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TOWN OF LEWISBORO
Westchester County, New York

Planning Board
79 Bouton Road
South Salem, New York 10590

Tel: (914) 763-5592
Fax: (914) 875-9148
Email: planning@lewisborogov.com

AGENDA

Tuesday, August 18, 2020

Via Zoom videoconferencing and live streaming to Lewisboro TV YouTube channel

Join Zoom Meeting at https://zoom.us/j/91029561263 Meeting ID: 910 2956 1263
You may call in to the Zoom meeting at 1-929-205-6099 when prompted, enter 910 2956 1263.

https://www.youtube.com/channel/UCNUNE5gXs5rnHcyR4l6dikA

Note: Meeting will start at 7:30 p.m. and end at or before 11:00 p.m.

I. PUBLIC HEARING

Cal# 91-19WP, Cal# 10-19SW
McArthur and Salazar Residence, 40 Old Pond Road, South Salem, NY 10590 Sheet 33C, Block 11155, Lots 16, 17 & 44 (William McArthur, owner of record) - Application for Activity Permit Approval and Stormwater Permit Approval in connection with the reconstruction of a lakeside residence and cottage.

II. SITE DEVELOPMENT PLAN

Cal #08-17PB
Oakridge Commons, 450 Oakridge Common, South Salem, NY 10590, Sheet 49D, Block 9829, Lot 10 (Smith Ridge Associates, owner of record) – Applicant request to amend Site Development Plan Approval Resolution for installation of a car wash bay at an existing gas station.

III. SKETCH PLAN REVIEW

Cal #03-20PB, Cal #37-20WP
Gossett Brothers Nursery, 1202 Route 35, South Salem, NY 10590 Sheet 31 Block 10805 Lot 46 (Thomas Gossett for T. Gossett Revocable Trust – owner of record) - Application for Site Development Plan Approval and Wetland Activity Permit Approval for an existing nursery.

IV. WETLAND PERMIT REVIEW

Cal #35-20WP
Askildsen Residence, 82 Mill River Road, South Salem, NY 10590, Sheet 42 Block 10299 Lot 83 (Kenneth Askildsen, owner of record) – Application for demolition and construction of a single-family house.

V. WETLAND VIOLATION

Cal #01-20WV
Valencia Residence, 1196 Route 35, South Salem, NY 10590, Sheet 31, Block 10805, Lot 45 (Maria and Javier Valencia, owners of record)

VI. MINUTES OF July 21, 2020.

VII. NEXT MEETING DATE: September 15, 2020.

KELLARD SESSIONS

John Kellard, P.E.
David Sessions, RLA, AICP
Joseph M. Cermele, P.E., CFM
Jan K. Johannessen, AICP

MEMORANDUM

TO: Chairperson Janet Andersen and
Members of Lewisboro Planning Board

CC: Ciorsdan Conran
Judson Siebert, Esq.
Joseph Angiello

FROM: Jan K. Johannessen, AICP
Joseph M. Cermele, P.E., CFM
Town Consulting Professionals

DATE: August 13, 2020

RE: William McArthur & Alejandra Salazar
40 Old Pond Road
Sheet 33C, Block 11155, Lots 16, 17 & 44

PROJECT DESCRIPTION

The subject property consists of three (3) tax lots totaling ±1.17 acres of land located at 40 Old Pond Road within the R-2A and R-4A Zoning Districts. The subject property contains a 3-bedroom residence, which is in a state of disrepair, along with a detached garage, asphalt driveway, septic system, potable water well and other ancillary residential improvements. The applicant is proposing the demolition of the existing residence and garage and construction of a new, 2-bedroom residence and detached 1-bedroom cabana. The subject property is located immediately adjacent to Lake Waccabuc and the majority of the proposed improvements are located within the Town's 150-foot wetland buffer. There are no proposed improvements to Tax Lot 17, meaning all proposed improvements will occur within the R-2A Zoning District.

SEQRA

The proposed action is a Type II Action and is categorically exempt from the State Environmental Quality Review Act (SEQRA).

REQUIRED APPROVALS

1. A Wetland Permit and Town Stormwater Permit is required from the Planning Board; a public hearing is required to be held on the Wetland Permit.

2. According to the applicant, the required area variances have been obtained from the Zoning Board of Appeals. A determination as to whether a frontage variance or 280-a variance is required must be made by the Building Inspector.

3. Westchester County Department of Health (WCDH) approval is required for the proposed septic tank.

4. An Individual Residential Stormwater Permit is required from the New York City Department of Environmental Protection (NYCDEP).

5. As disturbance will exceed 5,000 s.f. and as the property is located within the New York City Department of Environmental Protection (NYCDEP) East of Hudson Watershed, coverage under the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002) will be required.

6. A Floodplain Development Permit is required from the Town Building Inspector in accordance with Chapter 126, Flood Damage Prevention, of the Town Code.

REVIEW COMMENTS:

The applicant has responded to some of the comments outline in our July 16, 2020 memorandum; however, a number of the comments remain unaddressed and/or require that further information be provided. Given the number of outstanding comments and open questions, coupled with project changes, such as the elimination of the previously proposed lake-side restricted area and comments provided by the South Salem Fire Department, we recommend that no action be taken until a complete response to our July 16th memorandum is provided. Further, as previously discussed, the applicant should arrange a site visit with this office so that we may inspect the adjacent Westchester Land Trust property; the applicant should also schedule a staff meeting to review the open items, which generally include:

1. Ownership of Old Pond Road and potential additional area variances.

2. Response to Fire Department comments.

3. Formalization of agreements with the WLT (mitigation and use of existing improvements).

4. Stormwater management including response to prior comments and NYCDEP approval.

5. WCDH approval.

6. Adequacy of wetland mitigation, preparation of a planting plan, preparation of wetland mitigation implementation and maintenance plans.
7. Preparation of construction details.

8. Base flood elevation of the 100-year FEMA floodplain.

9. Submission of a signed and sealed survey.

10. Updated floor plans of the lake cabana.

Future submissions should include annotated responses to the comments contained within our July 16, 2020 memorandum.

PLANS REVIEWED, PREPARED BY J.D. BARRETT & ASSOCIATES, LLC, DATED JULY 27, 2020:

- Site Information Plan (Sheet 1 of 6)
- Adjacent Property Plan (Sheet 2 of 6)
- Zoning Conformance Plan (Sheet 3 of 6)
- Removals Plan and Site Plan (Sheet 4 of 6)
- Erosion Control Plan (Sheet 5 of 6)
- Wetland Buffer Mitigation Plan (Sheet 6 of 6)

PLANS REVIEWED, PREPARED BY ALP ENGINEERING, DATED JULY 24, 2020:

- Stormwater Management Plan (Sheets C-101 and C-111)

DOCUMENTS REVIEWED:

- Letter, prepared by J.D. Barrett & Associates, LLC, dated July 27, 2020
- Letter, prepared by ALP Engineering, dated July 24, 2020
- Stormwater Pollution Prevention Plan (SWPPP), prepared by ALP Engineering, dated July 24, 2020
- Wetland Mitigation Report, prepared by Stephen W. Coleman, dated July 27, 2020
- Property Surveys
- Teo Siguenza Architect Proposed First Floor Plan, dated July 27, 2020

JKJ/JMC/dc

TO: Town of Lewisboro Planning Board

FROM: Lewisboro Conservation Advisory Council

SUBJECT: McArthur and Salazar Residence
40 Old Pond Road

DATE: August 12, 2020

The Conservation Advisory Council (CAC) reviewed the applicant's submission of a sketch plan for a single-family home on Old Pond Road.

The new plan from McArthur and Salazar appears to be an improvement over the one submitted in 2019 by the previous owner. The property is both very rocky and has a steep slope down to the lake. The planned renovation and new construction for this project is entirely in the wetland buffer with the studio/cabana within 20 feet of Waccabuc Lake. Given the steepness and rockiness of the site and the close proximity to the lake, the CAC would like to have all actions specified in the constructions plan executed and monitored carefully and thoroughly to prevent sediment and construction materials from entering the lake.

The latest submission shows improvements both in the on-site SWPPP and the wetland mitigation plan including more plantings near the lake front.

The use of dry wells as a septic system continues to concern the CAC given the amount of rock and lack of soil suitable for infiltration.

The CAC would also like to see a list of the types plantings in the mitigation plan.

SOUTH SALEM VOLUNTEER FIRE DEPARTMENT

PO Box 191 – 1190 Route 35
South Salem, New York 10590

TO: **Janet Andersen, Planning Board Chair**

FROM: **Chief Michael Devito**

SUBJECT: **40 Old Pond Road**

DATE: **July 29, 2020**

Thank you for giving the South Salem Fire Department the opportunity to review and make recommendations to the McArthur/Salazar's proposed site plan.

The residence is located at the end of Old Pond Road, which as you are aware, is a very narrow roadway with very limited access. It is my recommendation that the installation of a dry hydrant strongly be considered. This would allow the fire department access to water at Lake Waccabuc for fighting any potential fires on the site. In addition, the installation of a fire sprinkler system throughout the structure is also recommended.

Very truly yours,

Michael Devito
Chief

TOWN OF LEWISBORO

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Lewisboro, Westchester County, New York will convene a Public Hearing on August 18, 2020 at 7:30 p.m., or soon thereafter, using the videoconferencing app Zoom, regarding the following:

Cal# 91-19WP, Cal# 10-19SW

Application for Wetland Activity Permit Approval and Stormwater Permit Approval for the McArthur and Salazar Residence and Cottage, 40 Old Pond Road, South Salem, Sheet 33C, Block 11155 Lots 16, 17 & 44 (Old Pond Properties, LLC, owner of record) in connection with the demolition of the existing residence and garage and construction of a new, 2-bedroom residence and detached 1-bedroom lakeside cabana. The subject property is located at 40 Old Pond Road, consists of three lots of approximately 1.17 acres and is located within a Two Acre One-Family Residential District.

Public health and safety concerns related to the COVID-19 virus mean that the Planning Board will not be meeting in person. Per Governor Cuomo's Executive Order No. 202.1, this meeting will be held via Zoom and a transcript will be provided at a later date. The public will have the opportunity to review digital copies of materials and proposed site documents at https://www.lewisborogov.com/planningboard

Interested members of the public are encouraged to provide written comments prior to or during the virtual meeting by emailing Ciorsdan Conran, Planning Board Administrator, at planning@lewisborogov.com Please check the meeting agenda posted on the Board's web page for additional instructions and updates.

The public may view or participate through the Zoom app at https://zoom.us/j/91029561263 by clicking "Join a Meeting," and entering Meeting ID: 910 2956 1263. You may call in to the Zoom meeting at 1-929-205-6099 when prompted, enter 910 2956 1263.

Persons wishing to object to the application should file a notice of objection with the Planning Board together with a statement of the grounds of objection prior to the closing of the Public Hearing. All interested parties are encouraged to view the Public Hearing and all will be provided an opportunity to be heard.

PLANNING BOARD
TOWN OF LEWISBORO
By: Janet Andersen
Chair

Dated: July 31, 2020

The Town of Lewisboro is committed to equal access for all citizens. Anyone needing accommodations to view or participate in this meeting is encouraged to notify the Administrator to the Planning Board in advance.

J.D. BARRETT & ASSOCIATES, LLC
www.jdbarrett.com
Landscape Architects • Site Planners • Environmental Scientists

July 27, 2020

Ms. Janet Andersen, Chair
Town of Lewisboro Planning Board (PB)
79 Bouton Road
South Salem, NY 10590-1430

Re: McArthur & Salazar Residence
40 Old Pond Road – 1.1719 Acres
Sheet 33C, Block 11155, Lots 16, 17, 44

Dear Chair Andersen and Members of the PB:

We enclose new and revised information for the PB's continued review of the application. Updated information provided is offered to address comments discussed at the July 2020 PB meeting as well as comments contained in the Kellard Sessions Review Memo, dated July 16, 2020.

We enclose three copies of the following information:

- This explanatory **Cover Letter**, prepared by J.D. Barrett & Associates, LLC, dated July 27, 2020.
- **Revised Site Plans** for the project, prepared by J.D. Barrett & Associates, LLC, dated July 27, 2020, including:
  - Sheet 1 of 6 Site Information Plan
  - Sheet 2 of 6 Adjacent Property Plan
  - Sheet 3 of 6 Zoning Conformance Plan
  - Sheet 4 of 6 Removals Plan and Site Plan
  - Sheet 5 of 6 Erosion & Sediment Control Plan
  - Sheet 6 of 6 Wetland Buffer Mitigation Plan
- A **Wetland Mitigation Report**, prepared by Stephen W. Coleman Environmental Consulting, LLC, dated July 27, 2020.
- **Revised Stormwater Engineering Plans & Stormwater Pollution Prevention Plan (SWPPP)**, prepared by ALP Engineering, dated July 24, 2020.
  - Sheet 1 of 2 C-101
  - Sheet 2 of 2 C-111
- Reduced sized **Property Survey** for 40, 35 & 36 Old Pond Road, prepared by J.D. Barrett & Associates, LLC, dated July 27, 2020.
- Revised **Architectural Plan**, entitled "McArthur Lake Studio, First Floor Plan", prepared by Teo Siguenza Architect, dated July 27, 2020, including:

The following information has been prepared in response to the Kellard Sessions Memo, dated July 16, 2020.

109 Sport Hill Road Easton, Connecticut 06612 **Phone 203•372•5805** Fax 203•372•0499 jeri@jdbarrett.com

Review Comments

1. Re: Ownership of Old Pond Road

   1-A. The applicant and project team have worked with the Building Inspector to investigate the ownership question of the road. We have now pieced together three surveys of the properties surrounding the subject section of Old Pond Road that provides access to Old Pond Road. The properties include:
   - 40 Old Pond Road-McArthur (subject of application)
   - 36 Old Pond Road-Gureasko (neighbor to east of subject property)
   - 35 Old Pond Road-McArthur Residence

   Based on the surveys, it would appear that Old Town Road is a Town owned 20' wide R.O.W., given that the Gureasko northern property line and McArthur southern property line are separated by 20' and positioned on opposite sides of Old Pond Road. (See Sheet 2 of 6, Adjacent Property Plan.)

   1-B. The site plan has been provided to the Fire Department for review in connection with emergency access to the property.

   1-C. The subject property fronts on Old Pond Road at the 20' wide Old Pond Road R.O.W. Minimum required frontage for a lot in the R-2A zone is 25'. Once the project receives approval from the PB, the applicant will request a five-foot variance from the ZBA to meet the minimum frontage width requirement. Tentatively, the matter will be discussed at the August 2020 ZBA meeting.

2. Re: Wetland Mitigation

   We have updated the Wetland Mitigation Plan to provide more on-site planting mitigation on 40 Old Pond Road and reduce the off-site mitigation required on the Westchester County Land Trust (WLT) property in order to achieve 1:1 wetland buffer disturbance to mitigation ratio. In total, approximately 16,696 SF of wetland buffer mitigation will be required to offset that same amount of wetland buffer disturbance required to install the project. Sheet 6 of 6, the Wetland Mitigation Plan, now shows clouded areas on the properties where planting mitigation can take place. We estimate that we have provided approximately 17,104 SF of proposed mitigation where approximately 12,018 SF of on-site mitigation can be achieved on the property, thereby requiring the balance of the wetland mitigation work occur off site on the adjacent WLT property, or approximately 5,086 SF. The formal agreement between McArthur and the WLT will be provided once it becomes available. A site walk with the Town Planner shall be arranged to discuss the suitability of off-site mitigation on the lands of the WLT.

3. Re: Off Site Mitigation

   The applicant is currently in discussions with the WLT regarding an easement or license agreement which will officially document the applicant's rights to perform wetland mitigation and maintenance on the lands of the adjacent WLT property, including drainage improvements, invasive plant removals and replanting with native species. The WLT has already verbally advised the applicant that it intends to grant permission to the applicant for the stated mitigation purposes. The formal agreement will also document the applicant's right to continue to use the existing patio and landing on the lands of the WLT directly adjacent to his property. Once the official documents are available, they

will be provided to the PB, however, the WLT has advised the applicant that typically the WLT requires adequate lead time to prepare their documents, i.e., several months. It is requested that the PB grant the project conditional approval to proceed with the offsite mitigation work, pending receipt of the formal agreement between the WLT and McArthur. Please see the attached Wetland Mitigation Report, prepared by Stephen W. Coleman Environmental Consulting, LLC, dated July 27, 2020 that discusses the benefits to Lake Waccabuc from the proposed offsite mitigation.

4. Re: Development Restrictions Along Lake
   The applicant no longer proposes a development restriction along the lake frontage. Instead, the mitigation planting plan shall be expanded to propose a planted buffer strip between the lake and developed area to the north. A 25' grassed areas shall be provided between the lakeside cabin and existing dock to facilitate access to the lake. (See Mitigation Planting Plan, sheet 6 of 6).

5. Re: Seawall Repairs
   The existing seawall is in good condition. There are a few areas of loose stones and undermining of the wall by the lake coast. These localized areas shall be repaired by masons working by hand, in boots, at the lake edge to repair the walls with native stones and hydraulic cement. The wall work required is minor in nature.

6. Re: Outside Agency Approvals
   As the outside agency approvals become available, they will be provided to the PB.

7. Re: Patio on Adjacent Property
   The WLT has indicated to the applicant that it intends to grant permission for the applicant to continue to use the existing patio on their land. The formal agreement between McArthur and the WLT shall be provided to the PB, when it becomes available.

8. Re: Wall in Excess of 4' Height
   Any walls in excess of 4' in height shall be designed by a NYS licensed professional engineer to the Town Engineer's satisfaction.
9. Re: WCDH – Floor Plan
   The architect has amended his floor plans to match the WCDH approved floor plans. See information provided by Teo Siguenza Architect, PC.

10. Re: Signed & Sealed Survey
    The applicant shall authorize the project surveyor to update the survey, as needed, and certify same to Billy McArthur and Alejandra Salazar. It will be provided to the PB once it becomes available.

11. Re: Property Line Metes & Bounds
    We have added the property line metes and bounds to the Existing Conditions Plan, Sheet 1 of 6.

12. Re: FEMA Boundary Limit Line
    The FEMA information we have sourced thus far is not elevational specific at this time. Once we determine the actual elevation of the FEMA Flood Line Boundary, we shall add same to the plan. We are currently working on this item with the Building Department.

13. Re: Construction Details
    Once the site plan layout is approved by the PB, the applicant shall provide construction details for final site plan review and issuance of the Building Permit.

14. Re: Limits of Disturbance
    The site plan shows a grading limit line (gll) that depicts the limits of site grading/disturbance to install the improvements. The area within the gll has been calculated at 19,807 SF. This amount of disturbance within the 150' wetland buffer is 16,696 SF. The latter sets the 1:1 mitigation ratio of mitigation proposed to disturbance proposed. Once the site plan is approved and before the Building Permit is issued, the applicant shall have the approved gll staked and the appropriate protection fencing shall be installed for inspection by the Town.

15. Re: Stormwater Calculations
    Please refer to the ALP Engineering Report, revised map and cover letter that addresses comments 15-21.

Summary

The applicant and his team are grateful for the PB's continued consideration for this project. We look forward to discussing the project with the PB at the August 18, 2020 PB Public Hearing for the project.

Respectfully submitted,

Jeri Barrett

Jeri D. Barrett, R.L.A.
Enc.
cc: William McArthur/Alejandra Salazar
Michael Sirignano, Esq.
Teo Siguenza, RA
ALP Engineering

STEPHEN W. COLEMAN
ENVIRONMENTAL CONSULTING, LLC

Environmental Planning & Site Analysis
Wetland Mitigation & Restoration Plans
Wetland Delineation & Assessment
Natural Resource Management
Pond & Lake Management
Wildlife & Plant Surveys
Breeding Bird Surveys
Landscape Design

July 27, 2020

Ms. Janet Andersen, Chairperson
Town of Lewisboro Planning Board (PB)
Town Offices – 79 Bouton Road
South Salem, New York 10590-1430

Re: McArthur Property, 40 Old Pond Road, Sheet 33C, Block 11155, Lots 16,44, 17 – Wetland Mitigation Report

Dear Chairperson Andersen and Members of the PB:

The Wetland Mitigation Plan has been updated as requested to provide more on-site mitigation that will assist with filtering of any nutrients from adjacent lawn areas, and impervious surfaces that may enter Lake Waccabuc during storm events. Please refer to Sheet 6 of 6 "Wetland Mitigation Plan" which shows the approximate location where mitigation will take place. The total amount of wetland buffer disturbance is approximately 16,696 SF. We currently estimate that only 12,018 SF of on-site mitigation can be achieved on the property. As previously discussed, in order, to meet the 1:1 wetland buffer disturbance to mitigation ratio, the remaining mitigation balance of approximately 5,086 SF, will occur off site on the adjacent WLT property.

Off Site Mitigation Benefits

The benefit of the offsite mitigation is to allow the applicant to meet the required 1:1 mitigation replacement ratio, and to also improve water quality for Lake Waccabuc. The drainage channel improvements on the adjacent property owned by the Westchester Land Trust will help improve the water quality of Lake Waccabuc from untreated runoff and erosion of sediment that now occurs from the existing drainage channel during storm events. Overtime, the drainage channel has eroded and become unstable due to prior storm events. The restoration plans will optimize the ability of the drainage channel to temporarily store and treat surface and stormwater runoff that occurs from existing conditions and, also from the proposed improvements. The permanent stabilization, re-planting and temporary storage within the channel will result in a reduction in overall phosphorus, which is the main nutrient that impacts water quality in Lake Waccabuc.

The drainage channel restoration will result in improvement of available habitat for resident wildlife species. This will be accomplished via the removal of invasive plant species that have become dominant along the drainage channel, and an extensive re-planting effort with native ground covers and shrubs. The invasive plant species will be removed with techniques that will minimize disturbance to the steeply sloped areas. In addition, a dense planting of native grasses and perennials are proposed at the outlet of the drainage channel to function as an additional vegetative filter strip. The vegetative strip will allow another opportunity to filter and trap nutrients (excess phosphorus) that may be present within the stormwater prior to any discharge that may occur along the shoreline.

Summary

The off-site mitigation is considered an essential component of the overall wetland buffer mitigation strategy. Implementation allows the further opportunity to reduce the impacts from re-development of 40 Old Pond Road, and to assist with nutrient reduction, and improvements to water quality, for Lake Waccabuc. It is our hope that the additional information is helpful to the PB's ongoing review of this project.

Sincerely,

Stephen W. Coleman

Stephen W. Coleman Environmental Consulting, LLC
SWC/tbh
cc: William McArthur/Alejandra Salazar
Michael Sirignano, Esq.
Jeri Barrett, R.L.A.
Alan Pilch, P.E.
Michael Campbell, P.E.

ALP Engineering
& Landscape Architecture, PLLC

July 24, 2020

Chairperson Janet Anderson and Members of the Planning Board
Town of Lewisboro
11 Main Street
South Salem, NY 10590

Re: William McArthur and Alejandra Salazar
40 Old Pond Road
Sheet 33C, Block 11155, Lots 16, 17 and 44

Honorable Chairperson Anderson and Members of the Planning Board:

This letter addresses the stormwater management comments 15 through 21 from the Memorandum to the Planning Board dated July 16, 2020. Each of the comments appears below in italics followed by the response.

For your review and consideration, enclosed are the following drawings and reports:

Drawing No.:	Drawing Title:	Rev. Date:
Dwg. C-101	Stormwater Management Plan	07/24/2020
Dwg. C-111	Construction Details	07/24/2020

Stormwater Pollution Prevention Plan report, revised date July 24, 2020.

15. The stormwater calculations provided indicate that an infiltration rate of two (2) inches/hour was used when designing the raingarden. Testing is required to confirm the infiltration rate, which shall be witnessed by this office. All soil test results shall be noted on the stormwater plans.

Response: The drainage area to what was designated in the previous submission as a "rain garden" has been modified to include the area between the wall to the north of the proposed driveway and the coir log to be installed on the slope. As a result, the drainage area to the stormwater management practice is 2,238 square feet, which exceeds the maximum 1,000 square foot total contributing drainage area as noted in the 2015 New York State *Stormwater Management Design Manual* (SMDM). In addition, as is noted in comment 17, the natural

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

slope of the ground surface exceeds 15% in the location where the rain garden was located. For these reasons, the stormwater feature has been termed a "depressed planting area".

Furthermore, as is noted in the SMDM, treatment of larger drainage areas should incorporate the design elements of bioretention practices. Since bioretention practices would require a planting soil mix depth of 4 feet, and it is very likely that bedrock would be encountered on the slope at much shallower depths. For these reasons, the stormwater modeling of the post-development conditions of the depressed planting area and does *not* include an exfiltration rate. Finally, it is also proposed to install 4" diameter perforated pipes as an underdrain to the feature.

16. Rain garden sizing calculations shall be based on the required water quality volume (WQv). The greater volume from the 1-year, 24-hour rainfall or the 90% rainfall event shall be used.

Response: As is noted in the response to comment 16, the landscaped area between the upper paved area and lower paved area is termed in the revised plans as a "depressed planting area". Although some water quality treatment may occur in the depressed planting area from biological uptake, the feature will not be able to meet the *Stormwater Management Design Manual* criteria for a rain garden or a bioretention facility.

17. As per the NYSDEC Stormwater Design Manual, infiltration practices shall be installed in virgin soils and cannot be installed on slopes greater than 15%. The proposed rain garden is located on slopes greater than 15%; the plan shall be revised accordingly.

Response: So noted. The constraints of the property make the use of an infiltration system infeasible. As noted above, the natural ground slope must be less than 15%. Furthermore, the separation requirements also include: (a) for a septic system – minimum of 50 feet separation from a septic system if the infiltration system is horizontal or below the SSTS and not permitted if above the SSTS, and (b) for the potable water well, a minimum of 100 feet separation of the well from a surface recharge absorption system for stormwater runoff from a driveway. As a result, there is unfortunately no feasible location on the property in which to locate a stormwater management practice that incorporates infiltration.

18. The location of the existing septic area has been shown on the plan. A note shall be added to the plans indicating that the system shall be cordoned off during construction.

Response: A note has been added to the stormwater management plan. In addition, a note will be added to the Erosion and Sediment Control Plan prepared by Jeri D. Barrett and Associates.

19. The plan shall demonstrate that all required WCDH setbacks and separation distances associated with existing septic, well and drainage structures have been maintained, including the proposed curtain drain.

Response: Drawing C-101 depicts the 25-foot setback for piped drainage from the existing septic system on the property as per the Westchester County Department of Health regulations. (Since no drywells are proposed, the 50-foot setback does not apply). The minimum distance of any piped drainage from the SSTS is 31 feet, in excess of the minimum that is required. The proposed curtain drain will be upgradient of the existing SSTS. The Health Department requires a minimum 15-foot separation between an upgradient curtain drain and an SSTS. A separation distance of over 26 feet is provided between the SSTS and proposed curtain drain.

20. The Notice of Intent (NOI) requires the signatures of the preparer and of the owner. Further, Question #12 shall be answered "Yes", as the property is located within a watershed of an AA or AA-S waterbody.

Response: Question #12 has been answered yes. The form is signed, as requested.

21. Pre- and post-condition drainage maps shall be submitted for reference with the Stormwater Pollution Prevention Plan (SWPPP).

Response: Pre- and post-redevelopment drainage area maps are attached to the amended SWPPP report.

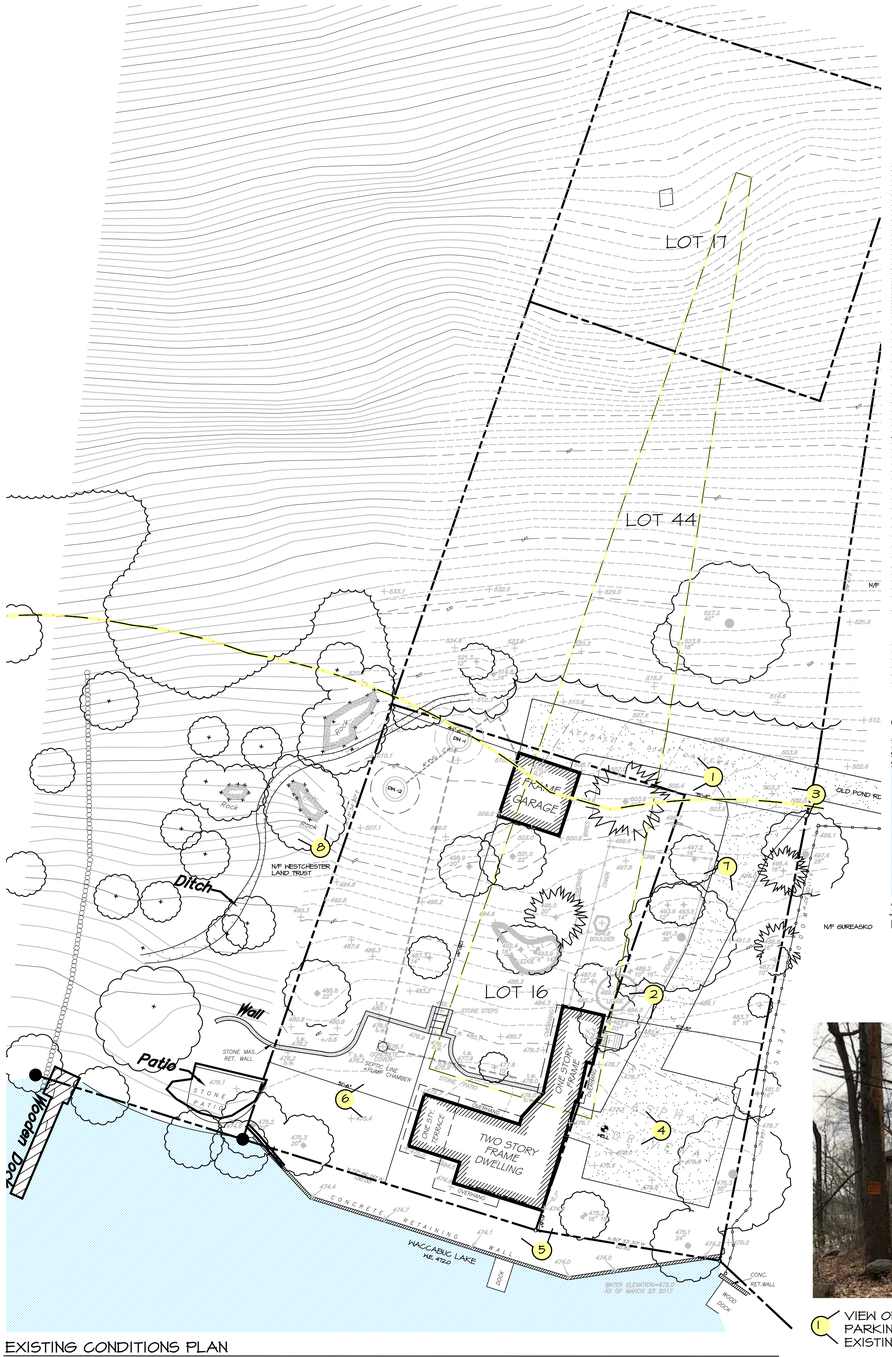
Should you have any questions regarding the amended plans or SWPPP report, please feel free to call me at (475) 215-5343.

Sincerely,

ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC

Alan L. Pilch, P.E., R.L.A.
Principal

cc: William McArthur and Alejandra Salazar
Jeri Barrett

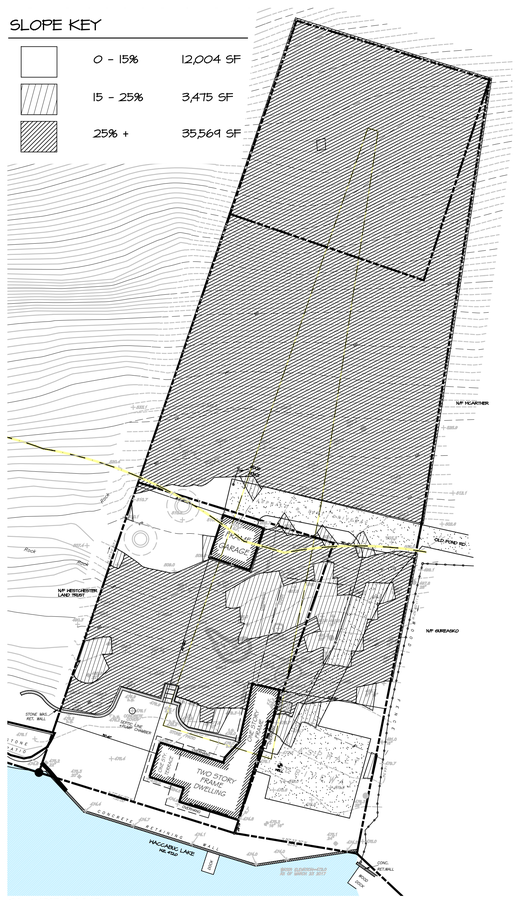


EXISTING CONDITIONS PLAN

1" = 20'

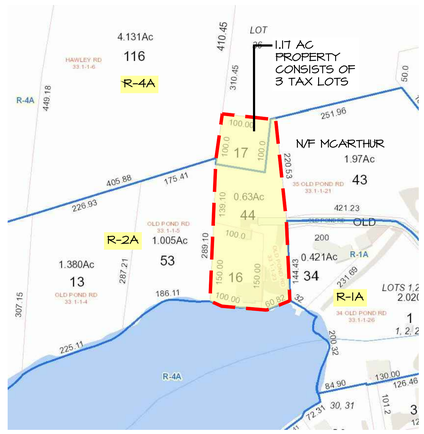
SLOPE KEY

	0 - 15%	12,004 SF
	15 - 25%	3,475 SF
	25% +	35,569 SF



SLOPE MAP

1" = 30'



ZONE MAP

NTS

GENERAL NOTES

1. THESE PLANS ARE PREPARED FOR REVIEW BY THE TOWN OF LEWISBORO PLANNING AND ZONING BOARDS FOR PROPOSED RENOVATIONS TO THE EXISTING STRUCTURES AND SITE FEATURES.

2. THIS SET OF PLANS HAS BEEN PREPARED SPECIFICALLY FOR THE CONTINUED REVIEW FOR THE PLANNING BOARD.

3. IT IS ENVISIONED THAT THE THREE TAX LOTS THAT COMPRISE THE PROPERTY SHALL BE MERGED INTO ONE TAX LOT.

4. PROPERTY OWNER, CONTACT AND APPLICANT FOR THIS APPLICATION IS BILLY MCARTHUR, 35 OLD POND ROAD, LEWISBORO, NEW YORK.

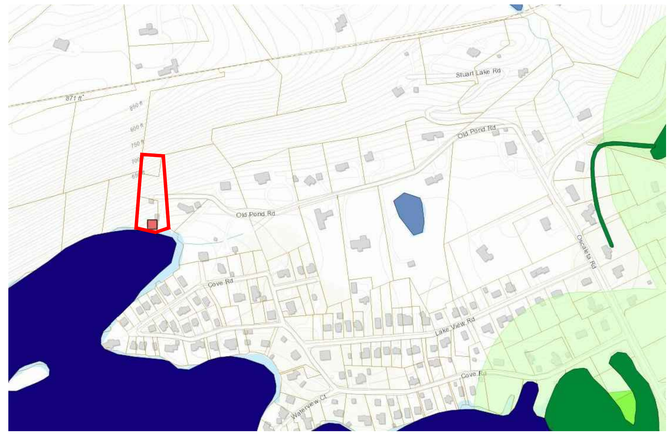
5. SURVEY INFORMATION FOR THE PROJECT HAS BEEN PREPARED BY LINK SURVEYORS, MAHOPAC, NEW YORK.

6. SITE PLANS HAVE BEEN PREPARED BY J.D. BARRETT & ASSOCIATES, LLC., EASTON, CT, LANDSCAPE ARCHITECTS AND ENVIRONMENTAL PLANNERS,

7. ARCHITECTURAL PLANS HAVE BEEN PREPARED BY TEO SIGUENZA ARCHITECTS, BEDFORD, NEW YORK.

8. SEPTIC INVESTIGATION PERFORMED BY CAMPBELL ENGINEERING LLP, MILLWOOD, NY.

9. STORMWATER MANAGEMENT SYSTEM TO BE DESIGNED BY ALP ENGINEERING, RIDGEFIELD CT



LOCATION MAP/ DEC WETLANDS MAP

NTS



BIRDS EYE AERIAL - 40 OLD POND ROAD

NTS

DRAWING INDEX

SH. 1 OF 6	SITE INFORMATION PLAN
SH. 2 OF 6	ADJACENT PROPERTY PLAN
SH. 3 OF 6	ZONING CONFORMANCE PLAN
SH. 4 OF 6	REMOVALS PLAN AND SITE PLAN
SH. 5 OF 6	EROSION & SEDIMENT CONTROL PLAN
SH. 6 OF 6	WETLAND BUFFER MITIGATION PLAN

SITE INFORMATION PLAN

Prepared For :

MCARTHUR PROPERTY
40 OLD POND ROAD
LEWISBORO, NEW YORK
SEC. 33 C, Block 11155, Lots 16, 17 & 44
Area: 1.1719 acres

Attorney
MICHAEL FULLER SIRIGNANO
OLD POST ROAD PROFESSIONAL BUILDING
842 ROUTE 35, PO BOX 784
CROSS RIVER, NY 10518
Tel. 914-763-5500

Plan Prepared By :
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Surveyor :
LINK SURVEYORS, P.C.
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MAHOPAC, NEW YORK 10541
TEL: 845.628.5857 FAX 845.621.0013

Date: December 16, 2019
Rev: April 29, 2020
Rev: June 30, 2020
Rev: July 27, 2020

REGISTERED LANDSCAPE ARCHITECT JOHN D. BARRETT 001342 STATE OF NEW YORK

NORTH

SHEET: 1 OF 6



4 VIEW WEST TOWARD EXISTING HOUSE TO BE RENOVATED. DOMESTIC WELL FOR PROPERTY IS POSITIONED UNDER DRIVEWAY.



5 VIEW TOWARD BACK OF EXISTING HOUSE THAT FRONTS ON LAKE. NOTE FLAT YARD AREAS ADJACENT TO HOUSE.



6 VIEW OF EAST OF EXISTING HOUSE TO BE REMOVED AND REPLACED W/ LAKESIDE STUDIO. PROPERTY ENJOYS APPROXIMATELY 160 FT OF LAKE FRONTAGE.



7 VIEW SOUTH TOWARD EXISTING HOUSE AND DRIVEWAY AT LEFT. FENCING TO BE REMOVED. LARGE LEANING OAK AT LEFT PHOTO TO BE REMOVED, ALONG WITH SMALLER TREES.



8 VIEW WEST OVER EX DRAINAGE CHANNEL AND OPPOSING ROCK OUTCROPS. GABION BASKETS SHALL BE INSTALLED BETWEEN THE OUTCROPS TO CREATE A SEDIMENT SUMP IN THE DRAINAGE CHANNEL TO CAPTURE SUSPENDED SEDIMENT FOR ROUTINE REMOVAL BEFORE IT CAN ENTER THE LAKE. NOTE PRESENCE OF INVASIVE JAP. BARBARRY TO BE REMOVED



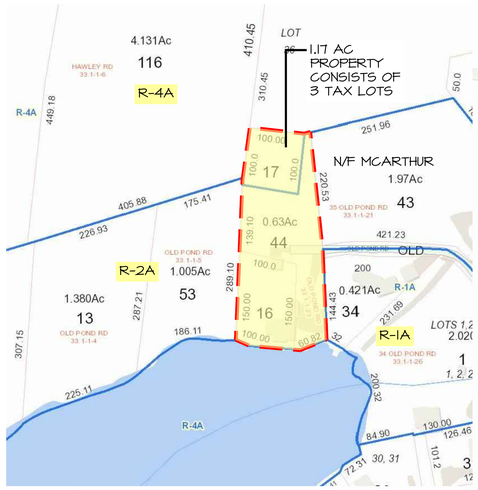
1 VIEW OF EXISTING GARAGE AND DRIVEWAY PARKING AREA AT NORTH OF PROPERTY. EXISTING SEPTIC AREA IS BEHIND GARAGE.



2 VIEW SOUTH TOWARD EXISTING HOUSE AND LAKE. EXISTING DRIVEWAY IS AT LEFT OF PHOTO. HOME IS IN SEVERE STATE OF DISREPAIR.



3 VIEW WEST TOWARD EXISTING HOUSE AND GARAGE FROM DRIVEWAY. BOTH STRUCTURES TO BE RENOVATED. MAJORITY OF DRIVEWAY TO BE REMOVED.



ZONE MAP
NTS

N/F MCARTHUR
40 OLD POND ROAD

N/F BUTTENWIESER

N88°44'32"E 228.18'

251.96'

MONUMENT FOUND

S16°22'08"E

N/F GRANT

TOTAL AREA: 2.049 ACRES
SHEET 33-C, BLOCK 11155, LOT 43

CONSERVATION EASEMENT
AREA = 1.470 ACRES

N/F MCARTHUR
35 OLD POND ROAD

N1°25'59"E

181.20'

S10°45'26"E

PIPE FOUND

N86°45'43"W 40.13'

S85°18'15"E 40.12'

S13°23'12"W 38.48'

S88°21'20"W

CROSS CUT

CONCRETE

PATIO

PROPANE TANK

WELL

Dear P

S77°28'08"E 24.00'

S12°31'52"W 30.00'

N77°28'08"W 84.87'

WATER RETENTION AREA

TWO STORY FRAME RESIDENCE

OPEN PORCH

MACADAM

DRIVE

N73°24'26"W 50.56'

S72°09'00"E 48.93'

S76°12'40"E 10.95'

OVERHEAD SERVICE WIRES

POLE

GUY WIRE

DIRT DRIVE

ONE STORY FRAME

FENCE

CELLAR STEPS

FR. SHED

PROPANE TANK

58.6'

ROUGH STONE WALL

OLD POND ROAD

134.87'

N30°49'40"W

POLE W/WIRES

EX WELL

CLEARED AREA

N50°31'04"W 53.95'

IRON ROD FOUND

213.51'

N81°30'23"W 24.03'

N/F CASMER

N/F GUREASKO
36 OLD POND ROAD
AREA: 0.421 AC.

N/F GRANT

LAKE WACCABUC

WATER ELEVATION=472.0 AS OF MARCH 23 2017

WOOD DOCK

DOCK

STONE MAS. RET. WALL

STONE PATIO

CONCRETE RETAINING WALL

STONE STEPS

STONE PATIO

ONE STORY FRAME

OVERHANG

CONCRETE TERRACE

TWO STORY FRAME DWELLING

ASPHALT DRIVEWAY

IRON PIN FOUND

FRAME GARAGE

ASPHALT & DIRT DRIVEWAY

FENCE

WOOD

WIRE

LINK

N19°54'30"E

N72°46'00"W 100.00'

S11°33'30"E 60.82'

N10°33'30"W

LANDS OF WESTCHESTER LAND TRUST Liber 11734, Pg. 232

PHYSICAL BOUNDS



6 VIEW SOUTH ALONG OLD POND RD IN CLEARED AREA ADJACENT TO ROAD AREA. CAN BE USED TO TURN AROUND LARGE VEHICLES. OLD WELL AT RIGHT PHOTO



7 VIEW SOUTHEAST TO CLEARED AREA ADJACENT TO OLD POND RD. OLD WELL AT RIGHT. AREA SUITABLE TO TURN AROUND EMERGENCY VEHICLES



8 VIEW EAST ALONG OLD POND RD. ROAD WIDTH IS CONSTANT ALL ALONG OLD POND RD AT 18-20' WIDE



1 VIEW WEST ALONG OLD POND RD MCARTHER HOME AT 35 OLD POND RD AT RIGHT



2 VIEW WEST ALONG OLD POND RD THAT LEADS TO SUBJECT PROPERTY



3 VIEW WEST TO 40 OLD POND RD GUREASKO PROPERTY FENCE AT LEFT



4 VIEW EAST ALONG OLD POND RD FROM SUBJECT 40 OLD POND RD LOT



5 VIEW EAST ALONG OLD POND RD GUREASKO PROPERTY AT RIGHT. MCARTHER PROPERTY AT LEFT. OLD POND ROAD IN CENTER PHOTO

ADJACENT PROPERTY PLAN

Prepared For :
MCARTHUR PROPERTY
40 OLD POND ROAD
LEWISBORO, NEW YORK
SEC. 33 C, Block 11155, Lots 16, 17 & 44
Area: 1.1719 acres

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MAHOPAC, NEW YORK 10541
TEL: 845.628.5857 FAX 845.621.0013

Scale: 1" = 20'

Date: July 27, 2020

NORTH

SHEET: 2 OF 6



1 COTTAGE FRONT ELEVATION



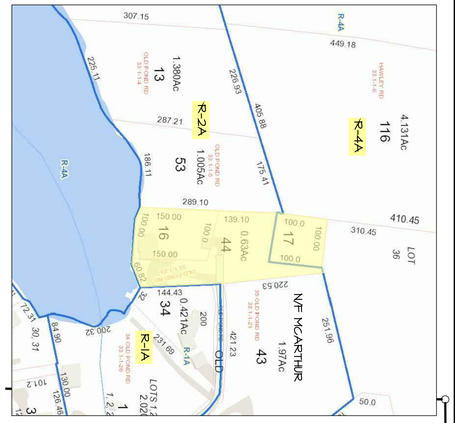
2 COTTAGE REAR ELEVATION



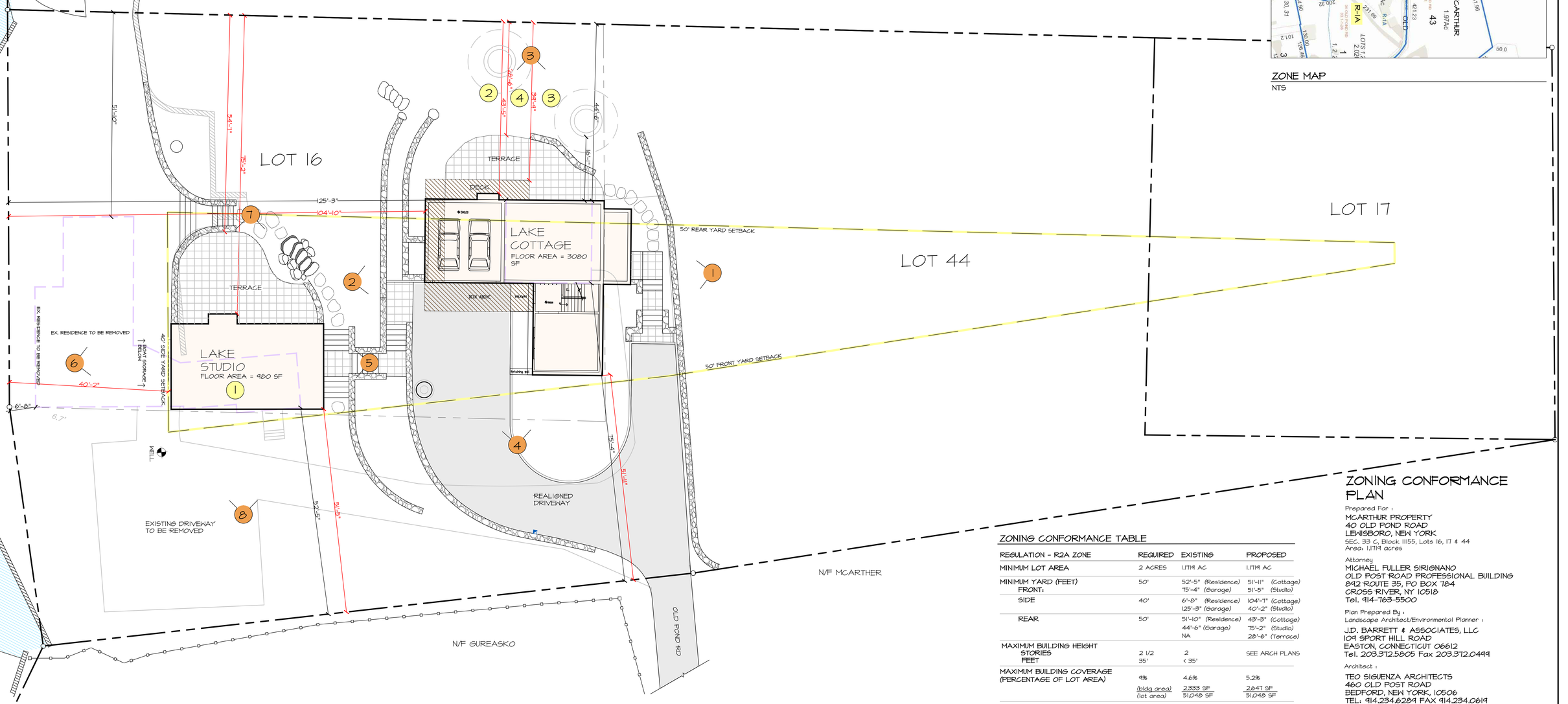
3 COTTAGE RIGHT SIDE ELEVATION



4 COTTAGE LEFT SIDE ELEVATION

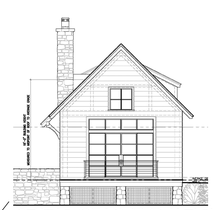


ZONE MAP
NTS

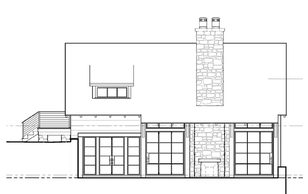




5 STUDIO FRONT ELEVATION



6 STUDIO REAR ELEVATION



7 STUDIO RIGHT SIDE ELEVATION



8 STUDIO LEFT SIDE ELEVATION

ZONING CONFORMANCE TABLE

REGULATION - R2A ZONE	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	2 ACRES	1.1719 AC	1.1719 AC
MINIMUM YARD (FEET) FRONT:	50'	52'-5" (Residence) 75'-4" (Garage)	51'-11" (Cottage) 51'-5" (Studio)
SIDE	40'	6'-8" (Residence) 125'-3" (Garage)	104'-7" (Cottage) 40'-2" (Studio)
REAR	50'	51'-10" (Residence) 44'-6" (Garage) NA	43'-3" (Cottage) 75'-2" (Studio) 28'-6" (Terrace)
MAXIMUM BUILDING HEIGHT STORIES FEET	 2 1/2 35'	 2 < 35'	 SEE ARCH PLANS
MAXIMUM BUILDING COVERAGE (PERCENTAGE OF LOT AREA)	9% (bldg area) (lot area)	4.6% 2,333 SF 51,048 SF	5.2% 2647 SF 51,048 SF
ACCESSORY STRUCTURE FLOOR AREA (MAX)	600 SF	444 SF (Garage)	980 SF (Studio)

ZONING VARIANCE REQUESTS*

NOTE: REQUESTED ZONING VARIANCES WERE APPROVED BY THE ZBA AT ITS JUNE 24TH MEETING.

		CODE SECTION
1	AREA VARIANCE * PROPOSED LAKE STUDIO FLOOR AREA OF 980 SF EXCEEDS PERMITTED MAX OF 600 SF FOR AN ACCESSORY STRUCTURE. AREA VARIANCE OF 380 SF REQUESTED.	ARTICLE IV Sec. 220-23D (11)
2	YARD SETBACK VARIANCE * PROPOSED LAKE COTTAGE REAR YARD SETBACK OF 43'-5" IS LESS THAN REQUIRED 50' FOR R-2A ZONE. REAR YARD SETBACK VARIANCE OF 6'-7" REQUESTED.	ARTICLE IV Sec. 220-23E
3	YARD SETBACK VARIANCE * PROPOSED DECK REAR YARD SETBACK OF 38'-9" IS LESS THAN REQUIRED 50'. REAR YARD SETBACK VARIANCE OF 10'-3" REQUESTED.	ARTICLE IV Sec. 220-23E
4	YARD SETBACK VARIANCE * PROPOSED TERRACE REAR YARD SETBACK OF 28'-6" IS LESS THAN REQUIRED 50'. REAR YARD SETBACK VARIANCE OF 21'-6" REQUESTED.	ARTICLE IV Sec. 220-23E

ZONING CONFORMANCE PLAN

Prepared For :
MCARTHUR PROPERTY
40 OLD POND ROAD
LEWISBORO, NEW YORK
SEC. 33 C, Block 11155, Lots 16, 17 & 44
Area: 1.1719 acres

Attorney
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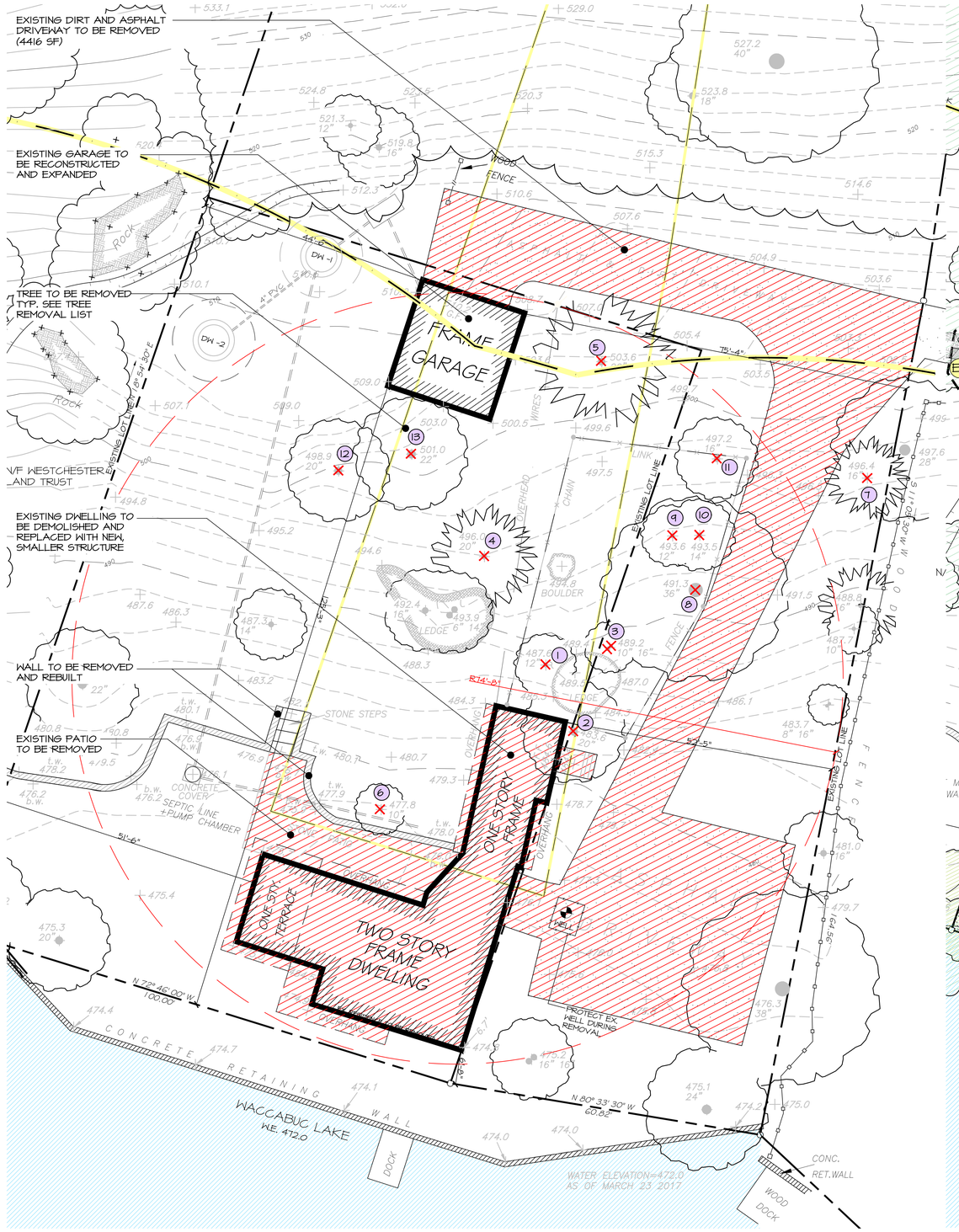
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TEL: 845.628.5857 FAX 845.621.0013

LICENSED LANDSCAPE ARCHITECT
DAVID BARRETT
001342
STATE OF NEW YORK

NORTH

0' 10' 20'

Date: April 29, 2020
Rev: June 30, 2020
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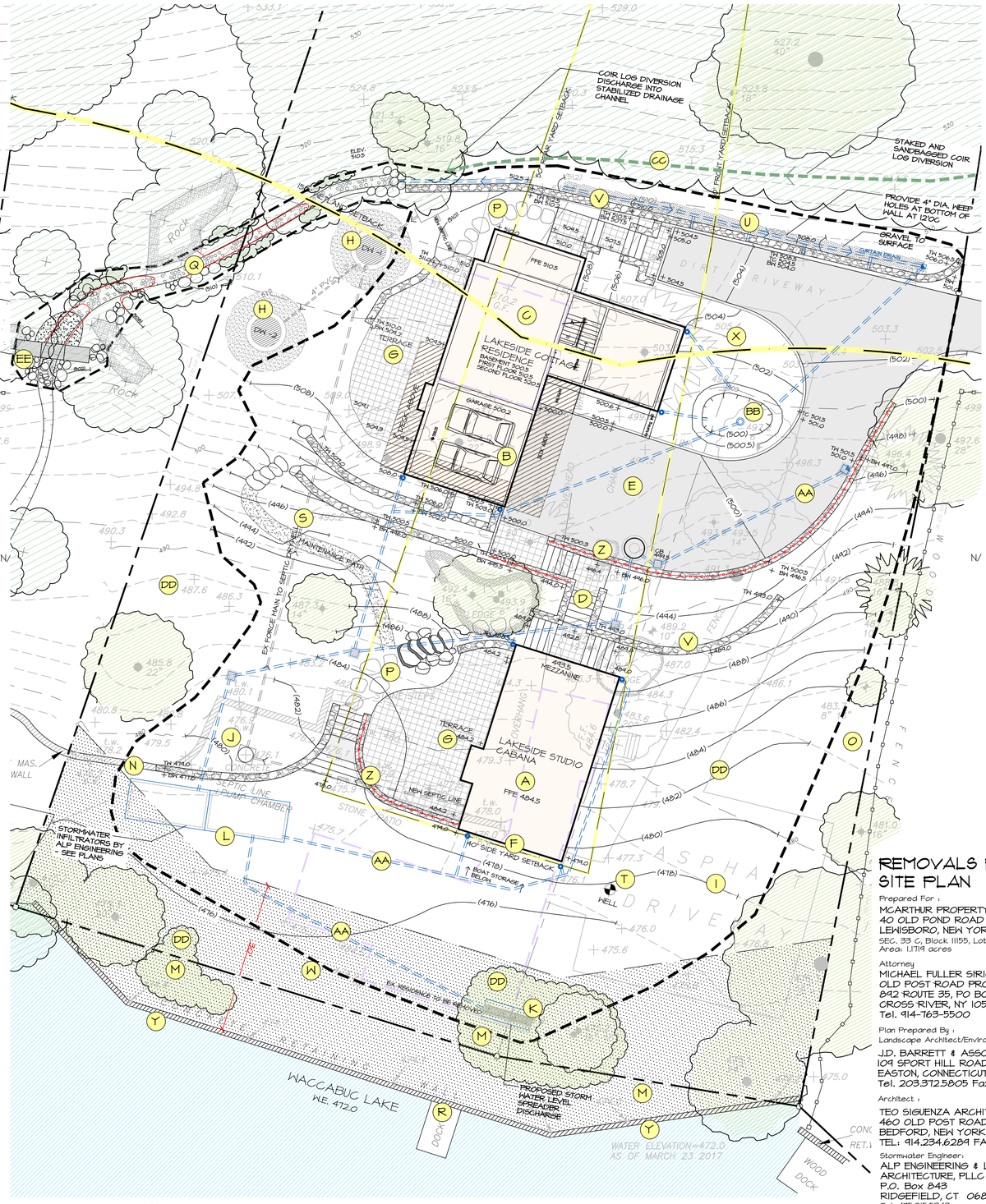


EXISTING CONDITIONS AND REMOVALS PLAN

1"= 10'

TREE REMOVAL LIST

ID	DBH	Species	ID	DBH	Species
1	12"	OAK	8	36"	OAK (LEANING)
2	20"	OAK	9	12"	OAK
3	10"	MAPLE	10	14"	OAK
4	20"	SPRUCE	11	16"	MAPLE
5	26"	SPRUCE	12	20"	MAPLE
6	10"	MAPLE	13	22"	OAK
7	16"	HEMLOCK			



PROPOSED SITE PLAN

1"= 10'

LEGEND

- A — EXISTING RESIDENSE TO BE DEMOLISHED AND REBUILT AS A LAKESIDE STUDIO
- B — PROPOSED LOWER LEVEL GARAGE
- C — EXISTING GARAGE TO BE EXPANDED AND CONVERTED TO A RESIDENCE
- D — CONNECTION BETWEEN DRIVEWAY AND STUDIO TO INCLUDE SERIES OF STEPS AND LANDINGS
- E — PROPOSED REALIGNED ASPHALT DRIVEWAY
- F — SMALL BOAT STORAGE BELOW STUDIO
- G — PROPOSED TERRACE
- H — EXISTING SEPTIC DRYWELLS
- I — EXISTING DRIVEWAY TO BE REMOVED
- J — EXISTING SEPTIC TANK, PUMP CHAMBER AND OVERFLOW TANK TO REMAIN
- K — PROPOSED INFILTRATION TRENCH/ LEVEL SPREADER
- L — PROPOSED STORMWATER MANAGEMENT AREA
- M — LAKESIDE PLANTINGS REPLACE GRASS (SEE MITIGATION PLANTING PLAN)
- N — EXISTING WALL TO BE REBUILT
- O — PROPOSED HEDGEROW (SEE MITIGATION PLANTING PLAN)
- P — PROPOSED STEPPING STONES
- Q — RENOVATED DRAINAGE CHANNEL
- R — EXISTING DOCK TO BE REBUILT
- S — APPROXIMATE LOCATION OF 2" SEPTIC FORCE MAIN
- T — EXISTING DOMESTIC WELL TO BE REUSED
- U — GRAVEL INFILTRATION TO CURTAIN DRAIN
- V — PROPOSED STONE WALL
- W — PROPOSED AREA OF NO DEVELOPMENT ALONG LAKE SHORE (+/-5000 SF)
- X — INDIVIDUAL LOTS TO BE MERGED TO CREATE A SINGLE, LARGER LOT
- Y — EX. LAKESIDE WALL TO BE REPAIRED AS REQUIRED
- Z — SAFETY RAILING
- AA — STORMWATER CONVEYANCE SYSTEM
- BB — RAIN GARDEN
- CC — STAKED/ SANDBAGGED 18" COIR LOG DRAINAGE DIVERSION
- DD — PROPOSED WETLAND MITIGATION AREA
- EE — GABION BASKET SEDIMENT TRAP

REMOVALS PLAN & SITE PLAN

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REGISTERED LANDSCAPE ARCHITECT JOHN D. BARRETT 001043 STATE OF NEW YORK

NORTH

0' 10' 20'

Date: December 16, 2019
Rev: April 29, 2020
Rev: June 30, 2020
Rev: July 27, 2020

BLANKETS

North American Green® Straw/Coconut Fiber Erosion Control Blankets

Developed for severe slopes, medium flow channels, and applications requiring extended protection during vegetative establishment. North American Green straw/coconut fiber blanket consists of heavy-weight, UV stabilized netting and a uniform straw matrix supplemented with durable coconut fiber for long lasting, high performance erosion control.



SC150

The SC150 blanket features a 70% straw, 30% coconut fiber matrix sewn between a heavy-weight UV stabilized top net and a lightweight bottom net. The heavy duty, long lasting straw and coconut fiber supplement make the SC150 ideal for permanent installations in high flow, medium-discharge channels, and areas requiring blanket protection for more than one growing season.



