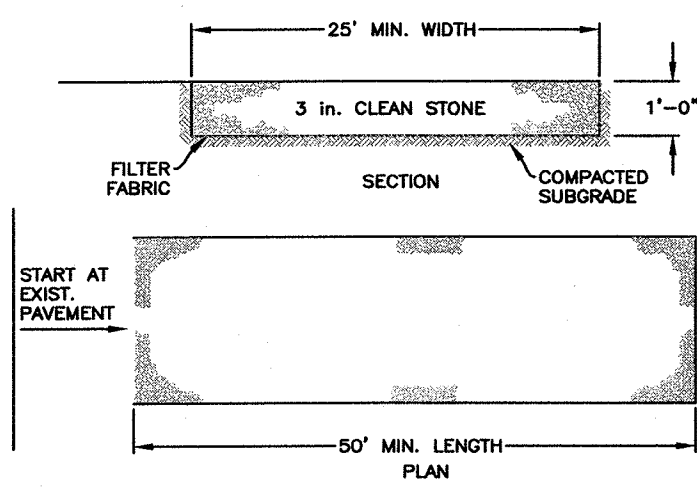
**ALFONZETTI ENGINEERING, P.C.**  
1100 ROUTE 52, CARMEL, N.Y. 10512  
845 - 228 - 9800

<b>SITE DATA</b>	
OWNER/APPLICANT: THE CRECCO COMPANIES 871 COMMERCE STREET THORNWOOD, NY 10994	
SITE ADDRESS: 215 LEXINGTON AVENUE MT. KISCO, NY 10549	
TAX MAP #: 80.32-4-6	REVISED: AUGUST 11, 2020
LOT AREA: 0.26 ACRES	ZONING: CN
DRAWING: <b>EROSION CONTROL &amp; LANDSCAPING PLAN</b>	
PROJECT: <b>215 LEXINGTON AVE</b>	
TOWN/VILLAGE OF MT. KISCO, WESTCHESTER COUNTY, NY	



**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 IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD OR UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- PRIOR TO ANY EXCAVATION, SILT FENCE SHALL BE INSTALLED AT THE LOCATIONS NOTED ON THE EROSION CONTROL PLAN. ADDITIONAL SILT FENCE MAY BE REQUIRED BY THE ENGINEER IN THE FIELD. SILT FENCING SHALL BE MAINTAINED IN EFFECTIVE CONDITION AND SHALL NOT BE REMOVED UNTIL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
- INSTALL ANTI-TRACKING PAD AT ALL CONSTRUCTION ENTRANCES. ANTI-TRACKING PAD SHALL BE 2'-3" DIAMETER CRUSHED STONE 6" DEEP.
- 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 REMOVING DEVICES SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. SEDIMENT SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT RESULT IN ADDITIONAL EROSION OR POLLUTION. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS, AND IMMEDIATELY AFTER EACH RAINFALL TO INSURE PROPER OPERATION AS DESIGNED. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LINED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS OR OTHERWISE STABILIZED. DO NOT STOCKPILE MATERIALS ON STEEP SLOPES, IN DRAINAGE SWALES OR IN WETLAND AREAS. SURROUND ALL STOCKPILE AREAS WITH STAKED HAYBALES OR SILT FENCE.
- ALL SLOPES CONSTRUCTED WITH FILT MATERIAL AND ALL SLOPES WITH GRADE 3:1 OR STEEPER SHALL BE TOPSOILED, SEEDED, MULCHED AND STABILIZED WITH STAKED TOPSOIL NETTING, OR EROSION BLANKET AS NOTED, UNLESS OTHERWISE DIRECTED.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 14 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. SEEDING SHALL BE USED PRIOR TO THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LINED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
- ALL DISTURBED AREAS WITHIN 500 FEET OF A BUILDING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL. A WATERING TRUCK WILL BE USED IN DRY SEASON TO WET DOWN DUST AREAS.
- 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.
- ALL CATCH BASINS AND DRAIN INLETS ARE TO BE PROTECTED WITH SEDIMENT FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- UTILITY LINE EXCAVATED MATERIAL SHALL BE TEMPORARILY STOCKPILED ON THE HIGH SIDE OF EXCAVATION SO RUNOFF IS DIRECTED AWAY FROM TRENCH. AFTER BACKFILLING, AREA IS TO BE TOPSOILED, SEEDED AND MULCHED.
- SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
- ALL AREAS OF DISTURBED SOIL SHALL BE STABILIZED BY THE CONTRACTOR. IN ADDITION TO ALL SPECIFIED EROSION CONTROL DEVICES, THE CONTRACTOR SHALL TAKE ALL STEPS PRUDENT AND NECESSARY TO STABILIZE THE SITE AT ALL TIMES.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" (BLUE BOOK).

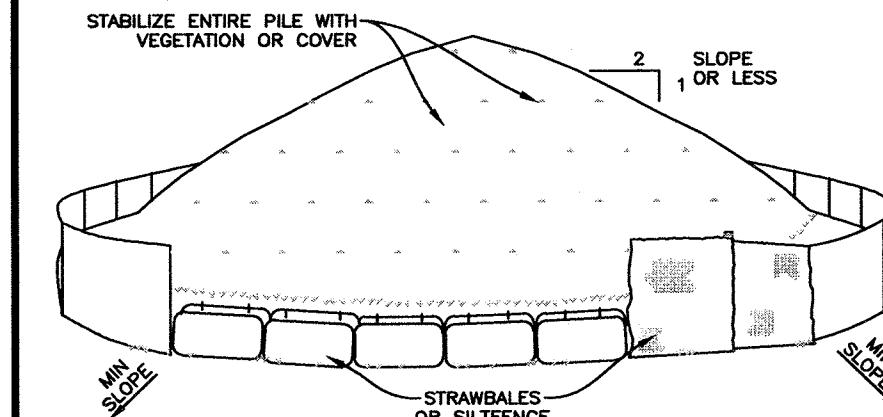


TO BE PROVIDED AT ALL POINTS OF EQUIPMENT INGRESS OR EGRESS ONTO PUBLIC RIGHTS-OF-WAY.

**INSTALLATION NOTES**

- STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - 25 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SHOULD BE DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY BEFORE BEING REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

**STABILIZED CONSTRUCTION ENTRANCE (ANTI-TRACKING PAD) N.T.S.**



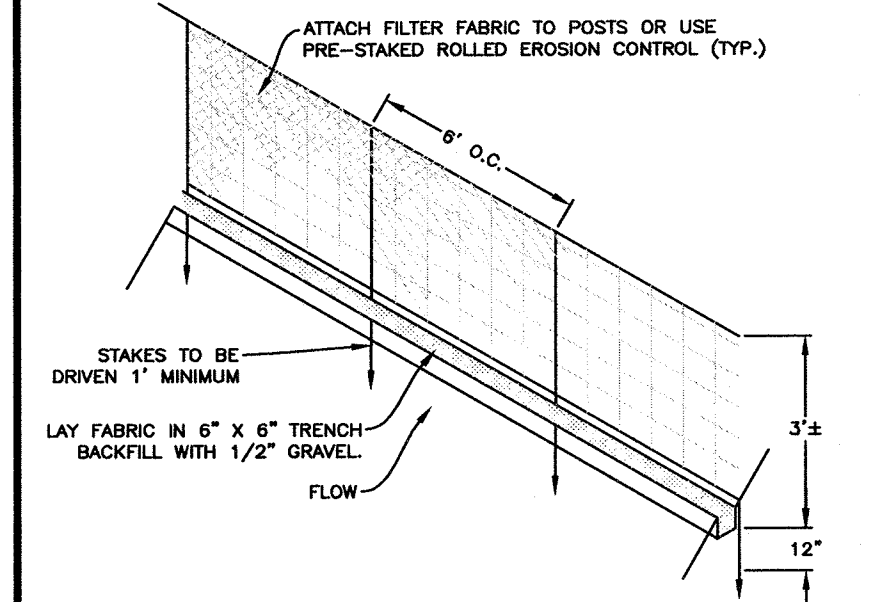
TO BE USED WHERE TOPSOIL PRESERVATION IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DROUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONY, SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUBS AND TREE TRANSPLANTS. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.

TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NON-VEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURES SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED DURATION OF USE.

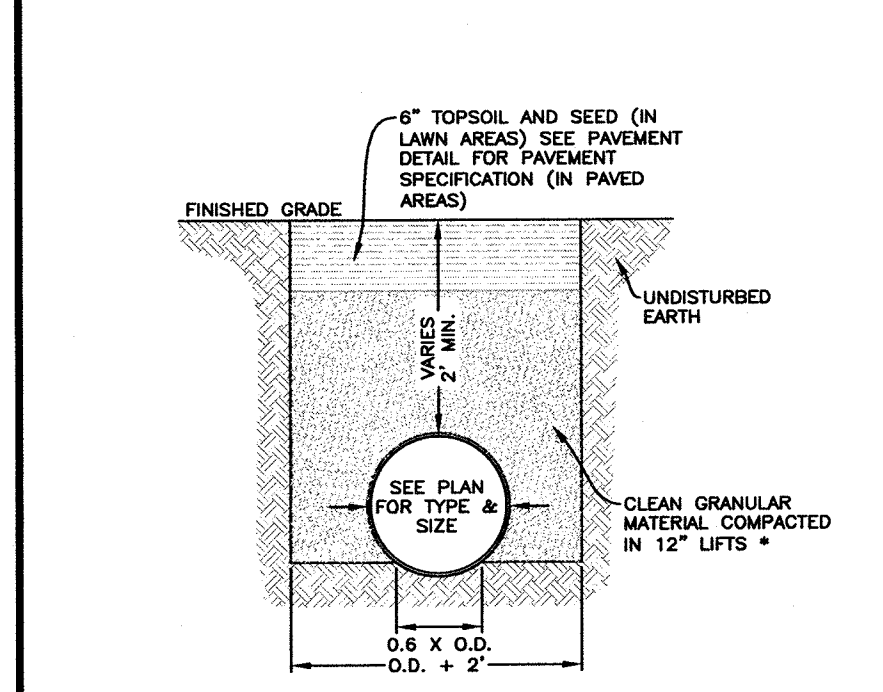
**INSTALLATION NOTES**

- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
- MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

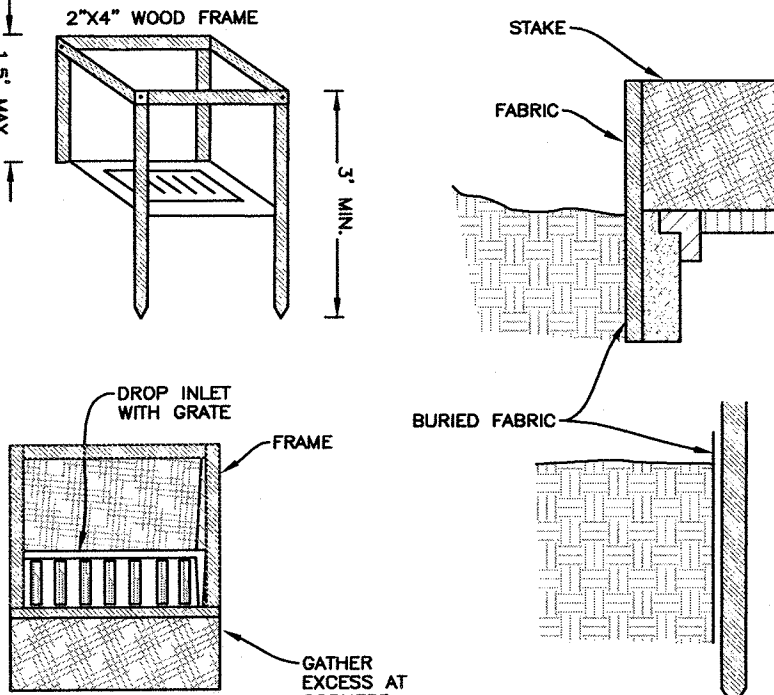
**TEMPORARY MATERIAL STOCKPILE N.T.S.**



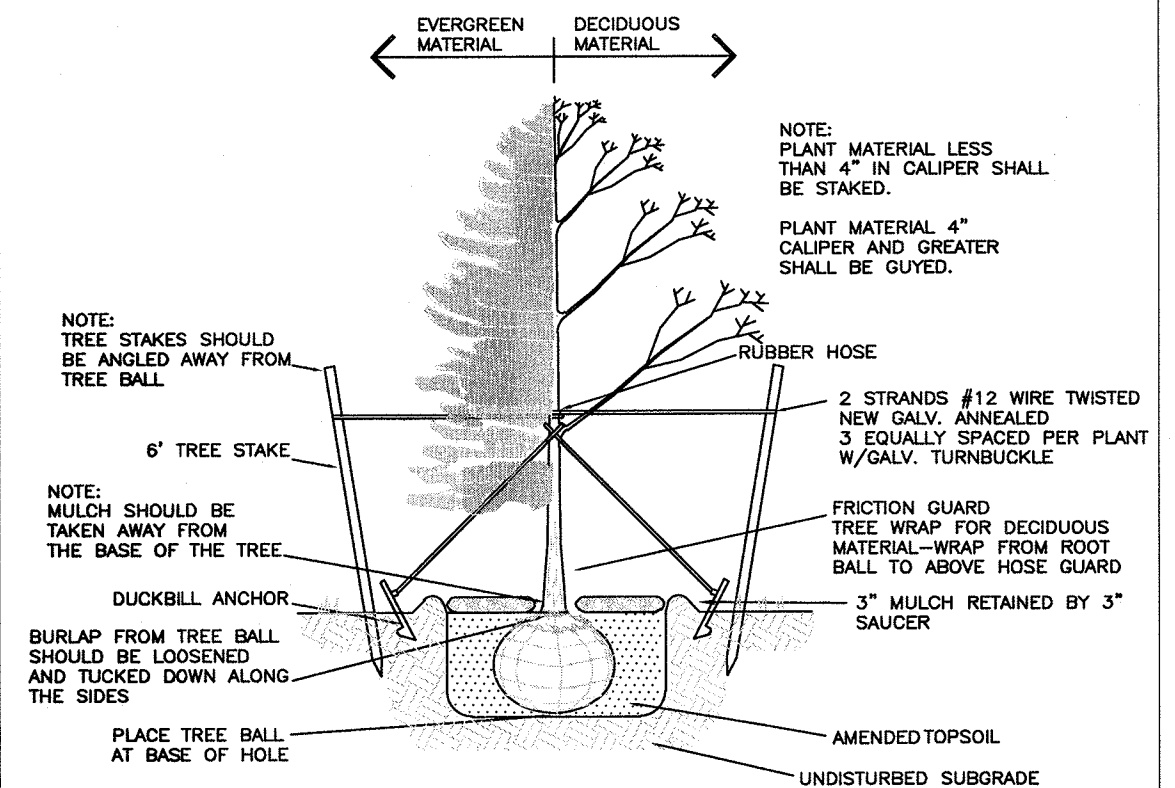
**SILT FENCE N.T.S.**



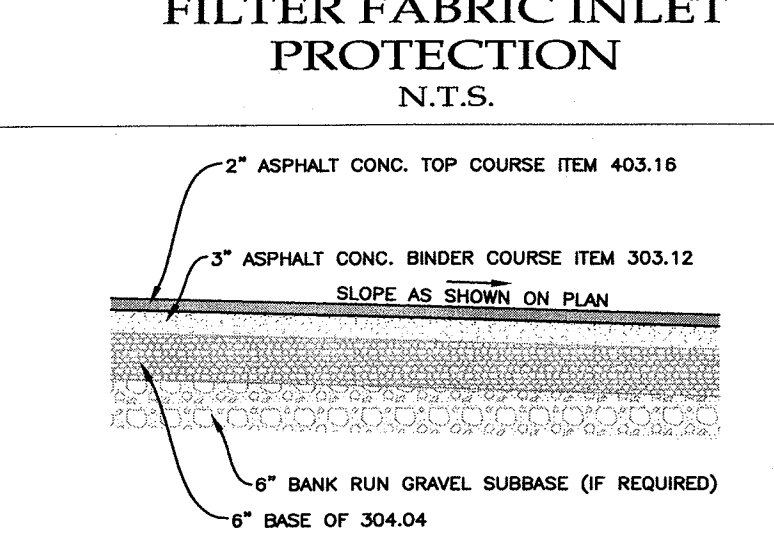
**DRAIN PIPE TRENCH DETAIL N.T.S.**



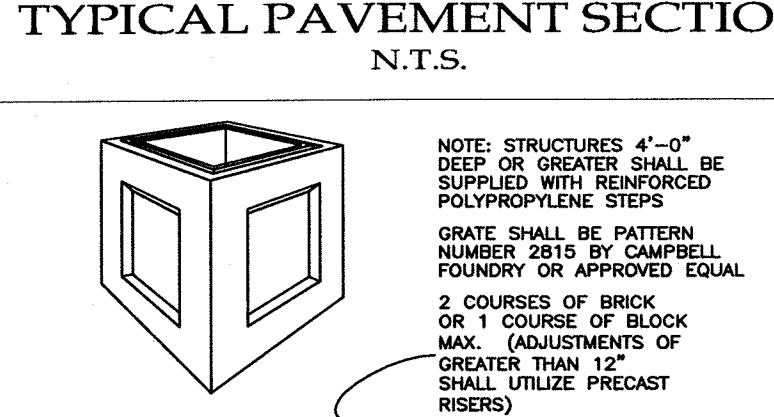
**DROP CURB N.T.S.**



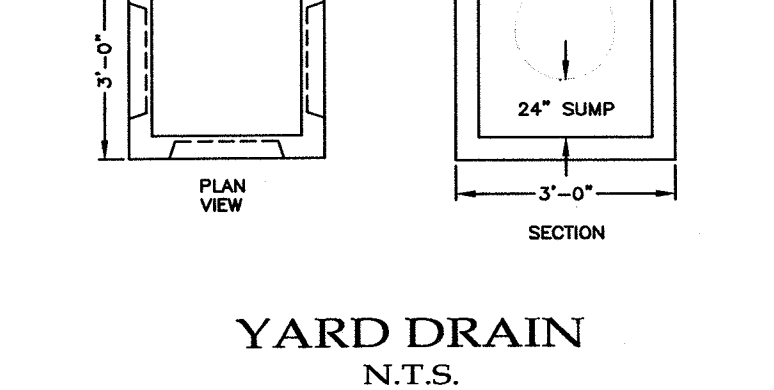
**TREE PLANTING DETAIL N.T.S.**



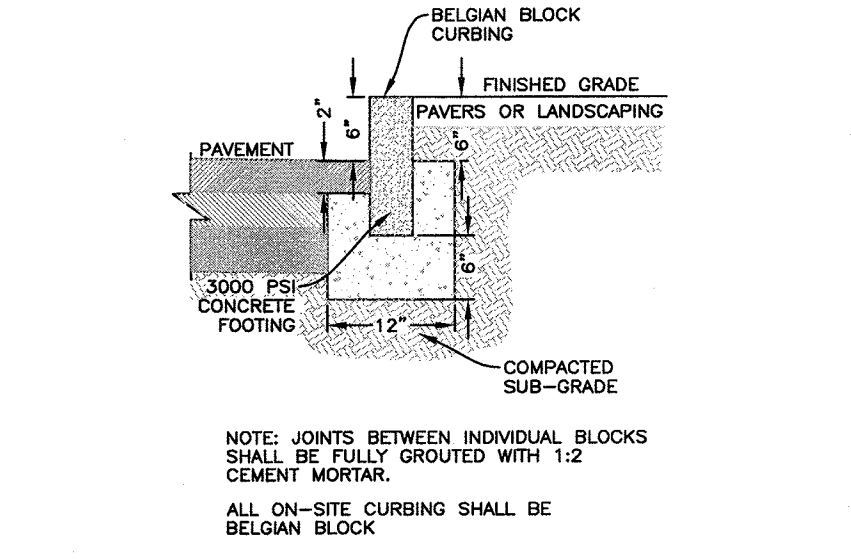
**FILTER FABRIC INLET PROTECTION N.T.S.**



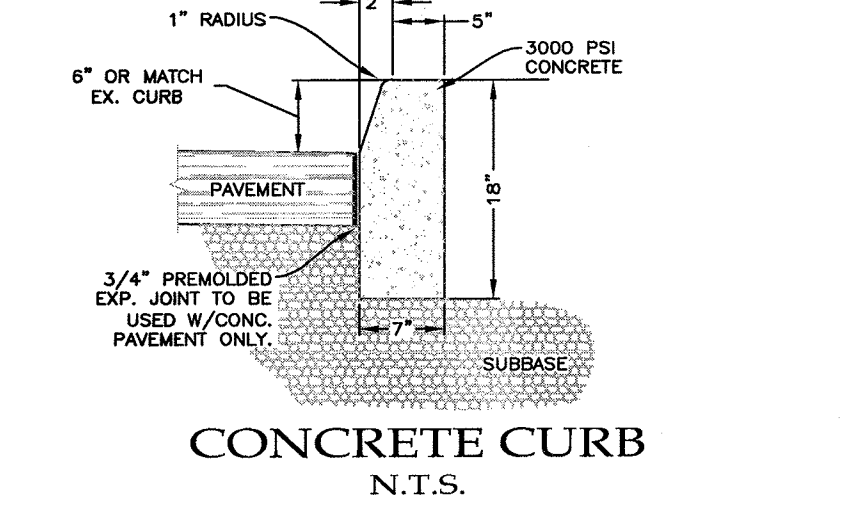
**TYPICAL PAVEMENT SECTION N.T.S.**



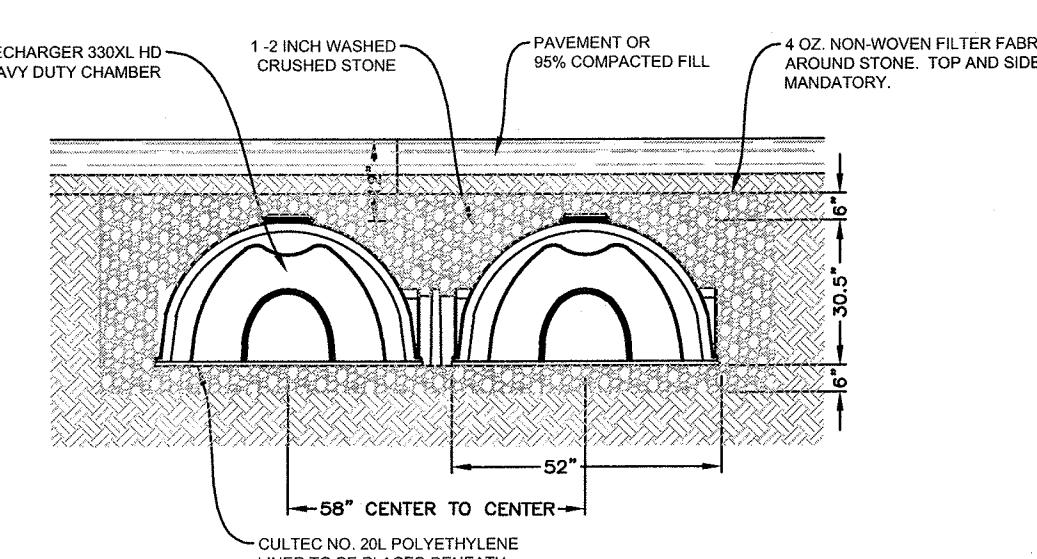
**YARD DRAIN N.T.S.**



**BELGIAN BLOCK CURB N.T.S.**

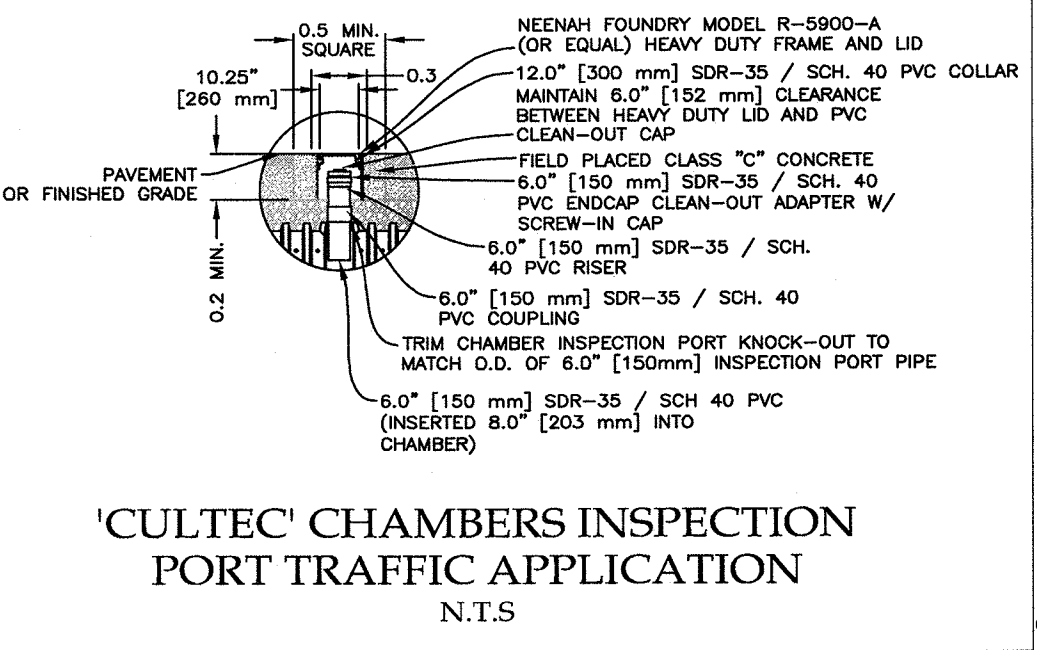


**CONCRETE CURB N.T.S.**

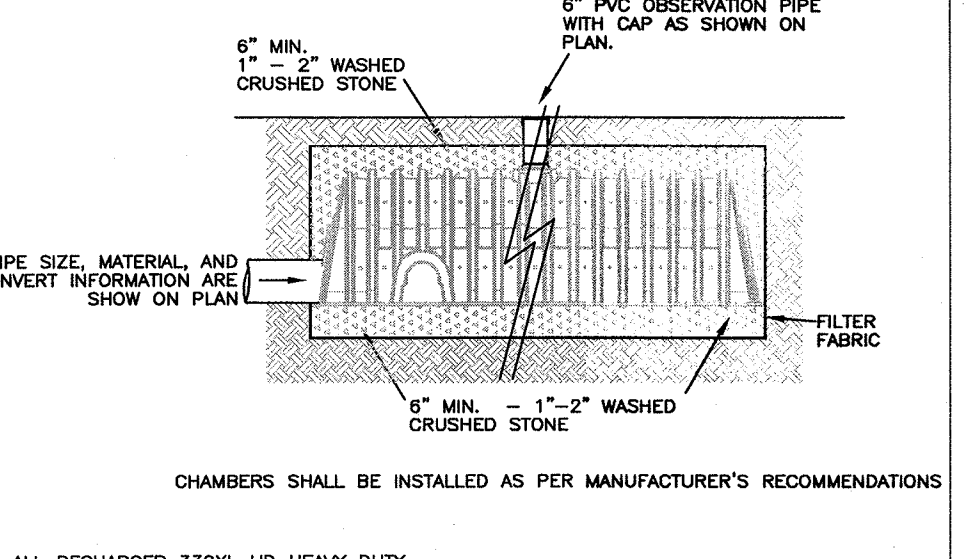


**STORMWATER CHAMBER CROSS SECTION N.T.S.**

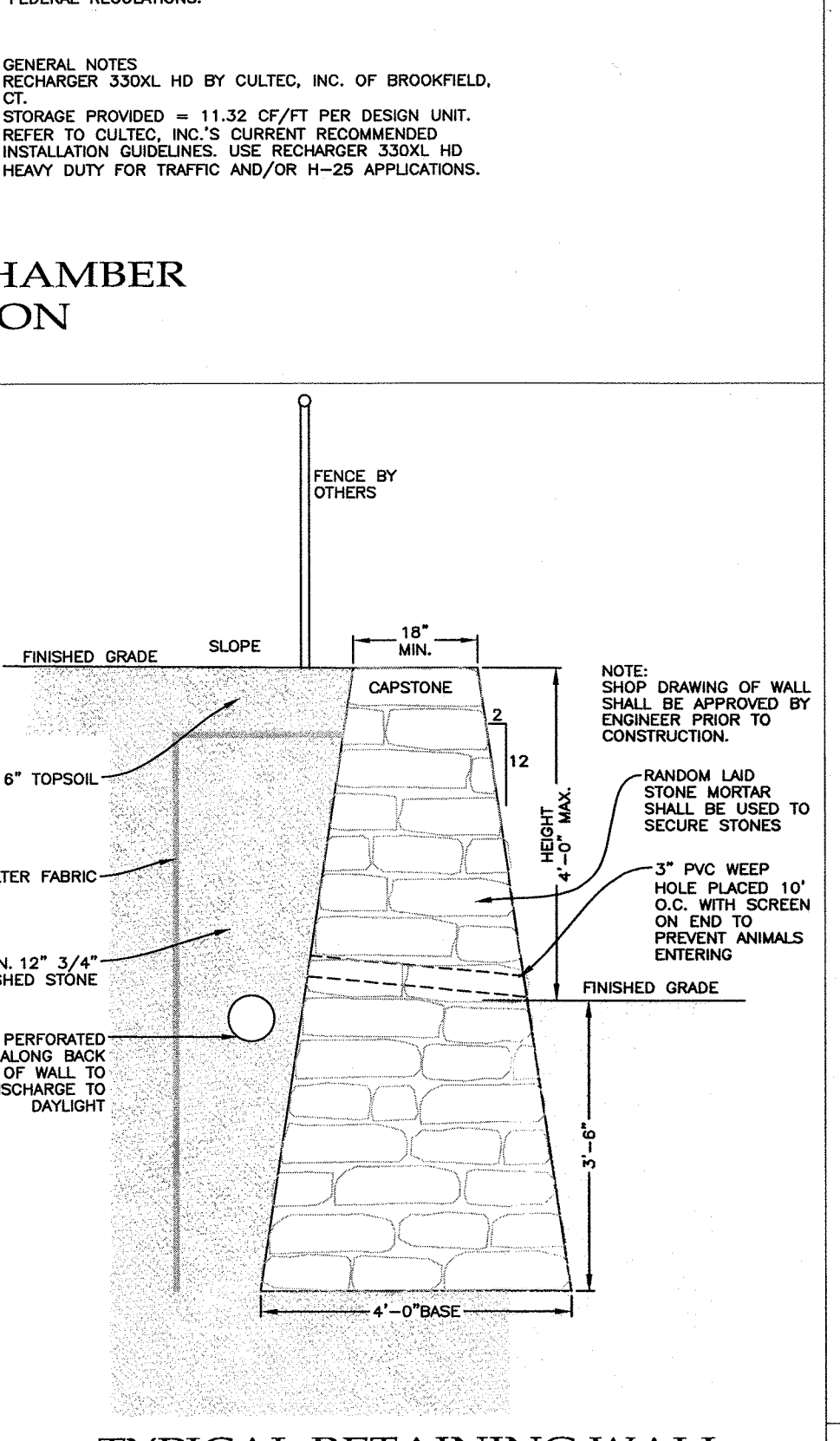
**STORMWATER CHAMBER INSTALLATION N.T.S.**



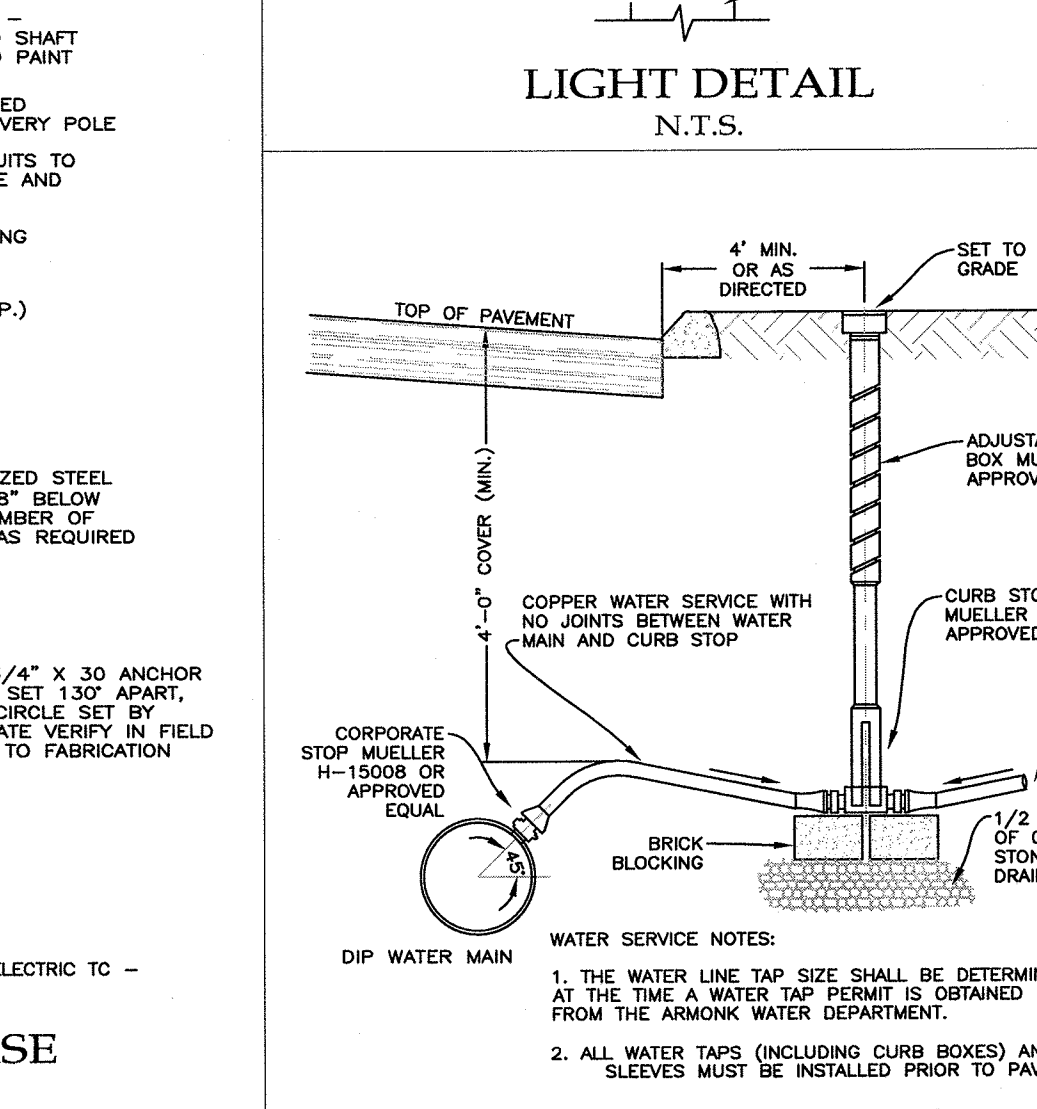
**'CULTEC' CHAMBERS INSPECTION PORT TRAFFIC APPLICATION N.T.S.**



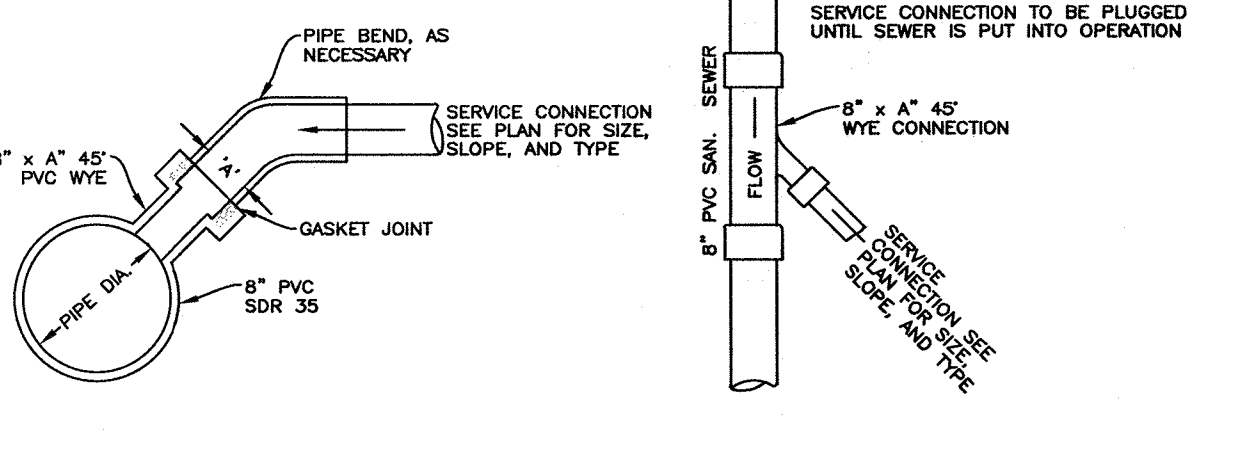
**TYPICAL RETAINING WALL N.T.S.**



**LIGHT DETAIL N.T.S.**



**WATER SERVICE CONNECTION DETAIL N.T.S.**



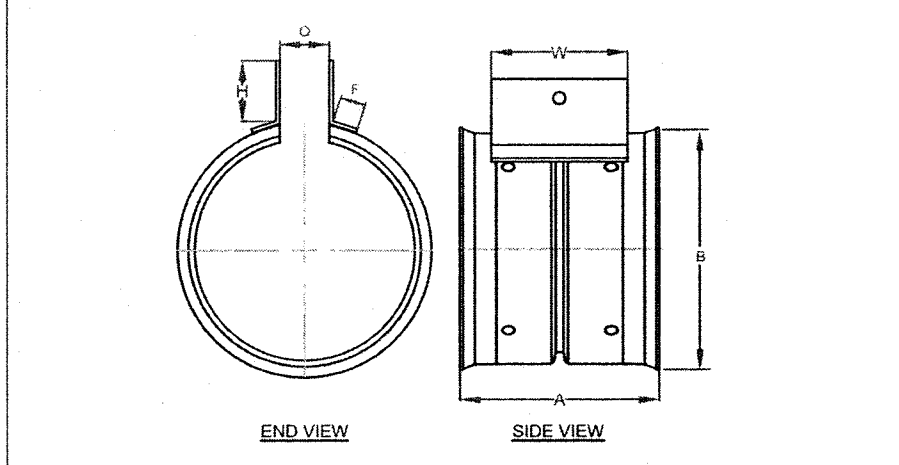
**SEWER CONNECTION FOR PVC PIPE N.T.S.**

**DETENTION SYSTEM CALCULATIONS**

USING STORMWATER CHAMBERS		
CULTEC RECHARGER 330 XL HD		
DRAINAGE STUDY AREA 1:	S.F.	6611
DESIGN STORM (100 YR.):	IN.	9.17
HYDROLOGIC SOIL TYPE:		B
EXISTING CN:		69
PROPOSED CN:		98
CALCULATIONS:		
Rv (=0.05+0.0090):		0.95
WATER QUALITY VOLUME (WqV):	ACRE-FEET	0.018
WATER QUALITY VOLUME (WqV):	C.F.	785.1
REQUIRED STORAGE VOLUME CALCULATION		
EX. RUNOFF DEPTH:	IN.	5.36
PR. RUNOFF DEPTH:	IN.	8.93
DELTA RUNOFF DEPTH:	IN.	3.57
REQUIRED STORAGE VOLUME:	C.F.	1966.5
CHAMBER INFORMATION		
LENGTH OF 1 CHAMBER:	FT.	8.5
WIDTH OF 1 CHAMBER:	FT.	4.33
HEIGHT OF CHAMBER:	FT.	2.54
WIDTH OF STONE SURROUNDING CHAMBER:	FT.	1
DEPTH OF STONE UNDER CHAMBER:	FT.	0.5
STONE VOID RATIO:		0.33
VOLUME PER CHAMBER (AS PER MANUFACTURER):	C.F./L.F.	7.46
TRENCH SIZE		
TRENCH WIDTH:	FT.	6.33
TRENCH LENGTH (UNIT LENGTH):	FT.	1
TRENCH HEIGHT:	FT.	3.04
TRENCH VOLUME:	C.F./L.F.	19.24
STONE VOID VOLUME:	C.F.	3.89
PERCOLATION AREA:	S.F./L.F.	6.33
PERCOLATION RATE: DESIGN = 10 MIN/IN, ACTUAL = 5 MIN/IN		
PERCOLATION HOLE DIAMETER:	MIN./IN.	8"
WATER LEVEL DROP:	IN.	1
AVERAGE DEPTH OF WATER:	IN.	8.5
PERCOLATION HOLE BOTTOM AREA:	S.F.	0.55
PERCOLATION HOLE SIDE AREA:	S.F.	1.85
PERCOLATION HOLE TOTAL AREA:	S.F.	2.40
PERCOLATION VOLUME CHANGE:	C.F.	0.045
ADJUSTED PERCOLATION RATE:	C.F./S.F./DAY	3.41
PERCOLATION VOL. PER DAY:	C.F./DAY/L.F.	21.6
SOIL CLOGGING FACTOR:		25%
PERCOLATION WITH CLOGGING:	C.F./DAY/L.F.	16.2
TOTAL VOLUME OF CHAMBERS:	C.F./DAY/L.F.	27.5
REQUIRED LENGTH CHAMBERS:	L.F.	71.42
REQUIRED NUMBER OF CHAMBERS @ 7 L.F./CHAMBER:		10.20
PROPOSED NUMBER OF CHAMBERS		11.00
* SLOWEST PERCOLATION RATE OBSERVED: 4 MIN/INCH PERCOLATION RATE USED:		

**WATER QUALITY VOLUME CALCULATION (WQV)**

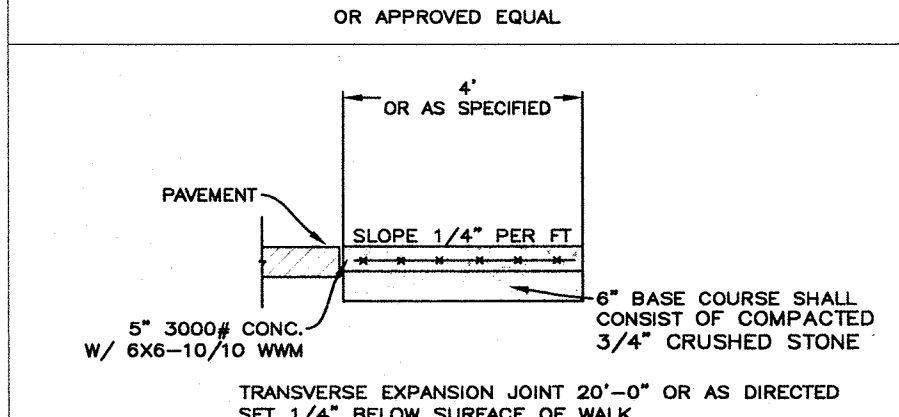
80% RAINFALL EVENT NUMBER (P):	IN.	1.5
IMPERVIOUS COVER (I):	PERCENT	100.0
AREA (A): (BUILDING, PARKING LOT, WALK)	ACRES	0.152
CALCULATIONS:		
Rv (=0.05+0.0090):		0.95
WATER QUALITY VOLUME (WqV):	ACRE-FEET	0.018
WATER QUALITY VOLUME (WqV):	C.F.	785.1



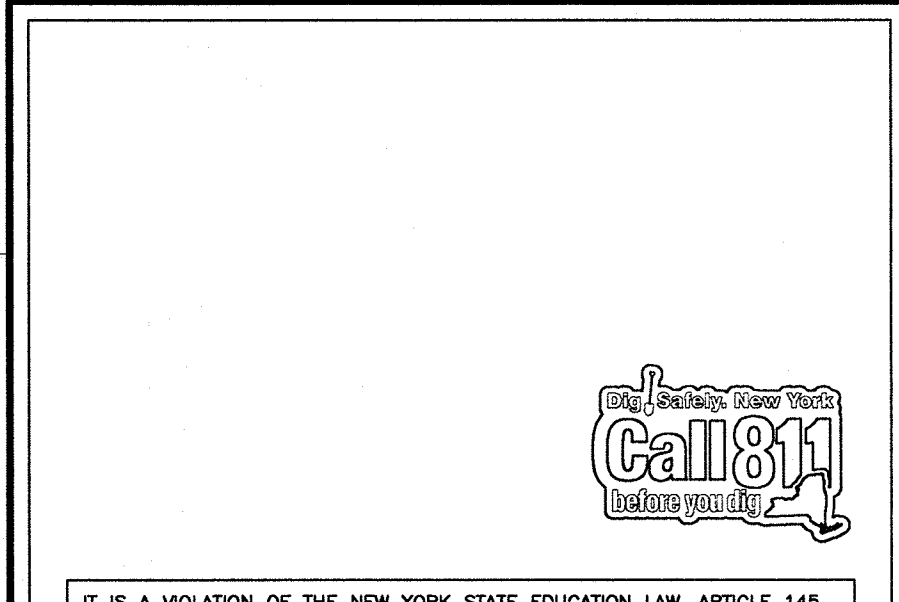
2.5" SLOT RISER COUPLER BAND DIMENSIONS

PIPE DIAM.	H	O	F	W	A	B	PRODUCT #
4" (100mm)	2" (50mm)	1.875" (48mm)	0.75" (19mm)	3.75" (95mm)	4" (100mm)	4.75" (120mm)	0421DS
6" (150mm)	2" (50mm)	2.375" (60mm)	1" (25mm)	5" (127mm)	7.25" (184mm)	7.625" (194mm)	0621DS
8" (200mm)	2" (50mm)	2.875" (73mm)	1" (25mm)	6" (152mm)	9" (229mm)	9.75" (248mm)	0821DS
10" (250mm)	2" (50mm)	3.375" (86mm)	1" (25mm)	7" (178mm)	11" (279mm)	12.5" (318mm)	1021DS
12" (300mm)	2" (50mm)	3.875" (98mm)	1" (25mm)	8" (203mm)	13" (330mm)	15" (381mm)	1221DS

**PROPOSED ADS SLOT DRAIN N.T.S.**



**CONCRETE SIDEWALK N.T.S.**



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**ALFONZETTI ENGINEERING, P.C.**  
1100 ROUTE 52, CARMEL, N.Y. 10512  
845 - 228 - 9800

**SITE DATA**

OWNER/APPLICANT: THE CRECCO COMPANIES  
871 COMMENCE STREET  
THORNWOOD, NY 10984

SITE ADDRESS: 215 LEXINGTON AVENUE  
MT. KISCO, NY 10549

TAX MAP #: 80.32-4-6

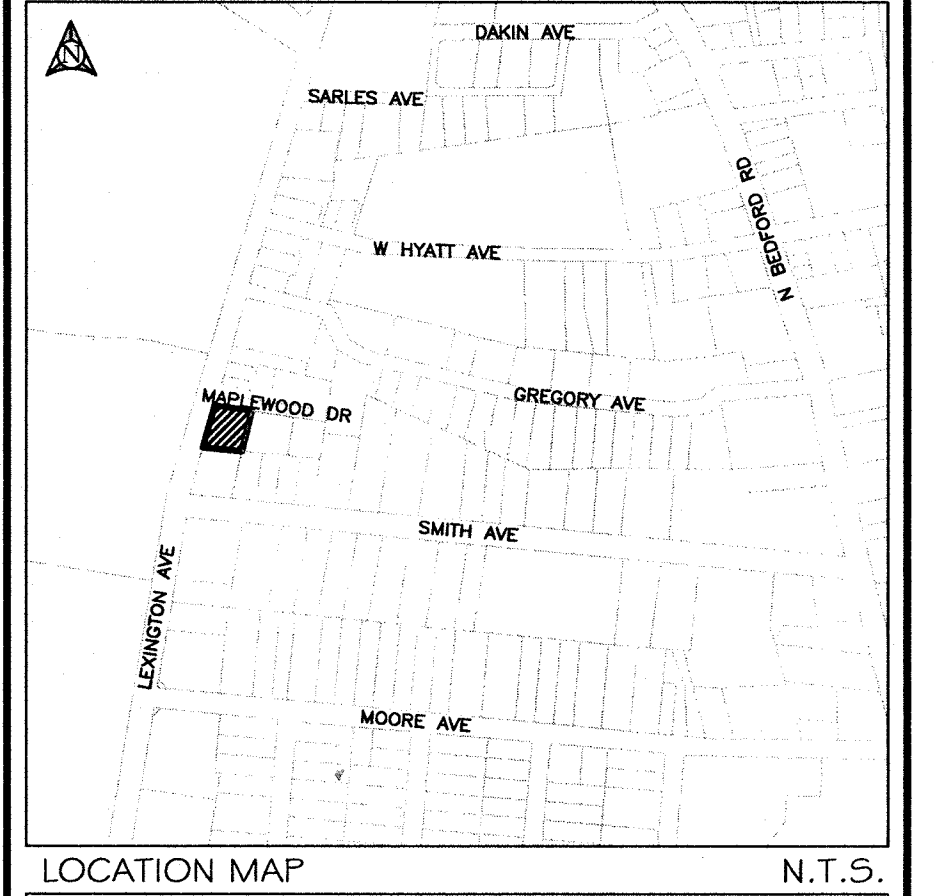
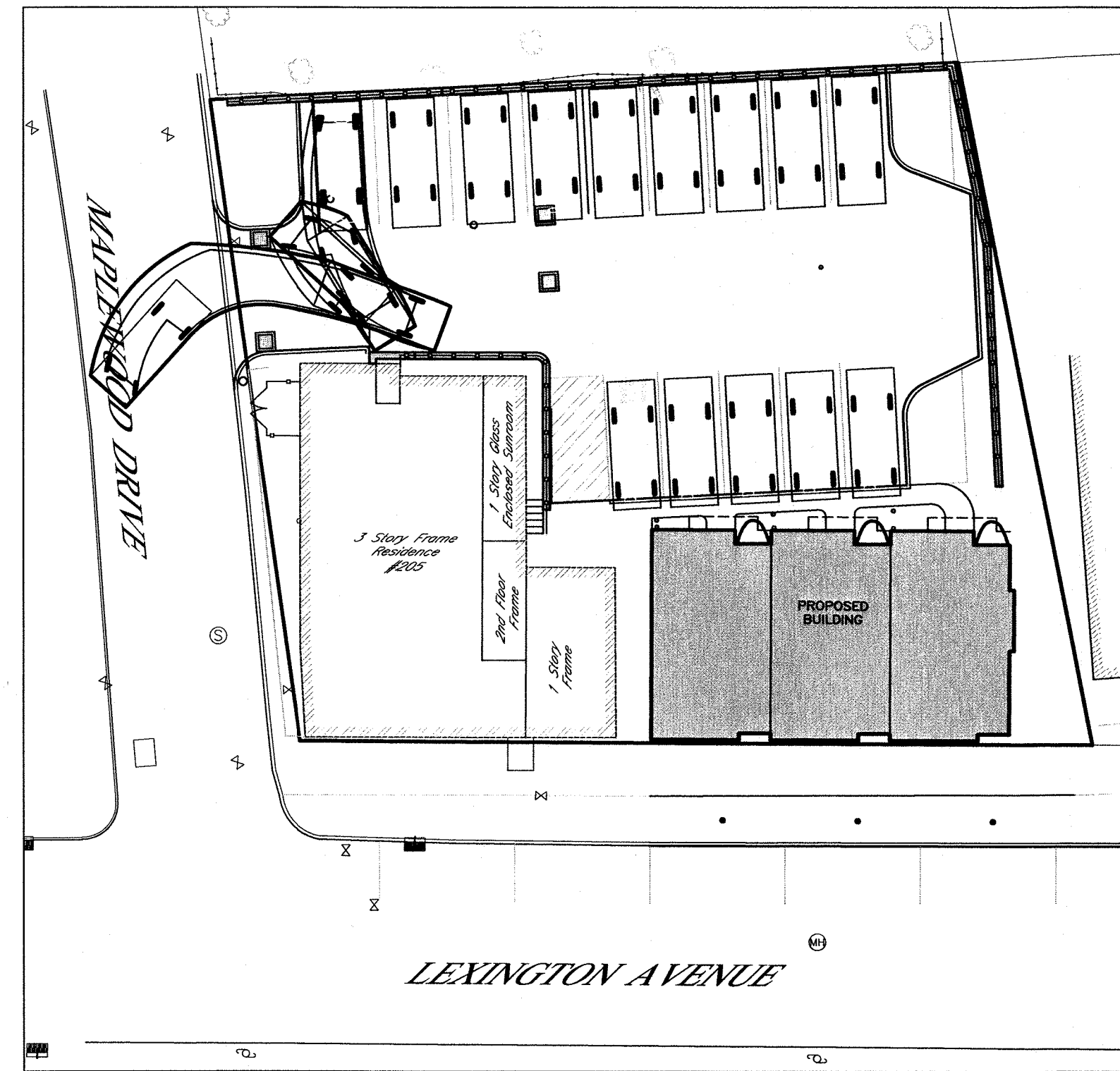
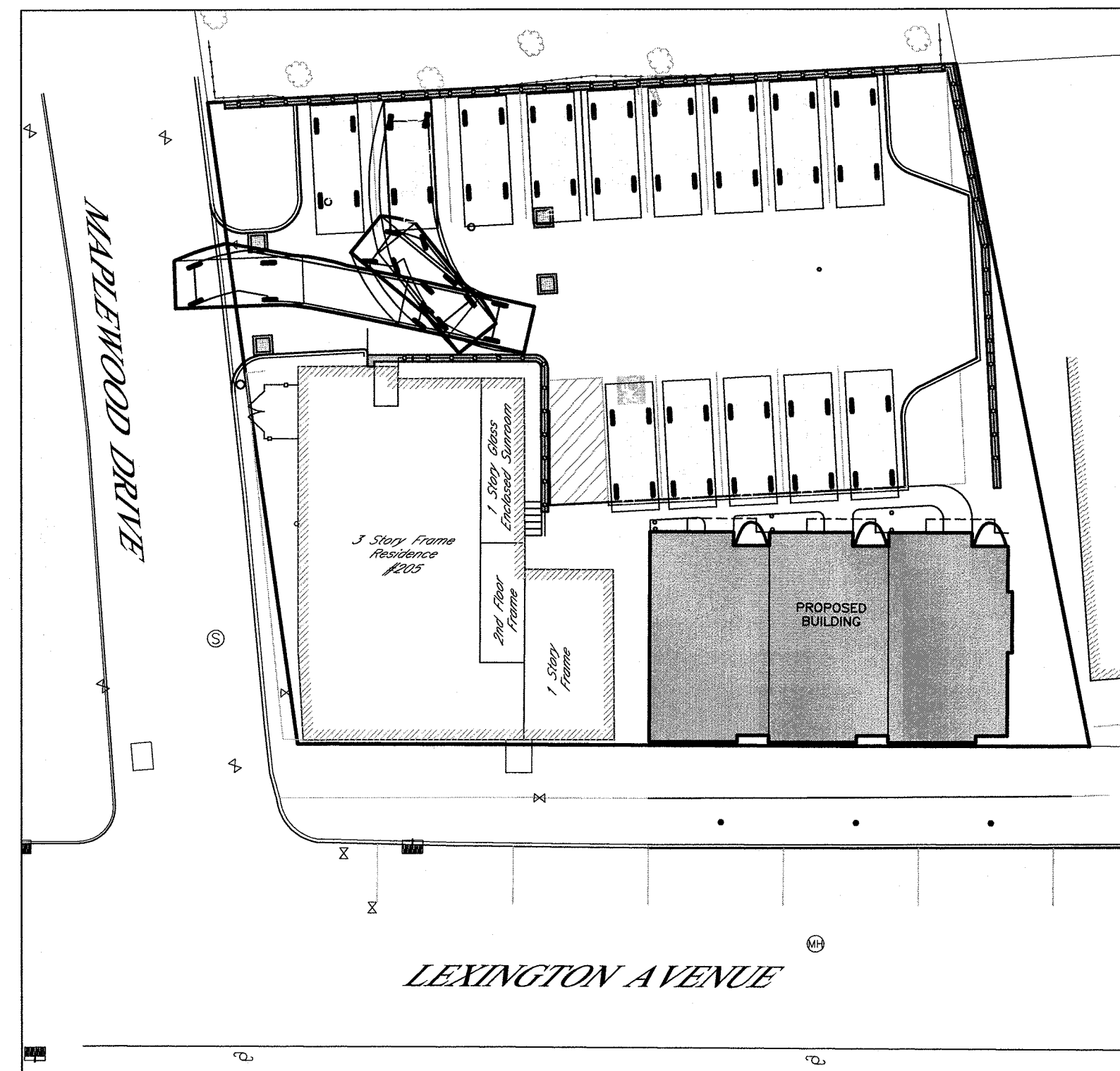
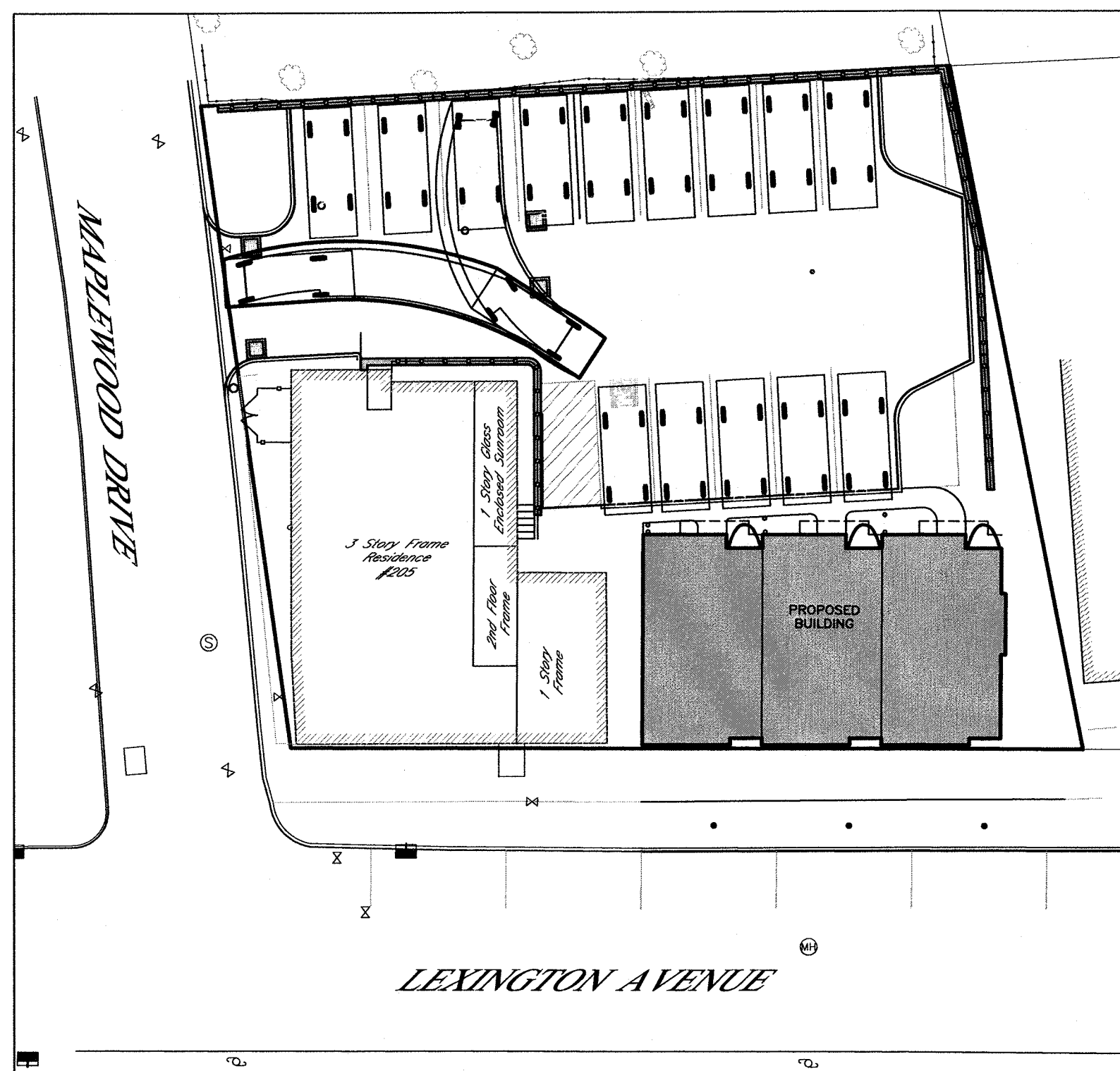
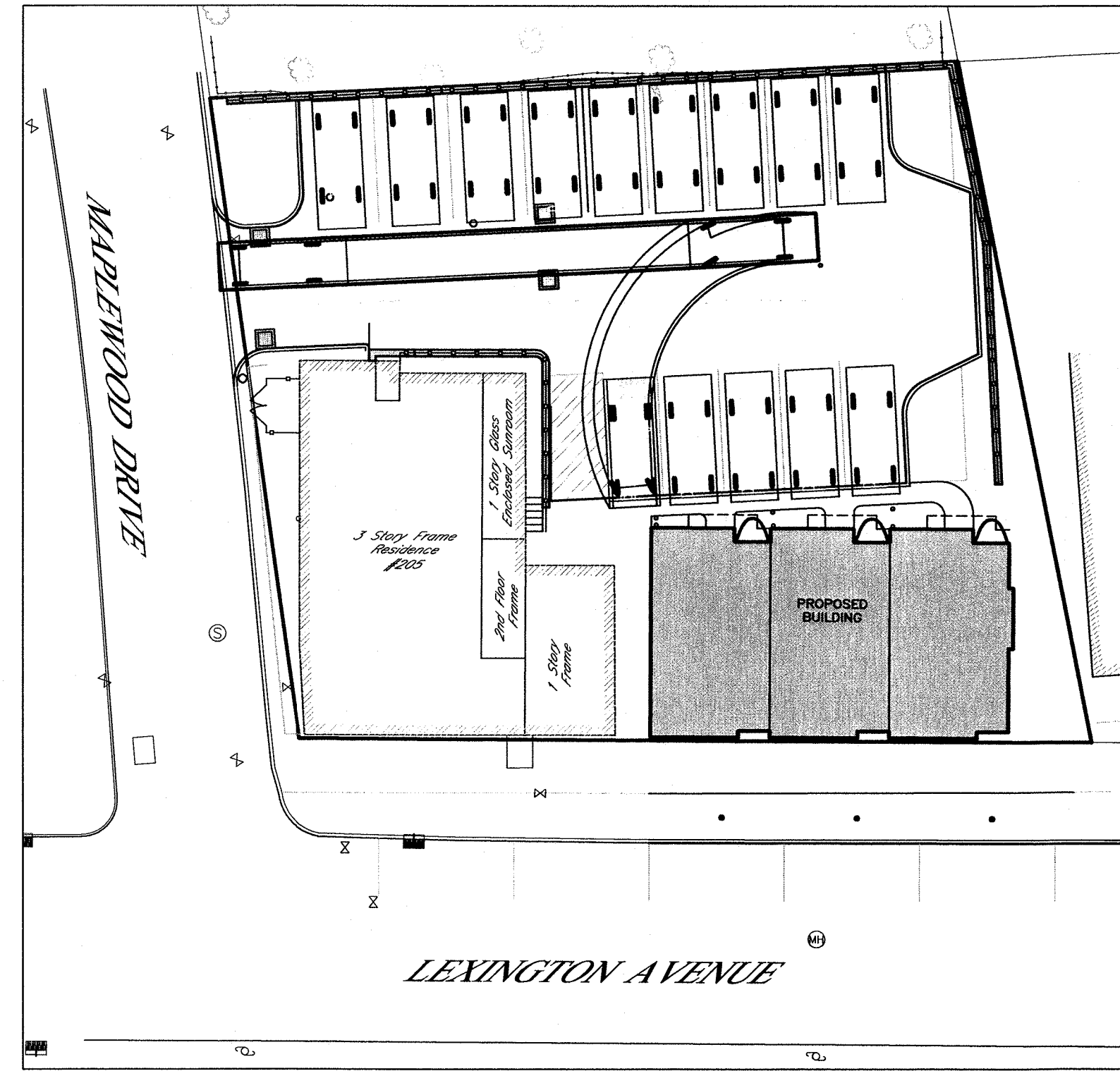
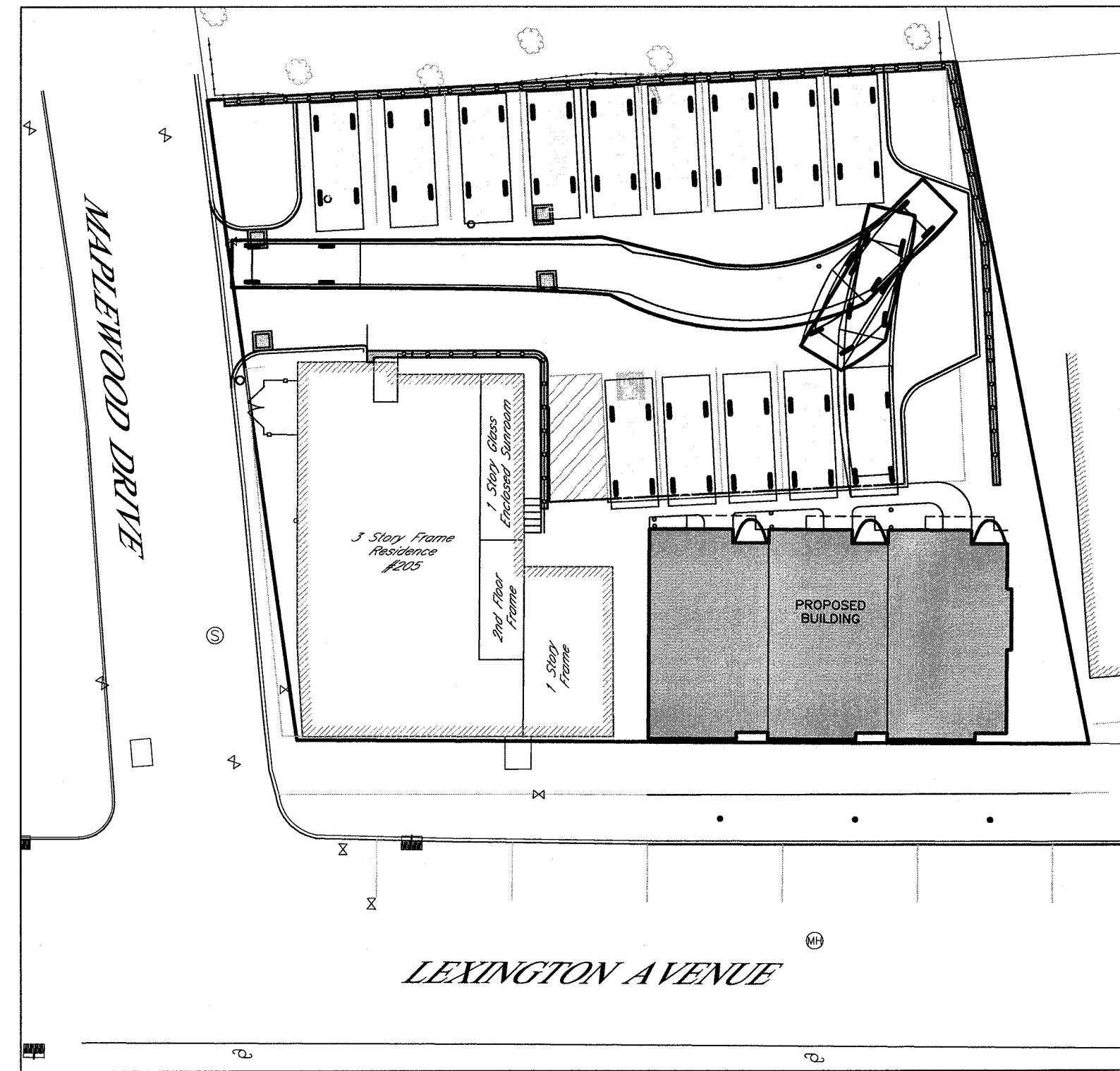
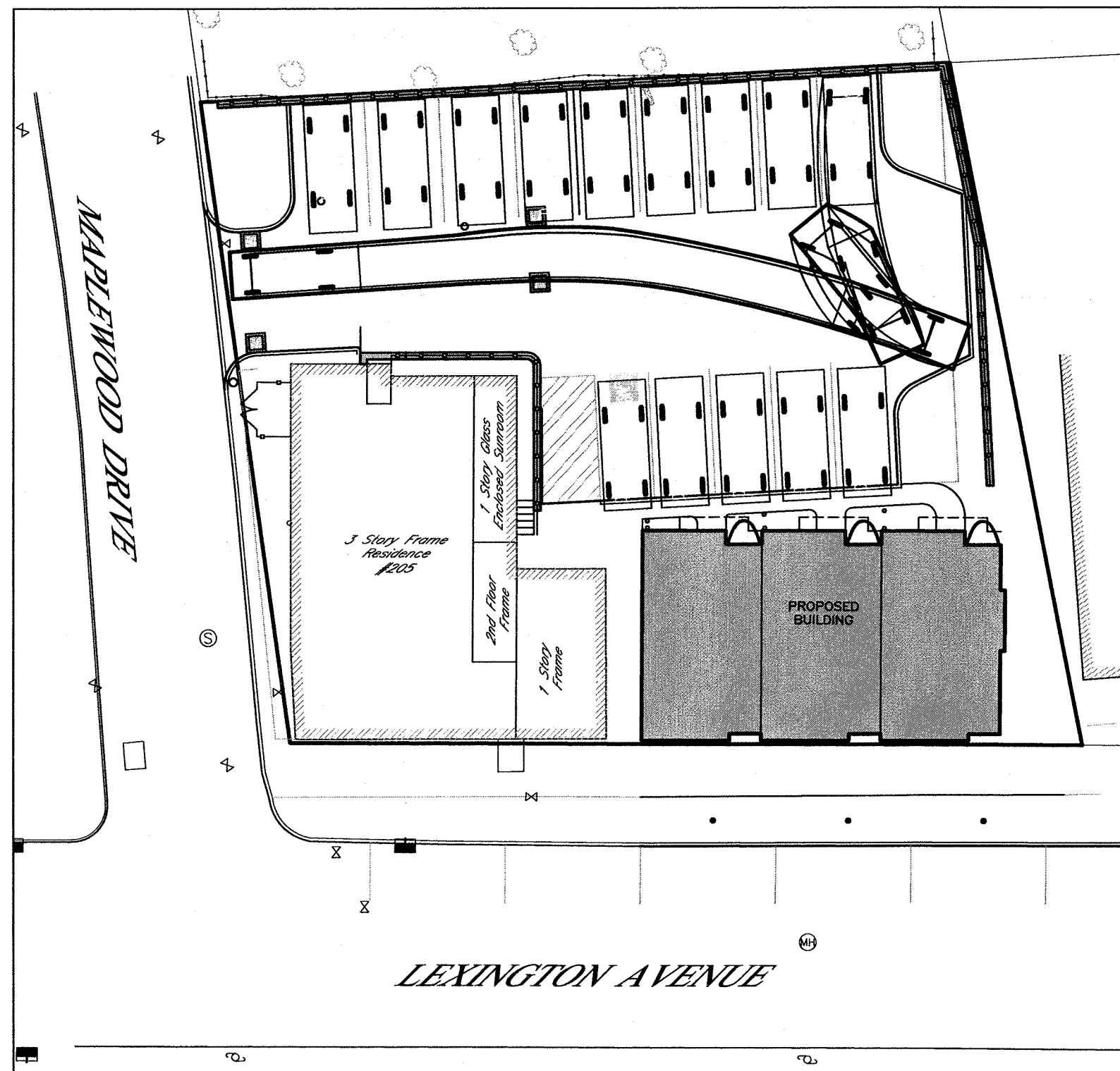
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ZONING: CN

REVISED: AUGUST 11, 2020

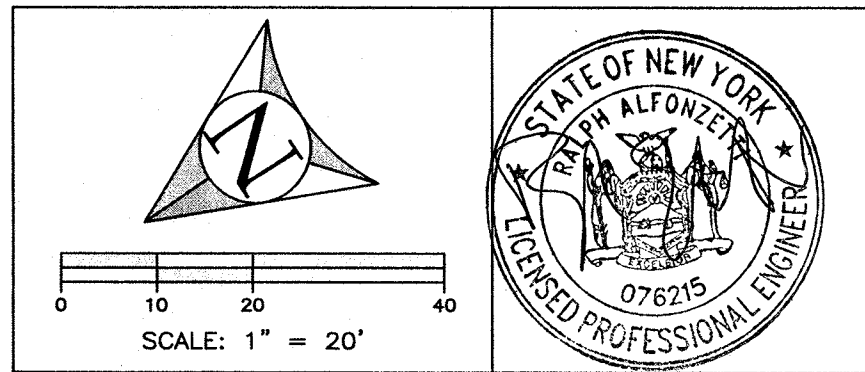
**SITE DETAILS**  
JUNE 8, 2020

PROJECT: 215 LEXINGTON AVE  
TOWN/VILLAGE OF MT. KISCO,  
WESTCHESTER COUNTY, NY





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ALFONZETTI ENGINEERING, P.C.  
1100 ROUTE 52, CARMEL, N.Y. 10512  
845 - 228 - 9800

