



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

M E M O R A N D U M

TO: Honorable Co-Chairs
Members of the Mount Kisco Planning Board

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

SUBJECT: 40 Grove Barn, LLC– 40 Grove Street
Site Plan Application

DATE: May 5, 2023

PROPERTY

40 Grove Street (“the property”) is a 48,100.85 sf. (1.104 acres) “flag-lot” that is uniquely situated behind, and parallel to the rear yard property line(s) of No’s 38, 32, and 28 Grove Street; the property is accessed via Hillview Circle. 40 Grove Street is in the RT-6 “*one and two family,*” residential zoning district. The property is improved by two separate structures: the first is an unlawful two-family dwelling (originally used as a one-family dwelling unit and the original plumbing office on the 1st floor) and the second is a large barn that was previously utilized as a warehouse/office for a plumbing company. The 50 X 26 ft., 1,300 +/- SF. barn obtained a variance on April 21, 1981, which allowed the owner to demolish the original (two garages) structures and replace them with the new barn in the same location. The approved plans (6-14-1981) on file show the first floor containing two small offices, an interior garage/storage space, and a bathroom. The second floor of the barn contains additional storage, a dispatch room, and an estimating room. The warehouse/office space later obtained a certificate of occupancy on 10/28/1988.

The residential home on the property predates the Village code. The home was originally constructed as a one-family dwelling circa 1910. Tax records (1954) and assessor inspection records substantiate that the house was originally constructed as a one-family dwelling.

PROJECT

The proposed includes a 440+/- sf. addition to the existing one-family home and converting it into a legal, two-family home. The second part of the application includes the modification of the barn. The proposed improvements to the barn include the reconfiguration of the stairs and bathroom which will open space for an additional garage bay and another portal. The proposed changes will convert the three-car into a four-car garage. The second-floor office space will change to storage.

ZONING

The property is in § 110-11. RT-6 One and Two-Family Residence District. Pursuant to Chapter 110. Zoning Article V. Supplementary Regulations § 110-31. Supplementary development regulations. G. Accessory structures. (1) No accessory structure... shall be located or projected nearer to any street line or side lot line than does the principal structure on the lot.

- As we noted in our previous memo, the framed shed is an enlargement to the barn, a noncomplying accessory structure, and an enlargement of a nonconforming use. The framed storage area is closer to the property line than the principal structure and therefore; requires a variance issued by the Zoning Board if it remains. We further note, the concrete pad located northeast of the barn should also be removed.

PARKING

Proposed are five (5) parking spaces located on the north side of the property.

The proposed includes a 320-sf. office space on the first floor and a "4 Car Garage." The applicant indicates that the garage will be used as an indoor vehicle (trucks used for business) parking. The second floor is proposed to be utilized for storage only. The second floor is approximately 1,300 sf. Proposed changes to the second include office space changed to storage only.

Pursuant to Minimum Off-Street Parking Regulations, the office and storage would require the following: 1.28 spaces for the office and 1.3 spaces for the second-floor storage. A total of three spaces are required according to today's standards.

Previous surveys did not define a specific parking area. The proposed five (5) parking spaces is more than required. We recommend the following: Reduce parking to three spaces, one of those spaces should be ADA accessible space that is 8 ft. wide and includes an 8ft. wide van access aisle. The remaining two spaces should be 9.5 ft wide x 18.5 ft in depth. The spaces should be striped to define the parking area.

Any deliveries will need to be coordinated with employee parking, the truck turning area utilizes the same area as the proposed parking.

COMMENTS

Our previous site plan indicated that a steep slopes permit was required. The applicant clarified that the disturbance area is not located on a steep slope and therefore: a steep slopes permit is not required.

We defer to the Village Planner for landscaping and lighting.

We defer to the Village Engineer for all civil work including but not limited to stormwater management.


APPROVALS REQUIRED

- Planning Board/site plan approval
- Change of use permit
- Zoning Board Approval
- Architectural Review Board

MEMORANDUM

TO: Members of the Mount Kisco Planning Board

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

FROM: Jan K. Johannessen, AICP 
Village Planner

DATE: May 4, 2023

RE: Site Plan and Change of Use
40 Grove Street
40 Grove Farm, LLC
Section 69.81, Block 5, Lot 13

PROJECT DESCRIPTION

The subject property consists of ±48,100.85 s.f. (1.10 acres) of land and is located at 40 Grove Street within the RT-6 Zoning District. The applicant is proposing to convert the existing, single-family residence to a two (2) family residence and renovate the existing barn. The conversion of the residence includes additions on the north side of the building.

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. Site Plan Approval and a Change of Use Permit is required from the Planning Board.
2. The proposed action requires Architectural Review Board (ARB) Approval.

COMMENTS

1. This office defers review of the plan for parking and zoning compliance to the Building Inspector.
2. All prior comments have been addressed.

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 SMM ARCHITECT, PLLC, DATED APRIL 5, 2023:

- Site Plan Demo (C1)
- Erosion Control Plan (C2)
- Details (C3)
- Site Plan (A1)
- Steep Slope Plan, Landscape Plan (A4)

DOCUMENTS REVIEWED:

- Letter, prepared by Stephen Marchesani, dated April 17, 2023
- Business Plan, prepared by Armor-Tite Business Corp, dated January 10, 2023

JKJ/dc

MEMO

To: Members of the Mount Kisco Planning Board

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

From: Anthony Oliveri, P.E.

Date: May 5, 2023

Re: Site Plan
40 Grove Barn, LLC
40 Grove Street
Village/Town of Mount Kisco

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

- Plans entitled “Proposed Addition for 40 Grove Barn, LLC,” prepared by SMM Architect PLLC, last dated 4/15/2023;

Our comments are as follows:

1. It is noted that no survey has been submitted to our knowledge, the basis for the topography shown and site plan should be provided.
2. The proposed limit of disturbance is now noted to exceed 5,000 square feet thus requiring coverage under the NYSDEC General Permit for Stormwater Discharges from Construction Activities.
3. A note or condition should be added to the site plan to maintain the existing drain inlet at the rear of the property; this has been reported to be a drywell with no piped outlet which will require period maintenance to ensure continued functionality.

4. It is unclear if the parking dimensions depicted on the site plan are intended to be striped or if it is only a representation of sufficient space for zoning compliance. This area will conflict with the truck turning movement also presented.

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

Thank you



SMM Architect PLLC

5 Scott Circle, Purchase, N.Y. 10577
Phone 914-815-6116
E-mail steve54aia@aol.com

April 17, 2023

Village of Mount Kisco
104 Main St.
Mount Kisco, N.Y. 10549
Planning Board

RE: 40 Grove St.

Dear Village of Mt. Kisco Planning Board,

After the last planning board meeting and meeting with town staff we have made the following changes;


We have added drawing C4 with a steep slope plan showing the proposed work is not in any steep slope area. We also have a landscape plan to show the four replacement trees for the two removed trees and landscaping for the house.

On drawing C3 we show the path for a delivery truck to turn around and not have to back out of the property. As we have previously stated there will be minimal deliveries to the site as the main deliveries will be directly to the job site. We also had our engineer do a deep hole and perc test at the site. We added his perc test and storm water calculations on this drawing

On drawing A1 we show a parking area for five cars on site not including any of the garage spaces. We will not require that many as there will only be limited if any employees total on site during the day.

Thank you for your attention to this matter

Sincerely Yours


Stephen Marchesani





Westchester County License #WC-26305-H13
CT Registration #HIC.0631565

Main Office

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Port Chester, NY 10573

Tel:(914) 937-7134•Fax:(914) 937-8809

15 East Putnam Ave.-#3336

Greenwich, CT 06830

Tel/Fax: (203) 883-4710

www.armor-tite.com

January 10th, 2023

Michael Bonforte
Chairman & Members of the
Planning Board - Village of Mount Kisco
104 Main Street
Mount Kisco, NY 10549

Re: Application for Site Plan Approval by
40 Grove Barn, LLC
Barn retrofit
Section 69.81 Block 5 Lot 13

Dear Chairman Bonforte and Members:

On behalf of Armor-Tite Construction Corp, the purpose of this letter is to provide a business plan for our expected utilization of the above referenced property (barn and permitted adjoining surrounding area). The principal owner of 40 Grove Barn LLC is Evelio Elledias, and he is a key principal with our company.

We understand that the use of the property is non-conforming, and therefore, we look to the prior use to frame our proposed use. The prior use of the barn was for Duffy Plumbing Company. It is the applicant's intent to maintain the use in a like and similar way, though initially not as intense. We are familiar with the proposed improvements and they have been designed to facilitate our use and future plans.

Our business, primarily a roofing business, is located in Port Chester, New York. We service commercial and residential clients. We very often have work in Northern Westchester, Putnam or even further upstate. The nature of roof business is that many jobs are labor and time intensive. Roofing jobs are performed on the site where the roof is being replaced or repaired. Typically, roofing supplies for a job are delivered to the job site, though there is always the likelihood that some deliveries will be required to be made to the site, typically in straight trucks, and only occasionally with a truck where a forklift will be required.

There will be indoor storage of surplus materials, tools and other equipment at the property. We expect that we will be storing some vehicles – typically pick-up trucks or commercial vans at the property. As such, our trucks tend to be stocked with tools and some supplies and materials and it is our desire that these be stored inside, and as such, the extra garage bay will facilitate that.

We are not yet certain that we will employ office clerical staff at the location – as those functions are performed in Port Chester. We certainly would expect that supervisory personnel would utilize the office, as well as we would expect that construction meetings may be held there. Business hours would be from 7AM until 6PM, and there could be some Saturday use.

Some of our management and personnel live in mid to Northern Westchester, and being able to utilize an office would be of great use for us. We could expect that there may be some morning staging or afternoon unstaging which could also result in employees change and utilizing the bathroom/shower improvements prior to leaving for home. There could be employee vehicles parked during the day on site. We would not expect that there would be any retail conducted on site, nor do we believe that Duffy conducted any such business. In essence, we would expect to operate our business similar to how Duffy conducted their Plumbing Contracting business or how any contracting company might expect to utilize such a site.

Sincerely,



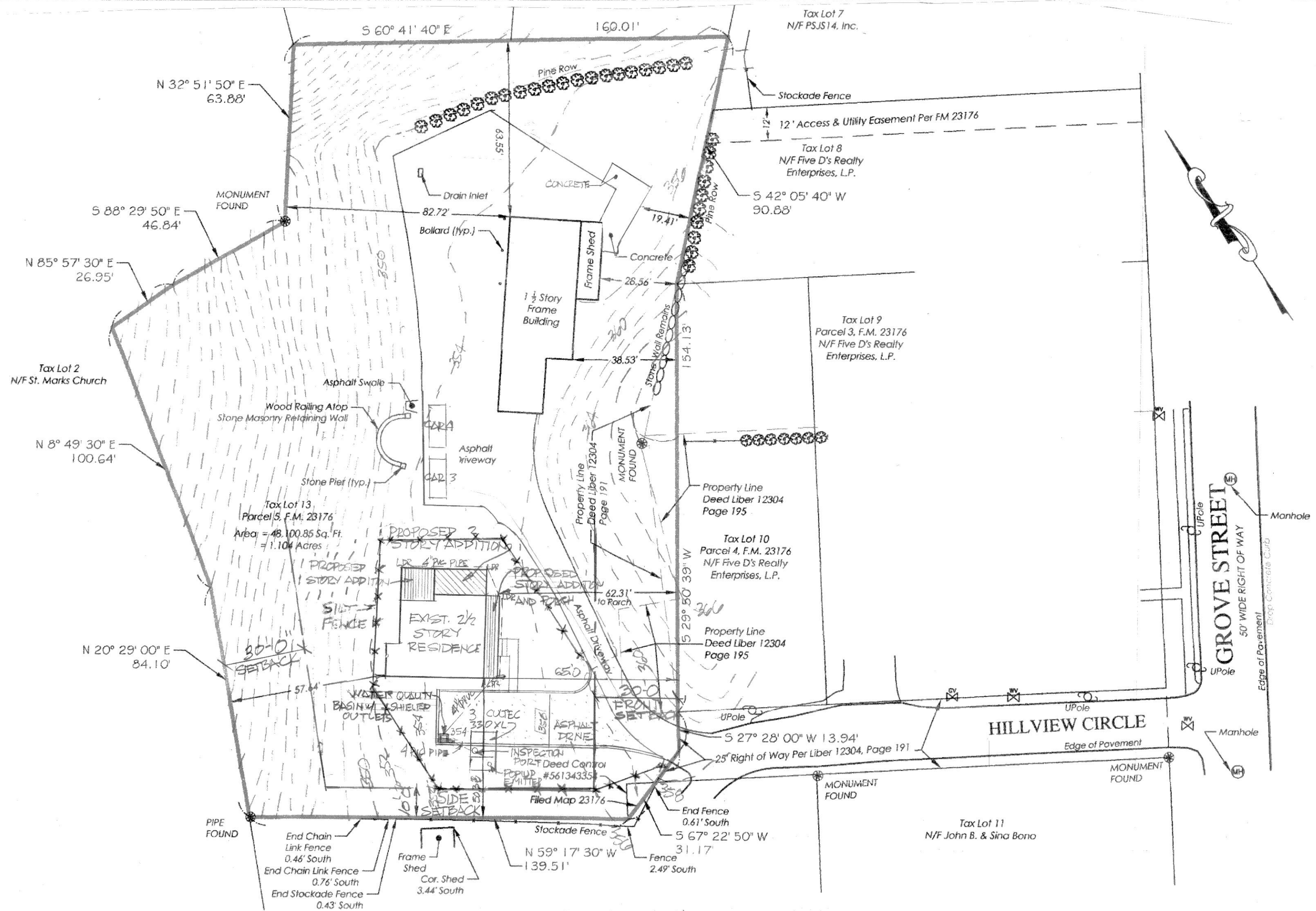
Evelio Elledias

Sediment and 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 engineer. All sediment control structures shall be inspected on a regular basis, and after each heavy rain to insure proper operation as designed. An inspection schedule shall be set forth prior to the start of construction.
- 3) The locations and the installation times of the sediment capturing standards shall be as ordered by the engineer, and in accordance with the standards set forth in the current edition of the Westchester County Best Management Practices manual for sediment and erosion control
- 4) All topsoil not to be used for final grading shall be removed from the site immediately and placed in a stabilized stockpile or fill area. All topsoil required for final grading and stored on site shall be limed, fertilized, temporarily seeded and mulched within 14 days
- 5) Ant disturbed areas that will be left exposed more than 21 days and not subject to construction traffic, shall immediately receive temporary seeding. Mulch shall be used if the season prevents the establishment of a temporary cover. Disturbed areas shall be limed and fertilized prior to temporary seeding.
- 6) All disturbed areas within 500 feet of an inhabited dwelling shall be wetted as necessary to provide dust control.
- 7) The contractor shall keep the roadways within the project clear of soil and debris and is responsible for any street cleaning necessary during the course of the project.
- 8) Sediment and erosion control structures shall be removed and this area stabilized when the drainage area has been properly stabilized by permanent measures

NOTES

- 1) Surface grading must be restored to match existing conditions at the completion of construction
- 2) All construction fuels and chemicals shall be transported in approved sealed containers and shall be removed from the site by the contractor daily
- 3) All imported fill materials if required shall be free of construction and demolition debris and meet the NYSDEC DER-10 Soil Constituent Concentrations Identified for "Unrestricted Use"
- 4) All disturbed area shall receive temporary seed and mulch when no further work is to occur within 14 days
- 5) Design professional to certify installation of sediment and erosion control measures prior to start of construction
- 6) Provide a pretreatment basin with a minimum sump depth of 12" prior to discharge at proposed drywell chambers
- 7) Provide test pit observation and percolation test to Show feasibility for the proposed storm water infiltration Practice
- 8) Hydrologic Soil Group on site as identified by USDA web soil survey is UHb Urban land-Charlton complex, 3-8% slopes

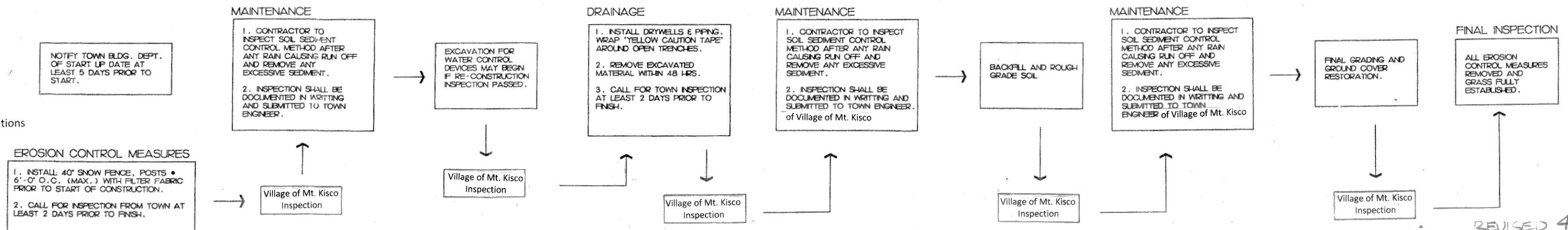


SITE PLAN
SCALE 1"=30'-0"

EROSION CONTROL SCHEDULE

General Notes

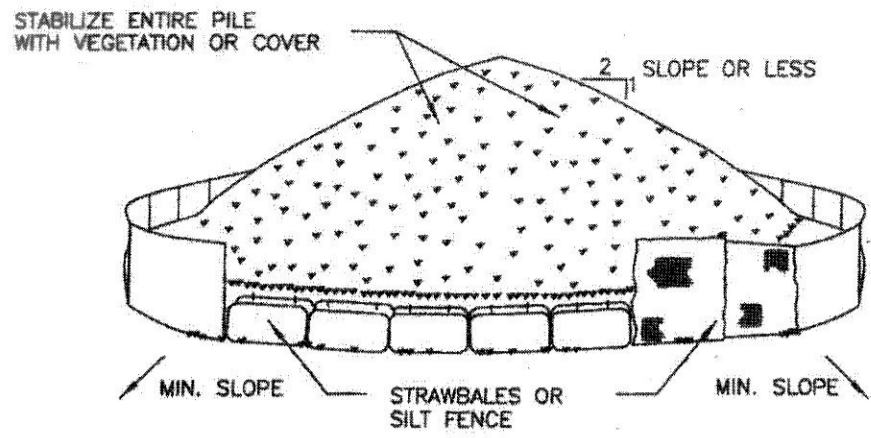
- 1) All leader drains to have overflow spouts at grade
- 2) All piping from leaders to culverts to be schedule 40 pvc at minimum 1% pitch
- 3) A percolation test to be performed in conformance with the New York State Storm Water Design Manual
- 4) Test pits must be performed to determine ledge rock and ground water conditions (minimum 3'-0" below infiltration practices)
- 5) Stormwater detention must be provided to attenuate the 25 year storm event (6.48"/24hrs) to predevelopment conditions



IMPERIOUS SURFACES
NEW DRIVE 1300 SF
NEW HOUSE ADDITIONS 562 SF
REMOVED PORCHES & WALKS 648 SF
TOTAL 1314 SF

REVISED 4/15/23
REVISED 12/20/22

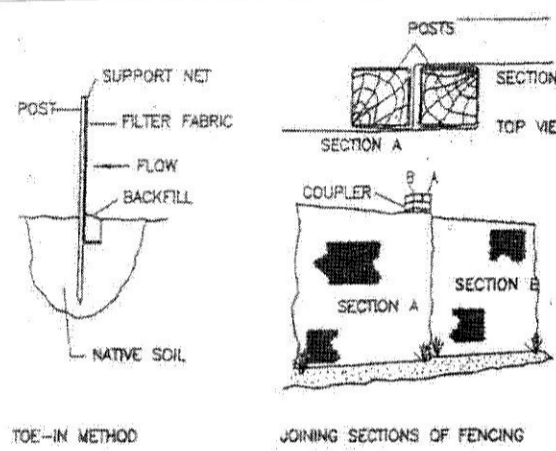
SEAL	Project PROPOSED ADDITION FOR 40 GOOSE FARM LLC 40 GROVE ST MT. KISCO, N.Y.		Drawing Number C2 Date 9/28/22 Scale 1"=30'-0" Drawn By SM
	SMM Architect PLLC 5 Scott Circle Purchase, New York 10577	Drawing EROSION CONTROL PLAN	



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 SILT FENCE DETAIL FOR INSTALLATION SPECIFICATIONS.