SC150 Specifications

Material Composition	
Straw	70% (3 lbs/sy)
Coconut	30% (3 lbs/sy yd (1.79 kg/sq m)
Net	heavyweight UV stabilized top, lightweight bottom
Thread	cotton, bio-degradable

SC150 Roll Specifications

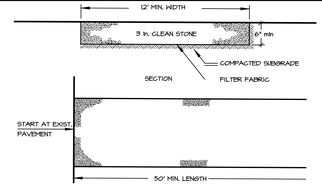
Width	6.5 ft (2 m)
Length	83.3 ft (25.5 m)
Weight	30 lbs (13.6 kg)
Area	60 sq yd (51 sq m)





SLOPE PROTECTION MAT

SCALE: NTS

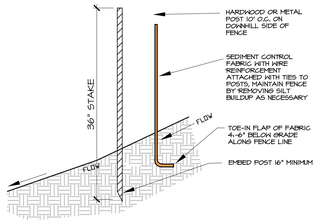


INSTALLATION NOTES

1. STONE SIZE - USE 6-8" SURGE STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED 50' MIN, SEE PLAN.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
5. FILTER CLOTH - HILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH HILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE, IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH HILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS PERFORMED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. TIRE WASHING REQUIRED BEFORE VEHICLE ENTERS PUBLIC ROAD.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

SCALE: NTS

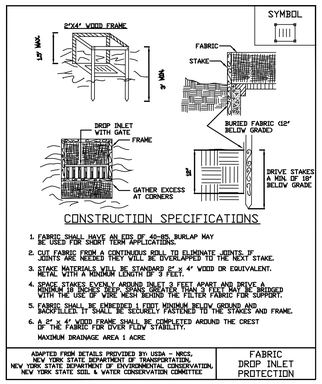


INSTALLATION NOTES

1. WIRE REINFORCED SILT FENCING FABRIC TO BE FASTENED SECURELY TO POSTS WITH WIRES OR STAPLES. POSTS SHALL BE STEEL, EITHER "T" OR "U" SHAPE TYPE OR HARDWOOD.
2. WHEN TWO SECTIONS OF FABRIC CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
4. MAINTENANCE SHALL BE PREFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

ORANGE SILT FENCE

SCALE: NTS



CONSTRUCTION SPECIFICATIONS

1. FABRIC SHALL HAVE AN EOS OF 40-85, BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIAL WILL BE STANDARD 2"x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM WEIGHT OF 1.33 LBS/LF.
4. SPACE STAKES EVENLY ARRAND NLET 3 FEET APART AND DRIVE SECURELY INTO THE GROUND. WHEN STRETCHER BARS ARE USED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 6" x 6" WIDE FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

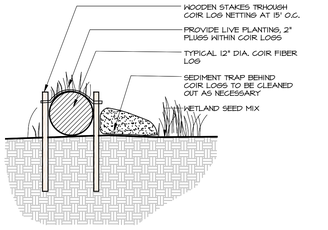
MAXIMUM DRAINAGE AREA 1 ACRE

ADAPTED FROM DETAILS PROVIDED BY USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

FABRIC DROP INLET PROTECTION

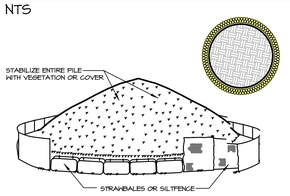
INLET PROTECTION

SCALE: NTS



12" HIGH DENSITY COIR LOG

NTS

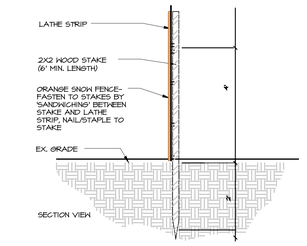


INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILTFENCE.

TOPSOIL STOCKPILE

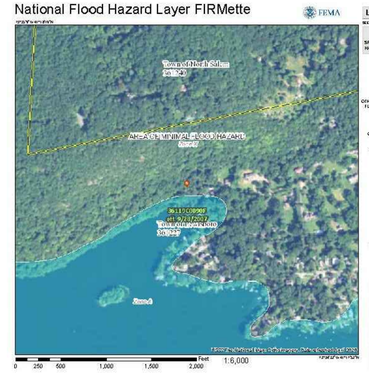
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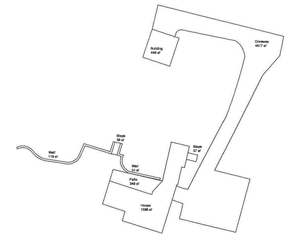


ORANGE SAFETY FENCE

SCALE: NTS

National Flood Hazard Layer FIRMette



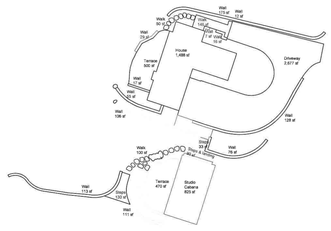


EXISTING CONDITION

FEATURE	AREA (in sq feet)
Garage Building	449
Driveway	4,417
Wall	116
Wall	64
Steps	38
Steps	37
Patio	349
House	1,598
TOTAL	7,068
	26,851
	19,783

IMPERVIOUS COVERAGE - EXISTING CONDITION +/- 7,068 SF

INFO PROVIDED BY ALP ENGINEERING



FUTURE CONDITION

FEATURE	AREA (in sq feet)
House	1,488
Driveway	2,677
Wall	175
Wall	12
Wall	7
Wall	16
Walk	146
Walk	50
Wall	29
Terrace	500
Wall	17
Wall	55
Wall	106
Wall	128
Landing	146
Wall	76
Steps	33
Steps and Landing	90
Studio Cabana	825
Terrace	470
Walk	100
Steps	130
Wall	111
Wall	113
TOTAL	7,500
CHANGE (increase)	432 sq feet
% CHANGE	6.11 %

IMPERVIOUS COVERAGE - PROPOSED CONDITION +/- 7,500 SF

INFO PROVIDED BY ALP ENGINEERING

DISTURBANCE SUMMARY

TOTAL WETLAND DISTURBANCE	0 SF
TOTAL BUFFER DISTURBANCE	16,696 SF
TOTAL DISTURBANCE AREA (GLL)	19,807 SF

EROSION CONTROL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENVIRONMENTAL CONSULTANT. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
3. THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENVIRONMENTAL CONSULTANT, AND IN ACCORDANCE WITH HE STANDARDS SET FORTH PER LOCAL CODES.
4. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE STRIPPED FROM THE WORK AREA FIRST 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.
5. ALL INACTIVE DISTURBED AREAS NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL RECEIVE TEMPORARY SEEDING WITHIN SEVEN DAYS. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO SEEDING. FINAL STABILIZATION SHALL BE APPLIED UPON COMPLETION OF FINAL GRADING AND SOIL RESTORATION WITHIN 7 DAYS.
6. ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
7. 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. SEE NOTE NUMBER 8 BELOW ON ANTI TRACKING PAD DETAIL.
8. SEDIMENT AND EROSION CONTROL PRACTICES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
9. EROSION CONTROL MEASURES SHALL BE INSPECTED BY ENVIRONMENTAL CONSULTANT ON A WEEKLY BASIS WHILE EARTHWORK ACTIVITY IS ON GOING AND UP UNTIL VEGETATIVE STABILIZATION OCCURS ON ALL DISTURBED AREAS.

EROSION AND SEDIMENT CONTROL PLAN

Prepared For :

MCARTHUR PROPERTY
40 OLD POND ROAD
LEWISBORO, NEW YORK
SEC. 33 C, Block 1115, Lots 16, 17 & 44
Area: 1.1719 acres

Attorney
MICHAEL FULLER SIRIGNANO
OLD POST ROAD PROFESSIONAL BUILDING
842 ROUTE 35, PO BOX 784
CROSS RIVER, NY 10518
Tel. 914-763-5500

Plan Prepared By :
Landscape Architect/Environmental Planner :
J.D. BARRETT & ASSOCIATES, LLC
109 SPORT HILL ROAD
EASTON, CONNECTICUT 06612
Tel. 203.372.5805 Fax 203.372.0499

Architect :
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460 OLD POST ROAD
BEDFORD, NEW YORK, 10506
TEL: 914.234.6284 FAX 914.234.0619

Stormwater Engineer:
ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC
P.O. Box 843
RIDGEFIELD, CT 06877
Tel. 475.215.5343

Civil Engineer:
CAMPBELL ENGINEERING, LLP
5 SCHUMAN RD
MILLWOOD, NEW YORK 10546
Tel. 914.238.3555

Environmental Consultant:
STEPHEN COLEMAN
ENVIRONMENTAL CONSULTING, LLC
3 ASPEN COURT, OSSINING, NY 10562
914.494.5544

Surveyor :
LINK SURVEYORS, P.C.
21 CLARK PLACE, SUITE 1-B
MAHOPAC, NEW YORK 10541
TEL: 845.628.5857 FAX 845.621.0013

Date: December 16, 2019
Rev: April 24, 2020
Rev: June 30, 2020
Rev: July 27, 2020

SHEET: 5 OF 6

EROSION CONTROL PLAN
1"= 10'

COIR LOG DIVERSION

DISCHARGE CURTAIN DRAIN TO EXISTING DRAINAGE CHANNEL

150' WETLAND SETBACK

INVASIVE SPECIES TO BE REMOVED

EXISTING DRAINAGE CHANNEL

EX TREE

EXISTING ROCK OUTCROP (TYP)

SEDIMENT DETENTION AREA

3 GABION FILLED BASKETS 3'x6'x3'H SET THE MIDDLE GABION 6" LOWER THAN THE ADJACENT GABIONS TO CREATE A CONTROLLED OVERFLOW POINT.

EXISTING STONE/ BOULDER EDGE

RIP RAP STABILIZED OUTFALL

BOULDERS AS REQUIRED TO FILL GAP BETWEEN GABIONS AND ROCK OUTCROPS, BOTH SIDES

LARGE BOULDERS USED AS ENERGY DISPERSION

INVASIVE SPECIES TO BE REMOVED

INVASIVE SPECIES TO BE REMOVED

N/F MCARTHER

N/F GUREASKO

N/F WESTCHESTER LAND TRUST

OLD POND RD

LAKESIDE COTTAGE
BASEMENT 500.5
FIRST FLOOR 505.5
SECOND FLOOR 520.5

GARAGE 500.2

LAKESIDE STUDIO CABANA
FFE 484.5

443.5 MEZZANINE

NEW SEPTIC LINE

NO SIDE YARD SETBACK

NO PHYSICAL DEVELOPMENT ALLOWED ALONG LAKE EDGE (5045 SF)

WACCABUC LAKE
WE. 472.0

WATER ELEVATION=472.0 AS OF MARCH 23 2017

CONC. RET.WALL

WOODEN DOCK

DOCK

MITIGATION AREA

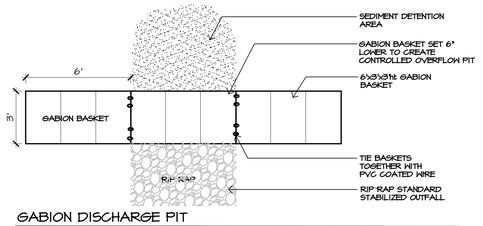
	1.	2,173 SF
	2.	331 SF
	3.	2,229 SF
	4.	373 SF
	5.	330 SF
	6.	807 SF
	7.	1,467 SF
	8.	167 SF
	9.	246 SF
	10.	445 SF
	11.	1,846 SF
	12.	300 SF
	13.	150 SF
	14.	1150 SF
OCCURS ON LAND OF WLT	15.	450 SF
	A.	560 SF
	B.	1,124 SF
	C.	438 SF
	D.	1,846 SF
	E.	618 SF

MITIGATION LEGEND

	INVASIVE UNDERSTORY PLANT REMOVAL	4,636 SF
	PROPOSED GROUND COVER/ NO MOW AREA	12,464 SF
	PROPOSED TREE PLANTING	
	PROPOSED SHRUB PLANTING	
	TOTAL	17,100 SF
	NO DEVELOPMENT AREA	5045 SF

WETLAND AND BUFFER IMPACT SUMMARY

TOTAL	WETLAND DISTURBANCE	0 SF
TOTAL	BUFFER DISTURBANCE	16,696 SF
PROPOSED	MITIGATION	17,100 SF



GABION DISCHARGE PIT

NTS

WETLAND BUFFER MITIGATION PLAN

Prepared For :
MCARTHUR PROPERTY
40 OLD POND ROAD
LEWISBORO, NEW YORK
SEC. 33 C, Block 11155, Lots 16, 17 & 44
Area: 1.1719 acres

Attorney
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LICENSED LANDSCAPE ARCHITECT
J.D. BARRETT
001342
STATE OF NEW YORK

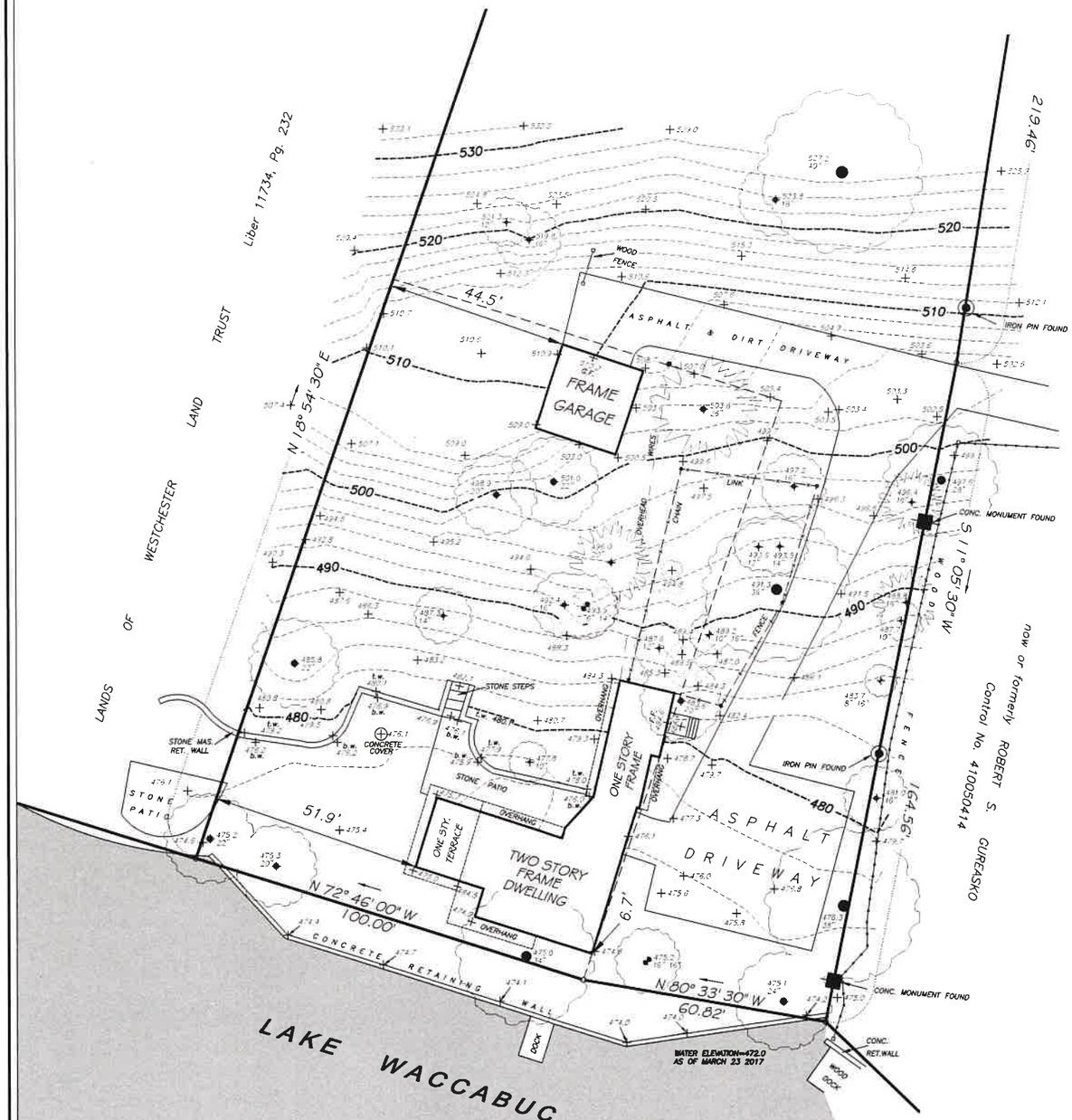
NORTH

0' 10' 20'

Date: December 16, 2019
Rev: April 29, 2020
Rev: June 30, 2020
Rev: July 21, 2020

SHEET: 6 OF 6

7765



TOPOGRAPHIC SURVEY
OF A PORTIONOF PROPERTY
SITUATE IN THE
TOWN OF LEWISBORO
WESTCHESTER COUNTY
NEW YORK

SCALE: 1"= 20'
SURVEYED: MARCH 13, 2017
AMENDED TO SHOW TOPOGRAPHIC INFORMATION: MARCH 29, 2017

- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF LEWISBORO
  SECTION: 33.1 BLOCK: 1 LOTS: 22, 23 & 24
  STREET ADDRESS: 40 OLD POND ROAD
  PROPERTY AREA: 51,048 Sq. Ft. / 1.1719 Acres
- THE PREMISES SHOWN HEREON BEING PROPERTY DESCRIBED TITLE REPORT PREPARED BY COURT STREET ABSTRACT, INC., UNDER TITLE REPORT No. CSA17- 07018-W.
- THE ELEVATIONS SHOWN HEREON ARE APPROXIMATELY IN THE "NAVD 88", (NORTH AMERICAN VERTICAL DATUM 1988).
- THE OFFSETS SHOWN HEREON ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS.
- ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
- 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 LAWS.
- THE INFORMATION DEPICTED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY AND IS AN OPINION BASED UPON SAID SURVEY. VARIATIONS IN OFFSETS FROM THAT OF THE OTHERS CAN AND MAY EXIST.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
- THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING " CODE OF PRACTICE FOR LAND SURVEYS " ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

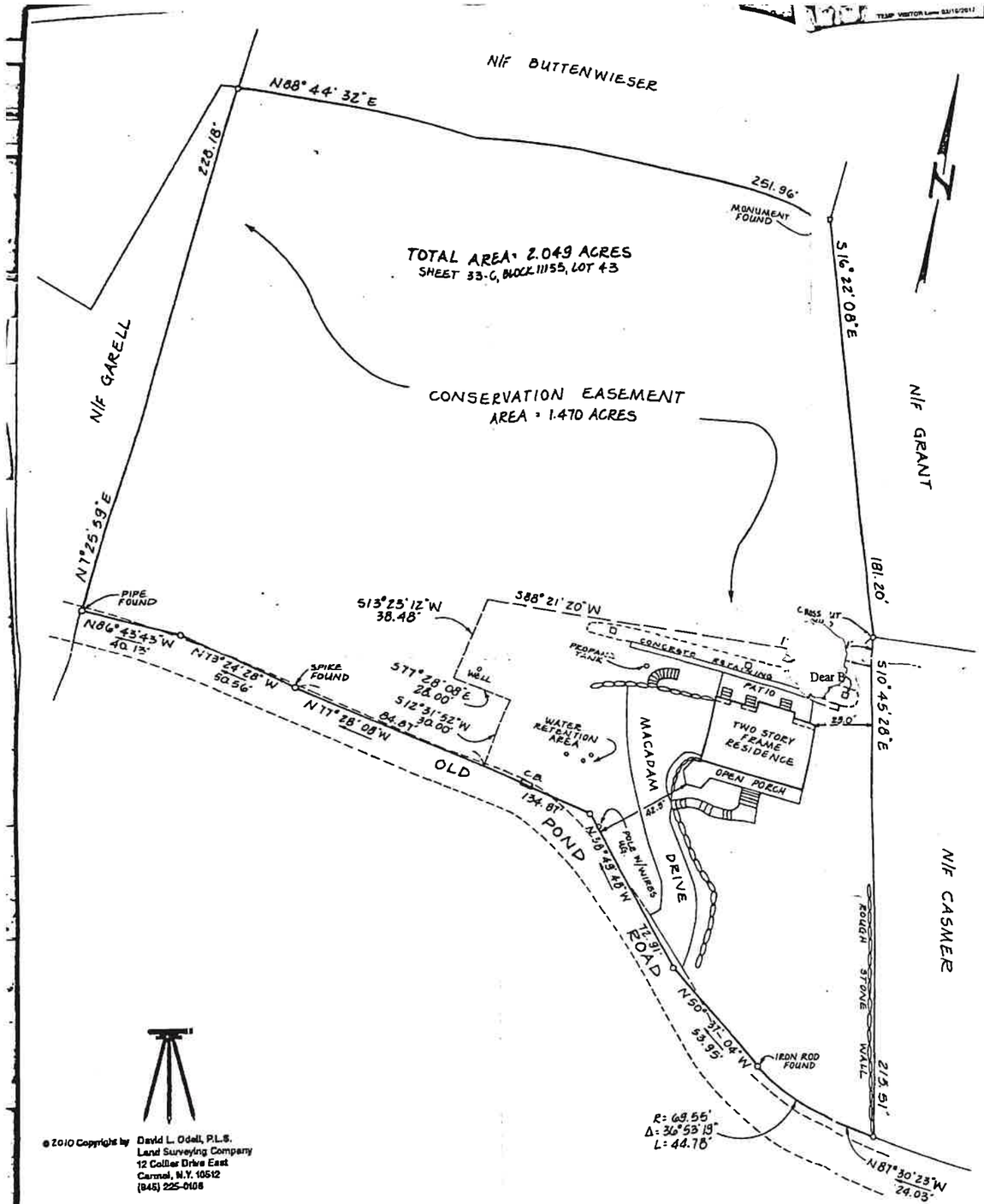
PREPARED FOR: JOHN B. RYAN & KIRA W. RYAN

Link
Land Surveyors P.C.
21 Clark Place, Suite 1-B Phone 845-628-5857
Mahopac N.Y. 10541 Fax 845-621-0013

ERIK J. LINK
NEW YORK STATE LICENSED
LAND SURVEYOR NO. 050542

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MCARTHUR
PROPERTY SURVEY
40 Old Pond Road
Lewisboro, New York
7/21/20



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Land Surveying Company
12 Collier Drive East
Carmel, N.Y. 10512
(845) 225-0108

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Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys as adopted by the New York State Association of Professional Land Surveyors. Said certifications shall be valid only to the party for whom the survey was prepared, and on that party's behalf to the title company, governmental agency and/or lending institution listed hereon, and to the assignees of the lending institution, for mortgage purposes for said party for whom this survey was prepared. Certifications are not transferable to additional institutions or subsequent owners.

Only copies from the original of this survey map bearing the signature and an original of this Land Surveyor's inked or his embossed seal shall be considered to be true and valid copies.

In addition, unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's Seal is a violation of Section 7209, Sub-division 2, of the New York State Education Law.

The location of underground improvements or encroachments hereon, if any exist, are not certified.

Certified to: SEAN ALVAREZ

Field survey performed: MAY 27, 2010
and map prepared: JUNE 4, 2010

David L. Odell, P.L.S., N.Y. State Licensed Land Surveyor NO. 050074

SURVEY OF PROPERTY PREPARED FOR

SEAN ALVAREZ

SITUATE IN THE
TOWN OF LEWISBORO
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 30'

C10-C

MCARTHUR

PROPERTY SURVEY

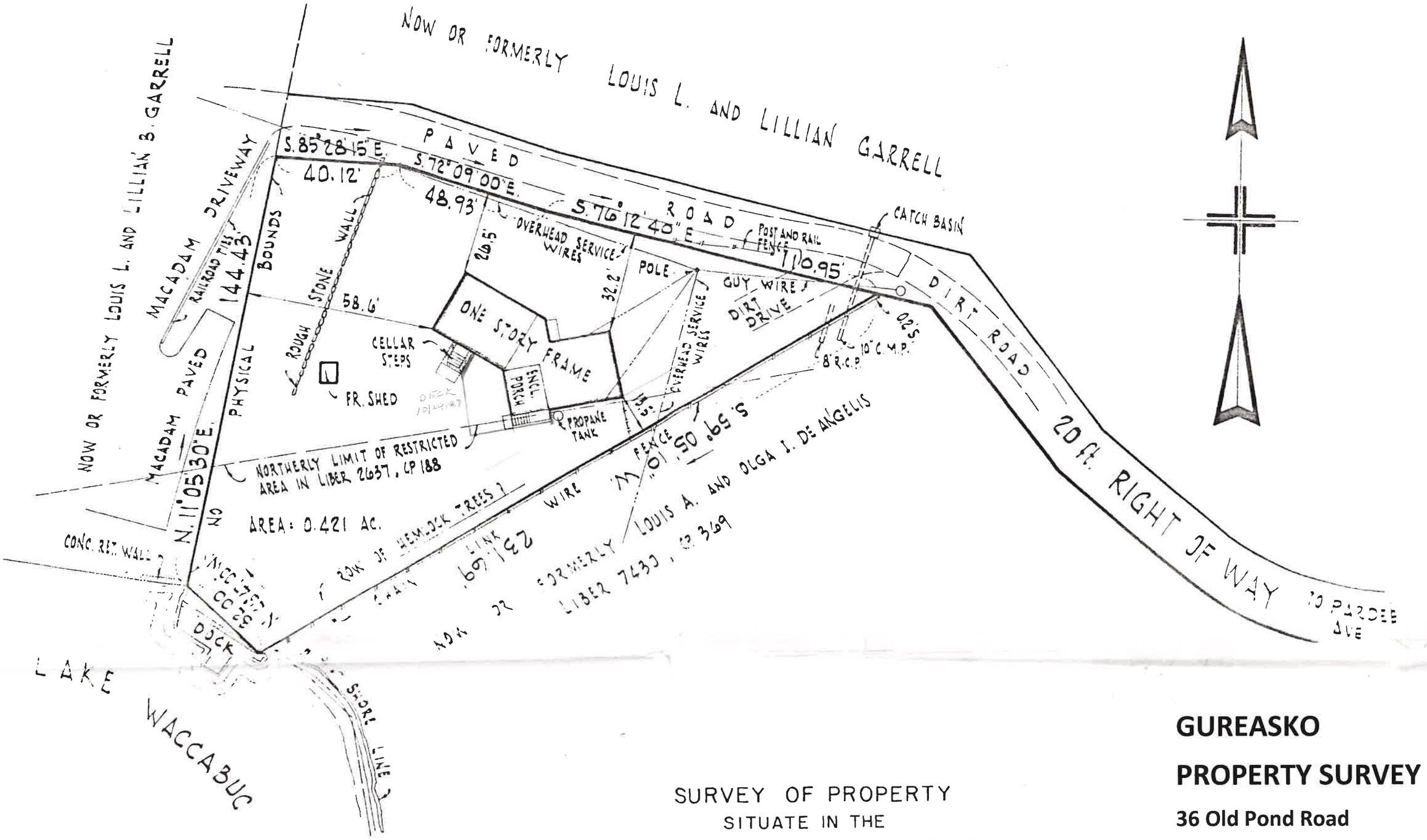
35 Old Pond Road

Lewisboro, New York

7/27/10

701

TITLE NO. W-670501



SURVEY OF PROPERTY
SITUATE IN THE
TOWN OF LEWISBORO

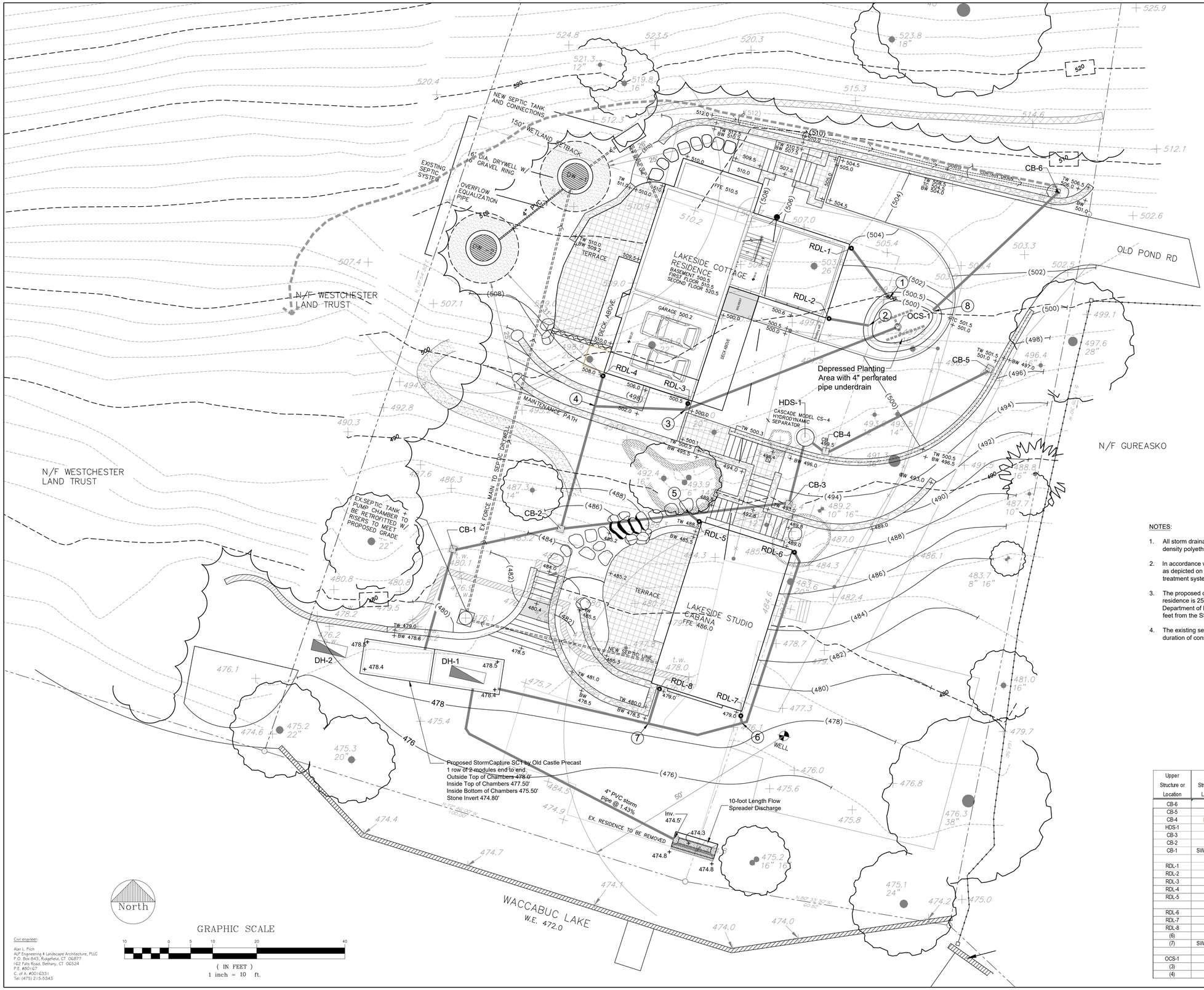
GUREASKO

PROPERTY SURVEY

36 Old Pond Road

Lewisboro, New York

7/27/20



Civil engineer:
Alan L. Pitch
ALP Engineering & Landscape Architecture, PLLC
P.O. Box 843, Ridgefield, CT 06877
162 Falls Road, Bethany, CT 06524
P.E. #50167
C. of A. #0016331
Tel: (475) 215-5343

NOTES:

1. All storm drainage pipe shall be double-wall corrugated polyethylene pipe (high density polyethylene - HDPE) and shall meet the design of ADS N-12 pipe.
2. In accordance with the Westchester County Department of Health, piped drainage as depicted on this plan is located over 25 feet from the subsurface sewage treatment system (SSTS).
3. The proposed curtain drain to the north of the driveway and lakeside cottage residence is 25 feet from the SSTS. In accordance with Westchester County Department of Health regulations, an upgradient curtain drain must be at least 15 feet from the SSTS.
4. The existing septic system shall be cordoned off with construction fence for the duration of construction activities.

STORM PIPE TABLE

Upper Structure or Location	Lower Structure or Location	Upper Structure Grate/Elev.	Size (in.)	Slope %	Length (ft)	Fall (ft)	Invert Upper Location	Invert Lower Location
CB-6	(8)	505.5	6	4.49	39	1.75	502.00	500.25
CB-5	CB-4	501.00	6	3.49	42	1.45	498.95	497.50
CB-4	HDS-1	499.50	6	13.16	4	0.50	497.50	497.00
HDS-1	CB-3	499.50	6	44.96	14	6.25	496.75	490.50
CB-3	CB-2	492.50	6	16.50	52	8.50	490.50	482.00
CB-2	CB-1	485.00	6	8.06	25	2.00	482.00	480.00
CB-1	SWM FACIL	482.00	6	12.92	24	3.10	480.00	476.90
RDL-1	(1)	503.50	4	9.44	15	1.42	501.67	500.25
RDL-2	(2)	502.00	4	4.63	9	0.42	500.67	500.25
RDL-3	(3)	500.40	4	53.33	2	1.07	498.57	497.50
RDL-4	(4)	508.00	4	61.11	15	9.17	506.17	497.00
RDL-5	(5)	488.00	4	5.56	3	0.17	486.17	486.00
RDL-6	(6)	489.00	4	22.66	42	9.52	487.17	477.65
RDL-7	(6)	479.00	4	18.33	2	0.37	478.02	477.65
RDL-8	(7)	479.00	4	3.96	8	0.32	477.67	477.35
(6)	(7)	478.60	4	1.36	22	0.30	477.65	477.35
(7)	SWM FACIL	478.50	4	1.29	35	0.45	477.35	476.90
OCS-1	(3)	500.50	4	1.27	52	0.67	498.17	497.50
(3)	(4)	500.50	4	2.38	21	0.50	497.50	497.00
(4)	CB-2	501.00	4	52.98	28	14.83	497.00	482.17

CONSULTANTS:

Architect:
TEO SIGUENZA ARCHITECTS
460 OLD POST ROAD
BEDFORD, NEW YORK 10506
Tel. 914.234.6289 Fax 914.234.0619

Landscape Architect/Environmental Planner:
J. D. BARRETT & ASSOCIATES, LLC
109 SPORT HILL ROAD.
EASTON, CONNECTICUT 06612
Tel. 203.372.5805 Fax 203.372.0499

ISSUED:

General Revisions as per Plng. Bd & Town consultant comments	07/24/2020

OWNERSHIP AND USE OF DOCUMENTS

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SEAL:

STATE OF NEW YORK ALAN D. PITCH No. 080167 LICENSED PROFESSIONAL ENGINEER

PROJECT NAME:
McArthur Property Redevelopment
40 Old Pond Road
South Salem, New York

ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC
P.O. Box 843 Ridgefield, CT 06877
Direct Tel. (475) 215-5343 Cell (203) 710-0587

Drawing Title:
Stormwater Management Plan

Date: June 26, 2020

Dwn. by: alp

ID: McArthur_Civil_07-23-2020

C-101

Catch Basin — 1

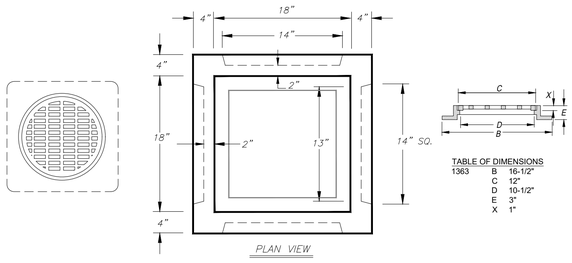


TABLE OF DIMENSIONS

1363	B	16-1/2"
	C	12"
	D	10-1/2"
	E	3"
	X	1"

NOTES :
*CONCRETE : 4,000 PSI @ 28 DAYS
*REINFORCING : AS PER ASTM A-185
6" x 6" W4/W4 W.W.M.
*WEIGHTS :
CATCH BASIN – 645 LBS.
CONCRETE FLAT TOP ALSO AVAILABLE
180 LBS. (3" THICK)
RISER WEIGHTS : 363 LBS/FT.

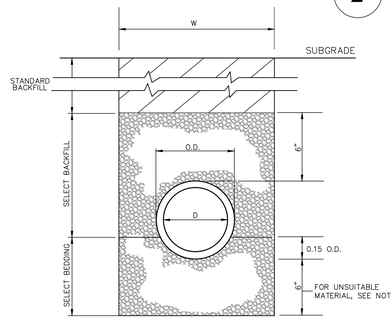
Precast Concrete Sales Co.
123 Route 303 Valley Cottage , N.Y. 10989
Tel. (845) 268-4949 – Fax (845) 268-4376

CONT.	
JOB	

18"x18"x18" KNOCKOUT CATCH BASIN

DATE	DRAWN BY	DRAWING NO.
1/16	CLASSIC DESIGN	218-18

Pipe Trench — 2



D=INSIDE DIAMETER, SPAN, OR RISE
O.D.=OUTSIDE BARREL DIAMETER, SPAN OR RISE
H.D.=OUTSIDE DIAMETER, SPAN, OR RISE @ BELL OR BAND
W=H.D. + 2.0' – FOR 48" OR SMALLER DIAMETER, SPAN, OR RISE
W=H.D. + 2.5' – FOR GREATER THAN 48" DIAMETER, SPAN, OR RISE

NOTES:

1. FOR TYPE II TRENCH, MATERIAL FOR SELECT BEDDING AND SELECT BACKFILL SHALL BE:
   A. EITHER SAND OR CRUSHED STONE IF NO WATER IS ENCOUNTERED IN TRENCH.
   B. CRUSHED STONE IF WATER IS ENCOUNTERED IN TRENCH.
2. TYPE II TRENCH SHALL BE USED IN ALL OF THE FOLLOWING CASES:
   A. FOR ALL PVC PIPE AND CONDUIT INSTALLATION.
   B. WHEN ROCK OR HARDPAN IS ENCOUNTERED IN BOTTOM OF TRENCH.
   C. WHEN UNSUITABLE MATERIAL IS ENCOUNTERED IN BOTTOM OF TRENCH. IN SUCH CASE DEPTH OF UNDERCUTTING SHALL BE AS DIRECTED BY THE ENGINEER WITH 6" MINIMUM.
3. FOR ALL TRENCH EXCAVATION IN FILL AREAS, ALL EMBANKMENTS SHALL BE CONSTRUCTED TO A MINIMUM OF 2 FEET ABOVE THE OUTSIDE TOP (AT THE BELL) OF THE PIPE PRIOR TO BEGINNING ANY TRENCH EXCAVATION.

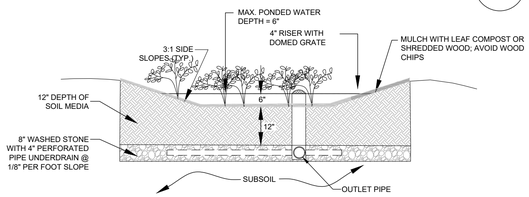
4. SELECT BEDDING – SHALL CONSIST OF A BED OF PROPERLY COMPACTED GRANULAR BEDDING MATERIAL (SAND OR CRUSHED STONE AS SPECIFIED) HAVING A COMPACTED THICKNESS OF AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE OR CONDUIT AND EXTENDING AROUND THE PIPE OR CONDUIT FOR AT LEAST 30% OF ITS DIAMETER OR RISE. CRUSHED STONE BEDDING SHALL BE WELL-GRADED CRUSHED STONE CONFORMING TO ASTM DESIGNATION C-33, SIZE NO. 67.

5. STANDARD BACKFILL – SHALL CONSIST OF ON-SITE MATERIAL (EARTH) APPROVED BY THE OWNER'S FIELD REPRESENTATIVE AND/OR SOILS ENGINEER. SHOULD THERE BE A DEFICIENCY OF PROPER ON-SITE MATERIAL FOR BACKFILLING, THE CONTRACTOR SHALL FURNISH, PLACE AND COMPACT ADDITIONAL PROPER BACKFILL MATERIAL.

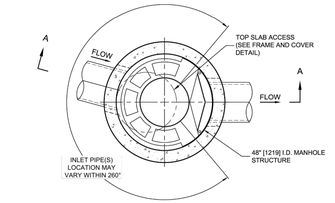
6. SELECT BACKFILL – SHALL CONSIST OF GRANULAR MATERIAL (SAND OR CRUSHED STONE AS SPECIFIED) AS APPROVED BY THE OWNER'S FIELD REPRESENTATIVE AND/OR SOILS ENGINEER. SAND SHALL CONSIST OF CLEAN, WELL GRADED, HARD, DURABLE PARTICLES, FREE OF LUMPS OF CLAY, LOAM AND ALL OTHER DELETERIOUS SUBSTANCES. CRUSHED STONE SHALL CONSIST OF WELL GRADED CRUSHED STONE CONFORMING TO ASTM DESIGNATION C-33, SIZE NO. 67.

7. BACKFILL FOR PIPE AND CONDUIT SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL SHALL THEN BE PLACED AND COMPACTED IN MAXIMUM TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES.

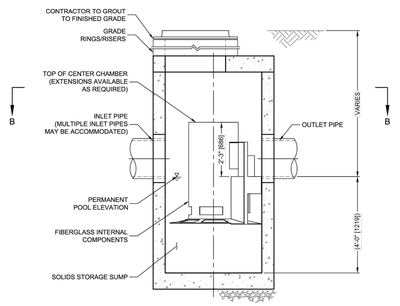
Depressed Planting Area with Perforated Pipe Underdrain — 3



Hydrodynamic Separator — 4



PLAN VIEW B-B
NOT TO SCALE



ELEVATION A-A
NOT TO SCALE

CASCADE separator™

CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES

FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES / SPECIAL REQUIREMENTS:			

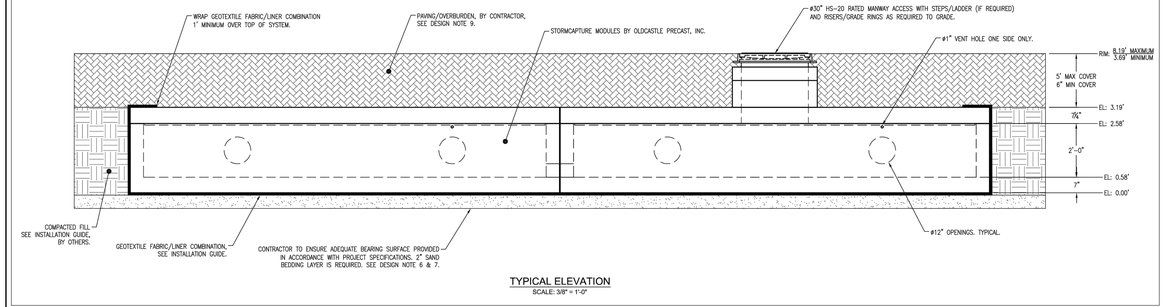
GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CS-4
CASCADE SEPARATOR
STANDARD DETAIL

StormCapture Model SC1 Detention Facility — 5



TYPICAL ELEVATION
SCALE: 3/8" = 1'-0"

DESIGN NOTES:
1. DESIGN LOADINGS:
   A. AASHTO HS-20-44 W/ IMPACT.
   B. DEPTH OF COVER = 6" - 5'-0" (120 PCF ASSUMED).
   C. ASSUMED WATER TABLE = BELOW BOTTOM OF PRECAST.
   D. DRY LATERAL EARTH PRESSURE (EFP) = 45 PCF.
   E. LATERAL LIVE LOAD SURCHARGE = 80 PSF (APPLIED TO 8' BELOW GRADE).
   F. NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALL PIERS, OR FOUNDATIONS.
2. CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE 6,000 PSI.
3. STEEL REINFORCEMENT: REBAR, ASTM A-615 OR A-706, GRADE 60.
4. CEMENT: ASTM C-150 SPECIFICATION.
5. STORMCAPTURE MODULE TYPE = DETENTION.
6. REQUIRED BASE LAYER DEPTH = 2" SAND BEDDING LAYER.
7. REQUIRED NATIVE ALLOWABLE SOIL BEARING PRESSURE = 2,500 PSF.
8. REFERENCE STANDARDS:
   A. ASTM C 890
   B. ASTM C 891
   C. ASTM C 913
9. CONSTRUCTION EQUIPMENT EXCEEDING DESIGN LOADING SHALL NOT BE ALLOWED ON STRUCTURE. ANY DESIGN CONSTRAINT DIFFERENT FROM ABOVE REQUIRES CUSTOM STRUCTURAL DESIGN AND MAY REQUIRE THICKER SUBGRADE AND REVISED PRICING.

NOTES TO REVIEWING ENGINEER:
1. THIS SYSTEM IS DESIGNED TO THE PARAMETERS NOTED. PLEASE VERIFY THAT THESE PARAMETERS MEET PROJECT REQUIREMENTS (I.E. LIVE LOAD AND FILL RANGE). IF DESIGN PARAMETERS ARE INCORRECT NOTIFY OLDCASTLE IMMEDIATELY FOR REDESIGN AND RE-PRICING.
2. REVIEWING ENGINEER TO CONFIRM ALL PIPE PENETRATION LOCATIONS, SIZES, AND INVERTS.
3. REVIEWING ENGINEER TO CONFIRM ALL MANWAY ACCESS LOCATIONS AND RIM ELEVATIONS.
4. UNLESS OTHERWISE NOTED, ALL PIPE SUPPLIED AND INSTALLED BY OTHERS.
5. THIS SYSTEM IS DESIGNED FOR A GROUNDWATER TABLE BELOW SYSTEM INVERT. REVIEWING ENGINEER TO VERIFY THAT THE DESIGN GROUNDWATER TABLE IS BELOW INVERT OF PRECAST. IF DESIGN PARAMETERS ARE INCORRECT NOTIFY OLDCASTLE IMMEDIATELY FOR REDESIGN AND REVISED PRICING.
6. THIS SYSTEM IS DESIGNED WITH A CONTAINMENT MEMBRANE LINER. IF A LINER IS NOT NEEDED PLEASE CONTACT OLDCASTLE TO PROVIDE THIS OPTION IN THE FINAL DESIGN.

- PRELIMINARY -
NOT FOR CONSTRUCTION

Oldcastle Precast®
7501 Southpark Plaza, Suite 200 | Littleton, CO | 80120
PH: 800.579.8516 | oldcastleprecast.com

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STORMCAPTURE ®
SC1 Detention System

EXAMPLE DETAIL

2-FOOT INSIDE HEIGHT W/ LINER

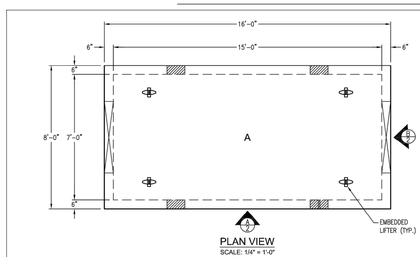
DATE	SALES	DRAWN	ENGINEER	CHECKED	SALES ORDER
-	-	-	-	-	-

DRAWING NUMBER	REVISION	SHEET
SCDD_2FT_SC1_DT-LNR	REV DATE N/A	1 OF 2

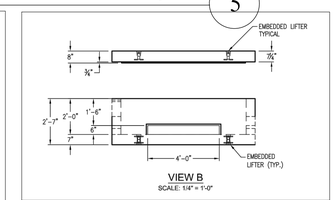
Detention/Infiltration

Stormwater

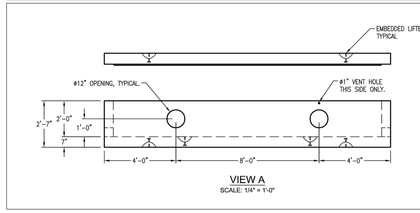
StormCapture Model SC1 Detention Facility — 5



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



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



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

Civil engineer:
Alan L. Pitch
ALP Engineering & Landscape Architecture, PLLC
P.O. Box 843, Ridgefield, CT 06877
162 Fale Road, Bethany, CT 06524
P.E. #001677
C. of A. #0016331
Tel: (475) 215-5343

CONSULTANTS:

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Landscape Architect/Environmental Planner:
J. D. BARRETT & ASSOCIATES, LLC
109 SPORT HILL ROAD,
EASTON, CONNECTICUT 06612
Tel. 203.372.5805 Fax 203.372.0499

ISSUED:

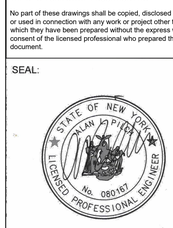
Modified detail #3	07/24/2020

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SEAL:



PROJECT NAME:
McArthur Property Redevelopment
40 Old Pond Road
South Salem, New York

ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC
P.O. Box 843 Ridgefield, CT 06877
Direct Tel. (475) 215-5343 Cell (203) 710-0587

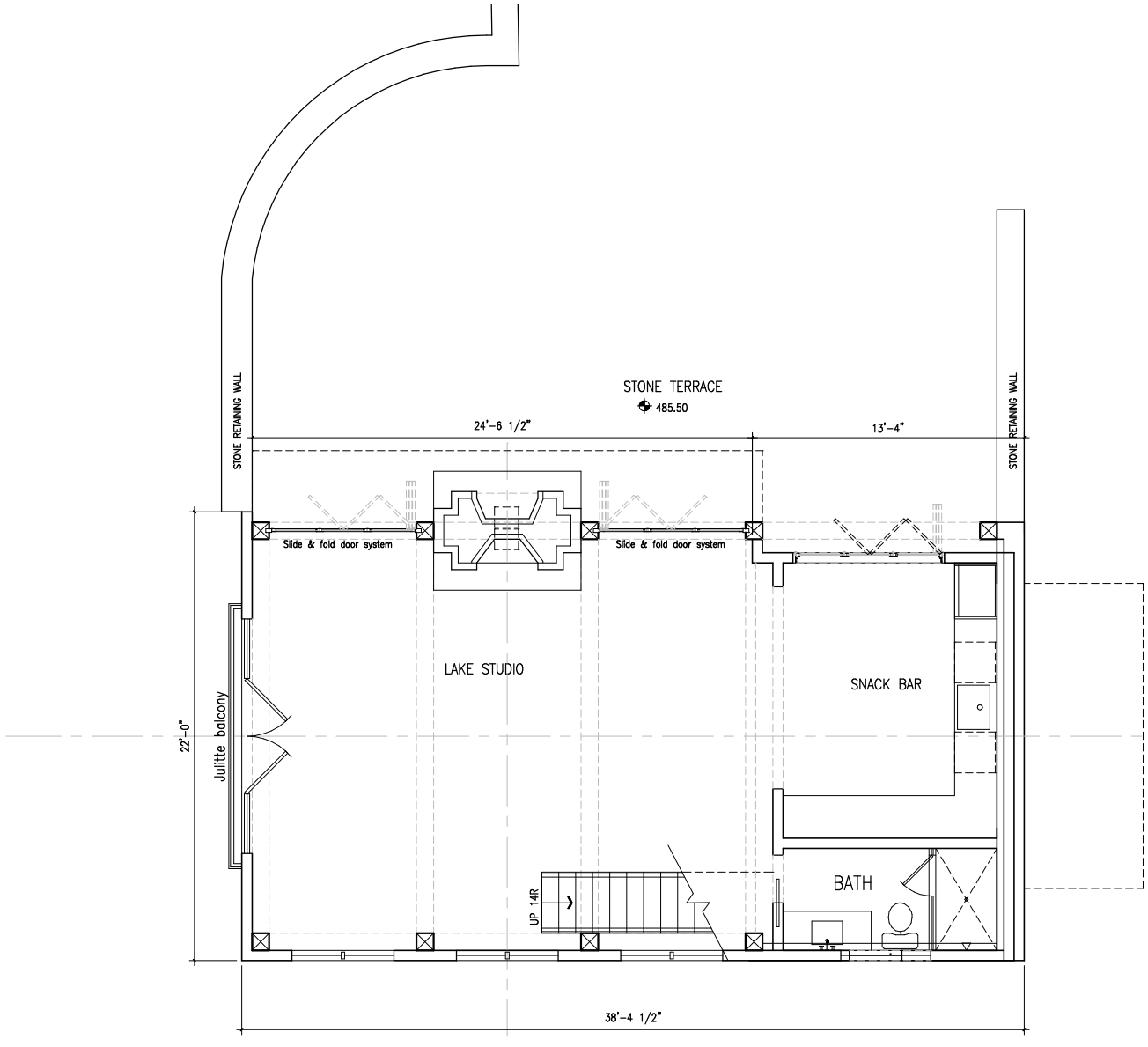
Drawing Title:
Stormwater Management Plan

Date: June 26, 2020

Dwn. by: alp

ID: McArthur_Civil_07-23-2020

C-111



TEO SIGÜENZA
ARCHITECT
460 OLD POST ROAD 2A BEDFORD, N.Y. 10506
TEL: 914.234.6285 FAX: 914.234.6910
www.teosiguenza.com

GENERAL NOTES:
1. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES
2. ALL DIMENSIONS TO BE CHECKED
3. CONTRACTOR IS OBLIGED TO REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT

	DATE:	REVISION

PROJECT
McARTHUR LAKE STUDIO

40 OLD POND ROAD
SOUTH SALEM, NY

DRAWING TITLE
PROPOSED FIRST FLOOR PLAN

SEAL

DATE
7-27-20

SCALE
3/16" = 1'-0"

DRAWING NO.
LS101.00

PAGE NO.

STORMWATER POLLUTION PREVENTION PLAN REPORT
For 40 Old Pond Road
Town of Lewisboro (South Salem P.O.), New York
Prepared by: Alan L. Pilch, PE, RLA, ALP Engineering & Landscape Architecture, PLLC
Date: July 24, 2020 (revised)

1) Introduction

This SWPPP report has been prepared in accordance with the requirements of Chapter 189, Stormwater Management of the Town of Lewisboro.

All SWPPPs shall provide the following background information and erosion and sediment controls:
(1) Background information about the scope of the project, including location, type and size of project.

The project involves the construction of a lakeside cottage residence and a lakeside studio cabana on an existing residential lot.

The subject property is 51,048.3 square feet (1.173 acres) in size and is located on the northern shore of Lake Waccabuc. The property is roughly rectangular in shape. The area of the property which is developed is the southern 1/2 of the lot. The northern 1/2 of the lot is very steep – slopes are about (about 80%). The property is located in the Waccabuc River Basin watershed, and therefore lies within the New York City Water Supply watershed.

At present, the lot contains an existing two story frame dwelling and a frame garage. The existing house and garage building on the property will be demolished. An asphalt driveway provides vehicular access to the dwelling and garage. Much of the asphalt driveway will also be removed. The existing subsurface sewage disposal facilities (septic tank and two drywell seepage pits), as well as a potable water well, are also present on the property. It is proposed to retain the septic system and well.

The Town regulated wetland is Lake Waccabuc at the southern end of the property. The 150-foot wetland buffer from the on- and off-site wetlands encompass approximately 43% of the entire lot.

The subject property is an extremely constrained site due to its topography – the very steep slopes over much of the lot – and the location of the septic system and well. The restrictive distances around the two latter constraints (25 feet minimum distance from a septic system to piped drainage and 50 feet from a drywell or subsurface infiltration facility, and 50 feet from a well to stormwater treatment from a roof and 100 feet from a well to stormwater treatment from a driveway) mean that much of the property is not available for either conveyance of stormwater runoff or its treatment.

(2) Site map/construction drawing(s) for the project, at a scale no smaller than one inch equals 100 feet, including a general location map. At a minimum, the site map shall show the total site area; all improvements; areas of disturbance; areas that will not be disturbed; existing vegetation; on-site and adjacent off-site surface water(s), wetlands and drainage patterns that could be affected by the construction activity; existing and final slopes; locations of different soil types with boundaries; locations of off-site material, waste, borrow or equipment storage areas; and location(s) of the stormwater discharge(s).

The site and construction drawings may be referenced on drawings prepared by J.D. Barrett & Associates ("JDB") and ALP Engineering and Landscape Architecture, PLLC ("ALP"). The general location map may be found on JDB Sheet 1 of 3. The total site area is depicted on sheets JDB Sheet 1 of 3. The area of disturbance may be referenced on JDB Sheet 3 of 3. Areas beyond the limit of disturbance are not being proposed to be disturbed (i.e., graded or removal of trees). Existing vegetation may be found on JDB Sheet 1 of 3. The only wetland on or adjacent to the property is Lake Waccabuc to the south. The runoff flows in a southerly direction from the property into Lake Waccabuc. Grading on the property may be referenced on JDB Sheet 2 of 3 and on ALP drawing C-101. The USDA SCS has mapped two soils on the property: (i) CsD - Chatfield-Charlton complex, 15 to 35 percent slopes, very rocky, in the lower half of the property, and (ii) HrF - Hollis-Rock outcrop complex, 35 to 60 percent slopes in the upper half of the property The soils boundaries may be found in this report. It is not proposed to store any material from the property off-site. Equipment storage areas during construction will use the existing driveway access to the existing garage

(3) Description of the soil(s) present at the site, including an identification of the hydrologic soil group (HSG).

Chatfield-Charlton complex are composed of fine sandy loam and gravelly fine sandy loam. It is well drained and the runoff class is high. Chatfield-Charlton complex soils are in hydrologic soils group B.

Hollis -Rock Outcrop soils are also typically composed of gravelly fine sandy loam. The drainage class is somewhat excessively drained and runoff class is very high. Bedrock is typically shallow, at a depth of 8 to 23 inches. Hollis-Rock Outcrop soils are in hydrologic soils group D.

All of the work on the property is being proposed in the Chatfield-Charlton complex soils.

Deep hole testing was performed on the property on June 17, 2020 and the testing was witnessed by the Town's Engineering Consultant and the New York City Department of Environmental Conservation. Two deep hole test pits were dug, labeled on the plans as Deep Hole Test #1 and #2.

Deep hole test #1 found: 4" topsoil, 1'-6" of medium brown sandy loam fill, a 6" layer of gray sandy loam, followed by 2'-8" of brown sandy loam. A seep was noted at the time of the testing 38" below grade. The test pit was dug to a depth of 5'-4". Deep hole #2 was essentially similar to Deep Hole #1. Groundwater filled into the deep hole, eventually rising to a depth of about 2'-6" below grade. The results of the deep hole testing may be referenced in the Appendix A of this report.

The deep hole testing confirmed that the property is essentially unsuitable for any type of infiltration chamber, due to the shallow depth of groundwater in the lowermost portion of the property nearest to the lake. Given that the ground surface at the deep hole testing locations is abut 476 and the water surface of Lake Waccabuc was noted as being at 472.0 feet, that the groundwater is so shallow at the base of a hill in close proximity to the lake is not surprising.

(4) Construction phasing plan and sequence of operations describing the intended sequence of construction activities, including tree removal, stumping, clearing and grubbing, excavation and grading, utility and infrastructure installation and any other land development activities.

The construction sequence of operations may be found on JDB Sheet 2 of 3. It is proposed to remove 6 trees from the property to construct the house, driveway access to the garage of the new house and studio building. The mitigation plan (JDB Sheet 2 of 3) shows that many more trees will be planted on the property with its redevelopment.

(5) A description of the minimum erosion and sediment control practices to be installed or implemented for each land development activity that will result in soil disturbance. Include a schedule that identifies the timing of initial placement or implementation of each erosion and sediment control practice and the minimum time frames that each practice should remain in place or be implemented.

The erosion and sediment control measures to be installed prior to the beginning of land disturbance activities include: (1) A stabilized construction entrance for construction vehicle access to the property; (2) Silt fence in the locations shown on the drawings and installed as per the instructions of the manufacturer and as shown on the construction details, (3) Tree protection and construction fences to protect trees to remain and the existing septic system, (4) slope protection mat, (5) coir logs, (6) inlet protection around catch basins, and (7) two small temporary sediment basins. All of these measures are depicted on the Erosion and Sediment Control Plan.

(6) A temporary and permanent soil stabilization plan that meets the requirements of the most current version of the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, for each stage of the project, including initial land clearing and grubbing to project completion and achievement of final stabilization.

Permanent soil stabilization consists of cleaning up all residual site debris and litter and preparing all disturbed areas not to be hard surfaced for topsoiling and seeding and/or planting. All disturbed areas are to be stabilized as noted in the Mitigation Plan on Sheet 2 of 3.

In addition, the permeability of the soil shall be restored by following the Soil Restoration steps in accordance with the 2015 New York State *Stormwater Management Design Manual*.

(7) Dimensions, material specifications, installation details and operation and maintenance requirements for all erosion and sediment control practices. Include the location and sizing of any temporary sediment basins and structural practices that will be used to divert flows from exposed soils.

JDB Sheet 3 of 3 shows the material specifications and the details of construction for the erosion and sediment control practices that are proposed. This drawing provides the operation and maintenance requirements for all erosion and sediment control practices to be installed.

(8) A site map/construction drawing(s) specifying the location(s), size(s) and length(s) of each erosion and sediment control practice.

JDB Sheet 3 of 3 depicts the locations, sizes and lengths of each of the proposed erosion and sediment control practices.

(9) Maintenance schedule to ensure continuous and effective operation of the erosion and sediment control practices. The maintenance inspection schedule shall be in accordance with the requirements in the most current version of the technical standard, New York State Standards and Specifications for Erosion and Sediment Control.

The maintenance schedule for the erosion and sediment control measures may be found on JDB Sheet 3 of 3.

(10) Description and location of any stormwater discharges associated with industrial activity other than construction at the site, including, but not limited to, stormwater discharges from asphalt plants and concrete plants located on the construction site.

Runoff from the property is presently conveyed to the south toward the lake. The design line is the lake shoreline. There are no existing or proposed discharges associated with any industrial activities.

(11) Description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a pollutant source in stormwater runoff.

Construction materials and debris will be temporarily stored in the driveway to the existing garage. The construction fence and silt fence will ensure that litter, construction chemicals and construction debris are not blown or washed to adjacent properties or into the public street.

(12) Description of construction and waste materials expected to be stored on site with updates as appropriate, and a description of controls to reduce pollutants from these materials, including storage practices to minimize exposure of the materials to stormwater, and spill prevention and response.

Construction materials expected to be stored temporarily on site include, but are not limited to, soil stockpiles, aggregate, and seed to establish lawn for the disturbed ground, wood forms and steel for the footings and foundation for the new buildings, wood for the house, and building roofing materials. These items are not sources of pollution in the short- or long-term.

(13) Identification of any elements of the design that are not in conformance with the requirements in the most current version of the technical standard, New York State Standards and Specifications for Erosion and Sediment Control. Include the reason for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is equivalent to the technical standards.

The design of the project is in conformance with the New York State Standards and Specifications for Erosion and Sediment Control, latest edition.

(14) Stormwater quantity and quality controls, at the discretion of the SMO and/or the Town Engineer, may be required.

The project provides stormwater quantity controls, as required. It is not feasible to provide water quality controls, except through a single modified green infrastructure practice (a depressed garden area) and a proprietary practice (a hydrodynamic separator) for runoff from the new driveway pavement.

Constraints on the implementation of other quality practices include: (i) the horizontal separation required from the existing septic system, (ii) the horizontal separation (50 feet for roof runoff and 100 feet for driveway runoff) required from the existing potable well to remain, (iii) the very steep slopes present on much of the property, and (iv) the high groundwater table in the gently sloping areas nearest to the lake.

D. Post-construction stormwater management practice component.

(1) All construction projects identified as needing post-construction stormwater management practices pursuant to the SPDES General Permit for Construction Activities shall prepare a SWPPP that includes practices designed in conformance with the Design Manual, including green infrastructure practices, in addition to the items listed under § 189-8C above. Where post-construction stormwater management practices are not designed in conformance with this technical standard, the applicant must demonstrate equivalence to the technical standard.

The stormwater management practices described in this SWPPP and depicted on the plans have been designed in accordance with the Design Manual.

