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NOVEMBER 17, 2020 MEETING

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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, November 17, 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/98617355382?pwd=NjJVajc4SEdpTTM2RXlORDNybTFKUT09
Meeting ID: 986 1735 5382 Passcode 090419
You may call in to the Zoom meeting at 1-929-205-6099 when prompted, enter 986 1735 5382

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

I. DECISION

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.

II. SCHEDULING OF SITE WALK

Cal #57-20WP, Cal #09-20SW
Schwartz Residence, 0 Twin Lakes Road, South Salem, NY 10590, Sheet 34B, Block 11831 Lot 35 (Michael Schwartz, owner of record) - Application for the construction of a one-bedroom house/studio.

III. SPECIAL USE PERMIT RENEWAL REVIEW

Cal #3-09PB
Verizon Wireless at Vista Fire Dept., 377 Smith Ridge Road, South Salem, NY 10590, Sheet 50A, Block 9834, Lots 84, 88 & 94 (Vista Fire District, owner of record) - Application for Special Use Permit Renewal.

Cal #6-12PB
Verizon Wireless at Leon Levy Preserve, 1411 Route 35 South Salem, NY 10590, Sheet 40, Block 10263, Lot 1 (Town of Lewisboro, owner of record) - Application for Special Use Permit Renewal.

IV. SKETCH PLAN REVIEW

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.

V. 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 #60-20WP
McGuinness Residence, 17 Schoolhouse Road, South Salem, NY 10590, Sheet 22, Block 10802, Lot 35 (Annette and Peter McGuinness, owners of record) - Application for the construction of a greenhouse, covered dining area, spa and extension of an existing patio.

VI. DISCUSSION

Town Board to amend Town Code §220-40 – elimination of accessory apartment inspections.

VII. CORRESPONDENCE

Stamford, CT Zoning Board to amend its Town Code §5-E – changes to Family Estate regulations.

VIII. MINUTES OF October 20, 2020.

IX. NEXT MEETING DATE: December 15, 2020.

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

October 23, 2020

Ms. Janet Andersen, Chair
Town of Lewisboro Planning Board

Re: Cal #57-20WP, and Cal #09-20SW
Schwartz, 0 Twin Lakes Rd., sheet 034B, block 11831, lot 035

Dear Ms. Andersen and Members of the Board,

I have reviewed the plans from Darren Mercer, Architect, PLLC dated 9/28/2020, the site plan prepared by Alan L. Pilch P.E. dated 9/28/2020 and the survey prepared by Daniel Thomas Merritts dated 7/16/2020. I have the following comments:

1. I would not consider the loft area as a bedroom due to the lack of privacy and a full bathroom on that level.
2. The supply room could be considered a bedroom by the Health Department. I will accept the architect's defined use of the room if the Health Department approves the plan.
3. A minimum of two parking spaces are required for a single-family dwelling per Article VII Section 220-56C of the Town of Lewisboro Zoning Code.
4. The property is in an A flood zone per FEMA map#36119C0095F and requires a flood development permit. An engineer will have to determine the BFE for the property.

Please do not hesitate to contact me with any questions.

Sincerely,

Joe Angiello
Building Inspector

To: Town of Lewisboro Planning Board
Via email to planning@lewisborogov.com

From: Paul Lewis and Ron Tetelman, on behalf of the Three Lakes Council

Date: October 19, 2020

Re: Cal. No. 57-20 PB Schwartz
68 Twin Lakes Road

Dear Chairman Janet Andersen and Members of the Planning Board:

We are both long term residents of the three lakes area. We have reviewed the plans for this application plus other documents, and are making the following comments on behalf of the Three Lakes Council.

Long-term lake studies done for the Three Lakes Council by Michael Martin of Cedar Eden Environmental, a certified lake manager, show that our lakes have reached a critical stage in their lives. His 2019 report states that Internal Phosphorus loading, the amount of Phosphorus in the hypolimnion of the lake, coming primarily from septic and surface water runoff, has doubled in the last 10 years and seriously burdens the lakes, causing accelerated growth of weeds and algae. We must do everything possible that we can to reduce the nutrient flow into the lakes.

We have reviewed the plans C-101 dated 9/10/20, actually two different versions. And have a couple of concerns. The first is with the Stormwater Management Area, a rain garden. We have seen no plans for this but first, we are concerned with the placement of it. Water is be piped to an area near the top edge of a fairly steep slope down to the lake. If water is to be discharged there, it will flow into the lake rather quickly. It would be better if the water was detained further back from the lake so that the water would flow longer distance through the soil and be filtered and less likely to reach the lake.

The second concern is the possible dark room and the potential toxic chemicals that are typically be used. The distance from the lake is probably sufficient to not impact the lake directly but there is concern that the chemicals could prevent the septic system from working properly by killing the necessary bacteria. There are methods of recovering the silver and reducing the toxicity.

It is not clear what the purpose of this building is. One drawing shows a Dark Room, another shows that area as a utility room. Is this a commercial activity or hobby? If commercial, how does it fit with home businesses? Would it require that the two lots merge? It seems that ultimately, the structure could become a home and it should be demonstrated that this could be done satisfactorily.

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: November 12, 2020

RE: Special Use Permit Renewal
Verizon Wireless – Vista Fire District No. 1
377 Smith Ridge Road
Sheet 50A, Block 9834, Lots 84, 88, and 94

PROJECT DESCRIPTION

The subject property consists of ±5.95 acres of land, owned by the Vista Fire Department, and is located at 377 Smith Ridge Road within the R-1A Zoning District. The subject property is developed with a telecommunication facility, on which Verizon Wireless is operating its antennas and equipment. Verizon Wireless is requesting a renewal of its Special Use Permit and no additional work is proposed as part of this application.

SEQRA

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

REQUIRED APPROVALS/REFERRALS

1. Special Use Permit renewal is required from the Planning Board; a public hearing is required to be held on the Special Use Permit.

2. The Planning Board may wish to refer the application to the Antenna Advisory Board (AAB).

COMMENTS

1. On Page 1 of 3 of the Short Environmental Assessment Form (EAF), the applicant shall respond to Question 3 numerically. "NA" is not a sufficient response.

2. On behalf of the Planning Board, the applicant shall submit Part 2 of the Short EAF.

3. We note that the submitted Structural Report prepared by Structural Consulting Services, P.C., does not certify the structural integrity of the tower and the equipment attached to it. The report makes reference to a previous report prepared by another engineering firm and states that based on a site visit "…the existing antenna loading observed on the tower appeared to match the loading use in the most recent structural analysis report on the tower…". It is recommended that a more definitive certification be provided and that any referenced reports be submitted.

4. Consistent with past actions of the Board on similar antenna renewal applications, provided the above information in submitted and is satisfactory, it is recommended that the Special Use Permit Renewal for Verizon Wireless be approved indefinitely.

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 STRUCTURAL CONSULTING SERVICES, P.C., DATED (LAST REVISED) OCTOBER 5, 2020:

- Compound Plan, Site Elevation, Antenna Orientation Plan, Antenna & Cable Schedule, Equipment Dimensions and Notes (Drawing No. C-1)

DOCUMENTS REVIEWED:

- Cover Letter, prepared by Snyder & Snyder, LLP, dated October 8, 2020
- Special Permit Application
- Letter of Authorization from the owner of the Facility
- Short Environmental Assessment Form (Part 1)
- Radio Frequency-Electromagnetic Energy (RF-EME) Jurisdictional Report, prepared by EBI Consulting, dated October 8, 2020
- Structural certification, prepared by Structural Consulting Services, P.C., dated October 5, 2020

JKJ/dc

T:\Lewisboro\Correspondence\2020-11-12_LWPB_Verizon (Vista Fire House) - 377 Smith Ridge Road_Review Memo.Docx

LAW OFFICES OF
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NEWARK, NEW JERSEY 07102
(973) 824-9772
FAX (973) 824-9774

REPLY TO:

Tarrytown Office

October 8, 2020

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

Re: Special Use Permit Approval and Renewal (Cal. #10-10 P.B.)
New York SMSA Limited Partnership d/b/a Verizon Wireless'
Existing Wireless Telecommunications Facility on the Tower
Located at 377 Smith Ridge Road, Lewisboro, New York ("Property")

Dear Honorable Chair Andersen
And Members of the Planning Board:

We are the attorneys for New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") in connection with its application to renew the special use permit ("Renewal") for the existing public utility wireless telecommunications facility ("Facility") at the Property. As you may recall, we submitted the Renewal request on April 21, 2020. In connection therewith and pursuant to the request of the Town Planner, enclosed please find the following additional items:

1. Special permit application, together with a letter of authorization from the owner of the Facility;

2. Short Environmental Assessment Form;

3. Radio Frequency-Electromagnetic Energy (RF-EME) Jurisdictional Report, prepared by EBI Consulting, dated October 8, 2020;

4. Structural certification, prepared by Structural Consulting Services, P.C. ("SCS"), dated October 5, 2020; and

5. As-built drawings of the Facility, prepared by SCS, dated October 5, 2020.

Thank you for your consideration. We look forward to receiving the special permit renewal. If you have any questions or require additional documentation, please do not hesitate to call me or Leslie Snyder at (914) 333-0700.

Respectfully submitted,
Snyder & Snyder, LLP

By: _____
Michael P. Sheridan

MS/ap
Enclosures
cc: Verizon Wireless
Z:\SSDATA\WPDATA\SS4\WP\NEWBANM\Joe Rollins\LTE Zoning Analyses\East Woods\Special Permit Renewal 2020\Splttr.Ap.8.19.2020.Doc

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: New York SMSA Limited Partnership d/b/a Verizon Wireless Renewal of Special Use Permit for Existing Public Utility Wireless Telecommunications Facility at Vista Fire Department

Project Address: 377 Smith Ridge Road, Town of Lewisboro, New York

Gross Parcel Area: _____ Zoning District: R-1A Sheet(s): 50A Block (s): 9834 Lot(s): 84, 88, & 94

Project Description: Verizon Wireless seeks to renew its special permit (Cal. #10-10 P.B.) for its existing public utility wireless telecommunications facility located at 377 Smith Ridge Road. No new work is proposed at this time.

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 N/A

Owner's Information

Name: Vista Fire District No. 1 Email: _____

Address: 377 Smith Ridge Road, South Salem, New York 10590 Phone: _____

Applicant's Information (if different)

Name: New York SMSA Limited Partnership d/b/a Verizon Wireless Email: msheridan@snyderlaw.net

Address: c/o Snyder & Snyder, LLP, 94 White Plains Road, Tarrytown, New York 10591 Phone: (914) 333-0700

Authorized Agent's Information

Name: Michael Sheridan, Esq. Email: msheridan@snyderlaw.net

Address: c/o Snyder & Snyder, LLP, 94 White Plains Road, Tarrytown, New York 10591 Phone: (914) 333-0700

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 New York SMSA Limited Partnership d/b/a Verizon Wireless By: Teresa Garcia DATE 7/21/20

OWNER'S SIGNATURE **See Attached Letter of Authorization** DATE _____

LETTER OF AUTHORIZATION

Municipality: Town of Lewisboro

APPLICATION FOR APPROVALS

Vista Fire District No. 1, the owner of the property located at 377 Smith Ridge Road, Lewisboro, New York ("Property"), does hereby appoint New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless"), and its authorized representatives, as the owner's agent for the purpose of consummating any applications necessary to insure Verizon Wireless' ability to make certain improvements to its existing facility on the Property, within Verizon's existing footprint and within 90 days of the date below.

Assessor's Parcel Number: Sheet 50A, Block 9834, Lot 088 & 094

Vista Fire District No. 1

By: _____
Authorized Signatory

Name: Thomas LoBosco

Title: Chairman, Board of Commissioners
Vista Fire District

Sworn to and subscribed to before me on this
23 day of December, 2019

_____
Signature of Notary

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

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

Name of Action or Project:
Verizon Wireless Special Permit Renewal for Existing Public Utility Wireless Telecommunications Facility

Project Location (describe, and attach a location map):
377 Smith Ridge Road, Lewisboro, NY

Brief Description of Proposed Action:
The proposed action consists of the renewal of the special permit (Cal. #10-10PB) for Verizon Wireless' existing public utility wireless telecommunications facility ("Facility") at the subject property.

Name of Applicant or Sponsor:	Telephone: 914-333-0700
New York SMSA Limited Partnership d/b/a Verizon Wireless	E-Mail: msheridan@snyderlaw.net

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

City/PO:	State:	Zip Code:
Tarrytown	New York	10591

	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:	☑	☐

3. a. Total acreage of the site of the proposed action? N/A acres
   b. Total acreage to be physically disturbed? N/A acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? N/A acres

N/A to renewal of special permit for existing Facility.

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): Wireless Telecommunications Facility
   ☐ 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?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
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?	☑	☐
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: The Facility meets the state energy code requirements.	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: The Facility is unmanned therefore potable water is not required.	☑	☐
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: The Facility is unmanned therefore wastewater treatment is not required.	☑	☐
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?	☑	☐
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: _____	☐	☐

* N/A to renewal of special permit for existing Facility.

	NO	YES
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		
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

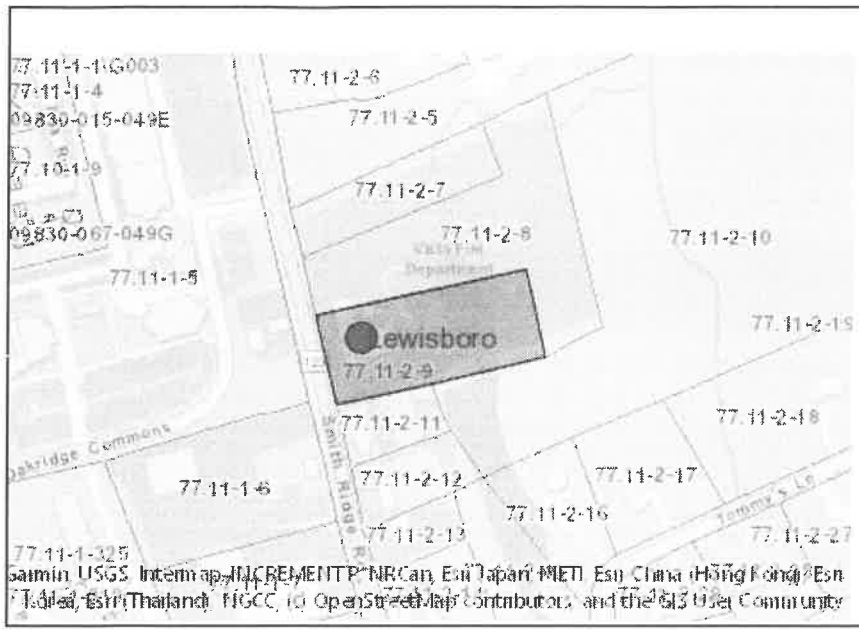
Applicant/sponsor/name: New York SMSA Limited Partnership d/b/a Verizon Wireless Date: 9/18/20

Signature: Teresa Garcia Title: Princ. Eng. Network Real Estate

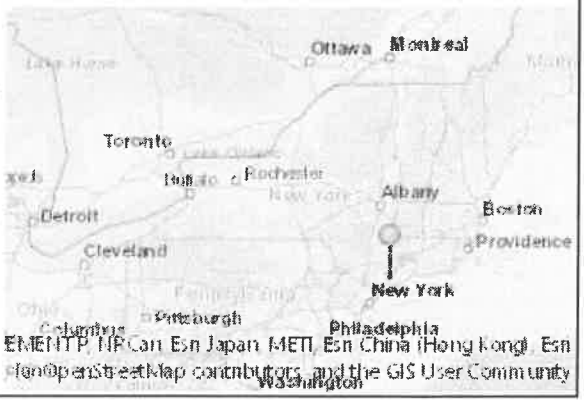
PRINT FORM

EAF Mapper Summary Report

Friday, July 17, 2020 10:26 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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

Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report

Site No. 171228
East Woods
377 Smith Ridge Rd
South Salem, New York 10590
Westchester County
41° 12' 52.00" N, -73° 30' 54.30" W NAD83

EBI Project No. 6220003542
October 8, 2020

Prepared for:

Verizon Wireless
4 Centerock Road
West Nyack, NY 10994

Prepared by:

EBI Consulting
environmental | engineering | due diligence

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APPENDIX B RADIO FREQUENCY ELECTROMAGNETIC ENERGY SAFETY / SIGNAGE PLANS
APPENDIX C FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Verizon Wireless to conduct radio frequency electromagnetic (RF-EME) modeling for Verizon Wireless' existing facility ("Facility") located on the existing monopole at 377 Smith Ridge Rd in South Salem, New York ("Site") to determine RF-EME exposure levels from existing Verizon Wireless communications equipment at this Site. As described in greater detail in Appendix C of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for the general population and for occupational activities. The FCC requires wireless system operators to perform an assessment of potential human exposure to RF fields emanating from all transmitting antennas at a site whenever antenna operations are added or modified, and to ensure compliance with the MPE limit in the FCC regulations. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME regulations/compliance standards.

This report describes modeling calculations of RF levels associated with the existing antennas. We have performed these modeling calculations at all roof levels and at street level employing standard FCC mathematical models for calculating the effects of the antennas in a conservative manner. Therefore, our results provide worst-case RF levels to ensure the conclusions are conservative with regard to compliance with the FCC limit for safe continuous exposure.

Statement of Compliance

In this case, there are other existing antenna carriers (AT&T, T-Mobile, Sprint, and Unknown) at the Site to include in the compliance assessment. Note that FCC regulations require any future antenna collocators to assess and assure continuing compliance based on the cumulative effects of all then-existing antennas at the Site. As presented in the sections below, our conclusions are based on worst-case modeling calculations related to the existing antennas.

At ground level, the maximum cumulative exposure level from all carriers at this Site is approximately 0.2 percent of the FCC's general population limit (0.04 percent of the FCC's occupational limit). Notwithstanding, workers climbing/accessing the monopole should be informed about the presence and locations of antennas and their associated fields. Due to the use of such conservative calculations for purposes of our analysis, it should be noted that the exposure levels actually caused by the antennas will likely be less significant than the calculated results herein.

As the site is in compliance with applicable FCC limits as designed, there are no additional control measures required (See Section 4.0). Notwithstanding, it is also recommended that in connection with a lockout/tagout procedure, any non-Verizon Wireless worker/contractor who will be working on the monopole contact Verizon Wireless since only Verizon Wireless has the ability to lockout/tagout the Facility, or to authorize others to do so.

1.0 INTRODUCTION

Verizon Wireless' public utility wireless communications facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send and receive the wireless signals created by the transceivers to be most commonly received by individual subscriber units (wireless telephones). Transceivers are typically connected to antennas by fiber or coaxial cables.

Because of the short wavelength of the radio waves used in wireless services, the antennas require line-of-site paths for good propagation, and are typically installed a distance above ground level, affording a larger line of sight area. Antennas are constructed to propagate towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of such facilities, typically results in no exposure approaching Maximum Permissible Exposure (MPE) levels, with the exception of areas in close proximity in front of the antennas.

Emissions at or below MPE limits do not represent any health risk, since they are designed to provide a substantial margin of safety. Importantly, such limits are calculated to allow for continuous exposures, including a prudent margin of safety for all persons, regardless of age, gender, size or health.

2.0 SITE DESCRIPTION

This project site includes the following existing wireless telecommunication antennas on a monopole located at 377 Smith Ridge Rd in South Salem, New York.

Ant #	NAME	Antenna Radiation Centerline	Antenna Model
1	Verizon Wireless	123.33	Commscope JAHH-65B-R3B
2	Verizon Wireless	123.33	Commscope JAHH-65B-R3B
3	Verizon Wireless	123.33	Andrew DBXNH-6565A-VTM
4	Verizon Wireless	123.33	Andrew DBXNH-6565A-VTM
5	Verizon Wireless	123.33	Commscope JAHH-65B-R3B
6	Verizon Wireless	123.33	Commscope JAHH-65B-R3B
7	Verizon Wireless	123.33	Andrew DBXNH-6565A-VTM
8	Verizon Wireless	123.33	Andrew DBXNH-6565A-VTM
9	Verizon Wireless	123.33	Commscope JAHH-65B-R3B
10	Verizon Wireless	123.33	Commscope JAHH-65B-R3B
11	Verizon Wireless	123.33	Andrew DBXNH-6565A-VTM
12	Verizon Wireless	123.33	Andrew DBXNH-6565A-VTM
13	Sprint	142.08	Unknown
14	Sprint	142.08	Unknown
15	Sprint	142.08	Unknown
16	Sprint	142.08	Unknown
17	Sprint	142.08	Unknown
18	Sprint	142.08	Unknown
19	AT&T	133.33	Unknown
20	AT&T	133.33	Unknown
21	AT&T	133.33	Unknown
22	AT&T	133.33	Unknown
23	AT&T	133.33	Unknown
24	AT&T	133.33	Unknown
25	AT&T	133.33	Unknown
26	AT&T	133.33	Unknown
27	AT&T	133.33	Unknown
28	T-Mobile	109.5	Unknown
29	T-Mobile	109.5	Unknown
30	T-Mobile	109.5	Unknown
31	T-Mobile	109.5	Unknown
32	T-Mobile	109.5	Unknown
33	T-Mobile	109.5	Unknown
34	Unknown	150.25	Unknown

35	Unknown	150.25	Unknown
36	Unknown	147.75	Unknown
37	Unknown	147.75	Unknown
38	Unknown	150.25	Unknown
39	Unknown	150.25	Unknown
40	Unknown	147.75	Unknown
41	Unknown	147.75	Unknown
42	Unknown	150.25	Unknown
43	Unknown	150.25	Unknown
44	Unknown	147.75	Unknown
45	Unknown	147.75	Unknown

The above table contains an inventory of existing Verizon Wireless Antennas and other carrier antennas (T-Mobile, AT&T, Sprint, and Uknown) if sufficient information was available to model them. Note that for modeling purposes, EBI uses a conservative/worst-case assumed set of antenna specifications and powers for any unknown antennas. The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational exposure limits (for workers) and general population exposure limits for members of the general population. This analysis has considered exposures with respect to both occupational and general population limits to provide a fully comprehensive report. Additional information regarding occupational/general population exposure limits is provided in Appendix C.

3.0 WORST-CASE MODELING CALCULATIONS

EBI has performed MPE modeling calculations using RoofMaster™ software to estimate the worst-case cumulative power density resulting from operation of antennas at the Site. RoofMaster™ is a widely-used MPE modeling program that has been developed to predict RF power density values for rooftop and tower telecommunications sites produced by antennas that are typically used in connection with wireless services. Using the computational methods set forth in Federal Communications Commission (FCC) Office of Engineering & Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields" (OET-65), RoofMaster™ calculates predicted power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario. At each grid location, the cumulative power density is expressed as a percentage of the FCC limits. Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by Verizon Wireless and information gathered from other sources. As noted above, where information was not available EBI used the conservative/worst-case assumed set of antenna specifications and power. EBI then compared the resultant worst-case MPE levels to the FCC's occupational exposure limits outlined in OET Bulletin 65. The parameters used for modeling are summarized in the Site Description antenna inventory table in Section 2.0.

As noted above, T-Mobile, AT&T, Sprint, and Unknown also has antennas on the monopole. To the extent known, information about these antennas was included in the modeling analysis. Conservative modeling specifications were used for these antennas and was included in the modeling analysis. As noted above, to the extent any antennas were unknown, EBI used a conservative/worst-case assumed set of antenna specifications and powers.

At ground level the maximum cumulative exposure level from all carriers at this Site is approximately 0.2 percent of the FCC's general population limit (0.04 percent of the FCC's occupational limitNotwithstanding, workers climbing the monopole should be informed about the presence and locations of antennas and their associated fields.

A site would be considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards. There are no modeled areas on the ground that exceed the FCC's limit for general population or occupational exposures in front of the other carrier antennas. As the site is in compliance with applicable FCC limits as designed, and in accordance with the official Verizon Wireless Signage and Demarcation Policy for tower structures, no signage is recommended at this site.

The inputs used in the modeling are summarized in the Site Description antenna inventory table in Section 2.0.

4.0 MITIGATION/SITE CONTROL OPTIONS

EBI's modeling indicates that based on worst-case modeling calculations related to the existing antennas at ground level, the maximum cumulative exposure level from all carriers on this Site is approximately 0.2 percent of the FCC's general population limit (0.04 percent of the FCC's occupational limit). In accordance with the official Verizon Wireless Signage and Demarcation Policy for tower structures, no signage is recommended at this site.

5.0 SUMMARY AND CONCLUSIONS

EBI has prepared a Radiofrequency – Electromagnetic Energy (RF-EME) Compliance Report in connection with Verizon Wireless' existing telecommunications equipment to be installed by at 377 Smith Ridge Rd in South Salem, New York to determine worst-case calculated RF-EME exposure levels from the existing Facility at this Site. This report summarizes the results of RF-EME modeling in relation to relevant Federal Communications Commission (FCC) RF-EME compliance standards for limiting human exposure to RF-EME fields.

As presented in the sections above, based on the FCC criteria, at ground level, the maximum cumulative exposure level from all existing carriers on this Site is approximately 0.2 percent of the FCC's general population limit (0.04 percent of the FCC's occupational limit). There are no modeled areas on any accessible rooftop or ground-level walking/working surface related to the existing antennas that exceed the FCC's occupational or general population exposure limits at this site.

As the site is in compliance with applicable FCC limits as designed, there are no additional control measures required (See Section 4.0). Workers who will be working in areas of exceedance, if any, are required to contact Verizon Wireless since only Verizon Wireless has the ability to lockout/tagout the facility, or to authorize others to do so.

As noted above, because of the conservative calculation methodology and operational assumptions applied in the analysis based on the table in Section 2.0, the actual MPE levels of the existing Verizon Wireless antennas and other carrier antennas will likely be less significant than the calculated results here indicate.

6.0 LIMITATIONS

This report was prepared at the request of Verizon Wireless. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the

same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the Site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Appendix A

Certifications

Preparer Certification

I, Rebecca Sinisgalli, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

Rebecca Sinisgalli

Reviewed and Approved by:

sealed 8oct2020 H2DC
PLLC NY CoA#: 0015410

Michael McGuire
Electrical Engineer
mike@h2dc.com

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

Appendix B

Radio Frequency Electromagnetic Energy

Safety Information and Signage Plans

RF Signage and Safety Information

RF Signage

Areas or portions of any transmitter site may be susceptible to high power densities that could cause personnel exposures in excess of the FCC guidelines. These areas must be demarcated by conspicuously posted signage that identifies the potential exposure. Signage must be viewable regardless of the viewer's position. Signs must be legible and readily viewable and readable at a minimum distance of five feet (1.52 meters) from the boundary (and as necessary on approach to this boundary) at which the applicable limits are exceeded, and that controls or indicators be placed at compliance boundaries. The minimum readable letter height at 5 feet from the signage is 0.20 inches for the Message and 0.44 inches for the Signal.

GUIDELINES	NOTICE	CAUTION	WARNING
This sign will inform anyone of the basic precautions to follow when entering an access point to an area with transmitting radiofrequency equipment.	This sign indicates that RF emissions may exceed the FCC General Population MPE limit.	This sign indicates that RF emissions may exceed the FCC Occupational MPE limit.	This sign indicates that RF emissions may exceed at least 10x the FCC Occupational MPE limit.

NOC INFORMATION	
Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information and the Verizon Wireless Network Operations Center phone number.	

Physical Barriers

Physical barriers are control measures that require awareness and participation of personnel. Physical barriers are employed as an additional administration control to complement RF signage and physically demarcate an area in which RF exposure levels may exceed the FCC General Population limit. **Example**: chain-connected stanchions

Indicative Markers

Indicative markers are visible control measures that require awareness and participation of personnel, as they cannot physically prevent someone from entering an area of potential concern. Indicative markers are employed as an additional administration control to complement RF signage and visually demarcate an area in which RF exposure levels may exceed the FCC General Population limit. **Example**: paint stripes

Occupational Safety and Health Administration (OSHA) Requirements

A formal adopter of FCC Standards, OSHA stipulates that those in the Occupational classification must complete training in the following: RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

Hazard Prevention	Control

• Utilization of good equipment • Enact control of hazard areas • Limit exposures • Employ medical surveillance and accident response	• Employ Lockout/Tag out • Utilize personal alarms & protective clothing • Prevent access to hazardous locations • Develop or operate an administrative control program

Appendix C

Federal Communications Commission (FCC) Requirements

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled population exposure limits for members of the general population.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlledexposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General population/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related.

Table 1 and Figure 1 (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from occupational and general population exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm^2). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm^2) and an uncontrolled MPE of 1 mW/cm^2 for equipment operating in the 1900 MHz frequency range. For the Verizon Wireless equipment operating at 700 MHz or 850 MHz, the FCC's occupational MPE is 2.83 mW/cm^2 and an uncontrolled MPE of 0.57 mW/cm^2. For the Verizon Wireless equipment operating at 1900 MHz, the FCC's occupational MPE is 5.0 mW/cm^2 and an uncontrolled MPE limit of 1.0 mW/cm^2. These limits are considered protective of these populations.

Table 1: Limits for Maximum Permissible Exposure (MPE)

(A) Limits for Occupational/Controlled Exposure

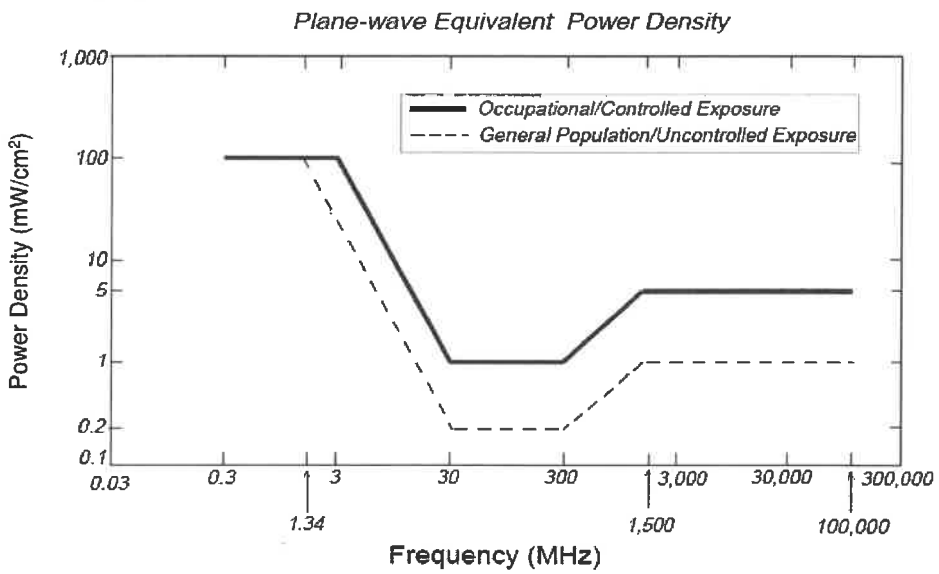
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $[E]^2$, $[H]^2$, or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6

(B) Limits for General Population/Uncontrolled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $[E]^2$, $[H]^2$, or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)
* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Microwave (Point-to-Point)	5,000 - 80,000 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Broadband Radio (BRS)	2,600 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Wireless Communication (WCS)	2,300 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Advanced Wireless (AWS)	2,100 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Cellular Telephone	870 MHz	2.90 mW/cm^2	0.58 mW/cm^2
Specialized Mobile Radio (SMR)	855 MHz	2.85 mW/cm^2	0.57 mW/cm^2
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm^2	0.47 mW/cm^2
Most Restrictive Frequency Range	30-300 MHz	1.00 mW/cm^2	0.20 mW/cm^2

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Verizon Wireless' public utility wireless communications facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (wireless telephones). Transceivers are typically connected to antennas by fiber or coaxial cables.

Because of the short wavelength of the radio waves used in wireless services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level, affording a larger line of sight area. Antennas are constructed to propagate towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of such facilities, typically results in no exposure approaching Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

FCC Compliance Requirement

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits <u>and</u> there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

S C S STRUCTURAL CONSULTING SERVICES, P.C.

October 5, 2020

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

RE: New York SMSA Limited Partnership d/b/a Verizon Wireless
Site: East Woods
377 Smith Ridge Road, South Salem, NY 10590
Section 50A; Block 9834; Lots 84, 88 & 94

Honorable Chair Janet Andersen and Members of the Planning Board:

On Friday, September 25, 2020, our office visited the above referenced site to review the existing Telecommunications Facility by New York SMSA Limited Partnership d/b/a Verizon Wireless. The existing facility consists of a 150-foot monopole with antennas mounted thereon and a prefabricated equipment shelter located at the base thereof within a fenced compound together with related transmission lines, conduits, utility connections, etc. The existing antenna loading observed on the monopole appeared to match the antenna loading used in the most recent structural analysis report on the monopole prepared for InSite Towers, LLC by Bennett & Pless, Inc., Boca Raton, FL 33487, dated March 11, 2020, which deemed the existing monopole and its foundation to have sufficient capacity to support the antenna loading. At the time of our visit, the existing monopole and foundation appeared to be in good condition with no visually apparent signs of defects, damage or deterioration. Attached are some photographs of the monopole taken during our site visit for your reference.

Based on our review of the structural analysis report on the monopole and our review of existing conditions, we have concluded that the existing monopole and facility meet the requirements of the 2020 Building Code of New York State and that the existing structural integrity of the monopole has been maintained.

Should you have further questions, please do not hesitate to contact our office.

Sincerely,

Structural Consulting Services, P.C.

