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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, October 20, 2020 Meeting will start at 7:30 p.m. and end at or before 11:00 p.m.

Via Zoom videoconferencing and live streaming to Lewisboro TV YouTube channel

Join Zoom Meeting at https://zoom.us/j/98197960165?pwd=QnpGdXBrZDFuT3ZWOEo2QmlTbVFIZz09
Meeting ID: 981 9796 0165 Passcode 572097
You may call in to the Zoom meeting at 1-929-205-6099 when prompted, enter 981 9796 0165

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

I. EXTENSION OF TIME REQUESTS

Cal #08-12PB
Petruccelli/Badagliacca, Oscaleta Road, South Salem, NY 10590 Sheet 33B, Block 11157, Lot 46 (Steven Petruccelli and Teresa Badagliacca, owners of record) - Request for a 90-day Extension of Time to resolution granting Preliminary/Final Subdivision Plat, Negative Declaration Under SEQRA, dated October 21, 2014.

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

Cal #03-13PB, Cal #03-16WP
"Silvermine Preserve," Silvermine Drive & Lockwood Road, South Salem, NY, 10590 Sheet 48, Block 10057, Lot 15 and Sheet 51, Block 10057, Lot 104 (Ridgeview Designer Builders, Inc. & Daniel Higgins, owners of record) - Applications for Subdivision, Wetland Activity and Stormwater Permits for the construction of a 13-lot subdivision.

II. PUBLIC HEARING, CONTINUATION

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 Wetland Activity and Stormwater Permits in connection with the reconstruction of a lakeside residence and cottage.

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.

Cal #05-20PB
Venezia lot line change, 249 Kitchawan Road, South Salem, NY 10590, Sheet 45A, Block 09827, Lot 113 (237 Kitchawan LLC, owner of record), 237 Kitchawan Road Sheet 45A, Block 09827, Lot 122 (William Venezia, owner of record) and No Number Kitchawan Road Sheet 45A, Block 09827, Lot 124 (William Venezia, owner of record) - Application for a lot line change.

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.

Cal #57-20WP, Cal #09-20SW
Schwartz Residence, 66 Twin Lakes Road, South Salem, NY 10590 Sheet 34B, Block 11831 Lot 34 (Michael Schwartz, owner of record) - Application for the construction of a one-bedroom house/studio.

V. WETLAND VIOLATION

Cal #01-20WV, Cal #12-20WP
Valencia Residence, 1196 Route 35, South Salem, NY 10590, Sheet 31, Block 10805, Lot 45 (Maria and Javier Valencia, owners of record)

VI. DISCUSSION

Town Board to amend Town Code Sections 92-1E, 195-3D, 217-3E, 220-44E and 220-74H – addressing approvals in the case where there are violations on a property.

2021 Meeting Dates and Deadlines

VII. MINUTES OF September 15, 2020.

VIII. NEXT MEETING DATE: November 17, 2020.

Ciorsdan Conran

From: Sirignano Law Office <lawoffice@sirignano.us>
Sent: Friday, September 25, 2020 9:55 AM
To: Ciorsdan Conran
Subject: Re: Petrucelli ext granted 042120

Ciorsdan,
Request is respectfully made for a further ninety (90) day extension of time for the Preliminary/Final Subdivision Plat Approval granted on 10/21/2014.
Thank you.
Michael
—

Michael Fuller Sirignano
Attorney and Counselor at Law
Old Post Road Professional Building
892 Route 35, PO Box 784
Cross River, NY 10518
Telephone: (914) 763-5500
Fax: (914) 763-9589

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From: Ciorsdan Conran <Planning@lewisborogov.onmicrosoft.com>
Date: Friday, September 25, 2020 at 9:42 AM
To: Michael Sirignano <michael@sirignano.us>
Subject: Fw: Petrucelli ext granted 042120

FYI

From: Ciorsdan Conran
Sent: Thursday, April 23, 2020 2:24 PM
To: Danielle (dcinguina@kelses.com) <dcinguina@kelses.com>
Subject: FW: Petrucelli ext granted 042120

From: Ciorsdan Conran
Sent: Thursday, April 23, 2020 1:23 PM
To: Janet Andersen <ja.lewisboro@gmail.com>; Jan Johannessen (jjohannessen@kelses.com) <jjohannessen@kelses.com>; Jerome Kerner (kerner1935@gmail.com) <kerner1935@gmail.com>; Rich Sklarin <rsklarin@msssv.com>; Greg La Sorsa <gmlasorsa@yahoo.com>; Maureen Maguire <maureenm@thinkresearch.net>;

CROSS RIVER ARCHITECTS, LLC

ROBERT J. EBERTS, R.A.
PRINCIPAL

DATE: 21 September 2020

TO: Janet Andersen
Lewisboro Planning Board

FROM: Bob Eberts
CROSS RIVER ARCHITECTS, LLC

RE: Oakridge Shell Alteration
380 Smith Ridge Rd., South Salem, NY
Cal-08/17 PB

Ms. Andersen,

On behalf of the Owner, Phil Pine, Smith Ridge Associates, LLC, we respectfully request an extension of the Planning Board Site Plan Approval for the Carwash at Oakridge Commons. If possible, we would like a 1 year extension.

Thank you. We appreciate all your time and assistance.

CC : Phil Pine

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

H | T | W

HOCHERMAN TORTORELLA & WEKSTEIN, LLP

CLIENT-CENTERED ◊ SOLUTION-ORIENTED

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White Plains, New York 10601-2319
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Geraldine N. Tortorella
Adam L. Wekstein

Noelle C. Wolfson
Henry M. Hocherman, Retired

October 6, 2020

Via Electronic Mail (Planning@lewisborogov.com) and First Class Mail

Hon. Janet Andersen, Chairwoman
and Members of the Planning Board
Town of Lewisboro
79 Bouton Road
South Salem, New York 10590

Re: Conditional Preliminary Subdivision Approval for the Silvermine Preserve Subdivision
Silvermine Drive and Lockwood Road, Town of Lewisboro
Tax Identification Nos.: Sheet 48, Block 10057, Lot 15 and
Sheet 51, Block 10057, Lot 104
Seventh Request for Extension

Dear Chairwoman Andersen and Members of the Planning Board:

As you may recall, by Resolution dated April 18, 2017 (and stamped "Received" on April 20, 2017), your Board granted Conditional Preliminary Subdivision Approval ("Preliminary Approval") for the Silvermine Preserve Subdivision (the "Subdivision"). On April 21, 2020, your Board extended Preliminary Approval to and including October 13, 2020.

As I reported in my last request, Bibbo Associates has been working with the Westchester County Health Department ("WCHD") to obtain approval of the Plat (which is a prerequisite to a complete application for final subdivision approval). We had anticipated that those efforts would have been completed by now but they are not. Therefore, we are writing to request an additional extension of Preliminary Approval, to and including May 13, 2021. This is our seventh request for an extension of Preliminary Approval, which your Board has the authority to grant pursuant to Lewisboro Subdivision Regulations Section 195-14(J).

Kindly schedule this extension request for consideration and action at the Board's October meeting and let us know if an appearance is requested or required. Thank you in advance for your courtesy and cooperation.

Respectfully yours,

Hocherman Tortorella & Wekstein, LLP

By: _____
Geraldine N. Tortorella

GNT:hc
cc: *(via electronic mail)*
Jan Johannessen, AICP
Joseph Cermele, P.E.
Judson Siebert, Esq.
Timothy Allen, P.E.
Beth Evans, PWS
Mr. Eric Moss

S:\# MATTERS\Moss 0056\Lewisboro (Silvermine) 002\Letters\Planning Board Seventh Ext Rqst Prelim App 10-6-20.docx

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: October 15, 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. Certain area variances have been granted by the Zoning Board of Appeals; however, it is our understanding that the required frontage variance and 280-a variance remain outstanding.

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-0-20-001) 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:

1. The Letter of Intent, as provided by the Westchester Land Trust is acceptable; a formal license agreement will be required as part of any final decision.

2. The proposed Wetland Mitigation Plan has been modified and is acceptable to this office. A more complete written protocol for effectuating/completing the mitigation, as well as long-term maintenance plan, is required.

3. A note shall be provided on the site plans, which indicate that the proposed residence and cabana will be served by fire sprinkler system, as proposed by the applicant.

4. The existing condition and extent of repair of the sea wall and dock shall be identified on the plan; construction details shall be provided, as necessary.

5. The applicant shall submit copies of all outside agency approvals (NYCDEP, WCDH, Zoning Board of Appeals, Flood Development Permit, etc.).

6. As previously requested, all walls greater than four (4) feet in height shall be designed by a NYS Licensed Professional Engineer. Provide construction details and specifications on the plan.

7. As previously requested, the submitted survey shall be signed and sealed by the NYS Licensed Land Surveyor.

8. The boundary limit and base flood elevation of the 100-year FEMA floodplain shall be illustrated and noted on the Site Plan. A base flood elevation must be established in accordance with FEMA/Town regulations.

9. As previously requested, the plans shall clearly identify and quantify the limits of disturbance. The plan shall note that the limit of disturbance shall be staked in the field prior to construction.

10. As previously requested, 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. The SWPPP shall provide supporting calculations.

11. The rain garden seems to be sized for the one-year storm. The area provided for Basin FDA-3 on the Future Condition Drainage Area Maps does not match the area provided in the stormwater calculations. The applicant shall update the coverage areas and stormwater calculations, so that it matches the proposed drainage basin map.

12. Regarding the stormwater calculations, the applicants use a Tc of less than six (6) minutes. In the TR-55 method, the minimum Tc that shall be used is six (6) minutes. The applicant shall update the storm water calculations to reflect the updated Tc.

13. As currently proposed, the hydrodynamic separator is only treating a portion of the proposed driveway. It is recommended that the hydrodynamic separator be relocated to be directly upstream from the detention system. Doing so will provide additional water quality treatment for all the proposed improvements. The sizing calculations shall be updated accordingly to demonstrate the proposed unit has adequate treatment capacity and overflow bypass.

14. The applicant shall provide details for the level spreader, retaining wall, curtain drain, driveway asphalt, and curbing.

15. It is recommended that the rain garden detail be revised to provide a filter fabric between the filter media layer and gravel drainage layer.

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 J.D. BARRETT & ASSOCIATES, LLC, DATED SEPTEMBER 28, 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 and Sediment Control Plan (Sheet 5 of 6)
- Wetland Buffer Mitigation Plan (Sheet 6 of 6)

PLANS REVIEWED, PREPARED BY ALP ENGINEERING, DATED SEPTEMBER 16, 2020:

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

DOCUMENTS REVIEWED:

- Letter, prepared by J.D. Barrett & Associates, LLC, dated September 28, 2020
- Letters, prepared by Westchester Land Trust, dated September 28, 2020 & September 29, 2020
- Letter, prepared by Stephen W. Coleman, dated September 28, 2020
- Stormwater Pollution Prevention Plan (SWPPP), prepared by ALP Engineering, dated September 23, 2020
- Wetland Mitigation Report, prepared by Stephen W. Coleman, dated July 27, 2020
- Property Surveys
- Teo Siguenza Architect Proposed First Floor Plan (Sheet LS101.00), dated July 27, 2020

JKJ/JMC/dc

T:\Lewisboro\Correspondence\2020-10-15_LWPB_McArthur Salazar 40 Old Pond Rd_Review Memo.docx

RECEIVED BY

AUG 10 2020

Town Clerk
Town of Lewisboro

RESOLUTION
TOWN OF LEWISBORO
ZONING BOARD OF APPEALS
IN THE MATTER OF THE APPLICATION OF
William McArthur
FOR A VARIANCE OF
AARTICLE IV §220-23D(11) & ARTICLE IV §220-23(E)
CAL. NO. 06-20-BZ

INTRODUCED BY: **Chairman Price**

SECONDED BY: **Board Member Mandelker**

DATE OF CONSIDERATION/ADOPTION: **June 24, 2020**

WHEREAS, William McArthur, as the applicant (Old Pond Properties LLC, owner of record) has made application to the Lewisboro Zoning Board of Appeals (the "ZBA") for a proposed lake studio that has a floor area of 980 square feet whereas 600 square feet is the maximum permitted for an accessory building per Article IV Section 220-23D(11), a proposed lake cottage that has a west side rear yard setback of 43'-5" whereas 50' are required per Article IV Section 220-23E, a proposed lake cottage that has a deck on the west side of the dwelling which has a rear yard setback of 39'-9" whereas 50' are required per Article IV Section 220-23E and a proposed lake cottage that has a terrace on the west side of the dwelling which has a rear yard setback of 28'-6" whereas 50' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code, on the subject premises located at 40 Old Pond Rd, South Salem, New York, Tax Map as Sheet 33C, Block 11155 Lot 16 ("the property") and

WHEREAS, this application for an area variance constitutes a Type II action under 6 NYCRR Part 617, and therefore, requires no further review under the State Environmental Quality Review Act (SEQRA), and

WHEREAS, a public hearing was held via the videoconferencing application Zoom (Meeting ID: 918-2554-9675) in this matter on June 24, 2020 and a site walk was conducted on June 20, 2020 to consider the application, after which a vote was taken with regard to the variance as set forth above, and

WHEREAS, The Lewisboro Zoning Board of Appeals has given careful consideration to the facts presented in the application at the public hearing based upon the criteria set forth in Section 267-b(3)(b) of the Town Law of the State of New York, and finds as follows:

1. The property is an approximate 3.14-acre parcel in the R-1A zoning district owned by Old Pond Properties LLC, and is improved with a single-family residence with a detached garage.
2. The applicant wishes to rebuild an existing structure to create a lake studio that has a floor area of 980 square feet whereas 600 square feet is the maximum permitted for an accessory building per Article IV Section 220-23D(11), thereby requiring an area variance of 380 square feet, to rebuild an existing

structure to create a proposed lake cottage that has a west side rear yard setback of 43'-5" whereas 50' are required per Article IV Section 220-23E, thereby requiring an area variance of 6' -7", to rebuild a proposed lake cottage that has a deck on the west side of the dwelling which has a rear yard setback of 39'-9" whereas 50' are required per Article IV Section 220-23E, thereby requiring an area variance of 10' 1" and a proposed lake cottage that has a terrace on the west side of the dwelling which has a rear yard setback of 28'-6" whereas 50' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code, thereby requiring an area variance of 21'-4".

3. There will be no undesirable change in the character of the neighborhood or detriment to nearby properties.
4. There is no practical alternative to the variance requested.
5. The Board found that the variance is not substantial.
6. There will not be an adverse effect or impact to the physical or environmental conditions of the neighborhood.
7. The Board found that the difficulty was not self-created.

WHEREAS, pursuant to Section 267-b(3)(c), the ZBA hereby determines that the minimum area variance necessary in this application is a variance of 380 square feet from the required 600 square foot permitted for an accessory building per Article IV Section 220-23D(11), thereby permitting the construction of a lake studio that has a floor area of 980 square feet, and a variance of 6' -7" from the required 50' west side rear yard setback per Article IV Section 220-23E, thereby permitting the construction of a proposed lake cottage that has a west side rear yard setback of 43'-5", and a variance of 10'-3" from the required 50' rear yard setback that are required per Article IV Section 220-23E, thereby permitting the construction of a lake cottage deck on the west side of the dwelling which has a rear yard setback of 39'-9" and a variance of 21'-6" from the required 50' rear yard setback per Article IV Section 220-23E, thereby permitting the construction of lake cottage terrace on the west side of the dwelling with a rear yard setback of 28'-6".

NOW, THEREFORE BE IT RESOLVED, that the Lewisboro Zoning Board of Appeals hereby grants an area variance of 380 square feet from the 600 square foot permitted for an accessory building per Article IV Section 220-23D(11), thereby permitting the construction of a lake studio that has a floor area of 980 square feet, and a variance of 6' -7" from the required 50' west side rear yard setback per Article IV Section 220-23E, thereby permitting the construction of a proposed lake cottage that has a west side rear yard setback of 43'-5", and a variance 10'-3" from the required 50' rear yard setback that are required per Article IV Section 220-23E, thereby permitting the construction of a lake cottage deck on the west side of the dwelling that has a rear yard setback of 39'-9", and a variance of 21'-6" from the required 50' rear yard setback per Article IV Section 220-23E, thereby permitting the construction of lake cottage terrace on the west side of the dwelling with a rear yard setback of 28'-6", which is located in the R-2A zoning district pursuant to Section 267-b(4) of the Town Law of the State of New York:

VOTE:

Board Member Rendo	-	In Favor
Chairman Price	-	In Favor
Board Member Mandelker	-	In Favor

Board Member Casper - In Favor
Board Member Infield - In Favor

VOTE: Resolution carried by a vote of 5 to 0.

Robin Price, Jr., Chairman

Dated in South Salem, New York

This 3 day of ~~July~~ Aug, 2020

Expiration: The variance shall deemed to authorize only the particular use or uses specified in the decision, and unless other provisions are set forth by the Zoning Board of Appeals in connection with its decision, shall expire if work is not initiated pursuant thereto within one (1) year of the date said decision is filed with the Office of the Town Clerk or if said use or uses shall cease for more than one (1) year. Applicants wishing to seek an extension are advised to make application therefore to the Zoning Board of Appeals sufficiently in advance of expiration so as to allow their request for extension to be calendared and heard by the Zoning Board of Appeals prior to the date of expiration. Any such application must include a chronological listing of work (which may include efforts to obtain other regulatory approvals) initiated pursuant to the variance.

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

I, Kara Sullivan, Secretary of the Zoning Board of Appeals, do hereby certify that the above is an excerpt/summary/fair representation of the Resolution adopted by the Zoning Board of Appeals of the Town of Lewisboro at a meeting of said Board on July 24, 20120.

Dated: 8/3/20

Kara Sullivan
Secretary Zoning Board of Appeals

TO: Town of Lewisboro Planning Board

FROM: Lewisboro Conservation Advisory Council

SUBJECT: McArthur and Salazar Residence
40 Old Pond Road

DATE: October 6, 2020

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

The latest plan from McArthur and Salazar indicates the type of plants used in the wetland mitigation plan as requested. In the latest presentation to the Planning Board it was indicted that the invasive plants would be removed first by cutting and then painting the stubs with an herbicide. The CAC would like to know which herbicide will be used and how it will be applied.

September 28, 2020

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

Re: William McArthur & Alejandra Salazar
40 Old Pond Road
Sheet 33C, Block 11155, Lots 16, 17, 44
R-2 & R-4A Zoning District – 1.1719 Acres

Dear Chairperson Andersen and Members of the PB:

Since the applicant's last appearance before the PB at the August 18, 2020 Public Hearing for the project, the project team has prepared new and revised information for the PB's continued review of the project. We provide three copies of the following information.

- This explanatory **Cover Letter**, prepared by J.D. Barrett & Associates, LLC, dated September 28, 2020.

- **Revised Site Plans** for the project, prepared by J.D. Barrett & Associates, LLC, dated September 28, 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**, entitled "Overview and Update of Proposed On-Site and Off-Site Mitigation Measures", prepared by Stephen W. Coleman Environmental Consulting, LLC, dated September 28, 2020.

- A copy of a **Letter of Intent (LOI)**, prepared by the Westchester Land Trust (WLT) regarding the use of the WLT lands for this project.

- **Revised Stormwater Engineering Plans & Stormwater Pollution Prevention Plan Report (SWPPP)**, prepared by ALP Engineering, dated September 23, 2020.
  - Sheet 1 of 2 C-101
  - Sheet 2 of 2 C-111
  - Stormwater Pollution Prevention Plan (SWPPP)

- **Property Surveys** for 40, 35 & 36 Old Pond Road, prepared for Old Pond Properties, LLC and William McArthur, prepared by Link Land Surveyors, dated September 17, 2020.

- Revised **Architectural Plan**, entitled "McArthur Lake Studio, First Floor Plan", prepared by Teo Siguenza Architect, dated July 27, 2020.

Since the applicant's last discussed the project with the PB at the August 18, 2020 Public Hearing for the project, the project team has continued to develop new and revised information for the PB's continued review and to address the specific comments noted at the PB meeting and summarized in the Kellard Sessions (KS) memorandum for the project, dated August 13, 2020.

Below please find our responses to the KS memo in the order that they are presented.

1. Re: Comment #1 – Variances
   The applicant has filed an application to the Town of Lewisboro ZBA to obtain a front yard frontage variance, where 25' is required and the property only has 20' of frontage. The application will be discussed at the October 2020 ZBA meeting.

2. Re: Comment #2 – Fire Department
   It is acknowledged that access to the property is limited to the narrow lane serving as Old Pond Road up to the subject property. The applicant has agreed to always keep the lane free of debris or hanging or fallen limbs, etc. to ensure the road is always accessible to emergency vehicles. The applicant has further agreed to install a fire safety sprinkler system in the house.

3. Re: Comment #3 – Westchester Land Trust Agreement
   The applicant has been in discussions with the WLT regarding the use of their property adjacent to the applicant's subject property. An agreement has been reached to allow the applicant to use the existing stone patio on the lands of the WLT and also perform wetland mitigation activity on the WLT property. Wetland mitigation measures proposed on the WLT property include removal of invasive vegetation (principally Japanese Barberry), installation of native plantings and restoration of an eroded watercourse. The latter shall be stabilized with rock edges, a gabion velocity dissipation sediment trap and native plantings along the edges of the watercourse. A Letter of Intent (LOI) from the WLT to the PB is provided with this submission.

4. Re: Comment #4 – Stormwater Management Plan Updates
   Please refer to information provided by ALP Engineering that discusses stormwater management updates that have been added to the plan and report.

5. Re: Comment #5 – WCDH Approval
   The applicant has reviewed the existing septic system and well on the property and the WCDH has agreed that the existing septic system and well can continue to be used to service the new home and cabana..

6. Re: Comment #6 – Wetland Mitigation Plan
   The offices of J.D. Barrett & Associates, LLC and Stephen W. Coleman Environmental Consulting, LLC have collaborated to create a Wetland Mitigation Plan for the project. A Wetland Mitigation Plan and Report is provided for your review. Wetland mitigation measures will be employed to offset site disturbance that will occur in the wetland buffer as a result of project construction. Wetland mitigation measures proposed include:
   - A redesigned site plan that removes development from directly adjacent to Lake Waccabuc and removal of a long paved driveway that currently washes directly into the lake.
   - The installation of a comprehensive erosion control plan to contain site disturbance during construction. Measures include silt fencing and sediment basins down slope of the work area to capture sediment before it can reach the lake, and coir log diversions up slope of the work area to route runoff away from the work area.
   - The restoration of an eroded drainage ditch that will help convey and slow down stormwater runoff as it travels to the lake. A sediment trap is proposed in the drainage way that will be cleaned of sediment routinely before sediments can travel into the lake.
   - The installation of a new stormwater management system, as designed by ALP Engineering.

- The removal of invasive species on the properties.
- The replanting of the property with native vegetation to re-stabilize the hillside. A mixture of trees, shrubs and perennials are proposed.

7. Re: Comment #7 – Construction Details
   Once the applicant and the PB are in agreement regarding the site plan layout, the necessary construction details/plans will be provided for the installation of the improvements, including engineered retaining walls, stairs, steps, paving, etc. The ALP stormwater management plans do show construction details of the stormwater management plan now .

8. Re: Comment #8 – 100 Year Flood Plan
   We have placed a National Flood Inventory Firmette map on the site plans. The scale of these maps are quite small and difficult to interpret. We also note that the property is located in the Zone X Flood Zone, where there has been no base flood elevation established, so it is difficult to ascertain the exact flood elevations. We note, however, that the main house and cabana are positioned much higher than the lake water elevation at elevation +/-472.0. The cabana FFE is 484.0 and the garage in the main cabana elevation is at 502.

9. Re: Comment #9 – Updated Surveys for Property
   We attach copies of the updated survey information for the property that is now certified to Old Pond Properties, LLC and William McArthur.

10. Re: Comment #10 – Cabana Floor Plan
    We provide a copy of an architectural floor plan for the lakeside cabana, as prepared by Teo Siguenza Architect. Please note that the layout of the kitchenette space is the same layout as approved by WCDH..

Summary

We trust that the new and revised information provided herein is helpful to the PB's continued review of the project. It is the applicant's hope that the information provided is sufficient to move the project along in the approval process so that the project can move forward to the next permitting and construction phases of the project.

On behalf of the project team, we are grateful for the PB's continued consideration with this project.

Respectfully submitted,

Jeri Barrett

Jeri D. Barrett, R.L.A.
Enc.
cc: William McArthur/Alejandra Salazar
Michael Sirignano, Esq.
Stephen Coleman
ALP Engineering
Teo Siguenza, RA
Jan Johannessen, AICP – Town Planning Consultant

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

September 28, 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 – Overview and Update of Proposed On-Site and Off-Site Mitigation Measures

Dear Chairperson Andersen and Members of the PB:

As per Chapter 217 -7, the following information is submitted in support of a Wetlands Permit application for the McArthur Property, 40 Old Pond Road.

As previously noted, the proposed re-development of the subject parcel will not disturb any existing wetlands. The disturbance is restricted to the regulated wetland buffer. Due to the existing conditions, the majority, of the wetland buffer, has been impacted or converted to different uses. The proposed improvements will be located within the same areas of the buffer that have previously been altered, and the amount of overall disturbance within the buffer has now been reduced from the existing condition.

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" last revised 09-29-20, which shows the approximate location where mitigation will take place. The total amount of wetland buffer disturbance is approximately 17,600 SF. We currently estimate that only 12,600 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 5,000 SF, will occur off site on the adjacent WLT property.

Several mitigation measures have been proposed- in an effort- to reduce and minimize the impact of the proposed improvements located within the regulated wetland buffer. The overall objective of the proposed mitigation measures is to improve the function of remaining wetland buffer areas in their ability to filter, and treat excess nutrients from stormwater runoff, and normal precipitation events.

Throughout the entire parcel, planting areas have been selected to assist with water quality maintenance. Proposed plantings are designed to trap excess nutrients and provide a vegetative filter that allows nutrients to be absorbed and to slow the rate of runoff of precipitation as it travels downslope towards the Lake edge. The mitigation plantings in combination with the proposed stormwater treatment measures will greatly minimize the impact from the impervious surfaces that will remain and also provide important buffer functions, including wildlife habitat and attractiveness for pollinator species as well as resident wildlife. The buffer plantings will

also provide important screening for adjacent properties and provide a denser and attractive functioning buffer strip along Waccabuc Lake.

Highlights of the buffer mitigation plantings include:

- The proposed buffer along the edge of the Lake has been expanded along the western and eastern section and includes a dense buffer of shrubs and perennials. The plant material selected include native shrubs and perennials that are designed to attract pollinator species and provide valuable habitat. The combination of plantings will also assist with water quality maintenance of any nutrients from adjacent lawn areas. Some of the shrub species selected include witch hazel, winterberry, choke cherry, summersweet, virginia sweetspire, and spicebush. Perennials include milkweed, blazing star, black eyed susan, joe-pye weed, purple coneflower, coreopsis, ostrich fern and others.

- The buffer area along the Eastern property line include the planting of several trees to assist with screening of the proposed lake studio and the new cottage residence. Selected trees include black tupelo, green giant arborvitae, and flowering dogwood. In addition, plantings have been proposed along the eastern side of the studio and along the retaining walls for the proposed driveway area. These areas include a combination of understory trees, shrubs and perennials that will provide a dense screen for the adjacent parcel and provide additional opportunities to filter any nutrients from remaining impervious surfaces. The understory along the eastern property line between the studio and the driveway area will be seeded with a no-mow meadow grass seed mix. Once the meadow grass mix is established, this area will serve as a natural area and assist greatly with filtering any runoff from precipitation events.

- The buffer area along the western property line will be restored, invasive species removed, and the area enhanced with mitigation plantings that include a combination of understory trees, shrubs, and perennials. Included within this area will be the planting of a native seed mix (ERNMX-153) and (ERNMX 181) which consists of native wildflowers and grasses. The plantings will help to stabilize the slopes, attract pollinator species and provide important habitat, and natural filtration of excess nutrients, to assist with water quality maintenance functions.

- Along the northern end of the property at the base of the slope, the drainage will be re-directed into an enhanced drainage channel located on the adjacent WLT parcel. The channel along this northern end will be stabilized with the use of coir logs, and the area planted with a variety of native ground covers that will provide habitat, and filtration functions, for any runoff that occurs from the adjacent slope.

Mitigation Measures located on the adjacent Westchester Land Trust property:

- The existing drainage channel will be restored to optimize the ability of the drainage channel to temporarily store and treat surface and stormwater runoff that occurs from existing conditions, and, also from proposed improvements. During storm events, surface water collects at the base of the steep slope that starts by the existing driveway and travels towards the western side of the property, and eventually drains into the existing drainage channel, that is located on the Westchester Land Trust property. During larger storm events, the water flows towards the lake and has caused scouring downslope and creates erosion of soil that works its way untreated towards Waccabuc Lake. As the water travels down the slope it eventually spreads out before entering Waccabuc Lake.

- As part of the overall mitigation strategy, the drainage channel will be stabilized to include the placement of stone along key sections of the channel, and the use of a gabion basket that is filled with stone. The gabion basket will be placed perpendicular to the channel and filled with assorted stone that will provide stability and the ability to filter water as it flows through the channel. The channel will be stabilized as necessary and include a series of plunge pools to allow sediment to filter out and to increase retention time within the channel during lower water flows. The side banks and sections of the gabion basket as necessary will be re-planted with native ground covers (ferns, grasses, and vines) and native shrubs to assist with stabilizing the banks of the channel and to improve overall habitat. The bottom of the channel will be stabilized with placed stone to prevent any scouring action and to allow natural infiltration as the water dissipates downslope.

- Mitigation will also include the management of invasive plant species that have become established along the existing drainage channel and sloped areas of the property immediately adjacent to the drainage channel. The primary target invasive species to be removed is Japanese Barberry (*Berberis thunbergii*), an aggressive invasive shrub that has taken over a large section of the existing drainage channel and surrounding sloped areas.

- The proposed method of removal will consist of mechanical removal of the above ground portion of the plant, and then herbicide treatment of the remaining cut stumps. The herbicide to be used will be a liquid glyphosate herbicide that is applied directly to the cut stump only. The dead materials will then be collected and properly disposed of off-site. The management of the Japanese Barberry will follow the guidelines outlined in the publication "Japanese Barberry Control Methods, a reference guide for foresters and professional woodland managers" special bulletin – February 2013, as prepared by the Connecticut Agricultural Experiment Station.

- After the initial cutting and treatment of the barberry clumps, the site will be monitored and a follow up treatment, will be scheduled, that treats any re-sprouting of the barberry clumps. The site will be monitored for a period of three growing seasons to make sure that the barberry clumps are under control. The work will be carried out by professional landscapers that have a proven track record in this type of treatment and the proper applicator's licenses.

- Along the drainage channel, the side slopes will be planted with a combination of native shrubs and ground covers. The new mitigation plantings will create additional habitat and assist with stabilization of the restored drainage channel.

- Along the shoreline and where the drainage channel disperses, a series of native shrubs are proposed to create more of a natural buffer along the edge of the Lake.

- The mitigation plantings that are added along the drainage channel will be monitored for a period of three growing seasons to guarantee that the plantings have become successfully established and that the channel is stabilized. If necessary, the plantings will be regularly sprayed with a deer repellant during the first two growing seasons to minimize the impact from deer browsing.

Summary

The proposed Wetland Buffer Mitigation Plan as designed will provide a tremendous improvement to existing site conditions and provide important water quality functions critical for minimizing the impact of nutrients that may enter Waccabuc Lake. It is our hope that the project narrative and submitted plans will be helpful to the PB's ongoing review of the planned wetland buffer mitigation plan.

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.

Westchester Land Trust

It's Our Nature

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September 29, 2020

Chairperson Janet Anderson
Town of Lewisboro Planning Board
79 Bouton Road
South Salem, NY 10590

RE: revised letter of intent (LOI) to allow applicant to install a portion of their required 1:1 mitigation on Westchester Land Trust property (permits Cal# 11-19PB, CAL# 91-19WP, Cal# 10-19SW)

Dear Chairperson Anderson,

The Westchester Land Trust (WLT) is a conservation non-profit that has worked to protect nearly 9,000 acres of open space in Westchester and eastern Putnam Counties across 260 properties through conservation easements, fee-owned land, and assisted deals. One of these protected properties, our Garrell-Paltrow Preserve, is the subject of this letter. This preserve is managed by WLT to protect watersheds, wildlife, and scenic vistas.

This letter is a revision to our original LOI to the Lewisboro Planning Board (PB) dated 6/12/2020. The revision reflects subsequent updates to the mitigation plan, as well as our plan to resolve the status of the existing stone patio.

Mitigation

This letter confirms our intent to allow Mr. McArthur and his assigns access to our Garrell-Paltrow Preserve (0 Old Pond Road / parcel ID 33.1-1-5) to install and maintain approximately 5,086 SF of wetland mitigation practices required as per the above referenced permits, and as detailed in 1) letter dated 09/28/2020 from Steven W. Coleman Environmental Consultants to Lewisboro Planning Board, and 2) Sheet 6 of 6 "Wetland Mitigation Plan" last revised 09/29/2020.

We have been consulted on all aspects of this work, and have joined multiple site visits to the mitigation area on our preserve, and we support the mitigation work and subsequent maintenance as has been presented in the two (2) above listed documents. This work generally includes invasive plant control, replanting with native vegetation, the stabilization of an old eroding channel that straddles our shared boundary, and all necessary maintenance. This work will take place in the area generally enclosed by our shared property line, a stone wall about 60 feet to the west, and the shoreline to the south.

We are in the process of formalizing this arrangement with a license agreement between WLT and Mr. McArthur. Both parties agree that no mitigation work shall commence on WLT lands until the license agreement is fully executed. Please note that WLT has no objection to the issuance of a wetlands permit to Mr. McArthur conditioned upon the finalization and full execution of the license agreement.

phone 914.234.6992
fax 914.234.6673
info@westchesterlandtrust.org

403 Harris Road
Bedford Hills, NY 10507
westchesterlandtrust.org

Westchester Land Trust

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President

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Existing Stone Patio

In addition to the mitigation work, the PB has requested information regarding the existing stone patio. This small stone patio preexists both our ownerships and appears to have been installed in the 1990's. The intent is to allow Mr. McArthur to use the patio. The patio will not be altered or modified in any way and will remain in its exact current state. We are in the process of formalizing this arrangement with a license agreement.

We thank the PB and Mr. McArthur for this opportunity to work together to protect and improve the water quality of Lake Waccabuc and the habitat of our Garrell-Paltrow Preserve.

Sincerely,

Brendan Murphy
Director of Stewardship
914-234-6992 x10
brendan@westchesterlandtrust.org

cc: Billy McArthur

phone 914.234.6992
fax 914.234.6673
info@westchesterlandtrust.org

403 Harris Road
Bedford Hills, NY 10507
westchesterlandtrust.org

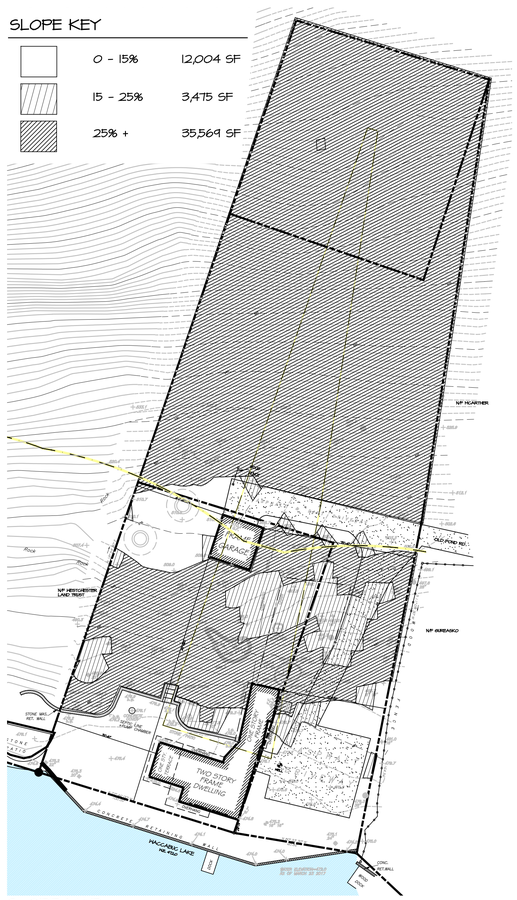


EXISTING CONDITIONS PLAN

1" = 20'

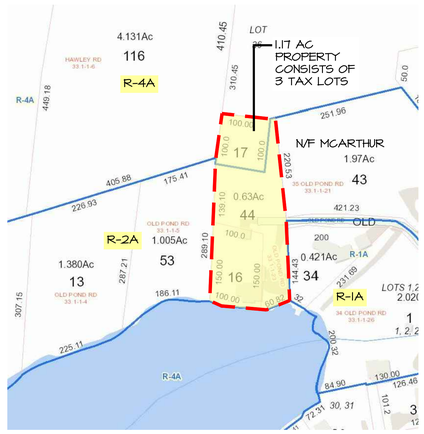
SLOPE KEY

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



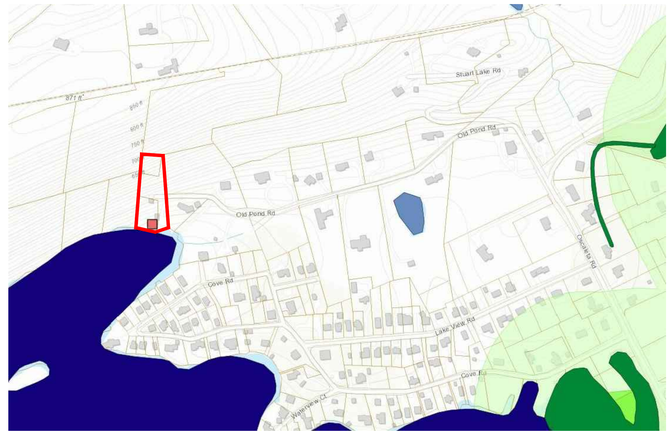
SLOPE MAP

1" = 30'



ZONE MAP

NTS



LOCATION MAP/ DEC WETLANDS 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



BIRDS EYE AERIAL - 40 OLD POND ROAD

NTS



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.



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



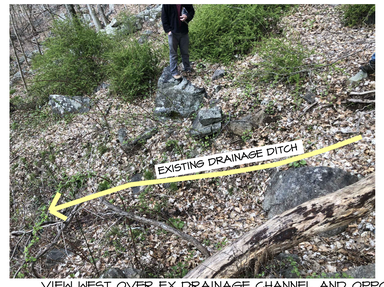
5 VIEW TOWARD BACK OF EXISTING HOUSE THAT FRONTS ON LAKE. NOTE FLAT YARD AREAS ADJACENT TO HOUSE.



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

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 1155, 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 :

TEO SIGUENZA ARCHITECTS
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

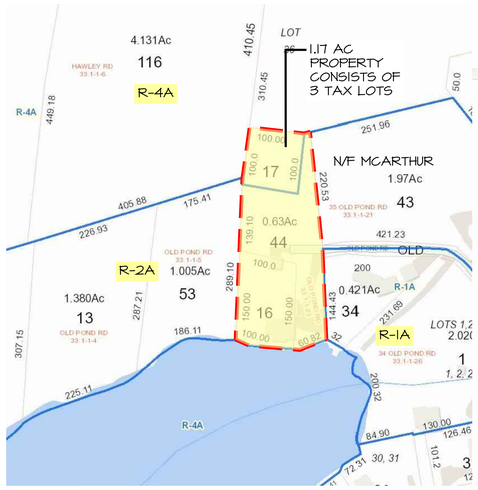
Surveyor :

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 29, 2020
Rev: June 30, 2020
Rev: July 27, 2020
Rev: September 28, 2020

LICENSED LANDSCAPE ARCHITECT
J.D. BARRETT
001343
STATE OF NEW YORK

NORTH



ZONE MAP
NTS

N/F MCARTHUR
40 OLD POND ROAD

N/F BUTTENWIESER

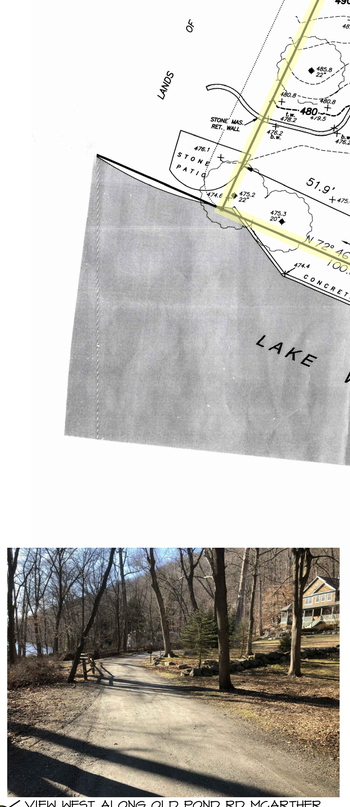
N88°44'32"E
228.18'
251.96'
MONUMENT FOUND
S16°22'08"E
181.20'
S10°45'26"E
N/F GRANT
N/F CASMER

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

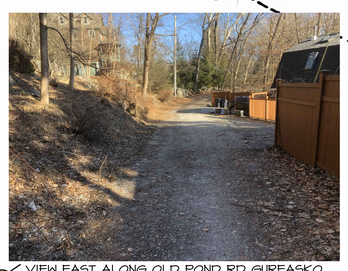
N12°25'59"E
PIPE FOUND
N86°45'43"W
40.13'
S85°18'15"E
40.12'
S13°23'12"W
38.48'
S88°21'20"W
CROSS CUT
CONCRETE RETAINING WALL
PROPANE TANK
PATIO
Deer Fence
35.0'
WELL
S77°28'08"E
28.00'
S12°31'52"W
30.00'
84.87'
N77°28'08"W
WATER RETENTION AREA
MACADAM
42.5'
TWO STORY FRAME RESIDENCE
OPEN PORCH
DRIVE
POLE W/WIRES
S76°12'40"E
48.93'
OVERHEAD SERVICE WIRES
POLE
GUY WIRE
DIRT DRIVE
ROUGH STONE WALL
OLD POND ROAD
134.87'
10.95'
N30°49'40"W
50.0'
N50°31'04"W
53.95'
IRON ROD FOUND
N81°30'23"W
24.03'
EX WELL
CLEARED AREA
CONC. MON. FOUND
CHAIN LINK FENCE
WOOD FENCE
WOOD DOCK
STONE MAS. RET. WALL
STONE PATIO
CONCRETE COVER
STONE STEPS
STONE PATIO
ONE STORY FRAME
OVERHANG
CONCRETE TERRACE
TWO STORY FRAME DWELLING
ASPHALT DRIVEWAY
N79°46'00"W
100.00'
CONCRETE RETAINING WALL
DOCK
N12°34'30"E
44.5'
ASPHALT & DIRT DRIVEWAY
FRAME GARAGE
IRON PIN FOUND
N/F GUREASKO
36 OLD POND ROAD
AREA: 0.421 AC.
FENCE
N01°50'05"E
69.23'
WIRE
LINK
FORMERLY LOUIS A. AND OLGA I. DE ANGELIS
LIBER 7433, P. 369
CELLAR STEPS
FR. SHED
ONE STORY FRAME
ENCL. PORCH
PROPANE TANK
DECK
8"RCP
10"C.M.P.
N/F MCARTHUR
40 OLD POND ROAD
Liber 11734, Pg. 232
TRUST
LAND
OF
WESTCHESTER
LANDS
PHYSICAL BOUNDS
LAKE WACCABUC
N/F MCARTHUR
35 OLD POND ROAD
N/F CASMER
N/F GUREASKO
36 OLD POND ROAD
WATER ELEVATION=472.0 AS OF MARCH 23 2017


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


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

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

Attorney
MICHAEL FULLER SIRIGNANO
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21 CLARK PLACE, SUITE 1-B
MAHOPAC, NEW YORK 10541
TEL: 845.628.5857 FAX 845.621.0013

Scale: 1" = 20'
Date: July 27, 2020
Date: September 28, 2020

NORTH



1 COTTAGE FRONT ELEVATION



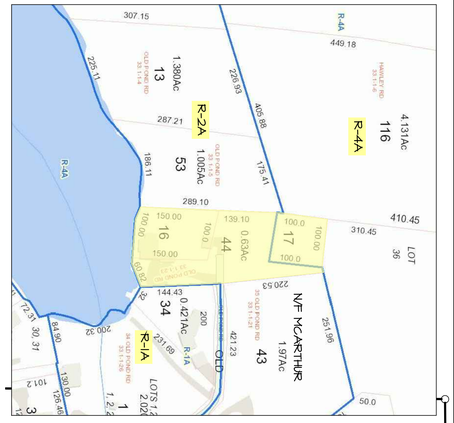
2 COTTAGE REAR ELEVATION



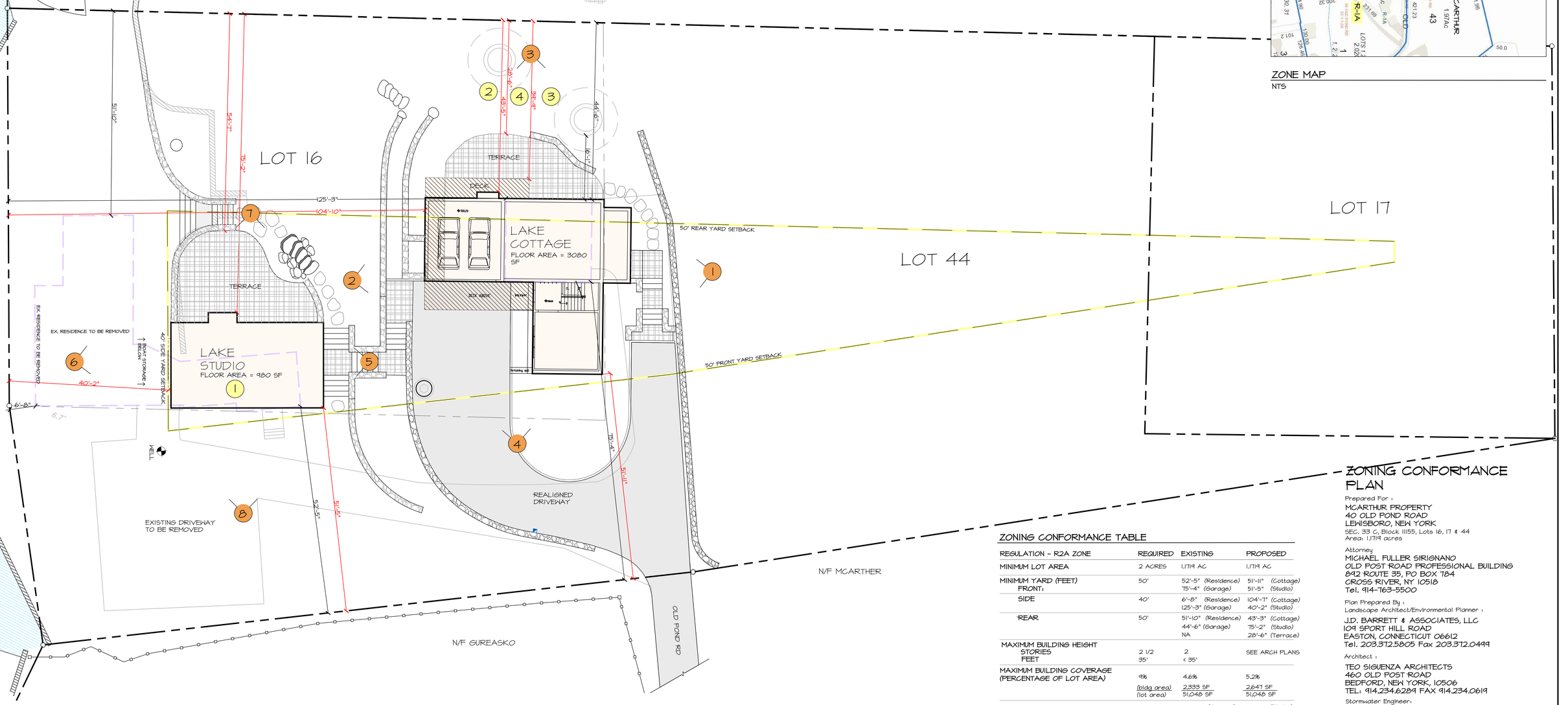
3 COTTAGE RIGHT SIDE ELEVATION



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	2 1/2	2	SEE ARCH PLANS
FEET	35'	< 35'	
MAXIMUM BUILDING COVERAGE (PERCENTAGE OF LOT AREA)	9%	4.6%	5.2%
	(bldg area) / (lot area)	2,333 SF / 51,048 SF	2,641 SF / 51,048 SF
ACCESSORY STRUCTURE FLOOR AREA (MAX)	600 SF	449 SF (Garage)	980 SF (Studio)

ZONING VARIANCE REQUESTS*

		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'-4" 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

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

ZONING CONFORMANCE PLAN

Prepared For :
MCARTHUR PROPERTY
40 OLD POND ROAD
LEWISBORO, NEW YORK
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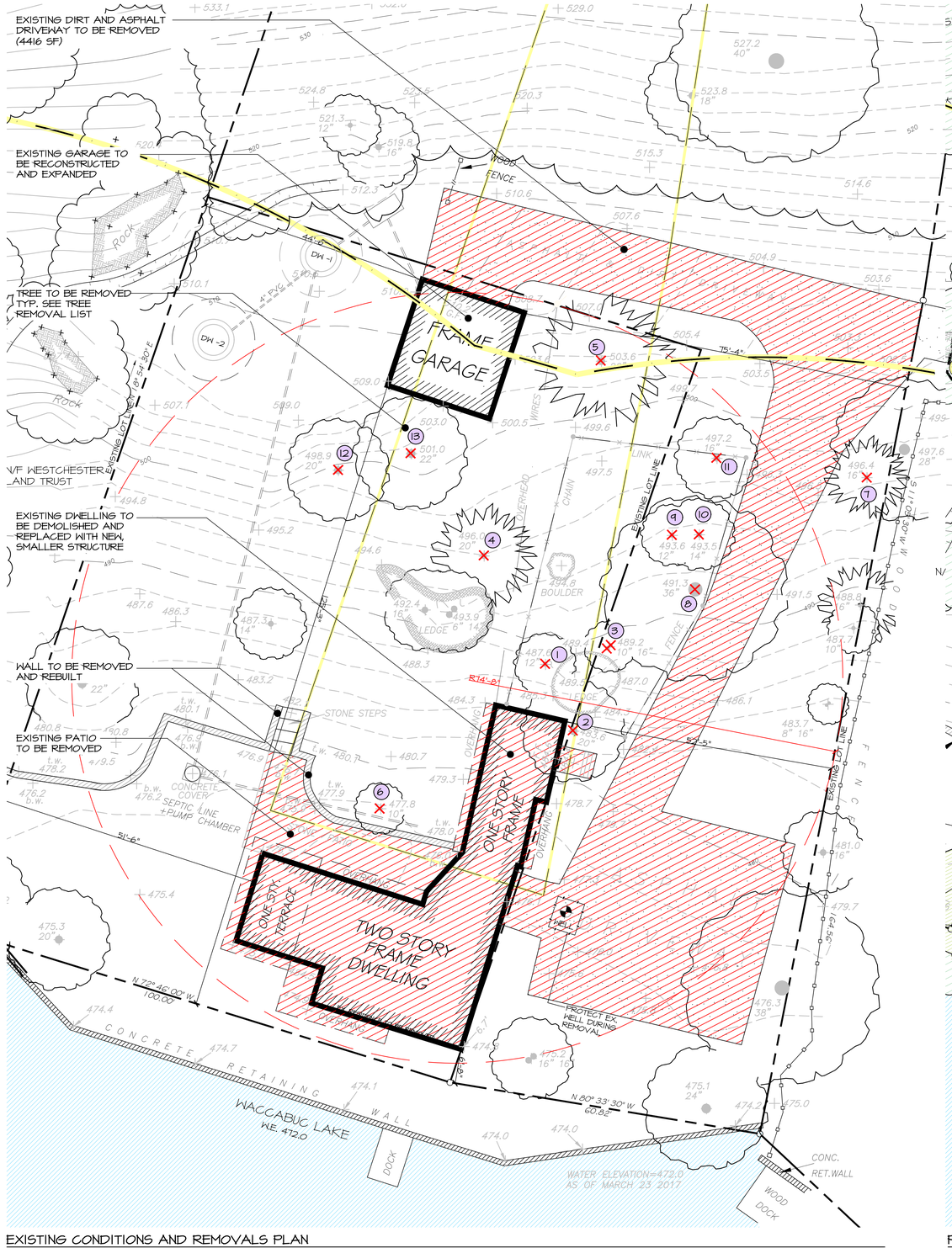
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0' 10' 20'

Date: April 29, 2020
Rev: June 30, 2020
Rev: July 27, 2020
Rev: September 28, 2020

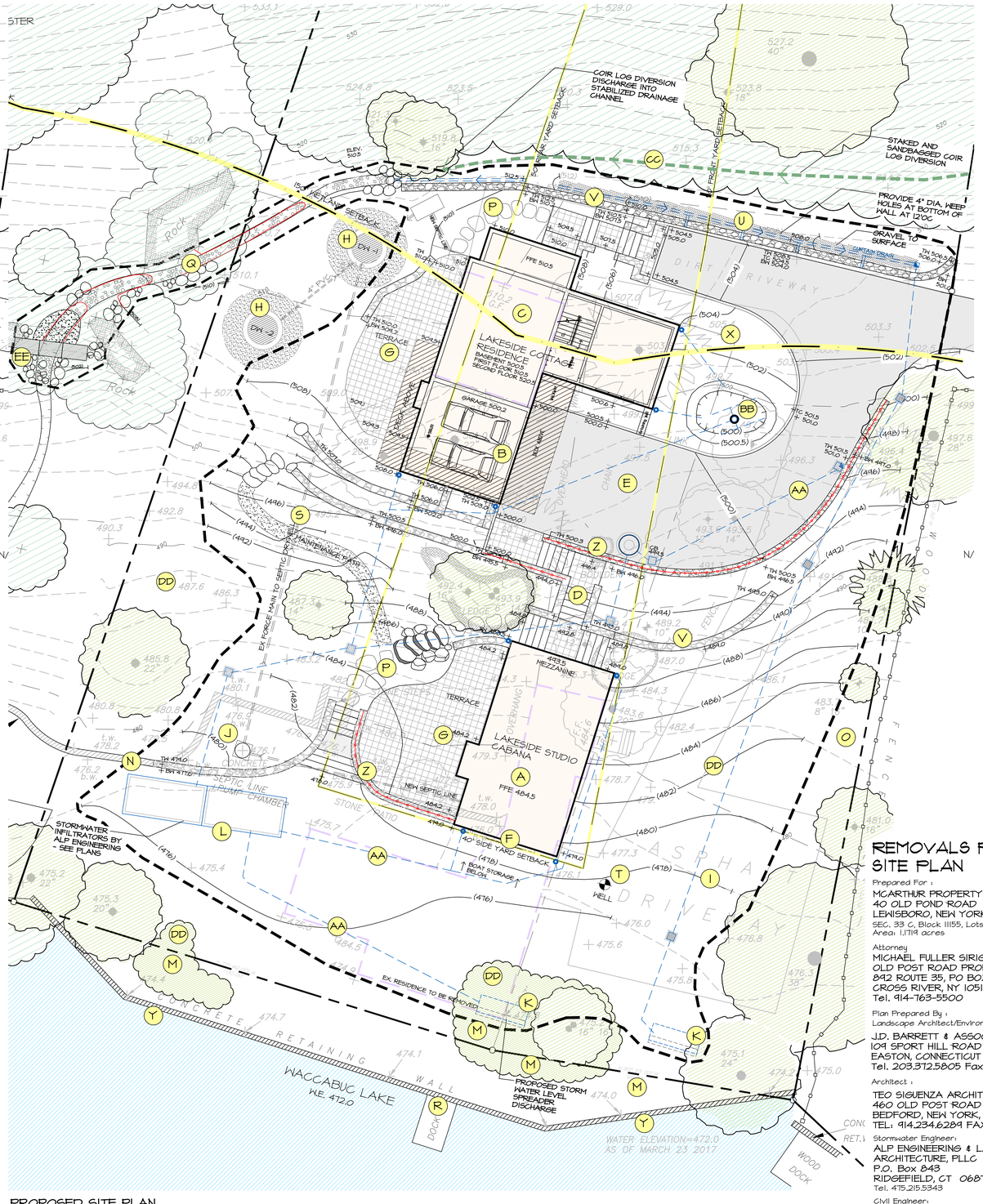


EXISTING CONDITIONS AND REMOVALS PLAN

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 LEVEL SPREADER DISCHARGE
- 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
- 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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LICENSED LANDSCAPE ARCHITECT — JOHN D. BARRETT — 001242 — STATE OF NEW YORK

NORTH

0' 10' 20'

Date: December 16, 2019
Rev: April 29, 2020
Rev: June 30, 2020
Rev: July 27, 2020
Rev: September 28, 2020

SHEET: 4 OF 6

BLANKETS

North American Green® Straw/Coconut Fiber Erosion Control Blankets

Developed for severe slopes, medium flow channels, and applications requiring extended protection during vegetation establishment. The 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 an excellent choice for use on 3:1 or flatter slopes, medium-discharge channels, and areas requiring blanket protection for more than one growing season.