(2) At a minimum, the post-construction stormwater practice component of the SWPPP shall include the following:

(a) Identification of all post-construction stormwater management practices to be constructed as part of the project.

The proposed stormwater management practices are to consist of: (i) a subsurface (water-tight) concrete tank that will provide attenuation of the peak rate of runoff up to the 25-year storm event, (ii) a depressed planted area to provide limited treatment of runoff from a portion of the roof of the new house and the area between the proposed wall on the north side of the driveway from Old Pond Road northward to the proposed coir log, and (iii) a hydrodynamic separator for treating runoff from the new driveway.

(b) Site map/construction drawing(s) showing the specific location(s) and size(s) of each post-construction stormwater management practice.

The location and sizes of the post-construction stormwater management practices may be referenced on drawing C-101.

(c) Hydrologic and hydraulic analysis for all structural components of the stormwater management control system for the applicable design storms. The analysis shall include tributary area maps with two-foot contours for the pre-development and post-development conditions.

Flows will be conveyed to the practices via 4" and 6" PVC pipes. The Rational Method (Q = c x I x A) was used to determine the peak rate of runoff from the roof drain leaders and catch basins to each point in the flow path.

For the 6" diameter pipes, the pipe slopes range from 3.49% to 45%. Based on Manning's equation, a 6" pipe with a Manning's n factor of 0.012 (using N-12 HDPE pipe) would have a flow capacity ranging from 1.1 cubic feet per second (cfs) to 4.1 cfs. Both capacities are well in

exceedance of the peak flow calculated for post-development drainage areas FDA-2 and FDA-3 for the 25-year storm event, 0.36 cfs and 0.15 cfs, respectively.

Likewise, the 4" storm pipes, which will be used for roof drain leader flows only, based on slopes which range from 5.21% to over 100%, would have a capacity ranging from 0.5 cfs to 2.1 cfs. These flow rates would also be well in excess of the anticipated rates of runoff from the building roofs.

Conclusion: The proposed storm pipe conveyance facilities have sufficient capacity to convey the 25-year storm events to the proposed stormwater management practice.

(d) Detailed summary (including calculations) of the sizing criteria that was used to design all post-construction stormwater management practices. At a minimum, the summary shall address the required design criteria from the applicable chapter of the Design Manual; including the identification of and justification for any deviations from the Design Manual, and identification of any design criteria that are not required based on the design criteria or waiver criteria included in the Design Manual.

The detention facility is sized to provide peak rate attenuation of the flows to the 25-year storm event. The drainage area (see **Figure 3**, Future Condition Drainage Area Map for all of the post-redevelopment drainage areas) to what was designated in the previous submission as a "rain garden" has been modified to include the area between the wall to the north of the proposed driveway and the coir log to be installed on the slope. As a result, the drainage area to the stormwater management practice is 2,238 square feet, which exceeds the maximum 1,000 square foot total contributing drainage area as noted in the 2015 New York State *Stormwater Management Design Manual* (SMDM). In addition, the natural slope of the ground surface exceeds 15% in the location where the former rain garden was located. For these reasons, the stormwater feature has been termed a "depressed planting area". And since it is unlikely that over 4 feet of unsaturated soil would exist in the footprint of the depressed planted area, a bioretention facility is not seen as feasible. It is to install 4" diameter perforated pipes as an underdrain to the depressed planted area.

(e) Identification of any elements of the design that are not in conformance with the Design Manual. Include the reason for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is equivalent to the technical standards.

The detention structure would be in reasonable conformance with the 2015 NYS Stormwater Management Design Manual in that it will provide peak rate attenuation of the flows from the property.

(f) Comparison of post-development stormwater runoff conditions with pre-development conditions.

Appendix B of this SWPPP report provides the calculations which compare the pre-development conditions and the post-development conditions.

Table 1. Flows to Design Point #1

	Existing Condition	Future Condition
1-year storm	0.33	0.33
10-year storm	1.45	1.19
25-year storm	2.23	1.83

(g) Dimensions, material specifications and installation details for each post-construction stormwater management practice or facility.

The proposed StormCapture facility is constructed of concrete and is a rectangle that is 32 feet in length x 8 feet in width x 3 feet in height. The depressed planted area will be an oval about 18' x 12', with a depth of 6". The depressed planting area will be underdrained with 4-inch diameter perforated PVC pipes. The planting soil mix in the depressed planted area will consist of a minimum of 12 inches of planting soil media. The composition of the soil media is to consist of 50%-70% sand (less than 5% clay content), 50%-30% topsoil with an average of 5% organic material, such as compost or peat, free of stones, roots and woody debris and animal waste. The hydrodynamic separator is similar in dimensions to a manhole structure (i.e. 5 feet in diameter).

(h) Site maps must include existing topography with two-foot contours, a proposed grading plan with a limit of disturbance line and the calculated area of disturbance in acres.

Two foot contours are provided on ALP drawing C-101 and JDB drawing Sheet 3 of 3. The limit of disturbance may be referenced on Sheet 3 of 3. The total land disturbance is calculated to be 0.46 acres.

(i) An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each postconstruction stormwater management practice or facility. The plan shall identify the entity that will be responsible for the long-term operation and maintenance of each practice.

The operations and maintenance plan is the responsibility of the homeowner.

Maintenance of the Cascade CS-4 hydrodynamic separator involves removal of sediment and any floatables. It is anticipated that this would need to be done once every few years. There is no specific maintenance that is required for the StormCapture facility. The depressed planting

area will require occasional removal of weeds, placement of shredded hardwood bark mulch on an annual basis (typically in the spring), and pruning of plants, as needed.

FIGURES

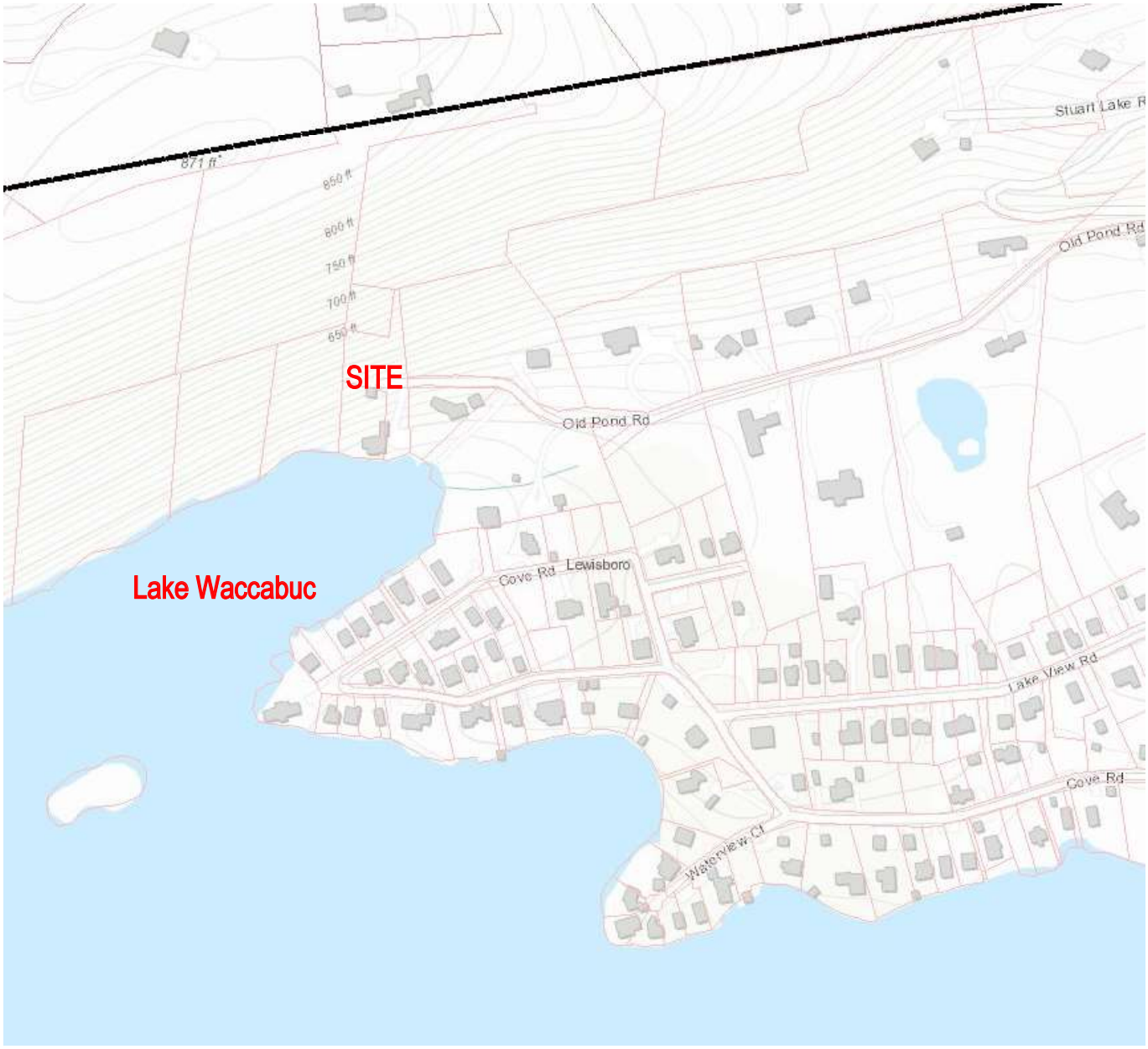


Figure 1

SITE LOCATION MAP

Scale: Not to Scale

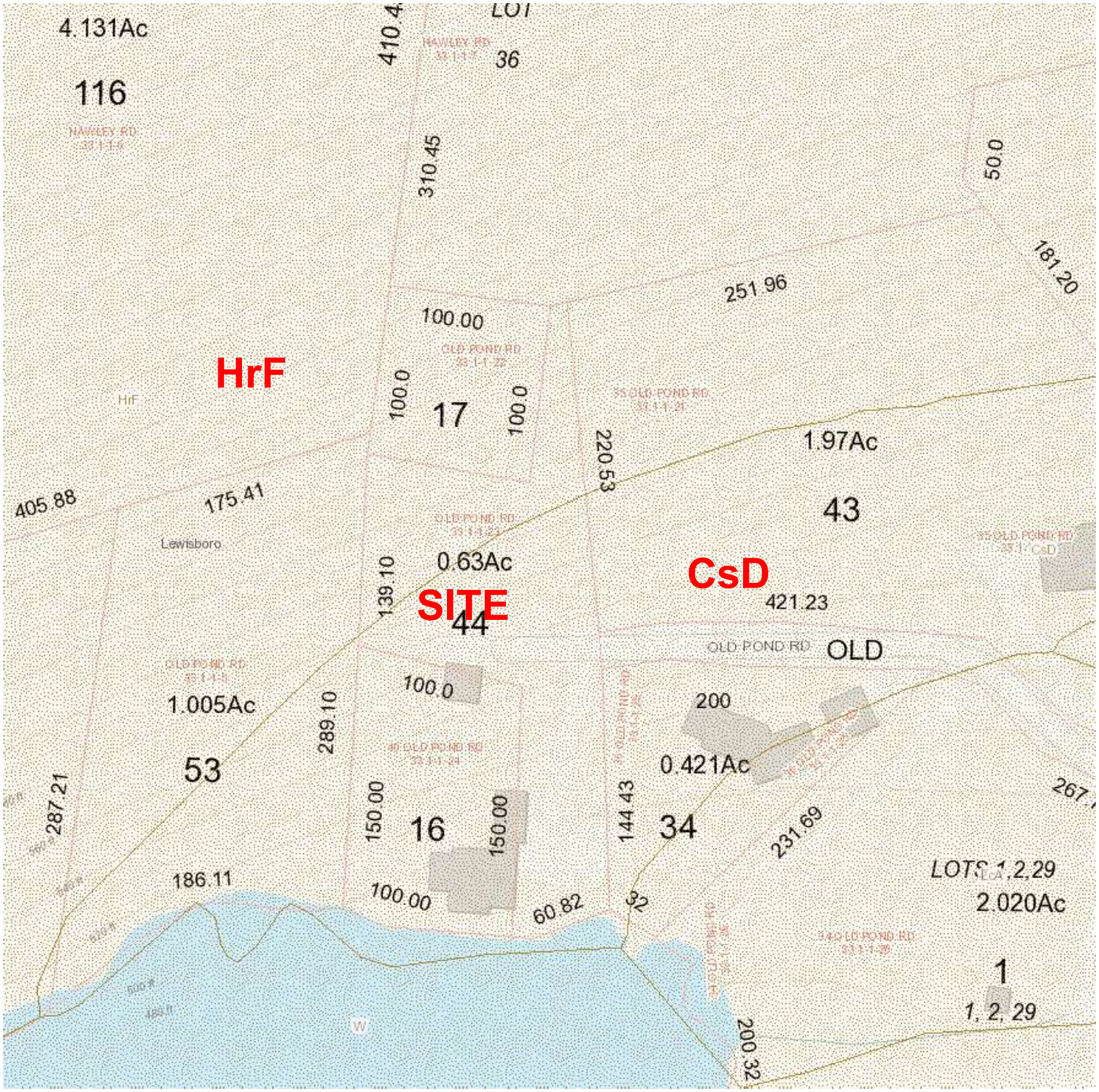


Figure 2

SOILS MAP

Scale: Not to Scale

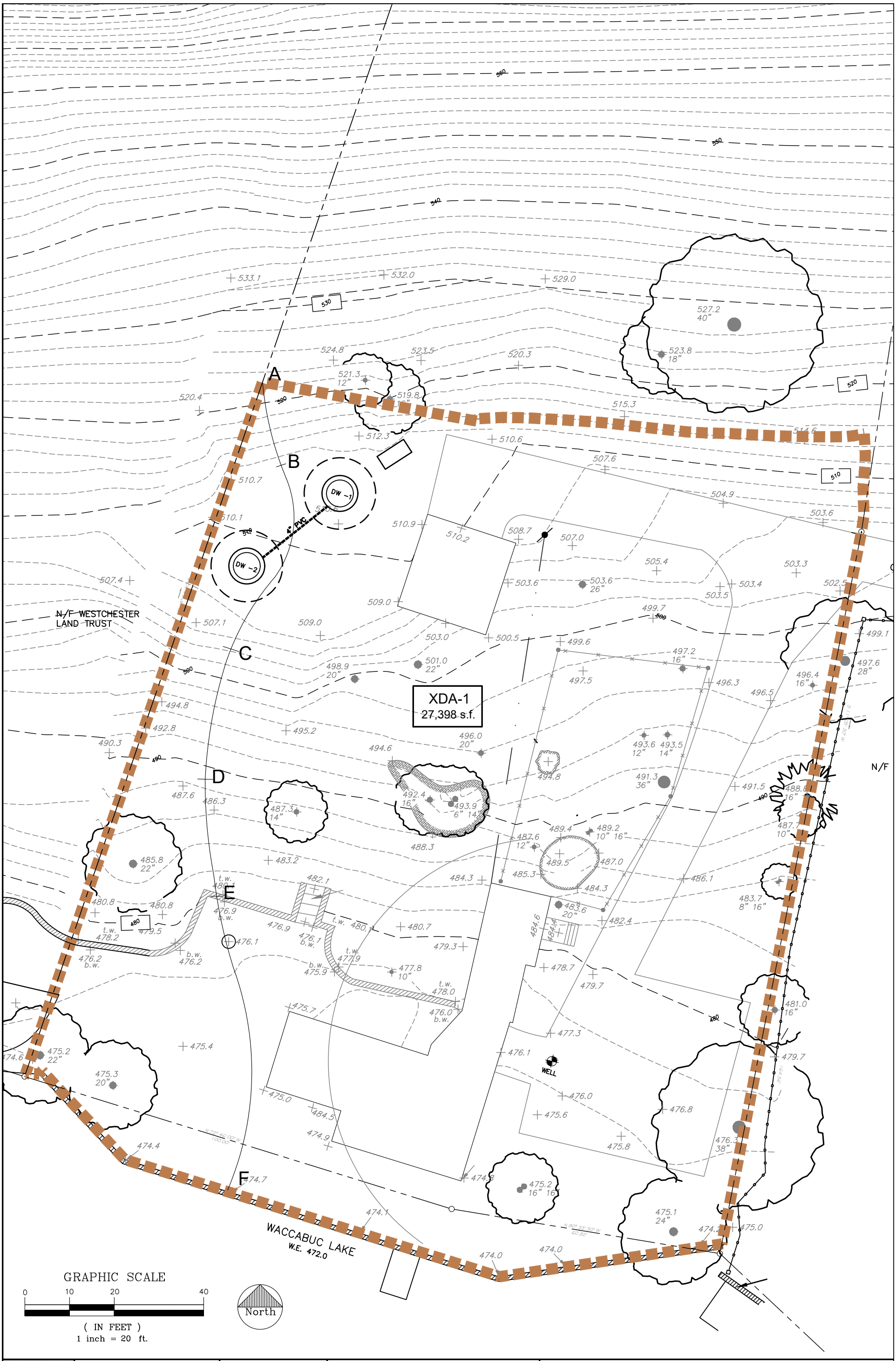


Fig 3	Date: July 24, 2020 Dwn. by: alp ID: McArthur_Civil_07-23-2020	DRAWING TITLE: Existing Condition Drainage Area Map	PROJECT NAME: **McArthur Property** 40 Old Pond Road South Salem, New York 10590	ENGINEER: ALP ENGINEERING AND LANDSCAPE ARCHITECTURE, PLLC P.O. Box 843 Ridgefield, Connecticut 06877 Tel. (475) 215-5343 Cell (203) 710-0587

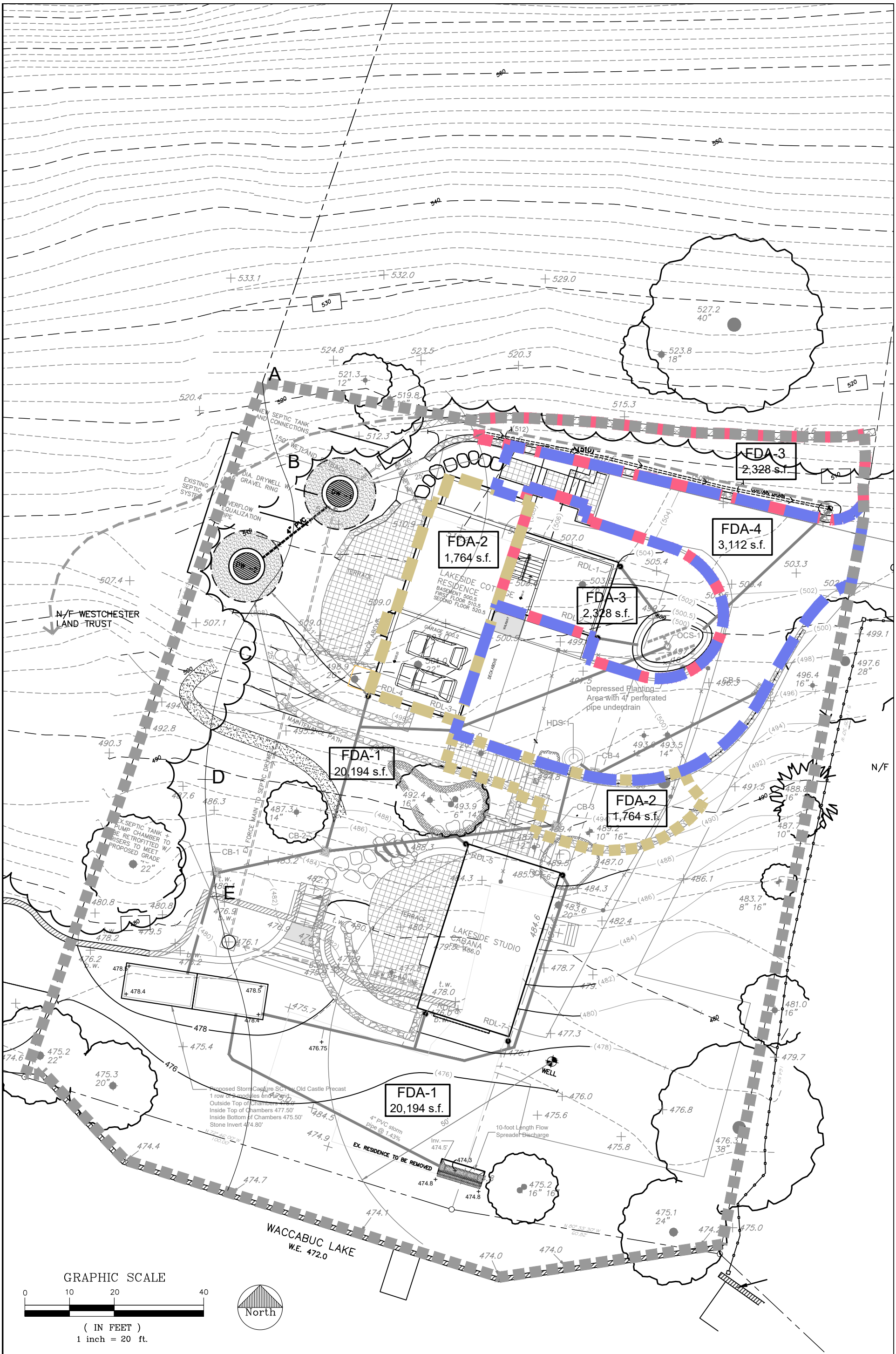


Fig 4	Date: July 24, 2020 Dwn. by: alp ID: McArthur_Civil_07-23-2020	DRAWING TITLE: Future Condition Drainage Area Map	PROJECT NAME: **McArthur Property** 40 Old Pond Road South Salem, New York 10590	ENGINEER: ALP ENGINEERING AND LANDSCAPE ARCHITECTURE, PLLC P.O. Box 843 Ridgefield, Connecticut 06877 Tel. (475) 215-5343 Cell (203) 710-0587

Appendix A

DEEP HOLE TESTING

ALP ENGINEERING LANDSCAPE ARCHITECTURE, PLLC
P.O. Box 843, Ridgefield CT 06877

40 OLD POND ROAD, SOUTH SALEM, NEW YORK
TEST DATA REQUIRED TO BE SUBMITTED WITH APPLICATION
DESCRIPTION OF SOILS ENCOUNTERED IN TEST HOLES

DEPTH	HOLE # 1 Elev. 475.8±	HOLE # 2 Elev. 476±	HOLE # _____	HOLE # _____
GROUND				
0'-6"	4" topsoil	4" topsoil		
1'-0"	Medium brown	Medium brown		
1'-6"	sandy loam fill	sandy loam fill		
2'-0"				
2'-6"	Grey sandy loam			
3'-0"				
3'-6"	Brown sandy	Brown sandy		
4'-0"	loam	loam		
4'-6"				
5'-0"				
5'-6"	Dug to 5'-4"	Dug to 5'		
6'-0"				
6'-6"				
7'-0"				
7'-6"				
8'-0"				
8'-6"				
G.W.	Seep @ 38" Water @ 21" depth	Seep @ 38" Water @ 21" depth		
ROCK				

TESTS MADE BY: Alan L. Pilch, PE, RLA DATE: 6/17/2020

NAME: ALP Engineering & Land Arch, PLLC SIGNATURE:
ADDRESS: P.O. Box 843, Ridgefield, CT 06877 SEAL:

Appendix B

SUPPORTING DOCUMENTS

CDS ESTIMATED NET ANNUAL SOLIDS LOAD REDUCTION
BASED ON THE RATIONAL RAINFALL METHOD
BASED ON AN AVERAGE PARTICLE SIZE OF 50 MICRONS
MCARTHUR PROPERTY REDEVELOPMENT
SOUTH SALEM, NY
for SYSTEM: HYDRODYNAMIC SEPARATOR

CONTECH ENGINEERED SOLUTIONS

CDS

Area	0.05	acres	CDS Model	2015	
Weighted C	0.90		Particle size	50	microns
Tc	6	minutes			

Rainfall Intensity[1] (in/hr)	Percent Rainfall Volume[1]	Cumulative Rainfall Volume	Total Flowrate (cfs)	Treated Flowrate (cfs)	Operating Rate (%)	Removal Efficiency (%)	Incremental Removal (%)
0.02	8.4%	8.4%	0.00	0.00	0.13	97.2	8.2
0.04	9.1%	17.5%	0.00	0.00	0.26	97.1	8.8
0.06	9.1%	26.6%	0.00	0.00	0.39	97.1	8.8
0.08	8.0%	34.6%	0.00	0.00	0.51	97.0	7.8
0.10	6.8%	41.5%	0.00	0.00	0.64	97.0	6.6
0.12	4.8%	46.2%	0.01	0.01	0.77	97.0	4.6
0.14	5.0%	51.3%	0.01	0.01	0.90	96.9	4.9
0.16	5.2%	56.5%	0.01	0.01	1.03	96.9	5.1
0.18	3.7%	60.3%	0.01	0.01	1.16	96.8	3.6
0.20	3.4%	63.6%	0.01	0.01	1.29	96.8	3.3
0.25	8.0%	71.6%	0.01	0.01	1.61	96.7	7.7
0.30	6.3%	77.9%	0.01	0.01	1.93	96.6	6.1
0.35	4.7%	82.6%	0.02	0.02	2.25	96.5	4.5
0.40	2.1%	84.7%	0.02	0.02	2.57	96.3	2.0
0.45	2.9%	87.6%	0.02	0.02	2.89	96.2	2.8
0.50	2.3%	89.9%	0.02	0.02	3.21	96.1	2.2
0.75	4.4%	94.3%	0.03	0.03	4.82	95.6	4.2
1.00	2.7%	97.0%	0.05	0.05	6.43	95.0	2.6
1.50	1.4%	98.4%	0.07	0.07	9.64	93.9	1.3
2.00	0.4%	98.9%	0.09	0.09	12.86	92.8	0.4
2.50	1.1%	100.0%	0.11	0.11	16.07	91.7	1.0
							96.6
						Removal Efficiency Adjustment[2] =	6.5%
						Predicted % Annual Rainfall Treated =	93.5%
						Predicted Net Annual Load Removal Efficiency =	**90.2%**

1 - Based on 10 Years of Hourly Precipitation Data From NCDC Station 5803, New York Kennedy WSCMO, Queens Coun
2 - Reduction due to use of 60-minute data for a site that has a time of concentration less than 30-minutes.

0644089821

NOTICE OF INTENT

New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505

NYR _____ (for DEC use only)

Stormwater Discharges Associated with Construction Activity Under State Pollutant Discharge Elimination System (SPDES) General Permit # GP-0-20-001

All sections must be completed unless otherwise noted. Failure to complete all items may result in this form being returned to you, thereby delaying your coverage under this General Permit. Applicants must read and understand the conditions of the permit and prepare a Stormwater Pollution Prevention Plan prior to submitting this NOI. Applicants are responsible for identifying and obtaining other DEC permits that may be required.

-IMPORTANT-

RETURN THIS FORM TO THE ADDRESS ABOVE

OWNER/OPERATOR MUST SIGN FORM

Owner/Operator Information

Owner/Operator (Company Name/Private Owner Name/Municipality Name)

Owner/Operator Contact Person Last Name (NOT CONSULTANT)
McARTHUR

Owner/Operator Contact Person First Name
WILLIAM

Owner/Operator Mailing Address
35 OLD POND ROAD

City
SOUTH SALEM

State
NY

Zip
10590-1019

Phone (Owner/Operator) ___-___-____

Fax (Owner/Operator) ___-___-____

Email (Owner/Operator)
billymcarthur@gmail.com

FED TAX ID ___-_____ (not required for individuals)

6401089828

Project Site Information

Project/Site Name
McARTHUR PROPERTY

Street Address (NOT P.O. BOX)
40 OLD POND ROAD

Side of Street
○ **North** ● **South** ○ **East** ○ **West**

City/Town/Village (THAT ISSUES BUILDING PERMIT)
LEWISBORO

State: NY
Zip: 10590-
County: WESTCHESER
DEC Region: 3

Name of Nearest Cross Street
OSCALETA ROAD

Distance to Nearest Cross Street (Feet)
1685

Project In Relation to Cross Street
○ **North** ○ **South** ○ **East** ● **West**

Tax Map Numbers
Section-Block-Parcel
33 11155 16 17

Tax Map Numbers
44

1. Provide the Geographic Coordinates for the project site in NYTM Units. To do this you **must** go to the NYSDEC Stormwater Interactive Map on the DEC website at:

www.dec.ny.gov/imsmaps/stormwater/viewer.htm

Zoom into your Project Location such that you can accurately click on the centroid of your site. Once you have located your project site, go to the tool boxes on the top and choose "i"(identify). Then click on the center of your site and a new window containing the X, Y coordinates in UTM will pop up. Transcribe these coordinates into the boxes below. For problems with the interactive map use the help function.

X Coordinates (Easting): 618818

Y Coordinates (Northing): 4573196

2. What is the nature of this construction project?

○ **New Construction**

● **Redevelopment with increase in impervious area**

○ **Redevelopment with no increase in impervious area**

3. Select the predominant land use for both pre and post development conditions.
SELECT ONLY ONE CHOICE FOR EACH

Pre-Development Existing Land Use	Post-Development Future Land Use
○ FOREST	● SINGLE FAMILY HOME
○ PASTURE/OPEN LAND	○ SINGLE FAMILY SUBDIVISION
○ CULTIVATED LAND	○ TOWN HOME RESIDENTIAL
● SINGLE FAMILY HOME	○ MULTIFAMILY RESIDENTIAL
○ SINGLE FAMILY SUBDIVISION	○ INSTITUTIONAL/SCHOOL
○ TOWN HOME RESIDENTIAL	○ INDUSTRIAL
○ MULTIFAMILY RESIDENTIAL	○ COMMERCIAL
○ INSTITUTIONAL/SCHOOL	○ MUNICIPAL
○ INDUSTRIAL	○ ROAD/HIGHWAY
○ COMMERCIAL	○ RECREATIONAL/SPORTS FIELD
○ ROAD/HIGHWAY	○ BIKE PATH/TRAIL
○ RECREATIONAL/SPORTS FIELD	○ LINEAR UTILITY (water, sewer, gas, etc.)
○ BIKE PATH/TRAIL	○ PARKING LOT
○ LINEAR UTILITY	○ CLEARING/GRADING ONLY
○ PARKING LOT	○ DEMOLITION, NO REDEVELOPMENT
○ OTHER	○ WELL DRILLING ACTIVITY *(Oil, Gas, etc.)
	○ OTHER

Number of Lots

***Note:** for gas well drilling, non-high volume hydraulic fractured wells only

4. In accordance with the larger common plan of development or sale, enter the total project site area; the total area to be disturbed; existing impervious area to be disturbed (for redevelopment activities); and the future impervious area constructed within the disturbed area. (Round to the nearest tenth of an acre.)

Total Site Area	Total Area To Be Disturbed	Existing Impervious Area To Be Disturbed	Future Impervious Area Within Disturbed Area
1.2	0.5	0.2	0.2

5. Do you plan to disturb more than 5 acres of soil at any one time? ○ **Yes** ● **No**

6. Indicate the percentage of each Hydrologic Soil Group(HSG) at the site.

A	B	C	D
%	60 %	%	40 %

7. Is this a phased project? ○ **Yes** ● **No**

8. Enter the planned start and end dates of the disturbance activities.

Start Date	End Date
09/01/2020	09/30/2021

9. Identify the nearest surface waterbody(ies) to which construction site runoff will discharge.

Name

LAKE WACCABUC

9a. Type of waterbody identified in Question 9?

- ○ Wetland / State Jurisdiction On Site (Answer 9b)
- ○ Wetland / State Jurisdiction Off Site
- ○ Wetland / Federal Jurisdiction On Site (Answer 9b)
- ○ Wetland / Federal Jurisdiction Off Site
- ○ Stream / Creek On Site
- ○ Stream / Creek Off Site
- ○ River On Site
- ○ River Off Site
- ● Lake On Site
- ● Lake Off Site
- ○ Other Type On Site
- ○ Other Type Off Site

9b. How was the wetland identified?

- ○ Regulatory Map
- ○ Delineated by Consultant
- ○ Delineated by Army Corps of Engineers
- ○ Other (identify)

10. Has the surface waterbody(ies) in question 9 been identified as a 303(d) segment in Appendix E of GP-0-20-001? ○ **Yes** ● **No**

11. Is this project located in one of the Watersheds identified in Appendix C of GP-0-20-001? ● **Yes** ○ **No**

12. Is the project located in one of the watershed areas associated with AA and AA-S classified waters? ● **Yes** ○ **No**
If no, skip question 13.

13. Does this construction activity disturb land with no existing impervious cover and where the Soil Slope Phase is identified as an E or F on the USDA Soil Survey? ○ **Yes** ● **No**
If Yes, what is the acreage to be disturbed?

14. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area? ○ **Yes** ● **No**

15. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)? ○ Yes ● No ○ Unknown

16. What is the name of the municipality/entity that owns the separate storm sewer system?

17. Does any runoff from the site enter a sewer classified as a Combined Sewer? ○ Yes ● No ○ Unknown

18. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law? ○ Yes ● No

19. Is this property owned by a state authority, state agency, federal government or local government? ○ Yes ● No

20. Is this a remediation project being done under a Department approved work plan? (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.) ○ Yes ● No

21. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)? ● Yes ○ No

22. Does this construction activity require the development of a SWPPP that includes the post-construction stormwater management practice component (i.e. Runoff Reduction, Water Quality and Quantity Control practices/techniques)? ○ Yes ● No
If No, skip questions 23 and 27-39.

23. Has the post-construction stormwater management practice component of the SWPPP been developed in conformance with the current NYS Stormwater Management Design Manual? ○ Yes ○ No

24. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:

- ● **Professional Engineer (P.E.)**
- ○ **Soil and Water Conservation District (SWCD)**
- ○ **Registered Landscape Architect (R.L.A)**
- ○ **Certified Professional in Erosion and Sediment Control (CPESC)**
- ○ **Owner/Operator**
- ○ **Other**

SWPPP Preparer
ALP ENGINEERING & LAND ARCH, PLLC

Contact Name (Last, Space, First)
PILCH ALAN

Mailing Address
P.O. BOX 843

City
RIDGEFIELD

State CT Zip 06877-

Phone 475-215-5343

Fax ---

Email
alan@eaec-inc.com

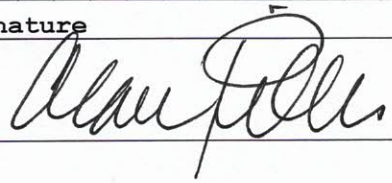
SWPPP Preparer Certification

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) for this project has been prepared in accordance with the terms and conditions of the GP-0-20-001. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of this permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

First Name ALAN **MI** L

Last Name PILCH

Signature



Date 06/26/2020

25. Has a construction sequence schedule for the planned management practices been prepared? ● Yes ○ No

26. Select **all** of the erosion and sediment control practices that will be employed on the project site:

Temporary Structural

- ○ Check Dams
- ○ Construction Road Stabilization
- ○ Dust Control
- ○ Earth Dike
- ● Level Spreader
- ○ Perimeter Dike/Swale
- ○ Pipe Slope Drain
- ○ Portable Sediment Tank
- ○ Rock Dam
- ● Sediment Basin
- ○ Sediment Traps
- ● Silt Fence
- ● Stabilized Construction Entrance
- ● Storm Drain Inlet Protection
- ○ Straw/Hay Bale Dike
- ○ Temporary Access Waterway Crossing
- ○ Temporary Stormdrain Diversion
- ○ Temporary Swale
- ○ Turbidity Curtain
- ○ Water bars

Biotechnical

- ○ Brush Matting
- ○ Wattling

Vegetative Measures

- ○ Brush Matting
- ○ Dune Stabilization
- ○ Grassed Waterway
- ● Mulching
- ● Protecting Vegetation
- ○ Recreation Area Improvement
- ● Seeding
- ○ Sodding
- ○ Straw/Hay Bale Dike
- ○ Streambank Protection
- ○ Temporary Swale
- ○ Topsoiling
- ○ Vegetating Waterways

Permanent Structural

- ○ Debris Basin
- ○ Diversion
- ○ Grade Stabilization Structure
- ○ Land Grading
- ○ Lined Waterway (Rock)
- ○ Paved Channel (Concrete)
- ○ Paved Flume
- ● Retaining Wall
- ○ Riprap Slope Protection
- ○ Rock Outlet Protection
- ○ Streambank Protection

Other

Post-construction Stormwater Management Practice (SMP) Requirements

Important: Completion of Questions 27-39 is not required if response to Question 22 is No.

27. Identify all site planning practices that were used to prepare the final site plan/layout for the project.

- ○ **Preservation of Undisturbed Areas**
- ○ **Preservation of Buffers**
- ○ **Reduction of Clearing and Grading**
- ○ **Locating Development in Less Sensitive Areas**
- ○ **Roadway Reduction**
- ○ **Sidewalk Reduction**
- ○ **Driveway Reduction**
- ○ **Cul-de-sac Reduction**
- ○ **Building Footprint Reduction**
- ○ **Parking Reduction**

27a. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6("Soil Restoration") of the Design Manual (2010 version).

- ○ All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).
- ○ Compacted areas were considered as impervious cover when calculating the **WQv Required,** and the compacted areas were assigned a post-construction Hydrologic Soil Group (HSG) designation that is one level less permeable than existing conditions for the hydrology analysis.

28. Provide the total Water Quality Volume (WQv) required for this project (based on final site plan/layout).

Total WQv Required

☐☐☐.☐☐☐ **acre-feet**

29. Identify the RR techniques (Area Reduction), RR techniques(Volume Reduction) and Standard SMPs with RRv Capacity in Table 1 (See Page 9) that were used to reduce the Total WQv Required(#28).

Also, provide in Table 1 the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

Note: Redevelopment projects shall use Tables 1 and 2 to identify the SMPs used to treat and/or reduce the WQv required. If runoff reduction techniques will not be used to reduce the required WQv, skip to question 33a after identifying the SMPs.

Table 1 - Runoff Reduction (RR) Techniques and Standard Stormwater Management Practices (SMPs)

	Total Contributing Area (acres)		Total Contributing Impervious Area (acres)
RR Techniques (Area Reduction)			
○ Conservation of Natural Areas (RR-1)	___.___	and/or	___.___
○ Sheetflow to Riparian Buffers/Filters Strips (RR-2)	___.___	and/or	___.___
○ Tree Planting/Tree Pit (RR-3)	___.___	and/or	___.___
○ Disconnection of Rooftop Runoff (RR-4)	___.___	and/or	___.___
RR Techniques (Volume Reduction)			
○ Vegetated Swale (RR-5)			___.___
○ Rain Garden (RR-6)			___.___
○ Stormwater Planter (RR-7)			___.___
○ Rain Barrel/Cistern (RR-8)			___.___
○ Porous Pavement (RR-9)			___.___
○ Green Roof (RR-10)			___.___
Standard SMPs with RRv Capacity			
○ Infiltration Trench (I-1)			___.___
○ Infiltration Basin (I-2)			___.___
○ Dry Well (I-3)			___.___
○ Underground Infiltration System (I-4)			___.___
○ Bioretention (F-5)			___.___
○ Dry Swale (O-1)			___.___
Standard SMPs			
○ Micropool Extended Detention (P-1)			___.___
○ Wet Pond (P-2)			___.___
○ Wet Extended Detention (P-3)			___.___
○ Multiple Pond System (P-4)			___.___
○ Pocket Pond (P-5)			___.___
○ Surface Sand Filter (F-1)			___.___
○ Underground Sand Filter (F-2)			___.___
○ Perimeter Sand Filter (F-3)			___.___
○ Organic Filter (F-4)			___.___
○ Shallow Wetland (W-1)			___.___
○ Extended Detention Wetland (W-2)			___.___
○ Pond/Wetland System (W-3)			___.___
○ Pocket Wetland (W-4)			___.___
○ Wet Swale (O-2)			___.___

Table 2 - Alternative SMPs
(DO NOT INCLUDE PRACTICES BEING USED FOR PRETREATMENT ONLY)

Alternative SMP	Total Contributing Impervious Area (acres)
○ Hydrodynamic	
○ Wet Vault	
○ Media Filter	
○ Other [ ]	

Provide the name and manufacturer of the Alternative SMPs (i.e. proprietary practice(s)) being used for WQv treatment.

Name

Manufacturer

Note: Redevelopment projects which do not use RR techniques, shall use questions 28, 29, 33 and 33a to provide SMPs used, total WQv required and total WQv provided for the project.

30. Indicate the Total RRv provided by the RR techniques (Area/Volume Reduction) and Standard SMPs with RRv capacity identified in question 29.

Total RRv provided

[ ][ ][ ].[ ][ ][ ] **acre-feet**

31. Is the Total RRv provided (#30) greater than or equal to the total WQv required (#28).

○ **Yes** ○ **No**

If Yes, go to question 36.
If No, go to question 32.

32. Provide the Minimum RRv required based on HSG.
[Minimum RRv Required = (P)(0.95)(Ai)/12, Ai=(S)(Aic)]

Minimum RRv Required

[ ][ ][ ].[ ][ ][ ] **acre-feet**

32a. Is the Total RRv provided (#30) greater than or equal to the Minimum RRv Required (#32)?

○ **Yes** ○ **No**

If Yes, go to question 33.
Note: Use the space provided in question #39 to summarize the specific site limitations and justification for not reducing 100% of WQv required (#28). A detailed evaluation of the specific site limitations and justification for not reducing 100% of the WQv required (#28) must also be included in the SWPPP.
If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

33. Identify the Standard SMPs in Table 1 and, if applicable, the Alternative SMPs in Table 2 that were used to treat the remaining total WQv(=Total WQv Required in 28 - Total RRv Provided in 30).

Also, provide in Table 1 and 2 the total impervious area that contributes runoff to each practice selected.

Note: Use Tables 1 and 2 to identify the SMPs used on Redevelopment projects.

33a. Indicate the Total WQv provided (i.e. WQv treated) by the SMPs identified in question #33 and Standard SMPs with RRv Capacity identified in question 29.

WQv Provided

☐☐☐.☐☐☐ **acre-feet**

Note: For the standard SMPs with RRv capacity, the WQv provided by each practice = the WQv calculated using the contributing drainage area to the practice - RRv provided by the practice. (See Table 3.5 in Design Manual)

34. Provide the sum of the Total RRv provided (#30) and the WQv provided (#33a). ☐☐☐.☐☐☐

35. Is the sum of the RRv provided (#30) and the WQv provided (#33a) greater than or equal to the total WQv required (#28)? ○ **Yes** ○ **No**

If Yes, go to question 36.
If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

36. Provide the total Channel Protection Storage Volume (CPv) required and provided or select waiver (36a), if applicable.

CPv Required

☐☐☐.☐☐☐ **acre-feet**

CPv Provided

☐☐☐.☐☐☐ **acre-feet**

36a. The need to provide channel protection has been waived because:

○ Site discharges directly to tidal waters or a fifth order or larger stream.

○ Reduction of the total CPv is achieved on site through runoff reduction techniques or infiltration systems.

37. Provide the Overbank Flood (Qp) and Extreme Flood (Qf) control criteria or select waiver (37a), if applicable.

Total Overbank Flood Control Criteria (Qp)

Pre-Development

☐☐☐.☐☐☐ **CFS**

Post-development

☐☐☐.☐☐☐ **CFS**

Total Extreme Flood Control Criteria (Qf)

Pre-Development

☐☐☐.☐☐☐ **CFS**

Post-development

☐☐☐.☐☐☐ **CFS**

37a. The need to meet the Qp and Qf criteria has been waived because:

- ○ Site discharges directly to tidal waters or a fifth order or larger stream.
- ○ Downstream analysis reveals that the Qp and Qf controls are not required

38. Has a long term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed? ○ **Yes** ○ **No**

If Yes, Identify the entity responsible for the long term Operation and Maintenance

39. Use this space to summarize the specific site limitations and justification for not reducing 100% of WQv required(#28). (See question 32a) This space can also be used for other pertinent project information.

40. Identify other DEC permits, existing and new, that are required for this project/facility.

- ○ Air Pollution Control
- ○ Coastal Erosion
- ○ Hazardous Waste
- ○ Long Island Wells
- ○ Mined Land Reclamation
- ○ Solid Waste
- ○ Navigable Waters Protection / Article 15
- ○ Water Quality Certificate
- ○ Dam Safety
- ○ Water Supply
- ○ Freshwater Wetlands/Article 24
- ○ Tidal Wetlands
- ○ Wild, Scenic and Recreational Rivers
- ○ Stream Bed or Bank Protection / Article 15
- ○ Endangered or Threatened Species(Incidental Take Permit)
- ○ Individual SPDES
- ○ SPDES Multi-Sector GP [N][Y][R][ ][ ][ ][ ][ ]
- ○ Other [ ]
- ● None

41. Does this project require a US Army Corps of Engineers Wetland Permit? ○ **Yes** ● **No**
If Yes, Indicate Size of Impact. [ ][ ][ ][ ][ ].[ ]

42. Is this project subject to the requirements of a regulated, traditional land use control MS4? ● **Yes** ○ **No**
(If No, skip question 43)

43. Has the "MS4 SWPPP Acceptance" form been signed by the principal executive officer or ranking elected official and submitted along with this NOI? ● **Yes** ○ **No**

44. If this NOI is being submitted for the purpose of continuing or transferring coverage under a general permit for stormwater runoff from construction activities, please indicate the former SPDES number assigned. [N][Y][R][ ][ ][ ][ ][ ][ ]

Owner/Operator Certification

I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I hereby certify that this document and the corresponding documents were prepared under my direction or supervision. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I further understand that coverage under the general permit will be identified in the acknowledgment that I will receive as a result of submitting this NOI and can be as long as sixty (60) business days as provided for in the general permit. I also understand that, by submitting this NOI, I am acknowledging that the SWPPP has been developed and will be implemented as the first element of construction, and agreeing to comply with all the terms and conditions of the general permit for which this NOI is being submitted.

Print First Name: WILLIAM

MI:

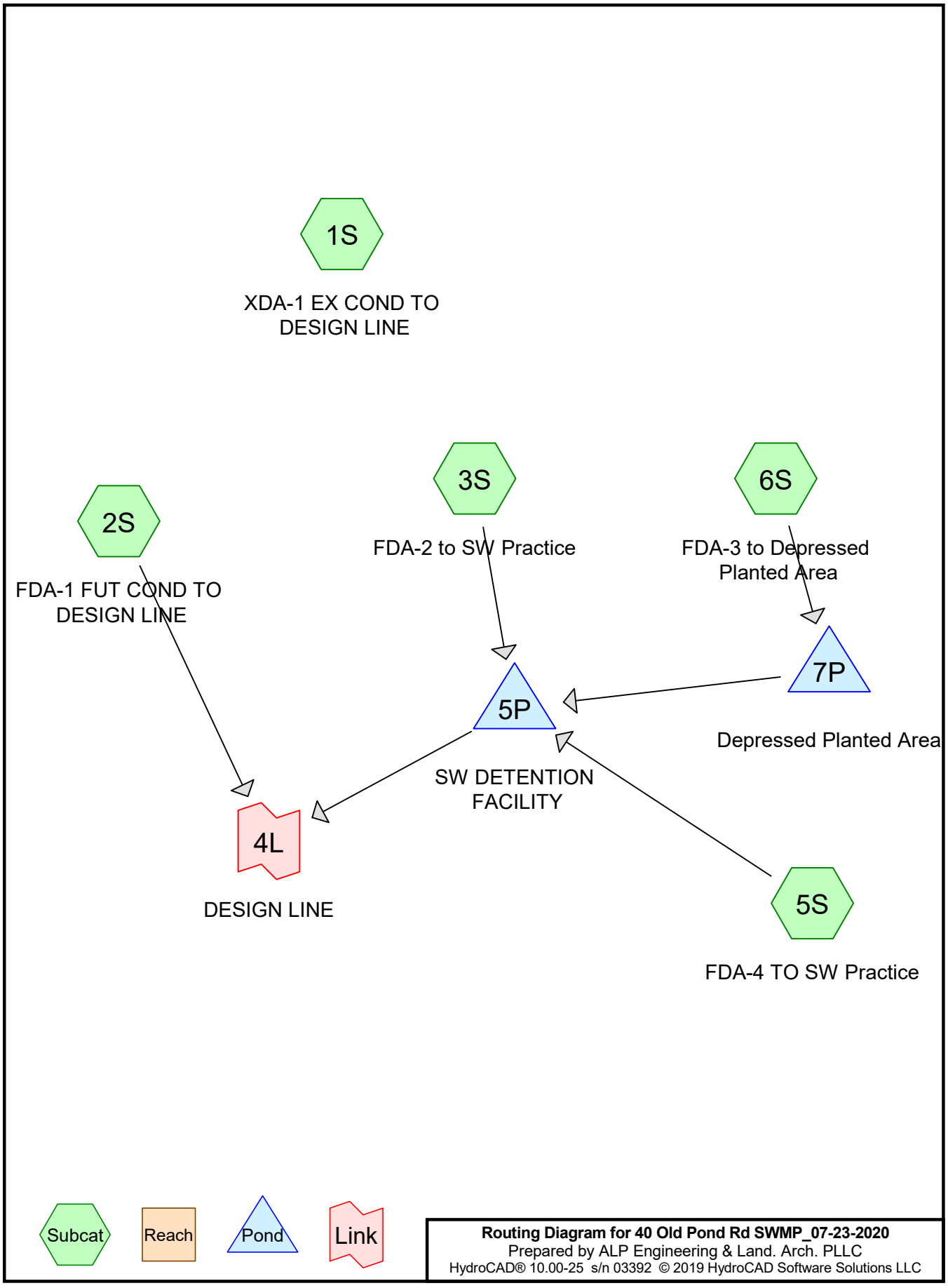
Print Last Name: McARTHUR

Owner/Operator Signature:

Date: 07 / 23 / 2020

Appendix C

HYDROGRAPHS AND ROUTINGS



Routing Diagram for 40 Old Pond Rd SWMP_07-23-2020
Prepared by ALP Engineering & Land. Arch. PLLC
HydroCAD® 10.00-25 s/n 03392 © 2019 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.035	61	>75% Grass cover, Good, HSG B (3S, 5S, 6S)
0.066	98	Driveway, HSG B (5S)
0.223	98	Paved parking, HSG B (1S, 2S)
0.031	98	Roofs and Walks, HSG B (3S)
0.012	98	Roofs, HSG B (6S)
0.022	55	Woods, Good, HSG B (6S)
0.869	58	Woods/grass comb., Good, HSG B (1S, 2S)
1.258	**69**	**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.035	0.000	0.000	0.000	0.035	>75% Grass cover, Good	3S, 5S, 6S
0.000	0.066	0.000	0.000	0.000	0.066	Driveway	5S
0.000	0.223	0.000	0.000	0.000	0.223	Paved parking	1S, 2S
0.000	0.012	0.000	0.000	0.000	0.012	Roofs	6S
0.000	0.031	0.000	0.000	0.000	0.031	Roofs and Walks	3S
0.000	0.022	0.000	0.000	0.000	0.022	Woods, Good	6S
0.000	0.869	0.000	0.000	0.000	0.869	Woods/grass comb., Good	1S, 2S
0.000	**1.258**	**0.000**	**0.000**	**0.000**	**1.258**	**TOTAL AREA**	

Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: XDA-1 EX COND TO Runoff Area=27,398 sf 25.80% Impervious Runoff Depth=0.54"
Flow Length=187' Tc=4.8 min CN=68 Runoff=0.33 cfs 0.028 af

Subcatchment 2S: FDA-1 FUT COND TO Runoff Area=20,194 sf 13.21% Impervious Runoff Depth=0.36"
Flow Length=187' Tc=4.8 min CN=63 Runoff=0.12 cfs 0.014 af

Subcatchment 3S: FDA-2 to SW Practice Runoff Area=1,764 sf 75.85% Impervious Runoff Depth=1.74"
Tc=2.0 min CN=89 Runoff=0.10 cfs 0.006 af

Subcatchment 5S: FDA-4 TO SW Practice Runoff Area=3,112 sf 92.77% Impervious Runoff Depth=2.27"
Tc=2.0 min CN=95 Runoff=0.21 cfs 0.014 af

Subcatchment 6S: FDA-3 to Depressed Runoff Area=2,328 sf 21.56% Impervious Runoff Depth=0.46"
Tc=2.0 min CN=66 Runoff=0.02 cfs 0.002 af

Pond 5P: SW DETENTION FACILITY Peak Elev=475.93' Storage=90 cf Inflow=0.30 cfs 0.020 af
4.0" Round Culvert n=0.010 L=36.0' S=0.0278 '/' Outflow=0.21 cfs 0.020 af

Pond 7P: Depressed Planted Area Peak Elev=500.50' Storage=71 cf Inflow=0.02 cfs 0.002 af
Outflow=0.00 cfs 0.000 af

Link 4L: DESIGN LINE Inflow=0.33 cfs 0.034 af
Primary=0.33 cfs 0.034 af

Total Runoff Area = 1.258 ac Runoff Volume = 0.063 af Average Runoff Depth = 0.61"
73.61% Pervious = 0.926 ac 26.39% Impervious = 0.332 ac

Summary for Subcatchment 1S: XDA-1 EX COND TO DESIGN LINE

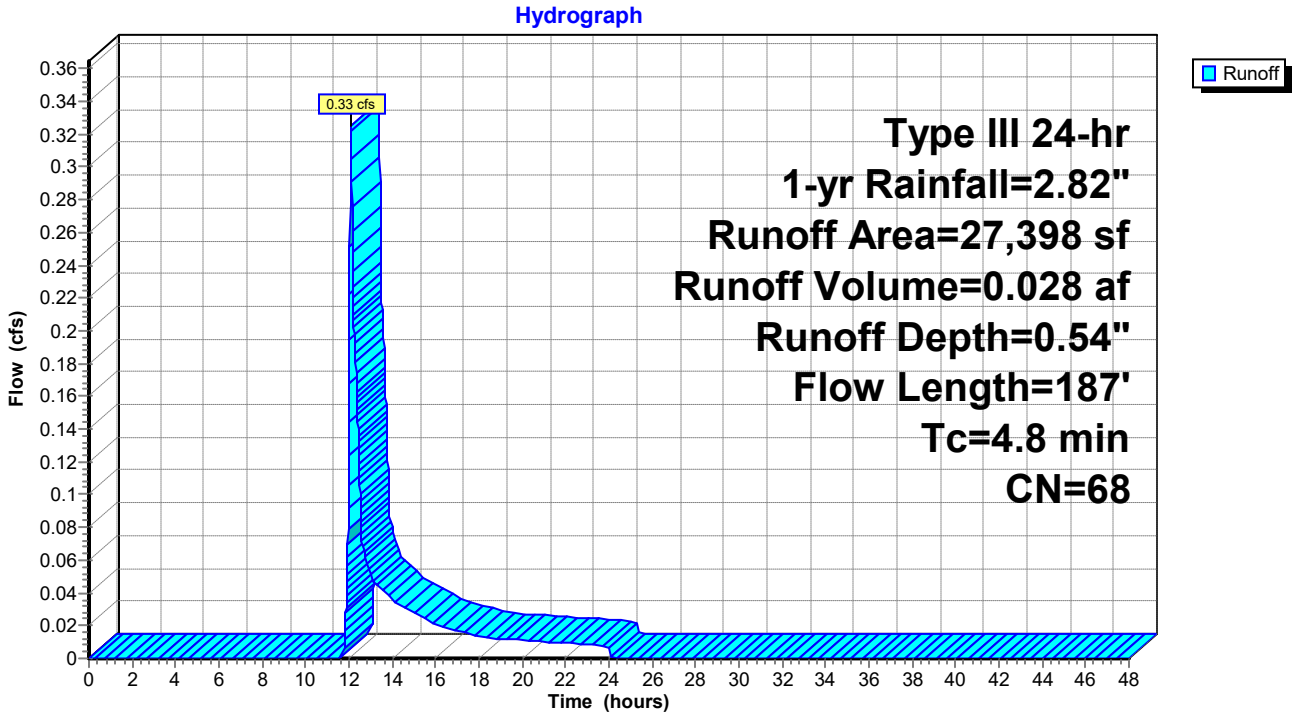
Runoff = 0.33 cfs @ 12.09 hrs, Volume= 0.028 af, Depth= 0.54"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-yr Rainfall=2.82"

Area (sf)	CN	Description
7,068	98	Paved parking, HSG B
20,330	58	Woods/grass comb., Good, HSG B
27,398	68	Weighted Average
20,330		74.20% Pervious Area
7,068		25.80% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.6	19	0.5263	0.12		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.40"
1.0	45	0.0889	0.75		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
0.3	30	0.6000	1.94		**Shallow Concentrated Flow, C-D** Forest w/Heavy Litter Kv= 2.5 fps
0.3	26	0.3846	1.55		**Shallow Concentrated Flow, D-E** Forest w/Heavy Litter Kv= 2.5 fps
0.6	67	0.0791	1.97		**Shallow Concentrated Flow, E-F** Short Grass Pasture Kv= 7.0 fps
4.8	187	Total			

Subcatchment 1S: XDA-1 EX COND TO DESIGN LINE



Summary for Subcatchment 2S: FDA-1 FUT COND TO DESIGN LINE

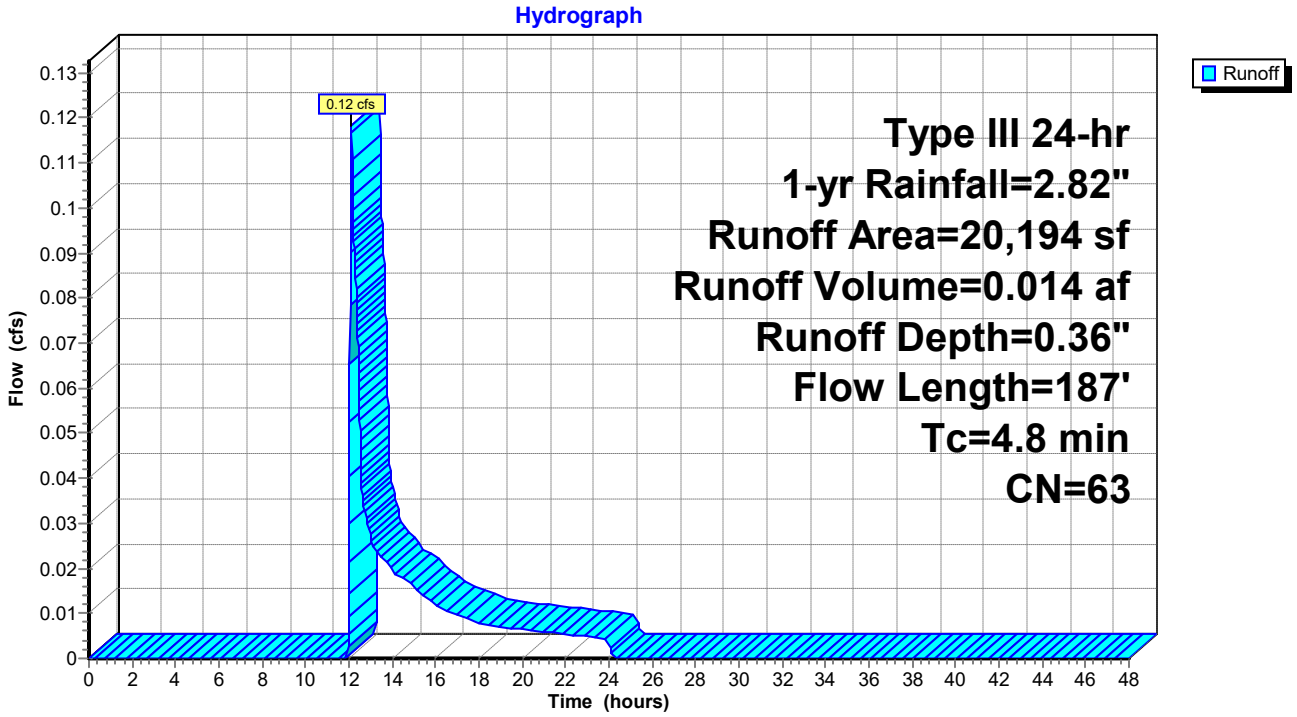
Runoff = 0.12 cfs @ 12.11 hrs, Volume= 0.014 af, Depth= 0.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-yr Rainfall=2.82"

Area (sf)	CN	Description
2,667	98	Paved parking, HSG B
17,527	58	Woods/grass comb., Good, HSG B
20,194	63	Weighted Average
17,527		86.79% Pervious Area
2,667		13.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.6	19	0.5263	0.12		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.40"
1.0	45	0.0889	0.75		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
0.3	30	0.6000	1.94		**Shallow Concentrated Flow, C-D** Forest w/Heavy Litter Kv= 2.5 fps
0.3	26	0.3846	1.55		**Shallow Concentrated Flow, D-E** Forest w/Heavy Litter Kv= 2.5 fps
0.6	67	0.0791	1.97		**Shallow Concentrated Flow, E-F** Short Grass Pasture Kv= 7.0 fps
4.8	187	Total			

Subcatchment 2S: FDA-1 FUT COND TO DESIGN LINE



Summary for Subcatchment 3S: FDA-2 to SW Practice

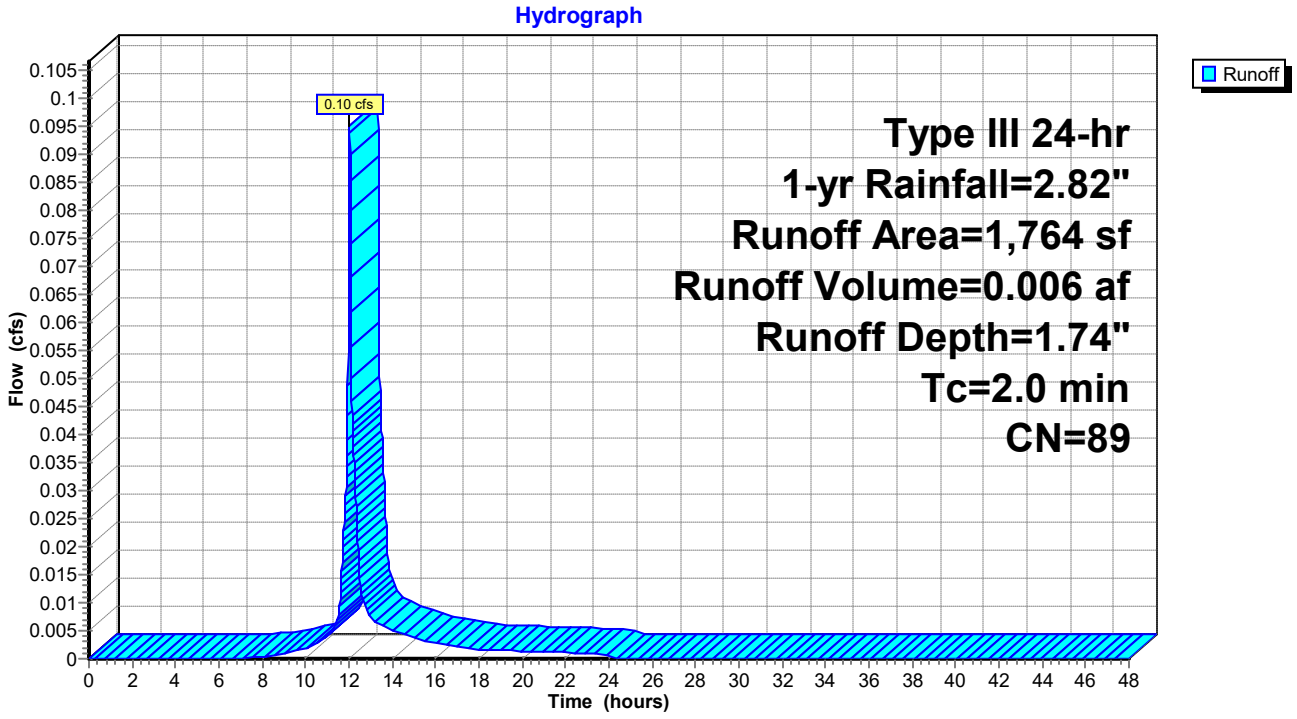
Runoff = 0.10 cfs @ 12.03 hrs, Volume= 0.006 af, Depth= 1.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-yr Rainfall=2.82"