James H. Fahey, P.E., S.E.
Principal

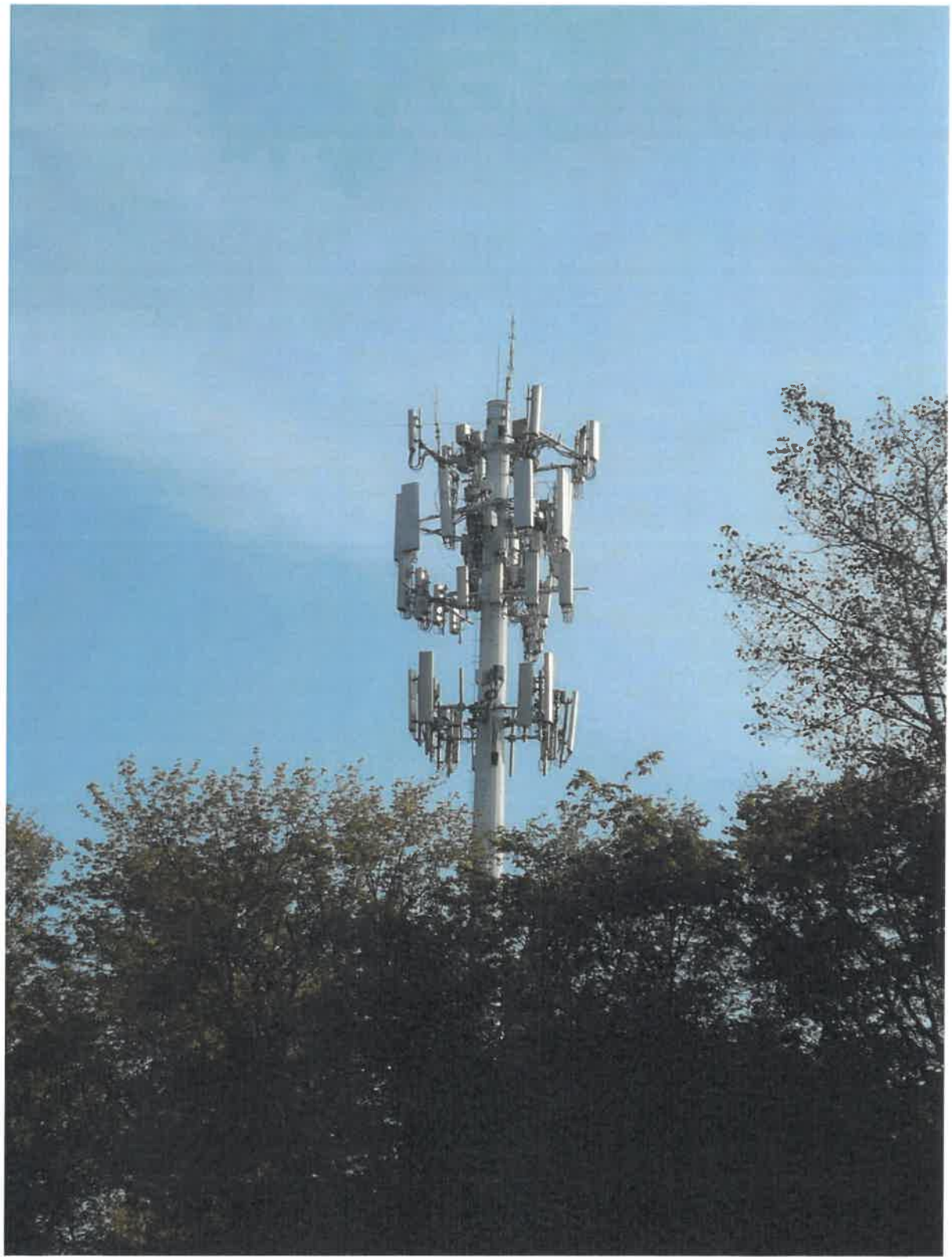
STATE OF NEW YORK
JAMES H. FAHEY
078939
LICENSED PROFESSIONAL ENGINEER

Attachments

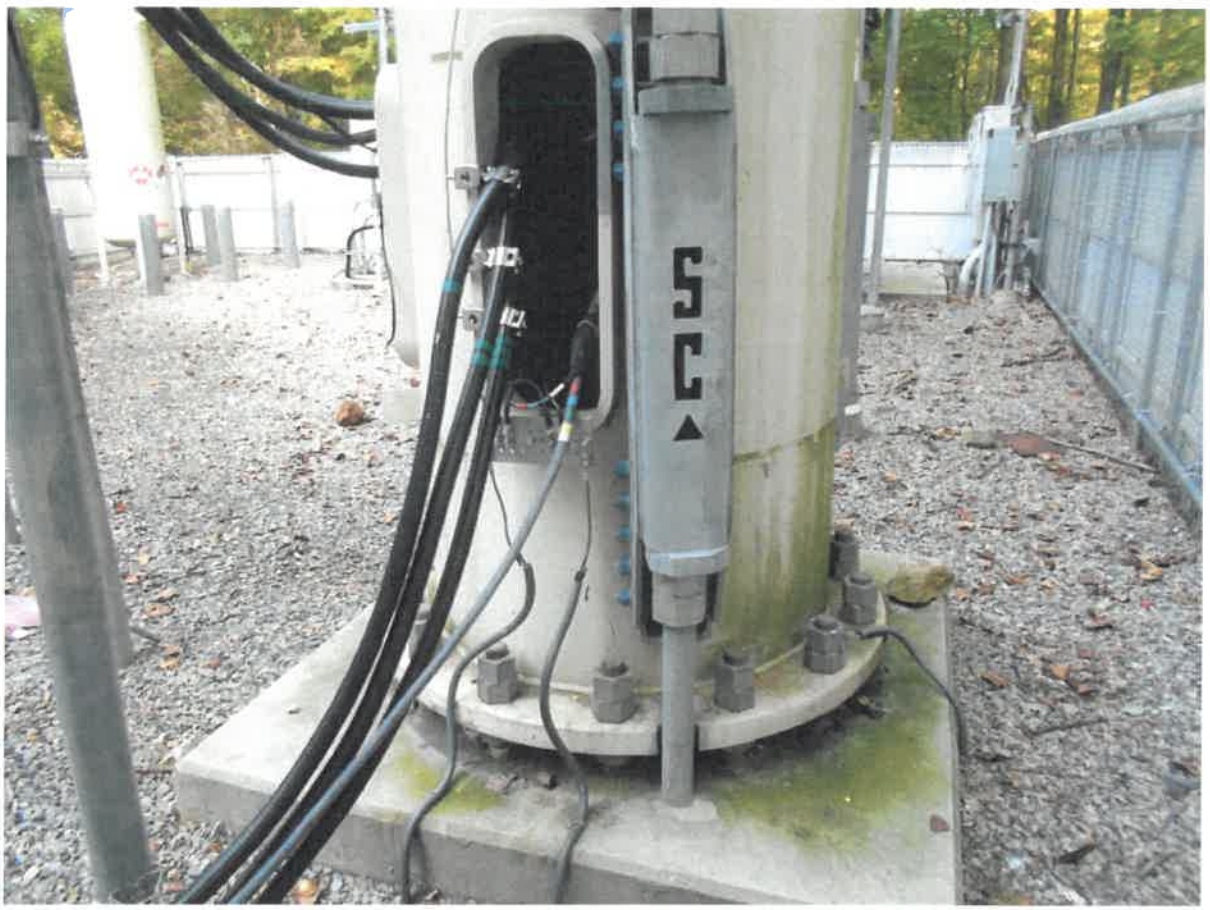
cc: Verizon Wireless
Snyder & Snyder

JHF/kap

67 Federal Road, Brookfield, CT 06804
Tel: 203.740.7578 Fax: 203.775.5670



SC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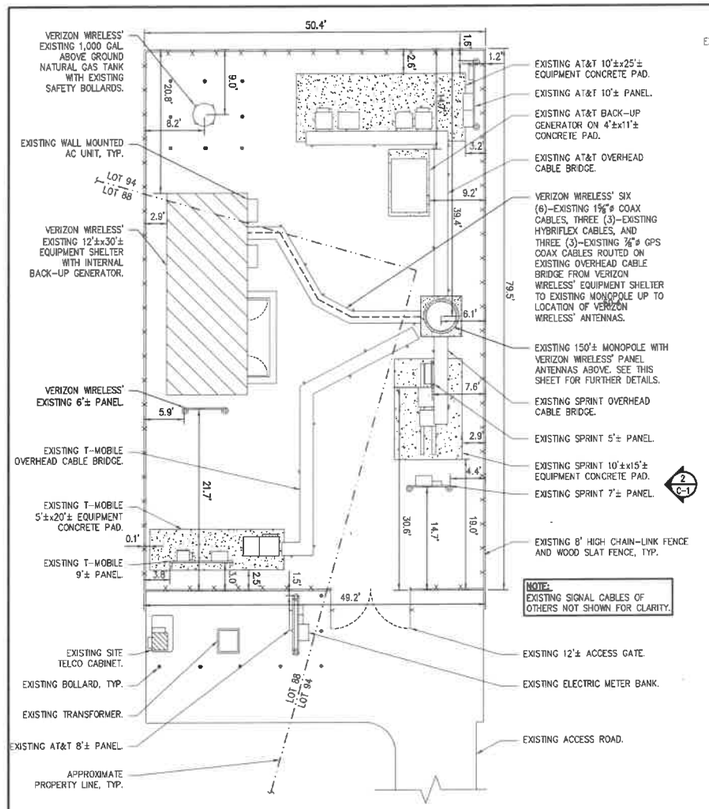


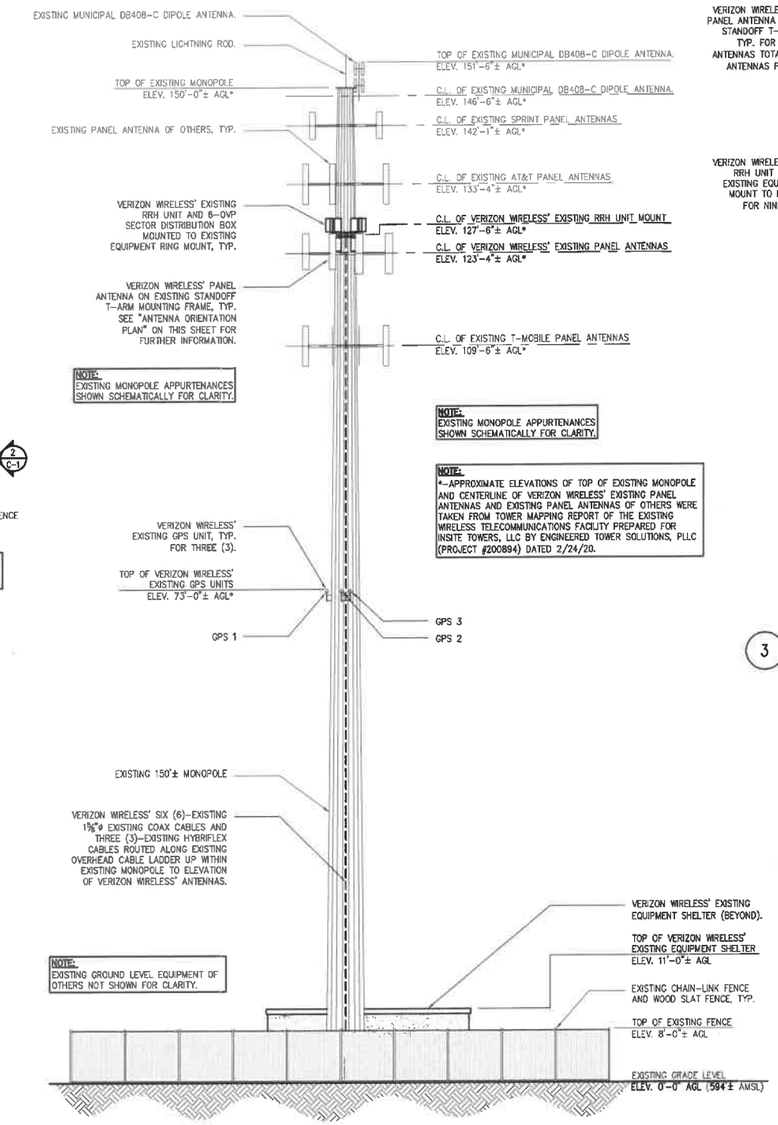
NOTE:
EXISTING SIGNAL CABLES OF OTHERS NOT SHOWN FOR CLARITY.

GRAPHIC SCALE
10'-0" 0 5'-0" 10'-0" 20'-0"
(IN FEET)
1 inch = 10 ft.

REFERENCE (COMPOUND PLAN):
EXISTING FEATURES, PROPERTY BOUNDARY INFORMATION, SETBACKS, ETC. SHOWN ON THIS SITE PLAN WERE TAKEN FROM A SURVEY OF THE PROPERTY ENTITLED "AS-BUILT SURVEY IN WESTCHESTER COUNTY, NY" PREPARED BY JONATHAN F. MURPHY (NY LAND SURVEYOR LICENSE #051022) FROM MURPHY GEOMATICS, 10505 LEOFWOOD PLACE, RALEIGH, NC 27613; DATED 3/02/2020.

MN TN 13½°

1 EXISTING EQUIPMENT COMPOUND PLAN
SCALE: 1' = 10'



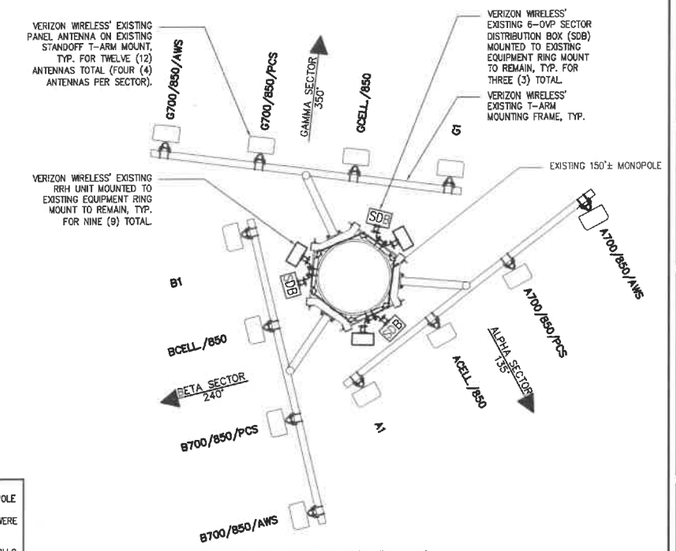
NOTE:
EXISTING MONOPOLE APPURTENANCES SHOWN SCHEMATICALLY FOR CLARITY.

NOTE:
EXISTING MONOPOLE APPURTENANCES SHOWN SCHEMATICALLY FOR CLARITY.

NOTE:
*-APPROXIMATE ELEVATIONS OF TOP OF EXISTING MONOPOLE AND CENTERLINE OF VERIZON WIRELESS' EXISTING PANEL ANTENNAS AND EXISTING PANEL ANTENNAS OF OTHERS WERE TAKEN FROM TOWER MAPPING REPORT OF THE EXISTING WIRELESS TELECOMMUNICATIONS FACILITY PREPARED FOR INSITE TOWERS, LLC BY ENGINEERED TOWER SOLUTIONS, PLLC (PROJECT #200894) DATED 2/24/20.

NOTE:
EXISTING GROUND LEVEL EQUIPMENT OF OTHERS NOT SHOWN FOR CLARITY.

2 EAST COMPOUND/FAA ELEVATION
SCALE: 1' = 10'



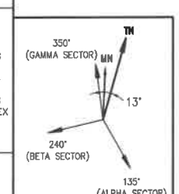
PLAN VIEW (@ 130'-0"± AGL)

3 VERIZON WIRELESS ANTENNA ORIENTATION PLAN
SCALE: 1/4" = 1'-0"

MN TN 13½°

VERIZON WIRELESS ANTENNA & CABLE SCHEDULE

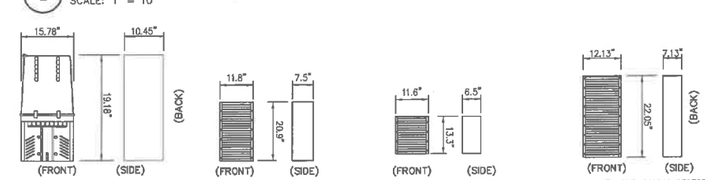
SECTORS	ANTENNA MODEL	ANTENNA	CABLE RUN	CABLE LENGTH	COAX CABLE
ALPHA SECTOR AZIMUTH = 135°	COMMSCOPE, INC. JAHH-65B-R3B	700/850/AWS	AWS/PCS DUAL-BAND RRH; 700 RRH; 850 RRH; 6-OVP SDB; EQUIPMENT SHELTER	200'±	TWO (2)-EXISTING 1⅝"ø COAX CABLES AND ONE (1)-EXISTING 6x12 HYBRIFLEX CABLE
	COMMSCOPE, INC. JAHH-65B-R3B	700/850/PCS			
	COMMSCOPE, INC. DBXNH-6565A-VTM	CELL/850			
	COMMSCOPE, INC. SBNHH-1D65A	A1	MONOPOLE		
BETA SECTOR AZIMUTH = 240°	COMMSCOPE, INC. JAHH-65B-R3B	700/850/AWS	AWS/PCS DUAL-BAND RRH; 700 RRH; 850 RRH; 6-OVP SDB; EQUIPMENT SHELTER	200'±	TWO (2)-EXISTING 1⅝"ø COAX CABLES AND ONE (1)-EXISTING 6x12 HYBRIFLEX CABLE
	COMMSCOPE, INC. JAHH-65B-R3B	700/850/PCS			
	COMMSCOPE, INC. DBXNH-6565A-VTM	CELL/850			
	COMMSCOPE, INC. SBNHH-1D65A	B1	MONOPOLE		
GAMMA SECTOR AZIMUTH = 350°	COMMSCOPE, INC. JAHH-65B-R3B	700/850/AWS	AWS/PCS DUAL-BAND RRH; 700 RRH; 850 RRH; 6-OVP SDB; EQUIPMENT SHELTER	200'±	TWO (2)-EXISTING 1⅝"ø COAX CABLES AND ONE (1)-EXISTING 6x12 HYBRIFLEX CABLE
	COMMSCOPE, INC. JAHH-65B-R3B	700/850/PCS			
	COMMSCOPE, INC. DBXNH-6565A-VTM	CELL/850			
	COMMSCOPE, INC. SBNHH-1D65A	G1	MONOPOLE		
GPS UNIT (3)	PCTEL GPS-TMG-HR-26N	GPS 1	ETHERNET; EQUIPMENT SHELTER	150'±	THREE (3) EXIST ⅞"ø COAX CABLES
		GPS 2			
		GPS 3			



AZIMUTHS ARE MEASURED CLOCKWISE FROM TRUE NORTH

TRANSLATION OF ORIENTATION ANGLES

LEGEND:
CELL. = CELLULAR ANTENNA
700 = 700 ANTENNA
850 = 850 ANTENNA
AWS = AWS ANTENNA
PCS = PCS ANTENNA



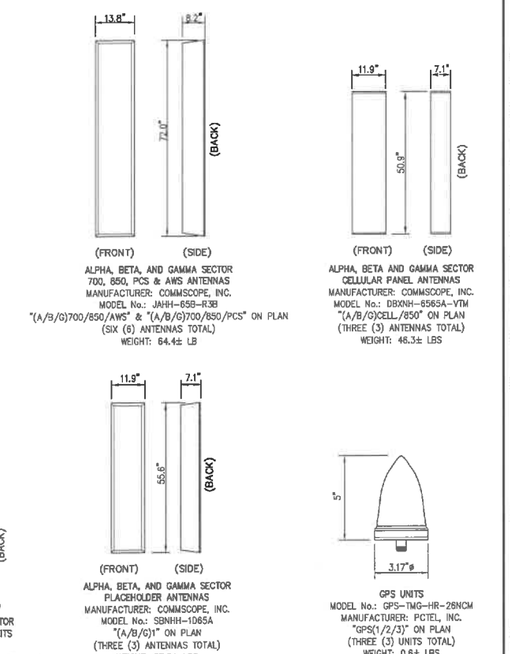
ALPHA, BETA AND GAMMA SECTOR 6-OVP SECTOR DISTRIBUTION BOX
MANUFACTURER: "RFS"
DB-T1-6Z-12AB-0Z
(THREE (3) DISTRIBUTION BOXES TOTAL)
WEIGHT: 26.9± LBS

ALPHA, BETA AND GAMMA SECTOR 700 RRH UNITS
MANUFACTURER: ALCATEL LUCENT
MODEL No.: B13 RRH 4x30
(THREE (3) RRH UNITS TOTAL)
WEIGHT: 55.6± LBS

ALPHA, BETA AND GAMMA SECTOR 850 RRH UNIT
MANUFACTURER: NOKIA
MODEL No.: B5 4T4R 4x40 AIRSCALE
(THREE (3) RRH UNITS TOTAL)
WEIGHT: 35.3± LBS

ALPHA, BETA AND GAMMA SECTOR DUAL-BAND AWS/PCS RRH UNITS
MANUFACTURER: "NOKIA"
AIRSCALE DUAL RRH 4T4R B2/66A 320W AHFIC
(THREE (3) RRH UNITS TOTAL)
WEIGHT: 79.3± LBS

4 VERIZON WIRELESS RRH UNIT/SDB DIMENSIONS
SCALE: 1/4" = 1'-0"



ALPHA, BETA, AND GAMMA SECTOR 700, 850, PCS & AWS ANTENNAS
MANUFACTURER: COMMSCOPE, INC.
MODEL No.: JAHH-65B-R3B
"(A/B/G)700/850/AWS" & "(A/B/G)700/850/PCS" ON PLAN
(SIX (6) ANTENNAS TOTAL)
WEIGHT: 64.4± LB

ALPHA, BETA AND GAMMA SECTOR CELLULAR PANEL ANTENNAS
MANUFACTURER: COMMSCOPE, INC.
MODEL No.: DBXNH-6565A-VTM
"(A/B/G)CELL/850" ON PLAN
(THREE (3) ANTENNAS TOTAL)
WEIGHT: 46.3± LBS

ALPHA, BETA, AND GAMMA SECTOR PLACEHOLDER ANTENNAS
MANUFACTURER: COMMSCOPE, INC.
MODEL No.: SBNHH-1D65A
"(A/B/G)1" ON PLAN
(THREE (3) ANTENNAS TOTAL)
WEIGHT: 33.5± LBS

GPS UNITS
MODEL No.: GPS-TMG-HR-26NCM
MANUFACTURER: PCTEL, INC.
"GPS(1/2/3)" ON PLAN
(THREE (3) UNITS TOTAL)
WEIGHT: 0.6± LBS

5 VERIZON WIRELESS ANTENNA DIMENSIONS
SCALE: 1/2" = 1'-0" (PANEL ANTENNA); 3" = 1'-0" (GPS UNIT)

S C S STRUCTURAL CONSULTING SERVICES, P.C.
67 FEDERAL ROAD, BROOKFIELD, CT 06804
TEL: 203.740.7578 FAX: 203.775.5670

CLIENT:
verizon
4 CENTEROCK ROAD
WEST NYACK, NEW YORK 10994

RECORD DRAWINGS
BASED ON INFORMATION PROVIDED BY CONTRACTOR AND FIELD OBSERVATION OF VISUALLY ACCESSIBLE AREAS.

No.	ISSUE OR REVISION	DATE
1	AS-BUILT DRAWINGS	10/5/20

No use, reproduction or dissemination may be made of this drawing and the concepts set forth without the prior written consent of Structural Consulting Services, P.C. Copyright © 2020

PROJECT TITLE
New York SMSA Limited Partnership
d/b/a VERIZON WIRELESS
SITE: EAST WOODS
377 SMITH RIDGE ROAD
SOUTH SALEM, NY 10590

DRAWING TITLE
COMPOUND PLAN, SITE ELEVATION, ANTENNA ORIENTATION PLAN, ANTENNA & CABLE SCHEDULE, EQUIPMENT DIMENSIONS AND NOTES

SEAL: STATE OF NEW YORK — JAMES H. ZAYAS — 076939 — LICENSED PROFESSIONAL ENGINEER

SCALE	PROJECT NO.
AS NOTED	VER1950
DRAWN BY KAP	DRAWING NO.
CHECKED BY JHF	C-1
DATE 9/25/20	

LAW OFFICES OF
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FAX (973)824-9774

WRITER'S E-MAIL ADDRESS
MSHERIDAN@SNYDERLAW.NET

LESLIE J. SNYDER
ROBERT D. GAUDIOSO

REPLY TO:
TARRYTOWN

DAVID L. SNYDER
(1956-2012)

April 21, 2020

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

Re: Special Use Permit Approval and Renewal (Cal. #10-10 P.B.)
New York SMSA Limited Partnership d/b/a Verizon Wireless'
Existing Wireless Telecommunications Facility on the Tower
Located at 377 Smith Ridge Road, Lewisboro, New York ("Property")

Honorable Chairman Andersen and
Members of the Planning Board:

We are the attorneys for New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") in connection with its existing public utility wireless telecommunications facility ("Facility") at the Property. The Facility consists of antennas and ancillary equipment collocated on the existing telecommunications tower at the Property.

In accordance with Condition #17 of the above referenced Special Use Permit Approval and Renewal, dated August 18, 2015, and Section 220-41.1H of the Town of Lewisboro Town Code ("Zoning Code"), Verizon Wireless respectfully requests a renewal of its special permit. Kindly note that since the issuance of such approval, Verizon Wireless has not made any substantial changes to the Facility. We therefore respectfully request an expedited review of this special permit renewal, and a waiver of any applicable public hearing requirements pursuant to Section 220-41.1H(3) of the Zoning Code.

Thank you for your consideration. We look forward to receiving the special permit renewal. If you have any questions or require additional documentation, please do not hesitate to call me or Leslie Snyder at (914) 333-0700.

Respectfully submitted,
Snyder & Snyder, LLP

By: _____
Michael P. Sheridan

MS/ap
Enclosures
cc: Verizon Wireless
Z:\SSDATA\WPDATA\SS4\WP\NEWBANM\JoeRollins\LTEZoningAnalyses\EastWoods\SpecialPermitRenewal2020\BPLetter.Ap.4.21.20.Doc

RESOLUTION
LEWISBORO PLANNING BOARD

NEGATIVE DECLARATION OF SIGNIFICANCE
SPECIAL USE PERMIT RENEWAL

TOWER FACILITY AT VISTA FIRE DEPARTMENT

INSITE WIRELESS GROUP, LLC
NEW CINGULAR WIRELESS PCS, LLC (AT&T)
SPRINT CORPORATION (SPRINT)

377 SMITH RIDGE ROAD

Sheet 50A, Block 9834, Lots 84, 88, 94
Cal. #3-09PB

May 19, 2015

WHEREAS, the subject property is owned by the Vista Fire Department, consists of ±5.95 acres of land within the R-1A Zoning District, and is identified on the Town of Lewisboro Tax Maps as Sheet 50A, Block 9834, Lots 84, 88 and 94 ("the subject property"); and

WHEREAS, on December 15, 2009, Homeland Towers, LLC, together with Sprint/Nextel and AT&T Wireless, received Special Use Permit Approval and a Wetland Activity Permit in connection with a proposed 154-foot monopole tower and the installation of wireless telecommunication equipment; and

WHEREAS, the tower has since been constructed and both wireless carriers, in addition to Verizon Wireless, are currently in operation; and

WHEREAS, in accordance with the Planning Board's approving resolution, the Special Permit issued to Homeland Towers, LLC, Sprint/Nextel and AT&T Wireless is valid for a period of five (5) years and expired on December 15, 2014; and

WHEREAS, Insite Wireless Group, LLC, the current tower owner, together with New Cingular Wireless PCS, LLC (AT&T) and Sprint Corporation (Sprint), collectively referred to hereafter as "the applicants", have made application to renew the Special Use Permit ("the proposed action"); and

WHEREAS, the Special Use Permit for Verizon Wireless will expire on September 14, 2015 and Verizon Wireless is not part of the subject application; and

WHEREAS, the applicants have submitted as as-built plan, entitled "Record Drawing," prepared by APT Engineering and dated (last revised) February 16, 2015; and

WHEREAS, the applicants have submitted a letter, prepared by Scott M. Chasse, P.E. of All-Points Technology Corporation, dated April 29, 2015, which certifies that the existing wireless telecommunication facility is consistent with the Planning Board's December 15, 2009 approving resolution and the approved Special Use Permit Plans referenced therein; and

WHEREAS, reference is made to a structural analysis report for the subject facility, prepared by Bennett & Pless, dated March 20, 2015; and

WHEREAS, reference is made to a report entitled "Antenna Site FCC RF Compliance Assessment and Report", prepared by Pinnacle Telecom Group, dated February 3, 2015; and

WHEREAS, reference is made to memorandums and associated attachments, prepared by the applicant's attorney, Snyder & Snyder, LLP, dated May 4, 2015 and March 23, 2015; and

WHEREAS, the application was referred to the Antenna Advisory Board (AAB) on April 7, 2015 and the AAB offered no formal comment; and

WHEREAS, in accordance with Condition #30 of the Planning Board's December 15, 2009 resolution, the applicants have submitted yearly wetland mitigation monitoring reports and the fifth and final report is due by December 1, 2015; and

WHEREAS, a site visit was conducted by the Town Engineer's office on April 23, 2015 and it was determined that a portion of the gravel driveway, which provides access to the subject facility, requires stabilization and maintenance; and

WHEREAS, the proposed action has been determined to be an Unlisted Action, pursuant to the New York State Environmental Quality Review Act (SEQRA), 6 NYCRR Part 617.4; and

WHEREAS, the applicants submitted the Short Environmental Assessment Form (EAF), dated March 23, 2015; and

WHEREAS, the Planning Board has compared the proposed action with the Criteria for Determining Significance in 6 NYCRR 617.7 (c) and determined that the proposed action will not have a significant adverse impact on the environment; and

WHEREAS, the Planning Board has considered all reasonably related long-term, short-term, direct, indirect, and cumulative environmental effects associated with the proposed action including other simultaneous or subsequent actions; and

WHEREAS, the Planning Board conducted a duly noticed public hearing, which was opened and closed on May 19, 2015, at which time all interested parties were offered an opportunity to be heard; and

WHEREAS, in addition to the above, the Planning Board has considered the written and verbal comments from the Board's professional consultants, written documentation and plans submitted by the applicants in support of its application, the verbal commentary made during Planning Board meetings, and testimony of the applicant.

NOW THEREFORE BE RESOLVED THAT, the Planning Board hereby reconfirms its Negative Declaration of Significance, issued for the original tower construction and collocation, dated July 28, 2009; and

BE IT FURTHER RESOLVED THAT, the Special Use Permit for the tower facility, owned and operated by Insite Wireless Group, LLC, and wireless telecommunication equipment owned and operated by New Cingular Wireless PCS, LLC (AT&T) and Sprint Corporation (Sprint) is hereby renewed for a period of five (5) years and shall expire on December 15, 2019, subject to the following conditions.

Conditions to be Completed by the Applicants within 90-days of the Date of This Resolution:

1. The applicants shall pay to the Town of Lewisboro, by certified check, all outstanding professional review fees, if any.

2. The applicants shall submit a driveway repair/stabilization detail, prepared by a NYS Professional Engineer, for review and approval by the Town Engineer. Following approval by the Town Engineer, the access driveway shall be repaired and stabilized in accordance with the approved detail and to the satisfaction of the Town Engineer.

3. Failure to comply with the above conditions shall render this Special Use Permit Renewal null and void without further notification.

4. To the extent applicable, the conditions outlined within the Planning Board's December 15, 2009 resolution of approval shall remain in full force and effect.

ADOPTION OF RESOLUTION

WHEREUPON, the Resolution herein was declared adopted by the Planning Board of the Town of Lewisboro as follows:

The motion was moved by: Mr. O'Donnell

The motion was seconded by: Mr. Tetelman

The vote was as follows:

JEROME KERNER	Aye
JOHN O'DONNELL	Aye
RON TETELMAN	Aye
ROBERT GOETT	Aye
GREG LASORSA	Aye

Jerome Kerner, Chairman **May 19, 2015**

STATE OF NEW YORK
COUNTY OF WESTCHESTER
TOWN OF LEWISBORO

I, Lisa M. Pisera, Secretary to the Planning Board of the Town of Lewisboro, County of Westchester, State of New York, do hereby certify that I have compared the preceding copy of a resolution adopted by the Planning Board of the Town Lewisboro, County Westchester at a meeting held on the 19th day of May and that the same is a true and correct copy of said original and of the whole thereof.

Lisa M. Pisera
Planning Board Secretary

Dated at Cross River, New York
This 20th day of May, 2015

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: November 12, 2020

RE: Special Use Permit Renewal
Verizon Wireless – Leon Levy Preserve
NYS Route 35
Sheet 40, Block 10263, Lots 1 and 62

PROJECT DESCRIPTION

The subject property consists of ±4.0 acres of land and is located at NYS Route 35 within the R-4A Zoning District. The site is landlocked (surrounded by lands known as the Leon Levy Preserve) and is accessed from NYS Route 35. The subject property is developed with a telecommunication facility consisting of a ±125-foot tall lattice tower, a ±75' x 35' equipment building, and a ±2,900 s.f. fenced equipment compound area. Verizon Wireless is requesting a renewal of its Special Use Permit and no additional work is proposed as part of this application.

SEQRA

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

REQUIRED APPROVALS/REFERRAL

1. Special Use Permit renewal is required from the Planning Board; a public hearing is required to be held on the Special Use Permit.

2. The Planning Board may wish to refer the application to the Antenna Advisory Board (AAB).

COMMENTS

1. On Page 1 of 3 of the Short Environmental Assessment Form (EAF), the applicant shall respond to Question 3 numerically. "NA" is not a sufficient response.

2. On behalf of the Planning Board, the applicant shall submit Part 2 of the Short EAF.

3. We note that the submitted Structural Report prepared by Structural Consulting Services, P.C., does not certify the structural integrity of the tower and the equipment attached to it. The report makes reference to a previous report prepared by another engineering firm and states that based on a site visit "…the existing antenna loading observed on the tower appeared to match the loading use in the most recent structural analysis report on the tower…". It is recommended that a more definitive certification be provided and that any referenced reports be submitted.

4. Consistent with past actions of the Board on similar antenna renewal applications, provided the above information in submitted and is satisfactory, it is recommended that the Special Use Permit Renewal for Verizon Wireless be approved indefinitely.

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 STRUCTURAL CONSULTING SERVICES, P.C., DATED (LAST REVISED) OCTOBER 21, 2020:

- Compound Plan and Site Elevation (Drawing No. C-1)
- Antenna Orientation Plan, Antenna & Cable Schedule, Equipment Dimensions and Notes (Drawing No. C-2)

DOCUMENTS REVIEWED:

- Cover Letter, prepared by Snyder & Snyder, LLP, dated October 23, 2020
- Special Permit Application
- Letter of Authorization from the owner of the Facility
- Short Environmental Assessment Form (Part 1)
- Radio Frequency-Electromagnetic Energy (RF-EME) Jurisdictional Report, prepared by EBI Consulting, dated October 22, 2020
- Structural certification, prepared by Structural Consulting Services, P.C., dated October 21, 2020

JKJ/dc
T:\Lewisboro\Correspondence\2020-11-12_LWPB_Verizon (Leon Levy) - Nys Route 35_Review Memo.Docx

LAW OFFICES OF
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94 WHITE PLAINS ROAD
TARRYTOWN, NEW YORK 10591
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FAX (914) 333-0743

WRITER'S E-MAIL ADDRESS
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NEW YORK, NEW YORK 10022
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FAX (212) 932-2693

LESLIE J. SNYDER
ROBERT D. GAUDIOSO

DAVID L. SNYDER
(1956-2012)

NEW JERSEY OFFICE
ONE GATEWAY CENTER, SUITE 2600
NEWARK, NEW JERSEY 07102
(973) 824-9772
FAX (973) 824-9774

REPLY TO:

Tarrytown Office

October 23, 2020

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

Re: Special Use Permit Approval and Renewal (Cal. #6-12 P.B.)
New York SMSA Limited Partnership d/b/a Verizon Wireless'
Existing Wireless Telecommunications Facility on the Tower
Located at NYS Route 35 and NYS Route 123. New York ("Property")

Dear Honorable Chairman Andersen
And Members of the Planning Board:

We are the attorneys for New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") in connection with its application to renew the special use permit ("Renewal") for the existing public utility wireless telecommunications facility ("Facility") at the Property. As you may recall, we submitted the Renewal request on April 21, 2020. In connection therewith and pursuant to the request of the Town Planner, enclosed please find a check in the amount of $1,710.00 representing the special permit renewal fee, and a check in the amount of $1,888.75 representing the escrow replenishment fee, along the following additional items:

1. Special permit application, together with a letter of authorization from the owner of the Facility;

2. Short Environmental Assessment Form;

3. Radio Frequency-Electromagnetic Energy (RF-EME) Jurisdictional Report, prepared by EBI Consulting, dated October 22, 2020;

4. Structural certification, prepared by Structural Consulting Services, P.C. ("SCS"), dated October 21, 2020; and

5. As-built drawings of the Facility, prepared by SCS, dated October 21, 2020.

Thank you for your consideration. We look forward to receiving the special permit renewal. If you have any questions or require additional documentation, please do not hesitate to call me or Leslie Snyder at (914) 333-0700.

Respectfully submitted,
Snyder & Snyder, LLP

By: _____
Michael P. Sheridan

MS/ap
Enclosures
cc: Verizon Wireless
Z:\SSDATA\WPDATA\SS4\WP\NEWBANM\Joe Rollins\LTE Zoning Analyses\South Salem (Lewisboro) 4\Special Permit Renewal 2020\Spltr.Ap.9.16.2020.Doc

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: New York SMSA Limited Partnership d/b/a Verizon Wireless Renewal of Special Use Permit for Existing Public Utility Wireless Telecommunications Facility at Leon Levy Preserve

Project Address: Route 35, Lewisboro, New York

Gross Parcel Area: _____ Zoning District: R-4A Sheet(s): 40 Block (s): 10263 Lot(s): 1, 62

Project Description: Verizon Wireless seeks to renew its special permit (Cal #6-12 P.B.) for its existing public utility wireless telecommunications facility located on Route 35. No new work is proposed at this time.

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 N/A

Owner's Information

TOWER

Name: American Tower Email: _____

Address: 10 Presidential Way, Woburn, MA Phone: _____

Applicant's Information (if different)

Name: New York SMSA Limited Partnership d/b/a ~~Verizon Wireless~~ Email: msheridan@snyderlaw.net

Address: c/o Snyder & Snyder, LL), 94 White Plains Road, Tarrytown, NY Phone: 914-333-0700

Authorized Agent's Information

Name: Michael Sheridan, Esq. Email: msheridan@snyderlaw.net

Address: c/o Snyder & Snyder, LL), 94 White Plains Road, Tarrytown, NY Phone: 914-333-0700

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 NEW YORK SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS BY: Teresa Barrera DATE 7/21/20

OWNER'S SIGNATURE SEE ATTACHED LETTER OF AUTHORIZATION DATE _____

LETTER OF AUTHORIZATION

SITE NO: 88166 SITE NAME: SOUTH SALEM NY, NY

ADDRESS: Route 35,
South Salem, NY 10590

APN: _____

I, Richard Rossi, VP of Contract Management of American Tower*, owner of the property and tower facility located at the address identified above (the "Tower Facility"), do hereby authorize New York SMSA Limited Partnership d/b/a Verizon Wireless, its successors and assigns, ("VERIZON WIRELESS") and/or its agent, to act as American Tower's non-exclusive agent for the sole purpose of filing and consummating any land-use or building permit application(s) necessary to obtain approval of the applicable jurisdiction for VERIZON WIRELESS' installation of its antennas and related telecommunications equipment on the existing tower and Tower Facility. This installation shall not affect adjoining lands and will occur only within the area leased by American Tower.

We understand that this application may be denied, modified or approved with conditions. The above authorization is limited to the acceptance by VERIZON WIRELESS only of conditions related to VERIZON WIRELESS' installation, provided that any such conditions of approval or modifications will be the sole responsibility of VERIZON WIRELESS.

The above authorization does not permit VERIZON WIRELESS to modify or alter any existing permit(s) and/or zoning or land-use conditions or impose any additional conditions unrelated to VERIZON WIRELESS' installation of telecommunications equipment without the prior written approval of American Tower.

Signature: _____
Print Name: Richard Rossi, VP Contract Management
American Tower*

NOTARY BLOCK

Commonwealth of MASSACHUSETTS
County of Middlesex

This instrument was acknowledged before me by Richard Rossi, VP of Contract Management of American Tower (Property and Tower Facility owner), personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same.

WITNESS my hand and official seal, this 23 day of April, 2012.

NOTARY SEAL

Notary Public _____
My Commission Expires: 3/30/18

* American Tower as used herein is defined as American Towers LLC and any of its affiliates or subsidiaries.

VARTAN A. KAZANDJIAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 30, 2018

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

Name of Action or Project:
Verizon Wireless Special Permit Renewal for Existing Public Utility Wireless Telecommunications Facility

Project Location (describe, and attach a location map):
NYS Route 35 (Leon Levy Preserve), Lewisboro, NY

Brief Description of Proposed Action:
The proposed action consists of the renewal of the special permit (Cal. #6-12 PB) for Verizon Wireless' existing public utility wireless telecommunications facility ("Facility") at the subject property.

Name of Applicant or Sponsor:	Telephone: 914-333-0700
New York SMSA Limited Partnership d/b/a Verizon Wireless	E-Mail: msheridan@snyderlaw.net

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

City/PO:	State:	Zip Code:
Tarrytown	NY	10591

	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:	☑	☐

3. a. Total acreage of the site of the proposed action? NA acres
   b. Total acreage to be physically disturbed? NA acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? NA acres

N/A to renewal of special permit for existing Facility.

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): Wireless Telecommunications Facility
   ☐ 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?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
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?	☑	☐
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: The Facility meets the state energy code requirements.	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: The Facility is unmanned therefore potable water is not required.	☑	☐
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: The Facility is unmanned therefore wastewater treatment is not required.	☑	☐
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?	☐	☑*
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: _____		

* N/A to renewal of special permit for existing Facility.