**SITE DATA**  
OWNER/APPLICANT:  
THE CRESCO COMPANIES  
871 COMMERCE STREET  
THORNWOOD, NY 10594  
SITE ADDRESS:  
215 LEXINGTON AVENUE  
MT. KISCO, NY 10549  
TAX MAP #: 80.32-4-6  
LOT AREA: 0.28 ACRES  
ZONING: CN

DRAWING: TURNING RADIUS  
STUDY PLAN  
AUGUST 11, 2020  
PROJECT: 215 LEXINGTON AVE  
TOWN/VILLAGE OF MT. KISCO,  
WESTCHESTER COUNTY, NY

SHEET: 01 OF 02



Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Fixture	Lumens per Lamp	LLF	Wattage	Distribution	Polar Plot	Notes
⊙	E	2	Holophane	GWD3 P10 30K XXXX GL3 RB FC GWDH518 10' 10' DIA POLE	Granville Gen3, P10 Performance Package, 3000K CCT, 3000h, Type 5 distribution with Ribs and Boards and Full Cover with 180deg House Side Shield		1	GWD3_P10_30K_XXXX_GL3_RB_FC_GWDH518_10'	1979	0.85	23	TYPE IV MEDIUM BUD RATING: B1 - U3 - G4		
⊙	F	1	Holophane	GWD3 P20 30K XXXX GL5 RB FC GWDH518	Granville Gen3, P20 Performance Package, 3000K CCT, 3000h, Type 5 distribution with Ribs and Boards and Full Cover with 180deg House Side Shield		1	GWD3_P20_30K_XXXX_GL5_RB_FC_GWDH518_10'	2717	0.85	39	TYPE IV VERY SHORT BUD RATING: B1 - U3 - G2		
⊙	A	4	Holophane	CHBLED P10 30K XXXX NDS AWS	Character LED Board, P10 Performance Package, 3000K, No internal reflector, Type 5, Arctic White Smooth translucent lens		1	CHBLED_P10_30K_XXXX_NDS_AWS_5_AWS_10'	487	0.85	11	TYPE V5 BUD RATING: B1 - U4 - G2		

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	0.5 f.c.	0.9 f.c.	0.1 f.c.	9.0:1	5.0:1
Property Lot	+	0.1 f.c.	0.2 f.c.	0.0 f.c.	N/A	N/A
Walk	+	0.4 f.c.	1.6 f.c.	0.0 f.c.	N/A	N/A







EXISTING STREETScape ALONG LEXINGTON AVENUE

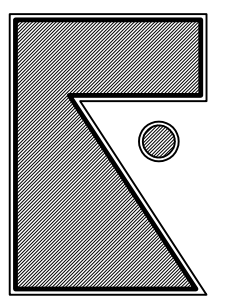


EXISTING BUILDING

PROPOSED TOWNHOUSE

PROPOSED STREETScape ALONG LEXINGTON AVENUE

SCALE: 1/4" = 1'-0"



FEDERICO ASSOCIATES

255B South Broadway, Tarrytown  
New York, 10591

phone: 914-693-5401

client:

Kensico Development, LLC

871 Commerce Street  
Thornwood, NY 10504

project:

Proposed Redevelopment  
of 215  
Lexington Avenue

215 Lexington Avenue  
Mount Kisco, NY

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS  
DRAWING ARE A VIOLATION OF SECTION 8813 OF  
THE REGULATIONS OF THE COMMISSIONER OF EDUCATION  
NEW YORK STATE EDUCATION LAWS.

drawing title:

Streetscape  
Elevations  
Lexington Ave

scale: 1/4" = 1'-0"  
original date: June 5, 2020



Aug 13, 2020 Existing Building Floor Plan  
date: revision:

drawing number:

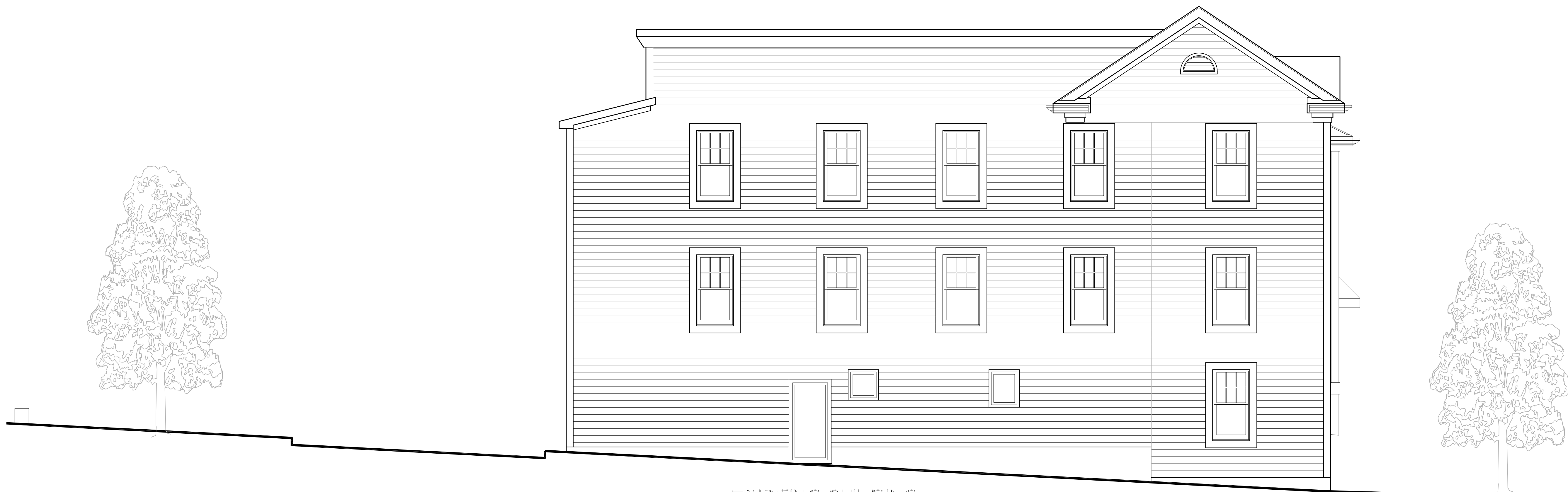
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OF 5



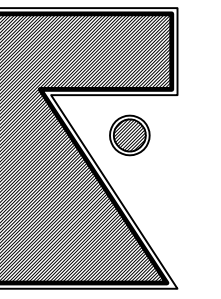


EXISTING STREETScape ALONG MAPLEWOOD AVENUE



EXISTING BUILDING  
PROPOSED STREETScape ALONG MAPLEWOOD AVENUE

SCALE: 1/4" = 1'-0"



**FEDERICO  
ASSOCIATES**

255B South Broadway, Tarrytown  
New York, 10591

phone: 914-693-5401

client:

**Kensico  
Development, LLC**

871 Commerce Street  
Thornwood, NY 10504

project:

**Proposed  
Redevelopment  
of 215  
Lexington Avenue**

215 Lexington Avenue  
Mount Kisco, NY

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS  
DRAWING ARE A VIOLATION OF SECTION 88(3) OF  
THE REGULATIONS OF THE COMMISSIONER OF EDUCATION,  
NEW YORK STATE EDUCATION LAWS.

drawing title:

**Streetscape  
Elevations  
Maplewood Ave**

scale: 1/4" = 1'-0"

original date: June 5, 2020



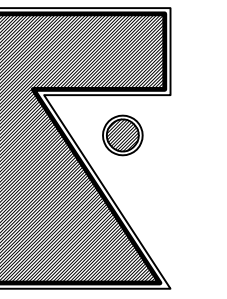
Aug 13, 2020 Existing Building Floor Plan  
date revision

drawing number:

**A2**

OF 5





**FEDERICO ASSOCIATES**  
 255B South Broadway, Tarrytown  
 New York, 10591

phone: 914-693-5401

client:

**Kensico Development, LLC**

871 Commerce Street  
 Thornwood, NY 10504

project:

**Proposed Redevelopment  
 of 215  
 Lexington Avenue**

215 Lexington Avenue  
 Mount Kisco, NY

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 THE REGULATIONS OF THE COMMISSIONER OF EDUCATION  
 NEW YORK STATE EDUCATION LAWS.

drawing title:

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 Basement Plans**

scale: 1/4" = 1'-0"  
 original date: June 5, 2020



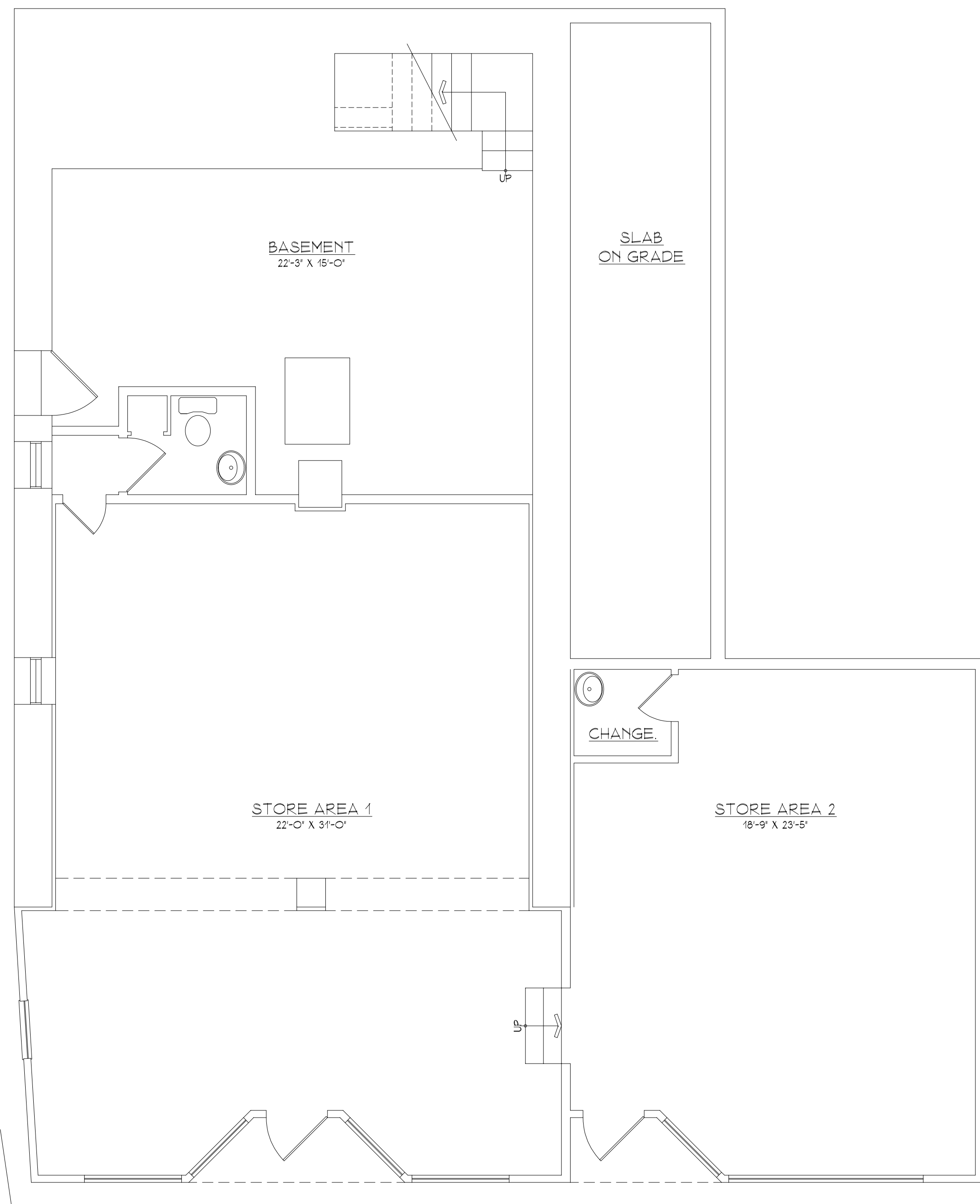
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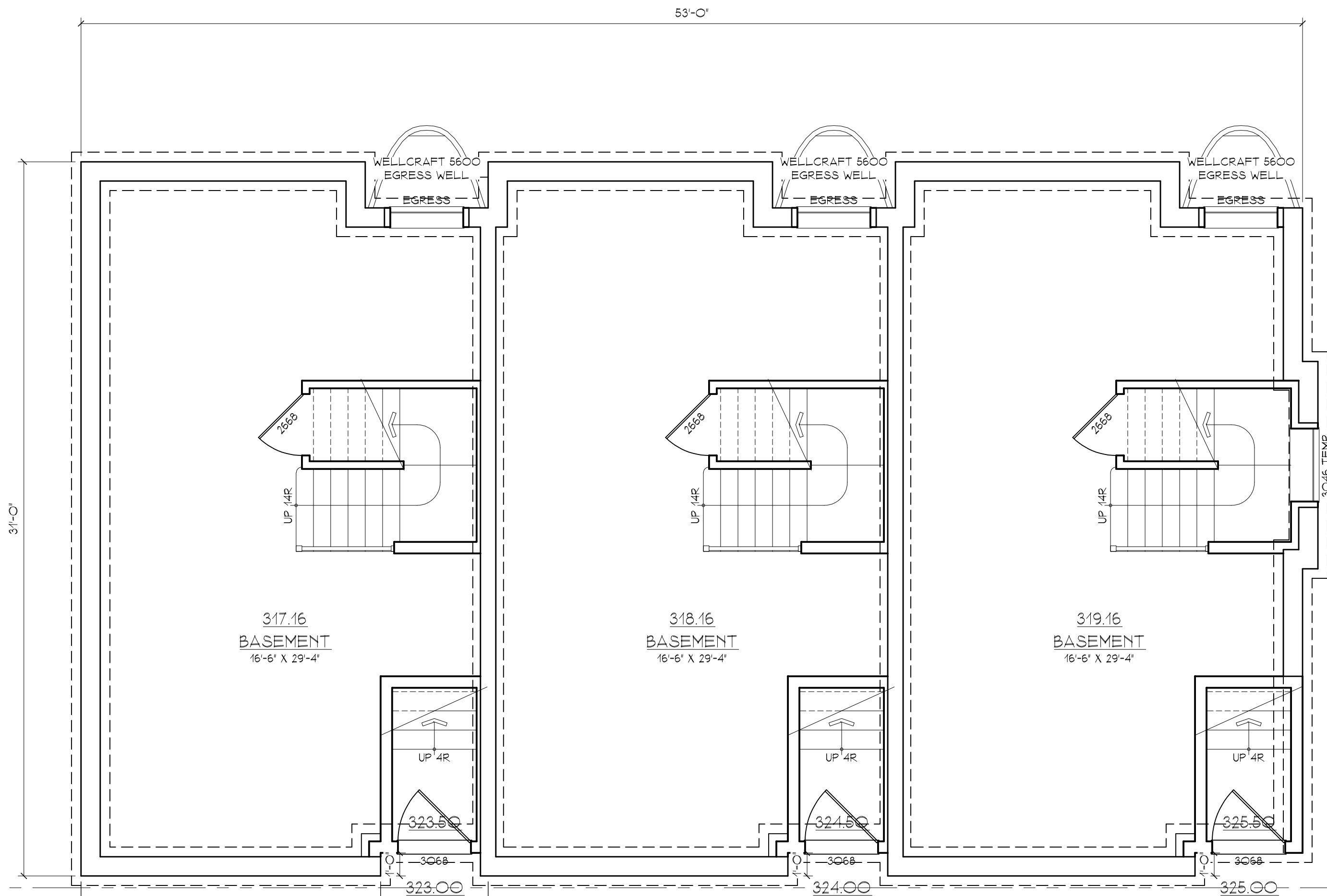
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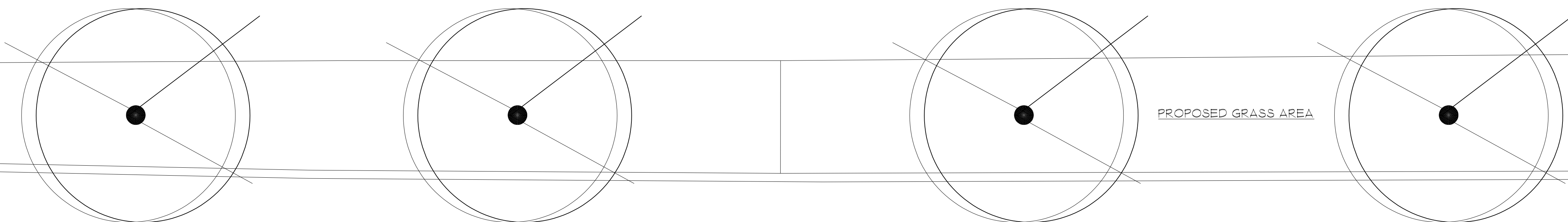
**MAPLEWOOD DRIVE**



EXISTING BUILDING



PROPOSED TOWNHOUSE



PROPOSED GRASS AREA

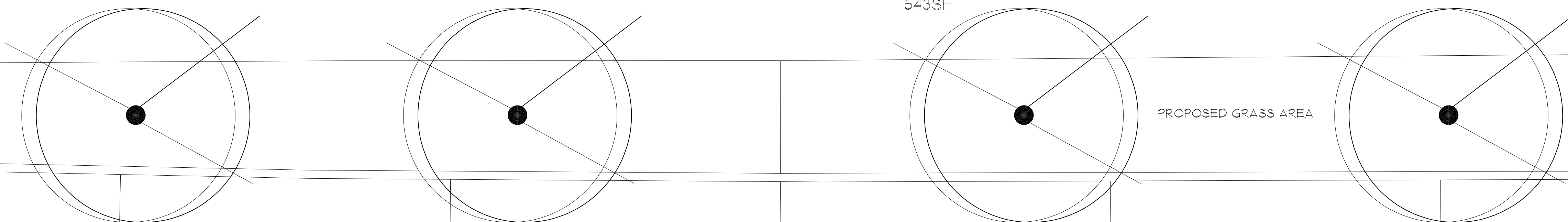
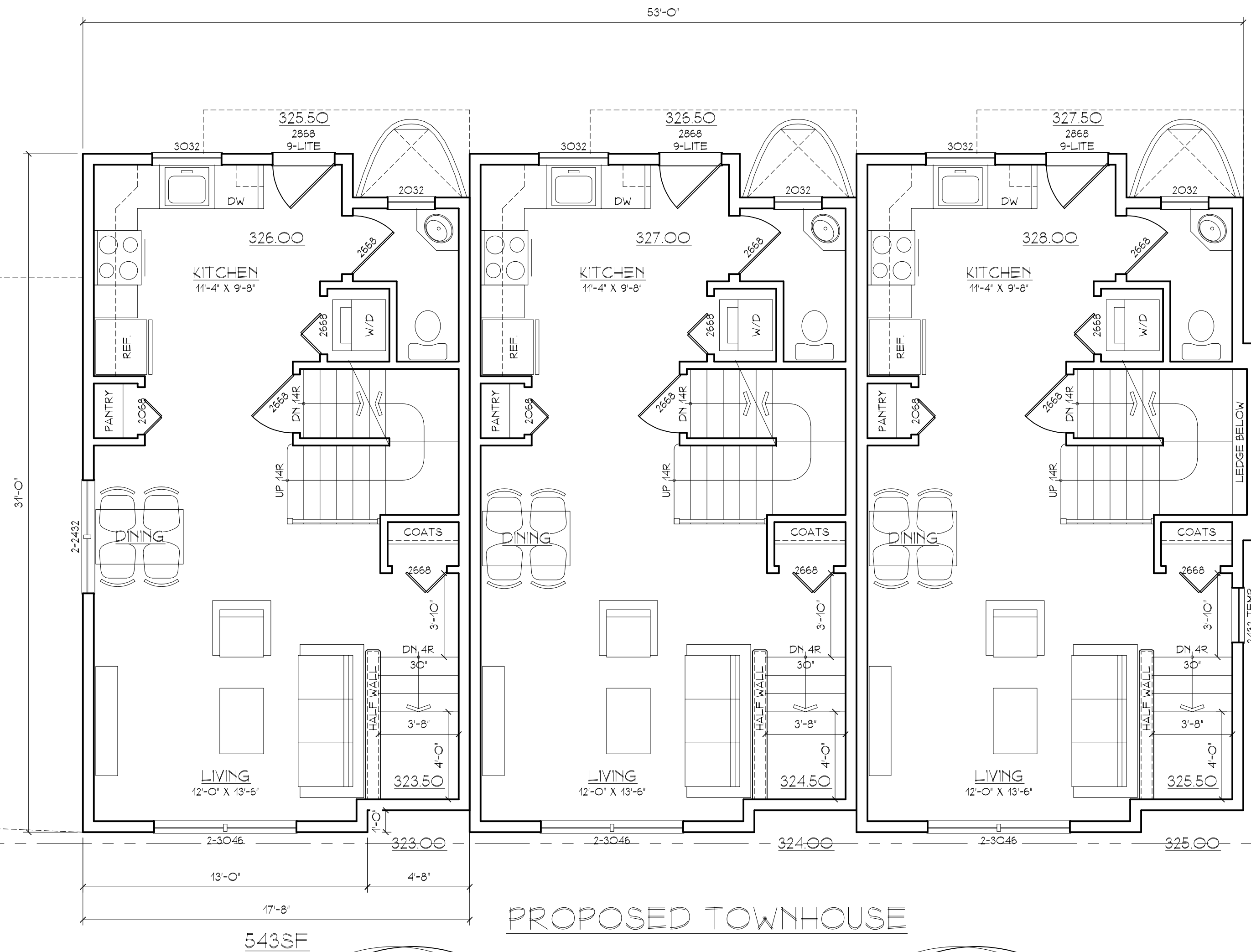
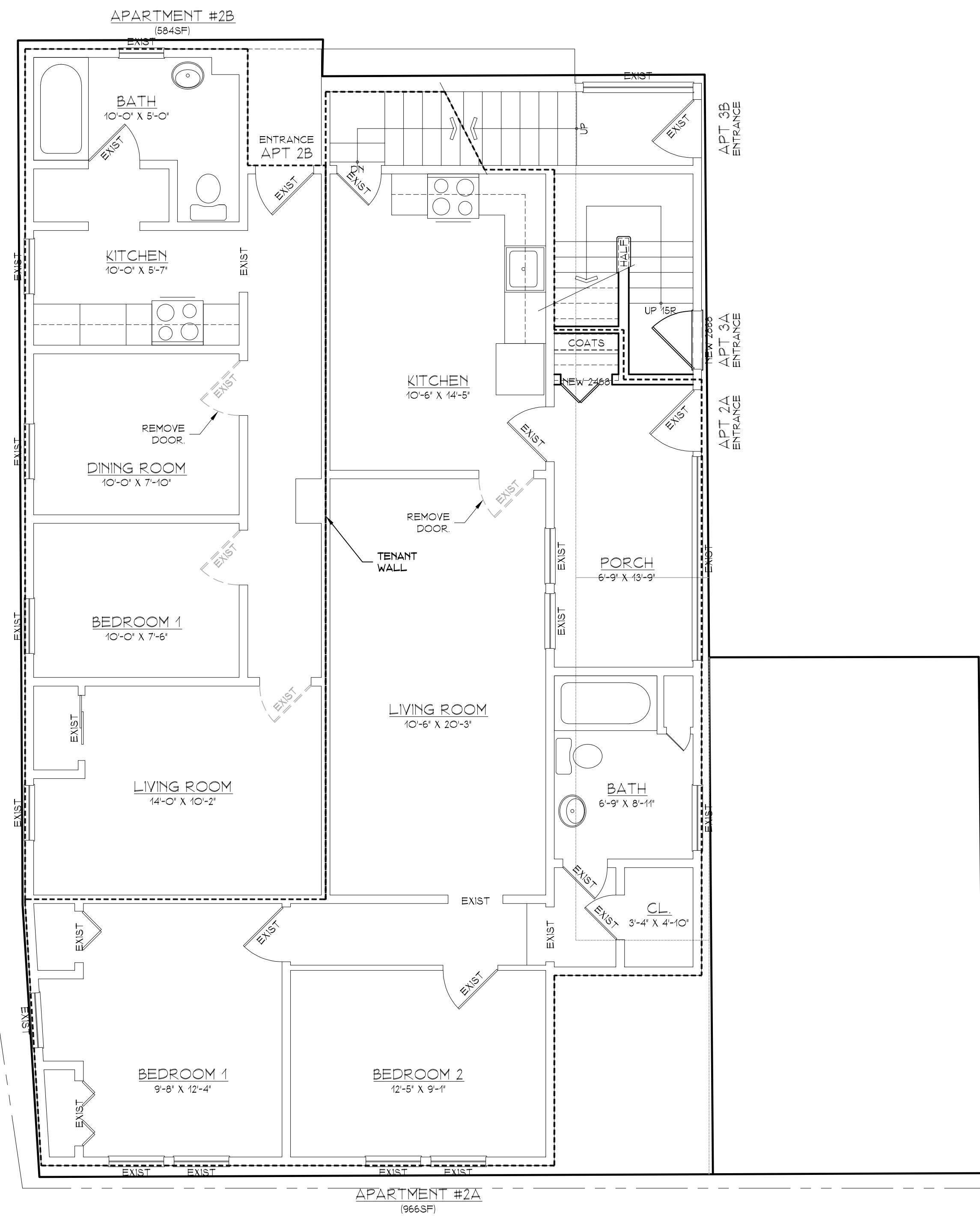
**LEXINGTON AVENUE**

**GROUND FLOOR / BASEMENT PLANS**

SCALE: 1/4" = 1'-0"

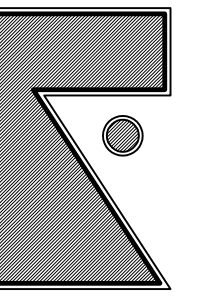


MAPLEWOOD DRIVE



FIRST FLOOR PLANS  
SCALE: 1/4" = 1'-0"

LEXINGTON AVENUE



FEDERICO ASSOCIATES  
255B South Broadway, Tarrytown  
New York, 10591

phone: 914-693-5401

client:

Kensico Development, LLC

871 Commerce Street  
Thornwood, NY 10504

project:

Proposed Redevelopment  
of 215  
Lexington Avenue

215 Lexington Avenue  
Mount Kisco, NY

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DRAWING ARE A VIOLATION OF SECTION 483-B OF  
THE REGULATIONS OF THE COMMISSIONER OF EDUCATION  
NEW YORK STATE EDUCATION LAWS.

drawing title:

First Floor  
Plans

scale: 1/4" = 1'-0"  
original date: June 5, 2020

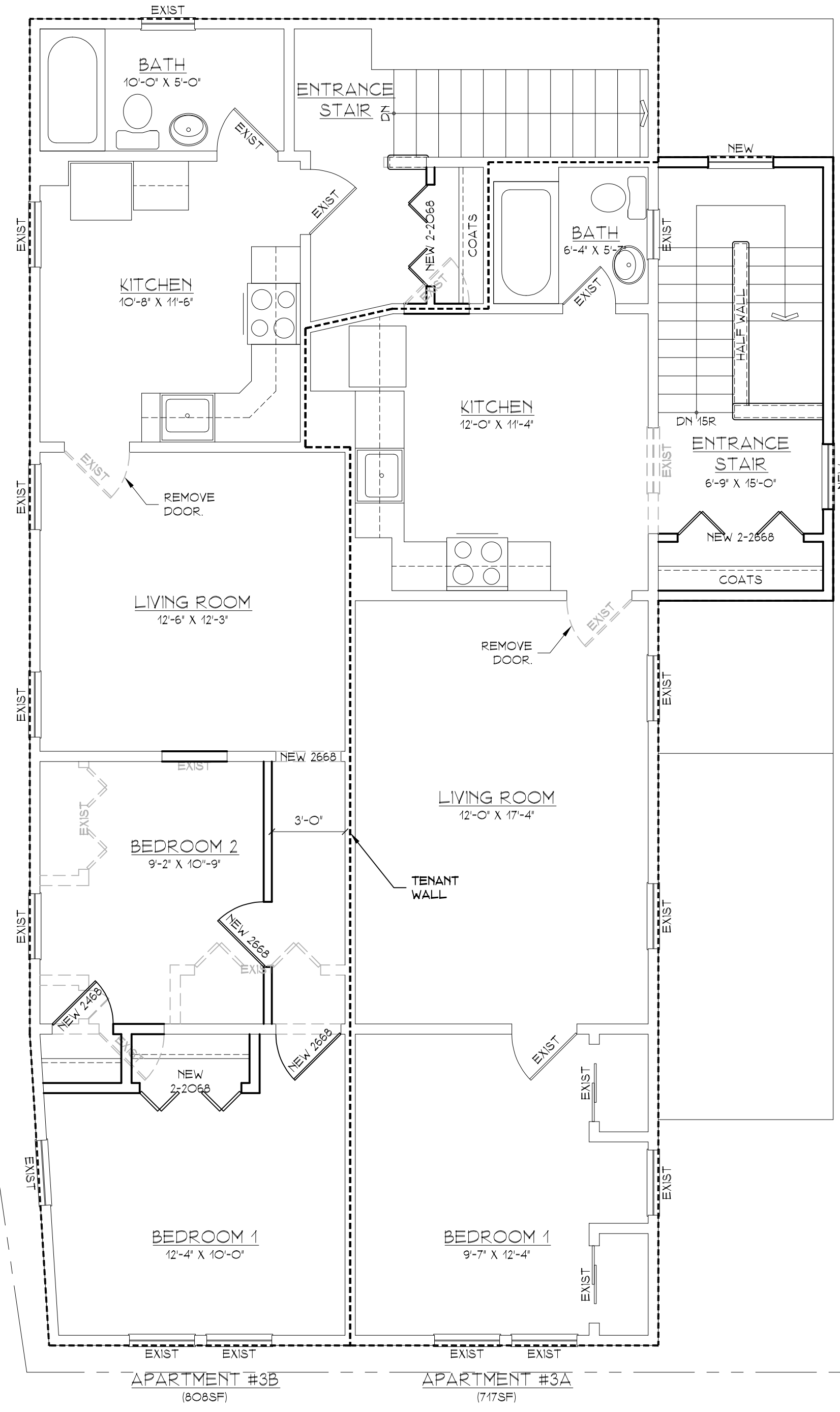


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date: revision:

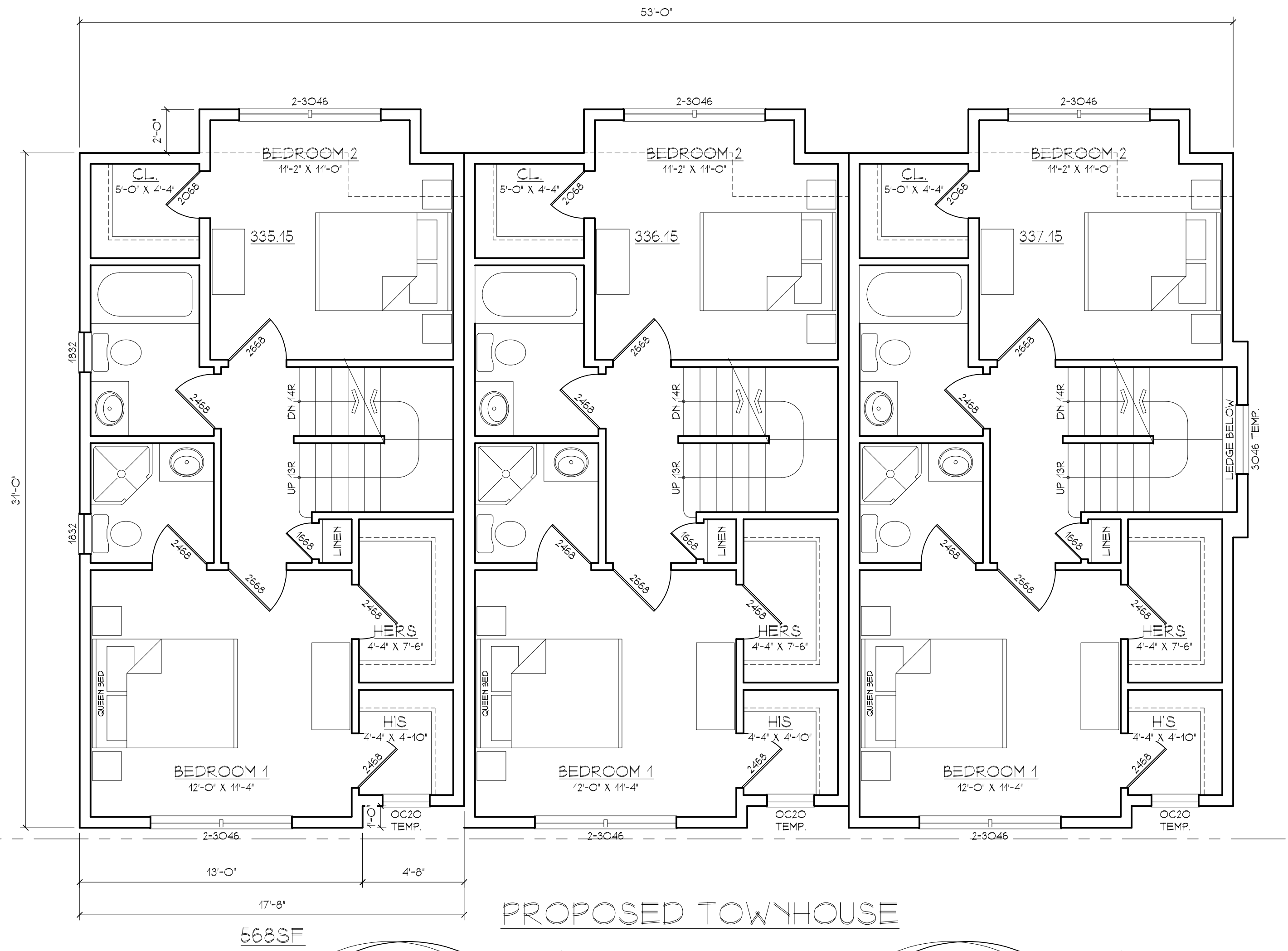
drawing number:

A4

MAPLEWOOD DRIVE



EXISTING BUILDING



PROPOSED TOWNHOUSE

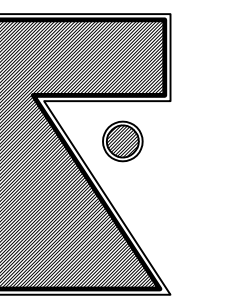
568SF

PROPOSED GRASS AREA

LEXINGTON AVENUE

SECOND FLOOR PLANS

SCALE: 1/4" = 1'-0"



FEDERICO ASSOCIATES

235B South Broadway, Tarrytown  
New York, 10591

phone: 914-693-5401

client:

Kensico Development, LLC

871 Commerce Street  
Thornwood, NY 10504

project:

Proposed Redevelopment  
of 215  
Lexington Avenue

215 Lexington Avenue  
Mount Kisco, NY

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DRAWING ARE A VIOLATION OF SECTION 1903 OF  
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NEW YORK STATE EDUCATION LAWS.

drawing title:

Second Floor  
Plans

scale: 1/4" = 1'-0"

original date: June 5, 2020



Aug 13, 2020 Existing Building Floor Plan  
date: revision:

drawing number:

A5

ALFONZETTI ENGINEERING, P.C.  
1100 Route 52, Carmel, N.Y. 10512

(845) 228-9800

Info@AlfonzettiEng.com

---

## Stormwater Pollution Prevention Plan

for

215 Lexington Avenue  
Village of Mt. Kisco

August 18, 2020

ALFONZETTI ENGINEERING, P.C.  
1100 Route 52, Carmel, N.Y. 10512

(845) 228-9800

Info@AlfonzettiEng.com

---

PROJECT: 215 Lexington Avenue  
Village of Mt. Kisco, NY

SCOPE: Stormwater Pollution Prevention Plan

DATE: August 18, 2020

Introduction:

The subject site is located at 215 Lexington Ave, in the Village of Mt. Kisco, New York. The site is a mixed business and residential site with residential dwelling, driveway, landscaping, and similar improvements. The residential dwelling was damaged by fire and is in the process of being removed. The applicant is proposing a 3 unit building and parking/driveway, with the existing retail and residential remain the same.

Description:

The site is located in an area tributary to the Croton River Basin, within the New York City Watershed. In addition, the site is within a Village Designated Main Street Area. Runoff from the site enters the Village of Mt. Kisco Right-of Way and then into the drainage system.

The subject property's tax map identification is Section 80.32, Block 4, Lot 6 and the total lot area is .26 acres. Site disturbance is approximately 8,793 s.f. or 0.20 acres. The site slopes generally to the north with a slope of approximately 8%.

This project results in the creation of approximately 3,253 square feet of new impervious area. In accordance with Section 18-39(b)(3) of the Watershed Regulations, the regulated activity on-site that requires NYC DEP review and approval of the SWPPP is Section 18-39(b)(4)(x): Construction of an impervious surface in the East of Hudson Watershed in a Designated Main Street Area. The project creates new impervious area within a Designated Main Street Area.



Owner/Operator/Applicant:

Bagnato 205 Lexington Avenue Corp.  
871 Commerce Street  
Thornwood, New York 10594

Contractors:

TBD

Individual Responsible for  
Implementation of SWPPP:

Anthony Crecco  
Bagnato 205 Lexington Avenue Corp.  
871 Commerce Street  
Thornwood, New York 10594

Individual Responsible for  
Periodic Inspections:

Alfonzetti Engineering, PC  
1100 Route 52  
Carmel, NY 10512

At the time of the preparation of this Stormwater Pollution Prevention Plan, there are no know violations on this site.

The site is not near any historic places or archeological resources as listed on the State or National Registers of Historic Places or areas of archeological sensitivity. A map showing the site and surrounding area is included in the appendix of this report. The map was produced on the Cultural Resource Information System (CRIS) website, which is part of the New York State Historic Preservation Office website.

The approvals associated with this project are as follows:

Agency	Approval	Status
Village of Mt. Kisco	Site Plan Approval	Pending
New York City Department of Environmental Protection (NYCDEP)-	Stormwater	Pending
New York State Department of Environmental Conservation	Stormwater	Pending

Discussion:

The project is a mixed-use development that is proposed to increase impervious surface area within a Designated Main Street Area; therefore, the Stormwater Pollution Prevention Plan must incorporate erosion and sediment controls.

Temporary Erosion Control Measures:

The following is an inventory and description of the temporary erosion control devices proposed on this site.

**Silt Fence** – Silt Fencing consists of a fabric barrier between supporting stakes or posts usually made of wood. The fabric is proposed to capture suspended sediments from construction runoff and also decreases the velocity of the runoff to protect off-site areas. The proposed location of the silt fence is shown on the plans along with details for installing the silt fence.

**Haybales** – Haybales are used in a variety of erosion control devices. At the top of an excavation, haybales are used to spread out concentrated flow to prevent erosion. Haybales are used in conjunction with silt fence to add additional protection to sensitive areas such as wetlands and water bodies. Haybales are also used in conjunction with Silt Fence to protect surrounding areas from soil stockpile erosion. The proposed location of the haybales is shown on the plans along with details.

**Inlet protection** – Inlet protection is used to filter runoff from non-stabilized construction sites prior to this runoff entering the drainage system.

**Anti-Tracking Pad** – Anti-Tracking Pads shall be installed at all construction entrances. The purpose of the Anti-Tracking Pad shall be to dislodge mud, dirt, and debris from construction vehicles prior to these vehicles leaving the construction site. This will ensure the existing roadways are kept clear of sediment. Locations and details of the Anti-Tracking Pad are shown on the plans.

**Construction Sequence:**

The proposed development is proposed to be constructed in 1 phase. The construction will be in a sequence that will minimize the potential for erosion. Construction is anticipated to begin in Fall 2020 and be completed by Fall 2021.



The general sequence of construction is as follows:

Phase I:

- Pre-Construction Meeting, Stakeout, Erosion Control Measures, Clearing (1 week)
  1. A pre-construction meeting will take place with the Town Engineer, NYCDEP staff, Applicant, Applicant's representative, and Contractors.
  2. The initial fieldwork shall consist of surveying and staking for disturbance limits and erosion control installation.
  3. All trees to be preserved within the disturbance limits shall be marked and protected prior to the start of clearing operations.
  4. Erosion controls shall be installed as shown on the erosion control plan and as per the respective erosion control details per the construction sequence.
  5. Silt fence and haybales, where indicated, shall be installed.
  6. Anti-tracking pads shall be installed at all construction entrances.
  7. Trees to be removed shall be cut at this time.
  8. Trees stumps shall be removed at this time. Tree stump removal shall only include stumps within the immediate work area. Silt fence damaged by tree stump removal shall be replaced.
  
- Earthwork (4 weeks)
  9. Install the staked hay bales upstream of site.
  10. Clear and grub for remaining work area.
  11. Soil stripping and stockpiling occur at this time.
  12. Rough grading for parking area.
  
- Building Construction/Grading/Drainage/Utility Installation (44 weeks)
  13. As the grade nears finished form, the building excavation for the footings and the foundations shall begin.
  14. The building's superstructure construction begins once the foundations have properly cured and backfilling is complete.

15. Utilities such as drainage, sewer and water connections, and electric along with others, as required, shall be installed, backfilled and compacted while the superstructure is being built.
  16. As the drainage system is installed, it shall be protected to ensure sediment does not enter the system. Drain inlets and catch basins shall be raised approximately 3" above finished grade during construction, prior to paving, and prior to binder course installation. The pipe to the infiltration system shall be plugged.
  17. The infiltration system shall be installed and protected from heavy machinery.
  18. When the building construction has been substantially completed, the roof drains shall be installed.
  19. The appropriate proposed utility services are finalized.
  20. Once rough grading operations are completed, final grading will commence and binder course will be installed. After binder course is installed, inlet protection shall be Paved Surface Inlet Protection.
  21. The infiltration system shall not be put into service until the tributary area is stabilized.
- Stabilization (2 weeks)
    22. Seeding, sodding, and other soil stabilizing landscaping may be installed.
    23. Once the site is substantially stabilized, the pipe to the infiltration system shall be unplugged and put into service.
    24. Roadways/parking areas shall be paved with top course and striped as heavy equipment is no longer required onsite.
  - Removal of Erosion Control Devices (1 week)
    25. As areas are stabilized, sediment shall be removed and erosion control devices shall be discarded in an appropriate manner. Final stabilization for vegetated areas requires at least 80% vegetative cover. All drainage structures shall be inspected and cleaned if necessary.

Maintenance:

The maintenance chart below shows typical maintenance of temporary and permanent structures and erosion control devices during construction,

Device	Weekly	Monthly	Bi-annually	Annually	Prior to Significant Rainfall	After Significant Rainfall
Haybales		Inspect		Replace	Inspect	Inspect/clean
Silt fence		Inspect		Inspect	Inspect	Inspect/clean
Anti-tracking pad	Inspect		Restore			Inspect
Inlet protection		Inspect	Restore		Inspect	Inspect/clean
Catch basins/ Drain inlets	Inspect (during construction)		Clean			Inspect

Permanent stormwater management device maintenance schedule is as follows:

- All catch basins/drain inlets/drain manholes shall be inspected and cleaned biannually. These structures should also be inspected weekly during construction and after significant rainfall.
- The subsurface infiltration system shall be inspected annually through observation ports.

During the construction phase, the contractor shall be responsible for erosion control device maintenance. The contractor shall also be responsible for maintenance of the permanent drainage structures during construction and to ensure protection of the subsurface infiltration system area.

Potential pollutants during construction are sediment laden stormwater runoff, litter, and construction fluids/chemical spills. During construction, the sediment laden runoff will be filtered through the silt fence and other erosion control devices prior to being discharged. The construction litter will be cleaned on a daily basis and disposed of in a lawful manor. The storage of any construction fluids or chemicals will be within water tight containers suitable for storage and will not be exposed to the elements

Permanent Stormwater Management Devices:



After construction, in the post development stage, potential pollutants can be increase runoff rates. These after development pollutants are mitigated by the subsurface infiltration system.

There are no stormwater discharges due to industrial activities, apart from construction, associated with this site.

To ensure no off-site flooding occurs as a result of the proposed construction, the existing runoff volume and the proposed runoff volume were calculated and compared for the drainage study area.

The runoff volumes were computed using SCS curve numbers and TR-55. The runoff difference for the 100-year storm event from the existing condition and the proposed condition is proposed to be captured in a subsurface infiltration system. To be conservative the existing condition is modeled as open space 'fair', although an existing building and other impervious surface exists at the site.

Deep test hole and a percolation tests were performed on site to determine the suitability of the soil for subsurface detention. The results are shown in the appendix of this report. In addition, the soils in the area of disturbance are classified as Urban land-Charlton complex, 8 to 15 percent slopes (UhC) according to the USDA (United States Department of Agriculture), NRCS (Natural Resources Conservation Service). This soil is grouped in the hydrologic group 'B'.

Drainage study area 1 consists of the proposed building and additional pavement.

Curve number calculations for the drainage study areas are shown in the appendix of this report. The results are shown below:

Drainage Study area	Tributary Area	Area (sf)	Existing Curve Number	Proposed Curve Number
1	Buildings/Pavement	6166	69	98

Using the curve numbers, and a 100-year design storm event of 9.2", the runoff depth was calculated using TR-55, for the existing and the proposed conditions respectively. The difference in runoff depth was determined, and therefore the total increase in runoff volume for the drainage study areas was then calculated. The increase in runoff volume is 1969 cubic feet for Drainage Study Area 1.

A subsurface infiltration system is proposed to mitigate the increase in stormwater runoff. The infiltration system is located in the parking area. The infiltration system consists of eleven (11) 'Cultec' stormwater chambers, model '330xl HD', or approved equal, surrounded by crushed stone and filter fabric.

Using the dimensions of the drywells, a stone void ratio of 33%, and a percolation rate of 8 min./inch the volume of storage provided for Drainage Study Area 1 is in excess of 1966 cubic feet. Note that the percolation rate is actually 4 min. inch, measured in the field.

Calculations and additional information are shown in the appendix of this report. Details are shown on the site plan.

#### Conclusion:

Based on the analysis in the Stormwater Pollution Prevention Plan, the stormwater management practices proposed will adequately treat the runoff leaving the site in regard to water quality. In addition, the proposed stormwater practices will control runoff quantities to ensure no adverse affects due to stormwater as a result of the proposed development.

ALFONZETTI ENGINEERING, P.C.  
Ralph Alfonzetti, P.E.



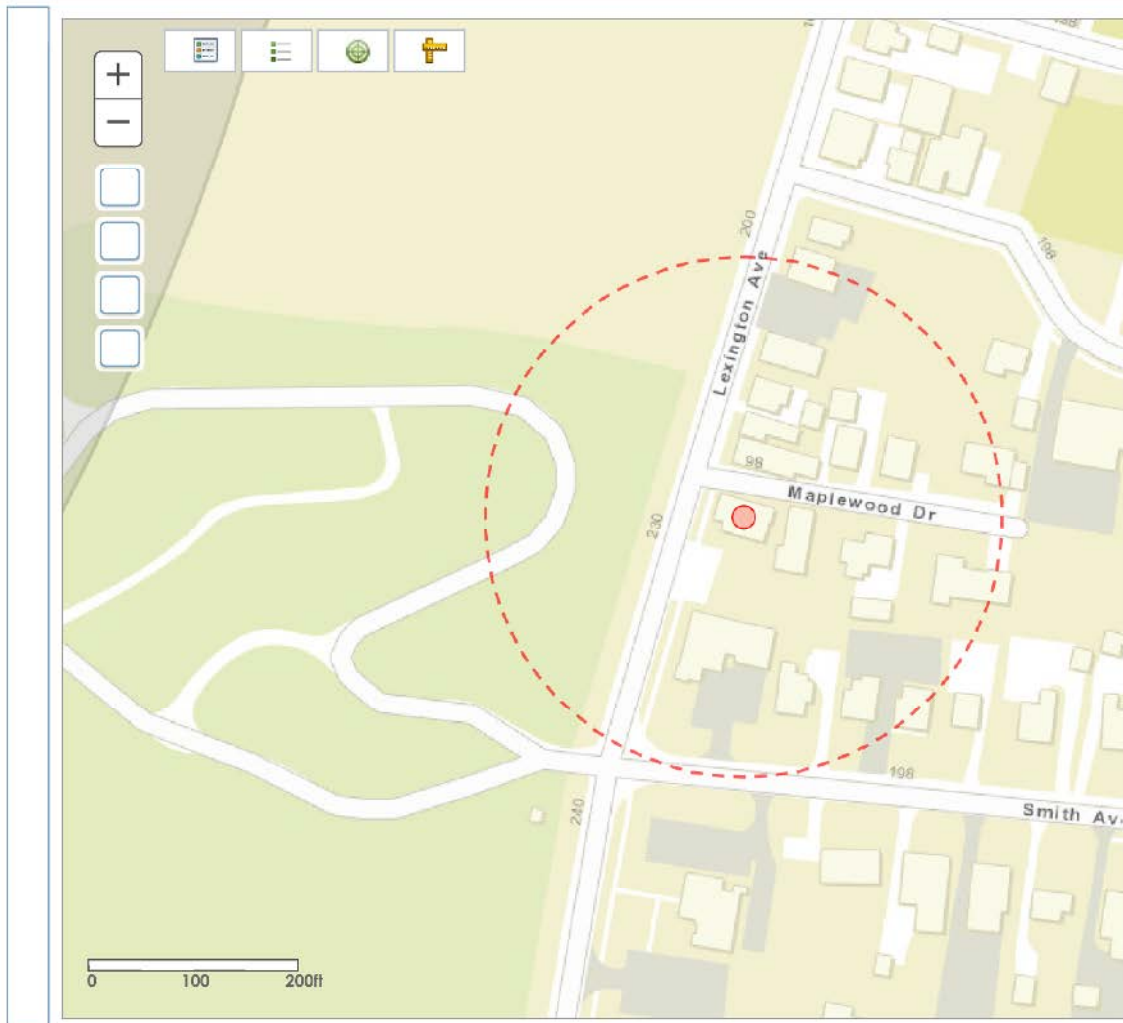
### Historic/Archeological Resource Map:

8/18/2020

Cultural Resource Information System (CRIS)



HOME SUBMIT SEARCH COMMUNICATE



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Deep Test Hole Information: (designations are shown on the plan)

Deep Test Hole 1

Surface	Gravel
0" – 36"	Sandy loam with trace silts
36" – 84"	Mixed sands

Percolation Test Results:

Percolation tests consisted of a shallow excavation measuring 36"-54" down from existing grade with a percolation test hole within the excavation. The percolation test hole was 24" down from the bottom of the excavation. A pipe approximately 30" long and 4" diameter was used as casing to ensure percolation was only through the bottom of the percolation hole. Each run of the percolation test started with approximately 24" of water in the pipe. Four test runs were conducted, with the last test run reported below:

Percolation Test 1	24 in./hour
Percolation Test 2	15 in./hour
Percolation Test 3	24 in./hour

\* A percolation rate of 8 min./inch was used in the calculations.

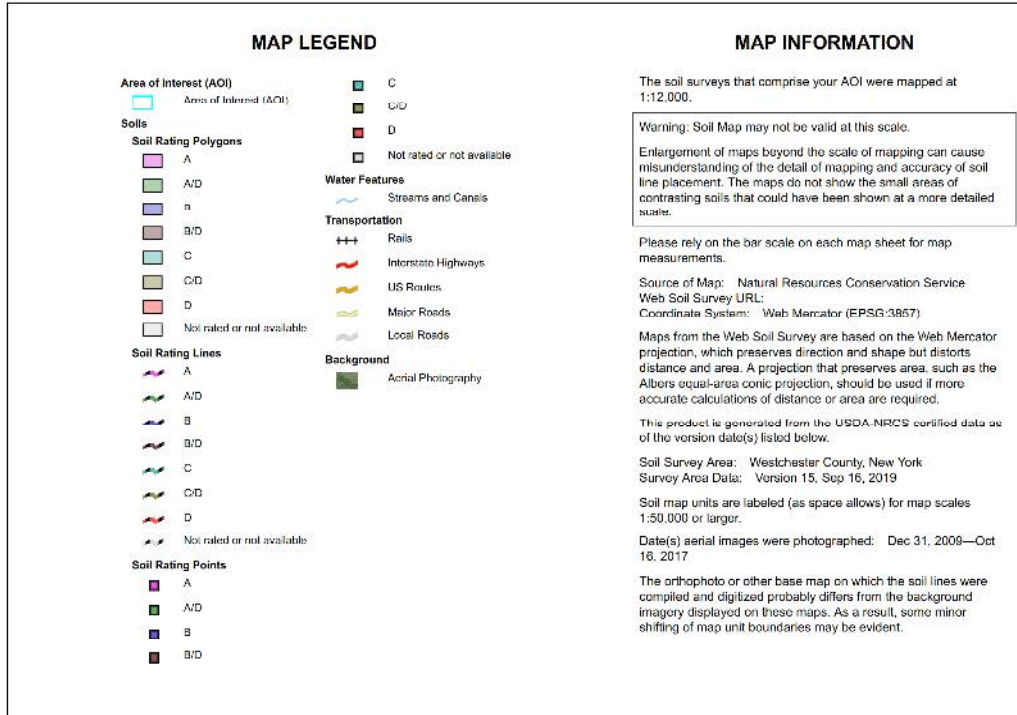
Deep Test holes were performed on August 18, 2020, and witnessed by Village Consulting Engineer personnel and NYCDEP personnel.

Percolation Tests were pre-soaked on August 17, 2020, and tests performed on August 18, 2020; witnessed by Village Consulting Engineer personnel and NYCDEP personnel.

### Soil Information as per USDA (United States Department of Agriculture), NRCS (Natural Resources Conservation Service):



Hydrologic Soil Group—Westchester County, New York



Hydrologic Soil Group—Westchester County, New York

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
UhC	Urban land-Charlton complex, 8 to 15 percent slopes	B	0.3	100.0%
<b>Totals for Area of Interest</b>			<b>0.3</b>	<b>100.0%</b>

### Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

### Rating Options

*Aggregation Method:* Dominant Condition



Water Quality Calculation:

NYSDEC PROPOSED WATER QUALITY VOLUME (WQv) CALCULATIONS								
WATERSHED NAME	WATERSHED AREA (ACRES)	IMPERVIOUS AREA (ACRES)	PERCENT IMPERVIOUS	90% RAINFALL (INCHES)		Rv	WQv) (AC-FT)	WQv (C.F.)
PRWS1A	0.152	0.152	100.00	1.50		0.95	0.02	785.06

NYCDEP PROPOSED WATER QUALITY VOLUME (WQv) CALCULATIONS								
WATERSHED NAME	WATERSHED AREA (ACRES)	IMPERVIOUS AREA (ACRES)	PERCENT IMPERVIOUS	90% RAINFALL (INCHES)		Rv	WQv) (AC-FT)	WQv (C.F.)
PRWS1A	0.152	0.152	100.00	2.8		0.95	0.03	1465.4

Drainage Calculations:

DRAINAGE STUDY AREA 1:	S.F.	<b>6611</b>
DESIGN STORM (100 YR.):	IN.	9.2
HYDROLOGIC SOIL TYPE:		B
EXISTING CN:		69
PROPOSED CN:		98
REQUIRED STORAGE VOLUME CALCULATION		
EX. RUNOFF DEPTH:	IN.	5.39
PR. RUNOFF DEPTH:	IN.	8.96
DELTA RUNOFF DEPTH:	IN.	3.57
<b>REQUIRED STORAGE VOLUME:</b>	C.F.	<b>1968.5</b>
CHAMBER INFORMATION		
LENGTH OF 1 CHAMBER:	FT.	8.5
WIDTH OF 1 CHAMBER:	FT.	4.33
HEIGHT OF CHAMBER:	FT.	2.54
WIDTH OF STONE SURROUNDING CHAMBER:	FT.	1
DEPTH OF STONE UNDER CHAMBER:	FT.	0.5
STONE VOID RATIO:		0.33
VOLUME PER CHAMBER (AS PER MANUFACTURER):	C.F./L.F.	<b>7.46</b>
TRENCH SIZE		
TRENCH WIDTH:	FT.	6.33

TRENCH LENGTH (UNIT LENGTH):	FT.	1
TRENCH HEIGHT:	FT.	3.04
TRENCH VOLUME:	C.F./L.F.	<b>19.24</b>
STONE VOID VOLUME:	C.F.	<b>3.89</b>
PERCOLATION AREA:	S.F./L.F.	6.33
PERCOLATION RATE: DESIGN	MIN./IN.	<b>8*</b>
PERCOLATION HOLE DIAMETER:	IN.	10
WATER LEVEL DROP	IN.	1
AVERAGE DEPTH OF WATER	IN.	8.5
PERCOLATION HOLE BOTTOM AREA:	S.F.	0.55
PERCOLATION HOLE SIDE AREA:	S.F.	1.85
PERCOLATION HOLE TOTAL AREA:	S.F.	2.40
PERCOLATION VOLUME CHANGE	C.F.	0.045
ADJUSTED PERCOLATION RATE:	C.F./S.F./DAY	<b>3.41</b>
PERCOLATION VOL. PER DAY:	C.F./DAY/L.F.	21.6
SOIL CLOGGING FACTOR:		25%
PERCOLATION WITH CLOGGING:	C.F./DAY/L.F.	<b>16.2</b>
<b>TOTAL VOLUME OF CHAMBERS:</b>	C.F./DAY/L.F.	<b>27.5</b>
<b>REQUIRED LENGTH CHAMBERS:</b>	L.F.	<b>71.50</b>
<b>REQUIRED NUMBER OF CHAMBERS @ 7 L.F./CHAMBER:</b>		10.21
<b>PROPOSED NUMBER OF CHAMBERS</b>		11.00

\*Actual percolation rate 4 min./inch.



Village/Town of Mount Kisco Building Department  
104 Main Street  
Mount Kisco, New York 10549  
Ph. (914) 864-0019-fax (914) 864-1085

MEMORANDUM

TO: Chairman Doug Hertz and Members of the Planning Board

FROM: Peter J. Miley, Building Inspector *PJM*

SUBJECT: Homeland Towers, LLC  
Public Utility Wireless Telecommunications Facility  
180 S. Bedford Rd. Tax Parcel No: 80.44-1-1

DATE: September 1, 2020

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**PROJECT**

Proposed by Homeland Towers, LLC is the construction of a new Public Utility Wireless Telecommunications Facility (“cell-tower”) to be located at 180 S. Bedford Road (SBR). 180 SBR is a 25 +/- acre parcel that is located in the Conservation Development District (CD) Zoning District. The proposed Public Utility Wireless Telecommunications Facility is a separate application with no connection to the application currently under review by the Planning Board for the installation of a Ground Mounted Solar Facilities, application No. PB2020-0395 proposed on the same parcel. Homeland Towers, LLC (“the applicant”) seeks a Special Use Permit, Site Plan Approval and a Steep Slopes Permit from the Planning Board in accordance with Sections 110-27.1(H), 110-45(A) and 110-33.1 of the Village Zoning Code.

The CD Zoning District, by the issuance of a Special Permit by the Planning Board, allows for Tier 3 – Ground Mounted Solar Facilities. However, regarding a Public Utility Wireless Telecommunications Facility, 180 S. Bedford Road (“the property”) is located outside of the § 110-27.1. PWSF Personal Wireless Service Facilities Overlay Zoning District which is an overlay district that is “*intended to provide a suitable choice of locations for establishment, construction and maintenance of personal wireless service facilities.*”

Pursuant to § 110-7. CD Conservation Development District. A. Purpose and intent:

*“is to permit single-family residential development at relatively low densities, consistent with the long-range planning objectives of the Village, which development is designed to maintain, preserve and enhance the natural and man-made environment of the lands within and adjacent to the district. In adopting this*

*district, the Village Board of the Village of Mount Kisco declares its intent to encourage well-planned residential site development by establishing flexible zoning controls that are designed to assure maximum conservation and efficient utilization of land.”*

The proposed cell tower project will require that 33 trees – greater than 4” caliper be removed.

## **STRUCTURES**

The proposed Public Utility Wireless Telecommunications Facility includes the installation of a 140 ft. monopole (145 ft. is the total height including “peak of faux treetop”) that is designed to resemble a large Pine Tree (“Monopine”) and designed to support multiple – “four-sided” Verizon Antennas. The proposed design also includes three lower areas on the Monopine for future colocation of other carriers. In addition, the fenced compound will also contain multiple equipment cabinets, a diesel generator and four future equipment areas contained within the 8 ft. high, 3,472 sq. ft. “fenced-in” area.

## **THE PROPERTY**

The proposed Public Utility Wireless Telecommunications Facility is located on the same twenty-five (25) acre parcel as the proposed Tier 3 Ground-Mounted Solar Facility.

Pursuant to Chapter 110. Zoning Article III. District Regulations § 110-7. CD Conservation Development District. (3):

*“Lot regulations for places of Tier 3 solar energy facilities. (a) Minimum lot area and site requirements: 25 acres parcel having frontage and access on a county or state road.”*

The proposed Public Utility Wireless Telecommunications Facility location would reduce the minimum lot area requirement of 25 acres by approximately 3,472 sq. ft. for a Tier 3 Ground-Mounted Solar Facility.

## **LOCATION**

The location of the cell-tower compound is 127 ft. south from the north property line that runs parallel to S. Bedford Road and 388 ft. from the residential home.

The proposed Public Utility Wireless Telecommunications Facility is in the CD Zoning District which is located “*outside*” of the Personal Wireless Facilities Overlay District. Section 110-27.1 titled “PWSF Personal Wireless Service Facilities Overlay District” was adopted on 10-21-1996 by Local Law No. 3-1996. Pursuant to § 110-27.1 H, the Planning Board is the permitting agency for Special Permits that are either *within* the Overlay District or *outside* the Overlay



District on non-Village-owned land. § 110-27.1 H sets forth a completely different and additional set of criteria by which to evaluate such applications [§ 110-27.1 H (1)-(4)] and shall be permitted only if:

*“a New York State-licensed professional engineer specializing in electrical engineering with expertise in radio communication facilities establishes to the satisfaction of the approving agency all of the following:”*

- (1) That the personal wireless service facility is needed to provide coverage to an area of the Village that currently has inadequate coverage and is of the minimum height and aesthetic intrusion necessary to provide that coverage;
- (2) That coverage cannot be provided by a personal wireless service facility located within the Personal Wireless Service Facilities Overlay District;
- (3) That all reasonable measures in siting the personal wireless service facility within the Personal Wireless Service Facilities Overlay District have been exhausted; and
- (4) That technical and space limitations prevent location or collocation in the Personal Wireless Service Facilities Overlay District.

Therefore, a Special Permit can only be issued by the Planning Board upon the applicant’s submission of documentation by the RF Engineer that sufficiently satisfies, and has met the four (4) criterion set forth above.

## **ZONING**

- Chapter 110. Zoning Article V. Supplementary Regulations § 110-31. Supplementary development regulations. Exceptions to yard requirements. (2) Fences, hedges or walls, other than retaining walls, that are not over 6 1/2 feet in height may be erected anywhere on the lot, except that any such fence, wall or hedge, other than a retaining wall, that is erected in any front yard shall not have a height in excess of four feet. With respect to all new fence installations or replacements, the finished or formal presentation side of said fence shall face the adjacent property or street. Proposed is an 8 ft. fence that surrounds the compound and therefore; a 1 ft. 6 in. fence variance is required.

## **APPROVALS REQUIRED**

- Site Plan Approval
- Special Permit
- Steep Slopes Permit
- Zoning Board
- Public Hearing Required

PM/mkr

## MEMO

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**To:** John Bainlardi, Planning Board Vice-Chairman

**C:** Planning Board Members  
Edward W. Brancati, Village Manager  
Peter Miley, Building Inspector  
Whitney Singleton Esq., Village Attorney,  
Jan K. Johannessen AICP, Village Planner

**From:** Anthony Oliveri, P.E.

**Date:** September 3, 2020

**Re:** Site Plan, Steep Slope and Special Use Permit  
Homeland Towers, LLC  
180 S. Bedford Road  
Village/Town of Mount Kisco

With regard to the above-mentioned project, this office has received and reviewed the following submission materials:

- Plans entitled “Homeland Towers, LLC, Wireless Telecommunications Facility”, prepared by APT Engineering, last dated 8/14/2020;
- Visual Assessment prepared by Saratoga Associates, dated 7/29/2020.
- RF Coverage Report prepared by VCOMM Telecommunications Engineering, dated 8/17/2020.
- Alternate Site Report, prepared by Homeland Towers, LLC, dated 8/14/2020
- Antennas Site FCC RF Compliance Assessment and Report prepared by Pinnacle Telecom Group, dated 8/11/2020.

Our preliminary comments are as follows:

1. A narrative describing compliance with §110-33.1,A.(2)(c), "Standards for development approval" must be submitted for consideration by the Planning Board.
2. Cut and fill calculations should be submitted for review.
3. The Visual Assessment report and included profiles should be signed and sealed by a licensed professional.

4. Should the Board wish to request additional information with regard to visual assessment, photo simulations and a balloon test may be considered.
5. It is recommended that an RF Engineer be retained to review the submitted RF coverage and FCC compliance reports in more detail.
6. The sediment and erosion control plan must provide greater detail and include items such as soil stockpiling, and a concrete washout location etc.
7. The limit of disturbance should include any staging areas, it is unclear if other areas of the site would be utilized for this.
8. Stormwater detention for any proposed increase to impervious coverage must be included; it is unclear if this would be incorporated into the stormwater design for the proposed solar panel project, the disturbance as noted will require NYSDEC General Permit coverage and possibly NYCDEP SWPPP approval.
9. A structural design and calculations should be submitted for the proposed tower and foundation demonstrating capability for proposed and future carriers.

We will be happy to continue our review once additional information is received.

Thank you

A handwritten signature in black ink that reads 'Anthony Liveri'.

LAW OFFICES OF  
**SNYDER & SNYDER, LLP**

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REPLY TO:

August 18, 2020

Honorable Chairman  
and Members of the Planning Board  
Village of Mount Kisco  
104 Main Street  
Mount Kisco, New York 10549

RE: 180 S. Bedford Road  
Public Utility Wireless Telecommunications Facility  
Homeland Towers, LLC

Dear Honorable Chairman and  
Members of the Planning Board:

We are the attorneys for Homeland Towers, LLC (“Homeland Towers”) and Verizon Wireless (together “Applicants”) in connection with their enclosed application to place a public utility wireless telecommunications facility (“Facility”) at the above referenced property (“Property”). The Facility is proposed as a 140 foot (145’ to top of branches) monopole designed to resemble a tree (“Monopine”) to support the equipment for Verizon Wireless. The Property is located in the CD Conservation Development District.

Under the laws of the State of New York Verizon Wireless is qualified as a public utility for zoning purposes. See Cellular One v. Rosenberg, 82 NY2d 364 (1993) (hereinafter referred to as “Rosenberg”), Cellular One v. Meyer, 607 NYS 2d 81 (2nd Dept. 1994) and Sprint Spectrum, L.P. v. Town of West Seneca, (Index No. 1996/9106 Feb 25, 1997, Sup. Ct. Erie County). In Rosenberg, *supra*, the Court of Appeals, New York’s highest court, held that federally licensed wireless carriers (such as Verizon Wireless) provide an essential public service and are public utilities in the State of New York. Public utilities should be accorded favored treatment in zoning matters.

Verizon Wireless’s status as a public utility is underscored by the fact that its services are an important part of the national telecommunications infrastructure and will be offered to all persons that require advanced digital wireless communications services, including local businesses, public safety entities, and the general public.



In addition to its status as a public utility, Verizon Wireless is licensed by the Federal Communications Commission (“FCC”).

There is also a public need for Verizon Wireless’s service, as evidenced by the granting of licenses to Verizon Wireless by the FCC. This grant constitutes a finding that the public interest will be served by the Verizon Wireless’s service and is consistent with the public policy of the United States “to make available so far as possible, to all people of the United States a rapid, efficient, nationwide and world-wide wire and radio communication service with adequate facilities at reasonable charges, for the purpose of national defense, for the purpose of promoting safety of life and property through the use of wire and radio communication . . . [.]” 47 U.S.C. §151.

The instant application is filed in furtherance of the goals and objectives established by Congress under the federal Telecommunications Act of 1996 (“TCA”). The TCA is “an unusually important legislative enactment,” establishing national public policy in favor of encouraging “*rapid deployment of new telecommunications technologies* (emphasis supplied).” Reno v. ACLU, 521 U.S. 844, 857 (1997).

In fact, in 1999, Congress expanded further upon this policy by enacting the Wireless Communications and Public Safety Act of 1999, Pub.L. 106-81, 113 Stat. 1286 (the “911 Act”). The “911 Act,” empowered the FCC to develop regulations to make wireless 911 services available to all Americans. The express purpose of the Act, as articulated by Congress, was “*to encourage and facilitate the prompt deployment throughout the United States of seamless, ubiquitous, and reliable end-to-end infrastructure for communications, including wireless communications, to meet the Nation’s public safety and other communications needs*” (emphasis added).

A State or local government’s authority to regulate “the placement, construction, and modification of personal wireless service facilities,” is limited by the federal requirements set forth in Section 332(c)(7)(B) of the TCA. 47 U.S.C. § 332(c)(7)(a). The Facility is a “personal wireless service facility” as defined by the TCA. 47 U.S.C. § 332(c)(7)(c). Pursuant to Section 332(c)(7)(B) the zoning authority of a State or local government, or instrumentality thereof, with regards to personal wireless service facilities is limited as follows:

- 1) No zoning decision or action shall “unreasonably discriminate among providers of functionally equivalent services,” or “prohibit or have the effect of prohibiting the provision of personal wireless services.” 47 U.S.C. §332(c)(7)(B)(i);
- 2) Decisions and actions on zoning and construction applications must be made “within a reasonable period of time.” 47 U.S.C. §332(c)(7)(B)(ii);
- 3) Any “decision shall be in writing and supported by substantial evidence contained in a written record.” 47 U.S.C. §332(c)(7)(B)(iii); and
- 4) No action or decision shall be made “on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the

Commission's regulations concerning such emissions." 47 U.S.C. §332(c)(7)(B)(iv).

Please further note that on November 18, 2009, the FCC issued a Declaratory Ruling regarding timely review of applications for siting of wireless facilities, WT Docket NO. 08-165 (the "Shot Clock Order"). The Shot Clock Order finds that a "reasonable period of time" for a local government to act on this type of application, an application for a new tower, is presumptively 150 days. The FCC again clarified the 150 day "Shot Clock" (2018 Third Report and Order) and in the implementing regulations contained in 47 C.F.R. § 1.6003. According to the Shot Clock Order and 47 C.F.R. § 1.6003(c)(1)(iv), if the Town fails to act within 150 days of filing a complete application, the applicant may commence an action in court for "failure to act" under Section 332(c)(7)(B)(v) of the TCA.

In accordance with Section 110-27.1(H) because the Property is located outside of the Personal Wireless Service Facilities Overlay District ("Overlay District") the Facility is permitted on the Property by special permit approval from the Planning Board upon meeting the four listed criteria set by §110-27.1(H), which are as follows:

- 1) *That the personal wireless service facility is needed to provide coverage to an area of the Village that currently has inadequate coverage and is of the minimum height and aesthetic intrusion necessary to provide that coverage;*  
As demonstrated by the Radio Frequency Justification Report prepared by VComm and dated August 17, 2020, ("RF Report") the Facility is needed to provide coverage to an area of the Village that currently has inadequate coverage, and is of the minimum height necessary. See RF Report. Also submitted herewith is a Visual Assessment prepared by Saratoga Associates, dated July 29, 2020 ("Visual Assessment") which demonstrates that the Facility has been strategically located so that the Facility is minimally visible to the general public.
- 2) *That coverage cannot be provided by a personal wireless service facility located within the Personal Wireless Service Facilities Overlay District;*  
As demonstrated in the RF Report the Overlay District is approximately 5,500 feet away from the Property and is outside of the coverage gap area, therefore a facility within the Overlay District cannot provide the required coverage needed to address the significant gap in coverage identified in the vicinity of the Property. See RF Report.
- 3) *That all reasonable measures in siting the personal wireless service facility within the Personal Wireless Service Facilities Overlay District have been exhausted; and*  
Also submitted herewith is an Alternative Site Analysis prepared by Klaus Wimmer of Homeland Towers dated August 14, 2020, ("ASA") which documents the efforts of Homeland Towers to investigate the possibility of locating Verizon Wireless's Antennas on an existing facility in the Overlay District and the possibility of constructing a facility in the overlay zone. Verizon

Wireless is already located on the existing facility at 304 Lexington Avenue within the Overlay District and “due to the location and vicinity of the existing wireless services facility at 304 Lexington Ave, the elevation and topographic conditions a new personal wireless service facility within the Overlay District could not provide coverage to the existing service gap.” See ASA, and see RF Report.