	Area (sf)	CN	Description
*	1,338	98	Roofs and Walks, HSG B
	426	61	>75% Grass cover, Good, HSG B
	1,764	89	Weighted Average
	426		24.15% Pervious Area
	1,338		75.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.0					**Direct Entry,**

Subcatchment 3S: FDA-2 to SW Practice



Summary for Subcatchment 5S: FDA-4 TO SW Practice

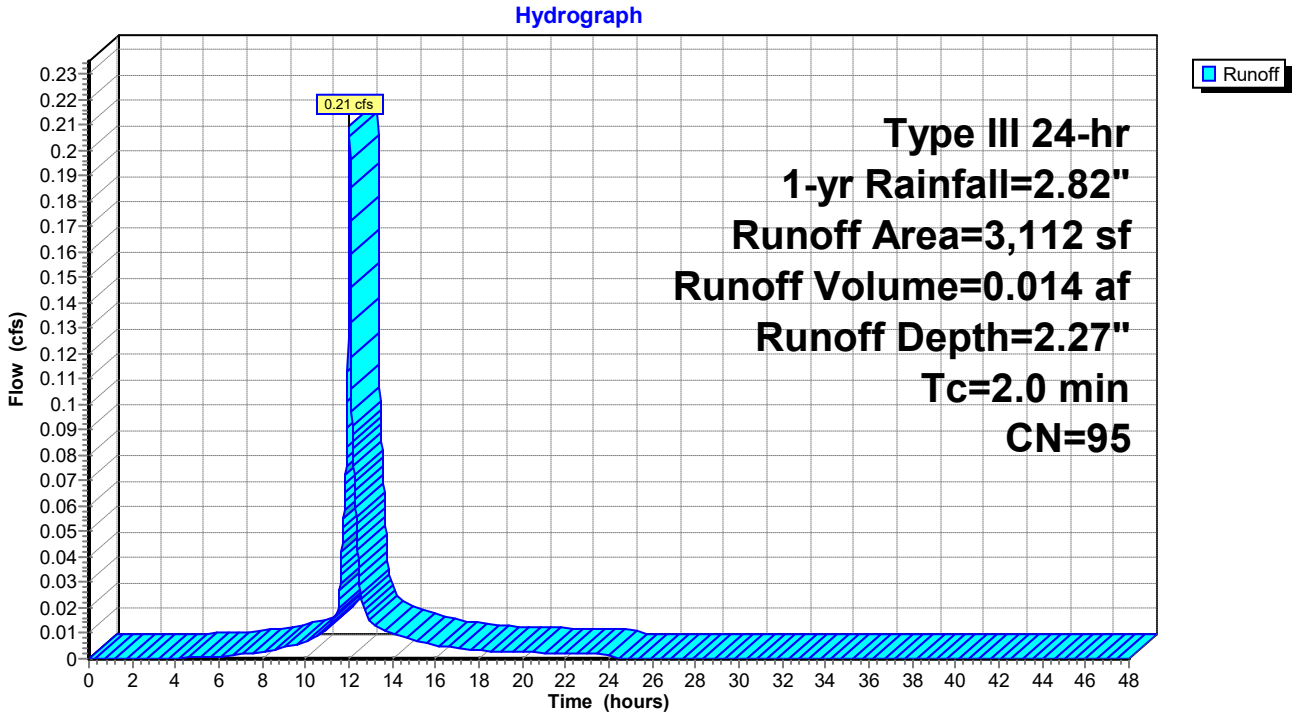
Runoff = 0.21 cfs @ 12.03 hrs, Volume= 0.014 af, Depth= 2.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-yr Rainfall=2.82"

	Area (sf)	CN	Description
*	2,887	98	Driveway, HSG B
	225	61	>75% Grass cover, Good, HSG B
	3,112	95	Weighted Average
	225		7.23% Pervious Area
	2,887		92.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.0					**Direct Entry,**

Subcatchment 5S: FDA-4 TO SW Practice



Summary for Subcatchment 6S: FDA-3 to Depressed Planted Area

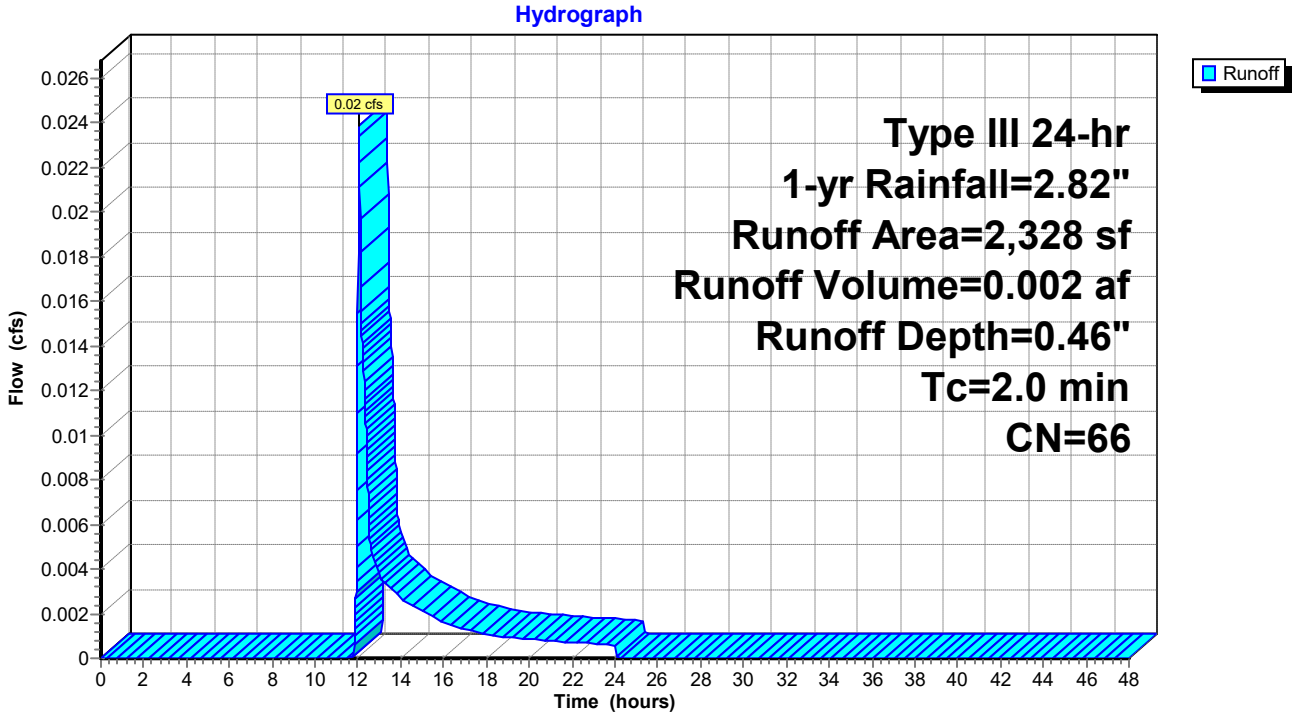
Runoff = 0.02 cfs @ 12.05 hrs, Volume= 0.002 af, Depth= 0.46"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-yr Rainfall=2.82"

Area (sf)	CN	Description
502	98	Roofs, HSG B
862	61	>75% Grass cover, Good, HSG B
964	55	Woods, Good, HSG B
2,328	66	Weighted Average
1,826		78.44% Pervious Area
502		21.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.0					**Direct Entry,**

Subcatchment 6S: FDA-3 to Depressed Planted Area



Summary for Pond 5P: SW DETENTION FACILITY

Inflow Area = 0.165 ac, 65.62% Impervious, Inflow Depth = 1.44" for 1-yr event
Inflow = 0.30 cfs @ 12.03 hrs, Volume= 0.020 af
Outflow = 0.21 cfs @ 12.09 hrs, Volume= 0.020 af, Atten= 30%, Lag= 3.6 min
Primary = 0.21 cfs @ 12.09 hrs, Volume= 0.020 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 475.93' @ 12.09 hrs Surf.Area= 256 sf Storage= 90 cf

Plug-Flow detention time= 16.6 min calculated for 0.020 af (100% of inflow)
Center-of-Mass det. time= 16.6 min (817.2 - 800.6)

Volume	Invert	Avail.Storage	Storage Description
#1A	474.50'	0 cf	**8.00'W x 32.00'L x 3.58'H Field A** 917 cf Overall - 661 cf Embedded = 256 cf x 0.0% Voids
#2A	475.50'	420 cf	**Oldcastle StormCapture SC1 2'** x 2 Inside #1 Inside= 84.0"W x 24.0"H => 13.13 sf x 16.00'L = 210.0 cf Outside= 96.0"W x 31.0"H => 20.67 sf x 16.00'L = 330.7 cf
		420 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	475.50'	**4.0" Round Culvert** L= 36.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 475.50' / 474.50' S= 0.0278 '/' Cc= 0.900 n= 0.010, Flow Area= 0.09 sf

Primary OutFlow Max=0.21 cfs @ 12.09 hrs HW=475.93' (Free Discharge)
1=Culvert (Inlet Controls 0.21 cfs @ 2.46 fps)

Pond 5P: SW DETENTION FACILITY - Chamber Wizard Field A

Chamber Model = Oldcastle StormCapture SC1 2' (Oldcastle StormCapture® SC1)
Inside= 84.0"W x 24.0"H => 13.13 sf x 16.00'L = 210.0 cf
Outside= 96.0"W x 31.0"H => 20.67 sf x 16.00'L = 330.7 cf

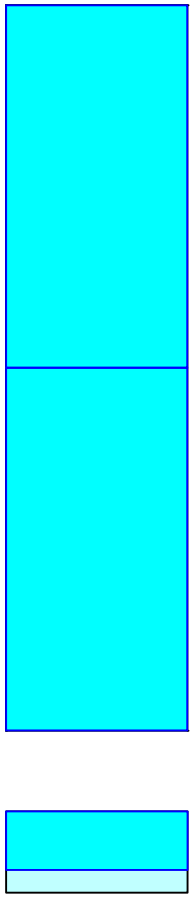
2 Chambers/Row x 16.00' Long = 32.00' Row Length
1 Rows x 96.0" Wide = 8.00' Base Width
12.0" Base + 31.0" Chamber Height = 3.58' Field Height

2 Chambers x 210.0 cf = 420.0 cf Chamber Storage
2 Chambers x 330.7 cf = 661.3 cf Displacement

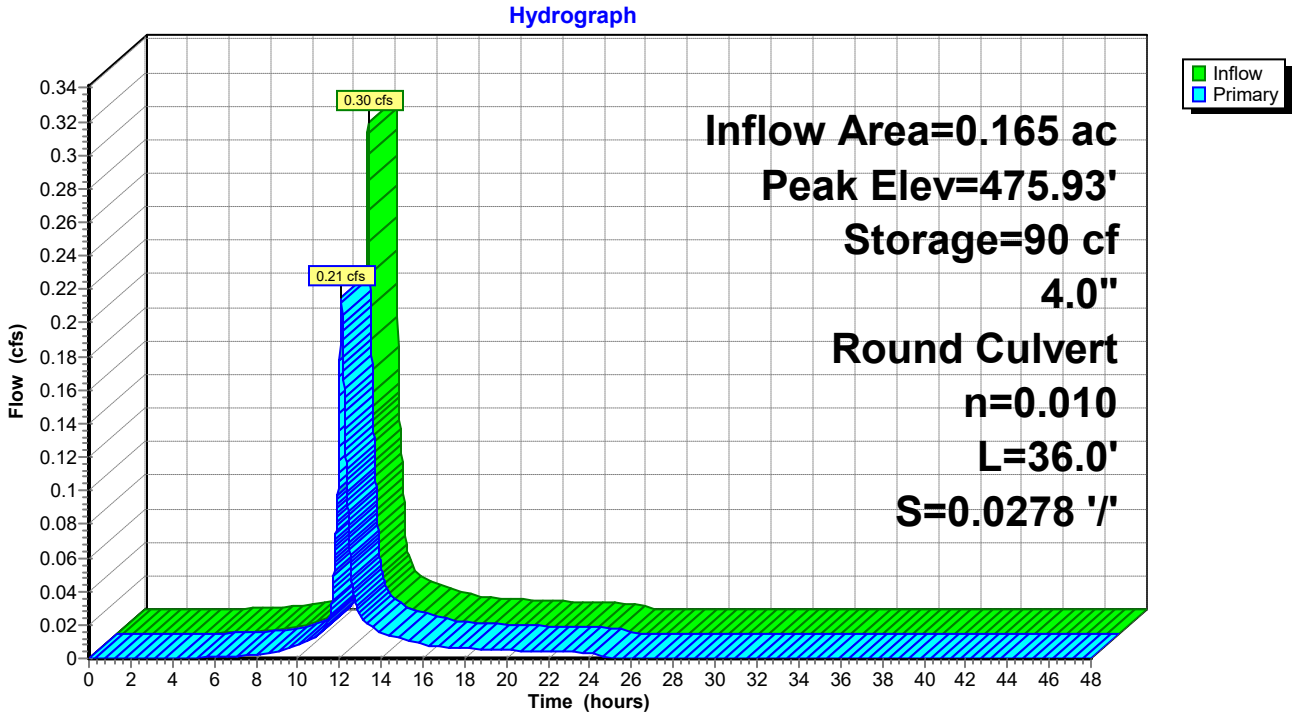
917.3 cf Field - 661.3 cf Chambers = 256.0 cf Stone x 0.0% Voids = 0.0 cf Stone Storage

Chamber Storage = 420.0 cf = 0.010 af
Overall Storage Efficiency = 45.8%
Overall System Size = 32.00' x 8.00' x 3.58'

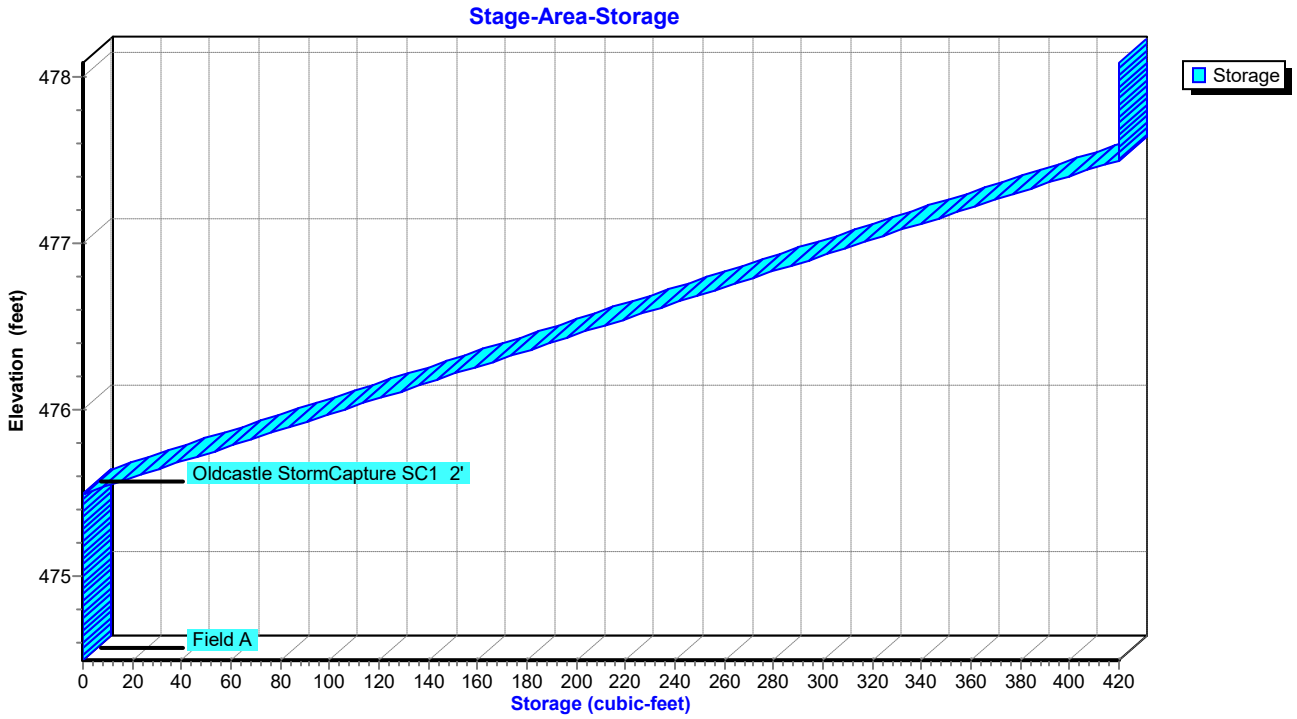
2 Chambers
34.0 cy Field
9.5 cy Stone



Pond 5P: SW DETENTION FACILITY



Pond 5P: SW DETENTION FACILITY



Summary for Pond 7P: Depressed Planted Area

Inflow Area = 0.053 ac, 21.56% Impervious, Inflow Depth = 0.46" for 1-yr event
Inflow = 0.02 cfs @ 12.05 hrs, Volume= 0.002 af
Outflow = 0.00 cfs @ 17.94 hrs, Volume= 0.000 af, Atten= 96%, Lag= 353.1 min
Primary = 0.00 cfs @ 17.94 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 500.50' @ 17.94 hrs Surf.Area= 185 sf Storage= 71 cf

Plug-Flow detention time= 507.3 min calculated for 0.000 af (22% of inflow)
Center-of-Mass det. time= 332.4 min (1,232.7 - 900.3)

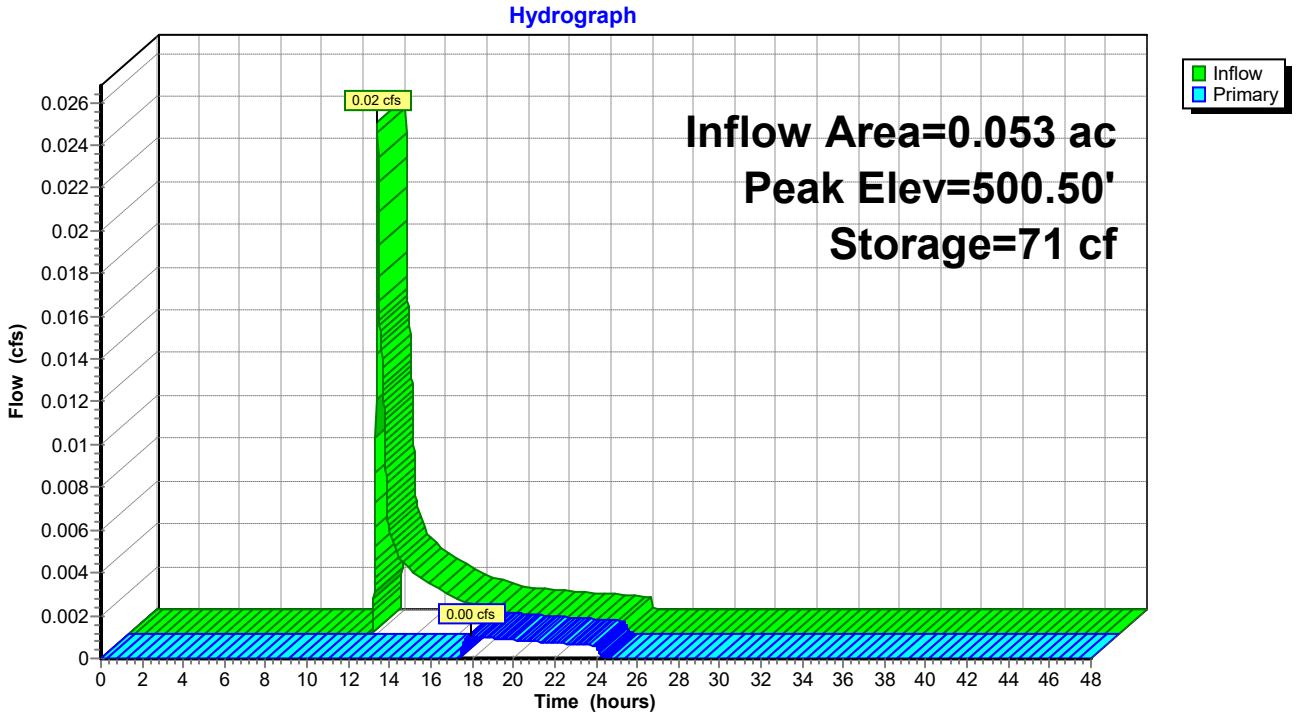
Volume	Invert	Avail.Storage	Storage Description
#1	500.00'	179 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
500.00	98	0	0
500.25	139	30	30
500.50	185	41	70
501.00	250	109	179

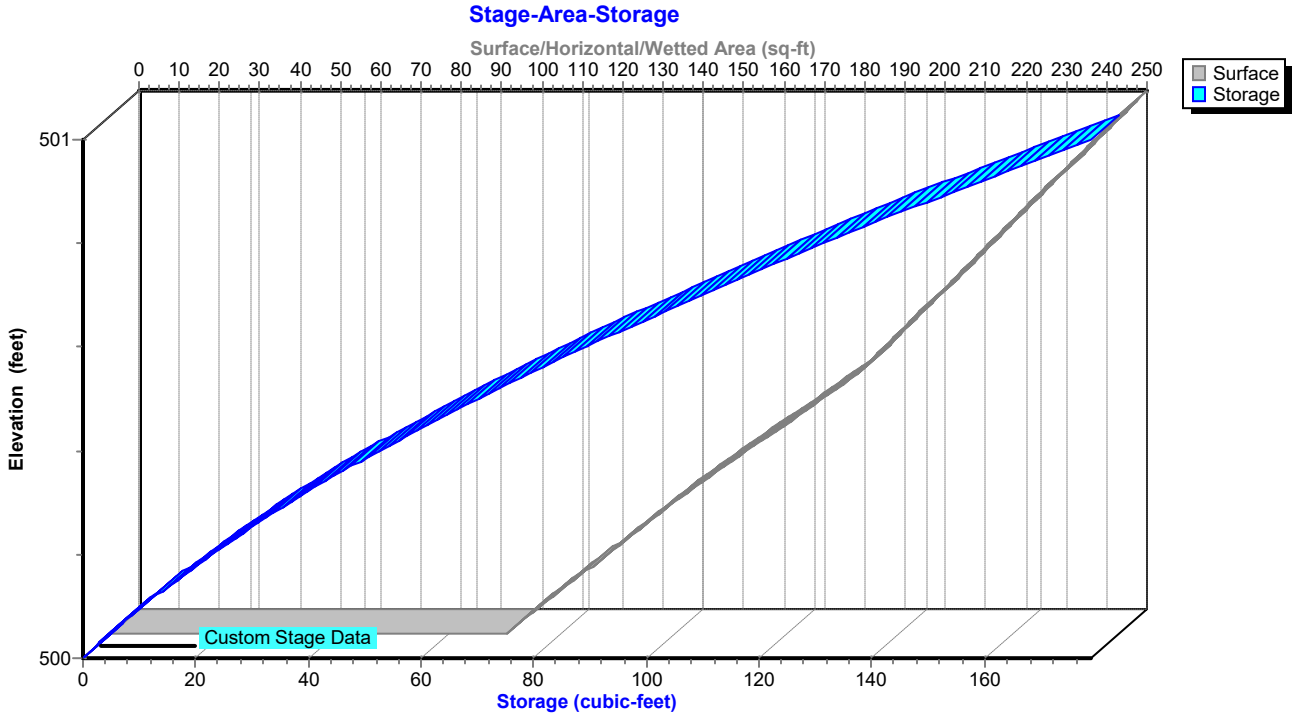
Device	Routing	Invert	Outlet Devices
#1	Primary	500.50'	**4.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 17.94 hrs HW=500.50' (Free Discharge)
1=Orifice/Grate (Weir Controls 0.00 cfs @ 0.18 fps)

Pond 7P: Depressed Planted Area



Pond 7P: Depressed Planted Area

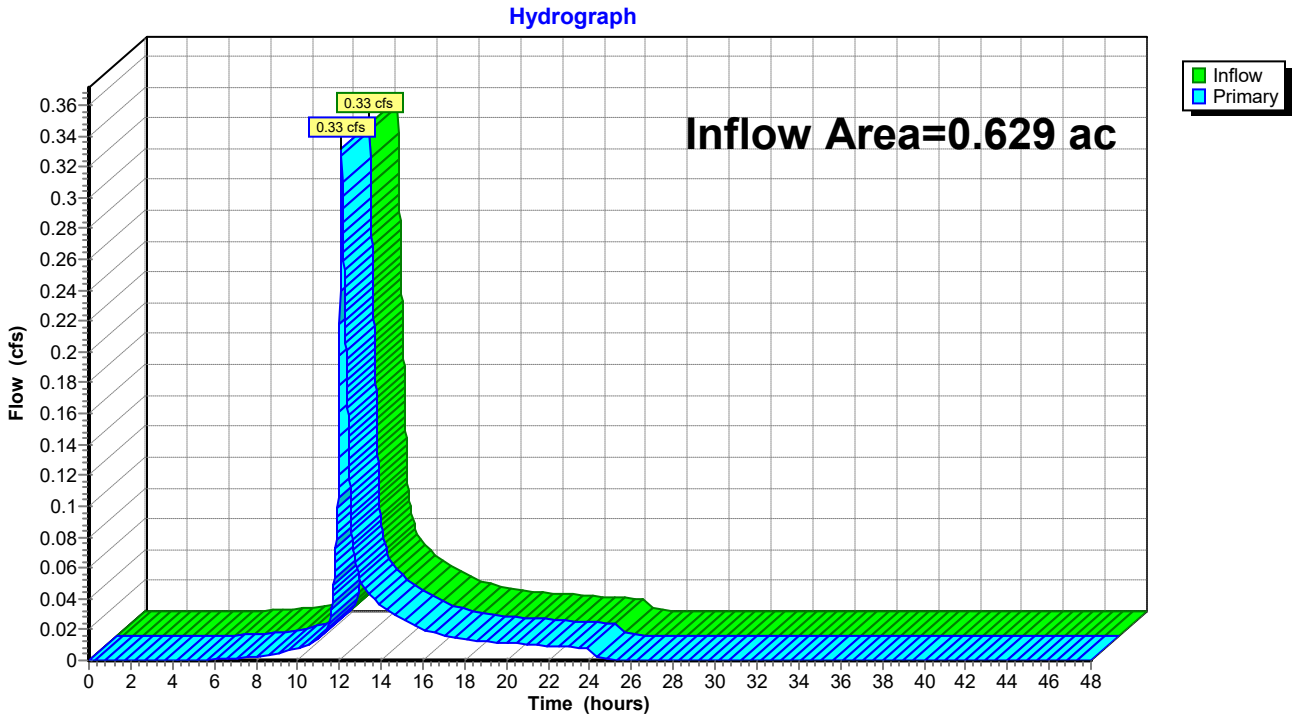


Summary for Link 4L: DESIGN LINE

Inflow Area = 0.629 ac, 26.99% Impervious, Inflow Depth = 0.64" for 1-yr event
Inflow = 0.33 cfs @ 12.10 hrs, Volume= 0.034 af
Primary = 0.33 cfs @ 12.10 hrs, Volume= 0.034 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Link 4L: DESIGN LINE



Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: XDA-1 EX COND TO Runoff Area=27,398 sf 25.80% Impervious Runoff Depth=1.93"
Flow Length=187' Tc=4.8 min CN=68 Runoff=1.45 cfs 0.101 af

Subcatchment 2S: FDA-1 FUT COND TO Runoff Area=20,194 sf 13.21% Impervious Runoff Depth=1.55"
Flow Length=187' Tc=4.8 min CN=63 Runoff=0.83 cfs 0.060 af

Subcatchment 3S: FDA-2 to SW Practice Runoff Area=1,764 sf 75.85% Impervious Runoff Depth=3.84"
Tc=2.0 min CN=89 Runoff=0.20 cfs 0.013 af

Subcatchment 5S: FDA-4 TO SW Practice Runoff Area=3,112 sf 92.77% Impervious Runoff Depth=4.49"
Tc=2.0 min CN=95 Runoff=0.40 cfs 0.027 af

Subcatchment 6S: FDA-3 to Depressed Runoff Area=2,328 sf 21.56% Impervious Runoff Depth=1.78"
Tc=2.0 min CN=66 Runoff=0.12 cfs 0.008 af

Pond 5P: SW DETENTION FACILITY Peak Elev=476.47' Storage=203 cf Inflow=0.60 cfs 0.046 af
4.0" Round Culvert n=0.010 L=36.0' S=0.0278 '/' Outflow=0.38 cfs 0.046 af

Pond 7P: Depressed Planted Area Peak Elev=500.58' Storage=85 cf Inflow=0.12 cfs 0.008 af
Outflow=0.07 cfs 0.006 af

Link 4L: DESIGN LINE Inflow=1.19 cfs 0.106 af
Primary=1.19 cfs 0.106 af

Total Runoff Area = 1.258 ac Runoff Volume = 0.209 af Average Runoff Depth = 1.99"
73.61% Pervious = 0.926 ac 26.39% Impervious = 0.332 ac

Summary for Subcatchment 1S: XDA-1 EX COND TO DESIGN LINE

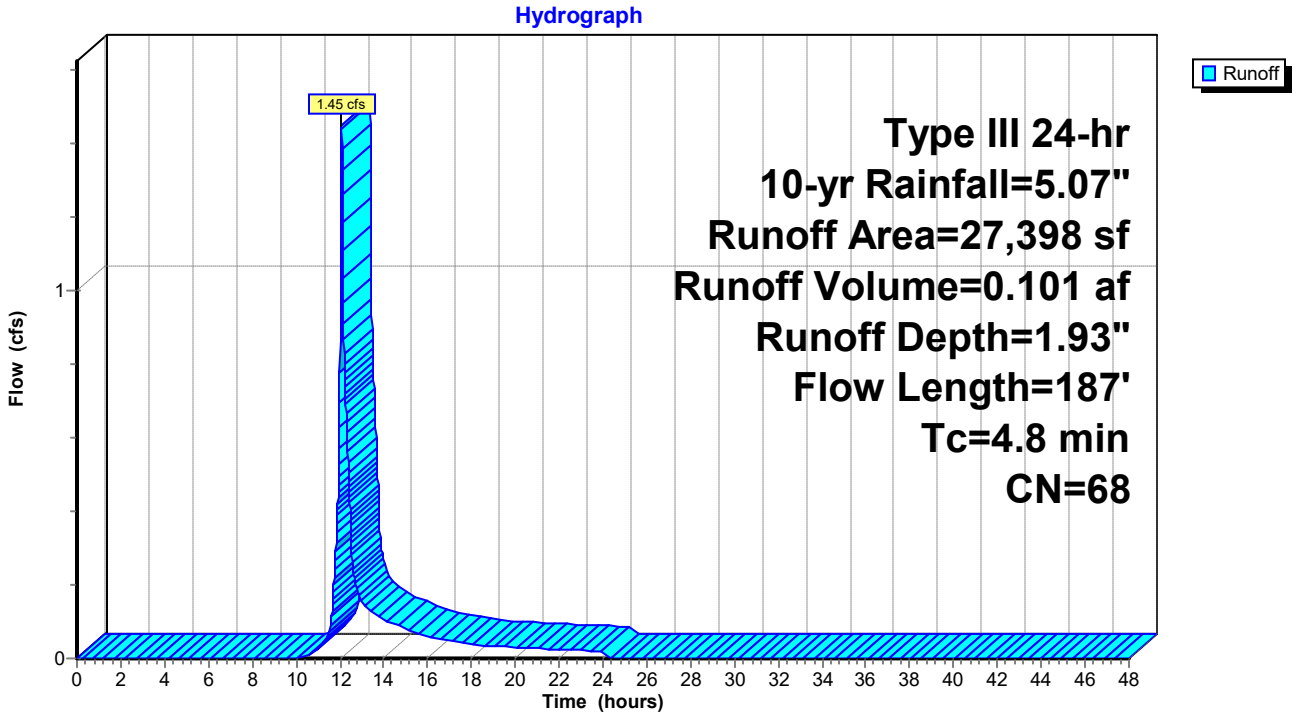
Runoff = 1.45 cfs @ 12.08 hrs, Volume= 0.101 af, Depth= 1.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-yr Rainfall=5.07"

Area (sf)	CN	Description
7,068	98	Paved parking, HSG B
20,330	58	Woods/grass comb., Good, HSG B
27,398	68	Weighted Average
20,330		74.20% Pervious Area
7,068		25.80% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.6	19	0.5263	0.12		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.40"
1.0	45	0.0889	0.75		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
0.3	30	0.6000	1.94		**Shallow Concentrated Flow, C-D** Forest w/Heavy Litter Kv= 2.5 fps
0.3	26	0.3846	1.55		**Shallow Concentrated Flow, D-E** Forest w/Heavy Litter Kv= 2.5 fps
0.6	67	0.0791	1.97		**Shallow Concentrated Flow, E-F** Short Grass Pasture Kv= 7.0 fps
4.8	187	Total			

Subcatchment 1S: XDA-1 EX COND TO DESIGN LINE



Summary for Subcatchment 2S: FDA-1 FUT COND TO DESIGN LINE

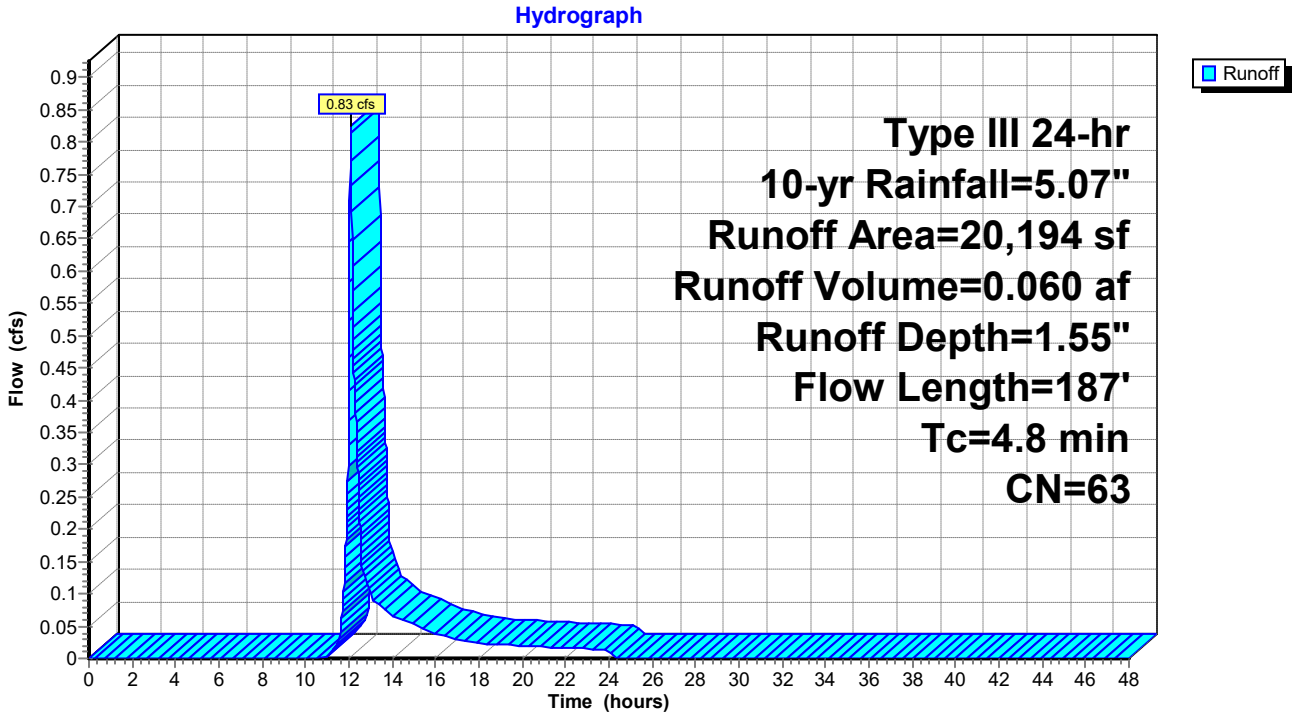
Runoff = 0.83 cfs @ 12.08 hrs, Volume= 0.060 af, Depth= 1.55"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-yr Rainfall=5.07"

Area (sf)	CN	Description
2,667	98	Paved parking, HSG B
17,527	58	Woods/grass comb., Good, HSG B
20,194	63	Weighted Average
17,527		86.79% Pervious Area
2,667		13.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.6	19	0.5263	0.12		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.40"
1.0	45	0.0889	0.75		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
0.3	30	0.6000	1.94		**Shallow Concentrated Flow, C-D** Forest w/Heavy Litter Kv= 2.5 fps
0.3	26	0.3846	1.55		**Shallow Concentrated Flow, D-E** Forest w/Heavy Litter Kv= 2.5 fps
0.6	67	0.0791	1.97		**Shallow Concentrated Flow, E-F** Short Grass Pasture Kv= 7.0 fps
4.8	187	Total			

Subcatchment 2S: FDA-1 FUT COND TO DESIGN LINE



Summary for Subcatchment 3S: FDA-2 to SW Practice

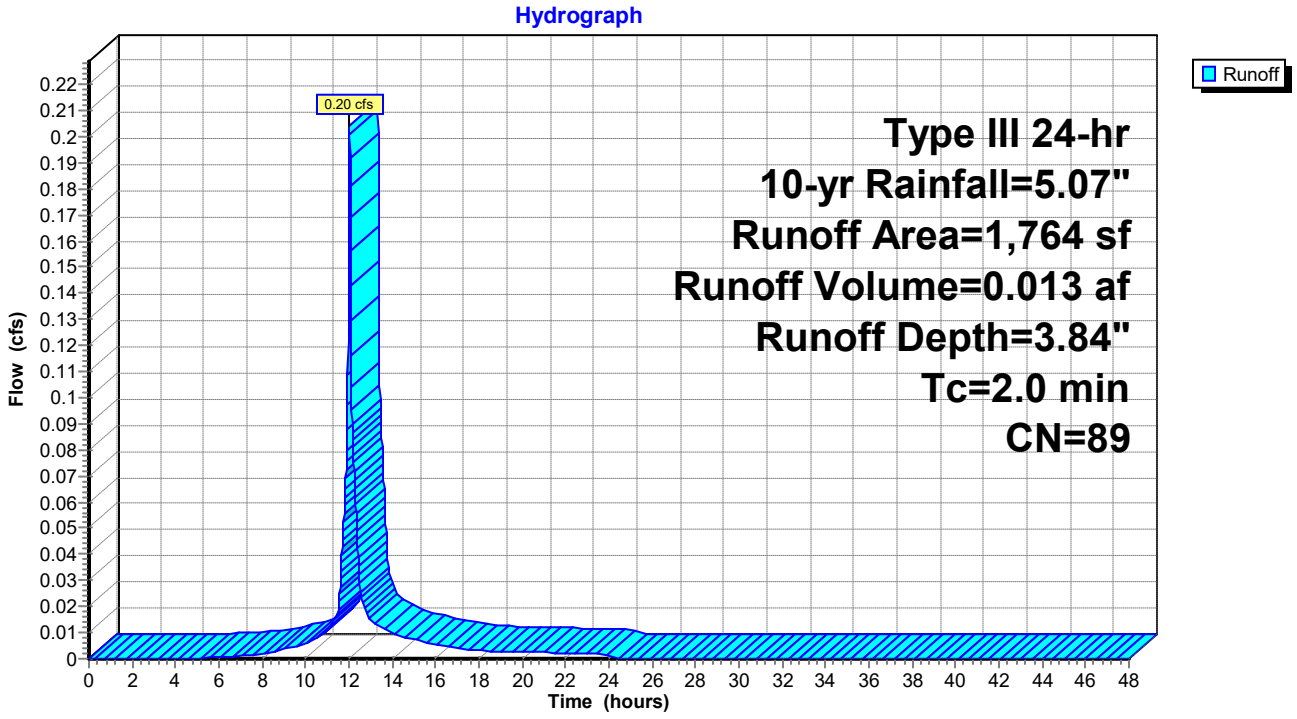
Runoff = 0.20 cfs @ 12.03 hrs, Volume= 0.013 af, Depth= 3.84"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-yr Rainfall=5.07"

	Area (sf)	CN	Description
*	1,338	98	Roofs and Walks, HSG B
	426	61	>75% Grass cover, Good, HSG B
	1,764	89	Weighted Average
	426		24.15% Pervious Area
	1,338		75.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.0					**Direct Entry,**

Subcatchment 3S: FDA-2 to SW Practice



Summary for Subcatchment 5S: FDA-4 TO SW Practice

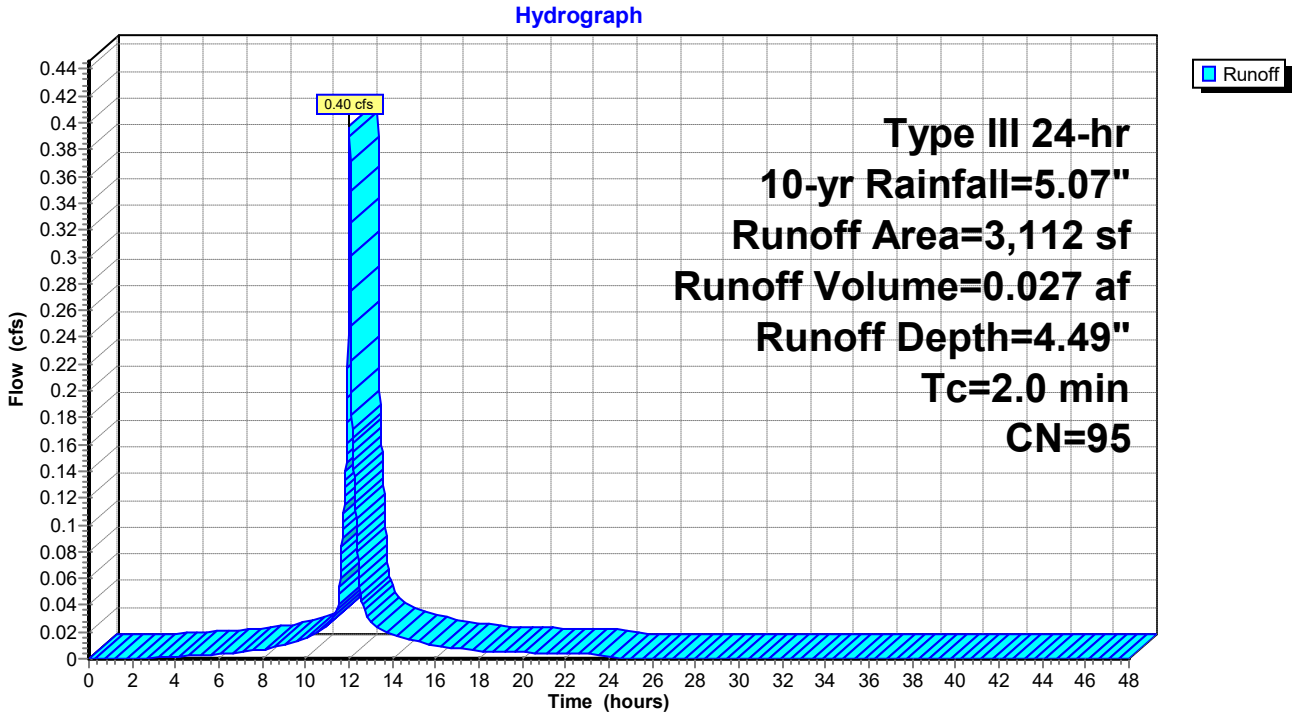
Runoff = 0.40 cfs @ 12.03 hrs, Volume= 0.027 af, Depth= 4.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-yr Rainfall=5.07"

	Area (sf)	CN	Description
*	2,887	98	Driveway, HSG B
	225	61	>75% Grass cover, Good, HSG B
	3,112	95	Weighted Average
	225		7.23% Pervious Area
	2,887		92.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.0					**Direct Entry,**

Subcatchment 5S: FDA-4 TO SW Practice



Summary for Subcatchment 6S: FDA-3 to Depressed Planted Area

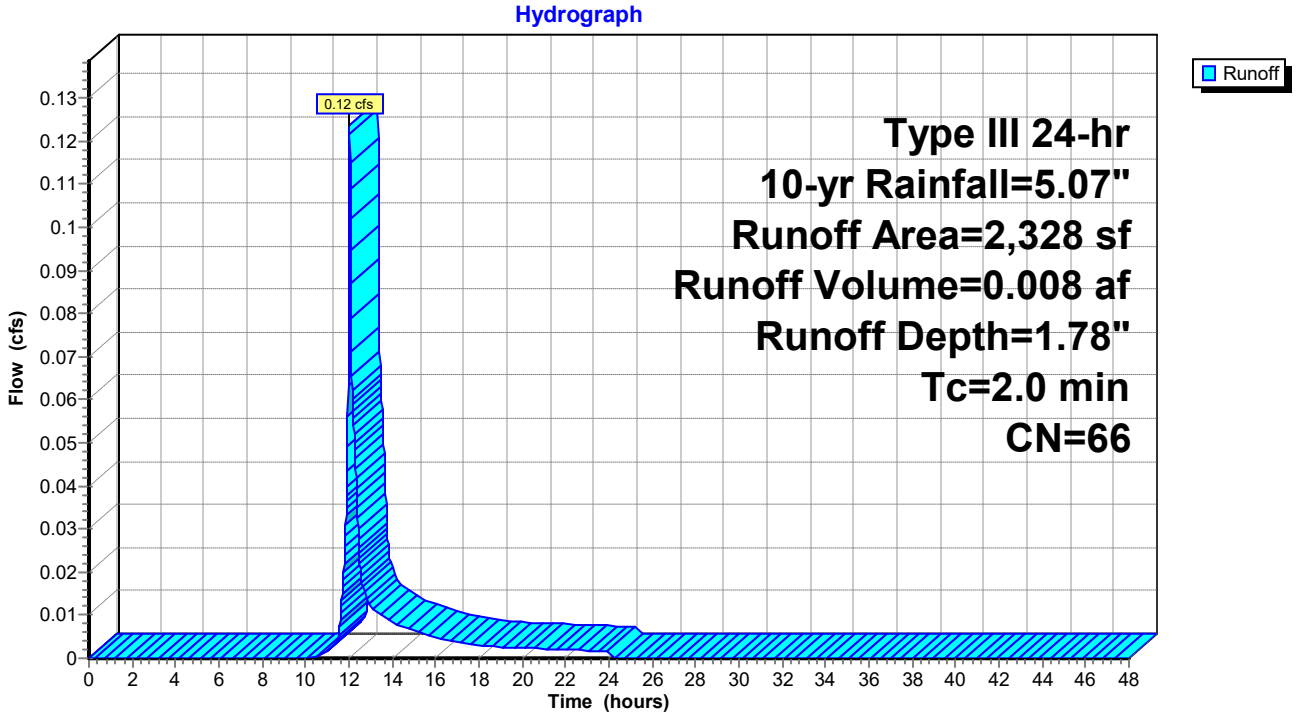
Runoff = 0.12 cfs @ 12.03 hrs, Volume= 0.008 af, Depth= 1.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-yr Rainfall=5.07"

Area (sf)	CN	Description
502	98	Roofs, HSG B
862	61	>75% Grass cover, Good, HSG B
964	55	Woods, Good, HSG B
2,328	66	Weighted Average
1,826		78.44% Pervious Area
502		21.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.0					**Direct Entry,**

Subcatchment 6S: FDA-3 to Depressed Planted Area



Summary for Pond 5P: SW DETENTION FACILITY

Inflow Area = 0.165 ac, 65.62% Impervious, Inflow Depth = 3.34" for 10-yr event
Inflow = 0.60 cfs @ 12.03 hrs, Volume= 0.046 af
Outflow = 0.38 cfs @ 12.12 hrs, Volume= 0.046 af, Atten= 38%, Lag= 5.5 min
Primary = 0.38 cfs @ 12.12 hrs, Volume= 0.046 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 476.47' @ 12.12 hrs Surf.Area= 256 sf Storage= 203 cf

Plug-Flow detention time= 12.7 min calculated for 0.046 af (100% of inflow)
Center-of-Mass det. time= 12.6 min (802.3 - 789.7)

Volume	Invert	Avail.Storage	Storage Description
#1A	474.50'	0 cf	**8.00'W x 32.00'L x 3.58'H Field A** 917 cf Overall - 661 cf Embedded = 256 cf x 0.0% Voids
#2A	475.50'	420 cf	**Oldcastle StormCapture SC1 2'** x 2 Inside #1 Inside= 84.0"W x 24.0"H => 13.13 sf x 16.00'L = 210.0 cf Outside= 96.0"W x 31.0"H => 20.67 sf x 16.00'L = 330.7 cf
		420 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	475.50'	**4.0" Round Culvert** L= 36.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 475.50' / 474.50' S= 0.0278 '/' Cc= 0.900 n= 0.010, Flow Area= 0.09 sf

Primary OutFlow Max=0.38 cfs @ 12.12 hrs HW=476.46' (Free Discharge)
1=Culvert (Inlet Controls 0.38 cfs @ 4.30 fps)

Pond 5P: SW DETENTION FACILITY - Chamber Wizard Field A

Chamber Model = Oldcastle StormCapture SC1 2' (Oldcastle StormCapture® SC1)
Inside= 84.0"W x 24.0"H => 13.13 sf x 16.00'L = 210.0 cf
Outside= 96.0"W x 31.0"H => 20.67 sf x 16.00'L = 330.7 cf

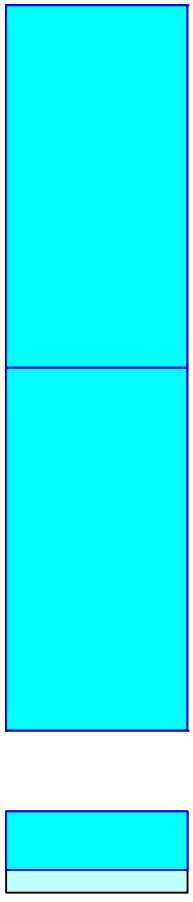
2 Chambers/Row x 16.00' Long = 32.00' Row Length
1 Rows x 96.0" Wide = 8.00' Base Width
12.0" Base + 31.0" Chamber Height = 3.58' Field Height

2 Chambers x 210.0 cf = 420.0 cf Chamber Storage
2 Chambers x 330.7 cf = 661.3 cf Displacement

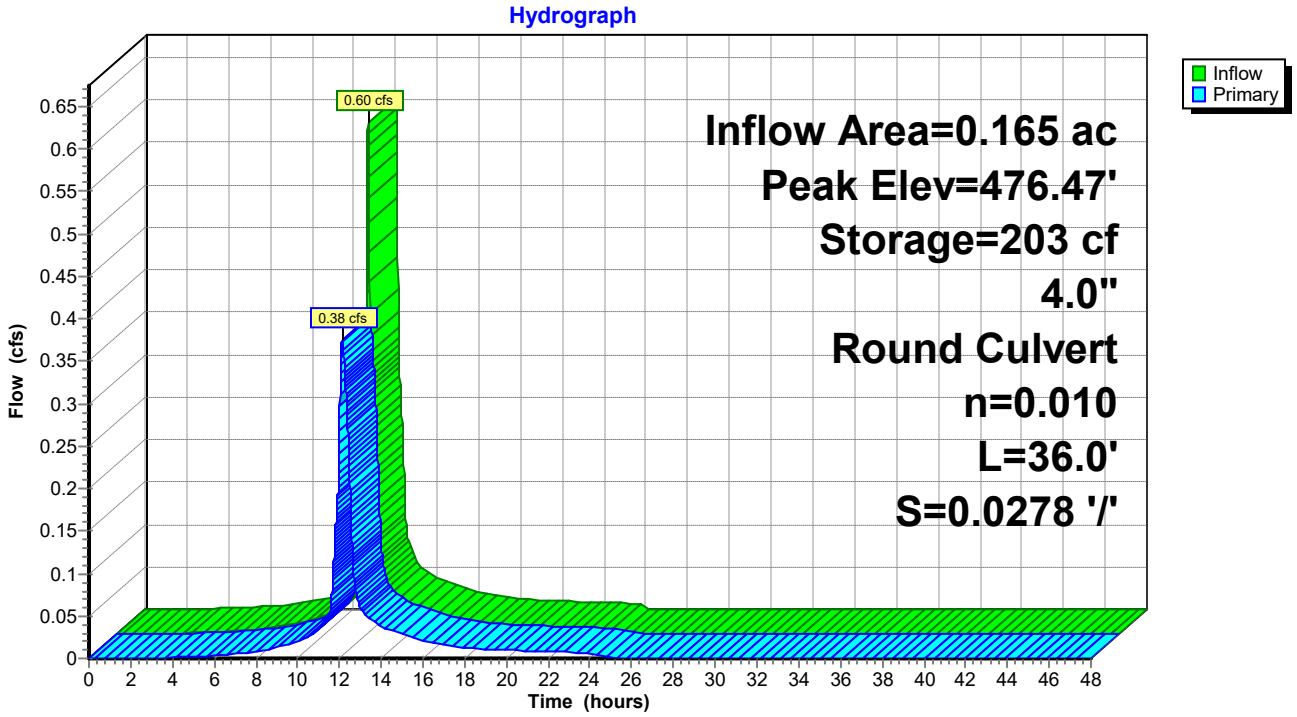
917.3 cf Field - 661.3 cf Chambers = 256.0 cf Stone x 0.0% Voids = 0.0 cf Stone Storage

Chamber Storage = 420.0 cf = 0.010 af
Overall Storage Efficiency = 45.8%
Overall System Size = 32.00' x 8.00' x 3.58'

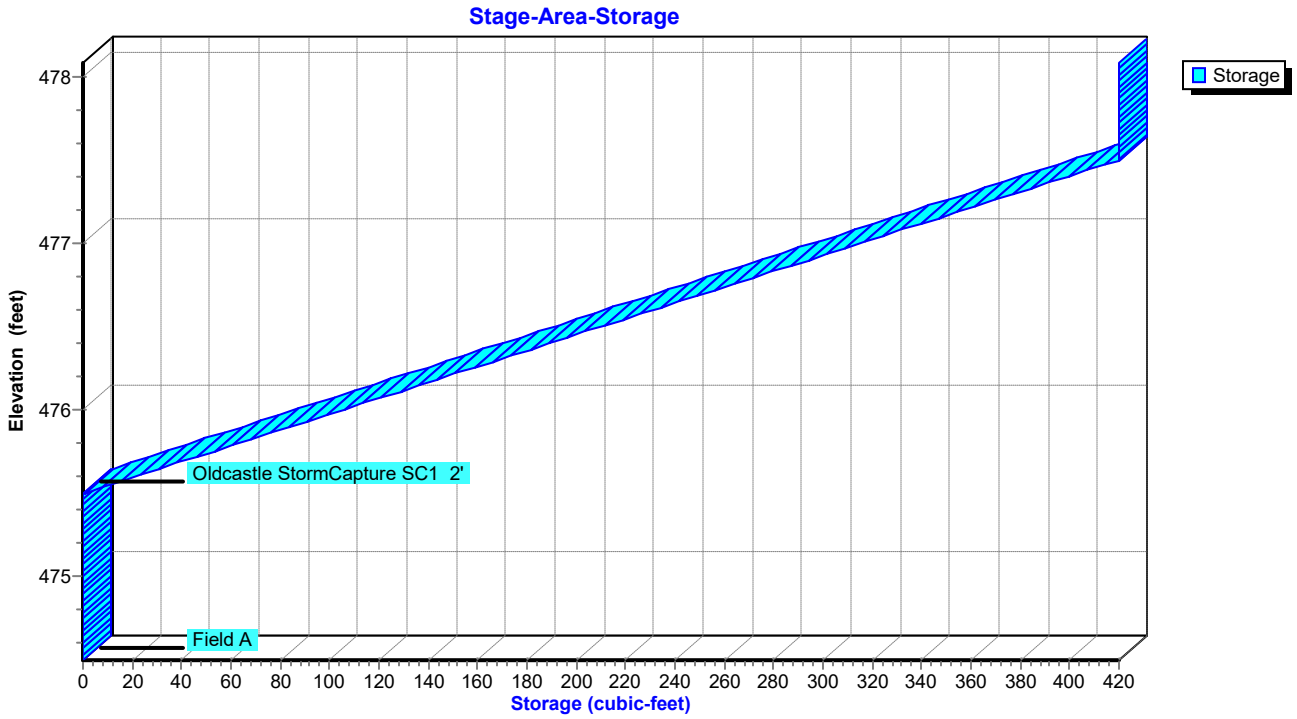
2 Chambers
34.0 cy Field
9.5 cy Stone



Pond 5P: SW DETENTION FACILITY



Pond 5P: SW DETENTION FACILITY



Summary for Pond 7P: Depressed Planted Area

Inflow Area = 0.053 ac, 21.56% Impervious, Inflow Depth = 1.78" for 10-yr event
Inflow = 0.12 cfs @ 12.03 hrs, Volume= 0.008 af
Outflow = 0.07 cfs @ 12.12 hrs, Volume= 0.006 af, Atten= 39%, Lag= 4.8 min
Primary = 0.07 cfs @ 12.12 hrs, Volume= 0.006 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 500.58' @ 12.12 hrs Surf.Area= 195 sf Storage= 85 cf

Plug-Flow detention time= 125.2 min calculated for 0.006 af (80% of inflow)
Center-of-Mass det. time= 43.2 min (896.8 - 853.6)

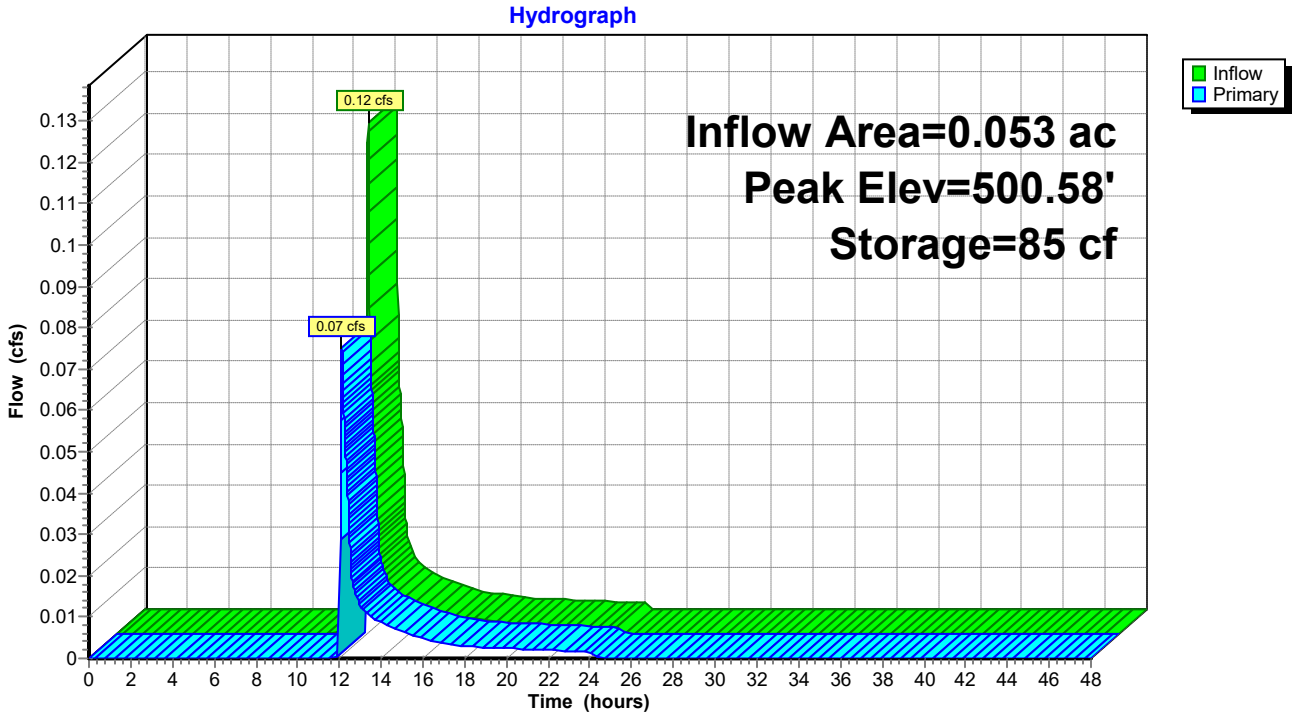
Volume	Invert	Avail.Storage	Storage Description
#1	500.00'	179 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
500.00	98	0	0
500.25	139	30	30
500.50	185	41	70
501.00	250	109	179

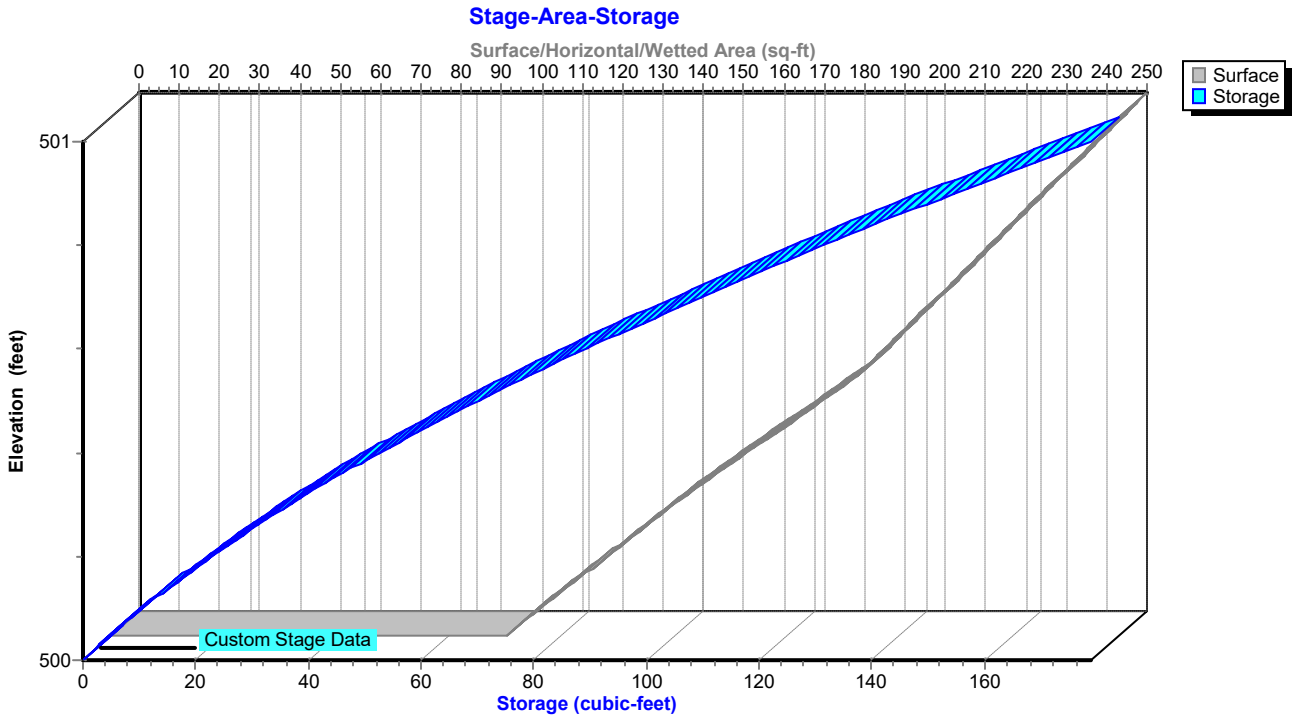
Device	Routing	Invert	Outlet Devices
#1	Primary	500.50'	**4.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.07 cfs @ 12.12 hrs HW=500.58' (Free Discharge)
1=Orifice/Grate (Weir Controls 0.07 cfs @ 0.91 fps)