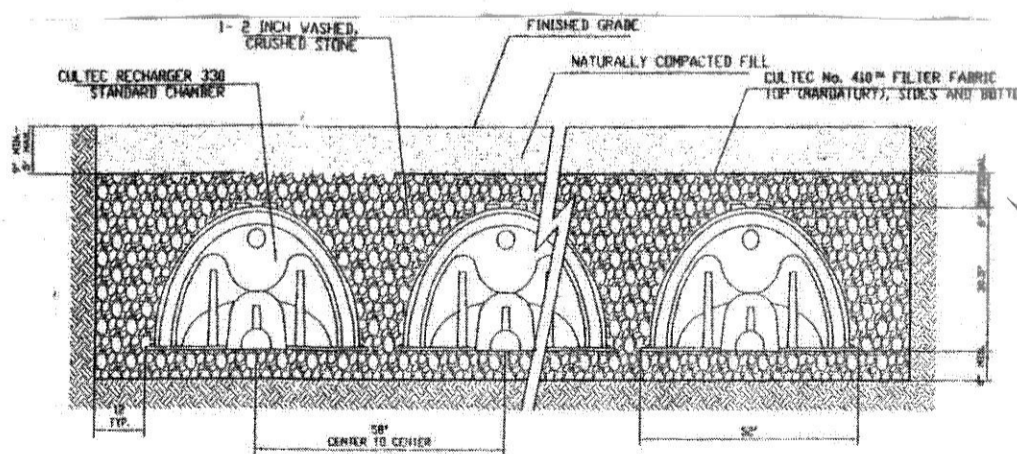
SOIL STOCKPILING
N.T.S.



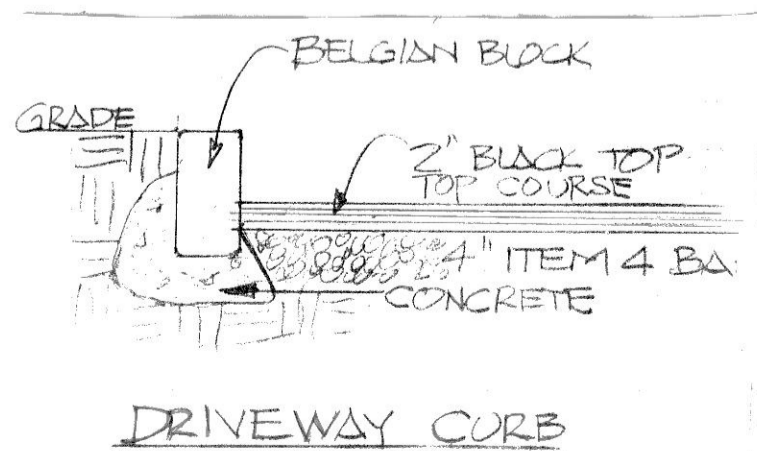
INSTALLATION NOTES:

1. EXCAVATE A 4 INCH x 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN ABOVE.
6. THE SILT FENCE SHALL NOT BE ATTACHED TO THE TEMPORARY CONSTRUCTION FENCE. SILT FENCE SHALL BE OFFSET 3 FEET FROM THE INSIDE OF THE TEMPORARY CONSTRUCTION FENCE.

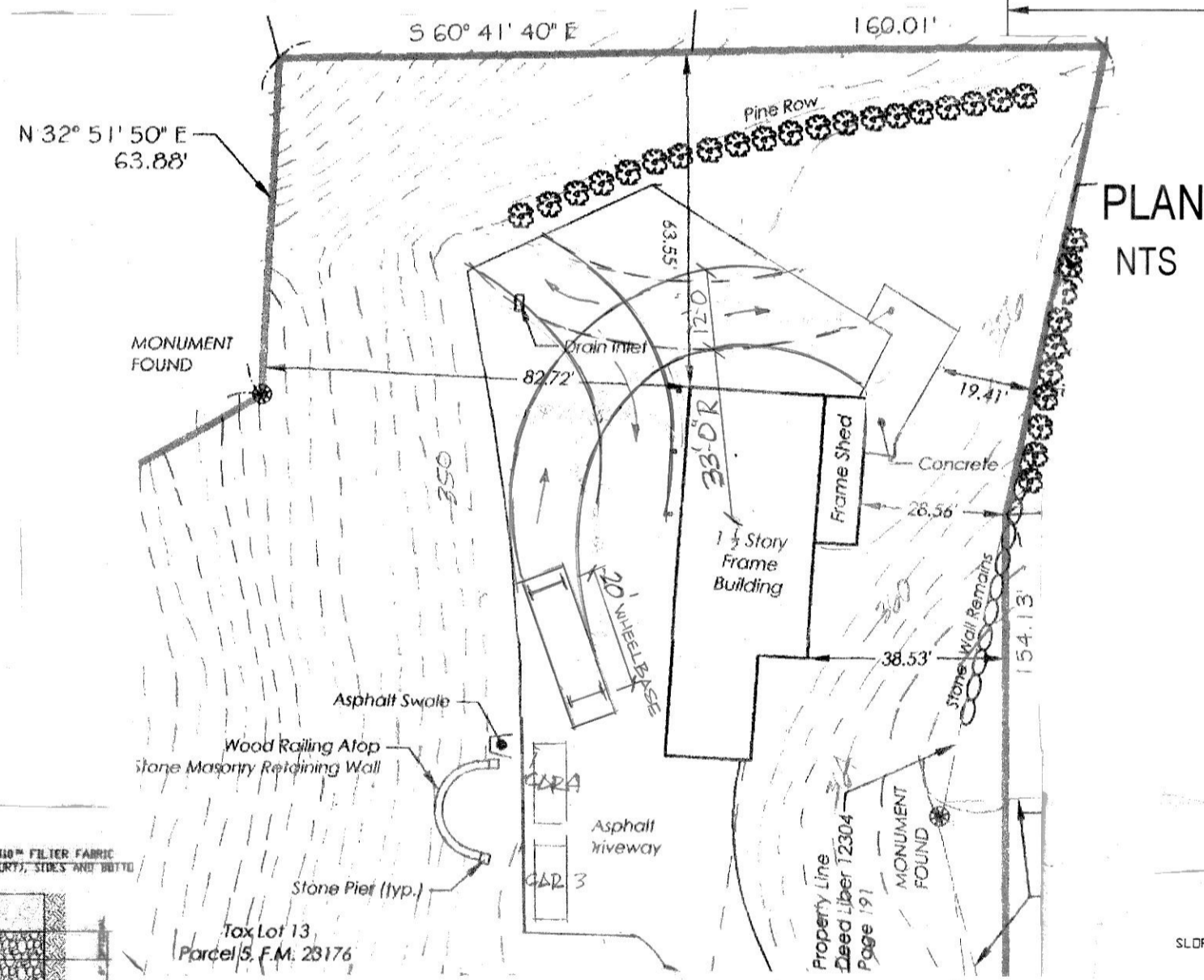
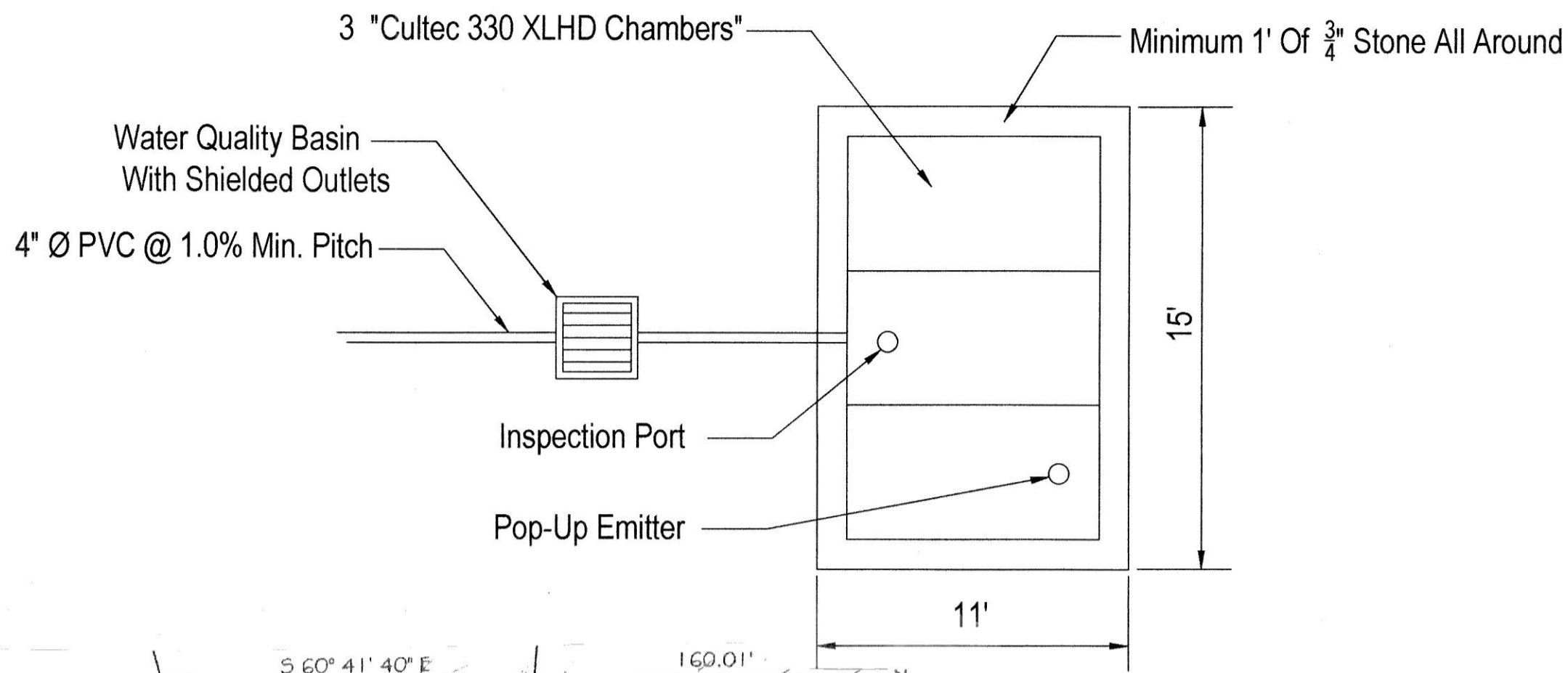
SILT FENCE



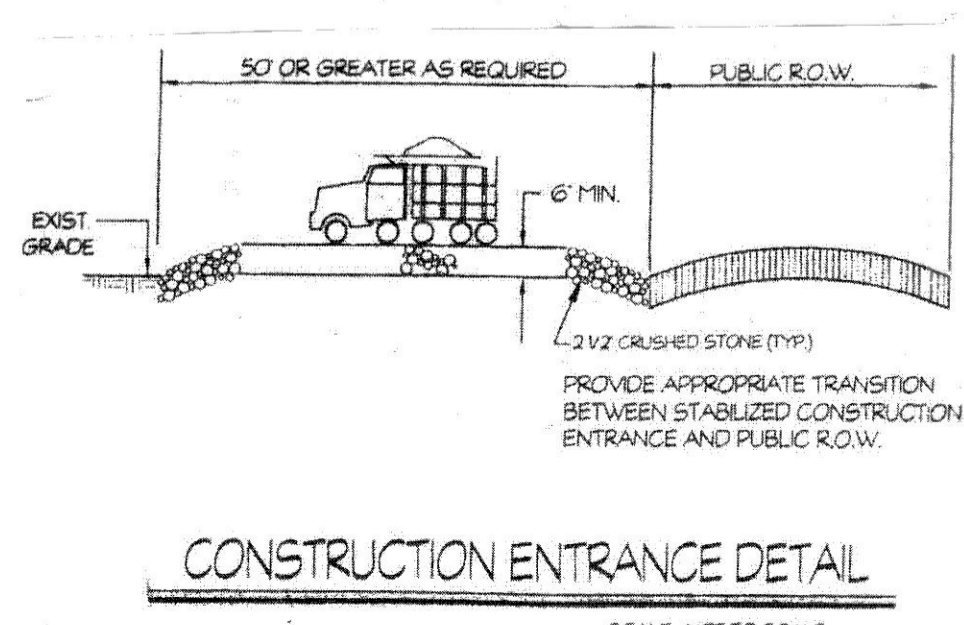
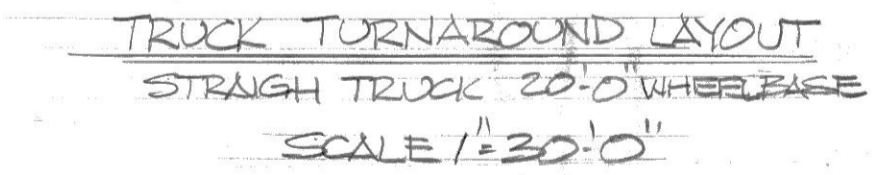
CULTECT INFILTRATOR DETAIL
SCALE: N.T.S.



DRIVEWAY CURB



PLAN OF PROPOSED DRYWELLS
40 GROVE STREET, MOUNT KISCO, NY



CONSTRUCTION ENTRANCE DETAIL
SCALE: NOT TO SCALE

Deep Test & Percolation Test Performed On March 27, 2023

SOILS: This site is composed of 100% UIC Urban Land - Charlton - Chatfield complex - B Soil
Deep Test 6.0' No Rock or Ground Water Encountered
Soil Description: Dark yellowish brown sandy loam with cobbles

Percolation Hole: 10"Ø
Percolation: Stabilized Rate = 3" inch in 15 minutes

Design Storm: 25 year, 24 Hour, Zero Increase in Runoff
Proposed Impervious Area: House Addition, & Driveway, = 1,314 ft²

Soil Percolation Rate (Sr): 10"Ø Perc. Hole, Water Depth 10",
Ac = π x (10") x 10"/12" ft. = 2.22 ft²
Ab = π x r² = 3.14 x (0.42)² = 0.55 ft²
Ap = Ac + Ab
Ap = 2.22 ft² + 0.55 ft² = 2.77 ft²
Volume of Percolation (Vp) = 0.55 ft² x 3.0" = 0.137 ft³
12"ft

Soil Percolation Rate (Sr)
Sr = 0.137 ft³ / 2.77 ft² / 15 min. = 0.0033 ft³ / ft² / min
Sr = 0.0033 ft³ / ft² / min x 60 min x 24 hr / day = 4.75 ft³ / ft² / day

Sr = 4.75 ft³ / ft² / day - 25% (1.18) (clogging factor) = 3.56 ft³ / ft² / day

Existing Weighted CN = 60, 25 Year = 2.48" Proposed CN = 98, 25 Year = 6.26" ΔVr = 3.78"

Impervious Area Storage Volume REQUIRED (Vs) = ΔVr (3.78/12") x 1,314 s.f. = 414 ft³

Design: Provide One Drywell System

Calculate Volume Of Drywell Systems

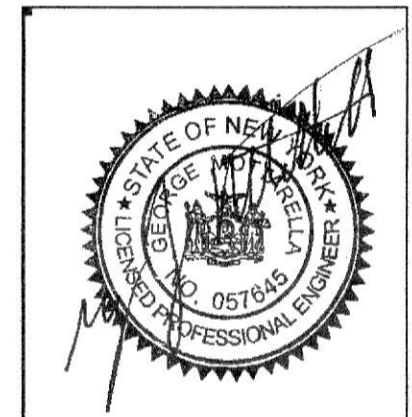
(3) "Cullect" 330 XLHD Rechargers = 3 x 63.4 ft³/unit = 190 ft³
Use 1' of 3/4" Stone Around Rechargers = 15" x 11" x 3.5' = 578 ft³
Void Volume of Stone = 578 ft³ - Volume of Chambers (190 ft³) x 40% = 155 ft³

Total Volume of Cullect Chambers & Stone Voids Vw = 190 ft³ + 155 ft³ = 345 ft³

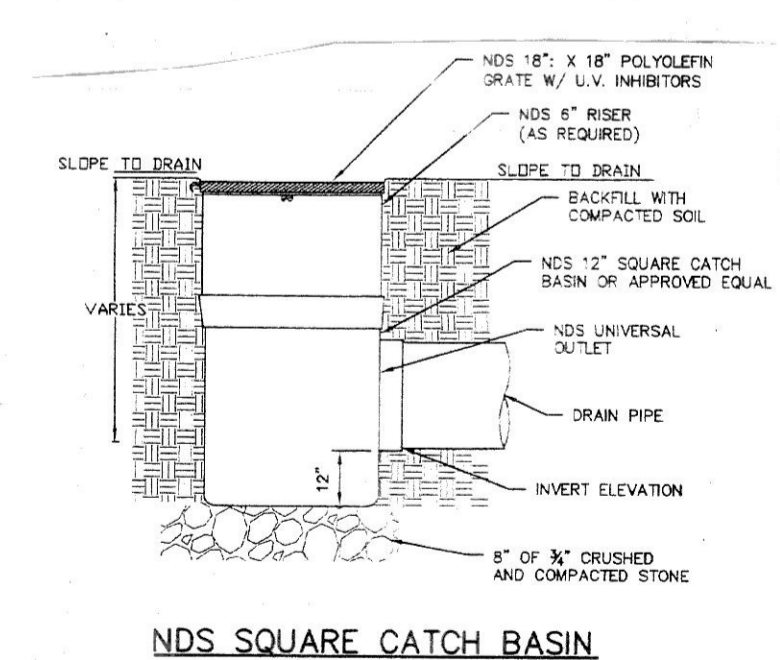
Calculate 24 - Hour Percolation Volume Per Drywell Unit (Vp)

Vp = (15" + 15" + 11" + 11") x 3" = 156 ft³
Vp = Side Surface Area of Drywell x Soil Percolation Rate
Vp = 156 ft² x 3.56 ft³ / ft² / Day
Vp = 555 ft³ / ft² / Day