SC150 Specifications

Material Composition	
Straw	70% (lbs/sq yd / 1.9 kg/sq m)
Coconut	15 lbs/sq yd / (58 kg/sq m)
Net	heavyweight UV stabilized top, lightweight bottom
Thread	cotton, bio-degradable

SC150 Roll Specifications

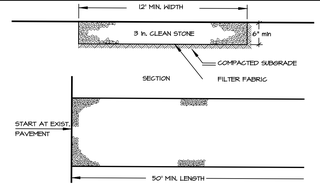
Width	6.5 ft (2 m)
Length	83.3 ft (25.5 m)
Weight	30 lbs (13.6 kg)
Area	60 sq yd (51 sq m)





SLOPE PROTECTION MAT

SCALE: NTS

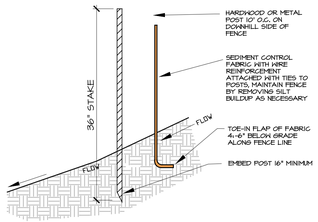


INSTALLATION NOTES

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 - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC 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

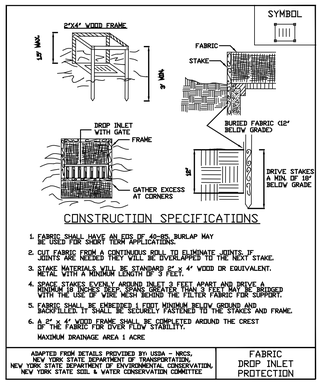


INSTALLATION NOTES

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

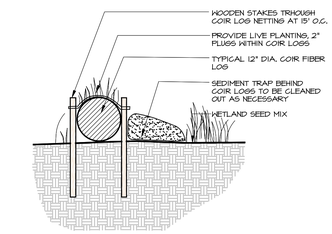
1. FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIAL TO BE STANDARD 2"x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM DENSITY OF 1 LB/FT.
4. SPACE STAKES EVENLY AROUND PERIM. AT APPROX. 10' CENTERS AND DRIVE SECURELY INTO GROUND. WHERE TWO SECTIONS OF FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED WITH THE USE OF ONE WOOD BRACE THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. STAKES SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE CONSTRUCTED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.
7. 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

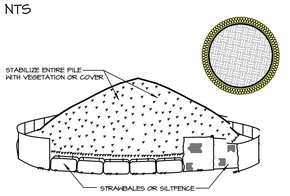
INLET PROTECTION

SCALE: NTS



12" HIGH DENSITY COIR LOG

NTS

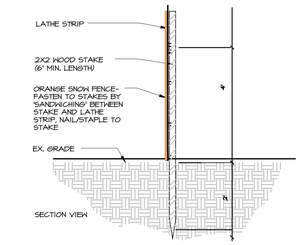


INSTALLATION NOTES

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.

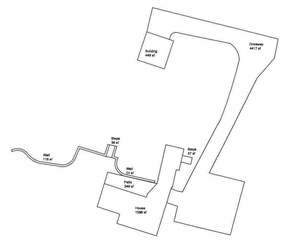
TOPSOIL STOCKPILE

SCALE: NTS



ORANGE SAFETY FENCE

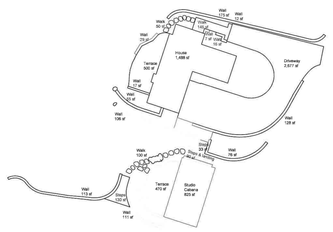
SCALE: NTS



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



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 %

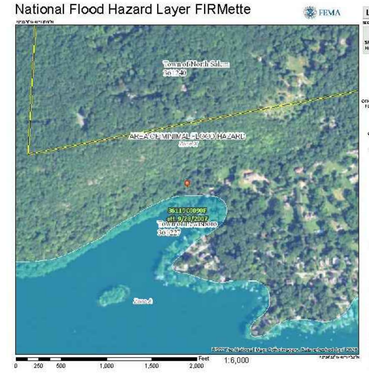
IMPERVIOUS COVERAGE - PROPOSED CONDITION +/- 7,500 SF

INFO PROVIDED BY ALP ENGINEERING

DISTURBANCE SUMMARY

TOTAL WETLAND DISTURBANCE	0 SF
TOTAL BUFFER DISTURBANCE	+/- 17,596 SF
TOTAL DISTURBANCE AREA (GLL)	+/- 20,800 SF

National Flood Hazard Layer FIRMette



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 11155, Lots 16, 17 & 44
Area: 1.1719 acres

Attorney
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OLD POST ROAD PROFESSIONAL BUILDING
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Tel. 914-763-5500

Plan Prepared By :
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914.494.5544

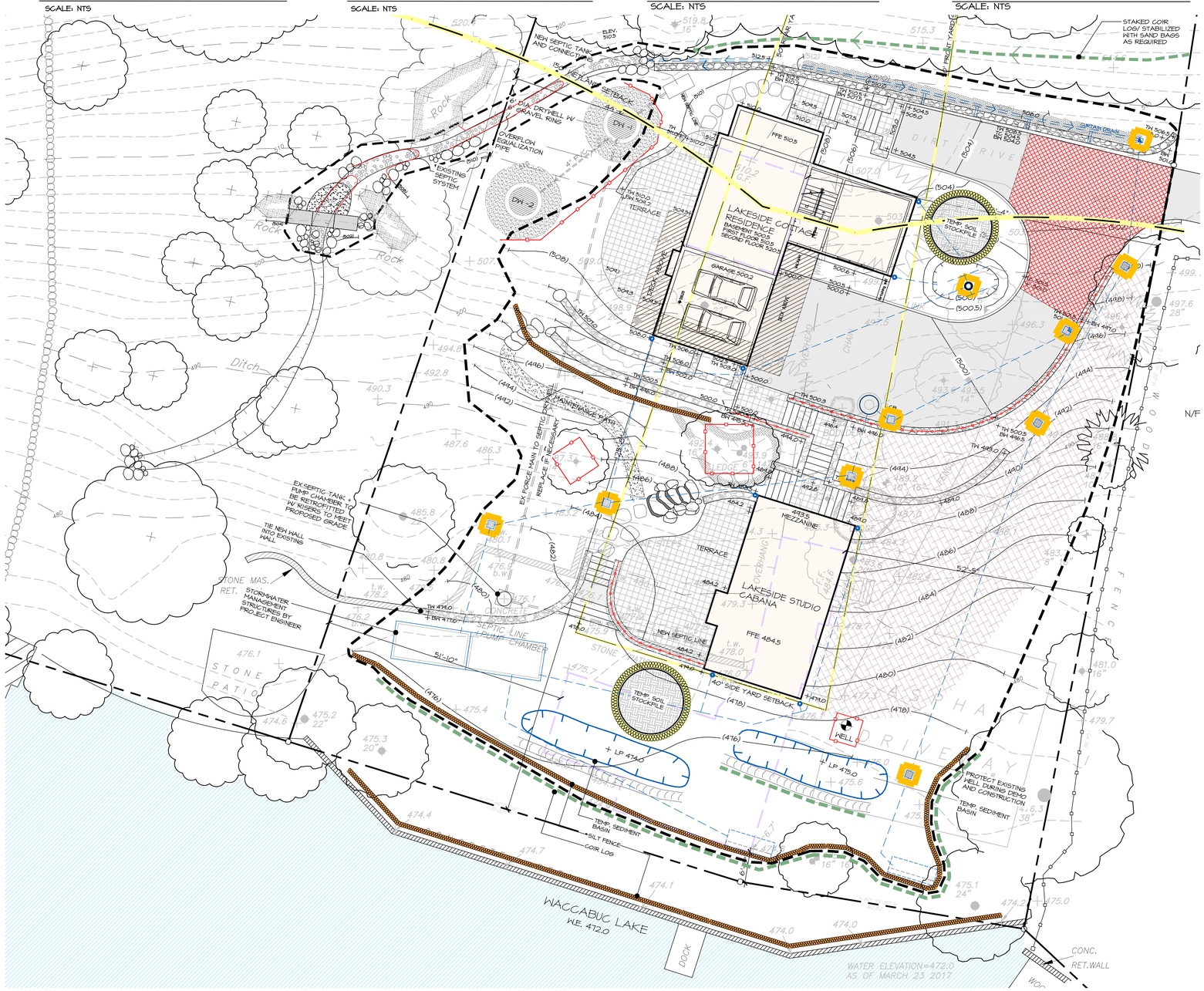
Surveyor :
LINK SURVEYORS, P.C.
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TEL: 845.628.5857 FAX 845.621.0013

Date: December 16, 2019
Rev: April 29, 2020
Rev: June 30, 2020
Rev: July 27, 2020
Rev: September 28, 2020



NORTH

SHEET: 5 OF 6



EROSION CONTROL PLAN
1"= 10'



PLANT LIST

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE
TREES				
BT	3	BLACK TUPELO	Nyssa sylvatica	10 GALLON
DG	5	FLORIDA DOGWOOD	Cornus Florida	10 GALLON
GG	8	GREEN GIANT ARBORVITAE	Thuja green giant	10 GALLON
PG	2	LIMELIGHT HYDRANGEA TREE FORM	Hydrangea paniculata-tf	10 GALLON
CA	1	CRABAPPLE S.T.	Malus sargentii	10 GALLON
SHRUBS				
FO	3	FOTHERGILLA WITCH ALDER	Fothergilla m.a.	2 GALLON
KO	6	KNOCK OUT ROSE	Rosa knock out	2 GALLON
PJM	20	PJM RHODODENDRON	Rhododendron pjm	2 GALLON
ST	12	STEEPLEBUSH	Spirea tomentosum	2 GALLON
SP	36	SPICEBUSH	Lindera benzoin	2 GALLON
AW	7	ARROWOOD VIBURNUM	Viburnum dentatum	2 GALLON
BX	17	BOXWOOD	Buxus sempervirens	2 GALLON
RH	3	RHODODENDRON 'CATAWABA'	Rhododendron catwaba	2 GALLON
DR	5	DRIFT ROSE	Rosa - dr.	2 GALLON
LPS	25	LITTLE PRINCESS SPIREA	Spirea japonica - l.p.	2 GALLON
VS	13	VIRGINIA SWEETSPIRE	Itea virginica	2 GALLON
MKL	5	MISS KIM LILAC	Syringa m.k.	2 GALLON
BLB	6	BLUEBERRY	Vaccinum corymbosum	2 GALLON
LLH	4	LIMELIGHT HYDRANGEA	Hydrangea paniculata II	2 GALLON
RHM	2	RHODODENDRON MAXI	Rhododendron roseberry	2 GALLON
BR	12	BLUE RUG JUNIPER	Juniperis - b.r.	2 GALLON
MTL	21	MOUNTAIN LAUREL	Kalmia latifolia	2 GALLON
RR	12	RUGOSA ROSE	Rosa rugosa	2 GALLON
PV	15	POPCORN VIBURNUM	Viburnum tomentosum pc	2 GALLON
BY	22	BAYBERRY	Myrica pensylvanica	2 GALLON
WB	25	WINTERBERRY	Itea verticillata	2 GALLON
RCB	11	RED CHOKEBERRY	Aronis melanocarpa	2 GALLON
SS	22	SUMMERSWEET	Clethra alnifolia	2 GALLON
BB	19	BUTTERFLY BUSH	Buddlela sp	2 GALLON
IB	11	INKBERRY	Ilex glabra	2 GALLON
ESH	5	ENDLESS SUMMER HYDRANGEA	Hydrangea macrophalla	2 GALLON
WH	17	WITCH HAZEL	Hamamelis	2 GALLON
LL	7	LILAC	Syringa vulgaris	2 GALLON
CB	17	CRANBERRYBUSH	Viburnum corymbosum	2 GALLON
PERENNIALS				
CJ	15	CREEPING JENNY	Lysimachia golden jenny	1 GALLON
WF	75	WOOD FERN	Dryopteris wf	1 GALLON
XF	200	CHRISTMAS FERN	Polystichum acrostcholdes	2" PLUG
MSC	6	MISCANTHUS	Miscanthus gracillmus	1 GALLON
MD	7	MOUDRY GRASS	Pennisetum moudry	1 GALLON
DFG	8	DWARF FOUNTAIN GRASS	Pennisetum hameln	1 GALLON
CS	30	COREOPSIS	Coreopsis lanceolata	2" PLUG
PC	75	PURPLE CONEFLOWER	Echinacea purpurea	2" PLUG
CPX	18	CREEPING PHLOX	Phlox - creeping	1 GALLON
IW	30	IRONWEED	Veronia noveboracensis	2" PLUG
HSN	5	HELIOPSIS 'SUMMER NIGHT'	Heliopsis summer night	1 GALLON
HSS	7	HELIOPSIS 'SUMMER SUN'	Heliopsis summer sun	1 GALLON
LS	40	LIATRIS 'BLAZING STAR'	Liatris b.s.	2" PLUG
BS	95	BLACK EYED SUSAN	Rudbeckia hirta	2" PLUG
OF	325	OSTRICH FERN	Matteuccia struthiopteris	2" PLUG
SM	100	SWAMP MILKWEED	Ascleplas incarnata	2" PLUG
BV	100	BLUE VERVAIN	Verbena hastata	2" PLUG
JPW	75	JOE PYE WEED	Eupatorium maculatum	2" PLUG
CM	60	CATMINT	Nepeta	2" PLUG
WP	50	WOODLAND PHLOX	Phlox woodland	2" PLUG

Ernst Conservation Seeds
8884 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Date: September 21, 2020

Showy Northeast Native Wildflower & Grass Mix - ERNMX-153

	Botanical Name	Common Name	Price/lb
30.50 %	*Schizachyrium scoparium, 'Camper'*	Little Bluestem, 'Camper'	16.83
30.00 %	*Bouteloua curtipendula, Butte*	Sideoats Grama, Butte	11.23
15.00 %	*Elymus virginicus, PA Ecotype*	Virginia Wildrye, PA Ecotype	6.19
4.00 %	*Echinacea purpurea*	Purple Coneflower	39.60
3.50 %	*Chamaecrista fasciculata, PA Ecotype*	Partridge Pea, PA Ecotype	6.60
3.00 %	*Coreopsis lanceolata*	Lanceleaf Coreopsis	26.40
3.00 %	*Rudbeckia hirta, Coastal Plain NC Ecotype*	Blackeyed Susan, Coastal Plain NC Ecotype	22.00
2.00 %	*Helliopsis helianthoides, PA Ecotype*	Oxeye Sunflower, PA Ecotype	30.80
1.20 %	*Liatris spicata*	Marsh Blazing Star	231.00
1.00 %	*Tradescantia ohiensis, PA Ecotype*	Ohio Spiderwort, PA Ecotype	176.00
0.70 %	*Pycnanthemum tenuifolium*	Narrowleaf Mountainmint	154.00
0.70 %	*Senna hebecarpa, VA & WV Ecotype*	Wild Senna, VA & WV Ecotype	26.40
0.50 %	*Asclepias tuberosa*	Butterfly Milkweed	396.00
0.50 %	*Baptisia australis, Southern WV Ecotype*	Blue False Indigo, Southern WV Ecotype	88.00
0.50 %	*Zizia aurea*	Golden Alexanders	264.00
0.40 %	*Aster laevis, NY Ecotype*	Smooth Blue Aster, NY Ecotype	396.00
0.40 %	*Aster novae-angliae, PA Ecotype*	New England Aster, PA Ecotype	396.00
0.40 %	*Aster oblongifolius, PA Ecotype*	Aromatic Aster, PA Ecotype	396.00
0.40 %	*Aster pernanthoides, PA Ecotype*	Zigzag Aster, PA Ecotype	396.00
0.40 %	*Eupatorium coelestinum, VA Ecotype*	Mistflower, VA Ecotype	281.60
0.40 %	*Monarda fistulosa, Fort Indiantown Gap-PA Ecotype*	Wild Bergamot, Fort Indiantown Gap-PA Ecotype	88.00
0.40 %	*Solidago nemoralis, PA Ecotype*	Gray Goldenrod, PA Ecotype	396.00
0.30 %	*Penstemon digitalis, PA Ecotype*	Tall White Beardtongue, PA Ecotype	176.00
0.20 %	*Coreopsis tripteris, PA Ecotype*	Tall Coreopsis, PA Ecotype	308.00
0.10 %	*Geum canadense, PA Ecotype*	White Avens, PA Ecotype	176.00
0.10 %	*Oenothera fruticosa var. fruticosa*	Sundrops	330.00
0.10 %	*Penstemon hirsutus*	Hairy Beardtongue	440.00
0.10 %	*Rudbeckia fulgida var. fulgida, Northern VA Ecotype*	Orange Coneflower, Northern VA Ecotype	352.00
0.10 %	*Senna marilandica*	Maryland Senna	26.40
0.10 %	*Solidago odora, PA Ecotype*	Licorice Scented Goldenrod, PA Ecotype	352.00
100.00 %		**Mix Price/lb Bulk:**	**$35.07**

Seeding Rate: 20 lb per acre, or 1/2 lb per 1,000 sq ft

Pollinator Favorites; Uplands & Meadows

The native wildflowers and some grasses provide a gorgeous display of color from spring to fall. Designed for upland sites with well-drained soils and full sun to semi-shaded areas; ideal for attracting butterflies and hummingbirds. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

Ernst Conservation Seeds
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(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Date: September 20, 2020

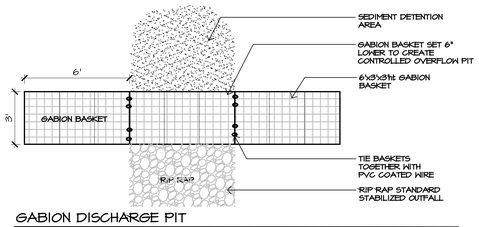
Native Steep Slope Mix w/Annual Ryegrass - ERNMX-181

	Botanical Name	Common Name	Price/lb
31.10 %	*Sorghastrum nutans, 'Tomahawk'*	Indiangrass, 'Tomahawk'	15.59
20.00 %	*Lolium multiflorum*	Annual Ryegrass	0.88
14.00 %	*Andropogon gerardii, 'Niagara'*	Big Bluestem, 'Niagara'	11.15
10.00 %	*Elymus virginicus, 'Madison'*	Virginia Wildrye, 'Madison'	5.96
7.00 %	*Elymus canadensis*	Canada Wildrye	5.59
4.00 %	*Agrostis perennans, Albany Pine Bush-NY Ecotype*	Autumn Bentgrass, Albany Pine Bush-NY Ecotype	15.40
4.00 %	*Panicum virgatum, 'Shawnee'*	Switchgrass, 'Shawnee'	6.05
3.00 %	*Panicum clandestinum, Tioga*	Deertongue, Tioga	18.40
1.50 %	*Echinacea purpurea*	Purple Coneflower	39.60
1.30 %	*Chamaecrista fasciculata, PA Ecotype*	Partridge Pea, PA Ecotype	6.60
1.20 %	*Helliopsis helianthoides, PA Ecotype*	Oxeye Sunflower, PA Ecotype	30.80
1.00 %	*Coreopsis lanceolata*	Lanceleaf Coreopsis	26.40
1.00 %	*Rudbeckia hirta*	Blackeyed Susan	22.00
0.30 %	*Monarda fistulosa, Fort Indiantown Gap-PA Ecotype*	Wild Bergamot, Fort Indiantown Gap-PA Ecotype	88.00
0.20 %	*Asclepias syriaca*	Common Milkweed	149.60
0.10 %	*Aster laevis*	Smooth Blue Aster	396.00
0.10 %	*Aster novae-angliae, PA Ecotype*	New England Aster, PA Ecotype	396.00
0.10 %	*Solidago juncea, PA Ecotype*	Early Goldenrod, PA Ecotype	308.00
0.10 %	*Solidago nemoralis, PA Ecotype*	Gray Goldenrod, PA Ecotype	396.00
100.00 %		**Mix Price/lb Bulk:**	**$12.58**

Seeding Rate: 60 lb per acre, or 1.5 lb per 1,000 sq ft

Erosion Control & Revegetation

The native grass and forb species tolerate poor soils typically found on steep slopes in the eastern United States. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.



GABION DISCHARGE PIT

NTS

MITIGATION LEGEND

INVASIVE UNDERSTORY PLANT REMOVAL	+/- 5,000 SF
PROPOSED GROUND COVER/ NO MOW AREA	+/- 12,600 SF
PROPOSED TREE PLANTING	
PROPOSED SHRUB PLANTING	
TOTAL	17,600 SF

WETLAND AND BUFFER IMPACT SUMMARY

TOTAL	WETLAND DISTURBANCE	0 SF
TOTAL	BUFFER DISTURBANCE	+/- 17,596 SF
PROPOSED	MITIGATION	+/- 17,600 SF

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

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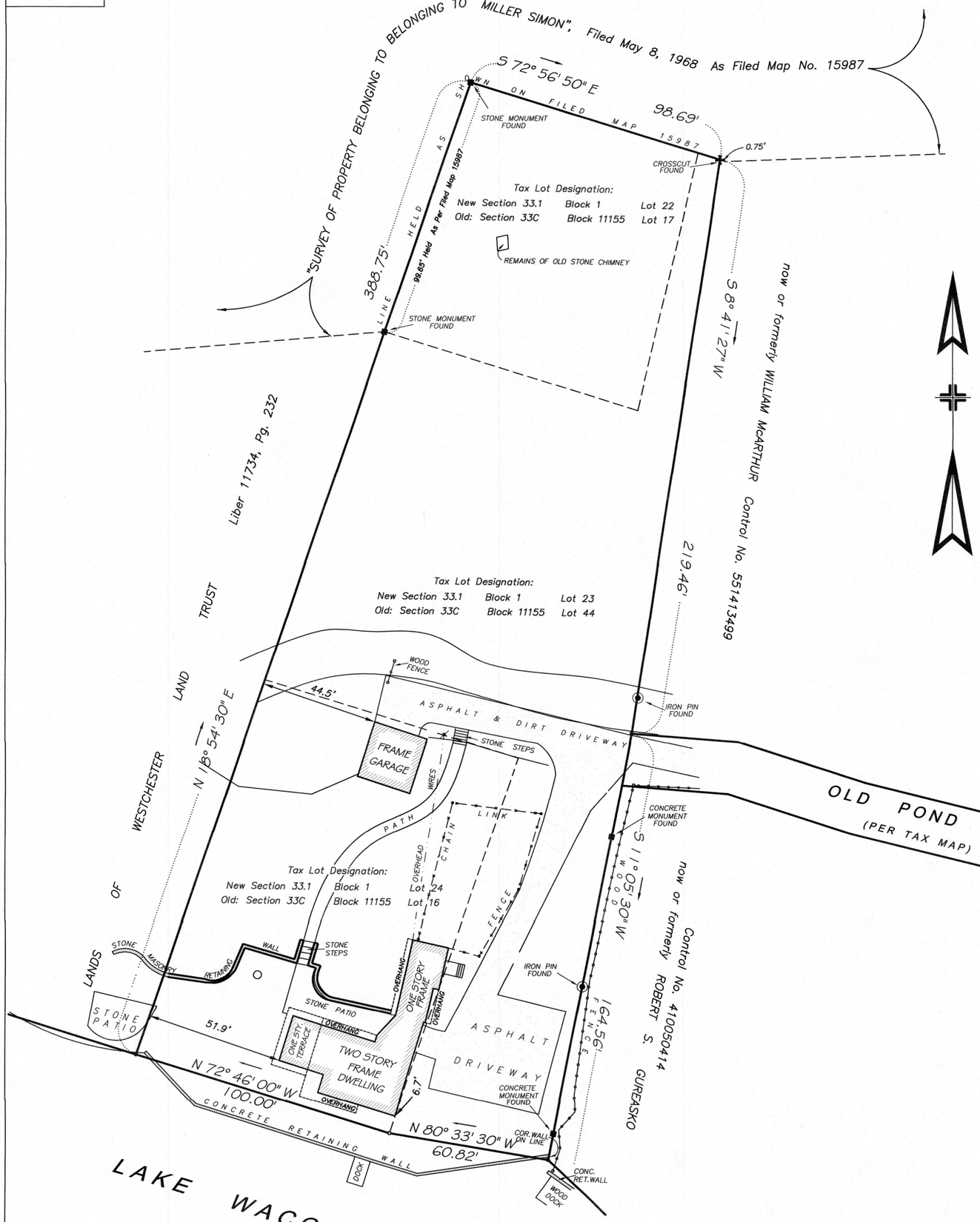
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Date: December 16, 2019
Rev: April 29, 2020
Rev: June 30, 2020
Rev: July 27, 2020
Rev: September 28, 2020

NORTH

SHEET: 6 OF 6

7765



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

SCALE: 1"= 30'

SURVEYED: MARCH 13, 2017

SURVEY UPDATE TO SHOW STONE STEPS & PATH: SEPTEMBER 17, 2020

- 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 BYCOURT STREET ABSTRACT, INC., UNDER TITLE REPORT No. CSA17- 07018-W.
- 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.

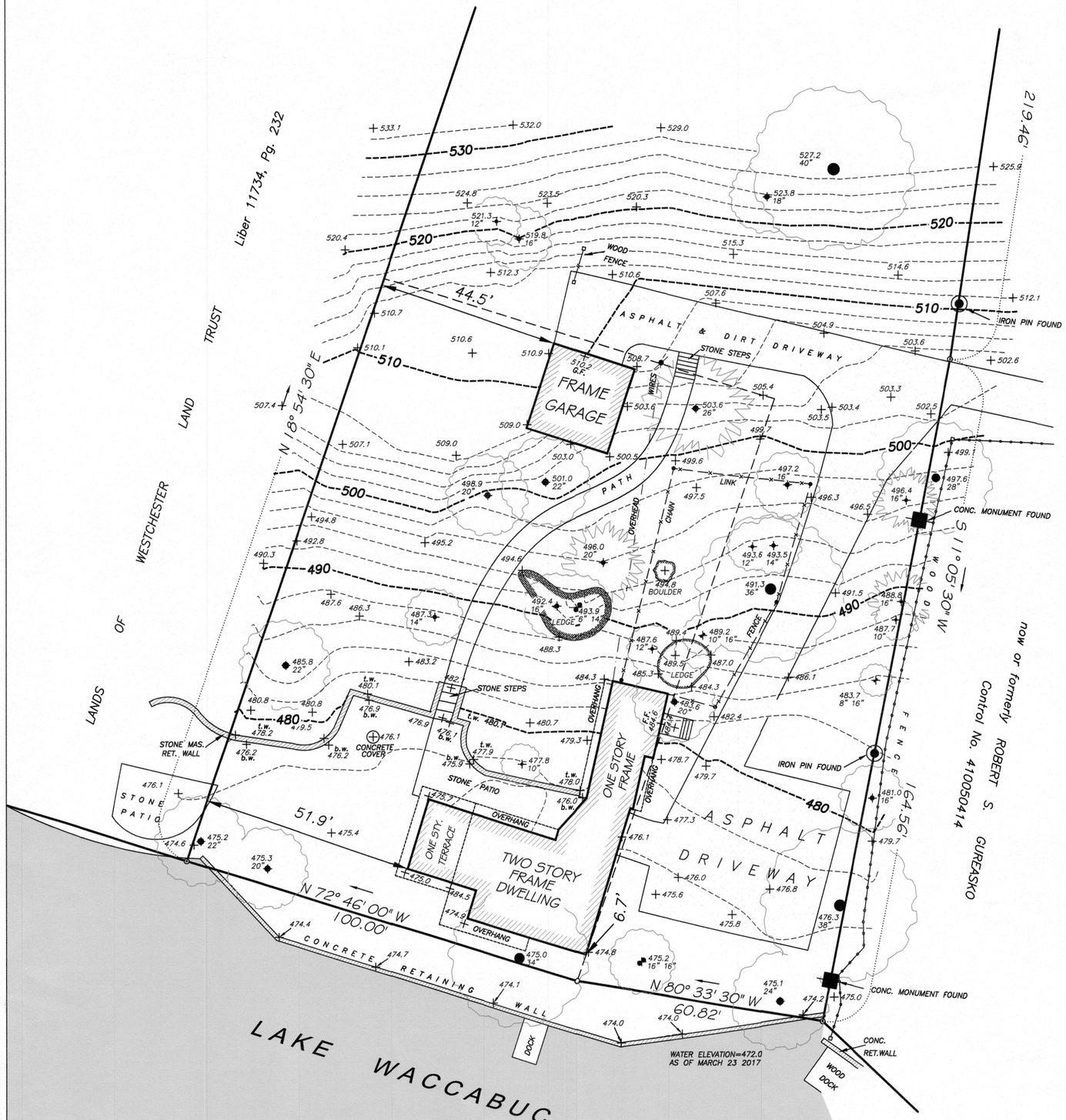
PREPARED FOR:
1. OLD POND PROPERTIES, LLC
2. WILLIAM McARTHUR

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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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
UPDATED TO SHOW STONE STEPS & PATH: SEPTEMBER 17, 2020

- 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
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- 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.
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PREPARED FOR:
1. OLD POND PROPERTIES, LLC
2. WILLIAM McARTHUR

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CONSTRUCTION SEQUENCE NARRATIVE

All erosion and sedimentation control measures and procedures shall comply with the New York State Department of Environmental Conservation publication Standards and Specifications for Erosion and Sediment Control, latest edition. Erosion control measures shall be installed prior to the start of construction and maintained in effective condition throughout the construction period.

Land disturbance shall be kept to a minimum. Restabilization shall be scheduled as soon as practicable.

Notify all appropriate authorities (i.e., Town of Lewisboro Building Department - Telephone: 914-763-3060) at least 48 hours prior to the commencement of site work.

Verify all existing underground and overhead utilities prior to any construction activity by calling Dig Safely New York (dial 811 or on the internet at http://www.digsafelyny.com/) and conducting one's own due diligence.

All erosion control measures shall be installed prior to any construction activity, and periodically monitored throughout all phases of construction for proper function and structural integrity. Perform maintenance and repairs as necessary.

The existing septic system (septic tank and drywell leaching pits) are to remain. Install construction fence around the perimeter of the septic system to protect it from vehicular traffic and soil compaction during construction of the addition to the house and deck.

The construction sequence is as follows:

1) Identify Disturbance Limits - Identify the limits of the areas to be disturbed within the property in accordance with the drawings. The limits of disturbance may be cleared on JDB drawing Sheet 4 of 5.

2) Install Construction Fence/Tree Protection Fence where indicated on the plans to protect existing trees and the septic system to remain and prevent compaction of soils. Take care to ensure that for trees to remain, the roots below the drip line are not compacted.

3) Install the Erosion and Sediment Control Measures - In accordance with the plans, install:
- 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.
- Construction materials storage area shall be set up where indicated on the drawings.
- Construction Fencing and Tree Protection - where indicated on the plans.
- Construct the temporary sediment basins in the locations depicted on the plans.

Silt fence is to be installed as shown on the drawings. Silt fence shall be installed, in general, parallel to the contour. Where one length of silt fence ends and another begins, provide a minimum 10 foot overlap. Additional silt fence may be placed in the field at the discretion of representatives of the approving authorities. Silt fence shall be maintained in operable condition and shall not be removed until disturbed areas are thoroughly stabilized.

4) Demolition of Existing Buildings - The existing house and garage will be demolished. Set a dumpster in the paved area to the east of the existing house and in the driveway for the materials to be disposed of from the property. Take care not to damage the erosion controls established for the work.

5) Construction of the New Buildings - The construction both the lakeside studio cabana and the lakeside cottage residence will require preparation of a building pad area for their construction. This will involve excavation for the construction of the foundation, and the temporary stockpiling of soil. Stockpile soil and soil/rock removed during excavation and protect the stockpile in the location(s) shown on the drawings and in accordance with the detail. Fence in an area for trash and waste to prevent it from being blown and washed to neighboring properties, into the lake or to the public street (see JDB drawing Sheet 3 of 4). Construct the two buildings in accordance with the architect's plans.

6) Building Materials - for the lakeside studio cabana building, the building materials shall be temporarily stored on the existing pavement surface in the Construction Materials storage area depicted on the plans. For the lakeside cottage residence, the construction materials will be stored at the end of the existing driveway.

Install Stormwater Management and Drainage Facilities - Storm drainage systems are installed from the lowest to highest elevations.

Construct the stormwater management facilities, which are to consist of: (i) subsurface (water-tight) concrete tank ("StormCapture"), (ii) a depressed planted area similar to a rain garden, and (iii) hydrodynamic separator for treating runoff from the new driveway to the new garage. Finally, install the flow (level) spreader outlets in the locations depicted on the plans.

In addition to the three stormwater facilities noted above, runoff from the steep slope above the driveway is to be diverted around the developed area. Install the storm drainage pipe on the east side of the property to convey runoff from the upper portion of the property to the lake. Install the curtain drain and diversion swale which will discharge into catch basin CB-9.

7) Prepare the Disturbed Area for Final Stabilization and Planting - Clean up all residual site debris and litter and prepare all disturbed areas not to be hard surfaced for topsoiling and seeding and/or planting. All disturbed areas are to be seeded with the permanent grass seed mix noted in the specifications.

8) Restore the permeability of the soil by following the Soil Restoration steps in accordance with the New York State *Stormwater Management Design Manual*, as follows:
- Apply 3 inches of compost over subsoil.
- Till compost into subsoil to a depth of at least 12 inches using a cat-mounted ripper, tractor-mounted disc or tiller, mixing and circulating air and compost into subsoils.
- Rock-pick until uplifted stone/rock materials of four inches and larger size are cleaned off the site.
- Apply topsoil to a depth of 6 inches.
- Vegetate as required by approved plan.
- Provide straw mulch cover over seeded areas.

9) Remove the erosion control measures only after full vegetative stabilization occurs on the site.

EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE

Silt Fence: Maintenance shall be performed as needed and material removed when bulges develop in the silt fence. Inspection for physical damage to the silt fence material shall be made during the weekly inspection. If filter fabric shows signs of decomposing or is damaged, it shall be repaired immediately. Typically, this entails installing a new line of silt fence adjacent to the damaged line.

Tree Protection: Check on at least a weekly basis that the construction fence and/or tree protection has not been damaged by construction activities.

Stabilized Construction Entrance: The effective life of a stabilized construction entrance may be limited by excessive sediment deposition, unless additional aggregate is added periodically to renew the surface. Maintenance includes periodic top dressing with additional aggregate. All sediment spilled, dropped or washed into the public right-of-way must be removed immediately. Periodic inspection of the stabilized construction entrance and road shall be performed within 24 hours of the end of a storm event of 0.5 inches or greater and following periods of heavy use.

Soil Stockpiling: Perimeter sediment controls around each stockpile is to consist of silt fence installed in accordance with the standards delineated above. The silt fence shall be maintained as noted above. Stockpiles shall be inspected at least weekly for signs of erosion or problems with plant establishment.

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Sediment basins: Sediment basins shall be cleaned out when the sediment storage zone volume described above is reduced by 50 percent, except in no case shall the sediment level be permitted to build up higher than one foot below the bottom of the dewatering zone. At this elevation, cleanout shall be performed to restore the original design volume to the sediment storage zone.

Concrete Washout Facilities: All concrete washout facilities shall be inspected daily. Damaged or leaking facilities shall be deactivated and repaired or replaced immediately. Excess rainwater that has accumulated over hardened concrete should be pumped to a stabilized area, such as a grass filter strip. Accumulated hardened material shall be removed when 75% of the storage capacity of the structure is filled. Any excess wash water shall be pumped into a containment vessel and properly disposed of off site. Dispose of the hardened material off-site in a construction/demolition landfill. On-site disposal may be allowed if this has been approved and accepted as part of the projects SWPPP. In that case, the material should be recycled as specified, or buried and covered with a minimum of 2 feet of clean compacted earthfill that is permanently stabilized to prevent erosion. The plastic liner shall be replaced with each cleaning of the washout facility. Inspect the project site frequently to ensure that no concrete discharges are taking place in non-designated areas.

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. #30167
C. of A. #0016331
Tel: (475) 215-5343

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

North

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.
5. Maintenance of the Cascade CS-4 hydrodynamic separator involves removal of sediment and any floatables (leaves, twigs). 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. Sediment deposition in the StormCapture facility should be checked every 3 to 5 years and the deposition removed using a JetVac process. 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.

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-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
CB-9	CB-8	505.50	6	20.41	27	5.45	503.45	498.00
CB-8	CB-7	500.00	6	19.20	38	7.20	498.00	490.80
CB-7	CB-6	492.80	6	16.29	97	15.85	490.55	474.70
CB-6	FLOW SPR-2	476.20	6	0.91	22	0.20	474.70	474.50
ST-CAPTURE	FLOW SPR-1	478.45	4	1.59	63	1.00	475.50	474.50

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
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EASTON, CONNECTICUT 06612
Tel. 203.372.5805 Fax 203.372.0499

ISSUED:

General Revisions as per Plng.	07/24/2020
Bd & Town consultant comments	
General Revisions as per Plng.	09/16/2020
Bd & Town consultant comments	

OWNERSHIP AND USE OF DOCUMENTS

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SEAL:

STATE OF NEW YORK ALAN L. 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

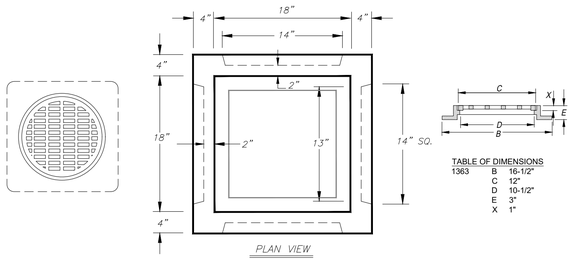
Date: June 26, 2020

Dwn. by: alp

ID: McArthur_Civil_09-16-2020

C-101

Catch Basin — 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.

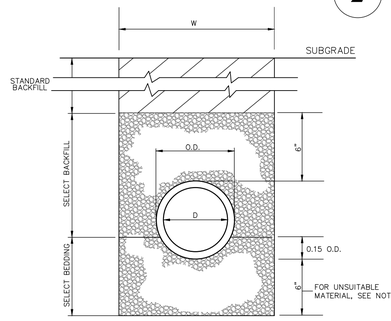
Precast Concrete Sales Co.
123 Route 303 Valley Cottage , N.Y. 10989
Tel. (845) 268-4949 - Fax (845) 268-4376

CONT.	
JOB	

18"x18"x18" KNOCKOUT CATCH BASIN

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

Pipe Trench — 2

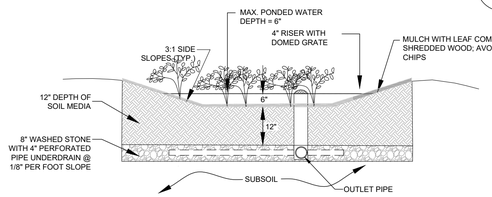


D=INSIDE DIAMETER, SPAN, OR RISE
O.D.=OUTSIDE BARREL DIAMETER, SPAN OR RISE
H.D.=OUTSIDE DIAMETER, SPAN, OR RISE @ BELL OR BAND
W=H.D. + 2.0' - FOR 48" OR SMALLER DIAMETER, SPAN, OR RISE
W=H.D. + 2.5' - FOR GREATER THAN 48" DIAMETER, SPAN, OR RISE

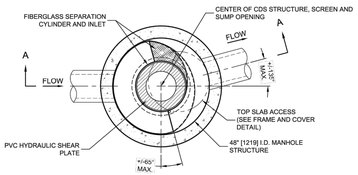
NOTES:

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.*

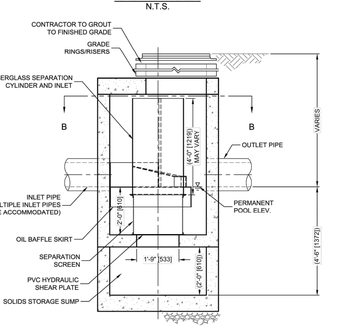
Depressed Planting Area with Perforated Pipe Underdrain — 3



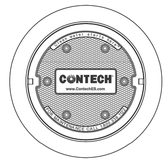
Hydrodynamic Separator — 4



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	
WATER QUALITY FLOW RATE (CFS OR L/s)	*
PEAK FLOW RATE (CFS OR L/s)	*
RETURN PERIOD OF PEAK FLOW (YRS)	*
SCREEN APERTURE (2400)	*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET HS20 (AASHTO M 306) AND BE CAST WITH THE CONTECH LOGO.
6. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

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 CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
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.

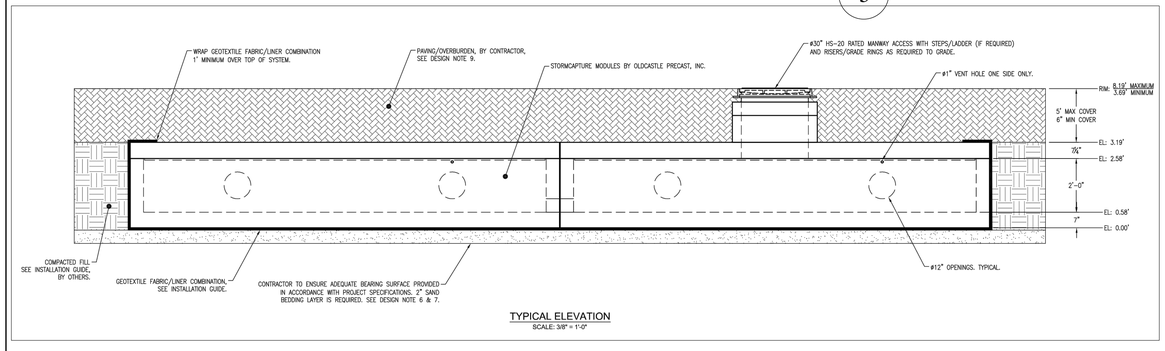
CDS-4-C (CDS2015-4) DESIGN NOTES

THE STANDARD CDS-4-C (CDS2015-4) CONFIGURATION IS SHOWN.

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

CDS-4-C (CDS2015-4)
ONLINE CDS
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 WITH 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®
7901 Southpark Plaza, Suite 200 | Littleton, CO | 80120
Ph: 800.579.9318 | oldcastlestormwater.com

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STORMCAPTURE ®
SC1 Detention System

EXAMPLE DETAIL

2-FOOT INSIDE HEIGHT W/ LINER

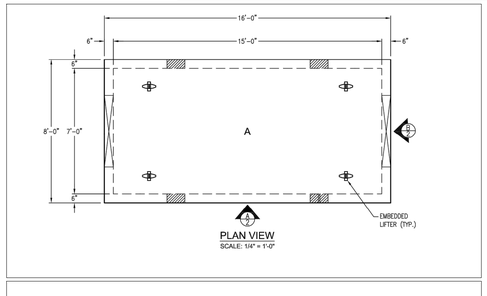
DATE	SALES	DRAWN	ENGINEER	CHECKED	SALES ORDER

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

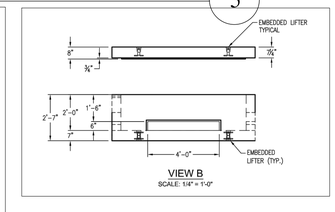
Detention Infiltration

Stormwater

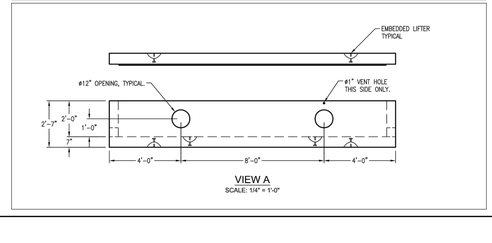
StormCapture Model SC1 Detention Facility — 5



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. Pilch
ALP Engineering & Landscape Architecture, PLLC
P.O. Box 843, Ridgefield, CT 06877
162 Fals Road, Bethany, CT 06524
P.E. #001627
C. of A. #001633
Tel: (475) 215-5343

CONSULTANTS:

Architect:
TEO SIQUENZA 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:

Modified detail #3	07/24/2020
Modified detail #4	09/16/2020

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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

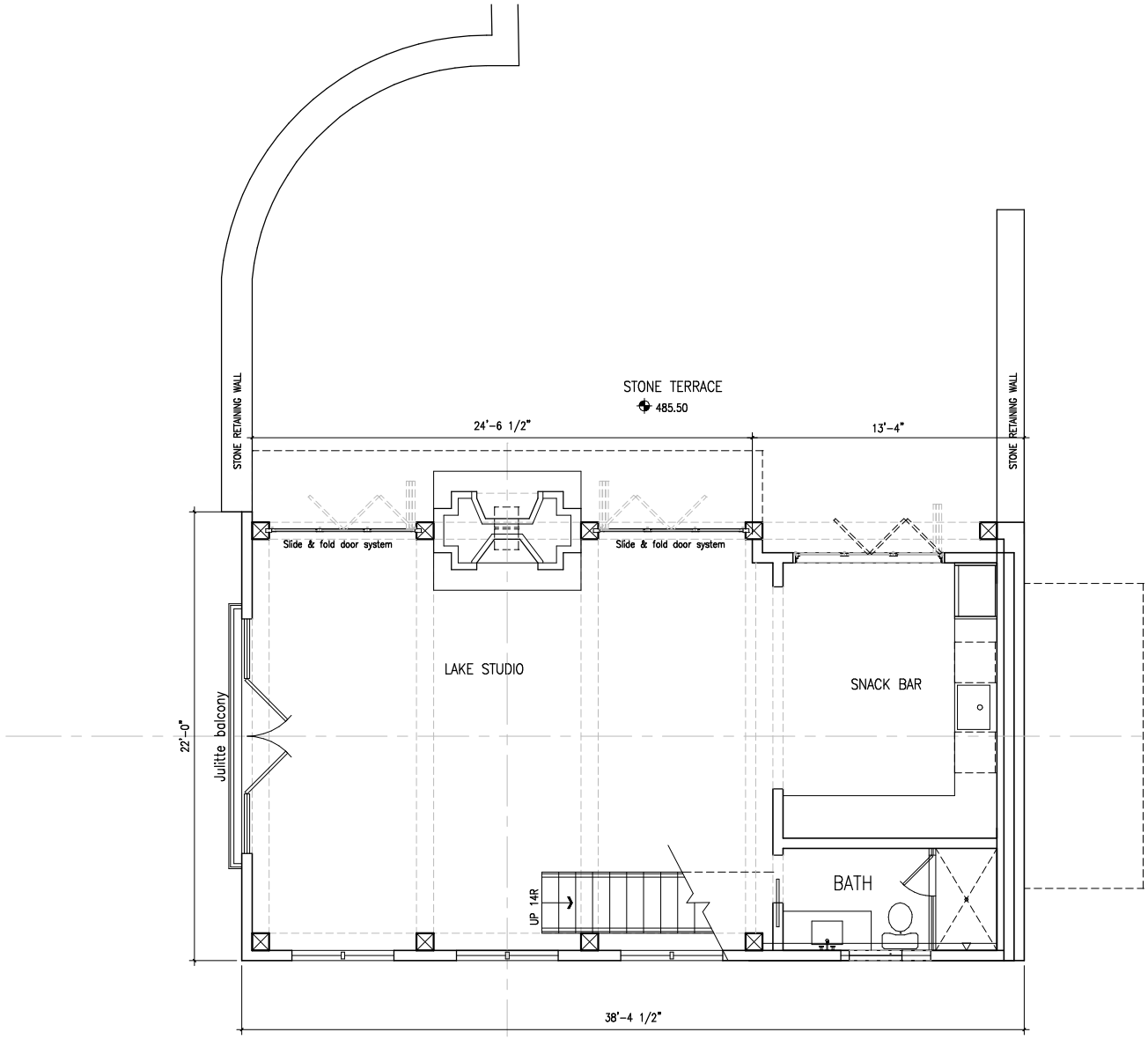
Drawing Title:
Stormwater Management Plan

Date: June 26, 2020

Dwn. by: alp

ID: McArthur_Civil_09-16-2020

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: September 23, 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 ALP Sheet C-101.

(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 4**, 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 1,364 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 proposed to install 4" diameter perforated pipes as an underdrain to the depressed planted area.

In accordance with the request of the Planning Board and its consultants, the outflow from the StormCapture facility will be conveyed and therefore split in two directions. Approximately one-half of the outflow will be conveyed in a 3" diameter PVC pipe toward the proposed on-site flow (level) spreader. The remaining one-half of the outflow will also be conveyed in a 3" diameter pipe to a second flow (level) spreader to be installed on Westchester Land Trust (WLT) property immediately to the west of the existing stone patio on WLT property to remain. To install this latter storm pipe outlet, it will be necessary to temporarily remove portions of the stone patio and replace the stone following the installation.