4) *That technical and space limitations prevent location or colocation in the Personal Wireless Service Facilities Overlay District.*

As stated above the ASA documents that Verizon Wireless is already located at the 304 Lexington Avenue facility and there are no other facilities suitable for collocation were identified within the Overlay District. See ASA, and see RF Report.


Therefore because the Applicants have demonstrated that the proposed Facility satisfies the four enumerated requirements of §110-27.1(H) for a personal wireless service facility located outside of the Overlay District, we respectfully submit that the application has meet all applicable special permit criteria and that the special use permit should be approved.

The Applicants seek a Special Use Permit, Site Plan Approval, and a Steep Slope Permit from the Planning Board in accordance with Sections 110-27.1(H), 110-45(A) and 110-33.1 of the Zoning Code. In furtherance of the foregoing, enclosed please find a check in the amount of \$500.00 representing the applicable Planning Board application fee, a check in the amount of \$5,000.00 representing the Special Use Permit escrow submission and a check in the amount of \$7,500.00 representing the Site Plan escrow submission, together with fourteen (14) copies of the following materials:

- 1) Signed Application Form;
- 2) Planning Board Checklist;
- 3) Deed;
- 4) FCC Compliance Report;
- 5) RF Report;
- 6) ASA;
- 7) Environmental Assessment Form w/ VEAF;
- 8) Visual Assessment; and
- 9) Site Plan with Survey.

We thank you for your consideration and look forward to discussing this matter at the next available Planning Board meeting. If you have any questions or require additional documentation, please do not hesitate to contact me.

Respectfully submitted,



Robert D. Gaudio

Enclosures

RDG/djk

cc: Homeland Towers, LLC

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August 14, 2020

Honorable Chairman Hertz and  
Members of the Planning Board  
Village of Mt Kisco  
104 Main St  
Mount Kisco, NY 10549

RE: Alternate Site Report

Hon. Chairman Hertz and Members of the Planning Board:

I am the Regional Manager for Homeland Towers, LLC. I was responsible for identifying a suitable location for a telecommunications facility that would remedy Verizon Wireless' significant gap in reliable wireless service throughout this area of Mount Kisco specifically in this area of downtown Mt Kisco, Route 117 and along Route 172 and adjoining commercial and residential areas.

In consultation with Verizon Wireless based on coverage needs in the area, I began exploring the area for a facility location taking into account the Village's Zoning Code, collocation opportunities, land uses, potential environmental impacts, leasing and construction feasibility.

Zoning code Section 110-27.1 establishes an Overlay District (see Exhibit A) for Personal Wireless Service Facilities ("Overlay District") and states as follows:

- A. *Purpose and intent. The Personal Wireless Service Facilities Overlay District is an overlay district intended to provide a suitable choice of locations for establishment, construction and maintenance of personal wireless service facilities.*
- B. *Permitted uses. Except as specified in § 110-27H (Special permits for sites outside the Personal Wireless Service Facilities Overlay District), all new personal wireless service facilities, and all additions and/or modifications to currently existing personal wireless service facilities, shall be allowed only in the Personal Wireless Service Facilities Overlay District and only pursuant to a special permit issued by the Planning Board in accordance with the criteria set forth in this section and in § **110-46** of the Zoning Law.*

Zoning code Section 110-27.1 E states as follows: *Criteria for special permit applications. Applicants for special permits for establishment or construction of personal wireless service facilities shall meet all of the following criteria:*

*(1) Necessity. The proposed personal wireless service facility is required to provide service to locations which the applicant is not able to serve with existing facilities which are located within and outside the Village, by collocation and otherwise.*



## HOMELAND TOWERS

(2) Colocation. The colocation of existing personal wireless service facilities only within the Personal Wireless Service Facilities Overlay District shall be strongly preferred to the construction of new personal wireless service facilities. If a new site for a personal wireless service facility is proposed, the applicant shall submit a report setting forth in detail an inventory of existing personal wireless service facilities within the Personal Wireless Service Facilities Overlay District which are within a reasonable distance from the proposed facility with respect to coverage, an inventory of existing personal wireless service facilities in other municipalities which can be utilized or modified in order to provide coverage to the locations the applicant is seeking to serve and a report on the possibilities and opportunities for colocation as an alternative to a new site. The applicant must demonstrate that the proposed personal wireless service facility cannot be accommodated on an existing facility within the Personal Wireless Service Facilities Overlay District or on an existing facility in another municipality due to one or more of the following reasons.

First, I performed a series of field visits to determine if there are any existing “personal wireless service facilities” in the Overlay District that would be suitable for co-location and that would provide adequate coverage for the service gap and found the following existing facilities. (see Exhibit A, existing site location map)

1. In the Overlay District, about 1.3 miles west of the proposed site at 304 Lexington Ave, Mt Kisco, is an approximately 150’ tall tower. Verizon Wireless already has antennas on this tower and has determined that this site does not provide adequate coverage to the service gap area. Please see the RF Report prepared by V-Comm Telecommunications Engineers as part of this application.

Second, not having been able to find an existing facility in the Overlay District I tried to find an existing facility outside the Overlay District and / or other municipality that would be suitable for co-location and that would provide adequate coverage for the service gap and found the following existing facilities: (see Exhibit A, existing site location map)

2. Outside the Overlay District about 1.6 miles north west of the proposed site, at 1 Mountain Rd, Mt Kisco is an approximately 100’ tall tower in the CD zone. Verizon already has antennas at this tower and has determined that this site does not provide adequate coverage to the service gap area. Please see the RF Report prepared by V-Comm Telecommunications Engineers as part of this application.
3. In an adjacent municipality, about 1.4 miles to the east of the proposed site at the Park & Ride, I-684 and Rte 172, Bedford is an approximately 150’ tower. Verizon Wireless already has antennas at this tower and has determined that this site does not provide adequate coverage to the service gap area. Please see the RF Report prepared by V-Comm Telecommunications Engineers as part of this application.



## HOMELAND TOWERS

4. In an adjacent municipality, about 0.75 miles to the north east of the proposed site at Guard Hill Park, Guard Hill Rd, Bedford, NY is an approximately 100' tower owned by Westchester County and Town of Bedford Emergency Communications Services. During the period of November 2018 to March 2019 Homeland Towers worked with the stakeholders and offered to re-enforce and rebuild this tower at its sole cost so that it could be available for private communications carriers to co-locate. This offer was not accepted.

Based on my findings there are no existing “personal wireless service facilities” in the Overlay District or another municipality suitable for colocation that would also meet the coverage objective.

Third, I determined that in order to meet the coverage objective for the service gap, a new wireless service facility would have to be built and that due to the location and vicinity of the existing wireless service facility at 304 Lexington Ave, the elevation and topographic conditions a new personal wireless service facility within the Overlay District could not provide coverage to the existing service gap. Please see the RF Report prepared by V-Comm Telecommunications Engineers as part of this application.

In accordance to Code Section 110-27.1 E 1 & 2 above and considering the existing facility locations, coverage objective, environmental impact, constructability and setback requirements, I evaluated and sent lease proposals to the following properties: (see Exhibit B for property location map and Exhibit C for copies of the proposal letters)

1. Leonard Park, Main St, Mt Kisco, Parcels 80.66-1-1, 80.65-2-1 and 80.64-2-6. A proposal letter was sent by certified mail on 11/29/17 to the owner at Village of Mt Kisco, 104 Main St. Mount Kisco, NY 10594, Attn: Ed Brancati, Village Manager. These are Village of Mt Kisco owned properties. In follow up discussions with the Village it was determined to provide extensive due diligence materials, including visual analysis for Rolling Ridge Ct parcel 80.67-3-2.2, to help with the evaluations of these locations. In a public Village Board meeting on 11/19/18 the Village Trustees voted against our proposals.
2. Laurel Dr, Mt Kisco, Parcel 80.42-4-3. A proposal letter was sent by certified mail on 11/29/17 to the owner at Boys & Girls Club Northern Westchester, 351 E Main St, Mt Kisco, NY 10549, Attn: Alyzza C Ozer, CEO. We did receive an initial response, but the owner was subsequently not interested in our proposal.
3. 12 Mclain St, Bedford, NY Parcel 82.12-1-4. A proposal letter was sent by certified mail on 11/29/17 to the owner at Northern Westchester Professional Park II, 18 Black Swan Ct, Brookfield, CT 06804. We did not receive a response to our proposal.
4. 28 Mclain St, Bedford, NY Parcel 82.12-1-3. A proposal letter was sent by certified mail on 11/29/17 to the owner at McLean Street Associates, LLC, 485 Commerce St, Hawthorne, NY 10532. We did not receive a response to our proposal.



## HOMELAND TOWERS

5. 103-105 South Bedford Rd, Mt Kisco, Parcel 82.12-1-5. A proposal letter was sent by certified mail on 11/29/17 to the owner at HMOB of Mt Kisco Owner LLC, 85 Harristown Rd, Glen Rock, NJ 07652 We did not receive a response to our proposal.
6. Glassbury Court, Mt Kisco, Parcel 80.42-3-1.4. A proposal letter was sent by certified mail on 11/29/17 to the owner at Woodcrest at Leonard Park HOA, c/o McGrath Management Services, 444D Old Post Rd, Bedford, NY 10506, Attn: Greg Lewis, Manager We did not receive a response to our proposal.
7. 421 Main St, Mt Kisco, Parcel 80.50-4-3. A proposal letter was sent by certified mail on 2/13/19 to the owner at Roemer Betty, Roemer Stefanie, c/o CVS Health # 1997-01, 1 CVS Dr, Woosocket, RI 02895 We did not receive a response to our proposal.
8. 34 S Bedford Rd, Mt Kisco, Parcel 80.50-4-2. A proposal letter was sent by certified mail on 2/13/19 to the owner at IPERS 34 S Bedford Rd. Inc, c/o Ryan LLC Tax Compliance Dept 207, PO Box 4900, Scottsdale, AZ 85261-4900. We did not receive a response to our proposal.
9. 540 Main St, Mt Kisco, Parcel 80.57-4-5. A proposal letter was sent by certified mail on 2/13/19 to the owner at Nicholas David, PO Box 770, Mahopac, NY 10541. We did not receive a response to our proposal.
10. 489 Main St, Mt Kisco, Parcel 80.57-3-2. A proposal letter was sent by certified mail on 2/13/19 to the owner at Friendly Silverman Holding Corp, c/o Silverman Realty Group, 237 Mamaroneck Ave, White Plains, NY 10605-1319. We did not receive a response to our proposal.
11. 506 Main St, Mt Kisco, Parcel 80.57-2-11. A proposal letter was sent by certified mail on 2/13/19 to the owner at 506 Main Street LLC, c/o Larstrand Corporation, 500 Park Ave, 11th Floor, New York, NY 10022 We did not receive a response to our proposal.
12. 90 & 110 S Bedford Rd, Mt Kisco, Parcels 80.50-3-1 & 80.51-1-1. A proposal was submitted to Diamond Properties, Leasing Manager for the owner HP Mt Kisco 90 & 110 LLC and 100 South Bedford LLC in 4/19 by telephone & email. While there was initial tentative interest, the owner decided not to pursue our proposal.
13. 100 S Bedford Rd, Mt Kisco, Parcel 80.50-3-3 A proposal was submitted to Diamond Properties, Leasing Manager for the owner 100 South Bedford LLC in 4/19 by telephone & email. While there was initial tentative interest, the owner decided not to pursue our proposal.
14. 180 S Bedford Rd, Mount Kisco, Parcel 80.44-1-1. A proposal letter was sent by certified mail on 2/13/19 to the owner at Skull Island Partners, LLC c/o David Seldin, 1571





## HOMELAND TOWERS

Oceanview Dr., Tierra Verde, FL 33715-2538. This property is subject of the proposed wireless services facility.

The only property that was interested in leasing space and that also provides coverage for the Verizon Wireless service gap, is the proposed site.

Having identified a leasable property that also meets the coverage objectives, I evaluated the best location on the property to mitigate the visual impact and also maximize the setback requirements to residential dwellings, considering disturbance, environmental impact, constructability and availability. The proposed location meets these criteria as the existing trees will shield the wireless service facility and equipment compound from adjacent residential dwellings and along Route 172 through existing tree lines. Please see the Visual Assessment Report by Saratoga Associates as part of this application.

Additionally, and in order to mitigate the visual impact we are proposing that the facility be constructed using modern stealth tree technologies and antenna “socks” to maximize the integration of the facility with the surrounding mature trees.

Finally, for all the reasons above and given the limitation of siting possibilities and the environmental and visual impact the proposed facility would cause at another location on the property I determined that the proposed location would be best suited for the proposed personal wireless service facility.

### **Conclusion:**

There are no existing “personal wireless service facilities” in or outside the Overlay District suitable for colocation that would also meet the coverage objective. Moreover, the proposed location is the only property interested in leasing space that also provides coverage for the service gap. Having researched all potential siting locations as required and since this location is approved by Verizon Wireless, Homeland Towers, LLC entered into an agreement with the property owner and is seeking approval for the facility.

Based on its location and the surrounding area, including the Zoning Code requirements, the proposed site is the most suitable and least intrusive to remedy Verizon Wireless’ significant gap in service.

Respectfully,

*Klaus Wimmer*

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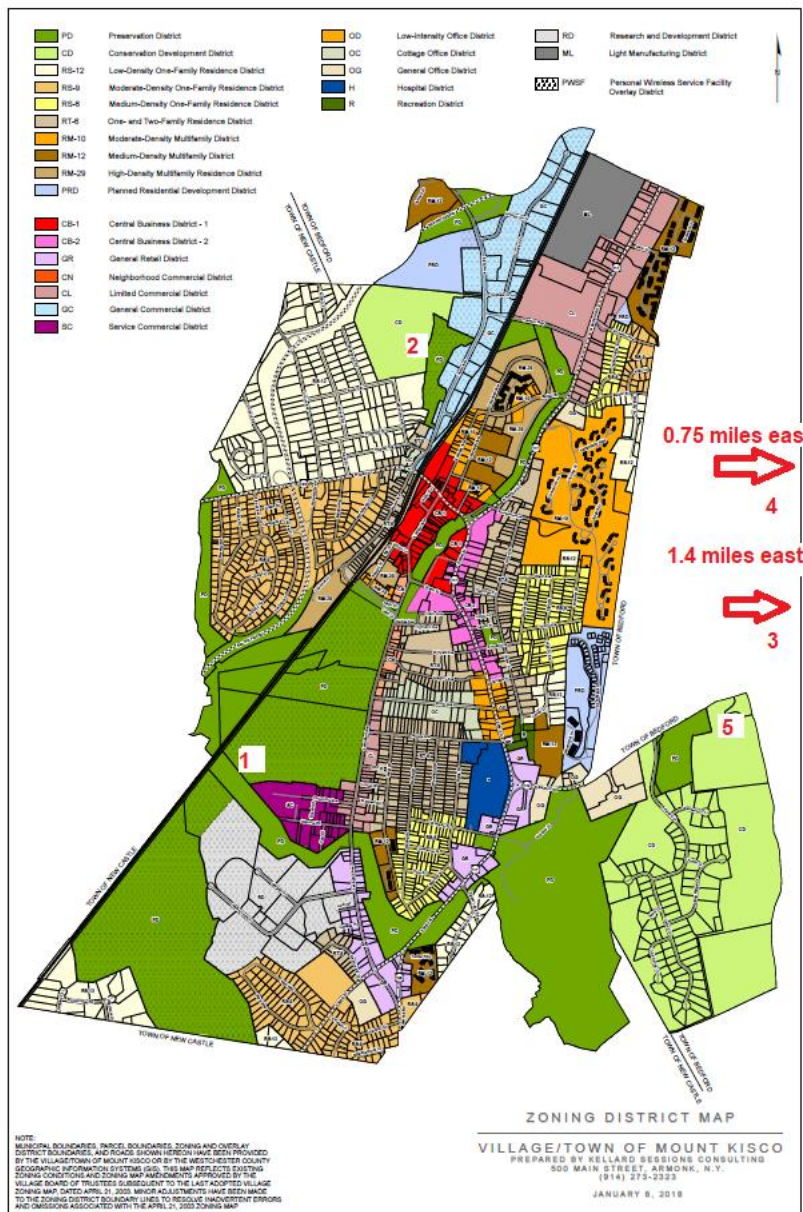
Klaus Wimmer  
Regional Manager  
Homeland Towers, LLC.



HOMELAND TOWERS

## Exhibit A

Existing personal wireless service facilities suitable for co-location



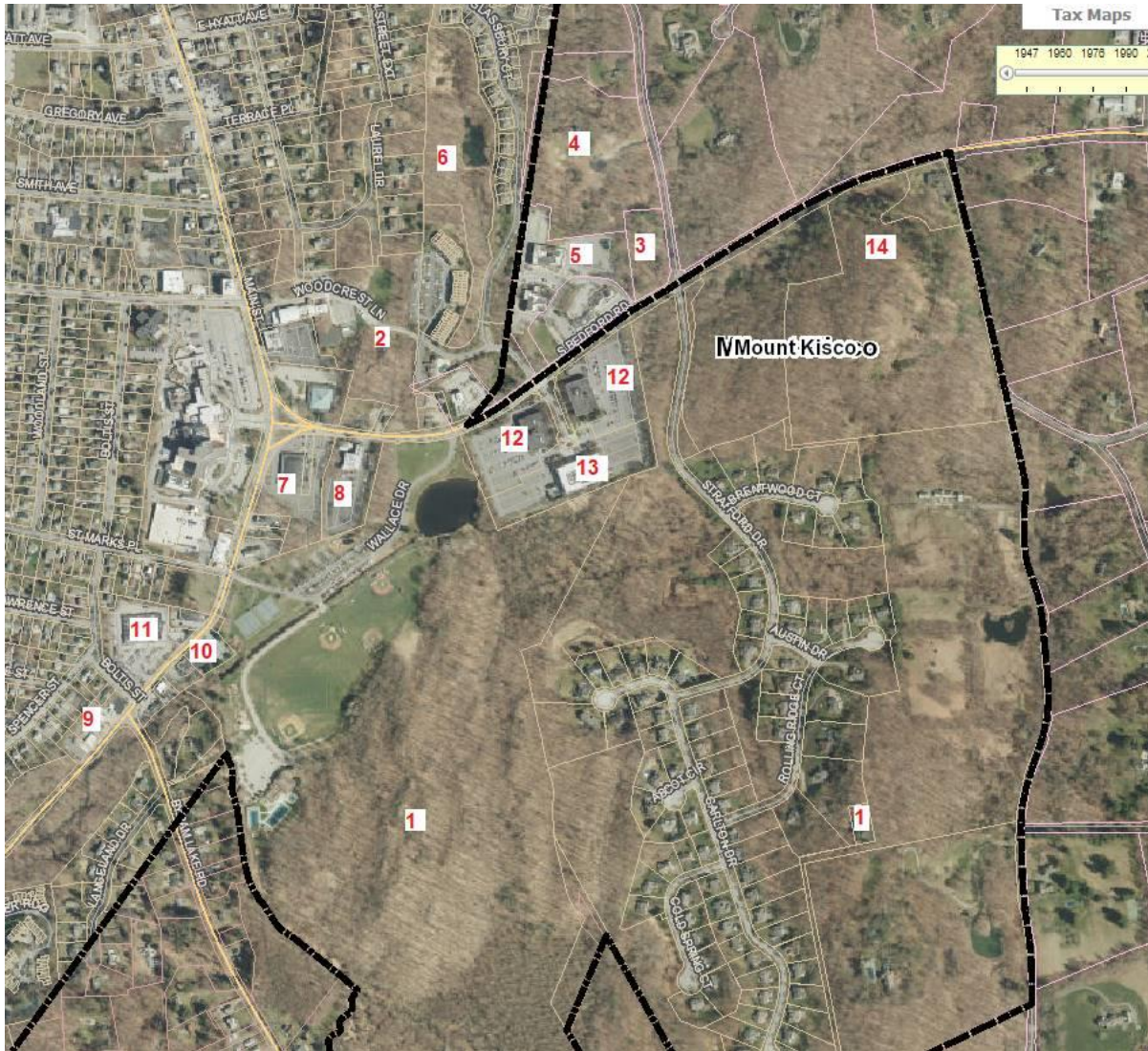
1. Existing Site at 304 Lexington Ave, Mt Kisco in Overlay District
2. Existing site at 1 Mountain Rd, Mt Kisco in CD zone
3. Existing site at Park & Ride I-684 & Rte 172, Bedford, 1.4 miles east
4. Existing site at Guard Hill Park, Guard Hill Rd, Bedford, 0.75 miles north east
5. Proposed Site in CD zone



HOMELAND TOWERS

## Exhibit B

Location map of properties contacted with proposals







HOMELAND TOWERS

## Exhibit C

Copy of proposal letters





November 29, 2017

Via Certified Mail

Village of Mt Kisco  
Attn: Ed Brancati, Village Manager  
104 Main St  
Mt. Kisco, NY 10594

Re: Homeland Towers Wireless Facility Proposal NY172 Mt Kisco  
Main St, Mt Kisco, NY 80.66-1-1  
583 Main St, Mt Kisco, NY 80.65-2-1  
634 Main St, Mt Kisco, NY 80.64-2-6

Dear Mr. Brancati,

This proposal letter is being sent to your attention in hopes that the Village will be interested in leasing a small portion of one of its properties for the purpose of a wireless facility. Homeland Towers has identified these properties as potential wireless siting solutions that will create an additional revenue stream for the Village. In addition to enhanced cellular coverage in the area, the proposed facility will provide critical infrastructure for public safety in this area of Mt. Kisco.

The principals of Homeland Towers have a combined 40 years of experience providing wireless solutions utilized by AT&T, Verizon, Sprint and T-Mobile throughout the Northeast. Homeland Towers maintains a proven track record of partnering with Municipalities, Private Landlords, and Organizations to maximize the value of their property. Our expertise in real estate, zoning administration, construction and site management provides a fluid process that will benefit the Village.

All project costs associated with our proposal, including municipal and state approvals along with construction costs are at the sole expense of Homeland Towers. Once construction is complete, we take full responsibility for managing the site and coordinating its use by telecommunications providers.

Please contact me at your earliest convenience to discuss the above proposal. I look forward to speaking with you.

Sincerely,

Klaus Wimmer  
203-297-6345  
cell# 201-289-6750  
kw@homelandtowers.us



November 29, 2017

Via Certified Mail

Northern Westchester Professional Park II  
18 Black Swan Ct,  
Brookfield, CT 06804

Re: Homeland Towers Wireless Facility Proposal (Parcel ID# 82.12-1-4) NY172 Mt Kisco

Dear Sir/Madam,

This proposal letter is being sent to your attention in hopes that you will be interested in leasing a small portion of your property located at 12 Mc Lean Street, Mt. Kisco for the purpose of a wireless facility. Homeland Towers has identified this property as a potential wireless siting solution that will create an additional revenue stream for your organization. In addition to enhanced cellular coverage in the area and along Mc Lean Street, the proposed facility will provide critical infrastructure for public safety in this area of Mt. Kisco.

The principals of Homeland Towers have a combined 40 years of experience providing wireless solutions utilized by AT&T, Verizon, Sprint and T-Mobile throughout the Northeast. Homeland Towers maintains a proven track record of partnering with Municipalities, Private Landlords, and Organizations to maximize the value of their property. Our expertise in real estate, zoning administration, construction and site management provides a fluid process that will benefit your organization.

All project costs associated with our proposal, including municipal and state approvals along with construction costs are at the sole expense of Homeland Towers. Once construction is complete, we take full responsibility for managing the site and coordinating its use by telecommunications providers.

Please contact me at your earliest convenience to discuss the above proposal. I look forward to speaking with you.

Sincerely,

Klaus Wimmer  
203-297-6345  
cell# 201-289-6750  
kw@homelandtowers.us



November 29, 2017

Via Certified Mail

McLean Street Associates, LLC  
485 Commerce St  
Hawthorne, NY 10532

Re: Homeland Towers Wireless Facility Proposal (Parcel ID# 82.12-1-3) NY172 Mt Kisco

Dear Sir/Madam,

This proposal letter is being sent to your attention in hopes that you will be interested in leasing a small portion of your property located at 28 Mc Lean Street, Mt. Kisco for the purpose of a wireless facility. Homeland Towers has identified this property as a potential wireless siting solution that will create an additional revenue stream for your organization. In addition to enhanced cellular coverage in the area and along Mc Lean Street, the proposed facility will provide critical infrastructure for public safety in this area of Mt. Kisco.

The principals of Homeland Towers have a combined 40 years of experience providing wireless solutions utilized by AT&T, Verizon, Sprint and T-Mobile throughout the Northeast. Homeland Towers maintains a proven track record of partnering with Municipalities, Private Landlords, and Organizations to maximize the value of their property. Our expertise in real estate, zoning administration, construction and site management provides a fluid process that will benefit your organization.

All project costs associated with our proposal, including municipal and state approvals along with construction costs are at the sole expense of Homeland Towers. Once construction is complete, we take full responsibility for managing the site and coordinating its use by telecommunications providers.

Please contact me at your earliest convenience to discuss the above proposal. I look forward to speaking with you.

Sincerely,

Klaus Wimmer  
203-297-6345  
cell# 201-289-6750  
kw@homelandtowers.us





November 29, 2017

Via Certified Mail

HMOB of Mt Kisco Owner LLC  
85 Harristown Rd  
Glen Rock, NJ 07652

Re: Homeland Towers Wireless Facility Proposal (Parcel ID# 82.12-1-5) NY172 Mt Kisco

Dear Sir/Madam,

This proposal letter is being sent to your attention in hopes that you will be interested in leasing a small portion of your property located at 103-105 South Bedford Rd, Mt. Kisco for the purpose of a wireless facility. Homeland Towers has identified this property as a potential wireless siting solution that will create an additional revenue stream for your organization. In addition to enhanced cellular coverage in the area and along South Bedford Rd, the proposed facility will provide critical infrastructure for public safety in this area of Mt. Kisco.

The principals of Homeland Towers have a combined 40 years of experience providing wireless solutions utilized by AT&T, Verizon, Sprint and T-Mobile throughout the Northeast. Homeland Towers maintains a proven track record of partnering with Municipalities, Private Landlords, and Organizations to maximize the value of their property. Our expertise in real estate, zoning administration, construction and site management provides a fluid process that will benefit your organization.

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Sincerely,

Klaus Wimmer  
203-297-6345  
cell# 201-289-6750  
kw@homelandtowers.us





HOMELAND TOWERS

November 29, 2017

Via Certified Mail

Boys & Girls Club Northern Westchester  
Attn: Alyzza C Ozer, CEO  
351 E Main Street  
Mt. Kisco, NY 10549

Re: Homeland Towers Wireless Facility Proposal (Parcel ID# 80.42-4-3) NY172 Mt Kisco

Dear Ms. Ozer,

This proposal letter is being sent to your attention in hopes that you will be interested in leasing a small portion of your property located at Laurel Drive, Mt. Kisco for the purpose of a wireless facility. Homeland Towers has identified this property as a potential wireless siting solution that will create an additional revenue stream for your organization. In addition to enhanced cellular coverage in the area and along Laurel Drive, the proposed facility will provide critical infrastructure for public safety in this area of Mt. Kisco.

The principals of Homeland Towers have a combined 40 years of experience providing wireless solutions utilized by AT&T, Verizon, Sprint and T-Mobile throughout the Northeast. Homeland Towers maintains a proven track record of partnering with Municipalities, Private Landlords, and Organizations to maximize the value of their property. Our expertise in real estate, zoning administration, construction and site management provides a fluid process that will benefit your organization.

All project costs associated with our proposal, including municipal and state approvals along with construction costs are at the sole expense of Homeland Towers. Once construction is complete, we take full responsibility for managing the site and coordinating its use by telecommunications providers.

Please contact me at your earliest convenience to discuss the above proposal. I look forward to speaking with you.

Sincerely,

Klaus Wimmer  
203-297-6345  
cell# 201-289-6750  
kw@homelandtowers.us



November 29, 2017

Via Certified Mail

Woodcrest at Leonard Park HOA  
Attn: Greg Lewis, Manager  
c/o McGrath Management Services  
444D Old Post Rd  
Bedford, NY 10506

Re: Homeland Towers Wireless Facility Proposal Glassbury Court (Parcel ID# 80.42-3-1.4) NY172 Mt Kisco

Dear Mr. Lewis,

This proposal letter is being sent to your attention in hopes that you will be interested in leasing a small portion of your property located at Glassbury Court, Mt. Kisco for the purpose of a wireless facility. Homeland Towers has identified this property as a potential wireless siting solution that will create an additional revenue stream for your organization. In addition to enhanced cellular coverage in the area and along Glassbury Court, the proposed facility will provide critical infrastructure for public safety in this area of Mt. Kisco.

The principals of Homeland Towers have a combined 40 years of experience providing wireless solutions utilized by AT&T, Verizon, Sprint and T-Mobile throughout the Northeast. Homeland Towers maintains a proven track record of partnering with Municipalities, Private Landlords, and Organizations to maximize the value of their property. Our expertise in real estate, zoning administration, construction and site management provides a fluid process that will benefit your organization.

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Please contact me at your earliest convenience to discuss the above proposal. I look forward to speaking with you.

Sincerely,



Klaus Wimmer  
203-297-6345  
cell# 201-289-6750  
kw@homelandtowers.us



HOMELAND TOWERS

February 13, 2019

Via Certified Mail

Betty Roemer, Stefanie Roemer  
c/o CVS Health # 1997-01  
1 CVS Dr  
Woonsocket, RI 02895

Re: Homeland Towers Wireless Facility Proposal 421 Main St, Mt Kisco (80.50-4-3) NY172 Mt. Kisco

Dear Ms. Betty and Ms. Stefanie Roemer:

This proposal letter is being sent to your attention in hopes that you will be interested in leasing a portion of your property located at 421 Main St, Mt Kisco (80.50-4-3) for the purpose of a wireless facility. Homeland Towers has identified this property as a potential wireless siting solution that will create an additional revenue stream for you. In addition to enhanced cellular coverage to the area, the proposed facility will provide critical infrastructure for public safety in this area of Mt. Kisco.

For the past 10 years, Homeland Towers has been successful in leasing, zoning and constructing sites throughout the Northeast in an effort to provide coverage to our customers such as Verizon, AT&T, T-Mobile and Sprint. Homeland Towers maintains a proven track record of partnering with Municipalities, Private Landlords, and Organizations to maximize the value of their property. Our expertise in real estate, zoning administration, construction and site management provides a fluid process that will benefit you.

All project costs associated with our proposal, including municipal and state approvals along with construction costs are at the sole expense of Homeland Towers. Once construction is complete, we take full responsibility for managing the site and coordinating its use by telecommunications providers.

Please contact me at your earliest convenience to discuss the above proposal. I look forward to speaking with you.

Sincerely,

Klaus Wimmer  
Regional Manager  
201-289-6750  
[kw@homelandtowers.us](mailto:kw@homelandtowers.us)





HOMELAND TOWERS

February 13, 2019

Via Certified Mail

IPERS 34 S Bedford Rd. Inc  
c/o Ryan LLC Tax Compliance  
Dept 207  
PO Box 4900  
Scottsdale, AZ 85261-4900

Re: Homeland Towers Wireless Facility Proposal 34 S Bedford Rd, Mt Kisco  
(80.50-4-2) NY172 Mt. Kisco

Dear Sir or Madam:

This proposal letter is being sent to your attention in hopes that you will be interested in leasing a portion of your property located at 34 S Bedford Rd, Mt Kisco (80.50-4-2) for the purpose of a wireless facility. Homeland Towers has identified this property as a potential wireless siting solution that will create an additional revenue stream for you. In addition to enhanced cellular coverage to the area, the proposed facility will provide critical infrastructure for public safety in this area of Mt. Kisco.

For the past 10 years, Homeland Towers has been successful in leasing, zoning and constructing sites throughout the Northeast in an effort to provide coverage to our customers such as Verizon, AT&T, T-Mobile and Sprint. Homeland Towers maintains a proven track record of partnering with Municipalities, Private Landlords, and Organizations to maximize the value of their property. Our expertise in real estate, zoning administration, construction and site management provides a fluid process that will benefit you.

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Please contact me at your earliest convenience to discuss the above proposal. I look forward to speaking with you.

Sincerely,

  
Klaus Wimmer  
Regional Manager  
201-289-6750  
[kw@homelandtowers.us](mailto:kw@homelandtowers.us)





HOMELAND TOWERS

February 13, 2019

Via Certified Mail

Nicholas David  
PO Box 770  
Mahopac, NY 10541

Re: Homeland Towers Wireless Facility Proposal 540 Main St, Mt Kisco (80.57-4-5) NY172 Mt. Kisco

Dear Mr. David:

This proposal letter is being sent to your attention in hopes that you will be interested in leasing a portion of your property located at 540 Main St, Mt Kisco (80.57-4-5) for the purpose of a wireless facility. Homeland Towers has identified this property as a potential wireless siting solution that will create an additional revenue stream for you. In addition to enhanced cellular coverage to the area, the proposed facility will provide critical infrastructure for public safety in this area of Mt. Kisco.

For the past 10 years, Homeland Towers has been successful in leasing, zoning and constructing sites throughout the Northeast in an effort to provide coverage to our customers such as Verizon, AT&T, T-Mobile and Sprint. Homeland Towers maintains a proven track record of partnering with Municipalities, Private Landlords, and Organizations to maximize the value of their property. Our expertise in real estate, zoning administration, construction and site management provides a fluid process that will benefit you.

All project costs associated with our proposal, including municipal and state approvals along with construction costs are at the sole expense of Homeland Towers. Once construction is complete, we take full responsibility for managing the site and coordinating its use by telecommunications providers.

Please contact me at your earliest convenience to discuss the above proposal. I look forward to speaking with you.

Sincerely,

*Klaus Wimmer*  
*RH*

Klaus Wimmer  
Regional Manager  
201-289-6750  
[kw@homelandtowers.us](mailto:kw@homelandtowers.us)



February 13, 2019

Via Certified Mail

Friendly Silverman Holding Corp  
c/o Silverman Realty Group  
237 Mamaroneck Ave  
White Plains, NY 10605-1319

Re: Homeland Towers Wireless Facility Proposal 489 Main St, Mt Kisco (80.57-3-2) NY172 Mt. Kisco

Dear Sir or Madam:

This proposal letter is being sent to your attention in hopes that you will be interested in leasing a portion of your property located at 489 Main St, Mt Kisco (80.57-3-2) for the purpose of a wireless facility. Homeland Towers has identified this property as a potential wireless siting solution that will create an additional revenue stream for you. In addition to enhanced cellular coverage to the area, the proposed facility will provide critical infrastructure for public safety in this area of Mt. Kisco.

For the past 10 years, Homeland Towers has been successful in leasing, zoning and constructing sites throughout the Northeast in an effort to provide coverage to our customers such as Verizon, AT&T, T-Mobile and Sprint. Homeland Towers maintains a proven track record of partnering with Municipalities, Private Landlords, and Organizations to maximize the value of their property. Our expertise in real estate, zoning administration, construction and site management provides a fluid process that will benefit you.

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Sincerely,

Klaus Wimmer  
Regional Manager  
201-289-6750

[kw@homelandtowers.us](mailto:kw@homelandtowers.us)



February 13, 2019

Via Certified Mail

506 Main Street LLC  
c/o Larstrand Corporation  
500 Park Ave, 11th Floor  
New York, NY 10022

Re: Homeland Towers Wireless Facility Proposal 506 Main St.( 80.57-2-11) NY172 Mt. Kisco

Dear Sir or Madam:

This proposal letter is being sent to your attention in hopes that you will be interested in leasing a portion of your property located at 506 Main St, Mt Kisco (80.57-2-11) for the purpose of a wireless facility. Homeland Towers has identified this property as a potential wireless siting solution that will create an additional revenue stream for you. In addition to enhanced cellular coverage to the area, the proposed facility will provide critical infrastructure for public safety in this area of Mt. Kisco.

For the past 10 years, Homeland Towers has been successful in leasing, zoning and constructing sites throughout the Northeast in an effort to provide coverage to our customers such as Verizon, AT&T, T-Mobile and Sprint. Homeland Towers maintains a proven track record of partnering with Municipalities, Private Landlords, and Organizations to maximize the value of their property. Our expertise in real estate, zoning administration, construction and site management provides a fluid process that will benefit you.

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Please contact me at your earliest convenience to discuss the above proposal. I look forward to speaking with you.

Sincerely,

Klaus Wimmer  
Regional Manager  
201-289-6750  
[kw@homelandtowers.us](mailto:kw@homelandtowers.us)





February 13, 2019

Via Certified Mail

Skull Island Partners LLC  
c/o David Seldin  
1571 Oceanview Dr.  
Tierra Verde, FL 33715-2538

Re: Homeland Towers Wireless Facility Proposal 180 S Bedford Rd, Mount Kisco (Section Block Lot 80.44-1-1)  
NY172 Mt. Kisco

Dear Mr. David Seldin:

This proposal letter is being sent to your attention in hopes that you will be interested in leasing a portion of your property located at 180 S Bedford Rd, Mount Kisco (Section Block Lot 80.44-1-1) s for the purpose of a wireless facility. Homeland Towers has identified this property as a potential wireless siting solution that will create an additional revenue stream for you. In addition to enhanced cellular coverage to the area, the proposed facility will provide critical infrastructure for public safety in this area of Mt. Kisco.

For the past 10 years, Homeland Towers has been successful in leasing, zoning and constructing sites throughout the Northeast in an effort to provide coverage to our customers such as Verizon, AT&T, T-Mobile and Sprint. Homeland Towers maintains a proven track record of partnering with Municipalities, Private Landlords, and Organizations to maximize the value of their property. Our expertise in real estate, zoning administration, construction and site management provides a fluid process that will benefit you.

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Please contact me at your earliest convenience to discuss the above proposal. I look forward to speaking with you.

Sincerely,

Klaus Wimmer  
Regional Manager  
201-289-6750  
[kw@homelandtowers.us](mailto:kw@homelandtowers.us)



# SARATOGA ASSOCIATES

Landscape Architects, Architects,  
Engineers, and Planners, P.C.

July 29, 2020

Honorable Chairman and Members of the Planning Board  
Village of Mount Kisco  
104 Main Street  
Mount Kisco, New York 10549

Re: Visual Assessment  
Proposed Wireless Telecommunications Facility  
180 South Bedford Road

Dear Honorable Chairman and Planning Board Members:

Saratoga Associates is writing on behalf of Homeland Towers regarding a proposed telecommunications tower and associated equipment at the above referenced address. Saratoga Associates has been retained to address potential visual impacts associated with this project.

As you are aware, Homeland Towers has considered several potential locations within the Village to remedy a known gap in wireless telecommunication service. Potential tower sites previously considered are within Leonard Park (Parcel# 80.66-1-1) and the "Water Tank" site off of Rolling Ridge Court (Parcel# 80.67-3-2.2). A balloon visibility test was conducted at each of these sites on December 1, 2018 to assess the degree of potential tower visibility from the Rolling Ridge residential neighborhood and the Marsh Sanctuary.

In response to community concerns over potential visual impact a tower located at either of these locations Homeland Towers has identified an alternative site at 180 South Bedford Road (Parcel# 80.44-1-1) for consideration. This location was selected to take advantage of a wooded hill to the immediate south of the tower position to screen the Facility from vantage points within the Rolling Ridge residential neighborhood and Marsh Sanctuary. The attached viewshed map and line-of-sight profiles identify the effectiveness of this hill as a visual screen. **The viewshed map and line-of-sight profiles account for all tree cumulative clearing created by the proposed SCS Sarles Street Community Solar Farm as shown on that project's site plan drawings dated June 9, 2020.**

Village Board

July 29, 2020

Page 2 of 6

Viewshed Analysis – A viewshed map was prepared to identify the geographic area within which there is a relatively high probability that some portion of the proposed facility may be visible above intervening landform, vegetation or built structures (refer to Figure 1).

Global Mapper 20.0 GIS software was used to generate viewshed areas based on publicly available topographic and land cover datasets. Using Global Mapper's viewshed analysis tool, the 180 South Bedford Road proposed tower location and height (140 feet above ground level) were input and a conservative offset of six feet was applied to account for the observer's eye level. The resulting viewshed identifies grid cells with a direct line-of-sight to the tower high point would exist. This viewshed analysis indicates that the intervening wooded hill will effectively screen views of the 140-foot-tall tower from all areas within the Rolling Ridge residential neighborhood and the Marsh Sanctuary.

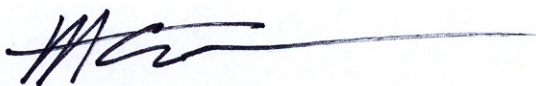
Line of sight Profiles – To help visualize the results of the viewshed analysis line-of-sight profiles were developed for six locations within the area of interest (refer to Figures 2-4).

Two profiles were developed representing views from trail locations within the Marsh Sanctuary. Three profiles were developed representing views from locations with the Rolling Ridge neighborhood. Study points were selected to represent highpoints or other exposed areas (e.g., locations where views might be expected) within the areas of interests. These profiles confirm that the proposed 140-foot-tall tower will fall behind the wooded hill from each of these study points.

An additional profile is provided to illustrate potential tower visibility from the adjacent residential property at 2 Sarles Court. From this location the upper portion of the tower may be visible though intervening deciduous branches and stems during winter leaf-off-season. Such views will likely be substantially screened during summer leaf-on season.

This desktop viewshed and line-of-sight analysis demonstrates that a 140-foot-tall tower located at 180 Bedford Road South will not be visible from vantage points within the Rolling Ridge residential neighborhood and Marsh Sanctuary.

Thank you for your attention to this matter.

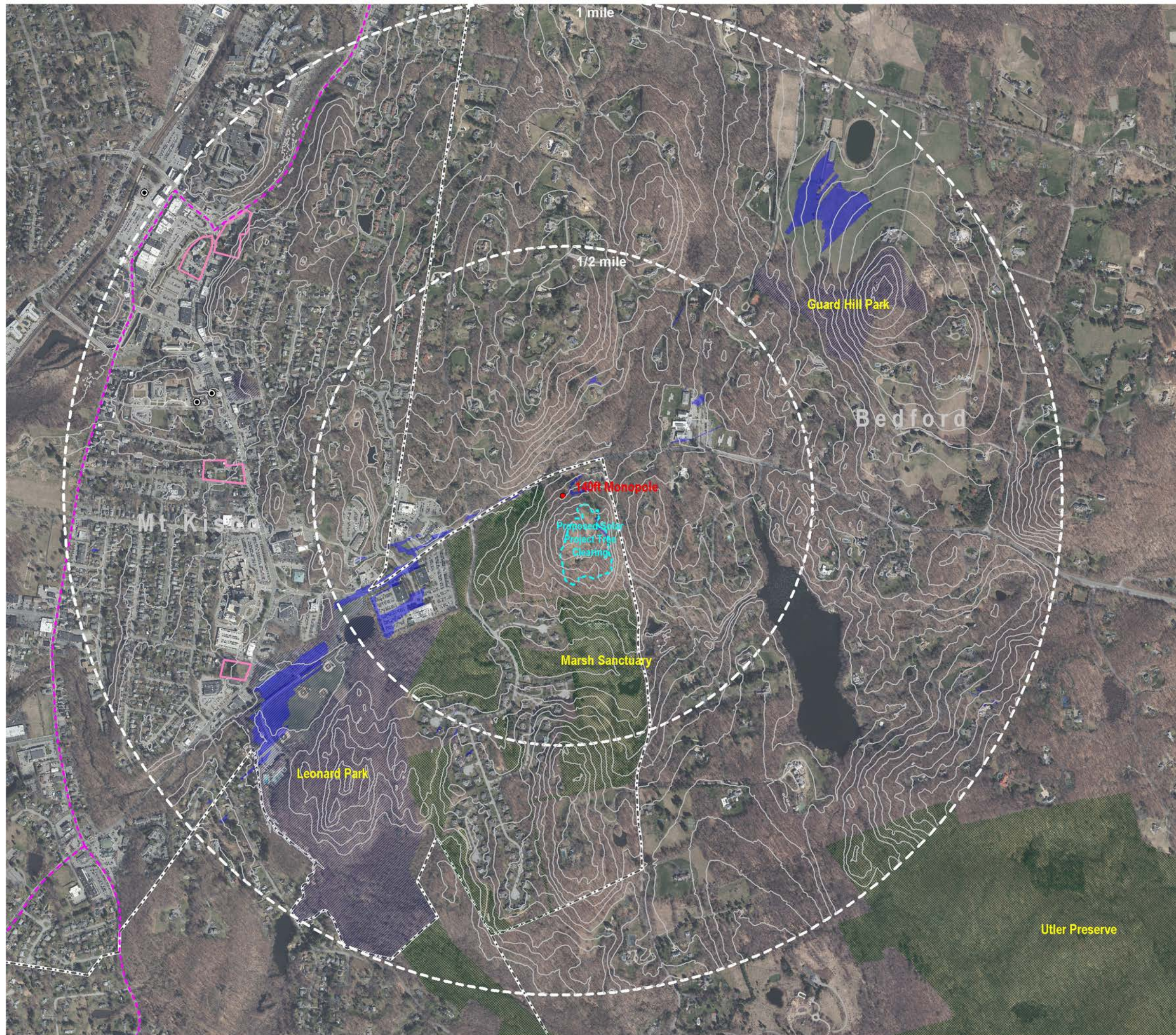


Matthew W. Allen, RLA  
Principal

SARATOGA ASSOCIATES

Landscape Architects, Architects, Engineers, and Planners, P.C.





**LEGEND**

■ Land Cover Viewshed Area (140ft tower)  
(Includes existing vegetation and structures)

**Scenic Resources**

- County Preserve
- Municipal Recreation Area
- Municipal Recreation Area
- National Register of Historic Places S
- - - County Trail System
- National Register of Historic Places S
- National Register-eligible Site

Note: Viewshed areas are not definitive. Viewshed mapping provides a general understanding of where the proposed project is theoretically visible based on regional topographic, forest and building cover data sources.

The "Land Cover" condition viewshed area includes the screening effect of intervening vegetation and buildings. Vegetated areas and buildings were manually digitized from 2016 one-foot resolution digital orthoimagery. All digitized tree cover is assumed to be 50 feet tall and all digitized buildings are assumed to be 25 feet tall.

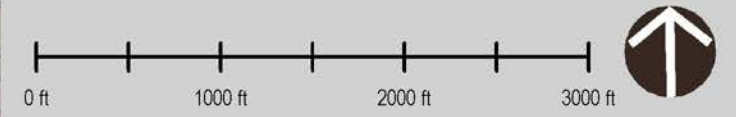
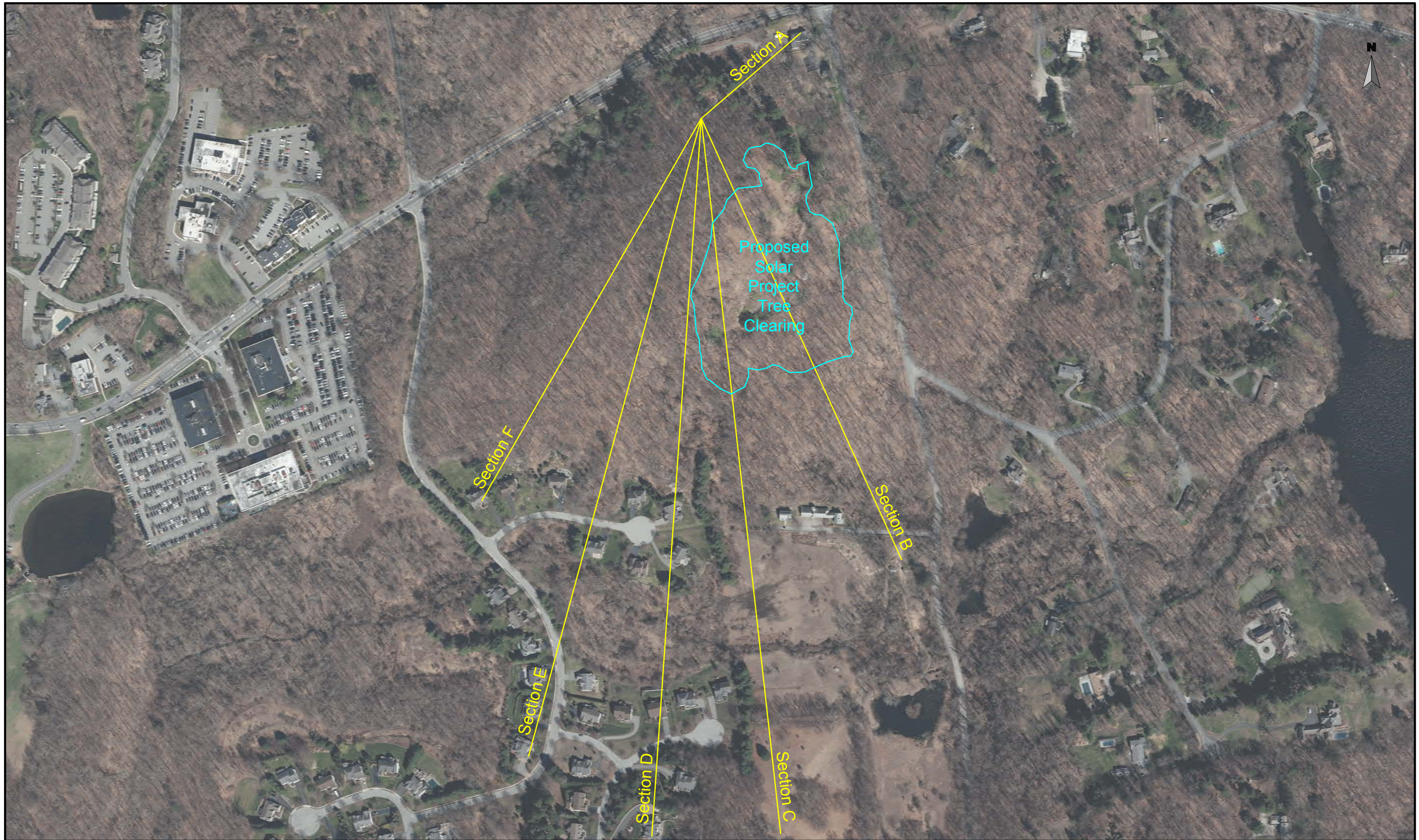


FIGURE 1  
PHOTO LOCATION/VIEWSHED MAP - 1 MILE RADIUS  
Visual Resource Assessment  
Proposed Telecommunications Tower



Mount Kisco Site (NY172)  
180 South Bedford Road  
Mount Kisco, NY 10594



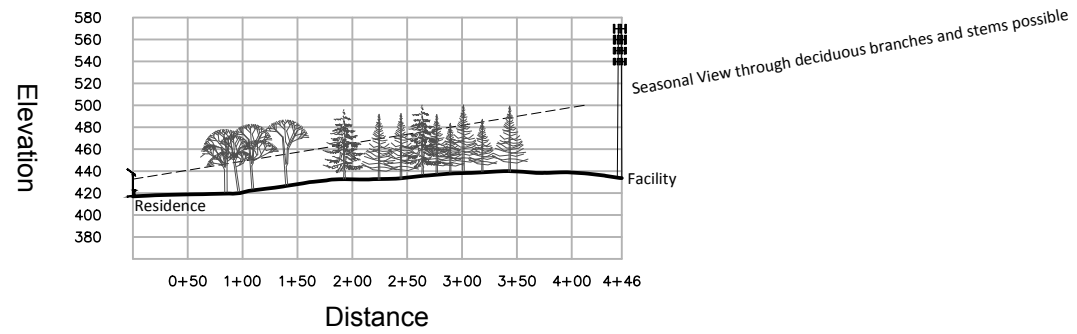


**HOMELAND TOWERS**  
Mt Kisco Site (NY172)  
180 South Bedford Road  
Mount Kisco, NY

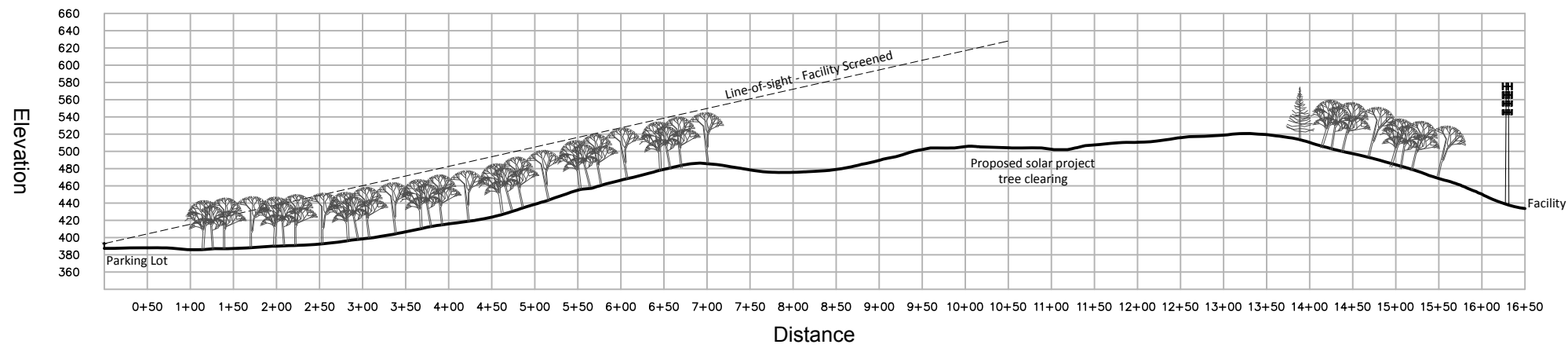
**Figure 2**  
**LINE-OF-SITE PROFILE LOCATION MAP**

Scale : 1" = 300'

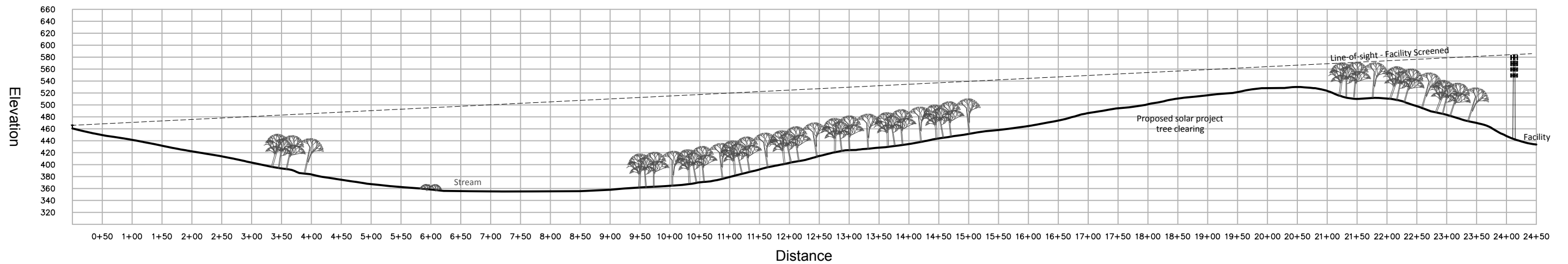




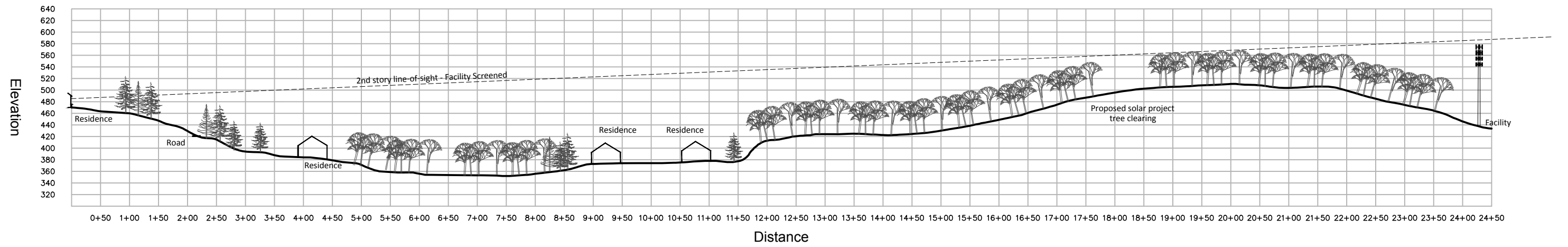
Section A - Profile View: Adjacent Residential Property (2 Sarles Ct.)



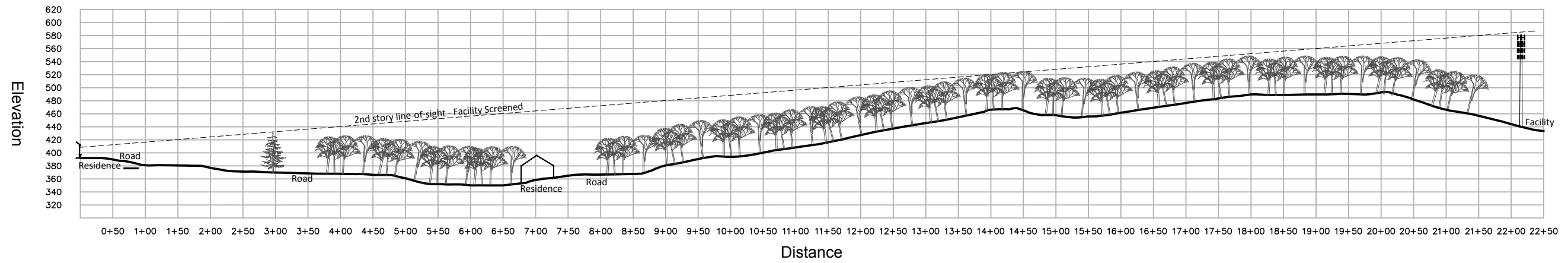
Section B - Profile View: Marsh Sanctuary Parking Lot



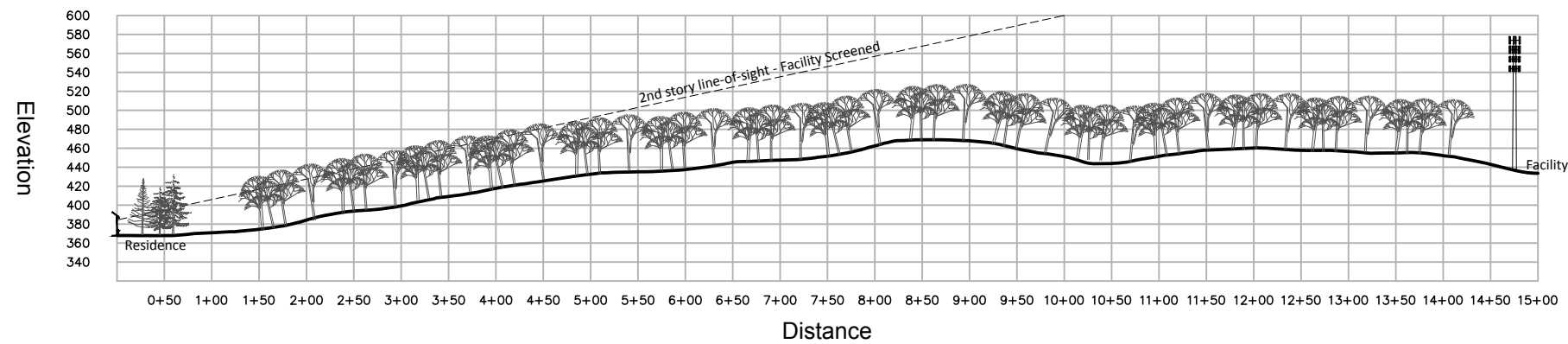
Section C - Profile View: Marsh Sanctuary Trail



Section D - Profile View: Rolling Ridge Court



Section E - Profile View: Stratford Drive



Section F - Profile View: Brentwood Court

### VILLAGE OF MOUNT KISCO PLANNING BOARD APPLICATION

**Type of Application** (please check all that apply)

- Site Plan (Conceptual)     
  Site Plan (Formal)     
  Subdivision     
  Special Use Permit  
 Change of Use Permit     
  Wetland Permit     
  Steep Slopes Permit

**For Conceptual Site Plan Applications, complete Page 1 only and provide signatures on Page 2**

**Name of Applicant** (not agent): Homeland Towers, LLC & New York SMSA Limited Partnership d/b/a Verizon Wireless

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

Phone Number: (914) 333-0700 Email: rgaudioso@snyderlaw.net

Applicant's relationship to property: Lessee

**Name of Property Owner** (if different from above) Skull Island Partners LLC

Address: c/o David Seldin, 1571 Oceanview Dr, Tierra Verde, FL 33715-2538

Phone Number: 646-932-3628 Email: dseldin@anzupartners.com

**Name of Agent** (Firm Name/Contact Person): Robert D. Gaudioso, Esq. of Snyder & Snyder, LLP

Address: 94 White Plains Road Tarrytown, NY 10591

Phone Number: (914) 333-0700 Email: rgaudioso@snyderlaw.net

**Application Information**

Project Name: Homeland Towers - Mount Kisco Wireless Telecommunications Facility

Project Address/Location: 180 South Bedford Road, Mount Kisco, NY 10594

Tax Parcel ID Number(s): 80.44-1-1

Project Description: Construct a Wireless Telecommunications Facility, including a 140 foot monopole to support the antennas and equipment of Verizon Wireless, and provide collocation space for additional carriers and emergency communication equipment

Total parcel size (square feet and acres): 1,089,000 square feet / 25 acres

Zoning District(s): CD Existing Use: vacant land Proposed Use: Wireless Telecommunications Facility

Does the subject property have a Site Plan of Record?  Yes  No

Last approved use according to the last issued Certificate of Occupancy? N/A

*For Office Use Only*

Total Fee Paid: \$ \_\_\_\_\_  
Initial Escrow Deposit: \$ \_\_\_\_\_



Number of off-street parking spaces - Existing: 0 Proposed: 1

Number of newly created building lots (if applicable): N/A

Do any easement agreements, covenants or deed restrictions apply to this property?  Yes  No

If yes, please list these documents and attach copies \_\_\_\_\_

Identify all other permits/approvals required:

Agency	Approval Required	Type of Permit
Village Board of Trustees	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Village Zoning Board of Appeals (ZBA)	<input type="checkbox"/> Yes <input type="checkbox"/> No	Possible Variances
Village Architectural Review Board (ARB)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Village Building Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building Permit
Village Department of Public Works (DPW)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Westchester County Department of Health (WCDH)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Westchester County Department of Public Works (WCDPW)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
NYC Department of Environmental Protection (NYCDEP)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
NYS Department of Environmental Conservation (NYSDEC)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
NYS Department of Transportation (NYSDOT)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
U.S. Army Corps of Engineers (ACOE)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Other	<input type="checkbox"/> Yes <input type="checkbox"/> No	

Total anticipated area of construction activity as defined under the most recent NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity:  <5,000 s.f.  ≥5,000 s.f. - <1 acre  >1 acre

Will the project disturb any Village regulated wetlands or wetland buffer areas?  Yes  No

If yes, quantify area of disturbance: \_\_\_\_\_ s.f. wetland disturbance; \_\_\_\_\_ s.f. of wetland buffer disturbance

Will proposed action disturb any "steep slopes" (≥15 percent)?  Yes  No Area disturbed: 8726 s.f.

Will proposed action disturb any "very steep slopes" (≥25 percent)?  Yes  No Area disturbed: 1350 s.f.

Are any trees with a diameter of ≥4-inches proposed to be removed?  Yes  No Quantity: 33

If yes, will any trees be removed from steep slopes?  Yes  No Quantity: 25

Is the site located within a Flood Hazard Area as defined by FEMA?  Yes  No

I hereby certify that the above information is factually correct to the best of my knowledge. By applying for the permit/approval(s) herein, the below individuals expressly authorize Village Officials and Planning Board members access to the subject property for schedule site visits and inspections.

Applicant: Homeland Towers, LLC (print name) [Signature] (signature) 8/13/2020 (date)

Owner: Skull Island Partners LLC (print name) [Signature] (signature) 8/13/2020 (date)

**VILLAGE OF MOUNT KISCO PLANNING BOARD**

104 Main Street  
Mount Kisco, New York 10549  
914-864-0022  
www.mountkisco.org

**PLANNING BOARD SUBMISSION CHECKLIST**

PROJECT NAME: Homeland Towers 180 S. Bedford Rd

**Application materials (required for all applications)**

- \*Planning Board application form completed and signed by all applicable parties
- Unless otherwise instructed, a completed Short Environmental Assessment Form (EAF) as available from the NYSDEC website
- \*Application fee and initial escrow deposit as identified by the Planning Board Secretary
- \*Most recent property deed
- \*Survey of property – Level of detail required to be determined by the Planning Board, Building Inspector and/or the Planning Board's consultants
- \*Previously approved Planning Board Site Plan of Record and Planning Board Resolutions, available through the Building Department, if applicable
- \*Identification of any known zoning variances (previously granted or required/proposed)
- \*Completed Coverage Calculations Worksheet
- \*Business plan providing a detailed description of the proposed use/operation
- Floor plans of the existing and proposed condition as prepared by a NYS licensed architect or engineer
- Architectural elevations prepared by a NYS licensed architect or engineer, if applicable
- \*The applicant shall provide a digital submission including PDFs of all forms, applications, documents, reports, and plans to the Planning Board Secretary on a flash drive or CD-ROM

*(\*) Indicates that this item is required for the first submission, including Conceptual Site Plan Applications*

**Items to be included on Site Plans and other plans presented to the Planning Board (Subdivisions, Special Use Permits, Change of Use Permits, Wetland Permits, and Steep Slope Permits, as determined applicable)**

General information and Existing Conditions

- \*Location of project by street address
- \*The section, block and lot number(s) of the subject property taken from the latest assessment roll
- \*A location map identifying the location of the subject property in context to the surrounding area
- \*Name and mailing address of the owner of record and the applicant, if different
- \*Name and mailing address of the person, firm, or organization preparing the plan
- \*Date of the plan preparation/revision - provide common revision dates on each sheet
- \*North arrow; scale bar
- \*Unless otherwise approved, plans shall be prepared as a scale of 1 inch = 30 feet
- \*Zoning district boundary lines
- \*Zoning setback lines and dimensions
- Landscape buffer setback lines and dimensions
- Ownership information for all adjacent parcels taken from the latest assessment roll
- The location, width and purpose of all existing and proposed easements, covenants, reservations and areas dedicated to public use within or adjacent to the property
- Existing topography as illustrated by use of contour lines with intervals of two (2) feet or less, referred to a datum satisfactory to the Village Engineer
- Adjacent structures and uses within fifty (50) feet of the subject property
- The location, names and existing widths of adjacent streets, including curbs
- \*The location and limits of all existing improvements including buildings, structures, paved areas, gravel areas, vehicular and pedestrian access, driveways, parking stalls,

*(\*) Indicates that this item is required for the first submission, including Conceptual Site Plan Applications*

loading areas, sidewalks, exterior lighting, walls, fencing, and landscaping on and adjacent to the subject property

Locations, dimensions, grades and flow directions of existing sewers, drainage features, culverts, and waterlines, as well as other underground and aboveground utilities within and adjacent to the subject property

#### Demolition and Removals

Clearly identify any existing improvements or structures which are proposed to be removed, including utilities

#### Environmental Features

If the subject property contains wetlands or surface water features or will require a wetland permit, wetlands and watercourses that are jurisdictional to the Village of Mount Kisco shall be delineated by a wetland scientist, shall be survey located, and shall be shown on a plan. A wetland delineation report shall be provided prepared to the satisfaction of the Village Wetland Consultant

If disturbance to steep slopes is proposed, provide a calculation of disturbance within each applicable slope category and demonstrate compliance with Section 110-33.1A of the Zoning Code. The plan shall illustrate via shading, the portions of the site comprised of steep slopes (distinguish between slopes categories)

If tree removal is proposed, trees with a diameter  $\geq 4$  inches as measured 1.5 feet above grade shall be survey located and shown on a plan (location, diameter, specie type). Identify all trees to be removed or preserved

Mitigation plan (associated with wetland permits and steep slope permits)

The location and extent of wooded areas, rock outcrops and other significant environmental features

The location, boundary and elevation of any FEMA Flood Hazard Areas, if applicable

#### Proposed Development

For subdivisions and/or lot line realignments, provide a subdivision plat in compliance with Chapter 94 of the Village Code

\*Bulk zoning table comparing the existing and proposed conditions to the requirements of the underlying zoning district(s)

Average grade calculation to determine proposed building height, if applicable

*(\*) Indicates that this item is required for the first submission, including Conceptual Site Plan Applications*



- \*Off-street parking and loading calculations comparing the existing and proposed condition to the requirements listed under Sections 110-28 and 110-29 of the Zoning Code
- Limits of construction activity line with area calculation (square feet)
- \*The location and limits of all proposed improvements including buildings, structures, paved areas, vehicular and pedestrian access, driveways, parking stalls, loading areas, sidewalks, exterior lighting, walls, fencing, and landscaping on and adjacent to the subject property. Profiles and cross-sections shall be provided, as necessary
- Locations, dimensions, grades and flow directions of all proposed utilities including sanitary and storm sewers, drainage features, culverts, and waterlines, as well as other underground and aboveground utilities within and adjacent to the subject property. Profiles and cross-sections shall be provided, as necessary
- Preparation of a Stormwater Pollution Prevention Plan (SWPPP) in accordance with NYSDEC standards and requirements, as determined necessary by the Village Engineer, including drainage calculations
- Construction details, profiles and sections, as determined necessary
- Grading plan, indicating how proposed new grades will meet existing grades
- Location and cross-section of any new wall
- The location and plans for any proposed signage
- Landscaping plan, including location, size, specie type, and quantity of proposed plant material, prepared by a NYS registered landscape architect
- A lighting plan prepared to demonstrate compliance with 110-32 of the Zoning Code
- The location, limits and description of any proposed easements or covenants
- Any contemplated public improvements on adjoining properties
- \*Any additional information required under the Village Code or as determined necessary by the Planning Board, Building Inspector, or by the Planning Board's consultants

Supplementary Regulations

- The applicant shall determine/demonstrate compliance with the Article V of the Zoning Code, including supplementary use and development regulations, as applicable

*(\*) Indicates that this item is required for the first submission, including Conceptual Site Plan Applications*

Upon findings of the Planning Board that due to special conditions particular to the subject property, certain of the information identified above is not necessary or appropriate or that strict compliance with said requirements may cause extraordinary or unnecessary hardships, the Planning Board may vary or waive the provision of such information, provided that such waiver will not have detrimental effects on public health, safety or general welfare or have the effect of nullifying the intent and purpose of the application, Official Map, Village Comprehensive Plan or Village Code

**This checklist is provided as a guide. The Planning Board may require additional information as determined necessary.**

**The undersigned agrees that, to the best of his or her knowledge, the submission materials have been prepared in accordance with this checklist.**

Name of Design Professional: Scott M. Chasse, P.E.