Pond 7P: Depressed Planted Area



Pond 7P: Depressed Planted Area

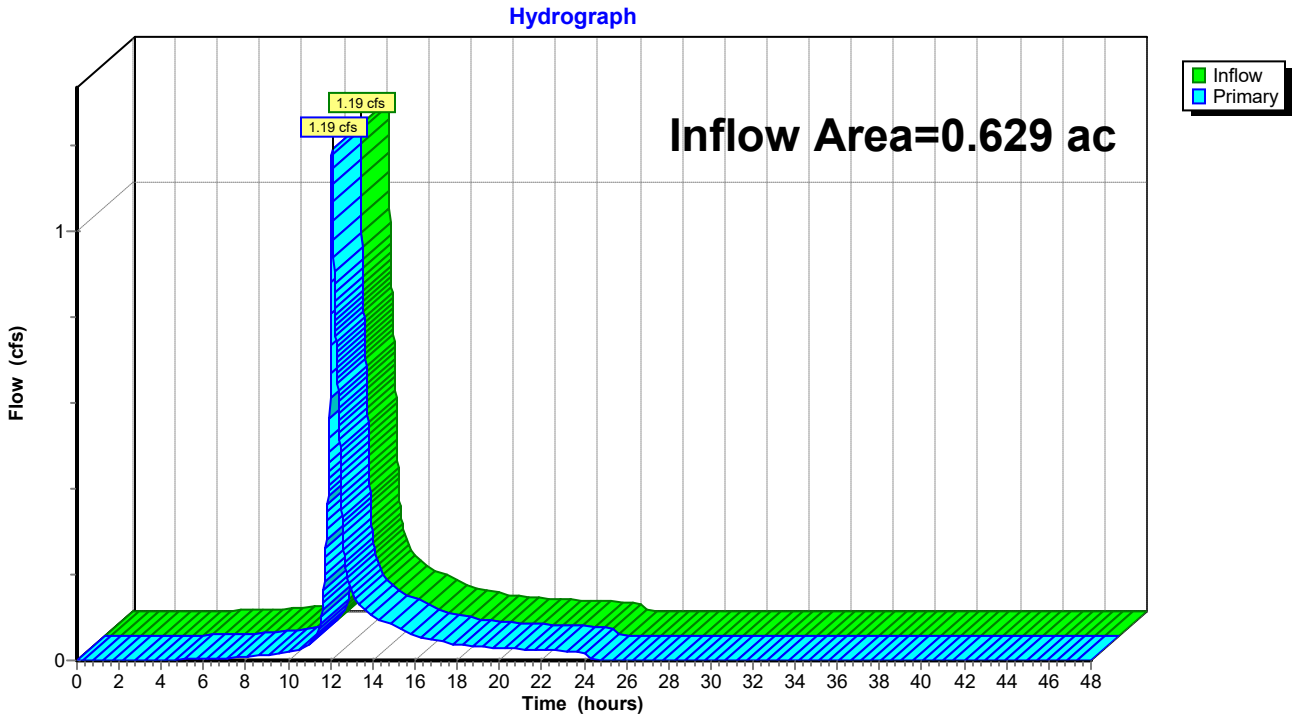


Summary for Link 4L: DESIGN LINE

Inflow Area = 0.629 ac, 26.99% Impervious, Inflow Depth = 2.02" for 10-yr event
Inflow = 1.19 cfs @ 12.08 hrs, Volume= 0.106 af
Primary = 1.19 cfs @ 12.08 hrs, Volume= 0.106 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Link 4L: DESIGN LINE



Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: XDA-1 EX COND TO Runoff Area=27,398 sf 25.80% Impervious Runoff Depth=2.92"
Flow Length=187' Tc=4.8 min CN=68 Runoff=2.23 cfs 0.153 af

Subcatchment 2S: FDA-1 FUT COND TO Runoff Area=20,194 sf 13.21% Impervious Runoff Depth=2.45"
Flow Length=187' Tc=4.8 min CN=63 Runoff=1.35 cfs 0.094 af

Subcatchment 3S: FDA-2 to SW Practice Runoff Area=1,764 sf 75.85% Impervious Runoff Depth=5.10"
Tc=2.0 min CN=89 Runoff=0.27 cfs 0.017 af

Subcatchment 5S: FDA-4 TO SW Practice Runoff Area=3,112 sf 92.77% Impervious Runoff Depth=5.79"
Tc=2.0 min CN=95 Runoff=0.51 cfs 0.034 af

Subcatchment 6S: FDA-3 to Depressed Runoff Area=2,328 sf 21.56% Impervious Runoff Depth=2.73"
Tc=2.0 min CN=66 Runoff=0.20 cfs 0.012 af

Pond 5P: SW DETENTION FACILITY Peak Elev=477.05' Storage=325 cf Inflow=0.92 cfs 0.062 af
4.0" Round Culvert n=0.010 L=36.0' S=0.0278 '/' Outflow=0.49 cfs 0.062 af

Pond 7P: Depressed Planted Area Peak Elev=500.65' Storage=99 cf Inflow=0.20 cfs 0.012 af
Outflow=0.16 cfs 0.011 af

Link 4L: DESIGN LINE Inflow=1.83 cfs 0.157 af
Primary=1.83 cfs 0.157 af

Total Runoff Area = 1.258 ac Runoff Volume = 0.311 af Average Runoff Depth = 2.97"
73.61% Pervious = 0.926 ac 26.39% Impervious = 0.332 ac

Summary for Subcatchment 1S: XDA-1 EX COND TO DESIGN LINE

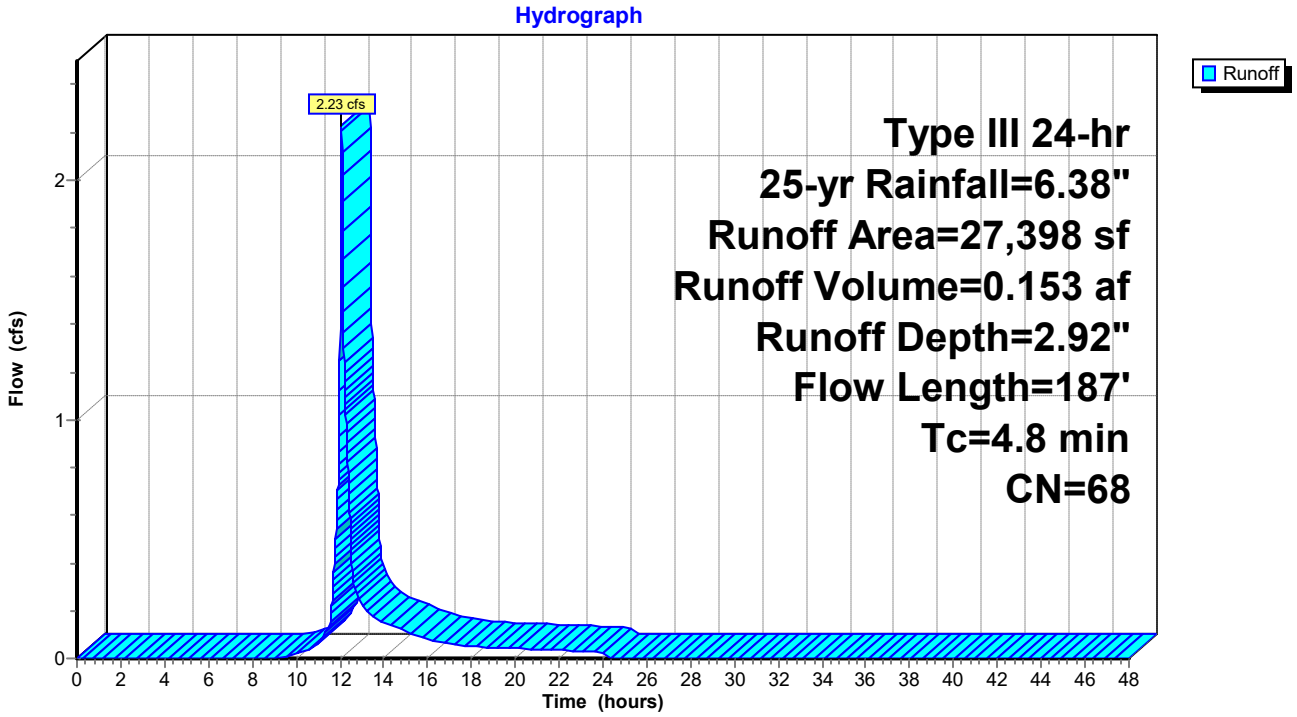
Runoff = 2.23 cfs @ 12.07 hrs, Volume= 0.153 af, Depth= 2.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-yr Rainfall=6.38"

Area (sf)	CN	Description
7,068	98	Paved parking, HSG B
20,330	58	Woods/grass comb., Good, HSG B
27,398	68	Weighted Average
20,330		74.20% Pervious Area
7,068		25.80% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.6	19	0.5263	0.12		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.40"
1.0	45	0.0889	0.75		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
0.3	30	0.6000	1.94		**Shallow Concentrated Flow, C-D** Forest w/Heavy Litter Kv= 2.5 fps
0.3	26	0.3846	1.55		**Shallow Concentrated Flow, D-E** Forest w/Heavy Litter Kv= 2.5 fps
0.6	67	0.0791	1.97		**Shallow Concentrated Flow, E-F** Short Grass Pasture Kv= 7.0 fps
4.8	187	Total			

Subcatchment 1S: XDA-1 EX COND TO DESIGN LINE



Summary for Subcatchment 2S: FDA-1 FUT COND TO DESIGN LINE

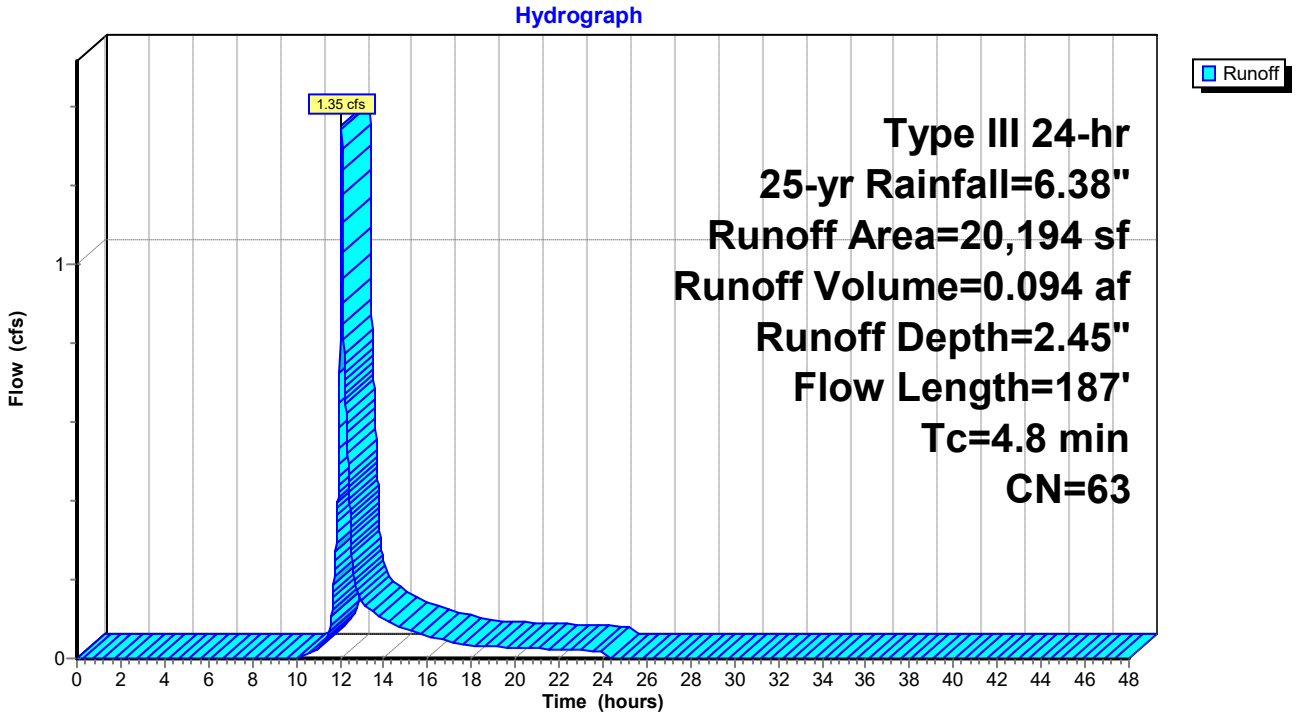
Runoff = 1.35 cfs @ 12.08 hrs, Volume= 0.094 af, Depth= 2.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-yr Rainfall=6.38"

Area (sf)	CN	Description
2,667	98	Paved parking, HSG B
17,527	58	Woods/grass comb., Good, HSG B
20,194	63	Weighted Average
17,527		86.79% Pervious Area
2,667		13.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.6	19	0.5263	0.12		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.40"
1.0	45	0.0889	0.75		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
0.3	30	0.6000	1.94		**Shallow Concentrated Flow, C-D** Forest w/Heavy Litter Kv= 2.5 fps
0.3	26	0.3846	1.55		**Shallow Concentrated Flow, D-E** Forest w/Heavy Litter Kv= 2.5 fps
0.6	67	0.0791	1.97		**Shallow Concentrated Flow, E-F** Short Grass Pasture Kv= 7.0 fps
4.8	187	Total			

Subcatchment 2S: FDA-1 FUT COND TO DESIGN LINE



Summary for Subcatchment 3S: FDA-2 to SW Practice

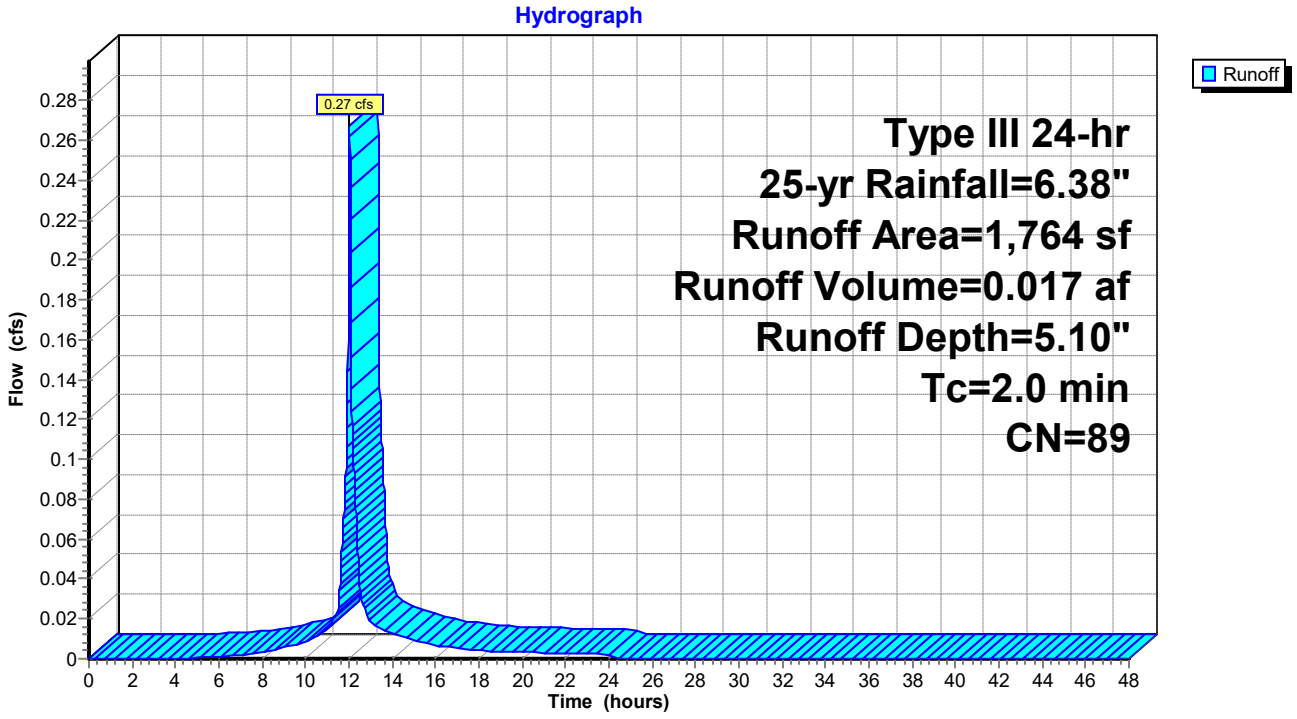
Runoff = 0.27 cfs @ 12.03 hrs, Volume= 0.017 af, Depth= 5.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-yr Rainfall=6.38"

	Area (sf)	CN	Description
*	1,338	98	Roofs and Walks, HSG B
	426	61	>75% Grass cover, Good, HSG B
	1,764	89	Weighted Average
	426		24.15% Pervious Area
	1,338		75.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.0					**Direct Entry,**

Subcatchment 3S: FDA-2 to SW Practice



Summary for Subcatchment 5S: FDA-4 TO SW Practice

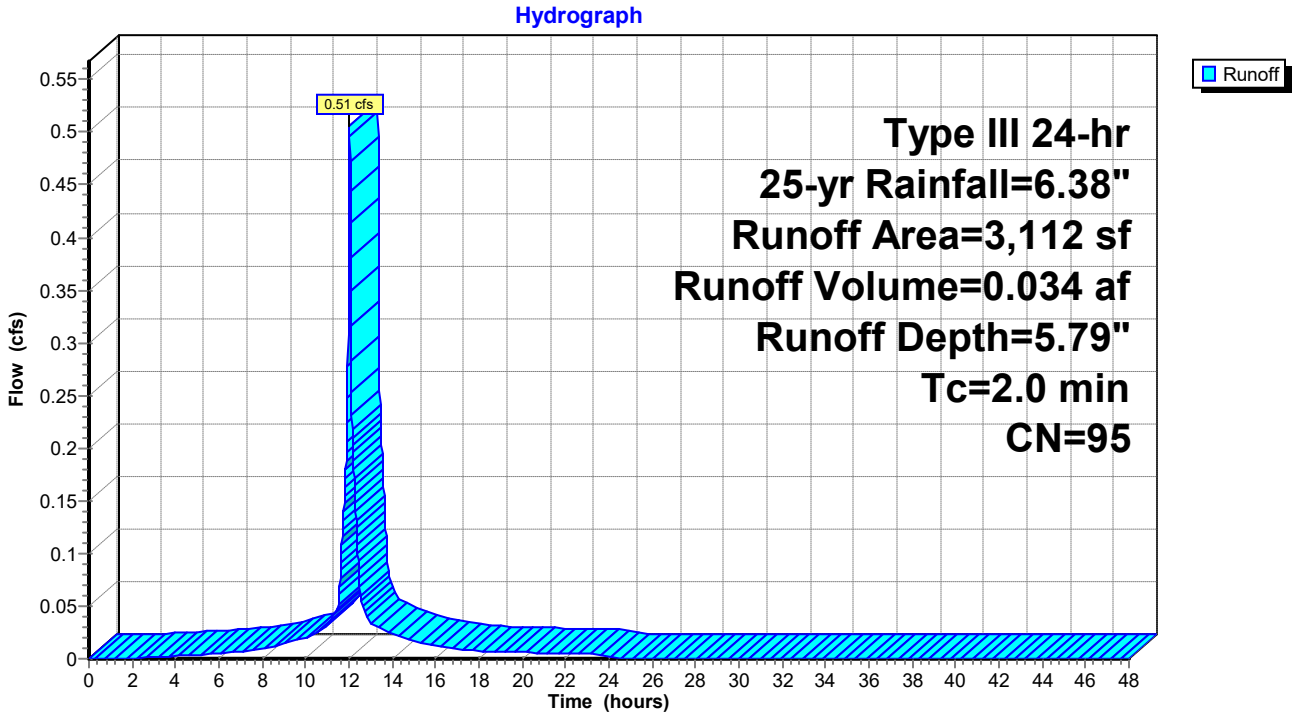
Runoff = 0.51 cfs @ 12.03 hrs, Volume= 0.034 af, Depth= 5.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-yr Rainfall=6.38"

	Area (sf)	CN	Description
*	2,887	98	Driveway, HSG B
	225	61	>75% Grass cover, Good, HSG B
	3,112	95	Weighted Average
	225		7.23% Pervious Area
	2,887		92.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.0					**Direct Entry,**

Subcatchment 5S: FDA-4 TO SW Practice



Summary for Subcatchment 6S: FDA-3 to Depressed Planted Area

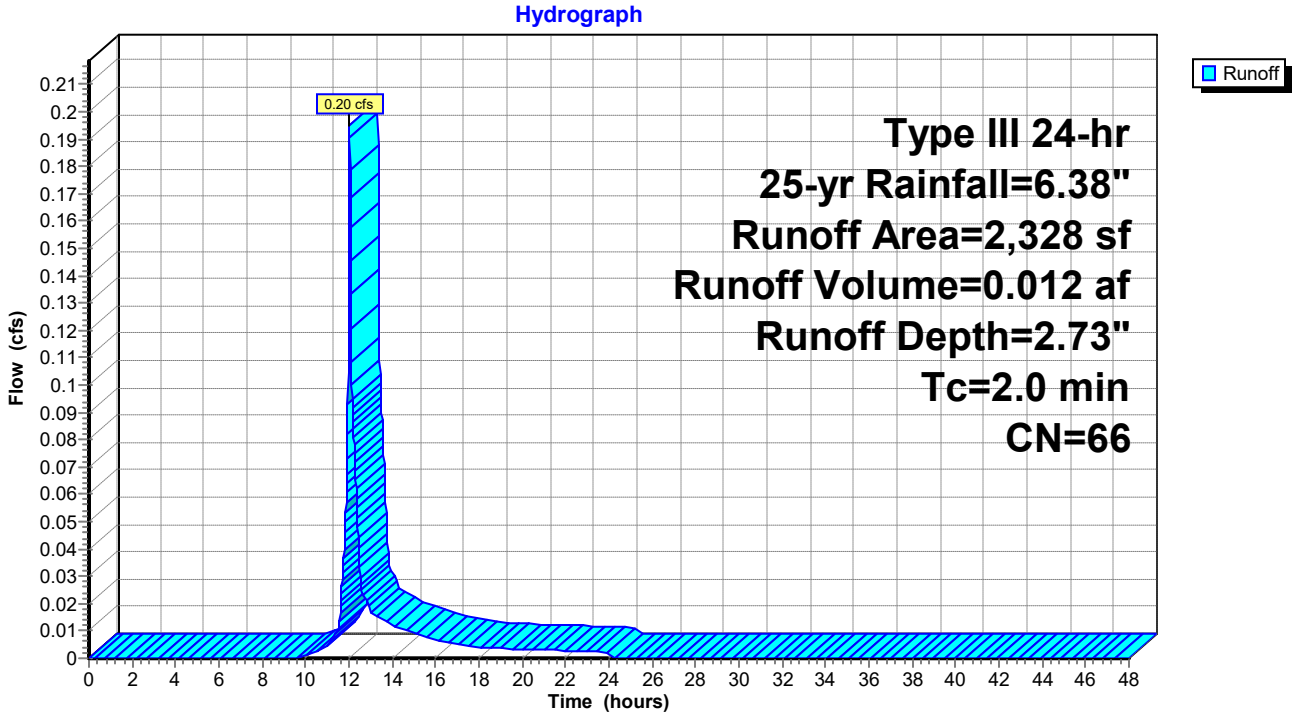
Runoff = 0.20 cfs @ 12.03 hrs, Volume= 0.012 af, Depth= 2.73"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-yr Rainfall=6.38"

Area (sf)	CN	Description
502	98	Roofs, HSG B
862	61	>75% Grass cover, Good, HSG B
964	55	Woods, Good, HSG B
2,328	66	Weighted Average
1,826		78.44% Pervious Area
502		21.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.0					**Direct Entry,**

Subcatchment 6S: FDA-3 to Depressed Planted Area



Summary for Pond 5P: SW DETENTION FACILITY

Inflow Area = 0.165 ac, 65.62% Impervious, Inflow Depth = 4.51" for 25-yr event
Inflow = 0.92 cfs @ 12.03 hrs, Volume= 0.062 af
Outflow = 0.49 cfs @ 12.13 hrs, Volume= 0.062 af, Atten= 47%, Lag= 6.0 min
Primary = 0.49 cfs @ 12.13 hrs, Volume= 0.062 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 477.05' @ 12.13 hrs Surf.Area= 256 sf Storage= 325 cf

Plug-Flow detention time= 12.1 min calculated for 0.062 af (100% of inflow)
Center-of-Mass det. time= 12.1 min (795.9 - 783.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	474.50'	0 cf	**8.00'W x 32.00'L x 3.58'H Field A** 917 cf Overall - 661 cf Embedded = 256 cf x 0.0% Voids
#2A	475.50'	420 cf	**Oldcastle StormCapture SC1 2'** x 2 Inside #1 Inside= 84.0"W x 24.0"H => 13.13 sf x 16.00'L = 210.0 cf Outside= 96.0"W x 31.0"H => 20.67 sf x 16.00'L = 330.7 cf
		420 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	475.50'	**4.0" Round Culvert** L= 36.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 475.50' / 474.50' S= 0.0278 '/' Cc= 0.900 n= 0.010, Flow Area= 0.09 sf

Primary OutFlow Max=0.49 cfs @ 12.13 hrs HW=477.04' (Free Discharge)
1=Culvert (Inlet Controls 0.49 cfs @ 5.65 fps)

Pond 5P: SW DETENTION FACILITY - Chamber Wizard Field A

Chamber Model = Oldcastle StormCapture SC1 2' (Oldcastle StormCapture® SC1)
Inside= 84.0"W x 24.0"H => 13.13 sf x 16.00'L = 210.0 cf
Outside= 96.0"W x 31.0"H => 20.67 sf x 16.00'L = 330.7 cf

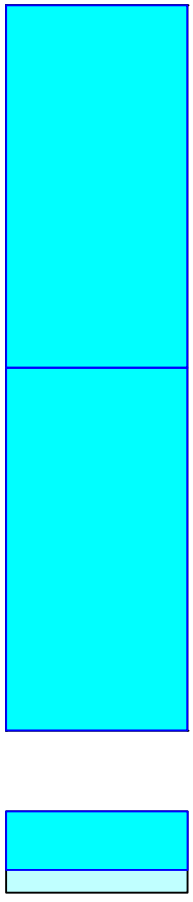
2 Chambers/Row x 16.00' Long = 32.00' Row Length
1 Rows x 96.0" Wide = 8.00' Base Width
12.0" Base + 31.0" Chamber Height = 3.58' Field Height

2 Chambers x 210.0 cf = 420.0 cf Chamber Storage
2 Chambers x 330.7 cf = 661.3 cf Displacement

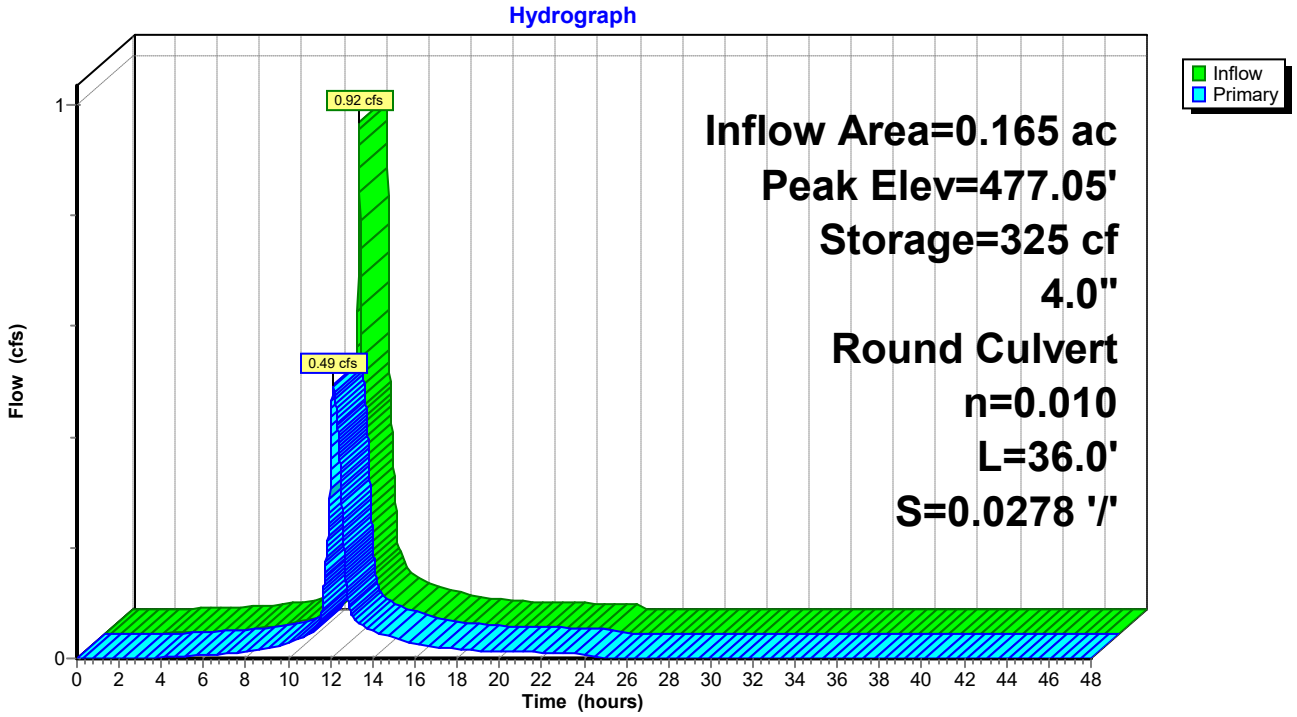
917.3 cf Field - 661.3 cf Chambers = 256.0 cf Stone x 0.0% Voids = 0.0 cf Stone Storage

Chamber Storage = 420.0 cf = 0.010 af
Overall Storage Efficiency = 45.8%
Overall System Size = 32.00' x 8.00' x 3.58'

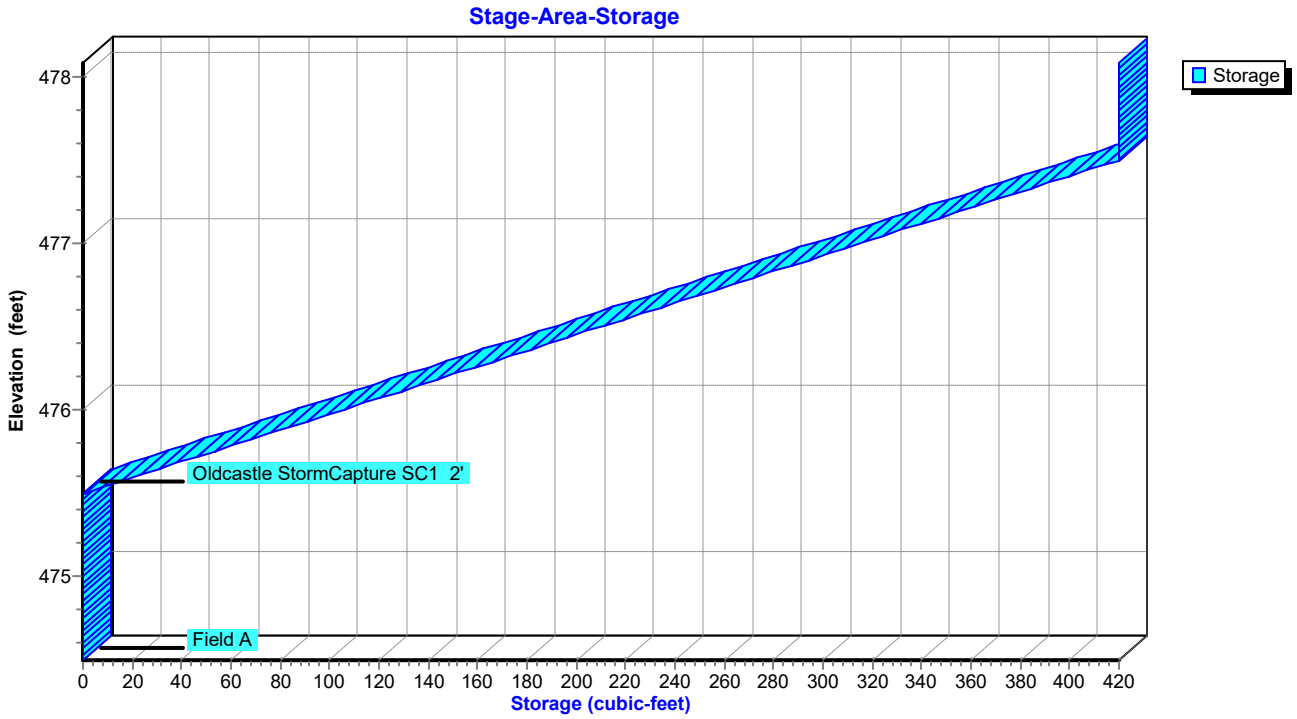
2 Chambers
34.0 cy Field
9.5 cy Stone



Pond 5P: SW DETENTION FACILITY



Pond 5P: SW DETENTION FACILITY



Summary for Pond 7P: Depressed Planted Area

Inflow Area = 0.053 ac, 21.56% Impervious, Inflow Depth = 2.73" for 25-yr event
Inflow = 0.20 cfs @ 12.03 hrs, Volume= 0.012 af
Outflow = 0.16 cfs @ 12.08 hrs, Volume= 0.011 af, Atten= 17%, Lag= 2.6 min
Primary = 0.16 cfs @ 12.08 hrs, Volume= 0.011 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 500.65' @ 12.08 hrs Surf.Area= 204 sf Storage= 99 cf

Plug-Flow detention time= 88.8 min calculated for 0.011 af (87% of inflow)
Center-of-Mass det. time= 28.4 min (869.2 - 840.8)

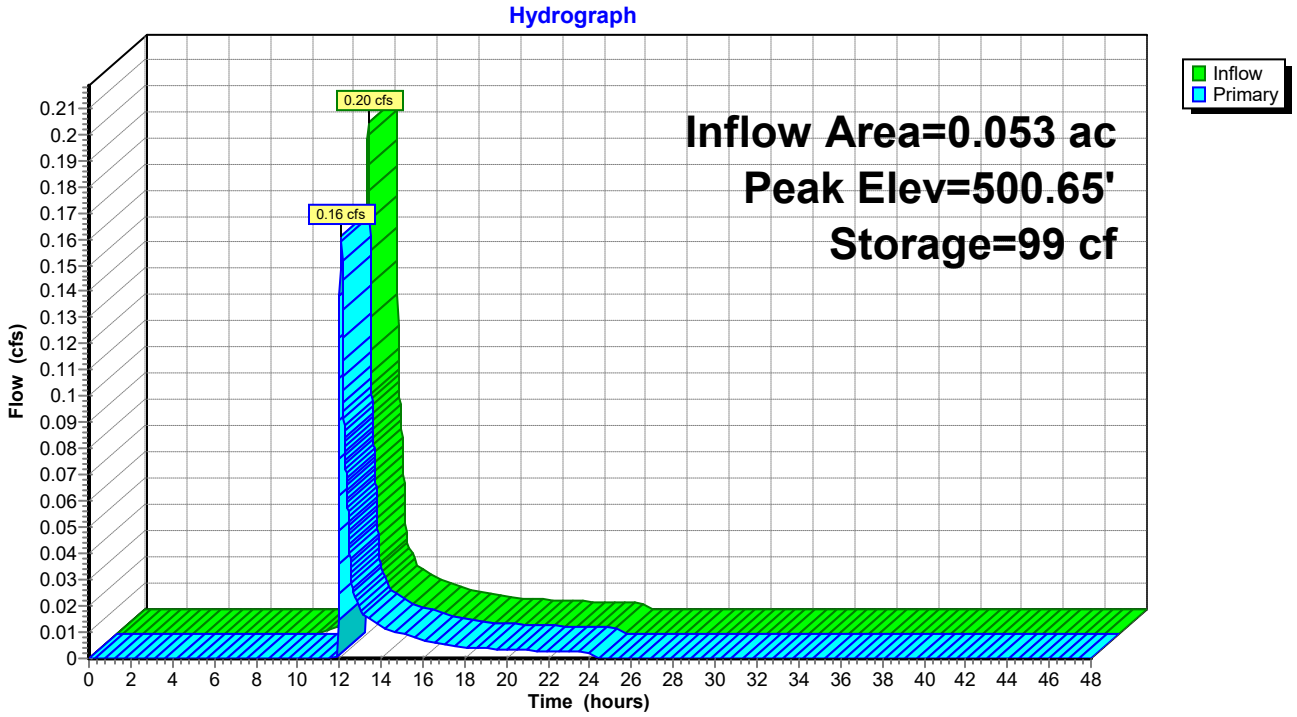
Volume	Invert	Avail.Storage	Storage Description
#1	500.00'	179 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
500.00	98	0	0
500.25	139	30	30
500.50	185	41	70
501.00	250	109	179

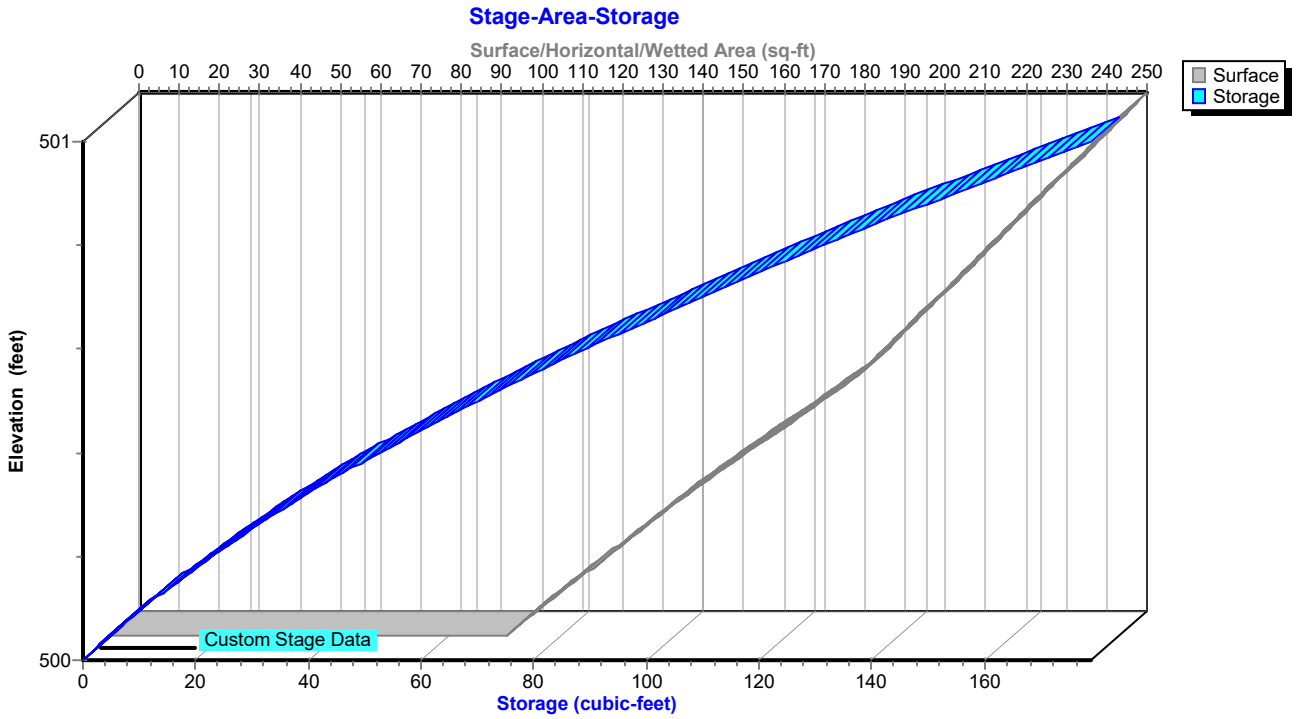
Device	Routing	Invert	Outlet Devices
#1	Primary	500.50'	**4.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.16 cfs @ 12.08 hrs HW=500.65' (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.16 cfs @ 1.85 fps)

Pond 7P: Depressed Planted Area



Pond 7P: Depressed Planted Area

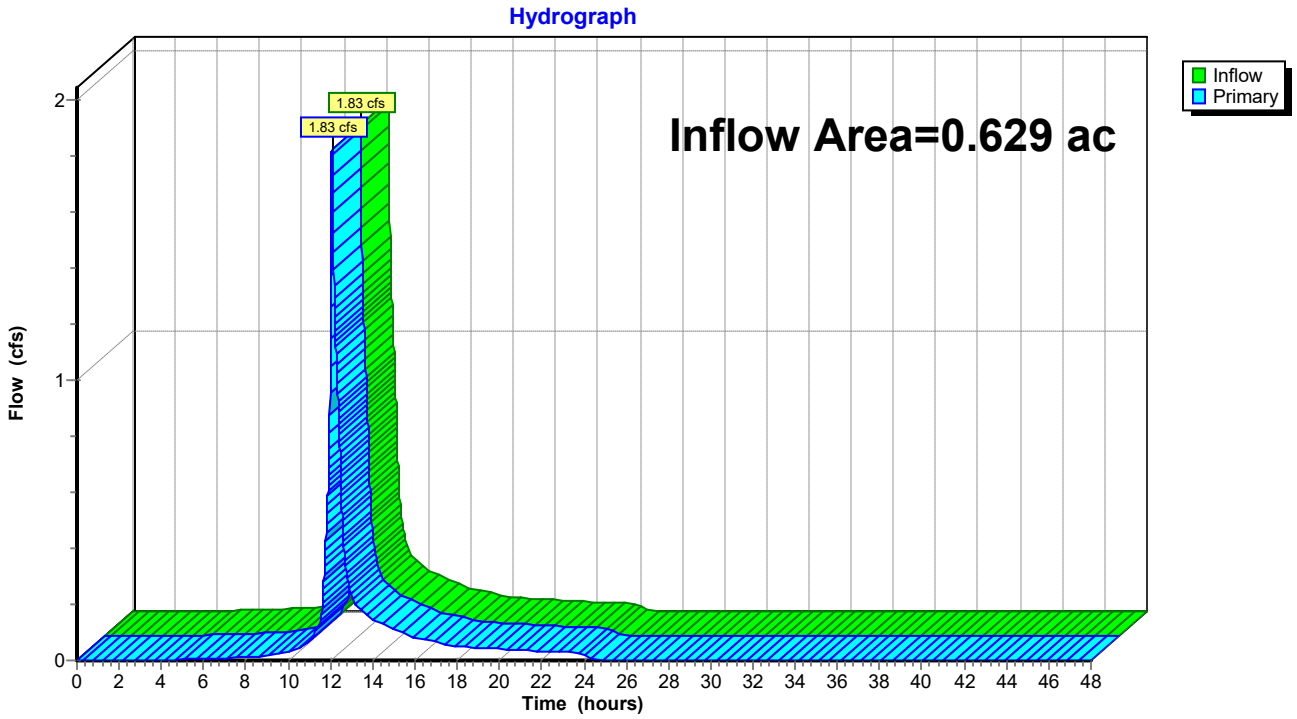


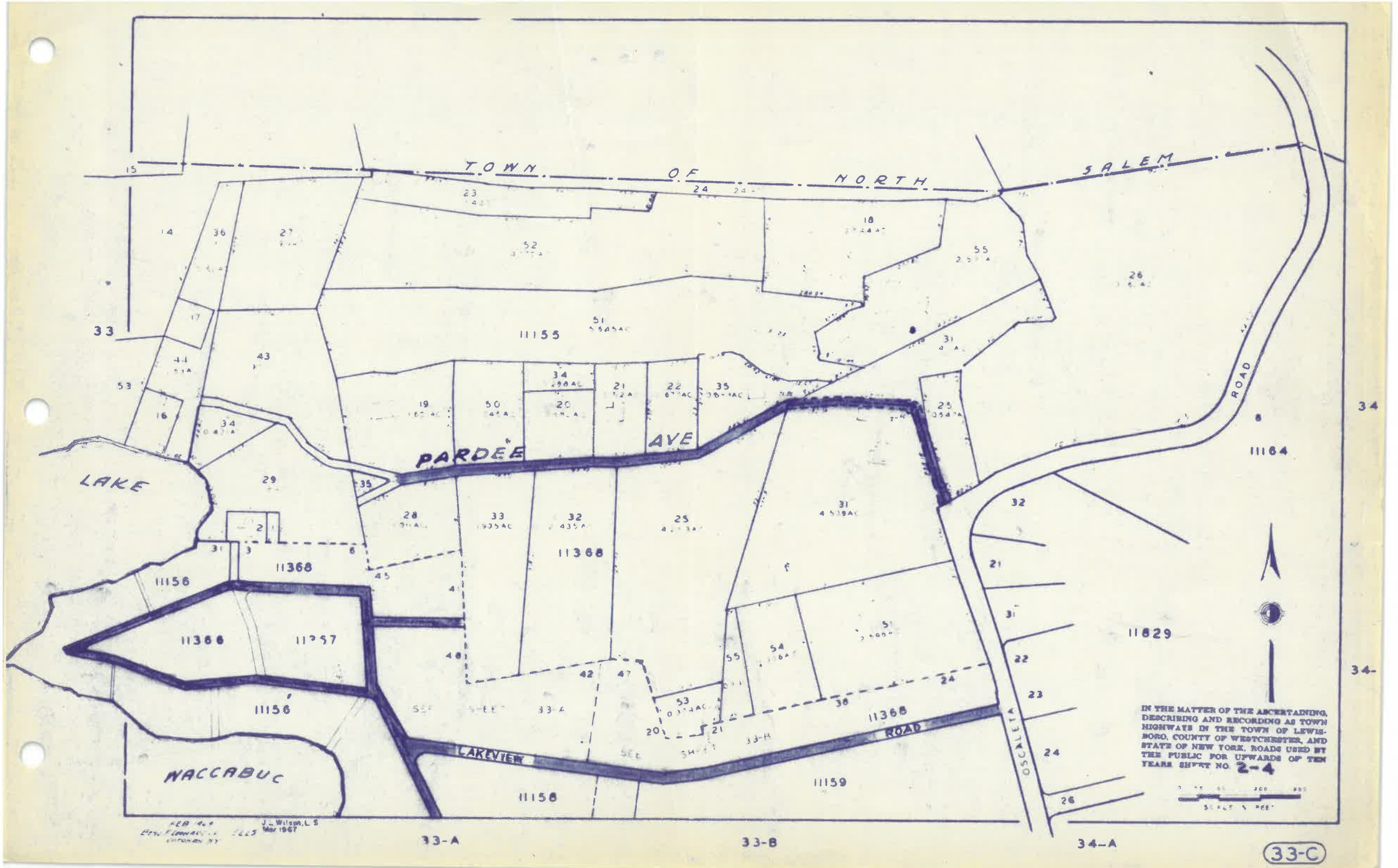
Summary for Link 4L: DESIGN LINE

Inflow Area = 0.629 ac, 26.99% Impervious, Inflow Depth = 2.99" for 25-yr event
Inflow = 1.83 cfs @ 12.08 hrs, Volume= 0.157 af
Primary = 1.83 cfs @ 12.08 hrs, Volume= 0.157 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Link 4L: DESIGN LINE




TOWN OF NORTH SALEM
PARDEE AVE
LAKE
NACCABUC
LAKEVIEW ROAD
OSCAWANA ROAD
11155
11368
11156
11366
11357
11158
11159
11164
11829
33
34
34-
IN THE MATTER OF THE ASCERTAINING, DESCRIBING AND RECORDING AS TOWN HIGHWAYS IN THE TOWN OF LEWISBORO, COUNTY OF WESTCHESTER, AND STATE OF NEW YORK, ROADS USED BY THE PUBLIC FOR UPWARDS OF TEN YEARS SHEET NO. 2-4
FEB 1968
J. Wilson, L.S.
Mar 1967
33-A
33-B
34-A
33-C

KELLARD SESSIONS

John Kellard, P.E.
David Sessions, RLA, AICP
Joseph M. Cermele, P.E., CFM
Jan K. Johannessen, AICP

MEMORANDUM

TO: Chairperson Janet Andersen and
Members of Lewisboro Planning Board

CC: Ciorsdan Conran
Judson Siebert, Esq.
Joseph Angiello

FROM: Jan K. Johannessen, AICP
Joseph M. Cermele, P.E., CFM
Town Consulting Professionals

DATE: August 13, 2020

RE: Site Development Plan Approval
Oakridge Commons Car Wash & Day Care
450 Oakridge Commons
Sheet 49D, Block 9829, Lot 10

Via Resolution dated June 16, 2020, the Planning Board granted Amended Site Development Plan Approval and a Town Stormwater Permit in connection with a car wash proposed at the Oakridge Commons Shopping Center. The applicant is in the process of addressing the conditions of approval and has requested an amendment to the June 16, 2020 approving Resolution. Condition #5 of the approving Resolution requires the applicant to obtain approval from the New York State Department of Transportation (NYSDOT) for work proposed within the State right-of-way; according to the Resolution, NYSDOT approval must be obtained prior to the signing of the Site Development Plan. The applicant has requested that the Resolution be amended to require that NYSDOT approval be obtained prior to the commencement of work within the State right-of-way, which would allow the bulk of the proposed site work to be performed in advance of receiving NYSDOT approval.

The work proposed within the State right-of-way is minimal and this office has no objection to the requested amendment to the Resolution.

JKJ/JMC/dc

T:\Lewisboro\Correspondence\2020-08-13_LWPB_Oakridge Commons Car Wash Amended_Review Memo.docx

CROSS RIVER ARCHITECTS, LLC

ROBERT J. EBERTS, R.A.
PRINCIPAL

TRANSMITTAL

DATE: 8/12/2020

TO: Janet Andersen, Chair
Lewisboro Planning Board

FROM: Bob Eberts
Cross River Architects, LLC

RE: Oakridge Commons
Carwash
CAL# - 15-17 ACARC / PB

Planning Board Members:

Thank you for hearing our proposal during this challenging time.

We would like to amend the Site Plan Approval the proposed Oakridge Commons Carwash located at 380 Smith Ridge Rd., South Salem, NY. The tenant is proposing to eliminate one of the two toilets and convert the remaining toilet into a handicap accessible toilet. He is also reducing the storage room and changing the “Office” to a “Store”. The previous tenant sold oil, washer fluid, wipers, snacks and drinks from the “Office and the new tenant is proposing to do the same.

Attached please find 9 copies of drawing C2 revised 8/12/20 along with a .pdf.

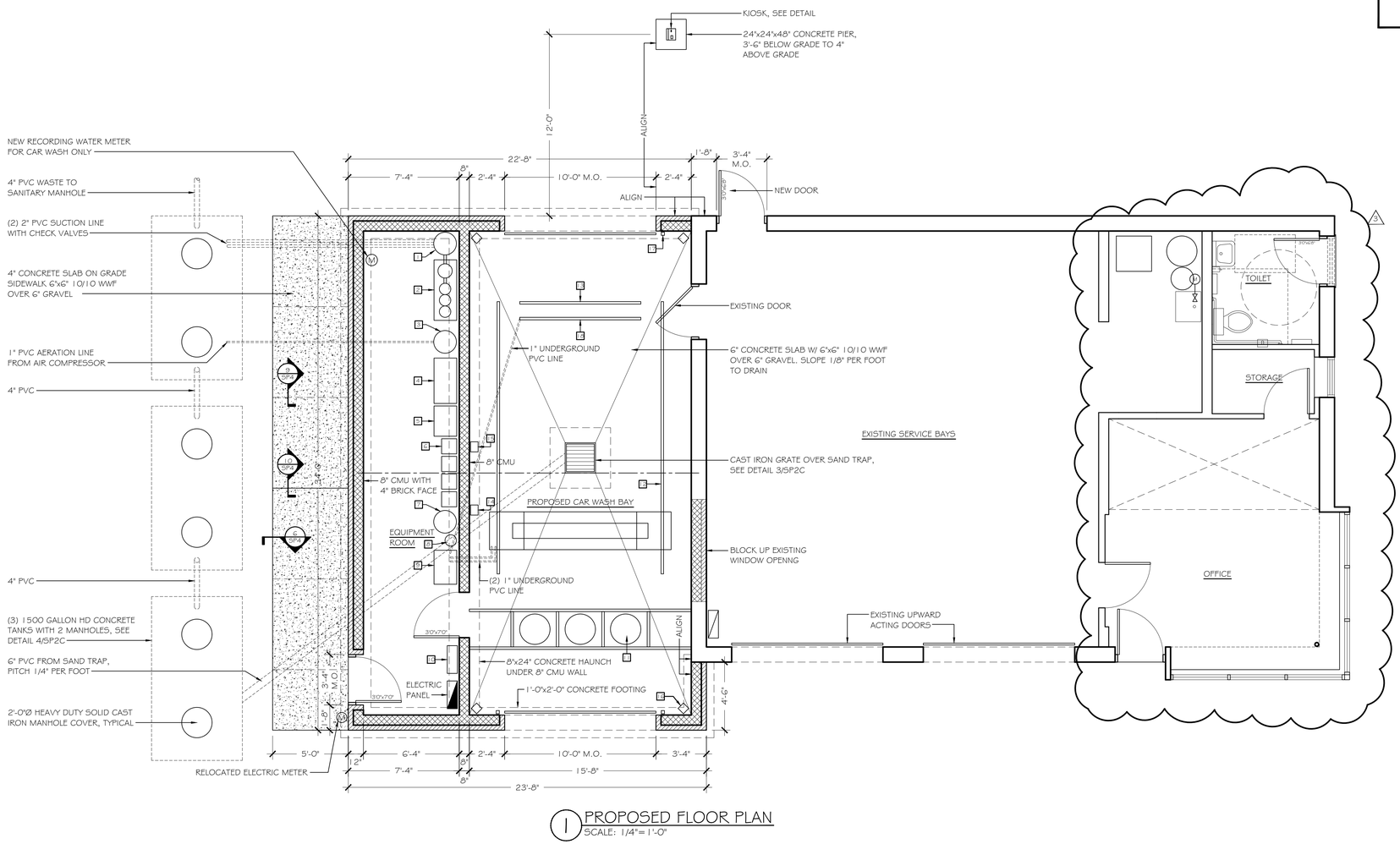
We appreciate all the time and effort the board has taken to address this proposal and wish you all the best of health.

PO Box 384
19 NO. SALEM RD. 2nd FL.
CROSS RIVER, NY 10518
914.763.5887
Email RJE@CRARCH.com

EQUIPMENT LIST

KEY DESCRIPTION

1 RECLAIM FILTER UNIT
2 EV ULTRACLEAR RECLAIM SYSTEM
3 AIR COMPRESSOR
4 PUMP STAND
5 CHEMICAL PUMP
6 CHEMICAL TANKS ON SHELF
7 100 GAL R.O. WATER STORAGE
8 CARBON FILTER
9 RAINMAKER III R.O. SYSTEM
10 CONTROL BOX
11 OVERHEAD DRYER FANS
12 WASH GANTRY
13 TRENCH UNDERCARRIAGE MANIFOLD
14 TERMINAL CONTROL BOX
15 FROST ALARM CONTROL BOX
16 OSCILLATION ROCKER PANEL PEDESTALS
17 AUTO DOOR CONTROLS
18 TIRE CHEMICAL MANIFOLD



1 PROPOSED FLOOR PLAN
SCALE: 1/4"= 1'-0"

NORTH

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

_____
Chairman DATE

_____
Secretary DATE

TOWN ENGINEER'S CERTIFICATION
Reviewed for compliance with the Planning Board Resolution dated_____.

_____
Joseph M. Cermele, P.E. Date

Kellard Sessions Consulting, P.C.
Town Consulting Engineer

OWNER'S CERTIFICATION
The undersigned is the owner(s) of the property shown hereon, is familiar with this drawing and its contents, and hereby approves same for filing.

_____
Owners Name: Smith Ridge Associates, LLC – Philip Pine, Managing Partner Date
Owners Address: 450 Oakridge Common, South Salem, NY 10590

REVISIONS

No.	Desc.	Date
3	REVISED EXISTING AND NEW CONDITIONS	AUG. 12, 2020
2	SIZE AND LOCATION OF BUILDING ADDITION	APR. 20, 2020
1	ADDRESS	DEC. 19, 2019

SEAL

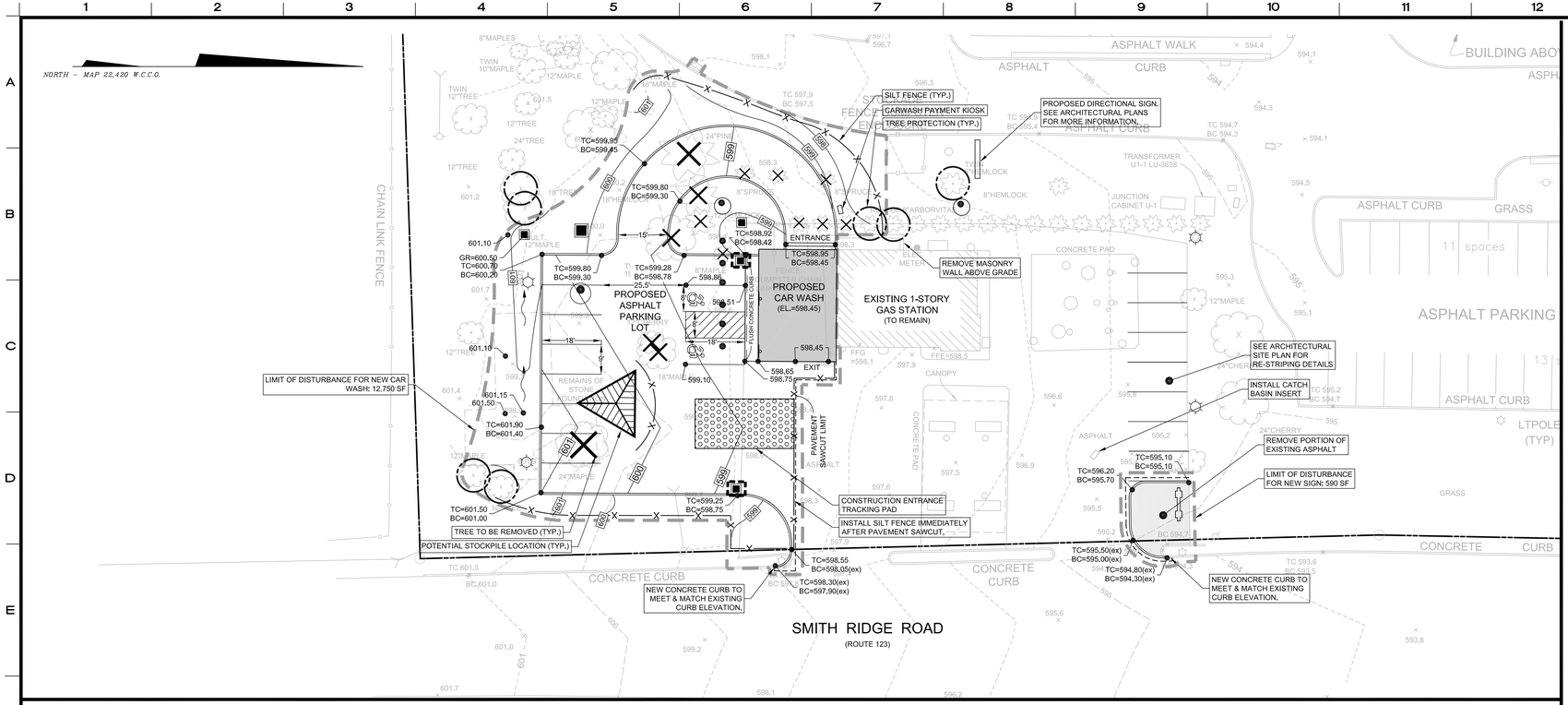
CROSS RIVER ARCHITECTS, LLC
ROBERT J. EBERTS R.A., PRINCIPAL
P.O. BOX 384
19 NO. SALEM RD. 2nd FL.
CROSS RIVER, N.Y. 10518
914.763.5887
FAX 914.763.8409

PROJECT
OAKRIDGE COMMONS SHOPPING CENTER
380 SMITH RIDGE ROAD
SOUTH SALEM, NY 10590

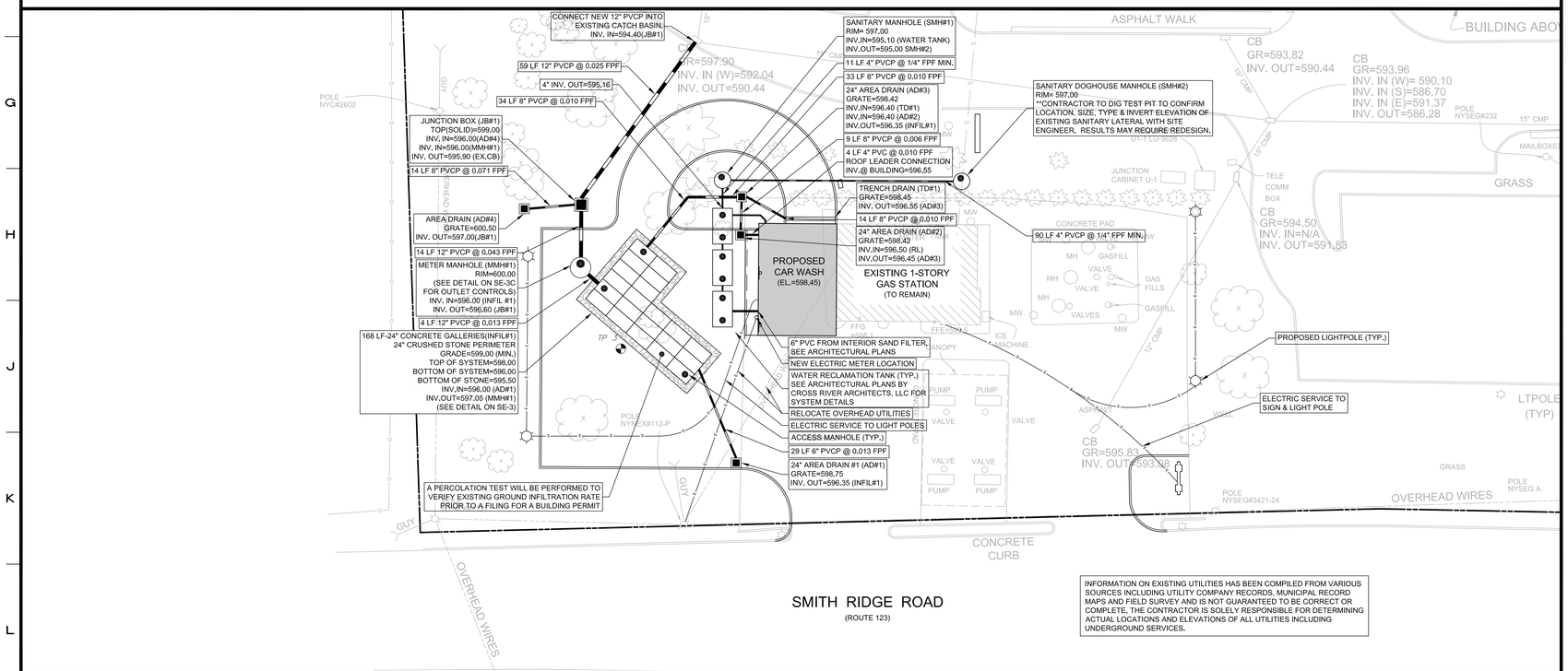
TITLE
CARWASH PROPOSED FLOOR PLAN

DATE FEB. 03, 2018 | SCALE 1/4" = 1'-0" | PROJ. #

DRAWING
C/2



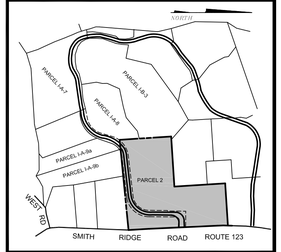
GRADING & EROSION CONTROL PLAN



UTILITY SITE PLAN

INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM VARIOUS SOURCES INCLUDING UTILITY COMPANY RECORDS, MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED TO BE CORRECT OR COMPLETE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING UNDERGROUND SERVICES.