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

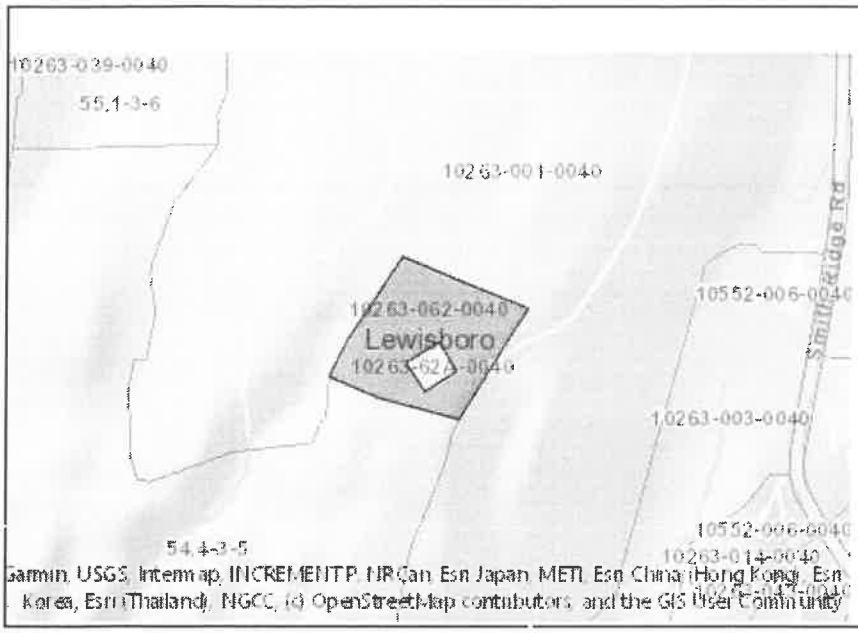
Applicant/sponsor/name: New York SMSA Limited Partnership d/b/a Verizon Wireless Date: 9/18/20

Signature: Juan Garcia Title: Princ. Eng. Network Real Estate

PRINT FORM

EAF Mapper Summary Report

Friday, July 17, 2020 11:40 AM



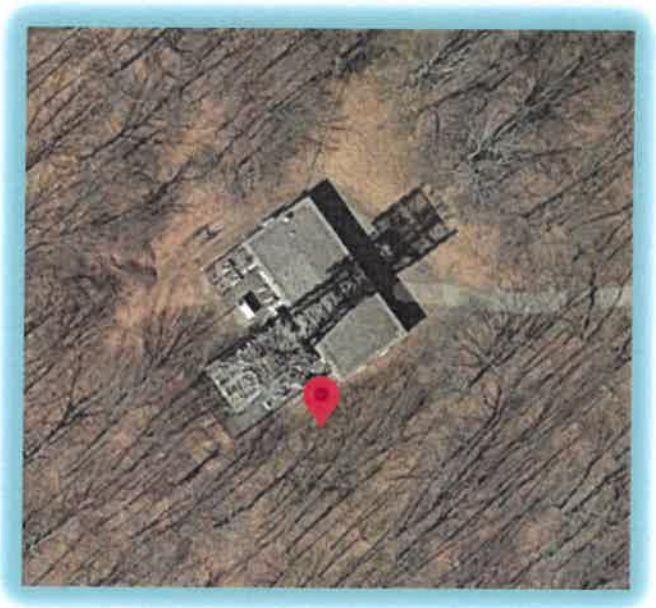
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

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

Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report

Site No. 144861
South Salem
1411 Rte 35
South Salem, New York 10590
Westchester County
41° 15' 30.33" N, -73° 32' 4.44" W NAD83

EBI Project No. 6220003543
October 22, 2020



Prepared for:

Verizon Wireless
4 Centerock Road
West Nyack, NY 10994

Prepared by:

EBI Consulting
environmental | engineering | due diligence

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EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Verizon Wireless to conduct radio frequency electromagnetic (RF-EME) modeling for Verizon Wireless' upgrade to a proposed facility ("Facility") located on the existing lattice tower at 1411 Rte 35 in South Salem, New York ("Site") to determine RF-EME exposure levels from proposed Verizon Wireless communications equipment at this Site. As described in greater detail in Appendix C of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for the general population and for occupational activities. The FCC requires wireless system operators to perform an assessment of potential human exposure to RF fields emanating from all transmitting antennas at a site whenever antenna operations are added or modified, and to ensure compliance with the MPE limit in the FCC regulations. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME regulations/compliance standards.

This report describes modeling calculations of RF levels associated with the proposed antennas. We have performed these modeling calculations at all roof levels and at street level employing standard FCC mathematical models for calculating the effects of the antennas in a conservative manner. Therefore, our results provide worst-case RF levels to ensure the conclusions are conservative with regard to compliance with the FCC limit for safe continuous exposure.

Statement of Compliance

In this case, there are other existing antenna carriers (Unknown) at the Site to include in the compliance assessment. Note that FCC regulations require any future antenna collocators to assess and assure continuing compliance based on the cumulative effects of all then-proposed and then-existing antennas at the Site. As presented in the sections below, our conclusions are based on worst-case modeling calculations related to the existing and proposed antennas.

At ground level, the maximum cumulative exposure level from all carriers at this Site is approximately 0.15 percent of the FCC's general population limit (0.03 percent of the FCC's occupational limit). Notwithstanding, workers climbing/accessing the lattice tower should be informed about the presence and locations of antennas and their associated fields. Due to the use of such conservative calculations for purposes of our analysis, it should be noted that the exposure levels actually caused by the antennas will likely be less significant than the calculated results herein.

As this site is in compliance with applicable FCC limits as designed, there are no additional control measures required (see Section 4.0). Notwithstanding, it is also recommended that in connection with a lockout/tagout procedure, any non-Verizon Wireless worker/contractor who will be working on the water tank contact Verizon Wireless since only Verizon Wireless has the ability to lockout/tagout the Facility, or to authorize others to do so.

1.0 INTRODUCTION

Verizon Wireless' public utility wireless communications facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send and receive the wireless signals created by the transceivers to be most commonly received by individual subscriber units (wireless telephones). Transceivers are typically connected to antennas by fiber or coaxial cables.

Because of the short wavelength of the radio waves used in wireless services, the antennas require line-of-site paths for good propagation, and are typically installed a distance above ground level, affording a larger line of sight area. Antennas are constructed to propagate towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of such facilities, typically results in no exposure approaching Maximum Permissible Exposure (MPE) levels, with the exception of areas in close proximity in front of the antennas.

Emissions at or below MPE limits do not represent any health risk, since they are designed to provide a substantial margin of safety. Importantly, such limits are calculated to allow for continuous exposures, including a prudent margin of safety for all persons, regardless of age, gender, size or health.

2.0 SITE DESCRIPTION

This project site includes the following proposed wireless telecommunication antennas on a lattice tower located at 1411 Rte 35 in South Salem, New York.

Ant #	NAME	Antenna Radiation Centerline	Antenna Model
1	Verizon Wireless	128.3	Commscope JAHH-65B-R3B
2	Verizon Wireless	128.3	Commscope JAHH-65B-R3B
3	Verizon Wireless	128.3	Commscope SBNHH-1D65B
4	Verizon Wireless	128.3	Commscope JAHH-65B-R3B
5	Verizon Wireless	128.3	Commscope JAHH-65B-R3B
6	Verizon Wireless	128.3	Commscope SBNHH-1D65B
7	Verizon Wireless	128.3	Commscope JAHH-65B-R3B
8	Verizon Wireless	128.3	Commscope JAHH-65B-R3B
9	Verizon Wireless	128.3	Commscope SBNHH-1D65B
10	Unknown	129.8	Unknown
11	Unknown	129.8	Unknown
12	Unknown	129.8	Unknown
13	Unknown	129.8	Unknown
14	Unknown	129.8	Unknown
15	Unknown	129.8	Unknown
16	Unknown	129.8	Unknown
17	Unknown	129.8	Unknown
18	Unknown	129.8	Unknown
19	Unknown	129.8	Unknown
20	Unknown	129.8	Unknown
21	Unknown	129.8	Unknown
22	Unknown	121.8	Unknown
23	Unknown	121.8	Unknown
24	Unknown	121.8	Unknown
25	Unknown	121.8	Unknown
26	Unknown	121.8	Unknown
27	Unknown	121.8	Unknown
28	Unknown	111.8	Unknown
29	Unknown	111.8	Unknown
30	Unknown	111.8	Unknown
31	Unknown	111.8	Unknown
32	Unknown	111.8	Unknown
33	Unknown	111.8	Unknown
34	Unknown	99.8	Unknown

35	Unknown	99.8	Unknown
36	Unknown	99.8	Unknown
37	Unknown	99.8	Unknown
38	Unknown	99.8	Unknown
39	Unknown	99.8	Unknown
40	Unknown	99.8	Unknown
41	Unknown	99.8	Unknown
42	Unknown	99.8	Unknown

The above table contains an inventory of proposed Verizon Wireless Antennas and other carrier antennas (Unknown) if sufficient information was available to model them. Note that for modeling purposes, EBI uses a conservative/worst-case assumed set of antenna specifications and powers for any unknown antennas. The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational exposure limits (for workers) and general population exposure limits for members of the general population. This analysis has considered exposures with respect to both occupational and general population limits to provide a fully comprehensive report. Additional information regarding occupational/general population exposure limits is provided in Appendix C.

3.0 WORST-CASE MODELING CALCULATIONS

EBI has performed MPE modeling calculations using RoofMaster™ software to estimate the worst-case cumulative power density resulting from operation of antennas at the Site. RoofMaster™ is a widely-used MPE modeling program that has been developed to predict RF power density values for rooftop and tower telecommunications sites produced by antennas that are typically used in connection with wireless services. Using the computational methods set forth in Federal Communications Commission (FCC) Office of Engineering & Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields" (OET-65), RoofMaster™ calculates predicted power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario. At each grid location, the cumulative power density is expressed as a percentage of the FCC limits. Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by Verizon Wireless and information gathered from other sources. As noted above, where information was not available EBI used the conservative/worst-case assumed set of antenna specifications and power. EBI then compared the resultant worst-case MPE levels to the FCC's occupational exposure limits outlined in OET Bulletin 65. The parameters used for modeling are summarized in the Site Description antenna inventory table in Section 2.0.

As noted above, there are four Unknown carrier antennas on the lattice tower. To the extent known, information about these antennas was included in the modeling analysis. Conservative modeling specifications were used for these antennas and was included in the modeling analysis. As noted above, to the extent any antennas were unknown, EBI used a conservative/worst-case assumed set of antenna specifications and powers.

At ground level the maximum cumulative exposure level from all carriers at this Site is approximately 0.15 percent of the FCC's general population limit (0.03 percent of the FCC's occupational limit). Notwithstanding, workers climbing the lattice tower should be informed about the presence and locations of antennas and their associated fields.

A site would be considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards. There are no modeled areas on the rooftop and ground that exceed the FCC's limits for general population or occupational exposure in front of the other carrier antennas. As the site is in compliance with applicable FCC limits as designed, and in accordance with official Verizon Wireless Signage and Demarcation Policy for tower structures, no signage is recommended at this site.

The inputs used in the modeling are summarized in the Site Description antenna inventory table in Section 2.0.

4.0 MITIGATION/SITE CONTROL OPTIONS

EBI's modeling indicates that based on worst-case modeling calculations related to proposed antennas at ground level, the maximum cumulative exposure level from all carriers on this Site is approximately 0.15 percent of the FCC's general population limit (0.03 percent of the FCC's occupational limit). In accordance with the official Verizon Wireless Signage and Demarcation Policy for tower structures, no signage is recommended at this site.

5.0 SUMMARY AND CONCLUSIONS

EBI has prepared a Radiofrequency – Electromagnetic Energy (RF-EME) Compliance Report in connection with Verizon Wireless' proposed telecommunications equipment to be installed by at 1411 Rte 35 in South Salem, New York to determine worst-case calculated RF-EME exposure levels from the proposed Facility at this Site. This report summarizes the results of RF-EME modeling in relation to relevant Federal Communications Commission (FCC) RF-EME compliance standards for limiting human exposure to RF-EME fields.

As presented in the sections above, based on the FCC criteria, at ground level, the maximum cumulative exposure level from all existing and proposed carriers on this Site is approximately 0.15 percent of the FCC's general population limit (0.03 percent of the FCC's occupational limit). There are no modeled areas on any accessible ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupation or general population exposure limits at this site.

As the site is in compliance with applicable FCC limits as designed, there are no additional control measures required (see Section 4.0). Workers who will be working in areas of exceedance, if any, are required to contact Verizon Wireless since only Verizon Wireless has the ability to lockout/tagout the facility, or to authorize others to do so.

As noted above, because of the conservative calculation methodology and operational assumptions applied in the analysis based on the table in Section 2.0, the actual MPE levels of the proposed Verizon Wireless antennas and other carrier antennas will likely be less significant than the calculated results here indicate.

6.0 LIMITATIONS

This report was prepared at the request of Verizon Wireless. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the Site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with

Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Appendix A

Certifications

Preparer Certification

I, Rebecca Sinisgalli, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

Rebecca Sinisgalli

Reviewed and Approved by:

sealed 23oct2020 mike@h2dc.com
H2DC PLLC NY CoA#: 0015410

Michael McGuire
Electrical Engineer
mike@h2dc.com

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

Appendix B

Radio Frequency Electromagnetic Energy

Safety Information and Signage Plans

RF Signage and Safety Information

RF Signage

Areas or portions of any transmitter site may be susceptible to high power densities that could cause personnel exposures in excess of the FCC guidelines. These areas must be demarcated by conspicuously posted signage that identifies the potential exposure. Signage must be viewable regardless of the viewer's position. Signs must be legible and readily viewable and readable at a minimum distance of five feet (1.52 meters) from the boundary (and as necessary on approach to this boundary) at which the applicable limits are exceeded, and that controls or indicators be placed at compliance boundaries. The minimum readable letter height at 5 feet from the signage is 0.20 inches for the Message and 0.44 inches for the Signal.

GUIDELINES	NOTICE	CAUTION	WARNING
This sign will inform anyone of the basic precautions to follow when entering an access point to an area with transmitting radiofrequency equipment.	This sign indicates that RF emissions may exceed the FCC General Population MPE limit.	This sign indicates that RF emissions may exceed the FCC Occupational MPE limit.	This sign indicates that RF emissions may exceed at least 10x the FCC Occupational MPE limit.

NOC INFORMATION	
Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information and the Verizon Wireless Network Operations Center phone number.	

Physical Barriers

Physical barriers are control measures that require awareness and participation of personnel. Physical barriers are employed as an additional administration control to complement RF signage and physically demarcate an area in which RF exposure levels may exceed the FCC General Population limit. **Example**: chain-connected stanchions

Indicative Markers

Indicative markers are visible control measures that require awareness and participation of personnel, as they cannot physically prevent someone from entering an area of potential concern. Indicative markers are employed as an additional administration control to complement RF signage and visually demarcate an area in which RF exposure levels may exceed the FCC General Population limit. **Example**: paint stripes

Occupational Safety and Health Administration (OSHA) Requirements

A formal adopter of FCC Standards, OSHA stipulates that those in the Occupational classification must complete training in the following: RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

Hazard Prevention	Control
• Utilization of good equipment • Enact control of hazard areas • Limit exposures • Employ medical surveillance and accident response	• Employ Lockout/Tag out • Utilize personal alarms & protective clothing • Prevent access to hazardous locations • Develop or operate an administrative control program

Appendix C

Federal Communications Commission (FCC) Requirements

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled population exposure limits for members of the general population.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlledexposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General population/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related.

Table 1 and Figure 1 (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from occupational and general population exposures.

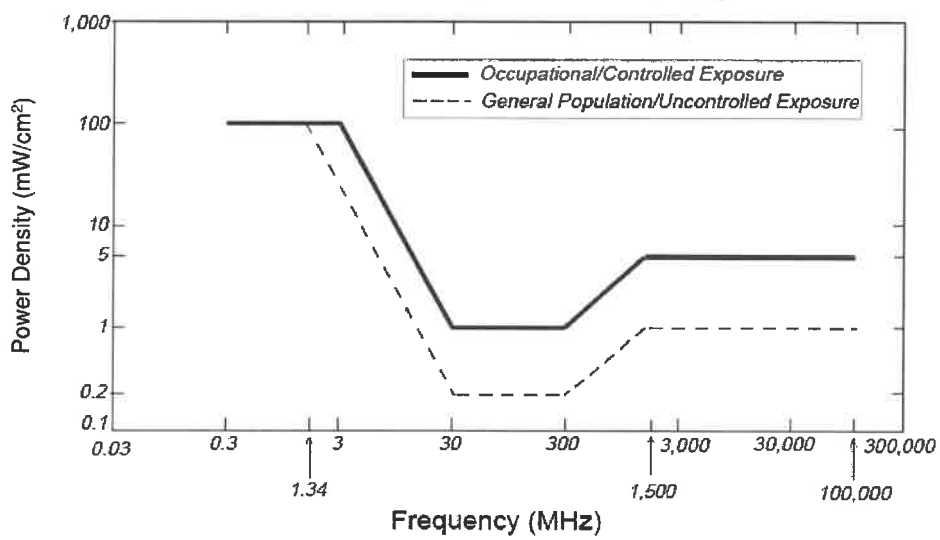
The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm^2). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm^2) and an uncontrolled MPE of 1 mW/cm^2 for equipment operating in the 1900 MHz frequency range. For the Verizon Wireless equipment operating at 700 MHz or 850 MHz, the FCC's occupational MPE is 2.83 mW/cm^2 and an uncontrolled MPE of 0.57 mW/cm^2. For the Verizon Wireless equipment operating at 1900 MHz, the FCC's occupational MPE is 5.0 mW/cm^2 and an uncontrolled MPE limit of 1.0 mW/cm^2. These limits are considered protective of these populations.

Table 1: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	**Electric Field Strength (E) (V/m)**	**Magnetic Field Strength (H) (A/m)**	**Power Density (S) (mW/cm^2)**	**Averaging Time $[E]^2$, $[H]^2$, or S (minutes)**
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Population/Uncontrolled Exposure				
Frequency Range (MHz)	**Electric Field Strength (E) (V/m)**	**Magnetic Field Strength (H) (A/m)**	**Power Density (S) (mW/cm^2)**	**Averaging Time $[E]^2$, $[H]^2$, or S (minutes)**
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)
* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)

Plane-wave Equivalent Power Density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Microwave (Point-to-Point)	5,000 - 80,000 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Broadband Radio (BRS)	2,600 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Wireless Communication (WCS)	2,300 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Advanced Wireless (AWS)	2,100 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Cellular Telephone	870 MHz	2.90 mW/cm^2	0.58 mW/cm^2
Specialized Mobile Radio (SMR)	855 MHz	2.85 mW/cm^2	0.57 mW/cm^2
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm^2	0.47 mW/cm^2
Most Restrictive Frequency Range	30-300 MHz	1.00 mW/cm^2	0.20 mW/cm^2

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Verizon Wireless' public utility wireless communications facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (wireless telephones). Transceivers are typically connected to antennas by fiber or coaxial cables.

Because of the short wavelength of the radio waves used in wireless services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level, affording a larger line of sight area. Antennas are constructed to propagate towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of such facilities, typically results in no exposure approaching Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

FCC Compliance Requirement

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits <u>and</u> there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

STRUCTURAL CONSULTING SERVICES, P.C.

October 21, 2020

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

RE: New York SMSA Limited Partnership d/b/a Verizon Wireless
Site: South Salem
N.Y.S. Routed 35, South Salem, NY 10590
Block 10263; Lots 1 & 62

Honorable Chair Janet Andersen and Members of the Planning Board:

On Thursday, October 15, 2020, our office visited the above referenced site to review the existing Telecommunications Facility by New York SMSA Limited Partnership d/b/a Verizon Wireless. The existing facility consists of a 125-foot self-supported lattice tower with antennas mounted thereon and an equipment room within an existing equipment building located at the base thereof together with related transmission lines, conduits, utility connections, etc. The existing antenna loading observed on the tower appeared to match the antenna loading used in the most recent structural analysis report on the tower prepared for American Tower Corporation by Tower Engineering Professionals, Inc, Raleigh, NC 27603, Eng. Number 12936321_C3_01, dated June 13, 2019, which deemed the existing tower and its foundation to have sufficient capacity to support the antenna loading. At the time of our visit, the existing tower and foundation appeared to be in good condition with no visually apparent signs of defects, damage or deterioration. Attached are some photographs of the tower taken during our site visit for your reference.

Based on our review of the structural analysis report on the tower and our review of existing conditions, we have concluded that the existing tower and facility meet the requirements of the 2020 Building Code of New York State and that the existing structural integrity of the tower has been maintained.

Should you have further questions, please do not hesitate to contact our office.

Sincerely,

Structural Consulting Services, P.C.

James H. Fahey, P.E., S.E.
Principal

STATE OF NEW YORK
JAMES H. FAHEY
078939
LICENSED PROFESSIONAL ENGINEER

Attachments

cc: Verizon Wireless
Snyder & Snyder

JHF/kap

67 Federal Road, Brookfield, CT 06804
Tel: 203.740.7578 Fax: 203.775.5670

10 15 2020

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CAUTION
10 15 2020

KATOLIGHT
10 15 2020

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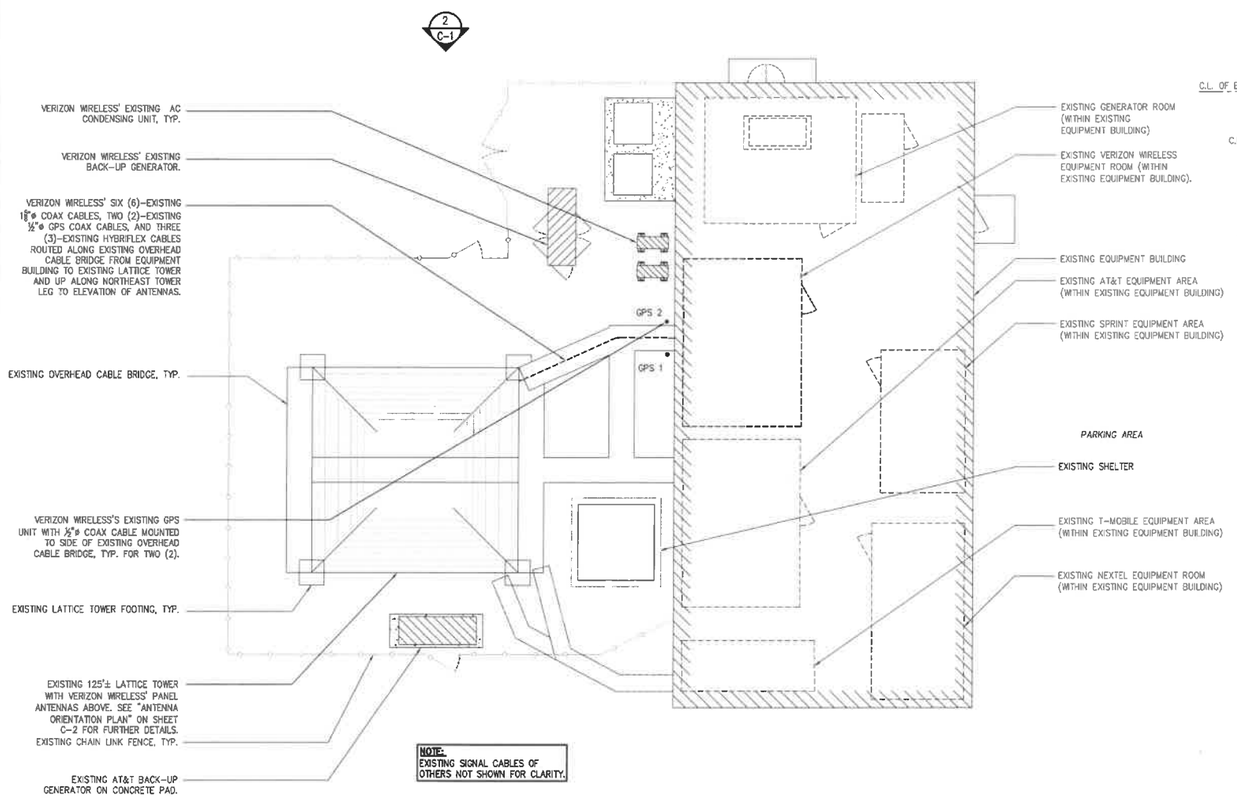
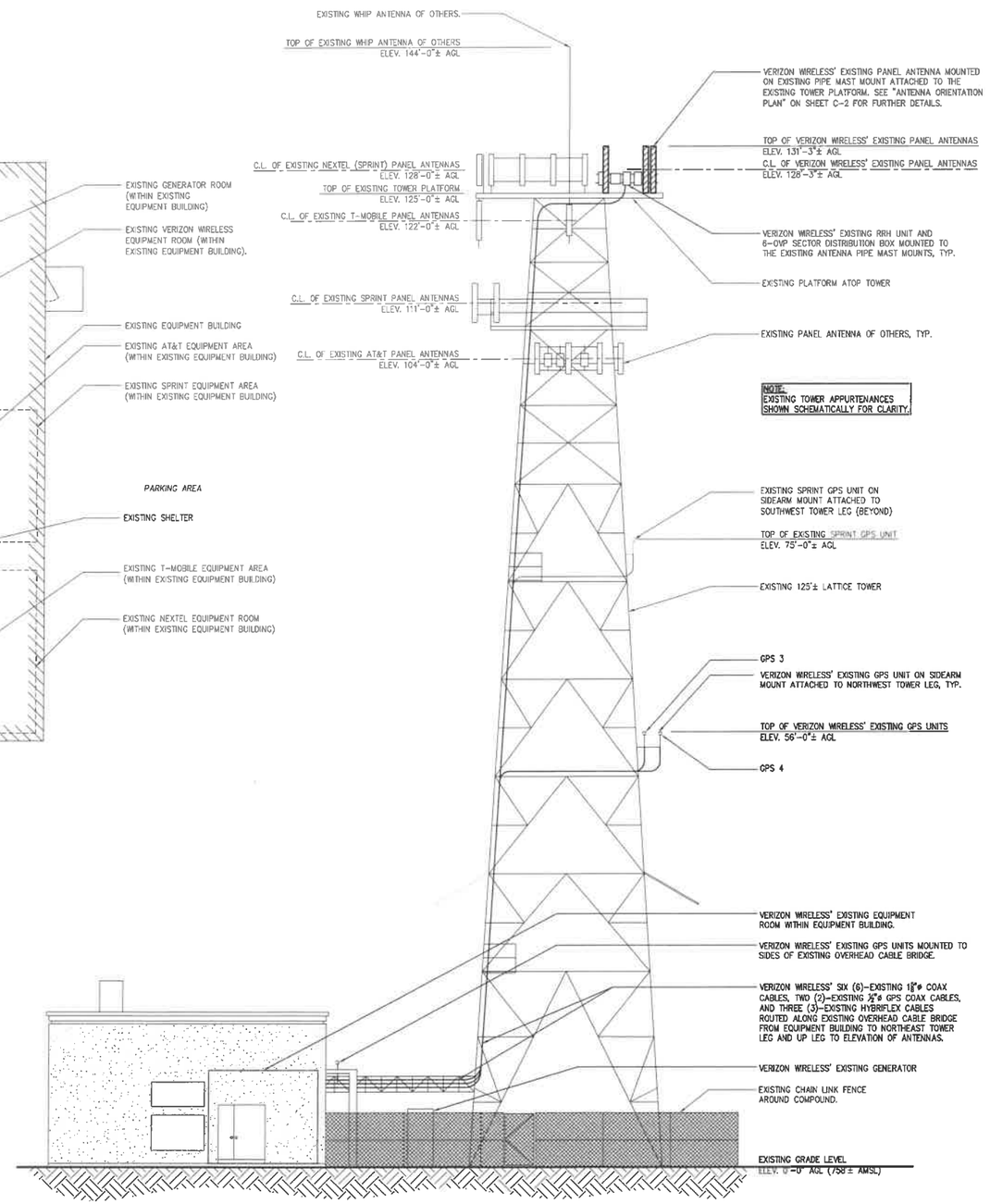
10.15.2020

GENERAC
GENERAC
10 15 2020

10-15-2020



1 EXISTING EQUIPMENT COMPOUND PLAN
SCALE: 1/8" = 1'-0"



2 NORTH COMPOUND/FAA ELEVATION
SCALE: 1/8" = 1'-0"

S C S STRUCTURAL CONSULTING SERVICES, P.C.
67 FEDERAL ROAD, BROOKFIELD, CT 06804
TEL: 203.740.7578 FAX: 203.775.5670

CLIENT:

verizon

4 CENTEROCK ROAD
WEST NYACK, NEW YORK 10994

RECORD DRAWINGS

BASED ON INFORMATION PROVIDED BY CONTRACTOR AND FIELD OBSERVATION OF VISUALLY ACCESSIBLE AREAS.

No.	ISSUE OR REVISION	DATE
1	AS-BUILT DRAWINGS	10/21/20

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PROJECT TITLE

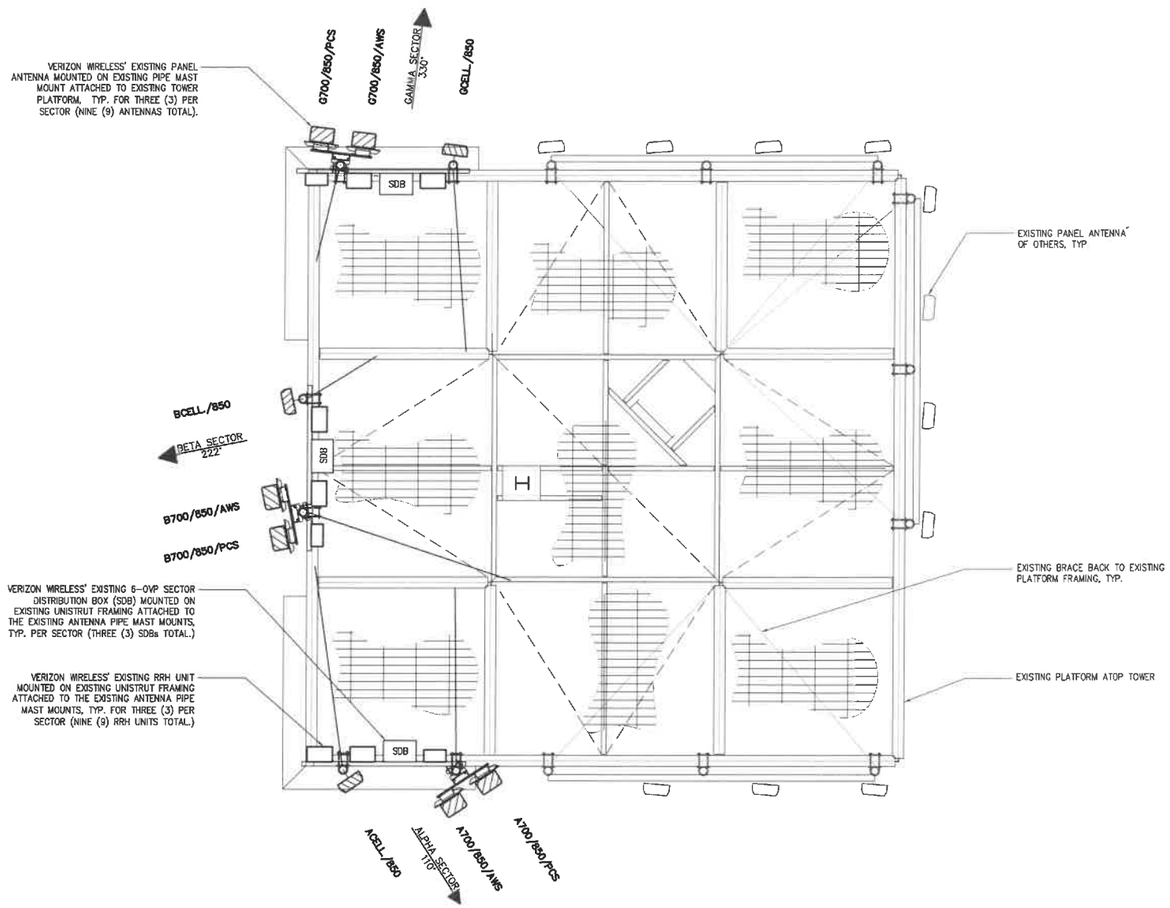
New York SMSA
Limited Partnership
d/b/a VERIZON WIRELESS
SITE: SOUTH SALEM
N.Y.S. ROUTE 35
SOUTH SALEM, NY 10590

DRAWING TITLE

COMPOUND PLAN
AND SITE ELEVATION

SEAL: STATE OF NEW YORK — JAMES H. FOX — 078999 — LICENSED PROFESSIONAL ENGINEER

SCALE	PROJECT NO.
AS NOTED	VER1609.01
DRAWN BY: KAP	DRAWING NO.
CHECKED BY: JHF	C-1
DATE: 10/20/20	



1 VERIZON WIRELESS' ANTENNA ORIENTATION PLAN
SCALE: 3/8" = 1'-0"

VERIZON WIRELESS ANTENNA & CABLE SCHEDULE

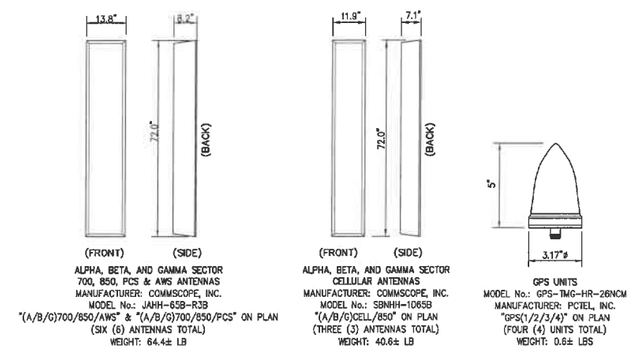
SECTORS	ANTENNA MODEL	ANTENNA	CABLE RUN	CABLE LENGTH	COAX CABLE
ALPHA SECTOR AZIMUTH = 110°	COMMSCOPE, INC. JAHH-65B-R3B	700/850/AWS	AWS/PCS DUAL-BAND RRH; 700 RRH; 850 RRH; 6-OVP SDB; EQUIPMENT SHELTER	180'±	TWO (2)-EXISTING 1⅝"ø COAX CABLES AND ONE (1)-EXISTING 6x12 HYBRIFLEX CABLE
	COMMSCOPE, INC. JAHH-65B-R3B	700/850/PCS			
	COMMSCOPE, INC. SBNHH-1D65B	CELL./850			
BETA SECTOR AZIMUTH = 220°	COMMSCOPE, INC. JAHH-65B-R3B	700/850/AWS	AWS/PCS DUAL-BAND RRH; 700 RRH; 850 RRH; 6-OVP SDB; EQUIPMENT SHELTER	180'±	TWO (2)-EXISTING 1⅝"ø COAX CABLES AND ONE (1)-EXISTING 6x12 HYBRIFLEX CABLE
	COMMSCOPE, INC. JAHH-65B-R3B	700/850/PCS			
	COMMSCOPE, INC. SBNHH-1D65B	CELL./850			
GAMMA SECTOR AZIMUTH = 330°	COMMSCOPE, INC. JAHH-65B-R3B	700/850/AWS	AWS/PCS DUAL-BAND RRH; 700 RRH; 850 RRH; 6-OVP SDB; EQUIPMENT SHELTER	180'±	TWO (2)-EXISTING 1⅝"ø COAX CABLES AND ONE (1)-EXISTING 6x12 HYBRIFLEX CABLE
	COMMSCOPE, INC. JAHH-65B-R3B	700/850/PCS			
	COMMSCOPE, INC. SBNHH-1D65B	CELL./850			
GPS UNIT (4)	PCTEL GPS-TMG-HR-26NCM	GPS 1	EQUIPMENT SHELTER	15'±	FOUR (4) EXISTING ½"ø COAX CABLES
		GPS 2			
		GPS 3		100'±	
		GPS 4			

330° (GAMMA SECTOR)
MN
TN
220° (BETA SECTOR)
13½°±
110° (ALPHA SECTOR)

AZIMUTHS ARE MEASURED CLOCKWISE FROM TRUE NORTH

TRANSLATION OF ORIENTATION ANGLES

LEGEND:
CELL. = CELLULAR ANTENNA
700 = 700 ANTENNA
850 = 850 ANTENNA
AWS = AWS ANTENNA
PCS = PCS ANTENNA

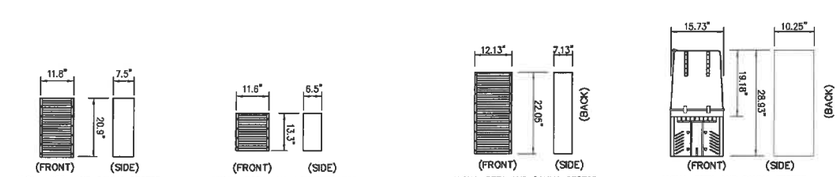


ALPHA, BETA, AND GAMMA SECTOR
700, 850, PCS & AWS ANTENNAS
MANUFACTURER: COMMSCOPE, INC.
MODEL No.: JAHH-65B-R3B
"(A/B/C)700/850/AWS" & "(A/B/C)700/850/PCS" ON PLAN
(SIX (6) ANTENNAS TOTAL)
WEIGHT: 64.4± LB

ALPHA, BETA, AND GAMMA SECTOR
CELLULAR ANTENNAS
MANUFACTURER: COMMSCOPE, INC.
MODEL No.: SBNHH-1D65B
"(A/B/C)CELL/850" ON PLAN
(THREE (3) ANTENNAS TOTAL)
WEIGHT: 40.6± LB

GPS UNITS
MODEL No.: GPS-TMG-HR-26NCM
MANUFACTURER: PCTEL, INC.
"GPS(1/2/3/4)" ON PLAN
(FOUR (4) UNITS TOTAL)
WEIGHT: 0.6± LBS

2 VERIZON WIRELESS ANTENNA DIMENSIONS
SCALE: 1/2" = 1'-0" (PANEL ANTENNA); 3" = 1'-0" (GPS UNIT)



ALPHA, BETA AND GAMMA SECTOR
700 RRH UNITS
MANUFACTURER: ALCATEL-LUCENT
MODEL No.: B13 RRH 4x30-4R
(THREE (3) RRH UNITS TOTAL)
WEIGHT: 55.6± LBS

ALPHA, BETA AND GAMMA SECTOR
850 RRH UNIT
MANUFACTURER: NOKIA
MODEL No.: AHCA AIRSCALE RRH 4T4R B5 160W
(THREE (3) RRH UNITS TOTAL)
WEIGHT: 35.3± LBS

ALPHA, BETA AND GAMMA SECTOR
DUAL-BAND AWS/PCS RRH UNITS
MANUFACTURER: NOKIA
MODEL No.: AHFIC AIRSCALE DUAL RRH 4T4R B2/B5A 320W
(THREE (3) RRH UNITS TOTAL)
WEIGHT: 79.3± LBS

ALPHA, BETA AND GAMMA SECTOR
6-OVP SECTOR DISTRIBUTION BOX
MANUFACTURER: RAYCAP
RXXDC-3315-PF-48
(THREE (3) DISTRIBUTION BOXES TOTAL)
WEIGHT: 32.0± LBS

3 VERIZON WIRELESS RRH UNIT & SDB DIMENSIONS
SCALE: 1/4" = 1'-0"

S C S
STRUCTURAL CONSULTING SERVICES, P.C.
67 FEDERAL ROAD, BROOKFIELD, CT 06804
TEL: 203.740.7578 FAX: 203.775.5670

CLIENT:
verizon
4 CENTEROCK ROAD
WEST NYACK, NEW YORK 10994

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BASED ON INFORMATION PROVIDED BY CONTRACTOR AND FIELD OBSERVATION OF VISUALLY ACCESSIBLE AREAS.