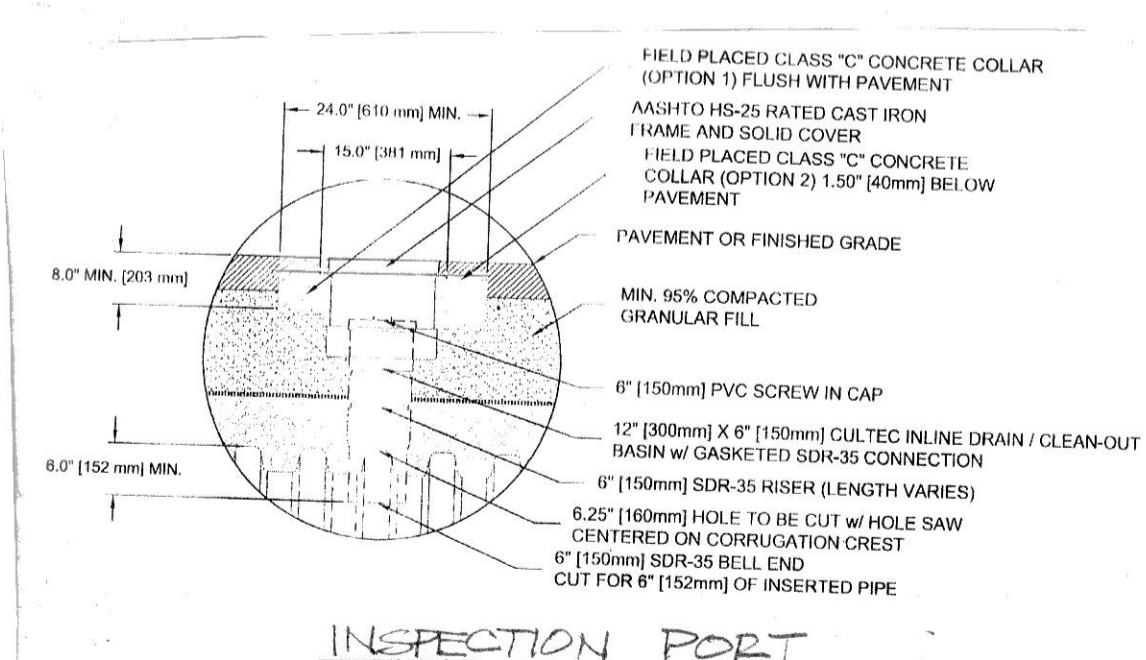
VOLUME PER DAY FOR SYSTEM = DRYWELL 345 ft³ + PERC. 555 ft³ = 900 ft³
GREATER THAN 414 ft³ REQUIRED



Prepared By: George J. Mottarella PE, LS, PC.
Civil Engineer & Land Surveyor
23 Rose Ave. Harrison, N.Y.
(914) 755-1262 E-Mail: gmottarella@aol.com

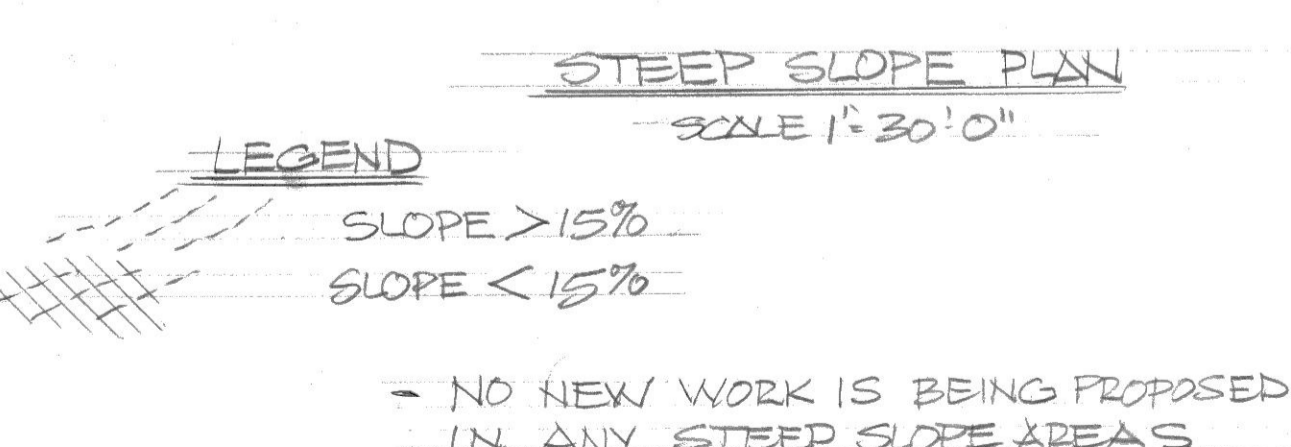
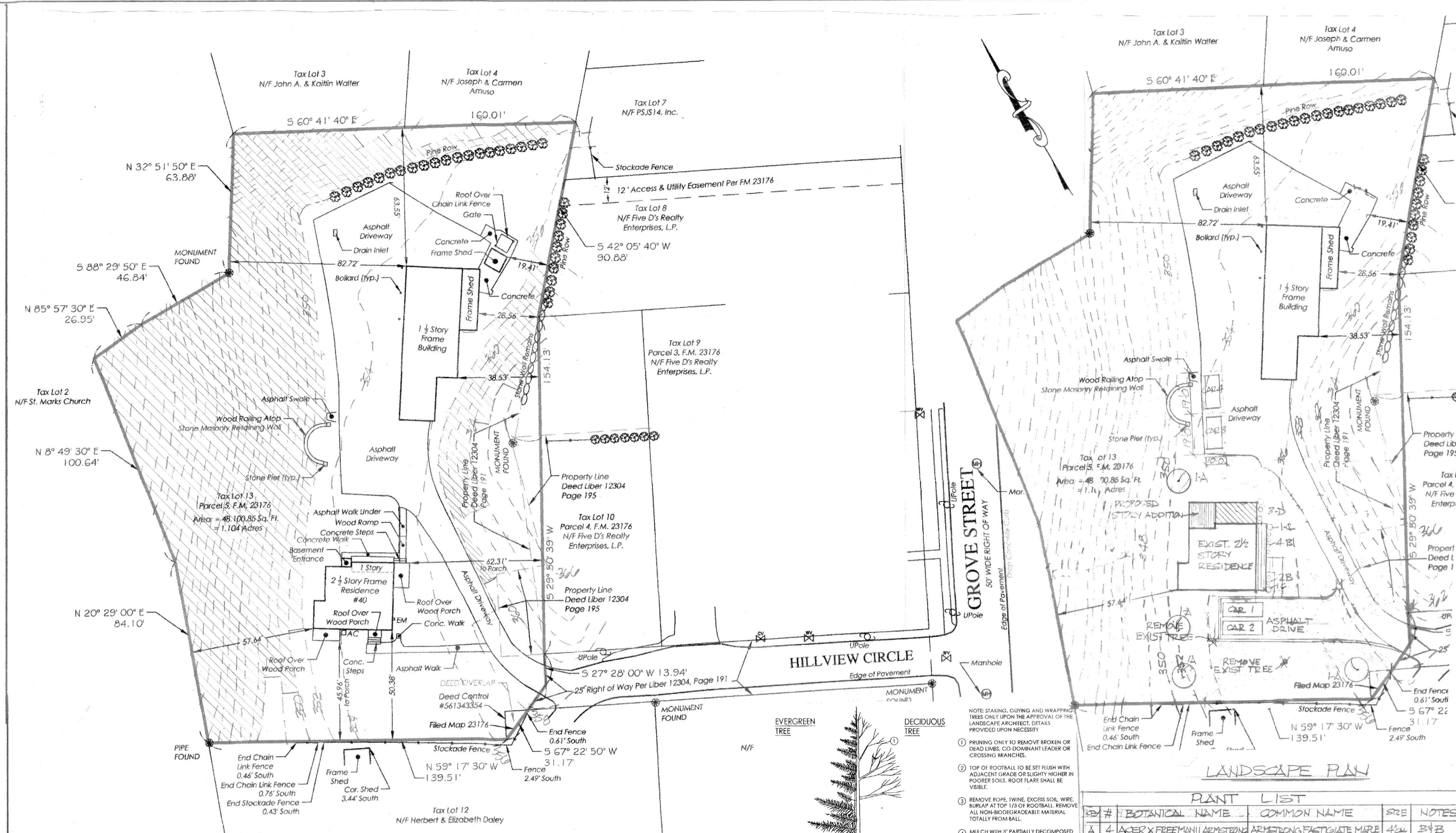


NDS SQUARE CATCH BASIN

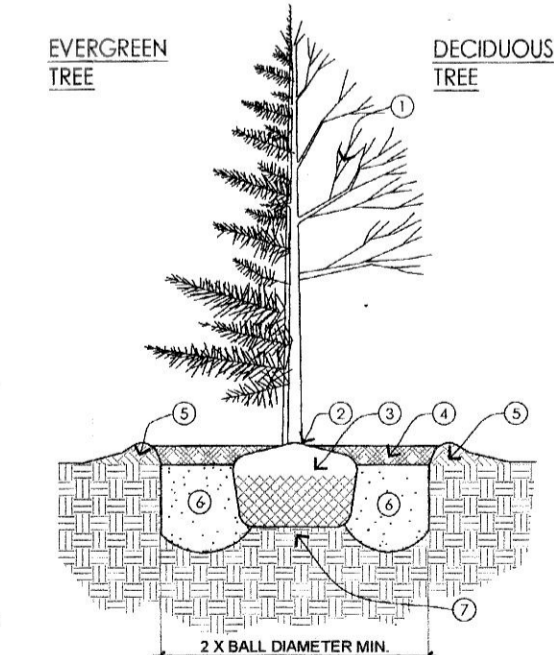


INSPECTION PORT

SEAL	Project PROPOSED ADDITION FOR 40 GROVE EARN LLC 40 GROVE ST. MT. KISCO, N.Y.	Drawing Number C3
	SMM Architect PLLC 5 Scott Circle Purchase, New York 10577	Date 9/28/22 Scale 1" = 30'-0" Drawn By SM
Drawing DETAILS		REVISED 4/5/23



- Landscape Notes**
- 1) All plants shall meet or exceed standards set in The USA standard for nursery stock
 - 2) All planting operations shall adhere to American Association of nurserymen standards
 - 3) Confirm location of all utilities and subsurface drain lines prior to plant installation
 - 4) Plant locations and beds shall be located by Contractor and approved by owner prior to installation
 - 5) Seed all areas disturbed during construction
 - 6) Install all plants in accordance with planting details
 - 7) All planting beds and trees to be fertilized with appropriate fertilizers
 - 8) See planting list for types and quantities of plants



- NOTE STAKING, CUYING AND WRAPPING TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. DETAILS PROVIDED UPON NECESSITY**
- 1) PRUNING ONLY TO REMOVE BROKEN OR DEAD LIMBS, CO-DOMINANT LEADER OR CROSSING BRANCHES.
 - 2) TOP OF ROOTBALL TO BE SET FLUSH WITH ADJACENT GRADE OR SLIGHTLY HIGHER IN POORER SOILS. ROOT FLARE SHALL BE VISIBLE.
 - 3) REMOVE ROPE, IWIRE, EXCESS SOIL, WIRE, BURLAP AT TOP 1/3 OF ROOTBALL. REMOVE ALL NON-BIODEGRADABLE MATERIAL TOTALLY FROM BALL.
 - 4) MULCH WITH 3" PARTIALLY DECOMPOSED SHREDED HARDWOOD MULCH, DARK IN COLOR OR APPROVED SUBSTITUTE. DO NOT COVER ROOT FLARE.
 - 5) 4" HIGH X 6" DIAMETER MIN. COMPACTED SAUCER BEYOND EDGE OF ROOTBALL.
 - 6) PLANTING MIX - IN LOAMY SOILS BACKFILL WITH EXISTING SOIL. IN SANDY SOILS ADD 20% MAX. ORGANIC MATTER. (ALERT LANDSCAPE ARCHITECT IF POOR SOILS ARE PRESENT) TAMP WITH FOOT AND WATER IN 6" LIFTS.
 - 7) ROOTBALL TO REST ON UNDISTURBED OR COMPACTED SOIL TO PREVENT SETTLING

PLANT LIST

ITEM #	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A 4	ACER X FREEMANII ARMSTRONG	ARMSTRONG FASTGATE MAPLE	4" x 4"	B & B
B 6	BUXUS X GREEN VELVET	GREEN VELVET BOXWOOD	24" x 6"	B & B
C 2	RHODODENDRON PJM	PJM RHODODENDRON	36" x 6"	B & B
D 3	IBEX CRENATA A SCHNOBEL	SCHNOBEL HALLY	36" x 6"	B & B

SEAL

Project
PROPOSED ADDITION FOR 40 GROVE BARN LLC
40 GROVE ST.
MT. KISCO, N.Y.

SMM Architect PLLC
5 Scott Circle
Purchase, New York 10577

Drawing
STEEP SLOPE PLAN
LANDSCAPE PLAN

Drawing Number
C4

Date 4/5/23
Scale 1" = 30'-0"
Drawn By SM

R301.5 Design Loads-Live Loads:

- Living Areas 40lb/sf
- Sleeping Rooms 30lb/sf
- Attic- No Storage 10lb/sf
- Attic-Storage 20lb/sf
- Stairs 40lb/sf
- Decks 40lb/sf
- Roof 45lb/sf
- Guards and Handrails 200lb/lf

R302.3 Two family dwellings to be separated by a one hour rating except when a fire sprinkler is installed then a one half hour rating is permitted.

R310.1 Basements with habitable spaces and every sleeping room to have at least one openable emergency escape and rescue opening of minimum 5.7 percent net clear opening with a minimum opening height of 24 inches and opening width of 20 inches net clear opening.

R311.7 Stairs:

- Maximum Riser Height 8 1/4 inches
- Minimum Tread Depth 9 inches
- Minimum Head Room 6"-8" from nosing to sloped ceiling
- Minimum Width 36 inches above rail and 31 1/2 inches at rail height and below with rail on one side or 27 inches with handrail on both sides.

R312.1 Guards:

- Required at surface more than 30 inches above floor.
- Height minimum of 36 inches
- At open side of stairs minimum 34 inches
- Intermediate rails or ornamental closures cannot allow the passage of a sphere 4 inches or more in diameter
- Triangular opening formed by riser treads and bottom rail of guard at open side of stair shall not allow a sphere of 6 inches to pass through

R314,R315 Smoke and Carbon monoxide Alarms

- Each sleeping room to have a smoke alarm
- Outside of each sleeping area in the immediate vicinity of the bedrooms to have a smoke alarm
- All smoke detectors to be interconnected
- All smoke detectors shall be hardwired and have battery backup
- Carbon monoxide alarms to be located outside of each separate sleeping area
- Carbon monoxide alarm to be located on each level of the dwelling

Plumbing Work: all plumbing to conform to the requirements of the 2020 Residential Code of New York State

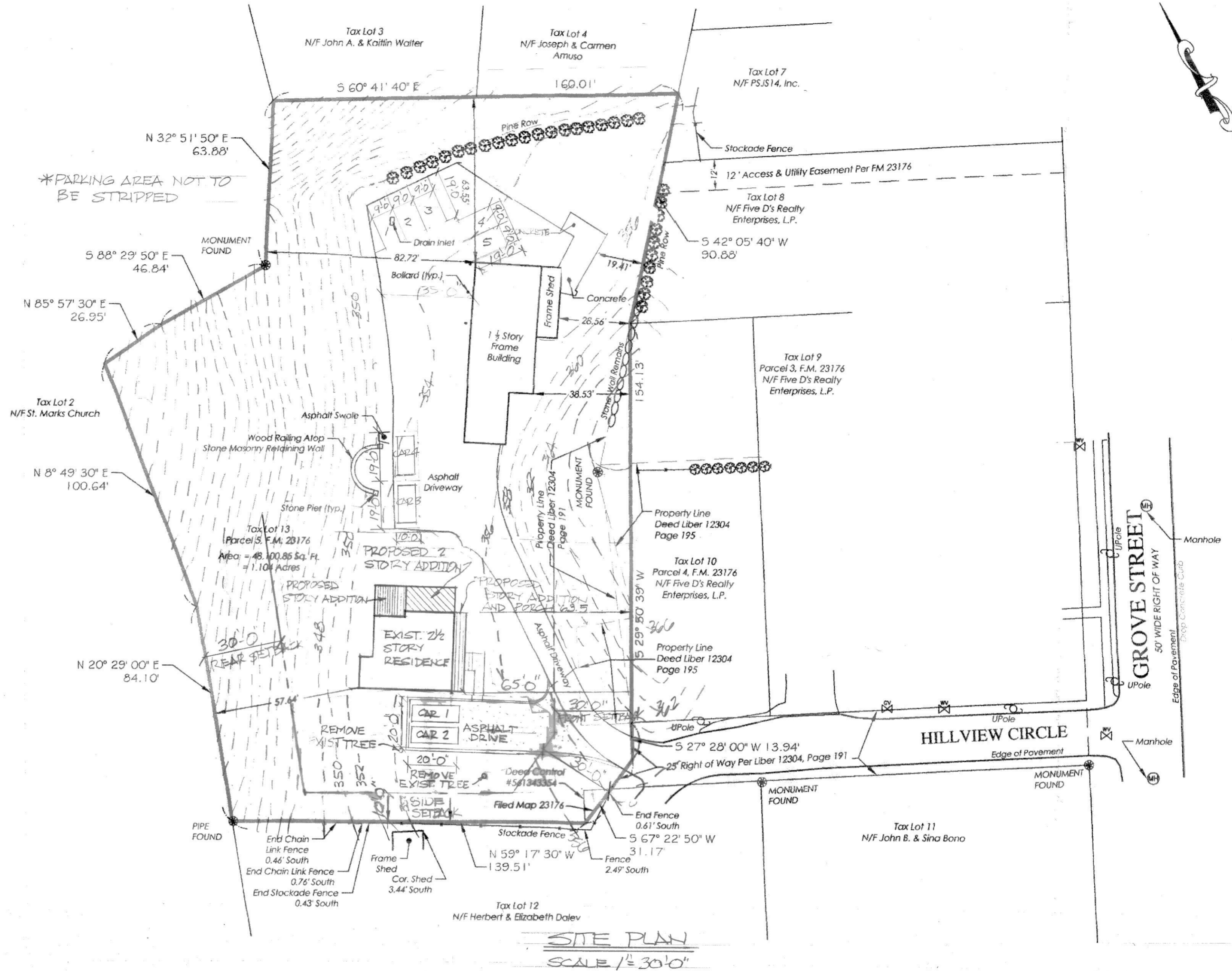
Electrical Work: all electrical work to conform to the requirements of the 2020 Residential Code of New York State

Mechanical Work: All mechanical systems to comply with the 2020 Residential Code of New York State

All work to conform to the 2020 Energy Conservation Construction Code of New York State