SEC 49D - BLOCK 9829 - LOT 10
ZONE RETAIL BUSINESS



ORIENTATION–1"=500'

NOTE:
1. REFER TO PLANS BY CROSS RIVER ARCHITECTS, LLC DATED 4/20/2020 FOR INFORMATION RELATED TO ZONING COMPLIANCE TABLE, PARKING COUNT, CONSTRUCTION PHASING, REMOVALS PLAN, BUILDING DESIGN, SITE LIGHTING, LANDSCAPING AND TRASH MANAGEMENT PLAN.
2. WATER SUPPLY FOR CAR WASH WILL COME FROM SERVICE LINE IN ADJACENT GAS STATION STRUCTURE.

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

Chairman DATE

Secretary DATE

TOWN ENGINEER'S CERTIFICATION
Reviewed for compliance with the Planning Board Resolution dated_____.

Joseph M. Cermele, P.E. Date

Kellard Sessions Consulting, P.C.
Town Consulting Engineer

OWNER'S CERTIFICATION
The undersigned is the owner(s) of the property shown hereon, is familiar with this drawing and its contents, and hereby approves same for filing.

Owners Name: Smith Ridge Associates, LLC – Philip Pine, Owner's rep Date
Owners Address: 450 Oakridge Common, South Salem, NY 10590

No.	Date	Revision
3	5/27/2020	PLANNING BOARD APPROVAL
2	4/28/2020	UPDATED CAR WASH FOOTPRINT PER ARCHITECT
1	2/7/2018	ORIGINAL ISSUE DATE

SITE DEVELOPMENT PLAN
DEPICTING
OAKRIDGE COMMONS PHASE III - CAR WASH
LEWISBORO, NY
PREPARED FOR
SMITH RIDGE ASSOCIATES,LLC

REDNISS & MEAD
REDNISS & MEAD PROFESSIONAL ENGINEERS AND LAND SURVEYORS, P.C.
22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

SCALE: 1"=20' (0, 20, 40)
DRAWN BY: TMM CHECKED BY: AMK

CRAIG J. FLAHERTY NY. P.E. 083575-1
May 27, 2020
DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null & void.

SHEET No: SE-1C
Comm. No.: 2212

P:\2020\2212\PLOT\DETAILS\2020\2212SE1-3-SHOPPING CENTER LOT (1) ACRES\2020\2212 GAS STATION MASTER 3.dwg

GENERAL NOTES:

1. This drawing is intended only to depict the design of site grading, drainage, sanitary, utilities & sediment & erosion controls for Phase III - Car Wash. This drawing is for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
2. All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by Redniss & Mead entitled Limited Topographic Survey dated 12/19/2017. Elevations depicted or labeled are based on NGVD-29. A datum conversion factor of -1.1 shall be used to convert from datum NGVD-29 to NAVD-88.
3. Refer to plans prepared by Cross River Architects, LLC for information and design of the proposed buildings. These drawings depict site plans corresponding to the latest architectural plans received on April 20, 2020.
4. Property lies in a R-b zone.
5. All construction shall comply with the Town of Lewisboro requirements, the State of New York Basic Building Code, and The New York State Standard and Specifications for Erosion and Sediment Control.
6. Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in conjunction with these drawings. Contractor shall allow a 5 day review period, prior to fabrication and installation.
7. Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.
8. The property shall be served by public water and sewers.
9. Prior to any excavation the Contractor and/or Applicant, in accordance with NYS Code Rule 753, shall be required to contact "Dig Safely. New York" at 811 for mark-out of underground utilities. Dig test pit(s) at utility crossing(s) to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.
10. It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc., for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.
11. When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.
12. Remove stumps and brush from site, or chip and use during landscaping. Do not bury stumps on site.
13. Special attention of the contractor is called to the required type and compaction of pipe bedding and backfill specified on these drawings. These requirements will be strictly enforced.
14. The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" plan. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.
15. The inspecting engineer shall be notified by the contractor three (3) days prior to the commencement of each phase of construction.
16. A preconstruction meeting shall be held with the Owner, Architect and Engineer to review the scope of construction. The Contractor shall be responsible to coordinate the preconstruction meeting.

EARTHWORK & GRADING:

17. Grade away from building walls at 2% minimum (typical).
18. Earth slopes shall be no steeper than 3:1 (horz.:vert.)
19. Disturbed areas shall be top soiled, seeded with grass and mulched.
20. After the areas to be topsoiled have been brought to grade, the subgrade shall be loosened by scarifying to a depth of at least 2" to ensure bonding of the topsoil and subsoil.
21. Topsoil shall be friable and loamy with high organic content. It shall be free of debris, rocks larger than 2" and roots. Topsoil shall have at least 1.5 percent by weight of fine textured stable organic material and no greater than 6 percent. Topsoil shall not have less than 20% fine textured material (passing the No, 200 sieve) and not more than 15% clay. pH range shall be 6.0-7.5 and soluble salts shall not exceed 500ppm.
22. Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.
23. During the excavation, it is anticipated that existing utilities and sewers may be exposed. The contractor shall provide protection and support of these facilities and repair any damage caused by the work in a manner satisfactory to the owner. The condition of the existing facilities shall be observed by the owner's representative who shall determine if the facilities shall be replaced. Replacement of the facilities shall be done in a manner satisfactory to the owner and in compliance with applicable Codes.

STORM AND SANITARY SEWER SYSTEMS:

24. All pipe shall be installed straight and at the vertical and horizontal alignment shown. Pipes shall have a uniform slope as specified.
25. Minimum cover on all pipes shall be two feet (2') unless otherwise noted.
26. All storm pipe specified as Poly Vinyl Chloride Pipe (PVCP) shall be SDR 35 with rubber gasketed joints and meet the requirements of ASTM D3034 and D3212.
27. All sanitary sewer pipe shall be Poly Vinyl Chloride Pipe (PVCP) and shall be SCH 40 with rubber gasketed joints.
28. Dig test pits at utility and sewer crossings to check actual clearances with these facilities prior to construction. Dig test pits at the connection points to existing sanitary sewer pipes to confirm that the elevation of the proposed gravity sewer is appropriate. If conflicts are found the contractor shall notify the engineer at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid conflict.
29. All catch basins and area drains shall have a two foot (2') sump with bell traps or 90° PVC elbows.
30. Manhole diameters listed are minimum sizes and are assumed to be 4' inside diameter. If precast manholes are used, larger manholes must be used if recommended by the manufacturer.
31. All existing and proposed catch basins, manhole rims and utility facilities shall be raised or lowered to be flush with finished grade.
32. When connecting new pipes to existing structures such as manholes and catch basins, the structure shall be completely cleaned out. The hole made in the structure shall be made as small as possible. The structure shall be repaired to match its original type of construction. The joint between the structure and the pipe shall be made watertight by filling the joint with mortar.
33. Flow in existing sewer system must not be interrupted. Any temporary routing of this sewer flow must be done in conformance with all applicable rules and regulations.
34. Under no circumstances shall trench water be allowed to drain off through sanitary sewer lines.
35. Crushed stone underneath drainage structures shall be gradation no. 2 per NYS DOT Standard Specification Section 703. Stone shall consist of sound, tough, durable particles free from soft, thin, elongated, laminated, friable, deleterious material.
36. The storm and sanitary sewer shall be encased in concrete for a distance of 10 feet on either side of any intersection between the sanitary sewer and storm sewer. Where concrete encasement is required, temporarily support the pipes in place. Use sufficient concrete to encase piping not less than 6 inches at all points. The encasement shall be adequately supported with a stone base and shall be keyed into the foundation wall to prevent damage from settlement.
37. Sanitary Sewer Testing: The sanitary sewer line shall be Low Pressure Air Tested, at the expense of the contractor; Testing to be in accordance with recommended procedure in "Unibell's" Recommended Practice for Low Pressure Air Testing of Installed Sewer Pipe" UNI B-6. The minimum starting pressure for the test is 3.5 P.S.I. (in excess of the groundwater pressure at the top of the pipe) and there shall be no more than 0.5 P.S.I. drop in five (5) minutes. Manholes to be visually inspected. Lateral plugs shall be airtight to allow proper testing. Inspecting Engineer and the Town Engineer shall be informed of testing schedule three days in advance so they can witness the testing.
38. At the end of construction, after the site has be fully stabilized, all new and previously existing storm sewer facilities including, but not limited to, catch basins, area drains, manholes, junction boxes, flow control structures, pipes, oil grit separators, permeable pavers and porous pavement shall be fully cleaned with equipment designed for that purpose to the satisfaction of the inspecting engineer.

STORM WATER INFILTRATION SYSTEM:

39. All cultecs shall comply with manufacturer spec.
40. There shall be a minimum of two foot (2') of crushed stone on the sides of the outer galleries & 2' on either end.
41. There shall be 6" of 3/4" crushed stone below all galleries.
42. The infiltration systems shall remain disconnected until up gradient areas are fully stabilized.
43. The infiltration system shall be a minimum of 36" above high groundwater and ledge be a minimum of 10' from any footing drain.
44. Infiltration system to have access manholes shown on plans sheets SE-1C MH Campbell Foundry casting #1201.
45. Contact the Design Engineer three (3) days prior to excavation for the cultec system. During the excavation, the Design Engineer may revise the elevations of the galleries if field conditions dictate.
46. Maintenance of all onsite drainage facilities shall be the responsibility of the property owner.

UTILITIES:

47. Proposed electric, telephone, cable, gas and water services are shown for schematic purposes only and are subject to change pending utility company review. These utilities shall be designed by others and installed in conformance to the requirements of the governing utility companies.
48. Easements may be required in favor of the various utility companies.
49. All proposed utility facilities shall be raised or lowered to be flush with finished grade.
50. Where necessary, existing utilities shall be reinstalled to meet all minimum coverage requirements.
51. Utility connections at building face shall be coordinated with the building contractors.
52. The contractor must supply and install drag lines with all conduits.
53. Assume one 2" PVCP conduit for all site lighting. Service location to be determined.
54. In general, each utility shall have a minimum clearance of three feet to any other underground utility.
55. Any and all utilities abandoned shall be capped or removed in accordance with utility companies' requirements.
56. It is the contractor's responsibility to install the electric conduits, cable conduits, and water service pipes as shown. The contractor shall work with the utility companies and site engineer to insure the installation is in conformance to the requirements of the governing utility company. All conduits shall be concrete encased if required by utility company.
57. Detectable Tape shall be used to mark piping listed below. The identification tape shall be buried at least 6-inches to 10-inches below final grade but no closer than 12-inches to the buried utility piping or service.

Electric	Red	Caution Electric Line Buried Below
Telephone & Control	Orange	Caution Telephone Line Buried Below Natural Gas
	Yellow	Caution Gas Line Buried Below
Water Systems	Blue	Caution Water Line Buried Below
Fire Protection Systems	Blue	Caution Fire Line Buried Below Sprinkler Mains
	Blue	Caution Sprinkler Line Buried Below Sewer System
	Green	Caution Sewer Line Buried Below
IS & S Communication Conduit	Orange	Conc. N/A

58. Underground-Type Plastic Line Marker: Manufacturer's standard permanent, bright-colored detectable tape, continuous-printed plastic tape, intended for direct-burial service; not less than 6" wide X 4 mils thick.

SEDIMENT AND EROSION CONTROL NARRATIVE:

The purpose of the Sediment and Erosion Control Plan, details, and notes is to outline a program that minimizes soil erosion during construction. The primary policies of this program are:

a) Trapping particles at source by promptly stabilizing disturbed areas;
b) Avoid concentration of water;
c) Avoid contamination of existing storm drains;
d) Maintenance (weekly maintenance and after storm events) of controls to ensure they are functioning properly;

SEDIMENT AND EROSION CONTROL NOTES:

59. Sheet SE-1C is intended to describe the soil sediment and erosion control treatment of this site only. For other details with respect to construction, see appropriate drawings.
60. All sediment and erosion controls shall be done in conformance with the "New York Standards and Specifications for Erosion and Sediment Control" prepared by The New York State Department of Environmental Conservation.
61. The contractor is assigned the responsibility for implementing this sediment and erosion control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan notifying the Zoning Department of any transfer of this responsibility, and the Conservation Department that construction is to begin three (3) days prior to commencing work.
62. Temporary sediment control measures and tree protection must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas.
63. No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced off areas, except during construction of the proposed facilities shown beyond the fences.
64. Where existing trees are to be saved, trees shall be protected with trunk armoring where shown. Tree limbs shall be trimmed as needed to protect the trees from damage by construction operations. Such trimming shall be minimized. Armoring and any limb trimming should be done before construction begins. Tree protection should be maintained during construction. Equipment Trafficking and materials storage over the tree roots shall be avoided.
65. Anti-tracking pads shall be installed at start of construction and maintained in an effective condition throughout the duration of construction. Pads consist of 2" - 4" crushed stone, 6" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to prevent dirt from being tracked onto off site roads (minimum length of 50').
66. The location of each stockpile will vary throughout the construction period. Excavated silt and earth stockpiles shall be stored on site. Silt fence shall be placed at the base of the stockpile to prevent sediment from leaving the site and to protect storm drains, wetlands and watercourses.
67. Silt fence shall be Mirafi envirofence, Amoco siltstop or equivalent approved by Site Engineer. Filter fabric used shall be Mirafi 100x or equivalent. Install silt fence according to manufacturer's instruction, particularly, bury lower edge of fabric into ground.
68. All roof leader downspouts shall temporarily discharge onto splash pads measuring at least 8" wide by 18" long, or approved equal.
69. Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as practicable. Seed and mulch disturbed areas with grass seed where permanent plantings are not called for, as soon as practicable. Prepare seedbed (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch areas according to mixes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Reseed or overseed if necessary.

Temporary Seed Mix:
Perennial ryegrass 40 lbs/ac. (1 lb/1000 sf.)

Permanent Lawns:
Kentucky Bluegrass 20 lbs/ac.
Creeping Red Fescue 20 lbs/ac.
Perennial Ryegrass 5 lbs/ac.
45 lbs/ac. (1 lb/1000 sf.)

Optimum Seeding Dates:
April 15 through June 15
August 15 through October 1

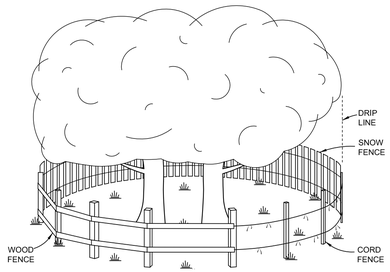
70. If disturbed areas can not be seeded immediately due to the time of year, mulch area until seeding can occur; remove mulch and seed and remulch when season permits.
71. If excavation dewatering is required, all dewatering pumping must have sediment and erosion control provisions to maintain clear water discharge (not muddy). Such provisions shall be approved by governing agencies. All pump discharge from dewatering shall be clear at the point where it flows off the property.
72. Upon installation of each catch basin and area drain, immediately surround it with haybales as per sediment filter detail.
73. Haybales shall be new and are to be replaced whenever their condition deteriorates beyond reasonable usability.
74. Temporarily block pipes leading into the storm water infiltration system until upland areas are thoroughly stabilized. Under no circumstances shall sediment or silty water be allowed to enter the infiltration system.
75. Pavement and curbing should be placed as soon as possible after drainage is installed.
76. Loaded trucks shall be covered as required to keep down dust.
77. Affected portions of off site roads and sidewalks must be swept clean when required to keep down dust and prevent safety hazards or at least once a week during construction and as directed by Site Engineer.
78. Dust control to be achieved with watering down disturbed areas as required.
79. After each storm event or once bi-weekly, all sediment and erosion controls shall be inspected. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer. It is the Owner's responsibility to retain such consultant.
80. Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.
81. All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of all upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of legally.
82. Excavated material from temporary silt traps must be stockpiled on uphill side of silt fence.
83. Excavated silt and earth stockpiles shall not be permitted to be stored on site. Excess material shall be disposed of legally.
84. Periodically and upon completion of the job, clean silt from any effected storm sewer systems including pipes and inlets. Use silt during final landscaping or dispose off-site legally.

TEST PIT RESULTS

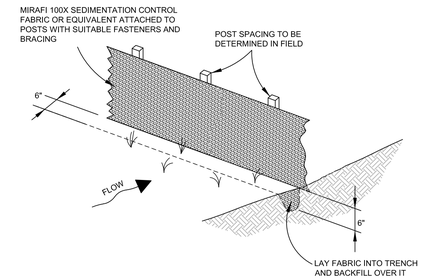
Subsurface Soil Investigation
Soil Profile

Test Pit #: 3 Date: 11/30/2017
Inspector: AMK Sanitarian: n/a
Ledge at: N/A Mottling at: 82
Water at: N/A Roots at: N/A

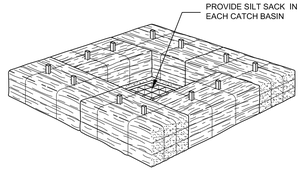
Depth: 84	Soil Description
0"-12"	Leaf/organic layer
12"-84"	brown sandy loam with trace silt (Boulders throughout)



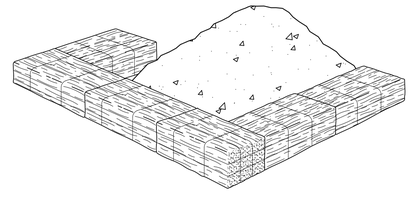
TREE PROTECTION
(SHOWING ACCEPTABLE TYPES OF FENCING)
N.T.S.



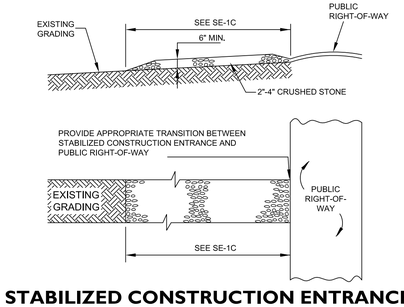
FABRIC & POST SILTATION BARRIER
(SILT FENCE)
N.T.S.



SEDIMENT FILTER FOR CATCH BASINS
N.T.S.



SEDIMENT FILTER FOR STOCK PILE ON PAVEMENT
N.T.S.



STABILIZED CONSTRUCTION ENTRANCE
(TRACKING PAD)
N.T.S.

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

Chairman DATE

Secretary DATE

TOWN ENGINEER'S CERTIFICATION
Reviewed for compliance with the Planning Board Resolution dated_____.

Joseph M. Cermele, P.E. Date

Kellard Sessions Consulting, P.C.
Town Consulting Engineer

OWNER'S CERTIFICATION
The undersigned is the owner(s) of the property shown hereon, is familiar with this drawing and its contents, and hereby approves same for filing.

Owners Name: Smith Ridge Associates, LLC – Philip Pine, Owner's rep Date
Owners Address: 450 Oakridge Common, South Salem, NY 10590

No.	Date	Revision
2	5/27/2020	PLANNING BOARD APPROVAL
1	2/7/2018	ORIGINAL ISSUE DATE

NOTES AND DETAILS
DEPICTING
OAKRIDGE COMMONS
PHASE III - CAR WASH
LEWISBORO, NY
PREPARED FOR
SMITH RIDGE ASSOCIATES,LLC

REDNISS & MEAD
REDNISS & MEAD
PROFESSIONAL ENGINEERS
AND LAND SURVEYORS, P.C.
22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax 203.357.1118
www.rednissmead.com

SCALE: N.T.S.
DRAWN BY: TMM CHECKED BY: AMK

CRAIG J. FLAHERTY NY, P.E. 093575-1
May 27, 2020
DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null & void.

SHEET No:
SE-2C
Comm. No.:2212

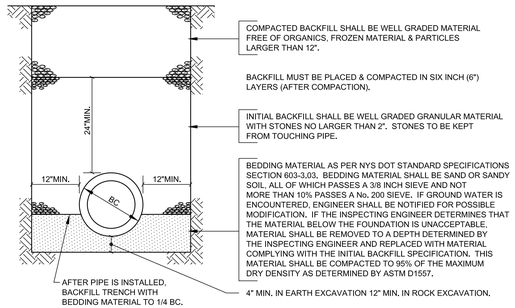
P:\2020\3116 PASLOWSKI\LE-DWG\2020\2212\2212-1_SHOPPING CENTER\LOT 1\10 ACRES\DWG\2212 GAS STATION MASTER.dwg

WATER STOP: 10' UPSTREAM OF STRUCTURES AND WHERE SHOWN, FOUNDATION MATERIAL, BEDDING, HAUNCHING, INITIAL BACKFILL, AND THE BOTTOM FOOT OF GENERAL BACKFILL TO BE REPLACED WITH SM, SC, OR ML SOIL AS PER UNIFIED SOIL CLASSIFICATION SYSTEM* WITH MAXIMUM PARTICLE SIZE OF 1-1/2". FOR 3 LINEAR FEET OF TRENCH, WATER STOP TO BE KEYED INTO TRENCH BOTTOM AND WALLS A MINIMUM OF ONE FOOT. NO STONES LARGER THAN 6" SHALL BE WITHIN 12" OF THE PIPE.

ALL FOUNDATION, INITIAL BACKFILL & BACKFILL MATERIAL TO BE APPROVED BY THE INSPECTING ENGINEER.

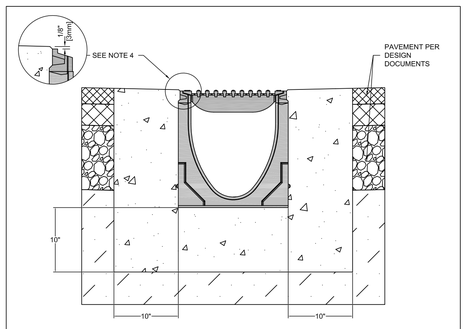
ANY DEVIATION FROM THESE METHODS & MATERIALS MUST BE APPROVED IN WRITING BY THE INSPECTING ENGINEER.

ALL MATERIAL TO BE COMPACTED TO 95% OF THE MAX. DRY DENSITY AS DETERMINED BY ASTM D1557, EXCEPT COMPACTED BACKFILL* NOT UNDER PAVEMENT WHICH SHALL BE COMPACTED TO A DENSITY AT LEAST EQUAL TO THAT OF THE ADJACENT UNDISTURBED MATERIAL.



PVC/RCP PIPE TRENCH BEDDING DETAIL

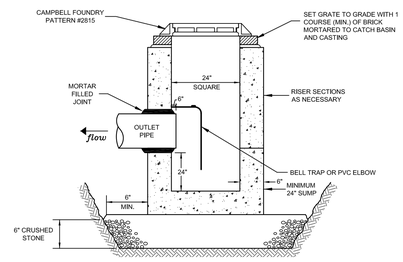
N.T.S.



NOTES:
1. IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS. *ENGINEERING ADVICE MAY BE REQUIRED.*
2. MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
3. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND. *ENGINEERING ADVICE MAY BE REQUIRED.*
4. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" [3mm] ABOVE THE TOP OF THE CHANNEL EDGE.
5. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS. ENGINEERING ADVICE MAY BE REQUIRED TO DETERMINE PROPER LOAD CLASS.
6. REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.
7. TDF1 - 1 UNIT SK-2-902D; 4 UNITS SK2 34 to 37.

ACO POWERDRAIN S200K TRENCH DRAIN DETAIL

N.T.S.

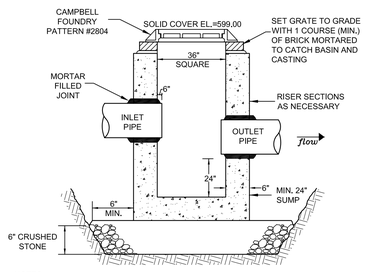


NOTES:
1. ALL CATCH BASIN COMPONENTS TO BE PRE-CAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS WITH AN H-20 TRUCK LOAD.
2. ALL JOINTS TO BE MORTARED.
3. AREA DRAIN SHALL CONFORM TO ASTM C478.
4. PLACE AREA DRAIN ON A 6" LAYER OF CRUSHED STONE. ALL CRUSHED STONE SHALL BE GRADATION 3A AS PER NYS DOT STANDARD SPECIFICATION SECTION 703. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS OR DISINTEGRATED PIECES, MUD, DIRT OR OTHER DELETERIOUS MATERIAL.

24" AREA DRAIN

(AD #1-4)

N.T.S.

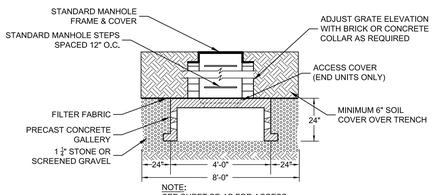


NOTES:
1. ALL CATCH BASIN COMPONENTS TO BE PRE-CAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS WITH AN H-20 TRUCK LOAD.
2. ALL JOINTS TO BE MORTARED.
3. AREA DRAIN SHALL CONFORM TO ASTM C478.
4. CRUSHED STONE UNDERNEATH DRAINAGE STRUCTURES SHALL BE GRADATION NO. 2 PER NYS DOT STANDARD SPECIFICATION SECTION 703. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, DELETERIOUS MATERIAL.

36" JUNCTION BOX

(JB#1)

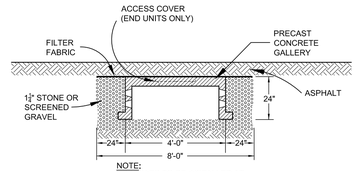
N.T.S.



NOTE:
SEE SHEET SE-1C FOR ACCESS MANHOLE LOCATIONS

24" GALLERY W/ ACCESS MANHOLE

N.T.S.



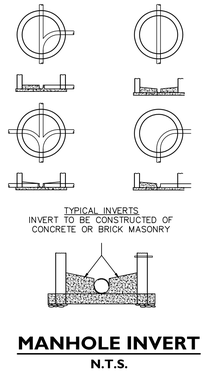
NOTE:
END UNITS TO BE INSTALLED AT ENDS OF ALL GALLERY RUNS.

24" GALLERY DETAIL

N.T.S.

INFILTRATION SYSTEM NOTES

1. ALL GALLERIES TO HANDLE H-20 LOADINGS AND SHALL COMPLY WITH THE DETAIL. INTERIOR SECTIONS TO HAVE NO END WALLS. END SECTIONS TO HAVE ONE END WALL.
2. ALL GALLERY SECTIONS TO HAVE HOLES BROKEN TO ALLOW FLOW PRIOR TO PLACEMENT.
3. THERE SHALL BE A 6" LAYER OF 1½" CRUSHED STONE BELOW ALL GALLERIES.
4. THERE SHALL BE A MINIMUM OF 2' OF 1½" CRUSHED STONE ON THE SIDES OF THE OUTER GALLERIES.
5. A 6' BY 5' BY 4' CONCRETE SLAB (1-2-3 CONCRETE) SHALL BE INSTALLED AT ANY PIPE ENTRANCE TO THE GALLERIES TO PREVENT EROSION.
6. GALLERY SYSTEM TO HAVE ACCESS MH'S AS SHOWN ON THE PLAN. CASTING AND COVER SHALL BE EQUAL TO PATTERN NO, 1201 AS MANUFACTURED BY CAMPBELL FOUNDRY COMPANY, HARRISON, NJ. RAISE CASTING TO GRADE USING SOLID CONCRETE BLOCK AND MORTAR.
7. REMOVE ANY TOPSOIL PRIOR TO INSTALLATION OF GALLERY.
8. CONTACT THE DESIGN ENGINEER THREE DAYS PRIOR TO EXCAVATION FOR THE GALLERIES. DURING THE EXCAVATION, THE DESIGN ENGINEER MAY REVISE THE ELEVATIONS OF THE GALLERIES IF FIELD CONDITIONS DICTATE.
9. ALL CRUSHED STONE SHALL BE GRADATION NO. 2 AS PER NYS DOT STANDARD SPECIFICATION SECTION 703. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, OR OTHER DELETERIOUS MATERIAL.

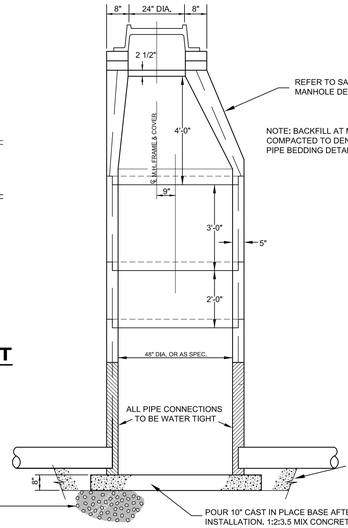


TYPICAL INVERTS
INVERT TO BE CONSTRUCTED OF CONCRETE OR BRICK MASONRY

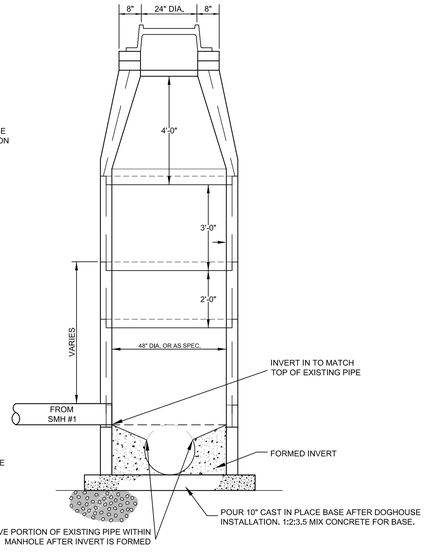
MANHOLE INVERT

N.T.S.

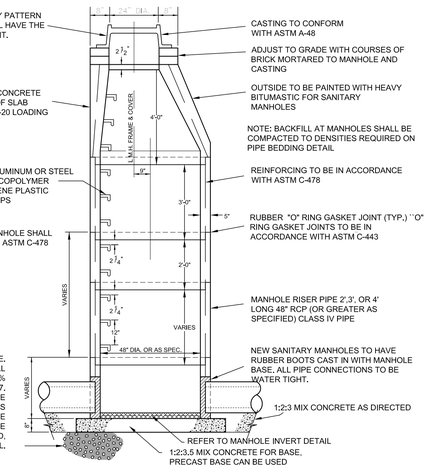
PLACE MANHOLE ON A 6" LAYER OF CRUSHED STONE. IF CRUSHED STONE IS TO BE PLACED ON FILL, ALL FILL BELOW THE MANHOLE SHALL BE COMPACTED TO 95% OF THE MAXIMUM PRT DENSITY AS PER ASTM D-1557. CRUSHED STONE UNDERNEATH DRAINAGE STRUCTURES SHALL BE GRADATION NO. 2 PER NYS DOT STANDARD SPECIFICATION SECTION 703. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, DELETERIOUS MATERIAL.



NOTE: BACKFILL AT MANHOLES SHALL BE COMPACTED TO DENSITIES REQUIRED ON PIPE BEDDING DETAIL



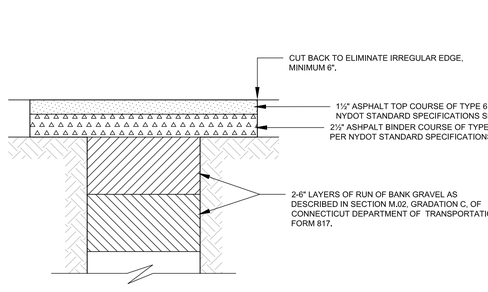
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SANITARY MANHOLE DETAIL

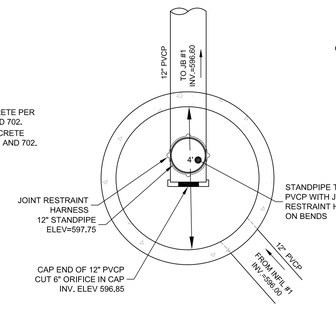
(SMH#1)

N.T.S.

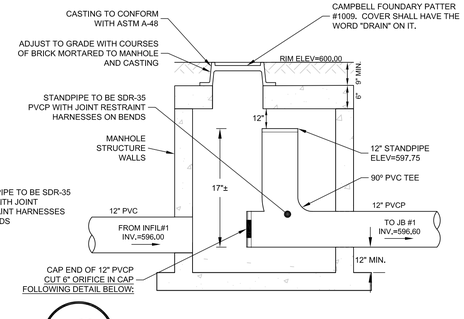


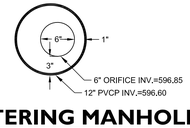
ASPHALT TRENCH REPAIR

N.T.S.



PLAN VIEW





PROFILE VIEW

DOG HOUSE SANITARY MANHOLE DETAIL

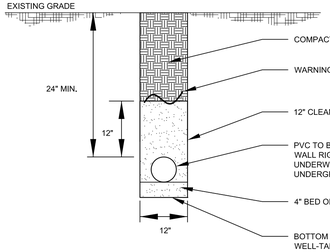
(SMH#2)

N.T.S.

STORMWATER METERING MANHOLE DETAIL

(MMH #1)

N.T.S.



NOTES:
1. IF 24" OF COVER CANNOT BE OBTAINED OVER THE CONDUIT, CONDUIT SHALL BE CONCRETE ENCASED.
2. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.

CONDUIT TRENCH DETAIL (SAND BEDDING)

N.T.S.

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

Chairman DATE

Secretary DATE

TOWN ENGINEER'S CERTIFICATION
Reviewed for compliance with the Planning Board Resolution dated

Joseph M. Cermele, P.E. Date

Kellard Sessions Consulting, P.C.
Town Consulting Engineer

OWNER'S CERTIFICATION
The undersigned is the owner(s) of the property shown hereon, is familiar with this drawing and its contents, and hereby approves same for filing.

Owners Name: Smith Ridge Associates, LLC – Philip Pine, Owner's rep Date
Owners Address: 450 Oakridge Common, South Salem, NY 10590

No.	Date	Revision
2	5/27/2020	PLANNING BOARD APPROVAL
1	2/7/2018	ORIGINAL ISSUE DATE

DETAILS
DEPICTING
OAKRIDGE COMMONS PHASE III - CAR WASH
LEWISBORO, NY
PREPARED FOR
SMITH RIDGE ASSOCIATES,LLC

REDNISS & MEAD
PROFESSIONAL ENGINEERS AND LAND SURVEYORS, P.C.

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax 203.357.1118
www.rednissmead.com

SCALE: N.T.S.

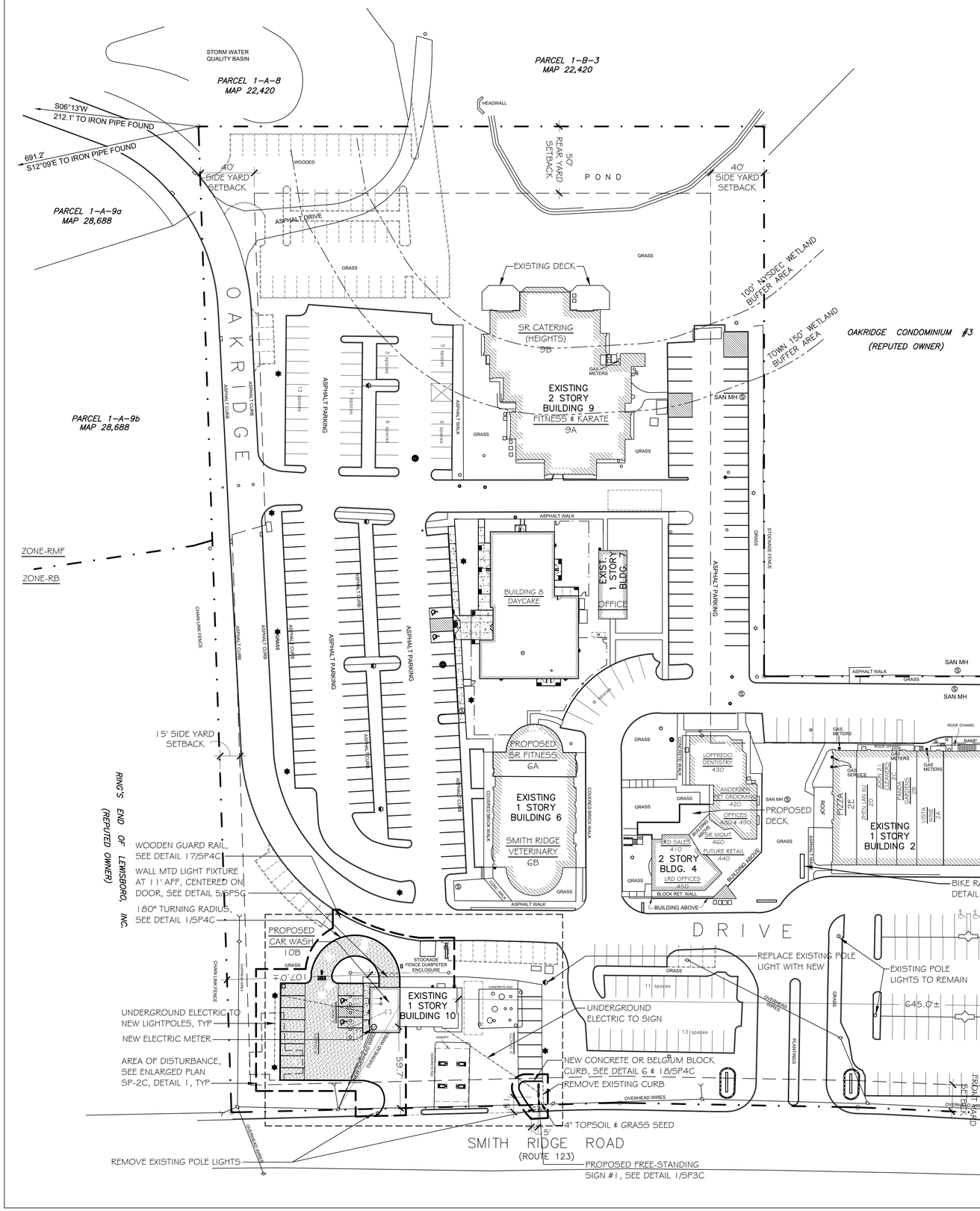
DRAWN BY: TMM | CHECKED BY: AMK

CRAIG J. FLAHERTY NY, P.E. 093575-1
May 27, 2020
DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null & void.

SHEET No:
SE-3C
Comm. No.: 2212

2020-05-28 P:\PROJDEFILES\2020\2020212\1_SHOPPING CENTER\LOT 1\10_ACAD\SD\2020212-DAS STATION MASTER.dwg



SYMBOL LEGEND

Symbol	Description
	PROPERTY LINE
	SETBACK LINE
	AREA OF DISTURBANCE LINE
	WETLAND LINE
	150' WETLAND BUFFER
	NYSDEC 100' WETLAND ADJACENT AREA LINE
	UNDERGROUD ELECTRIC
x	NEW FENCE
	NEW BUILDING
	NEW CONCRETE SIDEWALK
	NEW MACADAM PAVING
	NEW POLE LIGHT
	REPLACE EXISTING POLE LIGHT WITH NEW
	EXISTING POLE LIGHT TO REMAIN
	NEW WALL MOUNTED LIGHT FIXTURE
	NEW POST MOUNTED SIGN

SEQUENCE OF CONSTRUCTION

1. NO WORK SHALL BEGIN ON SITE UNTIL A BUILDING PERMIT FROM THE TOWN OF LEWISBORO BUILDING DEPT. HAS BEEN ISSUED AND POSTERED ON SITE. CALL 811 CALL BEFORE YOU DIG. MAP ALL UNDERGROUND UTILITIES IN AREA OF DISTURBANCE.
2. EROSION CONTROL WORK AS DESCRIBED IN THE APPROVED PLANS SHALL BE IN PLACE PRIOR TO DISTURBANCE OF ANY EARTH.
3. INSTALL ALL NECESSARY TEMPORARY BARRICADES AND FENCING FOR PROTECTION OF THE PUBLIC. PROTECT ALL LANDSCAPING TO REMAIN IN THE AREA OF DISTURBANCE.
4. REMOVE TREES, SHRUBS AND OTHER PLANTINGS AS INDICATED IN THE DRAWINGS COMPLETELY FROM SITE IN ACCORDANCE WITH TOWN REGULATIONS. REMOVE PAVED SIDEWALKS AND OTHER PAVED AREAS AS REQUIRED.
5. STRIP AND STOCKPILE ALL TOPSOIL FROM THE AREA OF DISTURBANCE. SURROUND THE STOCKPILE WITH HAY BALES. ROUGH GRADE THE SITE TO THE APPROXIMATE GRADES INDICATED ON THE DRAWINGS.
6. LOCATE CONSTRUCTION DUMPSTER IN LOCATION APPROVED IN ADVANCE BY THE OWNER.
7. EXCAVATE FOR THE FOUNDATION OF THE BUILDING TO LEVELS INDICATED. BACKFILL AFTER FOUNDATION HAS BEEN COMPLETED.
8. EXCAVATE FOR AND INSTALL ALL STORM DRAINAGE BASINS, YARD DRAINS AND PIPING AS INDICATED ON THE DRAWINGS.
9. EXCAVATE FOR AND INSTALL ALL UNDERGROUND UTILITIES.
10. AFTER BUILDING EXTERIOR OF BUILDING HAS BEEN CONSTRUCTED, INSTALL SIDEWALKS AND OTHER SITE PAVING. INSTALL LIGHT POLES ON CONCRETE BASES. CONSTRUCT DUMPSTER ENCLOSURE.
11. COMPLETE BUILDING CONSTRUCTION.
12. SPREAD STOCKPILED TOPSOIL TO DEPTHS INDICATED ON DRAWINGS. AFTER SIDING AND ROOFING HAS BEEN COMPLETED, INSTALL LANDSCAPING AND OTHER PLANTINGS PER DRAWINGS. WATER DAILY FOR A MINIMUM OF 60 DAYS.
13. PAVE NEW PORTION OF PARKING LOT AND RESURFACE EXISTING PORTION OF PARKING LOT. STRIPE AND INSTALL SIGNAGE.
14. CLEAN ALL STORM DRAINAGE BASINS AND YARD DRAINS.
15. BROOM CLEAN PARKING LOT AND REMOVE ALL TEMPORARY CONSTRUCTION BARRIERS. REMOVE DUMPSTER.

ZONING COMPLIANCE TABLE

TAX LOT – SECTION 49D, BLOCK 9829, LOT 10 — ZONE – RB

	REQUIRED	EXISTING	PROPOSED for CAR WASH	PROPOSED for DAYCARE
MIN. LOT SIZE –	1/2 ACRES	10.059 ACRES	-	-
FRONTAGE	100'	816.78'	-	-
YARDS				
FRONT(FROM CL STREET)	45'	84.7'	85.7'	342' +/-
FRONT (FROM PROPERTY LINE)	20'	58.7'	59.7'	316' +/-
SIDE	15' / 40' at MF	128.1' / 47.8'	112.1 / 644'+/-	200.0' /136' +/-
REAR	40'	117.8' +/-	636' +/-	302.0' -/+
MAXIMUM BLDG HEIGHT	30'	18'	19'	29'
			PROPOSED for CAR WASH AND DAYCARE	
MAX. BLDG COVERAGE	20% / 87,634 SF	13.0% / 57,004 SF	14.6% / 64,804 SF	
MAX SITE COVERAGE	60% / 262,902 SF	55.6% / 243,908 SF	58.9% / 258,097 SF	
MAX FLOOR AREA RATIO	30% / 131,451 SF	14.8% / 65,055 SF	16.5% / 72,135 SF	

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

Chairman DATE

Secretary DATE

TOWN ENGINEER'S CERTIFICATION
Reviewed for compliance with the Planning Board Resolution dated_____.

Joseph M. Cermele, P.E. Date

Kellard Sessions Consulting, P.C.
Town Consulting Engineer

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Owners Name: Smith Ridge Associates, LLC – Philip Pine, Managing Partner Date
Owners Address: 450 Oakridge Common, South Salem, NY 10590

REVISIONS

No.	Desc.	Date
2	PLANNING BOARD APPROVAL	MAY 27, 2020
1	SIZE AND LOCATION OF BUILDING ADDITION	APR. 20, 2020
	REMOVED DAYCARE WORK	DEC. 12, 2019

SEAL

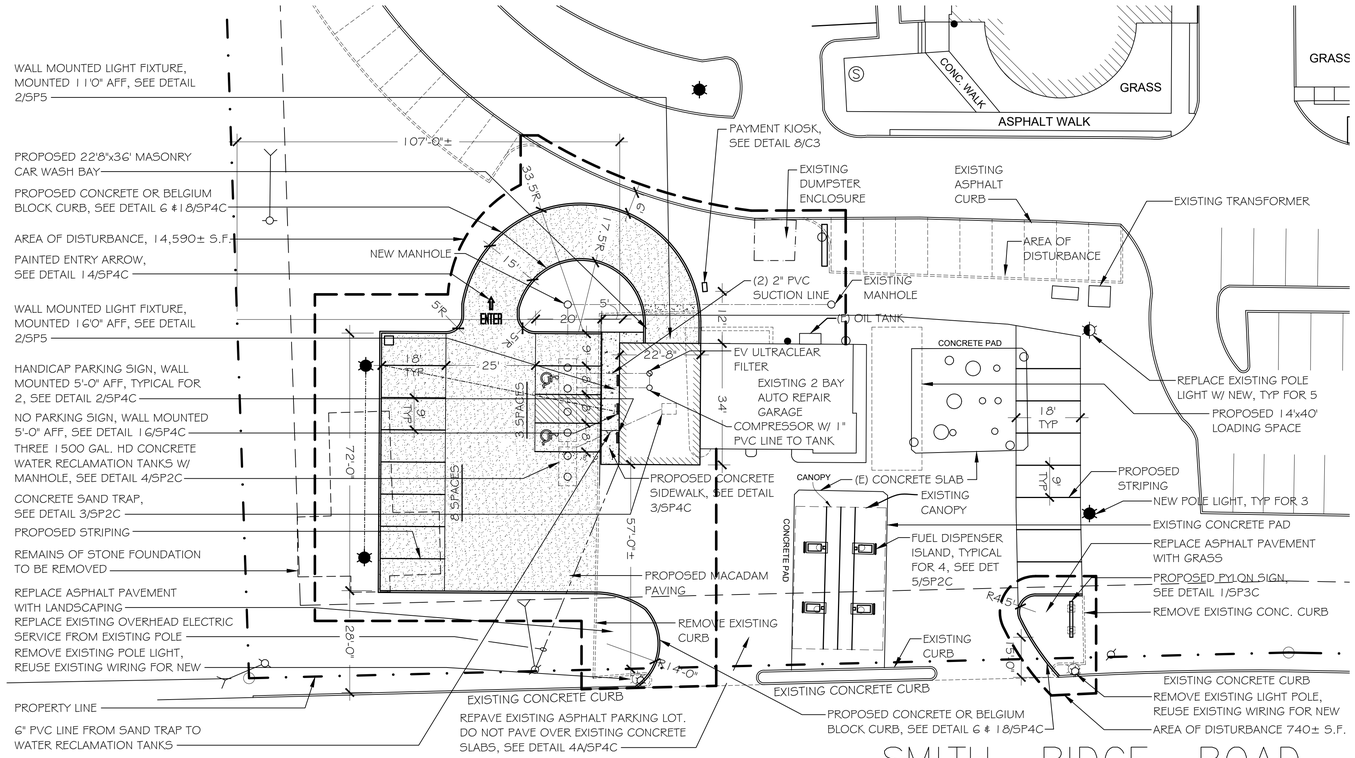
CROSS RIVER ARCHITECTS, LLC
ROBERT J. EBERTS R.A., PRINCIPAL
P.O. BOX 384
19 NO. SALEM RD. 2nd FL.
CROSS RIVER, N.Y. 10518
914.763.5887
FAX 914.763.8409

PROJECT
OAKRIDGE COMMONS SHOPPING CENTER
380 SMITH RIDGE ROAD
SOUTH SALEM, NY 10590

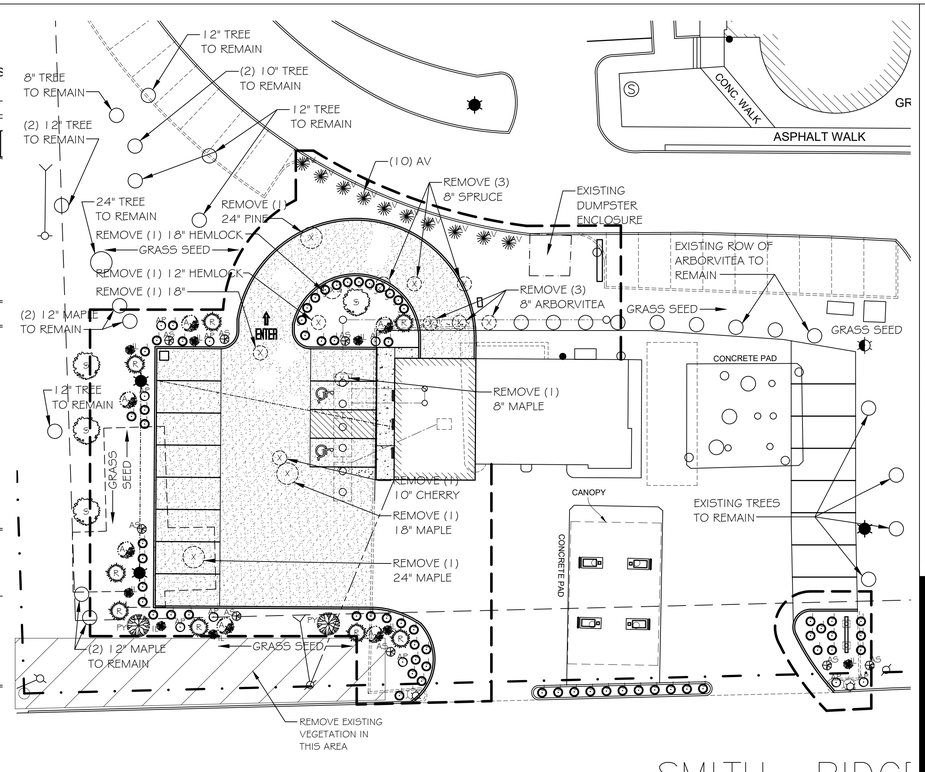
TITLE
SITE PLAN PHASE 3 - CAR WASH

DATE JUNE 27, 2018 | SCALE 1" = 40'-0" | PROJ. #

DRAWING
SP/IC



SMITH RIDGE ROAD
(ROUTE 123)



SMITH RIDGE
(ROUTE 12

NOTE:
PROVIDE NEW RECORDING WATER METER DEDICATED TO THE CAR WASH. APPLICANT SHALL SUBMIT A WATER USAGE REPORT TO THE TOWN OF LEWISBORO ON A BI-ANNUAL BASIS.

1 ENLARGED GAS STATION PLAN
SCALE: 1"=20'-0"

SYMBOL LEGEND

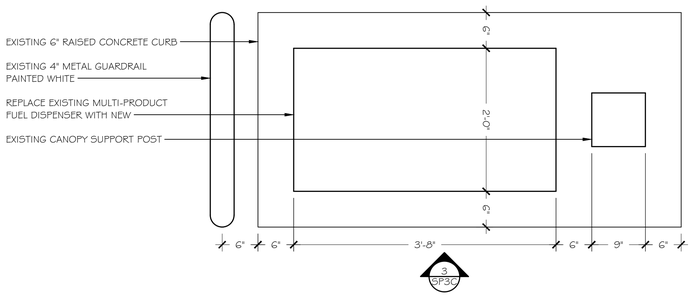
Symbol	Description
	PROPERTY LINE
	SETBACK LINE
	AREA OF DISTURBANCE LINE
	WETLAND LINE
	150' WETLAND BUFFER
	NYSDEC 100' WETLAND ADJACENT AREA LINE
	UNDERGROUD ELECTRIC
	NEW FENCE
	NEW BUILDING
	NEW CONCRETE SIDEWALK
	NEW MACADAM PAVING
	NEW POLE LIGHT
	REPLACE EXISTING POLE LIGHT WITH NEW
	EXISTING POLE LIGHT TO REMAIN
	NEW WALL MOUNTED LIGHT FIXTURE
	NEW POST MOUNTED SIGN

2 CAR WASH LANDSCAPE PLAN
SCALE: 1"=20'-0"

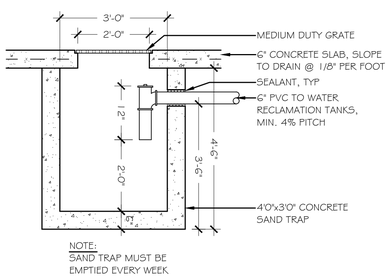
LANDSCAPING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
S	PICEA PUNGENS "HOOPSIE"	COLORADO BLUE SPRUCE	4-5'	4
PY	PRUNUS YEDOENSIS	YOSHINO CHERRY	3" CAL, B&B	2
A	PIERIS JAPONICA	JAPANESE ANDROMEDA	3 GAL	7
R	RHODODENDRON PJM	RHODODENDRON PJM	3 GAL	9
IL	ILEX GLABRA COMPACTA	COMPACT INKBERRY	2 GAL	8
J	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	2 GAL	62
AP	AZALEA PLEASANT WHITE	WHITE AZALEA	2 GAL	8
AS	RHODODENDRON BLUUAWS PINK HYBRID AZALEA	BLUUAWS AZALEA, RED FLOWER	2 GAL	8
X	TREE OR SHRUB TO BE REMOVED			14
AV	THUJA OCCIDENTALIS	ARBORVITAE "EMERALD GREEN"	2'-3'	10

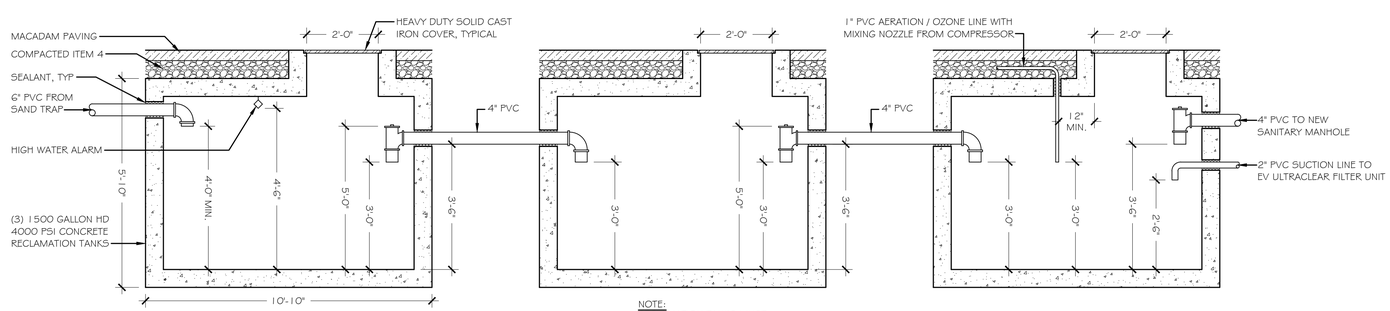
NOTES:
1. ALL BEDS SHALL RECEIVE 4" CEDAR MULCH.
2. PROVIDE 6" OF CLEAN, LOOSE TOPSOIL IN ALL AREAS TO RECEIVE TREES OR SHRUBS.
3. PROVIDE 3" OF CLEAN LOOSE TOPSOIL IN ALL AREAS BE SEEDED WITH GRASS. GRASS SEED SHALL BE A MIX OF 50% BLUEGRASS, 25% RED FESCUE AND 25% RYE.
4. ALL PLANT SUBSTITUTIONS REQUIRE PRIOR APPROVAL BY THE LEWISBORO PLANNING BD. OR ITS AUTHORIZED AGENT.
5. BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO PLANTING OPERATION. CONTACT " CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.
6. ALL PLANTINGS SHALL BE OF NURSERY STOCK, VIGOROUS AND ROBUST WHEN PLANTED AND SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION AND FREE OF DEBRIS.
7. ALL PLANT MATERIAL INCLUDING TREES AND SHRUBS SHALL BE GUARANTEED BY THE CONTRACTOR TO BE GOOD, HEALTHY, FLORISHING CONDITION FOR 1 YEAR AFTER PLANTING. THE CONTRACTOR SHALL REPLACE ALL DEAD PLANTS AND THOSE IN POOR CONDITION AT NO COST TO THE OWNER, INCLUDING LABOR AND MATERIALS.
8. ALL SHRUBS AND TREES SHALL BE PLANTED TO MATCH DETAILS 3 AND 4 / 5P2D.
9. ALL TREES AND SHRUBS OUTSIDE OF AREA OF DISTURBANCE SHALL REMAIN.
10. ALL WOODY DEBRIS AND INVASIVE PLANT MATERIAL SHALL BE REMOVED FROM THE AREA OF DISTURBANCE.



5 PLAN OF FUEL DISPENSER ISLAND
SCALE: 1"=1'-0"



3 SAND TRAP DETAIL
SCALE: 1/2"=1'-0"



4 WATER RECLAMATION TANK DETAIL
SCALE: 1/2"=1'-0"

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

Chairman DATE

Secretary DATE

TOWN ENGINEER'S CERTIFICATION
Reviewed for compliance with the Planning Board Resolution dated_____.

Joseph M. Cermele, P.E. Date

Kellard Sessions Consulting, P.C.
Town Consulting Engineer

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Owners Name: Smith Ridge Associates, LLC – Philip Pine, Managing Partner Date
Owners Address: 450 Oakridge Common, South Salem, NY 10590

REVISIONS

No.	Date
1	PYLON SIGN — DEC. 12, 2019
2	REVISED CARWASH ADDITION AND LANDSCAPING — MAR. 20, 2020
	PLANNING BOARD APPROVAL — MAY 27, 2020

SEAL

CROSS RIVER ARCHITECTS, LLC
ROBERT J. EBERTS R.A., PRINCIPAL
P.O. BOX 384
19 NO. SALEM RD. 2nd FL.
CROSS RIVER, N.Y. 10518
914.763.5887
FAX 914.763.8409

PROJECT
OAKRIDGE COMMONS SHOPPING CENTER
380 SMITH RIDGE ROAD
SOUTH SALEM, NY 10590

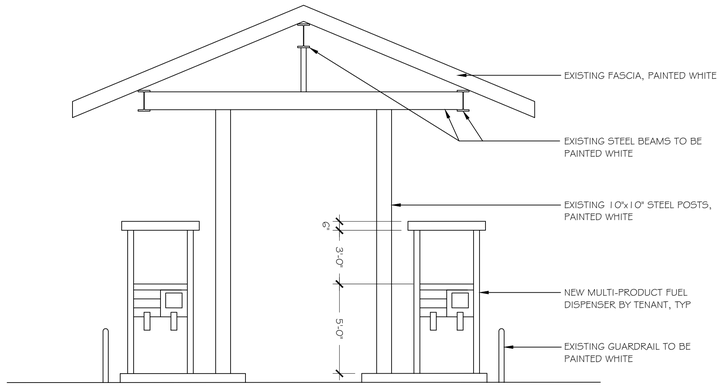
TITLE
ENLARGED CAR WASH SITE & LANDSCAPE PLANS

DATE
JUNE 27, 2018

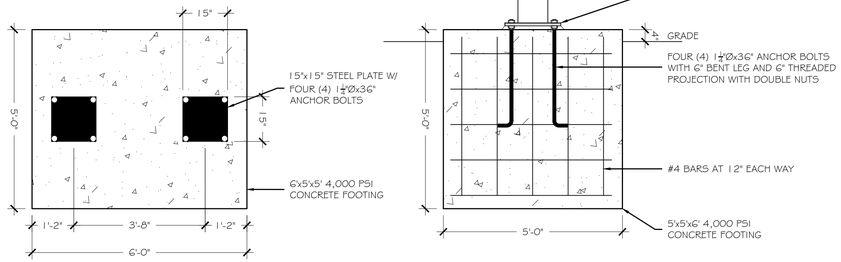
SCALE
1"=20'-0"

PROJ. #

DRAWING
SP/2C



3 MARQUIS SIGN ON EXISTING CANOPY
SCALE: 1/4"=1'-0" TOTAL SIGN FACE = 5.3 SF

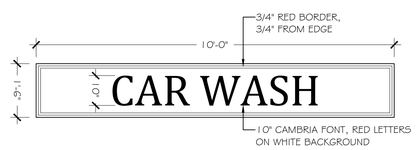


2 CONCRETE FOOTING DETAIL
SCALE: 1/2"=1'-0"

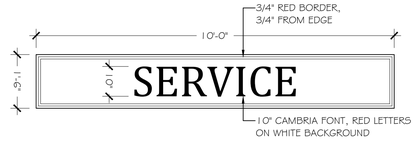
SIGNAGE TABLE

SIGN #	TYPE	EXISTING SIZE	PERMITTED SIZE	PROPOSED SIZE	LIGHTING*	NOTES
SIGN 1	FREESTANDING	-	8 SF	72.26 SF per side	INTERNAL	Variance Granted
SIGN 8	WALL	-	20' x 2'	10' x 1.5' / 15 sf	NONE	Bldg length = 120'
SIGN 9	WALL	-	6 SF	10' x 1.5' / 15 sf	NONE	Variance Granted
SIGN 10	WALL	-		10' x 1.5' / 15 sf	NONE	
SIGN 11	WALL	-		10" x 1.5' / 1.25 sf	NONE	

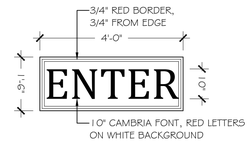
*SIGNS SHALL NOT BE ILLUMINATED BETWEEN THE HOURS OF 10:00PM AND 6:00AM.



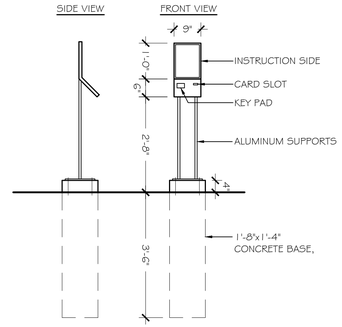
10 MOUNTED SIGN #8 & #9
SCALE: 1/2"=1'-0"



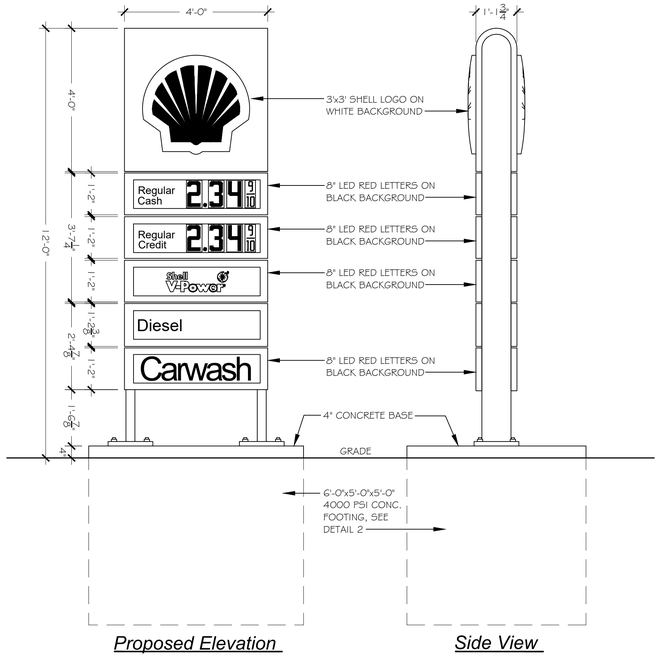
11 MOUNTED SIGN #10
SCALE: 1/2"=1'-0"



12 MOUNTED SIGN #11
SCALE: 1/2"=1'-0"



13 PROPOSED KIOSK DETAIL
SCALE: 1/2"=1'-0"



1 PROPOSED FREESTANDING SIGN #1 (DOUBLE SIDED)
SCALE: 1/2"=1'-0" TOTAL SIGN FACE = 40.4 SF (EACH SIDE)

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

_____
Chairman DATE

_____
Secretary DATE

TOWN ENGINEER'S CERTIFICATION
Reviewed for compliance with the Planning Board Resolution dated_____.