No.	ISSUE OR REVISION	DATE
1	AS-BUILT DRAWINGS	10/21/20

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PROJECT TITLE
New York SMSA
Limited Partnership
d/b/a VERIZON WIRELESS
SITE: SOUTH SALEM
N.Y.S. ROUTE 35
SOUTH SALEM, NY 10590

DRAWING TITLE
ANTENNA ORIENTATION PLAN, ANTENNA & CABLE SCHEDULE, EQUIPMENT DIMENSIONS AND NOTES

SEAL
STATE OF NEW YORK · JAMES H. FOX · 078999 · LICENSED PROFESSIONAL ENGINEER

SCALE	PROJECT NO.
AS NOTED	VER1609.01
DRAWN BY: KAP	DRAWING NO.
CHECKED BY: JHF	C-2
DATE: 10/20/20	

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FAX (973)824-9774

WRITER'S E-MAIL ADDRESS
MSHERIDAN@SNYDERLAW.NET

LESLIE J. SNYDER
ROBERT D. GAUDIOSO

REPLY TO:
TARRYTOWN

DAVID L. SNYDER
(1956-2012)

April 21, 2020

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

Re: Special Use Permit Approval and Renewal (Cal. #6-12 P.B.)
New York SMSA Limited Partnership d/b/a Verizon Wireless'
Existing Wireless Telecommunications Facility on the Tower
Located at NYS Route 35 and NYS Route 123, New York ("Property")

Honorable Chairman Andersen and
Members of the Planning Board:

We are the attorneys for New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") in connection with its existing public utility wireless telecommunications facility ("Facility") at the Property. The Facility consists of antennas and ancillary equipment collocated on the existing telecommunications tower at the Property.

In accordance with Condition #30 of the above referenced Special Use Permit Approval and Renewal, dated October 20, 2015, and Section 220-41.1H of the Town of Lewisboro Town Code ("Zoning Code"), Verizon Wireless respectfully requests a renewal of its special permit. Kindly note that a modification of Verizon Wireless' Facility was recently reviewed and approved by this Honorable Board on January 17, 2017. As Verizon Wireless' Facility has been recently reviewed by this Honorable Board, we respectfully request an expedited review of this special permit renewal, and a waiver of any applicable public hearing requirements pursuant to Section 220-41.1H(3) of the Zoning Code.

Thank you for your consideration. We look forward to receiving the special permit renewal. If you have any questions or require additional documentation, please do not hesitate to call me or Leslie Snyder at (914) 333-0700.

Respectfully submitted,
Snyder & Snyder, LLP

By: _____
Michael P. Sheridan

MS/ap
Enclosures
cc: Verizon Wireless
Z:\SSDATA\WPDATA\SS4\WP\NEWBANM\Joe Rollins\LTE Zoning Analyses\South Salem (Lewisboro) 4\Special Permit Renewal 2020\Spltr.Ap.4.21.20.Doc

RESOLUTION
LEWISBORO PLANNING BOARD

SPECIAL USE PERMIT APPROVAL AND RENEWAL

NEW YORK SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS
NYS ROUTE 35 AND NYS ROUTE 123

Sheet 40, Block 10263, Lot 62
Cal. #6-12 P.B.

October 20, 2015

WHEREAS, the subject property consists of a ±4.0 acre landlocked parcel, identified on the Town of Lewisboro Tax Maps as Sheet 40, Block 10263, Lot 62, owned by American Tower, Inc. ("the subject property"); and

WHEREAS, the subject property is surrounded by lands known as the Leon Levy Preserve, is accessed from NYS Route 35, and is located within the R-4A Zoning District; and

WHEREAS, the subject property is developed with a telecommunication facility consisting of a ±125-foot tall lattice tower, a ±75' x 35' equipment building, and a ±2,900 s.f. fenced equipment compound area; and

WHEREAS, the applicant, New York SMSA Limited Partnership d/b/a Verizon Wireless ("the applicant"), is proposing to replace three (3) existing panel antennas with a total of nine (9) panel antennas, to be mounted on the side of an existing platform ("the proposed action"); and

WHEREAS, the applicant is proposing to install three (3) mounts and each mount will contain three (3) new vertically stacked panel antennas; and

WHEREAS, while the applicant's existing antennas are mounted at or below 124'-3" AGL, the upper antennas proposed by the applicant will be mounted such that their maximum height will be 138'-3"AGL; and

WHEREAS, the applicant obtained a Building Permit on March 22, 2004 for the installation of two (2) air condensers to be located behind the existing equipment building; a Certificate of Occupancy was issued on May 10, 2004; and

WHEREAS, the applicant obtained a Building Permit on June 24, 2004 for the installation of an emergency generator to be located within the compound area; a Certificate of Occupancy was issued on February 15, 2005; and

WHEREAS, the applicant did not obtain necessary Planning Board approvals prior to obtaining said Building Permits and, therefore, the as-built installation of the above-

mentioned air condensers and generator are being included as part of the proposed action; and

WHEREAS, the proposed action is necessary for the applicant to enhance its wireless services and to meet current and expected demands for wireless service in the surrounding area; and

WHEREAS, the application has been referred to both the Antenna Advisory Board (AAB) and the Architecture and Community Appearance Review Council (ACARC) on October 1, 2015; and

WHEREAS, the proposed action requires a height variance from the Zoning Board of Appeals (ZBA); and

WHEREAS, the Planning Board referred the application to the Conservation Advisory Council (CAC); and

WHEREAS, in accordance with Section 239-m of the General Municipal Law, a "notification only" referral was made to the Westchester County Planning Board; and

WHEREAS, reference is made to a letter prepared by Structural Consulting Services, P.C., dated August 3, 2015, which concludes that the existing tower and foundation can accommodate the proposed antenna modifications; and

WHEREAS, the applicant has prepared an assessment of radiofrequency (RF) levels and associated FCC compliance for the proposed facility; reference is made to a report entitled *Antenna Site FCC RF Compliance Assessment and Report*, prepared by Pinnacle Telecom Group and dated August 25, 2015; and

WHEREAS, the proposed action was reviewed and approved by the Planning Board via resolution dated December 11, 2012; and

WHEREAS, while the resolution was adopted, the conditions of approval were never satisfied, the plans were never endorsed by the Planning Board Chairman, and the Special Use Permit expired; the applicant has reapplied to the Planning Board and the proposed action remains essentially the same; and

WHEREAS, the proposed action is an Unlisted Action, pursuant to the New York State Environmental Quality Review Act (SEQRA), 6 NYCRR Part 617.4; and

WHEREAS, the applicant has submitted the Short Environmental Assessment Form (EAF), dated August 25, 2015; and

WHEREAS, the Planning Board conducted a duly noticed public hearing which was opened and closed on October 20, 2015, at which time all interested parties were afforded an opportunity to be heard; and

WHEREAS, the Planning Board has considered the submitted Special Use Permit Application, correspondence from outside agencies, other materials submitted by the applicant in support of its proposal, the written and verbal comments from the Board's professional consultants, and the verbal commentary made during Planning Board meetings and public hearings.

NOW THEREFORE BE IT RESOLVED THAT, the proposed action is an Unlisted Action under SEQRA and the Planning Board hereby issues the attached Negative Declaration of Significance; and

BE IT FURTHER RESOLVED THAT, the proposed action meets the purpose and intent described under Section 220-41.1A of the Zoning Code, the proposed action has been designed to satisfy the regulatory compliance standards identified under Section 220-41.1B of the Zoning Code, the proposed facility has been designed and sited to comply with Section 220-41.1C and Section 220-41.1E of the Zoning Code, and the applicant has submitted to the Planning Board for its review, the application materials required by Section 220-41.1D of the Zoning Code, certain criteria being waived under Section 220-41.1H(3); and

BE IT FURTHER RESOLVED THAT, the Planning Board hereby makes the following findings in connection with the Special Use Permit:

1. The location and size of the use, the nature and intensity of the operations involved in it or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it, are such that it will be in harmony with the appropriate and orderly development of the district in which it is located and that the proposed action complies with all special requirements for such use established in Section 220-32, Zoning. Specifically:

    - The proposed antennas will be mounted on an existing lattice tower, which contains multiple wireless carriers.

    - Land uses within the general vicinity of the subject property are comprised of open space and residential uses. The subject property has historically been used as a communication facility and the proposed action will not significantly alter the appearance or use of the tower.

    - An existing fence is located around the perimeter of the facility and much of the ancillary equipment is stored within an on-site building.

2. The location, nature and height of buildings, walls and fences and the nature and extent of existing or proposed planting on the site are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings. Specifically:

- The proposed action will not hinder or discourage the appropriate development of adjacent lands; the proposed antennas will be mounted on an existing tower and no new land disturbance or ground features are proposed.

3. Operations in connection with the Special Use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristics than would be the operation of any permitted use not requiring a Special Permit. Specifically:

   - Following construction, the proposed use will not generate objectionable amounts of noise, fumes, or vibration. Further, the applicant has prepared an assessment of radiofrequency (RF) levels and associated FCC compliance for the proposed facility.

4. Parking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum and adequate safety. Specifically:

   - The facility is accessed from NYS Route 35 via an existing dirt/gravel driveway through the lands of the Leon Levy Preserve. The proposed action will not alter traffic patterns or increase traffic volume.

BE IT FURTHER RESOLVED THAT, given the fact that the proposed action is a co-location on an existing tower, the Planning Board hereby waives the following submission requirements in accordance with Section 220-41.1H(3) of the Zoning Code:

- Section 220-41.1B(7): List of complaints provided to the Public Service Commission for interruptions of service
- Section 220-41.1B(8): Demonstration that coverage cannot be achieved by siting the facility on a commercially zoned lot
- Section 220-41.1C(1): Landscape buffer provisions
- Section 220-41.1D(1): Preparation of the Full Environmental Assessment Form (EAF)
- Section 220-41.1D(2): Service coverage maps
- Section 220-41.1D(3): Long-range communication facility plan
- Section 220-41.1D(4): Demonstration that the tower height and bulk is the minimum necessary
- Section 220-41.1D(6): Certain provisions pertaining to the structural report
- Section 220-41.1D(7): Certain provisions of the emissions safety and compliance report
- Section 220-41.1D(9): Landscaping plan
- Section 220-41.1E: Design requirements (height, alternatives, setbacks, landscaping, security features, coloring, lighting, signage)

BE IT FURTHER RESOLVED THAT, the Planning Board hereby approves a Special Use Permit, subject to the below conditions and compliance with the Special Use Permit Conditions specified below; and

BE IT FURTHER RESOLVED THAT, the following drawings, which shall be referred to as "the Special Use Permit Plans", prepared by Structural Consulting Services, P.C. and dated (last revised) July 24, 2015, are hereby approved, subject to the below conditions and compliance with the Special Use Permit Conditions specified below:

- "Location Plan, Compound Plan, Project Information, Topographic Map and Notes" (C-1)
- "Site Elevation, Antenna & Cable Schedule, Cable Diagram and Notes" (C-2)

BE IT FURTHER RESOLVED THAT, the Special Use Permit for Verizon Wireless is hereby renewed for a period of five (5) years and shall expire on October 20, 2020, subject to the following conditions; and

BE IT FURTHER RESOLVED THAT, this Special Use Permit shall be deemed to authorize only the particular Special Permit Use described herein and illustrated on the approved Special Use Permit Plans referenced herein and shall expire if work is not initiated pursuant thereto within one (1) year of this Resolution, or if said use or uses shall cease for more than one (1) year for any reason, or if all required improvements are not completed within two (2) years from the date of this Resolution, or if all such required improvements are not maintained and all conditions and standards complied with throughout the duration of the use, except that the Planning Board may, upon request, extend the above time periods as determined appropriate; and

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

Conditions to be Satisfied Prior to the Signing of the Special Use Permit Plans by the Secretary and Chairman:

1. Each and every sheet of the Special Use Permit Plans shall contain a common revision date with notation stating "Planning Board Approval", shall contain an original seal and signature of the design professional and shall contain an original signature of the owner(s).

2. The applicant shall satisfy any outstanding written comments provided by the Planning Board's consultants.

3. The applicant shall submit to the Planning Board Secretary an engineering/inspection fee equal to 5% of the estimated cost of construction; said

estimate shall be provided by the applicant, in writing, and approved by the Town Engineer.

4. The applicant shall obtain and submit a formal written decision from the ZBA or proof that the previously granted variance remains valid. The Special Use Permit Plans shall be revised, if necessary, to comply with any conditions contained within the ZBA decision. Should the ZBA's decision result in significant plan changes, as determined by the Planning Board's consultants, the Special Use Permit Plans shall not be signed until the plan changes have been reviewed and approved by the Planning Board.

5. The applicant shall appear before the ACARC and the plans shall be revised to comply with any comments provided by the ACARC. Should the ACARC's recommendations result in significant plan changes, as determined by the Planning Board's consultants, the Special Use Permit Plans shall not be signed until the plan changes have been reviewed and approved by the Planning Board.

6. The applicant shall incorporate any written comments received from the AAB. Should the AAB's recommendations result in significant plan changes, as determined by the Planning Board's consultants, the Special Use Permit Plans shall not be signed until the plan changes have been reviewed and approved by the Planning Board.

7. The applicant shall submit a "check set" of the Final Special Use Permit Plans (two (2) sets), prepared in final form and in accordance with the conditions of this Resolution, for review by the Planning Board's consultants.

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

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

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

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

11. Following the endorsement of the Final Special Use Permit Plans by the Town Engineer, Planning Board Chairman and Secretary, one (1) mylar set will be returned to the applicant for copying and the second mylar set will be retained by the Planning Board as a record copy.

12. Within 10 days after endorsement of the Final Special Use Permit Plans by the Town Engineer, Planning Board Chairman and Planning Board Secretary, the applicant shall deliver to the Planning Board Secretary nine (9) printed sets of the signed plans, collated and folded.

Conditions to be Satisfied During Construction:

13. Construction-related activities shall be conducted between 8:00 a.m. and sunset, Monday through Saturday.

14. During construction the Planning Board's consultants may conduct site inspections, as necessary, to determine compliance with the provisions of this Resolution and the approved Final Special Use Permit Plans.

15. A copy of this Resolution and approved Final Special Use Permit Plans shall be kept on site at all times during construction.

Conditions to be Satisfied Prior to the Issuance of a Certificate of Occupancy and/or Use:

16. The Building Inspector, Town Planner, and Town Engineer shall conduct a final site visit to determine conformance with the approved Final Special Use Permit Plans and this Resolution.

17. Prior to the issuance of a Certificate of Occupancy, a NYS licensed Professional Engineer shall certify, in writing, that the subject facility has been modified in accordance with the approved Final Special Use Permit Plans and any other plans approved by the Building Inspector in connection with the Building Permit.

18. A Certificate of Occupancy and/or Use shall not issue until the Town Engineer has prepared and submitted a final inspection report to the Town Building Inspector stating the site has been developed in accordance with the approved Final Special Use Permit Plans.

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

Special Use Permit Conditions:

20. The color of the proposed antennas, mounting brackets and exposed cables shall be painted to match the color of the tower to which same is affixed.

21. Within 45 days of initial operation, the applicant shall submit to the Building Inspector a written certification by a Professional Engineer, with the qualifications set forth in Section 220-41.1D of the Zoning Code, that the operating facility is in compliance with the application submitted, the conditions

of this Resolution, and Section 220-41.1 of the Zoning Code, in order to continue operations past the 45 day period.

22. The Town may confirm and periodically reconfirm compliance as necessary to ensure that the provisions of Section 220-41.1 of the Zoning Code, including NIER level thresholds, are in compliance.

23. The Town will forward to the applicant any notice of non-compliance it receives or generates. If the proposed communication facility is found not to be in compliance with the approved Special Use Permit Plans, the facility shall cease operating immediately unless a remediation plan is provided to the Town by the applicant and the Town agrees to a specific period of continued operation during the remediation.

24. An inspection of emissions and structural soundness report(s) shall be submitted, in writing, to the AAB, Building Inspector, Town Engineer and Town Planner on renewal of the Special Use Permit or co-location application.

25. If interference to any preexisting FCC approved communication device or antenna, which complies with current FCC standards and requirements, results from the operation of the proposed facility, the owner of the proposed facility shall immediately comply with FCC requirements. Failure to comply with FCC requirements shall be subject to the immediate revocation of any and all operating permits, including this Special Use Permit.

26. If the names or address of the owner or operator is changed, the Building Department and Planning Board shall be notified in writing by the operator of the change within 30 days of said change.

27. If the proposed tower or any related antenna or facility, including any supporting structure and related appurtenances, or part thereof, ceases to operate for a period of six (6) months within any 12 month period, the owner of the property or operator of the facility shall remove said inactive tower, related antenna, or facility, at his or her sole expense.

28. Alterations (not co-location) to the approved facility may be considered exempt, at the discretion of the Planning Board and upon submission by the applicant of a written description of the proposed alteration, from the requirements for a Special Use Permit, provided the following criteria are met and a Building Permit is obtained. Exemption determinations made by the Planning Board shall be made by Resolution:

    a. Existing approved antennas and other related equipment may be upgraded, replaced or added to, provided:

i. The upgrade, replacement or addition of antennas or other equipment onto the existing approved communication tower does not result in any increase in the total height of said tower, including the height of any approved antenna protruding above said tower structure.

ii. The combined bulk (or physical volume) of all antennas or other equipment shall be reduced, equal to, or result in an increase of less than 5%. Bulk (or "volume") shall be calculated in appropriate cubic (three-dimensional) units, such as cubic inches or cubic feet, and shall be compared to the total bulk last approved for the tower structure.

b. Existing approved communication facility ground equipment may be upgraded, replaced or added to, provided same can be accommodated within the approved fenced-in compound, building or structure. A facility alteration under this exemption shall not include the construction of any new accessory buildings, structures greater than eight (8) feet in height, fencing, or other site improvements involving grading, vegetation removal (with the exception of invasive plant removal approved herein), or new land disturbances.

29. Future applications for co-location shall apply to the Planning Board for a Special Use Permit. Applications involving co-location, determined to be consistent with the structural, safety and visual aspects of the approved communication facility shall be processed in an expedited manner. The Planning Board may waive, upon the request of the applicant and subject to appropriate circumstances, the application submission requirements as set forth by Section 220-41.1H(3) of the Zoning Code.

30. This Special Use Permit shall be valid for a period not to exceed five (5) years from the date of the filing of this Resolution with the Town Clerk, except as may be extended by the Planning Board pursuant to the review and approval of an application for renewal. The applicant's equipment shall either be entirely removed from the subject property and properly disposed of, at the applicant/tower owner's sole expense, or an application for renewal of this Special Use Permit shall be made to the Planning Board a minimum of two (2) months prior to the expiration of this Special Use Permit. Any subsequent renewal application shall be subject to the same procedure, rules and regulations applicable to an original application; however, the Planning Board may waive, upon the request of the applicant and subject to appropriate circumstances, the application submission requirements as per Section 220-41.1H(3) of the Zoning Code.

31. The continued validity of a Certificate of Occupancy and/or Use shall be subject to continued conformance with the approved Final Special Use Permit Plans and the conditions of this Resolution.

ADOPTION OF RESOLUTION

WHEREUPON, the Resolution herein was declared adopted by the Planning Board of the Town of Lewisboro as follows:

The motion was moved by: John O'Donnell

The motion was seconded by: Ron Tetelman

The vote was as follows:

JEROME KERNER	✓
JOHN O'DONNELL	✓
RON TETELMAN	✓
ROBERT GOETT	✓
GREG LASORSA	✓

Jerome Kerner

Jerome Kerner **October 20, 2015**

STATE OF NEW YORK
COUNTY OF WESTCHESTER
TOWN OF LEWISBORO

I, Ciorsdan Conran, Secretary to the Planning Board of the Town of Lewisboro, County of Westchester, State of New York, do hereby certify that I have compared the preceding copy of a resolution adopted by the Planning Board of the Town Lewisboro, County Westchester at a meeting held on the 20th day of October, 2015 and that the same is a true and correct copy of said original and of the whole thereof.

Ciorsdan Conran

Ciorsdan Conran
Planning Board Secretary

Dated at Cross River, New York
This 28th day of October, 2015

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

Date: October 20, 2015

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

The Town of Lewisboro Planning Board has determined that the proposed action described below will not have a significant environmental impact and a Draft Environmental Impact Statement will not be prepared.

Name of Action: New York SMSA Limited Partnership d/b/a Verizon Wireless

SEQRA Status: □ Type 1

■ Unlisted

Conditioned Negative Declaration: □ Yes

■ No

Coordinated Review: □ Yes

■ No

Description of Action: The subject property consists of a ±4.0 acre landlocked parcel, identified on the Town of Lewisboro Tax Maps as Sheet 40, Block 10263, Lot 62, owned by American Tower, Inc. ("the subject property"). The subject property is developed with a telecommunication facility consisting of a ±125-foot tall lattice tower, a ±75' x 35' equipment building, and a ±2,900 s.f. fenced equipment compound area. The applicant, New York SMSA Limited Partnership d/b/a Verizon Wireless ("the applicant"), is proposing to replace three (3) existing panel antennas with a total of nine (9) panel antennas, to be mounted on the side of an existing platform ("the proposed action").

Location: NYS Route 35, Town of Lewisboro, Westchester County, New York.

Reasons Supporting This Determination: The Planning Board has compared the proposed action with the Criteria for Determining Significance in 6 NYCRR 617.7 (c). Specifically:

1. The proposed action will not result in a substantial adverse change in the existing air quality, ground or surface water quality or quantity, traffic or noise levels or a substantial increase in solid waste production.

The proposed action involves the co-location of telecommunication equipment on an existing lattice tower; no land disturbance or new ground equipment is proposed and no impacts will result. The proposed action will not increase the intensity of the use and will not change traffic patterns or increase traffic volume.

2. The proposed action will not result in the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impact a significant habitat area; result in substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such species; and will not result in other significant adverse impacts to natural resources.

   See response to Finding #1 above

3. The proposed action will not result in the impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to 6 NYCRR Part 617.14(g).

   See response to Finding #1 above

4. The proposed action will not result in a material conflict with the Town's officially approved or adopted plans or goals.

   See response to Finding #1 above. Further, although the proposed antennas will be mounted at a height that exceeds the Town's maximum, the applicant requires a height variance from the Zoning Board of Appeals.

5. The proposed action will not result in the impairment of the character or quality of important historical, archaeological, architectural, aesthetic resources or the existing character of the community or neighborhood.

   See response to Finding #1 above; the proposed action will not significantly alter the appearance of the existing facility.

6. The proposed action will not result in a major change in the use of either the quantity or type of energy.

   See response to Finding #1 above

7. The proposed action will not create a hazard to human health.

   Reference is made to a letter prepared by Structural Consulting Services, P.C., dated August 3, 2015, which concludes that the existing tower and foundation can accommodate the proposed antenna modifications. Further, the applicant has prepared an assessment of radiofrequency (RF) levels and associated FCC compliance for the proposed facility.

8. The proposed action will not create a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses.

   See response to Finding #1 above

9. The proposed action will not encourage or attract a large number of people to a place or place for more than a few days, compared to the number of people who would come to such place absent the action.

   See response to Finding #1 above

10. The proposed action will not create a material demand for other actions that would result in one of the above consequences.

11. The proposed action will not result in changes in two (2) or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment.

12. When analyzed with two (2) or more related actions, the proposed action will not have a significant impact on the environment and when considered cumulatively, will not meet one or more of the criteria under 6 NYCRR 617.7(c).

13. The Planning Board has considered reasonably related long-term, short-term, direct, indirect and cumulative impacts, including other simultaneous or subsequent actions.

For further information contact:

Planning Board Secretary
Town Offices @ Orchard Square
Suite L (Lower Level)
20 North Salem Road
Cross River, NY 10518

This notice is being filed with:

Planning Board Secretary
Town Offices @ Orchard Square
Suite L (Lower Level)
20 North Salem Road
Cross River, NY 10518

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: November 12, 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 ±15.84 acres and Lot 122 will consist of ±3.67 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. As previously requested, the contiguous buildable area and the wetland delineation date/wetland delineator shall be provided on the plat. Further, the WCDH Notes, as provided on the plat, are verbatim from the IPP and shall be revised to reference Cronin Engineering and the IPP, as applicable, and not "this office".

2. Pending a response from the Building Inspector regarding zoning compliance, all other items identified in our prior review memorandum have been satisfied.

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 (LAST REVISED) OCTOBER 27, 2020:

- Integrated Plot Plan (Sheet 1 of 1)

PLANS REVIEWED, PREPARED BY ROWAN LAND SURVEYING, PLLC, DATED (LAST REVISED) OCTOBER 26, 2020:

- Lot Realignment (Sheet No. 1 of 1)

DOCUMENTS REVIEWED:

- Cover Letter, prepared by Cronin Engineering, P.E., P.C., dated October 27, 2020
- Response Letter, prepared by Cronin Engineering, P.E., P.C., dated October 27, 2020
- Septic Inspection Report, prepared by O'Hanlon Excavations, dated October 26, 2020
- Property Deed

JKJ/dc

T:\Lewisboro\Correspondence\2020-11-12_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

October 27, 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. This submission is in response to comments received from the Planning Board at their October meeting as well as comments received from the Town Consultants.

In support of this application, find enclosed the following:

1. 4 copies of the Site Development Plan/IPP.
2. 4 copies of the Subdivision Plat.
3. 4 copies of the property deeds.
4. 4 copies of the Septic Report (email document).
5. 4 copies of our annotated response memo regarding the Kellard-Sessions review memorandum dated October 15, 2020.

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

We would like to have this application placed on the November 2020 Planning Board agenda for review and scheduled for a Public Hearing for approval at the December 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 re submission1-ks-20201027.doc

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

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

October 27, 2020

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

Re: **Venezia Lot Line Change**
237 and 249 Kitchawan Road
Town of Lewisboro, NY
Sheet 45A, Block 09827, Lots 113, 122, & 124

Dear Mr. Johannessen and Mr. Cermele,

In response to your comment memo dated October 15, 2020 we have revised the enclosed drawings entitled "Subdivision Plan for Venezia" dated with revision October 27, 2020 as well as providing the following responses to your comments:

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 Plat.

   Response: The Applicant acknowledges this.

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

   Response: The Applicant acknowledges this and an application has been made to the 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.
   Response: Noted.

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

   Response: The Applicant acknowledges this.

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.

   Response: Noted.

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.

   Response: Standard signature blocks have been added to the plan.

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 133 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.

   Response: The 25' wide "flag" has been removed and the lot areas have been adjusted accordingly.

CRONIN
ENGINEERING P.E., P.C.
Professional Engineering & Consulting
39 Arlo Lane
Cortlandt Manor, NY 10567
T: (914) 736-3664 F: (914) 736-3693

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).

   Response: Specific dimensions for each parameter is now provided in the table as well as dimensioned on the plan. The asterisk was meant to represent a dimension that has not changed from the pre-existing conditions. Explanation is now added to the table.

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

   Response: Zoning setback lines have no been added to the plan and plat.

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.

   Response: The contiguous buildable area of 42,170 SF is now illustrated on the IPP and 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.

   Response: Wetland delineation, boundary line and 150-ft buffer are now clearly illustrated on the IPP and Plat.

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

    Response: Noted.

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

    Response: The septic tank was recently serviced. The report is pending.

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

    Response: Deeds are provided with this submission.

Respectfully Submitted,

Alexandra D'Annunzio
Assistant Project Engineer

cc: Mr. Jan K. Johannessen, AICP, Kellard Sessions
Mr. Joseph M. Cermele, P.E., CFM

File: *Venezia Lot Change-Response to Kellard Sessions Comments-20201027.doc*

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 4 BEDROOM	N/A	30	TBD	N/A	54"	30" OF RUN OF BANK REQUIRED FOR 100% EXPANSION AREA ONLY FOR EXISTING 4 BEDROOM 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 3 BEDROOM	N/A	12	TBD	N/A	72"	12" OF RUN OF BANK REQUIRED FOR 100% EXPANSION AREA ONLY FOR EXISTING 3 BEDROOM 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.

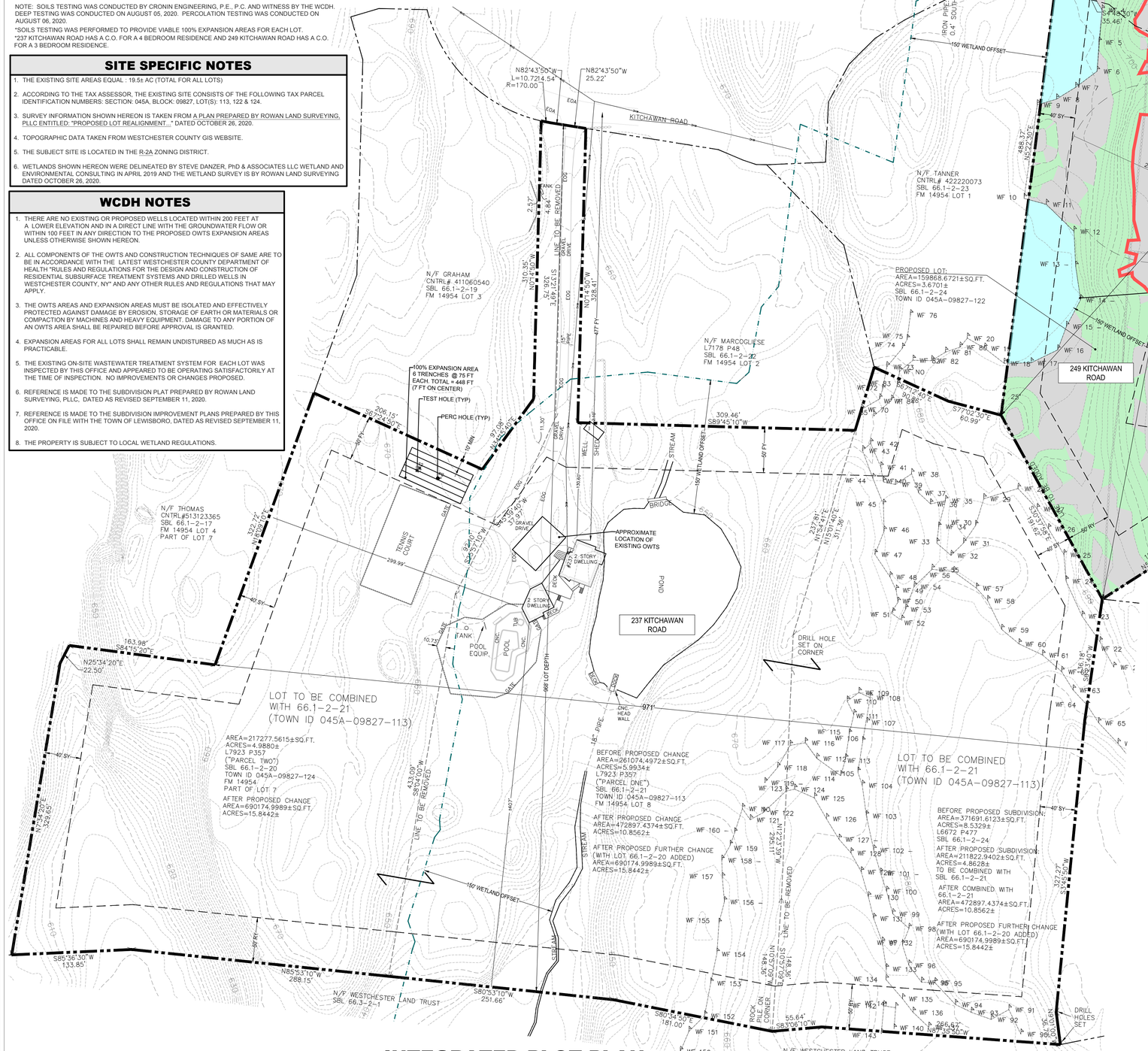
*237 KITCHAWAN ROAD HAS A C.O. FOR A 4 BEDROOM RESIDENCE AND 249 KITCHAWAN ROAD HAS A C.O. FOR A 3 BEDROOM RESIDENCE.

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 OCTOBER 26, 2020.
4. TOPOGRAPHIC DATA TAKEN FROM WESTCHESTER COUNTY GIS WEBSITE.
5. THE SUBJECT SITE IS LOCATED IN THE R-2A ZONING DISTRICT.
6. WETLANDS SHOWN HEREON WERE DELINEATED BY STEVE DANZER, PhD & ASSOCIATES LLC WETLAND AND ENVIRONMENTAL CONSULTING IN APRIL 2019 AND THE WETLAND SURVEY IS BY ROWAN LAND SURVEYING DATED OCTOBER 26, 2020.

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.



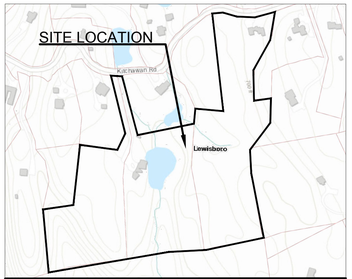
INTEGRATED PLOT PLAN

SCALE: 1" = 60'

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

SITE LOCATION



LOCATION MAP — SCALE: 1" = 600'

LEGEND

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

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

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

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 SF (3.4 AC)
TOTAL STEEP SLOPES (>15%)	-60,286 SF
TOTAL WETLANDS / STREAMS	-8,557 SF
NON CONTIGUOUS AREA	-35,329 SF
CONTIGUOUS BUILDABLE AREA	42,170 SF (0.97 AC) > 40,000 SF

ZONING DATA CHART - R-2A *(RESIDENTIAL ZONING DISTRICT)*

LOT DESCRIPTION	LOT AREA	LOT WIDTH / CIRCLE	LOT DEPTH	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	< 450 FT UNLESS LOT AREA > DEPTH / 450 FT (2 AC)	75 FT	50 FT	40' EACH SIDE	50 FT	2.5 STORIES / 35 FT	9% (MAX.)
LOT 122	3.670 AC	>200 FT	668 FT (668 FT / 450 FT)(2 AC) 2.97 AC < 3.670 AC	±67 FT*	52.3 FT*	43.3 FT*	455 FT	2 STORY / <35 FT	±1.5%
LOT 113	15.844 AC	>200 FT	968 FT* (968 FT / 450 FT)(2 AC) 4.30 AC < 15.844 AC	±477 FT*	130.6 FT*	299.9 FT*	± 407 FT*	2 STORY / <35 FT	±0.5%

* PRE-EXISTING CONDITION

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.

MICHAEL VENEZIA - OWNER — DATE
237 KITCHAWAN ROAD
SOUTH SALEM, NEW YORK 10590

PLANNING BOARD APPROVAL

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

JANET ANDERSEN, CHAIRPERSON — DATE

CIORSDAN CONRAN, SECRETARY — DATE

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
1	REVISED PER PB & KS COMMENTS	10/27/2020

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 — 062980 — LICENSED PROFESSIONAL ENGINEER

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

ZONING DATA CHART - R-2A *(RESIDENTIAL ZONING DISTRICT)*

LOT DESCRIPTION	LOT AREA	LOT WIDTH / CIRCLE	LOT DEPTH	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	< 450 FT UNLESS LOT AREA > DEPTH / 450 FT (2 AC)	75 FT	50 FT	40' EACH SIDE	50 FT	2.5 STORIES / 35 FT	9% (MAX.)
LOT 122	3.670 AC	>200 FT	668 FT (668 FT / 450 FT)(2 AC) 2.97 AC < 3.670 AC	±67 FT*	52.3 FT*	43.3 FT*	455 FT	2 STORY / <35 FT	±1.5%
LOT 113	15.844 AC	>200 FT	968 FT* (968 FT / 450 FT)(2 AC) 4.30 AC < 15.844 AC	±477 FT*	130.6 FT*	299.9 FT*	± 407 FT*	2 STORY / <35 FT	±0.5%

* PRE EXISTING CONDITION

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. THE 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.

WESTCHESTER COUNTY DEPARTMENT OF HEALTH / SOIL DATA CHART

LOT #	LOT AREA (AC.)	SLOPE OF OWTS AREA (%)	TEST HOLE NUMBER	DEEP TEST DESCRIPTION: DEPTH	DEEP TEST DESCRIPTION: SOIL CLASSIFICATION	PERCOLATION RATE (MIN./IN.)	WATER ELEVATION (IN BELOW SURFACE)	LENGTH OF FEEDS REQUIRED (FT): *3 BEDROOM RESIDENCE	LENGTH OF FEEDS REQUIRED (FT): PER EACH ADDITIONAL BEDROOM	BANK RUN FILL: DEPTH (IN)	BANK RUN FILL: VOLUME (CY)	CURTAIN DRAIN	IMPERVIOUS LAYER ELEVATION	REMARKS
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 8" 8" 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.

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 WESTCHESTER COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS FOR THE DESIGN AND CONSTRUCTION OF RESIDENTIAL SUBSURFACE TREATMENT SYSTEMS AND DRILLED WELLS IN WESTCHESTER COUNTY. NYS 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.