(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	0.35	0.33
10-year storm	1.46	1.17
25-year storm	2.23	1.76

(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 (leaves, twigs). 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. Sediment deposition in the StormCapture facility should be checked every 3 to 5 years and the deposition removed using a JetVac process. 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

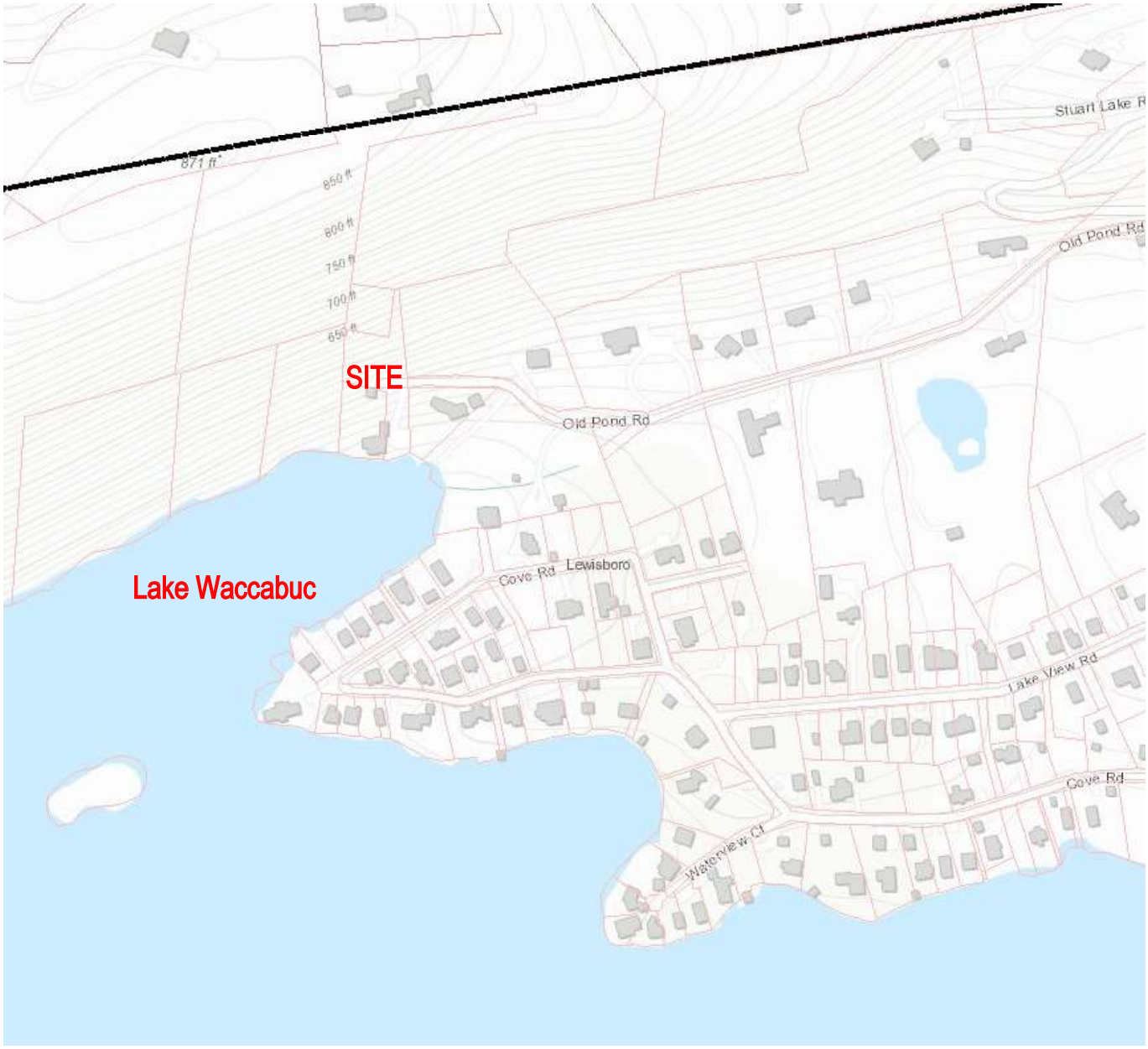


Figure 1

SITE LOCATION MAP

Scale: Not to Scale

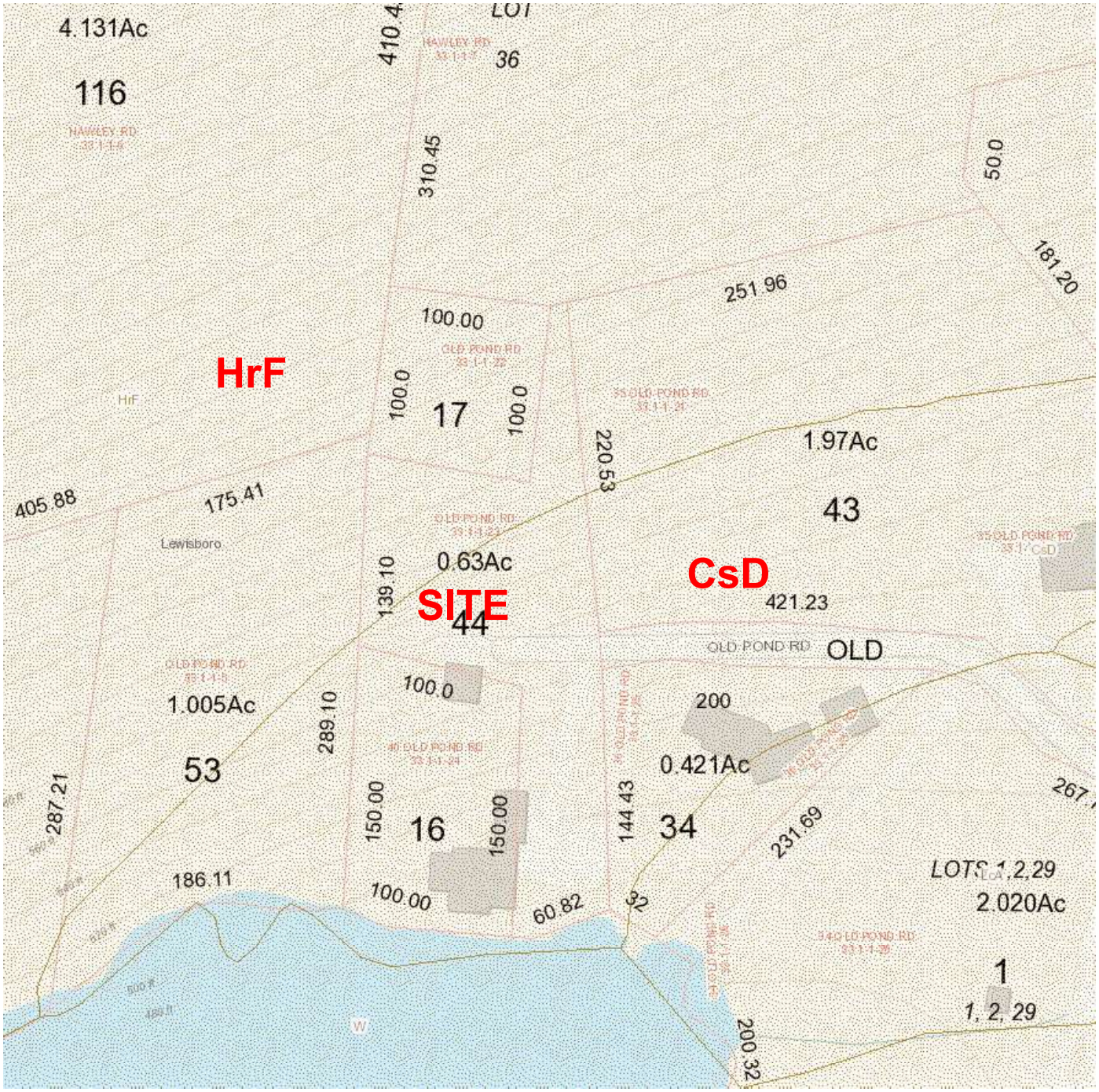


Figure 2

SOILS MAP

Scale: Not to Scale

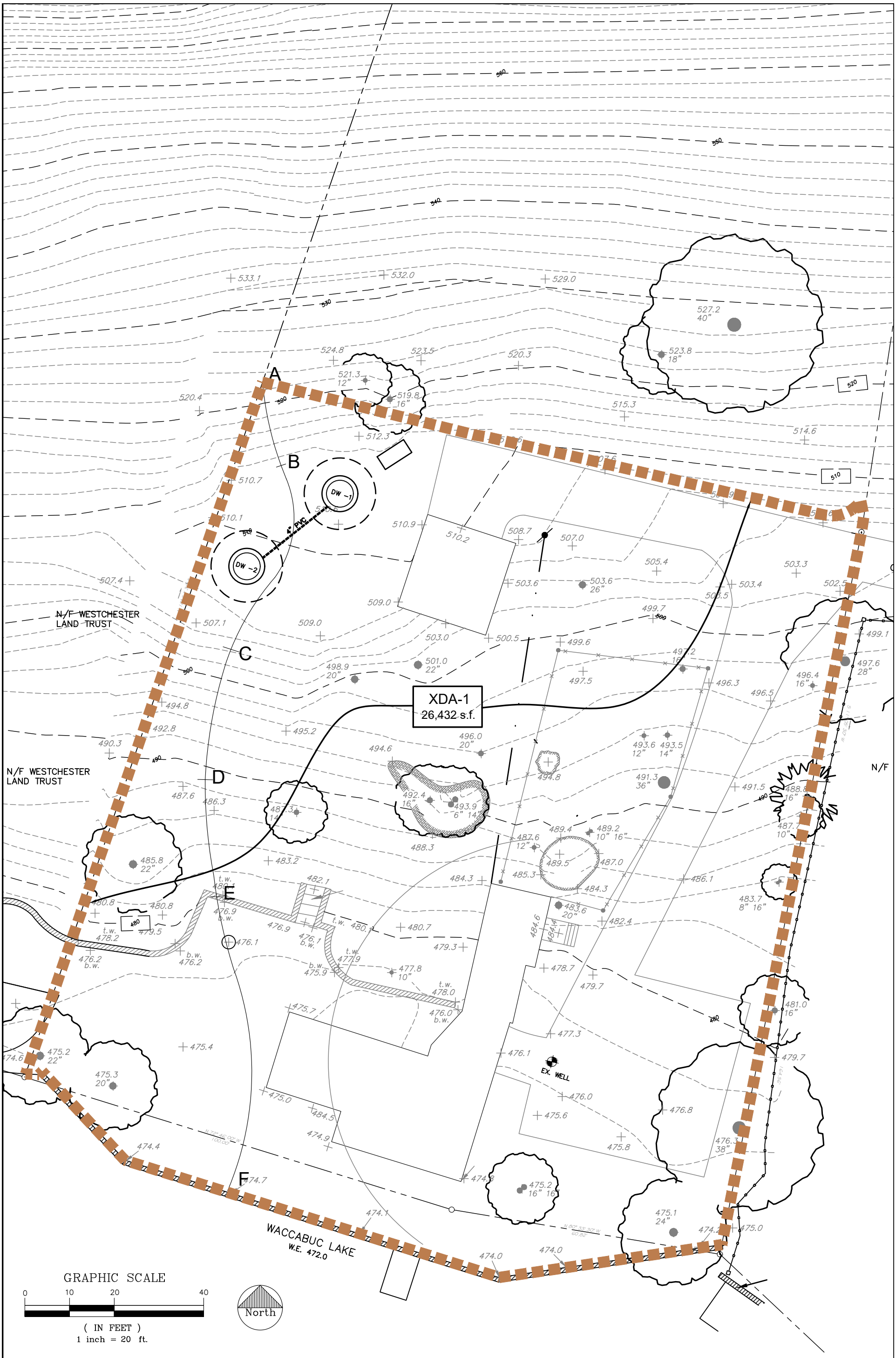


Fig 3	Date: September 23, 2020 Dwn. by: alp ID: McArthur_Civil_09-16-2020	DRAWING TITLE: Existing Condition Drainage Area Map	PROJECT NAME: **McArthur Property** 40 Old Pond Road South Salem, New York 10590	ENGINEER: **ALP ENGINEERING** AND LANDSCAPE ARCHITECTURE, PLLC P.O. Box 843 Ridgefield, Connecticut 06877 Tel. (475) 215-5343 Cell (203) 710-0587

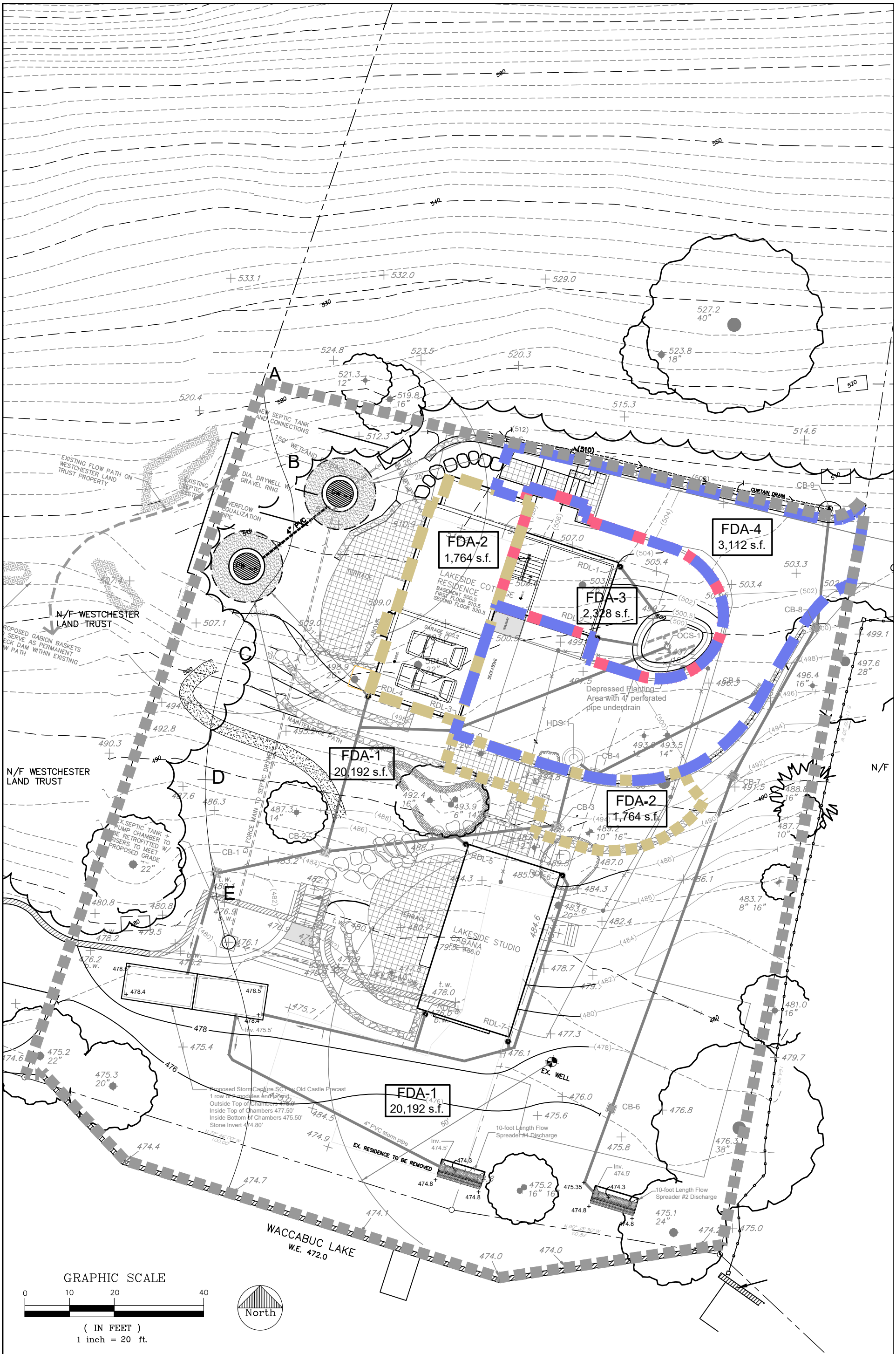


Fig 4	Date: September 23, 2020 Dwn. by: alp ID: McArthur_Civil_09-16-2020	DRAWING TITLE: Future Condition Drainage Area Map	PROJECT NAME: **McArthur Property** 40 Old Pond Road South Salem, New York 10590	ENGINEER: ALP ENGINEERING AND LANDSCAPE ARCHITECTURE, PLLC P.O. Box 843 Ridgefield, Connecticut 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

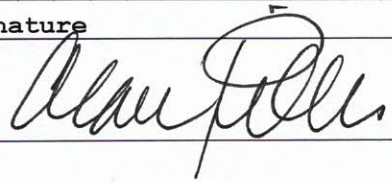
SWPPP Preparer Certification

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:

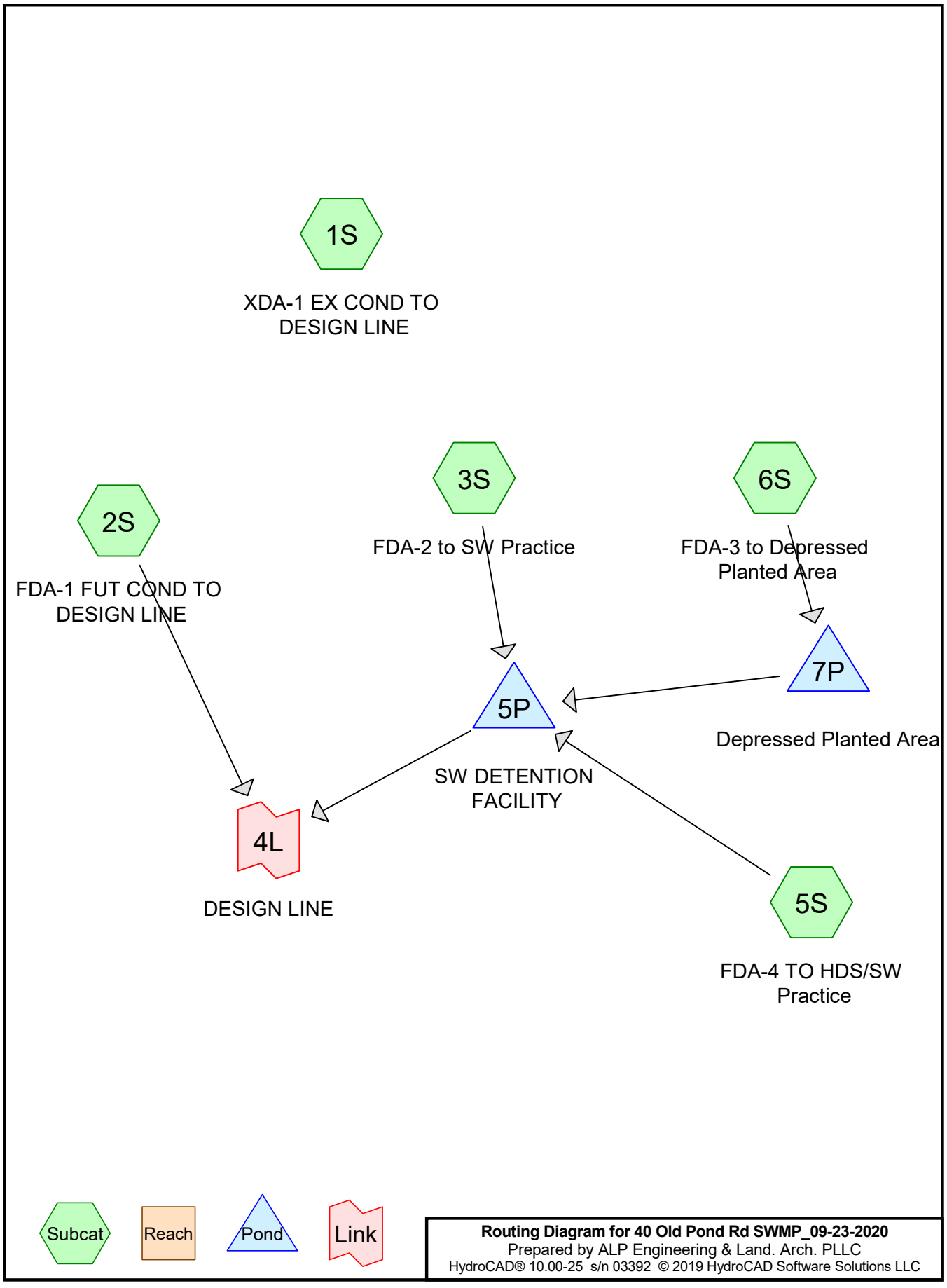
Print Last Name: McARTHUR

Owner/Operator Signature:

Date: 07 / 23 / 2020

Appendix C

HYDROGRAPHS AND ROUTINGS



Routing Diagram for 40 Old Pond Rd SWMP_09-23-2020
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)
0.847	58	Woods/grass comb., Good, HSG B (1S, 2S)
1.214	**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	0.847	0.000	0.000	0.000	0.847	Woods/grass comb., Good	1S, 2S
0.000	**1.214**	**0.000**	**0.000**	**0.000**	**1.214**	**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=26,432 sf 26.74% Impervious Runoff Depth=0.58"
Flow Length=187' Tc=4.8 min CN=69 Runoff=0.35 cfs 0.029 af

Subcatchment 2S: FDA-1 FUT COND TO Runoff Area=20,192 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 HDS/SW 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=1,364 sf 36.80% Impervious Runoff Depth=0.85"
Tc=2.0 min CN=75 Runoff=0.03 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=62.0' S=0.0161 '/' Outflow=0.21 cfs 0.020 af

Pond 7P: Depressed Planted Area Peak Elev=500.50' Storage=71 cf Inflow=0.03 cfs 0.002 af
Outflow=0.00 cfs 0.001 af

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

Total Runoff Area = 1.214 ac Runoff Volume = 0.065 af Average Runoff Depth = 0.64"
72.64% Pervious = 0.882 ac 27.36% Impervious = 0.332 ac

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

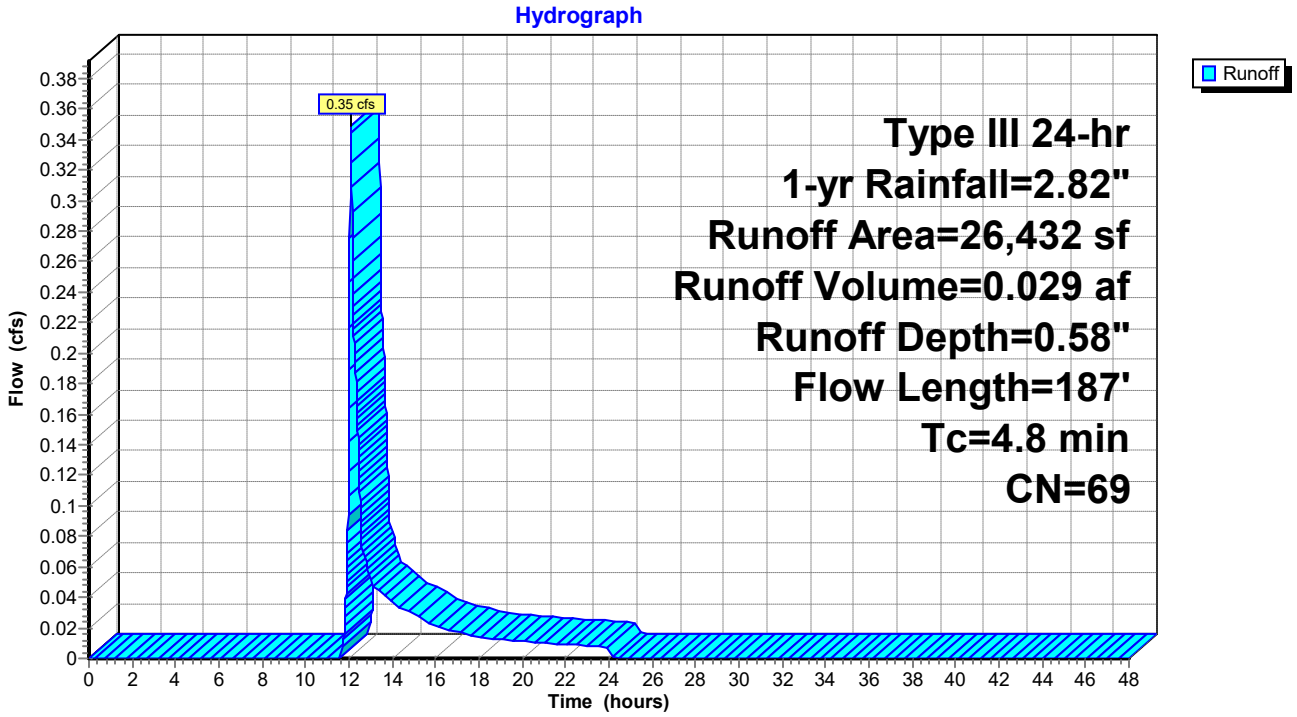
Runoff = 0.35 cfs @ 12.09 hrs, Volume= 0.029 af, Depth= 0.58"

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
19,364	58	Woods/grass comb., Good, HSG B
26,432	69	Weighted Average
19,364		73.26% Pervious Area
7,068		26.74% 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

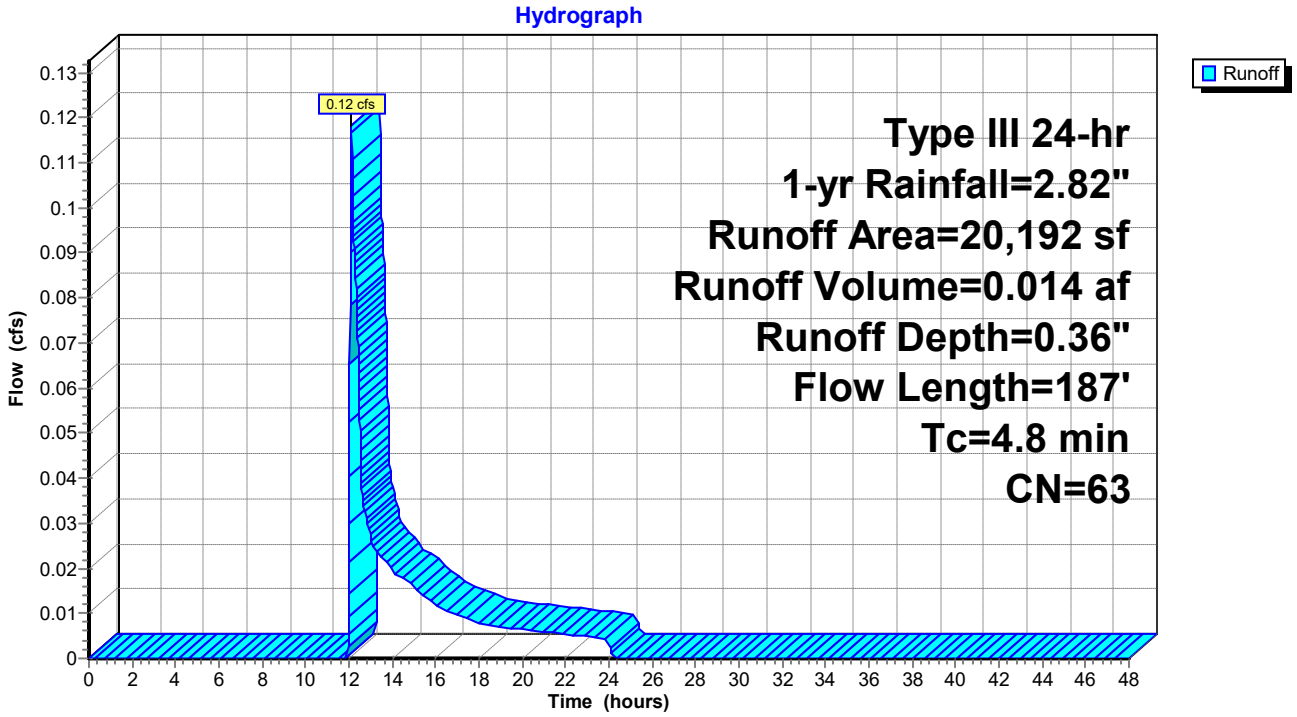
Runoff = 0.12 cfs @ 12.11 hrs, Volume= 0.014 af, Depth= 0.36"

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
17,525	58	Woods/grass comb., Good, HSG B
20,192	63	Weighted Average
17,525		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

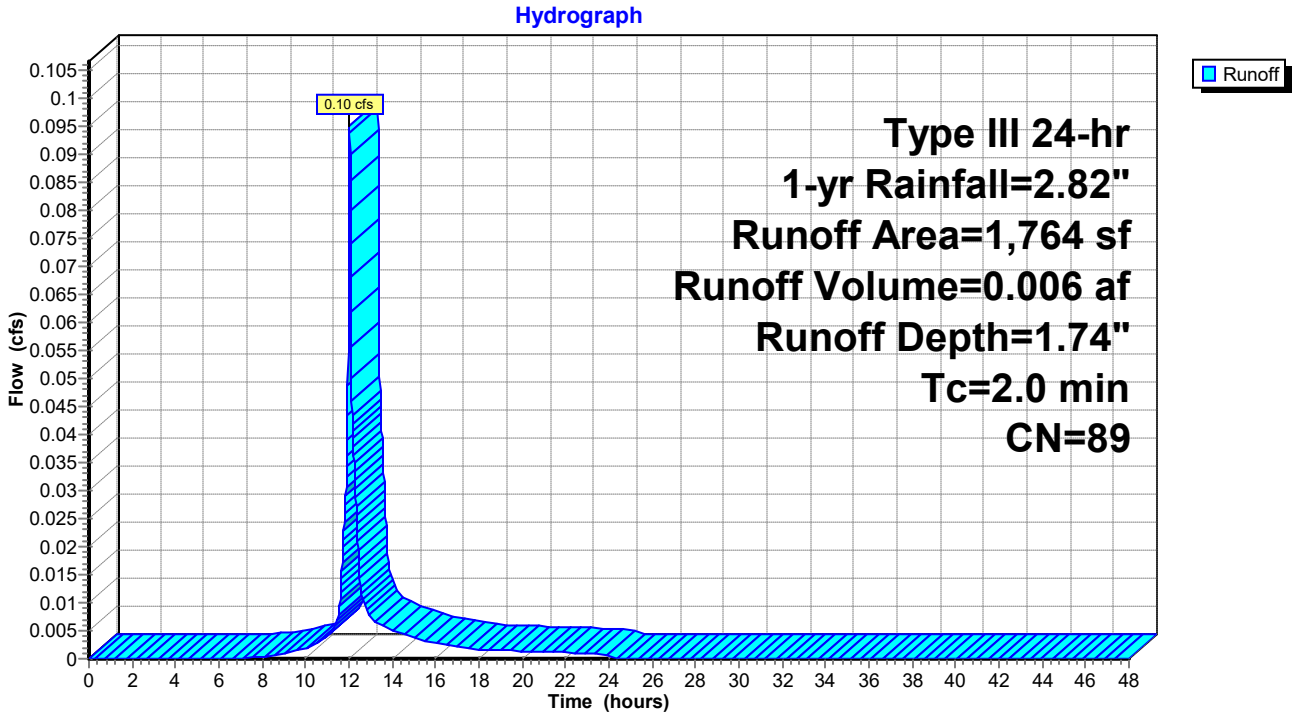
Runoff = 0.10 cfs @ 12.03 hrs, Volume= 0.006 af, Depth= 1.74"

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 HDS/SW Practice

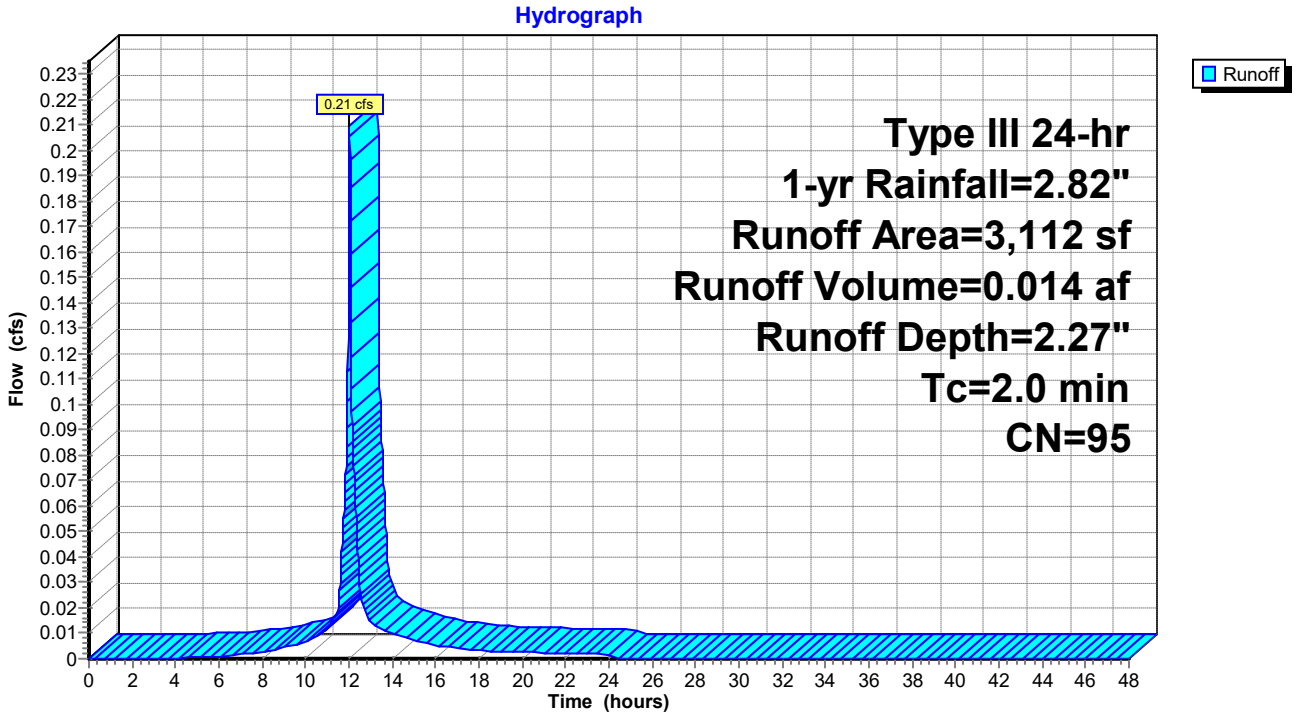
Runoff = 0.21 cfs @ 12.03 hrs, Volume= 0.014 af, Depth= 2.27"

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 HDS/SW Practice



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

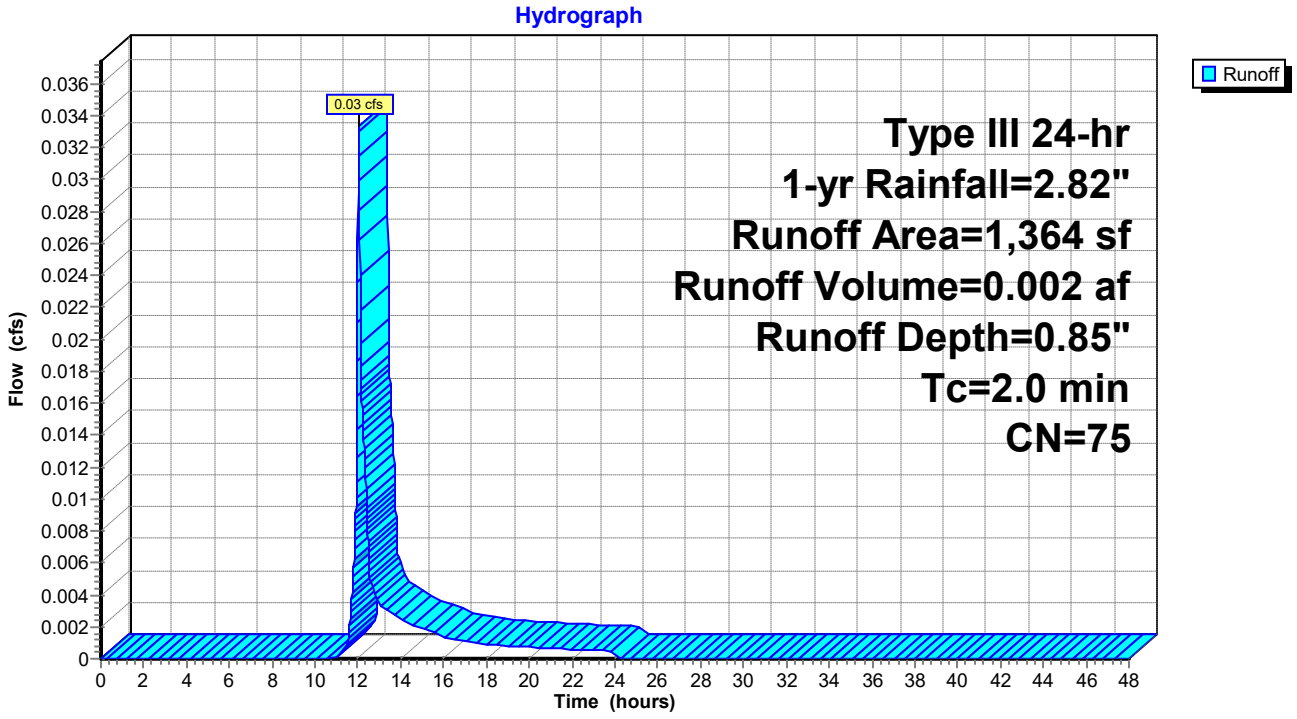
Runoff = 0.03 cfs @ 12.04 hrs, Volume= 0.002 af, Depth= 0.85"

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
1,364	75	Weighted Average
862		63.20% Pervious Area
502		36.80% 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 = 0.143 ac, 75.75% Impervious, Inflow Depth = 1.68" 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= 16.4 min calculated for 0.020 af (100% of inflow)
Center-of-Mass det. time= 16.5 min (817.6 - 801.1)

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= 62.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 475.50' / 474.50' S= 0.0161 '/' 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

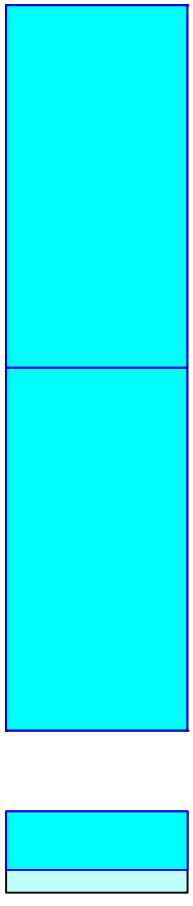
2 Chambers/Row x 16.00' Long = 32.00' Row Length
1 Rows x 96.0" Wide = 8.00' Base Width
12.0" Base + 31.0" Chamber Height = 3.58' Field Height

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

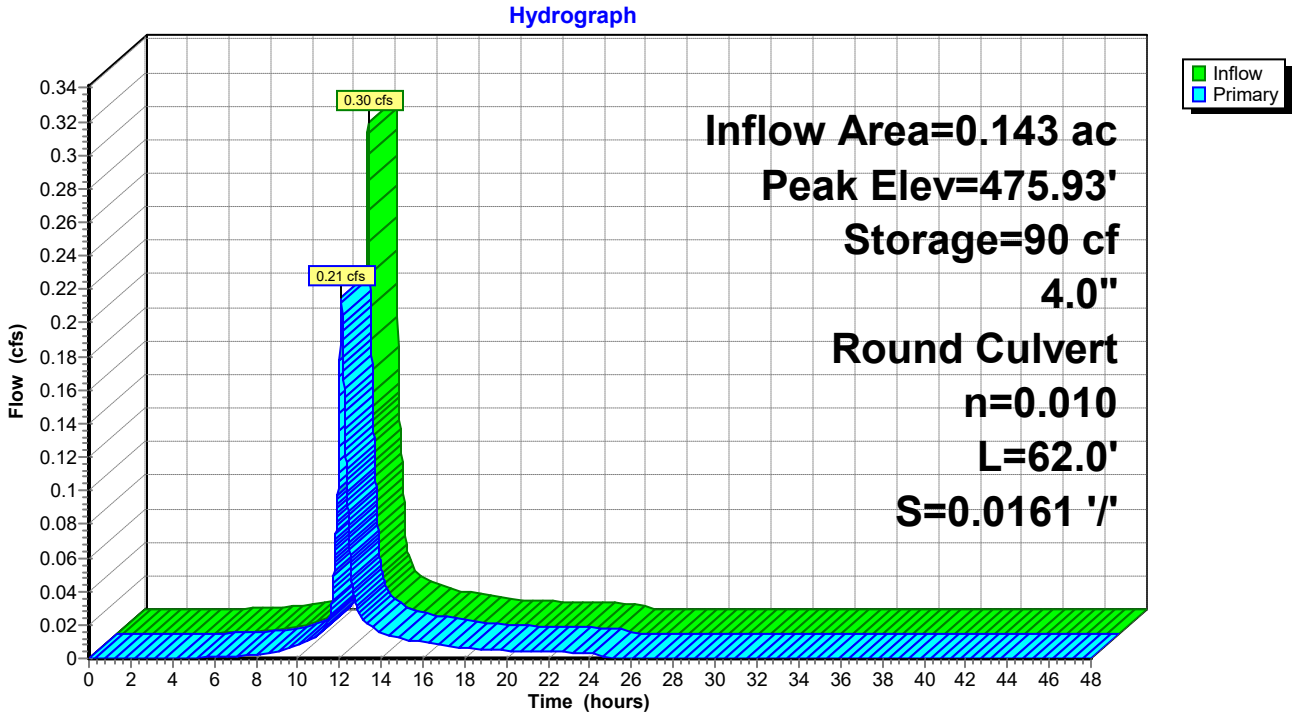
917.3 cf Field - 661.3 cf Chambers = 256.0 cf Stone x 0.0% Voids = 0.0 cf Stone Storage

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

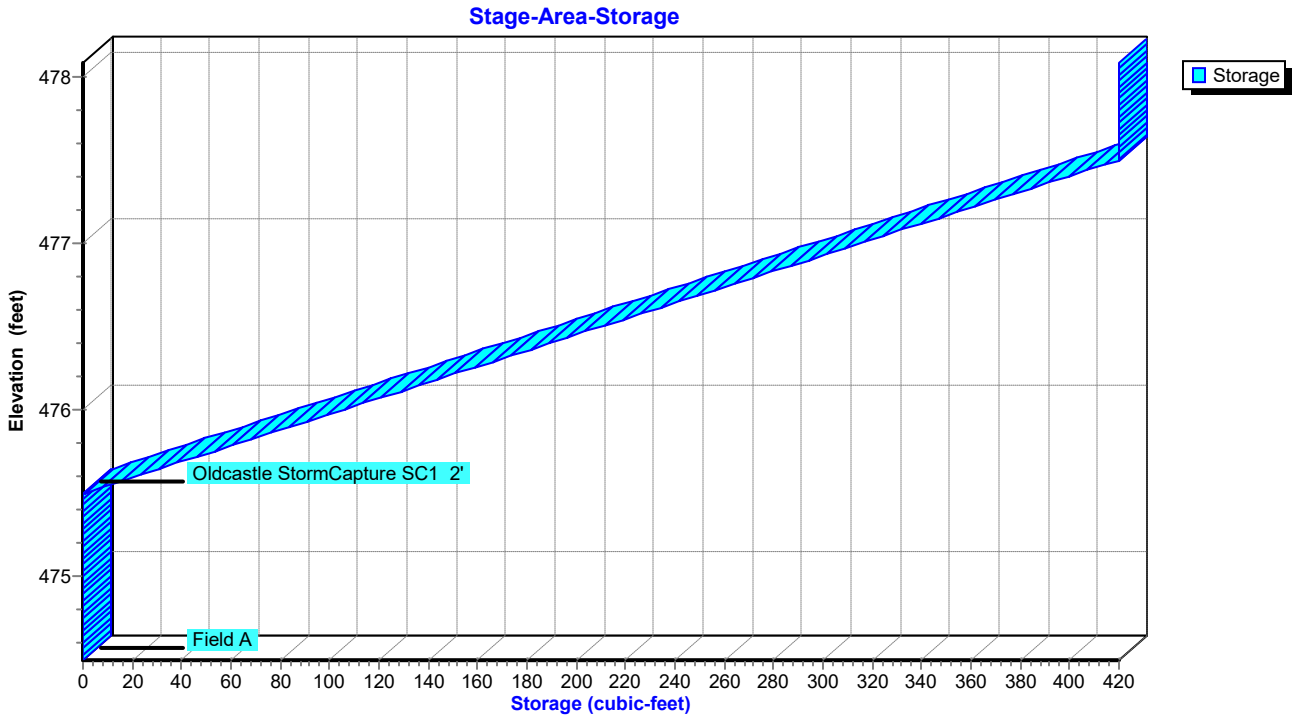
2 Chambers
34.0 cy Field
9.5 cy Stone



Pond 5P: SW DETENTION FACILITY



Pond 5P: SW DETENTION FACILITY



Summary for Pond 7P: Depressed Planted Area

Inflow Area = 0.031 ac, 36.80% Impervious, Inflow Depth = 0.85" for 1-yr event
Inflow = 0.03 cfs @ 12.04 hrs, Volume= 0.002 af
Outflow = 0.00 cfs @ 15.82 hrs, Volume= 0.001 af, Atten= 96%, Lag= 227.1 min
Primary = 0.00 cfs @ 15.82 hrs, Volume= 0.001 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 500.50' @ 15.82 hrs Surf.Area= 186 sf Storage= 71 cf

Plug-Flow detention time= 423.3 min calculated for 0.001 af (27% of inflow)
Center-of-Mass det. time= 277.1 min (1,140.3 - 863.2)

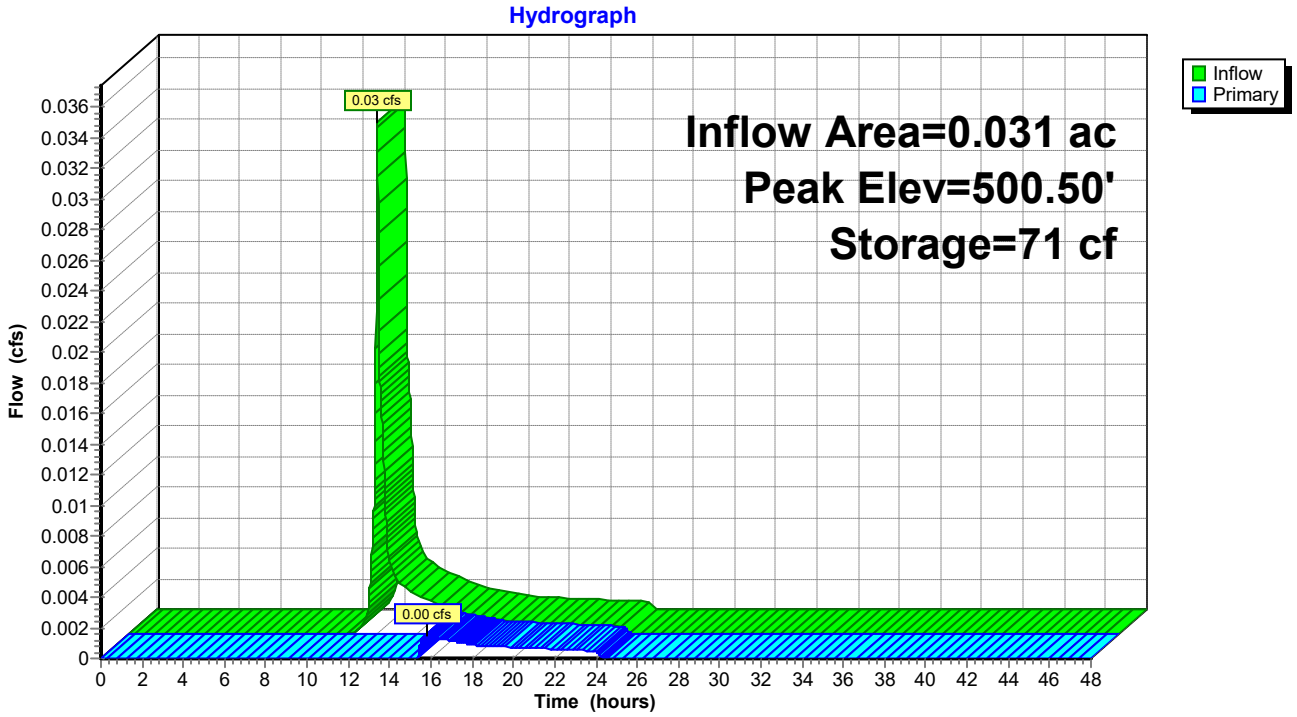
Volume	Invert	Avail.Storage	Storage Description
#1	500.00'	179 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

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

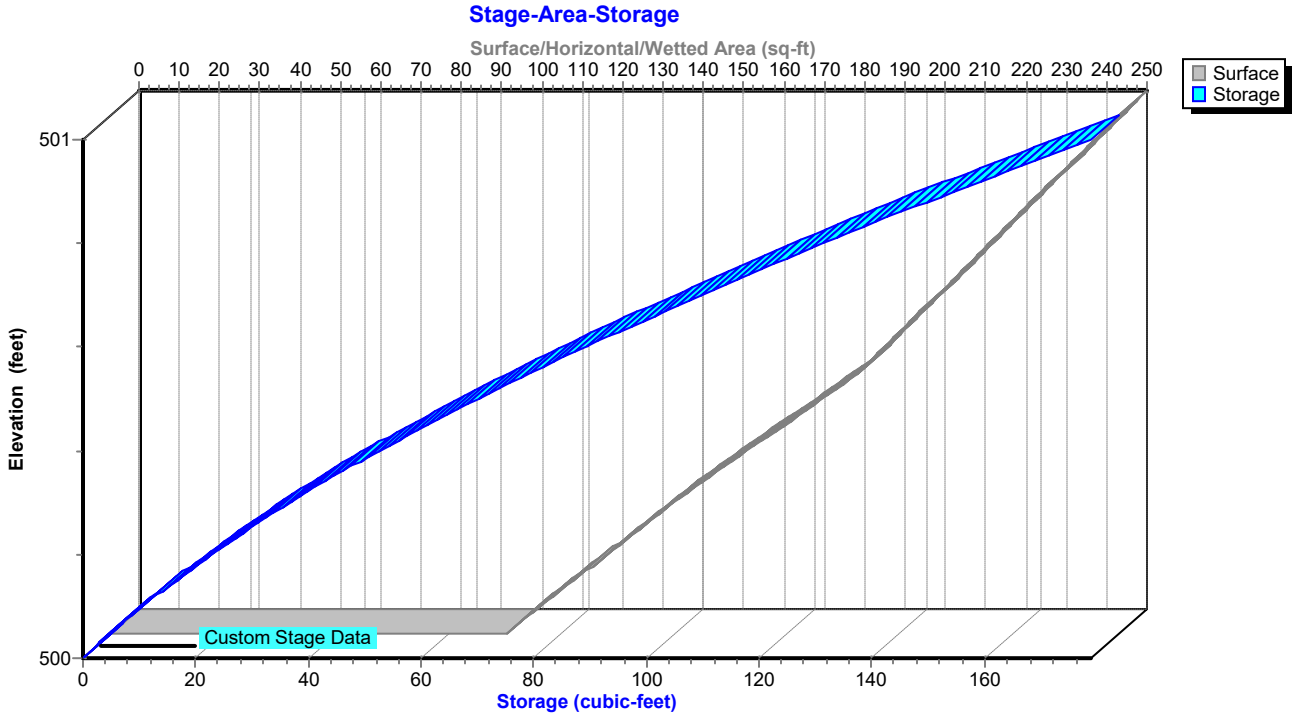
Device	Routing	Invert	Outlet Devices
#1	Primary	500.50'	**4.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 15.82 hrs HW=500.50' (Free Discharge)
1=Orifice/Grate (Weir Controls 0.00 cfs @ 0.21 fps)

Pond 7P: Depressed Planted Area



Pond 7P: Depressed Planted Area

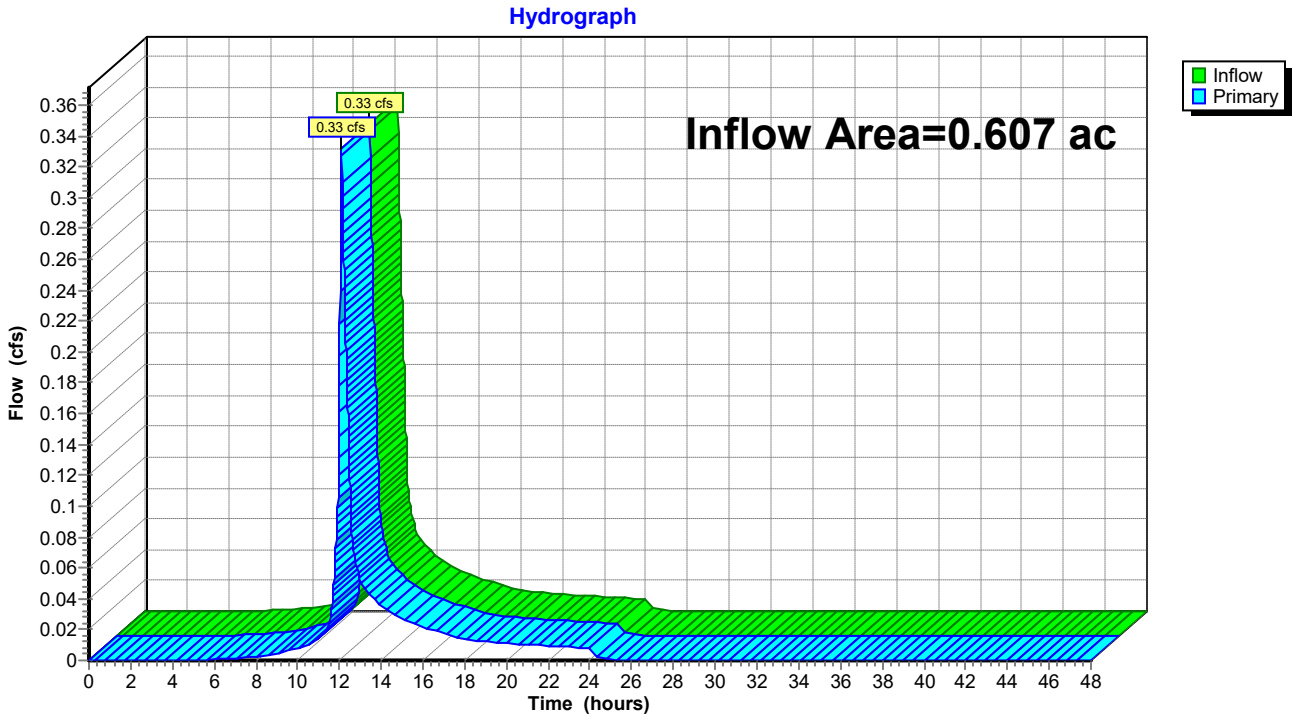


Summary for Link 4L: DESIGN LINE

Inflow Area = 0.607 ac, 27.97% Impervious, Inflow Depth = 0.67" 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=26,432 sf 26.74% Impervious Runoff Depth=2.01"
Flow Length=187' Tc=4.8 min CN=69 Runoff=1.46 cfs 0.102 af

Subcatchment 2S: FDA-1 FUT COND TO Runoff Area=20,192 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 HDS/SW 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=1,364 sf 36.80% Impervious Runoff Depth=2.51"
Tc=2.0 min CN=75 Runoff=0.11 cfs 0.007 af

Pond 5P: SW DETENTION FACILITY Peak Elev=476.51' Storage=212 cf Inflow=0.62 cfs 0.045 af
4.0" Round Culvert n=0.010 L=62.0' S=0.0161 '/' Outflow=0.36 cfs 0.045 af

Pond 7P: Depressed Planted Area Peak Elev=500.58' Storage=85 cf Inflow=0.11 cfs 0.007 af
Outflow=0.07 cfs 0.005 af

Link 4L: DESIGN LINE Inflow=1.17 cfs 0.105 af
Primary=1.17 cfs 0.105 af

Total Runoff Area = 1.214 ac Runoff Volume = 0.208 af Average Runoff Depth = 2.05"
72.64% Pervious = 0.882 ac 27.36% Impervious = 0.332 ac

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

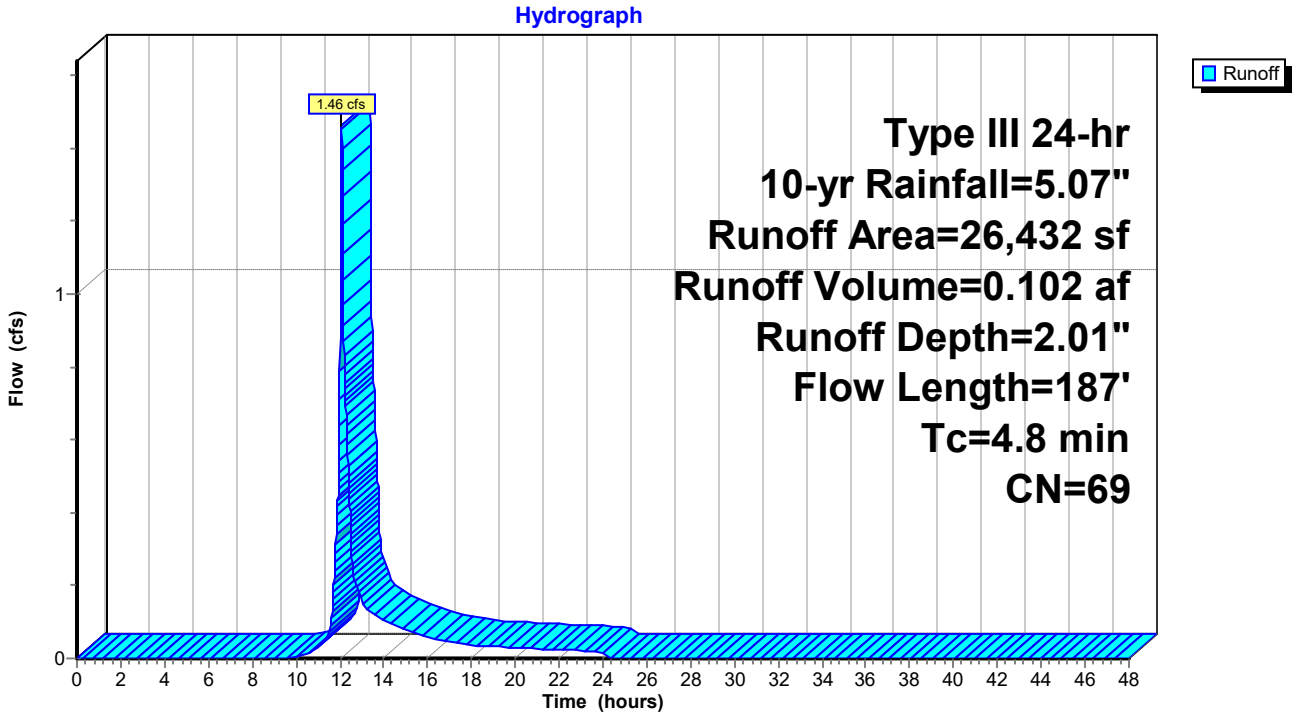
Runoff = 1.46 cfs @ 12.08 hrs, Volume= 0.102 af, Depth= 2.01"

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
19,364	58	Woods/grass comb., Good, HSG B
26,432	69	Weighted Average
19,364		73.26% Pervious Area
7,068		26.74% 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

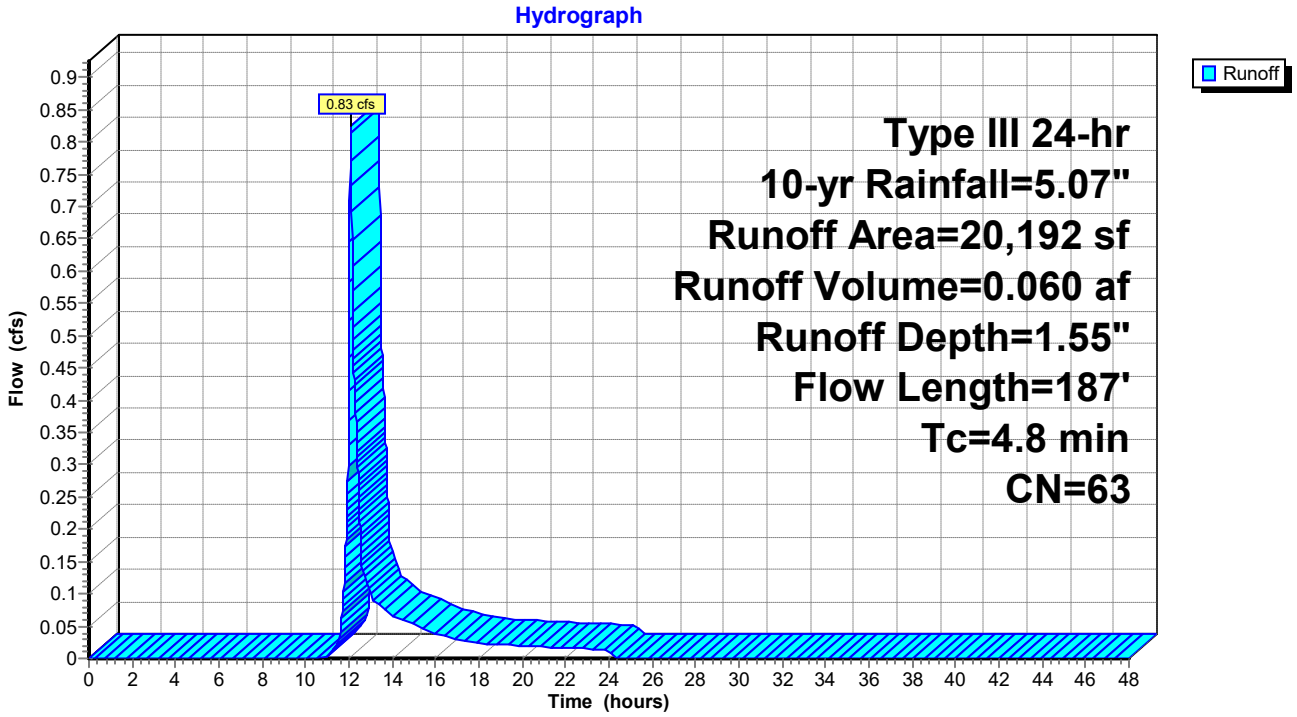
Runoff = 0.83 cfs @ 12.08 hrs, Volume= 0.060 af, Depth= 1.55"