Signature of Design Professional: \_\_\_\_\_

Date: 08/17/2020



*(\*) Indicates that this item is required for the first submission, including Conceptual Site Plan Applications*

**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: Homeland Towers - Mount Kisco (NY172)		
Project Location (describe, and attach a general location map): 180 South Bedford Road, Mount Kisco, Westchester County, NY (Parcel ID 80.44-1-1)      Location Map Attached.		
Brief Description of Proposed Action (include purpose or need): The project includes a 3,312+/- square foot land area for the construction of a proposed wireless telecommunications facility, consisting of a 140 foot monopole type tower with antennas, access driveway, together with related equipment within a 2,300+/- square foot fenced compound.		
Name of Applicant/Sponsor: Homeland Towers, LLC (Attn. Klaus Wimmer, Regional Manager)		Telephone: 203-297-6345
		E-Mail: KW@homelandtowers.us
Address: 9 Harmony Street, 2nd Floor		
City/PO: Danbury	State: CT	Zip Code: 06810
Project Contact (if not same as sponsor; give name and title/role): Same as above		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Skull Island Partners, LLC		Telephone:
		E-Mail:
Address: c/o David Seldin, 1571 Oceanview Dr		
City/PO: Tierra Verde	State: FL	Zip Code: 33715-2538

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Village PB - Site Plan Approval; Special Permit	
c. City, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals	Village ZBA - Variances	
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input 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**

<b>C.1. Planning and zoning actions.</b>	
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s):	
NYC Watershed Boundary	
Westchester County is a Hudson River Valley Greenway Compact County; Mount Kisco is a Compact Community.	
_____	
_____	
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	



**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
CD - Conservation Development District

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

c. Is a zoning change requested as part of the proposed action?  Yes  No  
If Yes,  
i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? Bedford Central

b. What police or other public protection forces serve the project site?  
Mt Kisco FD, Westchester County PD

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

d. What parks serve the project site?  
Leonard Park is approx. 0.5 mi SW of site; Guard Hill Park is approx. 0.6 mi NE of site

**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)? Proposed action is a commercial communications tower and personal wireless service facility.  
\_\_\_\_\_

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 25 acres  
b. Total acreage to be physically disturbed? \_\_\_\_\_ 0.20 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 0 acres Project Site to be leased.

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: \_\_\_\_\_ 2-3 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<p>f. Does the project include new residential uses? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, show numbers of units proposed.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"></th> <th style="width: 20%; text-align: center;"><u>One Family</u></th> <th style="width: 20%; text-align: center;"><u>Two Family</u></th> <th style="width: 20%; text-align: center;"><u>Three Family</u></th> <th style="width: 25%; text-align: center;"><u>Multiple Family (four or more)</u></th> </tr> </thead> <tbody> <tr> <td>Initial Phase</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>At completion of all phases</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> </tbody> </table>						<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>	Initial Phase	_____	_____	_____	_____	At completion of all phases	_____	_____	_____	_____
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>															
Initial Phase	_____	_____	_____	_____															
At completion of all phases	_____	_____	_____	_____															
<p>g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes,</p> <p>i. Total number of structures _____ 1</p> <p>ii. Dimensions (in feet) of largest proposed structure: _____ 140 height; _____ N/A width; and _____ N/A length <span style="float: right;">Monopole, 140' in ht.</span></p> <p>iii. Approximate extent of building space to be heated or cooled: _____ N/A square feet</p>																			
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes,</p> <p>i. Purpose of the impoundment: _____</p> <p>ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____</p> <p>iii. If other than water, identify the type of impounded/contained liquids and their source. _____</p> <p>iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres</p> <p>v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length</p> <p>vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____</p>																			
<p><b>D.2. Project Operations</b></p>																			
<p>a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)</p> <p>If Yes:</p> <p>i. What is the purpose of the excavation or dredging? _____</p> <p>ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?</p> <ul style="list-style-type: none"> <li>• Volume (specify tons or cubic yards): _____</li> <li>• Over what duration of time? _____</li> </ul> <p>iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____</p> <p>iv. Will there be onsite dewatering or processing of excavated materials? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes, describe. _____</p> <p>v. What is the total area to be dredged or excavated? _____ acres</p> <p>vi. What is the maximum area to be worked at any one time? _____ acres</p> <p>vii. What would be the maximum depth of excavation or dredging? _____ feet</p> <p>viii. Will the excavation require blasting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>ix. Summarize site reclamation goals and plan: _____</p> <p>_____</p> <p>_____</p>																			
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____</p> <p>_____</p> <p>_____</p>																			

*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: \_\_\_\_\_

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*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.

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*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

<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>• Will a line extension within an existing district be necessary to serve the project? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____ _____</li> </ul>	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	
<p>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): _____ _____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____</p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?            _____ Square feet or _____ acres (impervious surface)            _____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____</p>	
<p>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)? _____ _____</p> <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____ _____</li> <li>• Will stormwater runoff flow to adjacent properties? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)            Site will contain an emergency backup generator for use during temporary power outages, subject to final carrier specifications</p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>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) <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>	



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): \_\_\_\_\_

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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): \_\_\_\_\_

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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

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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: \_\_\_\_\_  
 800 Amps: Energy uses associated with the operation of a commercial communications tower and personal wireless service facility including electricity.  
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  
 Supplier will be local utility grid \_\_\_\_\_  
 iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

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l. Hours of operation. Answer all items which apply.  
 i. During Construction:  
 • Monday - Friday: \_\_\_\_\_ 8am - 5pm \_\_\_\_\_  
 • Saturday: \_\_\_\_\_  
 • Sunday: \_\_\_\_\_  
 • Holidays: \_\_\_\_\_  
 ii. During Operations:  
 • Monday - Friday: \_\_\_\_\_ Facility is unmanned and will \_\_\_\_\_  
 • Saturday: \_\_\_\_\_ operate 24/7 after the completion \_\_\_\_\_  
 • Sunday: \_\_\_\_\_ of construction. \_\_\_\_\_  
 • Holidays: \_\_\_\_\_

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:  
 The proposed action will temporarily produce noise associated with general site construction activities during construction only.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: Trees will be removed within the vicinity of the leased area for the construction of the compound.

---

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:  
 Security light on equipment will be installed per carrier's specifications. Light will face the ground and only be used infrequently, when a technician is on site during night hours.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: Trees will be removed within the vicinity of the leased area for the construction of the compound.

---

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

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

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

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

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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

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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:

Suburban residential exists west of the site, with some office space and suburban commercial development. Forested space is generally north and south of the site, with suburban residential and a lake (Howlands Lake) east of the site.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.32	0.42	+0.10
• Forested	22.94	22.84	-0.10
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	1.74	1.74	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

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:  
Cisqua school - northeast of site  
\_\_\_\_\_

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: Note: no indication of spill incidents or remediation history per NYS DEC Environmental Site database search.  Yes  No  
i. Has the facility been formally closed?  
• 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: Note: no indication of hazardous waste history per NYS DEC Environmental Site (Spill Incidents, Remedial Sites, Bulk Storage) databases.  
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: Note: no indication of contamination history per NYS DEC Environmental Site (Spill Incidents, Remedial Sites, Bulk Storage) databases.  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
\_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
\_\_\_\_\_  
\_\_\_\_\_



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

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

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

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ over 7 feet 80"+ per USDA NRCS Soil Map

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ 7.5 %

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

CsD - Chatfield-Charlton complex	51.0 %
CrC - Charlton-Chatfield complex	33.4 %
HrF - Hollis-Rock Outcrop complex	7.5 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ over 7 feet 80" per USDA NRCS Soil Map

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	92.5 % of site
<input type="checkbox"/> Moderately Well Drained:	_____% of site
<input checked="" type="checkbox"/> Poorly Drained	7.5 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	30.5 % of site
<input checked="" type="checkbox"/> 10-15%:	11 % of site
<input checked="" type="checkbox"/> 15% or greater:	58.5 % of site

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

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h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? No wetlands adjoin the project area - adjacent parcels only. DEC Environmental Resource Mapper results attached.  Yes  No  
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

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

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

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

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

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

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

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

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:

i. Name of aquifer: \_\_\_\_\_

m. Identify the predominant wildlife species that occupy or use the project site:  none of significance \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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): \_\_\_\_\_  
 \_\_\_\_\_

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? Note: soils exist on 25-acre property (per USDA mapper), but not in project area.  
 ii. Source(s) of soil rating(s): USDA NRCS Soil mapper

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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <span style="float: right; font-size: small;">NY SHPO CRIS Mapper results attached</span>	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: <u>See list below</u>	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Local parks/sanctuaries/preserves</u>	
<i>iii.</i> Distance between project and resource: <u>Noted with each park, &lt;5 miles.</u>	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
	<input type="checkbox"/> Yes <input type="checkbox"/> 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**

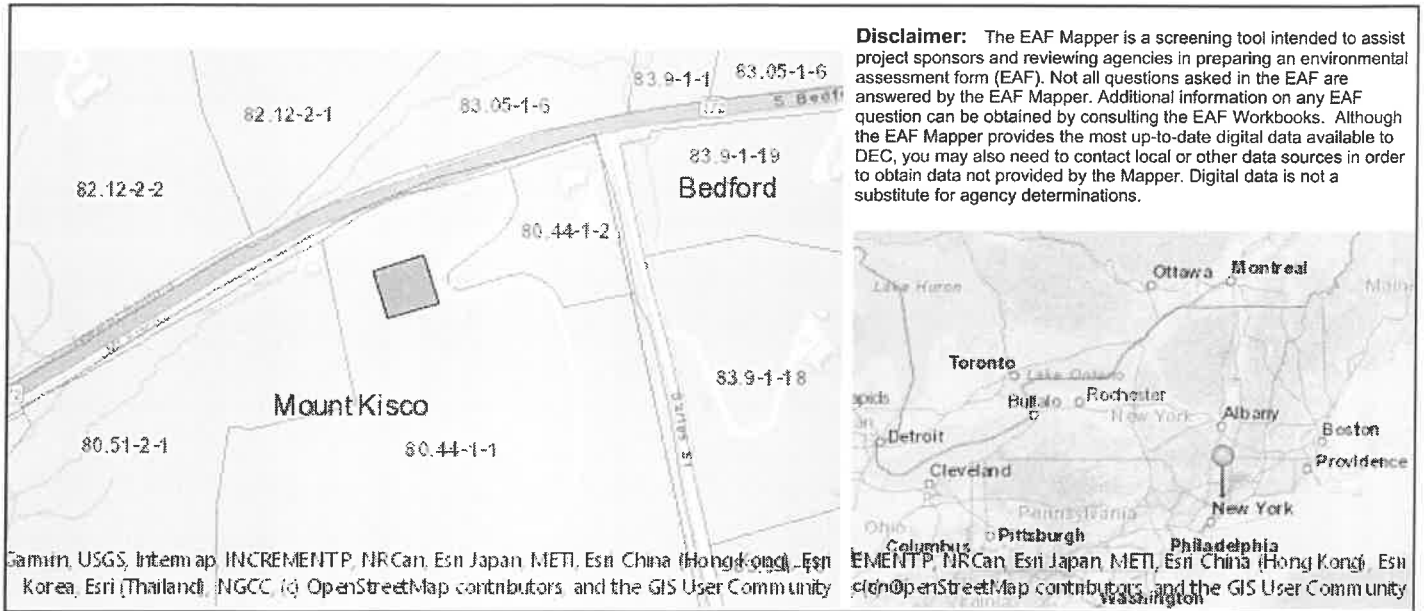
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Saratoga Associates Date August 11, 2020  
Landscape Architects, Architects, Engineers and Planners, P.C.

Signature  Title Principal  
Matthew W. Allen, RLA

E3h: Parks within 5 miles:  
 Leonard Park (0.4), Butler Preserve (0.9), Merestead (1.15), Westmoreland Sanctuary (1.9), Whippoorwill Park (2), Bedford Hills Memorial Park (2.1), Meyer Preserve (2.3), Gedney Brook Sanctuary (3.1), Wampus Pond Park (3.3), Bedford Village Memorial Park (3.3), Beaver Dam Park (3.7), Kitchawan Preserve (3.9), Beaver Dam Sanctuary (4.2), Kathonah Memorial Park (4.2), Gedney Park (4.2), Cats Rock Park (4.3), Turner Swamp Sanctuary (4.4), Warburg Park (4.5), John Jay Homestead Park (4.5), Old Farm Hill Park (4.6), Indian Hill Park (5)

**PRINT FORM**



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]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No



E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	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

Homeland Towers: NY172

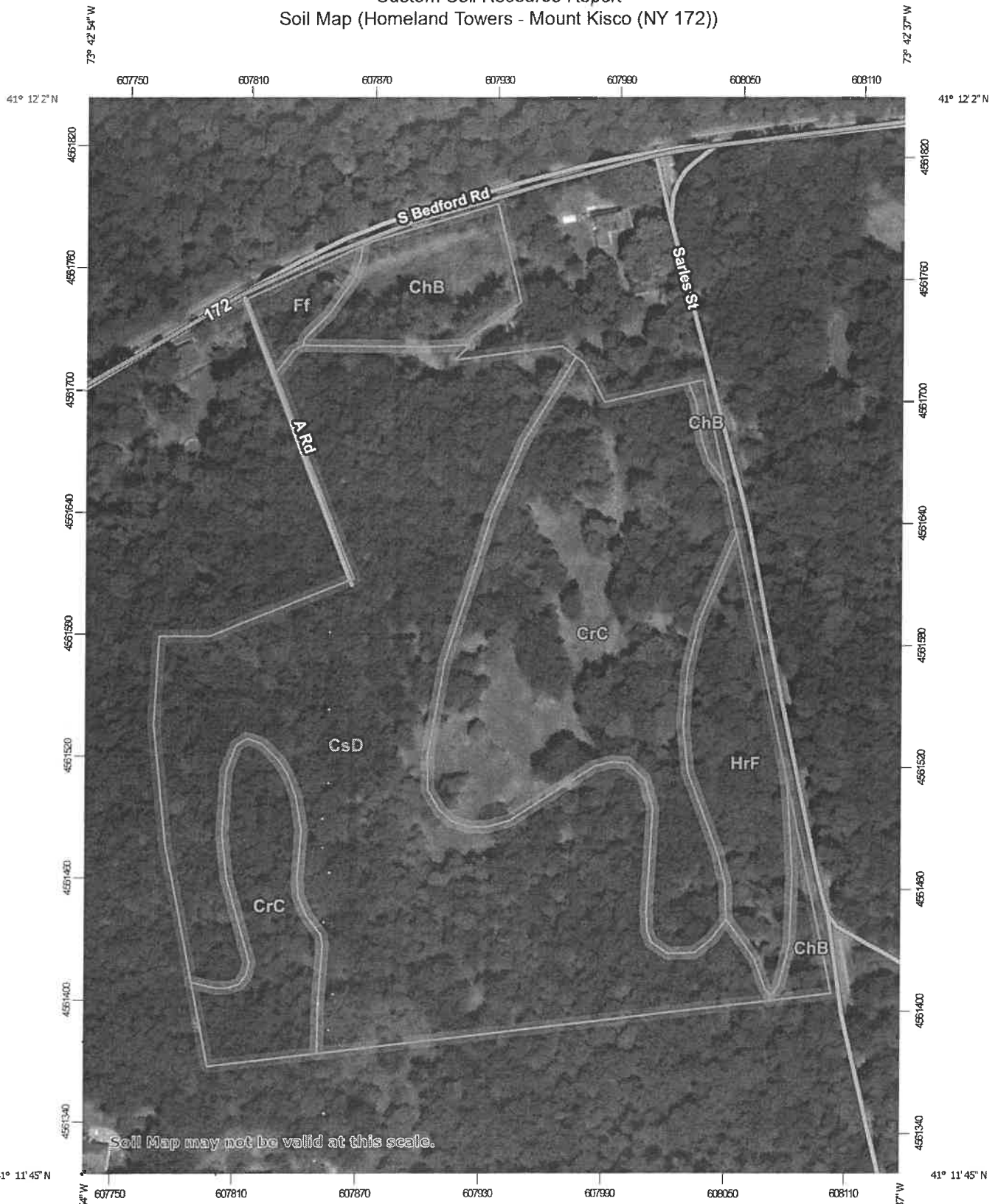
### Project Location Map

180 S Bedford Road, Mt Kisco, Westchester County, NY  
Tax Parcel 80.44-1-1

41°11'58.1"N 73°42'48.0"W



Custom Soil Resource Report  
 Soil Map (Homeland Towers - Mount Kisco (NY 172))



Map Scale: 1:2,580 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

Map Unit Symbol	Map Unit Name	Acres in ADI	Percent of ADI
ChB	Charlton fine sandy loam, 5 to 8 percent slopes	1.5	6.6%
CrC	Charlton-Charlfield complex, 0 to 15 percent slopes, very rocky	7.8	33.4%
CsD	Charlfield-Charlton complex, 15 to 35 percent slopes, very rocky	11.9	51.0%
Ff	Fluvaguenis-Udic/venis complex, frequently flooded	0.4	1.6%
HrF	Hobbs-Rock outcrop complex, 35 to 60 percent slopes	1.7	7.5%
<b>Totals for Area of Interest</b>		<b>23.3</b>	<b>100.0%</b>

# NYS DEC Environmental Resource Mapper: Homeland Towers - Mount Kisco (NY172)



August 11, 2020

State Regulated Freshwater Wetlands  
(Outside of the Adirondack Park)

State Regulated Wetland Checkzone

National Wetlands Inventory

Estuarine and Marine Deepwater

Estuarine and Marine Wetland

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

Lake

Other

Riverine

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE,

NYS Department of Environmental Conservation  
Not a legal document

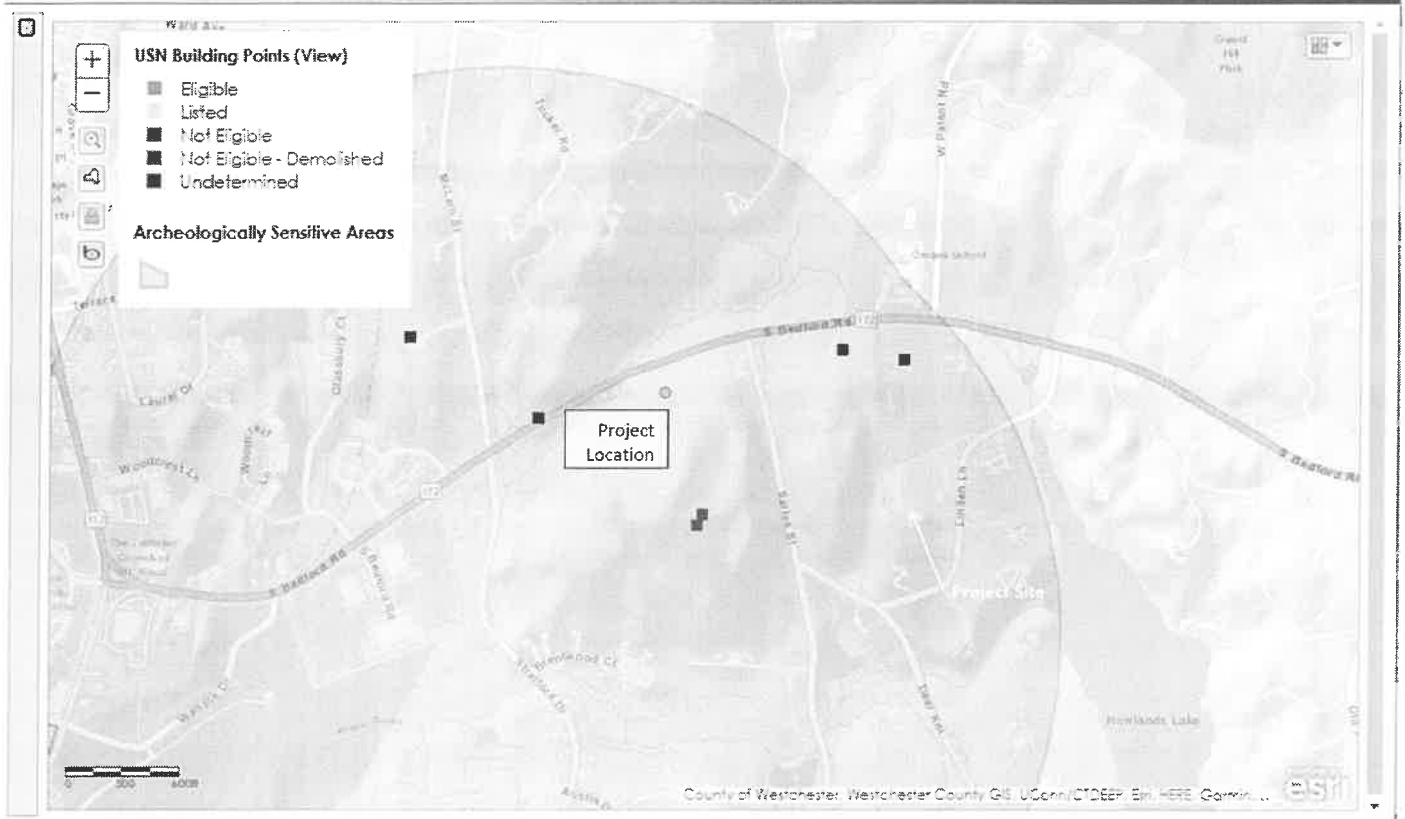


Homeland Towers - Mt Kisco (NY172)



HOME SUBMIT SEARCH COMMUNICATE

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**617.20**  
**Appendix B**  
**State Environmental Quality Review**  
**VISUAL EAF ADDENDUM**

This form may be used to provide additional information relating to Question 11 of Part 2 of the Full EAF.

(To be completed by Lead Agency)

Visibility		Distance Between Project and Resource (in Miles)				
		0 - ¼	¼ - ½	½ - 3	3 - 5	5+
1.	Would the project be visible from:					
!	<i>A parcel of land which is dedicated to and available to the public for the use, enjoyment and appreciation of natural or man-made scenic qualities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>An overlook or parcel of land dedicated to public observation, enjoyment and appreciation of natural or man-made scenic qualities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>A site or structure listed on the National or State Registers of Historic Places?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>State Parks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>The State Forest Preserve?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>National Wildlife Refuges and State Game Refuges?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>National Natural Landmarks and other outstanding natural features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>National Park Service lands?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>Rivers designated as National or State Wild, Scenic or Recreational?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>Any transportation corridor of high exposure, such as part of the Interstate System, or Amtrak?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>A governmentally established or designated interstate or inter-county foot trail, or one formally proposed for establishment or designation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>A site, area, lake, reservoir or highway designated as scenic?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>Municipal park, or designated open space? Leonard Park</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>County road?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>State road? NY Rte 117 ( South Bedford Road)</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>Local road? Wallace Drive. Possible seasonal views through deciduous trees from Sarles Drive.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	<i>Is the visibility of the project seasonal? (i.e., screened by summer foliage, but visible during other seasons)</i>					
	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				
3.	<i>Are any of the resources checked in question 1 used by the public during the time of year during which the project will be visible?</i>					
	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				

**DESCRIPTION OF EXISTING VISUAL ENVIRONMENT**

4. From each item checked in question 1, check those which generally describe the surrounding environment.

	*½ mile	Within	*1 mile
Essentially undeveloped	<input type="checkbox"/>		<input type="checkbox"/>
Forested	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Agricultural	<input type="checkbox"/>		<input type="checkbox"/>
Suburban Residential	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Industrial	<input type="checkbox"/>		<input type="checkbox"/>
Commerical	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Urban	<input type="checkbox"/>		<input checked="" type="checkbox"/>
River, Lake, Pond	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Cliffs, Overlooks	<input type="checkbox"/>		<input type="checkbox"/>
Designated Open Space	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Flat	<input type="checkbox"/>		<input type="checkbox"/>
Hilly	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Mountainous	<input type="checkbox"/>		<input type="checkbox"/>
Other	<input type="checkbox"/>		<input type="checkbox"/>

**NOTE:** add attachments as needed

5. Are there visually similar projects within:

\*½ mile  Yes  No    1 mile  Yes  No    2 miles  Yes  No    3 miles  Yes  No

Nearest existing free-standing wireless towers:  
 - 304 Lexington Ave, Mt Kisco - 1.3 miles west  
 - Park & Ride lot, I-684 & Rte 172, Bedford

\*Distance from project site is provided for assistance. Substitute other distances as appropriate.

**EXPOSURE**

6. The daily number of viewers likely to observe the proposed project is 10889

**NOTE:** When user data is unavailable or unknown, use best estimate.

Vehicles per day (average annual daily traffic, <https://www.dot.ny.gov/tdv>) on South Bedford Road near site. Facility views will be limited to brief and intermittent through gaps in trees for east and westbound vehicles. Given the complex visual stimuli encountered by motorists traveling in a moving vehicle, it is probable viewer recognition of the Facility would be limited to a fraction of the total available viewing time. As the tendency of motorists is to focus down the road peripheral views of the Facility may go largely unnoticed by most travelers.

**CONTEXT**

7. The situation or activity in which the viewers are engaged while viewing the proposed action is:

**FREQUENCY**

Activity	Daily	Weekly	Holidays/ Weekends	Seasonally
Travel to and from work <small>NY Rte 117 ( South Bedford Road)</small>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Involved in recreational activities <small>Leonard Park</small>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Routine travel by residents <small>NY Rte 117 ( South Bedford Road)</small>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
At a residence <small>2 Saries Street</small>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
At worksite <small>South Bedford Road business</small>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other _____	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Reset

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



\*531553080DED002U\*

### Westchester County Recording & Endorsement Page

#### Submitter Information

Name: Attorney's Title Insurance Agency, Inc. Phone: 914-244-3738  
Address 1: 126 Barker Street Fax: 914-244-3814  
Address 2: Email: patrick@attorneytitle.biz  
City/State/Zip: Mount Kisco NY 10549 Reference for Submitter: AT13-11231W / 162-13W

#### Document Details

Control Number: **531553080** Document Type: **Deed (DED)**  
Package ID: 2013060400044001003 Document Page Count: 4 Total Page Count: 5

#### Parties

1st PARTY  Additional Parties on Continuation page  
2nd PARTY  
1: REALIS DEVELOPMENT LLC - Other 1: SKULL ISLAND PARTNERS LLC - Other  
2: BAINLARDI JOHN R - Individual 2:

#### Property

Street Address: 180 SOUTH BEDFORD ROAD Tax Designation: 80.44-1-1  
City/Town: MOUNT KISCO Village:  Additional Properties on Continuation page

#### Cross-References

1: 2: 3: 4:  Additional Cross-Refs on Continuation page

#### Supporting Documents

1: RP-5217 2: TP-584

#### Recording Fees

Statutory Recording Fee: \$40.00  
Page Fee: \$25.00  
Cross-Reference Fee: \$0.00  
Mortgage Affidavit Filing Fee: \$0.00  
RP-5217 Filing Fee: \$250.00  
TP-584 Filing Fee: \$5.00  
Total Recording Fees Paid: **\$320.00**

#### Mortgage Taxes

Document Date:  
Mortgage Amount:  
Basic: \$0.00  
Westchester: \$0.00  
Additional: \$0.00  
MTA: \$0.00  
Special: \$0.00  
Yonkers: \$0.00  
Total Mortgage Tax: **\$0.00**

#### Transfer Taxes

Consideration: \$1,500,000.00  
Transfer Tax: \$6,000.00  
Mansion Tax: \$0.00  
Transfer Tax Number: 22396

Dwelling Type: Exempt:   
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 07/01/2013 at 03:27 PM  
Control Number: **531553080**  
Witness my hand and official seal

Timothy C. Idoni  
Westchester County Clerk

#### Record and Return To

Pick-up at County Clerk's office

Attorney's Title Insurance Agency, Inc.  
126 Barker Street

Mount Kisco, NY 10549  
Attn: Recording Dept.



THIS INDENTURE, made the 14th day of June, in the year 2013

**BETWEEN**

**REALIS DEVELOPMENT, LLC, a New York limited liability company having an office at 356 Manville Road, Pleasantville, New York 10570,**

party of the first part, and

**SKULL ISLAND PARTNERS LLC., a Florida limited liability company having an office at 263 13<sup>th</sup> Avenue South, Suite 340, St. Petersburg, Florida 33701,**

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of **ONE MILLION FIVE HUNDRED THOUSAND AND 00/100 (\$1,500,000)** dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Mount Kisco, Town of Mount Kisco, County of Westchester and State of New York known as 180 South Bedford Road, Mount Kisco, New York, as more fully described on Schedule "A" attached hereto and made a part hereof.

Section 80.44; Block 1: Lot 1 (Town and Village of Mount Kisco)

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

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

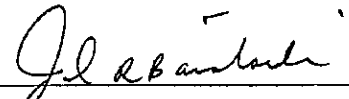
**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost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

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

IN PRESENCE OF:

REALIS DEVELOPMENT, LLC

By:

  
John R. Bainlardi, Member



STATE OF NEW YORK, COUNTY OF WESTCHESTER  
On the 14<sup>th</sup> day of June in the year 2013, before me, the undersigned, personally appeared JOHN R. BAINLARDI, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.



Patrick F. Clowry  
Notary Public State of New York  
No. 01CL6037849  
Resides in Dutchess County  
Commission Expires 2-28-2014

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_

\_\_\_\_\_ the \_\_\_\_\_  
subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in \_\_\_\_\_

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

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

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

[add the following if the acknowledgment is taken outside NY State] and that said subscribing witness made such appearance before the undersigned in the \_\_\_\_\_ (insert the city or other political subdivision and the State or country or other place the proof was taken).

## Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. AS13-1123w

REALIS DEVELOPMENT, LLC

TO

SKULL ISLAND PARTNERS LLC

\_\_\_\_\_

STATE OF \_\_\_\_\_  
On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me, the undersigned, personally appeared \_\_\_\_\_

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

[add the following if the acknowledgment is taken outside NY State] and that said individual made such appearance before the undersigned in the \_\_\_\_\_ (insert the city or other political subdivision and the State or country or other place the acknowledgment was taken).

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me personally came \_\_\_\_\_

to me known, who, being by me duly sworn, did depose and say that he resides at \_\_\_\_\_ that he is the \_\_\_\_\_ of \_\_\_\_\_

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

SECTION 80.44

BLOCK 1

LOT 1

TOWN/VILLAGE: MOUNT KISCO

RETURN BY MAIL TO:

Attorney's Title Insurance Agency, Inc.  
126 Barker Street  
Mount Kisco, New York 10549

1

OWNER'S POLICY  
Schedule A Continued (page 2)  
Title No. AT13-11231W, Policy No. 7230632-88962048

**(DESCRIPTION)**

**ALL** that certain plot, piece or parcel of land situate, lying and being in the Village and Town of Mount Kisco, County of Westchester, and State of New York, being more particularly bounded and described as follows:

**BEGINNING** at a point on the westerly boundary line of Sarles Street at its intersection with the premises herein described on the South and property now or formerly belonging to R. & J. Coogan on the North, said point being distant 345.33 feet from the southerly boundary line of South Bedford Road as measured in a southerly direction along said westerly boundary line of Sarles Street;

**RUNNING THENCE** in a southerly direction along the westerly boundary line of Sarles Street and along the division line between the Village and Town of Mount Kisco on the West and the Town of Bedford on the East, the following courses and distances;

South 0° 28' 20" West 24.00 feet,  
South 17° 32' 20" East 50.77 feet,  
South 1° 17' 30" East 186.00 feet,  
South 2° 38' 30" West 192.35 feet,  
South 0° 52' 30" East 116.81 feet,  
South 0° 48' 50" East 277.68 feet,  
South 3° 44' 50" West 112.34 feet and  
South 0° 54' 40" West 68.83 feet to a point;

**THENCE** in a westerly and northerly direction along the northerly boundary line of other property now or formerly belonging to William J. Green North 83° 56' 49" West 1104.37 feet and North 7° 29' 40" East 147.07 feet to a point;

**THENCE** continuing in a northerly, easterly and northerly direction along the easterly boundary line of property now or formerly belonging to Wildlife Preserves, Inc. the following courses and distances:

North 7° 29' 40" East 291.06 feet,  
North 12° 52' 40" East 218.31 feet,  
North 20° 02' 40" East 172.00 feet,  
South 76° 54' 20" East 54.75 feet,  
North 89° 18' 40" East 229.00 feet and  
North 0° 12' 20" West 364.98 feet to a point;

**OWNER'S POLICY**  
Schedule A Continued (page 3)  
Title No. AT13-11231W, Policy No. 7230632-88962048

**THENCE** in an easterly direction along the southerly boundary line of South Bedford Road the following courses and distances:

North 68° 33' 40" East 97.37 feet,  
North 74° 09' 40" East 101.36 feet,  
South 88° 46' 59" East 60.96 feet,  
North 88° 13' 00" East 101.03 feet,  
North 84° 00' 00" East 26.36 feet and  
North 85° 06' 10" East 51.32 feet to a point;

**THENCE** in a generally southerly, westerly and easterly direction along the westerly boundary line of property now or formerly belonging to R. & J. Coogan the following courses and distances:

South 4° 53' 50" East 61.79 feet, on a curve to the right having a radius of 49.00 feet, a central angle of 40° 43' 40" for a length of 34.83 feet, on a curve to the right having a radius of 161.00 feet, a central angle of 28° 53' 20" for a length of 81.18 feet, South 64° 43' 10" West 108.00 feet, on a curve to the left having a radius of 25.00 feet, a central angle of 159° 13' 50" for a length of 69.48 feet; North 85° 29' 20" East 98.48 feet, on a curve to the right having a radius of 100.00 feet, a central angle of 78° 43' 00" for a length of 137.39 feet, on a curve to the right having a radius of 527.00 feet, a central angle of 2° 24' 46" for a length of 22.19 feet, and South 89° 31' 40" East 160.08 feet per survey (160.00 feet per deed) to the point or place of **BEGINNING**.



# This Indenture,

Revenue stamps attached 19.57

Made the 5<sup>th</sup> day of April, nineteen hundred and thirty eight

Between HUDACRES, INC., a corporation of the State of New York, having its office at 4 Valley Road, Bronxville, New York,

~~and~~

HARRIET P. PARK, residing at State Road, Bedford Village, N. Y.

, party of the first part, and

Witnesseth, that the party of the first part, in consideration of

TEN and no/100 (\$10.00) Dollars,  
lawful money of the United States, and other good and valuable consideration paid by the party of the second part,  
does hereby grant and release unto the party of the second part,

her heirs and assigns forever,

All that certain plot, piece, or parcel of land together with the buildings and improvements thereon situate in the Town of Bedford, County of Westchester and State of New York, more particularly bounded and described as follows:

BEGINNING at the point formed by the intersection of the southerly side of South Bedford Road and the westerly side of Sarles Street which point of beginning is the north-easterly corner of the parcel hereby described, running thence along the westerly side of Sarles Street south 8° 13' 40" east 67.52 feet; thence south 3° 54' 40" east 94.57 Feet; thence south 1° 52' 40" west 183.24 feet to a corner; running thence north 88° 07' 20" west 160.08 feet to a corner; running thence on a curve to the left having a radius of 527 feet a distance of 22.19 feet; thence continuing on a curve to the left having a radius of 100 feet a distance of 137.39 feet running thence south 86° 53' 40" west a distance of 98.48 feet to a point of curve; running thence on a curve to the right having a radius of 25 feet a distance of 69.48 feet; running thence north 66° 7' 30" east a distance of 108 feet to a point of curve; running thence on a curve to the left having a radius 161 feet a distance of 81.18 feet; thence continuing on a curve to the left having a radius of 49 feet a distance of 34.83 feet; running thence north 3° 29' 30" west a distance of 61.79 feet to a point in the southerly line of Sarles Street; running thence along said southerly line of Sarles Street north 86° 30' 30" east a distance of 199.50 feet to the point or place of beginning.

TOGETHER with all right, title and interest of the party of the first part of, in and to that part of South Bedford Road or Sarles Street

above mentioned, lying in front of and adjacent to the above described premises.

THE ABOVE premises are conveyed subject to an easement for the water lines and the maintenance thereof running from the pump house on the north side of South Bedford Road (Route 172) across the above described property to the adjoining property also belonging to the party of the first part hereto. For this easement the party of the first part agrees to furnish water to the herein described property in sufficient quantity to adequately supply the normal demands for such a property, but not for such purposes as a swimming pool or large water consumers, at a charge of Ten Dollars (\$10.00) per quarter or Forty Dollars (\$40.00) per annum. The party of the first part at its option may be relieved of supplying water to the party of the second part herein by any one of the following methods:

- (1) Deeding to the party of the second part all right, title and interest of the party of the first part to the plot on the north side of Bedford Road on which the existing well is located, together with all connections pertaining thereto.
- (2) Building an artesian well with a sufficient capacity for a normal supply of water to the premises hereby conveyed.
- (3) By connecting the premises hereby conveyed to a town water supply.

THE PARTY of the first part shall release said easement sixty days after receipt of notice in writing from the party of the second part signifying her intention to discontinue the water supply.

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

To have and to hold the premises herein granted unto the party of the second part, --- her heirs --- and assigns forever

And the party of the first part covenants as follows:

First. That the party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

Second. That the party of the second part shall quietly enjoy the said premises;

Third. That the said premises are free from incumbrances; except as herein stated.

Fourth. That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

Fifth. That the party of the first part will forever warrant the title to the said premises.

Sixth. The grantor, in compliance with Section 13 of the Lien Law, covenants as follows: That it will receive the consideration for this conveyance as a trust fund to be applied first for the purpose of paying the cost of improvement, and that it will apply the same first to the payment of the cost of improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the party of the first part has caused its corporate seal to be hereunto affixed and these presents to be signed by its duly authorized officer the day and year first above written.

HUDACRES, INC.

By Hilda Seeman Secretary  
via Trust



State of NEW YORK

} ss.:

County of WESTCHESTER

On the 5<sup>th</sup> day of April nineteen hundred and thirty-eight, before me personally came HILDA SECCOMB FOX LAWRENCE,

to me known, who, being by me duly sworn, did depose and say that she resides at 28 East 70th Street, New York, N.Y.

that she is the Vice-President of HUDACRES, INC.

the corporation described in, and which executed, the foregoing instrument; that she knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of Directors of said corporation; and that she signed her name thereto by like order.

*Adel S. Meyer*

Notary Public  
Westchester County

The foregoing instrument was endorsed for record as follows: The property affected by this instrument is situate in the TOWN OF BEDFORD County of Westchester, N.Y. A true copy of the original DEED RECORDED APR. 7, 1938, at 3 PM at request of ROGER SHERMAN

FEE: \$ 3.00

No. 7039

WILLIAM F. CONDON, Register.

27934-C

**Adel**

HUDACRES, INC.

TO

HARRIET P. PARK

110 71 APR 7 1938

Dated, April 5, 1938

The property affected by this instrument is situate in the Town of Bedford in County of Westchester

Record & Return  
to  
ROGER SHERMAN  
4 PUDRY AV  
RYE, N.Y.

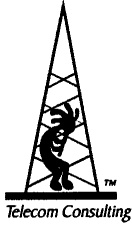
RESERVE THIS SPACE FOR USE OF RECORDING OFFICE.

3.00 A - CPa

00105 4-7-38

WESTCHESTER COUNTY  
RECORDING OFFICE  
RECEIVED  
APR 7 1938  
TOWN OF BEDFORD





# **PINNACLE TELECOM GROUP**

*Professional and Technical Services*

## **ANTENNA SITE FCC RF COMPLIANCE ASSESSMENT AND REPORT**

### **HOMELAND TOWERS, LLC**

**SITE "NY172 – MT. KISCO"  
180 SOUTH BEDFORD ROAD  
MT. KISCO, NY**

August 11, 2020

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## **CERTIFICATION**

## **APPENDIX A. BACKGROUND ON THE FCC MPE LIMIT**

## **INTRODUCTION AND SUMMARY**

At the request of Homeland Towers, LLC, Pinnacle Telecom Group has performed an independent expert assessment of radiofrequency (RF) levels and related FCC compliance for proposed wireless antenna operations on a new 140-foot monopole to be located at 180 South Bedford Road in Mt. Kisco, NY.

Homeland Towers refers to the prospective site as “NY172 – Mt. Kisco”, and the proposed monopole will accommodate the directional panel antennas of up to three wireless carriers. At this time, Verizon Wireless plans to occupy the highest antenna mounting position on the monopole.

The FCC requires wireless antenna operators to perform an assessment of the RF levels from all the transmitting antennas at a site whenever antenna operations are added or modified, and ensure compliance with the FCC Maximum Permissible Exposure (MPE) limit in areas of unrestricted public access, i.e., at street level around the site.

In this case, the compliance assessment will include the RF effects of a worst-case hypothetical collocation of two wireless carriers’ antennas. By worst case, we mean that the carriers whose maximum capacity relates to higher emitted power levels will be hypothetically assumed to occupy the lower mounting positions on the monopole, thus matching higher power and smaller distances to ground-level around the site.

The analysis will conservatively assume all the wireless carriers are operating at maximum capacity and maximum power in each of their FCC-licensed frequency bands. With that extreme degree of conservatism incorporated in the analysis, we can have great confidence that the actual RF effects from any combination of wireless operators, however they might actually be positioned on the monopole, would be in compliance with the FCC’s MPE limit.

This assessment of antenna site compliance is based on the FCC limit for general population “maximum permissible exposure” (MPE), a limit established

as safe for continuous exposure to RF fields by humans of either sex, all ages and sizes, and under all conditions.

The result of an FCC compliance assessment can be described in layman's terms by expressing the calculated RF levels as simple percentages of the FCC MPE limit. In that way, the figure 100 percent serves as the reference for compliance, and calculated RF levels below 100 percent indicate compliance with the MPE limit. An equivalent way to describe the calculated results is to relate them to a "times-below-the-limit" factor. Here, we will apply both descriptions.

The result of the FCC compliance assessment in this case is as follows:

- At street level around the site, the conservatively calculated maximum RF level caused by the combination of antenna operations is 2.0130 percent of the FCC general population MPE limit, well below the 100-percent reference for compliance. In other words, even with calculations designed to significantly overstate the RF levels versus those that could actually occur at the site, the worst-case calculated RF level in this case is still more than 45 times below the limit defined by the federal government as safe for continuous exposure of the general public.
- The results of the calculations provide a clear demonstration that the RF levels from as many as three wireless carriers, even under worst-case collocation circumstances, would satisfy the FCC requirement for controlling potential human exposure to RF fields. Moreover, because of the conservative methodology and assumptions applied in this analysis, RF levels actually caused by any combination of wireless operators' antenna operations at this site will be even less significant than the calculation results here indicate.

The remainder of this report provides the following:

- relevant technical data on the parameters for the three wireless carriers;



- ❑ a description of the applicable FCC mathematical model for assessing compliance with the MPE limit, and application of the relevant technical data to that model; and
- ❑ analysis of the results of the calculations, and the compliance conclusion for the proposed site.

In addition, Appendix A provides background on the FCC MPE limit, along with a list of key FCC references on MPE compliance.

## **ANTENNA AND TRANSMISSION DATA**

As described, the proposed 140-foot monopole will be able to accommodate as many as three wireless carriers' antennas. Verizon Wireless proposes to occupy the highest mounting position on the monopole. This analysis will include an assumption of "worst-case" collocation by two other wireless carriers – AT&T and T-Mobile.

The worst-case collocation methodology basically involves taking the carriers with the most available spectrum and the opportunity for higher power levels and hypothetically positioning them at the lower points on the monopole – thus matching the most power with the shorter distances to the ground.

Typically, the vertical spacing between different wireless carriers' antennas on a monopole is 10 feet. In this case, the Verizon Wireless antennas will mount at a center line of 137 feet, and we will assign antenna centerline-heights to the two other assumed wireless collocators at 127 feet and 117 feet.

The transmission parameters for each of the wireless carriers are described below.

Verizon Wireless is licensed to operate in the 746 MHz, 869 MHz, 1900 MHz, 2100 MHz and 3.5 GHz frequency bands. In the 746 MHz band, Verizon uses four 40-watt channels per antenna sector. In the 869 MHz band, Verizon uses four 40-watt channels per sector. In the 1900 MHz band, Verizon uses four 40-watt channels per antenna sector. In the 2100 MHz band, Verizon uses four 40-

watt channels per sector. In the 3.5 GHz band, Verizon uses two 0.622-watt channels per sector.

AT&T is licensed to operate in the 700, 850, 1900, 2100, and 2300 MHz frequency bands. In the 700 MHz band, AT&T uses two 80-watt RF channels and two 105-watt channels per sector. In the 850 MHz band, AT&T uses four 40-watt channels per sector. In the 1900 MHz band, AT&T uses four 40-watt channels per sector. In the 2100 MHz band, AT&T uses four 40-watt channels per sector. Lastly, in the 2300 MHz band, AT&T uses four 25-watt channels per sector.

T-Mobile is licensed to operate in the 600 MHz, 700 MHz, 1900 MHz, and 2100 MHz frequency bands. In the 600 MHz band, T-Mobile uses four 40-watt channels per sector. In the 700 MHz band, T-Mobile uses one 40-watt channel per sector. In the 1900 MHz band, T-Mobile uses five 30-watt channels per sector. In the 2100 MHz band, T-Mobile uses one 40-watt channel and two 80-watt channels per sector.

Based on the proposed mounting heights and then followed by overall available power levels, we will hypothetically assign the mounting heights (to the centerline of the antennas) as follows:

- Verizon Wireless: 137 feet
- T-Mobile: 127 feet
- AT&T: 117 feet

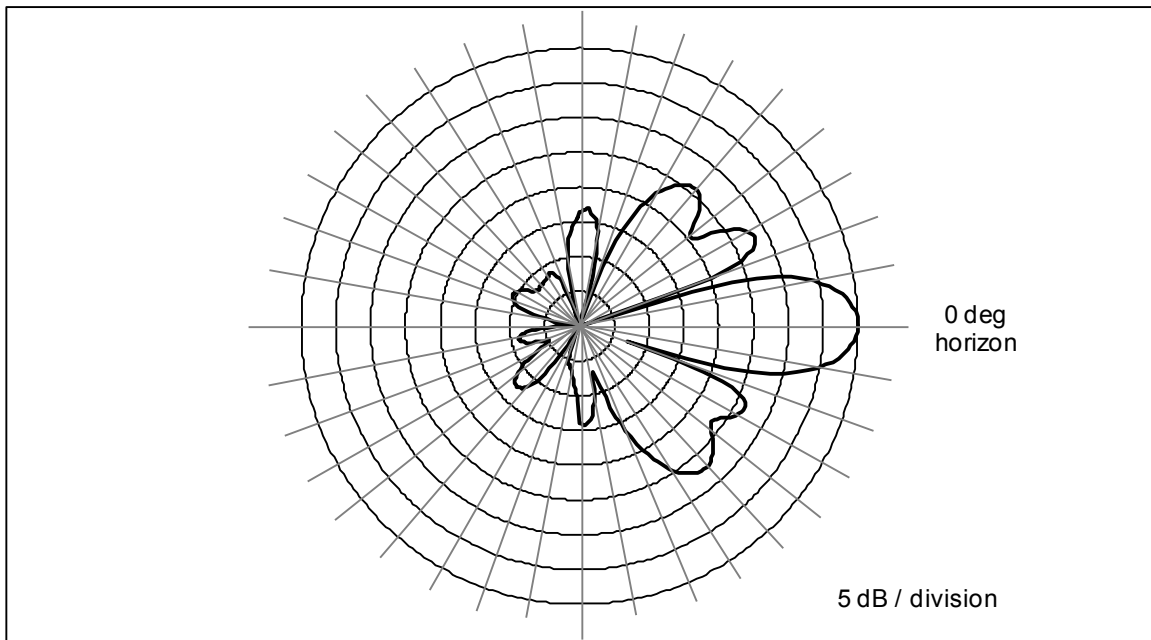
The area below the antennas, at street level, is of interest in terms of potential “uncontrolled” exposure of the general public, so the antenna’s vertical-plane emission characteristic is used in the calculations, as it is a key determinant in the relative level of RF emissions in the “downward” direction.

By way of illustration, Figure 1, below, shows the vertical-plane pattern of a typical 1900 MHz panel antenna. The antenna is effectively pointed at the three o’clock position (the horizon) and the pattern at different angles is described using decibel units. The use of a decibel scale in incidentally visually

understates the relative directionality characteristic of the antenna in the vertical plane. Where the antenna pattern reads 20 dB, the relative RF energy emitted at the corresponding downward angle is 1/100<sup>th</sup> of the maximum that occurs in the main beam (at 0 degrees); at 30 dB, the energy is 1/1000<sup>th</sup> of the maximum.

Note that the automatic pattern-scaling feature of our internal software may skew side-by-side visual comparisons of different antenna models, or even different parties' depictions of the same antenna model.

**Figure 1. 1900 MHz Directional Panel Antenna – Vertical-plane Pattern**



## Compliance Analysis

FCC Office of Engineering and Technology Bulletin 65 (“OET Bulletin 65”) provides guidelines for mathematical models to calculate potential RF exposure levels at various points around transmitting antennas.

Around an antenna site at ground level (in what is called the “far field” of the antennas), the RF levels are directly proportional to the total antenna input power and the relative antenna gain (focusing effect) in the downward direction of interest – and the levels are otherwise inversely proportional to the square of the

straight-line distance to the antenna. Conservative calculations also assume the potential RF exposure is enhanced by reflection of the RF energy from the intervening ground. Our calculations will assume a 100% “perfect”, mirror-like reflection, which is the absolute worst-case approach.

The formula for ground-level MPE compliance assessment of any given wireless antenna operation is as follows:

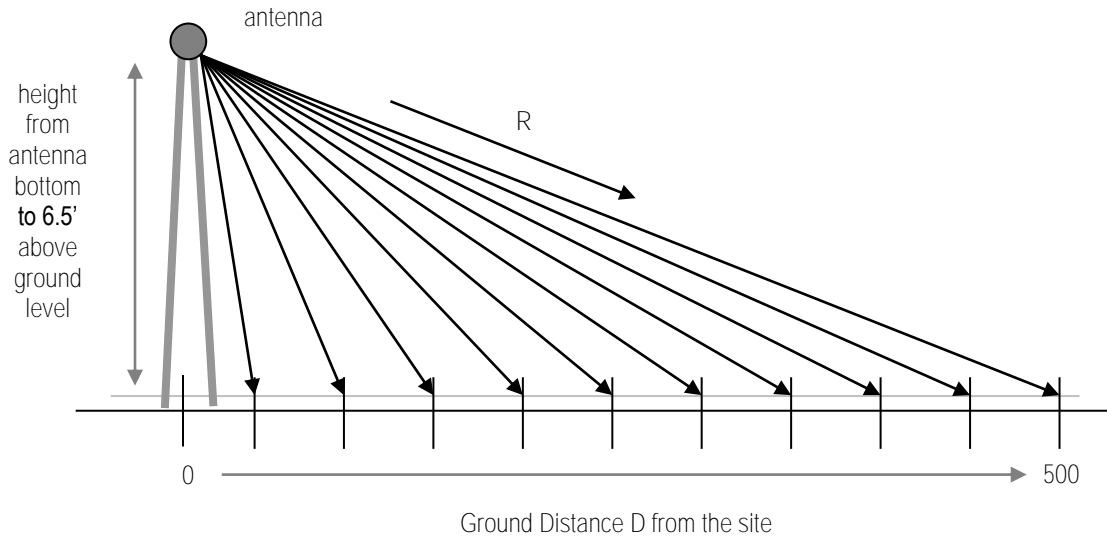
$$\text{MPE\%} = (100 * \text{TxPower} * 10^{(\text{Gmax-Vdisc})/10} * 4) / (\text{MPE} * 4\pi * \text{R}^2)$$

where

MPE%	=	RF level, expressed as a percentage of the FCC MPE limit applicable to continuous exposure of the general public
100	=	factor to convert the raw result to a percentage
TxPower	=	maximum net power into antenna sector, in milliwatts, a function of the number of channels per sector, the transmitter power per channel, and line loss
$10^{(\text{Gmax-Vdisc})/10}$	=	numeric equivalent of the relative antenna gain in the direction of interest downward toward ground level
4	=	factor to account for a 100-percent-efficient energy reflection from the ground, and the squared relationship between RF field strength and power density ( $2^2 = 4$ )
MPE	=	FCC general population MPE limit
R	=	straight-line distance from the RF source to the point of interest, centimeters

The MPE% calculations are normally performed out to a distance of 500 feet from the facility to points 6.5 feet (approximately two meters, the FCC-recommended standing height) off the ground, as illustrated in Figure 2 on the next page.





**Figure 2. Street-level MPE% Calculation Geometry**

It is popularly thought that the farther away one is from an antenna, the lower the RF level – which is generally but not universally correct. The results of MPE% calculations fairly close to the site will reflect the variations in the vertical-plane antenna pattern as well as the variation in straight-line distance to the antennas. Therefore, RF levels may actually increase slightly with increasing distance within the range of zero to 500 feet from the site. As the distance approaches 500 feet and beyond, though, the antenna pattern factor becomes less significant, the RF levels become primarily distance-controlled and, as a result, the RF levels generally decrease with increasing distance. In any case, the RF levels more than 500 feet from a wireless antenna site are well understood to be sufficiently low and always in compliance.

FCC compliance for a collocated antenna site is assessed in the following manner. At each distance point away from the site, an MPE% calculation is made for each antenna operation, including the individual components of dual-band operations. Then, at each point, the sum of the individual MPE% contributions is compared to 100 percent, where the latter figure serves as a normalized reference for compliance with the MPE limit. We refer to the sum of the individual MPE% contributions as “total MPE%”, and any calculated total MPE% result exceeding 100 percent is, by definition, higher than the limit and

represent non-compliance and a need to take action to mitigate the RF levels. If all results are below 100 percent, that indicates compliance with the federal regulations on controlling exposure.

Note that the following conservative methodology and assumptions are incorporated into the MPE% calculations on a general basis:

1. The antennas are assumed to be operating continuously at maximum RF power – i.e., with the maximum number of channels and the maximum transmitter power per channel.
2. The power-attenuation effects of any shadowing or visual obstruction to a line-of-sight path from the antennas to the points of interest at ground level are ignored.
3. The calculations intentionally minimize the distance factor (R) by assuming a 6'6" human and performing the calculations from the bottom (rather than the centerline) of the antenna.
4. The potential RF exposure at ground level is assumed to be 100-percent enhanced (increased) via a "perfect" field reflection from the intervening ground.

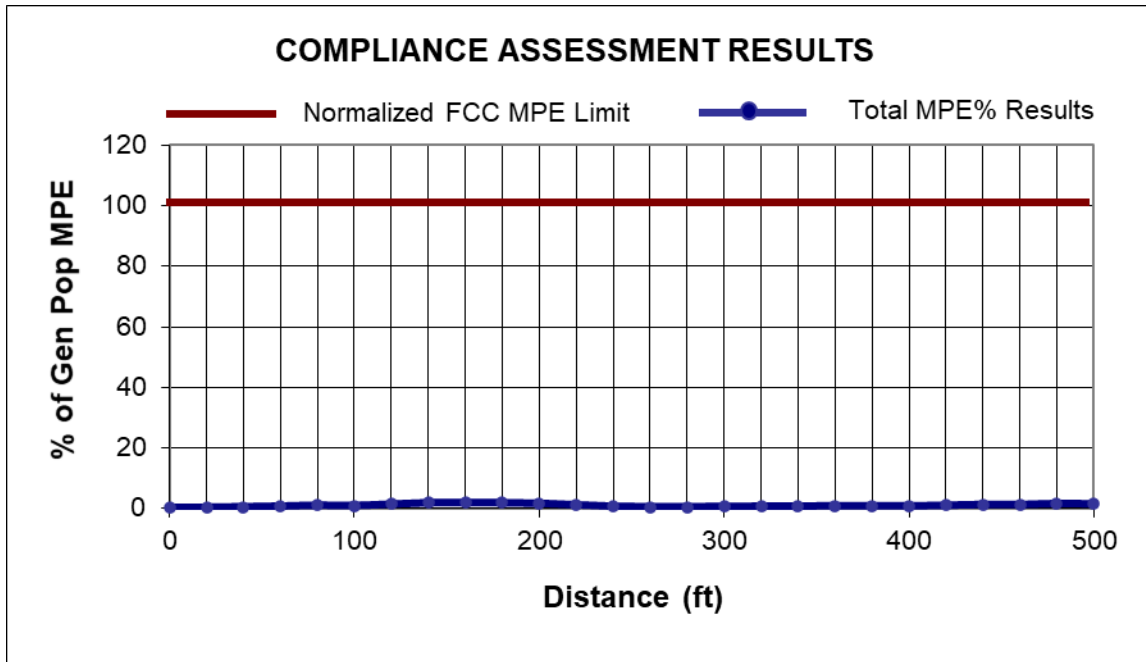
The net result of these assumptions is to intentionally and significantly overstate the calculated RF levels relative to the RF levels that will actually occur – and the purpose of this conservatism is to allow "safe-side" conclusions about compliance with the MPE limit.

The table that follows provides the results of the MPE% calculations for each antenna operation, with the worst-case overall result highlighted in bold in the last column.

Ground Distance (ft)	Verizon Wireless MPE%	AT&T MPE%	T-Mobile MPE%	Total MPE%
0	0.0416	0.1006	0.0044	0.1466
20	0.1445	0.1263	0.0074	0.2782
40	0.1266	0.2593	0.0680	0.4539
60	0.1849	0.4331	0.0811	0.6991
80	0.3614	0.5739	0.0976	1.0329
100	0.2482	0.4792	0.1942	0.9216
120	0.2120	0.7925	0.4599	1.4644
140	0.3864	1.0131	0.5513	1.9508
160	0.6643	1.0105	0.3382	<b>2.0130</b>
180	0.7193	1.1026	0.1229	1.9448
200	0.5304	1.1188	0.0840	1.7332
220	0.2359	0.8806	0.0894	1.2059
240	0.0650	0.5435	0.0703	0.6788
260	0.0751	0.3112	0.0455	0.4318
280	0.1527	0.2497	0.0785	0.4809
300	0.1883	0.2474	0.1232	0.5589
320	0.2279	0.2587	0.1693	0.6559
340	0.2064	0.3045	0.2028	0.7137
360	0.1754	0.4131	0.1811	0.7696
380	0.1483	0.6041	0.1336	0.8860
400	0.1401	0.5492	0.0837	0.7730
420	0.1595	0.7923	0.0623	1.0141
440	0.1465	1.0699	0.0552	1.2716
460	0.1995	0.9837	0.0796	1.2628
480	0.2928	1.2256	0.1339	1.6523
500	0.2713	1.1338	0.1240	1.5291

As indicated, the overall worst-case calculated result is 2.0130 percent of the FCC general population MPE limit – well below the 100-percent reference for compliance, particularly given the significant conservatism incorporated in the analysis.

A graph of the overall calculation results, provided on the next page, provides perhaps a clearer *visual* illustration of the relative compliance of the calculated RF levels. The line representing the overall calculation results shows an obviously clear, consistent margin to the FCC MPE limit.



## COMPLIANCE CONCLUSION

The FCC MPE limit has been constructed in such a manner that continuous human exposure to RF fields up to and including 100 percent of the MPE limit is acceptable and completely safe.

The conservatively calculated maximum RF effect at street level from the assumed worst-case collocation of as many as three wireless carriers is 2.0130 percent of the FCC general population MPE limit. In other words, even with an extremely conservative analysis intended to dramatically overstate the RF effects of any wireless collocation scenario at the site, the calculated worst-case RF level is still more than 45 times below the FCC MPE limit.

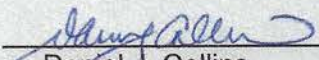
The results of the calculations indicate clear compliance with the FCC regulations and the related MPE limit, even for a worst-case collocation scenario. Because of the conservative calculation methodology and operational assumptions applied in this analysis, the RF levels actually caused by any more realistic collocation of antennas at this site would be even less significant than the calculation results here indicate, and compliance would be achieved by an even larger margin.



## CERTIFICATION

The undersigned certify as follows:

1. We have read and are familiar with the FCC regulations concerning RF safety and the control of human exposure to RF fields (47 CFR 1.1301 *et seq*).
2. To the best of our knowledge, the statements and information disclosed in this report are true, complete and accurate.
3. The analysis of site RF compliance provided herein is consistent with the applicable FCC regulations, additional guidelines issued by the FCC, and industry practice.
4. The results of the assessment indicate that the subject antenna operations are in full compliance with the FCC regulations concerning the control of potential RF exposure.

  
\_\_\_\_\_

Daniel J. Collins  
Chief Technical Officer

  
\_\_\_\_\_

Date

  
\_\_\_\_\_



Peter M. Longo, P.E.  
New York License No. 081318

  
\_\_\_\_\_

Date

## Appendix A. Background on the FCC MPE Limit

As directed by the Telecommunications Act of 1996, the FCC has established limits for maximum continuous human exposure to RF fields.

The FCC maximum permissible exposure (MPE) limits represent the consensus of federal agencies and independent experts responsible for RF safety matters. Those agencies include the National Council on Radiation Protection and Measurements (NCRP), the Occupational Safety and Health Administration (OSHA), the National Institute for Occupational Safety and Health (NIOSH), the American National Standards Institute (ANSI), the Environmental Protection Agency (EPA), and the Food and Drug Administration (FDA). In formulating its guidelines, the FCC also considered input from the public and technical community – notably the Institute of Electrical and Electronics Engineers (IEEE).

The FCC's RF exposure guidelines are incorporated in Section 1.301 *et seq* of its Rules and Regulations (47 CFR 1.1301-1.1310). Those guidelines specify MPE limits for both occupational and general population exposure.

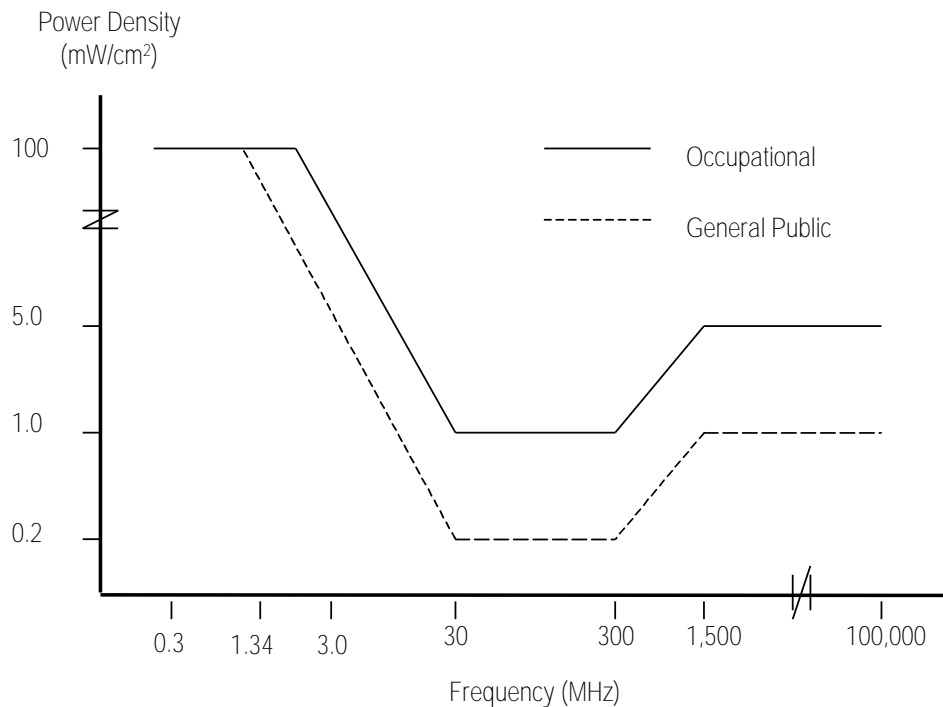
The specified continuous exposure MPE limits are based on known variation of human body susceptibility in different frequency ranges, and a Specific Absorption Rate (SAR) of 4 watts per kilogram, which is universally considered to accurately represent human capacity to dissipate incident RF energy (in the form of heat). The occupational MPE guidelines incorporate a safety factor of 10 or greater with respect to RF levels known to represent a health hazard, and an additional safety factor of five is applied to the MPE limits for general population exposure. Thus, the general population MPE limit has a built-in safety factor of more than 50. Continuous exposure at levels equal to or below the applicable MPE limits is considered to result in no adverse health effects on humans.

The reason for *two* tiers of MPE limits is based on an understanding and assumption that members of the general public are unlikely to have had appropriate RF safety training and may not be aware of the exposures they receive; occupational exposure in controlled environments, on the other hand, is assumed to involve individuals who have had such training, are aware of the exposures, and know how to maintain a safe personal work environment.

The FCC's RF exposure limits are expressed in two equivalent forms, using alternative units of field strength (expressed in volts per meter, or V/m), and power density (expressed in milliwatts per square centimeter, or mW/cm<sup>2</sup>). The table on the next page lists the FCC limits for both occupational and general population exposures, using the mW/cm<sup>2</sup> reference, for the different radio frequency ranges.

Frequency Range (F) (MHz)	Occupational Exposure (mW/cm <sup>2</sup> )	General Public Exposure (mW/cm <sup>2</sup> )
0.3 - 1.34	100	100
1.34 - 3.0	100	180 / F <sup>2</sup>
3.0 - 30	900 / F <sup>2</sup>	180 / F <sup>2</sup>
30 - 300	1.0	0.2
300 - 1,500	F / 300	F / 1500
1,500 - 100,000	5.0	1.0

The diagram below provides a graphical illustration of both the FCC's occupational and general population MPE limits.



Because the FCC's RF exposure limits are frequency-shaped, the exact MPE limits applicable to the instant situation depend on the frequency range used by the systems of interest.

The most appropriate method of determining RF compliance is to calculate the RF power density attributable to a particular system and compare that to the MPE limit applicable to the operating frequency in question. The result is usually expressed as a percentage of the MPE limit.

For potential exposure from multiple systems, the respective percentages of the MPE limits are added, and the total percentage compared to 100 (percent of the limit). If the result is less than 100, the total exposure is in compliance; if it is more than 100, exposure mitigation measures are necessary to achieve compliance.

### **References on FCC Compliance**

47 CFR, FCC Rules and Regulations, Part 1 (Practice and Procedure), Section 1.1310 (Radiofrequency radiation exposure limits).

FCC Second Memorandum Opinion and Order and Notice of Proposed Rulemaking (FCC 97-303), *In the Matter of Procedures for Reviewing Requests for Relief From State and Local Regulations Pursuant to Section 332(c)(7)(B)(v) of the Communications Act of 1934 (WT Docket 97-192), Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation (ET Docket 93-62), and Petition for Rulemaking of the Cellular Telecommunications Industry Association Concerning Amendment of the Commission's Rules to Preempt State and Local Regulation of Commercial Mobile Radio Service Transmitting Facilities*, released August 25, 1997.

FCC First Memorandum Opinion and Order, ET Docket 93-62, *In the Matter of Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation*, released December 24, 1996.

FCC Report and Order, ET Docket 93-62, *In the Matter of Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation*, released August 1, 1996.

FCC Report and Order, Notice of Proposed Rulemaking, Memorandum Opinion and Order (FCC 19-126), *Proposed Changes in the Commission's Rules Regarding Human Exposure to Radiofrequency Electromagnetic Fields; Reassessment of Federal Communications Commission Radiofrequency Exposure Limits and Policies*, released December 4, 2019.

FCC Office of Engineering and Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields", Edition 97-01, August 1997.

FCC Office of Engineering and Technology (OET) Bulletin 56, "Questions and Answers About Biological Effects and Potential Hazards of RF Radiation", edition 4, August 1999.

"RF Field Measurements for Antenna Sites", (video), Richard Tell Associates Inc., 1997.

"EME Awareness for Antenna Site Safety", (video), Motorola (produced in association with Richard Tell Associates Inc.), 1997.





**HOMELAND TOWERS, LLC**

**NY172 MOUNT KISCO 4 SITE**

**180 S BEDFORD ROAD  
MOUNT KISCO  
WESTCHESTER COUNTY, NY**

**AUGUST 17, 2020**

**DOMINIC C. VILLECCO  
DAVID K. STERN**



NY172 Mount Kisco 4 Site  
Mount Kisco, NY  
August 17, 2020

V-COMM, L.L.C. has been retained by Homeland Towers, LLC to provide expert analysis in association with Verizon Wireless for its proposed wireless communications facility located at 180 S Bedford Road, Mount Kisco, NY.

## QUALIFICATIONS

V-COMM, L.L.C. is a telecommunications engineering firm primarily focused on providing engineering and related business services to network operators in the telecommunication industry as well as municipalities. V-COMM was founded in late 1995 with the intent of providing services to the emerging wireless and wired segments of the telecommunication industry. V-COMM's client base includes PCS operators, cellular, paging, ESMR and microwave operators, utility/telecommunications cooperatives, cable TV operators and Competitive Local Exchange Carriers (CLECs) and Local Governments. Services performed for these clients over the past twenty years include:

- Business and Strategic Planning
- Capital and Operational Expenditure Modeling
- Infrastructure Requests for Proposal (RFPs) and Analysis
- Infrastructure Contract Negotiation
- Technical and Financial Support in Obtaining Vendor and Equity Financing
- Interconnect Contract Negotiation
- RF Network Design, Implementation and Optimization
- Interconnect Network Design, Implementation and Optimization
- Telephony Signaling (SS-7) and Vertical Systems Design and Implementation
- Local Government Communication Systems
- Project Management of Network Implementation
- Expert Witness Zoning Testimony
- License Tender/Bid Technical Support

*(Please see Mr. Vilecco's and Mr. Stern's resumes at the end of the report)*



## VERIZON WIRELESS EXISTING AND PROPOSED SITES IN AND AROUND MOUNT KISCO

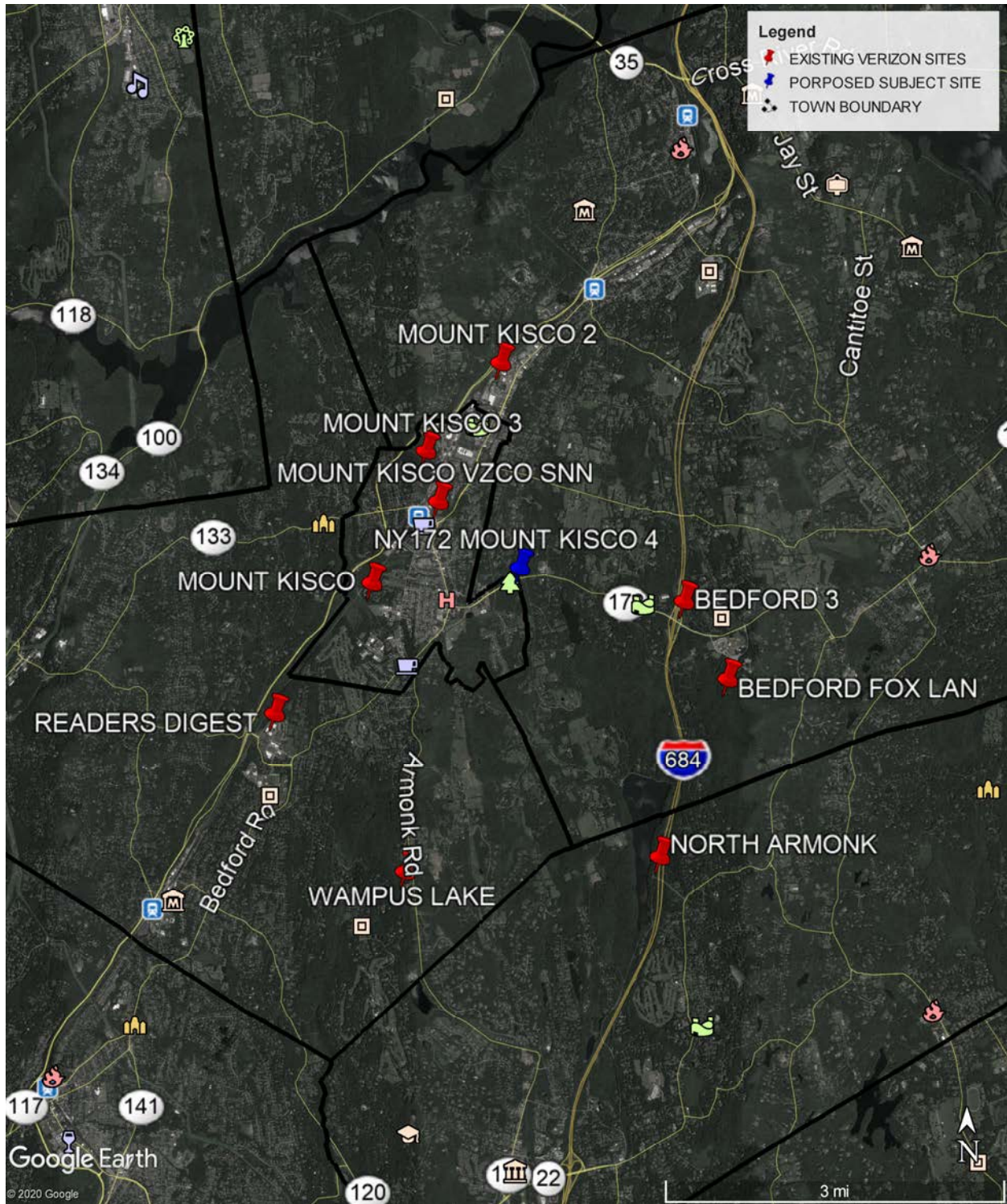
V-COMM has identified Verizon Wireless' existing antenna support structures that provide coverage to Town/Village of Mount Kisco. The structures are listed in Table 1 below and depicted in the attached Maps.