General Notes

- 1) All work to be done according to 2020 Building Code of New York State and local codes
- 2) All plumbing work to be done by a licensed plumber
- 3) All electric work to be done by a licensed electrician
- 4) Provide a code 53 confirmation before starting any digging or excavation
- 5) File for a tree permit before removing any trees
- 6) File for a demolition permit for starting any demolition
- 7) Building setbacks and layouts to be done by a licensed surveyor
- 8) Workmanship to be first class in all respects
- 9) Soil bearing capacity to be minimum 2 tons p.s.f
- 10) Poured concrete to be minimum 3000psi
- 11) Poured concrete for exterior steps, porches, etc exposed to the weather and garage slabs to be minimum 3500p.s.i. strength
- 12) Stepped footings to be 1 vertical to 2 horizontal
- 13) Concrete block walls to have horizontal reinforcement 16" oc
- 14) Finish grades to be a minimum 8" below top of foundation wall and slope away from house
- 15) any steel beams etc. to be min A36 grade
- 16) Steel lally columns to have 6"x6" plates with 4-9/16 holes top and bottom
- 17) All lumber to minimum #2 doug/fir 900p.s.i fiber strength
- 18) All deck lumber to be pressure treated for header and joists Decking and railings material to be selected by owner
- 19) Double joists under parallel partitions
- 20) All posts for headers, beams, and girders to be taken down solid to the foundation and bearing posts
- 21) Provide flashing at wall/roof, valleys, chimneys, windows, Doors and roof penetrations as required
- 22) All bath exhaust fans to vent to exterior
- 23) All walls to be tiled to receive cement board backing
- 24) Dryer vents to be vented directly to the exterior



Zoning District RT-6		
	Required	Proposed
Lot Area	6,250 s.f.	48,100.85s.f.
Building Coverage	9,970.17s.f.	3,500.75s.f.
Development Coverage	19,240.34s.f.	16,521.75s.f.
Lot Width	50'-0"	276.18'
Lot Depth	100'-0"	139.51'
Yards-Front	30'-0"	63.5'
Yards-Side	10'-0"	50.38'
Yards-Rear	30'-0"	57.64'
Height-Stories	2 1/2	2 1/2
Height-Feet	35'-0"	27.5'

SEAL	Project PROPOSED ADDITION FOR 40 GROVE EARN LLC 40 GROVE ST. MT. KISCO, N.Y.	Drawing Number A1
	SMM Architect PLLC 5 Scott Circle Purchase, New York 10577	
Drawing SITE PLAN		

REVISED 4/5/23
REVISED 12/20/22



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

M E M O R A N D U M

TO: Honorable Co-Chairs &
Members of the Mount Kisco Planning Board

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

SUBJECT: Asset Realty & Construction Group – 2 Morgan Drive
Conceptual Site Plan Application

DATE: May 5, 2023

PROPERTY

If 2 Morgan Drive sounds familiar, it's because it recently received approval to subdivide a 5.71-acre lot into two (2) separate lots, Lot A and Lot B; each with street frontage on Morgan Drive. Lot A included a 2.670 Acre, (116, 305.2+/- sq. ft.) lot that was going to be improved by a proposed two-story 70,000 sq. ft. (325' L x 112" W) indoor storage facility to accommodate a private car collection. Lot B remained as a 3.046-acre, (132,683.76 +/-sq. ft.) lot with several remaining dilapidated structures. The indoor car storage facility was never constructed. The remnants of several structures remain on Lot B. These structures are not able to be removed due to contamination. Some of these structures are within the required setback for the proposed lot, necessitating the required variances.

The creation of that new lot line resulted in four (4) existing structures on the site being closer than 20 feet to the to the proposed new side yard lot line. They are described, from south to north, or left to right on the site plan, as follows:

Structure A - Primary Tank: 20 ft. required, 18'9" provided, a 1'3" variance granted.

Structure B - Concrete Storage Building: 20 ft. required, 12'8" provided, a 7'4" variance granted.

Structure C - Primary Tank: 20 ft. required, 17'2" provided, a 2'10" variance granted.

Structure D - Sprinkling Filter Bed Structure: 20 ft. required, 2'10" provided, a 10'5" variance granted.

Resolution was executed on October 18, 2022.

This is a conceptual application. A copy of the original approval is included with this memo.

PROPOSED

Proposed is a three-story, 108,714 +/- sq. ft. Self-Storage Facility. Some of the differences when compared to the original approval are as follows:

- The building height is increased by one additional story.
- The size of the building increased by approximately 38,700 +/- sq. ft.
- The parking area is slightly modified.
- A loading area is added within the structure.
- The fire access road around the building is slightly modified. Fire department connections and the ability to turnaround a truck have not been established at this time.
- Proposed fire access road is a gravel-pave, original approval provided reinforced turf.
- The indoor car storage was a private building, not open to the public – limited parking was provided. Proposed are ten (10) parking spaces – three (3) more than the previous approval.
- The storage facility will be open to the public.
- Sidewalk along the south of the structure has been eliminated – we have not conducted a fire exit review whether these are required or not. There are no side walks proposed around the perimeter other than the southwest front area of the building.
- The vehicle rinse area was removed.

ZONING

Proposed is in the § 110-23. RDX Research and Development District. Indoor storage facilities are a permitted use.

Parking: Storage, warehouse, and distribution requires 1 parking space per 1,000 sf of gross floor area. Self-Storage Facilities is not specifically identified in the Minimum Off-Street Parking Regulations. Pursuant to §110-28(K)(2) Other uses not mentioned. Parking requirements for the other uses or variations of the above uses shall be as determined by the Planning Board in the course of its review of site plans for facilities proposed hereunder. In making its determination, the Planning Board shall consider the following factors: the number of persons for whose use the facility is designed or intended; the hours of operation which are proposed; the type and extent of proposed accessory uses; the likelihood, nature and frequency of special events utilizing the facilities and to which either the general public or large numbers of people might be invited or encouraged to attend; the nature of the principal use; and other permitted uses for which the facility or structure is designed and to which it might be put if the designated activity should cease as the principal use.

COMMENTS

- Additional information is needed to determine whether the Gravel-Pave Fire Access Road is considered cover and requires a buffer waiver.
- We did not assess for other agency extensions and/or approvals that are required at this time. The Village Planner, Engineer, Attorney and Building Inspector will review the previous approval(s) when we receive a formal application and further, we will clarify whether if, or any of the previous approvals require amendment, reapproval, or have expired.

- We defer to the Village Planner for all wetland mitigation, landscaping, and lighting requirements.
- We defer to the Village Engineer for civil engineering including but not limited to, storm water management, retaining walls, asphalt, and load capacity of roads.
- We defer to the Fire Department to comment on the fire department access road and turnaround. The building is one-story taller than the original approval and the turnaround has been modified.

**PLANNING BOARD RESOLUTION
VILLAGE OF MOUNT KISCO**

RECEIVED

FEB 10 2021

**SUBDIVISION APPROVAL
STEEP SLOPES PERMIT
WETLAND PERMIT
SITE PLAN APPROVAL**

Mount Kisco
Office of the Village Clerk

**2 MORGAN DRIVE, LLC
2 MORGAN DRIVE**

**Section 87.55 Block 1, Lot 2.1/4
Cal # PB2019-0370
December 14, 2021**

WHEREAS, the subject property is owned by Radio City Ventures (the "owner"), consists of ±5.7 acres of land, and is located at 2 Morgan Drive, within the Research and Development (RDX) Zoning District (the "subject property"); and

WHEREAS, the subject property is identified on the Village/Town Tax Rolls as Section 80.55, Block 1, Lot 2.1/4 and is located on the northeast side of Morgan Drive at the corner of Morgan Drive and Radio Circle Drive; and

WHEREAS, the subject property was once part of a larger parcel that was occupied by a New York City Department of Environmental Protection (NYCDEP) sewage treatment and disposal facility; the facility ceased operation in the early to mid-1960s. The remnants of several related structures remain on the subject property and various levels and types of contamination exist on portions of the property. The structures that remain on site include former primary tanks, sludge drying beds, sprinkling filter beds, and a concrete storage building. Two (2) former treatment ponds are also located on the subject property; and

WHEREAS, 2 Morgan Drive, LLC (the "applicant") is proposing to subdivide the subject property into two (2) lots, as follows and hereafter referred to as "the proposed action:"

1. Lot A is proposed to consist of ±2.670 acres and to be developed with a 325'L x 112'W (70,400 s.f.) building to be used for the indoor storage of a private automobile collection, a permitted use within the underlying RDX Zoning District. The bounds of the contamination were delineated, and the boundary between Lots A and B was configured such that Lot A is believed to be devoid of any known contamination. The facility on Lot A will not be open to the public and will contain 10 off-street parking spaces, a paved

terrace at the rear of the building, a fire access road and stormwater management facilities. The facility will be serviced by municipal water and sewer; and

2. Lot B is proposed to consist of ±3.046 acres of land and is not proposed to be developed at this time given existing on-site contamination and remediation requirements. The future development of Lot B will be subject to remediation and will require independent land use approvals and SEQRA evaluation; and

WHEREAS, the proposed facility on Lot A will be used for the storage of a private automobile collection and no sales, service or repair of vehicles will occur on premises; and

WHEREAS, the New York State Department of Environmental Conservation (NYSDEC) has an existing Order of Consent with the NYCDEP on the property to require remedial investigation to be undertaken by NYCDEP to fully delineate the extent of radiological contamination; and

WHEREAS, reference is made to the Final Status Survey (FSS) performed by CoPhysics in accordance with the Multi-Agency Radiation Survey and Site Investigation Manual (MARSSIM), conducted in August 2020. The report for the FSS was generated in December 2020. The survey found that a small area of elevated radioactivity on proposed Lot B has not affected soil on proposed Lot A and does not pose a radiological safety concern for construction workers on Lot A. The report recommends that the common property line between the two (2) proposed lots be fenced. A second letter from the NYSDEC in consultation with the New York State Department of Health (NYSDOH), dated February 24, 2021, confirmed the findings of the FSS, recommended the release of Lot A from radiological controls, and deemed monitoring during future work on Lot A unnecessary; and

WHEREAS, the NYCDEP has determined, by letter sent to the applicant on September 23, 2021, that no remediation is required on proposed Lot A; the NYSDEC has no objections to the development of Lot A and is releasing Lot A from the existing Order of Consent; and

WHEREAS, per Town Code section 110-33.1-A, a steep slopes disturbance permit will be required for the development of Lot A. The proposed Lot A contains ±4,991 s.f. of slopes exceeding 25%, ±2,895 s.f. of slopes between 20-25%, and ±2,457 s.f. of slopes between 15-20%. Of those totals, ±3,530 s.f., ±2,180 s.f., and ±2,457 s.f. will be disturbed, respectively; and

WHEREAS, in accordance with Section 110-33.A, the applicant has submitted narrative to support the disturbance of Steep Slopes on Lot A; and

WHEREAS, the development of Lot A will result in the loss of 178 mature trees and Chapter 99, Tree Preservation, applies; and

WHEREAS, Section 99-10 of the Tree Preservation law requires the preparation of a reforestation plan which requires that trees be planted at a ratio comparable to at least one (1) tree per 2,500 s.f. of "lot area" and that replacement trees have a diameter of at least 4-inches; and

WHEREAS, the Planning Board has historically interpreted the words "lot area" as used in the above code section to mean "total land disturbance" as the proposed amount of land disturbance has a closer relationship to the extent of required replacement trees than does the gross parcel area; and

WHEREAS, given the proposed area of land disturbance (1.94 acres) and the proposed number of replacement trees together with their collective caliper size, it has been determined that the applicant has satisfied its tree replacement obligation on-site; and

WHEREAS, while a portion of the subject property is located within the 100-year floodplain, no disturbance or development is occurring within said area; and

WHEREAS, reference is made to the Wetland Delineation Report, prepared by Tim Miller Associates, Inc., dated September 11, 2019. The wetland delineation was conducted on August 23, 2019, and the wetland boundary line was confirmed by the Village's wetland consultant. No regulated wetlands or watercourses are located on the portion of the property to be developed. An isolated wetland is located on Lot B and the Kisco River is located adjacent to the subject parcel. The 100-foot wetland buffer associated with the Kisco River extends onto the subject property and onto Lot A and disturbance associated with the project will occur within the regulated buffer area. Development within the wetland buffer consists of a portion of the emergency access road, drainage improvements, tree removal and landscaping. Other regulated wetlands and watercourses (not delineated) are located on a portion of the parcel located adjacent to Lexington Avenue; however, no disturbance is proposed in proximity to same; and

WHEREAS, the subject property is located within the New York East of Hudson Watershed and proposed land disturbance exceeds 5,000 square feet; coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) will be required; and

WHEREAS, a Stormwater Pollution Prevention Plan (SWPPP) prepared by Sterling Environmental, last dated November 2, 2021, has been submitted in accordance with applicable State and Village regulations, and reviewed and approved by the Village Engineer; 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; the Planning Board conducted a coordinated review and issued a Negative Declaration on March 23, 2021; and

WHEREAS, reference is made to the Survey of Property and Topographic Survey, prepared by H. Stanley Johnson and Company Land Surveyors, P.C., last revised May 5, 2020; and

WHEREAS, reference is also made to the following architectural plans:

Proposed Car Complex, Radio City Ventures, LLC, Prepared by Joseph Peter Lazarcheck, Registered Architect, last revised September 1, 2020:

- Foundation Plan (A100)
- Lower Level Plan (A101)
- Upper Level Plan (A102)
- Mezzanine Level Plan (A103)
- Roof Plan (A104)
- Front and Rear Elevation (Sheet 200)
- Left and Right Side Elevations (Sheet 201)
- Building Sections (Sheet 302)
- Building Lighting Plan (Sheet E101)
- Photo rendering prepared by JPL Architects (not dated)

WHEREAS, the Planning Board conducted a duly noticed public hearing which was opened on January 12, 2021, was continued to multiple meetings, and closed pm November 23, 2021, during which time all interested parties were afforded an opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board hereby grants Preliminary and Final Subdivision Plat Approval (hereafter referred to as the “approved plat”) and approves the following subdivision plat, subject to the conditions enumerated below:

The subdivision plat prepared by Robert S. Johnson, PLS of H. Stanley Johnson and Company, Land Surveyors P.C., Last revised March 8, 2021

- Final Subdivision Plan Prepared for Radio City Ventures

BE IT FURTHER RESOLVED THAT, the Planning Board hereby grants Site Plan Approval, a Steeps Slopes Permit and a Wetland Permit for Lot A and approves the following plans (hereafter referred to as the “approved plans”), subject to the below-enumerated conditions:

The following plans prepared by Sterling Environmental Engineering, last revised October 15, 2021:

- Sheet 1 of 13, Existing Conditions Plan (Drawing No. 2018-39005)
- Sheet 2 of 13, Proposed Site Plan – Lot A (Drawing No. 2018-39006)
- Sheet 3 of 13, Proposed Stormwater Plan - Lot A (Drawing No. 2018-39009)
- Sheet 4 of 13, Site Details – Lot A (Drawing No. 2018-39011)
- Sheet 5 of 13, Erosion and Sediment Control Plan (Drawing No. 2018-39010)
- Sheet 6 of 13, Infiltration Chamber Details (Drawing 2018-39012)
- Sheet 7 of 13, Parking and Driveway Details (Drawing No. 2018-39015)
- Sheet 8 of 13, Wetland Disturbance and Steep Slopes Plan and Sections

(Drawing No. 2018-39016)

- Sheet 9 of 13, Fire Access Plan (Drawing No. 2018-39018)
- Sheet 10 of 13, Lighting and Utility Layout Plan (Drawing No. 2018-39019)
- Sheet 11 of 13, Setbacks and Buffers (Drawing No. 2018-39020)
- Sheet 12 of 13, E and SC Control Details (Drawing No. 2018-39021)
- Sheet 13 of 13, Utility Details (Drawing No. 2018-39021)

The following plans prepared by Robert Sherwood, RLA, dated (last revised) November 1, 2021:

- Sheet 1 of 2, Tree Removal Plan (Drawing No. LP-1.0)
- Sheet 2 of 2, Landscape Plan (Drawing No. LP-1.0)

BE IT FURTHER RESOLVED THAT, the required number of off-street parking spaces for the proposed use is to be determined by the Planning Board and the Board finds that the 10 proposed spaces is adequate for the use primarily because of the proposed use will not be open to the public; and

BE IT FURTHER RESOLVED THAT, the Planning Board approves the minor encroachment into the required landscape buffer which will be mitigated by landscaping; and

BE IT FURTHER RESOLVED THAT, unless extended by the Planning Board within 180 days of the filing date of this resolution, the following conditions shall be satisfied, and the subdivision plat signed by the Planning Board Chairman; and

BE IT FURTHER RESOLVED THAT, unless extended by the Planning Board, construction on Lot A shall commence within 180 days of the filing date of this Resolution and shall be completed within one (1) year of commencement of construction.

Conditions to be Satisfied Prior to the Signing of the Approved Plat and Plans:

1. Prior to the signing of the approved plat and plans, it is the applicant's responsibility to identify and secure any and all necessary permits/approvals from outside agencies having jurisdiction over the proposed action. Copies of outside agency permits/approvals shall be submitted to the Planning Board and the Building Department. In the event that such permit(s) require modification to the plans approved herein, a determination shall be made by the Building Inspector and Village Engineer as to whether the modification(s) is/are substantive and should be returned to the Planning Board for review. The following outside agency permits/approvals have been identified as required:
 - a. Architectural Review Board (ARB) – Building and Signage
 - b. NYCDEP – SWPPP
 - c. Zoning Board of Appeals - Area Variance
 - d. NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (to be issued prior to the commencement of work)

2. The owner/applicant shall satisfactorily address any outstanding comments provided by the Building Inspector, Village Attorney, Village Engineer, and/or Village Planner.
3. The approved plat shall bear the following note: "Lot B is to remain undeveloped until such time that the site is remediated; the development of Lot B is subject to Village of Mount Kisco Planning Board approval(s). No land disturbance shall occur on Lot B without the consent of the Planning Board and the New York State Department of Environmental Conservation (NYSDEC)."
4. The approved plans shall bear the following note: "The proposed temporary fence to be installed between Lot A and Lot B, as required by the NYSDEC, shall be installed prior to the commencement of any work. The common property line shall be staked in the field by a licensed land surveyor prior to the installation of the fence."
5. The applicant shall revise its previously submitted business plan to include a date for referencing purposes.
6. All applicable application fees and fees associated with professional legal, engineering and planning consultation shall be paid for by the owner/applicant.
7. The applicant shall submit a "check set" (4 copies) of the approved plat and plans prepared in final form and in accordance with the conditions of this Resolution, for review by Village staff.
8. The approved plat shall meet all filing requirements of the Westchester County Clerks Office.
9. The approved plat and plans shall be revised to conform to the above conditions and to the satisfaction of Village staff. The applicant shall submit four (4) original copies of the approved plans, signed, and sealed by the design professional, for final review by Village staff and for signature by Village staff and the Planning Board Chairman. All plans shall have a common revision date.

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

10. The owner/applicant shall satisfy the above conditions and the approved plat and plans shall be signed by Village staff and the Planning Board Chairman. The approved plat shall have been filed with the County Clerk's Office.

Conditions to be Satisfied Prior to Commencement of Any Work on Lot A:

11. The applicant shall obtain a Building Permit. A Building Permit shall not be issued until the approved plans have been signed by the Village staff and the Planning Board Chairman.

12. The applicant shall submit a schedule for all earthwork and land disturbance to the Village Engineer for approval. The applicant shall notify the Village Engineer and Building Inspector at least 72 hours in advance of any site disturbance.
13. Before commencement of any land disturbance, placing construction equipment on-site or actual construction, the subject property must be staked out by a NYS Licensed Land Surveyor, as determined necessary by the Village Engineer.
14. A pre-construction meeting shall be conducted with the applicant, contractor, Building Inspector, Village Planner and Village Engineer.