LEGEND

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

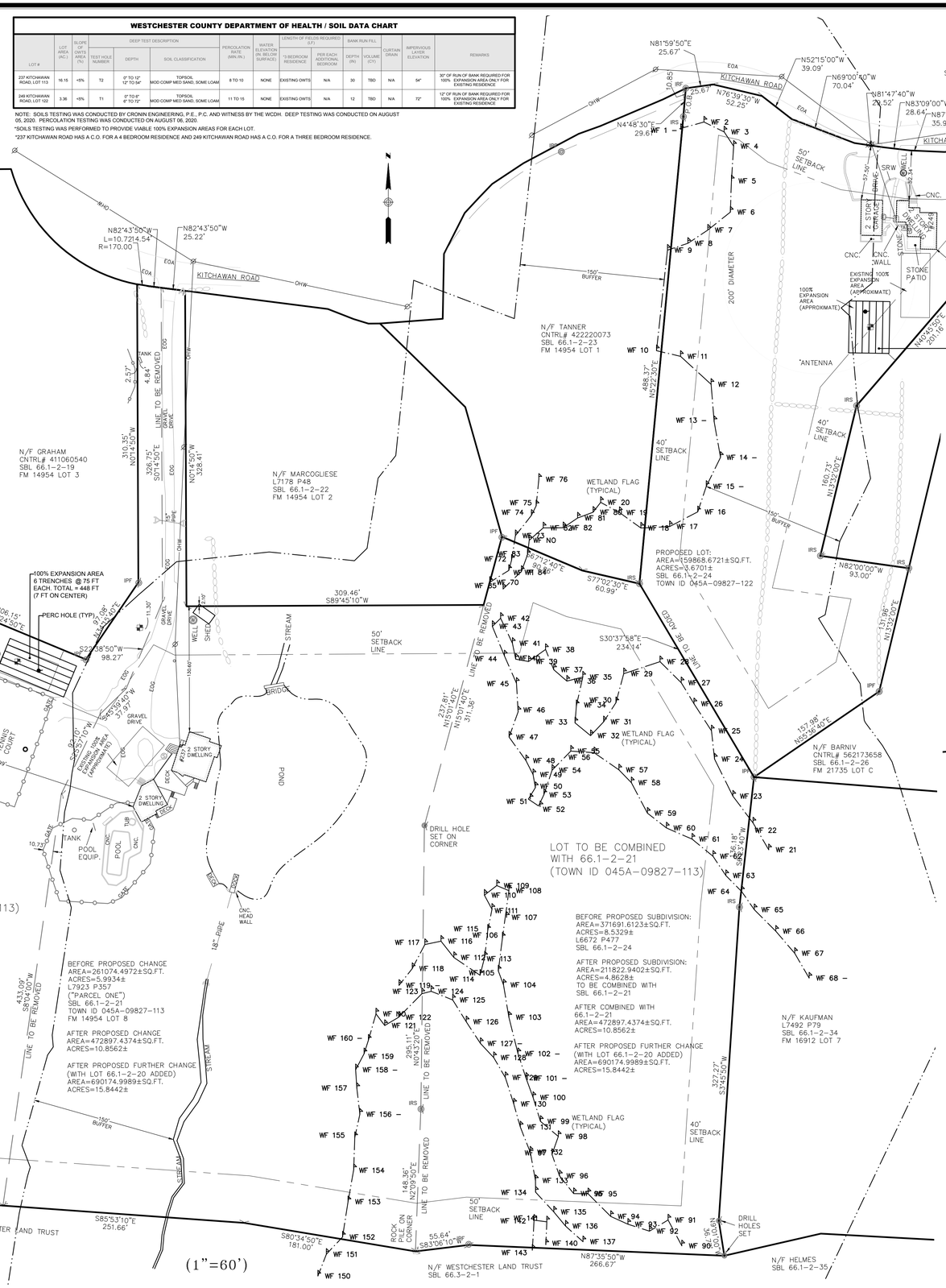
LEGEND

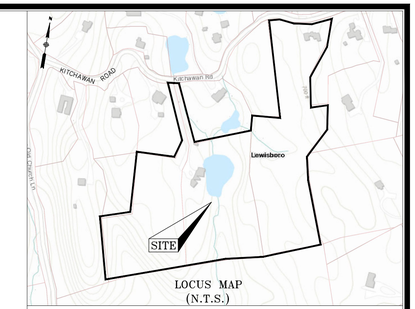
- IRON PIPE
- IRON ROD
- X-CUT
- CATCH BASIN
- ELECTRIC METER
- UTILITY POLE
- AIR CONDITIONER
- VENT & OIL
- TEST PIT
- APPROXIMATE SEPTIC LOCATION
- POST
- DRAIN PIPE OUTLET
- WETLAND FLAG

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

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)





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.

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.

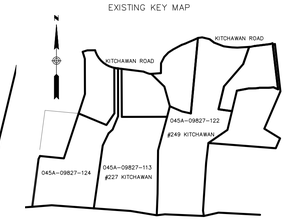
COMMISSIONER OF HEALTH DATE

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

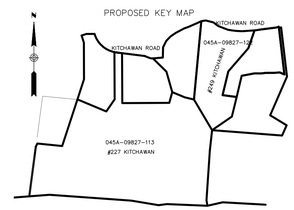
CHAIRPERSON DATE

SECRETARY DATE

EXISTING KEY MAP



PROPOSED KEY MAP



C.E. SIGNATURE BOX
UTILITY & DESIGN BY CRONIN ENGINEERING PE PC
39 ARLO LANE CORTLANDT MANOR, NY 10567

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.

MICHAEL VENEZIA - OWNER DATE
237 KITCHAWAN ROAD
SOUTH SALEM, NEW YORK 10590

PLANNING BOARD CERTIFICATION

REVIEWED FOR COMPLIANCE WITH THE PLANNING BOARD

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

PLANNING BOARD APPROVAL

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

JANET ANDERSEN, CHAIRPERSON DATE

CIORSDAN CONRAN, SECRETARY DATE

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 OCTOBER 26, 2020	Job No. 020-075
Surveyed By PR	Scale 1" = 60'	Sheet No. 1 OF 1

23 WCRd

ART 1160.00

Standard N.Y.B.T.U. Form 8002 - Bargain and Sale Deed, with Covenant against Grantor's Acts - Individual or Corporation

LIBER 7923 PAGE 357

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 9TH day of ~~April~~ May, nineteen hundred and eighty-four,

BETWEEN

MICHAEL BEDER, whose address is 24 East 84th Street, New York, New York,

ALAN BEDER, whose address is R.D. 5, Bradhurst Road, Carmel, New York,

NINA BEDER, whose address is R.D. 5, Bradhurst Road, Carmel, New York,

SAMUEL L. BEDER, whose address is Two Lights Road, R.R. 5, Box 84, Cape Elizabeth, Maine,

ADELE BEDER, whose address is 505 Main Street, Roosevelt Island, New York,

ALAN BEDER, whose address is R.D. 5, Bradhurst Road, Carmel, New York, as Trustee under a Trust Agreement dated April 1984; between Michael Beder, as Settlor, and Alan Beder, as Trustee, for the benefit of Chesley Cipolla,

ALAN BEDER, whose address is R.D. 5, Bradhurst Road, Carmel, New York, as Trustee under a Trust Agreement dated April 1984, between Michael Beder, as Settlor, and Alan Beder, as Trustee, for the benefit of Jessica Cipolla,

BRUCE PHILLIPS, whose address is 74 Coolidge Circle, Northboro, Massachusetts, as Trustee under a Trust Agreement dated December 31st, 1982, between Michael Beder, as Settlor, and Bruce Phillips, as Trustee, for the benefit of Nicole Beder,

hereinafter collectively referred to as the party of the first part,

AND WILLIAM M. VENEZIA and DIANE F. VENEZIA, his wife, both residing at 14 Huntington Road, Garden City, New York,

hereinafter referred to as the party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN ($10) DOLLARS, lawful money of the United States, paid by the party of the second part, does hereby grant and release upon the party of the second part, their heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE EXHIBIT "A" ANNEXED HERETO

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

~~IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.~~

IN PRESENCE OF: SEE SIGNATURE SHEET ANNEXED HERETO

TAX STAMPS ATTACHED # 1160 - MAY 23 1984

RECEIVED
$ 1160
REAL ESTATE
MAY 23 1984
TRANSFER TAX
WESTCHESTER
COUNTY

2

Exhibit "A" to Deed Dated
May ~~April~~ 9TH, 1984, Between
Michael Beder, Alan Beder, Nina Beder,
Samuel Beder, Adele Beder, Alan Beder, Trustee
for the Benefit of Chesley Cipolla,
Alan Beder, Trustee for the Benefit of
Jessica Cipolla, and Bruce Phillips, Trustee
for the Benefit of Nicole Beder,
Party of the First Part, and
William M. and Diane F. Venezia,
Party of the Second Part

PARCEL ONE

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Lewisboro, County of Westchester and State of New York and more particularly shown and designated as Lot No. 8 on a certain map entitled "Map showing Subdivision of Property Prepared for Alan G. Auslander, situate in the Town of Lewisboro, New York," prepared by Edward F. Verplanck, surveyor, of the office of Merritt R. Moody, who completed said map on July 18th, 1966, and which map was thereafter filed in the Office of the County Clerk, Division of Land Records, County of Westchester, on September 12th, 1966 as Map No. 14954.

PARCEL TWO

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Lewisboro, County of Westchester and State of New York, shown and designated as a portion of Lot No. 7 on a certain map entitled "Map showing subdivision of Property prepared for Alan G. Auslander, situate in the Town of Lewisboro, New York," prepared by Edward F. Verplanck, Surveyor, of the Office of Merritt R. Moody, who completed said map on July 18th, 1966, and which map was filed in the Office of the County Clerk, Division of Land Records, County of Westchester, on September 12th, 1966, as Map No. 14954, and which portion of said lot is bounded and described as follows:

BEGINNING at a point on the southerly side of Kitchawan Road where the same is intersected by the division line between the premises herein described and the lands of Samuel Beder, and running thence due south 326.75 feet; thence South 22 degrees 53 minutes 40 seconds west, 98.27 feet; thence South 45 degrees 54 minutes 30 seconds west, 37.97 feet; thence South 26 degrees 12 minutes west, 92.10 feet; thence South 8 degrees 18 minutes 50 seconds west, 433.09 feet to the lands now or formerly of Stamford Water Co.;

Thence North 85 degrees 38 minutes 20 seconds west, along the said lands now or formerly of Stamford Water Co., 288.15 feet;

Thence still along the said lands now or formerly of Stamford Water Co., South 85 degrees 51 minutes 20 seconds west, 133.85 feet, to lands now or formerly of Alan G. Auslander;

Thence along the said lands now or formerly of Alan G. Auslander the following four courses and distances:

North 7 degrees 49 minutes 10 seconds East, 329.65 feet;
North 25 degrees 49 minutes 10 seconds East, 22.50 feet;
South 84 degrees 00 minutes 30 seconds East, 163.98 feet;
North 18 degrees 24 minutes East, 322.72 feet

to the lands now or formerly of Robert H. Campbell and Joan N. Campbell;

Thence along the said lands now or formerly of Campbell, the following three courses and distances:

South 67 degrees 10 minutes East, 206.15 feet;
North 34 degrees 30 minutes 30 seconds East, 97.08 feet;
Due North, 310.35 feet to the southerly side of Kitchawan Road;

Thence easterly along the said southerly side of Kitchawan Road on a curve to the right having a radius of 170 feet, 10.72 feet to a point; and

Thence continuing along the said southerly side of Kitchawan Road, South 82 degrees 29 minutes East, 14.54 feet to the point or place of BEGINNING.

EXCEPTING therefrom so much of both parcels as was dedicated to the Town of Lewisboro by dedication recorded in Liber 6687 Cp. 336.

SUBJECT to covenants and restrictions as contained in the deed dated December 15th, 1966 and recorded December 19th, 1966, in the Westchester County Clerk's Office in Liber 6677 at Page 4.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

In presence of:

Michael Beder
MICHAEL BEDER

Michael Beder
SAMUEL BEDER, by Michael Beder,
Attorney-in-fact

Michael Beder
ADELE BEDER, by Michael Beder,
Attorney-in-fact

BRUCE PHILLIPS, Trustee for
NICOLE BEDER

ALAN BEDER

NINA BEDER

ALAN BEDER, Trustee for
CHESLEY CIPOLLA

ALAN BEDER, Trustee for
JESSICA CIPOLLA

LIBER 7923 PAGE 362

STATE OF NEW YORK)
COUNTY OF NASSAU)

On the 9th day of May, 1984, before me personally came MICHAEL BEDER, to me known and known to me to be the individual described in and who executed the foregoing instrument, and he acknowledged to me that he executed the same.

Edward A. McCoyd
NOTARY PUBLIC

EDWARD A. McCOYD
Notary Public, State of New York
No. 30-7811106
Qualified in Nassau County
Commission Expires March 30, 1986

STATE OF NEW YORK)
COUNTY OF Putnam)

On the 30th day of April, 1984, before me personally came ALAN BEDER, to me known and known to me to be the individual described in and who executed the foregoing instrument, and he acknowledged to me that he executed the same.

Katherine Burr Kennery
NOTARY PUBLIC

KATHERINE BURR KENNERY
Notary Public, State of New York
Qualified in Putnam County
Commission Expires March 30, 1985

STATE OF NEW YORK)
COUNTY OF Putnam)

On the 30th day of April, 1984, before me personally came NINA BEDER, to me known and known to me to be the individual described in and who executed the foregoing instrument, and she acknowledged to me that she executed the same.

Katherine Burr Kennery
NOTARY PUBLIC

KATHERINE BURR KENNERY
Notary Public, State of New York
Qualified in Putnam County
Commission Expires March 30, 1985

STATE OF MASSACHUSETTS)
COUNTY OF Worcester)

On the 1st day of May, 1984, before me personally came BRUCE PHILLIPS, to me known and known to me to be the individual described in and who executed the foregoing instrument, and he acknowledged to me that he executed the same.

Constance W. Dinling
NOTARY PUBLIC

Constance W. Dinling
Notary Public
My Commission Expires Sept. 19, 1988

CONSTANCE W. DINLING NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS U.S.A.

STATE OF NEW YORK)
COUNTY OF NASSAU)

On the 9th day of May, 1984, before me personally came MICHAEL BEDER, to me personally known to be the person described and appointed attorney-in-fact in and by a certain power of attorney executed by SAMUEL BEDER, dated 1984, and to be recorded in the Office of the Clerk of Westchester County simultaneously with the foregoing instrument, and he acknowledged to me that he had executed the foregoing instrument as the act of the said SAMUEL BEDER.

Edward A. McCoyd
NOTARY PUBLIC

EDWARD A. McCOYD
Notary Public, State of New York
No. 30-7811106
Qualified in Nassau County
Commission Expires March 30, 1986

STATE OF NEW YORK)
COUNTY OF NASSAU)

On the 9th day of May, 1984, before me personally came MICHAEL BEDER, to me personally known to be the person described and appointed attorney-in-fact in and by a certain power of attorney executed by ADELE BEDER, dated 1984, and to be recorded in the Office of the Clerk of Westchester County simultaneously with the foregoing instrument, and he acknowledged to me that he had executed the foregoing instrument as the act of the said ADELE BEDER.

Edward A. McCoyd
NOTARY PUBLIC

EDWARD A. McCOYD
Notary Public, State of New York
No. 30-7811106
Qualified in Nassau County
Commission Expires March 30, 1986

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.

583183384DED0017

Westchester County Recording & Endorsement Page

Submitter Information

Name: Statewide Abstract Corp.
Address 1: 202 Mamaroneck Avenue
Address 2:
City/State/Zip: White Plains NY 10601

Phone: 914-683-5900
Fax: 914-683-5905
Email: skessler@statewidea.com
Reference for Submitter: SA-117764

Document Details

Control Number: **583183384**
Package ID: 2018111400207001001

Document Type: **Deed (DED)**
Document Page Count: **4**
Total Page Count: **5**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: LEWISBORO TOWN OF - Other
2:

2nd PARTY

1: 237 KITCHAWAN LLC - Other
2:

Property

☐ Additional Properties on Continuation pag

Street Address: 249 KITCHAWAN RD
City/Town: LEWISBORO

Tax Designation: 45A-9827-122
Village:

Cross- References

☐ Additional Cross-Refs on Continuation pa

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee:	$40.00
Page Fee:	$25.00
Cross-Reference Fee:	$0.00
Mortgage Affidavit Filing Fee:	$0.00
RP-5217 Filing Fee:	$125.00
TP-584 Filing Fee:	$5.00
Total Recording Fees Paid:	**$195.00**

Transfer Taxes

Consideration:	$301,200.00
Transfer Tax:	$1,206.00
Mansion Tax:	$0.00
Transfer Tax Number:	5413

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic:	$0.00
Westchester:	$0.00
Additional:	$0.00
MTA:	$0.00
Special:	$0.00
Yonkers:	$0.00
Total Mortgage Tax:	**$0.00**

Dwelling Type:
Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK

WESTCHESTER COUNTY SEAL

Recorded: 11/21/2018 at 02:36 PM
Control Number: **583183384**
Witness my hand and official seal

Timothy C.Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

STATEWIDE ABSTRACT CORPORATION
202 MAMARONECK AVENUE

WHITE PLAINS, NY 10601

SA 1 1 7764

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 15th day of November, two thousand and Eighteen,

BETWEEN

TOWN OF LEWISBORO, New York municipal corporation having offices at 11 Main Street, South Salem, New York 10590, party of the first part,

AND

237 KITCHAWAN LLC, at 164 West 79th Street Apt. 3C, New York, NY 10024, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, known as Section 45A, Block 9827, Lot 122, situate, and being in the Town of Lewisboro, County of Westchester, State of New York, and more fully described as follows:

SCHEDULE "A".

Being the same premises conveyed to the grantor herein by deed dated 11-9-2015 and recorded 1-21-2016 in Control No. 553133407 in the Westchester County Clerk's Office, Division of Land Records.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

SUBJECT to any easements, covenants, or rights of way held by third parties as may exist of record.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the parties of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Town of Lewisboro
By: Peter Parsons, Supervisor

Title Number: **SA-117764-W**

AMENDED
SCHEDULE A DESCRIPTION

ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Lewisboro, County of Westchester, State of New York and being more particularly bounded and described as follows:

BEGINNING at a point and the dividing line between premises described herein and lands N/F of Tanner;

THENCE RUNNING along said dividing line the following (4) four courses and distances:

1. S 4° 48' 30 West, 29.61 feet
2. S 5° 22' 30" West, 488.37 feet
3. N 77° 02' 30" West, 60.99 feet and
4. N 67° 12' 40" West, 90.86 feet to a point and the dividing line between premises described herein and land N/F of Marcogliese;

THENCE RUNNING along same and the dividing line between premises described herein and land N/F of Venezia the following (3) three courses and distances:

1. S 15° 01' 40" West, 311.36 feet;
2. S 0° 43' 20" West, 295.11 feet and
3. S 2° 09' 50" West, 148.36 feet to a point and the dividing line between premises described herein and land N/F of the Westchester Land Trust;

THENCE RUNNING along said dividing line the following (2) two courses and distances:

1. N 83° 06' 10" East 55.64 feet;
2. S 87° 35' 50" East, 266.67 feet to a point and the dividing line between premises described herein and lands N/F of Kaufman;

THENCE RUNNING along same the following (3) three courses and distances:

1. N 9° 01' 00" West, 36.77 feet;
2. N 3° 45' 50" East, 327.27 feet and
3. N 6° 23' 40" East, 136.18 feet to a point and the dividing line between premises described herein and lands N/F of Barniv;

THENCE RUNNING N 55° 36' 40" East, 157.98 feet to a point and N 13° 32' 00" East 131.96 feet to a point and the dividing line between premises described herein and lands N/F of Simon & Breslow;

THENCE RUNNING along said dividing line the following (4) four courses and distances:

1. N 82° 00' 00" West, 93.00 feet;
2. N 13° 32' 00" East, 160.73 feet;
3. N 40° 45' 50" East, 201.16 feet and
4. N 19° 15' 50" East, 124.17 feet to the southerly side of Kitchawan Road;

SCHEDULE A
DESCRIPTION OF PREMISES

THENCE RUNNING along said southerly side of Kitchawan Road the following (8) eight courses and distances:

1. S 86° 12' 30" West, 81.04 feet;
2. N 87° 27' 20" West, 35.98 feet;
3. N 83° 09' 00" West, 28.64 feet;
4. N 81° 47' 40" West, 29.52 feet;
5. N 69° 00' 40" West, 70.04 feet;
6. N 52° 15' 00" West, 39.09 feet;
7. N 76° 39' 30" West, 52.25 feet and
8. S 81° 59' 50" West, 28.86 feet to the point or place of BEGINNING.

IN JU RE
(R)

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

On 15th day of November, 2018 before me the undersigned personally appeared PETER PARSONS personally known to me or proved to me on the basis of satisfactory evidence to the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

Jennifer Herodes
Notary Public, State of New York
No. 02HE5039675
Qualified in Dutchess County
Commission Expires 3/28/20 19

BARGAIN AND SALE DEED
WITH COVENANTS AGAINST GRANTOR'S ACTS

Town of Lewisboro

to
VENEZIA

SECTION 45A

BLOCK 9827

LOT 122

TOWN/CITY OF LEWISBORO

RECORD & RETURN TO:

Statewide Abstract Corp.
202 Mamaroneck Ave.
White Plains, NY 10601

From: Michael Venezia
To: Keith Staudohar; Tim Cronin
Subject: FW: Mike Venezia - Septic Report
Date: Tuesday, October 27, 2020 7:25:12 AM

This is what he sent me.

From: Kerry O'Hanlon <ohanlonexcavation@gmail.com>
Sent: Monday, October 26, 2020 9:45 PM
To: Michael Venezia <mvenezia@tecadvisorsllc.com>
Subject: Mike Venezia

Septic inspection report
249 kitchawan rd
South Salem ny

Located and opened large concrete septic tank.
Water levels correct and baffle in place and working properly.
This tank is located in front of house in grass area.
Located leeching fields themselves to find they were dye at time of inspection.
At this point I preformed a hydraulic water test on this system for approximately 20 minutes.
No backups were found.
This system is in good working order and passes the septic inspection.
Thank you Kerry O'Hanlon lic#93

O'Hanlon Excavations
8 hawkridge la
Brewster ny
845 629 5468

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: November 12, 2020

RE: Wetland Permit and Stormwater Permit
Peter and Annette McGuinness
17 School House Road
Sheet 22, Block 10802, Lot 35

PROJECT DESCRIPTION

The subject property consists of ±23.261 acres of land and is located at 17 School House Road within the R-4A Zoning District. The subject property is developed with a single-family residence, recreational barn, studio/storage shed, septic, domestic well, and driveway. The southeast portion of the property is developed with a shelter, lamb paddock, chicken coop, and feed storage shed. The applicant is proposing several outdoor improvements, including, but not limited to, construction of a spa, patio expansion, roof overhang, and driveway expansion. The proposed improvements will result in ±8,617 s.f. of disturbance within the wetland buffer.

SEQRA

The proposed action has been preliminarily identified as a Type II Action and is therefore categorically exempt from the State Environmental Quality Review Act (SEQRA).

REQUIRED APPROVALS/REFERRALS

1. A Wetland Activity Permit and Town Stormwater Permit 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. Area variances have been granted by the Zoning Board of Appeals.

3. An Article 24 Freshwater Wetland Permit is required from the New York State Department of Environmental Conservation (NYSDEC).

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

COMMENTS

1. 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. It is recommended that the Building Inspector confirm that the proposed site plan comports to the plans approved by the Zoning Board of Appeals.

2. The plan shall include a Bulk Zoning Table comparing the requirements of the underlying zoning district to the existing and proposed condition; required variances and existing nonconformities shall be noted below the table.

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

4. 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.

5. The applicant shall coordinate with the NYSDEC and submit written verification regarding their extent of jurisdiction.

6. The applicant shall submit the Town Stormwater Permit Application Form.

7. Land disturbance is proposed to exceed ≥5,000 s.f. and will, therefore, require conformance with New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit (GP-0-20-001) and filing of a Notice of Intent (NOI) and MS4 Acceptance Form with the NYSDEC. Submit draft copies to this office for review.

8. The applicant shall prepare and submit a Stormwater Pollution Prevention Plan (SWPPP), prepared in compliance with Chapter 189, Stormwater Management and Erosion and Sediment Control, as well as the NYSDEC SPDES General Permit (GP-0-20-001) and the NYSDEC Stormwater Management Design Manual. The applicant shall provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour storm event. Provide details of the stormwater mitigation system.

9. 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.

10. The applicant shall submit a topographic survey of the project area, signed and sealed by a NYS Licensed Land Surveyor.

11. All plans shall be signed/sealed by the Design Professional.

12. The dimensions of the parking court shall be provided on the plans.

13. Top and bottom elevations of all proposed walls shall be identified on the plan. 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.

14. The plan shall illustrate the limits of any proposed/required pool fencing and locations of all gates. The plan shall include construction details and notes demonstrating compliance with all applicable NYS Building Code requirements.

15. The plan shall illustrate the location of all existing and proposed utilities (electric, water, sewer, gas, etc.).

16. All relevant construction details shall be submitted for review.

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 (LAST REVISED) OCTOBER 9, 2020:

- Overall Property & Existing Conditions Plan (Sheet 1 of 3)
- Site Plan – Subject Area 1 (Sheet 2 of 3)
- Erosion Control & Site Mitigation Plan, Subject Areas 1 and 2 (Sheet 3 of 3)

PLANS REVIEWED, PREPARED BY PATRICK M. CROKE, DATED (LAST REVISED) OCTOBER 9, 2020:

- Site Plan and General Notes (Sheet A-1)
- Site Plan and Landscape Plan (Sheet A-2)
- Architectural Plan (Sheet A-3)
- Architectural Plan (Sheet A-4)
- Elevations (Sheet A-5)
- Elevations (Sheet A-6)
- Elevations (Sheet A-7)
- Sections (Sheet A-8)
- Sections and Details (Sheet A-9)

DOCUMENTS REVIEWED:

- Cover Letter, prepared by J.D. Barrett & Associates, LLC, dated October 13, 2020
- Town of Lewisboro Wetland Permit Application
- Survey of Property, prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated (last revised) August 19, 2019
- Property Deed

JKJ/dc

T:\Lewisboro\Correspondence\2020-11-12_LWPB_Mcguinness - 17 School House Road_Review Memo.Docx

TO: Town of Lewisboro Planning Board

FROM: Lewisboro Conservation Advisory Council

SUBJECT: **McGuinness Residence, 17 Schoolhouse Road, South Salem, NY 10590**

DATE: November 10, 2020

The Conservation Advisory Council (CAC) reviewed the applicant's plans for construction of a greenhouse, covered dining area, spa and extension of an existing patio.

The plans show that much of the construction is in the wetland buffer. The plans also show significant addition of impervious surfaces due to increase roof area and conversion of areas from gravel to bluestone.

Given the amount of construction in the wetland buffer, the CAC has a number of concerns and questions:

- A general question for all the construction in the buffer: can some or all of this new construction be moved outside the buffer? In particular, can the saltwater pool and greenhouse be placed outside the buffer?
- Given the large amount of new impervious surface area, a stormwater plan should be provided that mitigates new potential runoff.
- The CAC would like to see the mitigation calculation that demonstrates that the 1 to 1 criteria is met or exceeded.
- The CAC would like to see a legend for the proposed plantings.
- In certain areas that were part of the wetland violations mitigation, this plan shows increasing the planting density of those areas. The CAC would like to know if increasing the density but not the area is effective mitigation.
- One area shows a wildflower garden for mitigation. The CAC would like to know if this is an effective and lasting year round mitigation.
- The CAC would like to know what the plans are for the saltwater pool for overflow and drainage.
- The CAC would like to know if there is a way to change the plan to avoid removing large trees.

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

October 13, 2020

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

Re: McGuinness Property / Proposed Outdoor Improvements
17 School House Road – 23.261 Acres, R-4A Zone
Tax Parcel ID: 22-10802-35

Dear Chair Anderson & Members of the PB:

On behalf of Peter and Annette McGuinness, we provide the following materials in support of a Wetland Permit Application for the above project, portions of which occur within the outer reaches of the 150-foot wetland setback on the property. We enclose three sets of the following information (one additional set sent directly to Jan Johannessen-Town Planner), including:

- This explanatory **Cover Letter**, prepared by J.D. Barrett & Associates, LLC, dated October 13, 2020.
- A completed **Wetland Permit Application Form**, dated October 7, 2020, along with a $255 **Application Fee** and a $1,066.50 **Escrow Replenishment Fee**.
- A completed and notarized **Affidavit of Ownership Form**, dated October 8, 2020.
- A completed and notarized **Tax Payment Affidavit Requirement Form**, dated October 9, 2020.
- A **Survey of Property**, prepared by Insite Surveyors, dated November 23, 2014, last revised August 19, 2019.
- **Site Plans**, prepared by J.D. Barrett & Associates, LLC, dated October 9, 2020, including:
  - Sheet 1 of 3 – Overall Property & Existing Conditions Plan
  - Sheet 2 of 3 – Site Plan-Subject Area 1
  - Sheet 3 of 3 – Erosion Control & Site Mitigation Plan, Subject Areas 1 and 2
- **Architectural Plans**, prepared by Patrick M. Croke, dated October 9, 2020, including:
  - Sheet A-1 Site Plan and General Notes
  - Sheet A-2 Site Plan and Landscape Plan
  - Sheet A-3 Architectural Plan
  - Sheet A-4 Architectural Plan
  - Sheet A-5 Elevations
  - Sheet A-6 Elevations
  - Sheet A-7 Elevations
  - Sheet A-8 Sections
  - Sheet A-9 Sections and Details

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

Environmental Overview

The McGuinness property at 17 School House Road occupies approximately 23.261 acres on the north side of School House Road. Approximately six acres of property fronting on School House Road is developed in a residential setting and the balance of the northern portion of the property is wooded and contains wetlands. NYSDEC Wetland F-6 borders the western edge of the property. The property is relatively flat to rolling and contains open lawn areas, a meadow at the western edge of the property, wooded areas and wetlands at the northern portion of the property. A locally regulated 150-foot wetland buffer area occupies a large portion of the property. The property is developed with a house, recreational barn, studio/storage shed, septic and domestic well. A long driveway from School House Road leads up to the central portion of the property where the house and accessory structures are positioned. The property also contains a lamb paddock and shelter at the southeast portion of the property in non-regulated areas. Adjacent to the lamb paddock is a chicken coop and feed storage shed. The subject areas for this project include the area adjacent to the house and accessory structures and driveway parking court as Subject Area 1. Subject Area 2 is in the area of the former lamb paddock.

Background

The McGuinness family acquired the property in December 2015 and began home renovations in 2016. In July 2016, the family moved into the house. Renovations to the activity barn and studio/storage shed continued into 2016, and in the fall of 2016 work was stopped due to unauthorized construction beyond the scope of the Building Permit for the studio and this resulted in a "Stop Work Order" and "Notice of Wetland Violation". The latter was issued because the lamb paddock and lamb shelter was positioned within the 150-foot wetland buffer. The owners then applied for a Wetland Permit to remedy the situation and the lamb pen and shelter were moved out of the wetland buffer to the southeast corner of the property. This required the relocation of the driveway and drainage improvements to make the lamb pen usable. In addition, an extensive wetland mitigation planting plan was approved by the PB and installed by the owners and the Wetland Violation on the property was cured and the Wetland Permit for that work closed. In the spring of 2020, the owners received an Administrative Wetland Permit from the Town and NYSDEC to restore a section of impacted wetland buffer at the southwest portion of the property. Here, invasive shrubbery (Barberry and Multiflora Rose) was removed from the wetland buffer and replaced with native plantings. That work is now completed.

Proposed Outdoor Improvements

The subject of this Wetland Permit Application to the PB includes the construction of outdoor activity spaces that will connect the house to existing outbuildings. This occurs in Subject Area 1 adjacent to the house, accessory buildings and driveway. The proposed improvements are shown on the architect's plans, A-1 through A-9 and on our Site Plans, Sheets 1, 2 and 3 of 3. Improvements to Subject Area 1 will occur both within the regulated 150-foot wetland buffer in the backyard and outside the regulated wetland buffer in the front yard. The improvements in the backyard occur over the existing patio and adjacent yard areas. The improvements in the front yard occur over the existing driveway. The improvements proposed are color-coded and keyed to a legend on Sheet 2 of 3 of our plans. Improvements include the following:

SUBJECT AREA 1

Proposed Activities Located Within or Partially Within Wetland Buffer

(A) Proposed 10' x 15' salt water spa with plunge pool
(B) Proposed bluestone spa patio
(C) Existing gravel patio to be converted to bluestone paving
(D) Proposed cottage roof overhang expansion to provide new covered sitting area/porch
(E) Proposed rear patio expansion
(F) Existing gravel driveway to be converted to formal garden with pea gravel walkways
(G) Proposed covered dining patio replaces portion of existing gravel driveway
(H) Proposed garden area with ornamental water feature over existing driveway and mowed lawn
(I) Proposed stepping stones over existing lawn area
(J) Proposed new or realigned stone retaining wall
(K) New covered storage shed over existing stone patio (small portion located within wetland buffer)

Proposed Activities Located Outside Regulated Wetland Buffer

(L) Proposed bluestone patio and realigned wall east of grill area
(M) Proposed grill and fireplace
(N) Expansion of existing gravel driveway to serve as parking and turnaround area
(O) Proposed pea gravel and stepping stone walkway over existing gravel driveway
(P) Proposed stone retaining wall at parking area
(Q) Proposed stepping stone and pea gravel over existing gravel driveway
(R) Proposed spa equipment to be located within new storage shed
(S) Proposed covered sitting folly
(T) Proposed grass area surrounded by perennials and low evergreen hedge

SUBJECT AREA 2

Subject Area 2 occurs in the former lamb paddock which is positioned within the 150-foot wetland setback area. It is proposed that a new greenhouse (12' x 16') be installed in the central portion of the paddock. The new greenhouse structure shall replace the existing storage shed in the paddock, which also measures 12' x 16'. The greenhouse shall be supplied by Gothic Arch Greenhouse, Mobile, Alabama. It shall be erected on a concrete footing to the frost line by the project architect. It will have a gravel floor on the inside of the greenhouse. The greenhouse receive water supply from a garden hose from the house during the spring, summer and fall months. A poly water storage tank will be located inside the (heated) greenhouse to provide the small amount of water supply that may be required over the winter months. Electrical service to the greenhouse shall be provided by extending the existing subsurface electrical service currently in the existing shed to the new greenhouse. Electrical service will be required to operate the grow lights, standard interior lighting, automatic electrical fans and ventilation system and electrical heaters.

Zoning

The majority of the proposed improvements occur along the eastern property line and within the side-yard setback and inasmuch, variances from the Zoning Board of Appeals (ZBA) were required. In June 2020 an application to the ZBA was made. The applicant's Attorney and Architect then met with the ZBA at the property to discuss the project and view the site conditions. It was explained to the ZBA that the improvements are so located along the eastern property line and within the side-yard setback in order to take advantage of the more buildable land closer to the house and out-buildings and farther away from the wetlands and wetlands buffer at the western portion of the property. It was also noted that there are no neighbor's homes to the east of the subject area that would be impacted, but rather the area east of the improvements is wooded. At the July 2020 ZBA meeting the variances for the project were granted. A copy of the ZBA Resolution of Approval for the project, Cal. No. 12-20-BZ, is attached to this letter.

Wetland Buffer Disturbance

As noted above, portions of the proposed improvements occur in the regulated wetland buffer. We have indicated on the plans the grading limit line (gll)/work limit line defining the work are necessary to install the improvements in Subject Areas 1 and 2. We offer the following summary:

Category	Subject Area 1	Subject Area 2
Area within gll	12,443 SF	1,573 SF
Area within gll in 150' wetland buffer	7,044 SF	1,573 SF
New building coverage	1,226 SF	0 SF*
New Impervious Area w/in wetland buffer	1,606 SF	0 SF*
Existing Driveway Area-total site	8,058 SF	-
Proposed Driveway Area-total site	6,617 SF	-

*There is no change in building coverage or impervious area in Subject Area 2, as the new 12' x 16' greenhouse replaces the existing 12' x 16' shed to be removed.

Proposed Wetland Mitigation

Proposed wetland mitigation measures for the project include temporary mitigation in the form of erosion controls during the construction process and long-term wetland mitigation in terms of a stormwater management plan and proposed mitigation plantings.

- Erosion controls shall be installed down slope of all work areas and kept in effective condition throughout the construction process.
- A stormwater management plan shall be prepared by ALP Engineering to capture and treat additional stormwater generated by the project. We note that much of the proposed, new impervious areas occur over the existing gravel driveway, but some new areas also occur over areas currently vegetated with lawn or plantings.
- Wetland mitigation plantings are proposed in both Subject Areas 1 and 2. In Subject Area 1, new plantings are proposed at the western edge of the property, at the location of the prior

wetland mitigation plantings installed. Here, it is proposed that we bolster the previously installed plantings with more of the same species to create a denser planting. Utilizing the same species as those previously installed will ensure a harmonious planting that will all blend together.

- Wetland mitigation plantings in Subject Area 2 will take the form of planting of a native wildflower meadow. Here, it is proposed that an area measuring approximately 110' x 25', or 2750 SF, be converted from existing grasses to native wildflowers meadow. The wildflower meadow will act as a filter strip for overland stormwater flowing towards the wetland. The wildflower meadow will also serve as an attractive backdrop for the greenhouse.

Tree Removals & Replacements

It will be necessary to remove four trees to install the improvements, including: a 12" maple, 18" maple, 17" maple, 28" ash. One maple is located in the backyard by the proposed pool and spa area and is in fair condition. The other two maples are located in the driveway expansion area and are in good condition. The 28" ash tree is also located in the proposed driveway expansion area and is in poor condition.

We note that it is proposed to replace four new trees in the meadow area at the western property line. It is proposed that two Dogwood trees and two Shad-blow trees be planted in the meadow to provide spring flowers and fall fruits.

NYSDEC

Portions of the proposed improvements fall within the 100-foot wetland buffer and NYS FWW F-6. However, there will be no structures located within 50 feet of F-6 and, therefore, the project will qualify for an Administrative Wetland Permit Approval from NYSDEC. Once the site plan is agreed to with the PB, the applicant will file a Wetland Permit Application with NYSDEC.

Summary

We trust that the above information will be helpful to the PB's review of the project. The project team looks forward to discussing the project with the PB at the November 4, 2020 PB meeting.