**TABLE 1 – VERIZON WIRELESS EXISTING AND PROPOSED SITES IN AND AROUND MOUNT KISCO, NY**

Cell No.	Cell Name	Address	Antenna C/L in Ft.
<i>Subject Site</i>	NY172 Mount Kisco 4	180 S Bedford Road Mount Kisco	137
56	Bedford 3	I-684 & Route 172 Mount Kisco	127
174	North Armonk	Baldwin Road At Route 684 Mount Kisco	110.03
185	Mount Kisco 2	5 Green Lane Bedford Hills	137.54
230	Bedford Fox Lane	Bedford Fox Lane School Bedford	49.21
234	Readers Digest	Readers Digest Road Chappaqua	50.91
266	Mount Kisco	304 Lexington Avenue Mount Kisco	149
313	Wampus Lake	620 Armonk Road Mount Kisco	128.03
663 (Proposed)	Mount Kisco VZCO SNN	45 East Main Street Mount Kisco	97
900 (Zoning Approved)	Mount Kisco 3	1 Mountain Ave Mount Kisco	94

Map 1 below depicts the surrounding sites with red dots, and the subject site is depicted with a blue dot.

### MAP 1 - VERIZON WIRELESS EXISTING SITES







## VERIZON WIRELESS SERVICE

### RF Coverage Deficiency

V-COMM analyzed whether there was sufficient RF coverage and found that there was a significant gap in coverage for Verizon Wireless in the 700 MHz and 2100 MHz frequency bands in the Town/Village of Mount Kisco. Therefore, as in cases where the existing coverage in the 2100 MHz frequency band, or 700 MHz band, is not adequate, which is the case in this section of Mount Kisco, then a new wireless facility is needed.

The subject site was identified as a suitable location for a wireless communications facility and it also met Verizon Wireless' coverage objectives in the Town/Village of Mount Kisco. The proposed NY172 Mount Kisco 4 site will be located on a proposed 140 foot Monopole located at 180 S Bedford Road in Mount Kisco. Verizon Wireless proposes to install its antennas at a centerline of 137 feet Above Ground Level (AGL). It is the minimum height needed to provide the capacity and coverage required by Verizon. The height of the subject site places it above all of the vegetation in the targeted coverage area, increasing its site's capacity. Taking into account the coverage, capacity, and design requirements for a macrocell network in this part of Mount Kisco, the proposed site proved to be a suitable location.

The propagation map is drawn showing the region where the Reference Signal Received Power (RSRP) equates to the minimally acceptable received signal level for adequate service, as measured at the mobile's receiver. The RSRP of the surrounding environment includes the attenuation of In-Building and In-Vehicle use of service. The minimally acceptable signal level for adequate 4G LTE service in suburban in-building and in-vehicle usage is represented by the green shaded areas (-95 dBm or better).

The propagation map titled "Map 2 - Verizon Wireless Existing Sites Coverage at 700 MHz" depicts service from the closest existing sites. The areas that lack the minimum in-building coverage include, Rippowam Cisqua School, Unitarian Universalist Fellowship of Northern Westchester, and several homes along the Route 172. There is also lack of reliable in-vehicle coverage on Route 172, Marsh Sanctuary Inc. – Park along Route 172 between the existing Wireless sites Bedford 3 and Mount Kisco.

The existing coverage includes the Zoning Approved site Mount Kisco 3 as well as the proposed Small Network Node site, Mount Kisco VZCO SNN. The Mount Kisco VZCO Site provides additional capacity to the Verizon wireless network in the downtown commercial area of the Town/Village of Mount Kisco. Mount Kisco 3 site is located on the tower at Mountain Avenue in Mount Kisco and will cover portions of the village in the direction of Saw Mill Parkway and Guard Hill Road.

The propagation map titled "Map 3 - Verizon Wireless Coverage with "NY172 Mount Kisco 4" Site at 700 MHz" depicts the service from the closest existing sites along with coverage from the subject "NY172 Mount Kisco 4" site. The 700 MHz coverage from the proposed site combined with the existing sites will provide the required coverage and more capacity in this area of Mount Kisco. It will also provide better in-building coverage for facilities like CareMount Medical Mount Kisco Office and the necessary coverage on Route 172. Where there is inadequate signal coverage between the sites, an increased and unacceptable likelihood of dropped calls, missed calls, lost data and data connectivity will occur. S Bedford Road within the Mt Kisco Town has an average traffic volume of 7,311 vehicles travelling in a week<sup>1</sup>.

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<sup>1</sup> Department of Public Works (DPW) Traffic Counts provided for Westchester County Municipalities.  
<https://publicworks.westchestergov.com/road-information/traffic-counts>  
V-COMM, L.L.C.



NY172 Mount Kisco 4 Site  
Mount Kisco, NY  
August 17, 2020

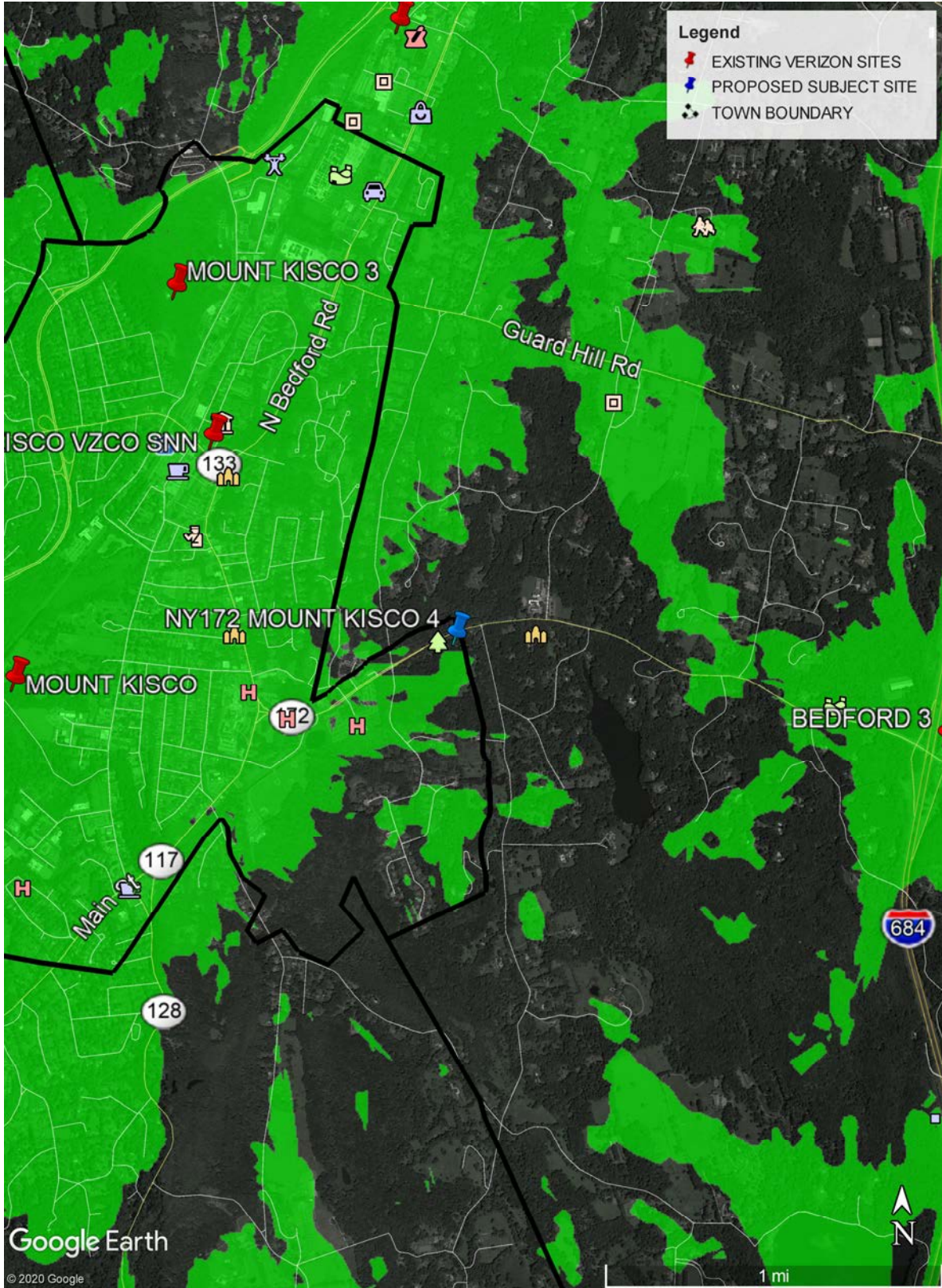
As the antenna center line (ACL) descends from the proposed 137 feet, it enters into a range where clutter becomes an increasingly problematic factor. Examples of clutter are trees, houses, buildings, soil, and other physical objects on the ground. Clutter attenuates or weakens and disperses, the RF energy necessary for wireless telecommunications.

The propagation map titled “Map 4 - Verizon Wireless Existing Sites Coverage at 2100 MHz” depicts service from the closest existing sites. The area of gap includes several residence, Route 172, S Bedford Rd near CareMount Medical Mount Kisco Office and The Ambulatory Surgery Center of Westchester - Surgical center, CVS pharmacy near the Route 172 and Route 117 intersection.

The propagation map titled “Map 5 - Verizon Wireless Coverage with “NY172 Mount Kisco 4” Site at 2100 MHz” depicts the service from the closest existing sites along with coverage from the subject “NY172 Mount Kisco 4” site. The high band provides the additional coverage and capacity needed in this area along with excellent in-building coverage for the residences and commercial buildings within the coverage gap area shown in Map 5. The high band frequency, 2100 MHz band, does not propagate as far, but provides important additional capacity to the broader low band coverage provided at 700 MHz band.

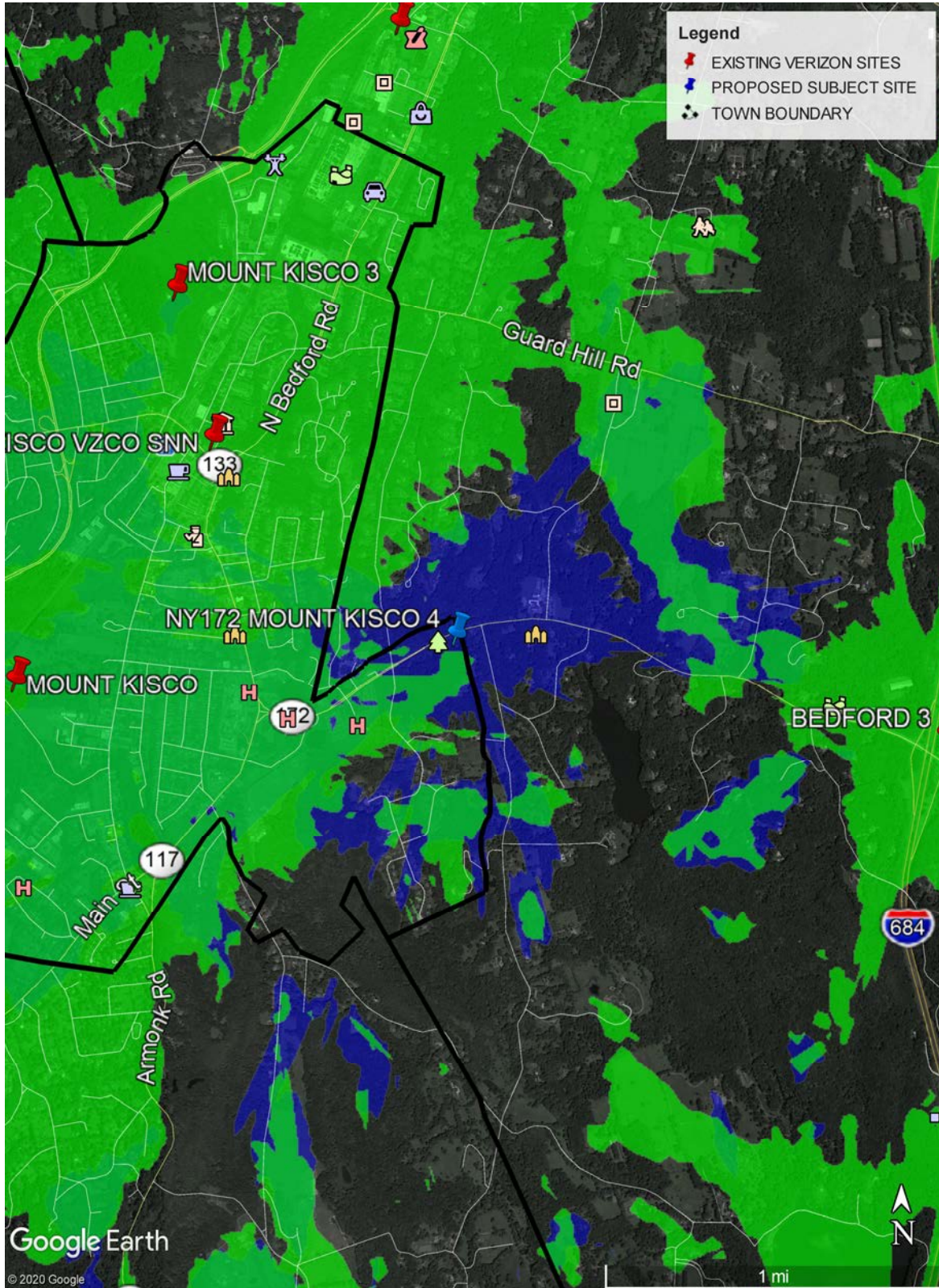
The Proposed Facility is the minimum height to provide the necessary coverage to remedy the significant gap in service and to provide for collocation and avoid the proliferation of additional towers.”

### MAP 2 - VERIZON WIRELESS EXISTING SITE COVERAGE AT 700 MHZ



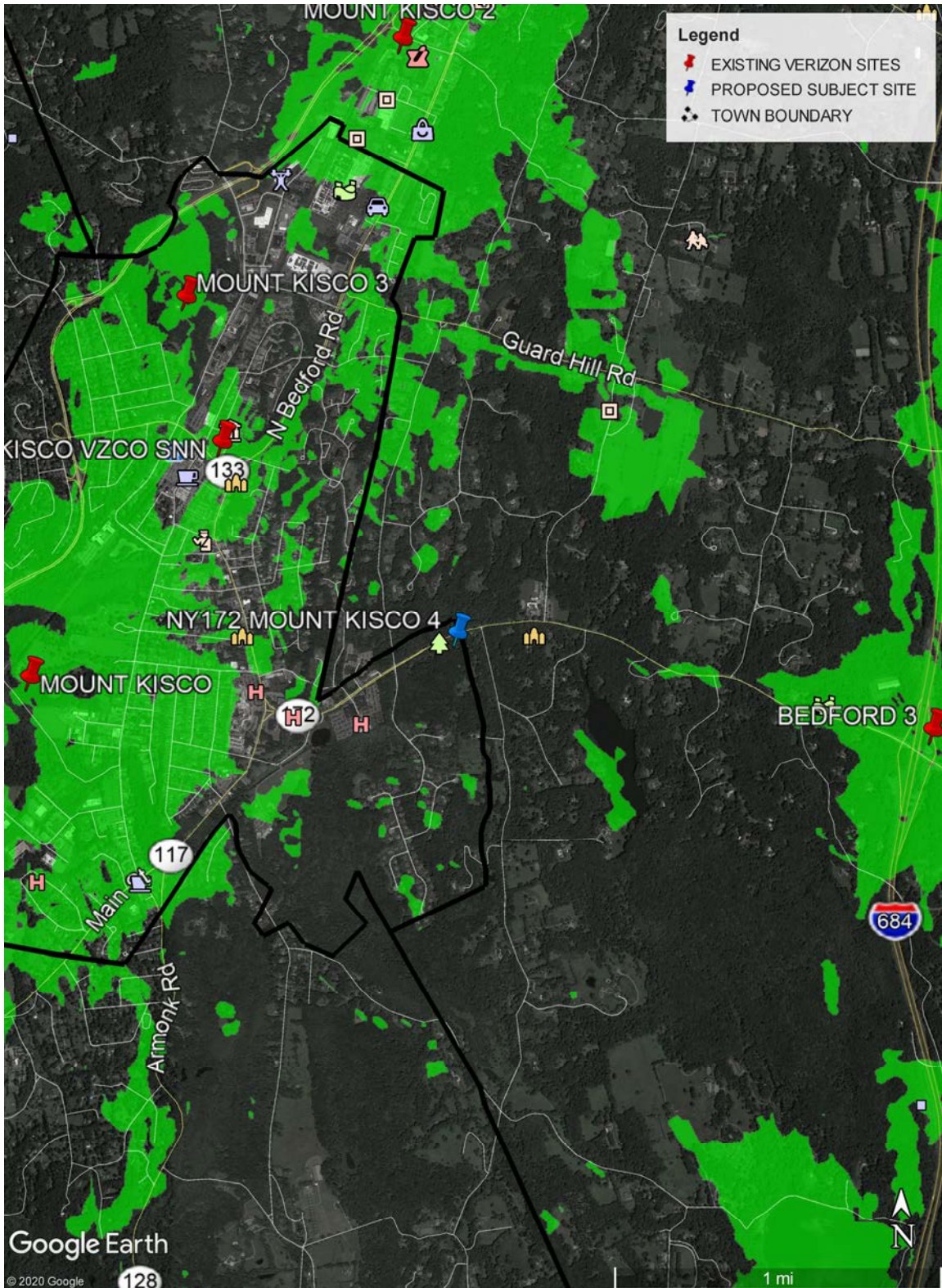


**MAP 3 - VERIZON WIRELESS COVERAGE WITH  
 "NY172 MOUNT KISCO 4" SITE AT 700 MHZ**



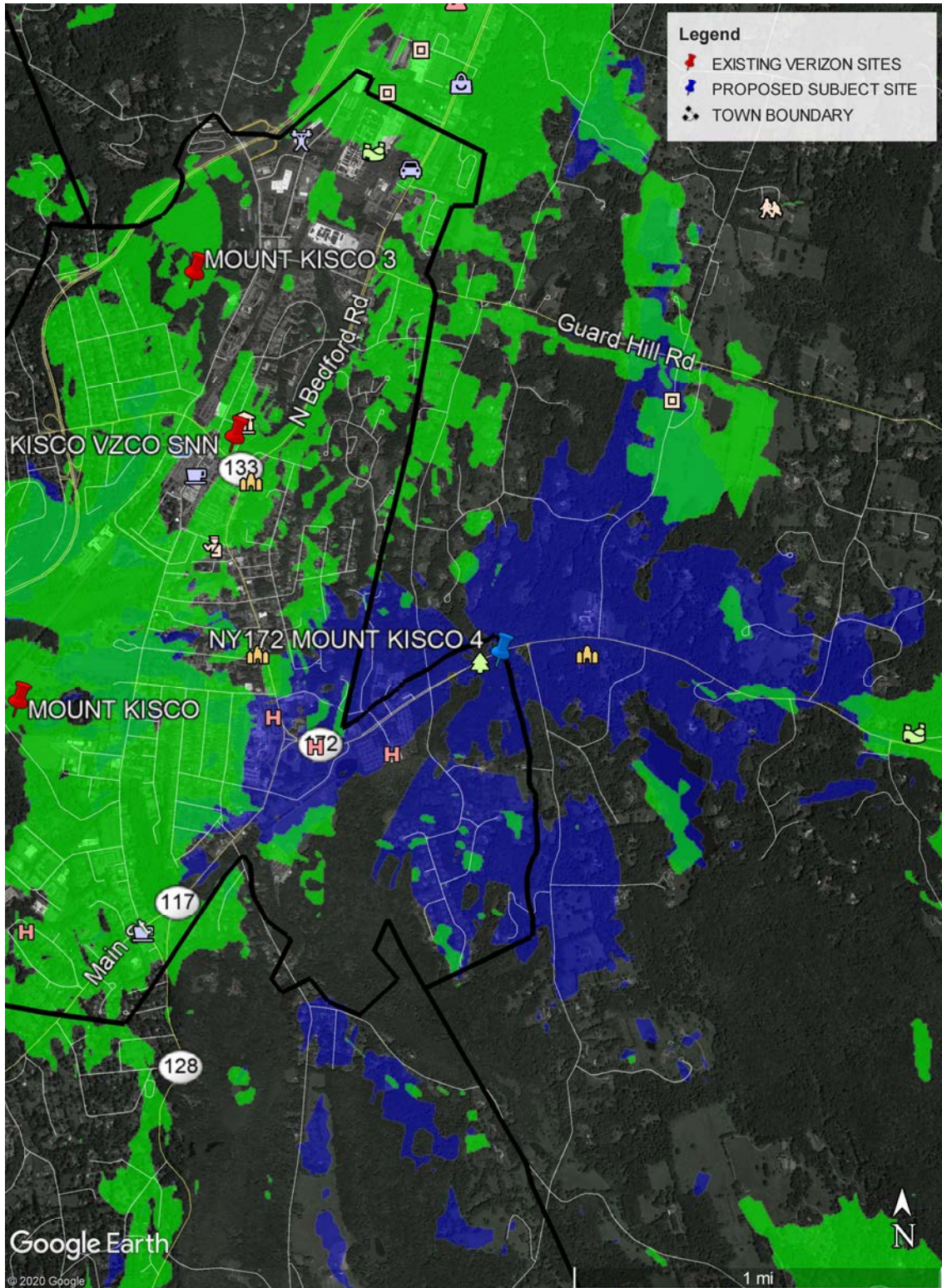


**MAP 4 - VERIZON WIRELESS EXISTING SITE COVERAGE AT  
 2100 MHZ**





**MAP 5 - VERIZON WIRELESS COVERAGE WITH  
 "NY172 MOUNT KISCO 4" SITE AT 2100 MHZ**





NY172 Mount Kisco 4 Site  
Mount Kisco, NY  
August 17, 2020

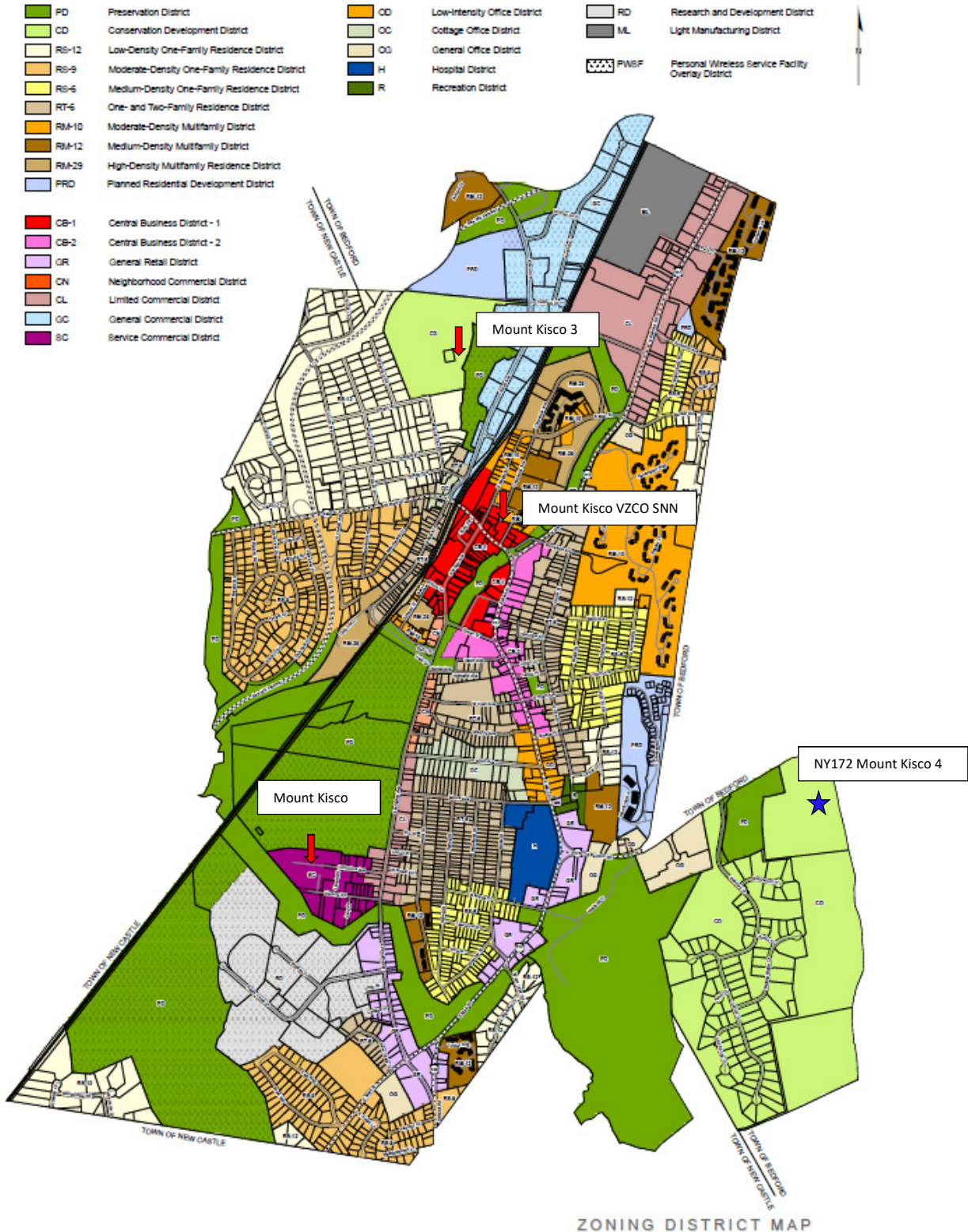
## **ALTERNATIVE LOCATIONS**

The subject site was identified as a suitable location for a wireless communications facility and it also met Verizon Wireless' coverage objectives. A thorough review was conducted to determine whether there were any existing structures of suitable height upon which Verizon Wireless could mount its antennas. A review of the surrounding area reveals absence of existing tall structures, towers, or water tanks that meet all the requirements for a wireless facility.

A review was conducted to see if a site within the Overlay District will be an alternate location to the proposed. The overlay district is approximately 5,500 feet away from the proposed location and is outside of the coverage gap area, therefore it will not provide the required coverage to this intended area for this proposed site. Map titled "Map 6 – Existing and Proposed Verizon Wireless Facilities Overlaid on Zoning District Map" depicts the location of the proposed and existing facilities over the Zoning district Map.



## MAP 6 – EXISTING AND PROPOSED VERIZON WIRELESS FACILITIES OVERLAID ON ZONING DISTRICT MAP







## CONCLUSIONS

V-COMM reviewed the materials provided by Verizon Wireless and prepared an analysis of the existing cell sites and their respective RF coverage. With the existing sites, there is a significant gap in coverage which restricts Verizon Wireless customers from originating, maintaining or receiving calls from the “Public Switched Telephone Network” for VoLTE calls. It is our expert opinion that Verizon Wireless’ subject site at the property located at 180 S Bedford Road in Mount Kisco, NY, will satisfy the coverage requirements of Verizon Wireless and its subscribers in this portion of Mount Kisco.

In addition, V-COMM has reviewed the overall system plan for Verizon Wireless in the Town/Village of Mount Kisco and finds that the plan is sound and consistent with industry standards and practices.

Dominic C. Villecco  
President, V-COMM, L.L.C.

8/17/2020

David K. Stern  
Vice President, V-COMM, L.L.C.

8/17/2020




\_\_\_\_\_ 2020  
Date

**Peter Longo, P.E.**  
**NY Professional Engineer License # 081318**  
**PML Consulting Engineers, LLC**

Mr. Longo has reviewed the V-COMM, L.L.C. report for NY172 Mount Kisco 4 and concurs with the report conclusions



NY172 Mount Kisco 4 Site  
Mount Kisco, NY  
August 17, 2020

**Dominic C. Villecco  
President and Founder  
V-COMM, L.L.C.**

Dominic Villecco, President and founder of V-COMM, is a pioneer in wireless telecommunications engineering, with 36 years of executive-level experience and various engineering management positions previously. Under his leadership, V-COMM has grown from a start-up venture in 1996 to a highly respected full-service consulting telecommunications engineering firm.

In managing V-COMM's growth, Mr. Villecco has overseen expansion of the company's portfolio of consulting services, which today include a full range of RF and Network support, network design tools, measurement hardware, and database services as well as time-critical engineering-related services such as business planning, zoning hearing expert witness testimony, regulatory advisory assistance, and project management.

Before forming V-COMM, Mr. Villecco spent 10 years with Comcast Corporation, where he held management positions of increasing responsibility, his last being Vice President of Wireless Engineering for Comcast International Holdings, Inc. Focusing on the international marketplace, Mr. Villecco helped develop various technical and business requirements for directing Comcast's worldwide wireless venture utilizing current and emerging technologies (GSM, PCN, ESMR, paging, etc.).

Previously he was Vice President of Engineering and Operations for Comcast Cellular Communications, Inc. His responsibilities included overall system design, construction and operation, capital budget preparation and execution, interconnection negotiations, vendor contract negotiations, major account interface, new product implementation, and cellular market acquisition. Following Comcast's acquisition of Metrophone, Mr. Villecco successfully merged the two technical departments and managed the combined department of 140 engineers and support personnel.

Mr. Villecco served as Director of Engineering for American Cellular Network Corporation (AMCELL), where he managed all system implementation and engineering design issues. He was responsible for activating the first cellular system in the world utilizing proprietary automatic call delivery software between independent carriers in Wilmington, Delaware. He also had responsibility for filing all FCC and FAA applications for AMCELL before it was acquired by Comcast.

Prior to joining AMCELL, Mr. Villecco worked as a staff engineer at Sherman and Beverage (S&B), a broadcast consulting firm. He designed FM radio station broadcasting systems and studio-transmitter link systems, performed AM field studies and interference analysis and TV interference analysis, and helped build a sophisticated six-tower arrangement for a AM antenna phasing system. He also designed and wrote software to perform FM radio station allocations pursuant to FCC Rules Part 73.

Mr. Villecco started his career in telecommunications engineering as a wireless engineering consultant at Jubon Engineering, where he was responsible for the design of cellular systems, both domestic and international, radio paging systems, microwave radio systems, two-way radio systems, microwave multipoint distribution systems, and simulcast radio link systems, including the drafting of all FCC and FAA applications for these systems.

Mr. Villecco has a BSEE from Drexel University, in Philadelphia, and is an active member of IEEE. Mr. Villecco also serves as the Vice Chairman of the Advisory Council to the Drexel University Electrical and Computer Engineering (ECE) Department.



## Relevant Expert Witness Testimony Experience

Over the past twenty years, Mr. Villecco had been previously qualified and provided expert witness testimony in the following venues:

### Expert Witness Zoning Testimony

- Avalon Borough, NJ
- Belleville, NJ
- Belmar, NJ
- Berkeley Heights Township, NJ
- Bernards Township, NJ
- Bernardsville, NJ
- Branchburg, NJ
- Bridgewater Township, NJ
- Brielle, NJ
- Bushkill Township, PA
- Colts Neck Township, NJ
- Cranbury Township, NJ
- Cresskill, NJ
- Cross Village / Emmett County, MI
- Cumru Township, PA
- Exeter Township, PA
- Fair Haven, NJ
- Fanwood Borough, NJ
- Franklin, NJ
- Freehold, NJ
- Garfield, NJ
- Glen Gardner, NJ
- Glen Rock, NJ
- Hampton Borough, NJ
- Hanover, NJ
- Hardyston Township, NJ
- Harrington Park, NJ
- Helmetta, NJ
- Hempstead, NY
- Highland Park, NJ
- Hoboken, NJ
- Holmdel Township, NJ
- Hopewell Borough, NJ
- Hopewell Township, NJ
- Howell Township, NJ
- Jackson Township, NJ
- Jersey City, NJ
- Kearny, NJ
- Kingston, NJ
- Lawrence Township, NJ
- Little Egg Harbor Twp., NJ
- Little Silver Borough, NJ
- Long Valley, NJ
- Lower Alsace Twp., PA
- Middletown Township, NJ
- Millstone Township, NJ
- Morris Township, NJ
- Neptune Township, NJ
- Newark, NJ
- New Castle County, DE
- New Providence, NJ
- N. Caldwell Township, NJ
- Orange, NJ
- Plainfield, NJ
- Princeton Township, NJ
- Reading Township, NJ
- Ridgefield, NJ
- Rochelle Park, NJ
- Rutherford, NJ
- Saddle Brook Township, NJ
- Sayreville, NJ
- Somers Point, NJ
- Somerville, NJ
- South Brunswick, NJ
- South Coventry Twp., PA
- South Plainfield, NJ
- Stone Harbor, NJ
- Tenafly, NJ
- Upper Allen Township, PA
- Upper Freehold, NJ
- Wall Township, NJ
- Wallington, NJ
- Wantage Township, NJ
- Washington Township, NJ
- Wayne Township, NJ
- Weehawken Township, NJ

### United States Bankruptcy Court

Nextwave Personal Communications, Inc. vs. Federal Communications Commission (FCC)\*

Pocket Communications, Inc. vs. Federal Communications Commission (FCC)\*

\*In these cases, Mr. Villecco was retained by the FCC and the Department of Justice as a technical expert on their behalf, pertaining to matters of wireless network design, optimization and operation



**David K. Stern**  
**Vice President and Co-Founder**  
**V-COMM, L.L.C.**

David Stern, Vice President and co-founder of V-COMM, has 35 years of hands-on operational and business experience in telecommunications engineering. While at V-COMM, Mr. Stern oversaw the design and implementation of several major Wireless markets in the Northeast United States, including T-Mobile - New York, Verizon Wireless, Unitel Cellular, West Virginia Wireless, South Canaan Cellular and Conestoga Wireless. In his position as Vice President, he has testified at a number of Zoning and Planning Boards in New Jersey, New York, Pennsylvania, West Virginia and Michigan, and qualified as an Expert Witness in US Federal District Court and Ocean County Superior Court, including:

- Bayonne, NJ
- Berkeley Township, NJ
- Brick, NJ
- Bridgewater Township, NJ
- Byram Township, NJ
- Carteret, NJ
- Cedar Grove, NJ
- Charlevoix, MI
- Charleston, WV
- Chatham Borough, NJ
- Chatham Township, NJ
- Clinton Township, NJ
- Cranford, NJ
- Dumont, NJ
- East Brunswick, NJ
- East Hempfield, PA
- Edgewater, NJ
- Edison, NJ
- Elizabeth, NJ
- Elmwood Park, NJ
- Englewood Cliffs, NJ
- Fairfield, NJ
- Fairlawn, NJ
- Fanwood, NJ
- Fort Lee, NJ
- Franklin Township, NJ
- Freehold Township, NJ
- Galloway Township, NJ
- Hackensack, NJ
- Haledon, NJ
- Hazlet, NJ
- Hempstead, NY
- Highland Park, NJ
- Hillsborough Township, NJ
- Hoboken, NJ
- Holmdel, NJ
- Hopatcong, NJ
- Hopewell Township, NJ
- Howell Township, NJ
- Huntington, NY
- Jackson Township, NJ
- Jersey City, NJ
- Keyport, NJ
- Kingwood Township, NJ
- Lakewood, NJ
- Lancaster, PA
- Lawrence Township, NJ
- Little Egg Harbor, NJ
- Livingston, NJ
- Lodi, NJ
- Long Branch, NJ
- Long Hill Township, NJ
- Lyndhurst, NJ
- Manchester Township, PA
- Manheim Township, PA
- Manalapan Township, NJ
- Marlboro Township, NJ
- Millstone Township, NJ
- Monroe Township, NJ
- Montgomery Township, NJ
- Montville Township, NJ
- Morris Township, NJ
- Mount Freedom, NJ
- Neptune, NJ
- Newark, NJ
- New Brunswick, NJ
- New Holland, PA
- Newton, NJ
- North Bergen, NJ
- North Brunswick, NJ
- Nutley, NJ
- Oakland, NJ
- Old Bridge, NJ
- Old Tappan, NJ
- Paramus, NJ
- Parsippany/Troy Hills, NJ
- Patterson, NJ
- Peapack/Gladstone, NJ
- Perth Amboy, NJ
- Plainsboro, NJ
- Piscataway, NJ
- Randolph Township, NJ
- Red Bank, NJ
- Rochelle Park, NJ
- Rockleigh, NJ
- Sayreville, NJ
- Shrewsbury, NJ
- South Plainfield, NJ
- South Brunswick, NJ
- Stafford Township, NJ
- Teaneck, NJ
- Tenafly, NJ
- Tewksbury, NJ
- Trenton, NJ
- Union, NJ
- Union City, NJ
- Vernon, NJ
- Wall Township, NJ
- Wantage Township, NJ
- Washington Township, NJ
- Wayne, NJ
- West Caldwell, NJ
- West Milford, NJ
- West New York, NJ
- West Orange, NJ
- Woodbridge, NJ





Mr. Stern has a formidable background in wireless technologies including CDMA, EVDO, LTE, GSM, EDGE, 3G, TDMA, Project 25, and Wi-Fi. As an expert witness, David represented major wireless carriers, which aided in the expansion of their networks. One of his major accomplishments at V-COMM was the design and project management for Madison, NJ's Public Safety Communication Center. David was also a key in New York City's first PCS network launch. He is a member of APCO Region 8 and Region 28 Regional Planning Committees, and is dedicated to creating standards for 700 MHz Public Safety and Commercial Wireless deployments.

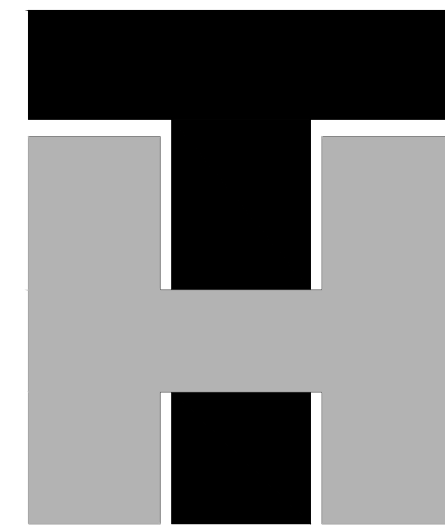
Prior to joining V-COMM, Mr. Stern spent seven years with Comcast Cellular Communications, Inc., where he held several engineering management positions. As Director of Strategic Projects, he was responsible for all technical aspects of Comcast's wireless data business, including implementation of the CDPD Cellular Packet Data network. He also was responsible for bringing into commercial service the Cellular Data Gateway, a circuit switched data solution.

Also, Mr. Stern was the Director of Wireless System Engineering, charged with evaluating new digital technologies, including TDMA and CDMA, for possible adoption. He represented Comcast on several industry committees pertaining to CDMA digital cellular technology and served on the Technology Committee of a wireless company on behalf of Comcast. He helped to direct Comcast's participation in the A- and B-block PCS auctions and won high praise for his recommendations regarding the company's technology deployment in the PCS markets.

At the beginning of his tenure with Comcast, Mr. Stern was Director of Engineering at Comcast, managing a staff of 40 technical personnel. He had overall responsibility for a network that included 250 cell sites, three Switching offices, four Motorola EMX-2500 switches, IS-41 connections, SS-7 interconnection to NACN, and a fiber optic and microwave "disaster-resistant" interconnect network.

Mr. Stern began his career at Motorola as a Cellular Systems Engineer, where he developed his skills in RF engineering, frequency planning, and site acquisition activities. His promotion to Program Manager-Northeast for the rapidly growing New York, New Jersey, and Philadelphia markets gave him the responsibility for coordinating all activities and communications with Motorola's cellular infrastructure customers. He directed contract preparations, equipment orders and deliveries, project implementation schedules, and engineering support services.

Mr. Stern earned a BSEE from the University of Illinois, in Urbana, and is a member of IEEE.



HOMELAND TOWERS, LLC  
**WIRELESS TELECOMMUNICATIONS FACILITY**  
**MOUNT KISCO**  
**180 S. BEDFORD RD.**  
**MT. KISCO, NY 10594**

DRAWING INDEX

- T-1 TITLE SHEET & INDEX
- 1 OF 2 ABUTTERS PLAN
- 2 OF 2 PARTIAL EXISTING CONDITIONS SURVEY
- R-1 300' RADIUS MAP & PROPERTY OWNERS
- SP-1 SITE PLAN
- SP-2 PARTIAL SITE PLAN
- SP-3 PARTIAL SITE PLAN
- CP-1 COMPOUND PLAN
- A-1 ELEVATIONS
- A-2 ELEVATIONS
- EC-1 EROSION CONTROL NOTES
- EC-2 EROSION CONTROL DETAILS
- C-1 VERIZON EQUIPMENT PLAN & DETAILS
- C-2 VERIZON ANTENNA PLAN & DETAILS
- C-3 SITE DETAILS
- C-4 VERIZON EQUIPMENT LIGHTING DETAILS
- SS-1 STEEP SLOPE PLAN

SITE INFORMATION

PROJECT LOCATION: 180 S. BEDFORD RD.  
 MT. KISCO, NY 10594

PROJECT DESCRIPTION: RAWLAND SITE W/ GROUND EQUIPMENT  
 WITHIN 2,542± SF TELECOMMUNICATIONS  
 COMPOUND W/ NEW 140'± AGL MONOPINE.

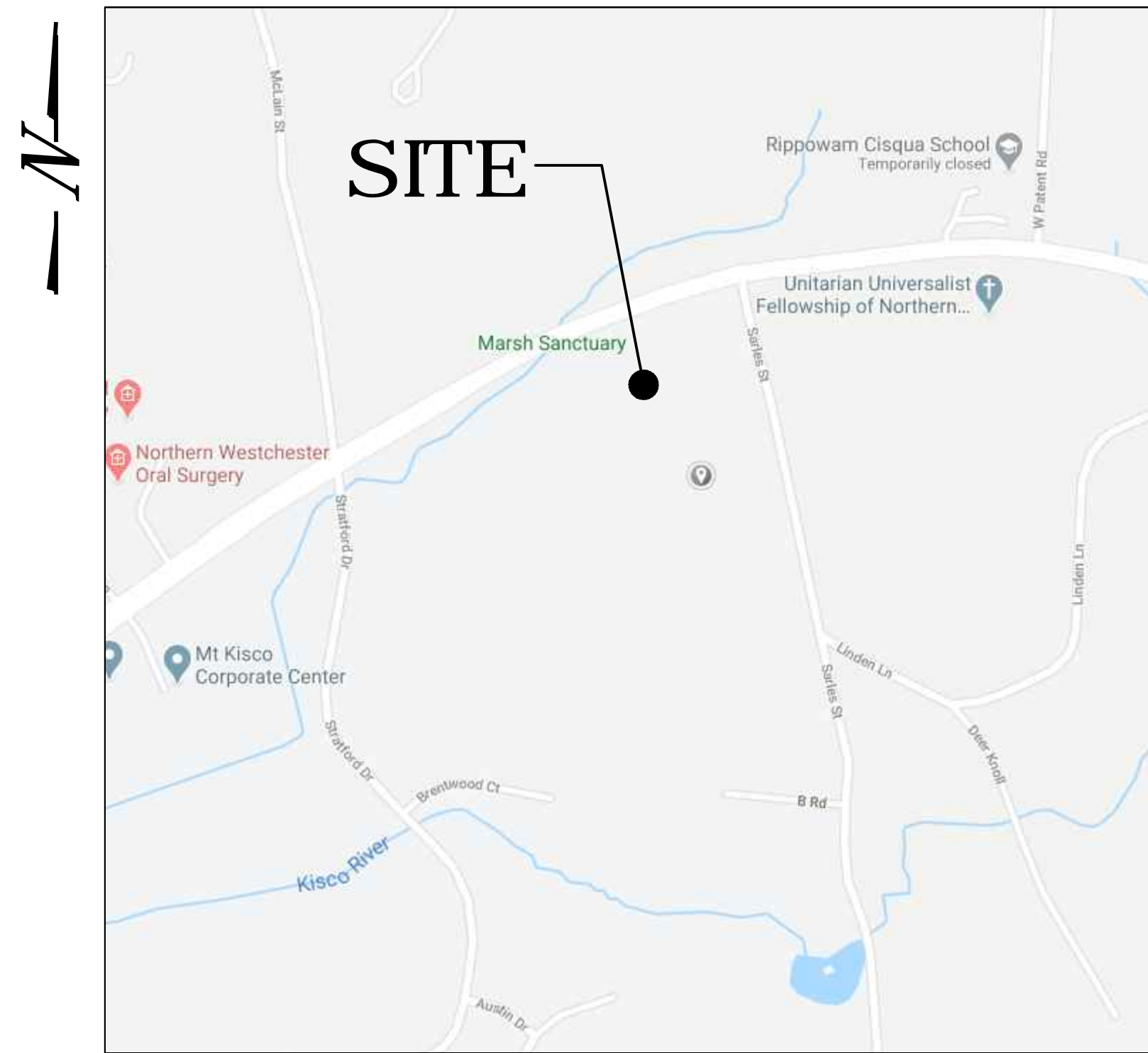
PROPERTY DEVELOPER: HOMELAND TOWERS, LLC  
 9 HARMONY STREET  
 2ND FLOOR  
 DANBURY, CT 06810

DEVELOPER CONTACT: KLAUS WIMMER  
 (203) 297-6345

ENGINEER CONTACT: ROBERT C. BURNS, P.E.  
 (860) 663-1697 x206

LATITUDE: 41° 11' 58.66"N  
 LONGITUDE: 73° 42' 48.55"W  
 ELEVATION: 426± AMSL

SECTION: 80.44  
 BLOCK: 1  
 LOT: 1  
 ZONE: CD - CONSERVATION DEVELOPMENT DISTRICT



**LOCATION MAP**  
 SCALE: 1" = 500'

**OWNER:** SKULL ISLAND PARTNERS LLC  
 C/O DAVID SELDIN  
 1571 OCEANVIEW DRIVE  
 TIERRA VERDE, FL 33715-2538

**APPLICANTS:** HOMELAND TOWERS, LLC  
 9 HARMONY STREET  
 2ND FLOOR  
 DANBURY, CT 06810  
 KLAUS WIMMER  
 (203) 297-6345

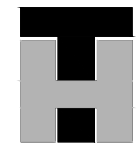
**HOMELAND PROJECT ATTORNEY:** SNYDER & SNYDER, LLP  
 94 WHITE PLAINS ROAD  
 TARRYTOWN, NY 10591  
 (914) 333-0700

**POWER PROVIDER:** CONEDISON: (800) 752-6633

**TELCO PROVIDER:** VERIZON (914) 890-0200

**DIG SAFELY NEW YORK:** (800) 962-7962

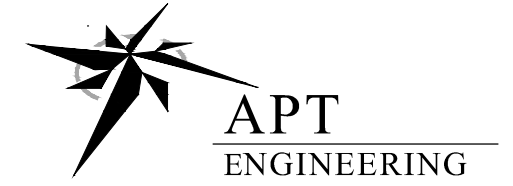
**GOVERNING CODES:** 2020 NEW YORK STATE UNIFORM  
 FIRE PREVENTION & BUILDING CODE  
 NATIONAL ELECTRIC CODE  
 TIA-222-H



HOMELAND TOWERS, LLC  
 9 HARMONY STREET  
 2nd FLOOR  
 DANBURY, CT 06810  
 (203) 297-6345



4 CENTEROCK ROAD  
 WEST NYACK, NY 10994



567 VAUXHALL STREET EXTENSION - SUITE 311  
 WATERFORD, CT 06385 PH: (860)-663-1697  
 WWW.ALLPOINTS TECH.COM FAX: (860)-663-0935

PERMITTING DOCUMENTS	
NO	DATE REVISION
0	08/13/20 FOR REVIEW: RCB
1	08/14/20 CLIENT REVS: RCB
2	
3	
4	
5	
6	

DESIGN PROFESSIONALS OF RECORD

PROF: SCOTT M. CHASSE P.E.  
 COMP: APT ENGINEERING  
 ADD: 567 VAUXHALL STREET  
 EXTENSION - SUITE 311  
 WATERFORD, CT 06385

DEVELOPER: HOMELAND TOWERS, LLC  
 ADDRESS: 9 HARMONY STREET  
 2ND FLOOR  
 DANBURY, CT 06810

NOTE:  
 IT IS A VIOLATION OF NEW YORK STATE  
 EDUCATION LAW ARTICLE 145, SECTION  
 7209 (2) FOR ANY PERSON, UNLESS  
 ACTING UNDER THE DIRECTION OF A  
 LICENSED PROFESSIONAL ENGINEER OR  
 LAND SURVEYOR, TO ALTER AN ITEM IN  
 ANY WAY, IF AN ITEM BEARING THE SEAL  
 OF AN ENGINEER OR LAND SURVEYOR IS  
 ALTERED, THE ALTERING ENGINEER OR  
 LAND SURVEYOR SHALL AFFIX TO THE  
 ITEM HIS SEAL AND THE NOTATION  
 "ALTERED BY" FOLLOWED BY THE  
 SIGNATURE AND THE DATE OF SUCH  
 ALTERATION, AND A SPECIFIC  
 DESCRIPTION OF THE ALTERATION.

**HOMELAND TOWERS  
 MOUNT KISCO**

SITE 180 S. BEDFORD RD.  
 ADDRESS: MT. KISCO, NY 10594

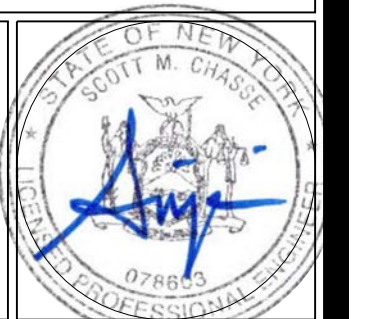
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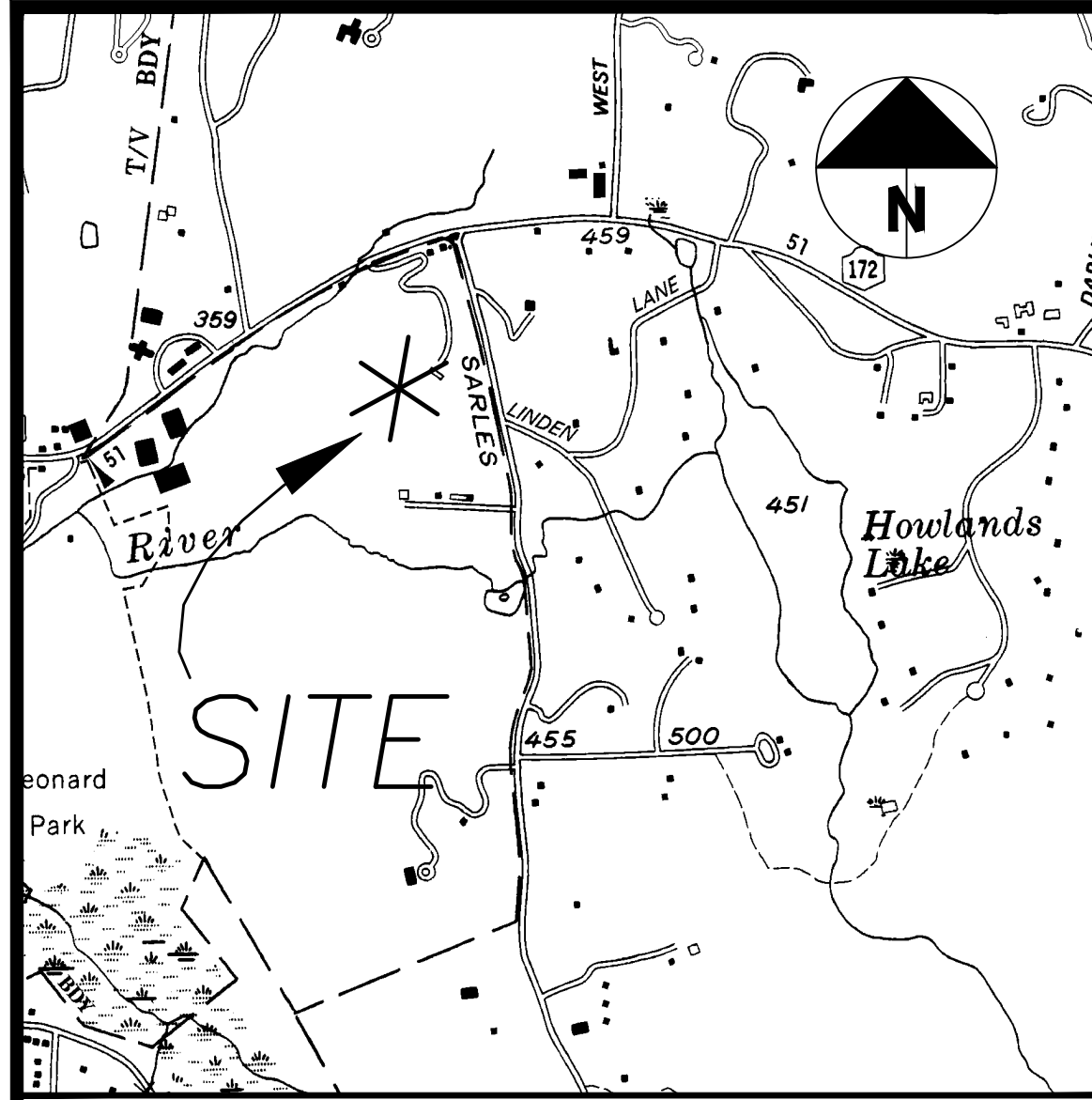
DATE: 08/13/20 DRAWN BY: CSH  
 CHECKED BY: RCB

SHEET TITLE:  
**TITLE SHEET  
 & INDEX**

SHEET NUMBER:

**T-1**





LOCATION MAP  
Source: N.Y.S.D.O.T. Quadrangle Sheet - Mt. Kisco, NY

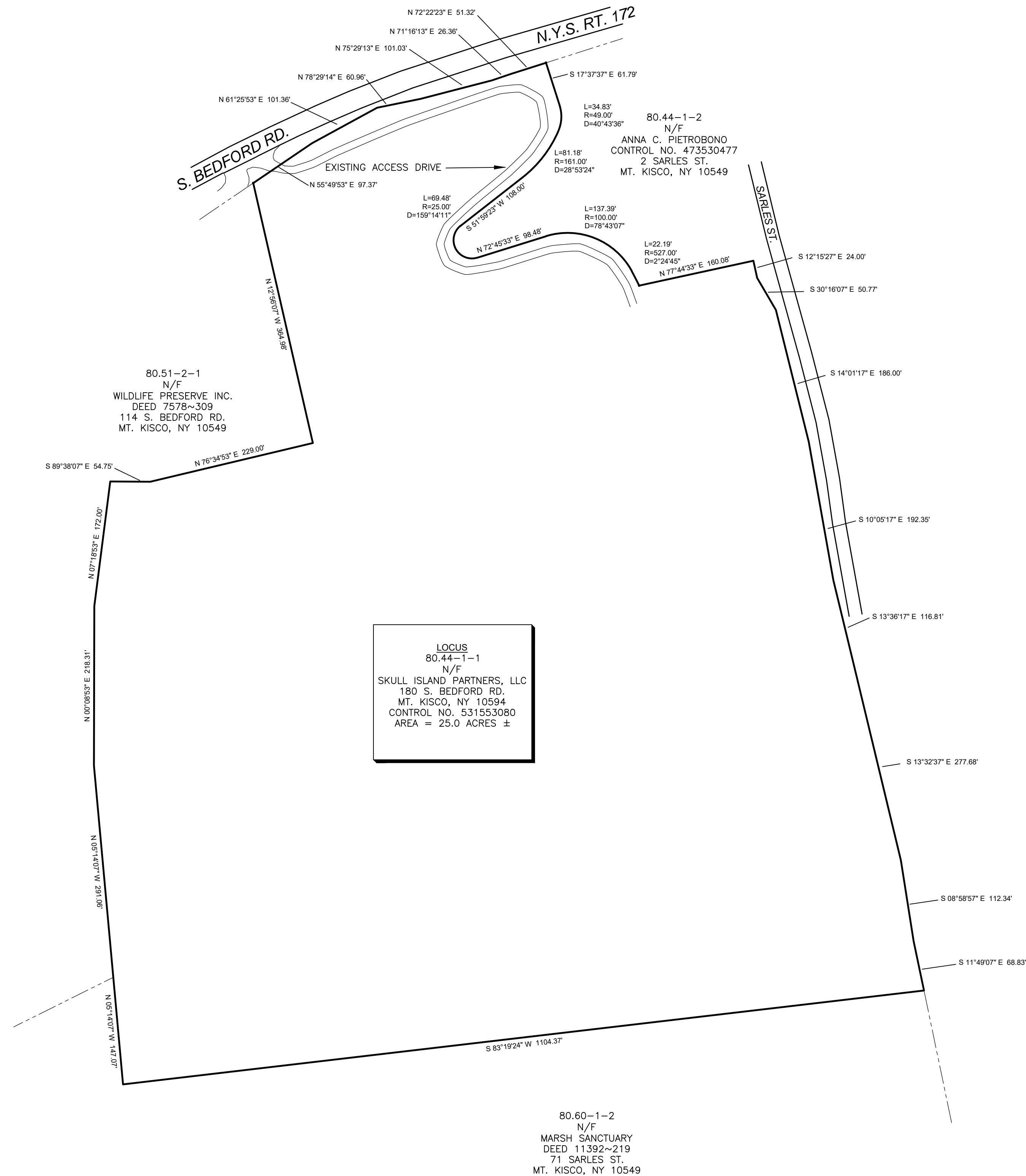
"Copies from the original of this survey map not marked with an original of the land surveyor's inked seal or embossed seal shall not be considered to be a valid true copy."  
Alterations not conforming to section 7209, subdivision 2, of the State Education Law, are prohibited.

**SURVEY NOTES**

1. NO TITLE REPORT WAS REFERENCED FOR THIS SURVEY.
2. AREA 25.0 ± ACRES
3. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER SOUTH BEDFORD RD.
4. BASIS OF BEARINGS - TRUE NORTH @ 74° 30' WEST LONGITUDE.
5. UNDERGROUND FEATURES, FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN LOCATED FROM AVAILABLE RECORDS, FIELD LOCATIONS OF ASSOCIATED ABOVE GROUND STRUCTURES, ANY MARKINGS PROVIDED BY THE CLIENT THEREFORE, THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UNDERGROUND FEATURES, FACILITIES, STRUCTURES AND UTILITIES, THE LOCATION OR EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN. LOCATION OF UNDERGROUND FEATURES, FACILITIES AND STRUCTURES ARE NOT CERTIFIED.
6. IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND THE CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT. BE SURE TO COMPARE THE TWO DOCUMENTS BEFORE USING THE DIGITAL FILE.
7. THIS DRAWING HAS BEEN PREPARED FOR A 24"x36" FORMAT. DO NOT SCALE THIS DRAWING IF PLOTTED ON ANY OTHER FORMAT.
8. VERTICAL DATUM: NAVD83.
9. CONTOUR INTERVAL: 1 FOOT.

**LEGEND**

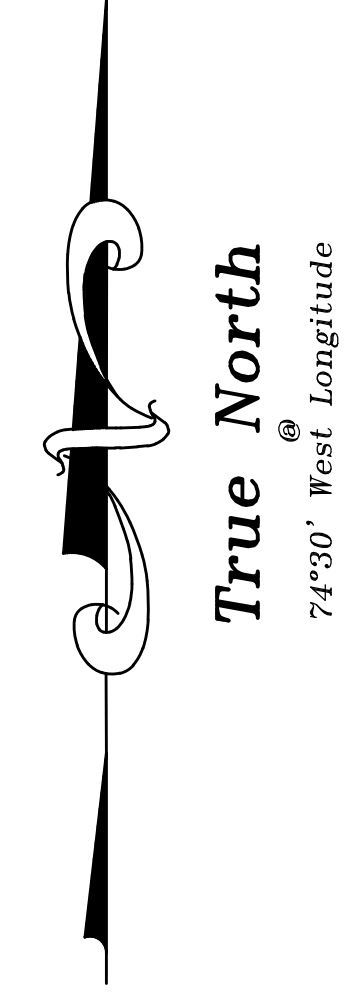
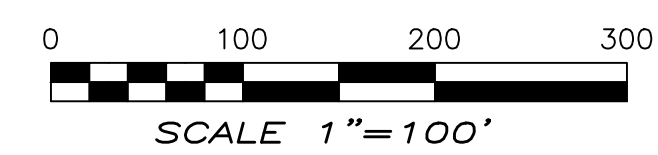
⊙	Evidence Found, Labeled
—	Boundary Line
- - - -	County Tax Parcel Line
80.44-1-1	County Tax Map Parcel I.D. Number



**SITE SPECIFIC NOTES**

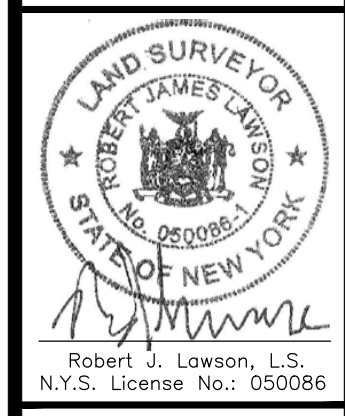
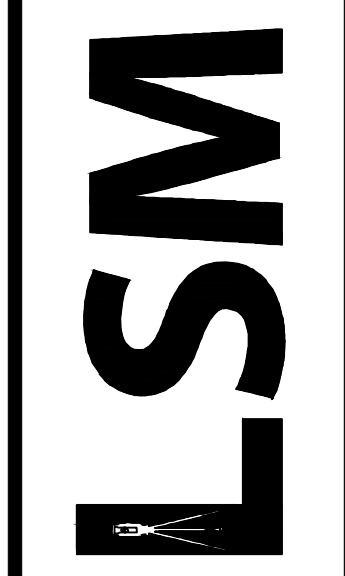
1. FIELD SURVEY DATE: AUGUST 6, 2020
2. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
3. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
4. OWNER: SKULL ISLAND PARTNERS, LLC  
263 13TH AVE. SOUTH SUITE 340  
ST. PETERSBURG, FL. 33701
5. SITE NUMBER: NY172
6. SITE ADDRESS: 180 S. BEDFORD RD.  
MT. KISCO, NY 10594
7. APPLICANT: HOMELAND TOWERS
8. JURISDICTION: VILLAGE OF MT. KISCO  
WESTCHESTER COUNTY, NY
9. TAX ID: 80.44-1-1
10. DEED REFERENCE: CONTROL NO. 531553080
11. ZONING DISTRICT: CD CONSERVATION DEVELOPMENT DISTRICT
12. THE HORIZONTAL DATUM AND VERTICAL DATUM WERE DERIVED FROM A DUAL FREQUENCY GPS SURVEY.
13. ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE AND PLANS OF RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIGSAFELY NEW YORK 1-800-962-7962 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.
14. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED IMPROVEMENTS ON THIS PROPERTY ARE LOCATED IN AN AREA DESIGNATED AS ZONE X (UNSHADED), AREA OF MINIMAL FLOODING. COMMUNITY PANEL NO. 36119 C 0154 F EFFECTIVE DATE: SEPTEMBER 28, 2007.
15. FIELD SURVEY BY EDM TOTAL STATION.
16. THIS IS NOT A BOUNDARY SURVEY. METES AND BOUNDS SHOWN HEREON ARE COMPILED FROM THE SUBJECT REFERENCED SITE PLAN. DIRECTIONS HAVE BEEN ROTATED INTO MAP DATUM (NAD 83) BASED ON FOUND EVIDENCE AS NOTED. NO BOUNDARY SURVEY WAS PERFORMED.
17. ALL PROPERTY LINES SHOWN ARE FROM DEEDS, PLANS OF RECORD AND WESTCHESTER COUNTY, NY GIS DATABASE AND ARE APPROXIMATE ONLY.
18. ABUTTING PROPERTY LINES AND STREET LINES ARE TAKEN FROM THE REFERENCE PLANS AND THE WESTCHESTER COUNTY, NY GIS DATABASE AND ARE APPROXIMATE ONLY.

Abutters Plan  
Premises of  
**Skull Island Partners, LLC**  
Control No. 531553080  
Village of Mount Kisco, County of Westchester  
State of New York



No.	Date	Description

**LAWSON SURVEYING & MAPPING**  
Boundary ~ Topographic ~ Control ~ Deformation ~ Construction ~ C.I.S. ~ Subdivision ~ C.P.S.  
2969 County Route 8 ♦ Oneonta, New York 13820  
Phone: (807) 482-3300  
Facsimile: (807) 482-8313  
www.lawsonsurvey.com

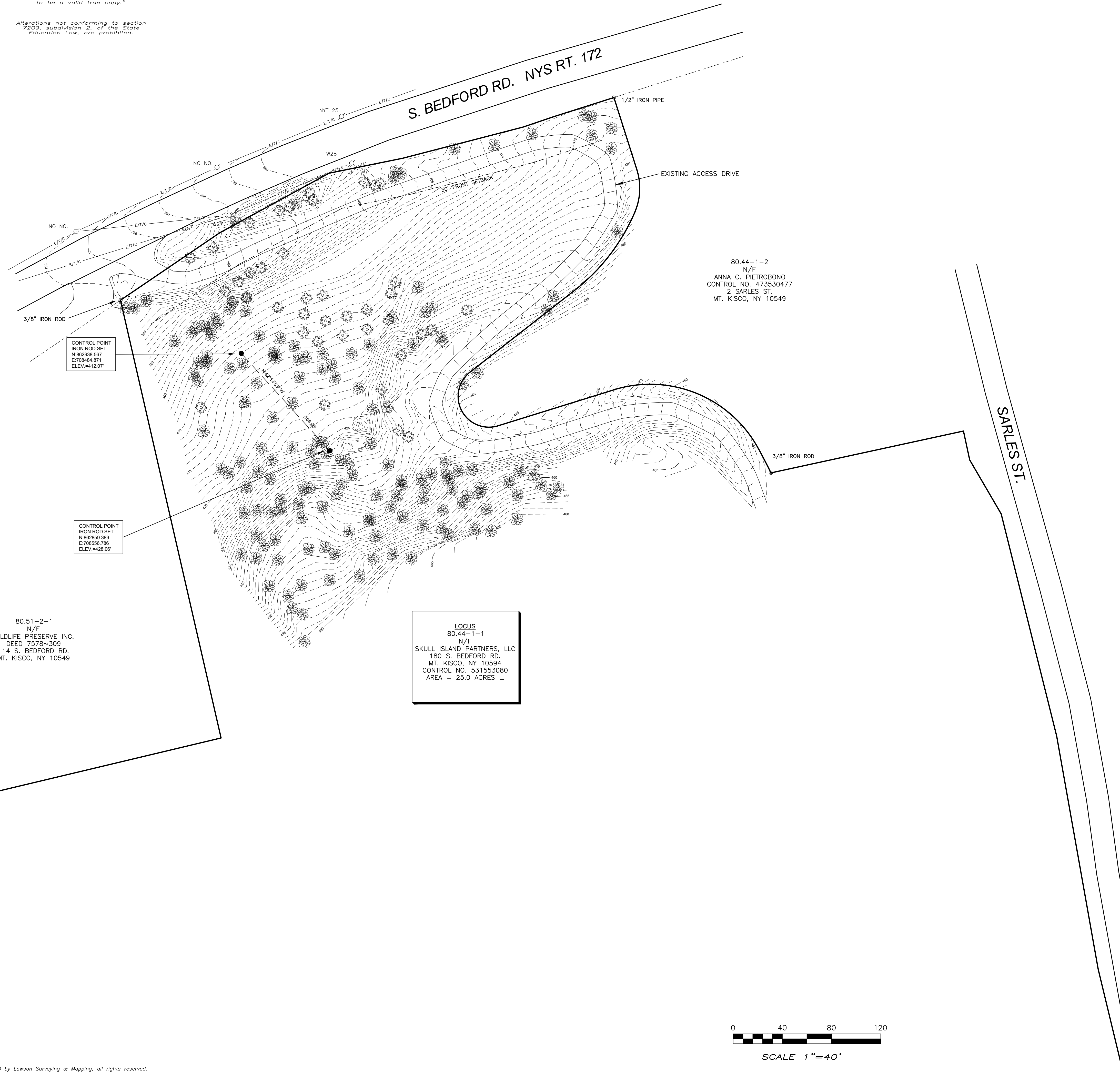


DATE:	August 6, 2020
W.O. No.:	6969
SCALE:	1 inch = 100 feet
DRAWN BY:	J.D.J.
CHECKED BY:	R.J.L.
FIELD CHECKED BY:	J.D.J.
DWG FILE:	6969.DWG
MAP No.:	M 24-1241
SHEET No.:	1 of 2



"Copies from the original of this survey map not marked with an original of the land surveyor's inked seal or embossed seal shall not be considered to be a valid true copy."

Alterations not conforming to section 7209, subdivision 2, of the State Education Law, are prohibited.



**True North**  
74°30' West Longitude

80.44-1-2  
N/F  
ANNA C. PIETROBONO  
CONTROL NO. 473530477  
2 SARLES ST.  
MT. KISCO, NY 10549

CONTROL POINT  
IRON ROD SET  
N:862938.567  
E:700484.871  
ELEV:412.07'

CONTROL POINT  
IRON ROD SET  
N:862859.389  
E:708556.786  
ELEV:428.06'

**LOCUS**  
80.44-1-1  
N/F  
SKULL ISLAND PARTNERS, LLC  
180 S. BEDFORD RD.  
MT. KISCO, NY 10594  
CONTROL NO. 531553080  
AREA = 25.0 ACRES ±

80.51-2-1  
N/F  
WILDLIFE PRESERVE INC.  
DEED 7578-309  
114 S. BEDFORD RD.  
MT. KISCO, NY 10549

- SURVEY NOTES**
- NO TITLE REPORT WAS REFERENCED FOR THIS SURVEY.
  - AREA - 25.0 ± ACRES
  - SUBJECT TO THE RIGHTS OF THE PUBLIC OVER SOUTH BEDFORD RD.
  - BASIS OF BEARINGS - TRUE NORTH @ 74° 30' WEST LONGITUDE.
  - UNDERGROUND FEATURES, FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN LOCATED FROM AVAILABLE RECORDS; FIELD LOCATIONS OF ASSOCIATED ABOVE GROUND STRUCTURES; ANY MARKINGS PROVIDED BY THE CLIENT THEREFORE, THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UNDERGROUND FEATURES, FACILITIES, STRUCTURES AND UTILITIES, THE LOCATION OR EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN. LOCATION OF UNDERGROUND FEATURES, FACILITIES AND STRUCTURES ARE NOT CERTIFIED.
  - IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND THE CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT. BE SURE TO COMPARE THE TWO DOCUMENTS BEFORE USING THE DIGITAL FILE.
  - THIS DRAWING HAS BEEN PREPARED FOR A 24"x36" FORMAT. DO NOT SCALE THIS DRAWING IF PLOTTED ON ANY OTHER FORMAT.
  - VERTICAL DATUM: NAVD83.
  - CONTOUR INTERVAL: 1 FOOT.