_____
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REVISIONS

No.	Date
1	PLANNING BOARD APPROVAL — MAR. 15, 2018
2	DETAILS 1, 2 & 3 SIGNAGE — DEC. 19, 2019
3	PYLON SIGN, GAS DISPENSERS, CANOPY — APR. 20, 2020
	PLANNING BOARD APPROVAL — MAY 27, 2020

SEAL

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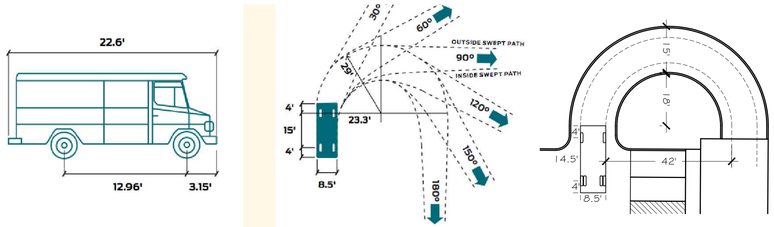
TITLE
SIGNAGE

DATE
JUNE 27, 2018

SCALE
AS NOTED

PROJ. #

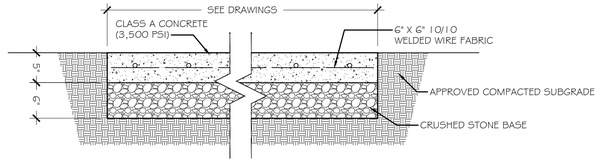
DRAWING
SP/3C



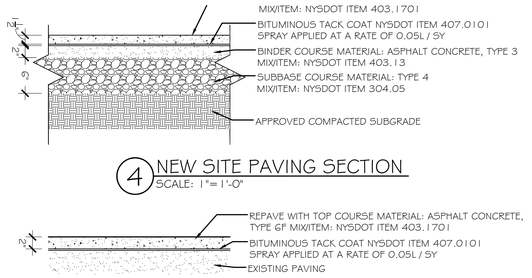
1 TURNING RADIUS OF LARGEST VEHICLE FOR CAR WASH
SCALE: NOT TO SCALE 180° TURNING RADIUS APPLIES



2 ACCESSIBLE PARKING SIGN
SCALE: 1/2"= 1'-0"

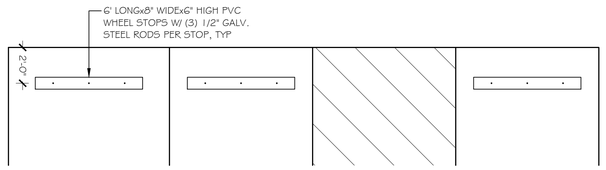


3 CONCRETE SIDEWALK SECTION
SCALE: 1"= 1'-0"

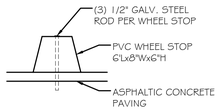


4 NEW SITE PAVING SECTION
SCALE: 1"= 1'-0"

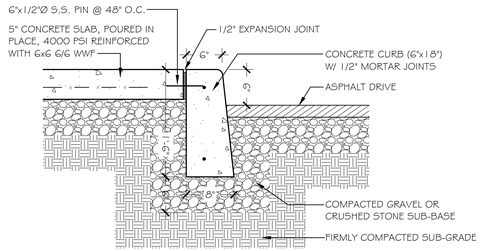
4A REPAVING SECTION
SCALE: 1"= 1'-0"



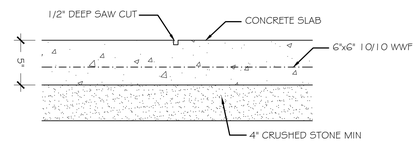
5 DETAIL OF PARKING SPACES @ SLAB ON GRADE
SCALE: 1/4"= 1'-0"



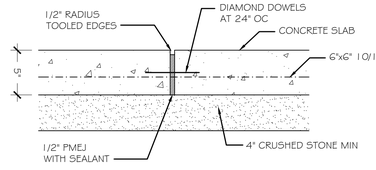
5a WHEEL STOP DETAIL
SCALE: 1"= 1'-0"



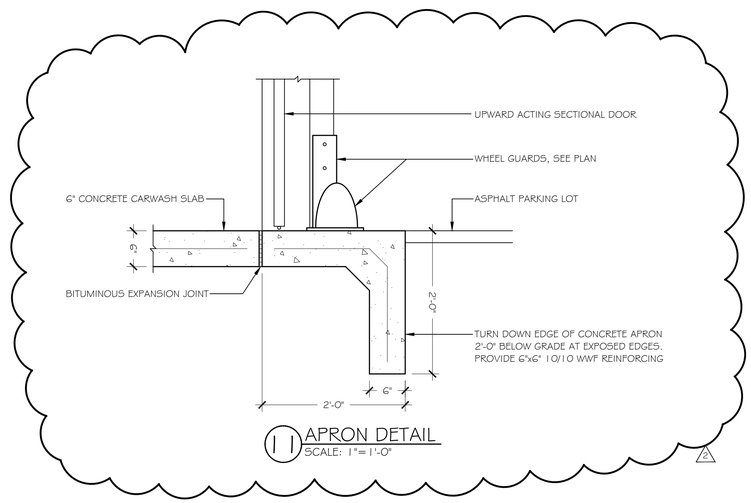
6 CONCRETE CURB DETAIL
SCALE: 1"= 1'-0"



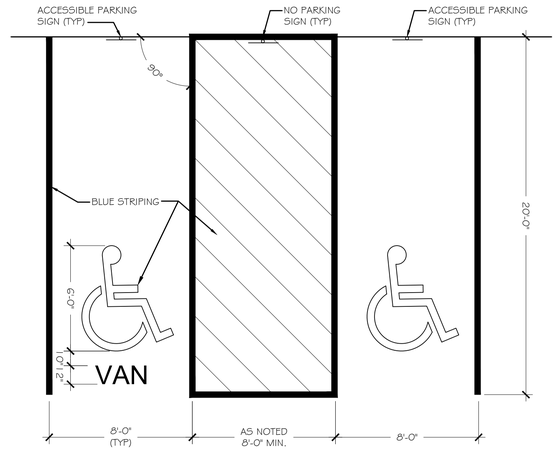
9 CONTROL JOINT DETAIL
SCALE: 1"= 1'-0"



10 EXPANSION JOINT DETAIL
SCALE: 1"= 1'-0"

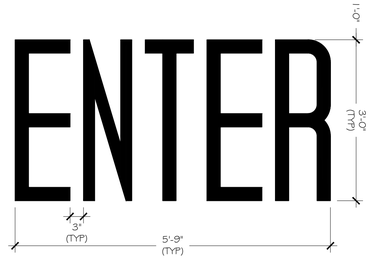


11 APRON DETAIL
SCALE: 1"= 1'-0"

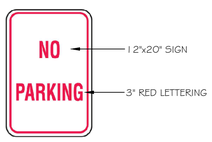


NOTE:
1. SEE SITE PLAN TOTAL LAYOUT
2. THESE DETAILS ARE FOR REFERENCE AND DIMENSION CONTROL ONLY
3. 8' ACCESS AISLE SHALL BE PLACED ON THE PASSENGER SIDE OF A VAN ACCESSIBLE SPACE
4. ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS OTHERWISE INDICATED

13 DETAIL OF ACCESSIBLE PARKING SPACES
SCALE: 1/4"= 1'-0"

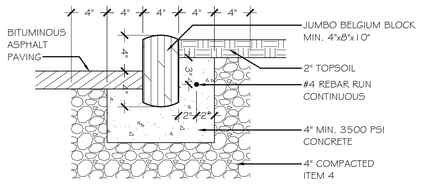


14 ENTRANCE ONLY ARROW DETAIL
SCALE: 3/4"= 1'-0"



NOTE:
IF POLE MOUNTED, SIGN SHALL BE 7'-0" ABOVE GRADE

16 NO PARKING SIGN
SCALE: NOT TO SCALE



18 BELGIUM BLOCK CURB
SCALE: 1 1/2"= 1'-0"

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

Chairman DATE

Secretary DATE

TOWN ENGINEER'S CERTIFICATION
Reviewed for compliance with the Planning Board Resolution dated_____.

Joseph M. Cermele, P.E. Date

Kellard Sessions Consulting, P.C.
Town Consulting Engineer

OWNER'S CERTIFICATION
The undersigned is the owner(s) of the property shown hereon, is familiar with this drawing and its contents, and hereby approves same for filing.

Owners Name: Smith Ridge Associates, LLC – Philip Pine, Managing Partner Date
Owners Address: 450 Oakridge Common, South Salem, NY 10590

REVISIONS

No.	Date	
1	DEC. 19, 2019	ADDRESS
2	DEC. 19, 2019	ADDED APRON DETAIL
	MAY 27, 2020	PLANNING BOARD APPROVAL

SEAL

CROSS RIVER ARCHITECTS, LLC
ROBERT J. EBERTS R.A., PRINCIPAL
P.O. BOX 384
19 NO. SALEM RD. 2nd FL.
CROSS RIVER, N.Y. 10518
914.763.5887
FAX 914.763.8409

PROJECT
OAKRIDGE COMMONS SHOPPING CENTER
380 SMITH RIDGE ROAD
SOUTH SALEM, NY 10590

TITLE
SITE DETAILS

DATE
JUNE 27, 2018

SCALE
AS NOTED

PROJ. #

DRAWING
SP/4C

OAKRIDGE COMMONS SHOPPING CENTER
CARWASH SITEWORK COST ESTIMATE

Prepared by Robert Eberts, Cross River Architects, LLC

24 July 2020

	Item	Quantity	Unit Cost	Total Cost
Curbs and Sidewalks				
	Asphalt Curb	370	$3	$ 1,110.00
	Gravel	50	$22	$ 1,100.00
	Reinforcing	2200	$1	$ 2,200.00
	Concrete Curb	85	$5	$ 425.00
	Concrete Sidewalk	185	$8	$ 1,480.00
	subtotal Curbs and Sidewalks			$ 6,315.00
Paving and Striping				
	Asphalt Paving	4350	$7	$ 30,450.00
	Striping	10	Min	$ 500.00
	Signage	3	$250	$ 600.00
	Subtotal			$ 31,550.00
Utilities				
	Reclamation Tanks	3	$1,800	$ 5,400.00
	Concrete Manholes and Basins	9	$2,700	$ 8,100.00
	Cultec Stormwater Basins	21	$750	$ 15,750.00
	Gravel	50	$22	$1,100.00
	Electrical Trenching and Connection	1	$2,000	$2,000.00
	Sewer Trench and Connection	1	$2,500	$2,500.00
	Subtotal			$ 34,850.00
Site Lighting				
	5 Pole Light Fixtures	5	$3,500	$17,500.00
	Concrete Light Pole Bases	2	$1,500	$3,000.00
	Subtotal			$ 20,500.00
Landscaping				
	4 Trees	4 Trees	$ 400 / unit	$ 1,600.00
	40 Shrubs	60 Shrubs	$ 50 each	$ 3,000.00
	Mulch	12 cy	$ 150 / cy	$ 1,800.00
	Grass Seed	150 lbs	$ 100 / 50 lbs	$ 450.00
	Subtotal			$ 6,850.00
Misc				
	Tree Removal	14	$150	$ 2,100.00
	Stockpile Topsoil	30	$30	$ 900.00
	Silt Control	24 hay bales & si	$30	$ 720.00
	Final grading	100	$1	$ 100.00
	Subtotal			$ 3,820.00
Total All Projects				$ 103,885.00
Design Professional	Robert J. Eberts, RA	Date	Seal	
	Cross River Architects, LLC	7/24/2020		

RECEIVED BY

JUN 18 2020

Town Clerk
Town of Lewisboro

RESOLUTION
LEWISBORO PLANNING BOARD

OAKRIDGE COMMONS SHOPPING CENTER
AMENDED SITE DEVELOPMENT PLAN APPROVAL – CAR WASH (PHASE 3)
TOWN STORMWATER PERMIT

Sheet 49D, Block 9829, Lot 10
Cal. #08-17 P.B. and #16-17 S.W.

June 16, 2020

WHEREAS, the subject property contains a shopping center, known as Oakridge Commons Shopping Center, consists of ±10.3 acres of land, is located on Smith Ridge Road (NYS Route 123) in the hamlet of Vista, and is within the Retail Business (RB) Zoning District ("the subject property"); and

WHEREAS, Smith Ridge Associates, LLC ("the applicant"), has proposed a number of improvements to the subject property, which has been submitted reviewed and approved in a total of four (4) phases; and

WHEREAS, via Resolution dated December 19, 2017, the Planning Board approved the following improvements on the subject property, both of which were deemed independent of future phases and constituted Type II Actions under the State Environmental Quality Review Act (SEQRA):

1. Conversion of approximately 1,600 s.f. of former office space to a personal training/fitness center, known as Lakeside Fitness, LLC, within an existing building referred to as Building #6 on the Site Development Plan (Phase 1); and

2. Installation and replacement of existing freestanding signs at the entrances and within the shopping center and installation of a freestanding sign at the entrance to the Lukoil gas station (Phase 2); and

WHEREAS, following approval of Phases 1 and 2, the applicant advanced the design drawings and supplemental reports prepared in connection with Phases 3 and 4, described below:

1. Phase 3 – The construction of a single-vehicle car wash to adjoin the existing gas station building, along with an expansion and reconfiguration of the parking lot and related signage, lighting, and landscaping; and

2. Phase 4 – The construction of a 6,600 s.f., one-story building to house a child day care center, along with related improvements to that portion of the shopping center; and

WHEREAS, pursuant to a SEQRA, the Planning Board reviewed Phases 3 and 4 collectively, classified these actions as Unlisted under SEQRA, conducted an uncoordinated SEQRA review and issued a SEQRA Negative Declaration on February 27, 2018 with regard to Phases 3 and 4; and

WHEREAS, by Resolution adopted on February 27, 2018, amended on December 18, 2018, the Planning Board granted Site Development Plan Approval and a Town Stormwater Permit for Phase 4 (the child day care center); and

WHEREAS, Phase 4 has been constructed, a Certificate of Occupancy has been issued, and the child daycare center is in operation; and

WHEREAS, during construction of Phase 4, the applicant advanced the design drawings associated with the proposed car wash facility (Phase 3); and

WHEREAS, the Planning Board approved Phase 3, subject to conditions, via Resolution dated March 19, 2019; and

WHEREAS, the applicant did not complete the applicable conditions of the March 19, 2019 Resolution within the time frame allotted under the Lewisboro Town Code and no time extension was requested by the applicant or granted by the Planning Board, thus causing the Phase 3 approval to lapse; and

WHEREAS, the applicant thereafter reapplied to the Planning Board for Site Development Plan Approval and a Town Stormwater Permit with no substantive changes proposed to the previously approved Phase 3 plan, which the Planning Board granted via Resolution dated January 21, 2020; and

WHEREAS, the applicant has since applied to the Planning Board for Amended Site Development Approval in connection with Phase 3 (car wash), which proposes to shift the car wash building addition to the east, screen the rear of the building with ten (10) evergreen trees, as well as changes to the building's exterior façade and signage ("the proposed action"); and

WHEREAS, more specifically, the applicant is proposing the following changes to the Site Development Plan:

a) The addition has been moved east, so that the backside of the addition aligns with the back of the existing structure; and

b) Ten (10) arborvitae trees have been added to the plan to screen the addition from

Oakridge Drive; and

c) The pylon sign has been reduced in height to 12', conforming to a prior Zoning Board of Appeals (ZBA) approval. This will reduce the area of the sign from ±72.27 s.f. to ±40.4 s.f.;

d) The sign on the canopy has been eliminated from the plan; and

e) The building facade has been changed to white from yellow and red.

WHEREAS, the proposed modifications are not significant and will not impact the overall design and functionality of the site, nor alter the impacts associated with Phase 3, as examined by the Planning Board before its issuance of the February 27, 2018 SEQRA Negative Declaration with regard to Phases 3 and 4; and

WHEREAS, the proposed changes will not have an impact on the previously approved drainage design; and

WHEREAS, the proposed car wash is a permitted use within the underlying RB Zoning District; and

WHEREAS, during the course of reviewing the proposed car wash, the Planning Board has evaluated all pertinent potential environmental concerns associated with its operation, including traffic, sight distance, lighting, landscaping, parking, water usage, water capacity, discharge concentrations and flow rates from the car wash facility to the Oakridge Wastewater Treatment Plant (WWTP), which is owned and maintained by the Town of Lewisboro, and the ability of the WWTP to treat the carwash effluent; and

WHEREAS, while not a complete list of materials submitted, reference is made to the following plans and documents that had been submitted by the applicant in support of its original application and which remain valid, relevant and are on file with the Planning Board:

a) Transmittal from Cross River Architects, dated June 28, 2018, with attachments; and
b) MSDS Safety Data Sheets (for applicable car wash products); and
c) Oakridge Car Wash-Anticipated Car Wash Water Use Calculations, dated February 7, 2018; and
d) Site Engineering Report-Oakridge Commons Phase III Car Wash, prepared by Redniss & Mead, dated February 7, 2018; and
e) Analysis of Water & Sewer Capacity for Oakridge Shopping Center Car Wash; and
f) New York State Department of Health-Water Systems Operation Reports (various dates); and
g) Annual Drinking Water Quality Report for 2017-Oakridge Water System; and
h) Plans prepared by Cross River Architect, dated June 27, 2018 (5 Sheets); and

i) Plans prepared by Redniss & Mead, dated June 27, 2018 (3 Sheets); and
j) Map and Plan 202(b) Report – Oakridge Water District Improvements, prepared by Delaware Engineering, D.P.C., dated August 2018; and
k) Email correspondence from the Westchester County Department of Health (WCDH), dated July 27, 2018 and October 15, 2018
l) Letter report from Tim Miller Associates (parking study), dated October 30, 2018; and
m) Letter report from Tim Miller Associates (sight distance study), dated October 31, 2018; and
n) Report entitled "Oakridge Phase III Car Wash, 2015-2018 Water and Sewer Daily Volumes," dated (last revised) October 31, 2018; and
o) Transmittal from Cross River Architects, dated October 31, 2018, with attachments; and
p) Transmittal from Cross River Architects, dated December 28, 2018, with attachments; and
q) Letter from Bibbo Associates, LLP, dated December 28, 2018; and
r) Specifications from Purwater Water Recovery Systems; and
s) Purwater reclaim design letter; and
t) Purwater reclaim effluent quality estimate for Purwater Reclaim System; and
u) Letter from Delaware Engineering, D.P.C., dated March 11, 2019; and

WHEREAS, Phases 3 and 4 were referred to the Architecture and Community Appearance Review Council (ACARC) and approved on January 10, 2018 (see Cal. No. 15-17 ACARC/PB) and the applicant has made application to the ACARC for the building elevation changes, signage revisions, and the dispensers; and

WHEREAS, the Planning Board is familiar with the subject property and the general surrounding area; and

WHEREAS, since the adoption of the January 21, 2020 Resolution, existing conditions and circumstances related to the subject property have remained substantially the same; and

NOW THEREFORE BE IT RESOLVED THAT, in accordance with Section §220-46D of the Zoning Code, the public hearing is hereby waived; and

BE IT FURTHER RESOLVED THAT, the Planning Board hereby reaffirms its previously issued Negative Declaration of Significance prepared pursuant to the State Environmental Quality Review Act (SEQRA) and grants Amended Site Development Plan Approval and a Town Stormwater Permit for Phase 3, subject to the below conditions; and

BE IT FURTHER RESOLVED THAT, the Planning Board hereby approves the following drawings, hereafter referred to as "the approved Site Development Plans", subject to the conditions listed below:

Plans Prepared by Cross River Architects, LLC, dated (last revised) April 20, 2020:

- Carwash Existing Floor Plan and Elevations (Drawing C/1)
- Carwash Proposed Floor Plan (Drawing C/2)
- Carwash Proposed Floor Plan and Elevations (Drawing C/3)
- Site Plan Phase 3 – Car Wash (Drawing SP/1C)
- Enlarged Car Wash Site & Landscape Plans (Drawing SP/2C)
- Signage (Drawing SP/3C)
- Site Details (Drawing SP/4C)
- Carwash Lighting Plan and Details (Drawing SP/5C)

Plans Prepared by Redniss & Mead, dated (last revised) April 28, 2020:

- Site Grading, Erosion Control & Utility Plan (SE-1C)

BE IT FURTHER RESOLVED THAT, Site Development Plan Approval, defined as the signing of the approved Site Development Plan by the Planning Board Chairman, shall expire unless a Building Permit is applied for within two (2) years of the date of the signing of the plans or if all required improvement associated with the proposed car wash are not completed within three (3) years of the signing of the plans or if the construction or use shall cease for more than one (1) year; and

BE IT FURTHER RESOLVED THAT, the Planning Board may extend conditional approval and approval of the Site Development Plan pursuant to §220-50 of the Lewisboro Town Code if, in the Planning Board's opinion, such extension is warranted by the particular circumstances then presented; and

BE IT FURTHER RESOLVED THAT, any future phase or subsequent alterations, modifications, additions or changes to the approved and/or constructed improvements shall require the prior review and written approval by the Planning Board as a new, modified and/or amended application for Site Development Plan Approval; and

BE IT FURTHER RESOLVED THAT, failure to comply with the approved Site Development Plan or any of the conditions set forth herein shall be deemed a violation of Site Development Plan Approval, which may lead to the revocation of said approval or the revocation by the Building Inspector of any issued Building Permit or Certificate of Occupancy; and

BE IT FURTHER RESOLVED THAT, Conditions #1 - 10 must be fulfilled within six (6) months of the date of this Resolution (December 16, 2020). Should these conditions not be satisfied within the allotted time frame, this Resolution shall become null and void unless an extension is requested by the applicant (in writing) and granted by the Planning Board.

Conditions to be Satisfied Prior to the Signing of the Approved Site Development Plans by the Secretary and Chairman:

1. The Site Development Plans shall contain an updated revision date with notation stating "Planning Board Approval", shall contain an original seal and signature of the design professional and shall contain an original signature of the owner(s). The Town's updated Planning Board signature block shall be provided on each sheet.

2. The applicant shall submit to the Planning Board Secretary an engineering/inspection fee equal to 5% of the estimated cost of construction (Phase 3 only). Said estimate shall be prepared by a Licensed Professional Engineer and shall include unit costs, total costs and quantities for all proposed site improvements; said estimate shall be provided by the applicant, in writing, and approved by the Town Engineer.

3. All applicable Town, County, City, State and Federal permits/approvals shall be obtained by the owner/applicant and copies of same submitted to the Planning Board and Building Department. Should the plans approved herein differ from those previously approved by an agency having jurisdiction, the applicant shall be responsible for obtaining amended permits/approvals, as determined necessary. The applicant has identified outstanding outside agency approval from the Architectural and Community Appearance Review Council, which shall be obtained prior to the signing of the approved plans.

4. The applicant shall satisfy any written comments provided by the Town's professional consultants.

5. The applicant shall obtain approval from the New York State Department of Transportation (NYSDOT) for any disturbance or work proposed within the NYS right-of-way.

6. In accordance with Section 220-46G of the Zoning Code, the applicant shall supply a performance bond, or other form of security, to guarantee completion of project infrastructure in a sum approved by the Town Engineer based on a cost estimate to be prepared by the applicant's design engineer. The form of the bond or performance security shall be acceptable to the Planning Board Attorney. The delivery and acceptance of this security does not relieve the applicant of the obligation to complete the project infrastructure. Said bond or performance security shall provide for project infrastructure to be completed within twenty-four (24) months of commencement of work and for the retention by the Town of 10% of the originally fixed amount for a period of one (1) year after the Certificate of Occupancy has been issued.

7. The applicant shall submit a "check set" (2 copies) of the approved Site Development Plans, prepared in final form and in accordance with the conditions of this Resolution, for review by the Planning Board's consultants.

8. Following review and revision (if necessary) of the final plans, the applicant shall furnish the Planning Board with two (2) complete mylar sets of the approved Site Development Plans for final review by the Town's consultants and endorsement by the Town Engineer, Planning Board Chairman and Secretary.

9. The applicant shall provide a written statement to the Planning Board Secretary acknowledging that they have read and will abide by all conditions of this Resolution.

10. The applicant shall pay to the Town of Lewisboro, by certified check, all outstanding professional review fees.

Conditions to be Satisfied Prior to the Issuance of a Building Permit:

11. Following the endorsement of the approved Site Development Plan by the Town Engineer, Planning Board Chairman and Secretary, one (1) mylar set will be returned to the applicant for copying and the second mylar set will be retained by the Planning Board as a record copy.

12. Within 10 days after endorsement of the approved Site Development Plan by the Town Engineer, Planning Board Chairman and Planning Board Secretary, the applicant shall deliver to the Planning Board Secretary nine (9) printed sets of the signed plans, collated and folded.

13. No Building Permit shall be issued absent compliance with Town Code Section 220-75B(3).

14. Prior to commencement of any site work or construction activity, a site visit shall be conducted with the applicant, contractor, design engineer, Building Inspector, and the Town's consultants. Prior to the site visit, all erosion and sedimentation controls shall be properly installed and the limits of disturbance shall be staked in the field by a licensed land surveyor as specified on the approved Site Development Plans.

Conditions to be Satisfied During Construction:

15. During construction, the Town's consultants may conduct site inspections, as necessary, to determine compliance with the provisions of this Resolution and the approved Site Development Plans.

16. Construction-related activities shall be conducted between the hours of 7 a.m. and 7 p.m., Monday through Saturday.

17. A copy of this Resolution and the approved Site Development Plan shall be kept on site at all times during construction.

18. All plant material shall be installed between April 1st and October 15th. Plant substitutions, if any, must be previously approved by the Town's consultants.

19. The applicant shall employ the services of a NYS Licensed Professional Engineer to supervise and inspect site work during construction. Inspection reports shall be submitted to the Building Inspector, Planning Board and Town Engineer.

Conditions to be Satisfied Prior to the Issuance of a Certificate of Occupancy:

20. The Building Inspector and Town's consultants shall conduct a final site visit to determine conformance with the approved Site Development Plan. A final inspection report shall be prepared by the Town Consulting Engineer.

21. The applicant shall pay to the Town of Lewisboro, by certified check, all outstanding professional review fees.

22. No Certificate of Occupancy shall be issued until all proposed improvements, both site and building-related, are complete to the satisfaction of the Building Inspector and the Town's consultants.

23. The applicant is responsible for completing all required landscaping prior to the issuance of a Certificate of Occupancy. In the event that the request for a Certificate of Occupancy is made outside of the growing season and this condition cannot be satisfied due to weather conditions, the applicant may elect to establish a landscaping bond (8-month maximum expiration date), or other form of security found acceptable to the Planning Board Attorney, for the full plant and installation costs (plus 10% contingency), all to the satisfaction of the Town Engineer and Planning Board Attorney. Prior to the issuance of a Certificate of Occupancy or the release of the bond, an As-Built Planting Plan shall be prepared to the satisfaction of the Town's consultants and submitted to the Planning Board.

24. Submission of an as-built survey, prepared by a NYS Licensed Land Surveyor and to the satisfaction of the Town Engineer, demonstrating compliance with the approved Site Development Plan shall be submitted to the Building Inspector and Planning Board (four (4) copies).

25. An As-Built Plan of the stormwater management practices and associated improvements shall be submitted and shall be certified by a NYS Professional Engineer (four (4) copies).

26. Certification by a NYS Professional Engineer that all water, sewer and stormwater management practices and associated improvements have been installed in conformance with the approved Site Development Plans shall be submitted to the Building Inspector and Planning Board.

Other Conditions:

27. The applicant is responsible for the implementation of all plans and documents referenced herein.

28. Landscaping shall be maintained for the life of the facility and in accordance with the approved landscaping plan. The applicant shall be responsible for any re-grading, replanting, or irrigation necessary to ensure that the landscaping is installed and maintained in accordance with the approved plan.

29. A separate water meter shall be installed to serve the car wash facility to determine compliance with the water capacity analysis submitted by the applicant and referenced herein (347 gallons per day). The applicant/owner shall submit bi-annual water meter readings (specifically for the car wash) to the Planning Board, Building Inspector and Water/WWTP operator (such reports to be submitted on April 1st and December 1st of each year the car wash is in operation). The applicant shall be responsible for maintaining water usage within these limits. At any point in time, should the water usage (gallons per day) exceed 10,410 gallons within a 30-day period, the applicant/owner shall make application to the Planning Board for continued review; failure to do so may result in a violation. While the applicant has the ability to submit an application at any time, an application must be submitted by the applicant/owner within 45 days' notice by the Planning Board or Building Inspector of an exceedance of 347 gpd/10,410 gpm limitation.

30. The applicant/owner shall cause the proposed solids handling tanks to be evacuated and the contents disposed of properly at an appropriate off-site disposal facility at a minimum frequency of once every six (6) months. Proof of completion shall be submitted to the Planning Board Secretary and Building Inspector. Failure to do so may result in a violation.

31. The applicant/owner shall be responsible for sampling the car wash effluent every quarter or once every three (3) months and submitting a sampling report to the Planning Board, Building Inspector and Water/WWTP Operator and Westchester County Department of Health ("WCDOH"). The first report shall be due thirty (30) days after

the car wash is open for operation. Thereafter, these reports shall be submitted on April 1st, July 1st, October 1st and January 1st of each year the car wash is in operation. Sampling shall be a six-hour representative composite sample collected per "EPA Standard Methods" or latest acceptable method and analyzed in an ELAP certified laboratory. The samples shall be collected by a certified wastewater/water operator, Professional Engineer or other appropriate professional as determined acceptable by the Town Engineer. The parameters to be tested shall include Free Oils and Grease (FOG), Total Suspended Solids (TSS), Biological Oxygen Demand (BOD), ammonia, total phosphorus and chlorides; the upward limits acceptable are as follows:

FOG – 25 mg/l
TSS – 100 mg/l
BOD – 50 mg/l
Ammonia – 25 mg/l
Phosphorus – 0.2 mg/l
Chlorides – 200 mg/l

The applicant/owner shall be responsible for maintaining car wash effluent within these parameters. Should a required sampling report demonstrate, at any point in time, an exceedance of any of the parameters listed above, the applicant/owner may undertake a re-sampling of car wash effluent within thirty (30) days of the exceedance(s) and immediately submit the results of such re-sampling to the Planning Board, Building Inspector, Water/WWTP Operator and WCDOH. If the results of this re-sampling meet the above-listed parameters, no additional sampling will be required until the next quarterly sampling report is due. Should such re-sampling continue to demonstrate an exceedance of any parameter(s) listed above, the applicant/owner shall be subject to a violation and may make application to the Planning Board for continued review of this site development approval. In the event such re-sampling is not undertaken, the applicant/owner shall be subject to a violation.

32. The applicant/owner shall be responsible for payment of any fees incurred by the Town of Lewisboro associated with the review of the reports to be submitted under Conditions #29 through #31 by its professional consultants. Payment of any such fees shall be made by the applicant/owner within thirty (30) days of its receipt of an invoice and written request for payment from the Town of Lewisboro. The failure to pay such fees shall be deemed a violation of this site development approval.

33. The continued validity of a Certificate of Occupancy shall be subject to continued conformance with the approved Site Development Plans and the conditions of this Resolution.

34. All commitments, conditions and requirements set forth in this Resolution shall be binding upon the applicant, its agents, affiliates, transferees, successors and assigns.

ADOPTION OF RESOLUTION

WHEREUPON, the Resolution herein was declared adopted by the Planning Board of the Town of Lewisboro as follows:

The motion was moved by: Greg La Sorsa

The motion was seconded by: Jerome Kerner

The vote was as follows:

JANET ANDERSEN	aye
JEROME KERNER	aye
GREG LASORSA	aye
RICHARD SKLARIN	aye
MAUREEN MAGUIRE	aye

Janet Andersen cc

Janet Andersen **June 16, 2020**

Smith Ridge Associates LLC

450 Oakridge Common
South Salem NY 10590
(914)533-7424

July 10, 2020

To: Town of Lewisboro Planning Board
Janet Andersen, Chairwoman
79 Bouton Rd.
South Salem, NY 10590

Regarding: Oakridge Shopping Center
Proposed Carwash
380 Smith Ridge Rd.
South Salem, NY 10590

Ms. Andersen,

We are in receipt of the Lewisboro Planning Board Resolution dated May 14, 2020. We have read and will abide by all conditions of this resolution.

We appreciate all the time the Planning board and it's consultants have taken in reviewing this proposal and we look forward to a successful project.

Sincerely,

Phil Pine, Managing Partner
Smith Ridge Associates, LLC

KELLARD SESSIONS

John Kellard, P.E.
David Sessions, RLA, AICP
Joseph M. Cermele, P.E., CFM
Jan K. Johannessen, AICP

MEMORANDUM

TO: Chairperson Janet Andersen and
Members of Lewisboro Planning Board

CC: Ciorsdan Conran
Judson Siebert, Esq.
Joseph Angiello

FROM: Jan K. Johannessen, AICP
Joseph M. Cermele, P.E., CFM
Town Consulting Professionals

DATE: August 13, 2020

RE: Site Development Plan Approval, Wetland Permit, and Special Use Permit
Gossett Brothers Nursery
1202 Route 35
Sheet 10805, Block 46, Lot 31

PROJECT DESCRIPTION

The subject property consists of ±5.5 acres of land and is located at 1202 Route 35 within the R-2A Zoning District. The subject property contains an existing landscape nursery and is developed with several detached buildings, gravel parking, and inventory display and storage areas. An existing residence is located on the same parcel, located to the rear of the site. The applicant is proposing to legally establish an accessory winery business to be located within the existing nursery building and is also proposing the installation of a water treatment system and a wastewater holding tank for a 10-seat winery. The existing nursery is considered an existing non-conforming use and the winery is permitted within the underlying zone, subject to the issuance of a Special Use Permit from the Zoning Board of Appeals. The subject property contains wetlands that are jurisdictional to the New York State Department of Environmental Conservation (NYSDEC) and the Town of Lewisboro.

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. It is recommended that a coordinated review be conducted and that the Planning Board seek to establish itself as the Lead Agency.

REQUIRED APPROVALS/REFERRALS

1. Site Development Plan Approval and a Wetland Activity Permit is required from the Planning Board; a public hearing is required to be held on the Wetland Permit.

2. A Special Use Permit is required from the Zoning Board of Appeals.

3. The water system and wastewater storage tank require approval from the Westchester County Department of Health (WCDH).

4. An Article 24 Freshwater Wetland Permit is required for disturbance proposed within the NYSDEC 100-foot Wetland Adjacent Area.

5. The application must be referred to the Westchester County Planning Board in accordance with Section 239-m of the General Municipal Law.

COMMENTS

1. This office defers review of the plan for zoning compliance to the Building Inspector. It is recommended that the application be referred to the Building Inspector for review.

2. It is understood that the nursery use is considered an existing nonconforming use and that the nursery was originally approved by the Zoning Board many years ago; any previously issued site plans, zoning variances, or special permits shall be submitted for the record.

3. The applicant must demonstrate compliance with the special use permit standards associated with the accessory winery use, as allocated under Section 220-43.6 of the Zoning Code. It is recommended that the applicant provide a written response to each of the parameters outlined under this code section.

4. The applicant shall prepare a business plan for both the nursery and winery businesses which shall include a detail description of each use, number of employees, hours of operation, etc. Is any outdoor seating in connection with the winery proposed? Does the winery include a retail component? Please include.

5. The applicant shall submit architectural floor plans for the nursery buildings, including the winery.

6. For clarity purposes, it is recommended that an additional site plan sheet be provided which illustrates the front portion of the site (from the pond to the road) at a scale of 1” = 20’.

7. According to the applicant, the combination of uses results in a parking requirement of 34 spaces. The applicant has illustrated 34 parking spaces; however, the parking lot and access to the parking facility must be shown to comply with Sections 220-55C through 220-55F of the Zoning Code.

8. Parking spaces, driveways, and drive aisles must be dimensioned on the plan; accessible parking spaces and accessible access to the building should be provided.

9. Given the gravel surface and adjacent landscape nursery display and sales areas, how will the parking spaces be defined in the field?

10. The applicant must comply with Section 220-15, "Landscaping, screening and buffers," of the Code.

11. The site plan shall identify any existing or proposed outdoor lights.

12. It appears that an existing shed and the existing well are located within designated parking spaces; please clarify and make adjustments, as necessary.

13. The plan shall be revised to identify the dimension between buildings/structures and the closest property line(s).

14. Provide construction details for all proposed improvements, including but not limited to, the holding tank, water treatment system, trenching, signage, etc.

15. The applicant's cover letter states that the project includes a water service line from the proposed well to the building; however, this service line is illustrated as an existing feature on the plan; please clarify.

16. The applicant shall provide a copy of the Westchester County Department of Health (WCDH) approval, including signed plans and permits.

17. A note shall be provided on the plan which identifies the wetland delineator and date of the wetland delineation. The applicant shall submit Wetland Report, which shall contain the information required under Sections 217-5 and 6 of the Town's wetland ordinance.

18. The applicant shall develop a Wetland Mitigation Plan, which provides, at a minimum, mitigation at a ratio of 1:1 (for every s.f. of wetland or wetland buffer disturbance proposed, an equal or greater amount of mitigation shall be provided). Reference is made to the Town's mitigation guidelines provided in Chapter 217, Appendix B.

19. On behalf of the Planning Board, the applicant shall also prepare and submit Part 2 of the EAF for consideration.

20. Regarding the existing on-site residence, the Site Plan shall identify the number of bedrooms associated with the existing residence and location of the existing well and septic system.

21. If no trees are proposed to be removed, a note to this effect shall be added to the plan.

22. Is any signage proposed? If so, please provide details and locations.

23. The Planning Board's standard signature blocks shall appear on all sheets.

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 CRONIN ENGINEERING, P.E., P.C., DATED JULY 9, 2020:

- Site Plan for Gossett Brothers Nursery

DOCUMENTS REVIEWED:

- Cover letter, prepared by Cronin Engineering, P.E., P.C., dated July 13, 2020
- Town of Lewisboro Site Development Plan/Subdivision Plat Application
- Town of Lewisboro Wetland Permit Application
- Project Narrative, prepared by Cronin Engineering, P.E., P.C.
- Property Deed
- Short Environmental Assessment Form, Part 1
- Survey of Property, prepared by H. Stanley Johnson and Company
- Survey of Property, with NYSDEC Freshwater Wetland Boundary Validation, prepared by H. Stanley Johnson and Company

JKJ/dc

CRONIN
ENGINEERING P.E., P.C.
Professional Engineering & Consulting

39 Arlo Lane
Cortlandt Manor, NY 10567
T: (914) 736-3664 F: (914) 736-3693

July 13, 2020

Janet Andersen, Chair
Town of Lewisboro Planning Board
79 Bouton Road
South Salem, NY 10590

Re: Gossett Brothers Nursery
1202 Route 35
Site Development Plan
Tax ID – 10805-46-31

Dear Ms. Andersen and Members of the Planning Board:

The above referenced project is an application for Site Development Plan and a Wetlands Permit for the Gossett Brothers Nursery located at 1202 Route 35. The Project is a Site Development Plan for an existing seasonal nursery use to install a water treatment system, a wastewater holding tank for a 10-seat winery. No other construction is associated with the Project. Reference is made to the enclosed Project Narrative.

In support of this application and the above, find enclosed the following:

1. 3 copies of the Site Development Plans (3 full size and 3 at 11x17).
2. Application filing fees ($205 for Step 1, $255 for Wetland Permit, one $460 fee enclosed).
3. Application Escrow (previously established).
4. 3 copies of the Planning Board Site Development Plan Application.
5. 3 copies of the Wetland Permit Application.
6. 3 copies of the Project Narrative.
7. 3 copies of the Affidavit of Ownership.
8. 3 copies of the Tax Payment Affidavit.
9. 3 copies of the Topographic Survey.
10. 3 copies of the NYSDEC Wetland Validation Map.
11. 3 copies of the NYSDEC Short EAF.

PDF's of the above documents will be emailed to the Planning Board Clerk.

We would like to have this application placed on the August 18, 2020 Planning Board agenda for discussion. Should you have any questions or require additional information, please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,

Keith C. Staudohar
Project Manager

cc: Thomas and Billy Gossett w/ encl.
Jan Johannessen, Kellard Sessions, w/ encl.

pb-lewisboro-gossett-sdp-initial submission-ks-20200713.doc

GOSSETT BROTHERS NURSERY

PROJECT NARRATIVE

1202 ROUT 35
Town of Lewisboro, New York

July 13, 2020

PREPARED BY:
CRONIN ENGINEERING P.E. P.C.
39 ARLO LANE
CORTLANDT MANOR, NY 10567
(914) 736-3664

PROJECT NARRATIVE

The Gossett Brothers Nursery is a family owned seasonal use business that retails landscape plantings, materials, gardening supplies, lawn supplies, outdoor decorations and the like. The site has been in continuous operation since the early 1960's with little change.

The project site is located in an R-2A Zoning District, is 5.5 acres in size, rectangular in shape and contains various out buildings/storage sheds with areas of landscape inventory, plant inventories along with material stockpile locations. The site has frontage and two existing curb cuts on the NYSDOT Route 35. The property slopes gently toward the low area on the lot then rises gently to the rear of the lot where the applicant's residence is located.

There is a NYSDEC Freshwater Wetland that sandwiches the property on the east and west sides of the site. The wetland, known as FW L-19 was flagged and validated by the NYSDEC, see enclosed validation map.

The proposal for this site is to provide a water treatment system in the existing nursery building as well as provide a wastewater holding tank at the northeast corner of the existing nursery building, which will service two new proposed bathrooms. The proposed water treatment system will provide potable water for a seasonal, 10 seat winery which will be situated in the existing Nursery building. There is an existing well that will be utilized for water supply. To date, the Nursery has been operating without a restroom facility for the duration of its establishment.

The only disturbance proposed on site is to provide a water service line from the existing well to the building and to install the wastewater holding tank. Total site disturbance is approximately 500 square feet. The bathrooms, water treatment and winery are to be located in the existing building. There is no other site disturbance associated with this project. The Nursery will operate and remain as it has been for 50 plus years.

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem , NY 10590 Tel: (914) 763-5592 Email: planning@lewisborogov.com

Site Development Plan/Subdivision Plat Application – Check all that apply:

Waiver of Site Development Plan Procedures	☑			
Site Development Plan Approval	Step I ☑	Step II ☑		
Special Use Permit Approval	Step I ☑	Step II ☑		
Subdivision Plat Approval	Step I ☐	Step II ☐	Step III ☐	

Project Information

Project Name: Site Development Plan for Gossett Brothers Nursery

Project Address: 1202 Route 35

Gross Parcel Area: 5.503 Ac. Zoning District: R-2A Sheet(s): 10805 Block (s): 46 Lot(s): 31

Project Description: Site Development Plan for an existing seasonal nursery use to install a water treatment system, a wastewater holding tank for a 10-seat winery. No other construction is associated with the project.

Is the site located within 500 feet of any Town boundary?	YES ☐	NO ☑
Is the site located within the New York City Watershed?	YES ☑	NO ☐
Is the site located on a State or County Highway?	YES ☑	NO ☐

Does the proposed action require any other permits/approvals from other agencies/departments?

Town Board	☐	ZBA	☑	Building Dept.	☐	Town Highway	☐
ACARC	☐	NYSDEC	☐	NYCDEP	☐	WCDH	☑
NYSDOT	☐	Town Wetland	☑	Town Stormwater	☐		

Other _____

Owner's Information

Name: Thomas Gossett for T Gossett Revocable Trust Email: wgossett@wesleystout.com

Address: 1202 Route 35, South Salem NY 10509 Phone: 203-943-5545

Applicant's Information (if different)

Name: Gossett Brothers Nursery, LTD Email: wgossett@wesleystout.com

Address: 1202 Route 35, South Salem NY 10509 Phone: 914-471-5040

Authorized Agent's Information

Name: Cronin Engineering P.|E. P.C. Email: keith@croninengineering.net

Address: 39 Arlo Lane, Cortlandt Manor, NY 10567 Phone: 914-736-3664

THE APPLICANT understands that any application is considered complete only when all information and documents required have been submitted and received by the Planning Board. The applicant further understands that the applicant is responsible for the payment of all application and review fees incurred by the Planning Board.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief, and authorizes visitation and inspection of the subject property by the Town of Lewisboro and its agents.

APPLICANT'S SIGNATURE X Tom Gossett DATE 07-13-20

OWNER'S SIGNATURE X Tom Gossett DATE 07-13-20

Application No.: _____
Fee: _____ Date: _____

TOWN OF LEWISBORO
WETLAND PERMIT APPLICATION

79 Bouton Road, South Salem, NY 10590
Phone: (914) 763-5592
Fax: (914) 875-9148

Project Address: 1202 Route 35

Sheet: 10805 Block: 46 Lot(s): 31

Project Description (Identify the improvements proposed within the wetland/wetland buffer and the approximate amount of wetland/wetland buffer disturbance): holding tank, two bathrooms in existing building

Owner's Name: Thomas Gossett Phone: 914-471-5040

Owner's Address: 1202 Route 35, So. Salem Email: wgossett@wesleystout.com

Applicant's Name (if different): Gossett Brothers Nursery, LTD Phone: 914-471-5040

Applicant's Address: 1202 Route 35, So. Salem Email: wgossett@wesleystout.com

Agent's Name (if applicable): Cronin engineering P.E. P.C. Phone: 914-736-3664

Agent's Address: 39 Arlo Lane, Cortlandt Manor Email: keith@croninengineering.net

TO BE COMPLETED BY OWNER/APPLICANT

What type of Wetland Permit is required? (see §217-5C and §217-5D of the Town Code)

☐ Administrative ☒ Planning Board

Is the project located within the NYCDEP Watershed? ☒ Yes ☐ No

Total area of proposed disturbance: ☒ < 5,000 s.f. ☐ 5,000 s.f. - < 1 acre ☐ ≥1 acre

Does the proposed action require any other permits/approvals from other agencies/departments? (Planning Board, Town Board, Zoning Board of Appeals, Building Department, Town Highway, ACARC, NYSDEC, NYCDEP, WCDOH, NYSDOT, etc): Identify all other permits/approvals required: _____
WCDH, Planning Board, ZBA

Note: Initially, all applications shall be submitted with a plan that illustrates the existing conditions and proposed improvements. Said plan must include a line which encircles the total area of proposed land disturbance and the approximate area of disturbance must be calculated (square feet). The Planning Board and/or Town Wetland Inspector may require additional materials, information, reports and plans, as determined necessary, to review and evaluate the proposed action. If the proposed action requires a Planning Board Wetland Permit, the application materials outlined under §217-7 of the Town Code must be submitted, unless waived by the Planning Board. The Planning Board may establish an initial escrow deposit to cover the cost of application/plan review and inspections conducted by the Town's consultants.

For administrative wetland permits, see attached Administrative Wetland Permit Fee Schedule.

Owner Signature: _____ Date: July 13, 2020

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590
Email: planning@lewisborogov.com
Tel: (914) 763-5592
Fax: (914) 875-9148

Affidavit of Ownership

State of : New York

County of: Westchester

Thomas Gossett for T Gossett Revocable Trust, being duly sworn, deposes and says that he/she resides at 1202 Route 35, South Salem Ny 10590 in the County of Westchester, State of New York and that he/she is (check one) ☑ the owner, or ☐ the _____ (*Title*) of _____ (*Name of corporation, partnership, or other legal entity*) which is the owner, in fee of all that certain log, piece or parcel of land situated, lying and being in the Town of Lewisboro, New York, aforesaid and know and designated on the Tax Map in the Town of Lewisboro as:

Block 46, Lot 31, on Sheet 10805.

X _____
Owner's Signature

Sworn to before me this

13 **day of** July, 2020

KEITH STAUDOHAR
Notary Public, State of New York
No. 01ST4989872
Qualified in Dutchess County
Term Expires December 16, 2021

_____
Notary Public – affix stamp

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590
Email: planning@lewisborogov.com
Tel: (914) 763-5592 Fax: (914) 875-9148

Tax Payment Affidavit Requirement

This form must accompany all applications to the Planning Board.

Under regulations adopted by the Town of Lewisboro, the Planning Board may not accept any application unless an affidavit from the Town of Lewisboro Receiver of Taxes is on file in the Planning Board office. The affidavit must show that all amounts due to the Town of Lewisboro as real estate taxes and special assessments on the total area encompassed by the application, together with all penalties and interest thereon, have been paid.

Under New York State law, the Westchester County Clerk may not accept any subdivision map for filing unless the same type of affidavit from the Town of Lewisboro Receiver of Taxes is submitted by the applicant at the time of filing.

This form must be completed by the applicant and must accompany all applications to the Planning Board. Upon receipt, the Planning Board Secretary will send the form to the Receiver of Taxes for signature and notarization. If preferred, the applicant may directly obtain the signature of the Receiver of Taxes and notarization prior to submission.

To Be Completed by Applicant
(Please type or print)

TOM GOSSETT
Name of Applicant

GOSSETT SITE PLAN
Project Name

Property Description

Tax Block(s): 10805

Tax Lot(s): 46

Tax Sheet(s): 31

Property Assessed to:

T. GOSSETT REV. TRUST
Name

1202 ROUTE 35
Address

SO. SALEM NY 10590
City *State* *Zip*

The undersigned, being duly sworn deposes and says that a search of the tax records in the office of the Receiver of Taxes, Town of Lewisboro, reveals that all amounts due to the Town of Lewisboro as real estate taxes and special assessments, together with all penalties and interest thereon, affecting the premises described below, have been paid.

Signature - Receiver of Taxes: [signature] 7/13/2020
Date

Sworn to before me this

13th **day of** July, 2020

[signature]
Signature - Notary Public (affix stamp)

JANET L. DONOHUE
NOTARY PUBLIC, STATE OF NEW YORK
No. 01DO6259627
Qualified in Westchester County
Commission Expires April 16, 2020

GOSSETT BROTHERS NURSERY
SITE DEVELOPMENT PLAN
TOWN OF LEWISBORO, NEW YORK



PARKING REQUIREMENT TABLE

BUILDING USE	BUILDING AREA	PARKING REQUIREMENT	REQUIRED SPACES
NURSERY	2,061 SF	1 SPACE PER 200 SF GROSS FLOOR AREA (MIN 10 SPACES)	10.3
WINERY	984 SF	10 MIN*	10
GREENHOUSE	793 SF	1 SPACE PER 200 SF GROSS FLOOR AREA (MIN 10 SPACES)	4
STORAGE	1422 SF	N/A	N/A
OFFICE	320 SF	1 SPACE PER 250 SF OF FLOOR AREA	1.3
TOTAL REQUIRED SPACES			25.6 = 26
TOTAL EXISTING SPACES			34
TOTAL PROPOSED SPACES			34

* PURSUANT TO CODE §220-43.6. ACCESSORY WINERY, ACCESSORY MICROBREWERY AND ACCESSORY CRAFT DISTILLERY SUPPLEMENTAL REGULATION (7) THERE SHALL BE NO FEWER THAN 10 OFF-STREET PARKING SPACES IN ADDITION TO THOSE REQUIRED BY THIS CHAPTER FOR THE FARM OR BUSINESS TO WHICH THE ACCESSORY USE IS ATTACHED.

ZONING DATA CHART - R-2A *(RESIDENTIAL ZONING DISTRICT)*

LOT DESCRIPTION	LOT AREA	LOT WIDTH	FRONT YARD (FROM STREET CENTER LINE)	FRONT YARD (FROM FRONT LOT LINE)	SIDE YARD	REAR YARD	BUILDING HEIGHT	BUILDING COVERAGE (%)
MINIMUM REQUIRED	2 AC	200 FT	75 FT	50 FT	40' EACH SIDE	50 FT	2.5 STORIES / 35 FT	9% (MAX.)
EXISTING AND PROPOSED	5.503 AC	219 FT	145 FT	114 FT	43 FT / 3 FT*	110 FT	>35 FT	±4.4%

*3 FT SIDE YARD SETBACK REMAINS AS PER EXISTING CONDITION

ALLOWABLE AREA FACTOR
2020 BUILDING CODE OF NEW YORK STATE TABLE 506.2

LEGEND	USE	OCCUPANCY (IBC 2020 - CHAPTER 3)	CONSTRUCTION TYPE (IBC 2020 - CHAPTER 6)	EXISTING FIRE PROTECTION	EXISTING AREA (S.F.)	ALLOWABLE AREA (S.F.)	PERMITTED?
	WINERY	A-2 (ASSEMBLY)	VB	NS (NOT SPRINKLERED)	±980	6,000	YES (6,000 > 980)
	OFFICE	B (BUSINESS)	VB	NS (NOT SPRINKLERED)	±320	9,000	YES (9,000 > 320)
	NURSERY	M (MERCANTILE)	VB	NS (NOT SPRINKLERED)	±2,060	9,000	YES (9,000 > 2,060)
	STORAGE	S-2 (LOW-HAZARD STORAGE)	VB	NS (NOT SPRINKLERED)	±1,420	13,500	YES (13,500 > 1,420)
	GREENHOUSE	UTILITY	VB	NS (NOT SPRINKLERED)	±790	5,500	YES (5,500 > 790)

INSET
ALLOWABLE AREA FACTOR PLAN
SCALE: 1" = 20'

SITE DEVELOPMENT PLAN
SCALE: 1" = 40'

LEGEND
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING PROPERTY LINE
- EXISTING WATER SERVICE
- PROPOSED SILT FENCE
- EDGE OF FOREST
- WETLAND LIMIT LINE
- WETLAND BUFFER
- PROPERTY SETBACKS

SITE SPECIFIC NOTES

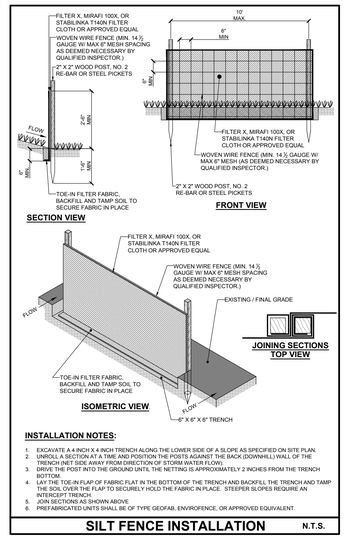
1. THE GROSS SITE AREA EQUALS 239,710 SQ. FT. (5.503 ACRES).
2. ACCORDING TO THE TAX ASSESSOR, THE SUBJECT SITE CONSISTS OF THE FOLLOWING TAX PARCEL IDENTIFICATION NUMBERS: SHEET: 31, BLOCK: 10805, LOT(S): 46
3. SURVEY INFORMATION SHOWN HEREON WAS PREPARED BY: H. STANLEY JOHNSON AND COMPANY LAND SURVEYORS, P.C. ENTITLED "TOPOGRAPHIC SURVEY PREPARED FOR THOMAS GOSSETT AND GOSSETT BROTHERS NURSERY..." DATED JUNE 7, 2019.
4. PARCEL IS LOCATED IN THE TOWN OF LEWISBORO R-2A ZONING DISTRICT.
5. THE SUBJECT SITE IS LOCATED IN THE CROTON RIVER BASIN WATERSHEDS.
6. THE APPROVED HOLDING TANK MUST BE SURVEY LOCATED PRIOR TO CONSTRUCTION.
7. DEC WETLAND (L-19) SHOWN HEREON WAS VALIDATED BY THE DEC ON JUNE 20, 2019.

SITE DEVELOPMENT NOTES

1. PRIOR TO COMMENCING ANY WORK THE CONTRACTOR IS TO CONTACT DIG SAFELY NEW YORK (FORMERLY UFPO) (CODE 753) AT 1-800-962-7962.
2. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE, THEREFORE ACCURACY, COMPLETENESS AND/OR EXISTANCE OF SUBSURFACE INFORMATION CAN NOT BE CERTIFIED BY THE ENGINEER.
3. THE CONTRACTOR OR HIS AUTHORIZED REPRESENTATIVE SHALL BE RESPONSIBLE FOR ALL APPLICATIONS, PERMITS AND/OR FEES REQUIRED BY THE TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK STATE AND/OR THE FEDERAL GOVERNMENT UNLESS OTHER ARRANGEMENTS ARE MADE WITH THIS OWNER.
4. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE THAT ANY PROPOSED IMPROVEMENTS ARE PLACED ON MATERIAL WITH A SUITABLE BEARING CAPACITY.
5. ANY DAMAGE TO ADJACENT PROPERTIES SHALL BE REPLACED IN KIND BY THE OWNER.
6. IF BLASTING IS REQUIRED, THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE CITY OF PEEKSKILL OFFICIALS.
7. ALL CONSTRUCTION RELATED ACTIVES MUST BE WITHIN THE EROSION CONTROL BARRIER. EROSION CONTROL BARRIERS SHOULD REMAIN IN PLACE UNTIL THE PROJECT IS COMPLETE.
8. GRADING SHALL NOT EXCEED 1 VERTICAL ON 2 HORIZONTAL EXCEPT IN ROCK AS DETERMINED BY THE ENGINEER.
9. IF UNFORSEEN UNDERGROUND CONDITIONS ARE ENCOUNTERED (I.E. ROCK, GROUNDWATER, ETC.) THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER PRIOR TO CONTINUING WORK.
10. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT ALL REQUIRED SETBACK DISTANCES ARE MAINTAINED DURING CONSTRUCTION.
11. THIS PLAN WAS PREPARED FOR THE PURPOSE OF OBTAINING SITE PLAN APPROVAL FROM THE TOWN OF LEWISBORO TO CONSTRUCT THE ITEMS SHOWN, GENERALLY, IN THE LOCATIONS SHOWN ON THIS PLAN.
12. CONTRACTOR IS TO PROVIDE SHEETING AS REQUIRED BY THE NYSDOT, OSHA, AND NYS DEPT. OF LABOR, INDUSTRIAL CODE RULE 753 WHERE APPLICABLE (>5' DEEP).
13. LOCATION, DESIGN AND INSTALLATION OF THE UNDERGROUND UTILITIES (INCLUDING BUT NOT LIMITED TO GAS, ELECTRICITY, TELEPHONE, CABLE) SHALL BE AS DIRECTED BY THE UTILITY COMPANIES AND THE CITY OF PEEKSKILL.

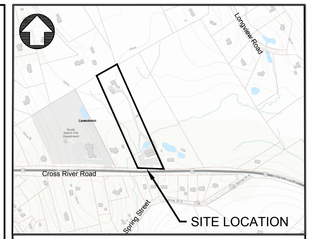
EROSION & SEDIMENT CONTROL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY, PRIOR TO EXPECTED RAIN EVENTS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
3. THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH ACCEPTED STANDARDS.
4. 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.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
6. ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
7. 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.
8. SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
9. SOIL SEEDING AND FERTILIZER AMENDMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".
10. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".



INSTALLATION NOTES:
1. EXCAVATE A 4 INCH X 4 INCH TRENCH ALONG THE LOWER SIDE OF A SLOPE AS SPECIFIED ON SITE PLAN.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNHILL) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF STORM WATER FLOW).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC FLAT IN THE BOTTOM OF THE TRENCH AND BACKFILL THE TRENCH AND TAMP THE SOIL OVER THE FLAP TO SECURELY HOLD THE FABRIC IN PLACE. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN ABOVE.
6. PREFABRICATED UNITS SHALL BE OF TYPE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.

SILT FENCE INSTALLATION N.T.S.



LOCATION MAP SCALE: 1" = 800'

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

40 0 20 40
SCALE: 1" = 40 FT.

OWNER/DEVELOPER

THOMAS GOSSETT
1202 OLD POST ROAD
SOUTH SALEM, NEW YORK 10590

• UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER 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.
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REVISIONS

#	REASON	DATE

MUNICIPAL TAX IDENTIFICATION:	
SECTION:	31
BLOCK:	10805
LOT:	46
SUBLOT:	-
DRAWN BY:	AS
CHECKED:	TC3
PROJECT:	GOSSETT NURSERY
DATE:	JULY 9, 2020
JOB #:	191209

STATE OF NEW YORK · TIMOTHY L. CRONIN · 062980 · PROFESSIONAL ENGINEER

TIMOTHY L. CRONIN III, P.E.
LICENSE #062980

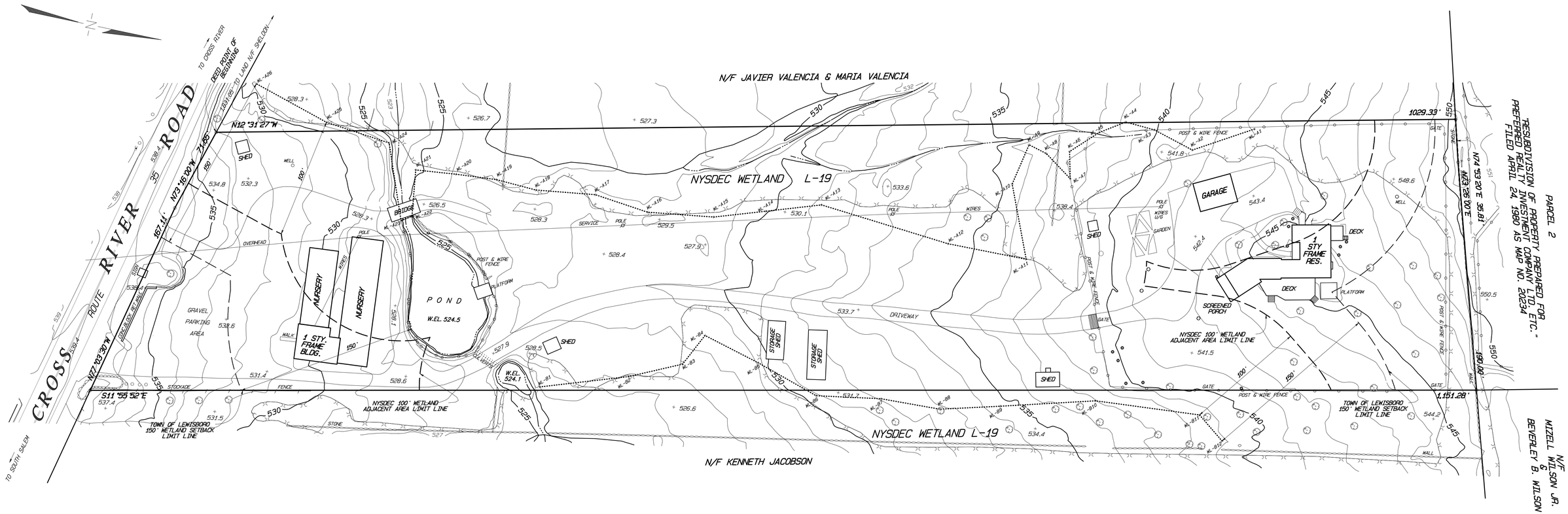
CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664
39 Arlo Lane
Cortlandt Manor, New York 10567

SITE DEVELOPMENT PLAN

SITE PLAN FOR GOSSETT BROTHERS NURSERY

LOCATION:
1202 OLD POST ROAD
SOUTH SALEM, NEW YORK 10590

SHEET 1 OF 1 SP-1.1



Area = 5.503 Acres.