Respectfully submitted,

Jeri Barrett

Jeri D. Barrett, R.L.A.
JDB:lj

Enc.
cc: Mr. & Mrs. McGuinness

Michael Sirignano, Esq.
Patrick Croke, RA
Alan Pilch, PE, RLA

RECEIVED BY

SEP 2 1 2020

Town Clerk
Town of Lewisboro

RESOLUTION
TOWN OF LEWISBORO
ZONING BOARD OF APPEALS
IN THE MATTER OF THE APPLICATION OF
Peter and Annette McGuiness
FOR A VARIANCE OF
ARTICLE IV §220-23(E)
CAL. NO. 12-20-BZ

INTRODUCED BY: **Board Member Rendo**

SECONDED BY: **Board Member Infield**

DATE OF CONSIDERATION/ADOPTION: **July 29, 2019**

WHEREAS, Peter and Annette McGuinness, as the applicant [McGuiness III, Peter J. & Annette Y., owner of record], have made application to the Lewisboro Zoning Board of Appeals (the "ZBA") for an area variance of Article IV, Section 220-23(E) of the Lewisboro Town Code, on the subject premises located at 17 Schoolhouse Road, Waccabuc, New York, Tax Map Sheet 22, Block 10802, Lots 35 ("the property"), in the matter of a proposed pool deck that will have a northeast side yard setback of 10'-0" whereas 50' are required, a proposed pool that will have a northeast side yard setback of 11'-0" whereas 50' are required, a proposed recreation cottage west side patio that will have a northeast side yard setback of 39'-6" whereas 50' are required, a proposed recreation cottage west side overhang that will have a northeast side yard setback of 39'-6" whereas 50' are required, a proposed recreation cottage north side overhang that will have a northeast side yard setback of 23'-6" whereas 50' are required, a proposed east side storage enclosure that will have a northeast side yard setback of 6'-0" whereas 50' are required, a proposed patio on the east side of fireplace/grill that will have a northeast side yard setback of 12'-0" whereas 50' are required, a proposed fireplace/grill that will have a northeast side yard setback of 20'-0" whereas 50' are required, a proposed covered dining/sitting folly that will have a northeast side yard setback of 23'-0" whereas 50' are required, and proposed pool equipment that will have a northeast side yard setback of 10'-0" whereas 50' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code, 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: 978 0603 4147) in this matter on July 29, 2020 and a site walk was conducted on July 25, 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 23.261acre parcel in the R-4A zoning district owned Peter and Annette McGuinness and is improved with a single-family residence.
2. The applicant wishes to install a pool deck that will have a northeast side yard setback of 10'-0" whereas 50' are required, thereby requiring a 40' northeast side yard setback, a pool that will have a northeast side yard setback of 11'-0" whereas 50' are required, thereby requiring a 39' northeast side yard setback, a recreation cottage west side patio that will have a northeast side yard setback of 39'-6" whereas 50' are required, thereby requiring a 10' -6" northeast side yard setback, a recreation cottage west side overhang that will have a northeast side yard setback of 39'-6" whereas 50' are required, thereby requiring a 10' -6"' northeast side yard setback, a recreation cottage north side overhang that will have a northeast side yard setback of 23'-6" whereas 50' are required, thereby requiring a 26' -6" northeast side yard setback, a east side storage enclosure that will have a northeast side yard setback of 6'-0" whereas 50' are required, thereby requiring a 44' northeast side yard setback, a patio on the east side of fireplace/grill that will have a northeast side yard setback of 12'-0" whereas 50' are required, thereby requiring a 38' northeast side yard setback, a fireplace/grill that will have a northeast side yard setback of 20'-0" whereas 50' are required, thereby requiring a 30'northeast side yard setback, a covered dining/sitting folly that will have a northeast side yard setback of 23'-0" whereas 50' are required, thereby requiring a 27' northeast side yard setback and pool equipment that will have a northeast side yard setback of 10'-0" whereas 50' are required, thereby requiring a 40' northeast side yard setback.
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 40' from the required 50' northeast side yard setback thereby permitting the installation of the pool deck 10' -0" from the northeast side yard lot line, a variance of 39' from the required 50' northeast side yard setback thereby permitting the installation of the pool 11' -0" from the northeast side yard lot line, a variance of 10' -6" from the required 50' northeast side yard setback thereby permitting the installation of the recreation cottage west side patio 39' -6" from the northeast side yard lot line, a variance of 10' -6" from the required 50' northeast side yard setback thereby permitting the installation of the recreation cottage west side overhang 39' -6" from the northeast side yard lot line, a variance of 26' -6" from the required 50' northeast side yard setback thereby permitting the installation of the recreation cottage north side overhang 23' -6" from the northeast side yard lot line, a variance of 44' from the required 50' northeast side yard setback thereby permitting the installation of the east side storage enclosure 6' -0" from the northeast side yard lot line, a variance of 38' from the required 50' northeast side yard setback thereby permitting the installation of the

patio on the east side of fireplace/grill 12' -0" from the northeast side yard lot line, a variance of 30' from the required 50' northeast side yard setback thereby permitting the installation of the fireplace/grill 20' -0" from the northeast side yard lot line, a variance of 27' from the required 50' northeast side yard setback thereby permitting the installation of the covered dining/sitting folly 23' -0" from the northeast side yard lot line, a variance of 40' from the required 50' northeast side yard setback thereby permitting the installation of the pool equipment 10' -0" from the northeast side yard lot line.

NOW, THEREFORE BE IT RESOLVED, that the Lewisboro Zoning Board of Appeals hereby grants an area variance of 40' from the required 50' northeast side yard setback of Article IV, Section 220-23(E) of the Lewisboro Town Code in order to permit the installation of the pool deck 10' -0" from the northeast side yard lot line, a variance of 39' from the required 50' northeast side yard setback of Article IV, Section 220-23(E) of the Lewisboro Town Code in order to permit the installation of the pool 11' -0" from the northeast side yard lot line, a variance of 10' -6" from the required 50' northeast side yard setback of Article IV, Section 220-23(E) of the Lewisboro Town Code in order to permit the installation of the recreation cottage west side patio 39' -6" from the northeast side yard lot line, a variance of 10' -6" from the required 50' northeast side yard setback of Article IV, Section 220-23(E) of the Lewisboro Town Code in order to permit the installation of the recreation cottage west side overhang 39' -6" from the northeast side yard lot line, a variance of 26' -6" from the required 50' northeast side yard setback of Article IV, Section 220-23(E) of the Lewisboro Town Code in order to permit the installation of the recreation cottage north side overhang 23' -6" from the northeast side yard lot line, a variance of 44' from the required 50' northeast side yard setback of Article IV, Section 220-23(E) of the Lewisboro Town Code in order to permit the installation of the east side storage enclosure 6' -0" from the northeast side yard lot line, a variance of 38' from the required 50' northeast side yard setback of Article IV, Section 220-23(E) of the Lewisboro Town Code in order to permit the installation of the patio on the east side of fireplace/grill 12' -0" from the northeast side yard lot line, a variance of 30' from the required 50' northeast side yard setback of Article IV, Section 220-23(E) of the Lewisboro Town Code in order to permit the installation of the fireplace/grill 20' -0" from the northeast side yard lot line, a variance of 27' from the required 50' northeast side yard setback of Article IV, Section 220-23(E) of the Lewisboro Town Code in order to permit the installation of the covered dining/sitting folly 23' -0" from the northeast side yard lot line, a variance of 40' from the required 50' northeast side yard setback of Article IV, Section 220-23(E) of the Lewisboro Town Code in order to permit the installation of the pool equipment 10' -0" from the northeast side yard lot line, which is located in the R-4A zoning district pursuant to Section 267-b(4) of the Town Law of the State of New York:

VOTE:

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

McGuiness
Cal. No. 12-20-BZ

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

Robin Price, Jr., Chairman

Dated in South Salem, New York

This 18 day of September, 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 29, 2020.

Dated: 9/18/2020

Kara Sullivan
Secretary Zoning Board of Appeals

Application No.: _____
Fee: _____ Date: _____

TOWN OF LEWISBORO
WETLAND PERMIT APPLICATION

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

Project Address: 17 School House Rd Waccabuc, NY 10597

Sheet: 22 Block: 10802 Lot(s): 35

Project Description (Identify the improvements proposed within the wetland/wetland buffer and the approximate amount of wetland/wetland buffer disturbance): Proposed outdoor improvements, portions of which occur within the wetland buffer (Approx. disturbance within buffer is 8,617 SF)

Owner's Name: Peter + Annette McGuinness Phone: 646-704-1178

Owner's Address: 17 School House Rd Email: pmcguinness90@gmail.com anm.mcguinness@gmail.com

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

Applicant's Address: _____ Email: _____

Agent's Name (if applicable): Jeri Barrett Phone: 203-372-5805

Agent's Address: 109 Sport Hill Rd. Easton, CT Email: jeri@jdbarrett.com

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: NYSDEC - FWW Adjacent Area General Permit, Building Permit

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.

X Owner Signature: _____ Date: 10/7/20

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590
Email: planning@lewisboregov.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)

ANNETTE & PETER McGUINNESS
Name of Applicant

McGUINNESS PROPERTY
Project Name

Property Description

Tax Block(s): 10802

Tax Lot(s): 35

Tax Sheet(s): 22

Property Assessed to:

ANNETTE & PETER McGUINNESS
Name

17 SCHOOLHOUSE ROAD
Address

WACCABUC NY 10597
City State Zip

The undersigned, being duly sworn deposes and says that a search of the tax records in the office of the Receiver of Taxes, Town of Lewisboro, reveals that all amounts due to the Town of Lewisboro as real estate taxes and special assessments, together with all penalties and interest thereon, affecting the premises described below, have been paid.

Signature - Receiver of Taxes: [signature] 10/9/2020
Date

Sworn to before me this

9 **day of** October, 2020

[signature]
Signature - Notary Public (affix stamp)

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

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

Annette McGuinness, being duly sworn, deposes and says that he/she

resides at 17 School House Rd, Waccabuc

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 10802, Lot 35, on Sheet 22.

Owner's Signature

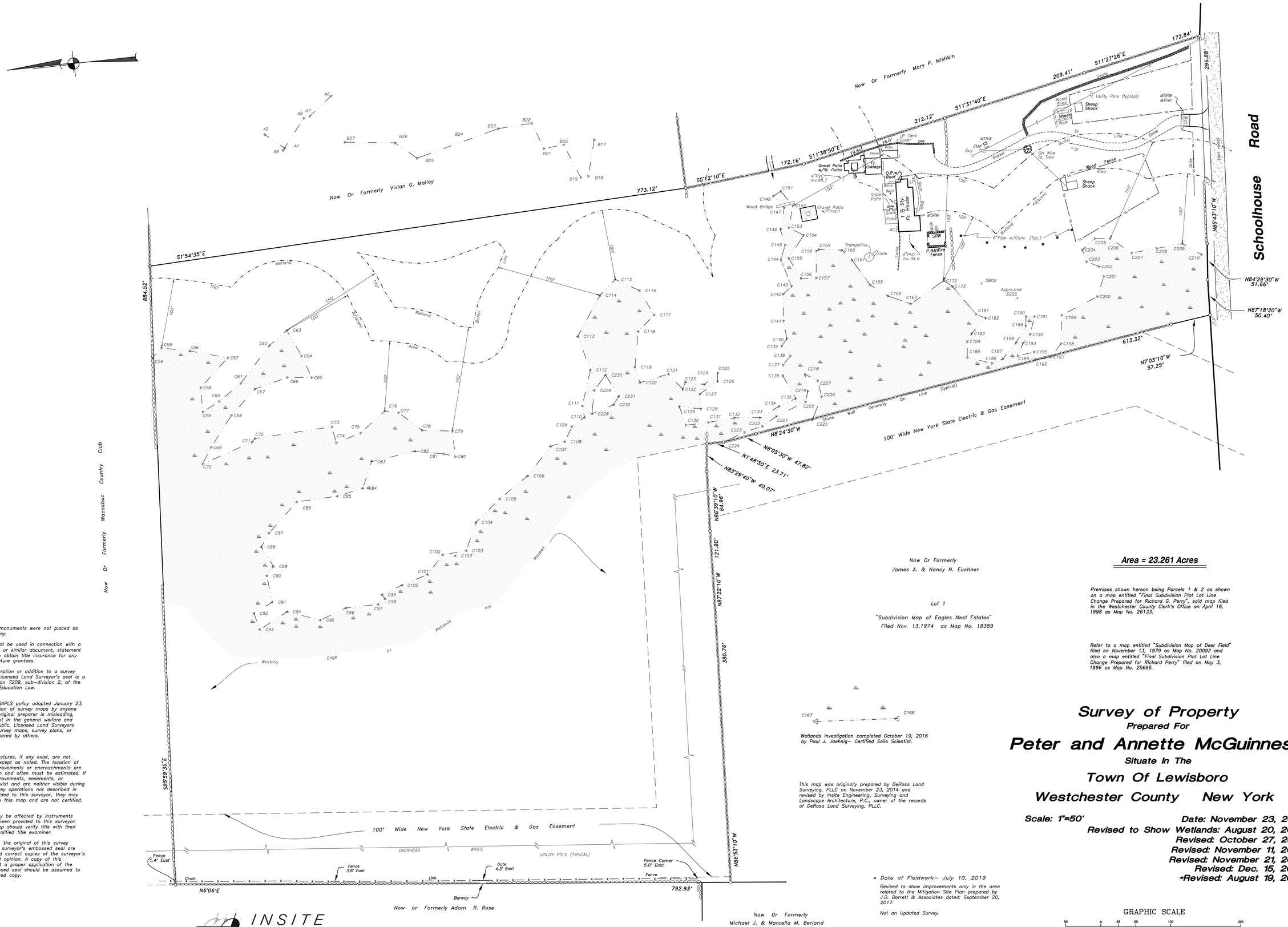
Sworn to before me this

8th **day of** October, 2020

PAMELA CARLUCCI
Notary Public
Connecticut
My Commission Expires Oct 31 2022

Pamela Carlucci

Notary Public – affix stamp



Now Or Formerly
James A. & Nancy N. Euchner

Lot 1

"Subdivision Map of Eagles Nest Estates"
Filed Nov. 13,1974 as Map No. 18389

Wetlands Investigation completed October 19, 2016 by Paul J. Joehnig– Certified Soils Scientist.

This map was originally prepared by DeRosa Land Surveying, PLLC on November 23, 2014 and revised by Insite Engineering, Surveying and Landscape Architecture, P.C., owner of the records of DeRosa Land Surveying, PLLC.

* Date of Fieldwork– July 10, 2019

Revised to show improvements only in the area related to the Mitigation Site Plan prepared by J.D. Barrett & Associates dated: September 20, 2017.

Not an Updated Survey.

Area = 23.261 Acres

Premises shown hereon being Parcels 1 & 2 as shown on a map entitled "Final Subdivision Plat Lot Line Change Prepared for Richard G. Perry", said map filed in the Westchester County Clerk's Office on April 16, 1998 as Map No. 26133.

Refer to a map entitled "Subdivision Map of Deer Field" filed on November 13, 1979 as Map No. 20092 and also a map entitled "Final Subdivision Plat Lot Line Change Prepared for Richard Perry" filed on May 3, 1996 as Map No. 25696.

Survey of Property

Prepared For

Peter and Annette McGuinness

Situate In The

Town Of Lewisboro

Westchester County New York

Scale: 1"=50'

Date: November 23, 2014
Revised to Show Wetlands: August 20, 2015
Revised: October 27, 2016
Revised: November 11, 2016
Revised: November 21, 2016
Revised: Dec. 15, 2016
***Revised: August 19, 2019**

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

Property corner monuments were not placed as part of this survey.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent or future grantees.

Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of Section 7209, sub–division 2, of the New York State Education Law.

According to NYSAPLS policy adopted January 23, 1993, the alteration of survey maps by anyone other than the original preparer is misleading, confusing and not in the general welfare and benefit of the public. Licensed Land Surveyors shall not alter survey maps, survey plans, or survey plats prepared by others.

Underground structures, if any exist, are not shown hereon, except as noted. The location of underground improvements or encroachments are not always known and often must be estimated. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to this surveyor, they may not be shown on this map and are not certified.

This property may be affected by instruments which have not been provided to this surveyor. Users of this map should verify title with their attorney or a qualified title examiner.

Only copies from the original of this survey marked with the surveyor's embossed seal are genuine, true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place • Carmel, New York 10512
Phone (845) 225–9690 • Fax (845) 225–9717
www.insite–eng.com

JEFFREY B. DeROSA, LS
New York State License No. 050749

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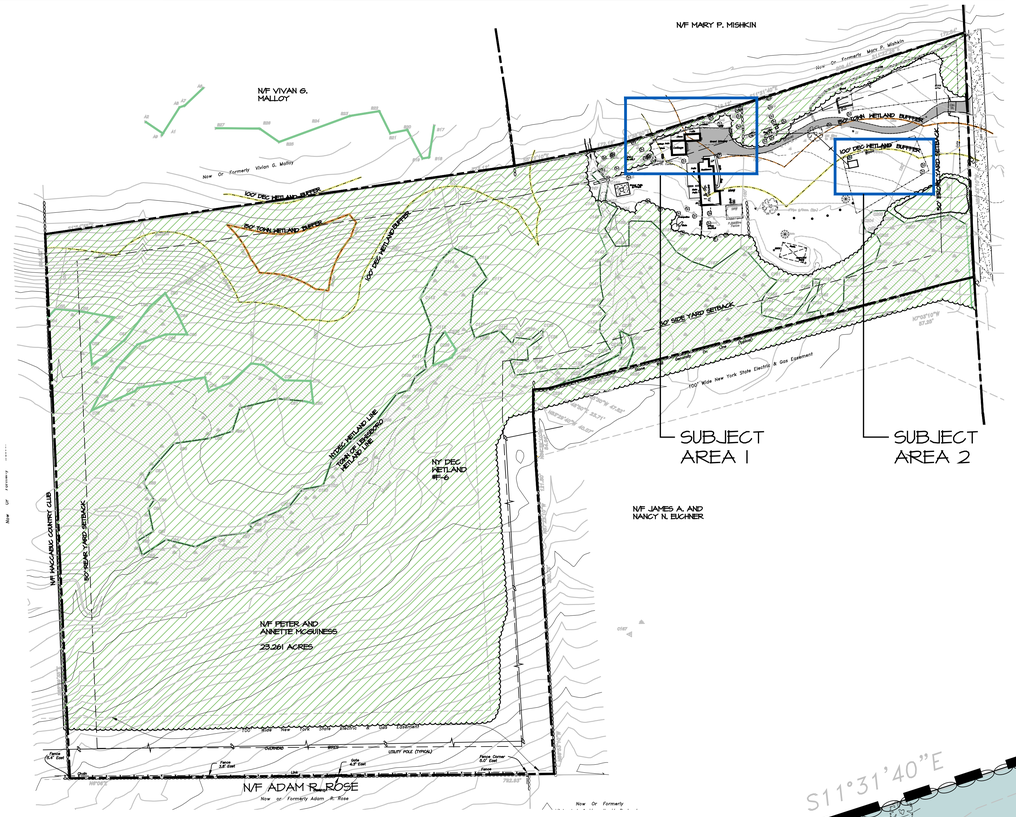
15211200 T604-3
Mcguinness, Peter.dwg



OVERALL PROPERTY MAP

Scale: 1" = 100'

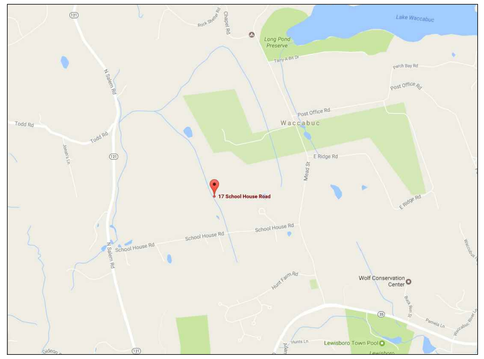
1

2

3

4

5



SITE LOCATION (GOOGLE MAPS)

NTS

NORTH

GENERAL NOTES

1. THESE PLANS ARE PREPARED IN SUPPORT OF AN APPLICATION TO THE TOWN OF LEWISBORO FOR A WETLAND ACTIVITY PERMIT.

2. PROPERTY OWNERS, CONTACTS AND APPLICANTS FOR THIS APPLICATION ARE PETER AND ANNETTE MCGUINNESS, 17 SCHOOL HOUSE ROAD, WACCABUC, NY.

3. TOWN OF LEWISBORO AND NYSDEC REGULATED WETLANDS OCCUR ON AND OFF SITE. IMPROVEMENTS OCCUR PARTIALLY WITHIN THE REGULATED WETLAND SETBACK AND REVIEW AND APPROVAL BY THE TOWN OF LEWISBORO IS REQUIRED FOR THIS PROJECT.

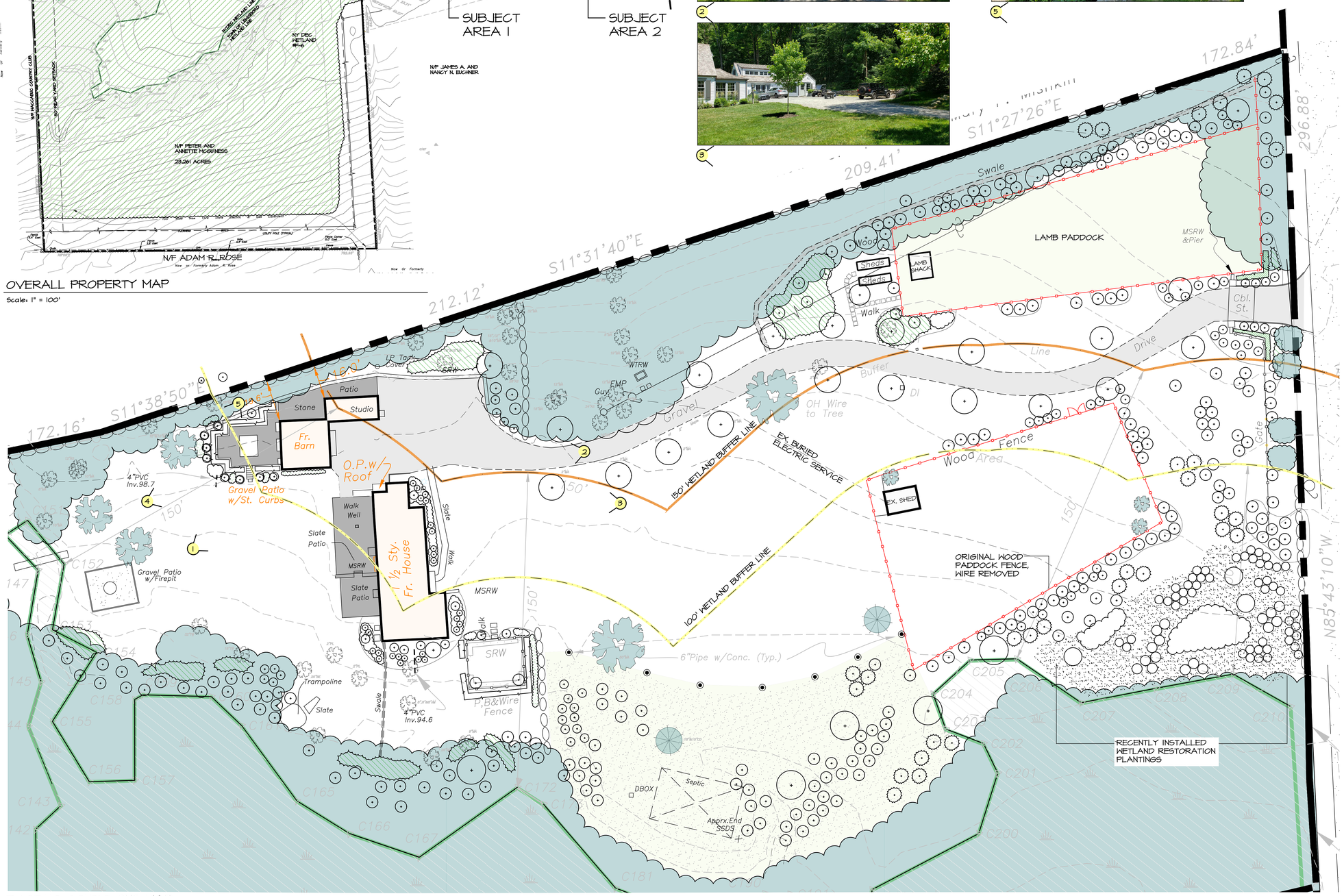
4. SURVEY INFORMATION FOR THE PROJECT HAS BEEN PREPARED BY INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C. 3 GARRETT PLACE, CARMEL, NEW YORK.

5. WETLANDS IN THE PROJECT AREA WERE EVALUATED BY PAUL JAEHNIG, P.O. BOX 1071, RIDGEFIELD, CT.

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

DRAWING INDEX

SH. 1 OF 3	OVERALL PROPERTY & EXISTING CONDITIONS PLAN
SH. 2 OF 3	SITE PLAN - SUBJECT AREA 1
SH. 3 OF 3	EROSION CONTROL AND SITE MITIGATION PLAN - SUBJECT AREA 1 & 2



EXISTING CONDITIONS MAP

Scale: 1" = 20'

OVERALL PROPERTY & EXISTING CONDITIONS PLAN

Prepared For :
MR & MRS MCGUINNESS
17 SCHOOL HOUSE ROAD
WACCABUC, NY 10597
Tax Parcel ID 22-10802-35
23.261 Acres

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

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

Wetland and Soil Scientist
PAUL JAEHNIG
PO BOX 1071
RIDGEFIELD, CT 06877
Tel. 203.438.9993

Environmental Consultant:
STEPHEN W. COLEMAN ENV. CONSULTING
3 ASPEN COURT
OSSINING, NY 10562
Tel. 914.762. 7288

Engineer/Surveyor:
INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 GARRETT PLACE
CARMEL, NY 10512
Tel. 845-225-4690

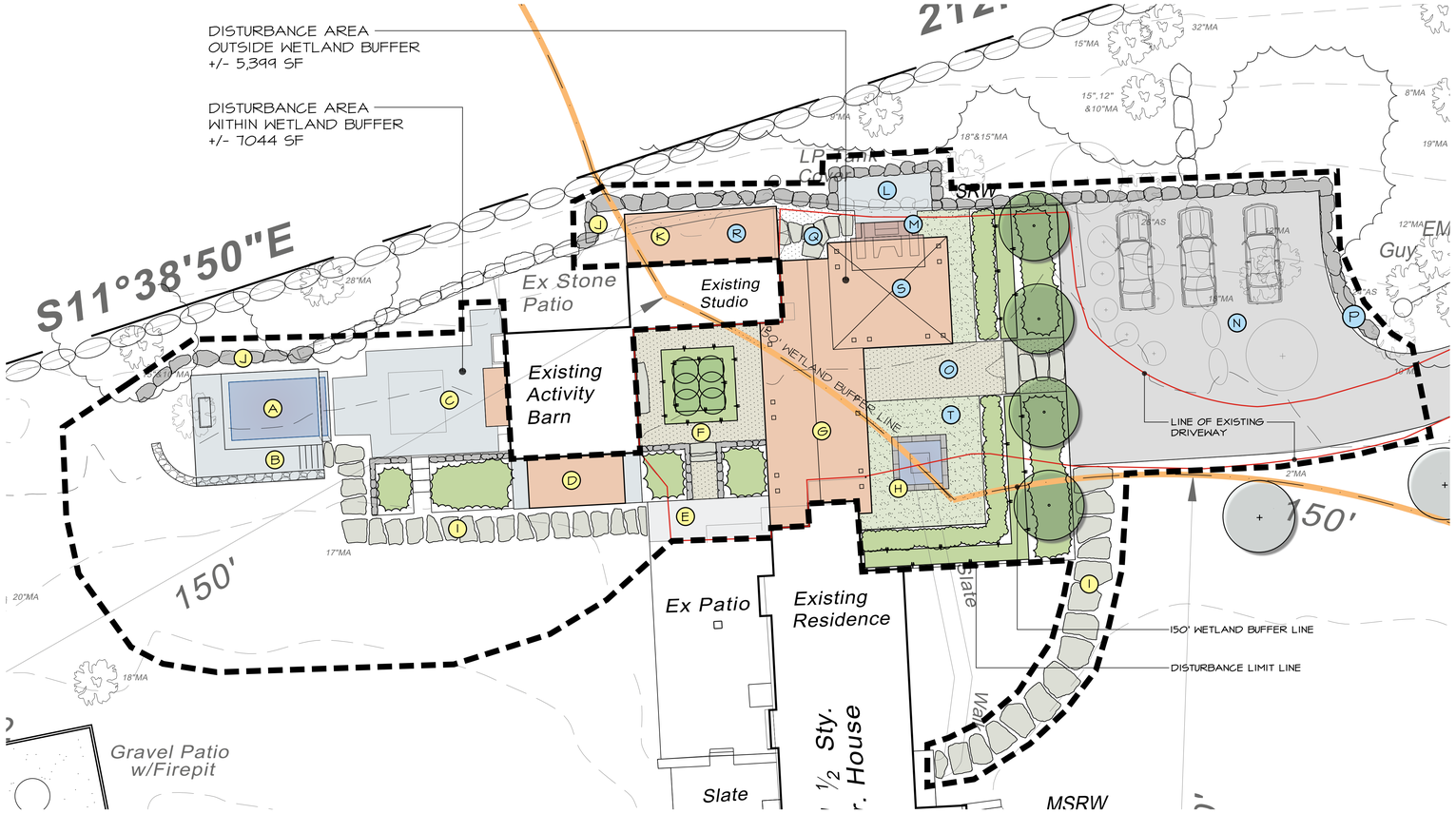
Stormwater Engineer:
ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC
P.O. Box 843
RIDGEFIELD, CT 06877
Tel. 475.215.5343

Scale : 1" : 20'

0' 20' 40'

Date : October 9, 2020

NORTH



PROPOSED SITE PLAN

Scale: 1" = 10'

PROPOSED ACTIVITIES LOCATED WITHIN OR PARTIALLY WITHIN WETLAND BUFFER

- (A) PROPOSED 10' x 15' SALT WATER SPA W/ PLUNGE POOL
- (B) PROPOSED BLUESTONE SPA PATIO
- (C) EXISTING GRAVEL PATIO TO BE CONVERTED TO BLUESTONE PAVING
- (D) PROPOSED BARN ROOF OVERHANG EXPANSION TO PROVIDE NEW COVERED SITTING AREA/ PORCH
- (E) PROPOSED REAR PATIO EXPANSION
- (F) EXISTING GRAVEL DRIVEWAY TO BE CONVERTED TO FORMAL GARDEN WITH PEA GRAVEL WALKWAYS
- (G) PROPOSED COVERED DINING PATIO REPLACES PORTION OF EXISTING GRAVEL DRIVEWAY
- (H) PROPOSED GARDEN AREA WITH ORNAMENTAL WATER FEATURE OVER EXISTING DRIVEWAY AND MOWED LAWN
- (I) PROPOSED STEPPING STONES OVER EXISTING LAWN AREA
- (J) PROPOSED NEW OR REALIGNED STONE RETAINING WALL
- (K) NEW COVERED STORAGE SHED OVER EXISTING STONE PATIO (SMALL PORTION LOCATED W/ IN WETLAND BUFFER)

PROPOSED ACTIVITIES LOCATED OUTSIDE REGULATED WETLAND BUFFER

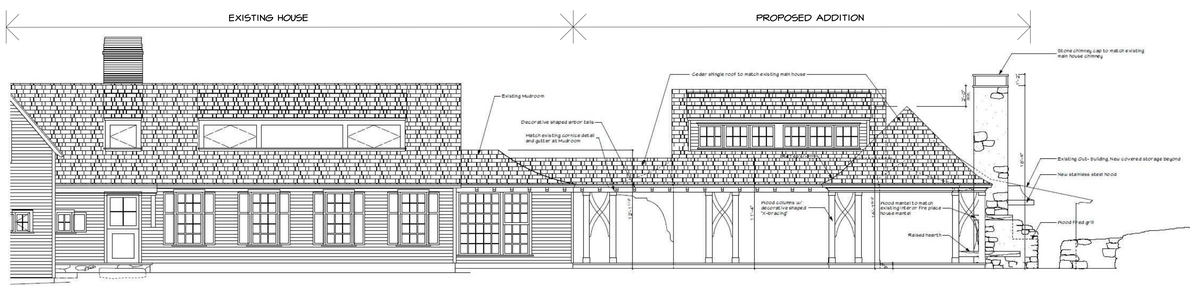
- (L) PROPOSED BLUESTONE PATIO AND REALIGNED WALL EAST OF GRILL AREA
- (M) PROPOSED GRILL AND FIREPLACE
- (N) EXPANSION OF EXISTING GRAVEL DRIVEWAY TO SERVE AS PARKING AND TURNAROUND AREA
- (O) PROPOSED PEA GRAVEL AND STEPPING STONE WALKWAY OVER EXISTING GRAVEL DRIVEWAY
- (P) PROPOSED STONE RETAINING WALL AT PARKING AREA
- (Q) PROPOSED STEPPING STONE AND PEA GRAVEL OVER EXISTING GRAVEL DRIVEWAY
- (R) PROPOSED SPA EQUIPMENT TO BE LOCATED WITHIN NEW STORAGE SHED
- (S) PROPOSED COVERED SITTING FOLLY
- (T) PROPOSED GRASS AREA SURROUNDED BY PERENNIALS AND LOW EVERGREEN HEDGE

DISTURBANCE AREA SUMMARY

LOT AREA	23.261 Acres (1,013,241 SF)
SUBJECT AREA 1	
DISTURBANCE WITHIN WETLAND BUFFER	+/- 7044 SF
DISTURBANCE OUTSIDE WETLAND BUFFER	+/- 5399 SF
TOTAL DISTURBANCE @ SUBJECT AREA 1	+/- 12,443 SF
SUBJECT AREA 2 (Sheet 3 of 3)	
DISTURBANCE WITHIN WETLAND BUFFER	+/- 1573 SF
DISTURBANCE OUTSIDE WETLAND BUFFER	+/- 0 SF
TOTAL DISTURBANCE @ SUBJECT AREA 2	+/- 1573 SF

COVER-TYPE LEGEND

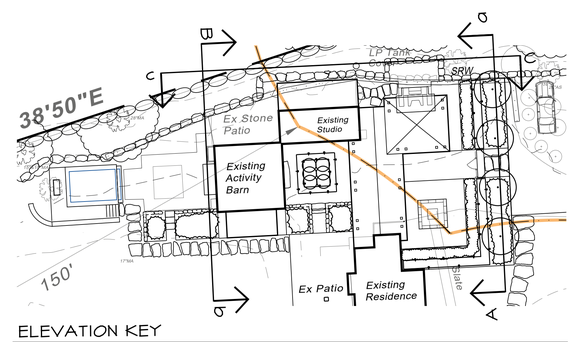
- NEW ROOF
- GRAVEL DRIVEWAY
- PEA GRAVEL WALKWAY
- BLUESTONE PATIO ON CONCRETE
- STEPPING STONES
- GRASS
- PLANTINGS



A

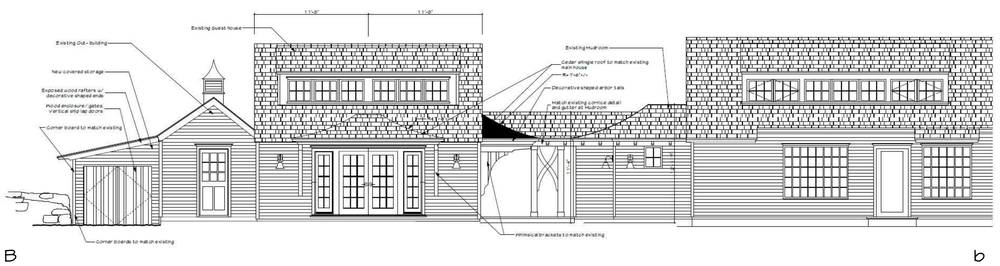
FRONT ELEVATION

NTS



ELEVATION KEY

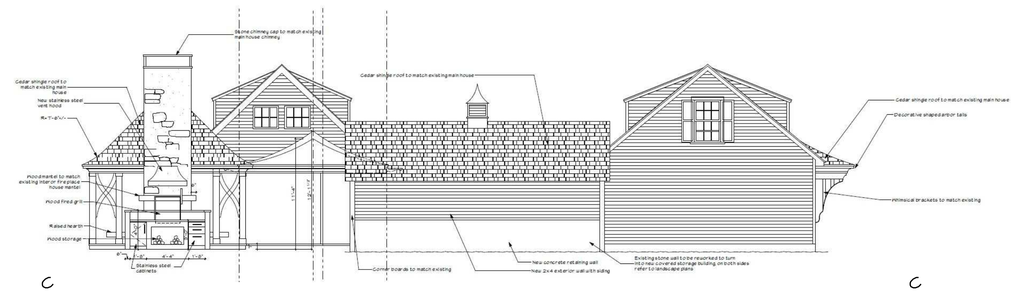
1" = 30'



B

REAR ELEVEATION (SOUTH)

NTS



C

RIGHT ELEVATION FIREPLACE/ COVERED STORAGE

NTS

SITE PLAN - SUBJECT AREA 1

Prepared For :
MR & MRS MCGUINNESS
17 SCHOOL HOUSE ROAD
WACCABUC, NY 10597
Tax Parcel ID 22-10802-35
23.261 Acres

Prepared by:
Landscape Architect/Environmental Planner:
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OSSINING, NY 10562
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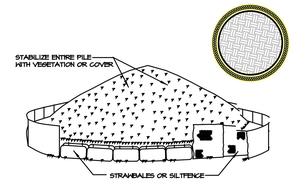
Engineer/Surveyor:
INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 GARRETT PLACE
CARMEL, NY 10512
Tel. 845-225-9640

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

Scale : 1" : 10'

0' 10' 20'

Date : October 9, 2019

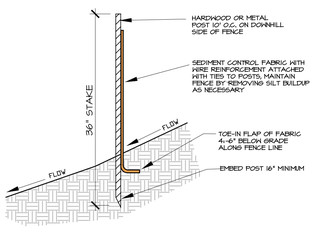


INSTALLATION NOTES

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



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.

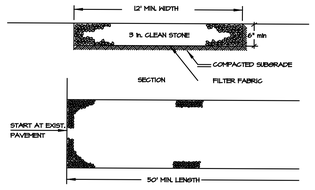
2. WHEN TWO SECTIONS OF FABRIC CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.

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



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

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.

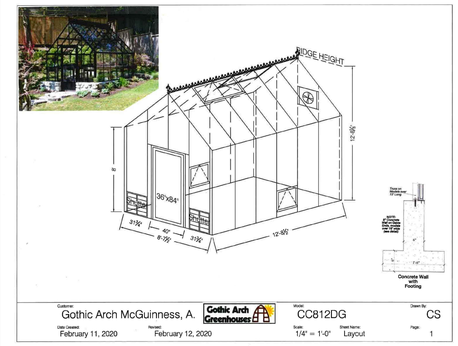
6. ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.