- LEGEND**
- ⊙ Evidence Found, Labeled
  - Boundary Line
  - - - County Tax Parcel Line
  - ⊕ Utility Pole
  - + Guy Anchor
  - E/T/C Utility Line, Electric/Telephone/Cable T.V.
  - 80.44-1-1 County Tax Map Parcel I.D. Number
  - 🌳 Deciduous Tree >4"
  - 🌲 Coniferous Tree >4"

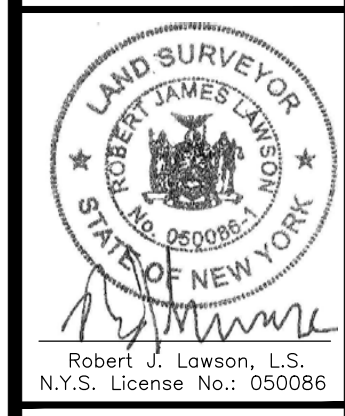


Existing Conditions Survey  
Portion of  
Premises of  
**Skull Island Partners, LLC**  
Control No. 531553080  
Village of Mount Kisco, County of Westchester  
State of New York

NO.	Date	Description

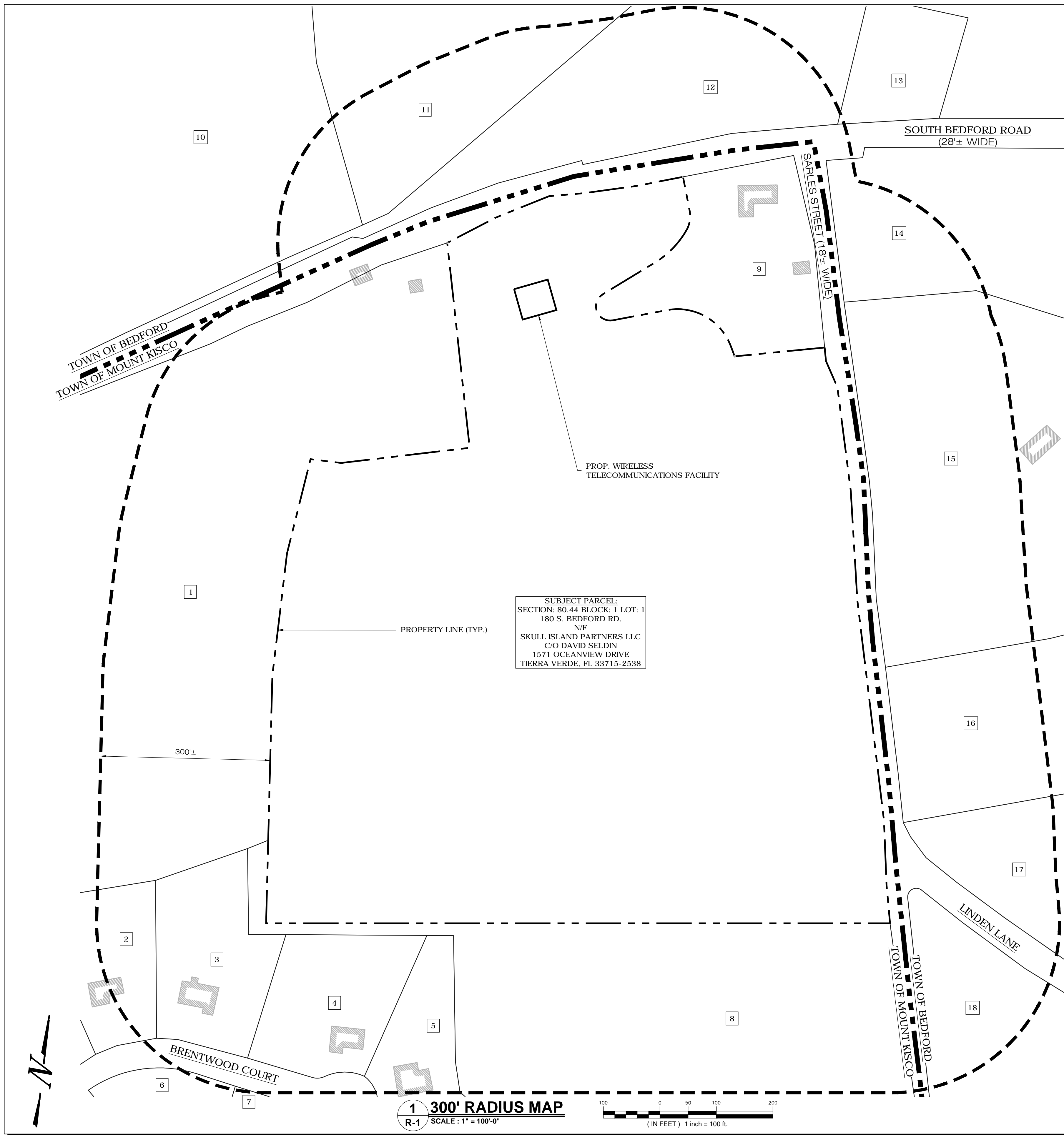
**LAWSON SURVEYING & MAPPING**  
Boundary ~ Topographic ~ Control ~ Deformation ~ Construction ~ C.I.S. ~ Subdivision ~ C.P.S.  
2959 County Route 8 ♦ Oneonta, New York 13820  
Phone: (807) 482-3300  
Facsimile: (807) 482-8313  
www.lawsonsurveying.com

**LSM**



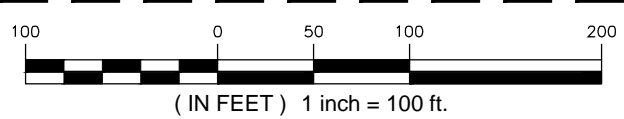
DATE:	August 6, 2020
W.O. No.:	6969
SCALE:	1 inch = 40 feet
DRAWN BY:	J.D.J.
CHECKED BY:	R.J.L.
FIELD CHECKED BY:	J.D.J.
DWG FILE:	6969.DWG
MAP No.:	M 24-1241
SHEET No.:	2 of 2





SUBJECT PARCEL:  
SECTION: 80.44 BLOCK: 1 LOT: 1  
180 S. BEDFORD RD.  
N/F  
SKULL ISLAND PARTNERS LLC  
C/O DAVID SELDIN  
1571 OCEANVIEW DRIVE  
TIERRA VERDE, FL 33715-2538

**1 300' RADIUS MAP**  
SCALE: 1" = 100'-0"



VILLAGE OF MOUNT KISCO  
WESTCHESTER COUNTY  
300' RADIUS PROPERTY OWNERS

MAP ID	SECTION	BLOCK	LOT	PROPERTY ADDRESS	OWNER NAME	OWNER ADDRESS
1	80.51	2	1	114 S. BEDFORD RD, MOUNT KISCO, NY 10549	WILDLIFE PRESERVE INC.	71 SARLES ST, MOUNT KISCO, NY 10549
2	80.51	2	3	3 BRENTWOOD CT, MOUNT KISCO, NY 10549	MICHAEL J. INSERRA & MADLYN INSERRA	3 BRENTWOOD CT, MOUNT KISCO, NY 10549
3	80.51	2	4	5 BRENTWOOD CT, MOUNT KISCO, NY 10549	GEORGE COPPOLA & ELLEN MOLLOY	5 BRENTWOOD CT, MOUNT KISCO, NY 10549
4	80.51	2	5	7 BRENTWOOD CT, MOUNT KISCO, NY 10549	MARYANN M. TARNOK	7 BRENTWOOD CT, MOUNT KISCO, NY 10549
5	80.51	2	6	9 BRENTWOOD CT, MOUNT KISCO, NY 10549	FRANK PACCETTI & BARBARA PACCETTI	9 BRENTWOOD CT, MOUNT KISCO, NY 10549
6	80.59	1	1.17	STRATFORD DR, MOUNT KISCO, NY 10549	MT. KISCO CHASE HOA INC	P.O. BOX 265, SOMERS, NY 10589
7	80.51	2	9	6 BRENTWOOD CT, MOUNT KISCO, NY 10549	KARAN GAREWAL & PRATIBHA GAREWAL	6 BRENTWOOD CT, MOUNT KISCO, NY 10549
8	80.60	1	2	71 SARLES ST, MOUNT KISCO, NY 10549	MARSH SANCTUARY INC	71 SARLES ST, MOUNT KISCO, NY 10549
9	80.44	1	2	2 SARLES ST, MOUNT KISCO, NY 10549	ANNA C. PIETROBONO & JOHN G. PIETROBONO	2 SARLES ST, MOUNT KISCO, NY 10549

TOWN OF BEDFORD  
WESTCHESTER COUNTY  
300' RADIUS PROPERTY OWNERS

MAP ID	SECTION	BLOCK	LOT	PROPERTY ADDRESS	OWNER NAME	OWNER ADDRESS
10	82.12	2	2	35 TUCKER RD, MOUNT KISCO, NY 10549	MICHAEL & CARLA BIRD	35 TUCKER RD, BEDFORD CORNERS, NY 10549
11	82.12	2	1	25 TUCKER RD, MOUNT KISCO, NY 10549	MARCI STEARNS & STEVEN MCCORMICK	25 TUCKER RD, BEDFORD CORNERS, NY 10549
12	83.05	1	6	OPEN SPACE	TOWN OF BEDFORD	321 BEDFORD RD, BEDFORD HILLS, NY 10507
13	83.90	1	1	201 SOUTH BEDFORD RD, MOUNT KISCO, NY 10549	REALIS DEVELOPMENT LLC	356 MANVILLE RD, PLEASANTVILLE, NY 10570
14	83.90	1	19	220 SOUTH BEDFORD RD, MOUNT KISCO, NY 10549	CHABAD OF BEDFORD INC	133 RAILROAD AVE, BEDFORD HILLS, NY 10507
15	83.90	1	18	22 SARLES ST, MOUNT KISCO, NY 10549	ABDELOUAHAB EL BOUHALI & NANCY EL BOUHALI	P.O. BOX 667, BEDFORD HILLS, NY 10507
16	83.90	1	16	43 LINDEN LN, MOUNT KISCO, NY 10549	LAWRENCE LEE & DAISY LEE	43 LINDEN LN, BEDFORD, CORNERS, NY 10549
17	83.90	1	15	69 LINDEN LN, MOUNT KISCO, NY 10549	ROSEMARIE A MAIORANO & VALERI HEDGES	69 LINDEN LN, BEDFORD CORNERS, NY 10549
18	83.13	1	1	72 LINDEN LN, MOUNT KISCO, NY 10549	IHOR ANDREW CZERNYK & NATALIA M CZERNYK	108 SECOND AVE, NEW YORK, NY 10003

**HOMELAND TOWERS, LLC**  
9 HARMONY STREET  
2nd FLOOR  
DANBURY, CT 06810  
(203) 297-6345

**verizon**  
4 CENTEROCK ROAD  
WEST NYACK, NY 10994

**APT ENGINEERING**  
567 VAUXHALL STREET EXTENSION - SUITE 311  
WATERFORD, CT 06385 PH: (860)-663-1697  
WWW.ALLPOINTS TECH.COM FAX: (860)-663-0935

**PERMITTING DOCUMENTS**

NO	DATE	REVISION
0	08/13/20	FOR REVIEW: RCB
1	08/14/20	CLIENT REVS: RCB
2		
3		
4		
5		
6		

**DESIGN PROFESSIONALS OF RECORD**

PROF: SCOTT M. CHASSE P.E.  
COMP: APT ENGINEERING  
ADD: 567 VAUXHALL STREET  
EXTENSION - SUITE 311  
WATERFORD, CT 06385

**DEVELOPER: HOMELAND TOWERS, LLC**  
ADDRESS: 9 HARMONY STREET  
2ND FLOOR  
DANBURY, CT 06810

**NOTE:**  
IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209 (2) FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THE SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

**HOMELAND TOWERS  
MOUNT KISCO**

SITE: 180 S. BEDFORD RD.  
ADDRESS: MT. KISCO, NY 10594

APT FILING NUMBER: NY283830

DATE: 08/13/20 DRAWN BY: CSH  
CHECKED BY: RCB

SHEET TITLE:  
**300' RADIUS MAP & PROPERTY OWNERS**

SHEET NUMBER:  
**R-1**







**LEGEND**

---	PROPERTY LINE
- - -	BUILDING SETBACK LINE
---	LIMIT OF DISTURBANCE
-X-X-	PROP. CHAIN LINK FENCE
-E/T-	PROP. ELEC./TELCO LINE
-SF-	SILT FENCE
(Tree symbol)	EXIST. TREE TO REMAIN
(Tree symbol with X)	EXIST. TREE TO BE REMOVED
(Tree symbol with circle)	EXIST. TREE TO BE PROTECTED
(Stippled area)	EROSION CONTROL BLANKET
(Starburst symbol)	PROP. EVERGREEN TREE

**HOMELAND TOWERS, LLC**  
 9 HARMONY STREET  
 2nd FLOOR  
 DANBURY, CT 06810  
 (203) 297-6345

**verizon**  
 4 CENTEROCK ROAD  
 WEST NYACK, NY 10994

**APT ENGINEERING**  
 567 VAUXHALL STREET EXTENSION - SUITE 311  
 WATERFORD, CT 06385 PH: (860)-663-1697  
 WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

**PERMITTING DOCUMENTS**

NO	DATE	REVISION
0	08/13/20	FOR REVIEW: RCB
1	08/14/20	CLIENT REVS: RCB
2		
3		
4		
5		
6		

**DESIGN PROFESSIONALS OF RECORD**  
 PROF: SCOTT M. CHASSE P.E.  
 COMP: APT ENGINEERING  
 ADD: 567 VAUXHALL STREET  
 EXTENSION - SUITE 311  
 WATERFORD, CT 06385

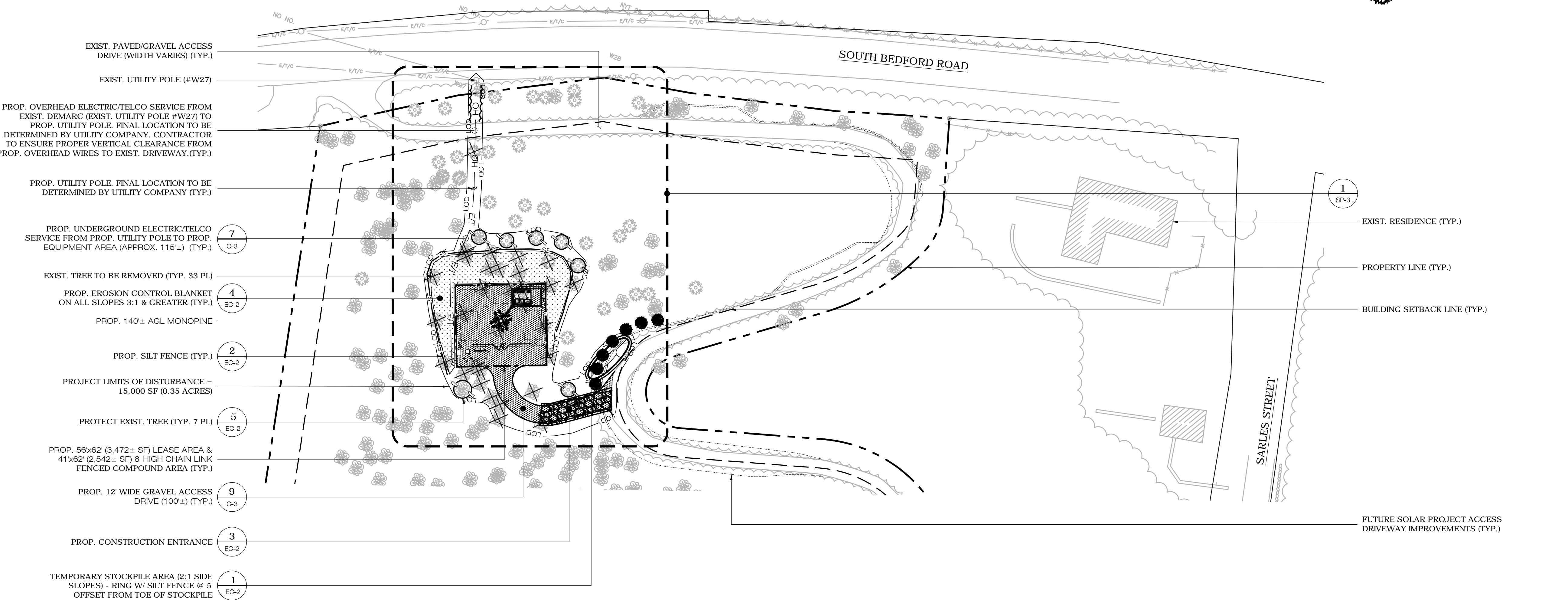
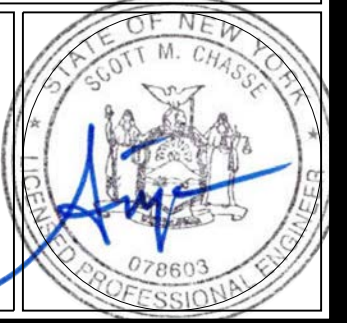
**DEVELOPER: HOMELAND TOWERS, LLC**  
 ADDRESS: 9 HARMONY STREET  
 2ND FLOOR  
 DANBURY, CT 06810

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**HOMELAND TOWERS MOUNT KISCO**  
 SITE 180 S. BEDFORD RD.  
 ADDRESS: MT. KISCO, NY 10594  
 APT FILING NUMBER: NY283830  
 DATE: 08/13/20 DRAWN BY: CSH  
 CHECKED BY: RCB

SHEET TITLE:  
**PARTIAL SITE PLAN**

SHEET NUMBER:  
**SP-2**

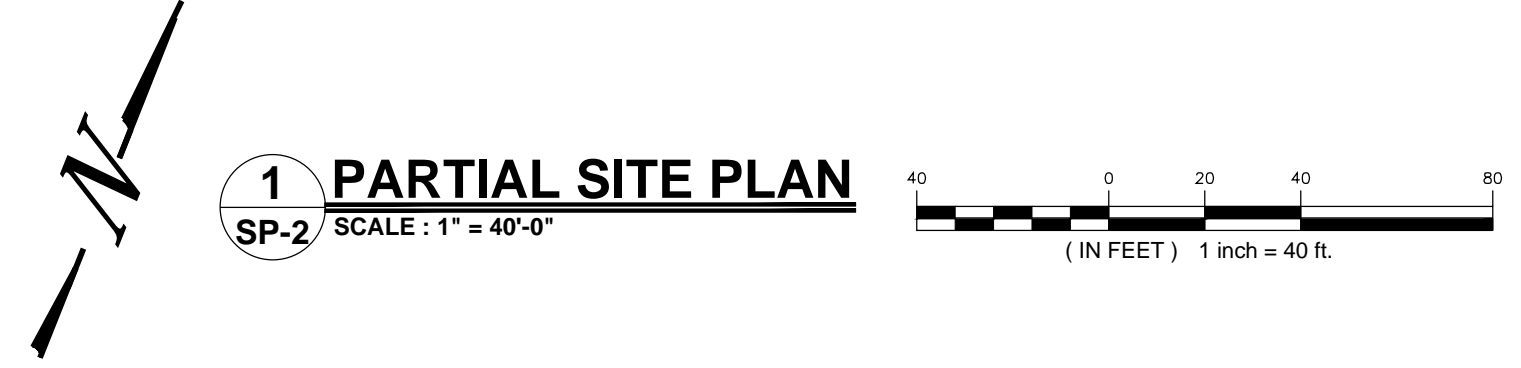


- EXIST. PAVED/GRAVEL ACCESS DRIVE (WIDTH VARIES) (TYP.)
- EXIST. UTILITY POLE (#W27)
- PROP. OVERHEAD ELECTRIC/TELCO SERVICE FROM EXIST. DEMARC (EXIST. UTILITY POLE #W27) TO PROP. UTILITY POLE. FINAL LOCATION TO BE DETERMINED BY UTILITY COMPANY. CONTRACTOR TO ENSURE PROPER VERTICAL CLEARANCE FROM PROP. OVERHEAD WIRES TO EXIST. DRIVEWAY (TYP.)
- PROP. UTILITY POLE. FINAL LOCATION TO BE DETERMINED BY UTILITY COMPANY (TYP.)
- PROP. UNDERGROUND ELECTRIC/TELCO SERVICE FROM PROP. UTILITY POLE TO PROP. EQUIPMENT AREA (APPROX. 115'±) (TYP.)
- EXIST. TREE TO BE REMOVED (TYP. 33 PL)
- PROP. EROSION CONTROL BLANKET ON ALL SLOPES 3:1 & GREATER (TYP.)
- PROP. 140'± AGL MONOPINE
- PROP. SILT FENCE (TYP.)
- PROJECT LIMITS OF DISTURBANCE = 15,000 SF (0.35 ACRES)
- PROTECT EXIST. TREE (TYP. 7 PL)
- PROP. 56x62' (3,472± SF) LEASE AREA & 41x62' (2,542± SF) 8' HIGH CHAIN LINK FENCED COMPOUND AREA (TYP.)
- PROP. 12' WIDE GRAVEL ACCESS DRIVE (100'±) (TYP.)
- PROP. CONSTRUCTION ENTRANCE
- TEMPORARY STOCKPILE AREA (2:1 SIDE SLOPES) - RING W/ SILT FENCE @ 5' OFFSET FROM TOE OF STOCKPILE

- EXIST. RESIDENCE (TYP.)
- PROPERTY LINE (TYP.)
- BUILDING SETBACK LINE (TYP.)
- FUTURE SOLAR PROJECT ACCESS DRIVEWAY IMPROVEMENTS (TYP.)

**NOTE:** CONTRACTOR TO HAVE A GPR SURVEY PERFORMED AND HAVE ALL UNDERGROUND UTILITIES & STRUCTURES MARKED OUT PRIOR TO CONSTRUCTION.

- NOTES:**
- PROJECT LIMITS OF DISTURBANCE = 15,000 SF (0.35 ACRES)
  - 33 EXISTING TREES > 4" CALIPER DIAMETER TO BE REMOVED.
  - FACILITY WILL INCLUDE A SIGN NOT TO EXCEED 2 SF. LISTING THE OWNER, OPERATOR'S NAME & EMERGENCY TELEPHONE NUMBER. SEE DETAIL 6/C-3.
  - PROPOSED FACILITY IS AN UNMANNED FACILITY. EMPLOYEES WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR PURPOSES OF SITE & EQUIPMENT MAINTENANCE. THERE IS NO WATER OR SEWER UTILITIES PROPOSED FOR THIS PROJECT.



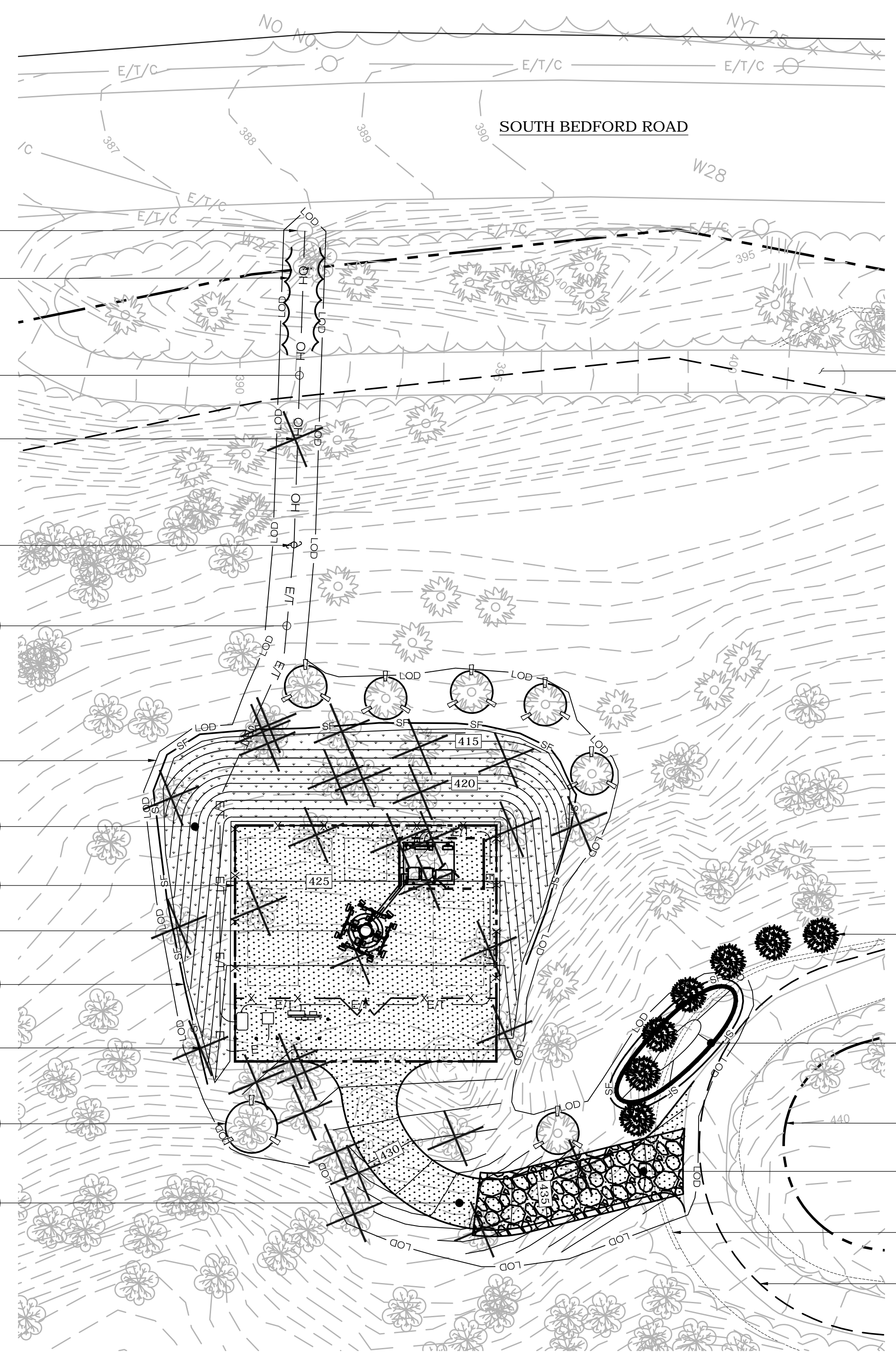
**MAP REFERENCES:**  
 1. "ABUTTERS PLAN, PREMISES OF SKULL ISLAND PARTNERS, L.L.C. SHEET 1 OF 2" & "EXISTING CONDITIONS SURVEY, PORTION OF PREMISES OF SKULL ISLAND PARTNERS, L.L.C. SHEET 2 OF 2", PREPARED BY LAWSON SURVEYING & MAPPING, 2959 COUNTY ROUTE 8, ONEONTA, NEW YORK, 13820, DATED AUGUST 6, 2020.



**LEGEND**

- PROPERTY LINE
- BUILDING SETBACK LINE
- LOD LIMIT OF DISTURBANCE
- X-X- PROP. CHAIN LINK FENCE
- E/T- PROP. ELEC./TELCO LINE
- SF- SILT FENCE
- (Tree Symbol) EXIST. TREE TO REMAIN
- (Tree Symbol with X) EXIST. TREE TO BE REMOVED
- (Tree Symbol with Circle) EXIST. TREE TO BE PROTECTED
- (Dotted Area) EROSION CONTROL BLANKET
- (Evergreen Symbol) PROP. EVERGREEN TREE

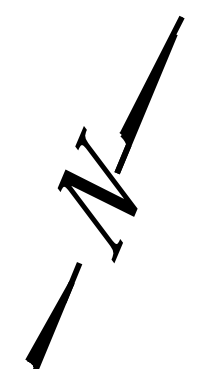
- EXIST. UTILITY POLE (#W27)
- EXIST. BRUSH TO BE TRIMMED AS REQUIRED FOR OVERHEAD ELECTRIC/TELCO SERVICE.
- PROP. OVERHEAD ELECTRIC/TELCO SERVICE FROM EXIST. DEMARC (EXIST. UTILITY POLE #W27) TO PROP. UTILITY POLE. FINAL LOCATION TO BE DETERMINED BY UTILITY COMPANY. CONTRACTOR TO ENSURE PROPER VERTICAL CLEARANCE FROM PROP. OVERHEAD WIRES TO EXIST. DRIVEWAY. (TYP.)
- EXIST. TREE TO BE REMOVED (TYP. 37 PL)
- PROP. UTILITY POLE. FINAL LOCATION TO BE DETERMINED BY UTILITY COMPANY (TYP.)
- PROP. UNDERGROUND ELECTRIC/TELCO SERVICE FROM PROP. UTILITY POLE TO PROP. EQUIPMENT AREA (APPROX. 115±) (TYP.)
- PROJECT LIMITS OF DISTURBANCE = 15,000 SF (0.35 ACRES)
- PROP. EROSION CONTROL BLANKET ON ALL SLOPES 3:1 & GREATER (TYP.)
- PROP. 56'x62' (3,472± SF) LEASE AREA & 41'x62' (2,542± SF) 8' HIGH CHAIN LINK FENCED COMPOUND AREA (TYP.)
- PROP. 140'± AGL MONOPIPE
- PROP. SILT FENCE (TYP.)
- EXIST. TREE TO BE REMOVED (TYP. 33 PL)
- PROTECT EXIST. TREE (TYP. 7 PL)
- PROP. 12' WIDE GRAVEL ACCESS DRIVE (100±) (TYP.)



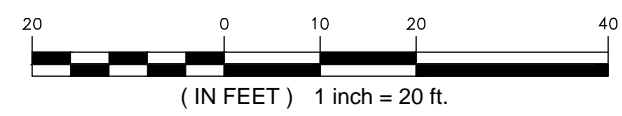
- EXIST. PAVED/GRAVEL ACCESS DRIVE (WIDTH VARIES) (TYP.)
- 10 PROP. 6' HIGH EVERGREEN TREES TO BE PLANTED AT COMPLETION OF PROJECT (10' O.C.) (TYP. 7 PL.)
- 1 TEMPORARY STOCKPILE AREA (2:1 SIDE SLOPES) - RING W/ SILT FENCE @ 5' OFFSET FROM TOE OF STOCKPILE
- 3 PROP. CONSTRUCTION ENTRANCE
- FUTURE SOLAR PROJECT ACCESS DRIVEWAY IMPROVEMENTS (TYP.)
- BUILDING SETBACK LINE (TYP.)
- PROPERTY LINE (TYP.)

NOTE: CONTRACTOR TO HAVE A GPR SURVEY PERFORMED AND HAVE ALL UNDERGROUND UTILITIES & STRUCTURES MARKED OUT PRIOR TO CONSTRUCTION.

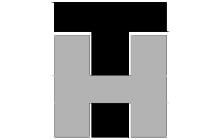
- NOTES:
1. PROJECT LIMITS OF DISTURBANCE = 15,000 SF (0.35 ACRES)
  2. 33 EXISTING TREES > 4" CALIPER DIAMETER TO BE REMOVED.
  3. FACILITY WILL INCLUDE A SIGN NOT TO EXCEED 2 SF. LISTING THE OWNER, OPERATOR'S NAME & EMERGENCY TELEPHONE NUMBER. SEE DETAIL 6/C-3.
  4. PROPOSED FACILITY IS AN UNMANNED FACILITY. EMPLOYEES WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR PURPOSES OF SITE & EQUIPMENT MAINTENANCE. THERE IS NO WATER OR SEWER UTILITIES PROPOSED FOR THIS PROJECT.



**1 PARTIAL SITE PLAN**  
SP-3 SCALE: 1" = 20'-0"



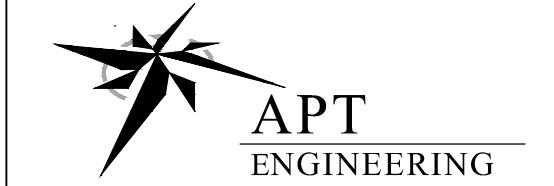
MAP REFERENCES:  
1. "ABUTTERS PLAN, PREMISES OF SKULL ISLAND PARTNERS, L.L.C. SHEET 1 OF 2" & "EXISTING CONDITIONS SURVEY, PORTION OF PREMISES OF SKULL ISLAND PARTNERS, L.L.C. SHEET 2 OF 2", PREPARED BY LAWSON SURVEYING & MAPPING, 2959 COUNTY ROUTE 8, ONEONTA, NEW YORK, 13820, DATED AUGUST 6, 2020.



HOMELAND TOWERS, LLC  
9 HARMONY STREET  
2nd FLOOR  
DANBURY, CT 06810  
(203) 297-6345



4 CENTEROCK ROAD  
WEST NYACK, NY 10994



567 VAUXHALL STREET EXTENSION - SUITE 311  
WATERFORD, CT 06385 PH: (860)-663-1697  
WWW.ALLPOINTS TECH.COM FAX: (860)-663-0935

PERMITTING DOCUMENTS		
NO	DATE	REVISION
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**DESIGN PROFESSIONALS OF RECORD**

PROF: SCOTT M. CHASSE P.E.  
COMP: APT ENGINEERING  
ADD: 567 VAUXHALL STREET  
EXTENSION - SUITE 311  
WATERFORD, CT 06385

DEVELOPER: HOMELAND TOWERS, LLC  
ADDRESS: 9 HARMONY STREET  
2ND FLOOR  
DANBURY, CT 06810

NOTE:  
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**HOMELAND TOWERS  
MOUNT KISCO**

SITE 180 S. BEDFORD RD.  
ADDRESS: MT. KISCO, NY 10594

APT FILING NUMBER: NY283830

DATE: 08/13/20 DRAWN BY: CSH  
CHECKED BY: RCB

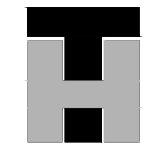
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**PARTIAL SITE PLAN**

**SHEET NUMBER:**

**SP-3**

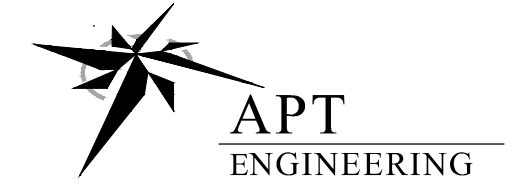




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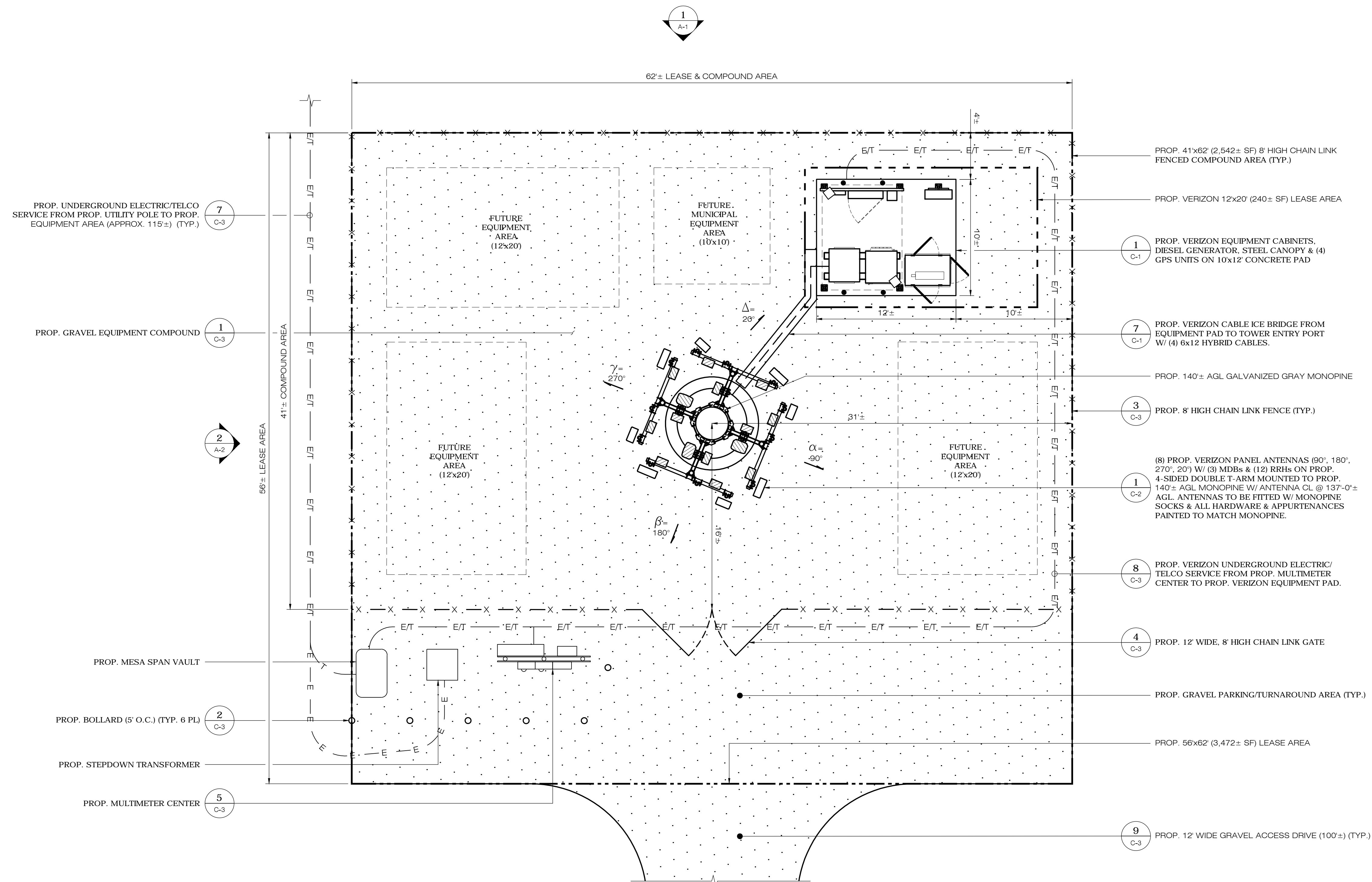
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COMPOUND PLAN

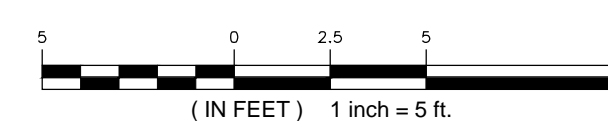
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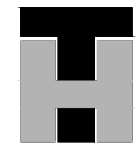


1 COMPOUND PLAN  
CP-1

SCALE: 1" = 5'-0"



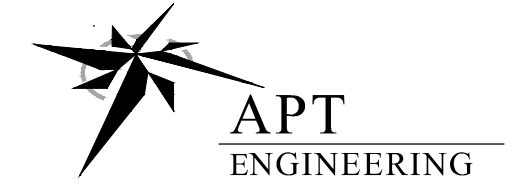




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HOMELAND TOWERS  
MOUNT KISCO

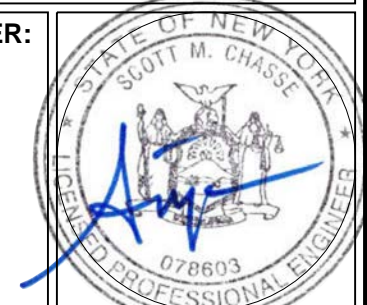
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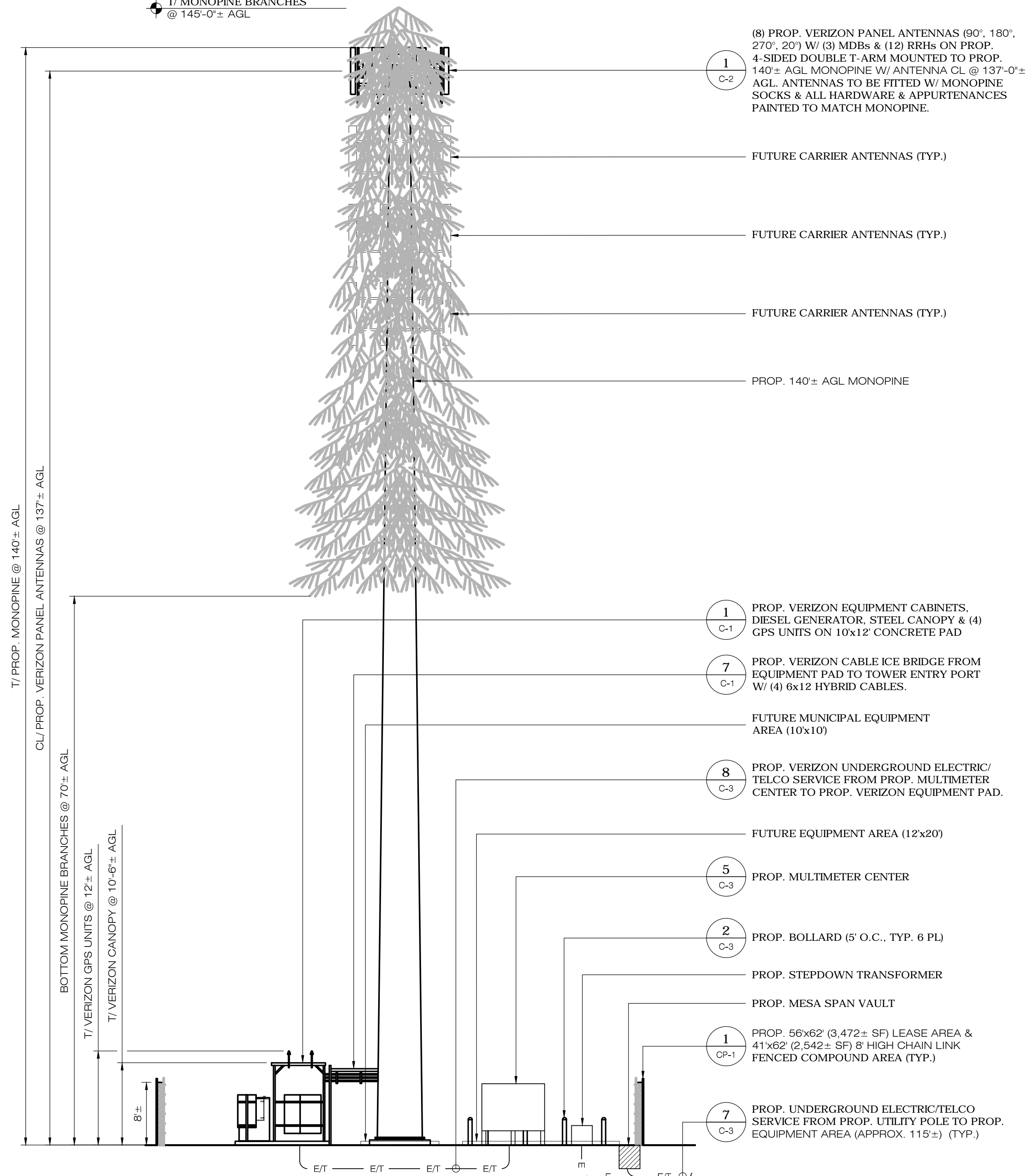
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**ELEVATIONS**

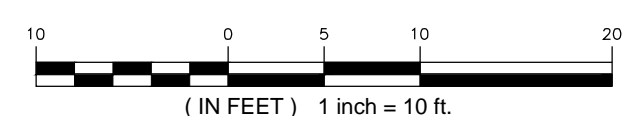
SHEET NUMBER:  
**A-1**



T/ MONOPINE BRANCHES  
@ 145'-0"± AGL



**1 NORTH ELEVATION**  
SCALE: 1" = 10'-0"



(8) PROP. VERIZON PANEL ANTENNAS (90°, 180°, 270°, 20°) W/ (3) MDBs & (12) RRHs ON PROP. 4-SIDED DOUBLE T-ARM MOUNTED TO PROP. 140± AGL MONOPINE W/ ANTENNA CL @ 137'-0"± AGL. ANTENNAS TO BE FITTED W/ MONOPINE SOCKS & ALL HARDWARE & APPURTENANCES PAINTED TO MATCH MONOPINE.

FUTURE CARRIER ANTENNAS (TYP.)  
FUTURE CARRIER ANTENNAS (TYP.)  
FUTURE CARRIER ANTENNAS (TYP.)  
PROP. 140± AGL MONOPINE

PROP. VERIZON EQUIPMENT CABINETS, DIESEL GENERATOR, STEEL CANOPY & (4) GPS UNITS ON 10x12 CONCRETE PAD

PROP. VERIZON CABLE ICE BRIDGE FROM EQUIPMENT PAD TO TOWER ENTRY PORT W/ (4) 6x12 HYBRID CABLES.

PROP. UNDERGROUND ELECTRIC/TELCO SERVICE FROM PROP. UTILITY POLE TO PROP. EQUIPMENT AREA (APPROX. 115±) (TYP.)

PROP. VERIZON UNDERGROUND ELECTRIC/ TELCO SERVICE FROM PROP. MULTIMETER CENTER TO PROP. VERIZON EQUIPMENT PAD.

FUTURE EQUIPMENT AREA (12x20)

PROP. 56x62' (3,472± SF) LEASE AREA & 41x62' (2,542± SF) 8' HIGH CHAIN LINK FENCED COMPOUND AREA (TYP.)

PROP. MULTIMETER CENTER

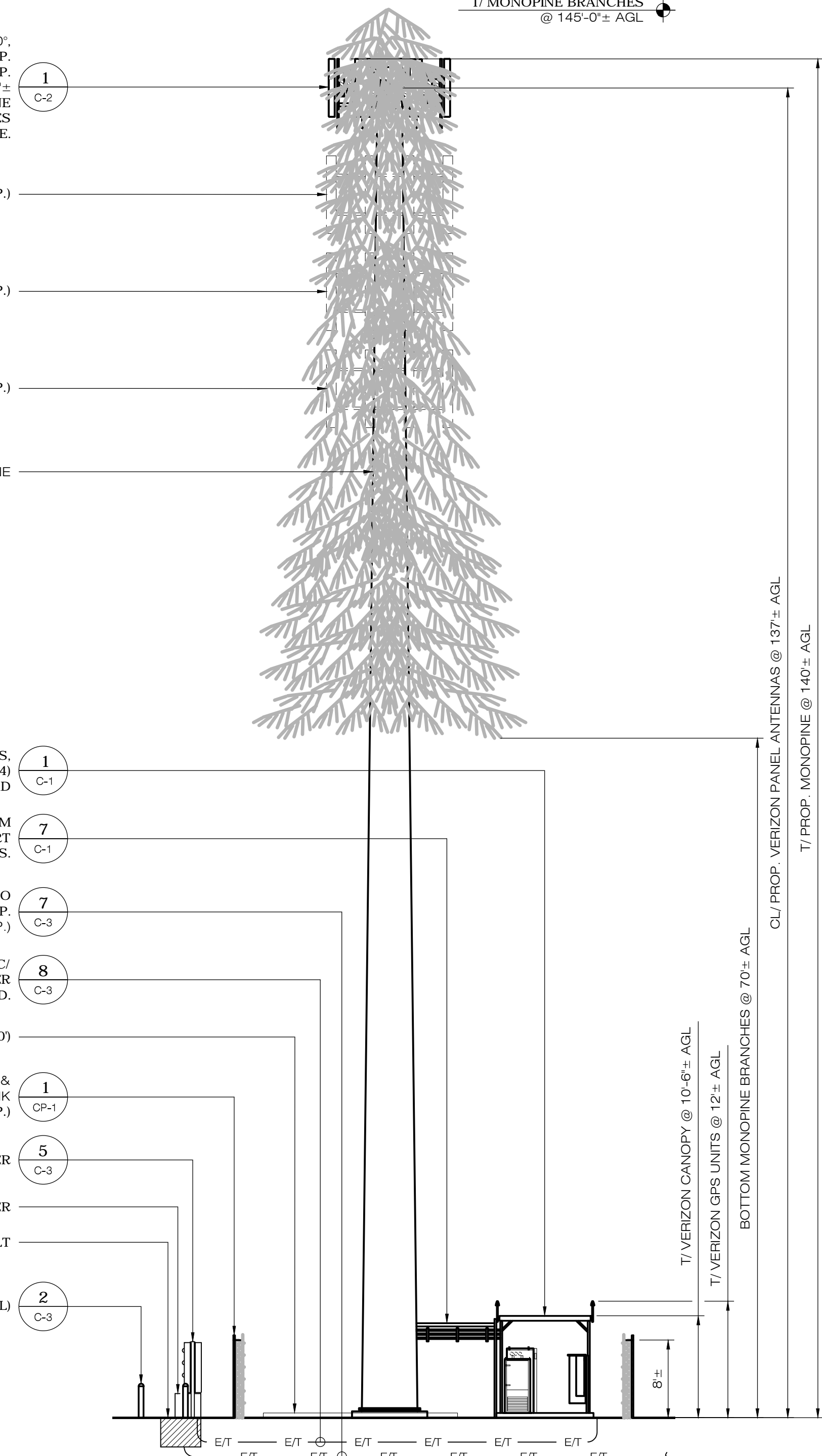
PROP. STEPDOWN TRANSFORMER

PROP. MESA SPAN VAULT

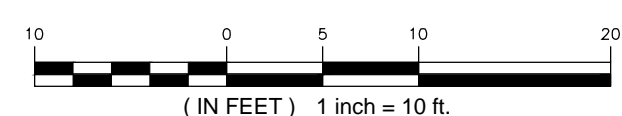
PROP. BOLLARD (5' O.C., TYP. 6 PL)

PROP. UNDERGROUND ELECTRIC/TELCO SERVICE FROM PROP. UTILITY POLE TO PROP. EQUIPMENT AREA (APPROX. 115±) (TYP.)

T/ MONOPINE BRANCHES  
@ 145'-0"± AGL

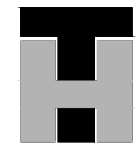


**2 EAST ELEVATION**  
SCALE: 1" = 10'-0"



TOWER TO BE DESIGNED TO SUPPORT  
FUTURE MUNICIPAL ANTENNAS.

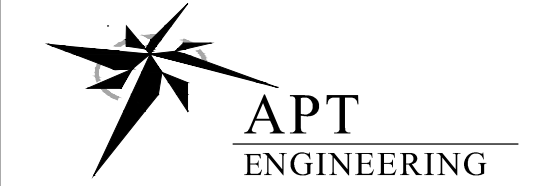




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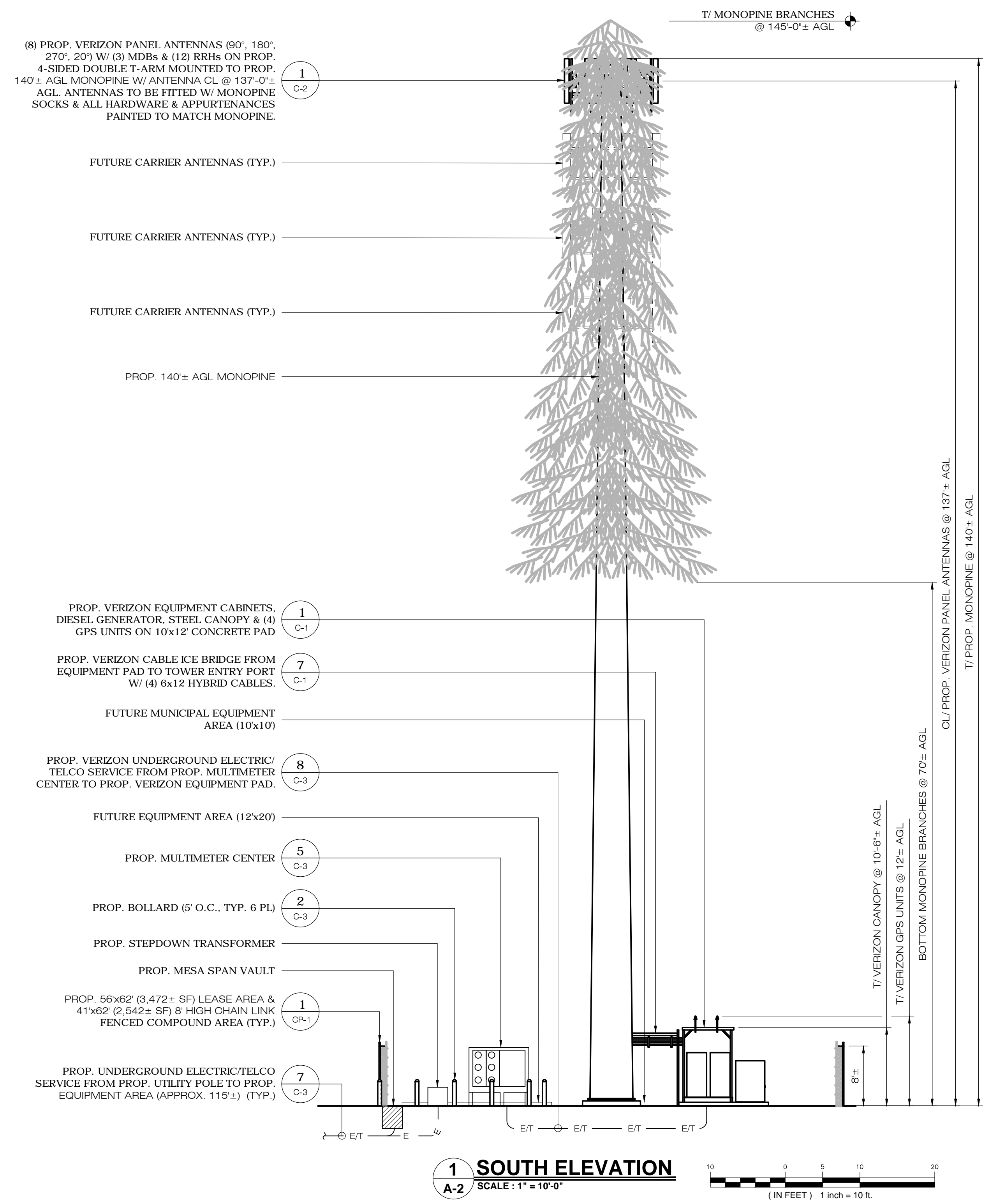
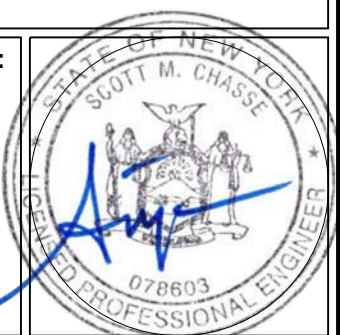
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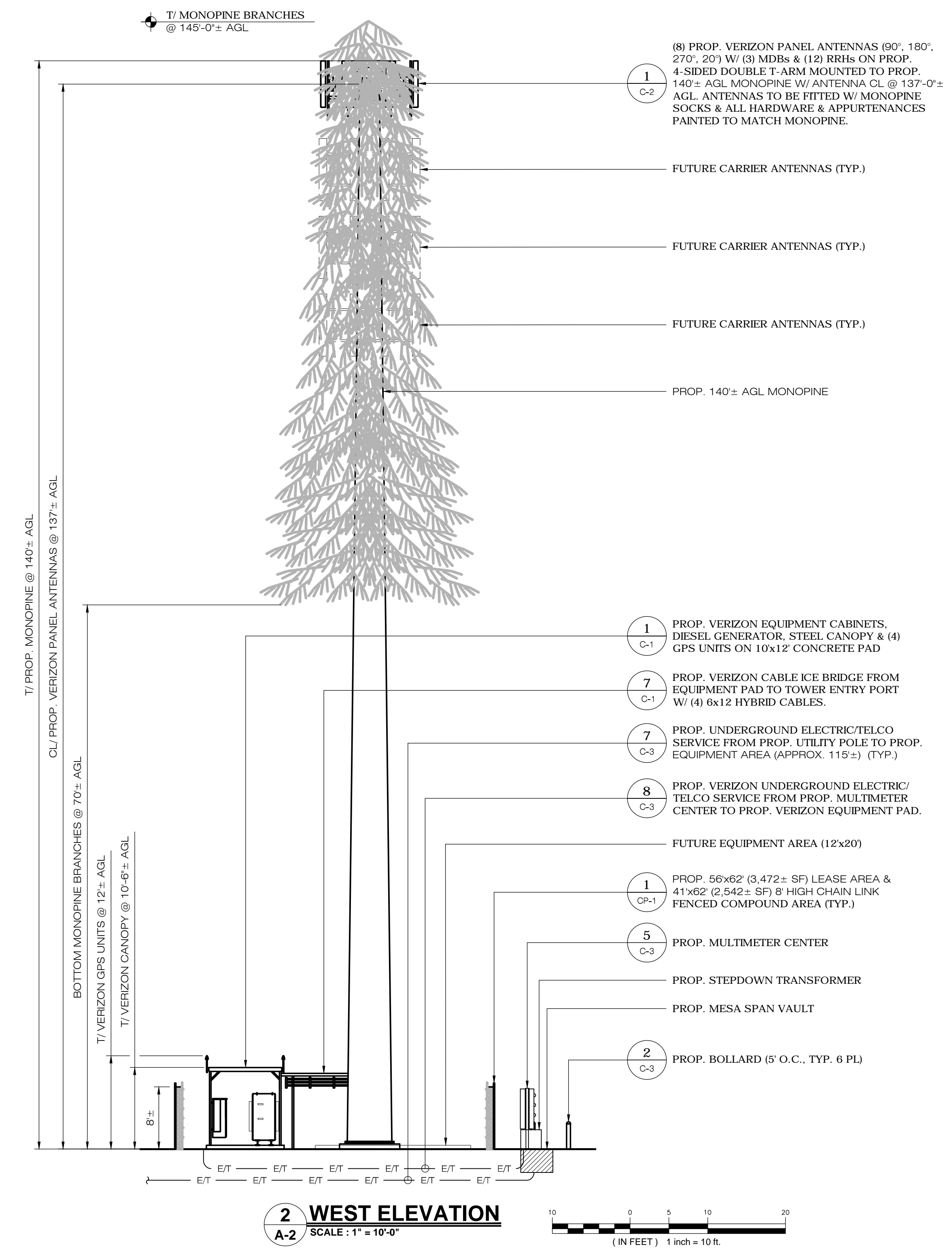
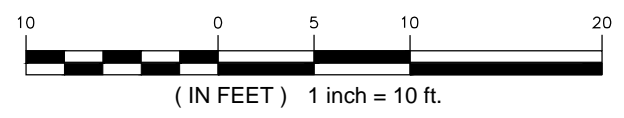
ELEVATIONS

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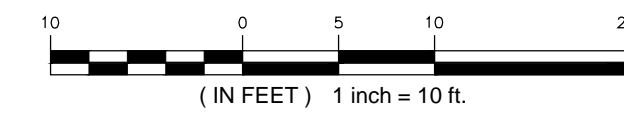
A-2



1 SOUTH ELEVATION  
A-2 SCALE: 1" = 10'-0"



2 WEST ELEVATION  
A-2 SCALE: 1" = 10'-0"



TOWER TO BE DESIGNED TO SUPPORT  
FUTURE MUNICIPAL ANTENNAS.



# EROSION CONTROL NOTES

## EROSION AND SEDIMENT CONTROL PLAN NOTES

- THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (BLUE BOOK), LATEST EDITION, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL KEEP A COPY OF THE CURRENT GUIDELINES ON-SITE FOR REFERENCE DURING CONSTRUCTION. ALL SEDIMENTATION AND EROSION CONTROL MEASURES, INCLUDING THE CONSTRUCTION OF TEMPORARY SEDIMENTATION TRAPS/BASINS, TEMPORARY DIVERSION SWALES AND ANTI-TRACKING PADS, SHALL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING AND DEMOLITION OPERATIONS.
- THESE DRAWINGS ARE ONLY INTENDED TO DESCRIBE THE SEDIMENT AND EROSION CONTROL MEASURES FOR THIS SITE. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE EROSION & SEDIMENT CONTROL PLAN ARE SHOWN IN A GENERAL SIZE AND LOCATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL EROSION CONTROL MEASURES ARE CONFIGURED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO STORM DRAINAGE SYSTEMS AND/OR WATER COURSES. ACTUAL SITE CONDITIONS OR SEASONAL AND CLIMATIC CONDITIONS MAY WARRANT ADDITIONAL CONTROLS OR CONFIGURATIONS WHEN DIRECTED BY THE ENGINEER. SEE SEDIMENT AND EROSION CONTROL DETAILS AND SUGGESTED CONSTRUCTION SEQUENCE FOR MORE INFORMATION. REFER TO SITE PLAN FOR GENERAL INFORMATION AND OTHER CONTRACT PLANS FOR APPROPRIATE INFORMATION.
- THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN, INFORMING THE GOVERNING AUTHORITY OR INLAND WETLANDS AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE SEDIMENT & EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
- A BOND MAY BE REQUIRED TO BE POSTED WITH THE GOVERNING AUTHORITY FOR THE EROSION CONTROL INSTALLATION AND MAINTENANCE.
- THE CONTRACTOR SHALL APPLY THE MINIMUM EROSION & SEDIMENT CONTROL MEASURES SHOWN ON THE PLAN IN CONJUNCTION WITH CONSTRUCTION SEQUENCING, SUCH THAT ALL ACTIVE WORK ZONES ARE PROTECTED. ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, SITE ENGINEER, MUNICIPAL OFFICIALS, OR ANY GOVERNING AGENCY. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CONSTRUCTION SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR SEDIMENTATION AND EROSION CONTROL MEASURES. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS WEEKLY AND WITHIN 24 HOURS OF A STORM WITH A RAINFALL AMOUNT OF 0.2 INCHES OR GREATER TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS WHERE NECESSARY.
- THE CONTRACTOR SHALL KEEP A SUPPLY OF EROSION CONTROL MATERIAL (HAY BALES, SILT FENCE, JUTE MESH, ETC.) ON-SITE FOR PERIODIC MAINTENANCE AND EMERGENCY REPAIRS.
- ALL FILL MATERIAL PLACED ADJACENT TO ANY WETLAND AREA SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN), SHALL BE PLACED IN MAXIMUM ONE FOOT LIFTS, AND SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR OR AS SPECIFIED IN THE CONTRACT SPECIFICATIONS.
- PROTECT EXISTING TREES THAT ARE TO BE SAVED BY FENCING AT THE DRIP LINE, OR AS DETAILED, WITH SNOW FENCE, ORANGE SAFETY FENCE, OR EQUIVALENT FENCING. ANY LIMB TRIMMING SHOULD BE DONE AFTER CONSULTATION WITH AN ARBORIST AND BEFORE CONSTRUCTION BEGINS IN THAT AREA; FENCING SHALL BE MAINTAINED AND REPAIRED DURING CONSTRUCTION.
- ANTI-TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR CONSTRUCTION ACTIVITY AND SHALL BE MAINTAINED THROUGHOUT THE DURATION OF ALL CONSTRUCTION. THE LOCATION OF THE TRACKING PADS MAY CHANGE AS VARIOUS PHASES OF CONSTRUCTION ARE COMPLETED.
- ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE, WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, HAY BALES, RIBBONS, OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SEDIMENT BARRIER UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE BARRIER. STAKED HAY BALES OR SILT FENCES SHALL ALSO BE INSTALLED AT THE DOWNHILL SIDES OF BUILDING EXCAVATIONS, DEWATERING, PUMP DISCHARGES, AND MATERIAL STOCKPILES.
- WASHOUT OF APPLICATORS, CONTAINERS, VEHICLES AND EQUIPMENT FOR CONCRETE SHALL BE CONDUCTED IN A DESIGNATED WASHOUT AREA. NO SURFACE DISCHARGE OF WASHOUT WASTEWATERS FROM THE AREA WILL BE ALLOWED. ALL CONCRETE WASHWATER WILL BE DIRECTED INTO A CONTAINER OR PIT SUCH THAT NO OVERFLOWS CAN OCCUR. WASHOUT SHALL BE CONDUCTED IN AN ENTIRELY SELF-CONTAINED SYSTEM AND WILL BE CLEARLY DESIGNED AND FLAGGED OR SIGNED WHERE NECESSARY. THE WASHOUT AREA SHALL BE LOCATED OUTSIDE OF ANY BUFFERS AND AT LEAST 50 FEET FROM ANY STREAM, WETLAND OR OTHER SENSITIVE WATER OR NATURAL RESOURCES AS DETERMINED OR DESIGNATED BY THE ENGINEER.
- INSTALL TEMPORARY DIVERSION DITCHES, PLUNGE POOLS, TEMPORARY SEDIMENT TRAPS/BASINS, AND DEWATERING PITS AS SHOWN AND AS NECESSARY DURING VARIOUS PHASES OF CONSTRUCTION TO CONTROL RUNOFF UNTIL UPHILL AREAS ARE STABILIZED. LOCATION OF TEMPORARY SEDIMENT TRAPS/BASINS WILL REQUIRE REVIEW AND APPROVAL BY THE ENGINEER AND GOVERNING OFFICIAL. DEWATERING SETTLING TRAPS SHALL BE USED IF GROUND WATER IS ENCOUNTERED. NO RUNOFF SHALL BE ALLOWED TO EXIT THE SITE PRIOR TO TREATMENT FOR SEDIMENT REMOVAL.
- AS GENERAL GRADING OPERATIONS PROGRESS, THE TEMPORARY DIVERSION DITCHES SHALL BE RAISED OR LOWERED AND RELOCATED, AS CUT AND FILL SLOPES DICTATE, TO DIVERT SURFACE RUNOFF TO THE SEDIMENT TRAPS/BASINS.
- TEMPORARY SEDIMENT TRAPS SHALL PROVIDE 134 CUBIC YARDS OF SEDIMENT STORAGE PER DISTURBED ACRE CONTRIBUTING TO THE TRAP/BASIN. PROVIDE TRAP/BASIN VOLUMES FOR ALL DISTURBANCE ON SITE.
- PERIODICALLY CHECK ACCUMULATED SEDIMENT LEVELS IN SEDIMENT TRAPS/BASINS DURING CONSTRUCTION AND CLEAN ACCUMULATED SILT WHEN NECESSARY OR WHEN ONE FOOT OF SEDIMENT HAS ACCUMULATED. CLEAN ACCUMULATED SEDIMENT FROM CATCH BASIN SUMPS AS NECESSARY. REMOVE ACCUMULATED SEDIMENT FROM BEHIND HAY BALES AND SILT FENCE. EXCAVATED MATERIAL FROM TEMPORARY SEDIMENT TRAPS/BASINS MUST BE STOCKPILED ON UPHILL SIDE OF SILT FENCE.
- TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING. ALL EARTH STOCKPILES SHALL HAVE HAY BALES OR SILT FENCE AROUND THE LIMIT OF PILE. PILES SHALL BE TEMPORARILY SEEDED IF PILE IS TO REMAIN IN PLACE AND UNDISTURBED FOR MORE THAN 30 DAYS.
- NO CUT OR FILL SLOPES SHALL EXCEED 3:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, JUTE MESH AND VEGETATION. ALL SLOPES SHALL BE SEEDED, AND THE ROAD SHOULDER AND BANKS WILL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
- DIRECT ALL DEWATERING PUMP DISCHARGE TO A SEDIMENT CONTROL DEVICE SUCH AS TEMPORARY SEDIMENT TRAPS OR GRASS FILTERS WITHIN THE APPROVED LIMIT OF DISTURBANCE. DISCHARGE TO STORM DRAINS OR SURFACE WATERS FROM SEDIMENT CONTROLS SHALL BE CLEAR AND APPROVED BY THE ENGINEER.
- BLOCK THE OPEN UPSTREAM ENDS OF DETENTION BASIN/SEDIMENT TRAP OUTLET CONTROL ORIFICES UNTIL SITE IS STABILIZED AND BLOCK END OF STORM DRAINS IN EXPOSED TRENCHES WITH BOARDS AND SANDBAGS AT THE END OF EACH WORKING DAY WHEN RAIN IS EXPECTED.
- THE CONTRACTOR SHALL MAINTAIN A CLEAN CONSTRUCTION SITE AND SHALL NOT ALLOW THE ACCUMULATION OF RUBBISH OR CONSTRUCTION DEBRIS ON THE SITE. PROPER SANITARY DEVICES SHALL BE MAINTAINED ON-SITE AT ALL TIMES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID THE SPILLAGE OF FUEL OR OTHER POLLUTANTS ON THE CONSTRUCTION SITE AND SHALL ADHERE TO ALL APPLICABLE POLICIES AND REGULATIONS RELATED TO SPILL PREVENTION AND RESPONSE/CONTAINMENT.
- MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (2 WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE. MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE HAY AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE HAY ON SLOPES WITH EROSION CONTROL BLANKETS OR JUTE CLOTH. MODERATELY GRADED AREAS, ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEEDED WITH TACKIFIER.
- SWEEP AFFECTED PORTIONS OF OFF SITE ROADS ONE OR MORE TIMES A DAY (OR LESS FREQUENTLY IF TRACKING IS NOT A PROBLEM DURING CONSTRUCTION. FOR DUST CONTROL, PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER ON UNPAVED TRAVELWAYS TO KEEP THE TRAVELWAYS DAMP. CALCIUM CHLORIDE MAY ALSO BE APPLIED TO ACCESS ROADS. DUMP TRUCK LOADS EXITING THE SITE SHALL BE COVERED.
- TURF ESTABLISHMENT SHALL BE PERFORMED OVER ALL DISTURBED SOIL, UNLESS THE AREA IS UNDER ACTIVE CONSTRUCTION. IT IS COVERED IN STONE OR SCHEDULED FOR PAVING WITHIN 30 DAYS. TEMPORARY SEEDING OR NON-LIVING SOIL PROTECTION OF ALL EXPOSED SOILS AND SLOPES SHALL BE INITIATED WITHIN THE FIRST 7 DAYS OF SUSPENDING WORK IN AREAS TO BE LEFT LONGER THAN 30 DAYS.
- IF CONSTRUCTION ACTIVITIES ARE COMPLETE OR HAVE BEEN TEMPORARILY HALTED FOR 7 DAYS, STABILIZATION ACTIVITIES WILL BE IMPLEMENTED WITHIN 3 DAYS.
- TWO WEEKS BEFORE THE FALL SEEDING SEASON BEGINS (AUGUST 15 TO OCTOBER 15), THE CONTRACTOR SHALL STABILIZE THE SITE FOR WINTER MONTHS. MEASURES SUCH AS MULCHING AND/OR SEEDING MAY BE REQUIRED.
- MAINTAIN ALL PERMANENT AND TEMPORARY SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK REMOVE ALL TEMPORARY SEDIMENT CONTROLS ONCE THE SITE IS FULLY STABILIZED AND APPROVAL HAS BEEN RECEIVED FROM TOWN AND/OR ENGINEER.
- SEEDING MIXTURES:
  - NYSDEC PERMANENT CONSTRUCTION AREA PLANTING MIXTURE #1 FROM THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (BLUE BOOK), LATEST EDITION.

## SEDIMENT & EROSION CONTROL NARRATIVE

- THE PROJECT INCLUDES THE INSTALLATION OF A 140± AGL MONOPINE WITH ASSOCIATED GROUND MOUNTED EQUIPMENT. ALL DISTURBED AREAS ARE TO BE SEEDED AND STABILIZED PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT.
 

THE PROPOSED PROJECT INVOLVES THE FOLLOWING CONSTRUCTION:

  - CONSTRUCTION OF 140± AGL MONOPINE
  - CONSTRUCTION OF 41x62 (2,542± SF) FENCED EQUIPMENT COMPOUND W/ GRAVEL SURFACE TREATMENT AND ASSOCIATED UTILITIES.
  - CONSTRUCTION OF 100± 12' WIDE GRAVEL ACCESS DRIVE.
  - CONSTRUCTION OF 10x12 (120± SF) CONCRETE EQUIPMENT PAD.
  - THE STABILIZATION OF PERVIOUS DISTURBED AREAS WITH PERMANENT GRASS TREATMENTS.
- FOR THIS PROJECT, THERE ARE APPROXIMATELY 15,000± SF (0.35± AC.) OF THE SITE BEING DISTURBED.
- A GEOTECHNICAL ENGINEERING REPORT IS TO BE COMPLETED FOR THIS PROJECT AND WILL BE AVAILABLE UNDER SEPARATE COVER.
- IT IS ANTICIPATED THAT CONSTRUCTION WILL BE COMPLETED IN APPROXIMATELY 12 WEEKS.
- REFER TO THE CONSTRUCTION SEQUENCING AND EROSION AND SEDIMENTATION NOTES FOR INFORMATION REGARDING SEQUENCING OF MAJOR OPERATIONS IN THE ON-SITE CONSTRUCTION PHASES.
- EROSION AND SEDIMENTATION MEASURES ARE BASED UPON ENGINEERING PRACTICE, JUDGEMENT AND THE APPLICABLE SECTIONS OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (BLUE BOOK), LATEST EDITION.
- DETAILS FOR THE TYPICAL EROSION AND SEDIMENTATION MEASURES ARE SHOWN ON PLAN SHEET EC-2 OR PROVIDED AS SEPARATE SUPPORT DOCUMENTATION FOR REVIEW IN THIS PLAN.
- CONSERVATION PRACTICES TO BE USED DURING CONSTRUCTION AREA:
  - STAGED CONSTRUCTION;
  - MINIMIZE THE DISTURBED AREAS DURING CONSTRUCTION;
  - STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE WITH TEMPORARY OR PERMANENT MEASURES;
  - MINIMIZE IMPERVIOUS AREAS;
  - UTILIZE APPROPRIATE CONSTRUCTION EROSION AND SEDIMENTATION MEASURES.

## SUGGESTED CONSTRUCTION SEQUENCE

THE FOLLOWING SUGGESTED SEQUENCE OF CONSTRUCTION ACTIVITIES IS PROJECTED BASED UPON ENGINEERING JUDGEMENT AND BEST MANAGEMENT PRACTICES. THE CONTRACTOR MAY ELECT TO ALTER THE SEQUENCING TO BEST MEET THE CONSTRUCTION SCHEDULE, THE EXISTING SITE ACTIVITIES AND WEATHER CONDITIONS. CONTRACTOR TO HIRE SURVEYOR FOR PROJECT STAKEOUT AS NEEDED THROUGHOUT CONSTRUCTION ACTIVITIES.