Deed Reference: Liber 9425 Page 32.

Tax Identification: Sheet 31 Block 10805 Lot 46.

In accordance with the existing Code of Practice for Land Surveys as adopted by The New York State Association of Professional Land Surveyors, Inc.

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.

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.

The location of underground improvements or encroachments hereon, if any exist, are not certified or shown.

Elevations are in NAVD 88

Wetland Flagging shown hereon delineated, May 22, 2019 by:
Evans Associates Environmental Consulting, Inc.
162 Falls Road
Bethany, CT 06524
203-393-0690

SURVEYED: JUNE 5, 2019
MAP PREPARED: JUNE 7 2019

BY: _____
NEW YORK STATE LICENSED LAND SURVEYOR NO. 49749
STEPHEN T. JOHNSON, P.L.S.

H. STANLEY JOHNSON AND COMPANY
LAND SURVEYORS, P.C.
42 SMITH AVENUE P.O. BOX 93
MT. KISCO, N.Y. 10549
TEL. 914-241-3872
FAX. 914-241-0438

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland: L-19 as delineated by: Evans Associates Environmental Consulting, Inc. on: May 22, 2019

DEC Staff: _____ Surveyor/Engineer: Stephen T. Johnson, PLS

Date Valid: _____ Expiration Date: _____

Date: _____

STATE OF NEW YORK · STEPHEN T. JOHNSON · 49749 · LICENSED LAND SURVEYOR

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for five (5) years unless existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). After five (5) years the boundary must be revalidated by DEC staff. Revalidation may include a new delineation and survey of the wetland boundary.

Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.

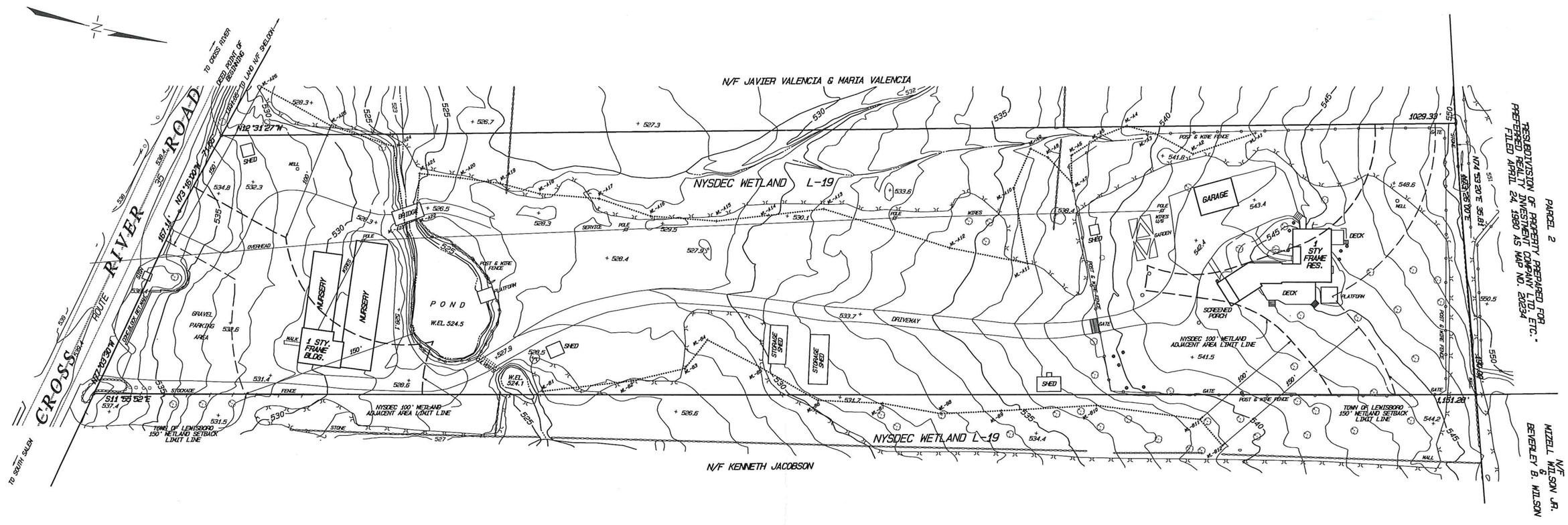
TOPOGRAPHIC SURVEY
PREPARED FOR
THOMAS GOSSETT
AND
GOSSETT BROTHERS NURSERY

SITUATE IN THE
TOWN OF LEWISBORO
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 40'

PREPARED BY: SMS CHECKED BY: STJ

JOB NO. F16-013.01



Area = 5.503 Acres.

Deed Reference: Liber 9425 Page 32.

Tax Identification: Sheet 31 Block 10805 Lot 46.

In accordance with the existing Code of Practice for Land Surveys as adopted by The New York State Association of Professional Land Surveyors, Inc.

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The location of underground improvements or encroachments hereon, if any exist, are not certified or shown.

Elevations are in NAVD 88

Wetland Flagging shown hereon delineated May 22, 2019 by:
Evans Associates Environmental Consulting, Inc.
162 Falls Road
Bethany, CT 06524
203-393-0690

SURVEYED: JUNE 5, 2019
MAP PREPARED: JUNE 7 2019

BY: _____
NEW YORK STATE LICENSED LAND SURVEYOR NO. 49749
STEPHEN T. JOHNSON, P.L.S.

H. STANLEY JOHNSON AND COMPANY
LAND SURVEYORS, P.C.
42 SMITH AVENUE P.O. BOX 93
MT. KISCO, N.Y. 10549
TEL. 914-241-3872
FAX. 914-241-0438

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland: L-19 as delineated by: Evans Associates Environmental Consulting, Inc. on: May 22, 2019

DEC Staff: _____ Surveyor/Engineer: Stephen T. Johnson, PLS

Date Valid: 6/20/2019 Expiration Date: 6/20/2024

Date: 6/20/2019

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for five (5) years unless existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). After five (5) years the boundary must be revalidated by DEC staff. Revalidation may include a new delineation and survey of the wetland boundary.

Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.

TOPOGRAPHIC SURVEY
PREPARED FOR
THOMAS GOSSETT
AND
GOSSETT BROTHERS NURSERY

SITUATE IN THE
TOWN OF LEWISBORO
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 40'

PREPARED BY: SMS CHECKED BY: STJ

JOB NO. F16-013.01

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Gossett Brothers Nursery

Name of Action or Project:

Site Development Plan for Gossett Brothers Nursery

Project Location (describe, and attach a location map):

1202 Route 35, South Salem, NY 10590

Brief Description of Proposed Action:

Site Development Plan for an existing seasonal use nursery. Project involves a water treatment system and wastewater holding tank for a proposed 10 seat winery to be located in the existing nursery building. No other construction is proposed as part of this application.

Tax ID 10805-46-31

Name of Applicant or Sponsor:	Telephone: 914-736-3664
Cronin Engineering P.E. P.C.	E-Mail: keith@croninengineering.net

Address: 39 Arlo Lane

City/PO:	State:	Zip Code:
Cortlandt Manor	NY	10567

	NO	YES
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.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town Planning Board-Site Plan, Zoning Board-Special Permit WCDH-water system	☐	☑

3. a. Total acreage of the site of the proposed action? 5.5 acres
   b. Total acreage to be physically disturbed? <0.1 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 5.5 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☑ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ On-site well to be provided with water treatment system for potable use _____	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ On-site wastewater holding on site _____	☑	☐

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
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: _____ _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☑ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☑ Wetland ☐ Urban ☑ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe:		
On-site drainage patterns will remain as is		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
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:		
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:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Cronin Engineering P.C. P.E. / Keith Staudohar Date: July 13, 2020

Signature: _____ Title: Project Manager

PRINT FORM

EAF Mapper Summary Report

Tuesday, July 7, 2020 1:47 PM



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



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

Westchester County Municipal Tax Parcel Map (Lewisboro)



July 7, 2020

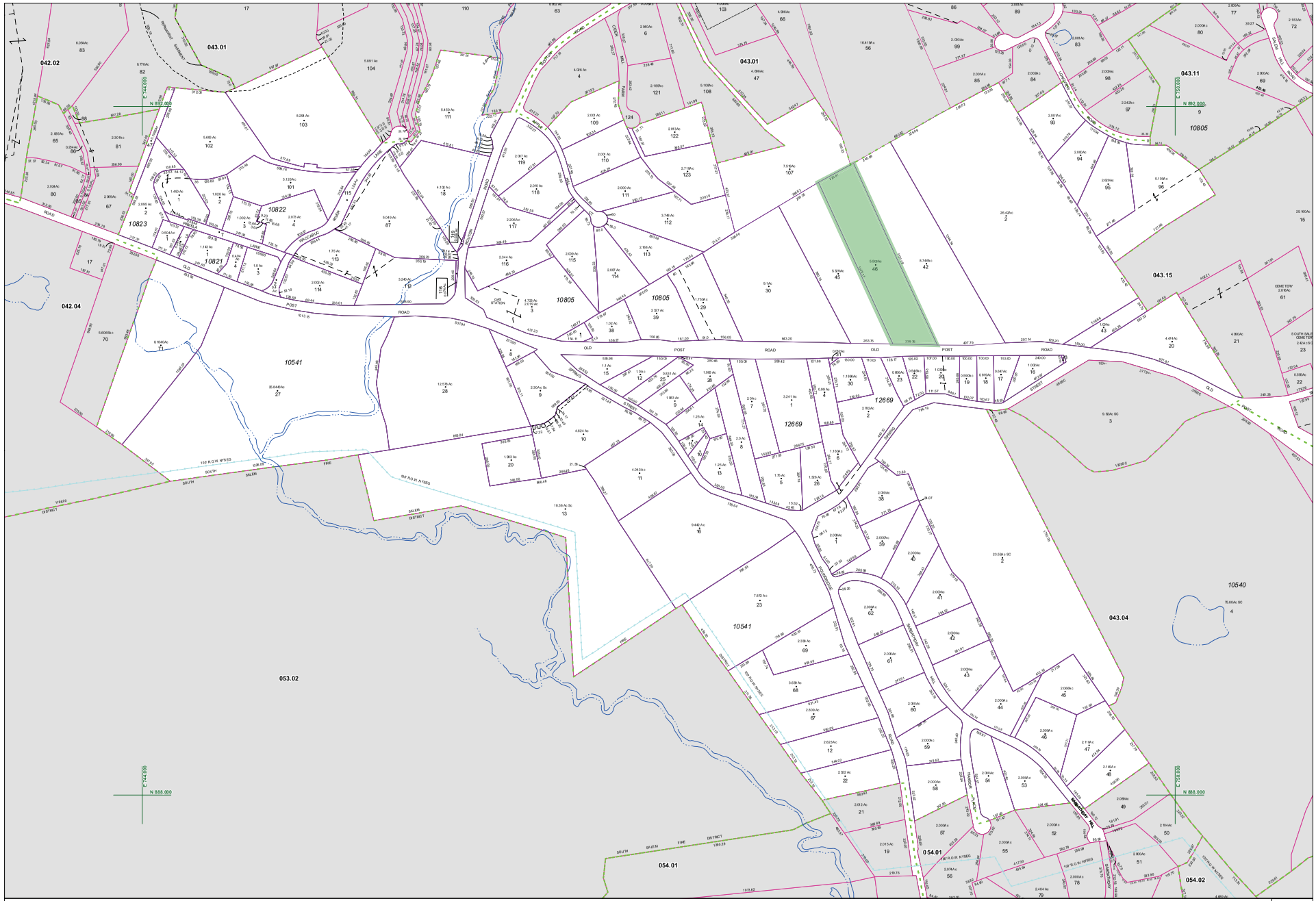
1:3,000

0 145 290 580 ft

N

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

Westchester County GIS
GIS
http://giswww.westchestergov.com
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601



This map was prepared for **TAX PURPOSES** only and **is not** to be reproduced or used for **surveying** or **conveyancing**.

Information compiled for the Assessor of the Town of Lewisboro, New York

Boone Management Systems, Inc.

REVISION TABLE			
DATE	CHANGES	DATE	CHANGES

SPECIAL DISTRICTS	

LEGEND

PROPERTY LINE	BLOCK LIMIT LINE	COMMON OWNER
MUNICIPAL LINE	GREAT LOT LINE	TAX BLOCK NUMBER 82
ORIGINAL LOT LINE	GAS DISTRICT LINE	TAX MAP PARCEL NO. 14.1
RAILROAD	LIGHT DISTRICT LINE	DIMENSION 173.2
HYDRO	FIRE DISTRICT LINE	ACREAGE 7.9A(C)
ROAD OR RAILROAD BNDY	SEWER DISTRICT LINE	

042.02	043.01	043.07 043.02 043.1
042.04	043.03	043.15 043.04
053.02	054.01	054.02

TAX MAP **043.03**

TOWN OF LEWISBORO

200 0 200 Feet

PRINT DATE: 3/4/2014

KELLARD SESSIONS

John Kellard, P.E.
David Sessions, RLA, AICP
Joseph M. Cermele, P.E., CFM
Jan K. Johannessen, AICP

MEMORANDUM

TO: Chairperson Janet Andersen and
Members of Lewisboro Planning Board

CC: Ciorsdan Conran
Judson Siebert, Esq.
Joseph Angiello

FROM: Jan K. Johannessen, AICP
Joseph M. Cermele, P.E., CFM
Town Consulting Professionals

DATE: August 13, 2020

RE: Wetland Permit
Kenneth Askildsen
82 Mill River Road
Sheet 42, Block 10299, Lot 83

PROJECT DESCRIPTION

The subject property consists of ±0.46 acres of land and is located at 82 Mill River Road within the R-4A Zoning District. The subject property is developed with a single-family residence that was severely damaged by fire several years ago; the parcel also contains a two (2) story frame barn with an apartment on the second floor. The applicant is proposing to demolish the existing dwelling and construct a four (4) bedroom residence in approximately the same location. The subject parcel contains wetlands that are jurisdictional to the New York State Department of Environmental Conservation (NYSDEC) and the Town of Lewisboro. The entire site consists of either wetland or regulated wetland buffer.

SEQRA

The proposed action has been preliminarily identified as a Type II Action and is therefore categorically exempt from the State Environmental Quality Review Act (SEQRA).

REQUIRED APPROVALS/REFERRALS

1. A Wetland Activity Permit and Town Stormwater Permit is required from the Planning Board; a public hearing is required to be held on the Wetland Activity Permit.

2. The proposed action may require area variances from the Zoning Board of Appeals.

3. A Floodplain Development Permit is required from the Town Building Inspector in accordance with Chapter 126, Flood Damage Prevention, of the Town Code.

4. An Article 24 Freshwater Wetland Permit is required from the New York State Department of Environmental Conservation (NYSDEC).

COMMENTS

1. This office defers review of the plan for zoning compliance to the Building Inspector. It is recommended that the application be referred to the Building Inspector for review.

2. The Tax Parcel identification number(s) shall be identified on the site plan.

3. The plan shall include a Bulk Zoning Table comparing the requirements of the underlying Zoning District to the existing and proposed condition; required variances and existing nonconformities shall be noted below the table. We note that this information has been provided in narrative form on the site plan, but should be presented in tabular form, including columns for the required existing and proposed condition.

4. The plan shall be revised to illustrate and dimension all required minimum zoning setbacks lines (front, rear, side yard setbacks).

5. The plan shall illustrate existing topography (2-foot contours) and any proposed grading including, spot grades, as appropriate.

6. Provide construction details for all proposed improvements, including, but not limited to drainage, pavement restoration, walkways, patios, landscaping, erosion controls, etc.

7. The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCDH) for review of the proposed bedroom count and whether modifications or upgrades to the existing septic system are required.

8. The plan shall illustrate and identify the location, specie type and diameter at breast height (dbh) of all trees with a dbh of 8 inches or greater and located within the limits of disturbance and 25

feet beyond. Indicate trees to be removed and/or protected. If no trees are proposed to be removed, a note to this effect shall be added to the plan.

9. The plan shall illustrate and quantify the limits of disturbance (s.f.). The plan shall note that disturbance limits shall be staked in the field prior to construction.

10. Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, tree protection, construction sequence, etc. Details shall be provided and shall be in conformance with the most recent version of the New York State Standards and Specifications for Erosion and Sediment Control.

11. The plan shall illustrate the footing drain location on the site plan. Include the size, slope, and material of drainage pipe and provide outlet protection details.

12. The plan shall illustrate the location of all existing and proposed utilities (electric, water, sewer, gas, etc.). All proposed utilities shall be installed underground. Does the parcel contain an underground oil tank?

13. The applicant shall prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) prepared in compliance with Chapter 189, Stormwater Management and Erosion and Sediment Control.

14. The applicant shall provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour storm event.

15. Illustrate locations of all proposed roof leader drains and discharge locations (for proposed residence and existing barn).

16. A portion of the subject parcel is located within the 100-year FEMA Floodplain (Zone A). The floodplain boundary shall be depicted on the plan, as should the base flood elevation. A Floodplain Development Permit will be required in accordance with Chapter 126 of the Town Code.

17. The applicant shall submit a Wetland Report, which shall contain the information required under Sections 217-5 and 6 of the Town's wetland ordinance.

18. The applicant shall develop a wetland mitigation plan which provides, at a minimum, mitigation at a ratio of 1:1 (for every s.f. of wetland or wetland buffer disturbance proposed, an equal or greater amount of mitigation shall be provided). Reference is made to the Town's mitigation guidelines provided in Chapter 217, Appendix B.

19. The wetland boundary must be confirmed and validated by the NYSDEC. The survey or site plan shall include NYSDEC Wetland Validation Block, executed by the NYSDEC and Surveyor.

20. Upon receipt, the applicant shall submit a copy of the NYSDEC Articles 24 Freshwater Wetland Permit.

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

PLANS REVIEWED, PREPARED BY HANS P. HANSEN, ARCHITECTURAL DESIGN:

- Plot Plan and Site Zoning Data (Site), dated April 6, 2020
- Existing Plan Layouts (Exist.), dated June 18, 2019
- Proposed Basement/Foundation and 1st Floor Plans (A100), dated April 6, 2020
- Proposed Plan Layouts (A101), dated March 16, 2020
- Proposed Elevations and Sections (A200), dated April 6, 2020
- Proposed Elevations and Sections (A201), dated April 6, 2020
- Proposed Cross Sections (A300), dated March 16, 2020
- Proposed Cross Sections (A301), dated April 6, 2020

DOCUMENTS REVIEWED:

- Town of Lewisboro Wetland Permit Application
- Property Deed
- Survey of Property, prepared by H. Stanley Johnson and Company

JKJ/dc

T:\Lewisboro\Correspondence\2020-08-13_LWPB_Askildsen - 82 Mill River Road_Review Memo.docx

TO: Town of Lewisboro Planning Board

FROM: Lewisboro Conservation Advisory Council

SUBJECT: Askildsen Residence
82 Mill River Road, South Sale, NY

DATE: August 12, 2020

The Conservation Advisory Council (CAC) reviewed the applicant's submission of a sketch plan for the demolition and rebuilding of a single-family home.

The CAC understands that these are very preliminary submissions but would like to see a more detailed set of plans. The area where the applicant is proposing to tear down and rebuild the house has multiple wetlands nearby. The plans should identify the wetland boundaries, the 150 foot buffer and the location of the septic tank and field. The submission does not address the disposition of the garage and accessory apartment in the back. The CAC would like to know if there are any addition plans for this structure.

Application No.: 35 - 20WP
Fee: $255 Date: 7/10/20
ck# 8824886
rec# 691034

TOWN OF LEWISBORO
WETLAND PERMIT APPLICATION

Town Offices @ Orchard Square, Suite L (Lower Level), 20 North Salem Road, Cross River, NY 10518
Phone: (914) 763-3060
Fax: (914)533-0097

Project Information

Project Address: 82 MILL RIVER ROAD, S. SALEM, NY 10590

Sheet: 42 Block: 10299 Lot(s): 83

Project Description (identify the improvements proposed within the wetland/wetland buffer and the approximate amount of wetland/wetland buffer disturbance): 2300 S/F OF PERMANENT DISTURBANCE AND 4200 S/F OF TEMPORARY DISTURBANCE TO STATE REGULATED 100 FT. ADJACENT AREA OF NYS FRESH-WATER WETLAND D-5 (CLASS II) FOR PURPOSE OF DEMOLISHING + REBUILDING IN PLACE A SINGLE FAMILY RESIDENCE DESTROYED BY FIRE.

Owner's Information

Owner's Name: KENNETH ASKILDSEN Phone: 914-533-7003

Owner's Address: 82 MILL RIVER ROAD Email: Kenask@optonline.net

Applicant's Information (if different)

Applicant's Name: SAME AS ABOVE Phone: SAME " "

Applicant's Address: SAME " " Email: SAME " "

Authorized Agent's Information (if applicable)

Agent's Name: _____ Phone: _____

Agent's Adress: _____ Email: _____

To Be Completed By Owner/Applicant

1. What type of Wetland Permit is required? (see §217-5C and §217-5D of the Town Code)
   ☑ Administrative ☐ Planning Board
2. Is the project located within the NYCDEP Watershed? ☑ Yes ☐ No
3. Total area of proposed disturbance: ☐ < 5,000 s.f. ☑ 5,000 s.f. - < 1 acre ☐ ≥1 acre
4. Does the proposed action require any other permits/approvals from other agencies/departments? (Planning Board, Town Board, Zoning Board of Appeals, Building Department, Town Highway, ACARC, NYSDEC, NYCDEP, WCDOH, NYSDOT, etc): Identify all other permits/approvals required: _____

Note: Initially, all applications shall be submitted with a plan that illustrates the existing conditions and proposed improvements. Said plan must include a line which encircles the total area of proposed land disturbance and the approximate area of disturbance must be calculated (square feet). The Planning Board and/or Town Wetland Inspector may require additional materials, information, reports and plans, as determined necessary, to review and evaluate the proposed action. If the proposed action requires a Planning Board Wetland Permit, the application materials outlined under §217-7 of the Town Code must be submitted, unless waived by the Planning Board. The Planning Board may establish an initial escrow deposit to cover the cost of application/plan review and inspections conducted by the Town's consultants.

For administrative wetland permits, see attached Administrative Wetland Permit Fee Schedule.

Owner/Applicant Signature: _____ Date: 7/19/18

AFFIDAVIT OF OWNERSHIP

STATE OF N.Y.)
COUNTY OF Westch.) ss:

KENNETH ASKILDSEN, being duly sworn, deposes and says that she/he resides at 82 MILL RIVER ROAD, SOUTH SALEM in the County of: WESTCHESTER State of: NEW YORK

And that she/he is (check one) (1) the owners, or (2) the _____ *Title* of _____ *name of corporation, partnership or other legal entity* which is the owner, in fee of all that certain lot, piece or parcel of land situated, lying and being in the Town of Lewisboro, New York, aforesaid and known and designated on the Tax Map in the Town of Lewisboro as Lot Number 83 Block 10299 on sheet 42.

For (*check one*):

[ ] SKETCH PLAN REVIEW [ ] PRELIMINARY SUBDIVISION PLAT [ ] FINAL SUBDIVISION PLAT
[ ] SITE DEVELOPMENT PLAN [ ] SPECIAL USE PERMIT [ ] WAIVER OF SITE PLAN PROCEDURES
[✓] WETLAND PERMIT [ ] STORMWATER PERMIT [ ] FILING WITH WESTCHESTER COUNTY CLERK

Kenneth Askildsen
Signed

Sworn to before me this
29th day of June, 2020

Tomasz Czarnowski
Notary public (affix stamp)

TÓMASZ A CZARNOWSKI
NOTARY PUBLIC. STATE OF CONNECTICUT
My Commission Expires Nov. 30. 2020

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590
Email: planning@lewisborogov.com
Tel: (914) 763-5592 Fax: (914) 875-9148

Tax Payment Affidavit Requirement

This form must accompany all applications to the Planning Board.

Under regulations adopted by the Town of Lewisboro, the Planning Board may not accept any application unless an affidavit from the Town of Lewisboro Receiver of Taxes is on file in the Planning Board office. The affidavit must show that all amounts due to the Town of Lewisboro as real estate taxes and special assessments on the total area encompassed by the application, together with all penalties and interest thereon, have been paid.

Under New York State law, the Westchester County Clerk may not accept any subdivision map for filing unless the same type of affidavit from the Town of Lewisboro Receiver of Taxes is submitted by the applicant at the time of filing.

This form must be completed by the applicant and must accompany all applications to the Planning Board. Upon receipt, the Planning Board Secretary will send the form to the Receiver of Taxes for signature and notarization. If preferred, the applicant may directly obtain the signature of the Receiver of Taxes and notarization prior to submission.

To Be Completed by Applicant
(Please type or print)

ASKILDSEN
Name of Applicant

ASKILDSEN CONSTRUCTION
Project Name PLANNING BOARD - WETLAND APP.

Property Description

Tax Block(s): 10299

Tax Lot(s): 83

Tax Sheet(s): 42

Property Assessed to:
KENNETH ASKILDSEN
Name
82 MILL RIVER ROAD
Address
SO. SALEM NY 10590
City *State* *Zip*

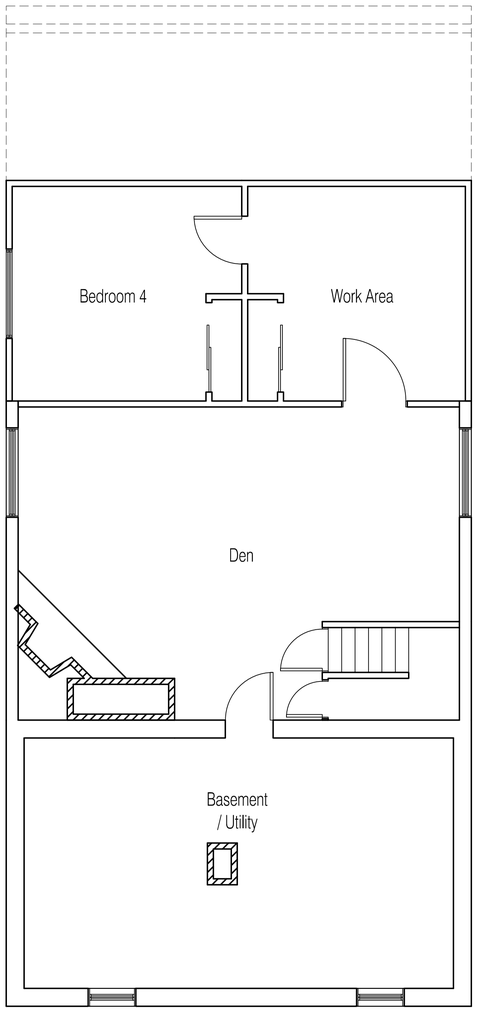
The undersigned, being duly sworn deposes and says that a search of the tax records in the office of the Receiver of Taxes, Town of Lewisboro, reveals that all amounts due to the Town of Lewisboro as real estate taxes and special assessments, together with all penalties and interest thereon, affecting the premises described below, have been paid.

Signature - Receiver of Taxes: _____ 6/22/2020
Date

Sworn to before me this
22 **day of** June, 2020

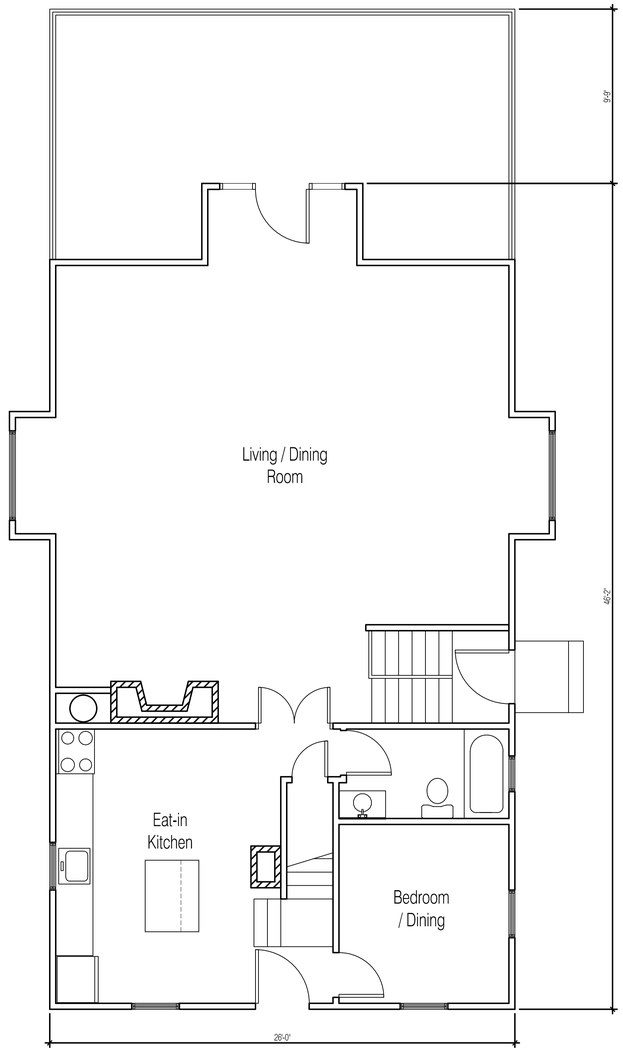
_____
Signature - Notary Public (affix stamp)

JANET L. DONOHUE
NOTARY PUBLIC, STATE OF NEW YORK
No. 01DO6259627
Qualified in Westchester County
Commission Expires April 16, 2020



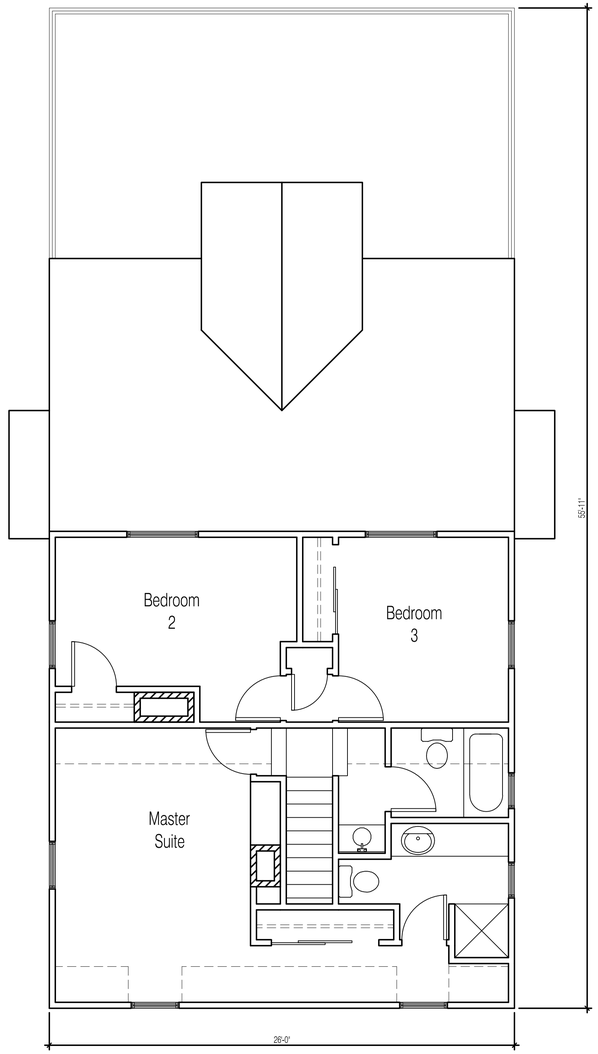
9 Basement 785sq.ft.

0 2' 4' 8' 16'



5 First Floor Plan Layout 1160sq.ft.

0 2' 4' 8' 16'



1 Second Floor Plan Layout 693sq.ft.

0 2' 4' 8' 16'

DO NOT SCALE DRAWINGS, VERIFY ALL DIMENSIONS. IF A DIMENSION IS MISSING OR IN QUESTION, CONTACT THE ARCHITECT FOR CLARIFICATION

Hans P. Hansen
Architectural Design
150 Sycamore Street
Glastonbury, Connecticut 06033
(860) 995-9671

REGISTERED ARCHITECT
HANS PETER HANSEN
No. 036989
STATE OF NEW YORK

ISSUE DATE	REMARKS
06/18/19	Permit Rvw
06/18/19	Permit Rvw

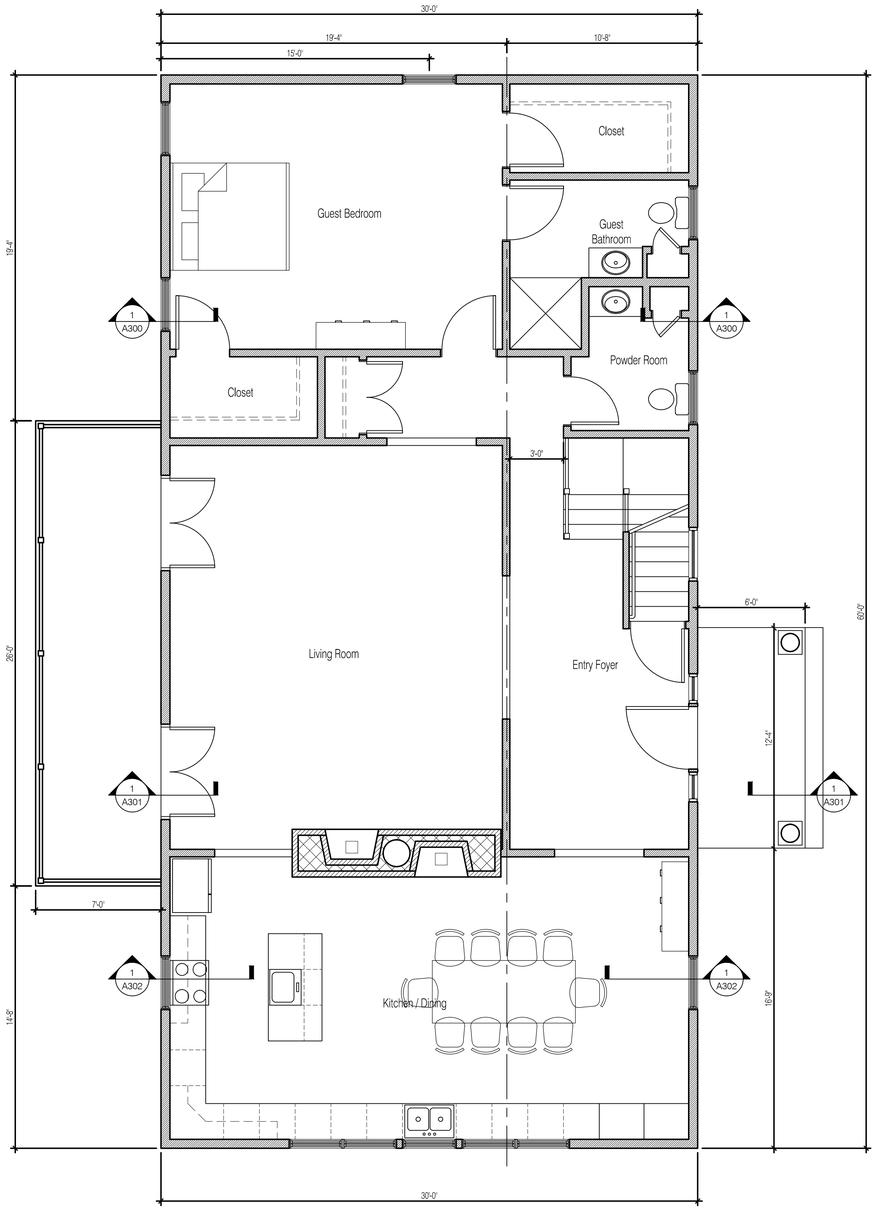
Proj. mngr.	HPH
Drawn by	HPH

New Residence on Existing Foundation:
Kenneth & Joanne Askildsen
82 Mill River Road
South Salem, NY 10590

Existing Plan Layouts

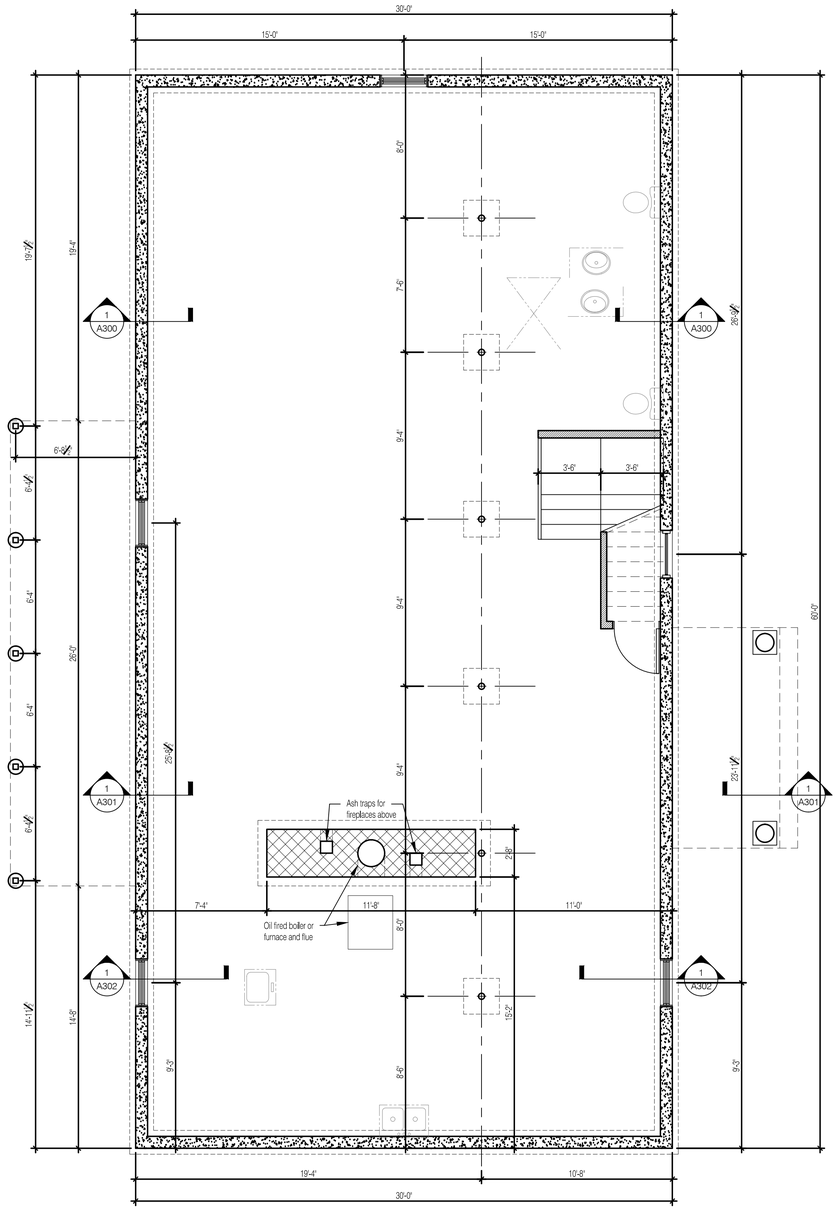
Exist.

Project # 00916NY



9 First Floor Plan Layout 1800sq.ft. gross

0 2' 4' 8' 16'



1 Unfinished Basement

0 2' 4' 8' 16'

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REGISTERED ARCHITECT HANS PETER HANSEN No. 036989 STATE OF NEW YORK

ISSUE DATE	REMARKS
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03/16/20	Permit Rvw
04/06/20	Permit Rvw

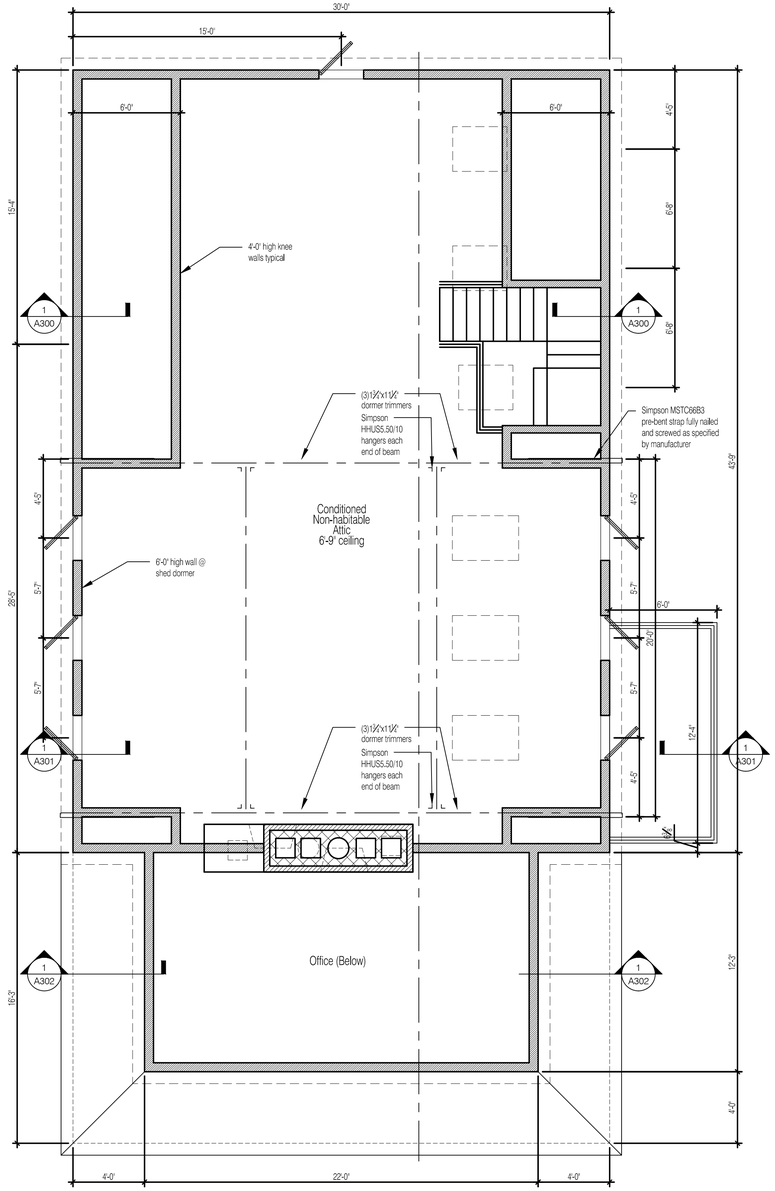
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New Residence on Existing Foundation:
Kenneth & Joanne Askildsen
82 Mill River Road
South Salem, NY 10590

Proposed Basement / Foundation and 1st Floor Plans

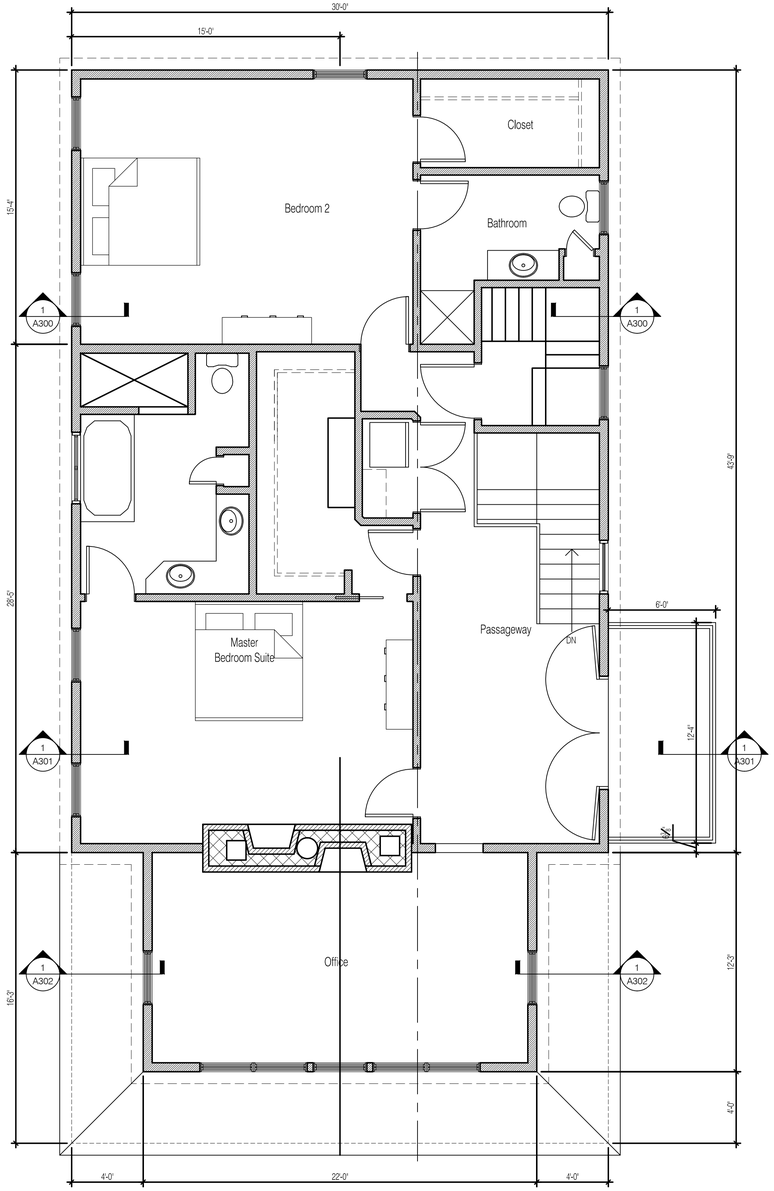
A100

Project # 00916NY



9 Attic Floor Plan 1029sq.ft. gross (1891sq.ft. roof)

0 2' 4' 8' 16'



1 Second Floor Plan Layout 1582sq.ft. gross

0 2' 4' 8' 16'

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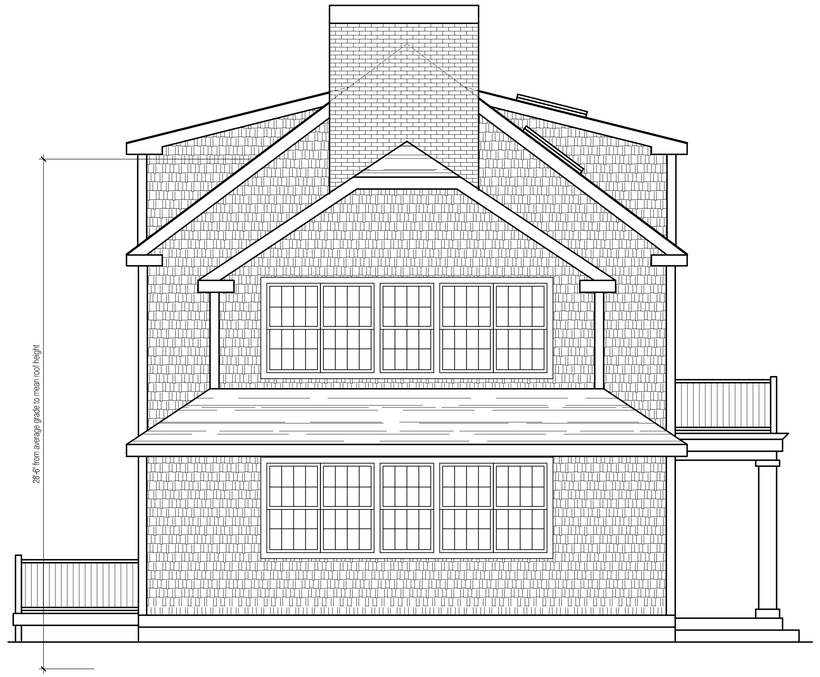
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New Residence on Existing Foundation:
Kenneth & Joanne Askildsen
82 Mill River Road
South Salem, NY 10590

Proposed Plan Layouts

A101

Project # 00916NY



5 Front Elevation (East)

0 2' 4' 8' 16'



5 Side Elevation (North)

0 2' 4' 8' 16'

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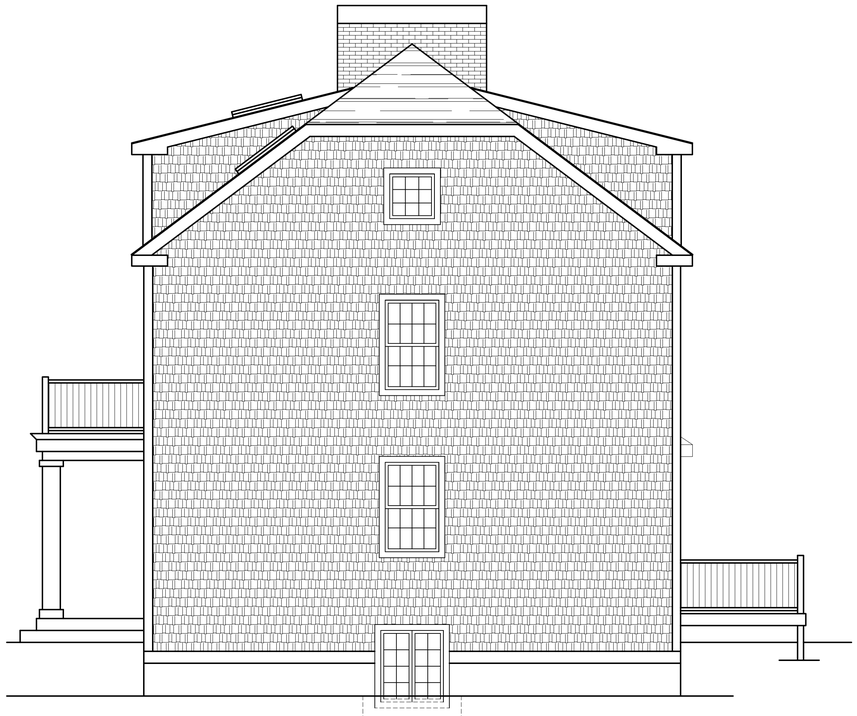
Proj. mngr.	HPH
Drawn by	HPH

New Residence on Existing Foundation:
Kenneth & Joanne Askildsen
82 Mill River Road
South Salem, NY 10590

Proposed Elevations and Sections

A200

Project # 00916NY



5 Back Elevation (West)

0 2' 4' 8' 16'



5 Side Elevation (South)

0 2' 4' 8' 16'

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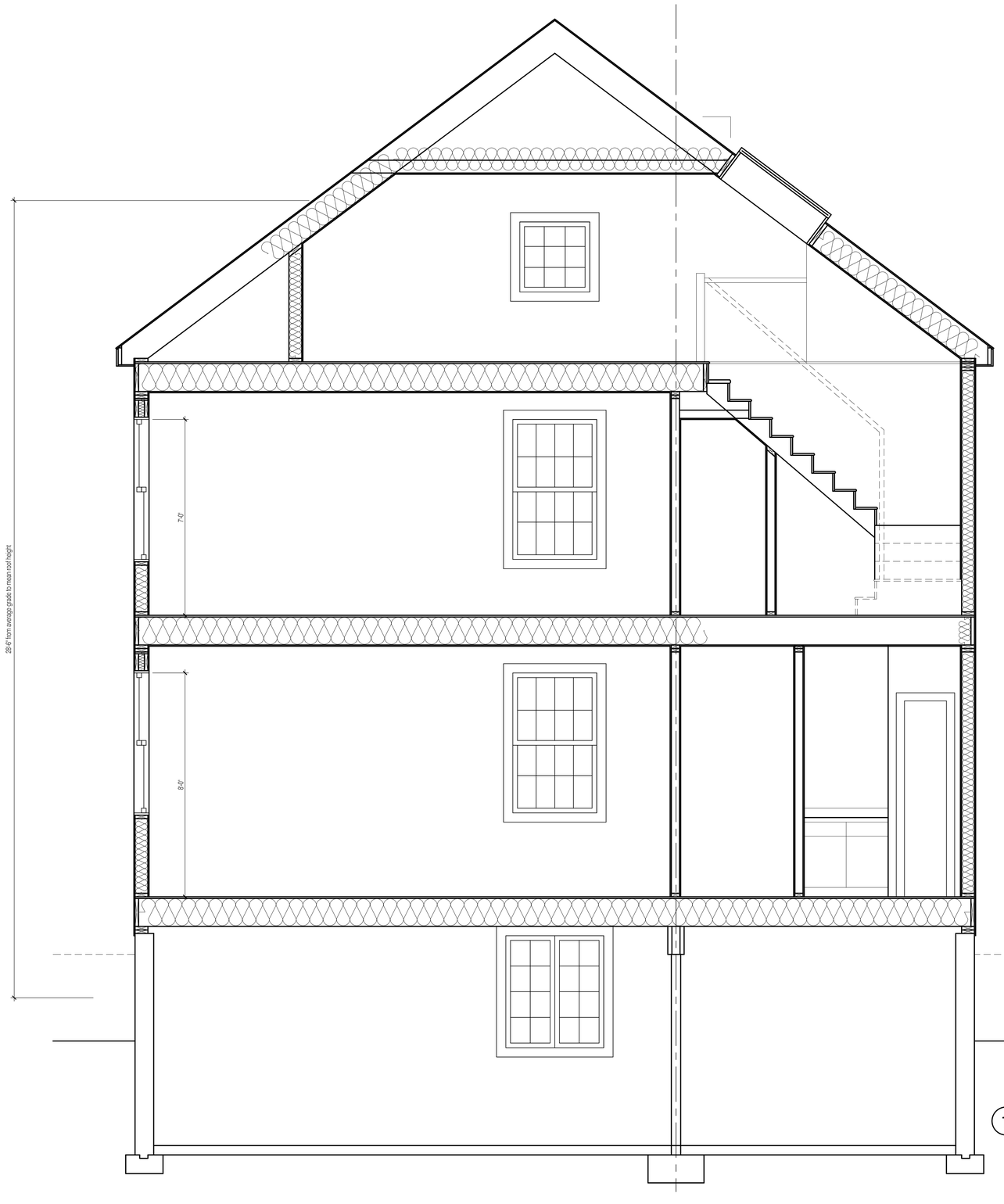
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Drawn by	HPH

New Residence on Existing Foundation:
Kenneth & Joanne Askildsen
82 Mill River Road
South Salem, NY 10590

Proposed Elevations and Sections

A201

Project # 00916NY



1 Building Cross Section

0 1' 2' 4' 8'

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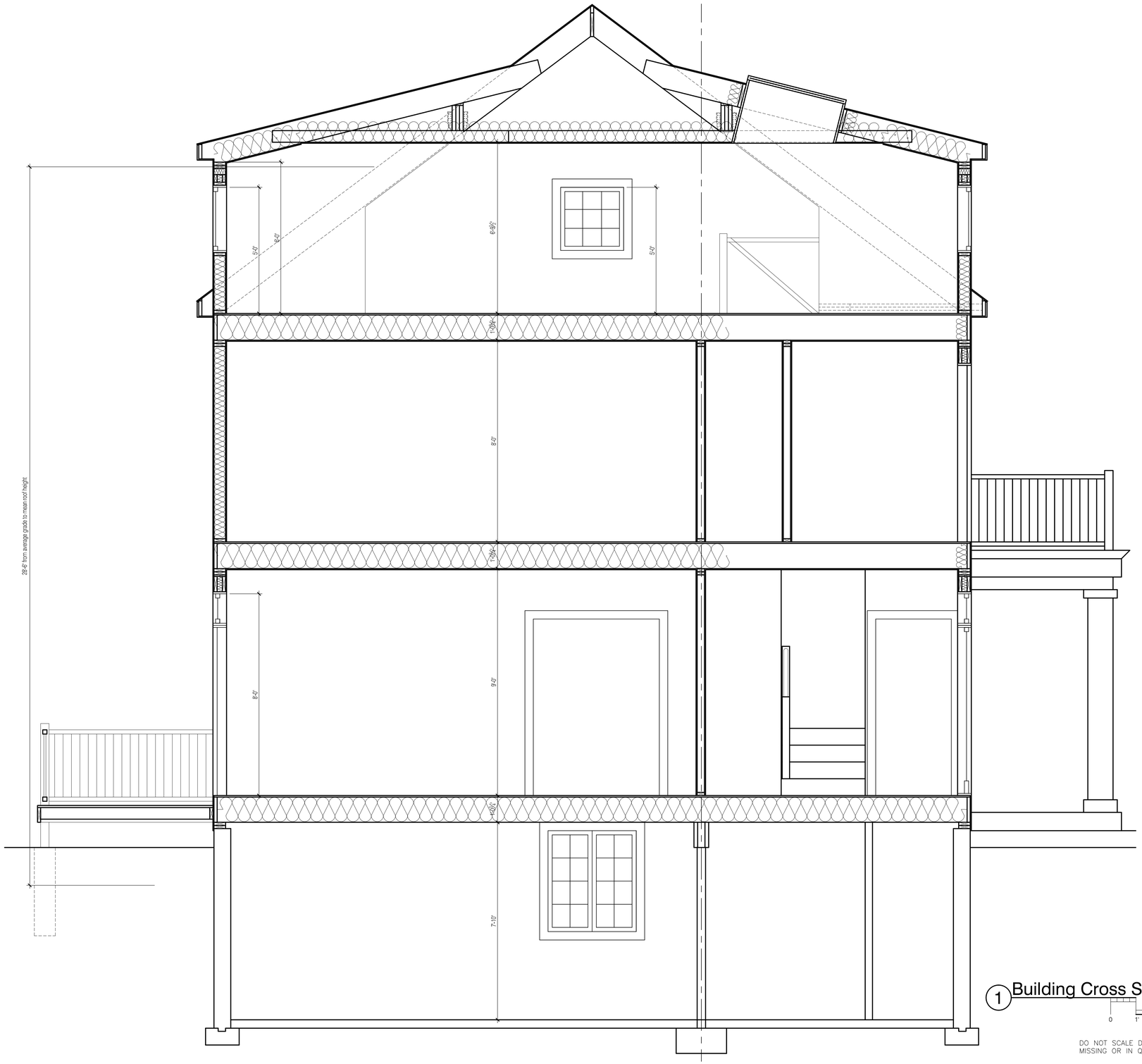
Proj. mngr. HPH
Drawn by HPH

New Residence on Existing Foundation:
Kenneth & Joanne Askildsen
82 Mill River Road
South Salem, NY 10590

Proposed Cross Section

A300

Project #
00916NY



1 Building Cross Section

0 1' 2' 4' 8'

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Hans P. Hansen
Architectural Design
150 Sycamore Street
Glastonbury, Connecticut 06033
(860) 995-9671

REGISTERED ARCHITECT
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STATE OF NEW YORK

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04/06/20	Permit Rvw

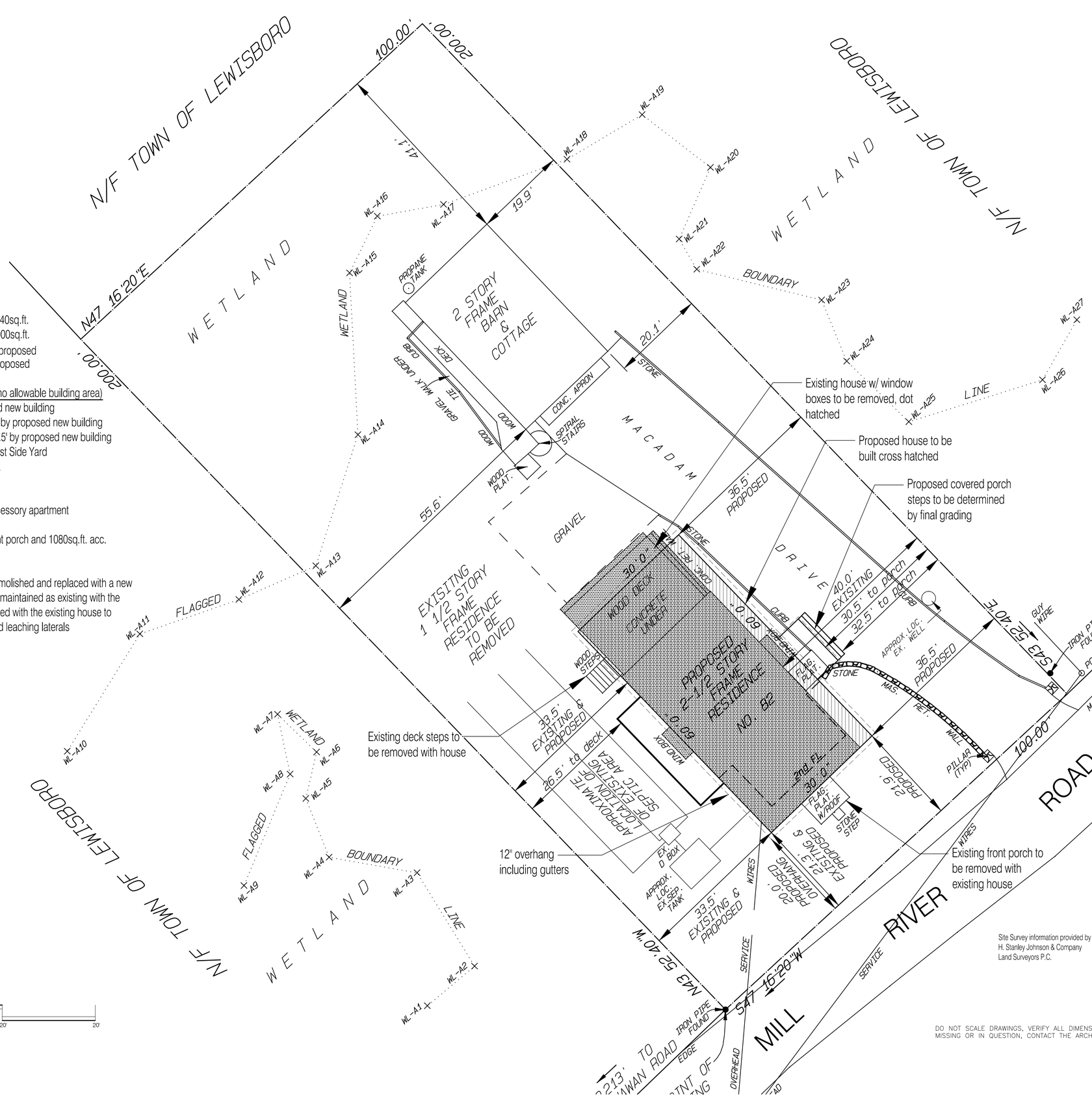
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Drawn by HPH

New Residence on Existing Foundation:
Kenneth & Joanne Askildsen
82 Mill River Road
South Salem, NY 10590

Proposed Cross Section

A301

Project # 00916NY



Zoning Data (82 Mill River Road)

Zone R-4A (4 acre zone)	174,240sq.ft.
Existing non-conforming site	20,000sq.ft.
2½ stories allowed	2½ stories proposed
Maximum Height 35'	34'-11" proposed

50' front, side and rear yards (non-conforming w/ no allowable building area)
Existing front yard of 21.3' maintained by proposed new building
Existing South West Side Yard of 33.5' maintained by proposed new building
Existing North East Side Yard of 40' reduced to 36.5' by proposed new building
Existing accessory structure is 20.1' from North East Side Yard
Proposed Rear Yard exceeds 50' required setback

6% allowable building coverage
Existing House 1766sq.ft. + 1080sq.ft barn w/ accessory apartment
Existing building coverage = 14.23%
Proposed House 1875sq.ft. including covered front porch and 1080sq.ft. acc.
Proposed building coverage = 14.78%

Existing 3-4 bedroom house is proposed to be demolished and replaced with a new 3 bedroom house. The front yard setback is to be maintained as existing with the new house and the South West side yard maintained with the existing house to provide clearance from the existing septic tank and leaching laterals

13 Plot Plan

0 5' 10' 20' 20'

Site Survey information provided by
H. Stanley Johnson & Company
Land Surveyors P.C.

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New Residence on Existing Foundation:
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South Salem, NY 10590

Plot Plan and Site Zoning Data

Site

Project # 00916NY