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.

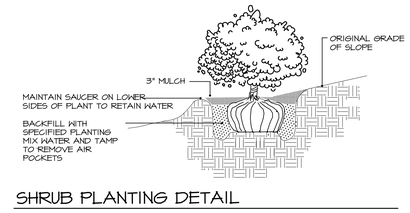
8. SEDIMENT AND EROSION CONTROL PRACTICES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.

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.

EXISTING SHED TO BE REMOVED AT SUBJECT AREA 2



PROPOSED GREENHOUSE CONCEPT AT SUBJECT AREA 2



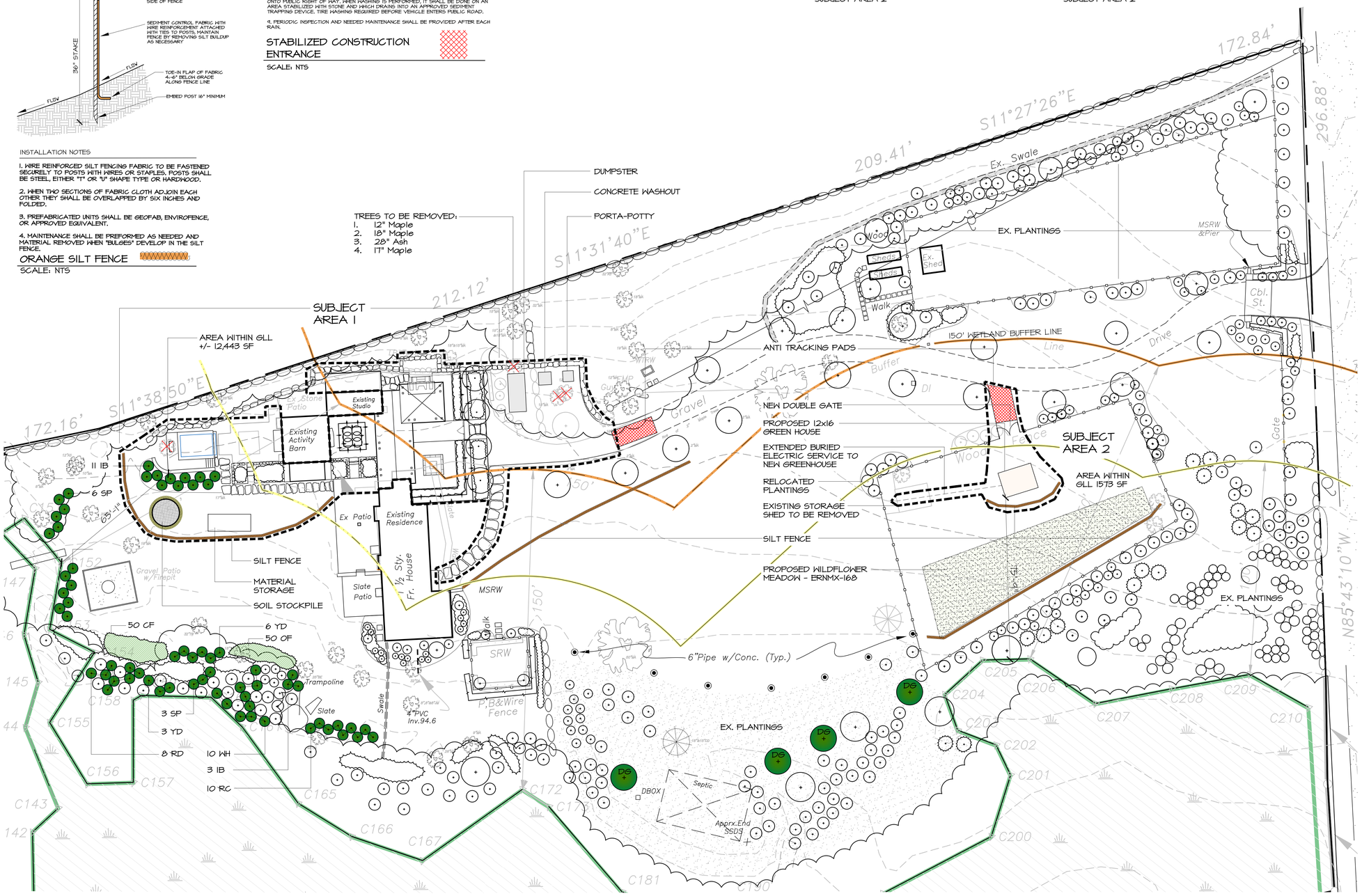
SHRUB PLANTING DETAIL

NTS

PLANT LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE
TREE				
2	DG	Cornus florida	FLOWERING DOGWOOD	10 GAL
2	SB	Amelanchier canadensis	SERVICEBERRY	10 GAL
9	SP	Lindera benzoin	SPICEBUSH	3 GAL
10	WH	Hamamelis virginiana	WITCHHAZEL	3 GAL
9	RC	Aronia arbutifolia	RED CHOKEBERRY	3 GAL
8	RD	Cornus sericea	REDTWIG DOGWOOD	3 GAL
9	YD	Cornus sericea 'Flaviramea'	YELLOWTWIG DOGWOOD	3 GAL
21	IB	ILEX GLABRA	INKBERRY	3 GAL
50	CF	ONOCLEA SENSIBILIS	CINNAMON FERN	1 GAL
50	OF	MATTEUCCIA STRUTHIOPTERIS	OSTRICH FARN	1 GAL
		ERNMX-168	NORTHEAST ANNUAL + PERENNIAL WILDFLOWER MIX	

TREES TO BE REMOVED:
1. 12" Maple
2. 18" Maple
3. 28" Ash
4. 17" Maple



EROSION CONTROL & SITE MITIGATION PLAN

Prepared For :
MR & MRS MCGUINNESS
17 SCHOOL HOUSE ROAD
WACCABUC, NY 10597
Tax Parcel ID 22-10802-35
23.261 Acres

Prepared by:
Landscape Architect/Environmental Planner:
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Stormwater Engineer:
ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC
P.O. Box 843
RIDGEFIELD, CT 06877
Tel. 475.215.5343

Scale : 1" : 20'
0' 20' 40'

Date : October 9, 2020

NORTH

Zoning analysis

Proposal for site renovations
17 School House Road Waccaubuc, NY

Parcel ID:	42.2-1-21
Zone:	R-4a
Lot size (acres):	23.261
Lot size (square feet):	1,013,241

Regulation	Minimum	Maximum	Actual (Existing)	Proposed	Remarks
Min. lot size (Acres)	4		23.261	23.261	
Width/Circle (Feet)	250		296.000	296.000	
Front yard (Feet)	50		407	407	
Side yard -1 (Feet)	50		16	6	
Side yard - 2 (Feet)	50		224	224	
Rear yard (Feet)	50		937	937	
Max. height, stories		2 1/2	2	2	
Max. height, feet		35'	23	23	
Building coverage		6%	0.30%	0.42%	Percentage
		60,794	3,052	4,278	Square feet

Remarks:

Building coverage summary

17 School House Road Waccaubuc, NY

Existing coverage are as provided by David Scott Freeman, Land Surveyor, based on survey dated 8/9/14

New building coverage numbers are based on the outer dimensions of the proposed addition

Zone: R-4a

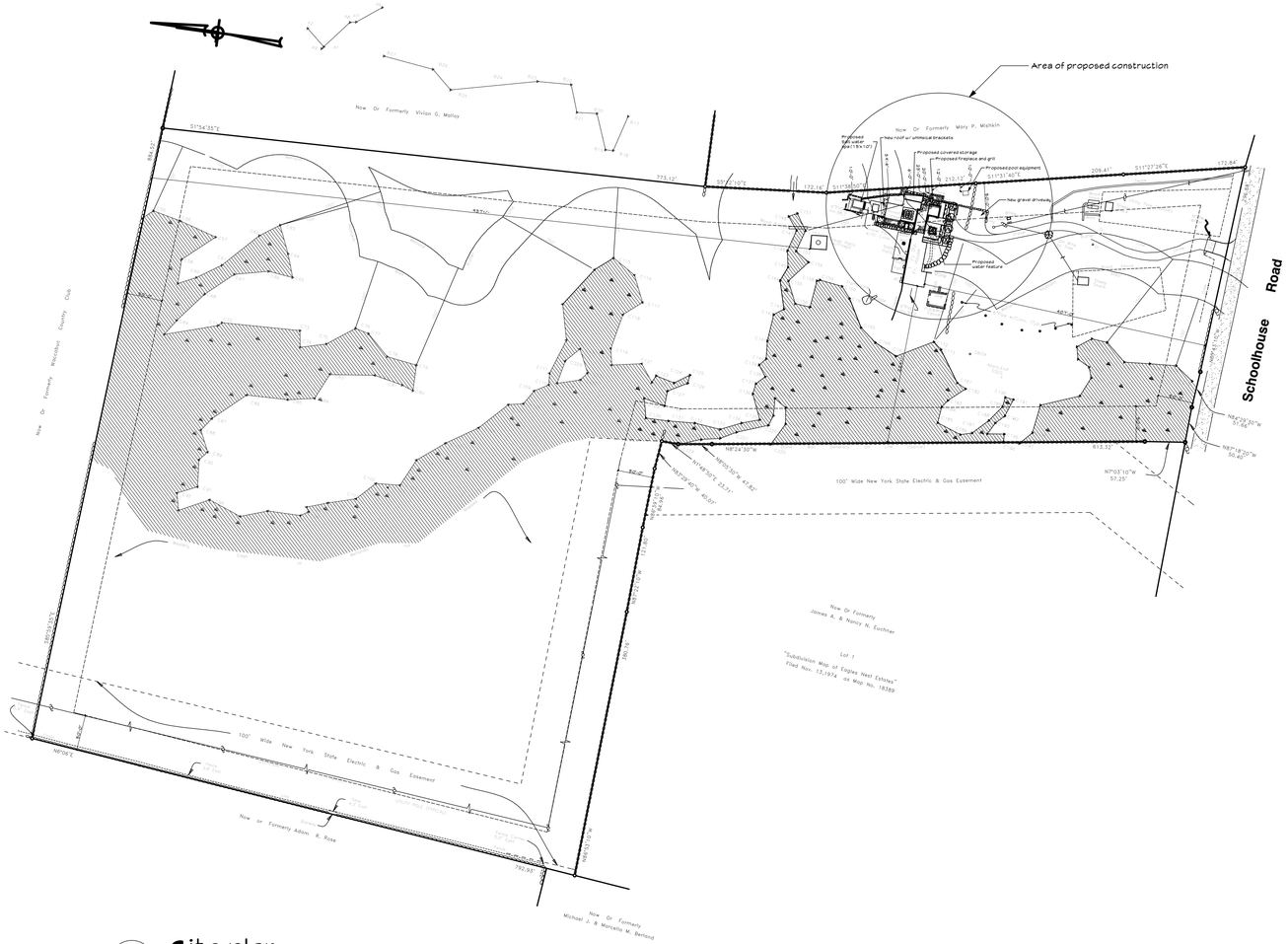
Existing lot:

Lot size (acre): 23.261	1,013,241	SF
Max. building coverage: 6%	60,794	SF

	Existing		Proposed		
Structure/item/area	**Foot print**	**% of lot**	**Change (SF)**	**Foot print**	**% of full lot**
Residence - Existing- Main house	1,864	0.18%	0	1,864	0.18%
Cottage/ Out- building	773	0.08%	0	773	0.08%
Sheds/ Shacks	415	0.04%	0	415	0.04%
Covered Storage		0.00%	235	235	0.02%
Pool covered area		0.00%	20	20	0.00%
Covered dining		0.00%	849	849	0.08%
Guest house terrace		0.00%	122	122	0.01%
Total building coverage	**3,052**	**0.30%**	**1,226**	**4,278**	**0.42%**

Max. allowed building coverage:	*Percent*	*6%*
	SF	*60,794*

	Existing		Proposed		
Structure/item/area	**Foot print**	**% of lot**	**Change (SF)**	**Foot print**	**% of full lot**
Building coverage (from above)	3,052	0.30%	1,226	4,278	0.42%
Fire pit	448	0.04%	0	448	0.04%
Salt water pool	0	0.00%	0	340	0.03%
Water feature	0	0.00%	136	136	0.01%
Walks, patios, and platforms	2,081	0.21%	980	3,061	0.30%
Gravel driveway	5,058	0.50%	0	1,433	0.14%
Total impervious surfaces	**10,639**	**1.05%**	**2,342**	**9,696**	**0.96%**



S Site plan

SCALE: 1" = 100'

Site plan based on survey of property by Insite Engineering Surveying & Landscape Architecture P.C. dated 08/19/2019

AP Aerial photo - without leaves

NO SCALE

AP Aerial photo - with leaves

NO SCALE

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NOTE: DO NOT SCALE DRAWINGS

D:\1-Project files\20023 - McGuinness, 11 Schoolhouse Rd\2 - Drawings\20023 - McGuinness - 20021.pln

No:	Description:	Date:	
3	Submission to Planning Board for wetlands review	10/09/20	☒
2	Submission to Zoning Board of Appeals	06/25/20	☐
1	Permit submission with submission to Zoning	05/27/20	☐

Revisions:

Project Name:

McGuinness Res. Site Renovations
17 School House Road
Waccaubuc, NY

Drawing Title:

Site plan and general notes

Date: 10/09/20
Revised as noted above

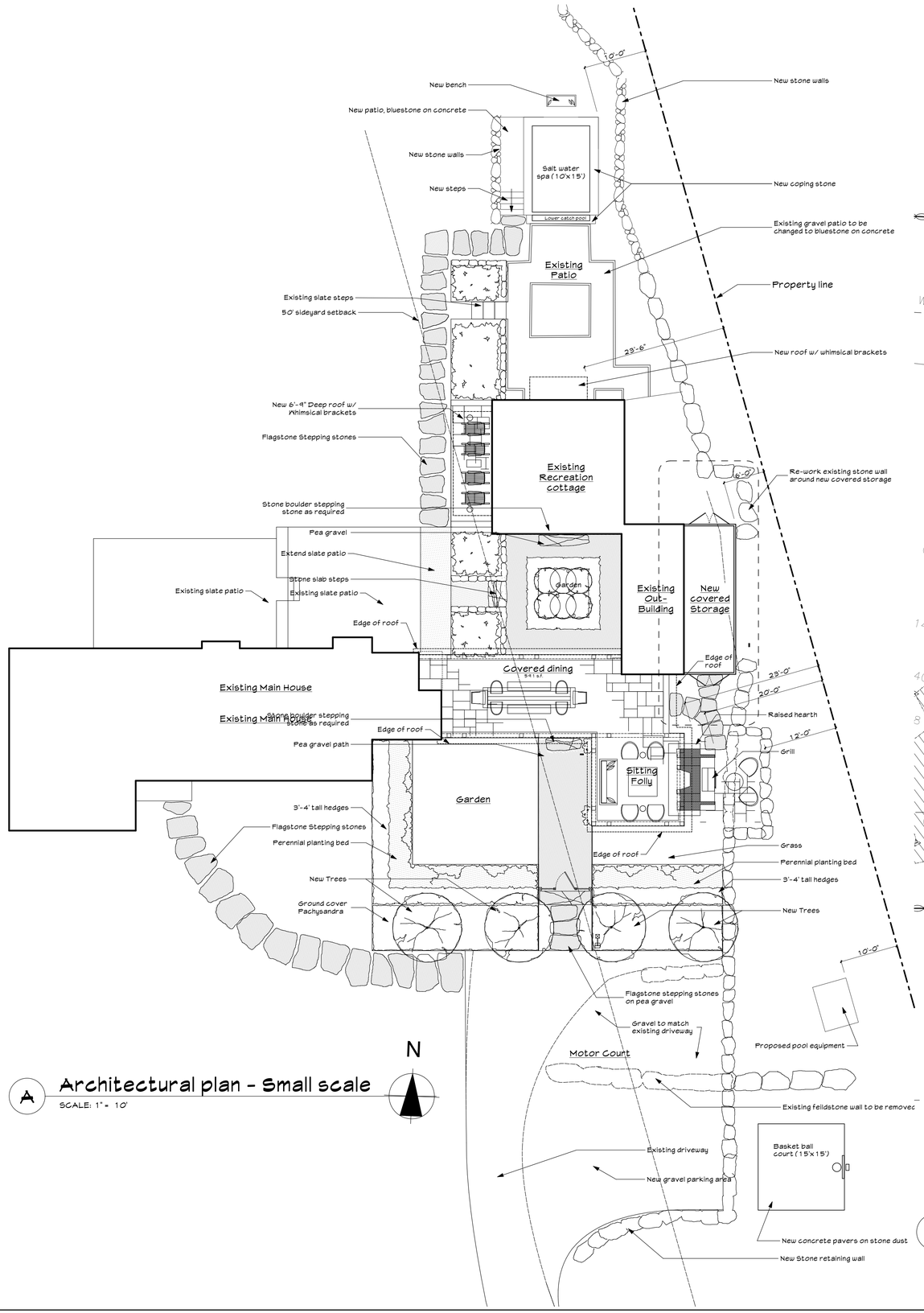
Project #: 20023

Scale: As noted

REGISTERED ARCHITECT PATRICK MICHAEL CROKE 17551 STATE OF NEW YORK

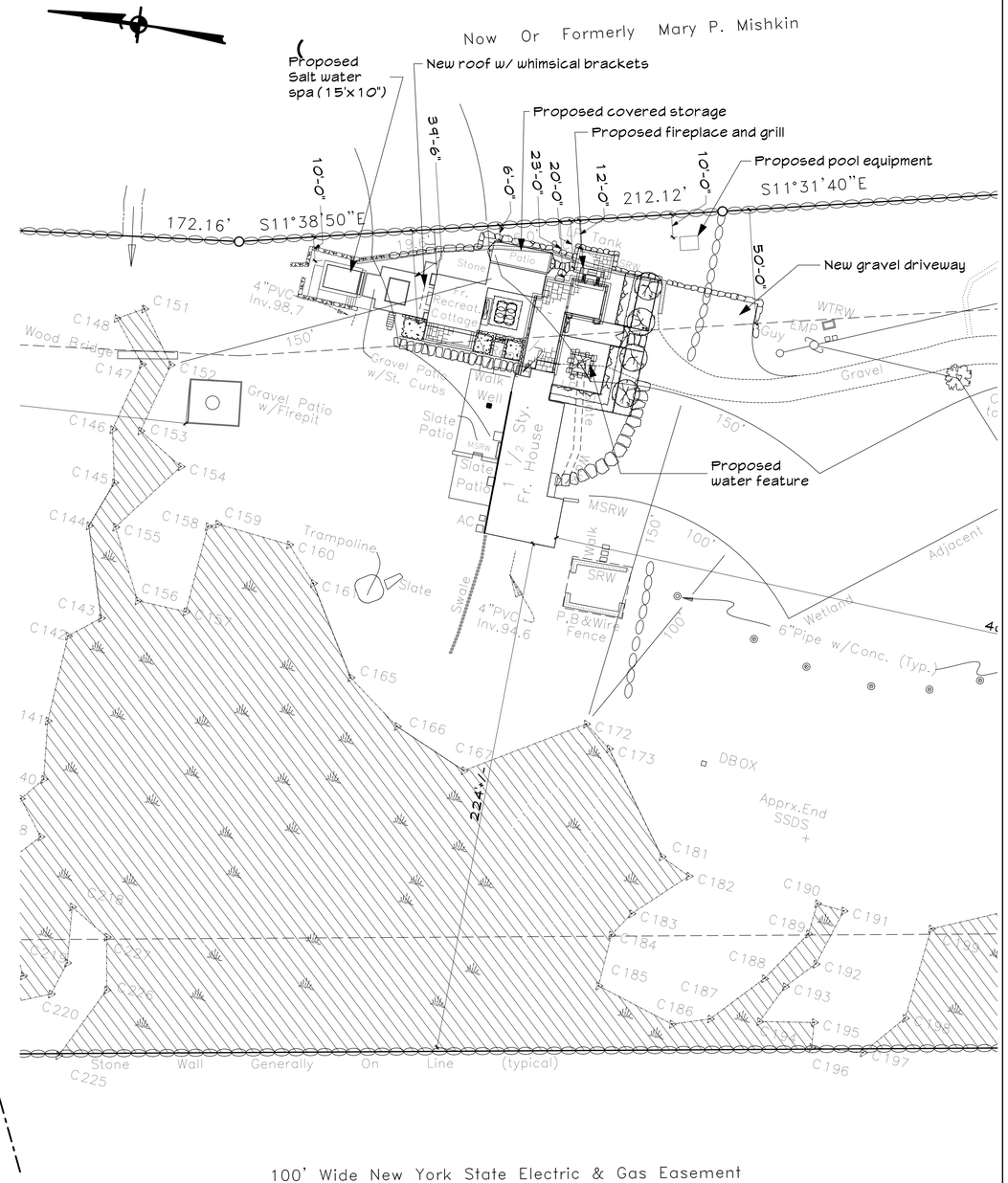
Drawing Number:

A-1



A Architectural plan - Small scale

SCALE: 1" = 10'



S Site plan

SCALE: 1" = 30'

Site plan based on survey of property by Insite Engineering Surveying & Landscape Architecture P.C. dated 08/19/2019

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No:	Description:	Date:	
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2	Submission to Zoning Board of Appeals	08/25/20	☐
1	Permit submission with submission to Zoning	05/27/20	☐

Revisions:

Project Name:

McGuinness Res. Site Renovations
17 School House Road
Waccaubuc, NY

Drawing Title:

Site Plan and Landscape plan

Date: 10/09/20
Revised as noted above

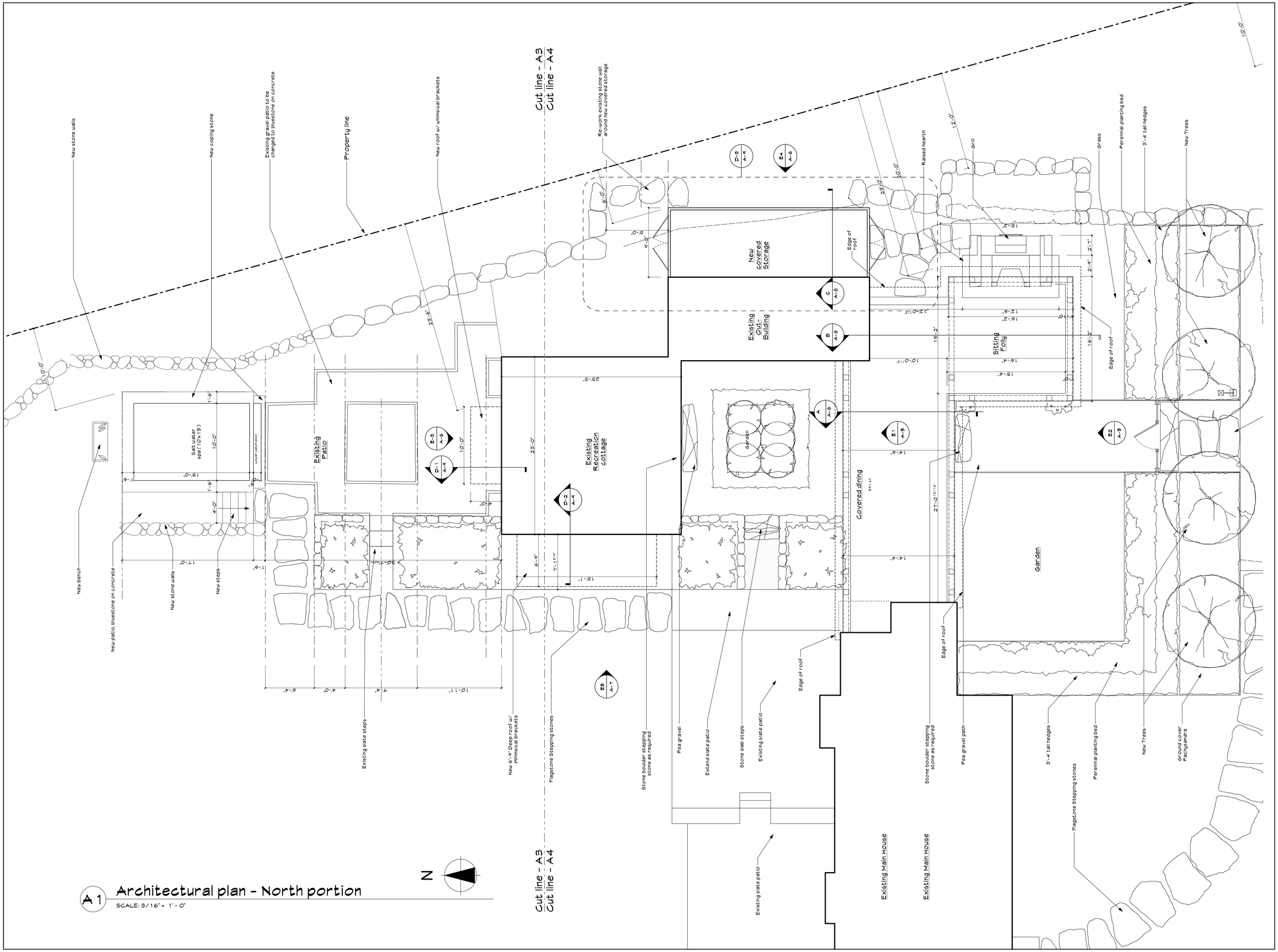
Project #: 20023

Scale: As noted

REGISTERED ARCHITECT PATRICK MICHAEL CROKE 017551 STATE OF NEW YORK

Drawing Number:

A-2



A 1 Architectural plan - North portion

SCALE: 3/16" = 1'-0"

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No:	Description:	Date:
3	Submission to Planning Board for wetlands review	10/09/20
2	Submission to Zoning Board of Appeals	06/25/20
1	Permit submission with submission to Zoning	05/27/20

Revisions:

Project Name:

McGuinness Res. Site Renovations
17 School House Road
Waccaubuc, NY

Drawing Title:

Architectural plan

Date: 10/09/20
Revised as noted above

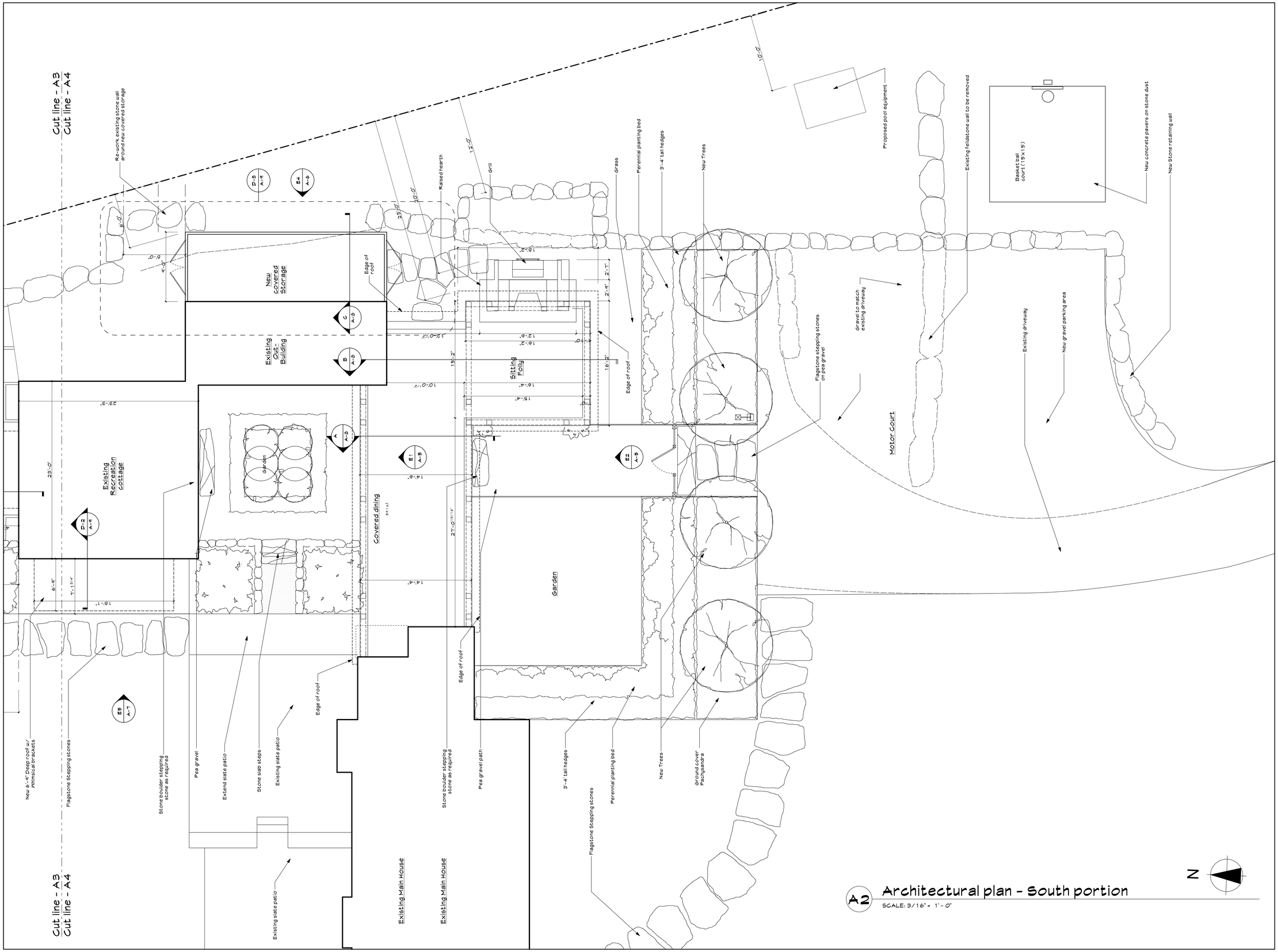
Project #: 20023

Scale: As noted

REGISTERED ARCHITECT PATRICK MICHAEL CROKE 17551 STATE OF NEW YORK

Drawing Number:

A-3



A2 Architectural plan - South portion

SCALE: 3/16" = 1'-0"

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3	Submission to Planning Board for wetlands review	10/09/20	☒
2	Submission to Zoning Board of Appeals	06/25/20	☐
1	Permit submission with submission to Zoning	05/27/20	☐

Revisions:

Project Name:

McGuinness Res.
Site Renovations
17 School House Road
Waccaubuc, NY

Drawing Title:

Architectural plan

Date: 10/09/20
Revised as noted above

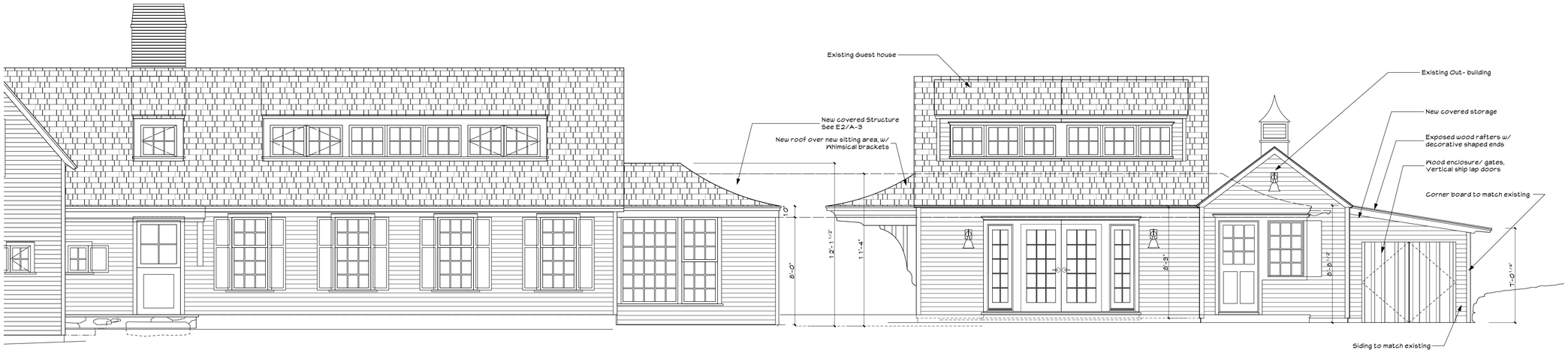
Project #: 20023

Scale: As noted

REGISTERED ARCHITECT
PATRICK MICHAEL CROKE
017551
STATE OF NEW YORK

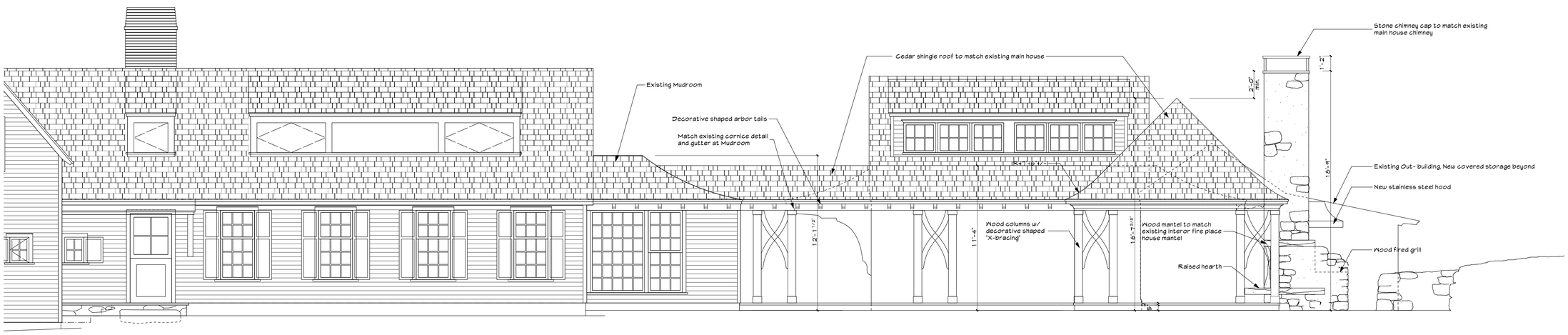
Drawing Number:

A-4



E1 Existing outbuilding & New covered storage

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



E2 Front elevation

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

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NOTE: DO NOT SCALE DRAWINGS

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3	Submission to Planning Board for wetlands review	10/09/20	☒
2	Submission to Zoning Board of Appeals	06/25/20	☐
1	Permit submission with submission to Zoning	05/27/20	☐

Revisions:

Project Name:

McGuinness Res.
Site Renovations
17 School House Road
Waccaubuc, NY

Drawing Title:

Elevations

Date: 10/09/20
Revised as noted above

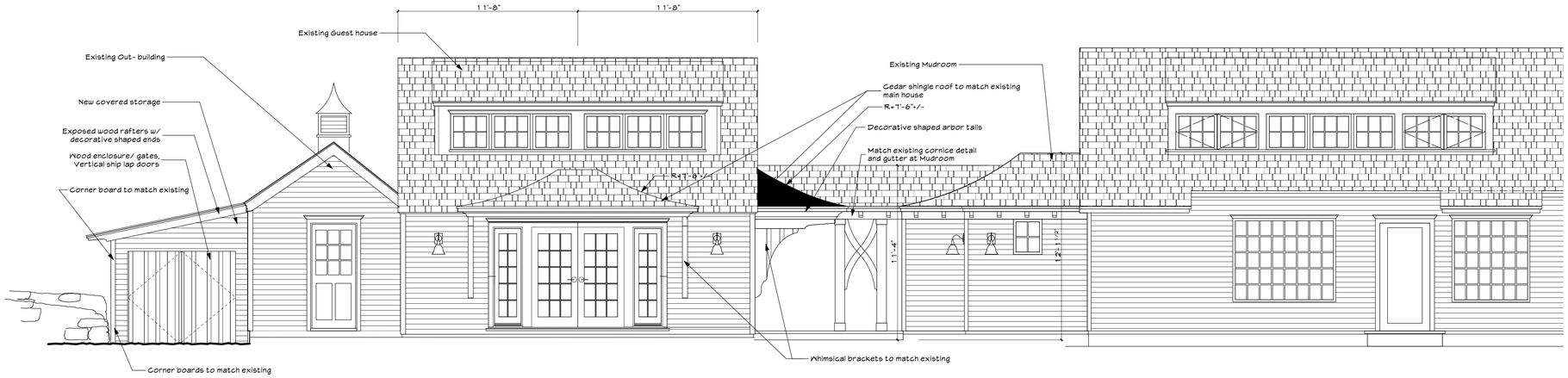
Project #: 20023

Scale: As noted

REGISTERED ARCHITECT
PATRICK MICHAEL CROKE
017551
STATE OF NEW YORK

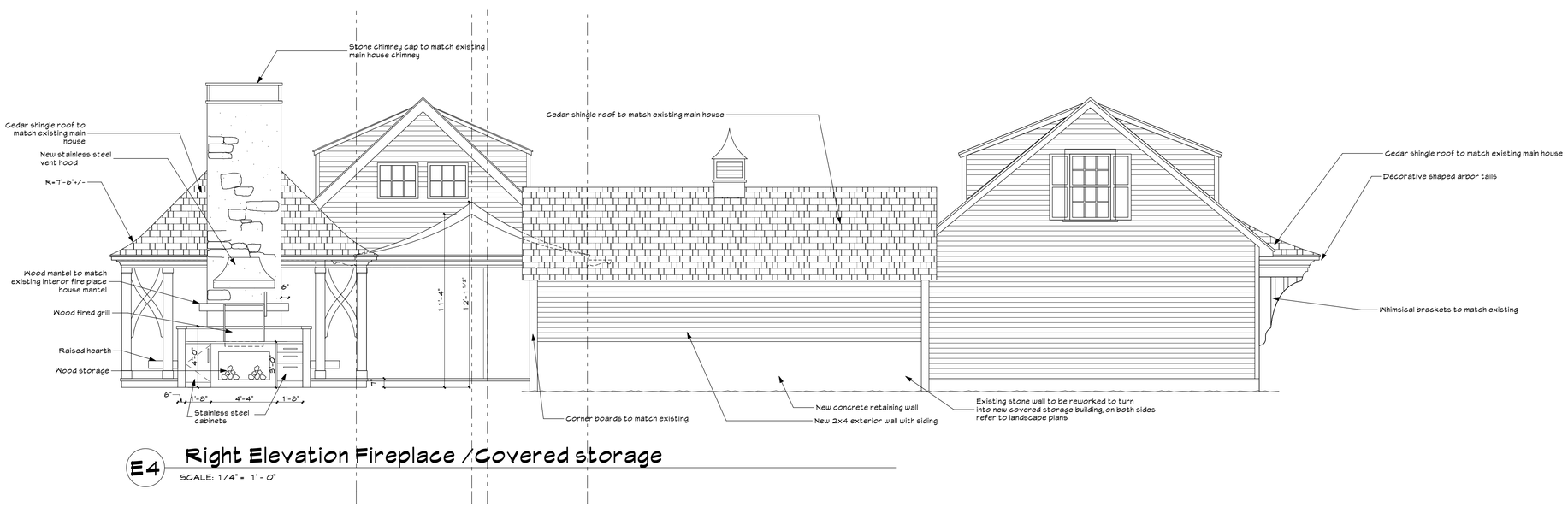
Drawing Number:

A-5



E3 Rear elevation (South)

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



E4 Right Elevation Fireplace /Covered storage

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

Patrick M. Croke Architect

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Katonah, New York 10536
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F: 914.234.0548
info@pmcarchitect.com

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NOTE: DO NOT SCALE DRAWINGS

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3	Submission to Planning Board for wetlands review	10/09/20	☒
2	Submission to Zoning Board of Appeals	06/25/20	☐
1	Permit submission with submission to Zoning	05/27/20	☐

Revisions:

Project Name:

McGuinness Res. Site Renovations
17 School House Road
Waccaubuc, NY

Drawing Title:

Elevations

Date: 10/09/20
Revised as noted above

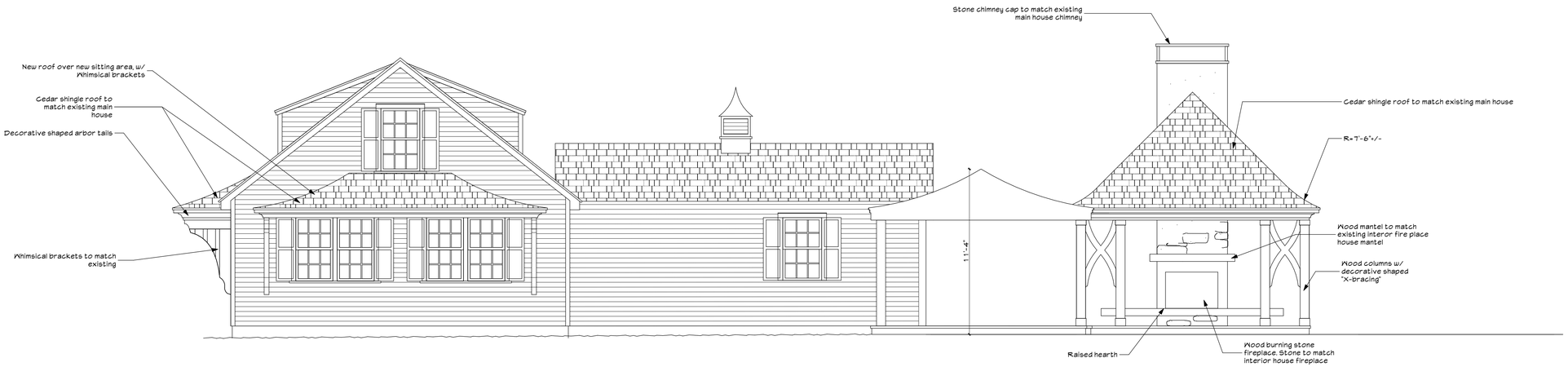
Project #: 20023

Scale: As noted

REGISTERED ARCHITECT
PATRICK MICHAEL CROKE
017551
STATE OF NEW YORK

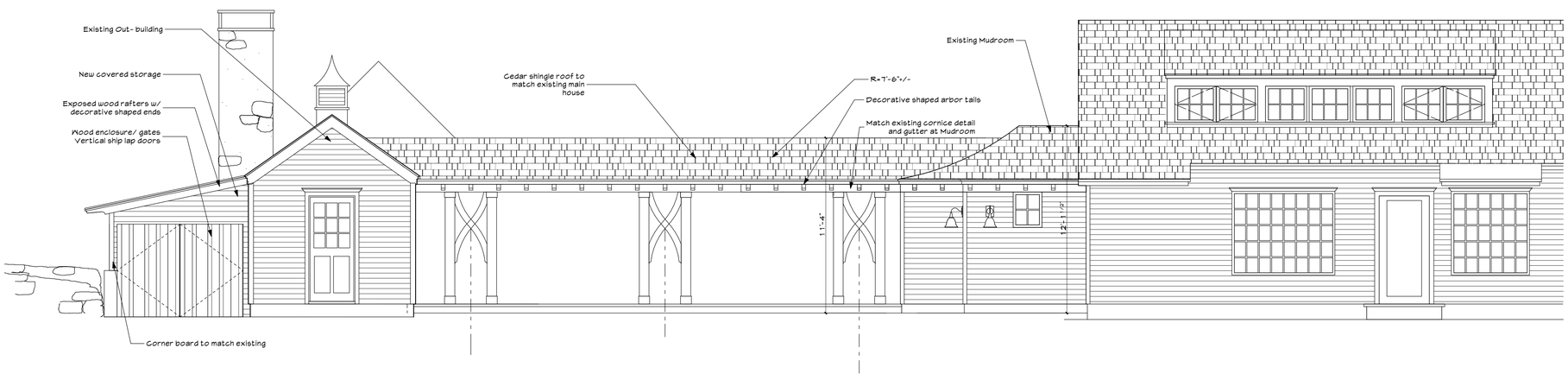
Drawing Number:

A-6



E5 Left elevation (East)

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



E6 Elevation (South)

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

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NOTE: DO NOT SCALE DRAWINGS

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No:	Description:	Date:	
3	Submission to Planning Board for wetlands review	10/09/20	☒
2	Submission to Zoning Board of Appeals	06/25/20	☐
1	Permit submission with submission to Zoning	05/27/20	☐

Revisions:

Project Name:

McGuinness Res. Site Renovations
17 School House Road
Waccaubuc, NY

Drawing Title:

Elevation

Date: 10/09/20
Revised as noted above

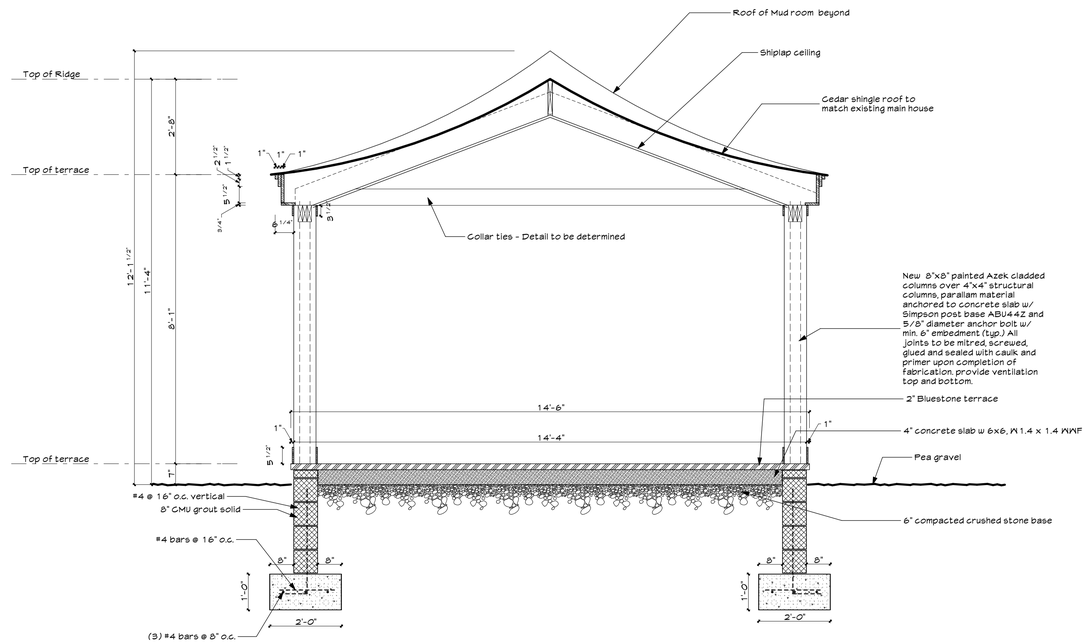
Project #: 20023

Scale: As noted

REGISTERED ARCHITECT PATRICK MICHAEL CROKE 17551 STATE OF NEW YORK

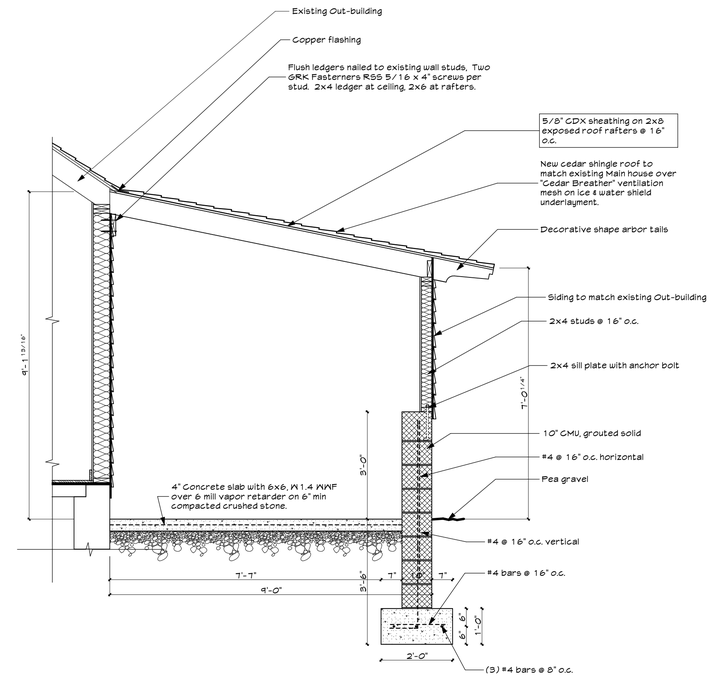
Drawing Number:

A-7



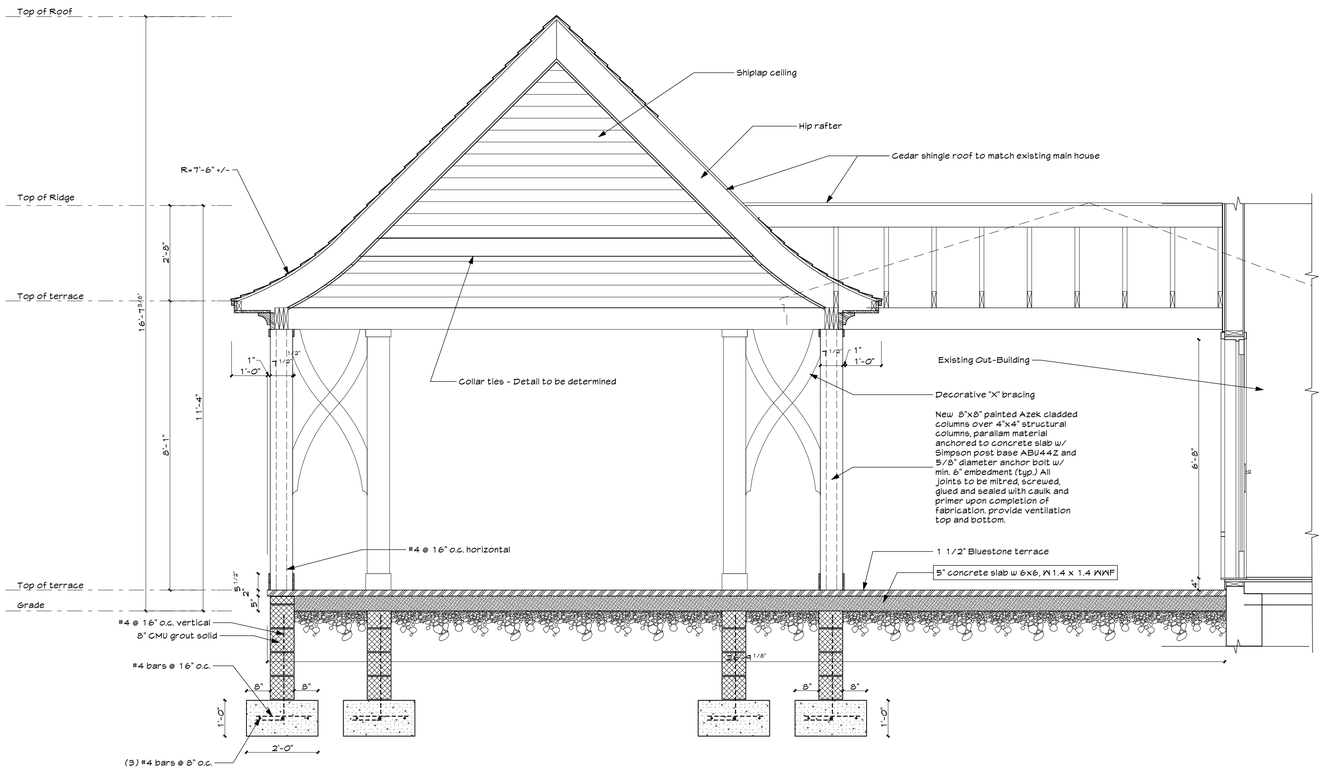
A Section A

SCALE: 1/2" = 1' - 0"



C Section at Storage

SCALE: 1/2" = 1' - 0"



B Section B

SCALE: 1/2" = 1' - 0"

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3	Submission to Planning Board for wetlands review	10/09/20
2	Submission to Zoning Board of Appeals	06/25/20
1	Permit submission with submission to Zoning	05/27/20

Revisions:

Project Name:

McGuinness Res. Site Renovations
17 School House Road
Waccaubuc, NY

Drawing Title:

Sections

Date: 10/09/20
Revised as noted above

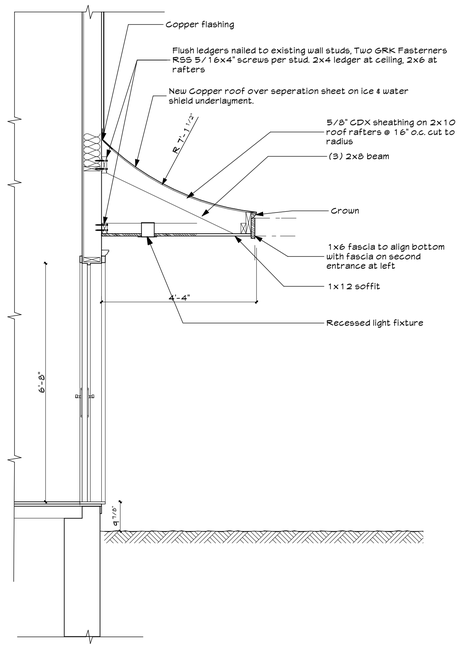
Project #: 20023

Scale: As noted

REGISTERED ARCHITECT PATRICK MICHAEL CROKE 17551 STATE OF NEW YORK

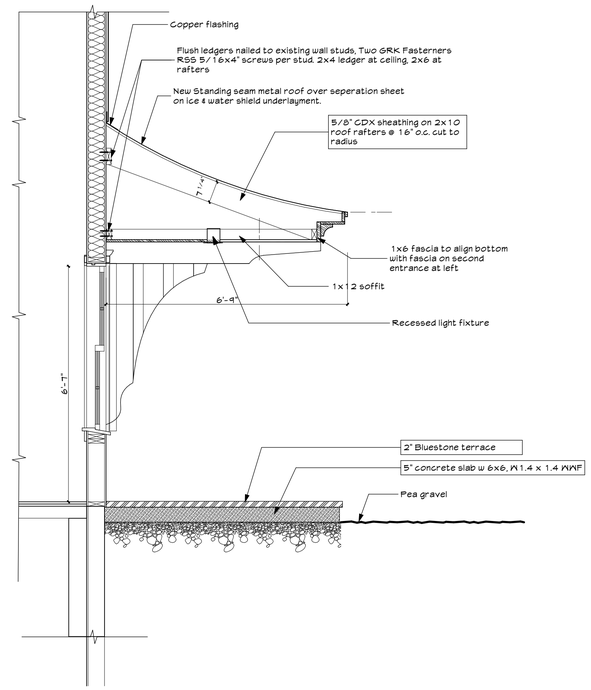
Drawing Number:

A-8



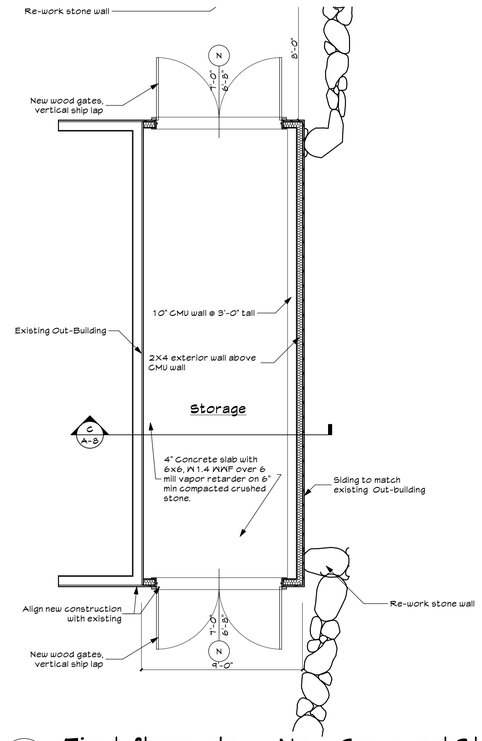
D1 Section at portico

SCALE: 1/2" = 1' - 0"



D2 Section at portico

SCALE: 1/2" = 1' - 0"



D3 First floor plan - New Covered Storage

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

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Revisions:

Project Name:

McGuinness Res. Site Renovations
17 School House Road
Waccaubuc, NY

Drawing Title:

Sections and details

Date: 10/09/20
Revised as noted above

Project #: 20023

Scale: As noted

REGISTERED ARCHITECT PATRICK MICHAEL CROKE 017551 STATE OF NEW YORK

Drawing Number:

A-9

§ 220-40 **Accessory apartments.**
[Amended 4-25-1989; 4-21-1998 by L.L. No. 2-1998; 8-18-1998 by L.L. No. 8-1998; 5-6-2003 by L.L. No. 5-2003; 9-12-2016 by L.L. No. 6-2016]

It is the specific purpose and intent of this section to allow accessory apartments on one-family parcels of minimum size of 1/2 acre to provide the opportunity for the development of affordable housing, AFFH units as defined in § **220-2B** of this chapter, or to meet the needs of the elderly, the young, persons of middle income, or the relatives or domestic employees of the owners of the principal residence. It is also the purpose of this provision to allow more efficient use of the Town's existing dwellings and accessory buildings, and to afford existing residents the opportunity to remain in large, underutilized houses by virtue of the added income produced by accessory apartments, and to protect and preserve property values in the Town of Lewisboro. To help achieve these goals to promote the other objectives of this chapter and of the Town Development Plan, the following specific standards and limitations are set forth for such accessory apartment use.

A. Occupancy.

(1) The owner(s) of the one-family lot upon which the accessory apartment is to be located shall occupy and maintain as his or her legal full-time residence at least one of the dwelling units on the lot.

(2) The maximum occupancy of the accessory apartment is four persons.

B. Location and number of units.

(1) An accessory apartment may be located in the principal dwelling building or in a permitted accessory building, such as a barn or garage, and may include existing, new, or expanded structure construction.

(2) There shall be no more than one accessory apartment permitted per one family building lot.

(3) An accessory apartment is not permitted on any single lot where more than one dwelling unit already exists, regardless of whether the additional dwelling is a prior nonconforming dwelling unit or not. The property owner' s right to subdivide his or her property shall be deemed to be waived if there is an accessory apartment in an accessory building, unless the proposed subdivided lots still meet all of this section' s requirements without a variance.

C. Size.

(1) The minimum floor area for an accessory apartment located within a principal dwelling building shall be 300 square feet, but in no case shall it exceed 25% of the total floor area of the dwelling building in which it is located.

(2) For an accessory apartment located in an existing accessory building, the minimum floor area shall also be 300 square feet.

(3) Each accessory apartment, whether in a principal dwelling unit or an accessory building, shall be limited to a maximum of two bedrooms.

D. Other requirements.

(1) Exterior appearance. Principal buildings containing an accessory apartment shall have only one front or principal entry to the building, and the accessory apartment shall be located, designed, constructed, and landscaped so as to preserve the appearance of the principal building as a single-family residence to the maximum extent feasible and further to enhance and not detract from the single-family character of the principal building and the surrounding neighborhood. An accessory apartment may have a separate, distinct entry as long as said entry, in the opinion of the permitting agency, does not detract from the single-family character of the principal building.

(2) Off-street parking. Off-street parking requirements shall be that two off street parking spaces must be provided for each dwelling unit on the property of the applicant. Additional parking areas shall be paved only when proven necessary and shall be screened and buffered from adjacent properties to the extent possible.

(3) Approval of utilities. Prior to the issuance of a building permit for the establishment of an accessory apartment in a principal dwelling or the conversion of an existing accessory building to an accessory apartment use, all septic systems and wells must be approved by the Westchester County Department of Health. In addition, the Department of Health must approve both the location and adequacy of septic systems and wells and any change in the number or location of bedrooms. (NOTE: This section may be waived by the Building Inspector if there is no addition to the existing residence or the basic bedroom count and location remain the same.)

~~E. Inspections.~~

~~(1) Accessory apartments shall be subject to inspection by the Building Department every two years to verify that the units remain as approved. A fee for this inspection, the amount of which is to be set by the Town Board, may be charged for each inspection.~~

~~(2) At the time of the biennial inspection, a registration form shall be completed by the owner of the accessory apartment and returned to the Building Department within 10 days of receipt. This form shall include the basic facts about the accessory apartment, including owner's name(s), tenant's names(s), location, size, and percentage of the principal building it occupies. Registration forms must be signed by the property owner and notarized.~~

~~Registration forms for middle-income or AFFH unit accessory apartments shall include the amount of monthly rent paid by the tenant and the annual gross income of the tenant, as reported on federal income tax forms for the previous year.~~

E. Assessment. The property which contains any accessory apartment shall be assessed in the manner authorized by the State of New York. If the owner of an accessory apartment has agreed to register the apartment as a middle-income apartment and to limit the monthly rent to the amount set forth in § **220-26F(4)** of this chapter, or if the accessory apartment is an AFFH unit, the assessor shall take the limitation on rental income into account in determining the amount, if any, the accessory apartment will add to the assessed value of the property.

F. Administration. The Housing Committee and the Housing Administrator shall monitor middle-income and AFFH unit accessory apartments in the Town and, through the Building Department, shall oversee the regulations pertaining thereto. Specifically, the Housing Committee and Housing Administrator shall be responsible for:

(1) Maintaining a list of available middle-income and AFFH unit accessory apartments.

(2) Determining a prospective renter's eligibility for renting a middle-income or AFFH unit accessory apartment.

(3) Maintaining a list of eligible renters of middle-income and AFFH unit accessory apartments.

(4) Monitoring the turnover in the owners of middle-income and AFFH unit accessory apartments.

(5) Monitoring the turnover in the renters of middle-income and AFFH unit accessory apartments.

(6) Establishing policies and procedures, as well as the requisite forms required, to review income and eligibility requirements and rents charged.

G. Other provisions.

~~(1) A fee shall be paid in an amount set forth in a fee schedule established by resolution of the Town Board.~~

(1) Rent. The rent for any middle-income accessory apartment shall not exceed the permitted rentals for middle-income dwelling units, as described in § **220-26F(4)** of this chapter.

(2) If any middle-income unit shall become vacant, the owner shall inform the Housing

Administrator of the vacancy. The Housing Administrator shall inform the eligible middle-income persons on his or her waiting list of the vacancy.

(3) The owner of a unit may list his or her unit as a middle-income unit. The unit, once listed as a middle-income unit, will be eligible for assessment as provided in ~~§ **220-40F**~~ § **220-40E** of this chapter and shall be subject to the rent limitations and other rules established for middle-income housing units.

(4) Occupancy. The occupants of a middle-income accessory unit must qualify as members of a middle-income family, as defined in § **220-2B** of this chapter.

(5) Term. Once an accessory apartment is listed as a middle-income unit, it must remain as a middle-income unit for the full term of its permit.

(6) The owner of a middle-income accessory apartment shall have the right to choose any tenant from the list of eligible tenants that is maintained by the Housing Administrator and Housing Committee Chairman.

(7) Exemptions. In the event that no middle-income family is on the Housing Committee's list for a middle-income accessory apartment, or in the event that no family on the waiting list agrees to rent the accessory apartment, the Housing Committee may exempt the accessory apartment from the above middle-income requirements for the term of the next lease or occupancy.

George Latimer
County Executive

October 19, 2020

Janet L. Donohue, Town Clerk
Town of Lewisboro
11 Main Street
South Salem, NY 10590

County Planning Board Referral File LEW 20-004 – Accessory Apartments
Zoning Text Amendment

Dear Ms. Donohue:

The Westchester County Planning Board has received a proposed local law to amend the text of the Lewisboro Zoning Ordinance to remove accessory apartments from the list of special permit approvals under the purview of the Zoning Board of Appeals. The amendment would also remove inspection requirements and application fees for accessory apartment special permits. These proposed amendments would reconcile inconsistencies in the zoning ordinance that have been in existence since the Town removed the special permit regulations for accessory apartments in 2016.

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we find it to be a matter for local determination. We commend the Town for taking this step to clarify and improve its accessory apartment regulations.

Please inform us of the Town's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By: Norma V Drummond

Norma V. Drummond
Commissioner

NVD/MV

432 Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601
Telephone: (914) 995-4400
Website: westchestergov.com

REDNISS & MEAD
LAND SURVEYING | CIVIL ENGINEERING | PLANNING & ZONING CONSULTING | PERMITTING

October 5, 2020

City of Stamford
Zoning Board
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: Family Estate
Text Change application

Dear Mr. Blessing and Board Members,

As discussed, on behalf of Michael and Carol Fedele, enclosed please find an application for a Text Change relating to the Family Estate definition. The proposed changes should create greater flexibility in the designation and design of such estates. Their home on Erskine Road will serve as the Demonstration Site for the proposed regulation changes.

In support of the application, enclosed please find:

1. A check in the amount of $2,060 for:
    - Text Change Fee; $1,060; and
    - Zoning Board Public Hearing Fee: $1,000.
2. Text Change application;
3. Text Change;
4. Qualitative Analysis;
5. Aerial Exhibit (Demonstration Site); and
6. Letter of Authorization.

Please feel free to contact us with any questions or comments. We look forward to continuing to work with you and the Planning & Zoning Boards on this proposed change.

Sincerely,

Richard W. Redniss, AICP

Enclosures
CC: D. Woods, FAICP, PhD, Deputy Director of Planning
V. Mathur, Associate Planner

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

City of Stamford
Zoning Board · Land Use Bureau
Government Center · 888 Washington Boulevard · Stamford, CT 06904-2152
Phone: 203.977.4719 · Fax: 203.977.4100

APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS

Complete, notorize, and forward twelve (12) copies to Clerk of the Zoning Board with a **$1,000.00 Public Hearing Fee** and the required application filling fee **(see Fee Schedule below),** payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE**: $60.00 for First page - $5.00 for each additional page)

Fee Schedule

Minor Text Change	**$1,060.00**
Major Text Change	**$5,060.00**

APPLICANT NAME (S): Michael & Carol Fedele

APPLICANT ADDRESS: c/o 22 First Street - Stamford, CT 06905 (22-1st Corp)

APPLICANT PHONE #: c/o 203-327-0500

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 678 Erskine Road

PROPOSED TEXT CHANGE: Please see attached Text Change

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No *(If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).*

DATED AT STAMFORD, CONNECTICUT, THIS 2 DAY OF October 20 20

SIGNED: [signature]

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD ss STAMFORD October 2, 20 20

Personally ~~appeared~~ known Richard W. Redniss, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

MARY KILBANE
Notary Public, State of Connecticut
My Commission Expires June 30, 2021

Mary Kilbane
Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: *Date:* _____

By: _____

Revised 03/02/18

October 5, 2020

Text Change
Family Estate

TO AMEND Section 5-E (Use Regulations) by modifying language to the definition of "Family Estate" to read as follows:

...

1. Minimum Acreage: A minimum of twenty-five (25) contiguous acres in the RA-3 and ~~fifteen (15)~~ ten (10) contiguous acres in the RA-2 or RA-1 District shall be required and shall constitute one minimum zoning *Lot Area* for purposes of these regulations. ...

...

3. Density Standards: Garages, barns, silos, cottages, guest houses, employee quarters, and residences for family members may be used as *Permitted Use* residences with kitchen facilities provided there shall be one minimum zoning *Lot Area* unit, per section a. above, prior to open space disposition for each such residence and provided the Estate is registered with the *Zoning Enforcement Officer* per Section h. below. Residences in excess of this limitation shall be approved by the Zoning Board pursuant to a Special Permit in accordance with Section 19. Notwithstanding these limitations, all registered Family Estates shall be permitted up to 2.5 *Permitted Use* residences by right. Family Estates shall be allowed to continue to maintain the existing residential density uses of the Estate prior to registration per Section h. below provided there shall be at least one unit of the minimum *Lot* size of the underlying zone for each such residence. Expanded Family Estates shall not exceed a density of one half (50%) of the gross acreage prior to open space disposition divided by the minimum *Lot* size of the underlying zone. The maximum density may be less where a determination is made by the Zoning Board that physical and topographical features of the land would preclude attainment of such density.

   For purposes of the density standard of these regulations, living quarters occupied by family members or employees of the Family Estate that are equipped with separate housekeeping facilities and less than one thousand square feet in *Gross Residential Floor Area*, may be considered equal to one fourth (1/4) of a dwelling unit, limited to not more than four such smaller units, unless approved by the Zoning Board.

...

October 5, 2020

Qualitive Analysis
Text Change to Amend Section 5-E (Use Regulations)
"Family Estate"

The proposed change will reduce the minimum site area for a Family Estate from 15 acres to 10 acres when located in the RA-2 or RA-1 zone. The minimum for RA-3 zones remains 25 acres. The text also creates a base density of up to 2.5 "Permitted Use residences" as defined in the Family Estate definition. This creates some design flexibility and reasonable use for large tracts of land that could otherwise be subdivided into 4 or more primary residences, each with their own accessory structures. It also provides a viable alternative for larger sites that would be ripe for nonresidential Special Permit uses.

Eligible sites

The demonstration site for this proposed change is 678 Erskine Road, an 11.2± acre parcel in the RA-2 Zone which currently houses a single-family home and a separate garage and barn that have been attached to create a secondary residence (2017 ZBA approval). Proposed for the site is a new detached 3 car garage with living quarters above.

Conformance with the Master Plan Objectives

The proposed changes to the Family Estate definition serve to provide a tool for residents with 10 acres or more of land to have the ability to have 2.5 "permitted use residences" by right as part of a Family Estate registration. Such "residences" could include a garage, barn, cottage, guest house, and/or employee quarters to be occupied by family members or employees of the Family Estate. This use is consistent with Master Plan Category 1, "intended to provide for and protect a suitable environment for single-family dwellings, as well as compatible uses" and further states that "Residential density shall not exceed one principal dwelling unit per acre, provided that conservation-oriented "clustering" (e.g. Conservation Subdivisions) utilizing reduced lot size are encouraged." The Family Estate designation achieves many of the same goals as Conservation Subdivisions, with even fewer impacts.

By encouraging the designation of Family Estates, the proposed regulation promotes a desirable alternative for large tracts of land that could otherwise be targeted locations for nonresidential Special Permit uses. The proposed regulation promotes several specific policies and objectives of the Master Plan, including:

1. **NS1.1:** Preserve and protect North Stamford as a low-density residential neighborhood by maintaining existing residential zoning districts.
2. **NS1.2:** Discourage expansion of commercial districts in North Stamford. Maintain the neighborhood's two commercial districts at their present size.
3. **NS3.1:** Develop and implement land-use and subdivision tools aimed at preserving and protecting open space holdings and environmentally sensitive land by encouraging development to incorporate long-term protection of these sensitive areas; requiring development to be designed in context with these natural resources; and preventing clear-cutting and retaining matures trees to the extent feasible.

Mobility

There is no anticipated adverse impact on Mobility. If anything, encouraging Family Estates will help to reduce the number of driveways and curb cuts compared to traditional subdivisions.

Housing

There is no anticipated adverse impact on Housing. The proposed Text Change encourages the production of single family uses on already developed land.

Schools and Community Facilities

There is no anticipated adverse impact on Schools and Community Facilities. Providing an alternative to traditional subdivisions should serve to reduce the impacts on public schools.

Infrastructure

There is no anticipated adverse impact on Infrastructure.

Public Safety

There is no anticipated adverse impact on Public Safety.

Parks and Open Space

Encouraging the use of Family Estate registration promotes open space, as all such registrations require 30% of land to be designated as Open Space.

Environmentally Sensitive Area

Encouraging the registration of Family Estates not only promotes open space in general, but enables the design flexibility to protect environmentally sensitive areas.

Historic Resources

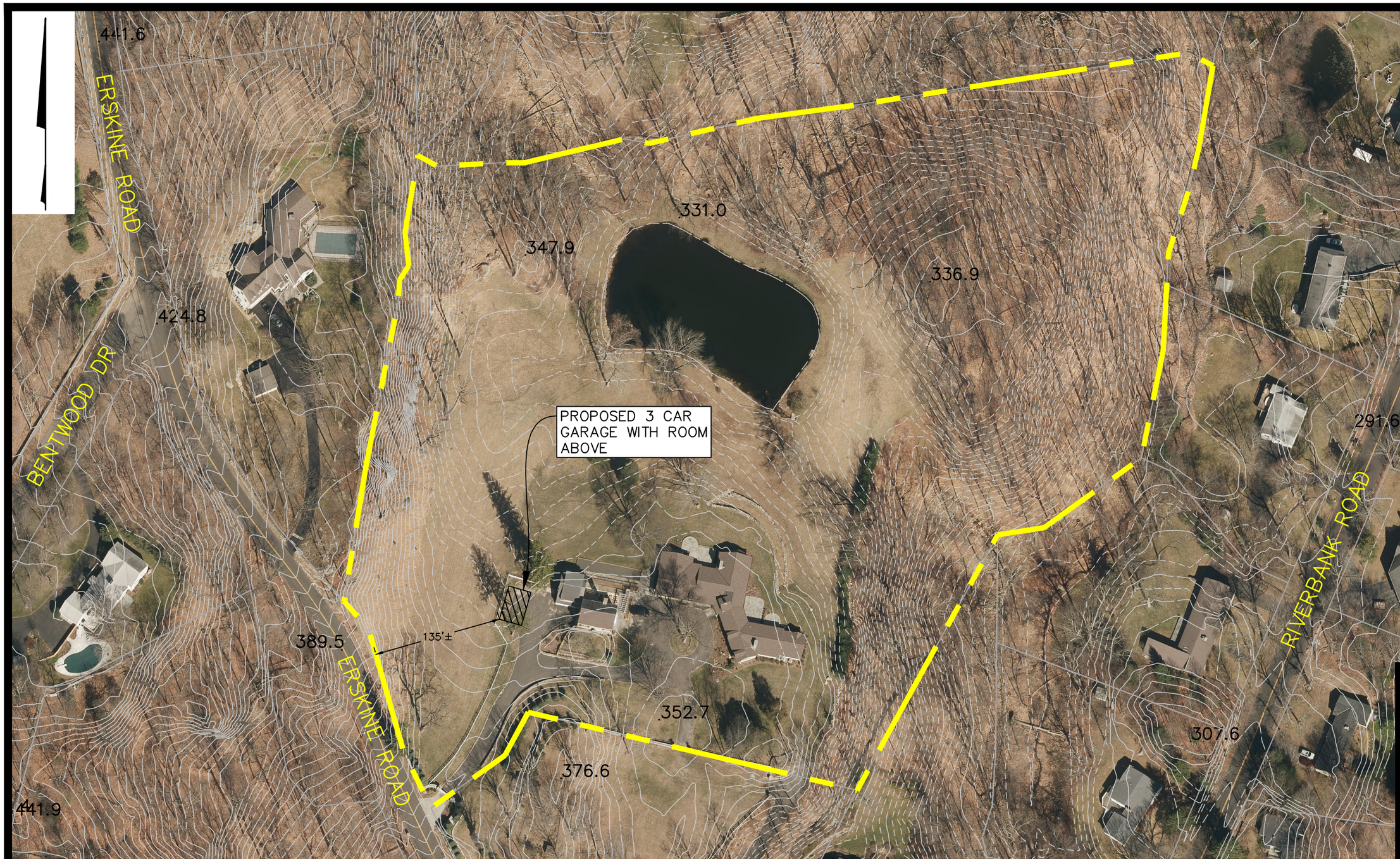
There are no anticipated adverse impacts to historic resources. The Family Estate designation will serve to protect historic structures that might otherwise be vulnerable to redevelopment for subdivisions and/or nonresidential Special Permit uses. It also provides flexibility for historic structures that may not conform to the regulations as primary or accessory structures.

Quality of Life

There is no anticipated adverse impact on Quality of life. The proposed changes will allow better use of land, usually for intergenerational family living, and promote better buffers, open space, and separation from neighboring properties, increasing the ability for "quiet enjoyment" for residents and neighbors.

Development Benefits

- Increased property tax;
- Promotion of dedicated open space and protection of environmentally sensitive areas;
- Reduced potential redevelopment impacts;



SITE DEMONSTRATION PLAN AERIAL

678 ERSKINE ROAD
STAMFORD, CT

REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

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

COMM. NO.:	DATE:
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October 1, 2020

City of Stamford Planning & Zoning Boards
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: 678 Erskine Road - Stamford, CT

Dear Mr. Blessing:

This letter serves to authorize Redniss & Mead, Inc. (with offices at 22 First Street in Stamford, CT) to act as our agents in connection with the preparing, filing, and processing of applications required for Planning and Zoning approvals relating to the above referenced property.

Thank you for your acknowledgement of said authority.

Sincerely,

Michael & Carol Fedele