Conditions to be Satisfied During Construction of Lot A:

15. The Village Engineer and Village Planner shall have the right to inspect the property during construction.
16. All construction activities shall be performed during the times permitted under the Village Code. The Village Engineer and Village Planner shall have the right to inspect the property during construction, the cost of which shall be paid for by the applicant.

Conditions to be Satisfied Prior to the Issuance of a Certificate of Occupancy for Lot A:

17. A backflow preventer device(s) shall be installed to the satisfaction of the Village Engineer and Building Inspector, as required.
18. There shall be no Final Certificate of Occupancy issued until there is full compliance with the plans approved herein and all conditions of this Resolution.
19. Prior to the issuance of a Final Certificate of Occupancy, an as-built survey, signed and sealed by a NYS Licensed Land Surveyor and demonstrating compliance with the approved plans, shall be submitted. This survey shall be prepared to the satisfaction of the Village Engineer.
20. A final site inspection shall be completed by the Building Inspector, Village Engineer and Village Planner.
21. All applicable application fees and fees associated with professional legal, engineering and planning consultation shall be paid by the applicant.

Other Conditions:

22. All WHEREAS clauses contained within the body of this Resolution shall be deemed incorporated as conditions of approval, as if fully set forth herein.

23. The Planning Board is to retain original jurisdiction.
24. The owner is responsible for the maintenance, including snow removal, of on-site driveways, the fire access road, walkways, and the emergency access gate. The owner is not responsible for the maintenance of "Pump House Road", which is owned and maintained by the Village.
25. The emergency access gate shall be equipped with a Knox Box.
26. The proposed operation shall comply with the Business Plan/Statement of Use as submitted by the applicant. To the extent that information contained within the Statement of Use differs from that contained within this Resolution, this Resolution shall govern.
27. There shall be no outside storage, repair, or service of vehicles.
28. The proposed building is approved for use as an indoor storage facility for privately-owned automobiles. No commercial activity is permitted on the site. No rental of vehicles is permitted on the site. No sale of vehicles is permitted, other than intermittent periodic additions or removals (purchases or sales) to the collection of stored vehicles. No on-premises sales shall be conducted. No public auctions or sales of vehicles, and no public viewing of the vehicles, may occur on the property. No portion of the building shall be subleased to a different entity.
29. No change of use, no demising of space, and no expansion or intensification of use shall be permitted without Planning Board approval.
30. Vehicles delivered to the subject property shall be unloaded indoors. There shall be no outdoor unloading of vehicles, including the unloading of vehicles within the public right-of-way.
31. All exterior light fixtures shall be non-adjustable and installed so as to be directed downward toward the ground; adjustable light fixture brackets and flood lights are not permitted.
32. All signage, including within windows, shall be fully compliant with Chapter 89 of the Village Code. No signs, lights or other materials or devices, except as approved and detailed on the approved plans, shall be permitted to be supported, hung, flown, or otherwise attached to site buildings, structures, or the site grounds.
33. Landscaping shall be maintained for the life of the facility and in accordance with the approved landscaping plan. The applicant shall be responsible for any re-grading, replanting, or irrigation necessary to ensure that the landscaping is installed and maintained in accordance with the approved plan. In the event that landscaping is not

maintained to the satisfaction of the Village Engineer and/or Building Inspector, the Village Engineer and/or Building Inspector shall notify the applicant in writing of the violation.

34. Failure to comply with any of the aforesaid conditions shall constitute a violation of site plan approval and shall subject the applicant to prosecution, penalties and/or permit revocations pursuant to applicable law. Deviation from any such approvals may render this site plan, or certificates of occupancy issued in conjunction therewith, null and void.

ADOPTION OF RESOLUTION

WHEREUPON, the Resolution herein was declared adopted by the Planning Board of the Village of Mount Kisco as follows:

The motion was moved by: Michael Bonforte

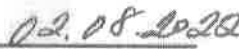
The motion was seconded by: Crystal Pickard

The vote was as follows:

MICHAEL BONFORTE	AYE
WILLIAM POLESE	AYE
CRYSTAL PICKARD	AYE
BARBARA ROPPOLO	AYE
MICHAEL MCGUIRK	AYE




Michael Bonforte, Chairman


December 14, 2021

MEMORANDUM

TO: Members of the Mount Kisco Planning Board

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

FROM: Jan K. Johannessen, AICP 
Village Planner

DATE: May 4, 2023

RE: Conceptual Application
2 Morgan Drive
Asset Realty & Construction Corp.
Section 80.55, Block 1, Lot 2.1/4 "Lot A"

PROJECT DESCRIPTION

The subject property consists of ±2.67 acres of land and is located at 2 Morgan Drive within the RDX Zoning District. The property is undeveloped and is located at the intersection of Radio Circle and Morgan Drive. The site was part of a recent subdivision and site plan application involving the construction of a 2-story building for the storage of a private car collection. The former application has been abandoned and the property conveyed. The proposed action involves the construction of a 3-story, self-storage facility, consisting of 101,684 s.f. The applicant is proposing access off Morgan Drive, ten (10) off-street parking spaces, and an emergency access road along the west side of the building and connecting to the Village's utility road known as Pump House Road.

SEQRA

The proposed action has been preliminarily identified as an Unlisted Action under the State Environmental Quality Review Act (SEQRA). Prior to taking action on this pending application, the Planning Board must issue a determination of significance. It is recommended that a Coordinated Review be conducted and that the Planning Board seek to establish itself as the Lead Agency.

REQUIRED APPROVALS/REFERRALS

1. Site Plan Approval, a Wetland Permit and a Steep Slopes Permit are required from the Planning Board. A public hearing is required to be held on the Wetland Permit and Steep Slopes Permit.
2. The proposed action requires Architectural Review Board (ARB) approval.
3. Work proposed within the Village right-of-way will require a permit from the Department of Public Works (DPW).
4. The proposed Stormwater Pollution Prevention Plan (SWPPP) requires approval from the New York City Department of Environmental Protection (NYCDEP).
5. 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.
6. The application must be referred to the Westchester County Planning Board in accordance with Section 239-m of the General Municipal Law. The Planning Board Secretary will coordinate this referral.

COMMENTS

1. The submitted application form is outdated; please submit the current application form package.
2. The applicant shall complete and submit the Coverage Calculation Worksheet. The applicant shall provide a plan or figure which graphically depict/shade the areas accounted for when tabulating the building and development coverage calculations.
3. The proposed use (self-storage) is not listed within the Village's schedule of off-street parking requirements. Section 110-28 of the Zoning Code states that the Planning Board is responsible for establishing the parking requirement when uses are not mentioned. Parameters for making this determination are provided under Section 110-28K(2), which states: "In making its determination, the Planning Board shall consider the following factors: the number of persons for whose use the facility is designed or intended; the hours of operation which are proposed; the type and extent of proposed accessory uses; the likelihood, nature and frequency of special events utilizing the facilities and to which either the general public or large numbers of people might be invited or encouraged to attend; the nature of the principal use; and other permitted uses for which the facility or structure is designed and to which it might be put if the designated activity should cease as the principal use." It is recommended that the applicant provide industry standards for the

number of spaces typically required per square foot and also evaluate the parking calculation used for a similar self-storage application located at 150 Radio Circle.

4. Provide architectural floor plans and elevations of the building and photo simulations from Lexington Avenue, Radio Circle and Morgan Drive; viewshed locations to be discussed with the Planning Board.
5. The application should be referred to the Fire Department for review; provide a truck turning plan utilizing the Department's largest truck (tower ladder). Demonstrate access and maneuverability from both Morgan Drive and Pump House Road. Demonstrate that the tower ladder will be able to access the roof from the side and rear of the building.
6. The applicant shall prepare and submit Part 1 of the Full Environmental Assessment Form (EAF) for review. On behalf of the Planning Board, the applicant shall also prepare and submit Part 2 of the EAF.
7. As the side and rear yard building setback and landscape buffer setback are coterminous, please identify the setback line as "20' Side Yard Setback/Buffer".
8. The applicant shall submit an updated existing conditions survey (boundary and 2-foot contours), signed and sealed by a NYS Licensed Land Surveyor.
9. The applicant shall submit the current property deed.
10. Future submissions should include the above and all relevant items reflected on the Planning Board's submission checklist.

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

PLAN REVIEWED, PREPARED BY JMC, DATED APRIL 12, 2023:

- Preliminary Layout Plan (C-100)

DOCUMENTS REVIEWED:

- Letter, prepared by Brian T. Sinsabaugh, dated April 14, 2023
- Conceptual Planning Board Application

JKJ/dc

April 14, 2023

By Hand Delivery & Email (planning@mountkisco.ny.gov)

Planning Board of the
Village/Town of Mount Kisco
104 Main Street
Mount Kisco, New York 10549

Attn: Michelle Russo, Planning Board Secretary

***Re: Asset Realty & Construction Group, Inc. –Conceptual Review Application
 2 Morgan Drive, Town of Mt. Kisco
 Section 80.55 Block 1 Lot 2.1/4 (Lot A) (the “Property”)***

Dear Michelle:

This firm represents Asset Realty & Construction Group, Inc. (“Applicant”), owner of the above-referenced Property and Applicant in the enclosed application for conceptual site plan review.

We are pleased to submit this Application for conceptual site plan review prior to the filing of a formal site plan application to permit the construction of a new three-story self-storage facility, with a gross floor area of 101,684 square feet (sf). The improvements associated with this development include an enclosed loading area, office, ten off-street parking spaces (including one handicap space), a fire access road, stormwater management and on-site landscaping (collectively, the “Project”). The Town/Village Code of Mount Kisco (“Code”) does not provide for a parking requirement specific to self-storage facilities. See Code Ch. 110 Attach. 2. As such, the Planning Board may determine the appropriate number of off-street parking spaces in accordance with Code Section 110-28.K(2). To that effect, it should be noted that the Applicant has previously developed self-storage facilities in the area and based upon their experience, the parking proposed in this Project is more than adequate. As shown on the enclosed plan, the Project complies with all other dimensional requirements of the Code and as discussed below, the Project will not adversely impact the neighboring properties or the community as a whole.

The Property is located at the northeasterly corner of the intersection of Morgan Drive and Radio Circle and is in Mount Kisco's Research and Development (RDX) District. As the Board may recall, the Property was recently the subject of a prior site plan and subdivision application in which this Board approved an indoor storage facility for a private automobile collection (Application No. PB2019-0370). The building proposed in the enclosed Application is designed with the same building footprint as that which was approved in Application No. PB2019-0370, and likewise, proposes an indoor storage use permitted in the RDX District. See Code §110-23.B(1)(h). Also, similar to the design in the prior application approval, this Project includes fire access roads around the building to ensure that fire apparatus can safely maneuver the site, so as to ensure the health, safety and welfare of the immediate area, the community and fire safety personnel. Lastly, the Project design and use is consistent with that of both the immediate area and the RDX District, and its low impact use will not have an adverse impact on the surrounding properties or area traffic.

We respectfully request that the Board place this Application on its May 9, 2023 regular meeting agenda for an initial presentation and discussion so that the Applicant may receive the Board's feedback prior to submitting its formal site plan application. To initiate the conceptual review process, please find enclosed six (6) packages of the following documents for your review:


1. Conceptual Review, dated April 12, 2023; and
2. Preliminary Layout Plan (Drawing No. C-100), prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying PLLC and dated April 12, 2023.

** Application and escrow fees are being submitted by the Applicant.*

We look forward to appearing before your Board May 9th. In the meantime, please do not hesitate to contact us with any questions.

Respectfully submitted,

ZARIN & STEINMETZ

By: 
Brian T. Sinsabaugh

cc: David S. Steinmetz, Esq.
Asset Realty & Construction Group, Inc. (by email)
JMC Engineering (by email)
Whitney Singleton, Esq. (by email)
Jan K. Johannessen, AICP (by email)

Application for Conceptual Review

Submission Date _____

(Due 21 days in advance of Planning Board Meeting)

Fee _____

Type of Application: (Please Check All That Apply)

Site Plan Approval Land Subdivision Approval _____ Special Use Permit _____ Change of Use _____
New Construction _____ Addition _____

Applicant Information:

Applicant Name: Asset Realty & Construction Group

Address: 1590 Troy Avenue, Brooklyn, NY 11234

Phone Number: (718) 252-0126 Fax: _____ Email: dino@asset-rcg.com

Applicant's relationship to property: Owner

Name of Property Owner: (if different from above) _____

Address: _____

Phone Number: _____ Fax: _____ Email: _____

Has property owner been notified of proposed action? Yes _____ No _____

Owner's authorization _____ date _____

Project Information:

Project Name: Proposed Self-Storage Facility

Project Address/Location: 2 Morgan Drive

Any locally recognized name of building or site: _____

Description of Project (be specific): Proposed construction of a three story, 101,684 S.F. self-storage building with associated site improvements.

Property Tax #: 80.55-1-2.1/4 'Lot A'

Property Acreage 2.63 Zoning District RDX

Current Land Use: Vacant Proposed Land Use: Self-Storage Facility

Size of Building or Addition 101,684 S.F. (square feet) Height 3 Stories / 30'

Map or Plan Preparer JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Phone Number: (914) 273-5225 Fax: _____ Email: DVillareale@JMCPLLC.com

Please attach any easement agreements, property covenants or deed restrictions.

The above information is complete and factually correct to the best of my knowledge:

Applicant's Signature [Signature] date 4/12/23

Owner's (or designated agent's) signature [Signature] date 4/12/23

Reviewed by: _____ Date: _____

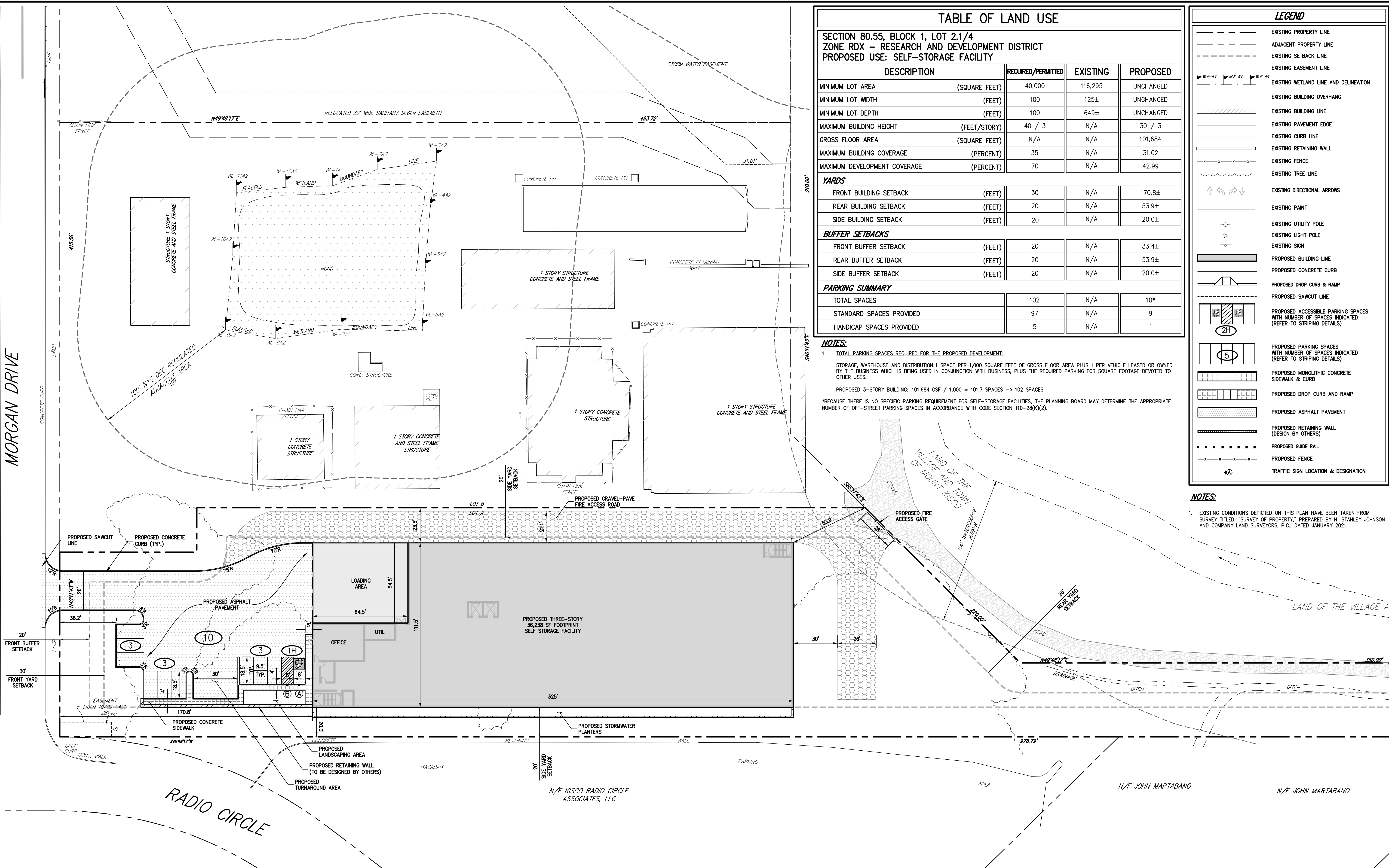


TABLE OF LAND USE

SECTION 80.55, BLOCK 1, LOT 2.1/4
 ZONE RDX - RESEARCH AND DEVELOPMENT DISTRICT
 PROPOSED USE: SELF-STORAGE FACILITY

DESCRIPTION	REQUIRED/PERMITTED	EXISTING	PROPOSED
MINIMUM LOT AREA (SQ. FEET)	40,000	116,295	UNCHANGED
MINIMUM LOT WIDTH (FEET)	100	125±	UNCHANGED
MINIMUM LOT DEPTH (FEET)	100	649±	UNCHANGED
MAXIMUM BUILDING HEIGHT (FEET/STORY)	40 / 3	N/A	30 / 3
GROSS FLOOR AREA (SQ. FEET)	N/A	N/A	101,684
MAXIMUM BUILDING COVERAGE (PERCENT)	35	N/A	31.02
MAXIMUM DEVELOPMENT COVERAGE (PERCENT)	70	N/A	42.99
YARDS			
FRONT BUILDING SETBACK (FEET)	30	N/A	170.8±
REAR BUILDING SETBACK (FEET)	20	N/A	53.9±
SIDE BUILDING SETBACK (FEET)	20	N/A	20.0±
BUFFER SETBACKS			
FRONT BUFFER SETBACK (FEET)	20	N/A	33.4±
REAR BUFFER SETBACK (FEET)	20	N/A	53.9±
SIDE BUFFER SETBACK (FEET)	20	N/A	20.0±
PARKING SUMMARY			
TOTAL SPACES	102	N/A	10*
STANDARD SPACES PROVIDED	97	N/A	9
HANDICAP SPACES PROVIDED	5	N/A	1

NOTES:
 1. TOTAL PARKING SPACES REQUIRED FOR THE PROPOSED DEVELOPMENT.
 STORAGE, WAREHOUSE AND DISTRIBUTION: 1 SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA PLUS 1 PER VEHICLE LEASED OR OWNED BY THE BUSINESS WHICH IS BEING USED IN CONJUNCTION WITH BUSINESS, PLUS THE REQUIRED PARKING FOR SQUARE FOOTAGE DEVOTED TO OTHER USES.
 PROPOSED 3-STORY BUILDING: 101,684 GSF / 1,000 = 101.7 SPACES -> 102 SPACES
 *BECAUSE THERE IS NO SPECIFIC PARKING REQUIREMENT FOR SELF-STORAGE FACILITIES, THE PLANNING BOARD MAY DETERMINE THE APPROPRIATE NUMBER OF OFF-STREET PARKING SPACES IN ACCORDANCE WITH CODE SECTION 110-28(K)(2).