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
17,525	58	Woods/grass comb., Good, HSG B
20,192	63	Weighted Average
17,525		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

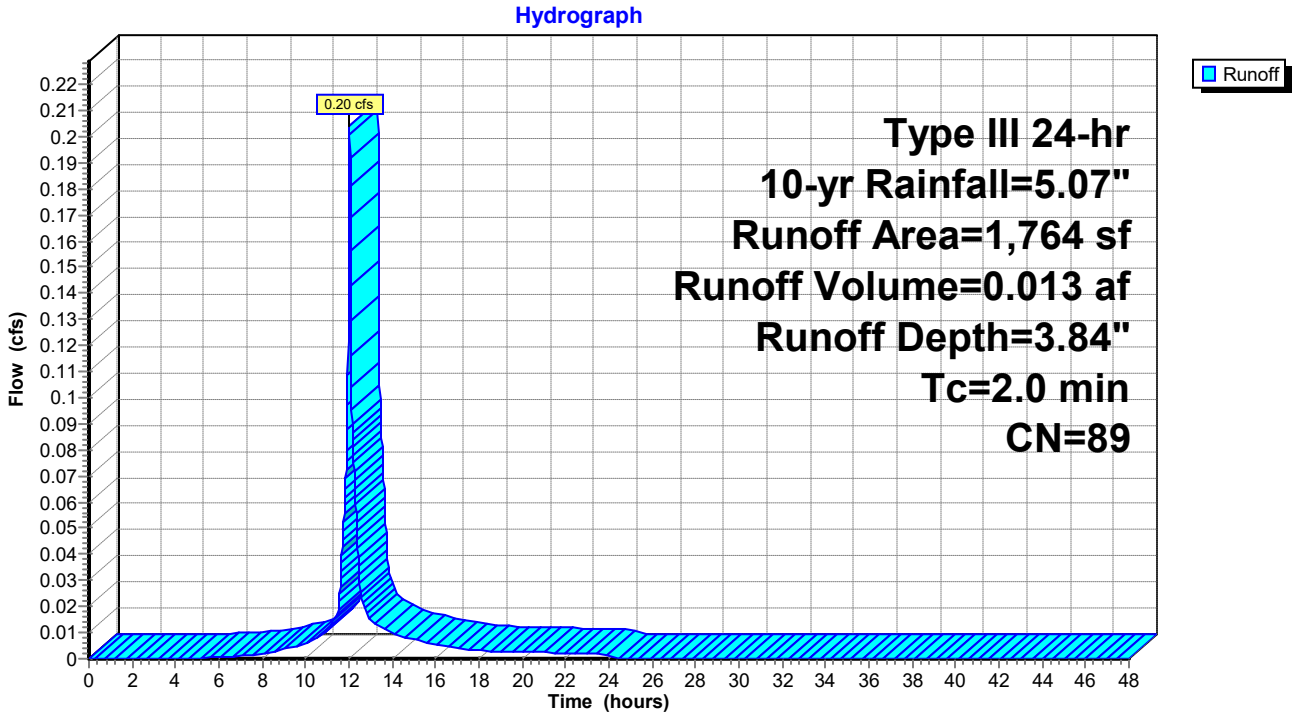
Runoff = 0.20 cfs @ 12.03 hrs, Volume= 0.013 af, Depth= 3.84"

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 HDS/SW Practice

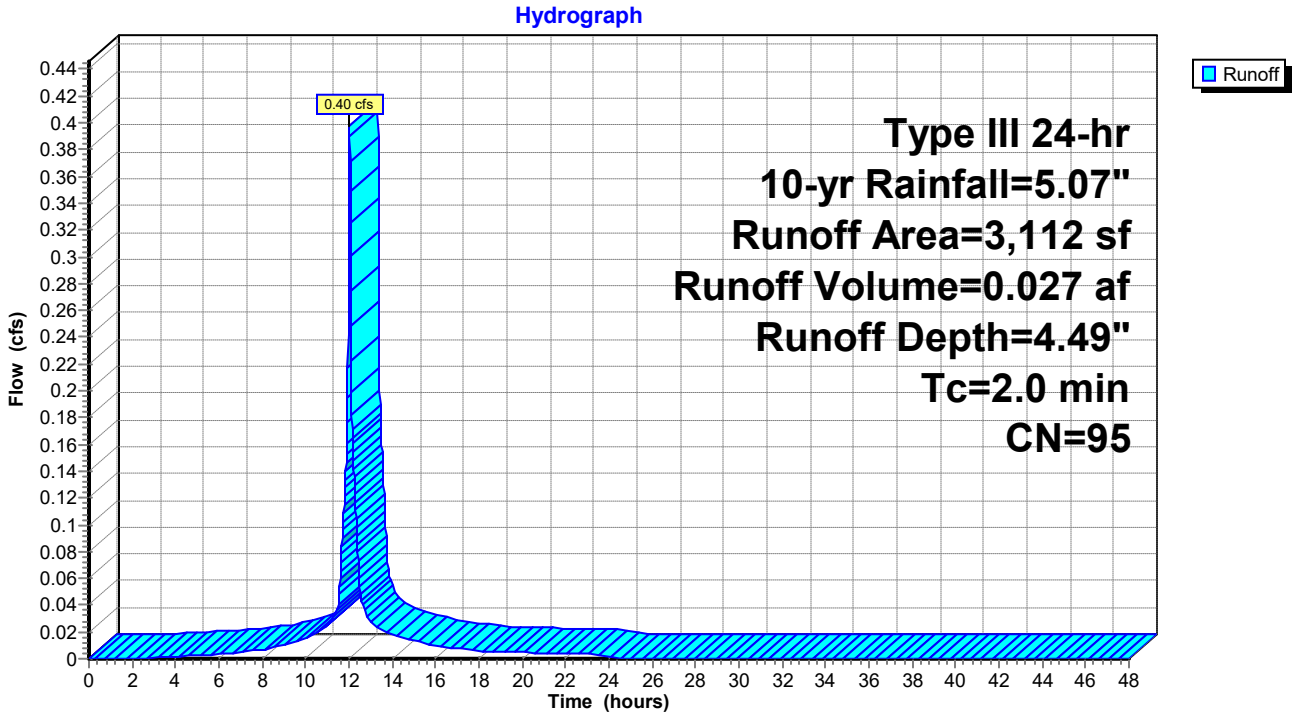
Runoff = 0.40 cfs @ 12.03 hrs, Volume= 0.027 af, Depth= 4.49"

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 HDS/SW Practice



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

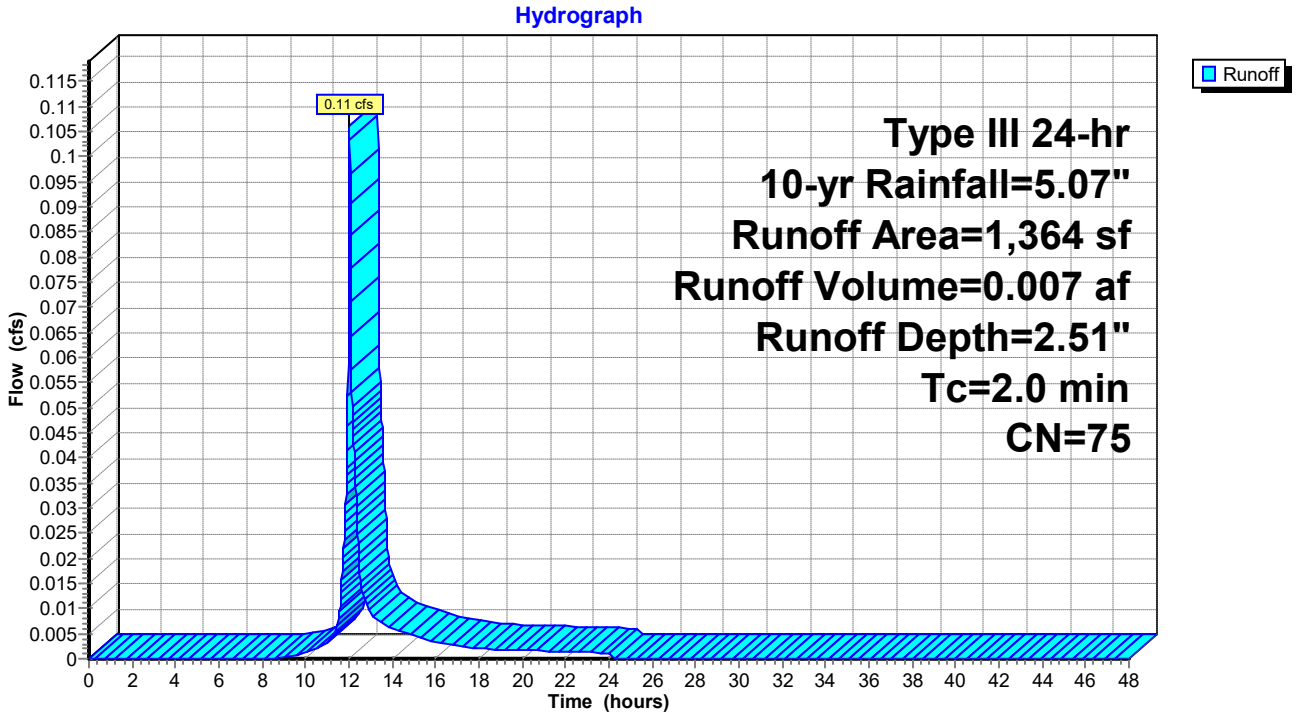
Runoff = 0.11 cfs @ 12.03 hrs, Volume= 0.007 af, Depth= 2.51"

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
1,364	75	Weighted Average
862		63.20% Pervious Area
502		36.80% 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 = 0.143 ac, 75.75% Impervious, Inflow Depth = 3.74" for 10-yr event
Inflow = 0.62 cfs @ 12.04 hrs, Volume= 0.045 af
Outflow = 0.36 cfs @ 12.13 hrs, Volume= 0.045 af, Atten= 43%, Lag= 5.4 min
Primary = 0.36 cfs @ 12.13 hrs, Volume= 0.045 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 476.51' @ 12.13 hrs Surf.Area= 256 sf Storage= 212 cf

Plug-Flow detention time= 12.7 min calculated for 0.045 af (100% of inflow)
Center-of-Mass det. time= 12.9 min (797.5 - 784.7)

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= 62.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 475.50' / 474.50' S= 0.0161 '/' Cc= 0.900 n= 0.010, Flow Area= 0.09 sf

Primary OutFlow Max=0.36 cfs @ 12.13 hrs HW=476.51' (Free Discharge)
1=Culvert (Barrel Controls 0.36 cfs @ 4.08 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

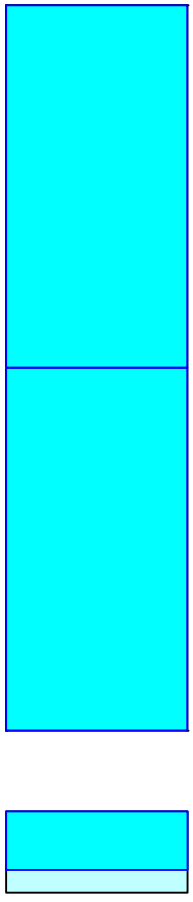
2 Chambers/Row x 16.00' Long = 32.00' Row Length
1 Rows x 96.0" Wide = 8.00' Base Width
12.0" Base + 31.0" Chamber Height = 3.58' Field Height

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

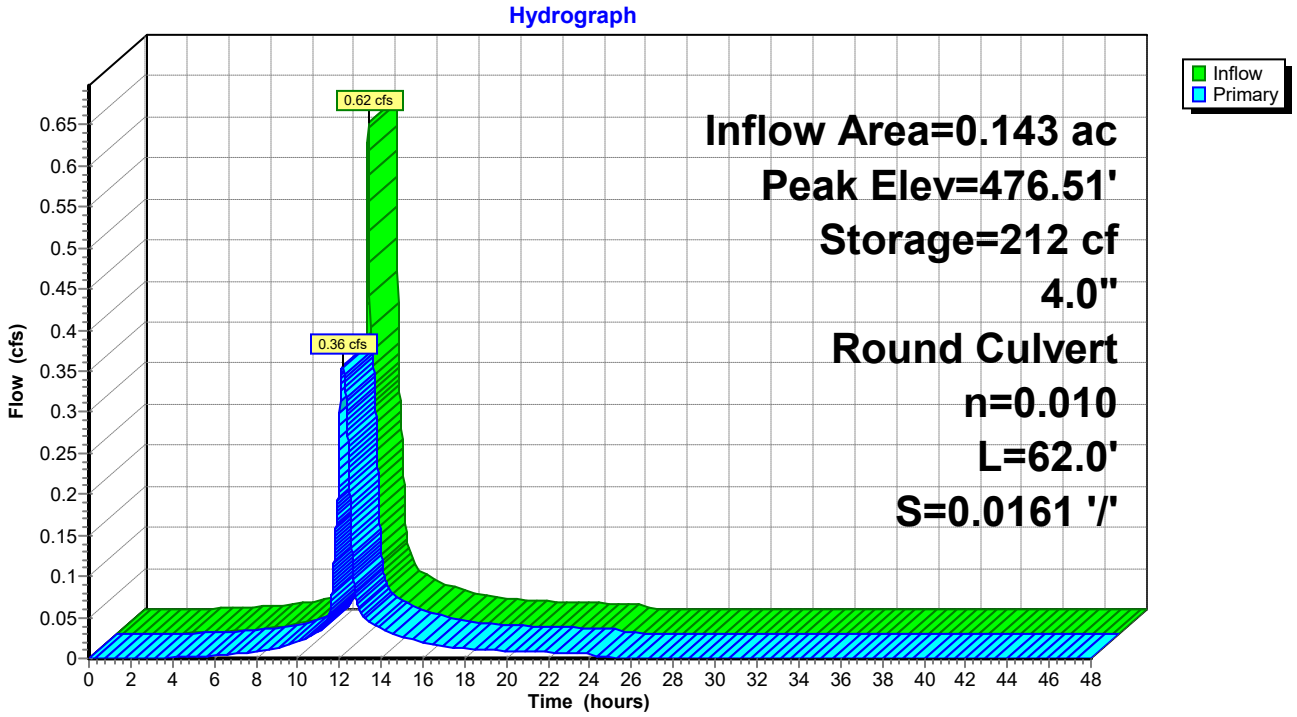
917.3 cf Field - 661.3 cf Chambers = 256.0 cf Stone x 0.0% Voids = 0.0 cf Stone Storage

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

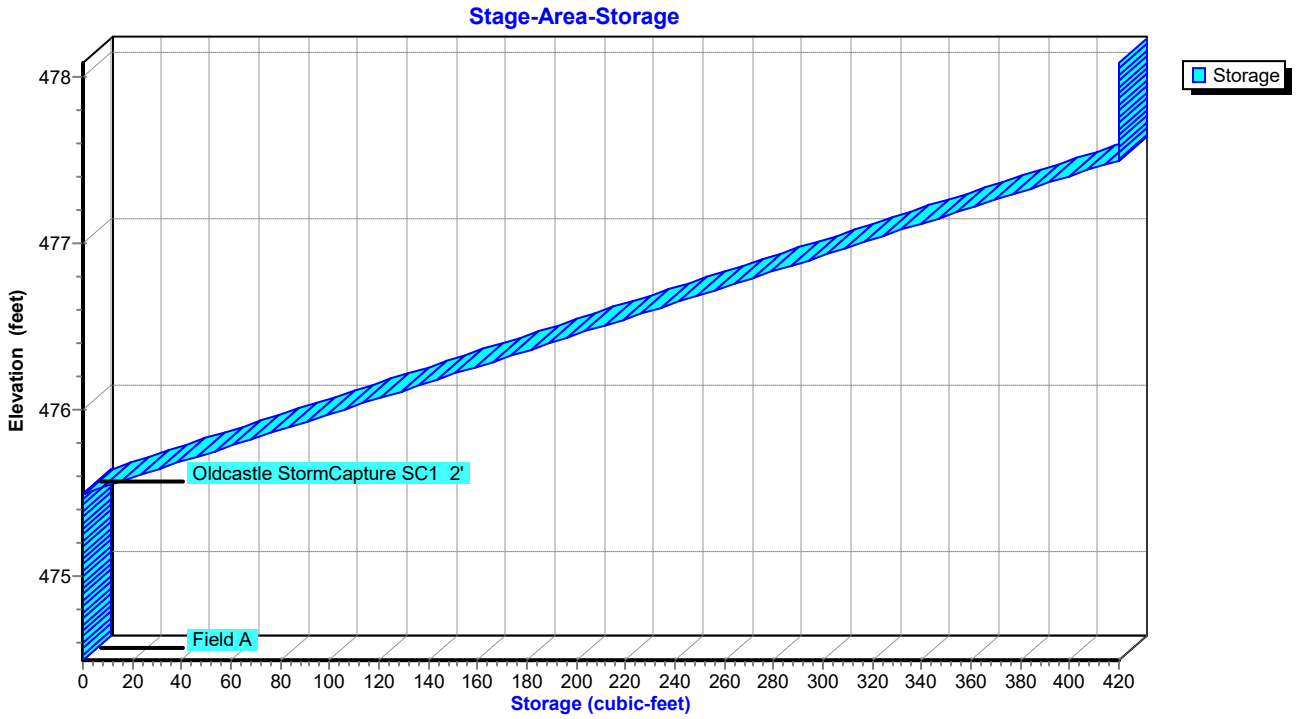
2 Chambers
34.0 cy Field
9.5 cy Stone



Pond 5P: SW DETENTION FACILITY



Pond 5P: SW DETENTION FACILITY



Summary for Pond 7P: Depressed Planted Area

Inflow Area = 0.031 ac, 36.80% Impervious, Inflow Depth = 2.51" for 10-yr event
Inflow = 0.11 cfs @ 12.03 hrs, Volume= 0.007 af
Outflow = 0.07 cfs @ 12.10 hrs, Volume= 0.005 af, Atten= 31%, Lag= 3.9 min
Primary = 0.07 cfs @ 12.10 hrs, Volume= 0.005 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 500.58' @ 12.10 hrs Surf.Area= 195 sf Storage= 85 cf

Plug-Flow detention time= 139.6 min calculated for 0.005 af (75% of inflow)
Center-of-Mass det. time= 51.0 min (881.5 - 830.5)

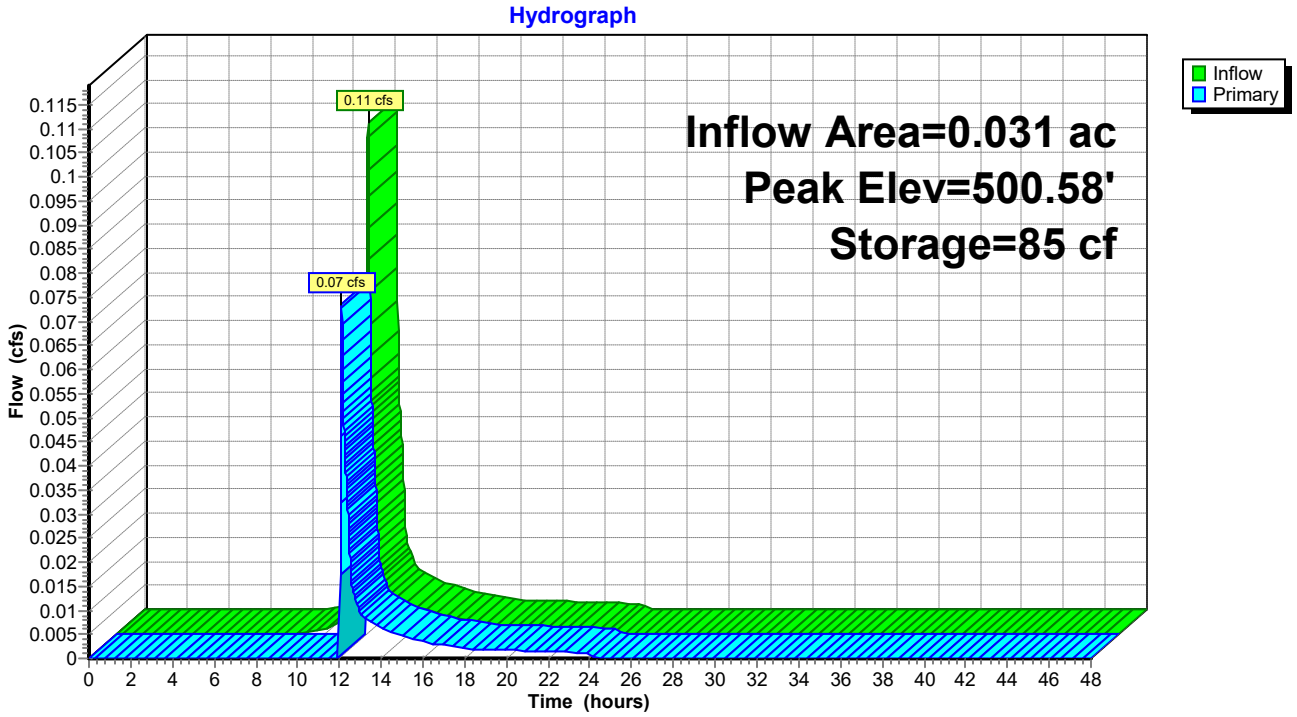
Volume	Invert	Avail.Storage	Storage Description
#1	500.00'	179 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

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

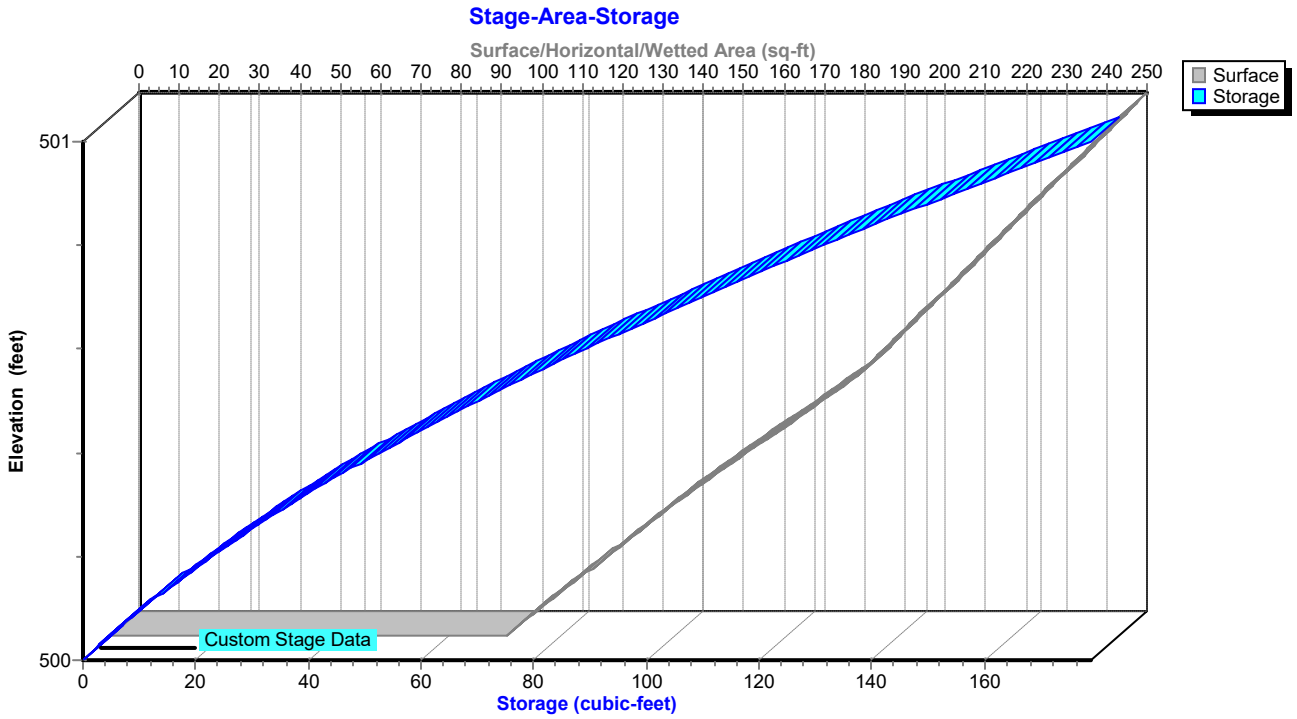
Device	Routing	Invert	Outlet Devices
#1	Primary	500.50'	**4.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.07 cfs @ 12.10 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

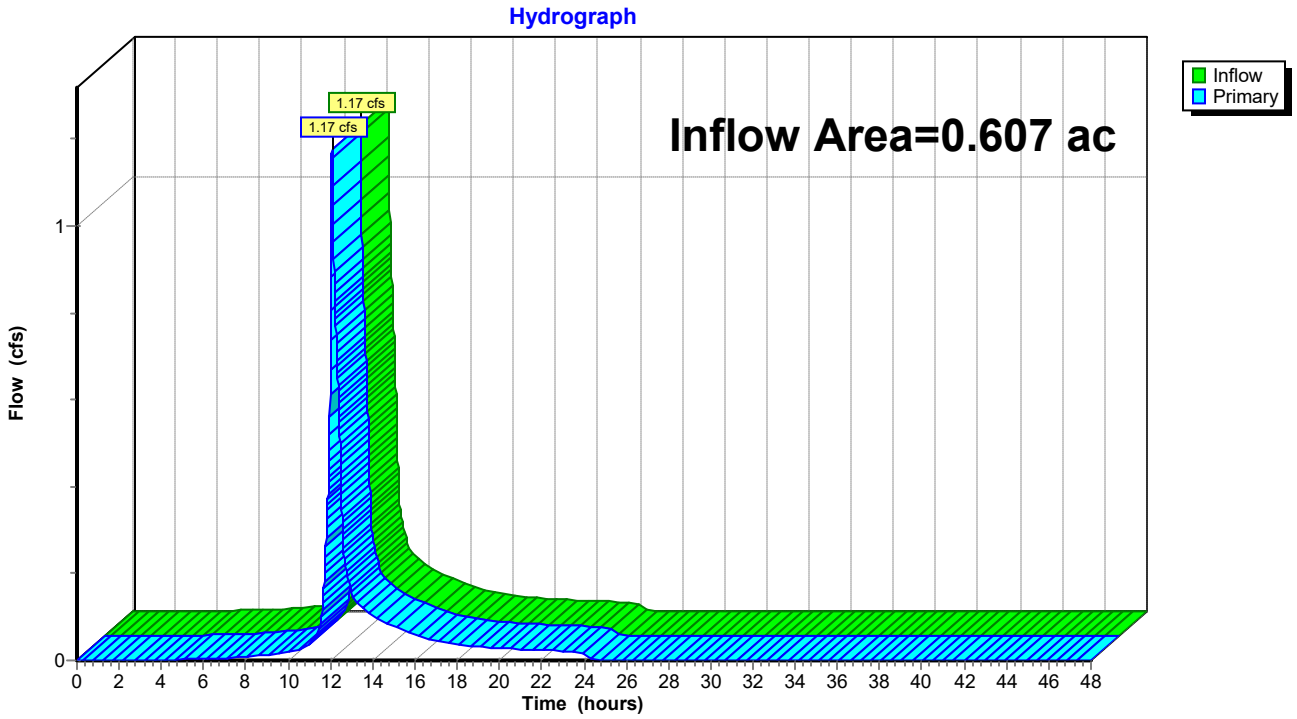


Summary for Link 4L: DESIGN LINE

Inflow Area = 0.607 ac, 27.97% Impervious, Inflow Depth = 2.07" for 10-yr event
Inflow = 1.17 cfs @ 12.08 hrs, Volume= 0.105 af
Primary = 1.17 cfs @ 12.08 hrs, Volume= 0.105 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=26,432 sf 26.74% Impervious Runoff Depth=3.01"
Flow Length=187' Tc=4.8 min CN=69 Runoff=2.23 cfs 0.152 af

Subcatchment 2S: FDA-1 FUT COND TO Runoff Area=20,192 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 HDS/SW 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=1,364 sf 36.80% Impervious Runoff Depth=3.61"
Tc=2.0 min CN=75 Runoff=0.15 cfs 0.009 af

Pond 5P: SW DETENTION FACILITY Peak Elev=477.13' Storage=342 cf Inflow=0.90 cfs 0.059 af
4.0" Round Culvert n=0.010 L=62.0' S=0.0161 '/' Outflow=0.42 cfs 0.059 af

Pond 7P: Depressed Planted Area Peak Elev=500.62' Storage=93 cf Inflow=0.15 cfs 0.009 af
Outflow=0.14 cfs 0.008 af

Link 4L: DESIGN LINE Inflow=1.76 cfs 0.154 af
Primary=1.76 cfs 0.154 af

Total Runoff Area = 1.214 ac Runoff Volume = 0.308 af Average Runoff Depth = 3.04"
72.64% Pervious = 0.882 ac 27.36% Impervious = 0.332 ac

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

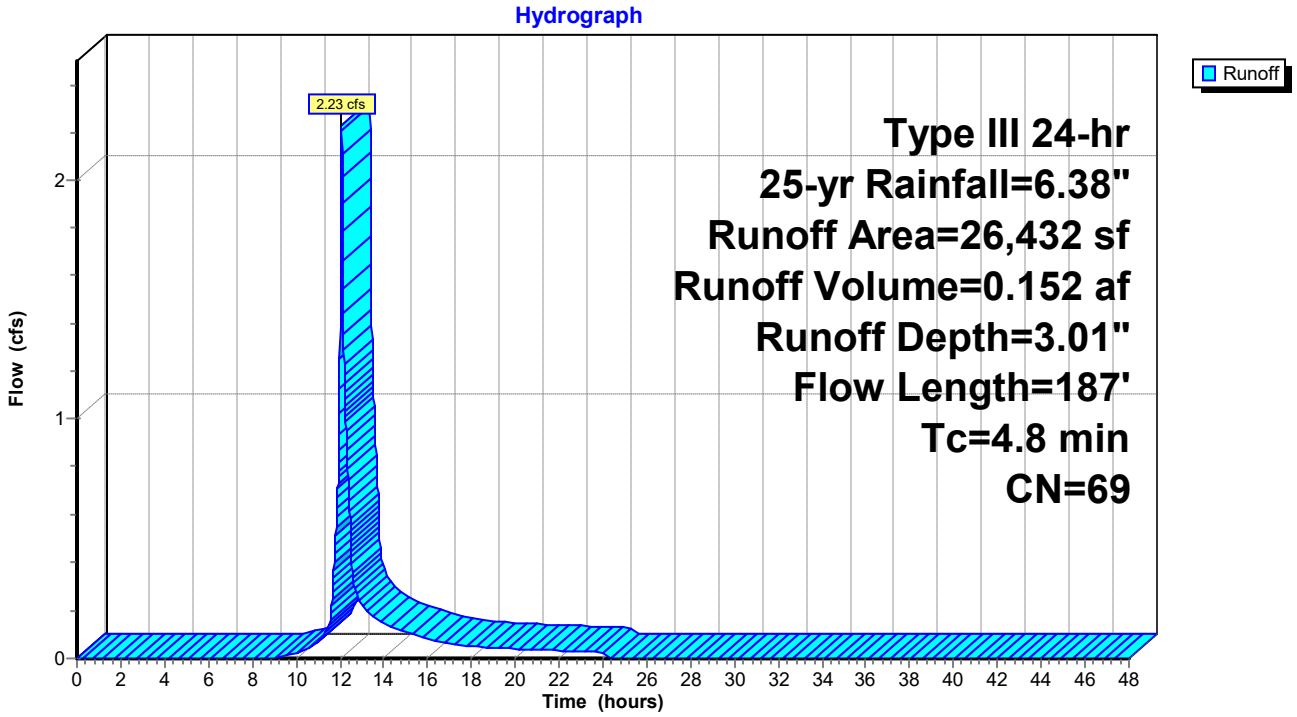
Runoff = 2.23 cfs @ 12.07 hrs, Volume= 0.152 af, Depth= 3.01"

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
19,364	58	Woods/grass comb., Good, HSG B
26,432	69	Weighted Average
19,364		73.26% Pervious Area
7,068		26.74% 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

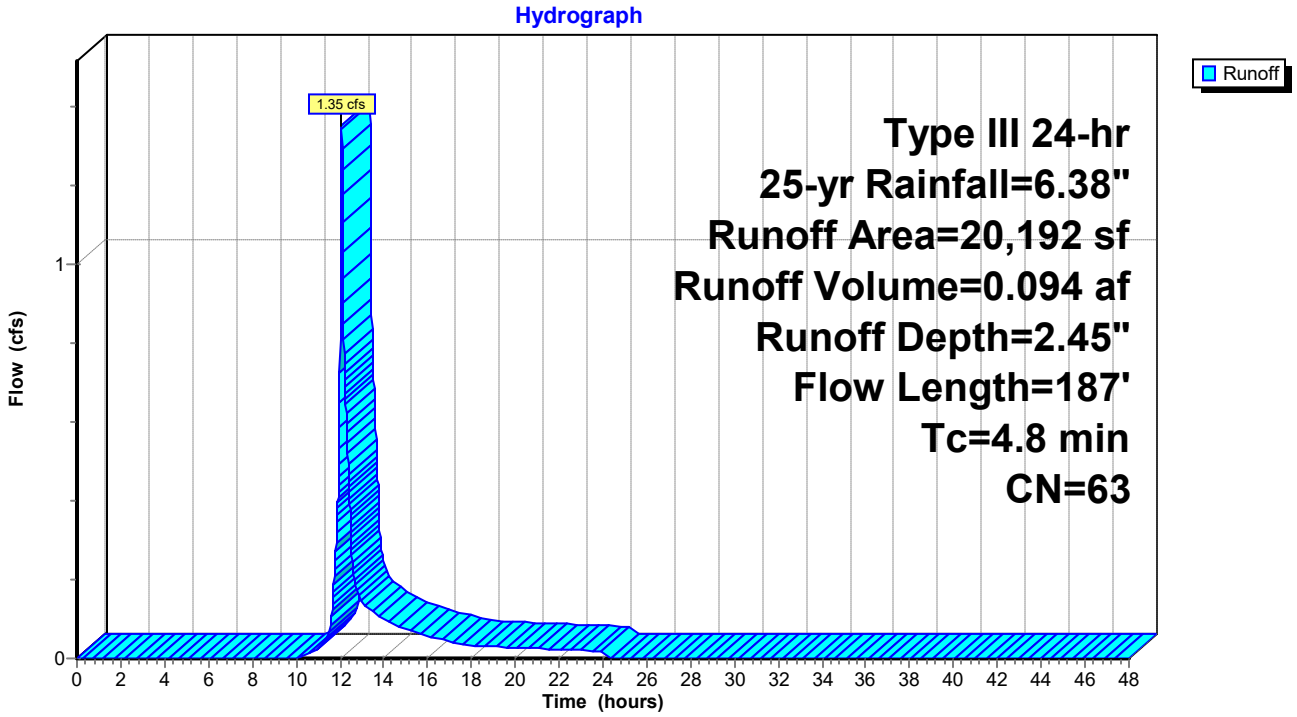
Runoff = 1.35 cfs @ 12.08 hrs, Volume= 0.094 af, Depth= 2.45"

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
17,525	58	Woods/grass comb., Good, HSG B
20,192	63	Weighted Average
17,525		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

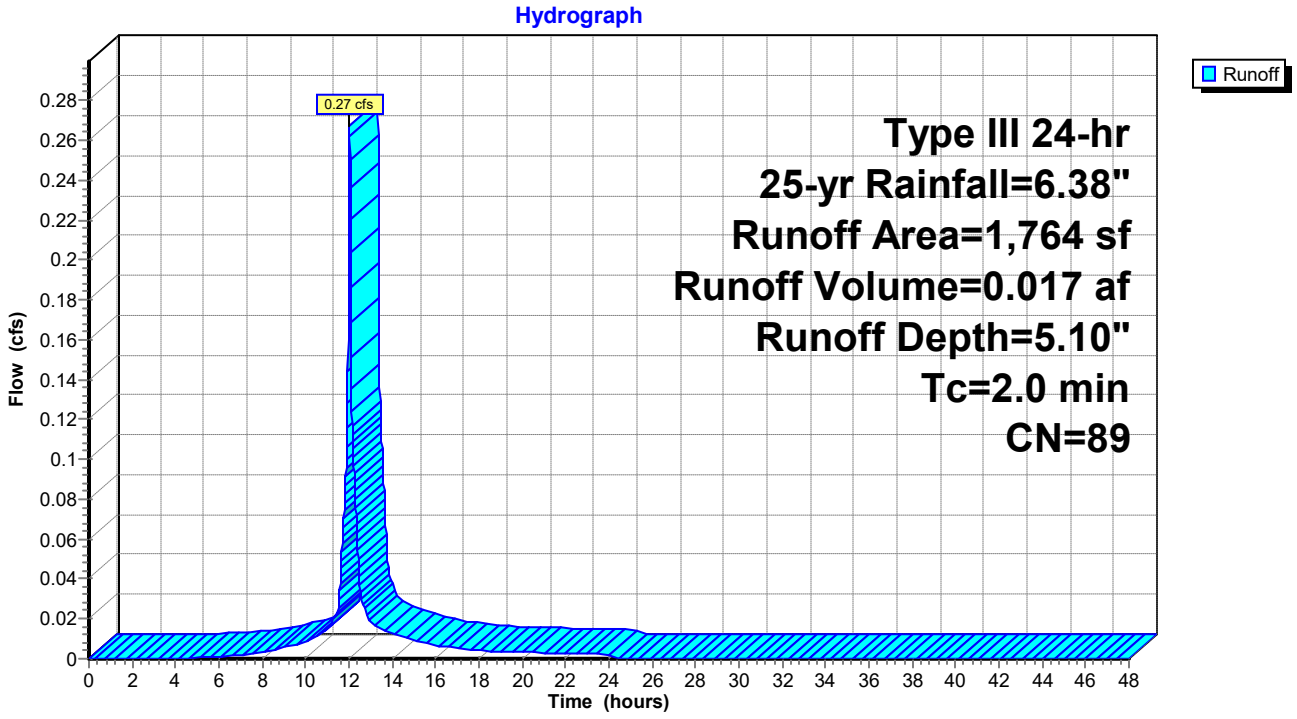
Runoff = 0.27 cfs @ 12.03 hrs, Volume= 0.017 af, Depth= 5.10"

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 HDS/SW Practice

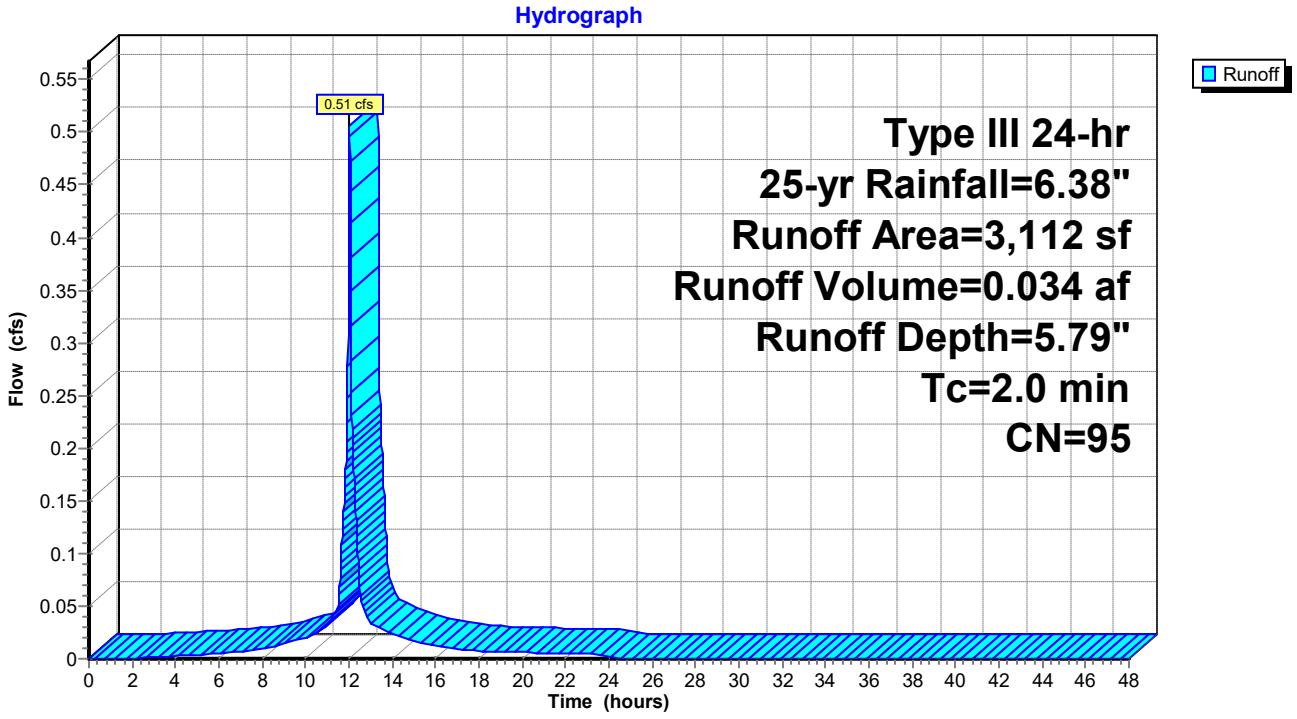
Runoff = 0.51 cfs @ 12.03 hrs, Volume= 0.034 af, Depth= 5.79"

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 HDS/SW Practice



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

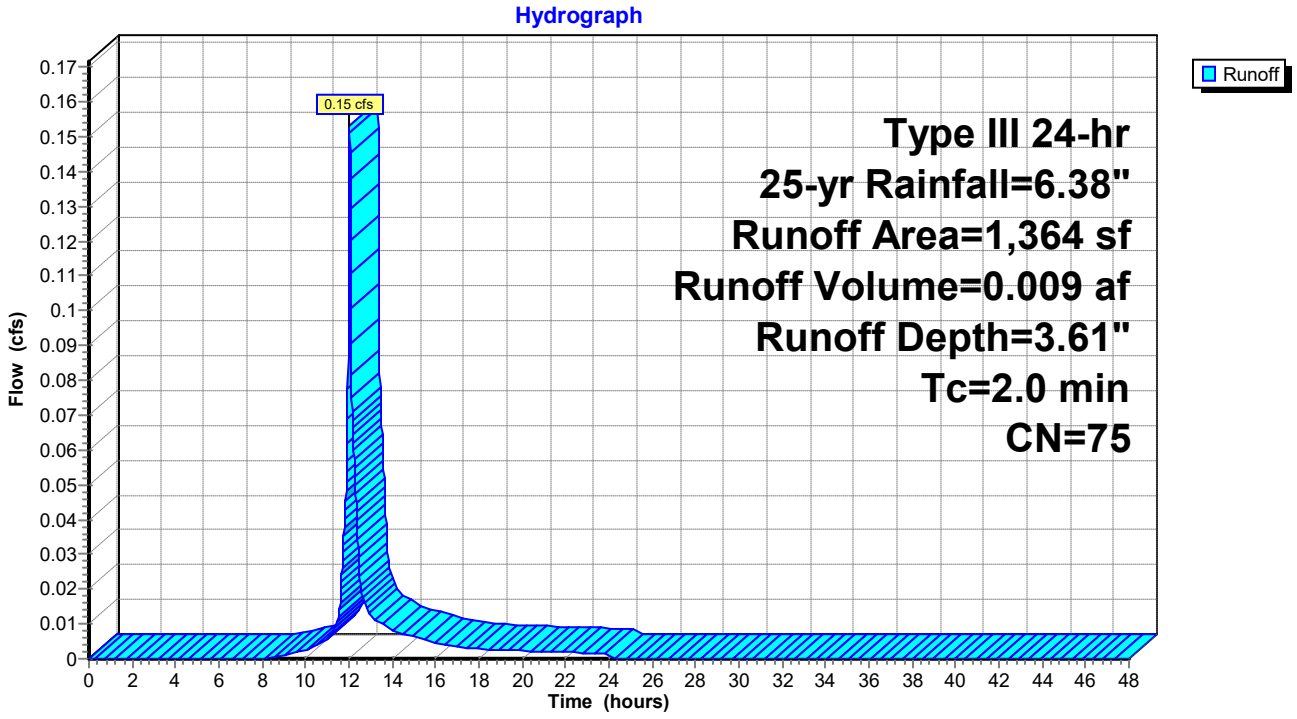
Runoff = 0.15 cfs @ 12.03 hrs, Volume= 0.009 af, Depth= 3.61"

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
1,364	75	Weighted Average
862		63.20% Pervious Area
502		36.80% 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 = 0.143 ac, 75.75% Impervious, Inflow Depth = 4.98" for 25-yr event
Inflow = 0.90 cfs @ 12.03 hrs, Volume= 0.059 af
Outflow = 0.42 cfs @ 12.15 hrs, Volume= 0.059 af, Atten= 54%, Lag= 6.9 min
Primary = 0.42 cfs @ 12.15 hrs, Volume= 0.059 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 477.13' @ 12.15 hrs Surf.Area= 256 sf Storage= 342 cf

Plug-Flow detention time= 12.8 min calculated for 0.059 af (100% of inflow)
Center-of-Mass det. time= 12.8 min (791.1 - 778.3)

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= 62.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 475.50' / 474.50' S= 0.0161 '/' Cc= 0.900 n= 0.010, Flow Area= 0.09 sf

Primary OutFlow Max=0.42 cfs @ 12.15 hrs HW=477.13' (Free Discharge)
1=Culvert (Barrel Controls 0.42 cfs @ 4.77 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

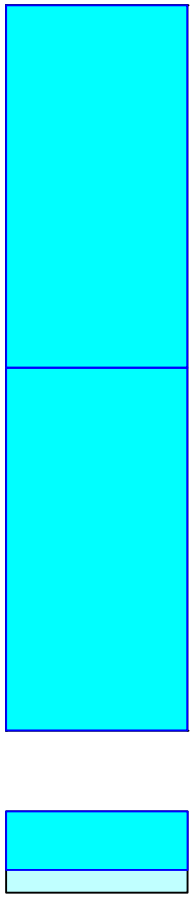
2 Chambers/Row x 16.00' Long = 32.00' Row Length
1 Rows x 96.0" Wide = 8.00' Base Width
12.0" Base + 31.0" Chamber Height = 3.58' Field Height

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

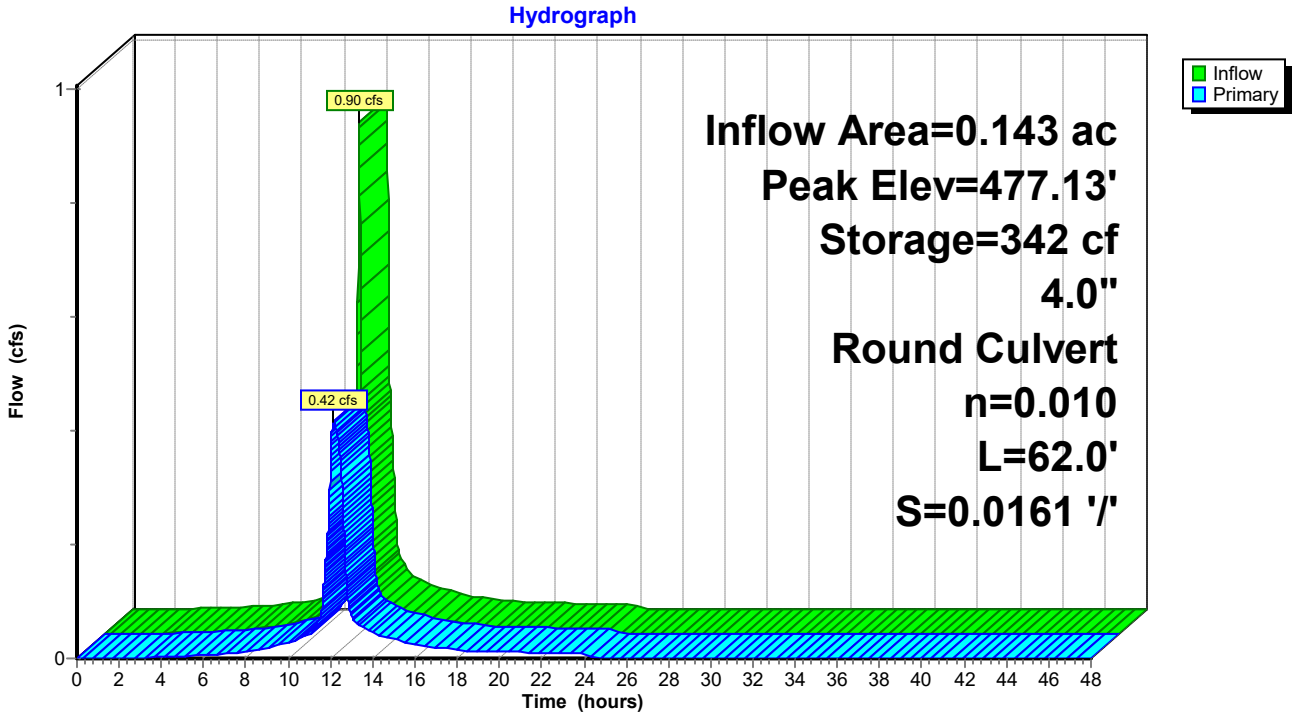
917.3 cf Field - 661.3 cf Chambers = 256.0 cf Stone x 0.0% Voids = 0.0 cf Stone Storage

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

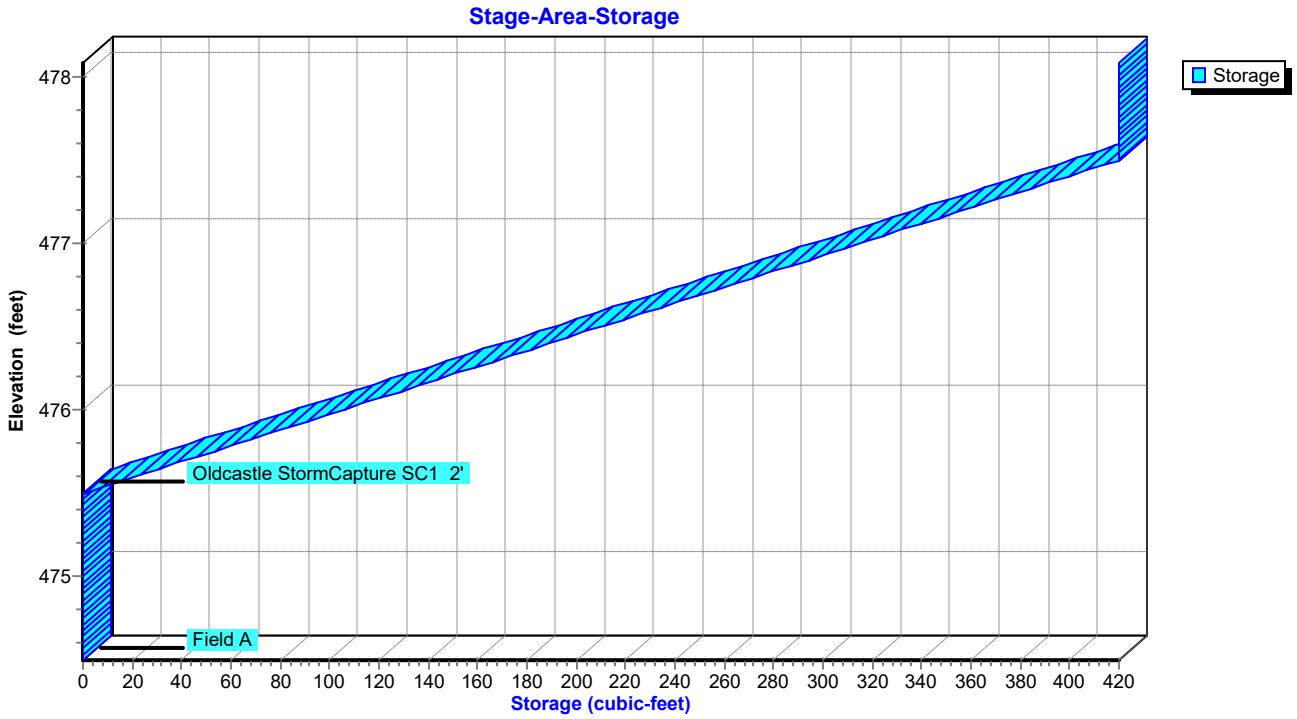
2 Chambers
34.0 cy Field
9.5 cy Stone



Pond 5P: SW DETENTION FACILITY



Pond 5P: SW DETENTION FACILITY



Summary for Pond 7P: Depressed Planted Area

Inflow Area = 0.031 ac, 36.80% Impervious, Inflow Depth = 3.61" for 25-yr event
Inflow = 0.15 cfs @ 12.03 hrs, Volume= 0.009 af
Outflow = 0.14 cfs @ 12.06 hrs, Volume= 0.008 af, Atten= 10%, Lag= 1.8 min
Primary = 0.14 cfs @ 12.06 hrs, Volume= 0.008 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 500.62' @ 12.06 hrs Surf.Area= 200 sf Storage= 93 cf

Plug-Flow detention time= 107.7 min calculated for 0.008 af (83% of inflow)
Center-of-Mass det. time= 37.1 min (857.1 - 820.0)

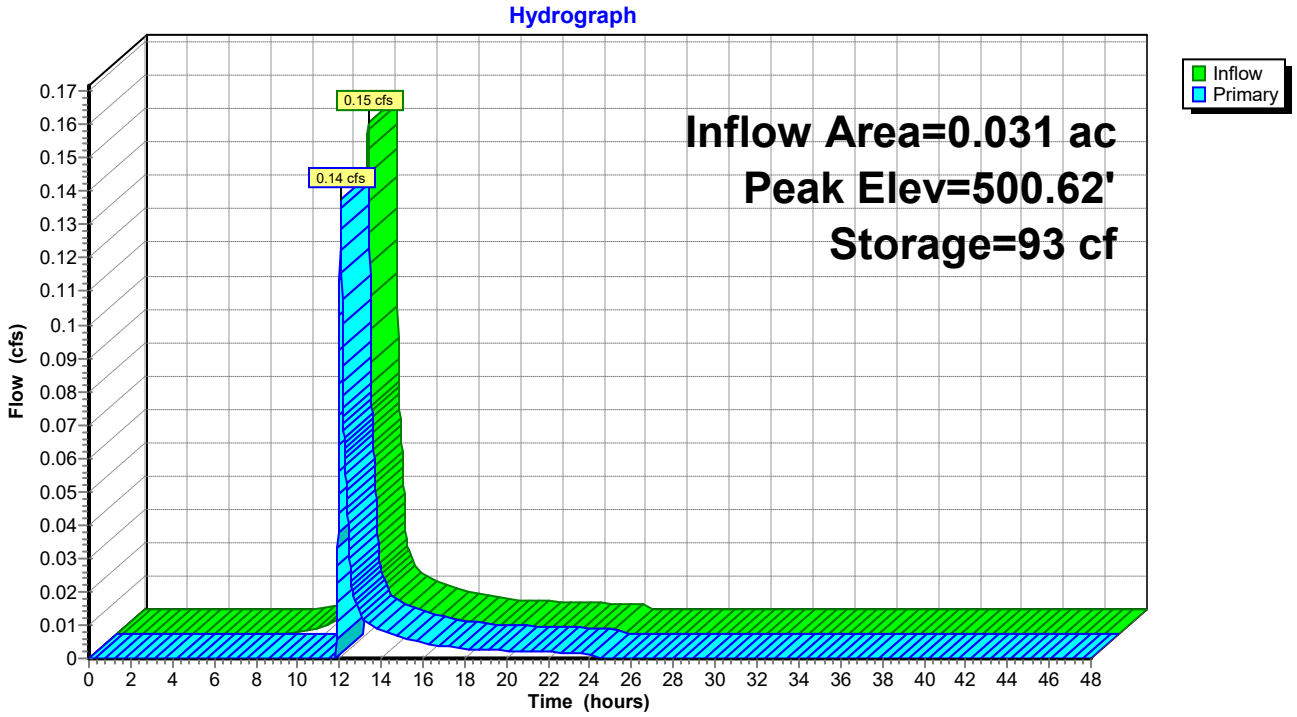
Volume	Invert	Avail.Storage	Storage Description
#1	500.00'	179 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

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

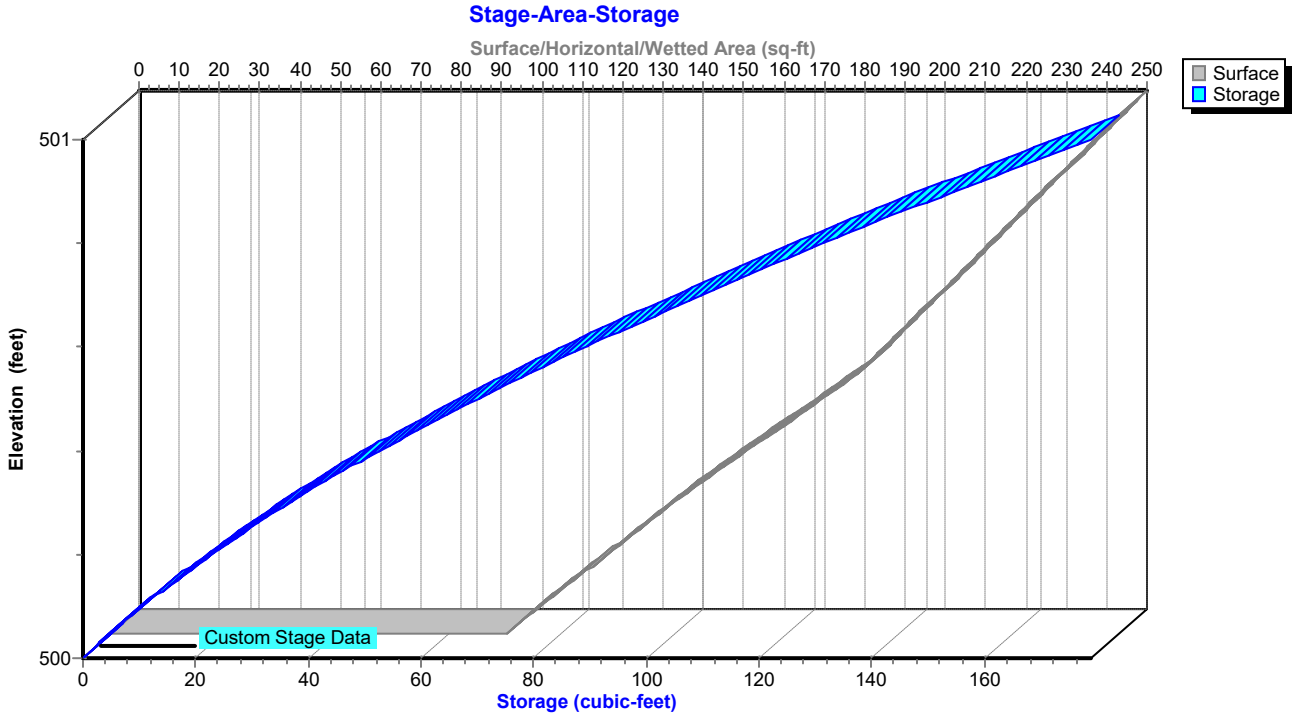
Device	Routing	Invert	Outlet Devices
#1	Primary	500.50'	**4.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.14 cfs @ 12.06 hrs HW=500.62' (Free Discharge)
1=Orifice/Grate (Weir Controls 0.14 cfs @ 1.12 fps)

Pond 7P: Depressed Planted Area



Pond 7P: Depressed Planted Area

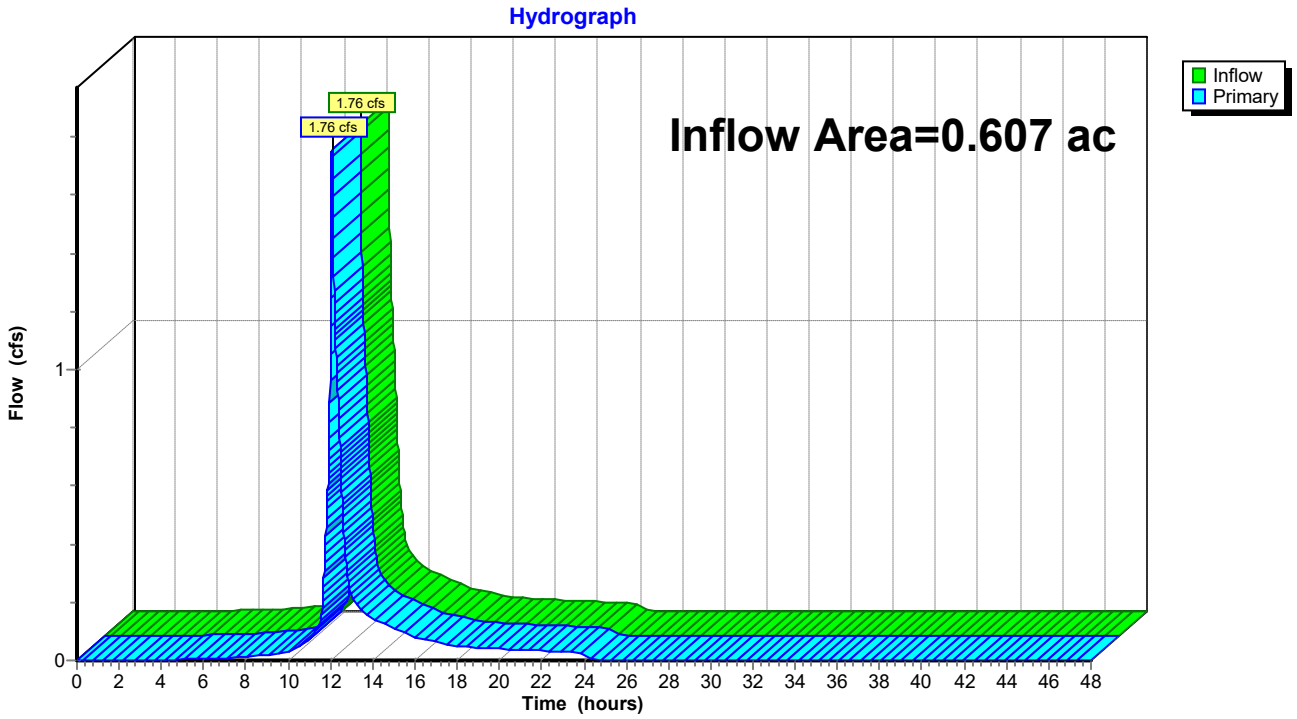


Summary for Link 4L: DESIGN LINE

Inflow Area = 0.607 ac, 27.97% Impervious, Inflow Depth = 3.05" for 25-yr event
Inflow = 1.76 cfs @ 12.08 hrs, Volume= 0.154 af
Primary = 1.76 cfs @ 12.08 hrs, Volume= 0.154 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



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: October 15, 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 a 30-seat 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 the 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) and a coordinated review is underway. Prior to taking action on this pending application, the Planning Board must issue a determination of significance.