- CONTACT THE OWNER TO SCHEDULE A PRE-CONSTRUCTION MEETING. PHYSICALLY FLAG THE TREES TO BE REMOVED IN THE FIELD AS NECESSARY TO FACILITATE THE PRE-CONSTRUCTION MEETING.
- CONDUCT A PRE-CONSTRUCTION MEETING TO DISCUSS THE PROPOSED WORK AND SEDIMENTATION CONTROL MEASURES. THE MEETING SHOULD BE ATTENDED BY THE OWNER, THE OWNER REPRESENTATIVES, THE GENERAL CONTRACTOR, DESIGNATED SUB-CONTRACTORS AND THE PERSON, OR PERSONS, RESPONSIBLE FOR THE IMPLEMENTATION, OPERATION, MONITORING AND MAINTENANCE OF THE EROSION AND SEDIMENTATION MEASURES. THE CONSTRUCTION PROCEDURES FOR THE ENTIRE PROJECT SHALL BE REVIEWED AT THIS MEETING.
- NOTIFY THE OWNER AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CONSTRUCTION OR REGULATED ACTIVITY ON THIS PROJECT. NOTIFY DEC SAFELY NEW YORK AY (800) 962-7962.
- CLEAR AND GRUB AS REQUIRED, TO INSTALL THE PERMETER EROSION AND SEDIMENTATION CONTROL MEASURES AND, IF APPLICABLE, TREE PROTECTION.
- INSTALL CONSTRUCTION ENTRANCE.
- PERFORM THE REMAINING CLEARING AND GRUBBING AS NECESSARY. REMOVE CUT WOOD AND STUMPS, CHIP BRUSH AND STOCKPILE FOR FUTURE USE OR REMOVE OFF-SITE. REMOVE AND DISPOSE OF DEMOLITION DEBRIS OFF-SITE.
- TEMPORARILY SEED DISTURBED AREAS NOT UNDER CONSTRUCTION FOR THIRTY (30) DAYS OR MORE.
- EXCAVATE AND GRADE NEW ACCESS DRIVE.
- EXCAVATE AND ROUGH GRADE EQUIPMENT COMPOUND.
- EXCAVATE FOR TOWER FOUNDATION & EQUIPMENT PAD.
- FINALIZE ACCESS ROAD GRADES.
- PREPARE SUBGRADE AND INSTALL FORMS, STEEL REINFORCING, & CONCRETE FOR TOWER FOUNDATION & EQUIPMENT PAD.
- INSTALL BURIED GROUND RINGS, GROUND RODS, GROUND LEADS, UTILITY CONDUITS & UTILITY EQUIPMENT.
- BACKFILL TOWER FOUNDATION.
- ERECT TOWER.
- INSTALL TELECOMMUNICATIONS EQUIPMENT ON TOWER & COMPOUND.
- INSTALL COMPOUND GRAVEL SURFACES.
- FINALIZE GRADES, INSTALL GRAVEL SURFACES.
- INSTALL FENCING.
- CONNECT GROUNDING LEADS & LIGHTNING PROTECTION
- FINAL GRADE AROUND COMPOUND.
- LOAM & SEED DISTURBED AREAS OUTSIDE COMPOUND, AS REQUIRED.
- TEST ALL NEW EQUIPMENT.
- AFTER THE SITE IS STABILIZED AND WITH THE APPROVAL OF THE OWNER, REMOVE PERMETER EROSION AND SEDIMENTATION CONTROLS.
- PERFORM FINAL PROJECT CLEANUP.

THE ESTIMATED TIME FOR THE COMPLETION OF THE WORK IS APPROXIMATELY TWELVE (12) WEEKS. THE EXACT PROCESS MAY VARY DEPENDING ON THE CONTRACTORS & SUBCONTRACTORS AVAILABILITY TO COMPLETE WORK & WEATHER DELAYS.

## CONSTRUCTION OPERATION AND MAINTENANCE PLAN - BY CONTRACTOR

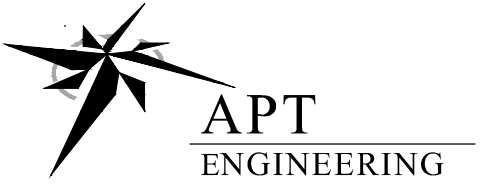
E&S MEASURE	INSPECTION SCHEDULE	MAINTENANCE REQUIRED
CONSTRUCTION ENTRANCE	DAILY	PLACE ADDITIONAL STONE. EXTEND THE LENGTH OR REMOVE AND REPLACE THE STONE. CLEAN PAVED SURFACES OF TRACKED SEDIMENT.
HAY BALES	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.2"	REPAIR/REPLACE WHEN FAILURE, OR OBSERVED DETERIORATION, IS OBSERVED. REMOVE SILT WHEN IT REACHES 1/2 THE HEIGHT OF THE BALE.
SILT FENCE	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.2"	REPAIR/REPLACE WHEN FAILURE, OR OBSERVED DETERIORATION, IS OBSERVED. REMOVE SILT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.
SILT SACKS	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.2"	REPAIR/REPLACE WHEN FAILURE, OR OBSERVED DETERIORATION, IS OBSERVED. REMOVE SILT WHEN IT REACHES 1/2 THE HEIGHT OF THE SACK.
TOPSOIL/BORROW STOCKPILES	DAILY	REPAIR/REPLACE SEDIMENT BARRIERS AS NECESSARY.
WATER BARS	DAILY	REPAIR/RESHAPE AS NECESSARY. REMOVE SILT WHEN IT REACHES 1/2 THE HEIGHT OF THE WATER BAR.
TEMPORARY DIVERSION DITCHES	DAILY & WITHIN 24 HOURS OF RAINFALL > 0.2"	REPAIR/RESHAPE AS NECESSARY. REVIEW CONDITIONS IF REPETITIVE FAILURES OCCUR.
TEMPORARY SEDIMENT TRAPS/BASINS	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.2"	REMOVE SEDIMENT WHEN IT REACHES 1/2 OF THE MINIMUM REQUIRED WET STORAGE VOLUME.
TEMPORARY SOIL PROTECTION	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.2"	REPAIR ERODED OR BARE AREAS IMMEDIATELY. RESEED AND MULCH.



HOMELAND TOWERS, LLC  
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2nd FLOOR  
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4 CENTEROCK ROAD  
WEST NYACK, NY 10994



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## PERMITTING DOCUMENTS

NO	DATE	REVISION
0	08/13/20	FOR REVIEW: RCB
1	08/14/20	CLIENT REVS: RCB
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6		

## DESIGN PROFESSIONALS OF RECORD

PROF: SCOTT M. CHASSE P.E.  
COMP: APT ENGINEERING  
ADD: 567 VAUXHALL STREET  
EXTENSION - SUITE 311  
WATERFORD, CT 06385

DEVELOPER: HOMELAND TOWERS, LLC  
ADDRESS: 9 HARMONY STREET  
2ND FLOOR  
DANBURY, CT 06810

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## HOMELAND TOWERS MOUNT KISCO

SITE 180 S. BEDFORD RD.  
ADDRESS: MT. KISCO, NY 10594

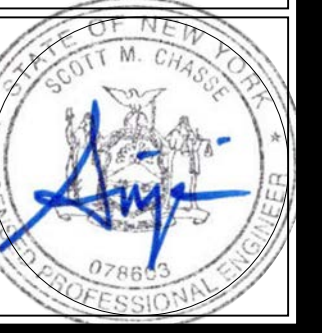
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DATE: 08/13/20 DRAWN BY: CSH  
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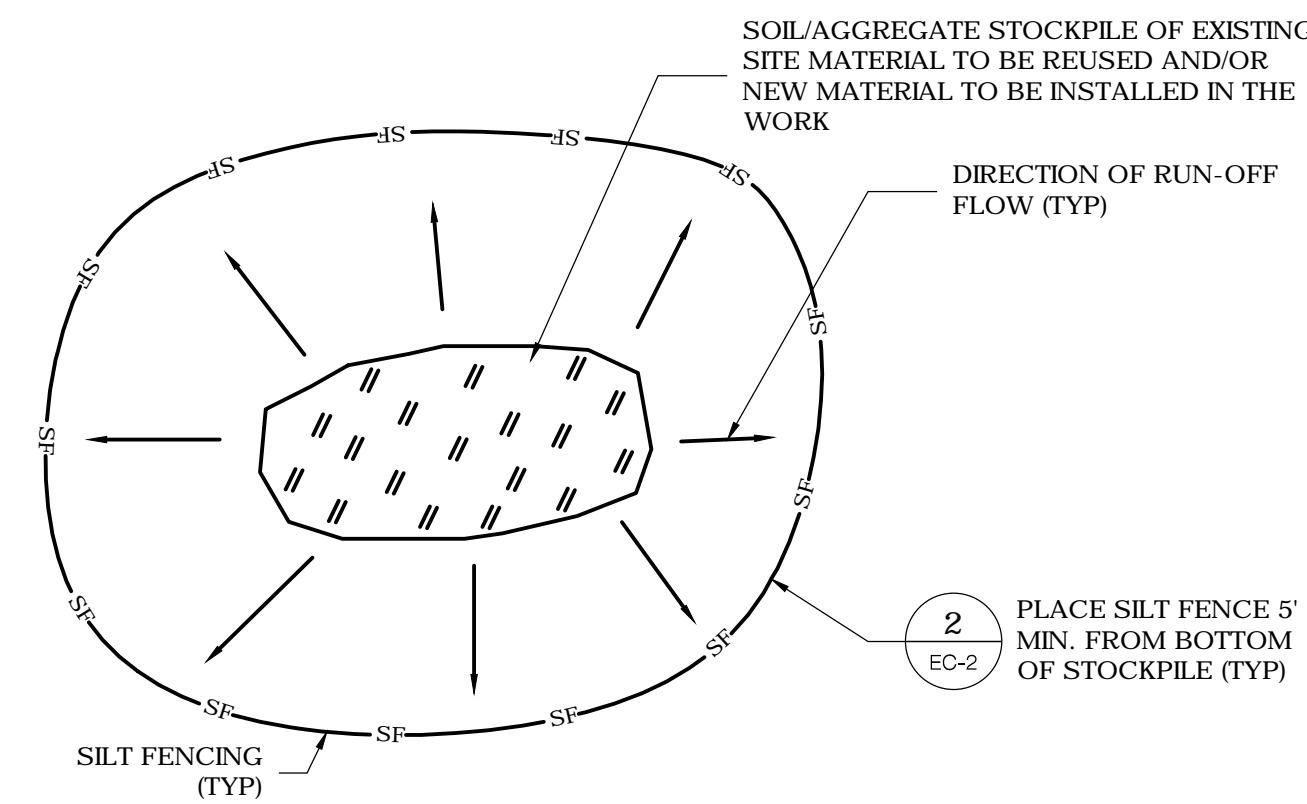
## SHEET TITLE: EROSION CONTROL NOTES

SHEET NUMBER:

EC-1

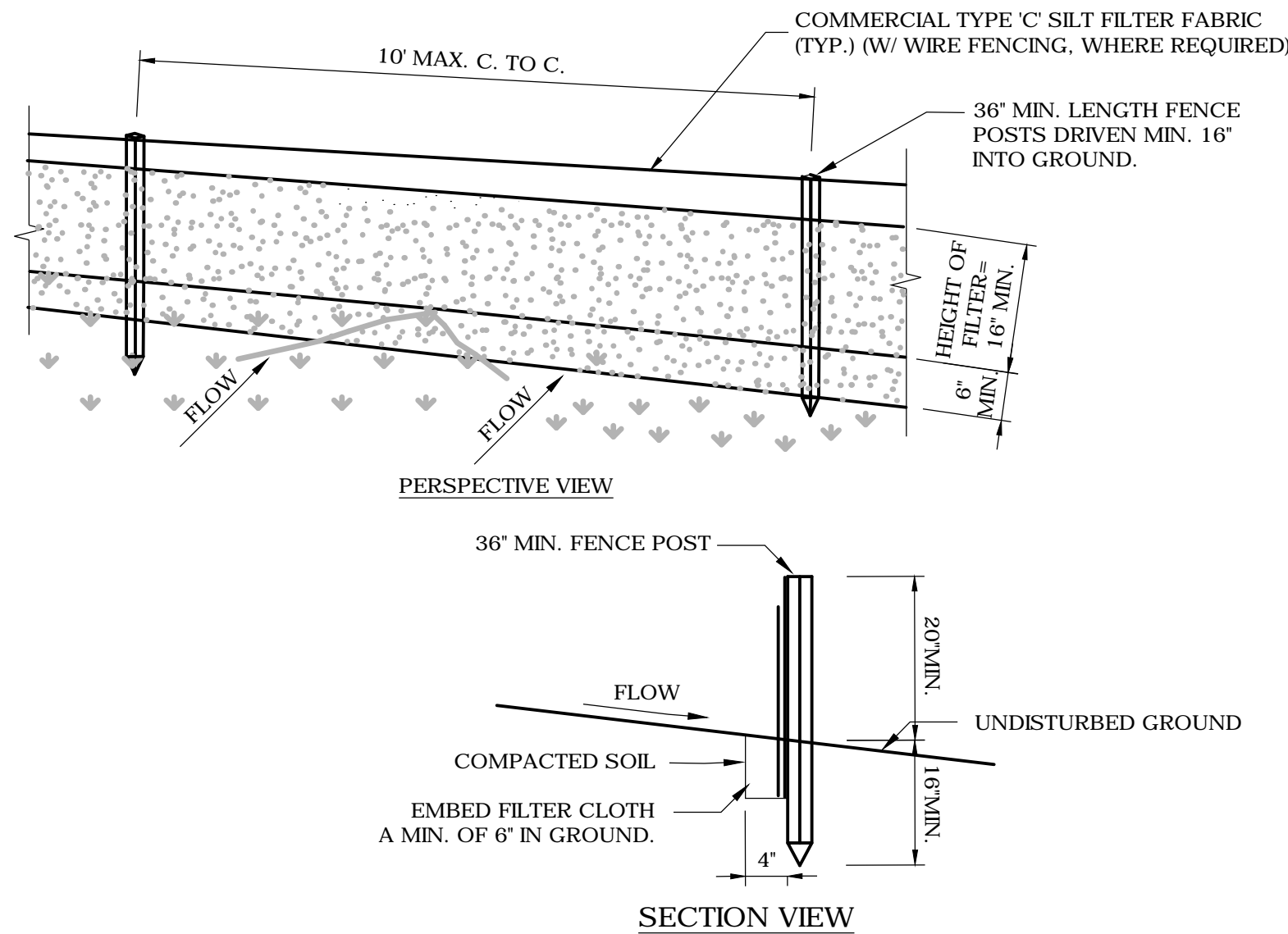






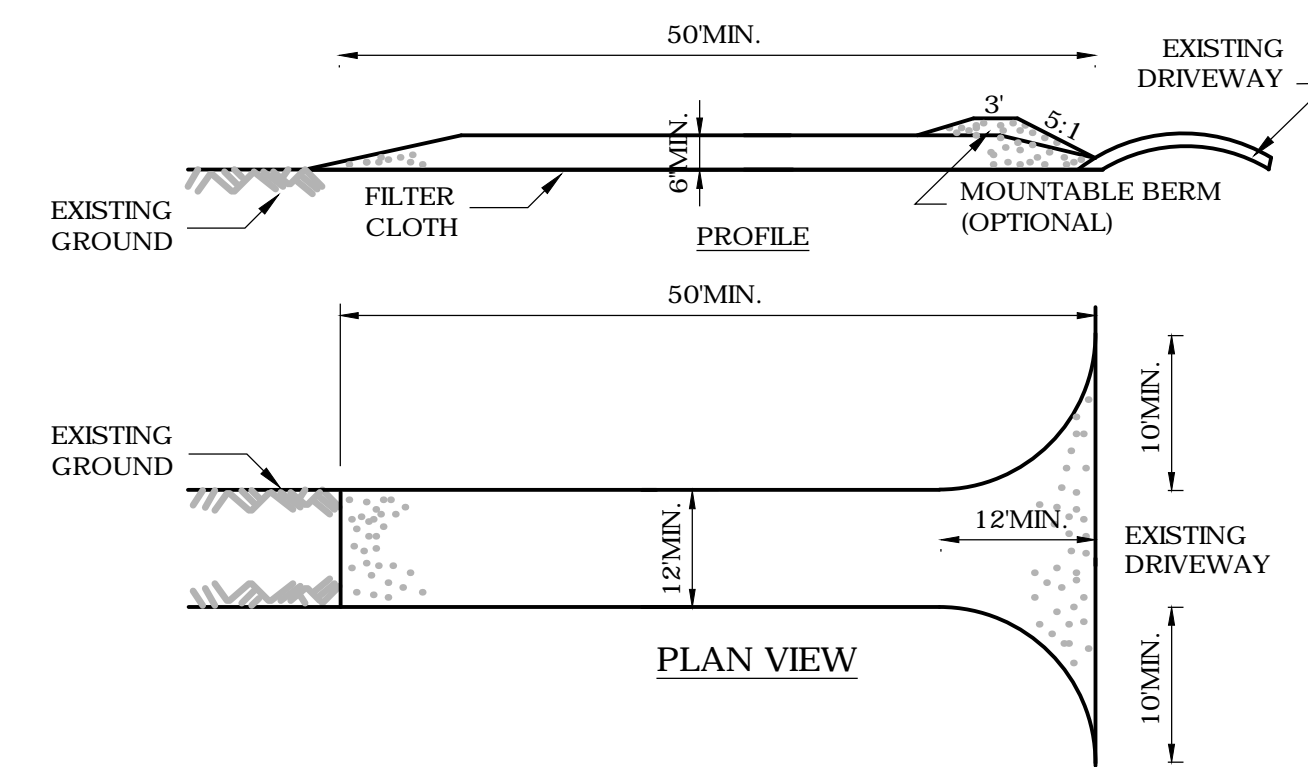
- NOTES:**
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
  2. SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.
  3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.
  4. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
  5. ANY SOIL IN STOCKPILES IN EXCESS OF SEVEN (7) DAYS SHALL BE SEEDED AND MULCHED OR COVERED.

**1 TEMPORARY STOCKPILE DETAIL**  
 EC-2 SCALE : N.T.S.



- CONSTRUCTION SPECIFICATIONS**
1. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
  2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFT 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
  3. PREFABRICATED UNITS SHALL BE GEOTEX, ENVIROFENCE, OR APPROVED EQUIVALENT.
  4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

**2 GEOTEXTILE SILT FENCE DETAIL**  
 EC-2 SCALE : N.T.S.

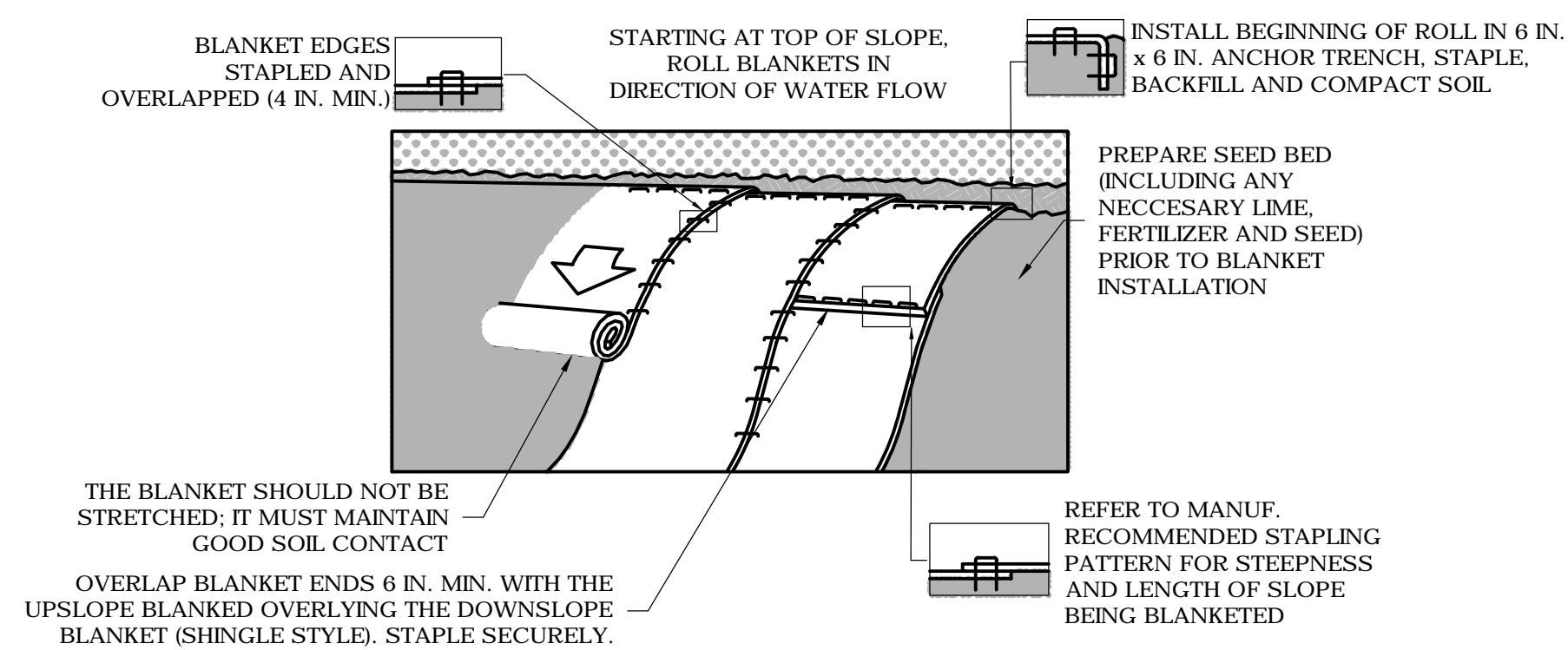


- CONSTRUCTION SPECIFICATIONS:**
1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
  2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
  3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
  4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
  5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
  6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
  7. 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.
  8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

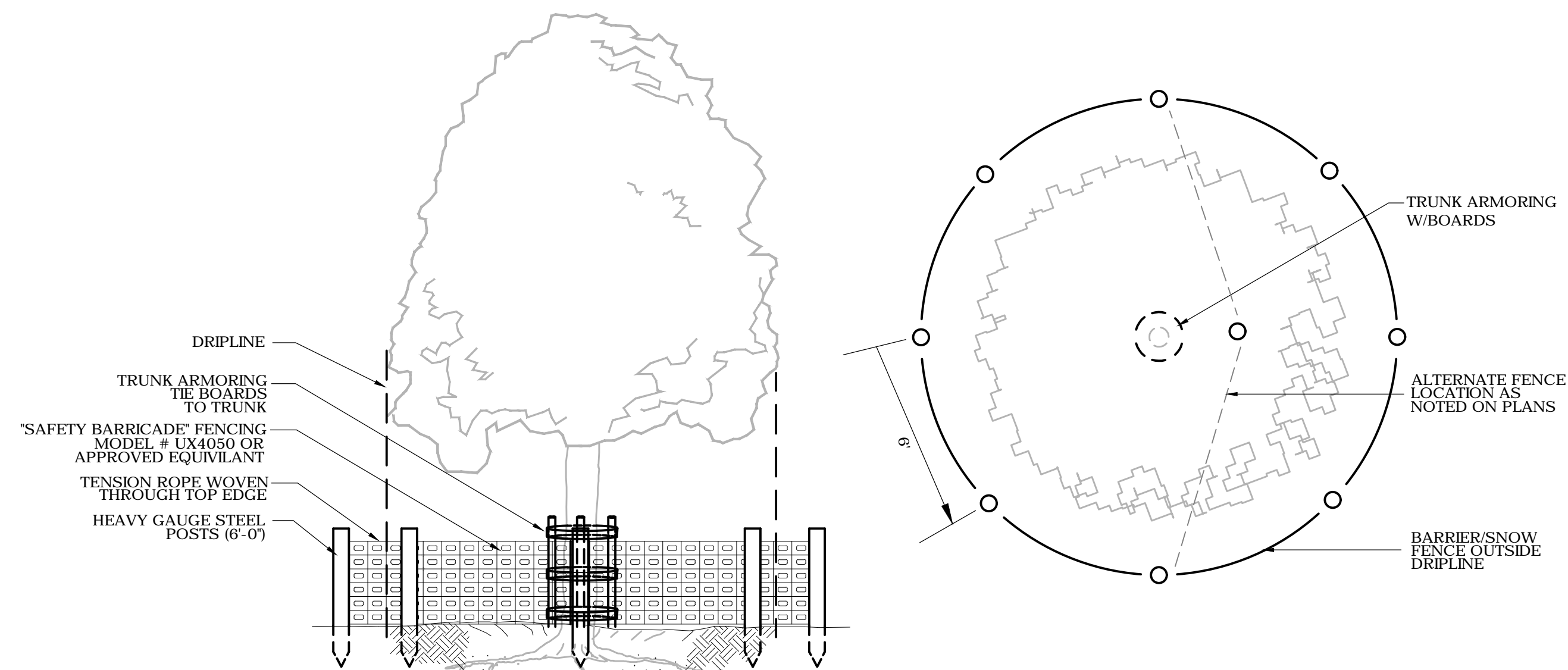
**3 CONSTRUCTION ENTRANCE DETAIL**  
 EC-2 SCALE : N.T.S.

- SEQUENCE OF CONSTRUCTION**
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPS), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
  2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPS IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12' OF RECPS EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPS WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12' APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12' PORTION OF RECPS BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPS OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12' APART ACROSS THE WIDTH OF THE RECPS.
  3. ROLL THE RECPS DOWN HORIZONTALLY ACROSS THE SLOPE. RECPS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
  4. THE EDGES OF PARALLEL RECPS MUST BE STAPLED WITH APPROXIMATELY 2" - 5" OVERLAP DEPENDING ON THE RECPS TYPE.
  5. CONSECUTIVE RECPS SPICED DOWN THE SLOPE MUST BE END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12' APART ACROSS ENTIRE RECPS WIDTH.

- NOTES:**
1. PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
  2. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.
  3. BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.
  4. THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
  5. BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.



**4 EROSION CONTROL BLANKET STEEP SLOPES**  
 EC-2 SCALE : N.T.S.



**5 TREE PROTECTION**  
 EC-2 SCALE : N.T.S.

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**DESIGN PROFESSIONALS OF RECORD**

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**HOMELAND TOWERS MOUNT KISCO**

SITE: 180 S. BEDFORD RD.  
 ADDRESS: MT. KISCO, NY 10594

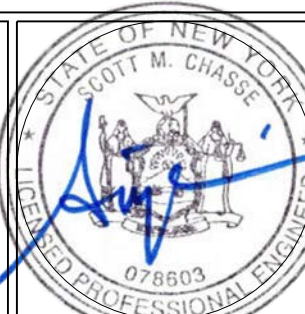
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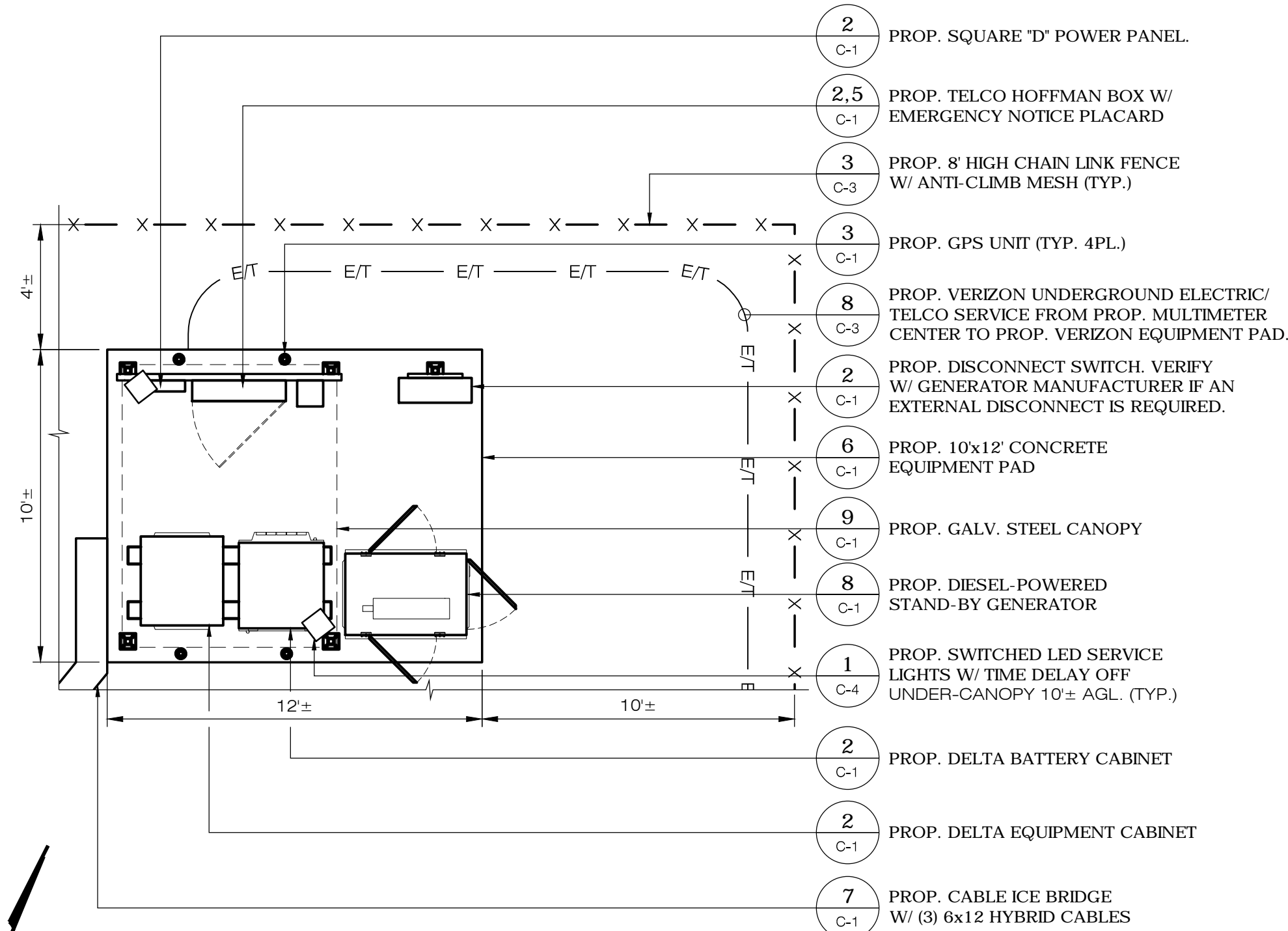
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**EROSION CONTROL DETAILS**

SHEET NUMBER:

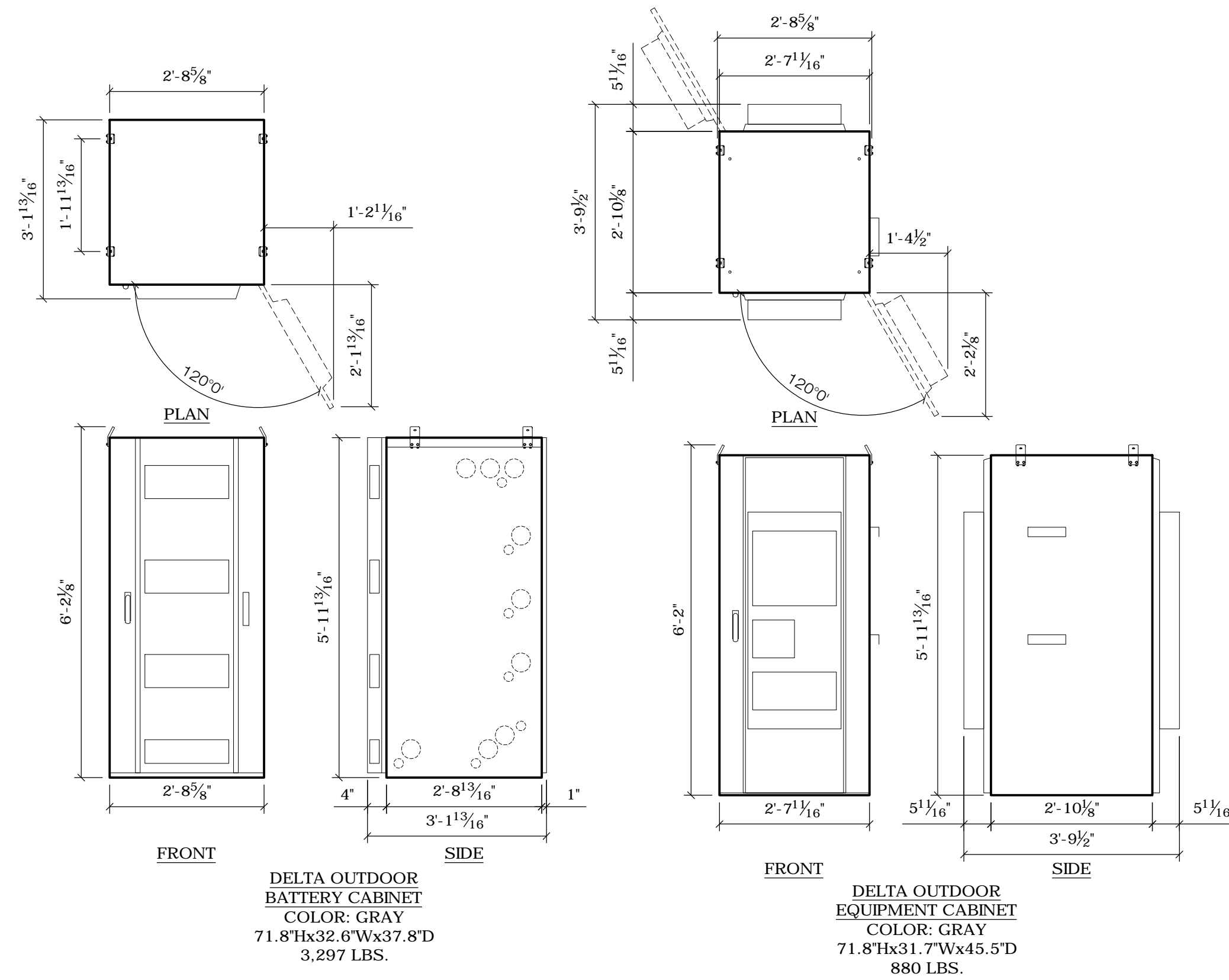
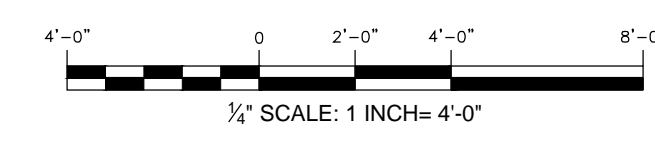
**EC-2**





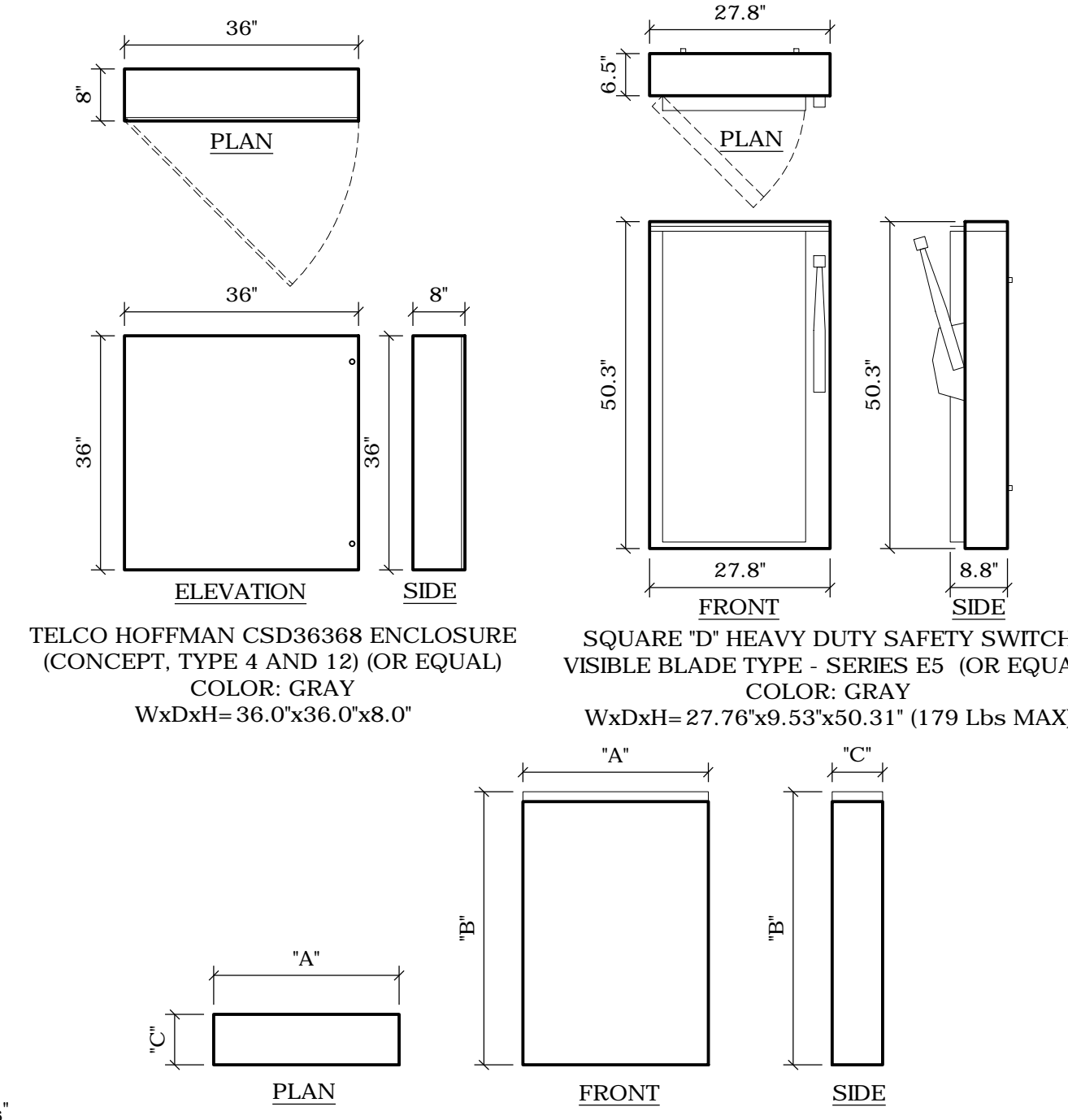


**1 EQUIPMENT AREA PLAN**  
C-1 SCALE: 1/4" = 1'-0"



**DELTA OUTDOOR BATTERY CABINET**  
COLOR: GRAY  
71.8"Hx32.6"Wx37.8"D  
3,297 LBS.

**DELTA OUTDOOR EQUIPMENT CABINET**  
COLOR: GRAY  
71.8"Hx31.7"Wx45.5"D  
880 LBS.

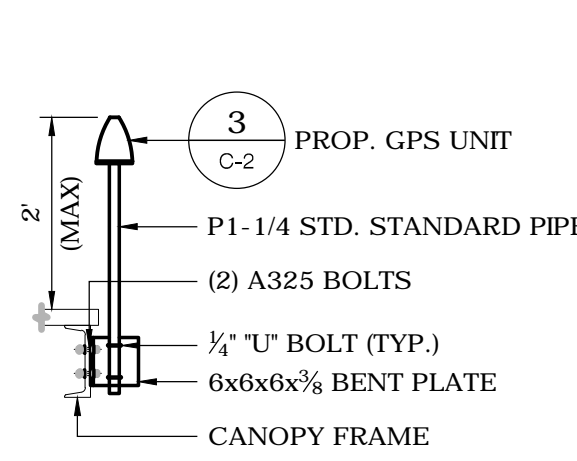


**TELCO HOFFMAN CSD36368 ENCLOSURE**  
(CONCEPT, TYPE 4 AND 12) (OR EQUAL)  
COLOR: GRAY  
WxDxH=36.0"x36.0"x8.0"

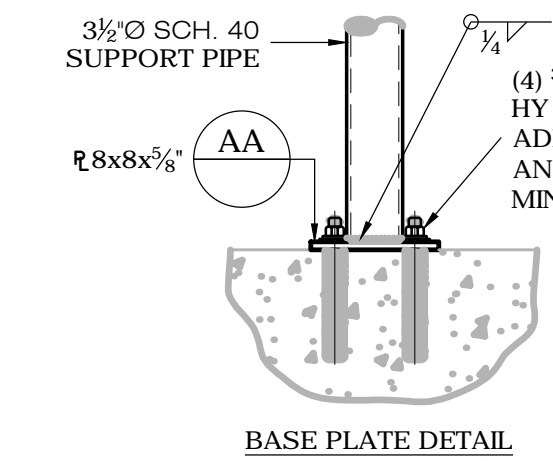
**SQUARE 'D' HEAVY DUTY SAFETY SWITCH**  
VISIBLE BLADE TYPE - SERIES E5 (OR EQUAL)  
COLOR: GRAY  
WxDxH=27.76"x9.53"x50.31" (179 Lbs MAX)

**SQUARE 'D' POWER PANELS** (SEE UP-FRONT ELEC. AUDIT FOR REQ.)  
**OUTDOOR LOAD CENTER (TYPE NEMA 3R) (OR EQUAL) COLOR: GRAY**

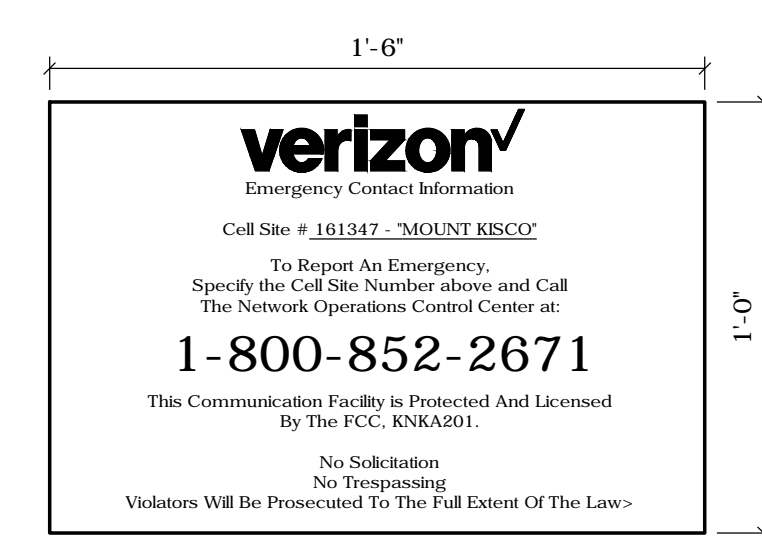
PART NUMBER	SPA	MAIN	AMP	PH	"A"	"B"	"C"	(SF)	BUS
QO13040L200GRB	30	LUG	200A	1Ø	14.76"	29.84"	4.25"	0.44±	COP
QO330ML2RB	30	LUG	200A	3Ø	14.21"	30.31"	4.25"	0.42±	COP



**3 GPS MOUNT**  
C-1 SCALE: N.T.S.

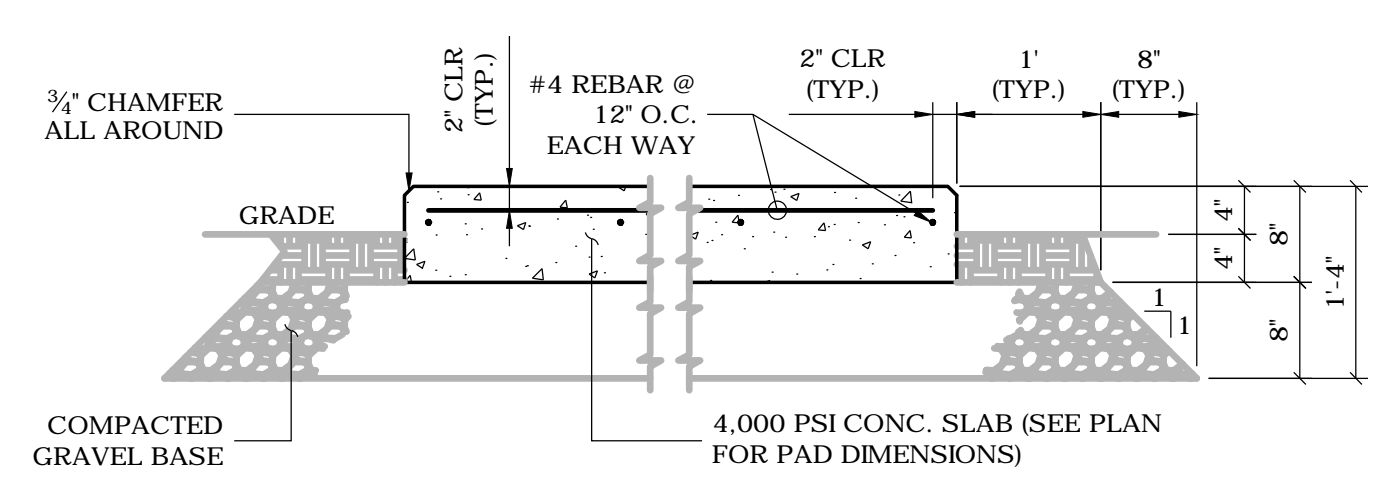


**4 PIPE BASE PLATE**  
C-1 SCALE: N.T.S.

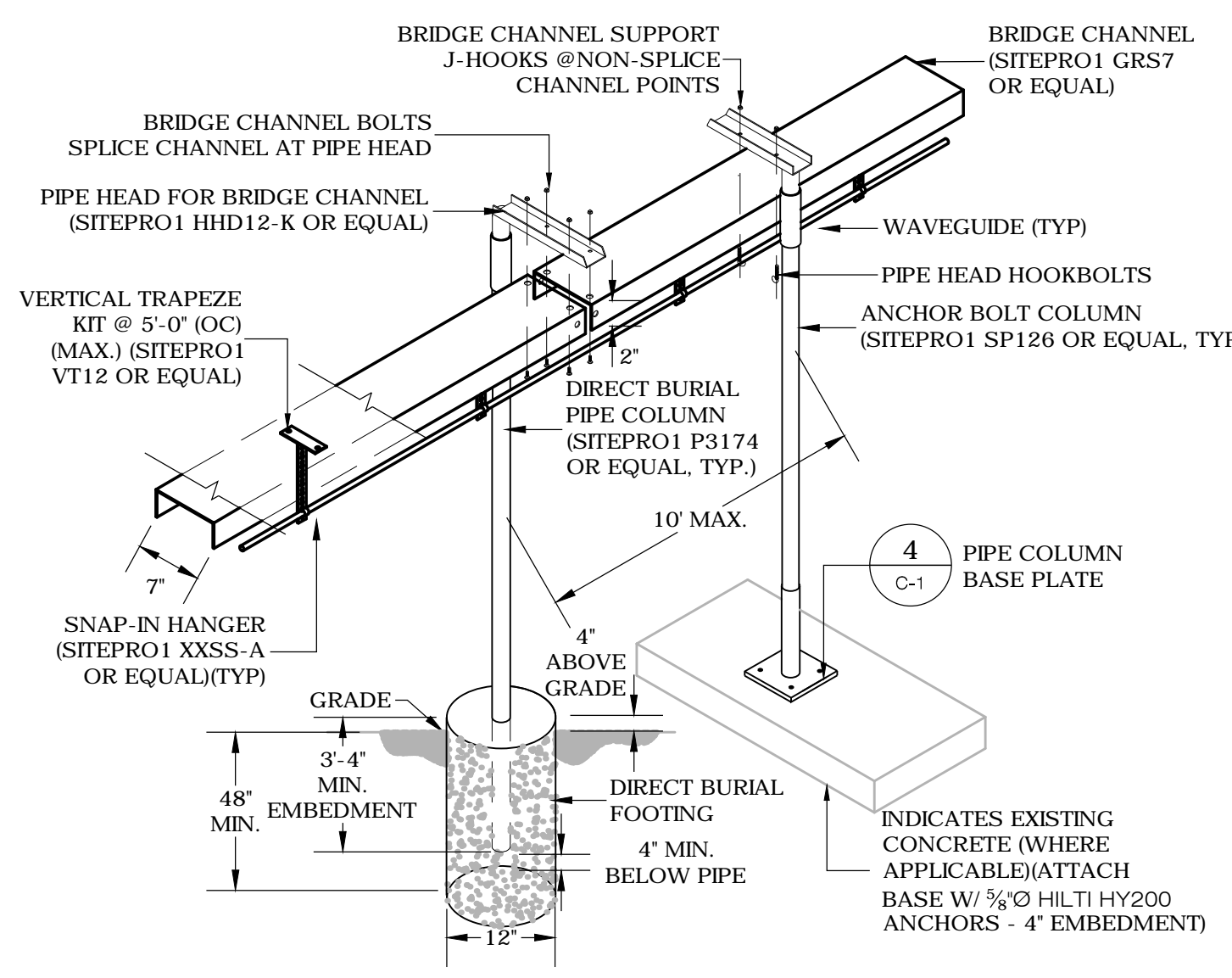


**5 EMERGENCY NOTICE SIGN**  
C-1 SCALE: N.T.S.

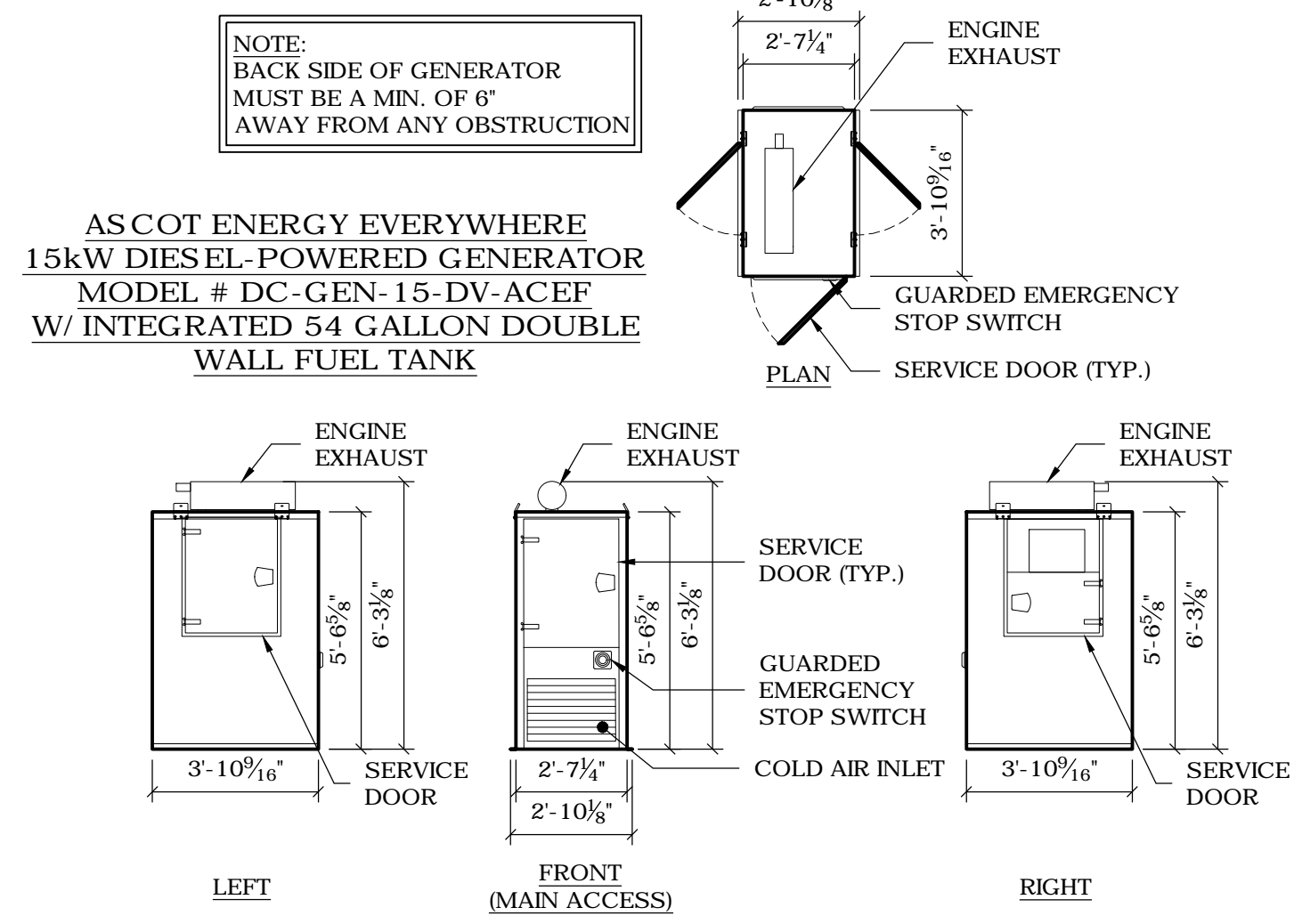
**2 EQUIPMENT DETAILS**  
C-1 SCALE: N.T.S.



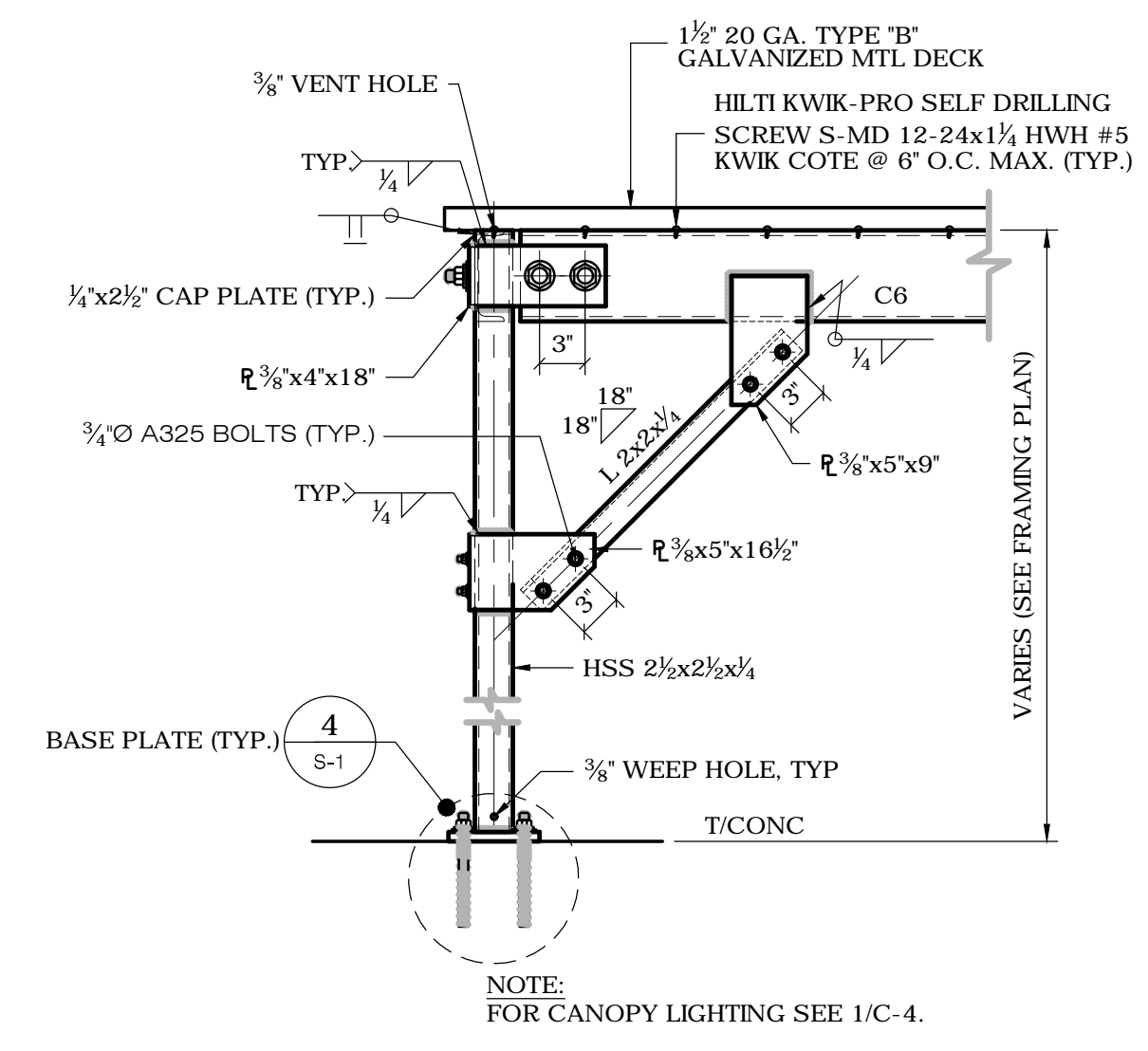
**6 EQUIPMENT PAD**  
C-1 SCALE: N.T.S.



**7 CABLE BRIDGE & COAX HANGER DETAIL**  
C-1 SCALE: N.T.S.



**8 DIESEL GENERATOR SCHEMATICS**  
C-1 SCALE: 1/4" = 1'-0"



**9 CANOPY SUPPORT**  
C-1 SCALE: 3/4" = 1'-0"

**HOMELAND TOWERS, LLC**  
9 HARMONY STREET  
2nd FLOOR  
DANBURY, CT 06810  
(203) 297-6345

**verizon**  
4 CENTEROCK ROAD  
WEST NYACK, NY 10994

**APT ENGINEERING**  
567 VAUXHALL STREET EXTENSION - SUITE 311  
WATERFORD, CT 06385  
PH: (860) 663-1697  
WWW.ALLPOINTS TECH.COM FAX: (860) 663-0935

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NO.	DATE REVISION
0	08/13/20 FOR REVIEW: RCB
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**DESIGN PROFESSIONALS OF RECORD**  
PROF: SCOTT M. CHASSE, P.E.  
COMP: APT ENGINEERING  
ADD: 567 VAUXHALL STREET  
EXTENSION - SUITE 311  
WATERFORD, CT 06385

**DEVELOPER: HOMELAND TOWERS, LLC**  
ADDRESS: 9 HARMONY STREET  
2ND FLOOR  
DANBURY, CT 06810

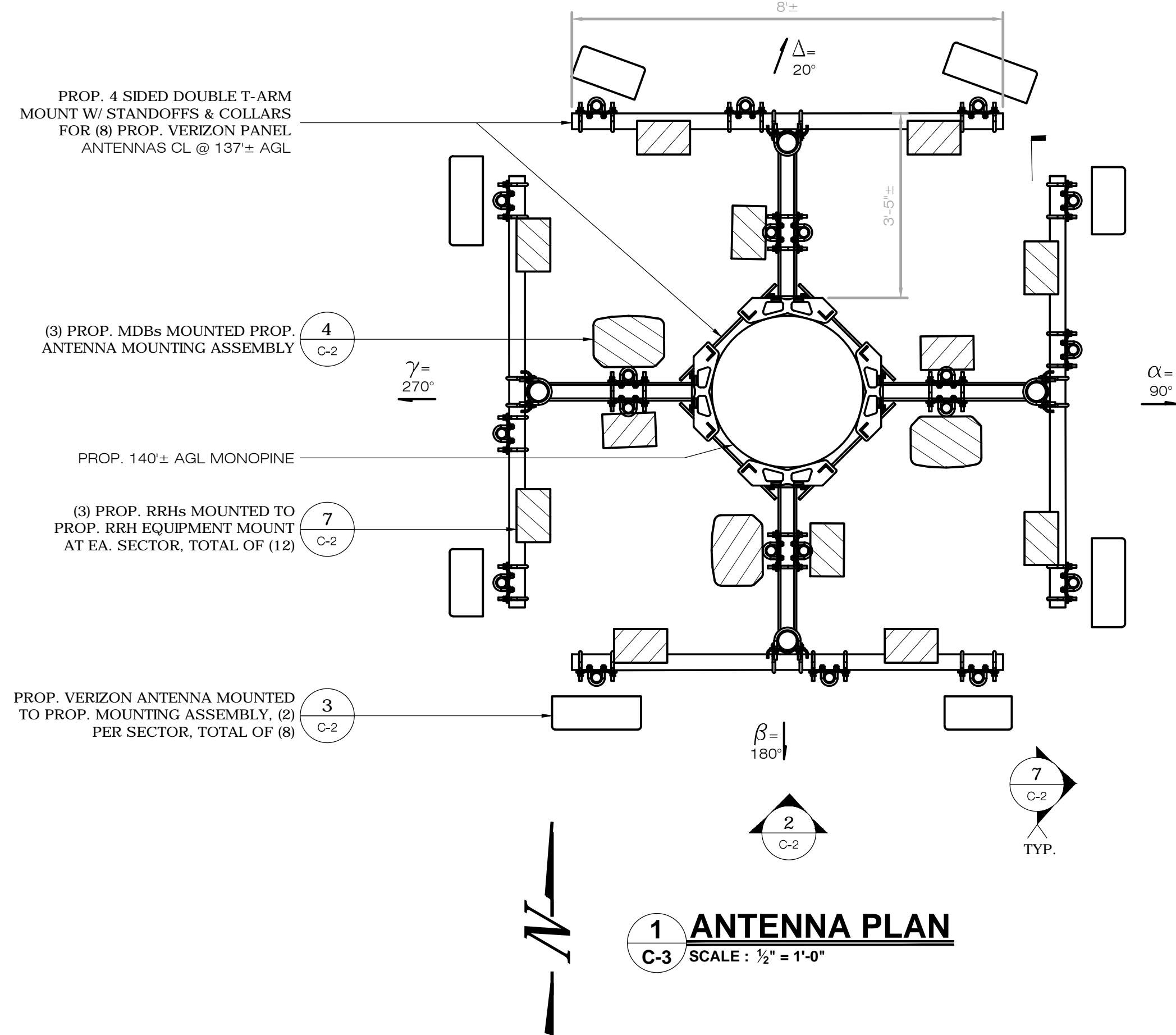
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**HOMELAND TOWERS MOUNT KISCO**  
SITE: 180 S. BEDFORD RD.  
ADDRESS: MT. KISCO, NY 10594  
APT FILING NUMBER: NY283830  
DATE: 08/13/20 DRAWN BY: CSH  
CHECKED BY: RCB

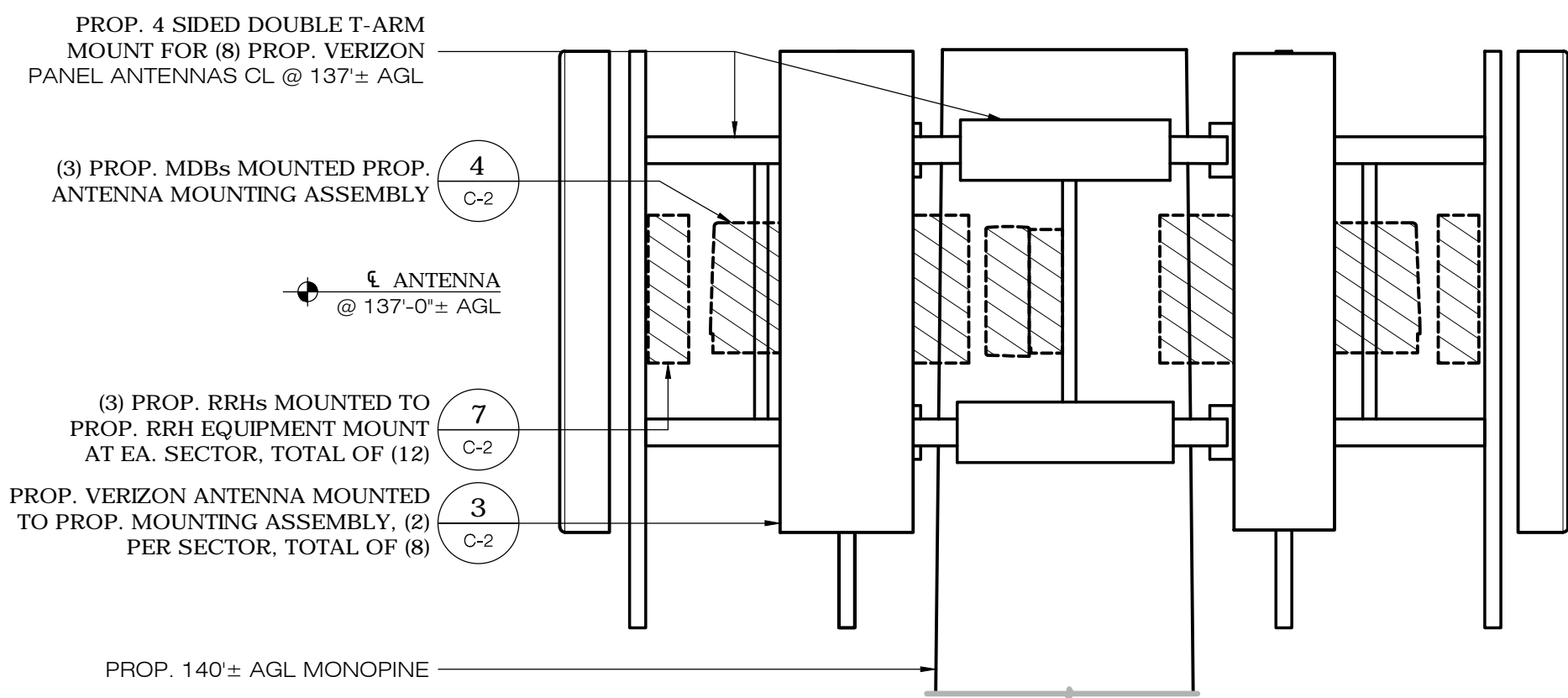
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**VERIZON EQUIPMENT PLAN & DETAILS**

**SHEET NUMBER:**  
**C-1**

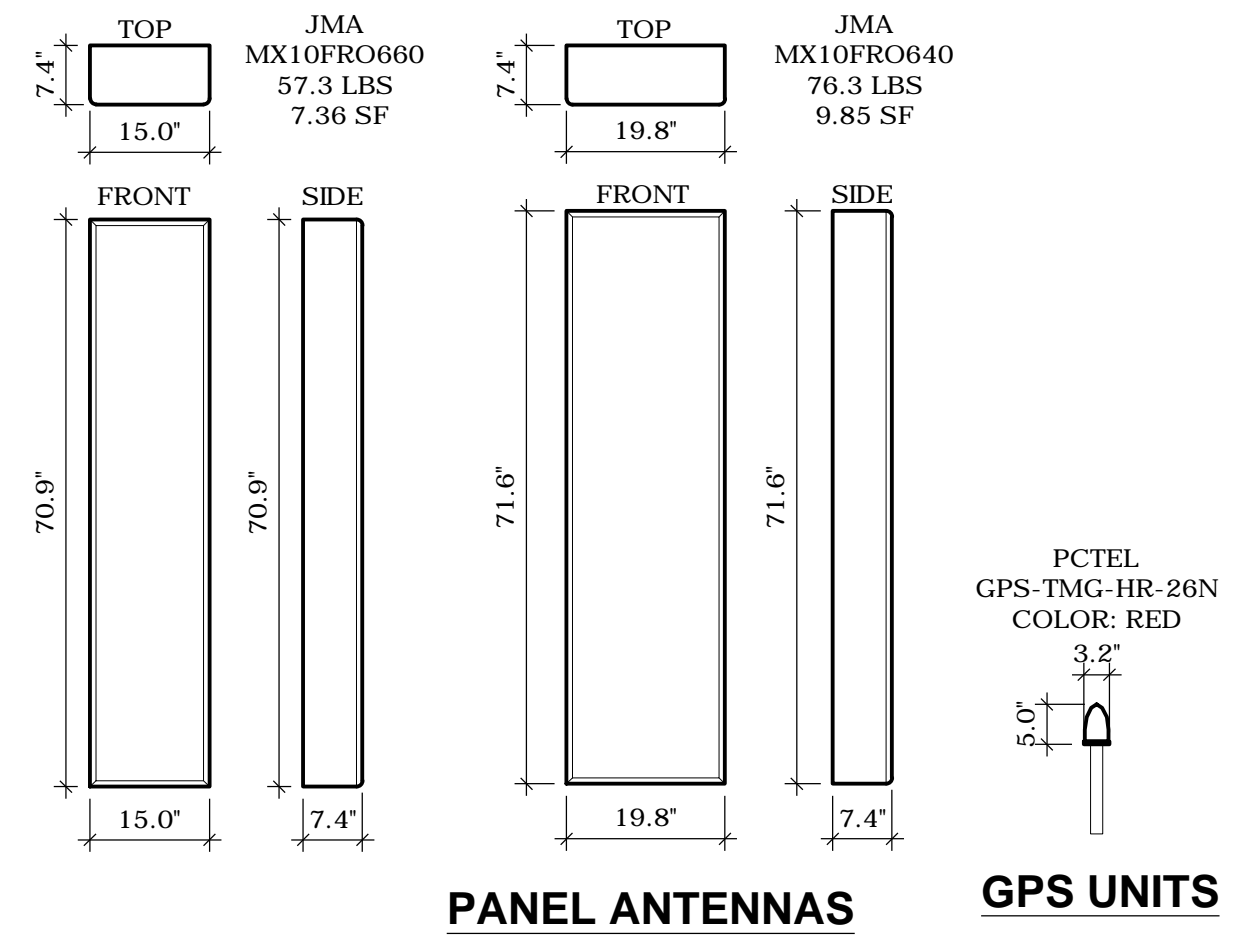




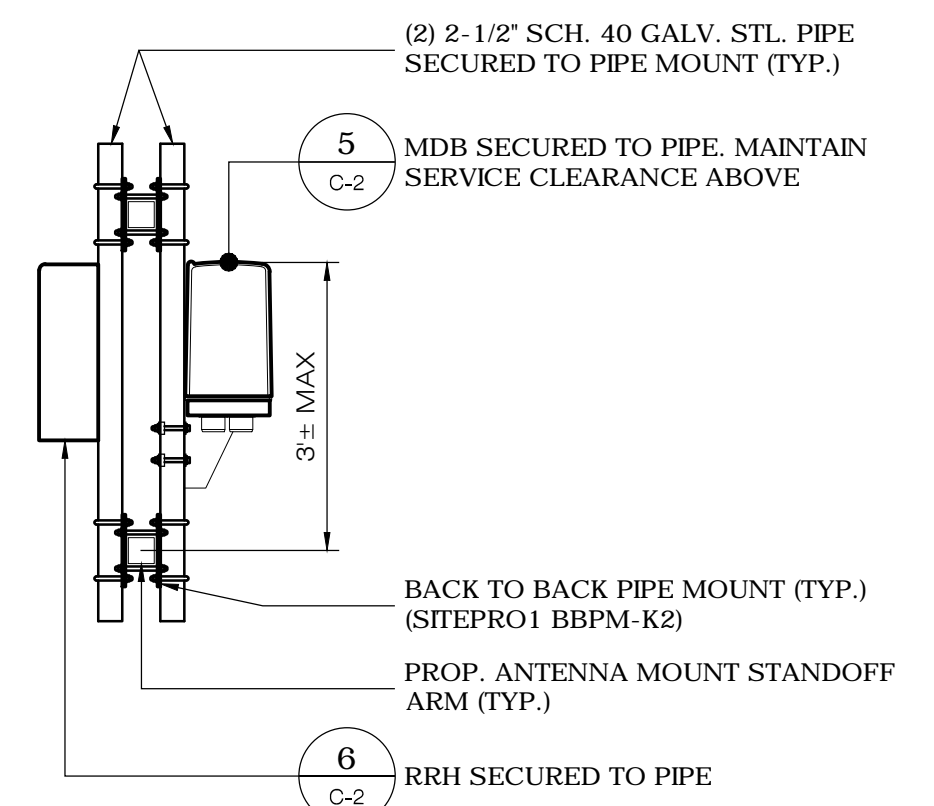
**1 ANTENNA PLAN**  
C-3 SCALE: 1/2" = 1'-0"



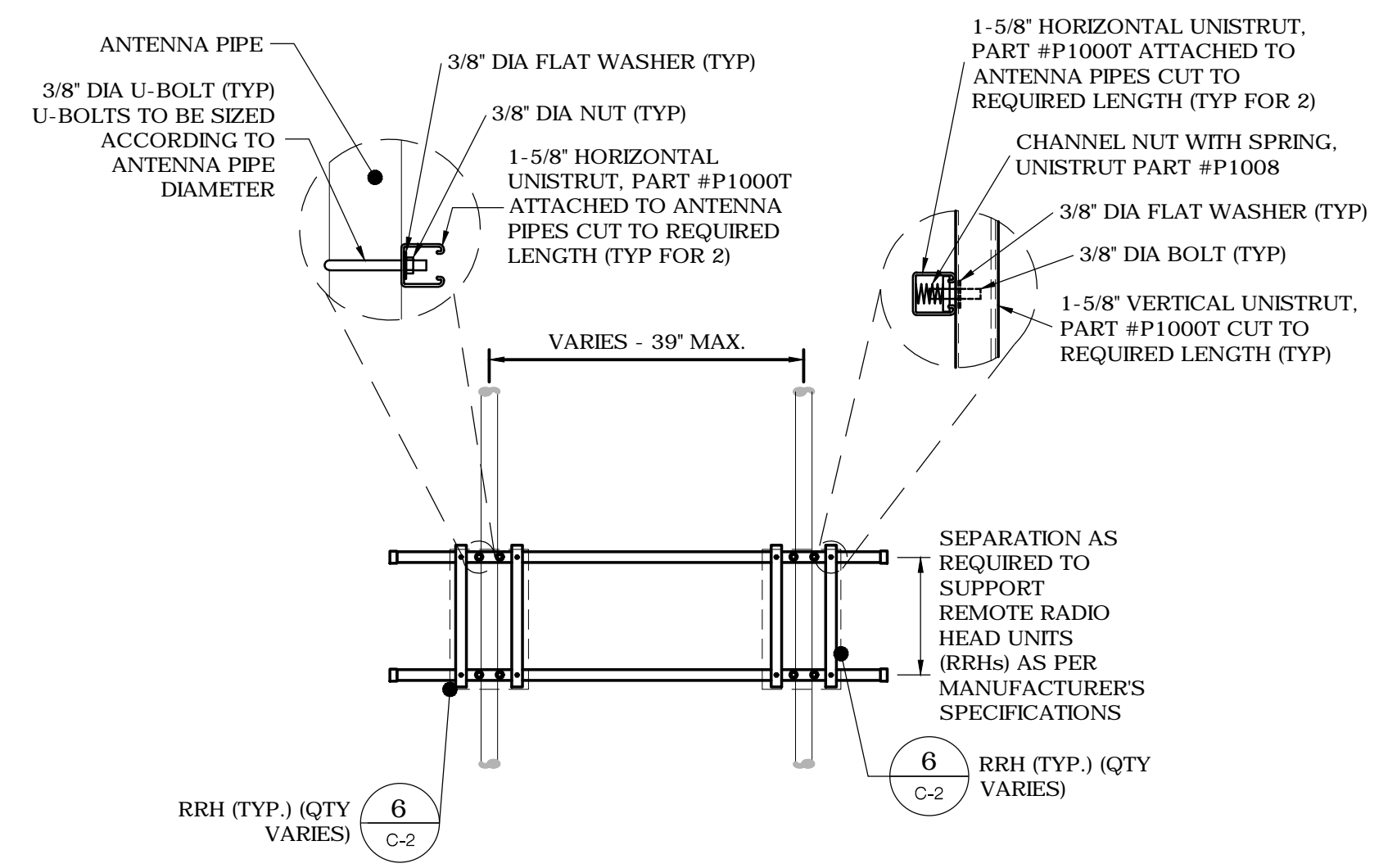
**2 ANTENNA MOUNTING DETAIL**  
C-2 SCALE: 1/2" = 1'-0"



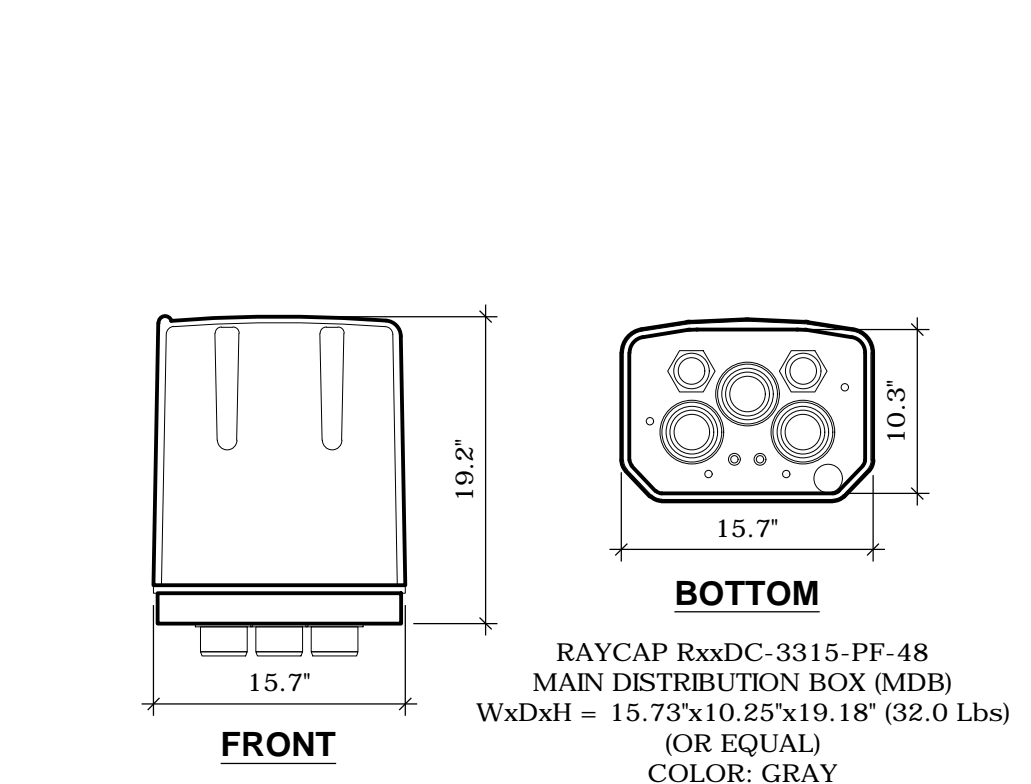
**3 ANTENNA DETAIL**  
C-2 SCALE: 1/2" = 1'-0"



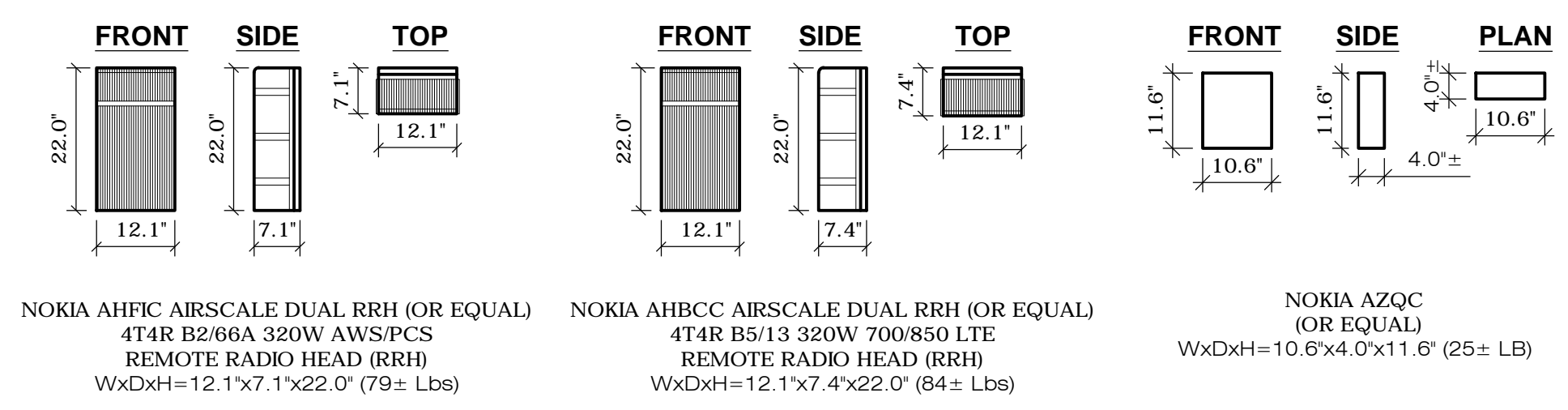
**4 MDB/RRH MOUNT**  
C-3 SCALE: 1/2" = 1'-0"



**7 MDB/RRH EQUIPMENT ANTENNA MOUNT**  
C-2 SCALE: 1/2" = 1'-0"



**5 MAIN DISTRIBUTION BOX**  
C-2 SCALE: 1" = 1'-0"



**6 RRH EQUIPMENT**  
C-2 SCALE: 1/2" = 1'-0"

NOTES:  
1. DIMENSIONS SUBJECT TO CHANGE BASED UPON AVAILABILITY AT TIME OF CONSTRUCTION.  
2. MANUFACTURERS RECOMMENDED RRH CLEARANCES: FRONT: 36"; SIDES: 12"; BOTTOM: 24"  
3. SFPs ARE PROTOCOL SPECIFIC. THE CONNECTIONS BETWEEN RRHs AND BBU's ARE CPRI CONNECTIONS, AND REQUIRE CPRI SFP (ON BOTH ENDS). THE CONNECTIONS BETWEEN BBU's AND 7705 ARE ETHERNET AND REQUIRE ETHERNET SFP (ON BOTH ENDS.)