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING EASEMENT LINE
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE LINE
- EXISTING DIRECTIONAL ARROWS
- EXISTING PAINT
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED DROP CURB & RAMP
- PROPOSED SAWCUT LINE
- PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED MONOLITHIC CONCRETE SIDEWALK & CURB
- PROPOSED DROP CURB AND RAMP
- PROPOSED ASPHALT PAVEMENT
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED GUIDE RAIL
- PROPOSED FENCE
- TRAFFIC SIGN LOCATION & DESIGNATION

NOTES:
 1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY H. STANLEY JOHNSON AND COMPANY LAND SURVEYORS, P.C., DATED JANUARY 2021.

SIGN TABLE

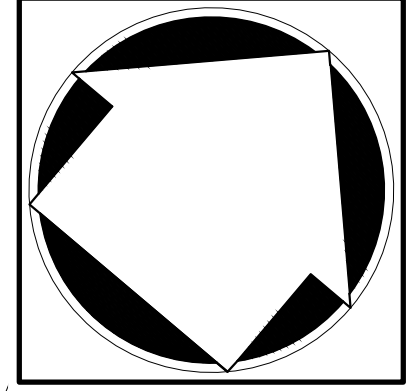
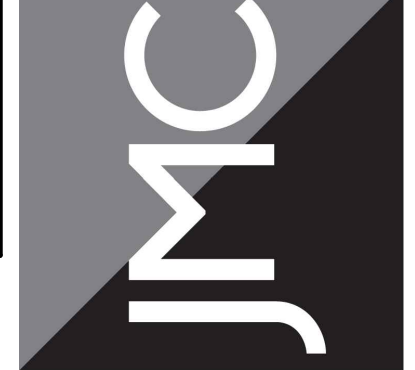
DESIGNATION NUMBER	SIGN	SIZE	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	REGULATORY	REFLECTORIZED
A	RESERVED PARKING	12"x18" 12"x6"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8 R7-8A	X
B	NO PARKING ANY TIME	12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	NYP1-2	X

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

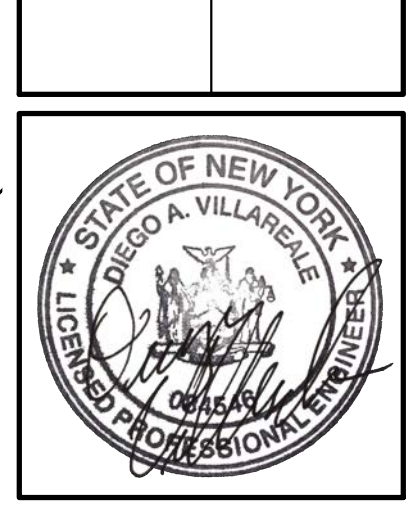
No.	Revision	Date	By

APPLICANT/TOWNER:
ASSET REALTY & CONSTRUCTION GROUP
 1590 TROY AVENUE
 BROOKLYN, NY 11234

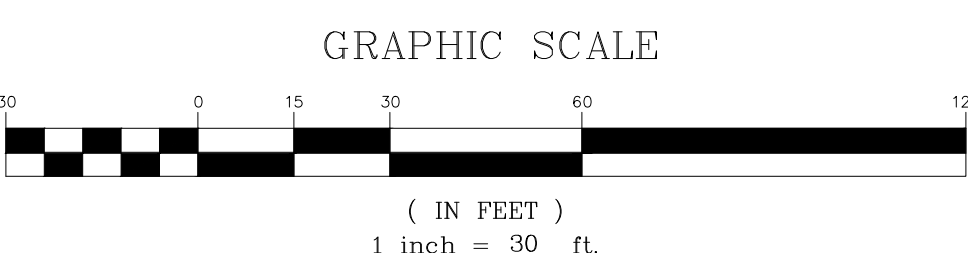
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.
 120 BEDFORD ROAD - ARMONK, NY 10504
 voice 914.273.5225 - fax 914.273.2102
 www.jmcplc.com



PRELIMINARY LAYOUT PLAN
 SELF-STORAGE FACILITY
 2 MORGAN DRIVE
 VILLAGE OF MOUNT KISCO, NY 10549



Drawn: CDF Approved: DV
 Scale: 1" = 30'
 Date: 04/12/2023
 Project No: 23011
 2301-SE LAY (TUJ) LAY.scr
 Drawing No: **C-100**
 Previous Editions Obsolete



April 26, 2023

Chairman Crystal Pickard and Members of the Planning Board
Village of Mount Kisco
104 Main Street
Mount Kisco, NY 10549

Subject: Review of the April 2023 submittals for the Park 333 at 333 North Bedford Road

Dear Chairperson Pickard and Members of the Planning Board:

The purpose of this letter is to transmit to you the results of our traffic review of the material submitted recently by the 333 North Bedford Road applicant, specifically the revised site plan dated March 21, 2023 and the Traffic Analysis dated April 4, 2023.

First, I would like to reiterate the recommendation we made last night at the public hearing regarding the temporary situation for the southerly driveway (driveway A) until the driveway can be relocated as per the final plans. We suggest that the left turn movement out of Driveway A (Ice House Road) can be maintained during that temporary condition based on the following factors:

- The traffic analysis is based on a number of worst-case traffic generation assumptions (generation of the supermarket traffic and percentage of by-pass traffic)
- We recommend that a wayfinding sign be erected at the intersection of the Ice House Road and the internal north-south connector road directing the northbound Rte 117 traffic to the northerly access drives via the internal connector road.
- This traffic condition should be monitored during the interim period by the applicant and the Village police to assess whether the outbound left turn should be prohibited.

Our review of the revised site plans prompted one additional comment: on drawing C-130 the outbound thru/left-turn lane of the future (relocated) Driveway A is shown with a width of 14 feet plus the width of the double yellow line. Based on the truck turning path drawings (700 through 720) there does not seem to be a justification for such a wide lane. We recommend that this lane be narrowed to 11 or 12 feet thus maintaining reasonable speeds on that lane in conformance with the Town's complete street policies. The extra 2 or 3 feet width can be shifted to land scaping or a widened sidewalk.

CHARLOTTE
CHICAGO
NEW YORK CITY
PITTSBURGH
STAMFORD

PAUL BUCKHURST ARIBA, AICP
FRANK S. FISH FAICP
GEORGES JACQUEMART PE, AICP

BUCKHURST FISH
& JACQUEMART, INC.
115 FIFTH AVENUE
NEW YORK, NY 10003
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Chairman Crystal Pickard and Members of the Planning Board
April 26, 2023
Page 2

To conclude, these revised plans with the Kohl connection, the improved northerly access drive with the inbound slip lane and the new sidewalk along the internal north-south connector are a significant improvement in comparison to the previously approved plans. The sidewalk along the north-south connector between the two major access drives will be a safer and more convenient sidewalk than the sidewalk along North Bedford Road since it will not have any driveway interruptions.

Please let us know if you have any questions or comments

Sincerely,

A handwritten signature in black ink, appearing to read "Georges". The signature is written in a cursive, flowing style.

Georges Jacquemart, P.E., AICP
Principal

May 4, 2023

Members of the Planning Board
Village/Town of Mount Kisco
104 Main Street
Mount Kisco, New York 10549

Re: Homeland Towers LLC and Verizon Wireless
Proposed Installation of a Communication Tower
180 South Bedford Road, Village of Mount Kisco
Full EAF Parts 2 and 3 – Determination of Significance

Dear Members of the Board:

Following up on our February 9, 2023 letter outlining the State Environmental Quality Review Act (SEQR) process for the proposed Homeland Towers 'stealth tree' monopole to be located at 180 South Bedford Road, attached for your review and consideration are the Full Environmental Assessment Form (EAF), Parts 2 and 3 and the Full EAF Part 3 Supplement.

The **Full EAF Part 2** is designed to help the lead agency (Village/Town Planning Board) inventory all potential resources that could be affected by a proposed project or action. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

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

The next steps include the following:

1. Close of the Public Hearing
2. Full EAF Part 2
3. Review of the Part 3 EAF and Determination of Significance

Each of the above actions are described in more detail below:

FRANK S. FISH FAICP
GEORGES JACQUEMART PE, AICP, PP
SUSAN FAVATE, AICP
SARAH YACKEL, AICP
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1. Close the Public Hearing

Now that the Board and public have had time to review HDR's mitigation options memo dated February 27, 2023 and the applicant has had time to incorporate such mitigation options into their plans submitted on April 13, April 25, and May 1, 2023, the Planning Board is now in a position to close the public hearing.

2. Full EAF Part 2

The draft Full EAF Part 2 is attached for your consideration. The Full EAF Part 2 identifies potentially moderate to large impacts to aesthetic and community character. The mitigation options presented in HDR's February 27, 2023 memo have been incorporated into the proposed project.

3. Full EAF Part 3 – Determination of Significance

The EAF Part 3 is a determination of significance in terms of the proposed action. There are three options for the Board:

I. Negative Declaration

This finding means that there are no significant adverse impacts to the action.

II. Conditional Negative Declaration

This is a finding that there are no significant adverse impacts if certain actions are to take to reduce or eliminate such impacts.

III. Positive Declaration

This is a finding that there may be one or more significant adverse impacts. If this finding is made, then a full environmental impact statement (EAS) would be necessary. An EIS requirement would add approximately 10-12 months to the approvals process.

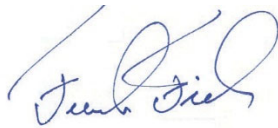
The attached draft Full EAF Part 3 and Part 3 Supplement supports a Negative Declaration and the completion of the SEQR process based on the incorporation of all of the mitigation options into the proposed project presented in the February 27, 2023 mitigation options memo.

No final action may be taken on the application until the Planning Board makes a determination of significance. In the case of a negative declaration, the SEQR process

would end. In the case of a positive declaration, it would not end until completion of the full EIS and the adoption of environmental findings.

I hope to be able to attend the May 9, 2023 meeting should there be questions on the SEQR process. My colleague and head of BFJ's environmental group, Sarah Yackel, AICP, Principal will also be available to attend to discuss any questions or concerns you may have.

Sincerely,



Frank S. Fish, FAICP
Principal



Sarah K. Yackel, AICP
Principal

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

Project :

Date :

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

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

Tips for completing Part 2:

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

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

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air			
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals			
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

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

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>				<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>				<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>		

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

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

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

13. Impact on Transportation The proposed action may result in a change to existing transportation systems. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.j) <i>If "Yes", answer questions a - f. If "No", go to Section 14.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy The proposed action may cause an increase in the use of any form of energy. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.k) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light The proposed action may result in an increase in noise, odors, or outdoor lighting. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.m., n., and o.) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

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

16. Impact on Human Health			
The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans			
The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character			
The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Project :

Date :

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

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

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

Reasons Supporting This Determination:

To complete this section:

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

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

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

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

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

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

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

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

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

Name of Action:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Sarah K. Yachal

Date:

For Further Information:

Contact Person:

Address:

Telephone Number:

E-mail:

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

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

Other involved agencies (if any)

Applicant (if any)

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

Homeland Towers LLC and Verizon Wireless
Proposed Installation of a Communications Tower
180 South Bedford Road, Village of Mount Kisco, NY
Full Environmental Assessment Form - Part 3 Supplement

1.0 INTRODUCTION

Pursuant to the New York State Environmental Quality Review Act (SEQR), the proposed action discussed in this Full Environmental Assessment Form (EAF) Part 3 Supplement is:

- 1) Special Permit approval from the Planning Board pursuant to Town/Village Code Section 110-27.1(H) for the construction of a 140 foot 'stealth tree' monopole (the "Proposed Project") to be located at 180 South Bedford Road in the Village of Mount Kisco (the "Project Site") by Homeland Towers LLC and Verizon Wireless (the "Applicant");
- 2) Site Plan approval for the Proposed Project from the Planning Board pursuant to Town/Village Code Section 110-45(A);
- 3) A Steep Slope Permit for the Proposed Project from the Planning Board pursuant to Town/Village Code Section 110-33.1; and
- 4) Area variances, including a potential area variance for fence height, from the Town/Village Zoning Board of Appeals ("ZBA").

2.0 ANALYSIS

Part 3 of a Full EAF provides the reasons in support of the determination of significance. The Town/Village of Mount Kisco Planning Board, as the SEQRA Lead Agency, must complete Part 3 for every question in the Full EAF Part 2 (see attached) where the impact has been identified as potentially moderate to large. Part 2 of the Full EAF identified two impact categories where potentially moderate or large environmental impacts could occur as a result of adoption of the proposed action described above, as follows:

1. *Impact on Aesthetic Resources - The proposed action may be visible from publicly accessible vantage points:*
 - i. *Seasonally (e.g., screened by summer foliage, but visible during other seasons)*
 - ii. *Year round"*

2. *Consistency with Community Character – The proposed action is inconsistent with the predominant architectural scale and character. Proposed action is inconsistent with the character of the existing natural landscape.*

The following discussion outlines why none of the moderate to large impacts identified above will result in any unaddressed potentially significant adverse environmental impacts. First, with respect to the evaluation of aesthetic resources, the New York State Department of Environmental Conservation’s Division of Environmental Permits policy on “Assessing and Mitigating Visual and Aesthetic Impacts (DEP-00-2)”¹ includes a list of 16 types of aesthetic resources to be considered in the evaluation of impacts to aesthetic resources. It is important to note, that none of the 16 resources presented are private views of individual property owners; views typically regulated under SEQRA are from public lands or from designated historic resources. Neither of the two adjacent off-site properties are included in DEC’s list of 16 regulated aesthetic resources.

Further, in a February 27, 2023 letter to the Planning Board, Town/Village Consultant, HDR outlined a series of mitigation options to address potential aesthetic and community character impacts associated with the proposed construction of a 140-foot “stealth tree” monopole to be located at 180 South Bedford Road (see Appendix A).

The mitigation options presented in the February 27, 2023 letter were based on review and analysis of application materials (including the 7-14-2021 [“current”] Drawing set and Visual Assessment reports dated December 27, 2020; December 28, 2020; and March 19, 2021); site walks conducted with the Planning Board and ZBA on January 16 and January 31, respectively; discussions at Board meetings of December 13, 2022, January 24, 2023, and February 14, 2023 (Planning Board) and January 31, 2023 (ZBA); information provided by representatives of two off-site properties, located immediately east (2 Sarles Street) and west (Marsh Sanctuary) of the proposed facility; feedback from the Building Inspector and a representative of the Fire Department; HDR’s experience on similar tower projects in the region; and recognized “best practices” for mitigation and stealthing approaches, including those described in the New York State Department of State’s *Planning and Design Manual for the Review of Applications for Wireless Telecommunication Facilities* (March 2001) and information from stealth technology vendors. The mitigation options were broken down into three categories: 1) On-Site; 2) Access Road; and 3) Off-Site.

In response to the suggested mitigation options, the Applicant, in its latest submissions dated April 13, 2023, April 25, 2023 and May 1, 2023 revised their plans and project submissions to incorporate the On-Site and Access Road measures into the project plans as part of the Proposed Project. Revisions have been made to the Proposed Project to incorporate these measures to adequately address impacts associated with aesthetic resources and community character. Further, the Applicant has indicated that they intend to provide the Off-Site measures as outlined in the February 27, 2023 memo. With these measures incorporated into the Proposed Project, the potential for impacts to

¹ https://www.dec.ny.gov/docs/permits_ej_operations_pdf/visualpolicydep002.pdf

aesthetics and community character will be minimized as the proposed measures were developed based on reviews of guidance and available best practices; approaches used on other, similar projects; site visits with the Boards and property owners; discussions and public comments submitted during Planning Board meetings; and detailed analysis of application materials.

Further, by letter dated May 4, 2023 (see Appendix B), the Village's consulting engineer, HDR verified that the On-Site, Access Road, and Off-Site improvements, as presented in the Applicant's revised plans and submissions address aesthetic and community character impacts in accordance with the recommendations in the February 27, 2023 HDR memo.

Appendix A

HDR Mitigation Options Memo

February 27, 2023



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Village of Mount Kisco Planning Board
104 Main Street
Mount Kisco, NY 10549

Robert D. Gaudio, Esq.
Snyder & Snyder, LLP
94 White Plains Road
Tarrytown, NY 10591

Klaus Wimmer
Homeland Towers, LLC
9 Harmony Street, 2nd Floor
Danbury, CT 06810

Re: Homeland Towers LLC and Verizon Wireless
Proposed Installation of a Communications Tower
180 South Bedford Road
Mitigation Options

Dear Members of the Planning Board, Mr. Gaudio and Mr. Wimmer:

This memorandum was developed by HDR to present mitigation options for the proposed wireless telecommunications facility located at 180 South Bedford Road. Application materials have been prepared and submitted by Snyder & Snyder, LLP, on behalf of the applicants, Homeland Towers LLC (Homeland) and Verizon Wireless (Verizon). The application is for the construction of a 140-foot 'stealth tree' monopole at the above-referenced location (the site) in a CD – Conservation Development zoning district in the Village of Mount Kisco. The facility is proposed on a portion of the approximately 25-acre property, located off the south side of Route 172 (S. Bedford Road), west of Sarles Street, and east of the Marsh Sanctuary property. Verizon has documented a need to supplement its network's capacity and coverage to provide enhanced and reliable wireless services to the site area, particularly along the Route 172 corridor. AT&T has also expressed interest in co-locating below the Verizon array, should the proposed facility be approved.