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 New York State Department of Environmental Conservation (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. We defer review of the plan for zoning and parking compliance to the Building Inspector.

2. As previously requested, the previously issued Zoning Board Resolutions, dated February 5, 1968 and June 26, 1973, shall be submitted for review, along with any related site plans. These Resolutions are referenced in submitted Certificates of Occupancy, but have not been submitted. Further, the historic plans that were submitted have no context; the applicant should clarify their intended purpose.

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. As previously requested, it is recommended that the applicant provide a written response to each of the parameters outlined under this code section.

4. As previously requested, the applicant's business plan shall be revised to include whether any outdoor seating in connection with the winery proposed. The business plan references 26 seats, while the plan illustrates a total of 30 seats.

5. Please clarify the number of proposed seats (in connection with the winery use). Prior submissions indicated a total of 10 seats while the floor plans identify a total of 30 seats. The number of seats may impact parking and sewage flows.

6. The site plan must clarify (with heavier line weights) the existing and proposed outside edge of all driveways, driveway aprons, parking areas and other improved/gravel surfaces; please dimension

the width of driveways and curb cuts. The surface material of all unvegetated/improved portions of the site shall be identified on the plan.

7. The Site Plan shall graphically illustrate a tractor trailer (largest used for deliveries on-site) entering and exiting the subject parcel.

8. According to the applicant, a total of 27 parking spaces are required and 21 active spaces will be provided (a shortfall of 6 spaces). However, the applicant is proposing to "land-bank" 21 spaces for potential future use. The applicant shall clarify why so many spaces are being land-banked, beyond that required by code. Further, we note that the parking table indicates "TBD" for the number of spaces required for storage areas.

9. The Site Plan shall dimension the accessible walkway provided between the accessible parking spaces and the building (4 foot minimum required). Further all required accessible parking signage and pavement markings shall be provided and detailed and the applicant shall demonstrate that the spaces and walkway meet maximum grades (less than 2%). Provide a construction detail associated with the proposed accessible parking area and walkway to be surfaced with pavers. Please clarify why the accessible parking spaces are perpendicular, while the remaining standard spaces are angled. Is a one-way circulation pattern proposed? It is recommended that the Belgium block curb be extended around the outside perimeter of each bank of parking spaces (on three sides each).

10. The plan shall clarify whether the existing material sorting bins and nursery display areas, located within the area of the proposed parking spaces, are to be removed and/or relocated. If relocated, the location and adequate vehicle access shall be illustrated. Several of the parking spaces shown on the site plan are in locations currently used for other purposes by the nursery; please identify where these existing features will be relocated.

11. There appears to be encroachments along the easterly property line, including a large gravel parking area which extends off-site and is located within the wetland buffer. The applicant shall demonstrate how this encroachment will be resolved and the buffer restored.

12. The floors plans shall specify and note all related equipment and appliances within the distillery, wine counter, café, etc.

13. The submitted Wetland Mitigation Plan appears acceptable and appropriate.

14. The submitted Lighting Plan does not provide any specific information/specification pertaining to the light fixtures, mounting heights, wattage, illuminance levels, etc. While photographs of the various lights to be used and their locations are provided on the plan, additional photometrics are required to demonstrate the illuminance level (f.c.) throughout the front parking area. We note

that all light fixtures consist of angled flood lights, which appear to conflict with the Town's lighting requirements.

15. All plans must be signed and sealed by their preparer and must include the Planning Board's standard signature blocks. All plans shall have a common revision date.

16. The applicant shall review all notes provided on the lighting and landscape plans and remove notes that are not applicable to this project.

17. The limits of land disturbance shall be illustrated and calculated on the site plan. While a silt fence detail is provided, proposed locations for silt fencing is not illustrated.

18. The applicant shall contact this office regarding the completion of the Part 2 EAF; several of the responses require modification.

19. Once obtained, the applicant shall provide a copy of the WCDH and NYSDEC approvals, including signed plans and permits. Please also submit the completed applications and plans submitted to both agencies.

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 CRONIN ENGINEERING, P.E., P.C., DATED SEPTEMBER 29, 2020:

- Site Development Plan (Sheets SP-1.1 and SP-1.2)

PLANS REVIEWED, PREPARED BY WESLEY STOUT ASSOCIATES, DATED SEPTEMBER 28, 2020:

- Cover Sheet
- Site Planting Plan (L-2.0)
- Site Lighting & Buffering Plan (L-1.0)

DOCUMENTS REVIEWED:

- Cover letter, prepared by Cronin Engineering, P.E., P.C., dated September 29, 2020
- Letter, prepared by Complete Garden Center, dated August 24, 2020
- Wetland Delineation Report, prepared by Evans Associates, dated August 28, 2020
- Full EAF Part 2
- Alterations and Additions (Sheet A-1), prepared by Bloodgood Architectural Design, dated August 18, 2019

JKJ/dc

TO: Town of Lewisboro Planning Board

FROM: Lewisboro Conservation Advisory Council

SUBJECT: Gossett Brothers Nursery, 1202 Route 35, South Salem

DATE: October 6, 2020

A review of the wine making process found at the link below raises some questions about the environmental effects of both waste water and discharges into the air. The Gossett Brothers business plan states the intent to make 600 gallons of wine on premise.

The CAC would like to understand if the chemicals in the waste water from wine making at Gossett Brothers can be sufficiently removed by the current septic system. The CAC would also like to know if there is any risk from airborne chemical in that process.

https://www.bcwgc.org/sites/default/files/uploads/Wastewater%20Management%20-%20Final%20Digital.pdf

TOWN OF LEWISBORO PLANNING BOARD

DECLARATION OF INTENT TO BE LEAD AGENCY

Gossett Brothers Nursery

Coordinated Environmental Review

August 26, 2020

Date Mailed: 8/31/20

PLEASE TAKE NOTICE, that at its meeting held on August 18, 2020, the Town of Lewisboro Planning Board declared its intent to serve as Lead Agency pursuant to the State Environmental Quality Review Act (SEQRA) in connection with the proposed action described below; agreement among Involved Agencies is requested pursuant to the applicable requirements set forth in SEQRA, 6 NYCRR Part 617.

PROPOSED ACTION

The subject property consists of ±5.5 acres of land and is located at 1202 NYS 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 subject property contains wetlands that are jurisdictional to the New York State Department of Environmental Conservation (NYSDEC) and the Town of Lewisboro. The applicant is proposing to 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 proposed action has been preliminary identified as an Unlisted Action under the State Environmental Quality Review Act (SEQRA).

SITE LOCATION

1202 NYS Route 35, Town of Lewisboro, Westchester County, NY

The following potential Involved and Interested Agencies have been identified:

INVOLVED AGENCIES

1. Town of Lewisboro Planning Board
2. Town of Lewisboro Zoning Board of Appeals
3. Westchester County Department of Health
4. New York State Department of Environmental Conservation

INTERESTED AGENCIES

1. Westchester County Planning Board
2. New York State Department of Agriculture and Markets

COORDINATED ENVIRONMENTAL REVIEW PROCEDURES

Under the applicable standards of SEQRA, 6 NYCRR Part 617.6, the Planning Board of the Town of Lewisboro has concluded that it is the appropriate agency to serve as Lead Agency for the coordinated environmental review of the proposed action. At its meeting held on August 18, 2020, the Planning Board of the Town of Lewisboro declared its intent to serve as Lead Agency and further authorized the circulation of its intent to other Involved and Interested Agencies.

This notification along with the Planning Board Application, Environmental Assessment Form (EAF), the proposed preliminary site plans, and the Lead Agency Agreement is being sent to all Involved and Interested Agencies. Each Involved Agency is hereby requested by the Planning Board to fill out the attached consent form. If any Involved Agency does not agree that the Town of Lewisboro Planning Board should be designated as the Lead Agency, it may follow the procedures set forth in SEQRA 6 NYCRR Part 617.6. If you have any questions or comments, you may contact:

Ciorsdan Conran, Planning Board Administrator
Town Offices
79 Bouton Road, South Salem, New York 10590
Phone: (914) 763-3060
Fax: (914) 533-0097
Email: planning@lewisborogov.com

The Planning Board asks that each Involved Agency fill out the attached *"Lead Agency Agreement"* form either consenting or not consenting to the Lewisboro Planning Board serving as Lead Agency. Please return the completed form, and any comments or questions you may have on the proposed action, within 30 days to the Planning Board Secretary at the above address.

If you do not respond within 30 days, it will be interpreted as consent that the Lewisboro Planning Board serve as Lead Agency. You will continue to be notified of SEQRA determinations and hearing and copies of all environmental documents will be made available to you.

TOWN OF LEWISBORO PLANNING BOARD

LEAD AGENCY AGREEMENT

Gossett Brothers Nursery
1202 Route 35
Town of Lewisboro
Westchester County, New York 10590

On behalf of THE ZONING BOARD OF APPEALS,
(INSERT NAME OF AGENCY)

Today's Date 9.11.20

The above-named Involved Agency hereby:

(Please Check One)

(✓) AGREES that the Town of Lewisboro Planning Board serve as Lead Agency for the coordinated environmental review of the proposed action and requests that the undersigned continue to be notified of all filings and hearings on this matter.

( ) DOES NOT AGREE to the Town of Lewisboro Planning Board serving as Lead Agency and wishes that _____ serve as Lead Agency. *To contest Lead Agency designation, the undersigned intends to follow the procedures in accordance with SEQRA 6 NYCRR Part 617.6.*

Please return within 30 days of the mailing of this correspondence. In addition, please specify the jurisdiction that your agency has over this project and what issues you believe are relevant in connection with this project.

Ciorsdan Conran, Planning Board Administrator
Town Offices
79 Bouton Road, South Salem, New York 10590
Phone: (914) 763-3060
Fax: (914) 533-0097
Email: planning@lewisborogov.com

ROBIN J. PRICE JR ZBA CHAIR
Print Name Title

Signature ZBA CHAIR
Signature Title

TOWN OF LEWISBORO PLANNING BOARD

LEAD AGENCY AGREEMENT

Gossett Brothers Nursery
1202 Route 35
Town of Lewisboro
Westchester County, New York 10590

On behalf of WESTCHESTER COUNTY PLANNING BOARD,
(INSERT NAME OF AGENCY)

Today's Date 9/2/20

The above-named Involved Agency hereby:

(Please Check One)

(X) AGREES that the Town of Lewisboro Planning Board serve as Lead Agency for the coordinated environmental review of the proposed action and requests that the undersigned continue to be notified of all filings and hearings on this matter.

( ) DOES NOT AGREE to the Town of Lewisboro Planning Board serving as Lead Agency and wishes that _____ serve as Lead Agency. *To contest Lead Agency designation, the undersigned intends to follow the procedures in accordance with SEQRA 6 NYCRR Part 617.6.*

Please return within 30 days of the mailing of this correspondence. In addition, please specify the jurisdiction that your agency has over this project and what issues you believe are relevant in connection with this project.

Ciorsdan Conran, Planning Board Administrator
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Phone: (914) 763-3060
Fax: (914) 533-0097
Email: planning@lewisborogov.com

LUKAS HERBERT ASSOCIATE PLANNER

Print Name Title

Signature 9/2/20

Title

TOWN OF LEWISBORO PLANNING BOARD

LEAD AGENCY AGREEMENT

Gossett Brothers Nursery
1202 Route 35
Town of Lewisboro
Westchester County, New York 10590

On behalf of LEWISBORO PLANNING BOARD
(INSERT NAME OF AGENCY)

Today's Date 9/2/20

The above-named Involved Agency hereby:

(Please Check One)

(X) AGREES that the Town of Lewisboro Planning Board serve as Lead Agency for the coordinated environmental review of the proposed action and requests that the undersigned continue to be notified of all filings and hearings on this matter.

( ) DOES NOT AGREE to the Town of Lewisboro Planning Board serving as Lead Agency and wishes that _____ serve as Lead Agency. *To contest Lead Agency designation, the undersigned intends to follow the procedures in accordance with SEQRA 6 NYCRR Part 617.6.*

Please return within 30 days of the mailing of this correspondence. In addition, please specify the jurisdiction that your agency has over this project and what issues you believe are relevant in connection with this project.

Ciorsdan Conran, Planning Board Administrator
Town Offices
79 Bouton Road, South Salem, New York 10590
Phone: (914) 763-3060
Fax: (914) 533-0097
Email: planning@lewisborogov.com

JANET ANDERSEN — CHAIR
Print Name — Title

Janet Andersen cc — //
Signature — Title

CRONIN
ENGINEERING P.E., P.C.
Professional Engineering & Consulting

39 Arlo Lane
Cortlandt Manor, NY 10567
T: (914) 736-3664 F: (914) 736-3693

September 29, 2020

Mr. Jan K. Johannessen, AICP
Mr. Joseph M. Cermele, P.E., CFM
Kellard Sessions Consulting, P.C.
Town Consulting Professionals - Town of Lewisboro
500 Main Street
Armonk, New York 10504

Re: **Site Development Plan Approval,**
Wetland Permit, and Special Use Permit
Gossett Brothers Nursery
1202 Route 35
Sheet 10805, Block 46, Lot 31

Dear Mr. Johannessen and Mr. Cermele,

In response to your comment memo dated August 13, 2020 we have revised the enclosed drawings entitled Site Plans for Gossett Nursery dated with revision September 29, 2020 as well as provided the following responses to your comments:

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.
   Response: The Applicant acknowledges this.
2. A Special Use Permit is required from the Zoning Board of Appeals.
   Response: The Applicant acknowledges this.
3. The water system and wastewater storage tank require approval from the Westchester County Department of Health (WCDH)
   Response: The Applicant acknowledges this.
4. An Article 24 Freshwater Wetland Permit is required for disturbance proposed within the NYSDEC 100-foot Wetland Adjacent Area.
   Response: The Applicant acknowledges this.
5. The applicant must be referred to the Westchester County Planning Board in accordance with Section 239-m of the General Municipal Law.
   Response: The Applicant acknowledges this.

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.
   Response: The Applicant has received comments from the Building Inspector and is in the process of addressing. It is noted that variances will also be required.
2. It is understood that the nursery use is considered an existing nonconforming use and that the nursery as originally approved by the Zoning Board many years ago; any previously issued site plans, zoning variances, or special permits shall be submitted for record.
   Response: Any previously issued site plans / approvals are included as part of this resubmittal dating back to the 1960's.
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.
   Response: An application for the special use permit has been made to the Zoning Board of Appeals a which point the requirements will be met.

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Professional Engineering & Consulting
39 Arlo Lane
Cortlandt Manor, NY 10567
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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.
   Response: A revised Business Plan including the above requested information will be submitted as part of this resubmission.
5. The applicant shall submit architectural floor plans for the nursery buildings, including the winery.
   Response: Architectural Floor plans are submitted as part of this resubmittal.
6. For clarity purposes, it is recommended that an additional site plan sheet be provided which illustrates the front portion of the site (from pond to road) at a scale of 1"=20'.
   Response: Additional site plan at 1"=20' scale is provided in this resubmission.
7. According to the applicant, the combination of uses results in a parking requirement of 34 spaces. The applicant has illustrated 34 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.
   Response: See revised Site Plan.
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.
   Response: Dimensions and handicap accessible parking has been added to the plans.
9. Given the gravel surface and adjacent landscape nursery display and sales areas, how will the parking spaces be defined in the field?
   Response: The applicant proposes to install a 2" low reveal Belgian block curb stop at the front of each space.
10. The applicant must comply with Section 220-15, "Landscaping, screening and buffers," of the Code.
    Response: As part of this resubmission, the Applicant is submitting a Landscaping Plan that will comply with Section 220-15.
11. The site plan shall identify any existing or proposed outdoor lights.
    Response: As part of this resubmission, the Applicant is submitting a Lighting Plan that will identify all existing and proposed lighting.
12. It appears that an existing shed and the existing well are located within designated parking spaces; please clarify and make adjustments as necessary.
    Response: The plan has been modified so that designated parking spaces are not located where the well and existing shed are.
13. The plan shall be revised to identify the dimension between buildings/structures and the closest property line(s).
    Response: Dimensions added to all structures to the closest property line.
14. Provide construction details for all proposed improvements, including but not limited to, the holding tank, water treatment system, trenching, signage, etc.
    Response: Details have been added to the plans for the holding tank, trenching and Belgian block curb stop. The water treatment system design is still being discussed with the County. Once approved by the WCDOH these details will be provided. Existing signage is shown on the Site Plan. No proposed new signage at this time.
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.
    Response: The water service line is existing. Any proposed plumbing for the future water system will be inside the building.
16. The applicant shall provide a copy of the Westchester County Department of Health (WCDH) approval, including signed plans and permits.
    Response: Design is still being negotiated with the County. Approved plans will be provided upon receipt.
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.
    Response: Wetland delineator and date of delineation note has been added to the plans under Site Specific Notes. The Wetland Report, by the Applicant's Wetland Professional, is included as part of this resubmission.

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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.
    Response: The Wetland Mitigation Plan will be provided by the Applicant's Wetland Professional.
19. On behalf of the Planning Board, the applicant shall also prepare and submit Part 2 of the EAF for consideration.
    Response: Part 2 of the EAF is included as part of this resubmission.
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.
    Response: The existing on-site residence is a 3-bedroom. The existing well and septic system location are now shown on the site plans.
21. If no trees are proposed to be removed, a note to this effect shall be added to the plan.
    Response: There are no proposed trees to be removed. Note was added to the plans.
22. Is any signage proposed? If so, please provide details and locations.
    Response: There is no new signage proposed.
23. The Planning Board's standard signature blocks shall appear on all sheets.
    Response: Standard signature blocks have been added to the plans.

Respectfully Submitted,

Alexandra D'Annunzio
Assistant Project Engineer

cc: Chairperson Janet Andersen and
Members of Lewisboro Planning Board
Gossett Nursery, w/ encl
South Salem Winery, w/ encl.
Beth Evans, Evans Associates Environmental Consulting, Inc.

File: *Gossett Nursery-Rt35-Response to Kellard Sessions Comments-20200929.doc*

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September 29, 2020

Janet Andersen, Chair
Town of Lewisboro Planning Board
79 Bouton Road
South Salem, NY 10590

Re: Site Development Plan Approval,
Wetland Permit, and Special Use Permit
Gossett Brothers Nursery
1202 Route 35
Sheet 10805, Block 46, Lot 31

Dear Ms. Andersen and Members of the Planning Board:

Please find the following items enclosed regarding the resubmittal for an application for approval for the Site Development Plan and Wetlands Permit for the Gossett Brothers Nursery located at 1202 Route 35.

1. 3 copies of the revised Site Development Plans dated July 9, 2020 and revised September 29, 2020. (3 full size and 3 at 11x17).
2. 3 copies of the Comment / Response Memo
3. 3 copies of Record Information from Building Dept. pertaining to past activity on Project Site (Certificate of Occupancy, Site Plans, Surveys, Septic)
4. 3 copies of the NYSDEC Wetland Report by Beth Evans (Wetland Consultant)
5. 3 copies of the NYSDEC EAF Part 2.

The following items will be submitted as well but under a separate cover:

1. 3 copies of the revised Project Business Plan
2. 3 copies of the Architectural Floor Plans
3. 3 copies of the Landscaping, Lighting, and Signage Plan

PDF's of the above documents will be emailed to the Planning Board Clerk as well.

We would like to have this application placed on the November 17, 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,

Alexandra D'Annunzio
Assistant Project Engineer

cc: Thomas and Billy Gossett w/ encl.
John Vuolo, South Salem Winery
Jan Johannessen, Kellard Sessions, w/ encl.
Beth Evans, Evans Associates Environmental Consulting, Inc.

pb-lewisboro-gossett-sdp-re submission-as-20200929.doc

GOSSETT BROTHERS NURSERY

COMPLETE GARDEN CENTER T 914-763-3001 • F 914-763-9003

NURSERY, LANDSCAPING, MASONRY, EXCAVATION www.gossettnursery.com

To: **Lewisboro Planning Board**

79 Bouton Rd
South Salem, New York
10590
08/24/2020

GOSSETT BROTHERS NURSERY
BUSINESS PLAN

Gossett Brothers Nursery is a seasonal garden nursery selling plants, flowers, shrubs trees and miscellaneous garden retail. Delivery of such merchandise usually occurs early morning on weekdays, most frequently before business hours. Delivery of annuals, perennials and small shrubs are taken at the far end of the parking lot and large shrubs and trees are taken behind the pond.

The nursery is open from April through December; business hours are 9 A.M. to 5 P.M. Typically, the busiest period is May through Mid-June. Peak times at the nursery take place between 10 A.M. and 2:00 P.M. on weekends, during which 8-10 parking spots are occupied plus 2-4 spaces in the back for retail employees. Mother's Day and the four weekends leading to Christmas in December are the busiest days of the year at Gossett's; a maximum of 20-25 parking spaces are filled during this time. The Nursery also hosts a farmers' market on Saturdays and Wednesdays from 9 A.M. to 1 P.M. during which time 5-10 vendors attend and park their vehicles in the back for the four hours during the market. During peak hours, the Nursery has and will continue to provide parking attendants as necessary. Gossett Brothers Nursery currently staffs three full-time employees and two part-time employees.

To: Lewisboro Planning Board
79 Bouton Rd
South Salem, New York
10590

09/24/20

South Salem Winery

1202 Old Post road

South Salem, New York 10590

South Salem Winery is a licensed NYS micro winery. Making wine from at least 80% NYS grapes . The winery will offer wine tastings and pairings, wine by the glass, and food (as required by the State Liquor Authority). Wine tastings will be by appointment only. We estimate 2-4 parking spaces will be needed during tastings and 6-8 parking spaces for events. The winery will be open from April through December. Business hours for the winery will be Friday Saturday and Sunday from 3:00 PM to 8:00 PM. The winery will have seating for 25 people and handicap access. Private events will be offered after nursery hours from 5pm to 10pm. The winery will produce approximately 600 gallons of NYS wine per year.The NYS grape harvest usually takes place from mid September to mid October during this all the wine for the year is made. All of which will be sold directly out of the winery/nursery.The winery has two full time employees . Apart from wine and food, SSW t-shirts and wine glasses will be offered for retail sale. The winery will offer food of substance as required by SLA law. Examples of these foods will be charcuterie, cheese plates and other light fare.

GOSSETT BROTHERS NURSERY

1202 Route 35
South Salem, NY 10590

Set
09/28/2020

Drawing Index

L-1.0	Landscape Lighting & Buffers Plan
L-2.0	Site Planting Plan
A-1.0	Overall Proposed Architecture

Document Index

1. Gossett Brothers Nursery: Business Plan
2. South Salem Winery: Business Plan

Landscape Architecture
Planning
Sustainable Design

96 Main Street
New Canaan, CT 06840
Ph 203 966-3100
Fax 203 966-3131

WESLEY STOUT ASSOCIATES

General Notes

1. Existing conditions and survey information prepared by H. Stanley Johnson and Co., Inc., 42 Smith Avenue, Mt. Kisco NY 10549, tel: (914) 241-3872,
2. Verify locations, elevations and dimensions in field prior to construction. Notify the owner and/or landscape architect of any discrepancies.
3. Contact "Dig Safely NY" at 811 prior to beginning any site work activities or excavation.
4. All development activities to be undertaken with street rights of-way and other public lands shall comply fully with applicable state and/or town standards. Notify appropriate agency at least 72 hours prior to any excavation or clearing or construction on state or town property.
5. All work shall conform to the requirements of the Town of Greenwich, Connecticut. Notify appropriate agencies at least 48 hours prior to performing work under their jurisdiction. Obtain all necessary approval from appropriate agencies prior to commencing construction activities.
6. Install erosion controls and tree protection prior to any excavation and/or clearing.
7. Removal and disposal of all materials to comply with any and all state and/or local codes.
8. Protect trees to remain with a 4 FT. HT. snow or construction fence in accordance with the tree protection detail. Maintain protection throughout construction period. Do not store materials or equipment within fence or drip line of tree. Install tree protection prior to any earthwork or clearing.
9. General contractor to provide all tree protection and to maintain protection for duration of construction. Do not store materials or equipment within tree protection or drip line of tree.
10. Layout all paving and curbing prior to construction. Receive landscape architects approval on layout prior to starting work.
11. Provide samples of all stone, brick and mortar materials for landscape architects approval.
12. Contract limit lines are property lines unless otherwise shown on drawings. Contractor is responsible for repair of damage or disturbance to other areas which may occur as the result of their work whether within or outside of the contract limit lines.
13. Contractor is responsible for securing all construction permits and licenses required to complete the work.
14. Paving dimensions are from the edge of pavement or face wall to edge of pavement or face of wall opposite, unless otherwise noted.
15. Final grade in all cases shall slope away from the building at least 1/4" per foot.
16. All walks and steps shall have a minimum wash of 1/4" per foot.
17. Provide sleeves at indicated areas. Provide (2) PVC schedule 40 pipes - 1 @ 2" and 1 @ 4" diameter at each location. Cap and mark ends. Extend sleeves 12" beyond pavement edge @ +/- 18" depth. Mark end with 12" long rebar driven to 6" below finished grade.
18. Strip topsoil from all areas to be paved or filled, stockpile as indicated for reuse in lawn areas. Supply additional topsoil needed to bring all lawn and planting areas to a minimum depth of 6".
19. Screen all topsoil and spread to a 6" depth over all disturbed areas. Fine grade and seed to create finished lawn, or as otherwise directed by landscape architect for future planting areas.
20. Blend new work smoothly with existing grades. avoid sharp breaks in grade. Round tops and bottoms of grades.

Proposed Lighting Schedule

Qty.	Symbol	Type	Description
1		*Flood Light*	'MOTO' LED Flood Light, Black #US-12, 3000K, Medium Flood Optics, Include Powder-Painted Visor and Mounting Accessories to be fixed on Structure, as manufactured by Arcluce North America, Inc., 4000 MacArthur Blvd., Suite 600, Newport Beach, CA 92660, tel: 408-655-6275, website: www.arcluce-us.com, as supplied by illuminate Lighting, contact Cliff Gilbert, tel: 203-788-0814, email: cgilbert@illuminatene.com (or equal).

Existing/Proposed Site Lighting



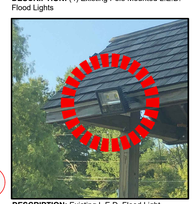
1 — **DESCRIPTION:** (2) Existing L.E.D. Accent Lighting for Existing Sign



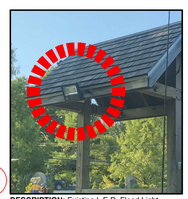
2 — **DESCRIPTION:** (4) Existing Pole Mounted L.E.D. Flood Lights



3 — **DESCRIPTION:** Existing L.E.D. Flood Light



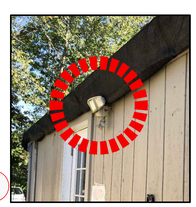
4 — **DESCRIPTION:** Existing L.E.D. Flood Light



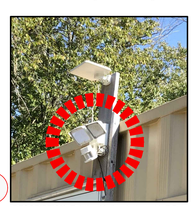
5 — **DESCRIPTION:** Existing L.E.D. Flood Light



6 — **DESCRIPTION:** Existing L.E.D. Flood Light



7 — **DESCRIPTION:** Existing Motion Activated L.E.D. Flood Light



8 — **DESCRIPTION:** Existing Motion Activated L.E.D. Flood Light



9 — **DESCRIPTION:** Existing Pole Mounted L.E.D. Flood Light

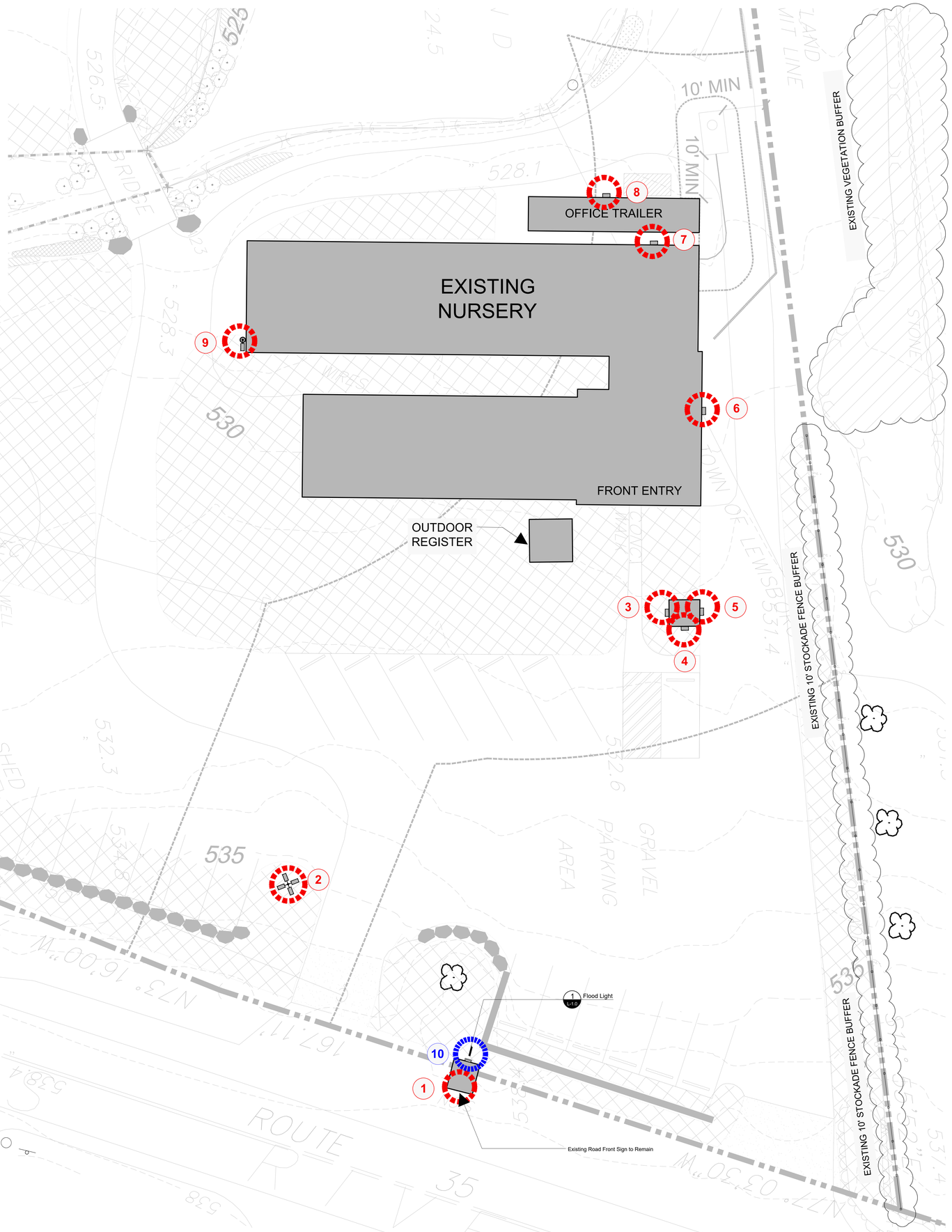


10 — CHARACTER IMAGE

Flood Light - See Landscape Lighting Plan for Locations and Proposed Lighting Schedule for more information.

1 / L-1.0 Flood Light

Not to Scale



GOSSETT NURSERY

1202 Route 35
South Salem, NY 10590

Symbol Legend

- Existing Lighting
- Proposed Lighting
- Note Call-Off
- Detail Call-Off (1 / L-1.0)

Lighting Notes

1. Notify Landscape Architect 72 hours minimum in advance of starting onsite operations. Receive approval for layout of all fixture locations prior to installation.
2. Be aware of all underground utilities prior to any excavation operations. Contact 811 "Dig Safely NY" prior to excavation. Contractor shall be responsible for repair of existing utilities damaged, without further charge to the owner.
3. All work to be performed by a qualified state of Connecticut licensed electrical contractor.
4. All work to meet or exceed all local and national building code requirements.
5. Contractor is responsible for obtaining all necessary licenses and permits required to perform all work shown on drawings.
6. Contractor shall be required to carry workmen's compensation insurance and comprehensive general liability insurance. Certificates will be required prior to signing contracts.
7. Contractor shall provide all fixtures and related materials for complete installation. See engineers drawings for additional information.
8. Lighting shown on these plans for location only - See electrical plans for details and specification of all lighting.
9. Pole Lights to be on single circuit with shut off timer.
10. See architectural drawings for additional layout and detail information.
11. All light fixtures have a lead time. Contractor to call supplier to order as needed.
12. See Sheet L-1.0 for Proposed Lighting Schedule, fixture character images, and additional fixture information.

WESLEY STOUT ASSOCIATES
96 Main Street, New Canaan, CT 06840
203 966-3100 FAX 203 966-3151
www.wesleystout.com

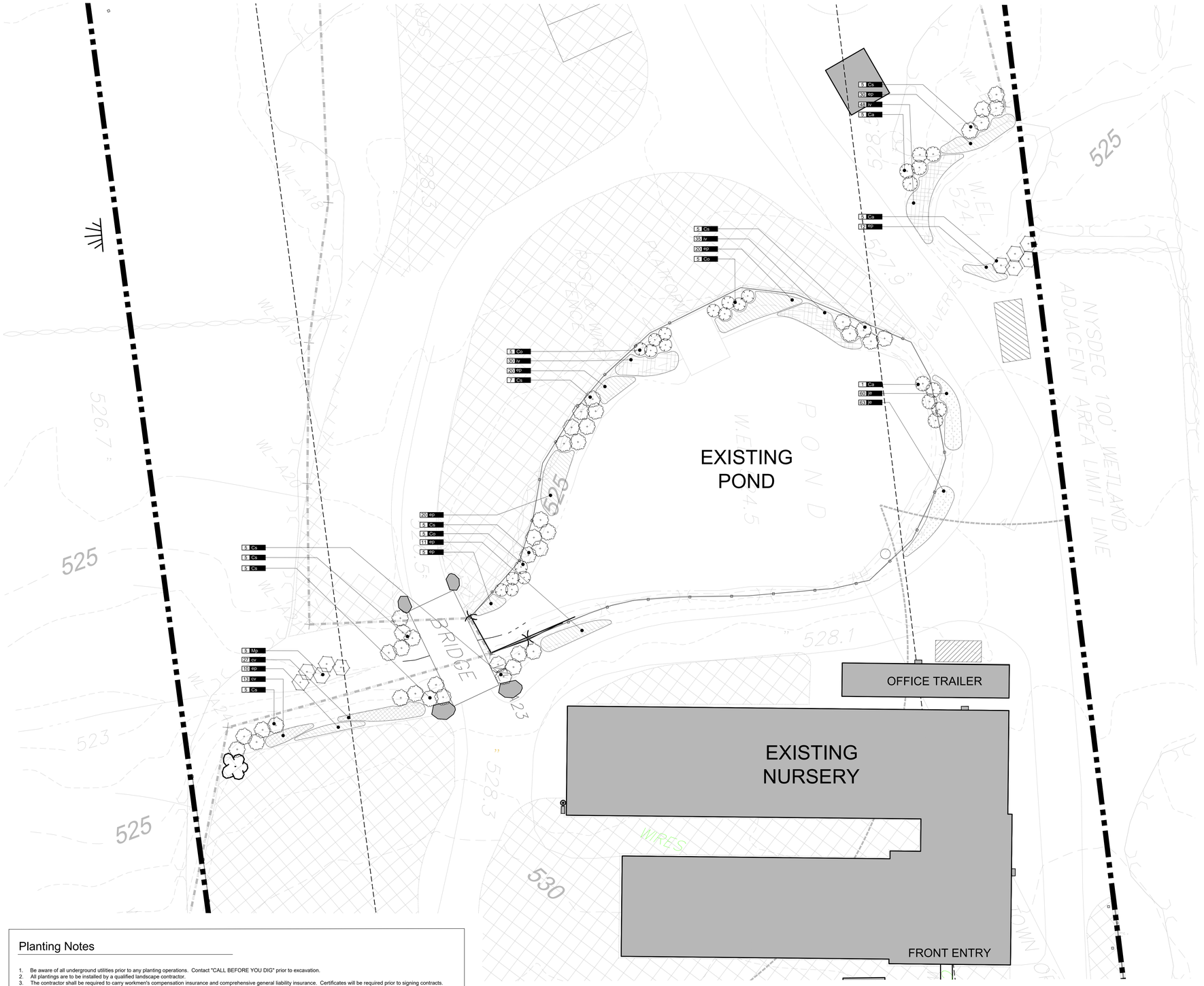
No:	Revision:	Date:

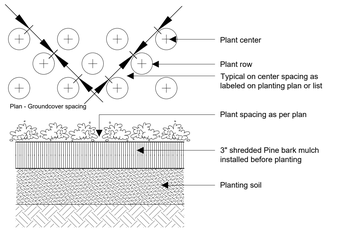
0 5 10 20

SITE LIGHTING & BUFFERING PLAN

Date: 09/29/2020
Scale: 1" = 10'
Sheet:

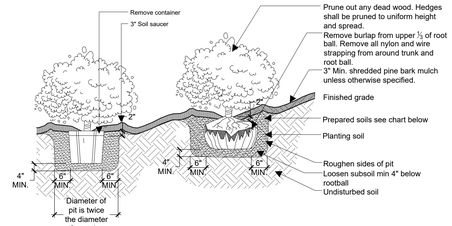
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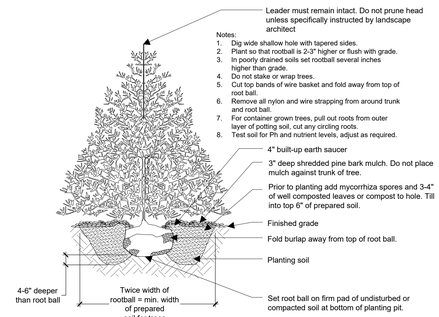
10 L-2.0 **Groundcover Planting**

Not to Scale



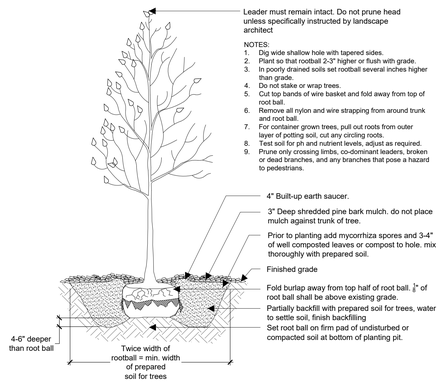
11 L-2.0 **Planting Pit for Shrubs**

Not to Scale



12 L-2.0 **Evergreen Tree Planting**

Not to Scale



13 L-2.0 **Deciduous Tree Planting**

Not to Scale

Planting Notes

1. Be aware of all underground utilities prior to any planting operations. Contact "CALL BEFORE YOU DIG" prior to excavation.
2. All plantings are to be installed by a qualified landscape contractor.
3. The contractor shall be required to carry workmen's compensation insurance and comprehensive general liability insurance. Certificates will be required prior to signing contracts.
4. Notify owner or landscape architect 72 hours minimum in advance of starting planting operations. Receive approval for layout of all bed lines and material locations prior to installation.
5. The landscape architect reserves the right to reject inferior plant materials and substitutions. The landscape architect is willing to make two trips to suppliers to review and approve materials. Previously unapproved materials may be rejected at the site. Minimally, all materials will conform to the "American Standard for Nursery Stock" (ANSI Z60.1 - 2004) of the American Association of Nurserymen.
6. The contractor shall provide a minimum of one representative plant per variety with an attached label indicating the name, size, and origin of all plant material for the Landscape Architect's approval.
7. The location of all plant material shall be approved by the Landscape Architect prior to planting installation.
8. All plant material shall have a nursery tag depicting plant species and variety.
9. When there is a discrepancy between plant quantities shown on the plant list & the plan, use the quantities from the plant list.
10. Test soil for ph and nutrients, adjust as required and receive approval prior to planting.
11. Treat all unpaved surfaces and disturbed areas with 6" minimum of topsoil as supplied by Harvest New England @ 860-674-8855, and blended per the following composition of 50% Screened Topsoil and 50% Compost, prior to stabilization. Fine grade and seed with approved seed blend to create finished lawn, or as otherwise directed by the Landscape Architect.
12. Pit to be 2 times wider than root ball or widest spread of container or bare roots.
13. Set crown of root ball 2" above finished grade.
14. Do not add fertilizer to planting soil for fall plantings.
15. All plant material shall be guaranteed by the contractor to be in good, healthy and flourishing condition for a period of one year from the date of acceptance. The contractor shall replace, as soon as weather and seasonal conditions permit, all dead plants and all plants not in a vigorous, thriving condition, as determined by the landscape architect during, and at the end of the guarantee period. Warranty replacement will be provided at no cost to the owner and include materials and labor. Contractor is responsible for repair of any damage incurred during replacement of warranty materials. Warranty period to begin at the final approval of plantings by Landscape Architect and client. Contractor is responsible for maintaining the plant material until final approval is given. This will include watering the plants.
16. All existing and proposed vegetation shown on the site plan drawings shall be maintained in a healthy and vigorous growing condition throughout the duration of the project. All vegetation not so maintained shall be replaced with new comparable material at the beginning of the next growing season.
17. All plant material shall be installed in accordance with the details on the contract drawings.
18. All planting beds shall receive 3" minimum of shredded cedar or pine bark mulch. All planting beds shown shall be mulched as a continuous bed.
19. Contractor shall make fine grade adjustments as necessary, and sod to create finished lawn or as otherwise directed by landscape architect.
20. Final grade in all cases shall slope away from building a minimum of ¼" per foot.

Proposed Plant List

Shrubs

Qty.	Symbol	Botanical Name	Common Name	Size	Cond	Remarks
30	Co	*Cephalanthus occidentalis*	Button Bush	2 Gal.	CONT.	Full, heavy flowers, nicely shaped, space 3' on center
25	Ca	*Clethra alnifolia*	Summer Sweet	2 Gal.	CONT.	Full, heavy flowers, nicely shaped, space 3' on center
40	Cs	*Cornus stolonifera*	Red Twig Dogwood	2 Gal.	CONT.	Full, heavy foliage, nicely shaped, space 3' on center
10	Mp	*Myrica pensylvanica*	Bayberry	2 Gal.	CONT.	Full, heavy foliage, nicely shaped, space 3' on center

Perennials, Grasses, Groundcovers

Qty.	Symbol	Botanical Name	Common Name	Size	Cond	Remarks
40	cv	*Carex vulpinoidea*	Fox Sedge	Quart.	CONT.	Full, nicely shaped, spaced 24" o.c.
106	ep	*Eupatorium purpureum*	Joe Pye Weed	Quart.	CONT.	Full, nicely shaped, heavy flowers, spaced 24' o.c.
148	iv	*Iris versicolor*	Blue Flag Iris	Quart.	CONT.	Full, nicely shaped, heavy flowers, spaced 24" o.c.
123	je	*Juncus effusus*	Softrush	Quart.	CONT.	Full, nicely shaped, spaced 12" o.c.

Soil Chart

Post construction soil condition	Type of preparation
Good soil	Loosen existing soil
Compacted soil	Loosen existing soil, add composted organic matter to bring organic content to 5% dry weight
Clay content 5-35%	Loosen existing soil, add composted organic matter to bring organic content to 5% dry weight
Poor quality, heavy clay soil	Remove existing soil, add loam topsoil

GOSSETT NURSERY
1202 Route 35
South Salem, NY 10590

Symbol Legend

- Property Line
- Proposed Planting Beds
- Existing Tree to Remain
- Proposed Deciduous Tree
- Proposed Evergreen Tree
- Note Call-Off
- 1 BP — Planting Call-Off

WESLEY STOUT ASSOCIATES
96 Main Street, New Canaan, CT 06840
203 966-3100 FAX 203 966-3131
www.wesleystout.com

No: Revision: Date:

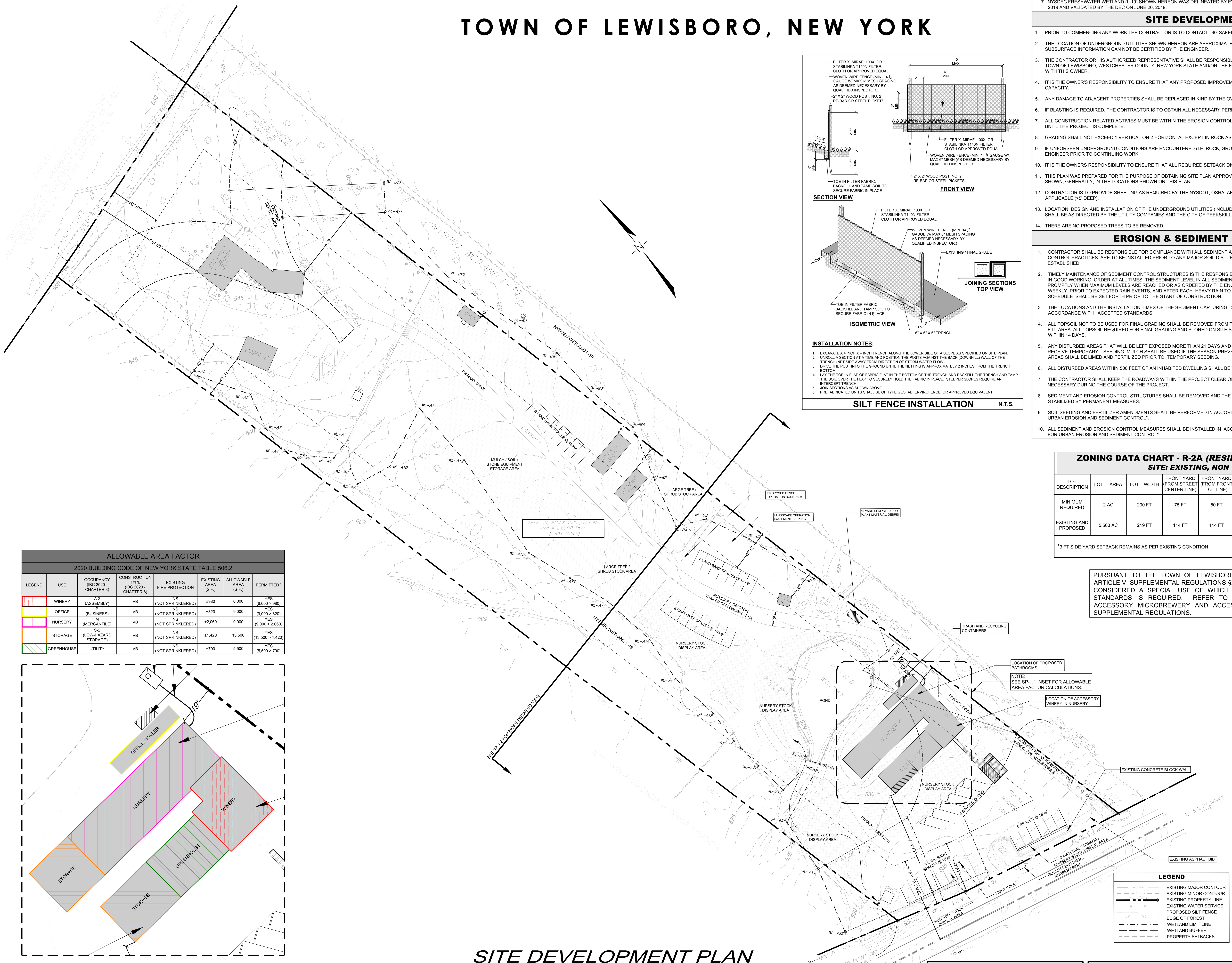
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SITE PLANTING PLAN

Date: 09/29/2020
Scale: 1" = 10'
Sheet:

L-2.0

GOSSETT BROTHERS NURSERY
SITE DEVELOPMENT PLAN
TOWN OF LEWISBORO, NEW YORK



SITE DEVELOPMENT PLAN
SCALE: 1" = 40'

SECTION VIEW
FRONT VIEW
ISOMETRIC VIEW
JOINING SECTIONS TOP VIEW

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.