NOTE:  
PAINT MOUNTS, ANTENNAS, CABLING & APPURTENANCES TO MATCH TREE & INSTALL ANTENNA SOCKS ON ALL ANTENNAS.

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PAINT MOUNTS, ANTENNAS, CABLING & APPURTENANCES TO MATCH TREE & INSTALL ANTENNA SOCKS ON ALL ANTENNAS.

**HOMELAND TOWERS, LLC**  
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**verizon**  
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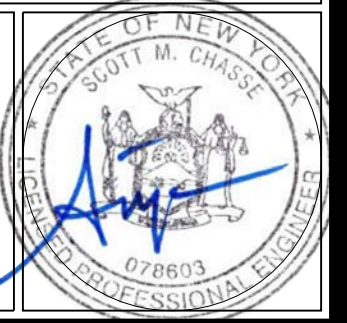
**DESIGN PROFESSIONALS OF RECORD**  
PROF: SCOTT M. CHASSE P.E.  
COMP: APT ENGINEERING  
ADD: 567 VAUXHALL STREET  
EXTENSION - SUITE 311  
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DEVELOPER: HOMELAND TOWERS, LLC  
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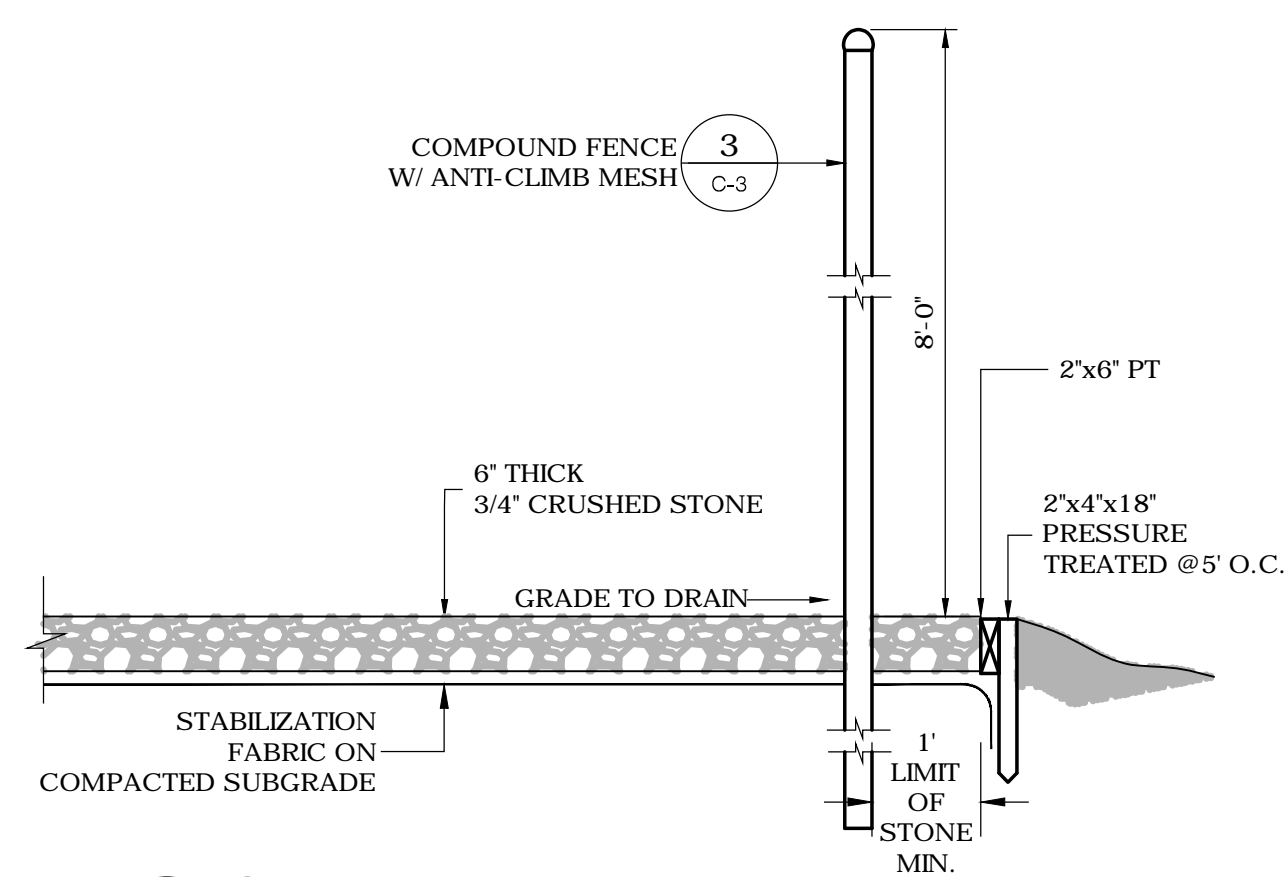
**HOMELAND TOWERS MOUNT KISCO**  
SITE 180 S. BEDFORD RD.  
ADDRESS: MT. KISCO, NY 10594  
APT FILING NUMBER: NY283830  
DATE: 08/13/20 DRAWN BY: CSH  
CHECKED BY: RCB

SHEET TITLE:  
**VERIZON ANTENNA PLAN & DETAILS**

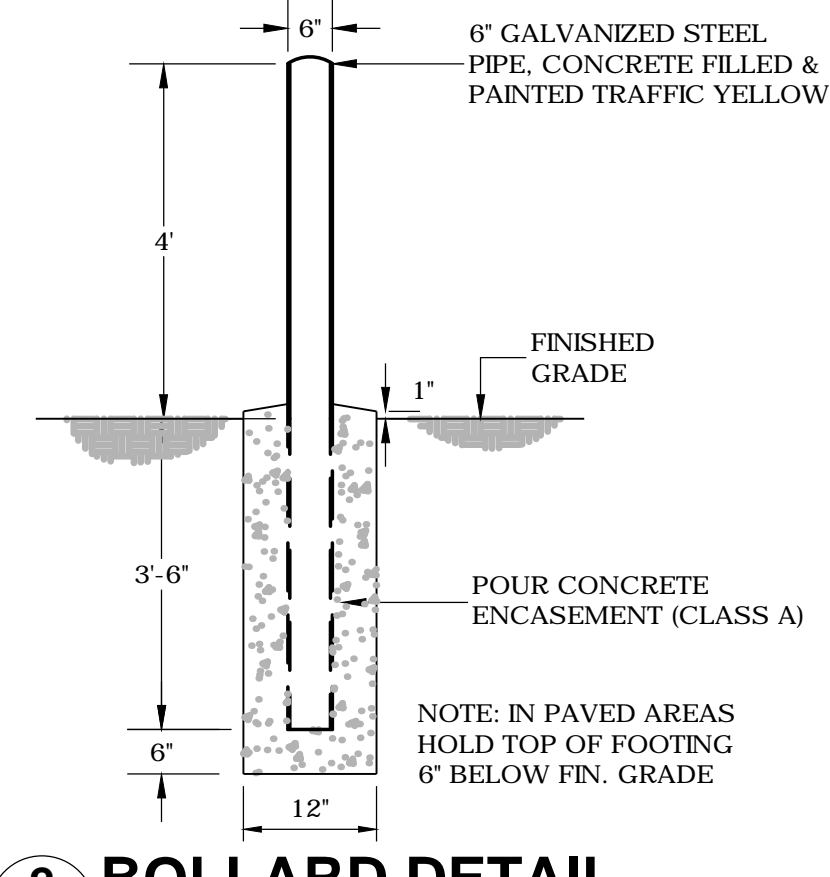
SHEET NUMBER:  
**C-2**



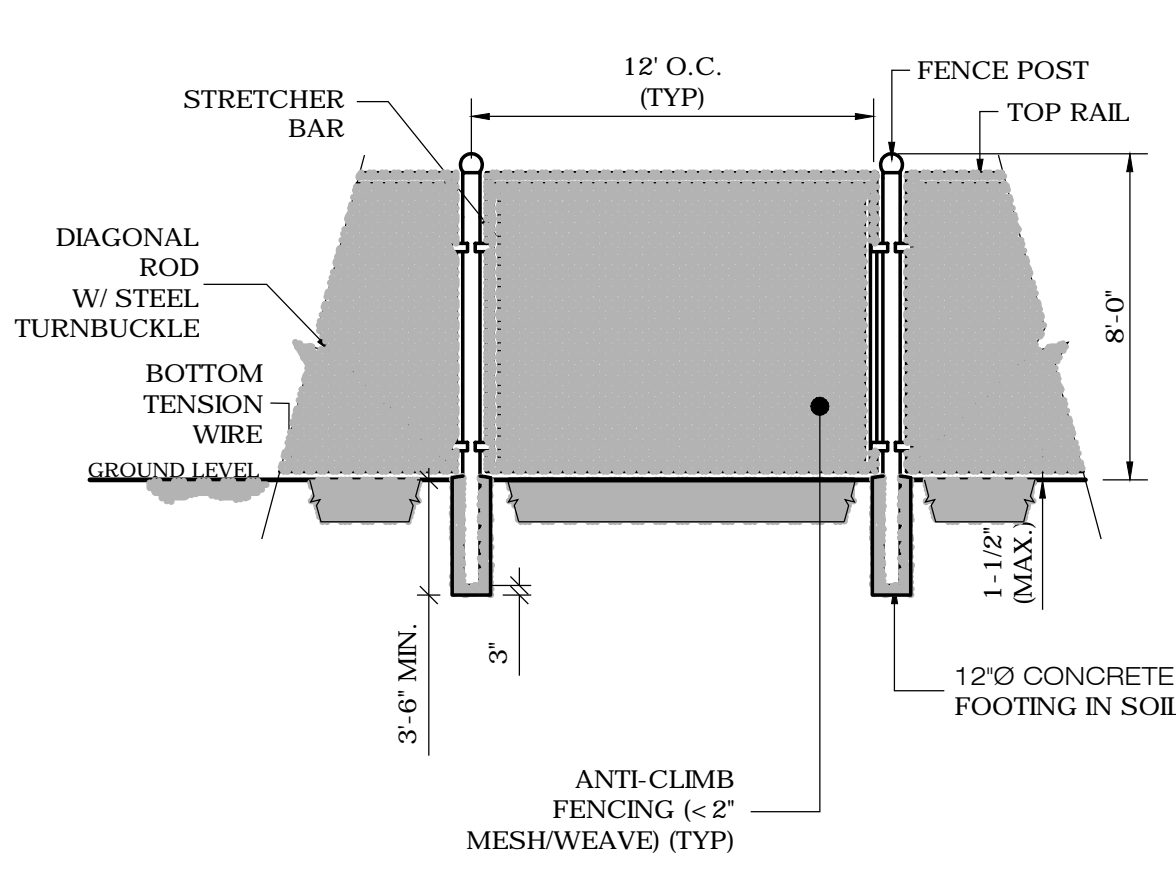




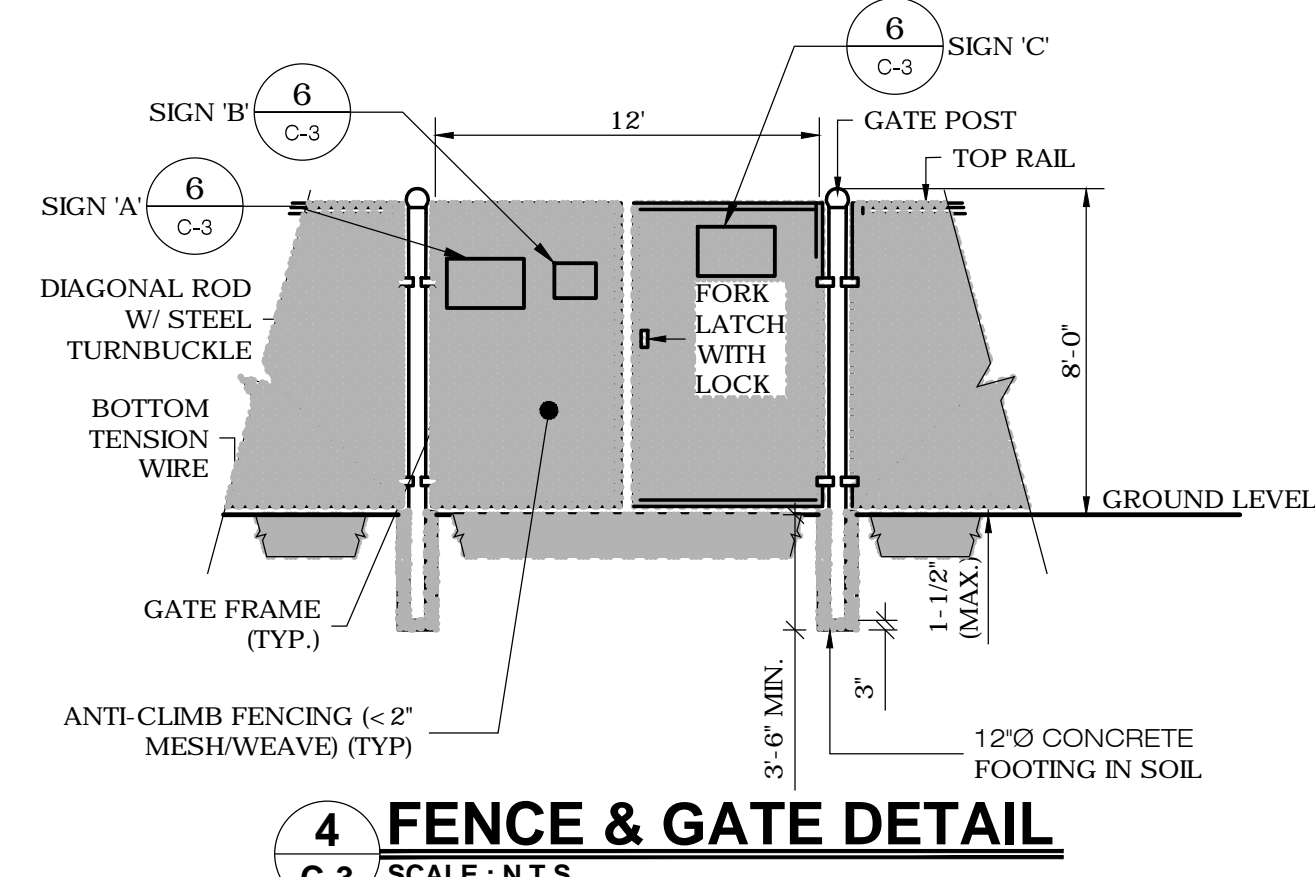
**1 COMPOUND DETAIL**  
C-3 SCALE: N.T.S.



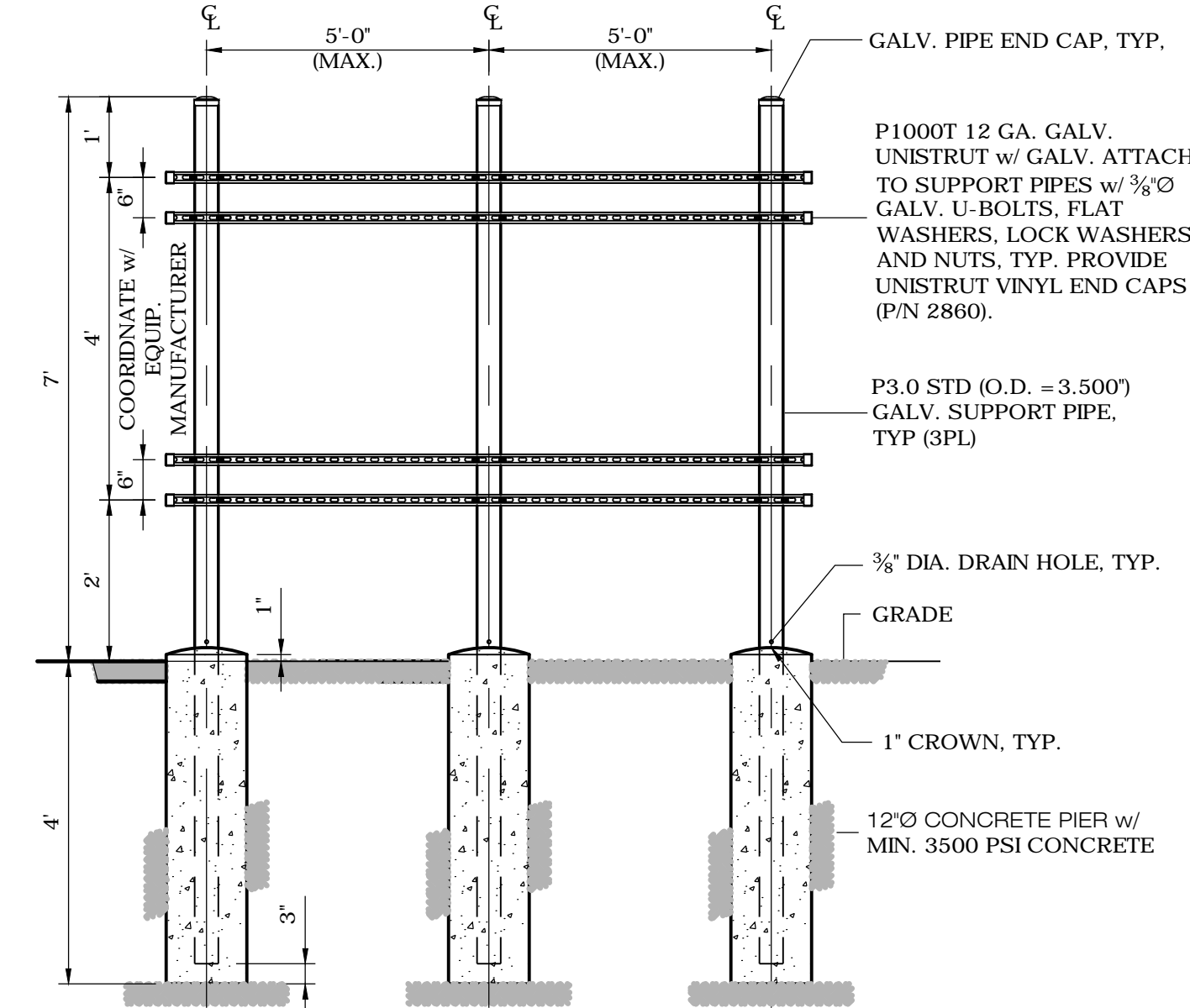
**2 BOLLARD DETAIL**  
C-3 SCALE: N.T.S.



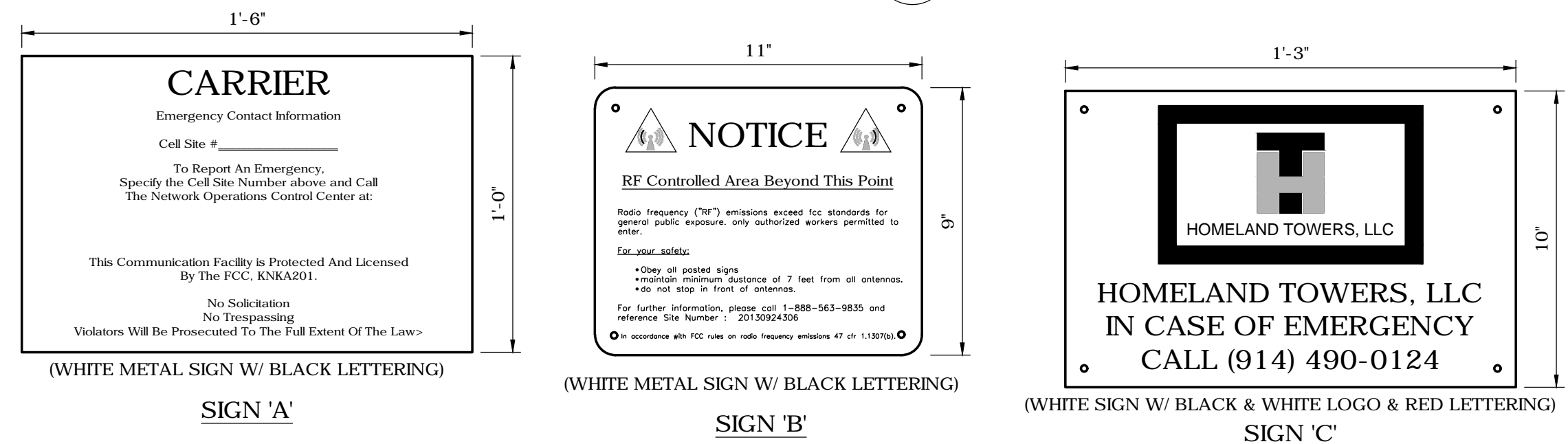
**3 CHAIN-LINK FENCING DETAIL**  
C-3 SCALE: N.T.S.



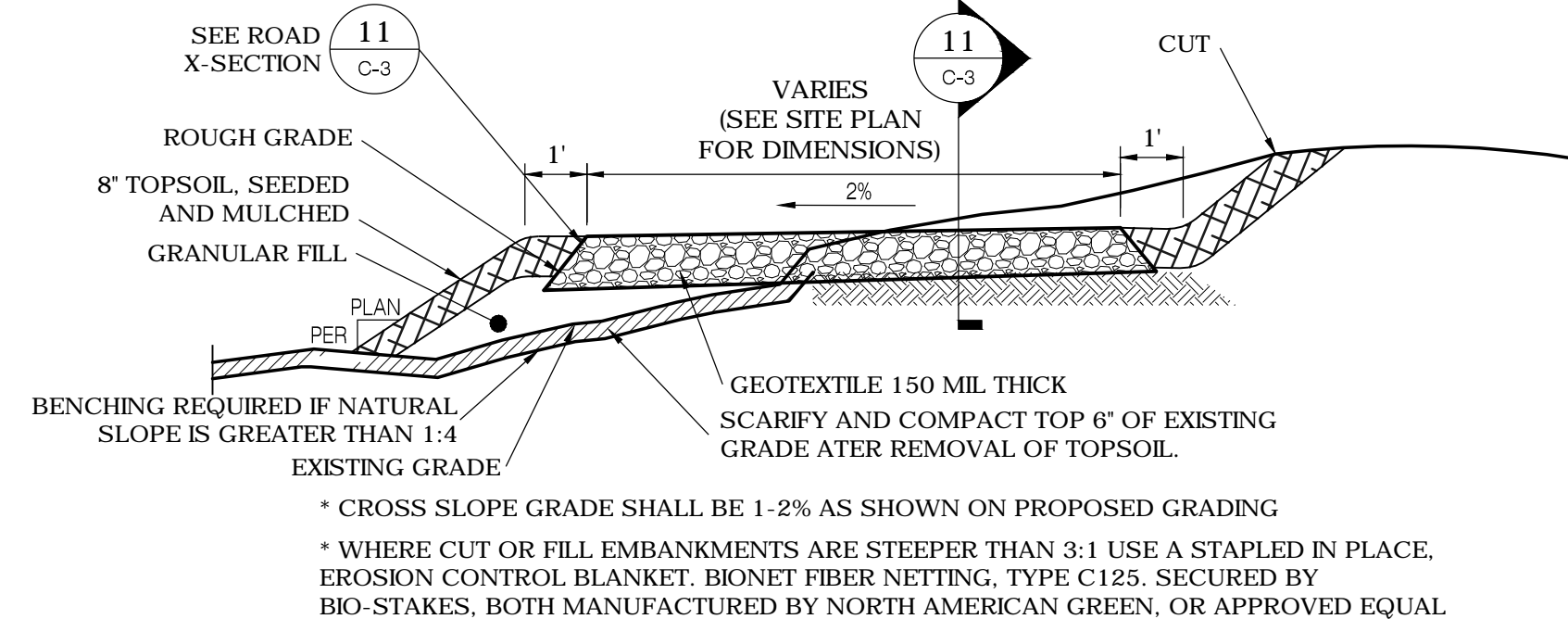
**4 FENCE & GATE DETAIL**  
C-3 SCALE: N.T.S.



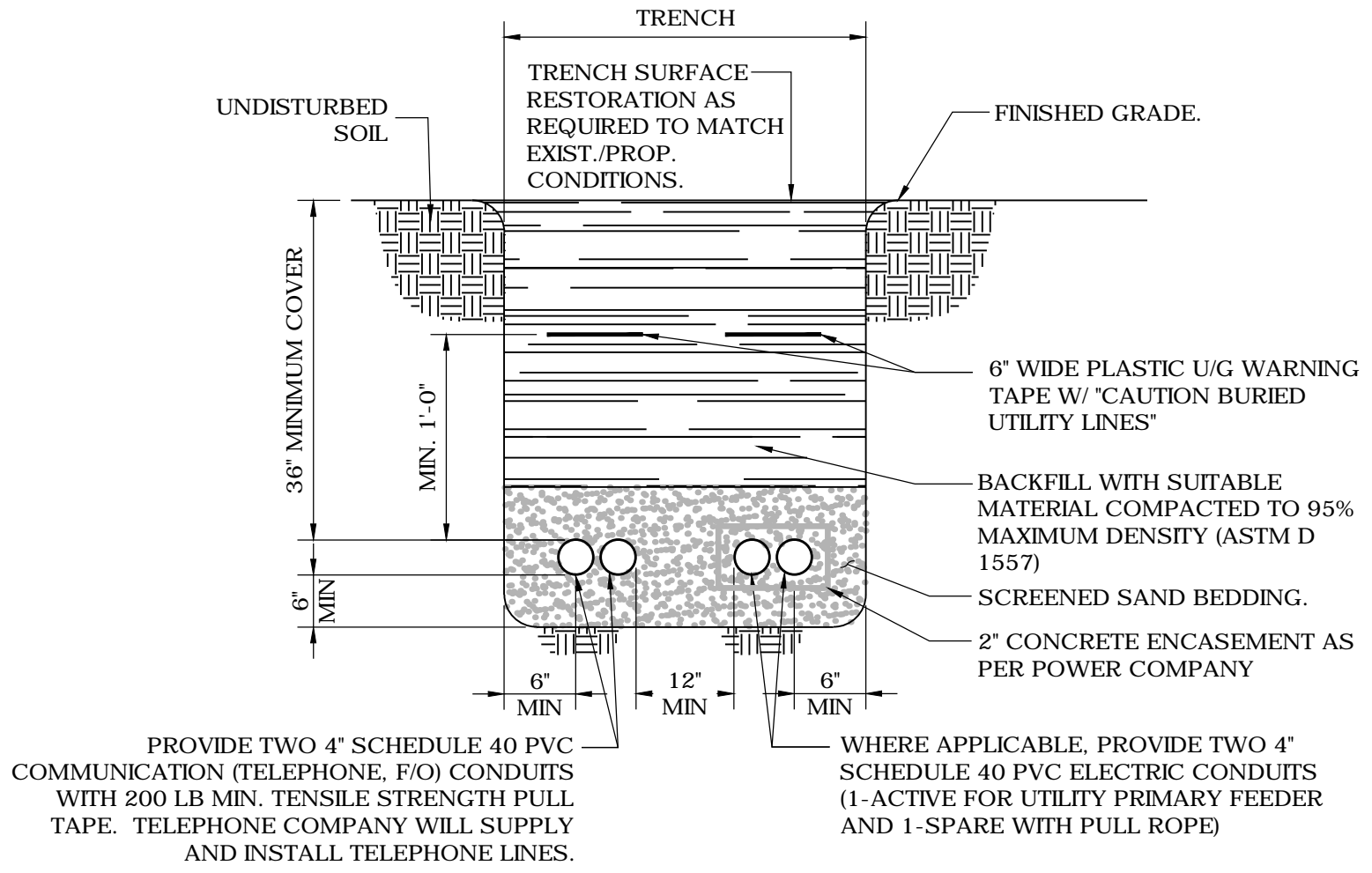
**5 UTILITY BACKBOARD FRAME DETAIL**  
C-3 SCALE: N.T.S.



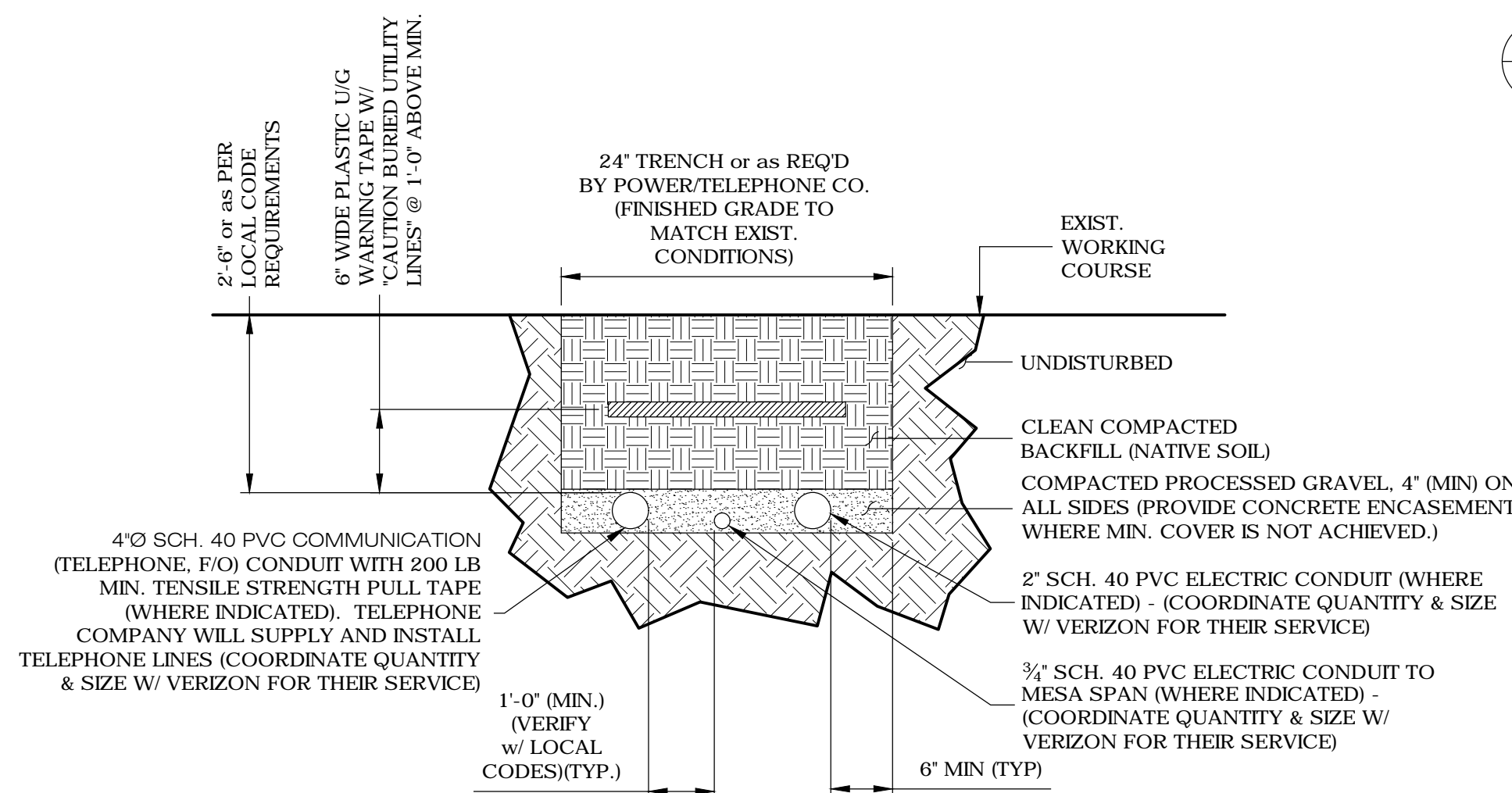
**6 TYPICAL SIGNAGE**  
C-3 SCALE: N.T.S.



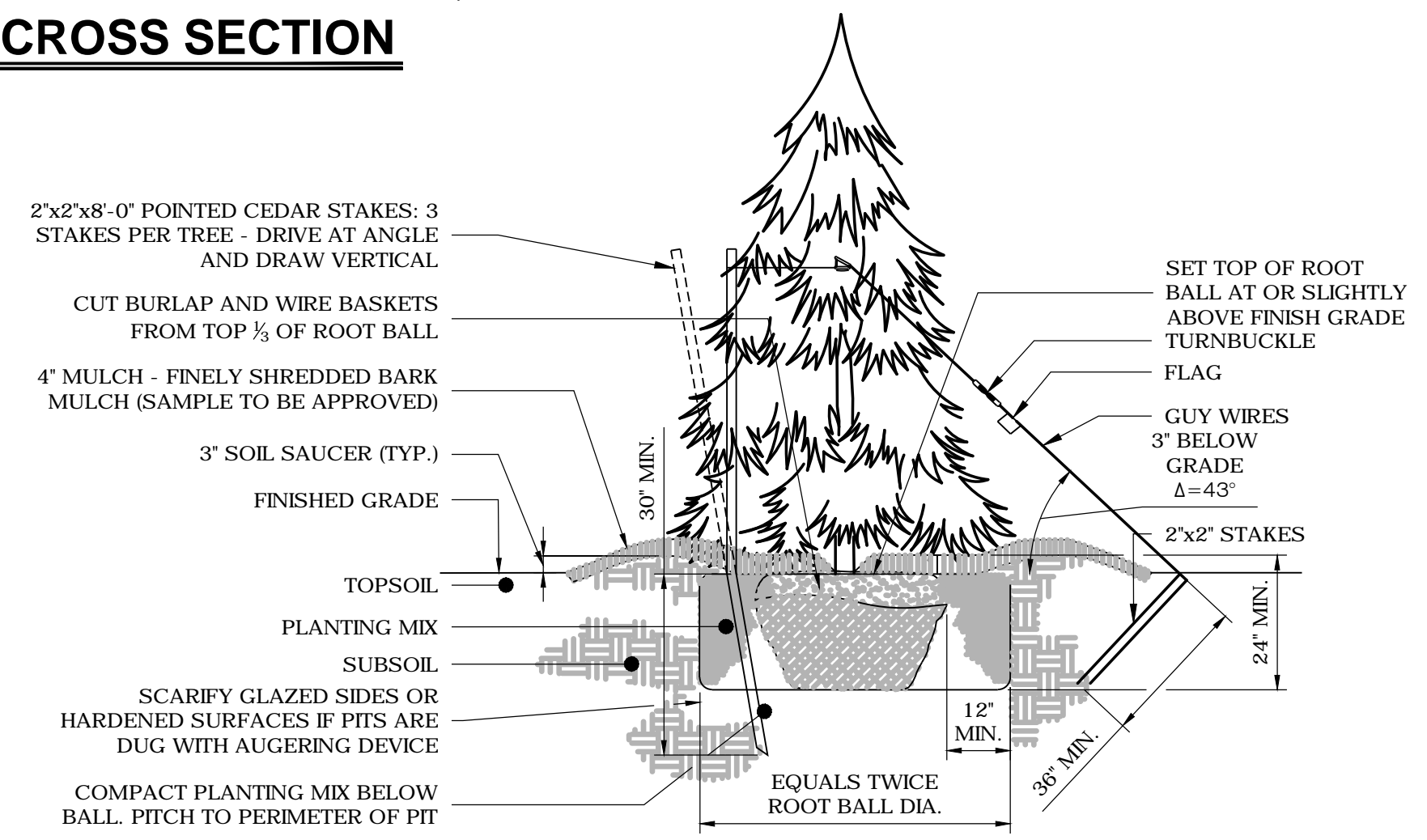
**9 TYPICAL ROAD CROSS SECTION**  
C-3 SCALE: N.T.S.



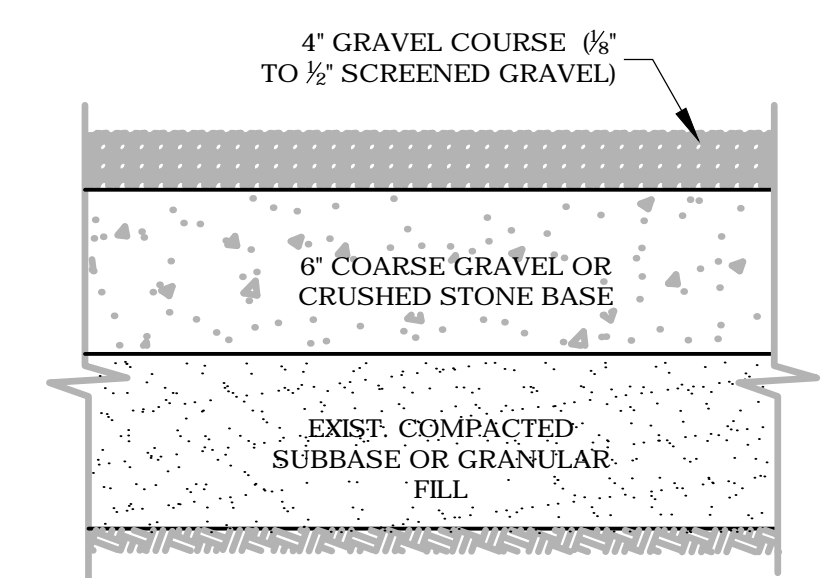
**7 PRIMARY UTILITY TRENCH**  
C-3 SCALE: N.T.S.



**8 SECONDARY TRENCH DETAIL**  
C-3 SCALE: N.T.S.



**10 EVERGREEN TREE PLANTING**  
C-3 SCALE: N.T.S.



**11 GRAVEL ROAD/PARKING SECTION**  
C-3 SCALE: N.T.S.

**HOMELAND TOWERS, LLC**  
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(203) 297-6345

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WATERFORD, CT 06385

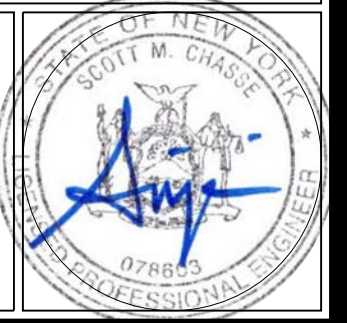
**DEVELOPER: HOMELAND TOWERS, LLC**  
ADDRESS: 9 HARMONY STREET  
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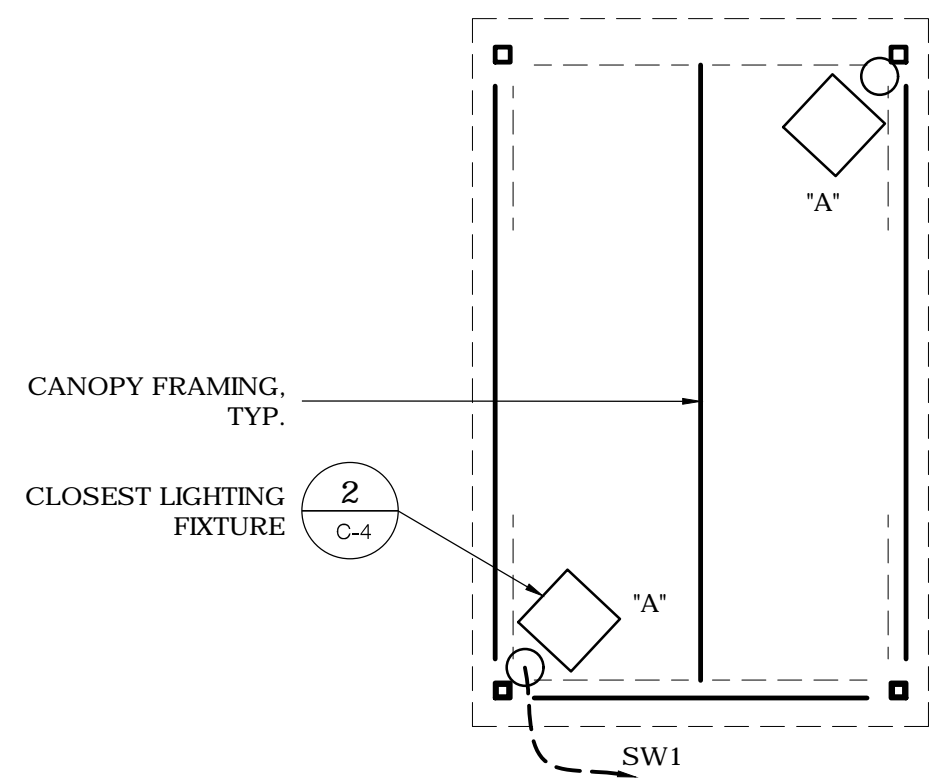
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ADDRESS: MT. KISCO, NY 10594  
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**SHEET TITLE:**  
SITE DETAILS

**SHEET NUMBER:**  
C-3



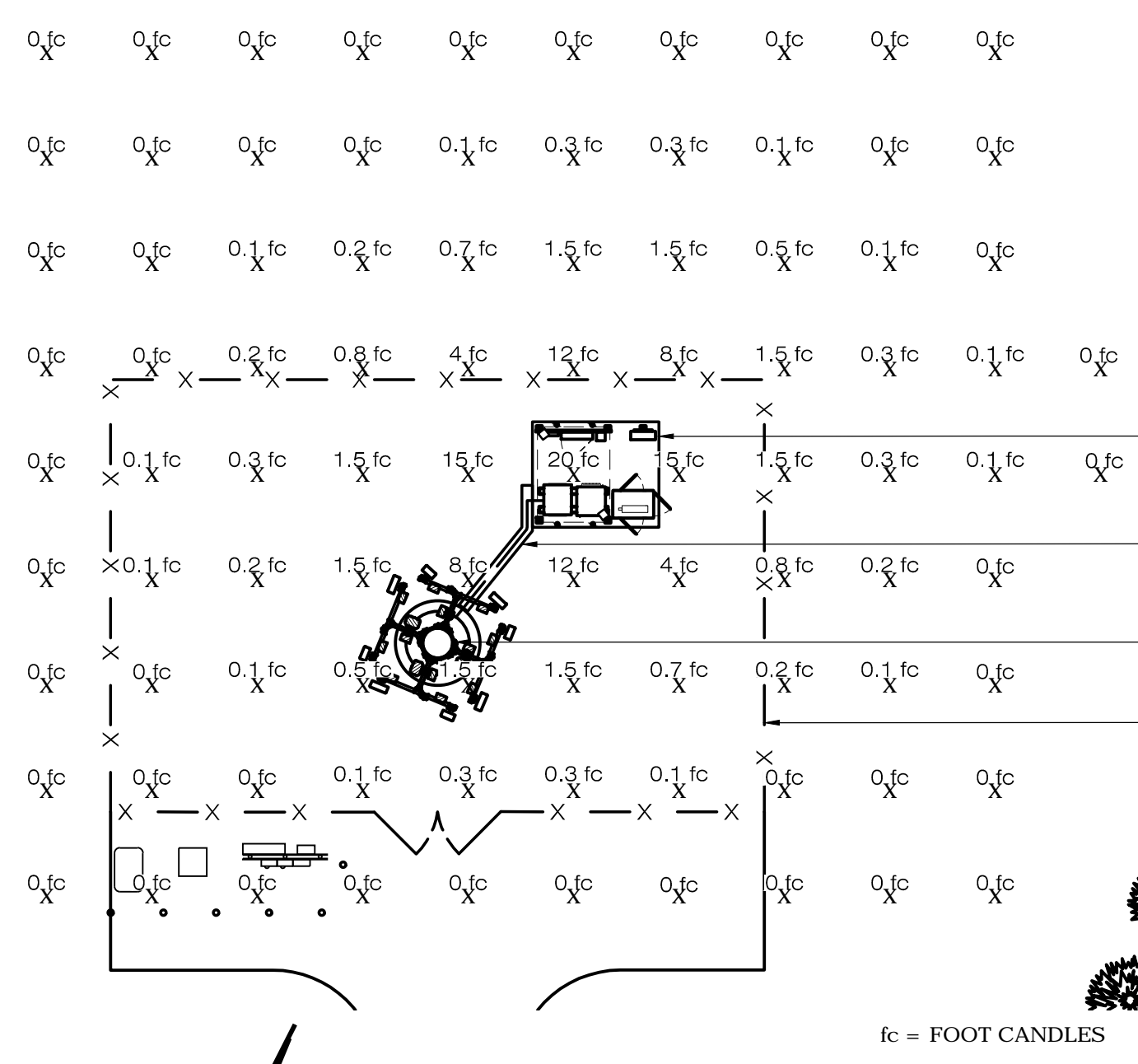




- SW1:
- 15A, 120V, 500W SINGLE POLE 4 HOUR MANUAL TIMER: LEVITON MANUFACTURING CO., INC. MODEL #LTB-1LZ
  - OUTLET BOX: RAB LIGHTING INC. MODEL #B3B
  - WEATHERPROOF COVER: RAB LIGHTING INC. MODEL #TCB
- \*A\*:
- FIXTURES (2 TOTAL): FULL-CUTOFF, RAB LIGHTING INC. MODEL #WPLEDFC52NW.

NOTE:  
1. LIGHTING TO BE MOUNTED BELOW CANOPY. BOTTOM OF LIGHT FIXTURE AT APPROXIMATELY 9'± AGL.

**1 CANOPY LIGHTING**  
SCALE: N.T.S.



**3 LIGHTING SPILL PLAN**  
SCALE: 1" = 15'

**WPLEDFC52NW** RAB Outdoor



Project:	Type:
Prepared By:	Date:

Driver Info	LED Info
Type: Constant Current	Watts: 52W
120V: 0.51A	Color Temp: 4000K (Neutral)
208V: 0.33A	Color Accuracy: 72 CRI
240V: 0.29A	L70 Lifespan: 100,000
277V: 0.24A	Lumens: 7,256
Input Watts: 56W	Efficacy: 130 LPW
Efficiency: 93%	

LED 52W Wallpacks, 3 cutoff options. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.  
Color: White Weight: 17.6 lbs

**Technical Specifications**

**Listings**  
UL Listing: Suitable for wet locations  
DLC Listed: This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. DLC Product Code: PXZL2LS6K  
IESNA LM-79 & IESNA LM-80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

**Electrical**  
THD: 6.19% at 120V, 7.09% at 277V  
Power Factor: 99.2% at 120V, 97.3% at 277V  
Driver: Constant Current, 720mA, Class 2, 100 - 277V, 50 - 60 Hz, 100 - 277VAC, 8 Amps.  
Surge Protection: 6kV  
LED Characteristics  
Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations  
LEDs: Two (2) multi-chip, high-output, long-life LEDs

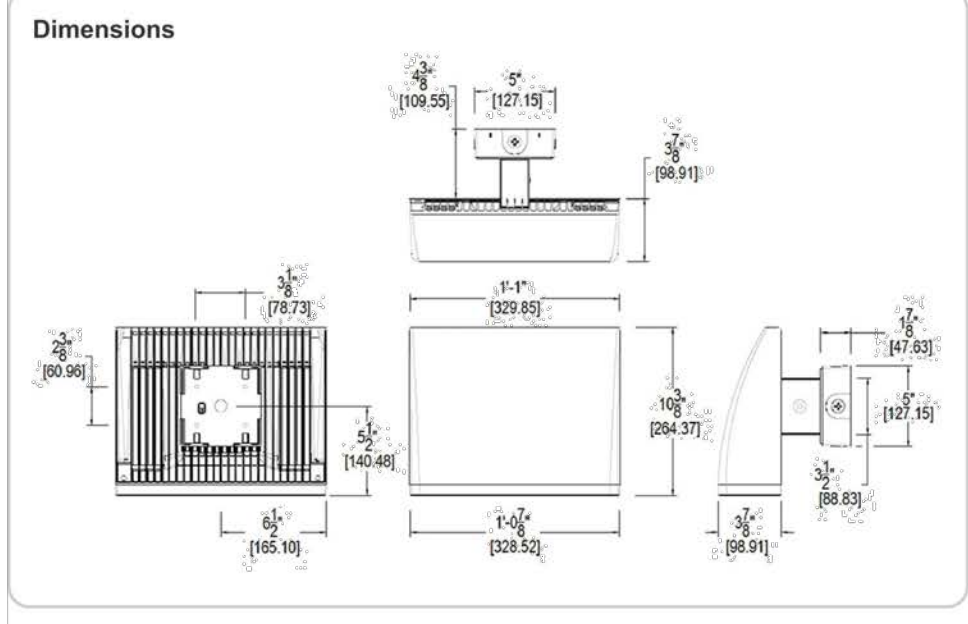
**Color Consistency:** 3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color  
**Color Stability:** LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period  
**Color Uniformity:** RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.  
**Construction**  
Ambient Temperature: Suitable For use in 40°C (104°F)  
Cold Weather Starting: Minimum starting temperature is -40°C (-40°F)  
Housing: Precision die cast aluminum housing, lens frame  
Mounting: Die-cast aluminum wall bracket with (5) 1/2" conduit openings with plugs. Two-piece bracket with tether for ease of installation and wiring.  
Arm: Die-cast aluminum with wiring access plate  
Cutoff: Full cutoff (0°)

**Reflector:** Specular vacuum-metallized polycarbonate  
**Gaskets:** High temperature silicone  
**Lens:** Tempered glass  
**Finish:** Formulated for high-durability and long lasting color  
**Green Technology:** Mercury and UV-free. RoHS compliant components.  
**Other**  
Warranty: RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at  
**Patents:** The WPLED design is protected by patents in the U.S. Pat D653,377, Canada Pat. 142252, China Pat. ZL201130356930.8, and Mexico Pat. 36921 and pending patent in TW.  
**Replacement:** Replaces 250W HID

Need help? Tech help line: (888) RAB-1000 Email: sales@rablighting.com Website: www.rablighting.com  
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**WPLEDFC52NW** RAB Outdoor

**Technical Specifications (continued)**  
Other: Optical  
Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.  
BUG Rating: B1 U0 G1



**Dimensions**

**Features**  
High performance LED light engine  
Maintains 70% of initial lumens at 100,000 hours  
Weatherproof high temperature silicone gaskets  
Superior heat sinking with die cast aluminum housing and external fins  
Replaces 250W MH  
Traditional wallpack look from the front  
3 cutoff options  
5-Year, No-Compromise Warranty

**Ordering Matrix**

Family	Cutoff	Wattage	Color Temp	Finish	Driver Options	Options	Other Options
WPLED	FC	52	N	W	Λ	Λ	Λ
	Blank = Standard (15 degrees)	52 = 52W	Blank = 5000K (Cool)	Blank = Bronze	Blank = 120-277V	Blank = No Option	Blank = Standard
	C = Cutoff (7.5 degrees)	80 = 80W	N = 4000K (Neutral)	W = White	480 = 480V	/PCS = 120V Swivel Photocell	USA = BAA Compliant
	FC = Full Cutoff (0 degrees)	80W	Y = 3000K (Warm)		/BL = Bi-Level Dimming	/PCS2 = 277V Swivel Photocell	
					/D10 = 0-10V Dimming	/PCS4 = 480V Swivel Photocell	
						/LC = Lightcloud	

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**2 LIGHTING CUTSHEETS**  
SCALE: NONE

- PROP. VERIZON EQUIPMENT CABINETS, DIESEL GENERATOR, STEEL CANOPY & (4) GPS UNITS ON 10x12' CONCRETE PAD
- PROP. VERIZON CABLE ICE BRIDGE FROM EQUIPMENT PAD TO TOWER ENTRY PORT
- PROP. 140'± AGL MONOPINE
- PROP. 8' CHAIN LINK FENCE (TYP.)
- PROP. 6' HIGH EVERGREEN TREES (10' O.C.) (TYP. 7 PL.)
- EXIST. PAVED/GRAVEL ACCESS DRIVE (WIDTH VARIES) (TYP.)
- PROPERTY LINE (TYP.)

fc = FOOT CANDLES

**HOMELAND TOWERS, LLC**  
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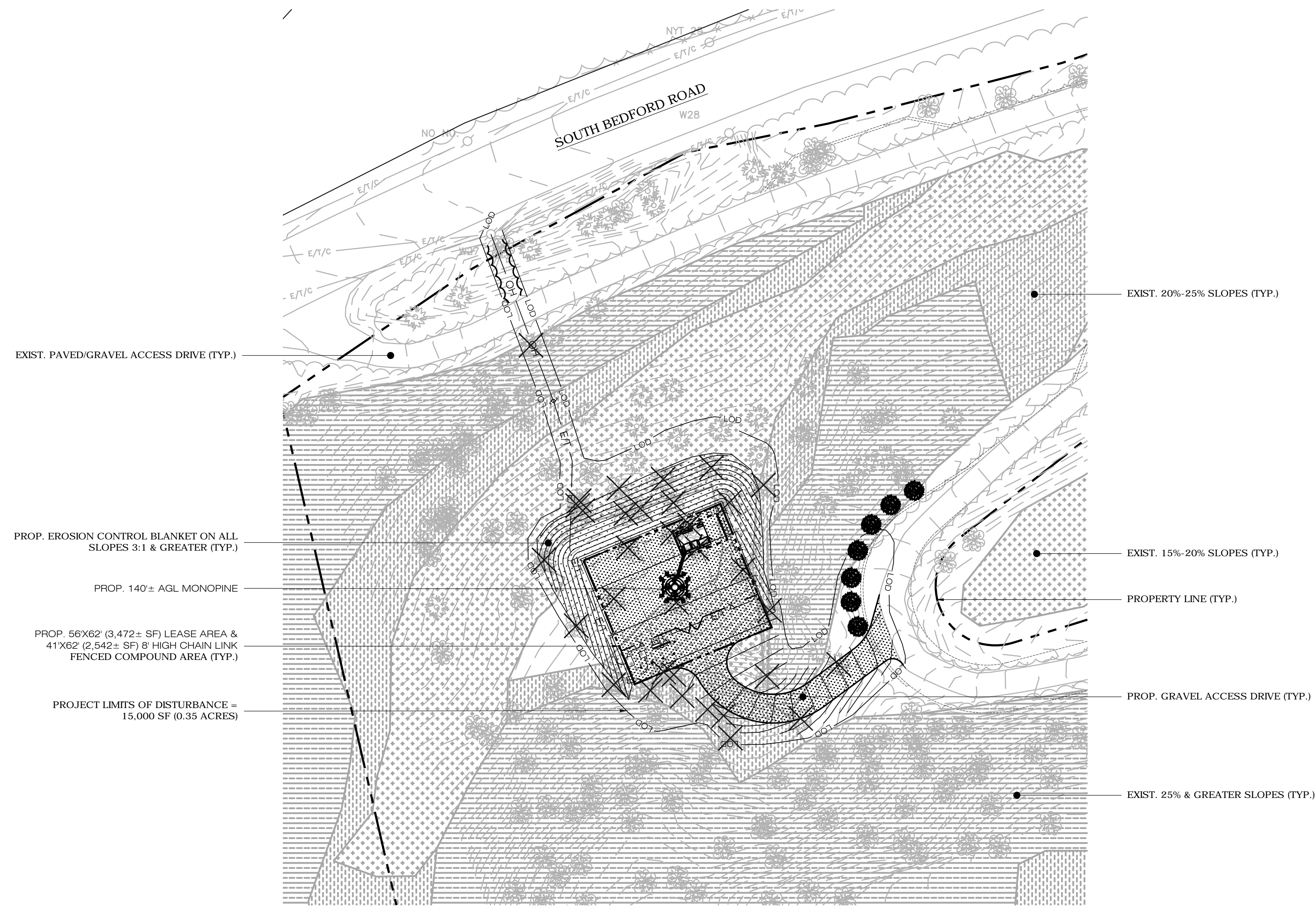
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ADDRESS: MT. KISCO, NY 10594  
APT FILING NUMBER: NY283830  
DATE: 08/13/20 DRAWN BY: CSH  
CHECKED BY: RCB

SHEET TITLE:  
**VERIZON EQUIPMENT LIGHTING DETAILS**

SHEET NUMBER:  
**C-4**







**LEGEND**

	SLOPES 15%-20%
	SLOPES 20%-25%
	SLOPES 25% & GREATER

**AREAS OF DISTURBANCE**

SLOPES 15%-20%	5,438 SF
SLOPES 20%-25%	1,938 SF
SLOPES 25% & GREATER	1,350± SF

EXIST. PAVED/GRAVEL ACCESS DRIVE (TYP.)

PROP. EROSION CONTROL BLANKET ON ALL SLOPES 3:1 & GREATER (TYP.)

PROP. 140± AGL MONOPINE

PROP. 56'X62' (3,472± SF) LEASE AREA & 41'X62' (2,542± SF) 8' HIGH CHAIN LINK FENCED COMPOUND AREA (TYP.)

PROJECT LIMITS OF DISTURBANCE = 15,000 SF (0.35 ACRES)

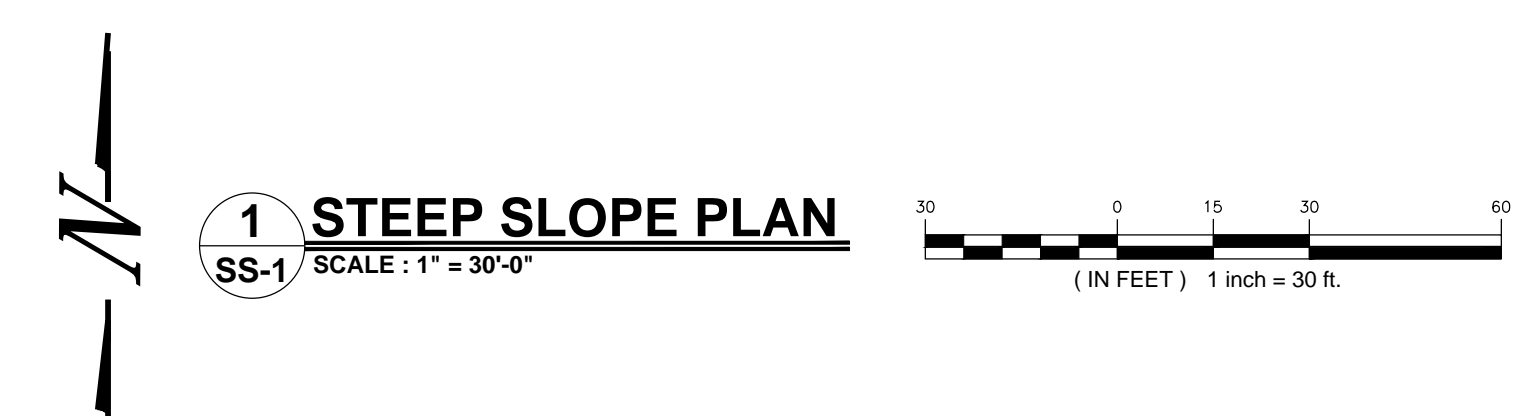
EXIST. 20%-25% SLOPES (TYP.)


EXIST. 15%-20% SLOPES (TYP.)

PROPERTY LINE (TYP.)


PROP. GRAVEL ACCESS DRIVE (TYP.)

EXIST. 25% & GREATER SLOPES (TYP.)

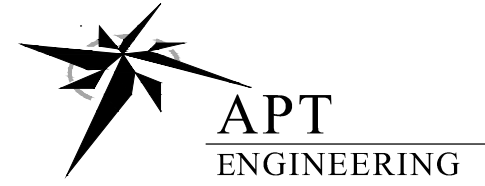




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WATERFORD, CT 06385 PH: (860) 663-1697  
WWW.ALLPOINTSTECH.COM FAX: (860) 663-0935

PERMITTING DOCUMENTS		
NO.	DATE	REVISION
0	08/13/20	FOR REVIEW: RCB
1	08/14/20	CLIENT REVS: RCB
2		
3		
4		
5		
6		

**DESIGN PROFESSIONALS OF RECORD**

PROF: SCOTT M. CHASSE P.E.  
COMP: APT ENGINEERING  
ADD: 567 VAUXHALL STREET  
EXTENSION - SUITE 311  
WATERFORD, CT 06385

DEVELOPER: HOMELAND TOWERS, LLC  
ADDRESS: 9 HARMONY STREET  
2ND FLOOR  
DANBURY, CT 06810

**NOTE:**  
IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209 (2) FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THE SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

**HOMELAND TOWERS  
MOUNT KISCO**

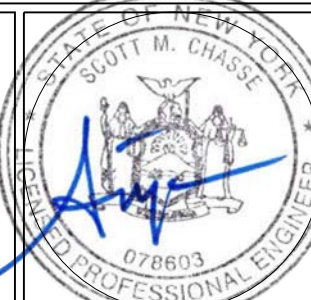
SITE 180 S. BEDFORD RD.  
ADDRESS: MT. KISCO, NY 10594

APT FILING NUMBER: NY283830

DATE: 08/13/20 DRAWN BY: CSH  
CHECKED BY: RCB

SHEET TITLE:  
**STEEP SLOPE PLAN**

SHEET NUMBER:  
**SS-1**







## OAKWOOD CEMETERY

August 13, 2020

Peter Miley, Building Inspector  
Village/Town of Mount Kisco  
104 Main Street  
Mount Kisco, New York 10549

Re: PB2019-0380

Dear Peter:

The Planning Board of the Village of Mount Kisco granted Oakwood Cemetery a Special Use Permit, Site Plan Approval, and Steep Slopes Permit on September 24, 2019. Those approvals expected construction to begin within six months of that decision.

We received a six-month extension of time to begin our construction from the Planning Board at your February 6, 2020 meeting. That extension expires on September 24, 2020. The effect of COVID-19 and the related shutdown of various businesses has delayed our anticipated construction start time. We are in the process of obtaining construction bids. However, all final plans need to be approved by the New York State Division of Cemeteries, which is an additional constraint.

We respectfully request an additional six-month extension of time to begin our construction based on the aforementioned factors.

Please contact the undersigned with any questions.

Very truly yours,  
Oakwood Cemetery, Inc.

Howard G. "Rub" Kensing, Jr.  
President

Village/Town of Mount Kisco  
Building Department

AUG 18 2020

RECEIVED

Village/Town of Mount Kisco  
Planning Board

AUG 18 2020

RECEIVED

41 SO. MOGER AVE. REALTY LLC  
350 Lexington Avenue  
Mount Kisco, New York 10549

August 19, 2020

Village of Mount Kisco Planning Board  
104 Main Street  
Mount Kisco, New York 10549

RE: Request for Extension of Special Use Permit and Change of Use Permit

To whom it may concern:

We are writing to request an extension of six months for the Planning Board/Zoning Board's approval of the Special Use Permit and Change of Use Permit issued on December 10, 2019 for space G4 (Code Ninjas) located at 41 South Moger Ave.

Sincerely,



---

By: Steven Giner, Managing Member  
41 SO. MOGER AVE. REALTY LLC





**ALP** Engineering  
& Landscape Architecture, PLLC

August 20, 2020

Chairman Douglas Hertz  
and Members of the Village/Town Planning Board  
104 Main Street  
Mount Kisco, New York 10549

**Re: Friedland Property  
23-25 South Moger Avenue  
Section 69.81, Block 6, Lot 14**

**Request for Extension of Time to Complete Work**

Dear Chairman Hertz and Members of the Planning Board:

We are the civil engineer and landscape architect for the above-noted project site located at 23-25 South Moger Avenue. On February 11, 2020, the Planning Board granted Amended Site Plan Approval for the renovation of the building and site improvements to the property.

Shortly thereafter, the Covid-19 pandemic greatly affected work throughout the area, including the construction industry. It is only recently that construction activity has been permitted to take place in the State of New York under the Phase 1 of reopening.

With regard to the conditions of the approval, we note that the applicant and the consultants have responded to all of the outstanding comments of the Building Inspector, Village Engineer, Village Planner and Village Attorney. In addition, the project has received approval of the Village Architectural Review Board and for the Stormwater Pollution Prevention Plan (SWPPP) from the New York City Department of Environmental Protection.

Kindly place this matter on the agenda for the next available Planning Board meeting, at which time we respectfully request that the Board grant an extension for a period of 6 months to commence with the work and one year to complete the work authorized by the resolution of approval. If you have any questions, please do not hesitate to contact our office.

P.O. Box 843 Ridgefield, CT 06877  
EAEC Office: 162 Falls Road Bethany, CT 06524  
Direct: (475) 215-5343 Mobile: (203) 710-0587  
EAEC Tel: (203) 393-0690 x114  
Email: alan@eaec-inc.com

Village/Town Planning Board  
August 20, 2020  
Page 2



Sincerely,

ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC

A handwritten signature in black ink, appearing to read "Alan L. Pilch". The signature is fluid and cursive, with the first name being the most prominent.

Alan L. Pilch, P.E., R.L.A.  
Principal

cc: William Friedland  
Theodore Bodner