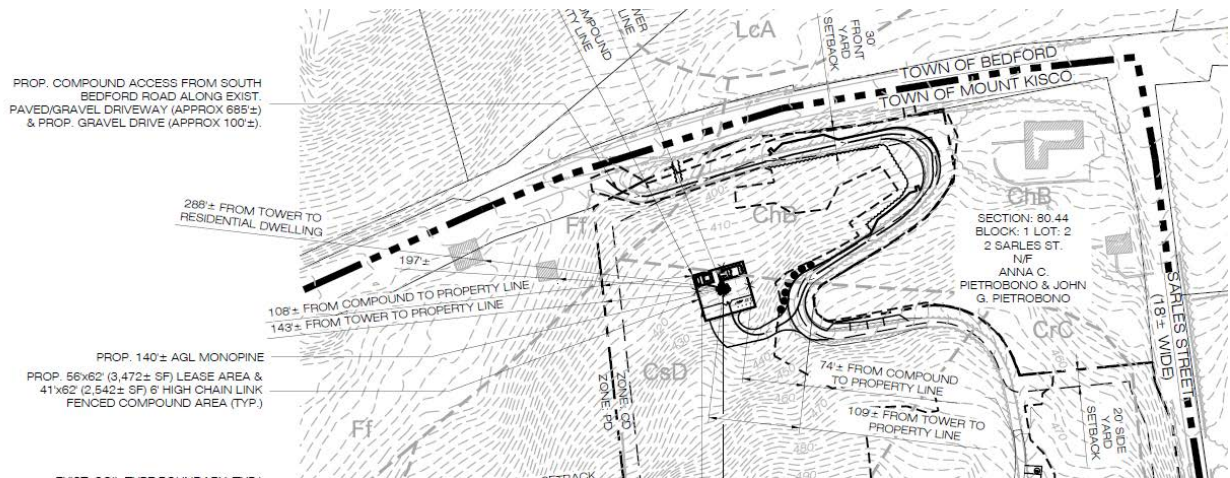
The mitigation options presented below are based on review and analysis of application materials (including the 7-14-2021 ["current"] Drawing set and Visual Assessment reports dated December 27, 2020; December 28, 2020; and March 19, 2021); site walks conducted with the Planning Board and ZBA on January 16 and January 31, respectively; discussions at Board meetings of December 13, 2022, January 24, 2023, and February 14, 2023 (Planning Board) and January 31, 2023 (ZBA); information provided by representatives of two off-site properties, located immediately east (2 Sarles Street) and west (Marsh Sanctuary) of the proposed facility; feedback from the Building Inspector and a representative of the Fire Department; HDR's experience on similar tower projects in the region; and recognized "best practices" for mitigation and stealthing

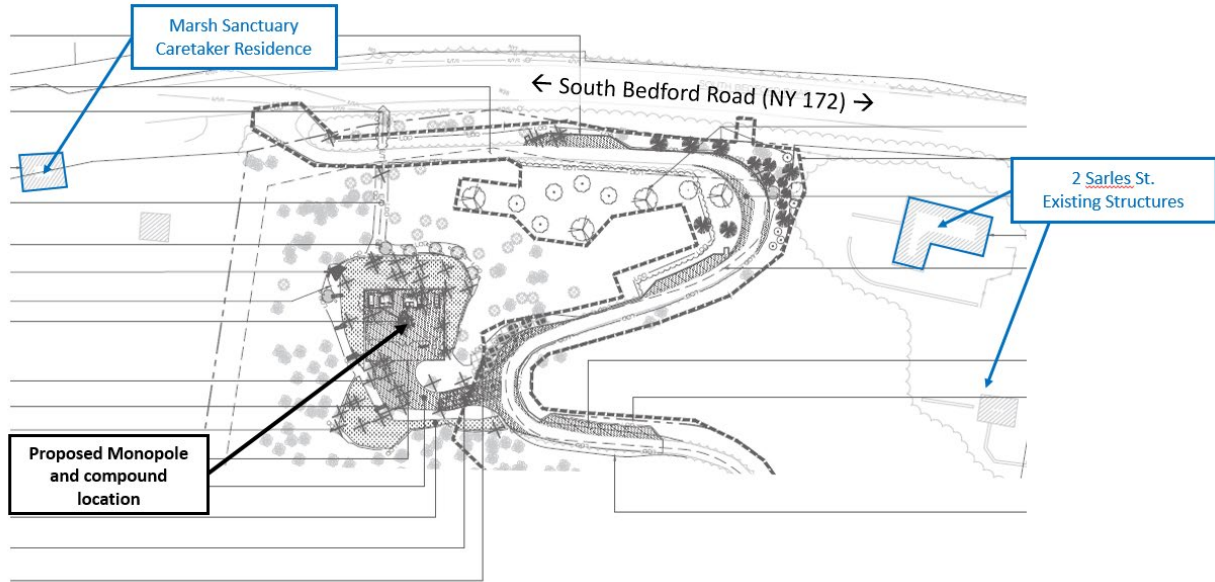
approaches, including those described in the NYS Department of State's *Planning and Design Manual for the Review of Applications for Wireless Telecommunication Facilities* (March 2001) and information from stealth technology vendors.

The mitigation options are divided into three categories:

1. **On-Site** – Within the 180 S. Bedford Road property limits, specifically around the proposed tower location. Specific updates on the Site Plan Drawings are included below for On-Site features.
2. **Access Road** – The gravel driveway starting at the 180 S. Bedford Road entrance to the property and leading up to the proposed Homeland compound area. Specific updates to the Site Plan Drawings are included below for Access Road features.
3. **Off-site** – Two (2) properties in close proximity to the proposed cell site: 2 Sarles Street (residential property located immediately east of the access road and proposed facility), and the Marsh Sanctuary (residential dwelling, amphitheater, and trails located immediately west of the proposed cell site).

A layout of these areas is depicted on the images below.





The analyses and suggested mitigation options included in this memorandum are based on the assumption that the SCS Sarles solar project is not viable at the subject property (i.e., “one project” – the proposed cell site – is considered herein). As such, updates to the current Homeland Site Plan Drawings (dated 7-14-2021) are recommended to focus on the proposed wireless telecommunications facility. Attachment A includes a summary listing of requested Drawing updates, including depiction of all notes, features, and details associated with the SCS Solar project changed to **red print** on all updated sheets.

The mitigation options presented in this memo should be considered by the Planning Board for its continued SEQRA review and development of the Part 2 EAF for the Homeland project and may be included as conditions in a future Planning Board Resolution. Alternate on-site locations (e.g., upgradient former tennis court area) or alternate off-site locations for the cell site are not assessed in this memorandum.

1. ON-SITE MITIGATION OPTIONS

The below bullet list includes mitigations for the proposed ‘stealth tree’ tower and compound area - and other measures for the subject property in areas surrounding the tower /compound - to mitigate aesthetic impacts at the site, at the two off-site properties noted above, and other off-site locations. Comments on Site Plan Drawing updates are noted in the below bullets and included in Attachment A. It is understood that the applicant will revise/update the Site Plan Drawings to incorporate the On-Site mitigation measures and provide a narrative response to each proposed measure (agreement, partial agreement, or other comment).

A stealth tree monopole with equipment compound at the base is proposed. It is understood that final tower design, colors, textures, and other aesthetic aspects of all proposed equipment including but not limited to the tower type, pole / tower color and texture, ground-based equipment compound and fencing, and landscaping are subject to Planning Board review and approval.

- CONCEPT #1: Monopole / Compound location and Tree Preservation - The importance of Tree Preservation in mitigating potential visual impacts of the proposed cell site has been discussed at recent Board meetings and site visits and presented in the application materials (including the photosimulations). DWG SP-3 notes 50 trees (> 4 ft diameter) being removed, many in the proposed compound area, and protection of 6 trees in the compound area.

The applicant should verify the number of trees being removed (within the compound / compound access area, and along access road), and reduce if possible, based on even slight re-configuring of the final tower location and compound size / orientation and adjustment of grading, underground utility trenching, and drainage measures (some noted to be temporary for construction).

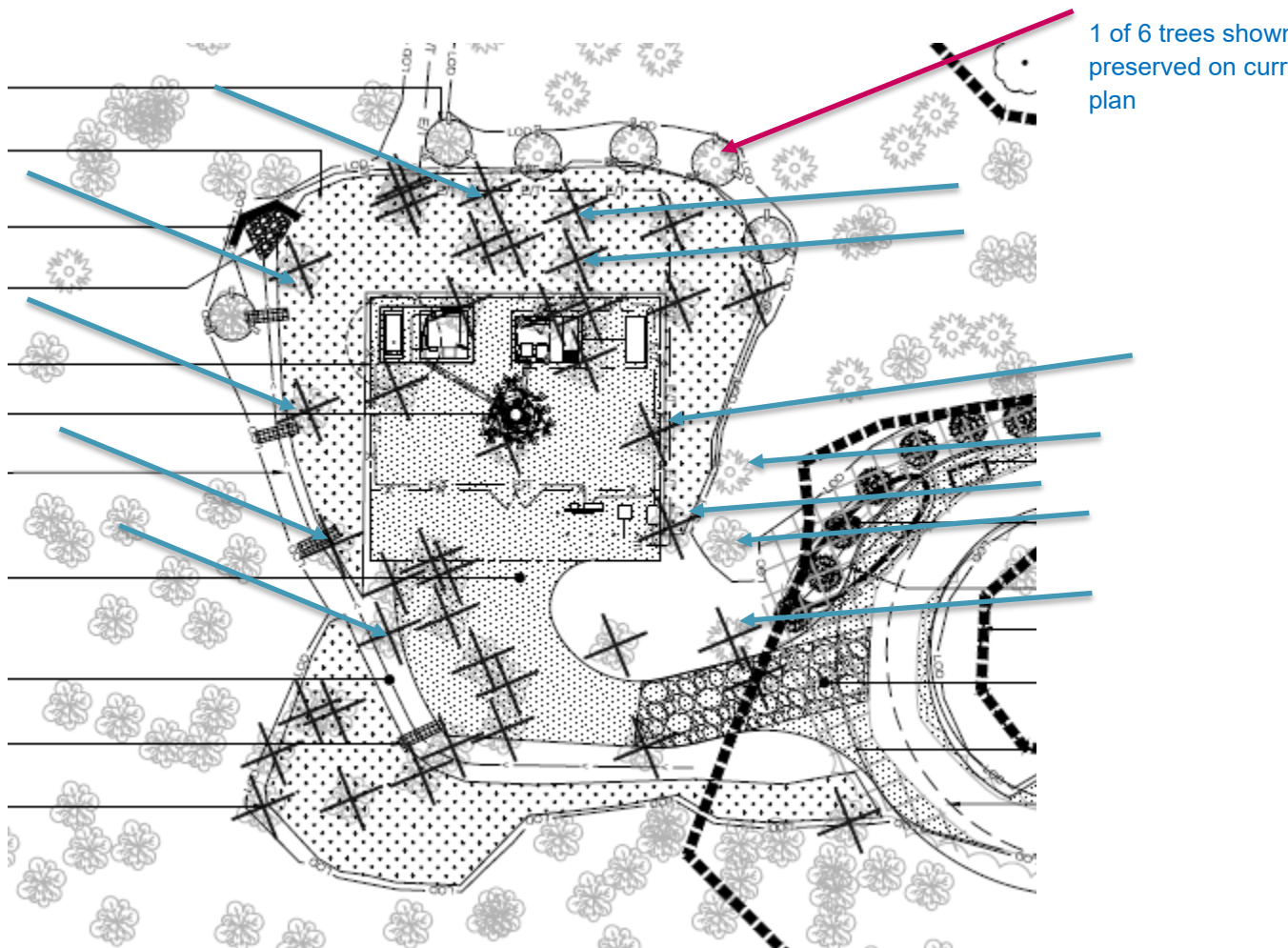


Image from DWG SP-3 (7-14-2021 Drawing set). Blue arrows indicate trees which can possibly be saved and for which tree protection should be added.

It is recommended that additional trees be shown as preserved on this and other Site Plan Drawings, including the “key” ones located on the eastern side of the proposed tower / compound location that were noted during the site walks, and along the west side of the proposed compound (see blue arrows in above image). Simulation showing “key” trees on the eastern side of the tower is included below:



Simulation from 2 Sarles Street property, looking westward at the proposed tower. Note clearing under current plan to the left and right of proposed monopole in above images. Additional trees should be noted as “protected” on the updated Drawings, as feasible, including the existing taller coniferous trees that are shown in front of the monopole from this viewpoint.

Simulations showing the tower / compound area from the west (Marsh Sanctuary property) are included below:





VP06 - Brookside Amphitheater

Distance: 350 ft



VP06 - Site 172 at Marsh Sanctuary Brookside Parking Area
EXISTING CONDITION PHOTOGRAPH

FIGURE C-2A

VP06 - Site 172 at Marsh Sanctuary Brookside Parking Area
SIMULATED CONDITION - PROPOSED TOWER: 145FT (TOP OF BRANCHING) STEALTH MONOPINE

FIGURE C-2B

Simulations and balloon test photos from Marsh Sanctuary property, looking eastward at the proposed tower and compound area. Note proposed clearing under current plan; it is unclear if the key trees to be preserved as noted above (opposite side of the monopole) are shown from this Marsh Sanctuary viewpoints. Additional trees should be noted as “protected” on the updated Drawings, as feasible, including the four that are west of the compound area.

Per Chapter 99 of the Village Code, a Tree Preservation Plan should be submitted as a new sheet in the Homeland Site Plan Drawing set. This plan should specify the salvage and preservation of trees as noted above and include specific measures and procedures to be implemented during construction (grading practices and equipment to be used; delineation of



trees to be saved in the field and setting up a buffer and protection measures; crane and concrete truck operations and reach from access drive). Details for tree preservation during construction are currently shown on Drawing EC-2. These and other notes/details (i.e., using bright orange construction fencing and flagging to demarcate trees to be protected; using vehicle mats to protect tree roots) can be imported to the new Tree Preservation Plan sheet. A bond / warranty and commitment to maintain all on-site tree preservation and on-site plantings for the life of the facility – if approved and constructed - shall be included as a note on the Tree Preservation Plan.

Construction: If the monopole is approved, an updated construction schedule should be provided by the applicant at the Building Permit stage of the project. A detailed description of site preparation / clearing activities, sequencing of work, tree preservation / ecological considerations, construction staging areas (if changed from those shown on the Drawings based on final structural and foundation designs), soil/material stockpiles, soil erosion / sediment controls, and proposed construction equipment (e.g., crane, concrete pump, smaller mechanical equipment needed) should be submitted to the Village Building Department, including the final Drawing set reviewed for this application and any other details requested. The document *Recommended Best Practices for Communication Tower Design, Siting, and Construction, Operation, Maintenance, and Decommissioning* (USFWS, 2018) should be followed as applicable. Only physical means to control grass, weeds, or nuisance vegetation shall be used. The use of herbicides, pesticides, or other chemical means to control vegetation shall not be permitted at any part of the Homeland lease during construction and over the life of the facility. A note to this effect should be added to the Site Plan Drawings (e.g., Tree Preservation Plan sheet).

Attachment A provides additional notes for the new Tree Preservation Plan drawing, along with construction-related notes that are recommended. Tree removal associated with construction will need to occur between November 1 and March 31 to comply with the NYSDEC guidance for bat species. A note should be added to the updated Site Plan Drawing(s) with respect to this. It is understood that a penalty fee or other requirements may be imparted by the Village if the “key” trees described above are not preserved (this can be noted in a future Planning Board Resolution for the project).

- CONCEPT #2: Monopole Design - In reviewing the photosimulations and other application submittals, the following best practices are identified for the stealth tree monopole. The applicant should confirm these items and refer to Attachment A for additional notes / items to be added to the Site Plan Drawings with regard to the monopole structure and stealth tree elements.
 - The 140 ft stealth tree monopole shall be designed to conform with the photosimulations that have been submitted and reviewed for this application. Design criteria of branch density, taper of branches, and maximum feasible extension of branching downward toward the base of the monopole should be implemented. The density of branches shall be at a minimum of three branches per foot. The Site Plan Drawings now show branching extending from 5 ft above the top of the monopole (145 ft above grade level [agl]) down to 70 ft agl; it is recommended that the design extend the branching further downward to 55 ft agl. Acknowledging structural design limitations associated with co-location and

increased loading of artificial branching, the applicant should confirm what is possible for the downward extension of branching.

- Monopole texture / color. Faux bark (brown, matte finish) shall be applied to the monopole exterior from grade level to the top of the monopole (entire structure). Photos of this application are shown below:

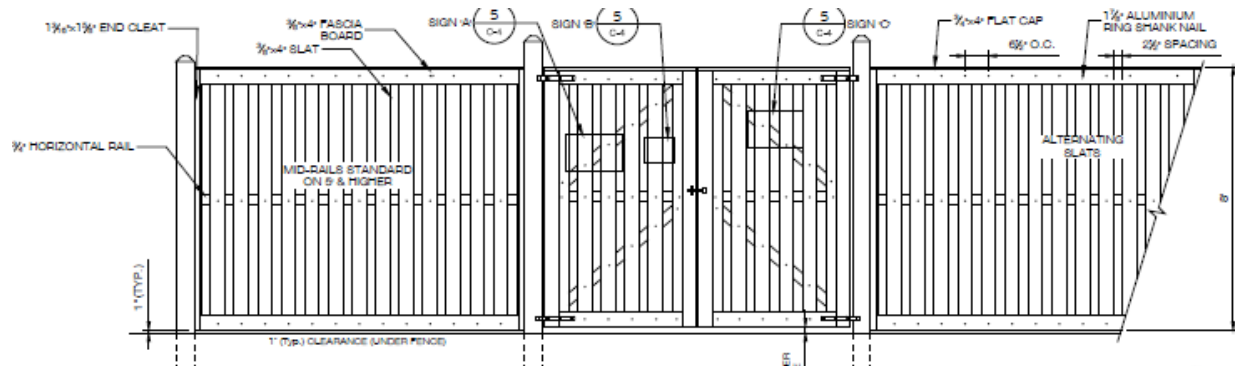


Site in Keene Valley, NY



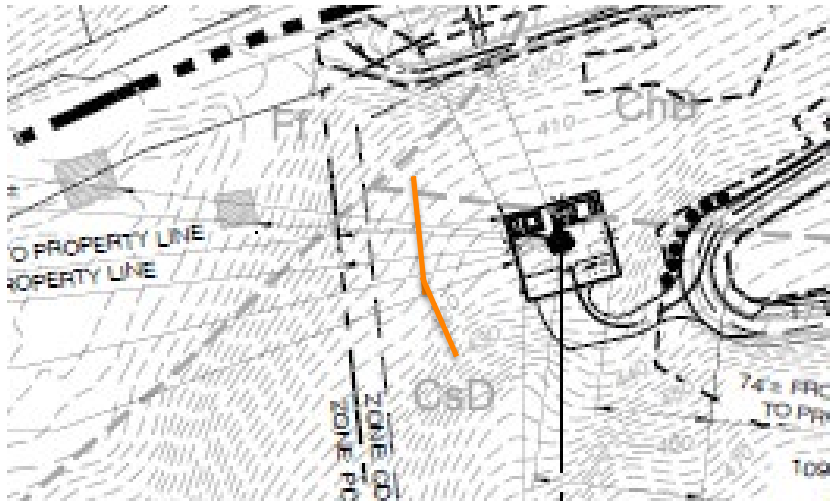
Valmont/Larson (vender of stealth technology)

- Antenna covers (“socks”) are proposed and shown in the photosimulations. The antenna covers shall conform to the colors of the stealth tree branching. All visible portions of tower-mounted equipment (cabling, RRH units, distribution box and over-voltage protectors) shall be painted brown (matte finish) as possible to match the monopole color/texture.
- CONCEPT #3: Compound Design -
 - FENCING. The applicant has proposed an 8-foot-tall northern cedar Shadowbox style fence to encompass the tower and ground-based equipment compound. No barbed or razor wire is proposed. An image from current Site Plan Drawing C -4 is included below.