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 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 CROTIN RIVER BASIN WATERSHEDS.
6. THE APPROVED HOLDING TANK MUST BE SURVEY LOCATED PRIOR TO CONSTRUCTION.
7. NYSDEC FRESHWATER WETLAND (L-19) SHOWN HEREON WAS DELINEATED BY EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, INC. ON MAY 22, 2019 AND 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 ACTIVIES 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.
14. THERE ARE NO PROPOSED TREES TO BE REMOVED.

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".

ZONING DATA CHART - R-2A *(RESIDENTIAL ZONING DISTRICT)*
SITE: EXISTING, NON CONFORMING

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	114 FT	114 FT	43 FT / 3 FT*	110 FT	>35 FT	±4.4%

*3 FT SIDE YARD SETBACK REMAINS AS PER EXISTING CONDITION

PURSUANT TO THE TOWN OF LEWISBORO CODE; CHAPTER 220. ZONING ARTICLE V. SUPPLEMENTAL REGULATIONS §220-32 AN ACCESSORY WINERY IS CONSIDERED A SPECIAL USE OF WHICH CONFORMANCE TO ADDITIONAL STANDARDS IS REQUIRED. REFER TO §220-43.6 ACCESSORY WINERY, ACCESSORY MICROBREWERY AND ACCESSORY CRAFT DISTILLERY FOR SUPPLEMENTAL REGULATIONS.

PLANNING BOARD CERTIFICATION

REVIEWED FOR COMPLIANCE WITH THE PLANNING BOARD

JOSEPH M. CERMELE, P.E. — *DATE*
KELLARD SESSIONS CONSULTING, P.C.
TOWN CONSULTING ENGINEER

OWNER CERTIFICATION

THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREON, IS FAMILIAR WITH THIS DRAWING AND ITS CONTENTS, AND HEREBY APPROVES THE SAME FOR FILING.

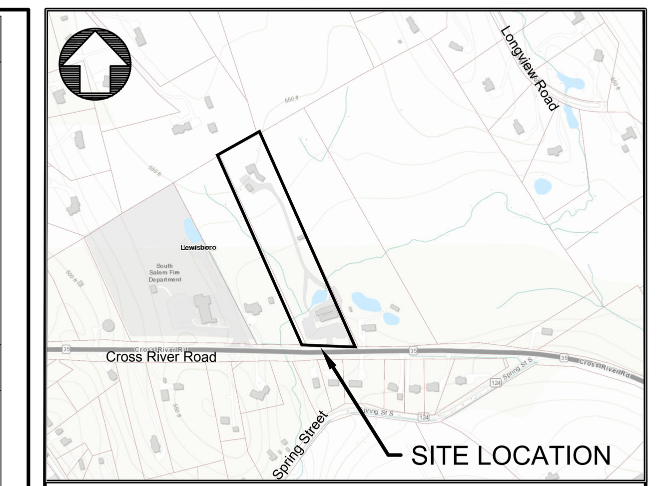
THOMAS GOSSETT — *DATE*
GOSSETT BROTHERS NURSERY, LTD - OWNER
1202 ROUTE 35, SOUTH SALEM, NEW YORK 10509

PLANNING BOARD APPROVAL

APPROVED BY RESOLUTION OF THE LEWISBORO TOWN PLANNING BOARD DATED JUNE 18, 2019.

JANET ANDERSEN, CHAIRPERSON — *DATE*

CIORSDAN CONRAN, SECRETARY — *DATE*



LOCATION MAP SCALE: 1" = 800'

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

SCALE: 1" = 40 FT.

OWNER/DEVELOPER

THOMAS GOSSETT
1202 OLD POST ROAD
SOUTH SALEM, NEW YORK 10590

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REVISIONS

#	REASON	DATE
1	PB, KS COMMENTS	9-29-20

MUNICIPAL TAX IDENTIFICATION:
SECTION: 31
BLOCK: 10805
LOT: 46
SUBLOT: -

DRAWN BY: AS
CHECKED: TC3
PROJECT: GOSSETT NURSERY
DATE: JULY 9, 2020
JOB #: 191209

TIMOTHY L. CRONIN III, P.E.
LICENSE #062980

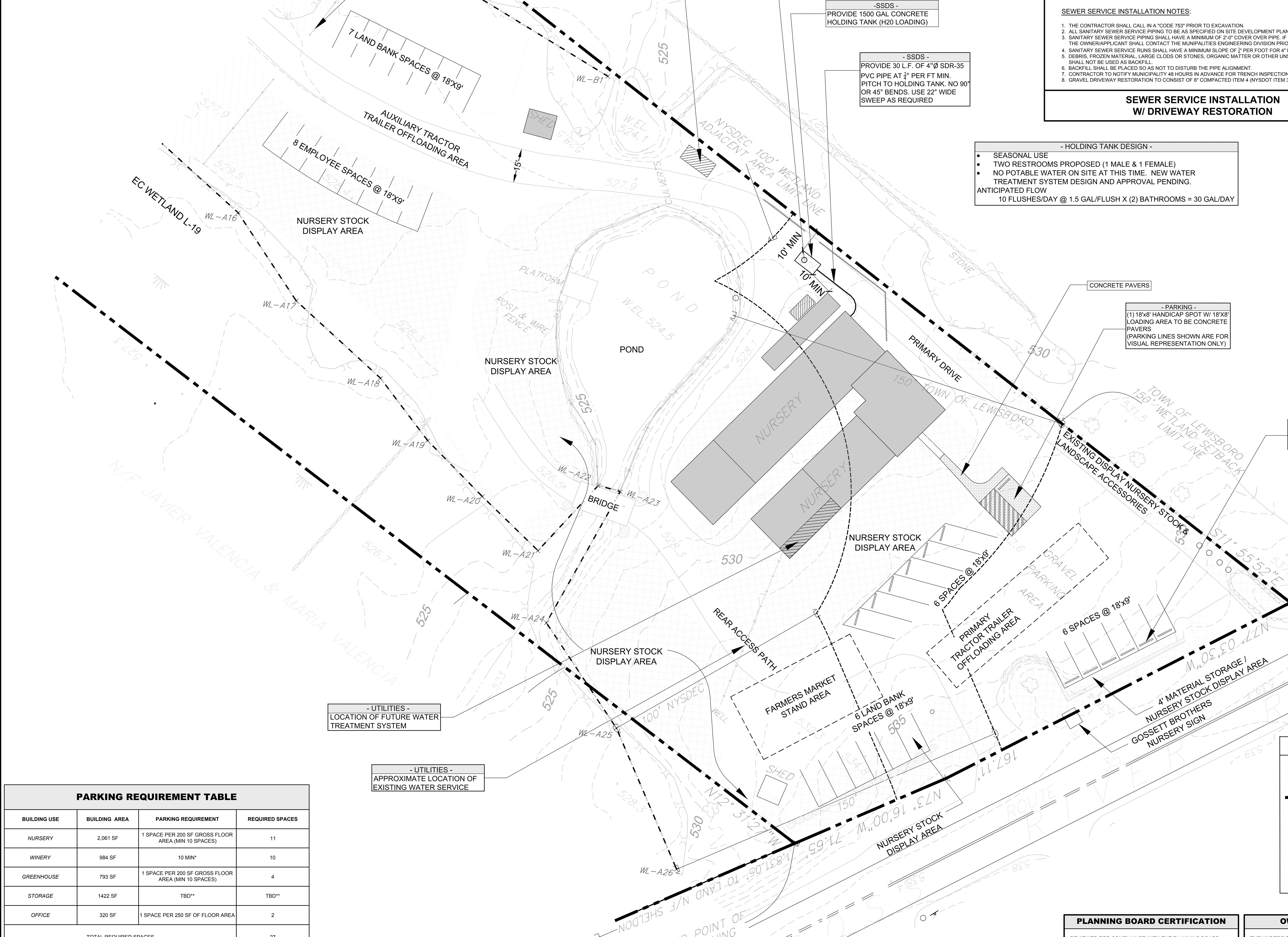
CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664
39 Arlo Lane
Cortlandt Manor, New York 10567

SITE DEVELOPMENT PLAN

SITE PLAN FOR GOSSETT BROTHERS NURSERY

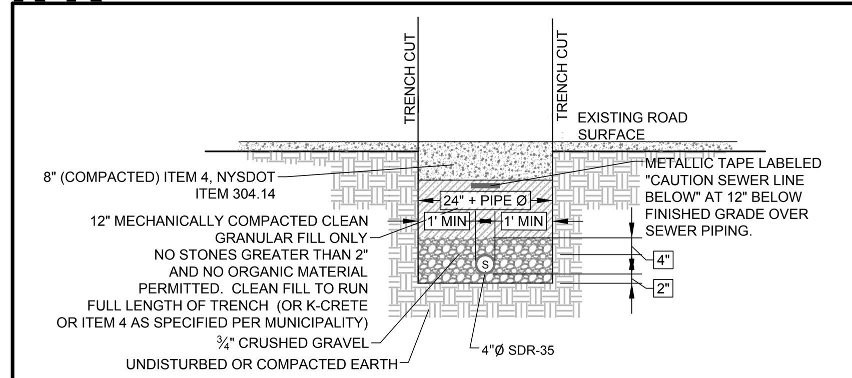
LOCATION:
1202 OLD POST ROAD
SOUTH SALEM, NEW YORK 10590

GOSSETT BROTHERS NURSERY
SITE DEVELOPMENT PLAN
TOWN OF LEWISBORO, NEW YORK



SITE SPECIFIC NOTES

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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.
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5. THE SUBJECT SITE IS LOCATED IN THE CROTIN RIVER BASIN WATERSHEDS.
6. THE APPROVED HOLDING TANK MUST BE SURVEY LOCATED PRIOR TO CONSTRUCTION.
7. NYSDEC FRESHWATER WETLAND (L-19) SHOWN HEREON WAS DELINEATED BY EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, INC. ON MAY 22, 2019 AND VALIDATED BY THE DEC ON JUNE 20, 2019.



SEWER SERVICE INSTALLATION NOTES:

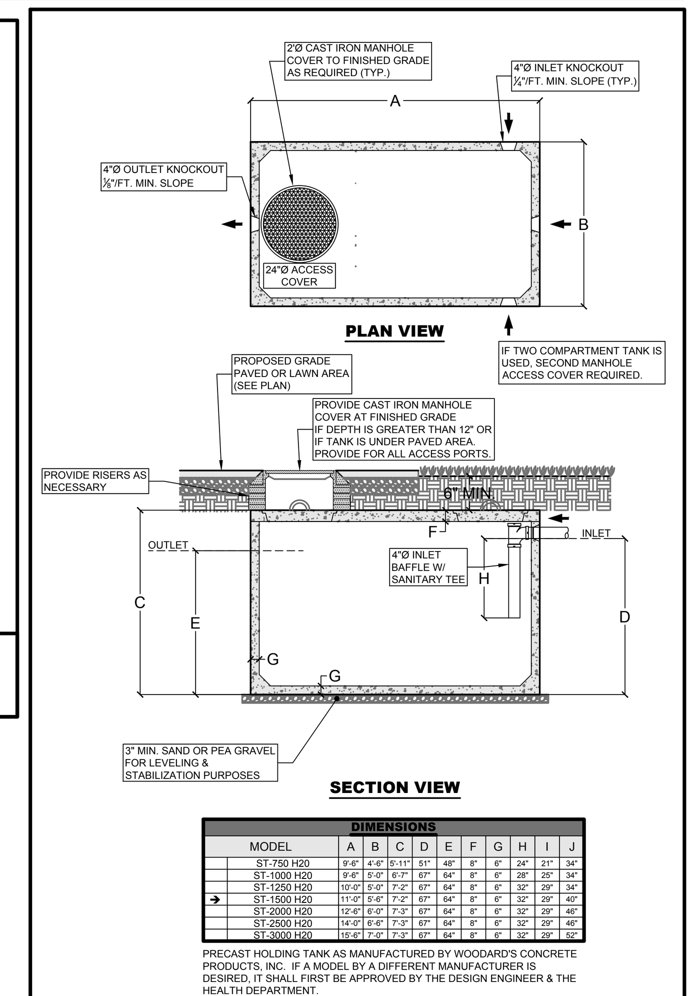
1. THE CONTRACTOR SHALL CALL IN A "CODE 753" PRIOR TO EXCAVATION.
2. ALL SANITARY SEWER SERVICE PIPING TO BE AS SPECIFIED ON SITE DEVELOPMENT PLANS.
3. SANITARY SEWER SERVICE PIPING SHALL HAVE A MINIMUM OF 2'-0" COVER OVER PIPE. IF THIS IS NOT POSSIBLE THE OWNER/APPLICANT SHALL CONTACT THE MUNIPALITIES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
4. SANITARY SEWER SERVICE RUNS SHALL HAVE A MINIMUM SLOPE OF $\frac{1}{4}$" PER FOOT FOR 4" DIA. PIPES.
5. DEBRIS, FROZEN MATERIAL, LARGE CLODS OR STONES, ORGANIC MATTER OR OTHER UNSUITABLE MATERIALS SHALL NOT BE USED AS BACKFILL.
6. BACKFILL SHALL BE PLACED SO AS NOT TO DISTURB THE PIPE ALIGNMENT.
7. CONTRACTOR TO NOTIFY MUNICIPALITY 48 HOURS IN ADVANCE FOR TRENCH INSPECTION.
8. GRAVEL DRIVEWAY RESTORATION TO CONSIST OF 8" COMPACTED ITEM 4 (NYSDOT ITEM 304.05)

SEWER SERVICE INSTALLATION W/ DRIVEWAY RESTORATION N.T.S.

- HOLDING TANK DESIGN -

- SEASONAL USE
- TWO RESTROOMS PROPOSED (1 MALE & 1 FEMALE)
- NO POTABLE WATER ON SITE AT THIS TIME. NEW WATER TREATMENT SYSTEM DESIGN AND APPROVAL PENDING.

ANTICIPATED FLOW
10 FLUSHES/DAY @ 1.5 GAL/FLUSH X (2) BATHROOMS = 30 GAL/DAY



	MODEL	A	B	C	D	E	F	G	H	I	J
	ST-750 H20	9'-6"	4'-6"	5'-11"	51"	48"	8"	6"	24"	21"	34"
	ST-1000 H20	9'-6"	5'-0"	6'-7"	67"	64"	8"	6"	28"	25"	34"
	ST-1250 H20	10'-0"	5'-0"	7'-2"	67"	64"	8"	6"	32"	29"	34"
➔	ST-1500 H20	11'-0"	5'-6"	7'-2"	67"	64"	8"	6"	32"	29"	40"
	ST-2000 H20	12'-6"	6'-0"	7'-3"	67"	64"	8"	6"	32"	29"	46"
	ST-2500 H20	14'-0"	6'-6"	7'-3"	67"	64"	8"	6"	32"	29"	46"
	ST-3000 H20	15'-6"	7'-0"	7'-3"	67"	64"	8"	6"	32"	29"	52"

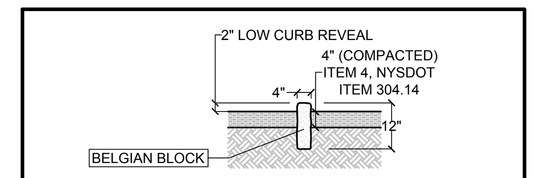
DIMENSIONS

PRECAST HOLDING TANK AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. IF A MODEL BY A DIFFERENT MANUFACTURER IS DESIRED, IT SHALL FIRST BE APPROVED BY THE DESIGN ENGINEER & THE HEALTH DEPARTMENT.

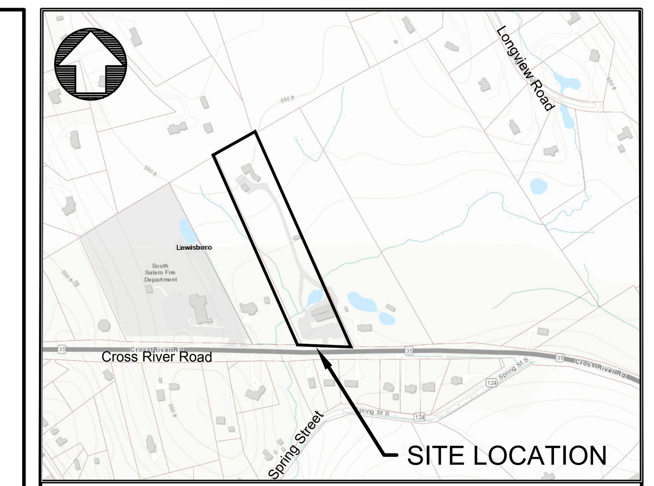
NOTES

1. **THEIR SHALL BE A MINIMUM OF 6" OF COVER ABOVE THE HOLDING TANK. IF MORE THAN 12" OF COVER IS PROPOSED OVER THE TANK, A RISER TO GRADE MUST BE INSTALLED ON ALL ACCESS PORTS. RISERS MUST ALSO BE INSTALLED WHERE THE TANK IS PROPOSED TO BE LOCATED UNDER A PAVED AREA.**
2. **ALL COMPONENTS AS SPECIFIED IN THIS DETAIL ARE AS MANUFACTURED OR SPECIFIED BY WOODARD'S CONCRETE PRODUCTS, INC. IF AN ALTERNATIVE TANK IS DESIRED, IT SHALL FIRST BE APPROVED BY THE HEALTH DEPARTMENT AND THE DESIGN ENGINEER PRIOR TO INSTALLATION.**

HOLDING TANK DETAIL NTS



2" LOW REVEAL BELGIAN BLOCK CURB STOP N.T.S.



LOCATION MAP SCALE: 1" = 800'

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

SCALE: 1" = 20 FT.

OWNER/DEVELOPER

THOMAS GOSSETT
1202 OLD POST ROAD
SOUTH SALEM, NEW YORK 10590

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REVISIONS

#	REASON	DATE
1	PB, KS COMMENTS	9-29-20

MUNICIPAL TAX IDENTIFICATION:
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BLOCK: 10805
LOT: 46
SUBLOT: -
DRAWN BY: AS
CHECKED: TC3
PROJECT: GOSSETT NURSERY
DATE: JULY 9, 2020
JOB #: 191209

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 2 OF 2 SP-1.2

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

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)	11
WINERY	984 SF	10 MIN*	10
GREENHOUSE	793 SF	1 SPACE PER 200 SF GROSS FLOOR AREA (MIN 10 SPACES)	4
STORAGE	1422 SF	TBD**	TBD**
OFFICE	320 SF	1 SPACE PER 250 SF OF FLOOR AREA	2
TOTAL REQUIRED SPACES			27
TOTAL ACTIVE SPACES (6+6+8+1H)			21
TOTAL LAND BANKED SPACES (6+8+7)			21
TOTAL AVAILABLE SPACES			42

* 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.
**PLANNING BOARD TO DETERMINE AMOUNT, IF ANY.

SITE DEVELOPMENT PLAN
SCALE: 1" = 20'

PLANNING BOARD CERTIFICATION

REVIEWED FOR COMPLIANCE WITH THE PLANNING BOARD

JOSEPH M. CERMELE, P.E. DATE
KELLARD SESSIONS CONSULTING, P.C.
TOWN CONSULTING ENGINEER

OWNER CERTIFICATION

THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREON, IS FAMILIAR WITH THIS DRAWING AND ITS CONTENTS, AND HEREBY APPROVES THE SAME FOR FILING.

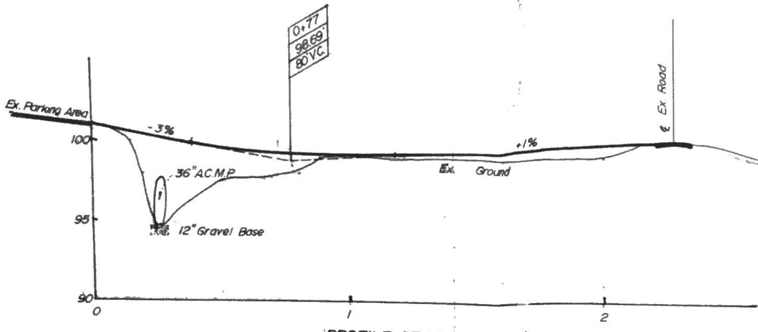
THOMAS GOSSETT DATE
GOSSETT BROTHERS NURSERY, LTD - OWNER
1202 ROUTE 35, SOUTH SALEM, NEW YORK 10509

PLANNING BOARD APPROVAL

APPROVED BY RESOLUTION OF THE LEWISBORO TOWN PLANNING BOARD DATED JUNE 18, 2019.

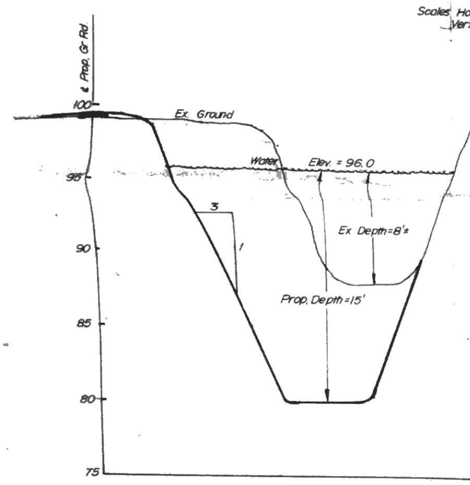
JANET ANDERSEN, CHAIRPERSON DATE

CIORSDAN CONRAN, SECRETARY DATE



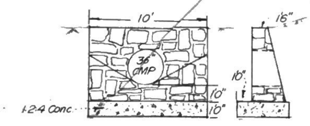
PROFILE OF PROPOSED 10' GRAVEL ROAD

Scales Hor.=1"=30'
Vert.=1"=5'

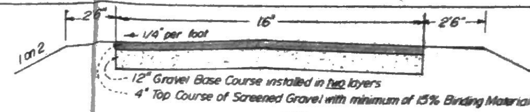


SECTION A-A

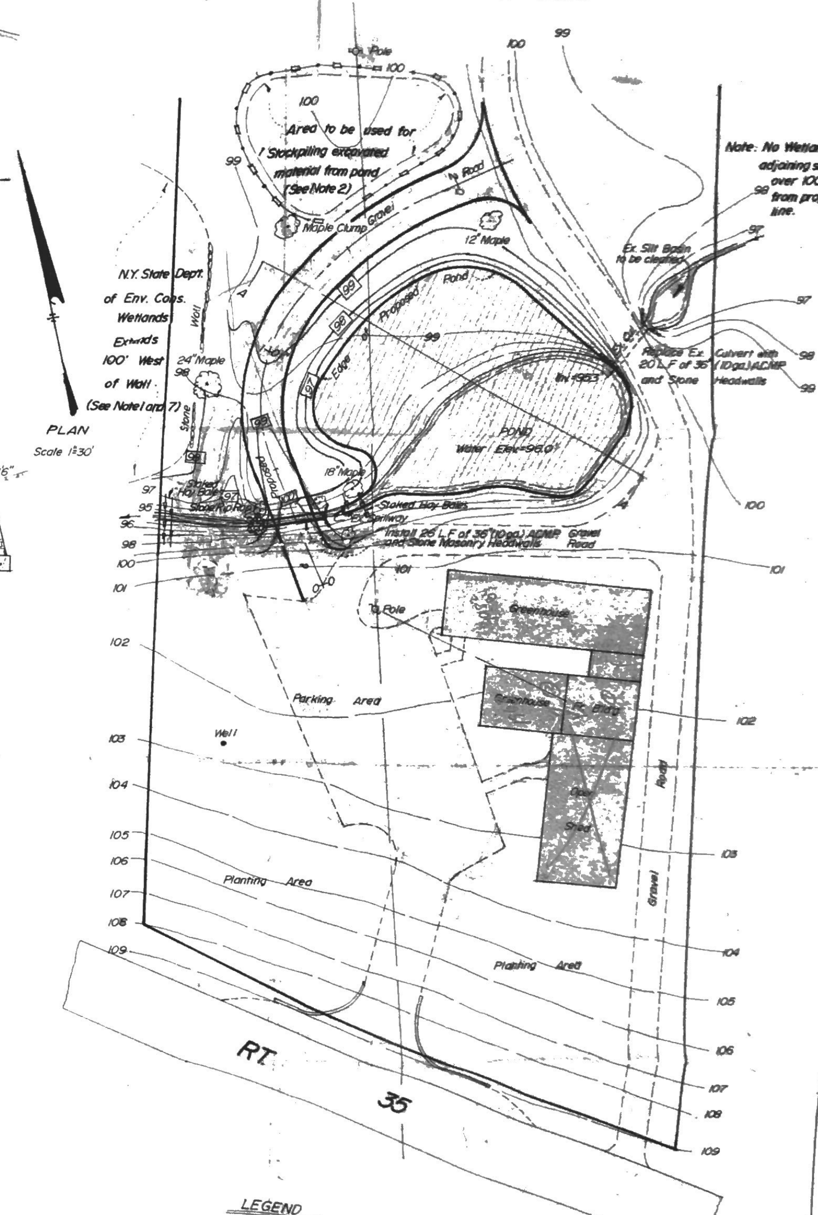
Scales Hor.=1"=30'
Vert.=1"=5'



MASONRY HEADWALL



TYPICAL ROAD SECTION



Notes:

1. Pond and stream and area west of stone wall are N.Y. State designated wetlands
2. Material excavated from to be stockpiled and a suitable barrier of filter fabric backed with haybales are to be placed at base of stockpiled material.
3. Before excavation of pond install barrier of haybales upstream of ex. spillway.
4. Before installation of 36" A.C.M.P. for proposed road, install barrier of haybales (double) in stream at westerly property line.
5. When suitable drained, periodically spread stockpiled material to final rough grade.
6. Extra supply of haybales to be kept on site to replace clogged haybales.
7. Wetland Boundaries delineated N.Y. State Dept. of Env. Cons.
8. All erosion control measures must be properly installed and be inspected and approved by the Wetlands inspector prior to excavation. Erosion control measures shall be maintained throughout the course of construction.
9. All areas of soil disturbance resulting from this project shall be seeded with an approved perennial grass seed and mulched with hay or straw within one week of final grading. Mulch shall be maintained until a suitable vegetative cover is established.
10. All work to be done in accordance with erosion control standards set forth in Section 43.95 of the Land Development Regulations of the Town of Lewisboro or as required by the Town Engineer.

LEGEND

———	Existing Countours
—[99]—	Proposed Contours
▨	Limit of Proposed Pond
—□—	Staked Hay Bales and Filter Fabric

TAX MAP DESIGNATION

Sheet 31
Block 10805
Lot 46

Revised Feb. 6, 1988
Revised June 20, 1989

PLAN FOR THE CONSTRUCTION OF PROPOSED ROAD AND POND

Prepared for

GOSSETT BROS. NURSERY, Ltd.

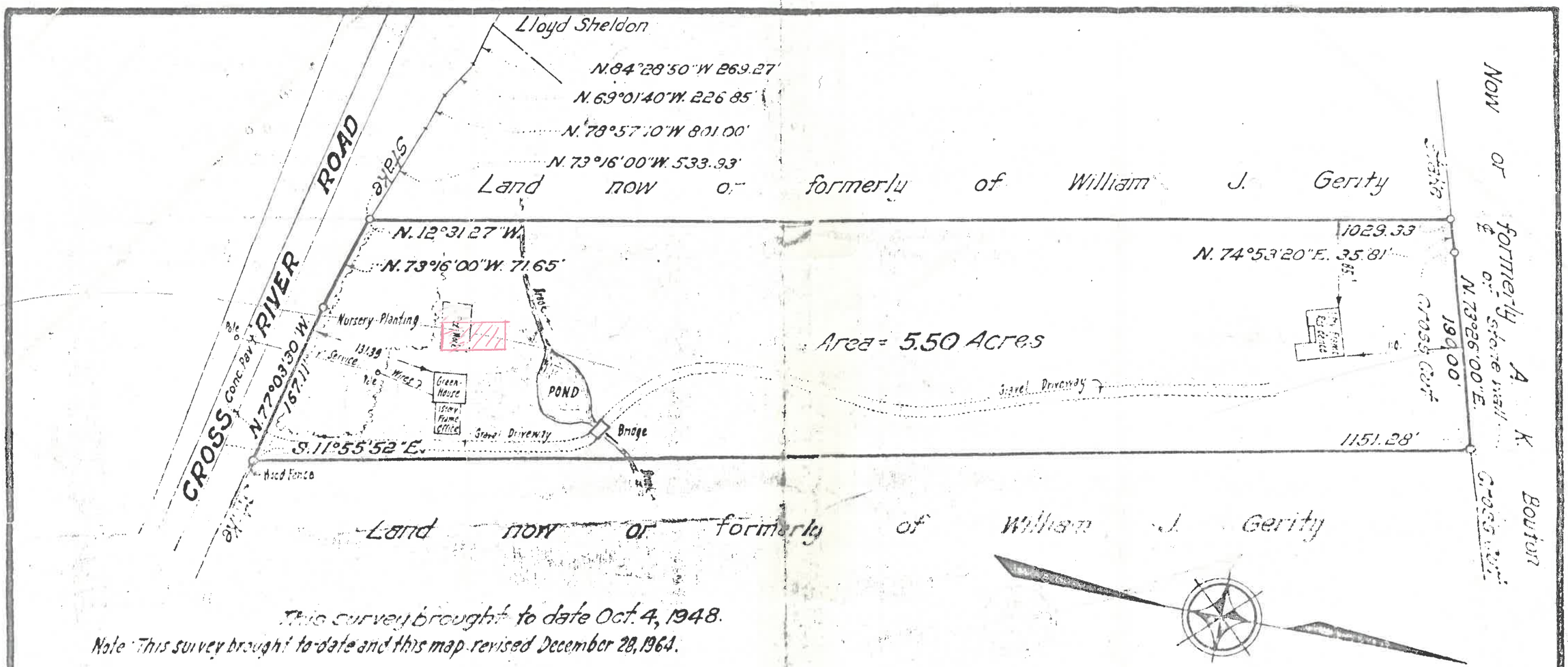
TOWN OF LEWISBORO
West. Co. N.Y.
Scales as indicated

Prepared Dec. 1987
L. DUNCAN OLMSTED, JR.
South Salem, N.Y.
10590

Signed and sealed pursuant to Section 7208(n) State Education Law

86-71.1

6 106986



This survey brought to date Oct. 4, 1948.
Note: This survey brought to date and this map revised December 28, 1961.

Note: This map revised Dec. 30, 1947.

Certified correct to The Title Guarantee Company and the Northern Westchester National Bank.

CHAS. H. SELLS, INC.

By _____
N.Y. State Licensed Surveyor

This is to certify that the survey on which this map is based was completed Dec. 22, 1947 and that this map was completed Dec. 23, 1947.

Prepared Dec. 1947
CHAS. H. SELLS INC.
Civil Engineers & Surveyors
Pleasantville, N.Y.

CHAS. H. SELLS INC.
By _____
N.Y. State Lic. Surveyor

Premises hereon being located on sheet No. 253 Block 1054 in Westchester County Block Index Maps.

SURVEY OF PROPERTY

PREPARED FOR

RALPH & JOAN BRATBERG

SITUATED IN THE

TOWN OF LEWISBORO
WESTCHESTER Co. N.Y.

Scale 1" = 100'

Exceptions only where indicated.

CO

CERTIFICATE OF OCCUPANCY

TOWN OF LEWISBORO
SOUTH SALEM, N. Y.

Plans in Plan File
1964

No 1279

Date October 21, 1965

Location: North side/ Route 35

Tax Map Designation, Sheet: 31 Block: 10805 Lot: 46

THIS CERTIFIES that the building located at premises indicated above, conforms substantially to the approved plans and specifications heretofore filed in this office with Application for Building Permit dated November 23, 1964, pursuant to which Building Permit was issued, and conforms to all of the requirements of the applicable provisions of the law. The occupancy for which this certificate is issued is one family residence

This certificate is issued to Ralph Bratberg
(Owner, lessee or tenant)

of the aforesaid building.

Fee: $5.00 Pd. 11/23/64

Building Inspector

e Sewerage System _____ Private Water Supply _____ Municipality

CTION PERMIT

WCDH File No. 69-123

Route 35 (near of South Salem Nursery) Section 31 Block 1080S

Lot 46 Job _____

vision _____

er Ralph Bratberg Address Route 35, South Salem Lot Area 5.5 Acres

ling Type 1 fam. No. of Bedrooms ~~adding~~ 3 existing Total Habitable Space _____ Square Feet

rate Sewerage System to consist of 1000 Gal. Masonry, Metal Septic Tank * 500 lineal feet X 36" width trench

e constructed by owner Address _____

ORIGINAL SYSTEM
FILE L64-82

er Supply: _____ Public Supply from _____

✓ Private Supply to be drilled by EXISTING WELL Address _____

er Requirements * EXISTING Septic System = 1000 gal. tank & 375' x 36" of trench
ADDITION AT THIS TIME = 125' x 36" of trench.

epresent that I am wholly and completely responsible for the design and location of the proposed system(s); 1) that the separate sewage disposal system above described will be con-
ucted as shown on the approved plan or approved amendment thereto and in accordance with the standards, rules and regulations of the Westchester County Department of Health, and
t on completion thereof a "Certificate of Construction Compliance" satisfactory to the Commissioner of Health will be submitted to the Department, and a written guarantee will be
nished the owner, his successors, heirs or assigns by the builder, that said builder will place in good operating condition any part of said sewage disposal system during the period of
) (2) years immediately following the date of the issuance of the approval of the Certificate of Construction Compliance of the original system or any repairs thereto; 2) that the drilled
ll described above will be located as shown on the approved plan and that said well will be installed in accordance with the standards, rules and regulations of the Westchester County
partment of Health.

te 11-17-69 Signed Ralph Bratberg Jr.

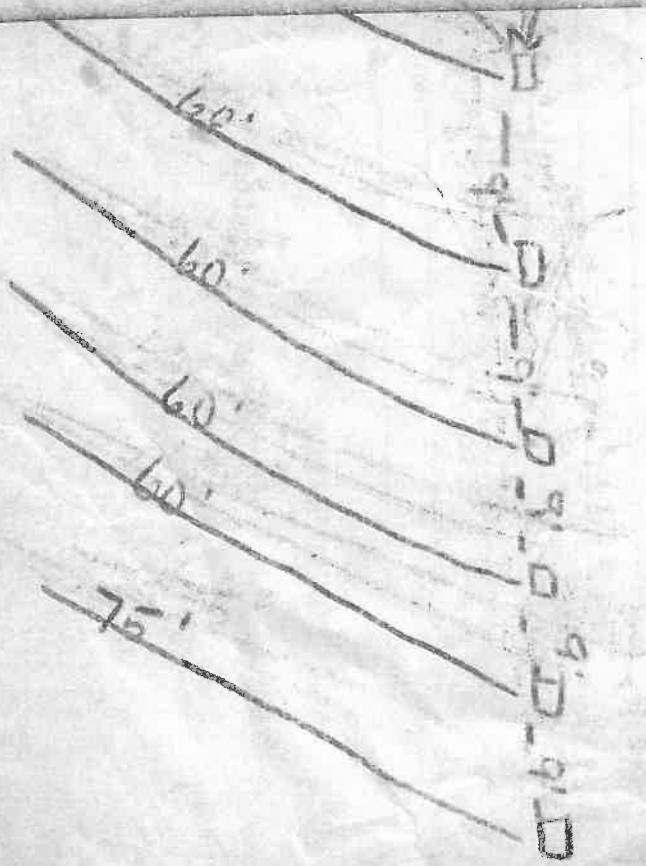
PROVED FOR CONSTRUCTION: This approval expires one year from the date issued unless construction of the building has been undertaken and is revocable for cause or may be
ended or modified when considered necessary by the Commissioner of Health. Any change or alteration of construction requires a new permit. Approved for disposal of domestic sani-
y sewage, and/or private water supply only.

te _____ Jack J. Goldman, M. D., Commissioner By Frank Tamini

Westchester County Department of Health

47.6C

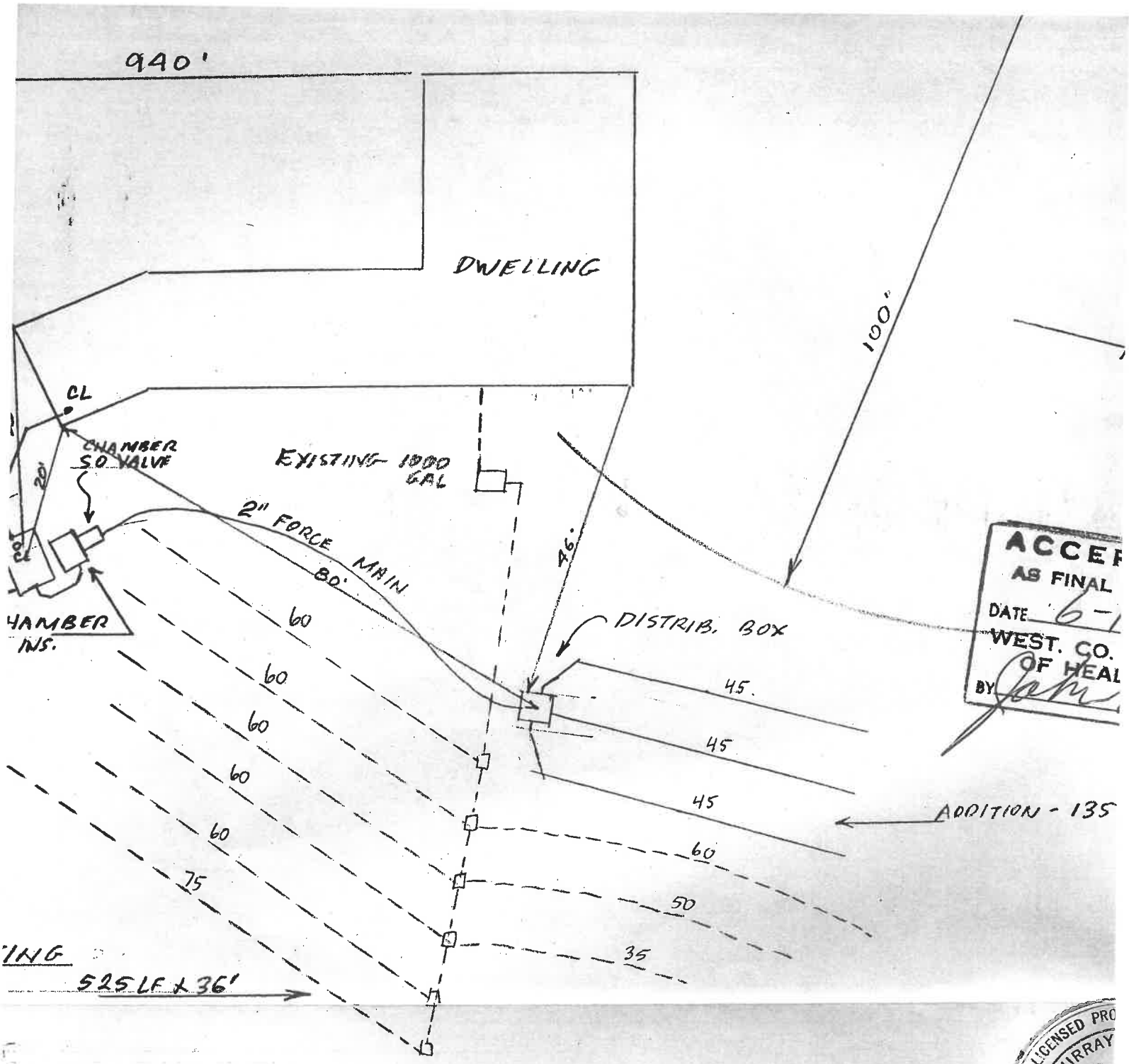
BUILDING INSPECTOR'S COPY



L64-82

APPROVED
AUG 2 66
West. Co. Dept. of Health
By

Ralph Bratberg



ING

GOULDS WSO5 II A
= 36" x 42" INS. DIM.
LE = 80 GAL
RM = + 33 GAL
RM = + 46 GAL

SCALE 1" = 20'

LICENSED PRO
MURRAY
No.
OF THE

AS BUILT ADDITIO
TO EXISTING SEPTIC

OM & A GOSSETT
TOWN OF LEWISBOR
ROUTE 35

AY CRANDELL P.E.
VIEW ROAD
D RIDGE, N.Y. 10576

NE 8, 1985

CO

CERTIFICATE OF OCCUPANCY

TOWN OF LEWISBORO
SOUTH SALEM, N. Y.

No 3217

Date ..... May 18 ....., 1978

Location: ..... n/s Route 35 .....

Tax Map Designation, Sheet: ..... 31 ..... Block: ..... 10805 ..... Lot: ..... 46 .....

THIS CERTIFIES that the building located at premises indicated above, conforms substantially to the approved plans and specifications heretofore filed in this office with Application for Building Permit dated ..... November 18 ....., 19 69, pursuant to which Building Permit was issued, and conforms to all of the requirements of the applicable provisions of the law. The occupancy for which this certificate is issued is ..... addition to a one family residence .....

..... (garage, bedroom, playroom and bath) .....

.....

This certificate is issued to ..... Ralph and Joan Bratberg, owners .....
(Owner, lessee or tenant)

of the aforesaid building.

Fee: $ 7.50 pd .....

Robert G. Sidney
Building Inspector

CO

CERTIFICATE OF OCCUPANCY

TOWN OF LEWISBORO
SOUTH SALEM, N. Y.

005093

Date December 5, 19 85

Location: Route 35

Tax Map Designation, Sheet: 31 Block: 10805 Lot: 46

THIS CERTIFIES that the building located at premises indicated above, conforms substantially to the approved plans and specifications heretofore filed in this office with Application for Building Permit dated August 28, 19 85, pursuant to which Building Permit was issued, and conforms to all of the requirements of the applicable provisions of the law. The occupancy for which this certificate is issued is Screen Porch addition

This certificate is issued to O. Milton and Anna Gossett (Owner, lessee or tenant) of the aforesaid building.

Fee: $ 5 Pd.

Robert G. Lindsay
Building Inspector

CERTIFICATE OF OCCUPANCY

TOWN OF LEWISBORO

SOUTH SALEM, N. Y.

010385

Date January 23, 2002

Location: 1202 Old Post Road

Tax Map Designation, Sheet: 31 Block: 10805 Lot: 46

THIS CERTIFIES that the building located at premises indicated above, conforms substantially to the approved plans and specifications heretofore filed in this office with Application for Building Permit dated August 15, 1984, pursuant to which Building Permit was issued, and conforms to all of the requirements of the applicable provisions of the law. The occupancy for which this certificate is issued is interior alterations to a one family residence (recreation room, storage closet, and full bath)

This certificate is issued to GOSSETT, Thomas
(Owner, lessee or tenant)

of the aforesaid building.

Fee: $ 5pd

Building Inspector

NOTE: If to be used for manufacturing or business purposes, state exact nature thereof; if for residential purposes, state number of families. In either case, give full particulars respecting each building or structure. If only part of the premises is to be used, and Certificate desired for only that part, state just what is desired.

(5) The height of the proposed main and accessory buildings or structures are as follows:

(6) The buildings or structures now on the lot are used for the following purposes:
one family residence

(7) The premises which are the subject of this application are owned by:
O. Milton & Anna Gossett Gossett Thomas

Address RR#2 Ridgefield Avenue So. Salem N.Y. 10590

(8) My position with respect to this application is that of owner
(Owner, Leasee, Tenant or Agent)

(9) I am familiar with the Zoning Ordinance and Building Code Ordinance and submit this application in conformity with its provisions.

CO

CERTIFICATE OF OCCUPANCY

TOWN OF LEWISBORO
SOUTH SALEM, N. Y.

004753

Date January 23, 19 85

Location: Route 35

Tax Map Designation, Sheet: 31 Block: 10805 Lot: 46

THIS CERTIFIES that the building located at premises indicated above, conforms substantially to the approved plans and specifications heretofore filed in this office with Application for Building Permit dated September 21, 19 84, pursuant to which Building Permit was issued, and conforms to all of the requirements of the applicable provisions of the law. The occupancy for which this certificate is issued is accessory building (3 car garage)

This certificate is issued to O. Milton and Anna Gossett
(Owner, lessee or tenant)
of the aforesaid building.

Fee: $ 5 pd.

Robert G. Lindsay Jr.
Building Inspector

and giving a detailed description of layout of property must be submitted with this application.

c. *This application must be accompanied by two sets of plans showing proposed construction and two complete sets of*

CO

CERTIFICATE OF OCCUPANCY

TOWN OF LEWISBORO

SOUTH SALEM, N. Y.

No. 3216

Date ..... May 18 ....., 19 78

Location: ..... s/s Route 35 .....

Tax Map Designation, Sheet: ..... 31 ..... Block: ..... 10805 ..... Lot: ..... 46 .....

THIS CERTIFIES that the building located at premises indicated above, conforms substantially to the approved plans and specifications heretofore filed in this office with Application for Building Permit dated ..... September 13, 1968 ....., 19..., pursuant to which Building Permit was issued, and conforms to all of the requirements of the applicable provisions of the law. The occupancy for which this certificate is issued is ..... greenhouses .....

.....

.....

This certificate is issued to ..... Ralph and Joan Bratberg, Owners .....
(Owner, lessee or tenant)

of the aforesaid building.

Fee: $ 7.50 pd. .....

Robert G. Cudney .....
Building Inspector

CO

CERTIFICATE OF OCCUPANCY

TOWN OF LEWISBORO
SOUTH SALEM, N. Y.

No 2219

Date July 2, 19 73

Location: northelry side/ Route 35

Tax Map Designation, Sheet: 31 Block: 10805 Lot: 46

THIS CERTIFIES that the building located at premises indicated above, conforms substantially to the application plans and specifications filed in this office with Application for Building Permit dated ....., 19....., on which Building Permit was issued, and conforms to all of the requirements of the applicable provisions of the law. The occupancy for which this certificate is issued is sales and display office for a nursery operation pursuant to a Board of Appeals Special Permit dated June 26, 1973 (Cal. 9-73)

This certificate is issued to Ralph Bratberg, Jr.
(Owner, lessee or tenant)

of the aforesaid building.

Fee: $ 2.50 pd. 7/2/73

Building Inspector

CO

CERTIFICATE OF OCCUPANCY

TOWN OF LEWISBORO
SOUTH SALEM, N. Y.

No 1582

Date September 13, 1968

Location: Northerly side/ Route 35

Tax Map Designation, Sheet: 31 Block: 10805 Lot: 46

THIS CERTIFIES that the building located at premises indicated above, conforms substantially ~~to the plans and specifications heretofore filed in this office with Application for Building Permit dated~~, ~~and that the Building Inspector has issued~~ to all of the requirements of the applicable provisions of the law. The occupancy for which this certificate is issued is sales and display office for a nursery operation pursuant to a Board of Appeals Special Permit dated February 5th, 1968 (Expires February 5, 1973)

This certificate is issued to Ralph Bratberg, Jr.
(Owner, lessee or tenant)
of the aforesaid building.

Fee: $ 2.50 pd 9/13/68

Spencer Green
Building Inspector

CO

CERTIFICATE OF OCCUPANCY

TOWN OF LEWISBORO
SOUTH SALEM, N. Y.

No 1293

Date November 9, 1965

Location: North side/ Route 35

Tax Map Designation, Sheet: 31 Block: 10805 Lot: 46

THIS CERTIFIES that the building located at premises indicated above, conforms substantially ~~to the approved plans and specifications heretofore filed in this office with Application for Building~~ ~~Permit~~, ~~dated~~, 19..., pursuant to which Building Permit was issued, ~~and conforms~~ to all of the requirements of the applicable provisions of the law. The occupancy for which this certificate is issued is sales and display office for a nursery operation pursuant to a Board of Appeals Special Permit dated January 7, 1963 (Expires January 7, 1968)

This certificate is issued to Ralph Bratberg
(Owner, lessee or tenant)

of the aforesaid building.

Fee: $ 2.50

Building Inspector

60

CERTIFICATE OF OCCUPANCY

TOWN OF LEWISBORO
SOUTH SALEM, N. Y.

No 1294

Date November 9, 1965

Location: North side/ Route 35

Tax Map Designation, Sheet: 31 Block: 10805 Lot: 46

THIS CERTIFIES that the building located at premises indicated above, conforms substantially to the approved plans and specifications heretofore filed in this office with Application for Building Permit dated March 15, 1963, pursuant to which Building Permit was issued, and conforms to all of the requirements of the applicable provisions of the law. The occupancy for which this certificate is issued is lean-to shed in rear of nursery building

This certificate is issued to Ralph Bratberg
(Owner, lessee or tenant)
of the aforesaid building.

Fee: $ 2.50 Pd. 3/15/63

Signature illegible
Building Inspector

BUILDING PERMIT

TOWN OF LEWISBORO

South Salem, New York

Permit No. 90-59

Permit is hereby issued to Ralph Bratberg

to {erect a / make alterations to / construct addition to} storage building on property designated

as Sheet 31 Block 10305 Lot 46 located on Route 35 (street)

in accordance with plans and specification filed with Building Permit Application No. 95-59

All provisions of the Building Code Ordinance and Building Zone Ordinance of the Town of Lewisboro shall be complied with in the erection of said building.

ESTIMATED COST $2500.00

FEE RECEIVED $11.00 plus $2.50 for certificate of occupancy

Date October 27, 1959

Building Inspector
Town of Lewisboro, N. Y.

A CERTIFICATE OF OCCUPANCY WILL BE REQUIRED BEFORE BUILDING IS USED

became sales office

part of the premises is to be used, and Certificate desired f ly

(5) The heights of the proposed main and acce s:

14 f

(6) The buildings or structures now on the

none

(7) The premises which are the subject of t

Ralph Bratberg

Address 5 Eastview Ave.

(8) My position with respect to this application is that of owner (Owner, Lessee or Tenant).

(9) I am familiar with the Building Zone Ordinance and Building Code Ordinance and submit this application in conformity with its provisions.

(over)

TOWN OF LEWISBORO

Building/Zoning Department
79 Bouton Road
914-763-3060 Fax: 914-875-9148 TTY: 800-662-1220

COMPLAINT INSPECTION

GOSSETT,THOMAS (NURSERY)
1202 RT.35

Case Number: 0313-16
SBL: 10805-046-0031
Date of This Notice: 8/24/2020

Date of Inspection: 10/5/2016
A complaint has been received of a possible violation of State or Local Codes at the above referenced premises.
1202 RT.35

Complaint: TOWN CODE VIOLATION
ADDED USE IN VIOLATION OF SPECIAL PERMIT GRANTED BY ZBA UNDER CAL#15-15-SP
220-32H - SPECIAL PERMIT ZBA -

Inspection Notes:

PBARRETT
Building Inspector

Evans Associates
Environmental Consulting, Incorporated

WETLAND DELINEATION REPORT

DATE: **August 28, 2020**

PROPERTY: **Gossett Brothers Nursery Property at 1202 Route 35**
Town of Lewisboro (Hamlet of South Salem)
Westchester County, New York

REPORT BY: **Evans Associates Environmental Consulting, Inc.**

INTRODUCTION

Wetlands and watercourses on the above-captioned property were delineated in accordance with Chapter 217, Wetlands and Watercourses, of the Code of the Town of Lewisboro, the criteria in Article 24 of the New York State Department of Environmental Conservation (DEC) Environmental Conservation Law, and the technical criteria in the 1987 Army Corps of Engineers (ACOE) Wetland Delineation Manual (TR-Y-87-1) as modified by the 2012 Regional Supplement for the Northcentral and Northeast Region (TR-12-1). The field delineation was conducted on May 22, 2019 by a Certified Professional Wetland Scientist and a Certified Professional Soil Scientist of Evans Associates Environmental Consulting, Inc. The temperature on the day of the site visit was ~72°F and skies were mostly sunny.

162 Falls Road
Bethany, CT 06524
Tel: 203.393.0690

EXISTING CONDITIONS

The approximately 5.5-acre subject property is located on the north side of Route 35; the parcel is long and narrow, with approximately 240' of frontage on Route 35. The site contains a residence and yard in the rear (north end) of the property, encompassing approximately 1.5 acres. The remainder of the parcel has been home to Gossett Brothers Nursery since 1982. A small pond is located on site, immediately behind the nursery buildings in the south end of the site. DEC Freshwater Wetland L-19 (a Class 2 wetland) is located on both sides (to the west and east) of the subject property, and extends onto the site in several locations. The two wetland areas are hydrologically connected via the on-site pond.

WETLANDS AND REGULATORY JURISDITIONS

Wetlands and waterbodies on the property consist of the pond and its inlet/outlet stream, along with the DEC Freshwater Wetland (L-19) that extends onto the subject property. The wetland/upland boundaries on site were flagged using sequentially numbered, orange ribbon flagging depicting the words "Wetland Boundary." Wetland flags were numbered A-1 through A-26 along the west side of the property, from north to south, including the outflow from the pond. Wetland flags were numbered B-1 through B-12 from south to north along the eastern side of the property. The hard edge of the pond was not flagged, but is depicted on site surveys.

The pond and flagged wetlands are regulated locally by the Town of Lewisboro and federally by the ACOE. The DEC regulates the flagged wetlands, but not the pond. The wetland delineation was reviewed and validated as accurate by Josh Fisher of the DEC on June 20, 2019. The wetlands also have protected areas surrounding them: a 100' Adjacent Area is regulated by the DEC, and a 150' upland area is regulated by the Town. Almost the entire subject parcel is located within regulated areas. The property is located in the Croton River Basin, which is part of the New York City Watershed. Therefore, the property is also subject to regulation by the NYC Department of Environmental Protection (DEP).

Agency Use Only [If applicable]

Project :

Date :

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

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

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

Tips for completing Part 2:

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

1. Impact on Land

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)

☑ NO ☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 2.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☐	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☐	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☐	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☐	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☐	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☐	☐
h. Other impacts: _____ _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

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

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

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☑ NO ☐ YES

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

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

l. Other impacts: _____ _____		□	□

4. Impact on groundwater

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

☑ NO ☐ YES

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

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

5. Impact on Flooding

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

☑ NO ☐ YES

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

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

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. ☑ NO ☐ YES
(See Part 1. D.2.f., D.2.h, D.2.g)
If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES
If "Yes", answer questions a - j. If "No", move on to Section 8.

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

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

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

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

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

9. Impact on Aesthetic Resources

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

☑ NO ☐ YES

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☐ ☐	 ☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

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

☑ NO ☐ YES

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

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

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	□	□
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	□	□
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	□	□
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	□	□
e. Other impacts: _____ _____		□	□

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
c. Other impacts: _____ _____		□	□

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. ☑ NO ☐ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

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

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. ☑ NO ☐ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

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

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. ☑ NO ☐ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

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

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

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

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES

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

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

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

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES

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

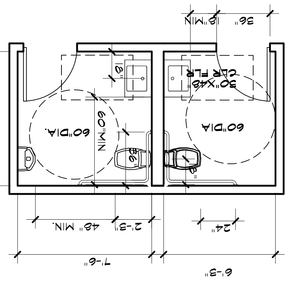
If "Yes", answer questions a - g. If "No", proceed to Part 3.

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

PRINT FULL FORM

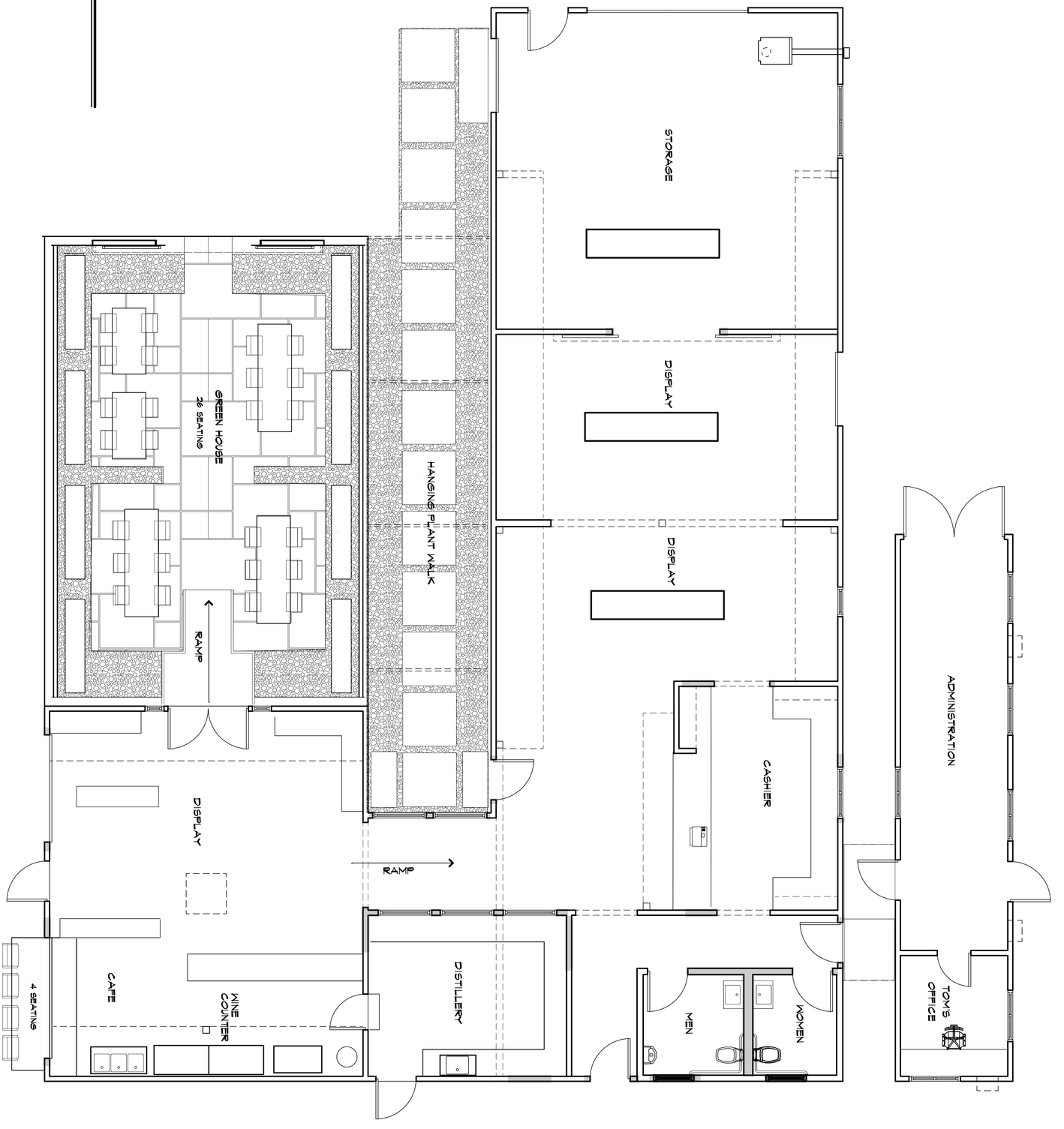
BATHROOM DETAIL

1/4" = 1'-0"



FIRST FLOOR PLAN WITH PROPOSED BATHROOMS

1/4" = 1'-0"



Revisions:

Drawing Number:
A-1

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ALTERATIONS AND ADDITIONS TO:

GOSSETT BROTHERS NURSERY

1202 OLD POST ROAD
SOUTH SALEM,NY 10590

Date: 8-18-2019	Drawn By: DAB	Drawing Title:
Scale: AS NOTED		FLOOR PLAN
Job No:		

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: October 15, 2020

RE: Venezia Lot Line Change
237 & 249 Kitchawan Road
Sheet 45A, Block 09827, Lots 113, 122, & 124

PROJECT DESCRIPTION

The subject property consist of three (3) parcels totaling ±19.5 acres of land and located at 237 and 249 Kitchawan Road within the R-2A Zoning District; it is our understanding that the three (3) parcels are owned by the same party. Lot 124 is a flag lot off Kitchawan Road, consists of ±4.9 acres and contains a tennis court. Lot 113 is also a flag lot, consists of ±5.9 acres, and is developed with a single-family residence pool, potable well, septic system and a gravel driveway. Lot 122 consists of ±8.5 acres and is developed with a single-family residence, detached garage, septic system, potable well, and a driveway off Kitchawan Road. While no disturbance or development is proposed, the applicant is proposing to combine Lots 124 and 113 and convey ±5.17 acres from Lot 122 to Lot 113. This will result in a total of two (2) lots, Lot 113 will consist of ±16.15 acres and Lot 122 will consist of ±3.35 acres.

SEQRA

The proposed action has been preliminarily identified as an Unlisted Action under the State Environmental Quality Review Act (SEQRA) and a determination of significance must be issued prior to the Planning Board making a decision.

REQUIRED APPROVALS/REFERRALS

1. Preliminary and Final Subdivision Plat Approval is required from the Planning Board; a public hearing is required to be held on the Preliminary Subdivision Plat.

2. The proposed subdivision requires realty subdivision approval from the Westchester County Department of Health (WCDH).

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. Preliminary and Final Subdivision Plats and Construction Drawings shall comply with Chapter 195, Subdivision of Land, and Appendix A of said Chapter.

3. In accordance with Section 195-13 of the Town's Subdivision Regulations, the Planning Board may adjust the normal 3-step subdivision application process and waive the public hearing for a line change that does not result in the formation of any new lots or result in a zoning nonconformity; the subject application appears to qualify for this waiver.

4. The Planning Board's standard signature blocks shall appear on all sheets; the signature block for the Tax Receiver, as provided on the Plat, can be removed unless otherwise required.

5. The applicant shall clarify the rationale for providing an additional 25' wide "flag" extending from Lot 113 to Kitchawan Road (adjacent to Lot 122). Lot 113 already has frontage and access elsewhere and the development of the additional "flag" for access is questionable given the extent of wetlands in the area.

6. The Bulk Zoning Table shall be revised to identify that the table reflects the proposed condition only. Further, specific dimensions for each zoning parameter shall be provided; identifying that the item is less than or greater than the minimum/maximum requirement is not sufficient. Some of the information provided is not accurate and we note that the side yard setback of 43.3' for Lot 122 has an asterisk, without explanation. The Zoning Table shall appear on the Plat and Integrated Plot Plan (IPP).

7. The Plat and IPP shall be revised to illustrate and dimension all required minimum zoning setbacks lines (front, rear, side yard setbacks).

8. The plan shall be revised to graphically illustrate and quantify (s.f.) the contiguous buildable area, in accordance with Section 220-10E of the Zoning Code for proposed Lot 122. The boundary line

associated with the contiguous buildable shall be illustrated on the IPP, along with its area (s.f.); please refer to the Zoning Code for illustration and additional specific dimensional requirements to ensure compliance. The contiguous buildable area shall also appear on the plat.

9. The wetland boundary line and 150-foot wetland buffer line shall be clearly illustrated on the IPP and Plat. The wetland delineation date and wetland delineator shall be noted.

10. We note that the well/shed on Lot 113 encroaches onto the neighboring parcel to the north.

11. The condition and functionality of the septic system on Lot 122 shall be demonstrated.

12. The property deeds for each of the three (3) lots shall be submitted.

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 LARRY WEANER LANDSCAPE ASSOCIATES, DATED (LAST REVISED) AUGUST 24, 2018:

- Integrated Plot Plan (Sheet 1 of 1), prepared by Cronin Engineering, dated September 15, 2020

DOCUMENTS REVIEWED:

- Cover Letter, prepared by Cronin Engineering, P.E., P.C., dated September 11, 2020
- Town of Lewisboro Planning Board Site Development Plan/Subdivision Plat Application
- Project Narrative, prepared by Cronin Engineering, P.E., P.C., dated September 11, 2020
- Survey of Property, Prepared by Rowan Land Surveying, PLLC, dated September 14, 2020
- Short Environmental Assessment Form (EAF) Part 1
- Property Deed

JKJ/dc

T:\Lewisboro\Correspondence\2020-10-15_Lwpb-Venezia Lot Line Change (237 & 249 Kitchawan Road)_Review Memo.Docx

CRONIN
ENGINEERING P.E., P.C.
Professional Engineering & Consulting

39 Arlo Lane
Cortlandt Manor, NY 10567
T: (914) 736-3664 F: (914) 736-3693

September 11, 2020

Janet Andersen, Chair
Town of Lewisboro Planning Board
79 Bouton Road
South Salem, NY 10590

Re: ***Venezia***
237 and 249 Kitchawan Road
Lot Line Adjustment / Subdivision
Tax ID – 045A-09827-113, 122, 124

Dear Ms. Andersen and Members of the Planning Board:

The above referenced project is an application for a Lot Line Adjustment / Subdivision for the Venezia family, located at 237 and 249 Kitchawan Road. Land is being taken away from 249 Kitchawan Road and added to 237 Kitchawan Road. Both lots contain existing single-family residences with their own individual well water supply and subsurface sewage treatment systems. Reference is made to the enclosed Project Narrative.

In support of this application and the above, find enclosed the following:

1. Application filing fees ($1,785 for Step 1, 2 and 3).
2. Application Escrow ($2,000).
3. 3 copies of the Planning Board Site Development Plan Application.
4. 3 copies of the Project Narrative.
5. 3 copies of the Affidavit of Ownership.
6. 3 copies of the Tax Payment Affidavit.
7. 3 copies of the Subdivision Plat.
8. 3 copies of the Subdivision Integrated Plot Plan
9. 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 October 20, 2020 Planning Board agenda for discussion and scheduled for a Public Hearing for approval at the November meeting. 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: Venezia w/ encl. via email
Jan Johannessen, Kellard Sessions, w/ encl. via email

pb-lewisboro-venezia-lot line-initial submission-ks-20200911.doc

Venezia

PROJECT NARRATIVE

237 and 249 Kitchawan Road
Town of Lewisboro, New York

September 11, 2020

PREPARED BY:
CRONIN ENGINEERING P.E. P.C.
39 ARLO LANE
CORTLANDT MANOR, NY 10567
(914) 736-3664

PROJECT NARRATIVE

The Venezia family owns three contiguous parcels of land on Kitchawan Road as shown below:

1- 249 Kitchawan Road (09827-113-045A) with a single-family residence.
2- 237 Kitchawan Road (09827-122-045A) with a single-family residence.
3- No Number. Kitchawan Road (09827-124-045A) vacant with improvement.

This project involves the lot line adjustment between 237 and 249 Kitchawan Road where 5.17 acres of land from 249 Kitchawan Road are being added to 237 Kitchawan Road, resulting in new lot areas for each. 237 KR is now a total of 11.16 acres and 249 KR is now 3.36 acres. In addition, tax lot 113, no number Kitchawan Road, is being merged with 237 Kitchawan Road, therefore 237 Kitchawan Road will have a final total of 16.15 acres. Essentially, three existing lots are being reduced to two lots, 237 Kitchawan Road and 249 Kitchawan Road.

Both resulting lots meet all of the Zoning District Bulk requirements for lot area, the minimum lot circle, and setbacks. In addition, a buildable area analysis was performed on 249 Kitchawan Road, the lot that is reducing in size. The Buildable Area analysis shows that the resulting lot configuration meets the minimum required buildable area of 40,000 square feet.

An analysis for 237 Kitchawan Road was not performed as that lot gained acreage.

Both lots have been reviewed by the Westchester County Department of Health wherein each lot provides an area for 100% expansion of the existing septic systems.

There is no site or land disturbance associated with this lot line adjustment plan.

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: Lot Line Adjustment / Subdivision for Venezia

Project Address: 237 and 249 Kitchawan Road

Gross Parcel Area: 14.62 Ac. Zoning District: R-2A Sheet(s): 045A Block (s): 09827 Lot(s): 113,122, 124

Project Description: Lot Line Adjustment / Subdivision to adjust the lot lines between 249 and 237 Kitchawan Rd.
237 Kitchawan Road - 09827-122-045A 249 Kitchawan Road - 09827-113-045A
and 237 Kitchawan Road to also merge with lot 09827-124-045A

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: Lot 113-Venezia, 87 3rd St, Garden City NY 115 Email: mvenezia@tecadvisorsllc.com

Address: Lot 122-237 Kitchawan LLC, 164 West 79th St. Apt 3C, New York, NY 10024 Phone: 516-317-9099

Applicant's Information (if different)

Name: Same as Owner Email: mvenezia@tecadvisorsllc.com

Address: _____ Phone: 516-317-9099

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 _____ DATE 9/10/20

OWNER'S SIGNATURE _____ DATE 9/10/20

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: Lot Line Adjustment / Subdivision for Venezia

Project Address: 237 and 249 Kitchawan Road

Gross Parcel Area: 14.62 Ac. Zoning District: R-2A Sheet(s): 045A Block (s): 09827 Lot(s): 113,122, 124

Project Description: Lot Line Adjustment / Subdivision to adjust the lot lines between 249 and 237 Kitchawan Rd.
237 Kitchawan Road - 09827-122-045A 249 Kitchawan Road - 09827-113-045A
and 237 Kitchawan Road to also merge with lot 09827-124-045A

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: Lot 113-Venezia, 87 3rd St, Garden City NY 115 Email: mvenezia@tecadvisorsllc.com

Address: Lot 122-237 Kitchawan LLC, 164 West 79th St. Apt 3C, New York, NY 10024 Phone: 516-317-9099

Applicant's Information (if different)

Name: Same as Owner Email: mvenezia@tecadvisorsllc.com

Address: _____ Phone: 516-317-9099

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

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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 _____ DATE 9/20/2020

OWNER'S SIGNATURE _____ DATE 9/10/2020

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

Diane F Venezia, being duly sworn, deposes and says that he/she resides at 87 Third Street in the County of Nassau, 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 09827, Lot 113, on Sheet 045A.

Diane Venezia
Owner's Signature

Sworn to before me this

4 day of September, 2020

CHIP KEATING
NOTARY PUBLIC - CONNECTICUT
MY COMM. EXPIRES 12/31/2021

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

Affidavit of Ownership

State of: New York

County of: Westchester

Diane F Venezia, being duly sworn, deposes and says that he/she

resides at 87 Third Street

in the County of Nassau, 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 09827, Lot 124, on Sheet 045A.

Diane Venezia
Owner's Signature

Sworn to before me this

4 **day of** September, 2020

CHIP KEATING
NOTARY PUBLIC - CONNECTICUT
MY COMM. EXPIRES 12/31/2021

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

Affidavit of Ownership

State of: New York

County of: Westchester

Michael E Venezia, being duly sworn, deposes and says that he/she resides at 164 W 79th St 3C in the County of New York, State of New York and that he/she is (check one) ☐ the owner, or ☑ the Managing Member (*Title*) of 237 Kitchawan LLC (*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 09827, Lot 122, on Sheet 045A.

Owner's Signature

Sworn to before me this

4 **day of** September, 2020

CHIP KEATING
NOTARY PUBLIC - CONNECTICUT
MY COMM. EXPIRES 12/31/2021

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

Affidavit of Ownership

State of: New York

County of: Westchester

William M Venezia, being duly sworn, deposes and says that he/she resides at 87 Third Street in the County of Nassau, 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 09827, Lot 124, on Sheet 045A.

Owner's Signature

Sworn to before me this

4 day of September, 2020

CHIP KEATING
NOTARY PUBLIC - CONNECTICUT
MY COMM. EXPIRES 12/31/2021

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

Affidavit of Ownership

State of: New York

County of: Westchester

William M Venezia, being duly sworn, deposes and says that he/she resides at 87 Third Street in the County of Nassau, 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 09827, Lot 113, on Sheet 045A.

Owner's Signature

Sworn to before me this

4 **day of** September, 2020

CHIP KEATING
NOTARY PUBLIC - CONNECTICUT
MY COMM. EXPIRES 12/31/2021

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)

Michael E Venezia
Name of Applicant

Lot Line Adjustment/Merge
Project Name

Property Description

Tax Block(s): 09827

Tax Lot(s): 122

Tax Sheet(s): 045A

Property Assessed to:

237 Kitchawan LLC
Name

164 West 79th St Apt 3C
Address

New York, NY 10024
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: _____ 9/1/2020
Date

Sworn to before me this

1 **day of** September, 2020

JANET L. DONOHUE
NOTARY PUBLIC, STATE OF NEW YORK
No. 01DO6259627
Qualified in Westchester County
Commission Expires April 16, 2020

_____
Signature - 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

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To Be Completed by Applicant
(Please type or print)

William M Venezia
Name of Applicant

Lot Line Adjustment/Merge
Project Name

Property Description

Tax Block(s): 09827

Tax Lot(s): 113

Tax Sheet(s): 045A

Property Assessed to:

William M & Diane F Venezia
Name

87 Third St
Address

Garden City, NY 11530
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: _____ 9/1/2020
Date

Sworn to before me this

1 **day of** September, 2020

JANET L. DONOHUE
NOTARY PUBLIC, STATE OF NEW YORK
No. 01DO6259627
Qualified in Westchester County
Commission Expires April 16, 2020

_____
Signature - Notary Public (affix stamp)

TOWN OF LEWISBORO PLANNING BOARD

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Email: planning@lewisborogov.com
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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)

William M Venezia
Name of Applicant

Lot Line Adjustment/Merge
Project Name

Property Description

Tax Block(s): 09827

Tax Lot(s): 124

Tax Sheet(s): 045A

Property Assessed to:

William M & Diane F Venezia
Name

87 Third St
Address

Garden City, NY 11530
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: _____ 9/1/2020
Date

Sworn to before me this

1 **day of** September, **2** 020

JANET L. DONOHUE
NOTARY PUBLIC, STATE OF NEW YORK
No. 01DO6259627
Qualified in Westchester County
Commission Expires April 16, 2020

_____
Signature - Notary Public (affix stamp)

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

Venezia

Name of Action or Project:

Lot Line Adjustment / Subdivision for Venezia

Project Location (describe, and attach a location map):

Kitchawan Road

Brief Description of Proposed Action:

Lot Line Adjustment / Subdivision to adjust the lot lines between 249 and 237 Kitchawan Road.

Tax ID:

237 Kitchawan Road - 09827-122-045A
249 Kitchawan Road - 09827-113-045A
No Number Kitchawan Road - 09827-124-045A

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: (T) Planing Board, WCDH	☐	☑

3. a. Total acreage of the site of the proposed action? _____ acres
   b. Total acreage to be physically disturbed? _____ acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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: _____ Existing houses with septic systems _____	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ Existing houses with individual well water _____	☑	☐

	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: _____ Locally regulated wetlands _____ _____		

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: _____		
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

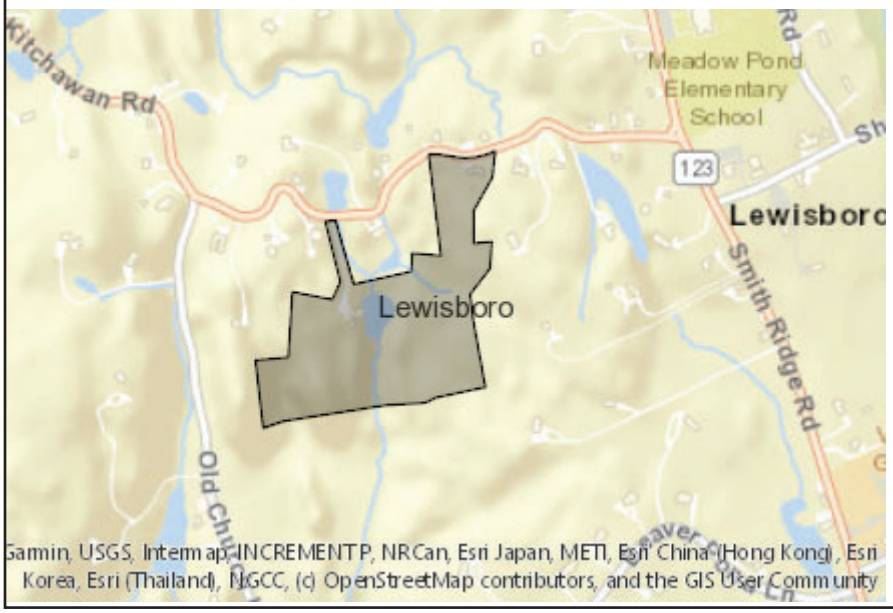
Applicant/sponsor/name: Cronin Engineering P.C. P.E. / Keith Staudohar CPESC CPSWQ Date: September 11, 2020

Signature: _____ Title: Project Manager

PRINT FORM

EAF Mapper Summary Report

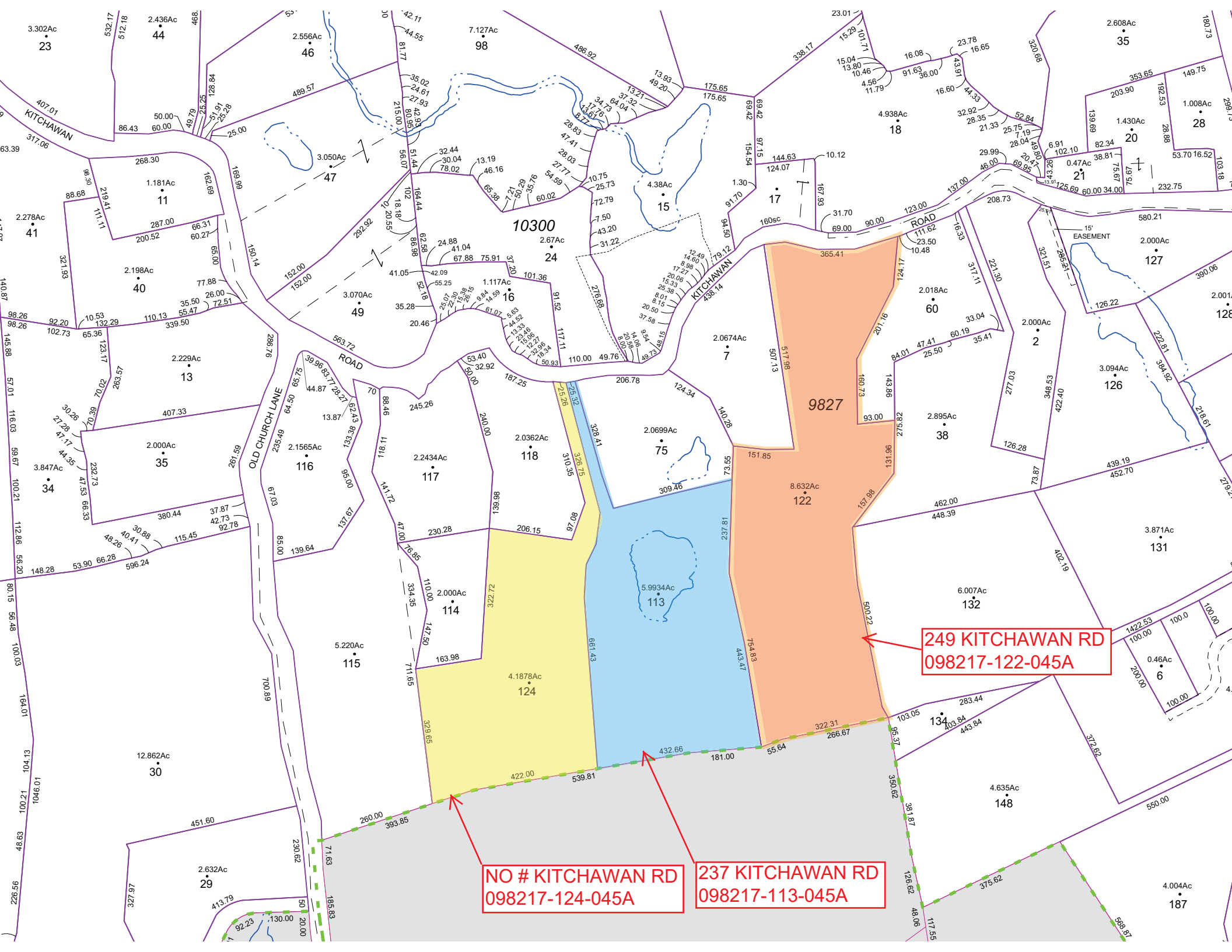
Thursday, September 3, 2020 2:42 PM



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


249 KITCHAWAN RD
098217-122-045A
NO # KITCHAWAN RD
098217-124-045A
237 KITCHAWAN RD
098217-113-045A
KITCHAWAN
OLD CHURCH LANE
ROAD
10300
9827
EASEMENT

WESTCHESTER COUNTY DEPARTMENT OF HEALTH / SOIL DATA CHART

LOT #	LOT AREA (AC.)	SLOPE OF OWTS AREA (%)	DEEP TEST DESCRIPTION			PERCOLATION RATE (MIN./IN.)	WATER ELEVATION (IN. BELOW SURFACE)	LENGTH OF FIELDS REQUIRED (LF)		BANK RUN FILL		CURTAIN DRAIN	IMPERVIOUS LAYER ELEVATION	REMARKS
			TEST HOLE NUMBER	DEPTH	SOIL CLASSIFICATION			*3 BEDROOM RESIDENCE	PER EACH ADDITIONAL BEDROOM	DEPTH (IN)	VOLUME (CY)			
237 KITCHAWAN ROAD, LOT 113	16.15	<5%	T2	0" TO 12" 12" TO 54"	TOPSOIL MOD COMP MED SAND, SOME LOAM	8 TO 10	NONE	EXISTING OWTS	N/A	30	TBD	N/A	54"	30" OF RUN OF BANK REQUIRED FOR 100% EXPANSION AREA ONLY FOR EXISTING RESIDENCE
249 KITCHAWAN ROAD, LOT 122	3.36	<5%	T1	0" TO 6" 6" TO 72"	TOPSOIL MOD COMP MED SAND, SOME LOAM	11 TO 15	NONE	EXISTING OWTS	N/A	12	TBD	N/A	72"	12" OF RUN OF BANK REQUIRED FOR 100% EXPANSION AREA ONLY FOR EXISTING RESIDENCE

NOTE: SOILS TESTING WAS CONDUCTED BY CRONIN ENGINEERING, P.E., P.C. AND WITNESS BY THE WCDH. DEEP TESTING WAS CONDUCTED ON AUGUST 05, 2020. PERCOLATION TESTING WAS CONDUCTED ON AUGUST 06, 2020.

*SOILS TESTING WAS PERFORMED TO PROVIDE VIABLE 100% EXPANSION AREAS FOR EACH LOT.

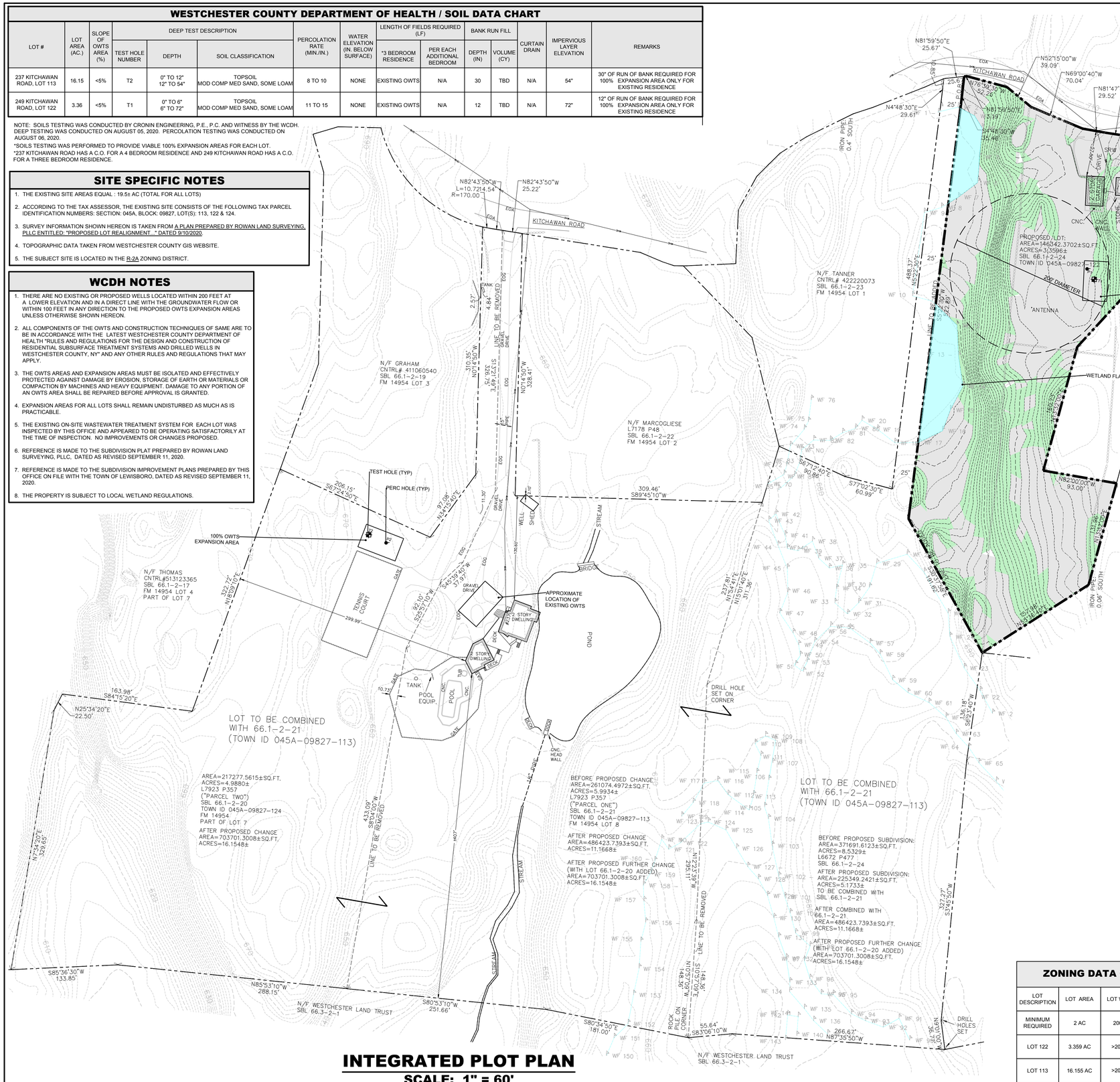
*237 KITCHAWAN ROAD HAS A C.O. FOR A 4 BEDROOM RESIDENCE AND 249 KITCHAWAN ROAD HAS A C.O. FOR A THREE BEDROOM RESIDENCE.

SITE SPECIFIC NOTES

1. THE EXISTING SITE AREAS EQUAL : 19.5± AC (TOTAL FOR ALL LOTS)
2. ACCORDING TO THE TAX ASSESSOR, THE EXISTING SITE CONSISTS OF THE FOLLOWING TAX PARCEL IDENTIFICATION NUMBERS: SECTION: 045A, BLOCK: 09827, LOT(S): 113, 122 & 124.
3. SURVEY INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN PREPARED BY ROWAN LAND SURVEYING, PLLC ENTITLED, "PROPOSED LOT REALIGNMENT ," DATED 9/10/2020.
4. TOPOGRAPHIC DATA TAKEN FROM WESTCHESTER COUNTY GIS WEBSITE.
5. THE SUBJECT SITE IS LOCATED IN THE R-2A ZONING DISTRICT.

WCDH NOTES

1. THERE ARE NO EXISTING OR PROPOSED WELLS LOCATED WITHIN 200 FEET AT A LOWER ELEVATION AND IN A DIRECT LINE WITH THE GROUNDWATER FLOW OR WITHIN 100 FEET IN ANY DIRECTION TO THE PROPOSED OWTS EXPANSION AREAS UNLESS OTHERWISE SHOWN HEREON.
2. ALL COMPONENTS OF THE OWTS AND CONSTRUCTION TECHNIQUES OF SAME ARE TO BE IN ACCORDANCE WITH THE LATEST WESTCHESTER COUNTY DEPARTMENT OF HEALTH "RULES AND REGULATIONS FOR THE DESIGN AND CONSTRUCTION OF RESIDENTIAL SUBSURFACE TREATMENT SYSTEMS AND DRILLED WELLS IN WESTCHESTER COUNTY, NY" AND ANY OTHER RULES AND REGULATIONS THAT MAY APPLY.
3. THE OWTS AREAS AND EXPANSION AREAS MUST BE ISOLATED AND EFFECTIVELY PROTECTED AGAINST DAMAGE BY EROSION, STORAGE OF EARTH OR MATERIALS OR COMPACTION BY MACHINES AND HEAVY EQUIPMENT. DAMAGE TO ANY PORTION OF AN OWTS AREA SHALL BE REPAIRED BEFORE APPROVAL IS GRANTED.
4. EXPANSION AREAS FOR ALL LOTS SHALL REMAIN UNDISTURBED AS MUCH AS IS PRACTICABLE.
5. THE EXISTING ON-SITE WASTEWATER TREATMENT SYSTEM FOR EACH LOT WAS INSPECTED BY THIS OFFICE AND APPEARED TO BE OPERATING SATISFACTORILY AT THE TIME OF INSPECTION. NO IMPROVEMENTS OR CHANGES PROPOSED.
6. REFERENCE IS MADE TO THE SUBDIVISION PLAT PREPARED BY ROWAN LAND SURVEYING, PLLC, DATED AS REVISED SEPTEMBER 11, 2020.
7. REFERENCE IS MADE TO THE SUBDIVISION IMPROVEMENT PLANS PREPARED BY THIS OFFICE ON FILE WITH THE TOWN OF LEWISBORO, DATED AS REVISED SEPTEMBER 11, 2020.
8. THE PROPERTY IS SUBJECT TO LOCAL WETLAND REGULATIONS.



INTEGRATED PLOT PLAN
SCALE: 1" = 60'

LEGEND

- PROPERTY LINE
- LINE TO BE REMOVED
- ROAD WIDENING DEDICATION (14954)
- OVERHEAD WIRES
- STONE WALL
- CHAIN LINK FENCE
- WOOD FENCE

LEGEND

- IRON PIPE
- IRON ROD
- X-CUT
- CATCH BASIN
- ELECTRIC METER
- UTILITY POLE
- AIR CONDITIONER
- VENT & OIL
- TEST PIT
- APPROXIMATE SEPTIC LOCATION
- POST
- DRAIN PIPE OUTLET

P.O.B. POINT OF BEGINNING
PL PROPERTY LINE
SRW STONE RETAINING WALL
CNC. CONCRETE
EOA EDGE OF ASPHALT
EOG EDGE OF GRAVEL

SLOPE ANALYSIS (LIMIT OF DISTURBANCE)

NO.	SLOPE RANGE	AREA(SF)	COLOR
1	0% – 15%	85,815	
2	>15%	60,286	

BUILDABLE AREA DEDUCTION TABLE

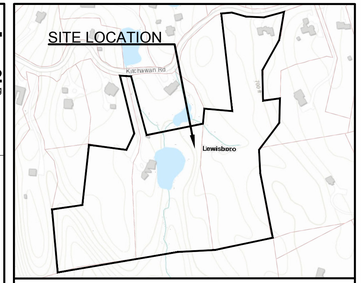
249 KITCHAWAN ROAD (LOT 122)

TOTAL LOT AREA	146,342.4 SF (3.4 AC)
STEEP SLOPES (>15%)	-60,286 SF
WETLANDS / STREAMS	-8,557 SF
NET	77,499.4 SF (1.8 AC)

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.)
LOT 122	3.359 AC	>200 FT	±70 FT	>50 FT	43.3 FT*	>200 FT	<35 FT	±1.5%
LOT 113	16.155 AC	>200 FT	±500 FT	52.3 FT	299.9 FT	± 407 FT	<35 FT	±0.5%

Dig Safely. New York
800-962-7962
www.digsafelynewyork.org
- ☐ Call Before You Dig
- ☐ Wait The Required Time
- ☐ Confirm Utility Response
- ☐ Respect the Marks
- ☐ Dig With Care



LOCATION MAP SCALE: 1" = 600'

60 0 30 60
SCALE: 1" = 60 FT.

APPLICANT

MICHAEL & NICOLE VENEZIA
237 & 249 KITCHAWAN ROAD
LEWISBORO, 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.
- COPYRIGHT "2020" BY CRONIN ENGINEERING, P.E., P.C. ALL RIGHTS RESERVED.

REVISIONS

#	REASON	DATE

TAX ID:
SECTION: 45A
BLOCK: 09827
LOT: 113, 122, & 124

DRAWN: APS
CHECKED: KS
PROJECT: VENEZIA
DATE: SEPTEMBER 15, 2020
JOB #: 190101

STATE OF NEW YORK TIMOTHY L. CRONIN LICENSED PROFESSIONAL ENGINEER 062980

TIMOTHY L. CRONIN III
LICENSE #062980

CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664
39 Arlo Lane
Cortlandt Manor, New York 10567

INTEGRATED PLOT PLAN

SUBDIVISION PLAN FOR VENEZIA

237 & 249 KITCHAWAN ROAD
LEWISBORO, NEW YORK

SHEET 1 OF 1 | IPP-1.0

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. PLAN PREPARED PURSUANT TO SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. SUBJECT TO THE FINDINGS OF AN UP TO DATE TITLE SEARCH. UNLESS THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL APPEARS RAISED ON THIS MAP, IT SHOULD NOT BE CONSIDERED A TRUE AND CORRECT COPY OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

LEGEND

- PROPERTY LINE
- LINE TO BE REMOVED
- ROAD WIDENING DEDICATION (14954)
- OHW — OVERHEAD WIRES
- STONE WALL
- CHAIN LINK FENCE
- WOOD FENCE
- WETLAND BOUNDARY

LEGEND

⊙	IRON PIPE	P.O.B.	POINT OF BEGINNING
⊙	IRON ROD	PL	PROPERTY LINE
X	X-CUT	SRW	STONE RETAINING WALL
▦	CATCH BASIN	CNC.	CONCRETE
E	ELECTRIC METER	EOA	EDGE OF ASPHALT
⌀	UTILITY POLE	EOG	EDGE OF GRAVEL
AC	AIR CONDITIONER		
V	VENT & OIL		
✤	TEST PIT		
◎	APPROXIMATE SEPTIC LOCATION		
O	POST		
◁	DRAIN PIPE OUTLET		
⚐	WETLAND FLAG		

WCDH NOTES

1. THERE ARE NO EXISTING OR PROPOSED WELLS LOCATED WITHIN 200 FEET AT 1 LOWER ELEVATION AND/OR A DISTICT LINE WITH THE GROUNDWATER FLOW OR WITHIN 100 FEET IN ANY DIRECTION TO THE PROPOSED ONSITE EXPANSION AREAS UNLESS OTHERWISE SHOWN HEREON.
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8. THE PROPERTY IS SUBJECT TO LOCAL WETLAND REGULATIONS.

WESTCHESTER COUNTY DEPARTMENT OF HEALTH / SOIL DATA CHART

LOT #	SOIL TEST HOLE #	PERC TEST HOLE #	PERC RATE MIN./INCH	SOIL PERC. DESIGN RATE	SOIL CLASSIFICATION	SEASONAL HIGH WATER TABLE	BEDROCK DEPTH	EXISTING ONSITE	EXPANSION AREA	SLOPE	SOIL LOADING RATE	APPROPRIATE SYSTEM	REMARKS
237 KITCHAWAN ROAD, LOT 123	16.15	+9%	72	24" SQ.12" 36" SQ.18"	TOPSOIL MOD COMP MED SAND, SOME LOAM	4.70 FT.	NONE	EXISTING ONSITE	N/A	10	TBD	N/A	24"	30' OF RUN OF SHAW REQUIRED FOR EXPANSION AREA FOR EXISTING RESIDENCE
249 KITCHAWAN ROAD, LOT 122	5.39	+9%	71	24" SQ.8" 36" SQ.12"	TOPSOIL MOD COMP MED SAND, SOME LOAM	5.10 FT.	NONE	EXISTING ONSITE	N/A	12	TBD	N/A	72"	10' OF RUN OF SHAW REQUIRED FOR EXPANSION AREA FOR EXISTING RESIDENCE

NOTE: SOILS TESTING WAS CONDUCTED BY CRONIN ENGINEERING, P.E., P.C. AND WITNESS BY THE WCDH. DEEP TESTING WAS CONDUCTED ON AUGUST 05, 2020. PERCOLATION TESTING WAS CONDUCTED ON AUGUST 06, 2020.

*SOILS TESTING WAS PERFORMED TO PROVIDE 1ABLE 100% EXPANSION AREAS FOR EACH LOT.

*237 KITCHAWAN ROAD HAS A C.O. FOR A 4 BEDROOM RESIDENCE AND

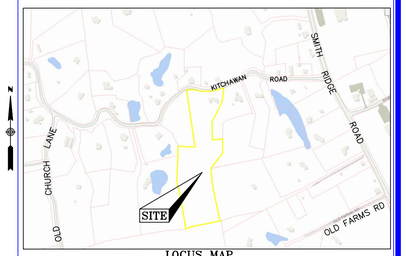
249 KETCHAWAN ROAD HAS A C.O. FOR A THREE BEDROOM RESIDENCE.

LEWISBORO ZONING DISTRICT: R-2A

PROPERTY SHOWN HEREON IS SUBJECT TO THE RULES AND REGULATIONS ADOPTED BY THE STAMFORD COMMISSIONER OF HEALTH FOR THE PROTECTION OF THE PUBLIC WATER SUPPLY OF STAMFORD, CONNECTICUT. (FM 14954)

Paul Ronan
STATE OF NEW YORK
050201
LICENSED LAND SURVEYOR

N81°59'50"E 25.67'
N52°15'00"W 39.09'
N69°00'40"W 70.04'
N81°47'40"W 29.52'
N83°09'00"W 28.64'
N87°27'20"W 35.98'
S86°12'30"W 81.04'
KITCHAWAN ROAD
OHW
EOA
IPF
10.85
25.67
P.O.B.
N76°39'30"W 52.25'
N81°59'50"E 3.19'
N4°48'30"E 29.61'
S4°48'30"W 35.46'
WF 1
WF 2
WF 3
WF 4
WF 5
WF 6
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WF 156
WF 157
WF 158
WF 159
WF 160
N/F TANNER
CNTRL# 422220073
SBL 66.1-2-23
FM 14954 LOT 1
488.37'
N52°22'30"E
LINE TO BE ADDED
S52°22'30"W 322.69'
LINE TO BE REMOVED
S52°22'30"W 322.69'
200' DIAMETER
25'
2 STORY GARAGE
2 STORY DWELLING #237
SRW
WELL
CNC.
CNC. WALL
STONE PATIO
EXISTING 100% EXPANSION AREA (APPROXIMATE)
100% EXPANSION AREA (APPROXIMATE)
*ANTENNA
52.50'
52.34'
124.17'
N19°15'50"E
N40°45'50"E 201.16'
N/F SIMON & BRESLOW
CNTRL# 412140121
SBL 66.1-2-25
IRS
160.73'
N13°30'00"E
N82°00'00"W 93.00'
PROPOSED LOT:
AREA=146342.3702±SQ.FT.
ACRES=3.3596±
SBL 66.1-2-24
TOWN ID 045A-09827-122
131.96'
N13°32'00"E
N/F BARNIV
CNTRL# 562173658
SBL 66.1-2-26
FM 21735 LOT C
157.98'
N55°36'40"E
N82°43'50"W
L=10.7214.54'
R=170.00
N82°43'50"W 25.22'
OHW
KITCHAWAN ROAD
EOA
IPF
TANK
2.57'
4.84'
LINE TO BE REMOVED
EOG
OHW
310.35'
N01°40'50"W
326.75'
S01°40'50"E
N01°40'50"W 328.41'
N/F GRAHAM
CNTRL# 411060540
SBL 66.1-2-19
FM 14954 LOT 3
IPF
N/F THOMAS
CNTRL# 513123365
SBL 66.1-2-18
FM 14954 LOT 4
PART OF LOT 7
206.15'
S67°24'30"E
IPF
N/F THOMAS
CNTRL#513123365
SBL 66.1-2-17
FM 14954 LOT 4
PART OF LOT 7
100% EXPANSION AREA (APPROXIMATE)
S22°38'50"W 98.27'
EOG
EOG
11.30'
GRAVEL DRIVE
S45°39'40"W 37.57'
GRAVEL DRIVE
EOG
WELL
SHED
2.0'
156.60'
N/F MARCOGLIESE
L7178 P48
SBL 66.1-2-22
FM 14954 LOT 2
309.46'
S89°45'10"W
STREAM
BRIDGE
POND
WETLAND FLAG (TYPICAL)
S67°12'40"E 90.96'
S77°02'30"E 60.99'
IRS
25'
LINE TO BE REMOVED
S67°37'50"E 191.62'
237.81'
N15°01'40"E
N15°01'40"E 311.38'
WETLAND FLAG (TYPICAL)
DRILL HOLE SET ON CORNER
LOT TO BE COMBINED WITH 66.1-2-21 (TOWN ID 045A-09827-113)
BEFORE PROPOSED SUBDIVISION:
AREA=371691.6123±SQ.FT.
ACRES=8.5329±
L6672 P477
SBL 66.1-2-24
AFTER PROPOSED SUBDIVISION:
AREA=225349.2421±SQ.FT.
ACRES=5.1733±
TO BE COMBINED WITH
SBL 66.1-2-21
AFTER COMBINED WITH
66.1-2-21
AREA=486423.7393±SQ.FT.
ACRES=11.1668±
AFTER PROPOSED FURTHER CHANGE
(WITH LOT 66.1-2-20 ADDED)
AREA=703701.3008±SQ.FT.
ACRES=16.1548±
295.11'
N0°43'20"E
LINE TO BE REMOVED
148.36'
N2°09'50"E
LINE TO BE REMOVED
ROCK FOUND CORNER
55.64'
S83°06'10"W
IRF
266.62'
N89°39'50"W
N/F WESTCHESTER LAND TRUST
SBL 66.3-2-1
N/F HELMES
SBL 66.1-2-35
DRILL HOLES SET
327.27'
S3°45'50"W
N/F KAUFMAN
L7492 P79
SBL 66.1-2-34
FM 16912 LOT 7
163.98'
S84°15'20"E
N25°34'20"E 22.50'
N7°34'20"E 328.65'
N/F KLINGER
L6698 P107
SBL 66.1-2-15
FM 14954 LOT 6
S85°36'30"W 133.85'
N85°53'10"W 288.15'
S85°53'10"E 251.66'
S80°34'50"E 181.00'
LOT TO BE COMBINED WITH 66.1-2-21 (TOWN ID 045A-09827-113)
AREA=217277.5615±SQ.FT.
ACRES=4.9880±
L7923 P357
("PARCEL TWO")
SBL 66.1-2-20
TOWN ID 045A-09827-124
FM 14954
PART OF LOT 7
AFTER PROPOSED CHANGE
AREA=703701.3008±SQ.FT.
ACRES=16.1548±
433.09'
S81°40'00"W
LINE TO BE REMOVED
BEFORE PROPOSED CHANGE
AREA=261074.4972±SQ.FT.
ACRES=5.9934±
L7923 P357
("PARCEL ONE")
SBL 66.1-2-21
TOWN ID 045A-09827-113
FM 14954 LOT 8
AFTER PROPOSED CHANGE
AREA=486423.7393±SQ.FT.
ACRES=11.1668±
AFTER PROPOSED FURTHER CHANGE
(WITH LOT 66.1-2-20 ADDED)
AREA=703701.3008±SQ.FT.
ACRES=16.1548±
(1"=60')
302.72'
N18°09'10"E
299.99'
TENNIS COURT
GATE
92.10'
S35°57'10"W
EXISTING 100% EXPANSION AREA (APPROXIMATE)
#233 2 STORY DWELLING
DECK
2 STORY DWELLING
DECK
10.23'
GATE
TANK
POOL EQUIP.
POOL
TUB
CNC.
CNC.
GATE
EOG
CNC. HEAD WALL
18" PIPE
STREAM
STREAM
N/F WESTCHESTER LAND TRUST
SBL 66.3-2-1
S80°34'50"E 181.00'
N/F HELMES
SBL 66.1-2-35
IRF
IPF
IRS

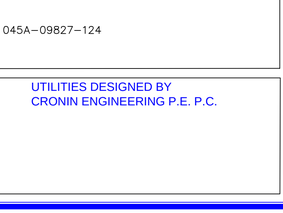


LOCUS MAP
(N.T.S.)

SURVEY NOTES

1. THIS PLAN WAS PREPARED FROM AN ON THE GROUND FIELD SURVEY CONDUCTED BY RLS ON SEPTEMBER 3, 2020 AND ON THE FOLLOWING DATUM –
   MERIDIAN: LIBER 6672 PAGE 477
   HORIZONTAL: ASSUMED
   VERTICAL: ASSUMED
2. REFERENCES
   STREET NAMES, R.O.W. WIDTHS, PROPERTY IDENTIFICATION NUMBERS, OWNER NAMES, EASEMENTS, AND ANY ADDITIONAL INFORMATION SHOWN HEREON ARE REFERENCED FROM THE FOLLOWING MAPS AND DOCUMENTS –
   A. LAND CONVEYED TO WILLIAM M. & DIANE F. VENEZIA BY DEED BOOK 7923 PAGE 357, FILED IN THE WESTCHESTER CO. CLERKS OFFICE ON APRIL 9, 1984.
   B. MAP 14954, ENTITLED "SUBD. OF PROPERTY PREPARED FOR ALAN G. AUSLANDER", PREPARED BY EDWARD F. VERPLANCK.
3. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE INFORMATION SHOWN HEREON. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AND ACCURATE AND CURRENT TITLE REPORT.
4. THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION.
5. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT, (OR) WERE LOCATED AS MARKED AT THE TIME OF THE SURVEY.
6. 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.
7. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. THIS PLAN NOT VALID UNLESS ORIGINAL STAMP AND SIGNATURE OF A LICENSED SURVEYOR ARE LOCATED HEREON.
8. OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES ARE SURVEY REFERENCES ONLY, AND NOT INTENDED TO MONUMENT THE PROPERTY LINES, NOR ARE THEY TO BE USED IN OR GUIDE CONSTRUCTION OF ANY TYPE.
9. PARCEL MAY BE SUBJECT TO RESTRICTIONS AND COVENANTS CITED IN LIBER 2898 PAGE 147 AND LIBER 3521 PAGE 298, HEREIN MENTIONED INSTRUMENTS BEING FILED IN THE WESTCHESTER CO. CLERKS OFFICE.

EXISTING KEY MAP



WESTCHESTER COUNTY DEPARTMENT OF HEALTH, WHITE PLAINS, NY –

APPROVED PURSUANT TO CHAPTER 873, ARTICLE X, SECTIONS 873.951 & 873.1011 & ARTICLES VII & VIII OF THE WESTCHESTER CO. SANITARY CODE SUBJECT TO THE PROVISION OF PRIVATE WATER SUPPLY & SEPARATE SEWAGE TREATMENT FACILITIES TO SERVE EACH HABITABLE BUILDING HEREAFTER CONSTRUCTED. THESE FACILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH & IMPROVEMENT PLANS & SPECIFICATIONS APPROVED BY AND FILED IN THIS OFFICE PRIOR TO THE CONSTRUCTION OF SUCH BUILDING.

EACH PURCHASER OF PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF THIS PLAT SHOWING THIS ENDORSEMENT. ANY ERASURES, CHANGES, ADDITIONS OR ALTERATIONS OF ANY KIND, EXCEPT THE ADDITION OF SIGNATURES OF OTHER APPROVING AUTHORITY AND THE DATE THEREOF MADE ON THIS PLAN AFTER THIS APPROVAL, SHALL INVALIDATE THIS APPROVAL.

COMMISSIONER OF HEALTH DATE

APPROVED BY RESOLUTION OF THE PLANNING BOARD TOWN OF LEWISBORO, NY

CHAIRPERSON DATE

SECRETARY DATE

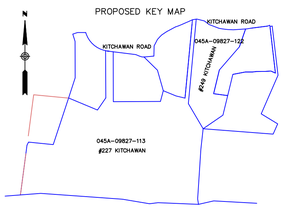
TOWN OF LEWISBORO RECEIVER OF TAXES

THE RECEIVER OF TAXES HERBY CERTIFIES THAT ALL TOWN AND COUNTY REAL PROPERTY TAXES FORWARDED TO THIS OFFICE FOR COLLECTION AS OF _____

HAVE BEEN PAID FOR THE PARCEL OR PARCELS DESCRIBED AS:

TAX MAP NO. _____

PROPOSED KEY MAP



OWNER SIGNATURE BOX

#237 KITCHAWAN

#249 KITCHAWAN

045A-09827-124

UTILITIES DESIGNED BY
CRONIN ENGINEERING P.E. P.C.

LOT REALIGNMENT

TOWN ID#'S: 045A-09827-122, 113 & 124
COUNTY SHEET 218 BLOCK 9827
237 & 249 KITCHAWAN ROAD
LEWISBORO, NEW YORK
PREPARED FOR
MICHAEL & NICOLE VENEZIA

ROWAN LAND SURVEYING, PLLC
330 OLD ALBANY POST ROAD
GARRISON, NY 10524
914 815 3986
rowanlandsurveying@outlook.com

Drawn By PR	Date SEPTEMBER 14, 2020	Job No. 020-075
Surveyed By PR	Scale 1" = 60'	Sheet No. 1 OF 1

TO: Town of Lewisboro Planning Board

FROM: Lewisboro Conservation Advisory Council

SUBJECT: Askildsen Residence
82 Mill River Road, South Sale, NY

DATE: October 6, 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 building inspector's report raises a number of issues. The area where the applicant is proposing to tear down and rebuild the house has multiple wetlands nearby. The CAC would like to see plans that 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. Given the building inspectors comments about this structure the CAC would like to know if there are any additional plans for this structure.

TOWN OF LEWISBORO
Westchester County, New York

Building Department
79 Bouton Road
South Salem, New York 10590

Tel: (914) 763-3060
Fax: (914) 875-9148
Email: jangiello@lewisborogov.com

August 31, 2020

Ms. Janet Andersen, Chair
Town of Lewisboro Planning Board

Re: Cal#35-20WP
Askildsen, 82 Mill River Rd., sheet 0042, block 10299, lot 83

Dear Ms. Andersen and Members of the Board,

I have reviewed the plans from Hans Peter Hansen, Architect latest revision dated 4/6/2020. I have the following comments:

The Westchester County Dept. of Health has reviewed plans dated 6/18/19 that depict the same bedroom location and count of three as the latest revision dated 4/6/2020. The Health Dept. has stamped a copy of the plans "No Objection" dated 9/4/19.

The dwelling is in an A flood zone per FEMA map# 36119C0185F and will require a flood development permit. An engineer will have to determine the BFE for the property.

Base flood information has not been provided at this time. It is unlikely that the applicant will be permitted to have the basement shown on the plan. Enclosed areas below the design flood elevation must have flood openings that meet the criteria of R322.2.2.1 of the Residential Code of NYS.

The property has an accessory structure that contains a garage with a studio above. I have received complaints about people living there, although I have not seen anyone. This building does not have a CO for an accessory apartment. I have not been inside the accessory building. I have spoken to the architect about gaining access to see its current condition.

The proposed replacement dwelling will have a southeast front yard setback of 21.3' whereas 50' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The proposed replacement dwelling overhang will have a southeast front yard setback of 20' whereas 50' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The proposed replacement dwelling will have a southwest side yard setback of 33.5' whereas 50' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The proposed deck will have a southeast front yard setback of 26.5' whereas 50' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The proposed replacement dwelling will have a northeast side yard setback of 36.5' whereas 50' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The proposed covered porch will have a northeast side yard setback of 32.5' whereas 50' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The proposed covered porch steps will have a northeast side yard setback of 30.5' whereas 50' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The proposed building coverage is 14.78% whereas 6% is the maximum per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

Please do not hesitate to contact me with any questions.

Sincerely,

Joe Angiello
Building Inspector

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: October 15, 2020

RE: Stormwater Permit & Wetland Permit
Michael Schwartz
68 Twin Lakes Road
Sheet 34B, Block 11831, Lot 34

PROJECT DESCRIPTION

The subject property consists of ±0.575 acres of land and is located at 68 Twin Lakes Road within the R-1/2A Zoning District. The subject property is primarily wooded but is developed with a flagstone and wood walkway leading to an existing wood dock. The applicant is proposing the construction of a new, one (1) bedroom, single-family house/artist studio building, with a one (1) vehicle gravel driveway and associated septic system. The subject property has frontage on Lake Oscaleta and the majority of the residence and stormwater management facility is proposed within the buffer. The applicant currently owns the adjacent parcel to the east which is currently developed with a single-family residence, septic system and ancillary improvements.

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 Town Stormwater Permit and a Wetland Activity Permit are required from the Planning Board; unless waived by the Planning Board, a public hearing is required to be held on the Wetland Activity Permit.

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

3. The subject property is located within the NYC East of Hudson Watershed and proposed land disturbance exceeds 5,000 s.f. Coverage under the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) will be required.

4. The proposed sanitary sewage treatment system require approval from the Westchester County Department of Health (WCDH).

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 following slope categories shall be shaded on the plan (0 - <15%, 15% - <25%, ≥25%); proposed disturbance within each category shall be identified in tabular form.

3. Provide construction details for all proposed improvements, including but not limited to, driveway, drainage, walls, landscaping, sewer services, erosion controls, etc.

4. The site is partially located in the FEMA flood plain associated with Lake Oscaleta. The boundary limit and base flood elevation of the 100-year FEMA floodplain shall be illustrated on the Site Plan.

5. 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.

6. The plan shall include a driveway profile and dimensioning as appropriate.

7. The applicant shall provide a sight line plan and profile demonstrating adequate visibility in both directions for a vehicle exiting the property. Available Westchester County GIS topography may be used for the road profile, if needed.

8. The site plan shall provide for two (2) off-street parking spaces and suitable maneuverability for a parked vehicle to turn around and pull out headfirst.

9. The plan shall illustrate any proposed grading including spot grades as appropriate.

10. The plan proposes disturbance of over 5,000 s.f. As such, the applicant will require preparation of a Stormwater Pollution Prevention Plan (SWPPP) in accordance with Chapter 189 - Stormwater Management and Erosion and Sediment Control of the Town Code. Additionally, disturbances over 5,000 s.f., located within the New York City watershed, will require coverage under the NYSDEC SPDES General Permit, GP-0-20-001, for Stormwater Discharges from Construction Activities. A Notice of Intent (NOI) and MS4 Acceptance Form will need to be filed with the NYSDEC. Submit draft copies to the Town Engineer for review.

11. Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event. Provide details of the stormwater mitigation system.

12. Provide rims, inverts, size and material for all drainage facilities. Provide details.

13. The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system to be witnessed by the Town Engineer. The test locations and results shall be shown on the plan. Contact this office to schedule the testing.

14. The plan shall illustrate the location of the existing public water service on Twin Lakes Road. The applicant shall provide a detail of the proposed water connection.

15. The plan shall illustrate the location of the proposed electric service; the electric service shall be placed underground.

16. The plan shall illustrate and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.

17. The plan shall clarify all trees to be remove and/or protected. It appears additional tree removal will be required within the vicinity of the proposed residence and stormwater conveyance. This shall be verified by the applicant and updated on the plan accordingly.

18. The applicant shall be required to prepare an erosion and sediment control plan. The plan shall illustrate and detail all temporary erosion control measures, including, but not limited to, temporary construction access, silt fence, inlet protection, tree protection, erosion control blankets, construction sequence, etc.

19. Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, pavement restoration, walkways, sewer and water services, erosion controls, etc.

20. The applicant shall provide a copy of the WCDH Approval, including signed plans and permits, related to the proposed wastewater treatment system. Please confirm that the WCDH will approve a one (1) bedroom system.

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 ALP ENGINEERING, DATED SEPTEMBER 28, 2020:

- Site Plan (Sheet C-101)

PLANS REVIEWED, PREPARED BY WESLEY STOUT ASSOCIATES, DATED SEPTEMBER 28, 2020:

- Cover Sheet
- Site Planting Plan (L-2.0)
- Site Lighting & Buffering Plan (L-1.0)

DOCUMENTS REVIEWED:

- Cover letter, prepared by ALP Engineering, dated September 28, 2020
- Stormwater Permit Application
- Wetland Permit Application
- Architecturals, prepared by Darren P. Mercer, Architect, PLLC, dated September 28, 2020
- Topography of Property, prepared by TC Merritts Land Surveyors

JKJ/dc

T:\Lewisboro\Correspondence\2020-10-15_LWPB_Schwartz - 68 Twin Lakes Road_Review Memo.docx

TO: Town of Lewisboro Planning Board

FROM: Lewisboro Conservation Advisory Council

SUBJECT: Schwartz Residence, 66 Twin Lakes Road, South Salem, NY 10590

DATE: October 6, 2020

The Conservation Advisory Council (CAC) reviewed the applicant's submission of a sketch plan for site plan approval for construction of a single-family home.

The CAC understand that these are very preliminary submissions but would like to see a more detailed set of plans. Given the proximity to Lake Oscaleta the CAC would like to see Both wetland mitigation plans and stormwater management plans.

ALP Engineering
& Landscape Architecture, PLLC

September 28, 2020

Hon. Janet Andersen, Chairwoman and Members of the Planning Board
Town of Lewisboro
79 Bouton Road
South Salem, NY 10590

Re: 68 Twin Lakes Road
Sheet 34B, Block 11831, Lot 34
Application for Wetlands and Stormwater Management Permits

Dear Chairwoman Andersen and Members of the Planning Board:

We are pleased to submit three (3) copies of the following drawings in support of this application by Michael Schwartz, the owner of the property located at 68 Twin Lakes Road for Wetlands and Stormwater Management Permits:

Drawing No.:	Drawing Title:	Date:
Dwg. C-101	Site Plan	09/28/2020

In addition, we are submitting the following permit applications and supporting documentation:

- House Plans, prepared by Darren Mercer, Architect, PLLC, dated 09/28/2020 as follows: (i) Sheet A.1, Showing Proposed First Floor Plan and Proposed Loft Floor Plan.
- Topography of Property Prepared for Michael Schwartz, dated 07/16/2020, prepared by TC Merritts Land Surveyors.
- Also submitted are renderings of the proposed house / studio building.

The following wetland and stormwater permit application forms were submitted separately by the applicant on Friday, September 25.

- Wetland Permit Application Form, dated 09/25/2020.
- Stormwater Permit Application form, dated 09/25/2020.

This application is being made for the site development plan approval for a one bedroom house / studio space on the property located at 68 Twin Lakes Road. The application is being made by the owner of the property, Michael Schwartz.

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

Introduction: The subject property is 25,041.07 square feet (0.575 acres) in size and is located on the south side of Twin Lakes Road. The owner of the property resides on the lot to the immediate west at 66 Twin Lakes Road. The property, which is roughly rectangular in shape, has about 112 feet of frontage on Twin Lakes Road, and about 120 feet of shoreline on Lake Oscaleta. The lot is mostly wooded; there are several large rock outcrops in the southern portion of the property.

At present, there is a only a flagstone and wood walkway from the property at 66 Twin Lakes Road to an existing wood dock on the property at #68. The property is located in the Waccabuc River Basin watershed, and therefore lies within the New York City Water Supply watershed.

The only regulated wetland on and adjacent to the property is Lake Oscaleta; a narrow sliver encompassing about 235.5 square feet of the property is the lake. The 150-foot wetland buffer encompasses the southern portion of the lot. The wetland buffer covers 14,973 square feet, or about 59.8% of the property.

Two exploratory deep hole tests were conducted in the footprint of the septic system. Both holes featured sandy and sandy loam soils. One hole was dug to a depth of 8 feet. In the second hole, ledge was encountered at a depth of 66". There was no groundwater, seeps or evidence of redoximorphic features in any of the two deep hole tests. On September 18, the applicant's engineer has forwarded a request for a site evaluation inspection to the Westchester County Department of Health for the new septic system.

Proposed Construction: It is proposed to construct a new one (1) bedroom single family house / artist studio building on the property. The new house, which would have a footprint of 1,059 square feet, would be located 127'-7" from the wetland/edge of lake. A new 9' wide gravel surfaced driveway will be constructed to provide access to the new house from Twin Lakes Road. A one vehicle gravel surfaced parking area is proposed adjacent to the house. The driveway and parking area would be located outside of the regulated wetland buffer area. The proposed septic system would be located between the house and Twin Lakes Road; it would also be located outside of the Town regulated wetland buffer area.

The disturbance area for the new house construction is calculated to be about 9,000 square feet, which includes the 100% septic system expansion area. Within the 150-foot wetland buffer, the area of disturbance is calculated to be 3,600 square feet; most of the disturbance within the wetland buffer would be for the construction of a stormwater management practice.

Utilities to Service the New House: Potable water to the house will be obtained from the existing community system (Twin Lakes Water Works Corporation) in Twin Lakes Road. Sanitary sewage from the house will be conveyed to a new 1,000 gallon septic tank and subsurface sewage treatment system and depicted on the enclosed Site Plan drawing. Electric, telephone and communication services will be obtained from the existing utilities in Twin Lakes Road.

Stormwater Management Plan: As is noted above, the project proposes new impervious surfaces, a house with a footprint of 1,059 square feet and a pervious gravel driveway with a surface area of 751 square feet.

It is proposed to convey runoff from the roof drain leaders of the new house to a rain garden / bioretention facility to the south of the house. The location of the stormwater management area may be found on sheet C-101.

We look forward to your review of the site development plans for the construction of a new house on the property. If you have any questions regarding this submission, please feel free to call us at (475) 215-5343.

Sincerely,

ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC

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

cc: Jan Johannessen, AICP
Michael W. Schwartz and Claudia Aronow
Darren Mercer

Application No.: 57-20WP
Fee: #255 Date: 9/25/20

TOWN OF LEWISBORO
WETLAND PERMIT APPLICATION (pd) escrow estab'd

79 Bouton Road, South Salem, NY 10590
Phone: (914) 763-5592
Fax: (914) 875-9148

Project Address: 68 Twin Lakes Road

Sheet: 34B Block: 11831 Lot(s): 34

Project Description (Identify the improvements proposed within the wetland/wetland buffer and the approximate amount of wetland/wetland buffer disturbance): Construction of a one bedroom house / artist studio building on a currently vacant lot. Disturbance within the 150-foot wetland buffer is 3,600 s.f.

Owner's Name: Michael Schwartz Phone: (212) 403-4357

Owner's Address: 66 Twin Lakes Road, South Salem, NY Email: MWSchwartz@WLRK.com

Applicant's Name (if different): _____ Phone: _____

Applicant's Address: _____ Email: _____

Agent's Name (if applicable): _____ Phone: _____

Agent's Address: _____ Email: _____

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: Building Dept. (Building Permit), WCDOH & NYCDEP (septic system)

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: Michael W Schwartz Date: Sept 25, 2020

Application No.: 9 – 2020 SW
Fee: $155 Date: 9/25/20

TOWN OF LEWISBORO
STORMWATER PERMIT APPLICATION

79 Bouton Road, South Salem, NY 10590
Phone: (914) 763-5592
Fax: (914) 875-9148

Project Address: 68 Twin Lakes Road

Sheet: 34B Block: 11831 Lot(s): 34

Project Description (describe overall project including all proposed land development activities):
Construction of a new one-bedroom house / artist studio building on a currently vacant lot. The house will be served with potable water by the community water main in Twin Lakes Road. A new septic system will be constructed to serve the new house.

Owner's Name: Michael Schwartz Phone: (212) 403-4357

Owner's Address: 66 Twin Lakes Road, South Salem, NY Email: MWSchwartz@WLRK.com

Applicant's Name (if different): _____ Phone: _____

Applicant's Address: _____ Email: _____

Agent's Name (if applicable): _____ Phone: _____

Agent's Address: _____ Email: _____

TO BE COMPLETED BY OWNER/APPLICANT

The approval authority is? (see §189-5 of the Town Code)

☐ Town Engineer and Stormwater Management Officer ☒ Planning Board

Is the project located within the NYCDEP Watershed? ☒ Yes ☐ No

Total area of proposed disturbance: ☒ 5,000 s.f. - < 1 acre ☐ ≥1 acre

Will the project require coverage under the NYSDEC General Permit for Stormwater Discharges from Construction Activity? ☒ Yes ☐ No ☐ Requires post-construction stormwater practice

Does the proposed action require any other permits/approvals from other agencies/departments? (Wetland Inspector, Planning Board, Town Board, Zoning Board of Appeals, Building Department, Town Highway, ACARC, NYSDEC, NYCDEP, WCDOH, NYSDOT, etc): Identify all other permits/approvals required: Building Dept. (Building Permit), WCDOH & NYCDEP (septic system)

Note: The applicant, owner and/or agent is responsible for reviewing and complying with Chapter 189, "Stormwater Management and Erosion and Sediment Control," of the Town Code. This application must be submitted with all applicable plans, reports and documentation specified under §189-8, "SWPPP requirements," of the Town Code; all SWPPP's shall be prepared in conformance with Chapter 189 and shall be prepared by a qualified professional, as defined therein. The provision for obtaining a Town Stormwater Permit is in addition to the requirement of obtaining coverage under the SPDES General Permit for Stormwater Discharges from Construction Activity, if applicable.

Owner Signature: Michael Schwartz Date: Sept 25, 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

MICHAEL W. SCHWARTZ, being duly sworn, deposes and says that he/she resides at 66 Twin Lakes Road, South Salem 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 11831, Lot 34, on Sheet 34B.

Michael W Schwartz
Owner's Signature

Sworn to before me this

25th **day of** September, 2020

JESSICA L BURNS
Notary Public – State of New York
NO. 01BU6293241
Qualified in Westchester County
My Commission Expires Dec 9, 2021

Jessica L Burns
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)

MICHAEL SCHWARTZ — *Name of Applicant*

SCHWARTZ BARN (67 TWIN LAKES) — *Project Name*

Property Description

Tax Block(s): 11827

Tax Lot(s): 41

Tax Sheet(s): 34B

Property Assessed to:

MICHAEL SCHWARTZ
Name WACHTELL, LIPTON, ROSEN et al
C/O 51 W. 52nd ST. 31 FL.
Address
NEW YORK NY 10019
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: _____ Date 9/28/2020

Sworn to before me this

28 **day of** September, 2020

JANET L. DONOHUE
NOTARY PUBLIC, STATE OF NEW YORK
No. 01DO6259627
Qualified in Westchester County
Commission Expires April 16, 2020

Janet L Donohue

Signature - Notary Public (affix stamp)

LAKE OSCALETA

TWIN LAKES ROAD

Flagstone & Railroad Tie Steps

Stormwater Management Area

PROPOSED 1 BEDROOM HOUSE + STUDIO

Proposed Gravel Driveway

1,000 gallon septic tank

PROPOSED WATER SERVICE LINE (CONNECT TO EXISTING COMMUNITY WATER SERVICE)

20-foot offset

100% Expansion Area

Septic Primary Area

DH-1 DH-2 DH-3 P-1 P-2 P-3

N 57° 07' 00" W 40.00'

N 57° 07' 00" W 20.13'

S 27° 48' 45" W 148.91'

S 8° 11' 10" W 70.00'

N 88° 47' 10" E 195.00'

N 74° 39' 20" W 67.35'

N 50° 16' 20" W 28.75'

S 12° 00' 00" W 79.00'

S 60° 24' 11" W 58.60'

S 28° 33' 40" E 13.00'

S 17° 39' 51" W 28.21'

N 69° 08' 30" W 4.00'

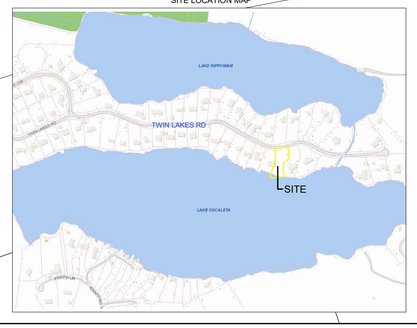
S 19° 16' 04" W 47.49'

S 1° 12' 50" E 60.00'

LEGEND

- PROPERTY LINE
- 490 EXISTING CONTOUR
- PROPOSED SANITARY SEWER PIPE
- PERCOLATION TEST LOCATION
- DEEP HOLE TEST LOCATION

SITE LOCATION MAP



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

North

Civil engineer:

Alan L. Pilch
ALP Engineering & Landscape Architecture, PLLC
P.O. Box 843, Ridgefield, CT 06877
162 Falls Road, Bethany, CT 06524
P.E. #30167
C. of A. #0016331
Tel: (475) 215-5343

CONSULTANTS:

ARCHITECT:

Darren P. Mercer, Architect, PLLC
32 Flintlock Ridge Road
Katonah, NY 10536
Tel: (914) 391-4490

SURVEYOR:

TC Merritts Land Surveyors
394 Bedford Road
Pleasantville, NY 10570
Tel: (914) 769-8003

ISSUED:

OWNERSHIP AND USE OF DOCUMENTS

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

No part of these drawings shall be copied, disclosed to others or used in connection with any work or project other than for which they have been prepared without the express written consent of the licensed professional who prepared the document.

SEAL:

STATE OF NEW YORK · ALAN L PILCH · No. 080167 · LICENSED PROFESSIONAL ENGINEER

PROJECT NAME:
SCHWARTZ PROPERTY
68 Twin Lakes 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:
Site Plan

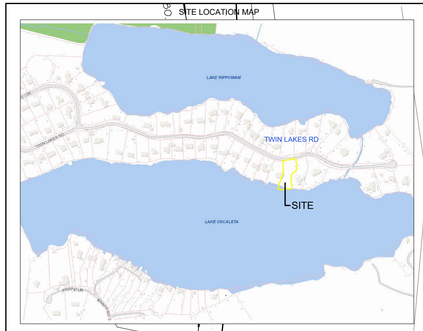
Date: September 10, 2020

Dwn. by: alp

ID: Schwartz_Site_09-10-2020

C-101

SITE LOCATION MAP



1 Story Frame Residence #66

Pool in Deck

Wood Deck

Approx. Septic Tank

Flagstone Walk

Flag.Step

Flag.Walk

Split Rail Fence

Gate

Concrete Apron

Gravel Drive

Side Yard Setback

494.66 AC 494.49

495.17

Existing Flagstone & Railroad Tie Steps

N 57° 07' 00" W 20.13'

S 27° 48' 45" W 148.91'

473.29

492.69

493.99

S 68° 11' 10" W 70.00'

Light Post

492.56

491.57

492.05

R = 195.00' L = 32.00'

491.29

Edge of Asphalt

TWIN LAKES ROAD

Proposed Gravel Driveway

9'

Proposed 1,000 gallon septic tank

Rock Outcrop

497.50

494.26

494.22

Wetland Buffer Disturbance Area = 3,600 s.f.

494.56

Stormwater Management Area

494.15

494.19

493.87

PROPOSED 1 BEDROOM HOUSE + STUDIO

STUDIO

BEDROOM

BATH

SUPPLY ROOM

490.99

493.75

495.05

500.75

485.41

492.98

494.50

491.55

490.65

Existing Wood Dock

LAKE OSCALETA

Rock Outcrop

493.55

490.14

488.02

N 74° 39' 20" W 67.35'

471.75

117'

Rear Yard Setback

16' TREE

10" BEECH

491.63

494.45

12" PINE

493.47

8" PINE

28" BIRCH 493.83

494.13

32" BEECH

36" TREE

24" PINE

10" PINE

12" PINE

14" PINE

16" PINE

22" PINE

26" MAPLE

24" MAPLE

8" MAPLE

10" MAPLE

32" PINE

10" OAK

32" TWIN OAK

36" TWIN OAK

8" TREE

24" OAK

490.71

491.26

489.88

490.56

488.86

489.20

488.65

487.65

489.84

489.91

488.70

490.75

490.78

490.41

488.41

490.39

491.12

489.77

488.72

489.24

488.24

489.73

N 88° 47' 10" E

Front Yard Setback

20-foot offset

100% Expansion Area

Septic Primary Area

Edge of Asphalt

PROPOSED WATER SERVICE LINE (CONNECT TO EXISTING COMMUNITY WATER SERVICE)

PROP. WATER VALVE

Split Rail Fence

PROPOSED WATER SERVICE LINE

UPole

150' TOWN WETLAND BUFFER

38.10'

Tax Lot 35
Filed Map Lot 1
F.M.#25649
Area = 25,041.066 S.F.
= 0.575 Acres

Tax Lot 36
Now or Formerly
Jean Emond & M. Jane Balanoff
Filed Map Lot 2
F.M.#25649

Approx. location of existing septic system

N 50° 16' 20" W 28.75'

S 12° 00' 00" W 79.00'

S 60° 24' 11" W 58.60'

S 1° 12' 50" E 60.00'

S 19° 16' 04" W 47.49'

S 26° 33' 40" E 13.00'

S 17° 39' 51" W 28.21'

N 68° 08' 30" W 4.00'

S 1° 12' 50" E 60.00'

LEGEND

- PROPERTY LINE
- 490 EXISTING CONTOUR
- PROPOSED SANITARY SEWER PIPE
- PERCOLATION TEST LOCATION
- DEEP HOLE TEST LOCATION
- EXISTING TREE / TO BE REMOVED

NOTES:

1. Area of 150-foot wetland buffer disturbance disturbance is calculated to be 3,600 square feet (0.0826 acres)

ZONING CONFORMANCE TABLE		
R-1/2A District Zone		
	REQUIRED	PROPOSED
Minimum Lot Area	0.5 acre	0.575 acres
Yard Setbacks		
Width/circle	100 feet	n.a.
Front Yard	30 feet	63'
Side Yard	15 feet	18' / 38.8'
Rear Yard	30 feet	117 feet
Maximum Building Height Stories / Height	2-1/2 stories / 35 feet	1-1/2 stories / 21 feet
Maximum Building Coverage	15%	4.23%

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

North

Civil engineer:

Alan L. Pilch
ALP Engineering & Landscape Architecture, PLLC
P.O. Box 843, Ridgefield, CT 06877
162 Falls Road, Bethany, CT 06524
P.E. #001617
C. of A. #0001633
Tel: (475) 215-5343

CONSULTANTS:

ARCHITECT:

Darren P. Mercer, Architect, PLLC
32 Flintlock Ridge Road
Katonah, NY 10536
Tel: (914) 391-4490

SURVEYOR:

TC Merritts Land Surveyors
394 Bedford Road
Pleasantville, NY 10570
Tel: (914) 769-8003

ISSUED:

OWNERSHIP AND USE OF DOCUMENTS

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

No part of these drawings shall be copied, disclosed to others or used in connection with any work or project other than for which they have been prepared without the express written consent of the licensed professional who prepared the document.

SEAL:

STATE OF NEW YORK ALAN L PILCH No. 080167 LICENSED PROFESSIONAL ENGINEER

PROJECT NAME:
SCHWARTZ PROPERTY
68 Twin Lakes 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

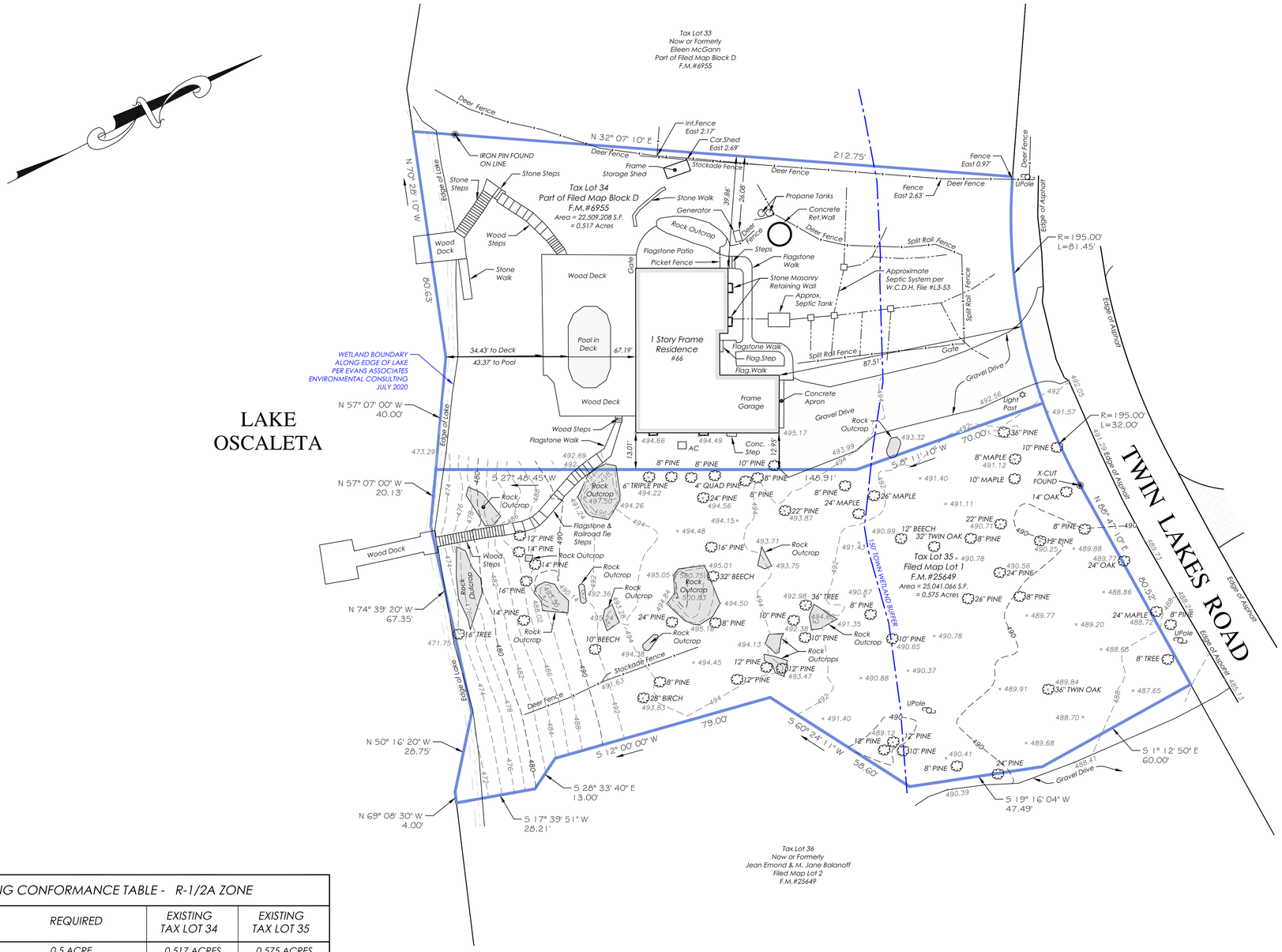
Drawing Title:
Site Plan

Date: September 28, 2020

Dwn. by: alp

ID: Schwartz_Site_09-10-2020

C-101



Only copies from the original of this topography map marked with an original of the Land Surveyors embossed seal or red colored seal shall be considered to be true, valid copies.

Unauthorized alteration or addition to a map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified.
Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating.
Additional underground utilities are not shown or certified.
Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

This map is prepared to show topography only and is not to be used for title transfer purposes. Map may not be certified to title companies and/or banks.

Tree species shown hereon to be verified by a licensed arborist and are not certified by surveyor.

Elevations shown hereon generally in accordance with North American Vertical Datum 88.

TAX LOT 34
Premises hereon being part of Block D as shown on a certain map entitled, "Outline Map of Twin Lake Village, Town of Lewisboro, Westchester Co., N.Y. Part of Former Lawrence Property."
Said map filed in the Westchester County Clerk's Office, Division of Land Records December 5, 1949 as map number 0955.

Surveyed in accordance with Deed Liber 7674, Page 630.

Premises shown hereon designated on the Town of Lewisboro Tax Maps as: Section 34B, Block 11831, Lot 34.

Property Address: 66 Twin Lakes Road
South Salem, NY 10590

TAX LOT 35
Premises hereon being Lot 1 as shown on a certain map entitled, "Final Subdivision Plat - Lot Line Change, Prepared for Sandra E. Kewley and Bette Ellenbogen."
Said map filed in the Westchester County Clerk's Office, Division of Land Records March 20, 1996 as map number 25649.

Surveyed in accordance with Deed Liber 11450, Page 53.

Premises shown hereon designated on the Town of Lewisboro Tax Maps as: Section 34B, Block 11831, Lot 35.

Property Address: Twin Lakes Road (No Number)
South Salem, NY 10590

ZONING CONFORMANCE TABLE - R-1/2A ZONE			
	REQUIRED	EXISTING TAX LOT 34	EXISTING TAX LOT 35
MIN. LOT AREA	0.5 ACRE	0.517 ACRES	0.575 ACRES
MIN. PRINCIPAL BUILDING SETBACKS			
FRONT YARD (FROM LOT LINE)	30'	87.51'	N/A
FIRST SIDE YARD	15'	12.95'	N/A
REAR YARD	30'	67.19'	N/A
MAX. HEIGHT (PRINCIPAL) (FEET/STORIES)	2½ STORY / 35'	1 STORY	N/A
MAX. BUILDING COVERAGE	15 %	9.91%	N/A

TOPOGRAPHY OF PROPERTY PREPARED FOR MICHAEL SCHWARTZ

SITUATE IN THE
TOWN OF LEWISBORO
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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TC MERRITTS LAND SURVEYORS
ALL RIGHTS RESERVED, UNAUTHORIZED DUPLICATION OR ELECTRONIC TRANSMISSION WITHOUT PRIOR PERMISSION IS A VIOLATION OF APPLICABLE LAWS.

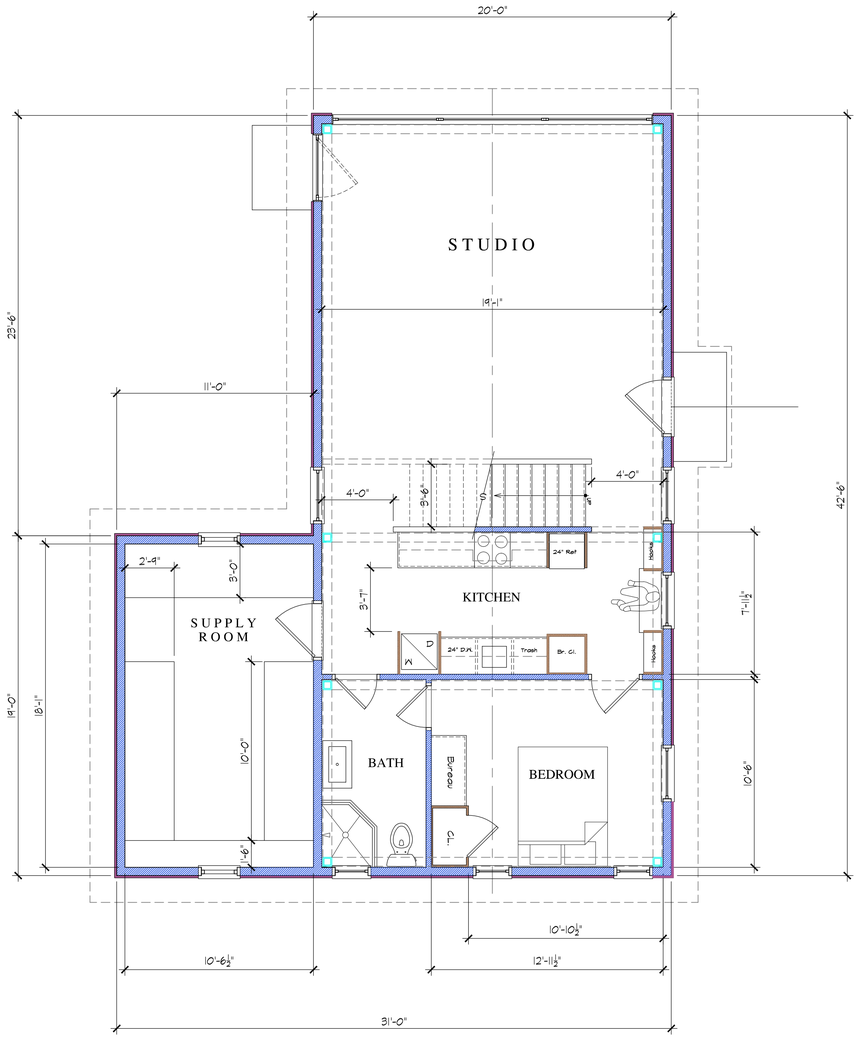
TC MERRITTS LAND SURVEYORS
394 BEDFORD ROAD • PLEASANTVILLE • NY 10570
(914) 769-8003 • (203) 622-8899

STATE OF NEW YORK · DANIEL THOMAS MERRITTS · LICENSED LAND SURVEYOR · 050604

Surveyed: July 15, 2020
Map Prepared: July 16, 2020

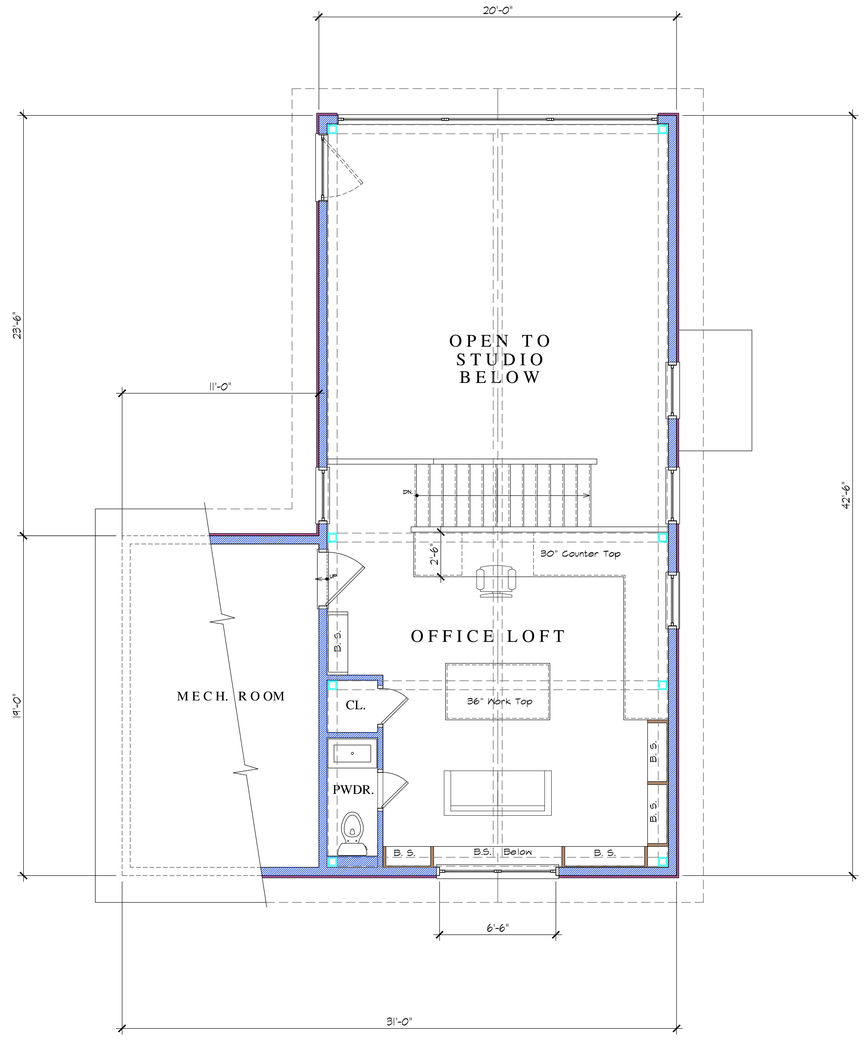
By: Daniel T. Merritts
New York State Licensed Land Surveyor No.050604

Project: Ref.17-475 TL34 & 35	Field Survey By: CR/AP
Drawn By: DA	Checked By: DM



PROPOSED FIRST FLOOR PLAN

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



PROPOSED LOFT FLOOR PLAN

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

Darren P. Mercer, Architect, PLLC ©

NYS Lic. No. 020910 NJ Lic. No. 11952
CT Lic. No. 9243 MA Lic. No. 31909

Darren P. Mercer, Architect, PLLC
Architecture & Interior Design
32 Flintlock Ridge Road
Katonah, New York 10536
914.391.4490
darrenpmercer@gmail.com

Proposed Studio Barn
68 Twin Lakes Road
South Salem, New York

Revisions:

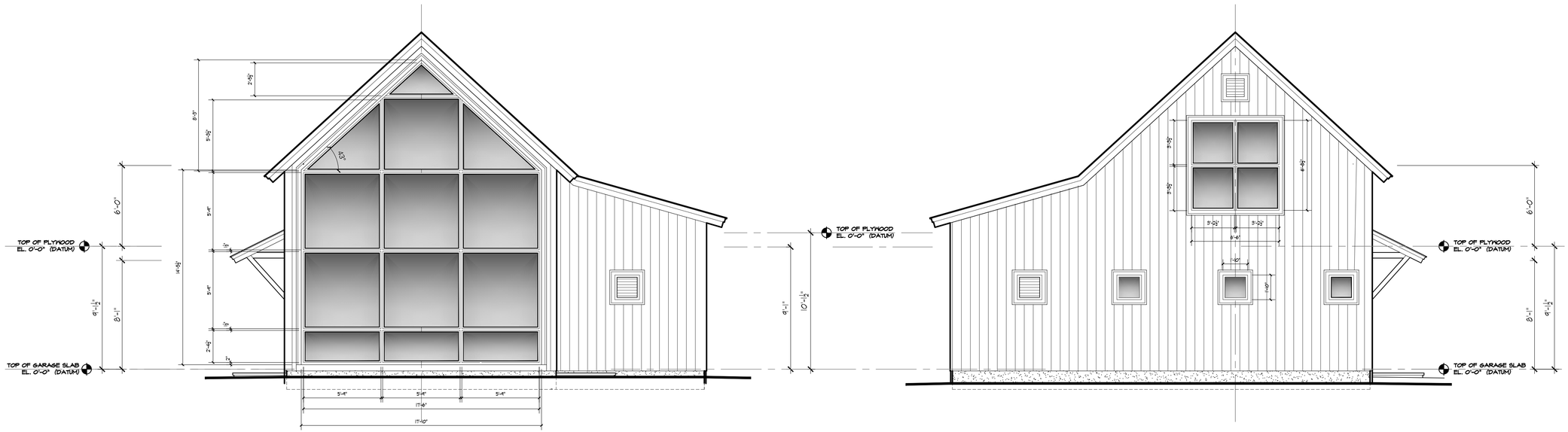
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	9-28-20	Planning Board Sub.

Drawing Title: FLOOR PLAN

Date: 07-31-20
Scale: AS NOTED
Drawn: DPM
Rev.:
Job#: 2005

Studio Barn

A.1

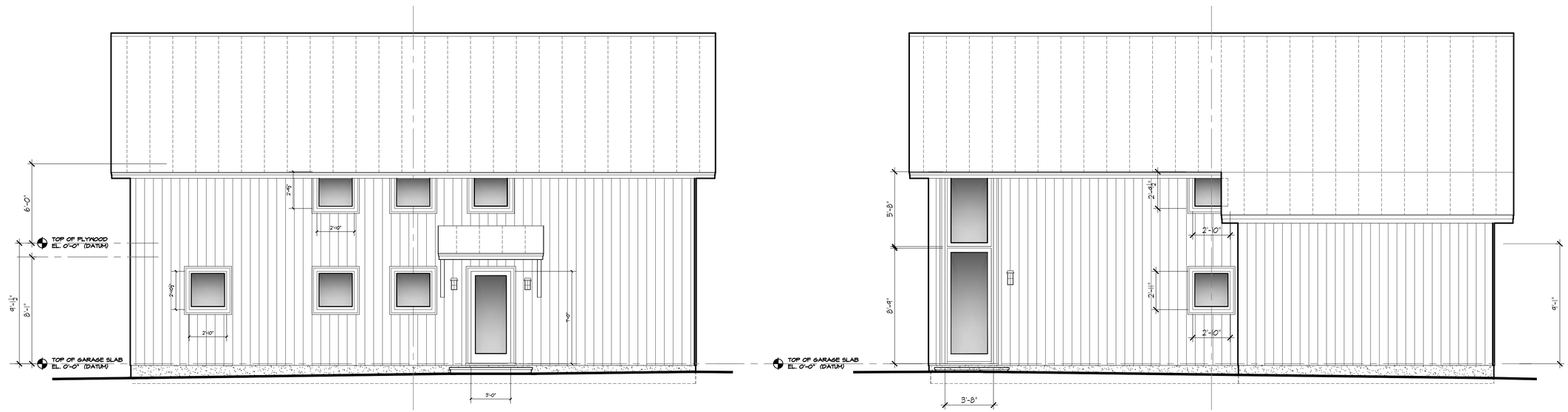


REAR LAKE ELEVATION

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

FRONT ELEVATION

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



SIDE ENTRY ELEVATION

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

SIDE ELEVATION

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

Darren P. Mercer,
Architect, PLLC

NYS Lic. No. 020910 NJ Lic. No. 11952
CT Lic. No. 9243 MA Lic. No. 31909

Darren P. Mercer, Architect, PLLC
Architecture & Interior Design
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914.391.4490
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Proposed Studio Barn
68 Twin Lakes Road
South Salem, New York

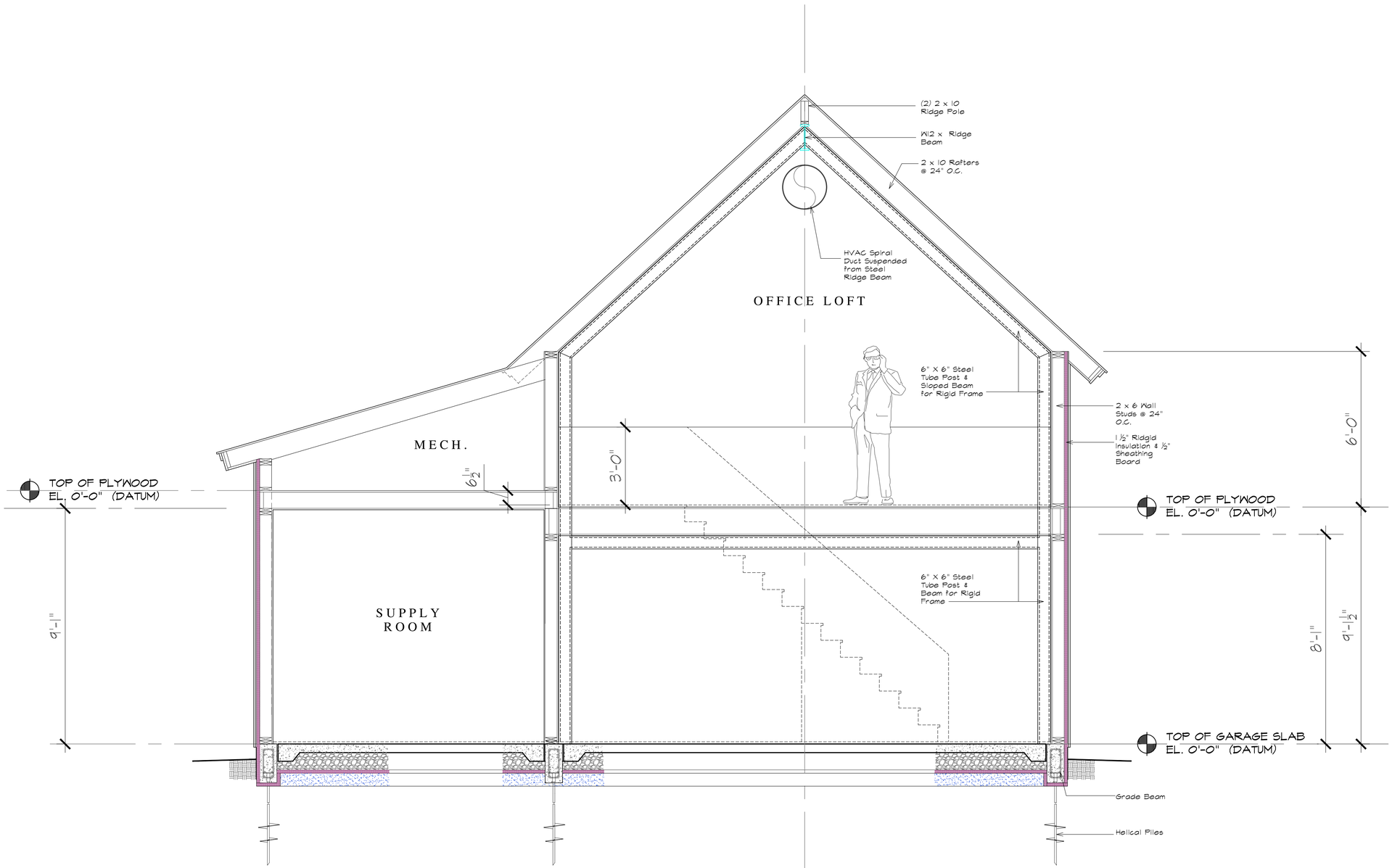
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	9-28-20	Planning Board Sub.

Drawing Title:
ELEVATIONS

Date: 07-31-20
Scale: AS NOTED
Drawn: DPM
Rev.:
Job#: 2005

Studio Barn

A.2



FRONT ELEVATION

SCALE: 1/2" = 1'-0"

Darren P. Mercer,
Architect, PLLC

NYS Lic. No. 020910 NJ Lic. No. 11952
CT Lic. No. 9243 MA Lic. No. 31909

Darren P. Mercer, Architect, PLLC
Architecture & Interior Design
32 Flintlock Ridge Road
Katonah, New York 10536
914.391.4490
darrenpmercer@gmail.com

Proposed Studio Barn
68 Twin Lakes Road
South Salem, New York

Revisions:		
△	Date:	Description:
	7-31-20	Design Devel. #1
	9-28-20	Planning Board Sub.

Drawing Title:
SECTION

Date: 07-31-20
Scale: AS NOTED
Drawn: DPM
Rev.:
Job#: 2005

Studio Barn

A.3

RENDERINGS OF PROPOSED HOUSE / STUDIO AT 68 TWIN LAKES ROAD



Rendering #1: View to House from South (i.e., from Lake)



Rendering #2: View to House from Southeast (i.e., from Lake)

RENDERINGS OF PROPOSED HOUSE / STUDIO AT 68 TWIN LAKES ROAD



Rendering #3: View to House from Southwest (i.e., from Lake)



Rendering #4: View to House from Northeast (i.e., from Street)

RENDERINGS OF PROPOSED HOUSE / STUDIO AT 68 TWIN LAKES ROAD



Rendering #5: View to House from Northwest (i.e., from Street)



Rendering #6: View to House from North (i.e., from Street)

Application No.: 12-20WP
Fee: $255 Date: 10/2/20

TOWN OF LEWISBORO
WETLAND PERMIT APPLICATION $625 (pd) escrow estab. 10/2/20

79 Bouton Road, South Salem, NY 10590
Phone: (914) 763-5592
Fax: (914) 875-9148

Project Address: 1196 RTE 35, S. SALEM

Sheet: 31 Block: 10805 Lot(s): 45

Project Description (Identify the improvements proposed within the wetland/wetland buffer and the approximate amount of wetland/wetland buffer disturbance): _____

Owner's Name: Javier Valencia Phone: 914 608 4261

Owner's Address: 1196 Rte 35, south salem Email: Javamecia76@yahoo.com

Applicant's Name (if different): _____ Phone: _____

Applicant's Address: _____ Email: _____

Agent's Name (if applicable): _____ Phone: _____

Agent's Address: _____ Email: _____

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: _____

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: 5/17/2020

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)

VALENCIA
Name of Applicant

VALENCIA #1-20WV
Project Name

Property Description

Tax Block(s): 10805

Tax Lot(s): 45

Tax Sheet(s): 31

Property Assessed to:

MARIA & JAVIER VALENCIA
Name

1196 ROUTE 35
Address

SO. SALEM NM 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: Deirdre M Cosgrove 8/21/2020
Date

Sworn to before me this
20 **day of** August, 2020

Janet L Donohue
Signature - Notary Public (affix stamp)

JANET L. DONOHUE
NOTARY PUBLIC, STATE OF NEW YORK
No. 01DO6259627
Qualified in Westchester County
Commission Expires April 16, 2021

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

Javier Valencia, being duly sworn, deposes and says that he/she resides at 1196 Rte 35, South Salem in the County of Westchester, State of NY 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 10805, Lot 45, on Sheet 31.

_____
Owner's Signature

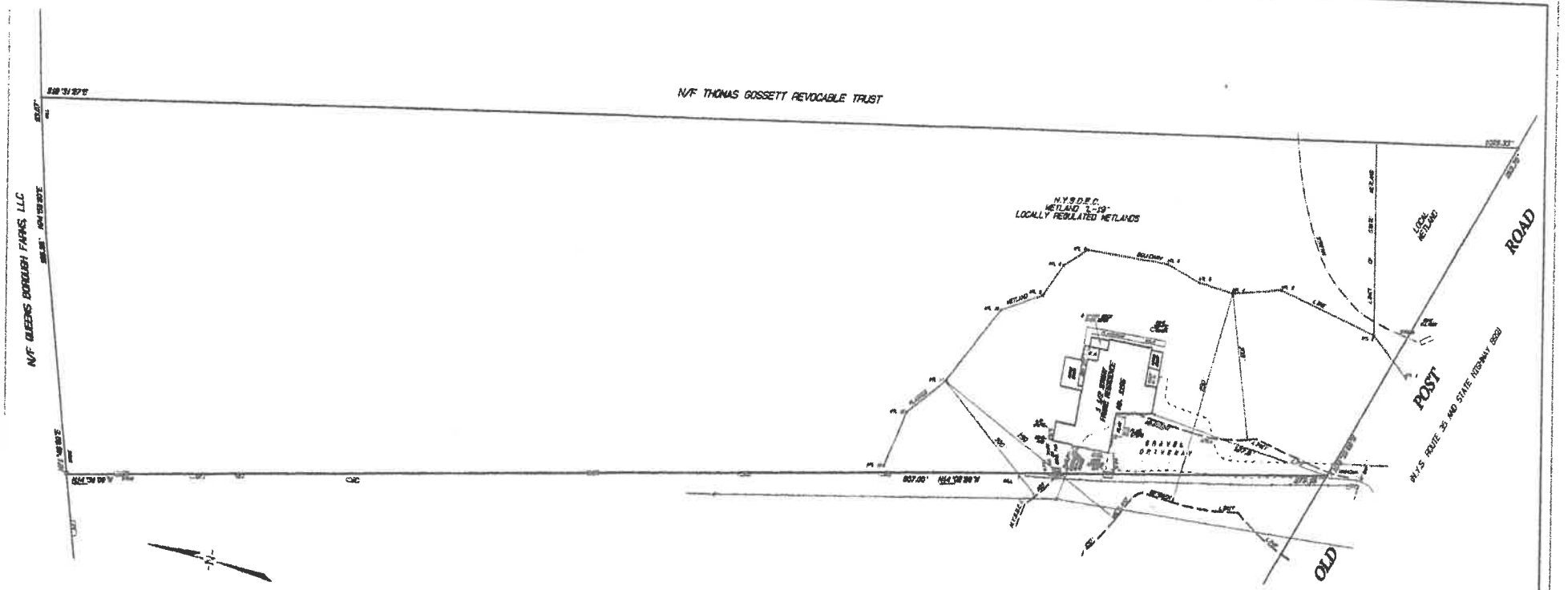
Sworn to before me this

17th **day of** March, 2020

CAROL KRIESBERG
Notary Public, State of New York
No. 02KR4749780
Qualified in Westchester County
Commission Expires June 30, 2023

Carol Kriesberg
Notary Public – affix stamp

Revised 2-2019



NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

This freshwater wetland boundary, as represented on these plans accurately depicts the limits of Freshwater Wetland "L-19" as delineated by Mary Jeannig on March 6, 2020. Verified in field June 6, 2020 by Joshua Fisher, Biologist.

DEC Staff: Joshua Fisher — Surveyor/Engineer: [signature]

Date Valid: _____ Expiration Date _____

Wetland boundary delineations as validated by the New York State Dept. of Environmental Conservation remain valid for (10 years unless existing current activities, area expansion, or land use projections change (i.e. agricultural to residential) after 10) years the boundary shall be considered valid. Any jurisdictional questions may include a new delineation and survey of 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.

Area = 5.326 Acres.

Tax Identification Sheet 31 Block 1065 Lot 46

Deed reference: Control No. 590083550.

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.

Wetlands delineated on March 6, 2020 by:
Mary Jeannig, Soil Scientist
17 Fairview Avenue
Ridgefield Connecticut 06877
203-431-6113

SURVEYED: AUGUST 18, 2020
MAP PREPARED: SEPTEMBER 10, 2020

BY: [signature]
NEW YORK STATE LICENSED LAND SURVEYOR NO. 50837
ROBERT S. JOHNSON, P.L.S.

SURVEY OF PROPERTY PREPARED FOR
JAVIER VALENCIA
AND
MARIA VALENCIA

SITUATE IN THE
TOWN OF LEWISBORO
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 30'

R. STANLEY JOHNSON AND COMPANY
LAND SURVEYORS, P.C.
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PREPARED BY: SMS CHECKED BY: RSJ

JOB NO. 120-058

§ 92-1 **Title and purpose; conformance required; applicability; outstanding violations.**

E. Outstanding violations. No permit, certificate or approval shall be issued pursuant to this Chapter if there is an outstanding violation or unpaid fine with regard to the property that is the subject of such application. Notwithstanding the above, a permit, certificate or approval may be issued to specifically address an outstanding violation, or to address an immediate hazardous condition in the interest of the health, safety and welfare of the community.

§ 195-3 **General policy.**

D. No approval or conditional approval shall be issued pursuant to this Chapter if there is an outstanding violation or unpaid fine with regard to the property that is the subject of such application. Notwithstanding the above, a conditional approval may be issued to specifically address an outstanding violation, or to address an immediate hazardous condition in the interest of the health, safety and welfare of the community.

§ 217-3 **Applicability; nonconforming activities.**

E. No permit or approval shall be issued pursuant to this Chapter if there is an outstanding violation or unpaid fine with regard to the property that is the subject of such application. Notwithstanding the above, a permit or approval may be issued to specifically address an outstanding violation, or to address an immediate hazardous condition in the interest of the health, safety and welfare of the community.

§ 220-44 **Approval required.**

E. No permit, approval or conditional approval shall be issued pursuant to this Chapter if there is an outstanding violation or unpaid fine with regard to the property that is the subject of such application. Notwithstanding the above, a conditional approval may be issued to specifically address an outstanding violation, or to address an immediate hazardous condition in the interest of the health, safety and welfare of the community.

§ 220-74 **Zoning Board of Appeals.**

H. No permit or approval shall be issued pursuant to this Chapter if there is an outstanding violation or unpaid fine with regard to the property that is the subject of such application. Notwithstanding the above, a permit or approval may be issued to specifically address an outstanding violation, or to address an immediate hazardous condition in the interest of the health, safety and welfare of the community.

2021 PLANNING BOARD
MEETING DATES/
SUBMISSION DEADLINES

Town of Lewisboro

Planning Board meetings are typically held on the third Tuesday of the month.

Meeting Date 7:30 p.m.	Initial Submission Deadline by 10:00 a.m. - 5 Tuesdays before meeting -	Re-submission Deadline by 10:00 a.m. - 3 Tuesdays before meeting -
January 19	December 15	December 29
February 23	January 19	February 2
March 16	February 9	February 26
April 20	March 16	March 30
May 18	April 13	April 27
June 15	May 11	May 25
July 20	June 15	June 29
August 17	July 13	July 27
September 21	August 17	August 31
October 19	September 14	September 28
November 16	October 12	October 26
December 21	November 16	November 30

Special meeting(s): TBD

10/15/2020