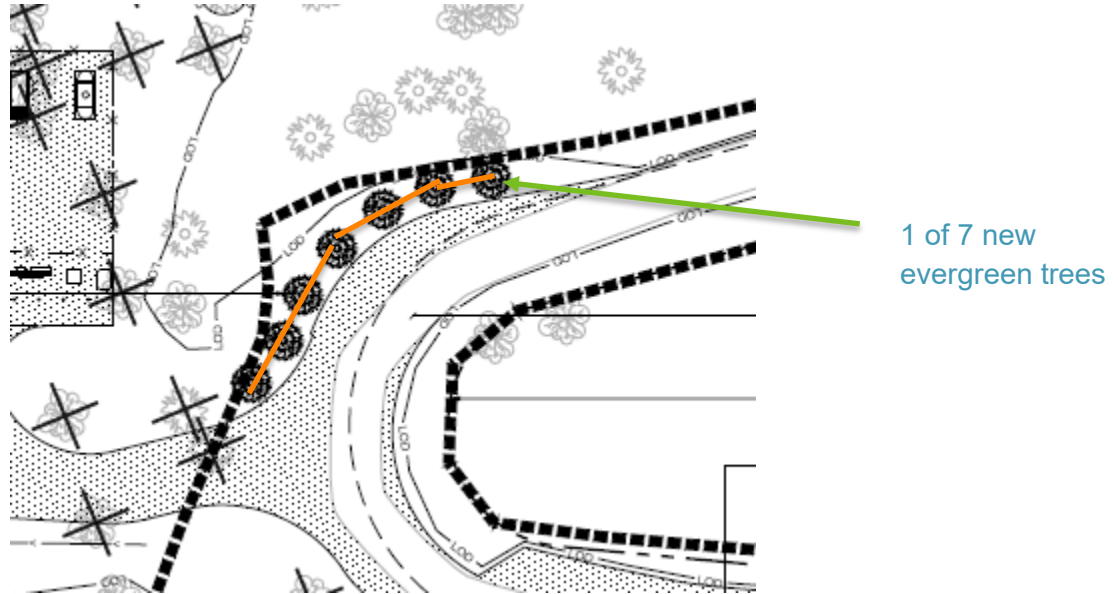
It is recommended that the compound fence height be increased to 10 ft on all four sides, and that the fencing be treated as a darker wood (or painted a dark brown to facilitate blending with surrounding tree cover). The equipment cabinet canopies and ice bridge (visible on the photosimulations) should be treated as a dark brown to match the compound fencing color, as an increase in fencing height will not shield the equipment within from all perspectives.

To mitigate views from the Marsh Sanctuary property (amphitheater, grave marker, current and anticipated public use spaces, trail connection, Naturalist's cottage [residence]), a lattice fence (treated wood, dark brown; 8 ft in height) is recommended along a portion of the western property line (west of the compound). This lattice fencing may be "staggered" and installed in sections to run between existing trees. No tree removal should be associated with this lattice fence line (concept included in below image).



Orange line provides lattice tower recommendation (western portion of property). Approx 80-ft length

- PLANTINGS AND BERM (east of compound along access road) – The Site Plan Drawings show 7 new plantings (evergreen; 8 ft tall at planting). It is noted that downed trees exist in this area and are assumed to be removed during construction (this should be verified by the applicant). In addition to these proposed plantings, a soil berm is recommended in this area (west side of access road; 4 ft height with berm base grade roughly at that of the existing access road in the area) so that these proposed plantings can be planted within the berm and raised from current proposed height to better shield the compound and lower portions of the monopole from the 2 Sarles Street property. The below is an excerpt from DWG LS-1:



Orange line indicates area of downed trees and recommended soil berm on which new evergreen trees can be installed. The number and species of the 7 trees appears reasonable to work with below-listed Off-Site Mitigation options described later in this memo.

- GENERATORS – two emergency back-up generators are shown on the Site Plan Drawings (sheets CP-1, C-1, and the elevation views). Verizon proposes a 50-kW propane generator with 500-gallon tank, and AT&T (interested co-locator) proposed a 30-kW diesel generator with intrinsic fuel storage. A future Planning Board resolution may prescribe the frequency and times that the generators are to be tested / cycled (e.g., typically 1 time per month, on a weekday during business hours, for a run period not to exceed 20 minutes). HDR notes that the generators are not run on a daily or continuous basis when back-up power is not needed.
- FIRE PROTECTION. Recent discussions with the Building Inspector and a Fire Department representative clarified that the two 15 ft x 15 ft pool areas should be retained on the south side of the equipment compound, considering the “one project” assumption.

Two fire extinguishers should be added to the compound plan.

- GRADING AND STORMWATER MANAGEMENT. As noted above under CONCEPT #1: Monopole / Compound location and Tree Preservation, the applicant shall verify design and location of all temporary and permanent grading and stormwater control measures along with trenching plans so that tree preservation can be increased and maximized to the extent possible. The applicant should also confirm that the proposed measures on the current Site Plan Drawings are not related to handling stormwater from the solar project. It is requested that Drawings SP-3, SP-4, C-5 (check need for precast storm manhole and



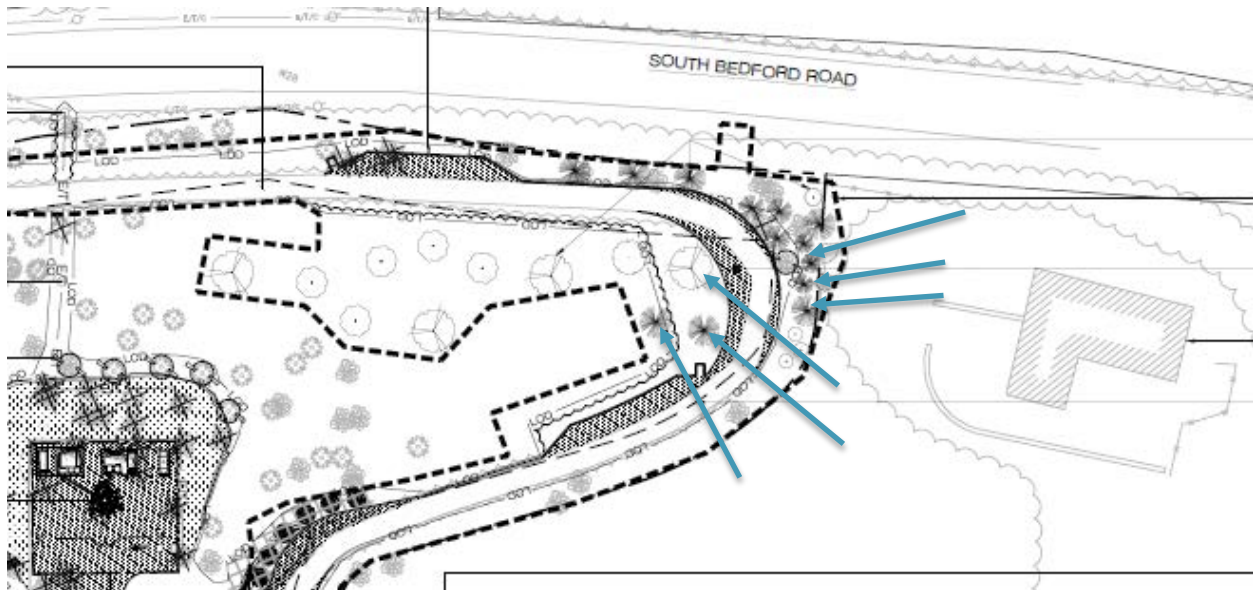
underground infiltration system), and C-8 (is this Drawing necessary for the Homeland project?) be reviewed in detail for the “one project” assumption. Considering the limits of disturbance and gravel surfaces proposed for the Homeland project, it appears feasible to reduce the sizing of (or eliminate) some of these elements which would benefit the establishment of mitigation measures presented in the memo. **It is noted that the Planning Board Engineer will need to review any proposed modifications to grading and stormwater measures.**

- EQUIPMENT COMPOUND LIGHTING. Two 52-watt switch/timer controlled light fixtures are proposed at the ground-based equipment compound for nighttime visits (the lights are only used when needed by a service technician). This lighting can be specified to comply with guidance from the International Dark Sky Association (IDA: [Outdoor Lighting Basics | International Dark-Sky Association](#)). Motion detection lighting shall not be installed. No tower lighting is required or proposed for the project.

2. ACCESS ROAD

The below bullet list includes measures for the access road to mitigate aesthetic impacts at the site and the 2 Sarles Street off-site property. Comments on Site Plan Drawing updates are noted in the below bullets and included in Attachment A. It is understood that the applicant will revise/update the Site Plan Drawings to incorporate the Access Road mitigation measures and provide a narrative response to each proposed measure (agreement, partial agreement, or other comment).

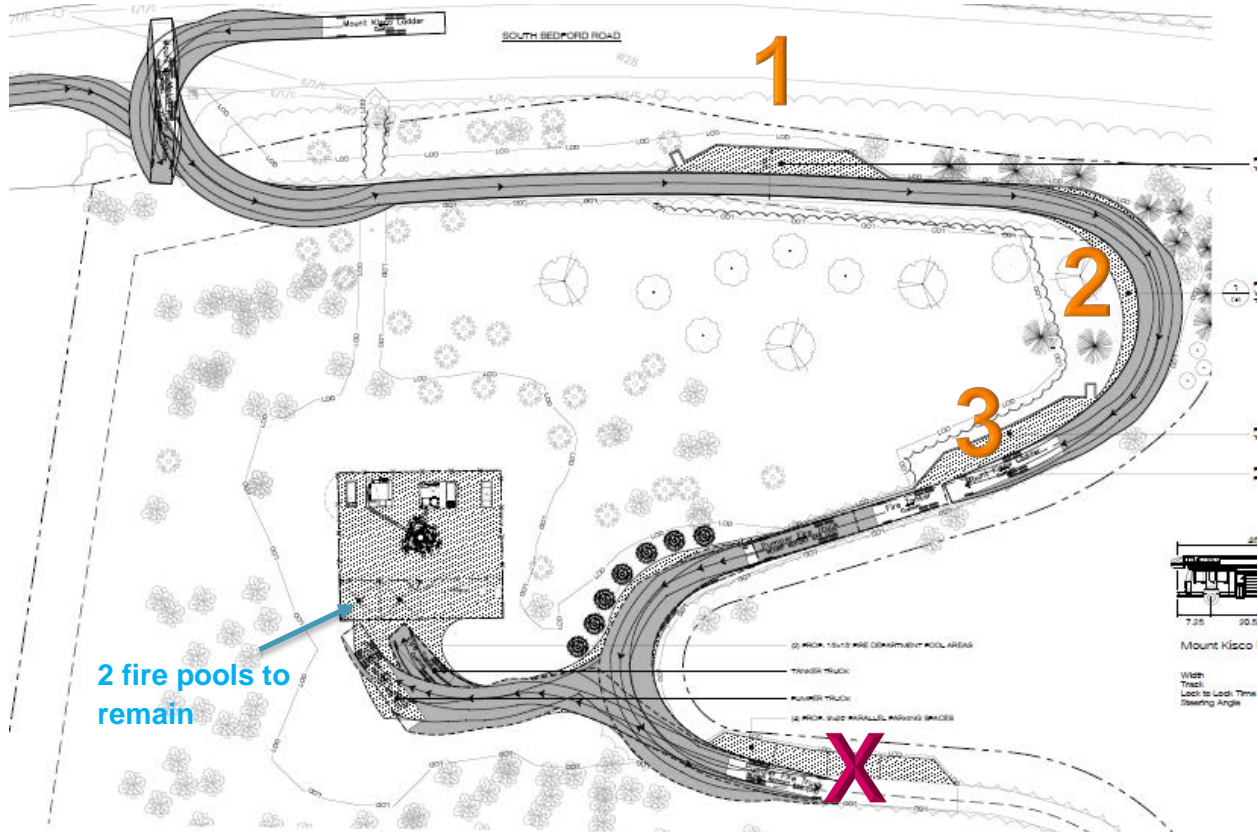
- Repair of access road pavement and culvert at intersection of S. Bedford Road. It is understood that the entrance to the access road from S. Bedford Road will require repair and upkeep. The applicant should confirm its plans to address this on-going issue at the site.
- Tree Plantings within “first curve” of access road. The applicant shall confirm if a subset of these plantings can remain for the Homeland cell site project. The below image notes 6 - 7 new trees in this area (both sides of access road) that can add to the visual mitigation of the proposed cell site from the 2 Sarles Street property.



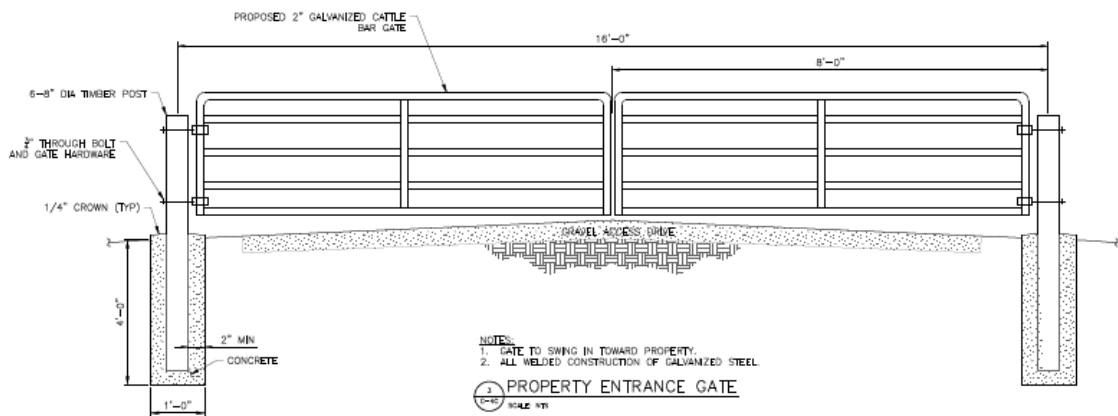
Blue arrows indicate new trees which can increase screening from the 2 Sarles Street property

The Site Plan Drawings indicate that these trees were established conditionally for the solar project in which case they should be shown in **red** on the revised Site Plan Drawings. The "Limits of Disturbance" in this area (black dashed line in above image) should also be confirmed for the Homeland project; if LOD is specific to the solar project, it should be shown in **red print/text** on the revised Drawings.

- **By-Passes.** A recent discussion with the Building Inspector and a representative from the Fire Department has confirmed that the first three vehicle by-passes (paved areas off existing access road) proposed along the access road (see below image) should be retained, even for the "one project" assumption. Drawing FD-1 was reviewed, and the by-pass lanes allow water tank and fire truck access in the event of an emergency response. However, the by-pass located uphill from the compound area on can be eliminated from the Site Plan Drawings (show as **red print with bolded red "X"** through this feature).



- Installation of a new steel security gate near the bottom of the access drive, with combination (or other type of) lock that meets Village requirements. The access used for the Village-owned Mountain Avenue property should be considered. Provide back-up battery for lock. Applicant representatives, property owner, and all appropriate Village, County, and State staff (police, fire as appropriate or required) would have access to the site via this gate. The below image shows a concept from another tower project.



3. OFF-SITE MITIGATION

HDR has identified potential off-site mitigation measures based on the above-referenced site walks, map reviews of the site and adjacent areas, reviews of photosimulations and other application materials, and with feedback from representatives of 2 Sarles Street and the Marsh Sanctuary. As these two properties are not directly subject to the Site Plan for the proposed cell site, no updates to the Site Plan Drawings are recommended at this time for these properties. Rather, the below-listed off-site mitigation measures should be discussed and considered by the Planning Board during its continued SEQRA review and may be included as conditions in a future Resolution for the tower project.

HDR notes that establishment of off-site mitigation measures are not common or typically applied as part of proposed cell tower projects. For this project, HDR feels off-site mitigations are a warranted consideration when considering potential visual impacts to the two adjacent properties. Potential Off-Site Mitigation measures are identified below to provide screening of or breaks in direct views towards the tower/compound. Two (2) off-site properties are considered.

2 Sarles Street

- KEY VIEWPOINTS AND ACTIVITIES:
 - Residential Dwelling and associated uses

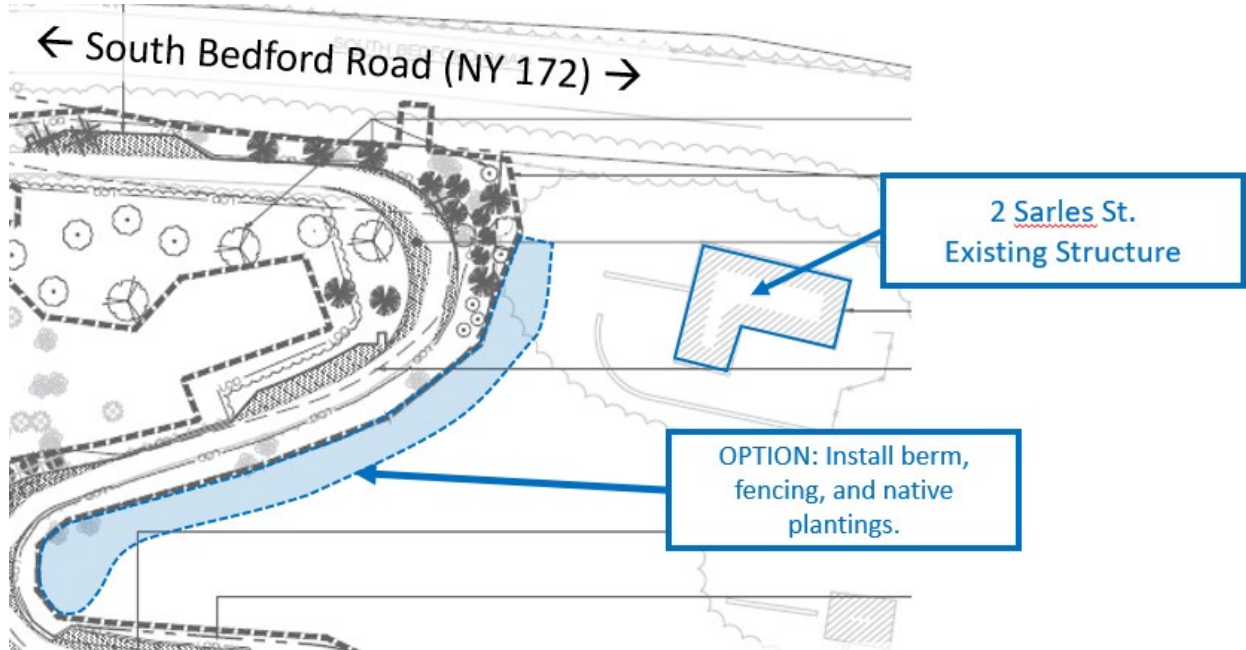


Upper portion of 2 Sarles Street property looking west towards tower area and bend in access road.



View from 2 Sarles Street, looking westward from between bends in access road.

- Mitigation Options:
 - Protection of trees on 2 Sarles Street property during construction. [It is again noted that Tree Preservation described above under the On-Site Mitigation is a key element to shielding the proposed tower from views at the 2 Sarles Street property.]
 - Fencing and Earthen Berm with Plantings –
 - Along eastern side of access road, roughly as shown in below image (+/- 350 l.f.) to break views from dwelling structure and landscaped / utilized portions of the property. It is noted that topography greatly differs from the southern parts of the property (high points) and the northern/eastern low-lying areas closer to the on-site structures. All portions of the property are utilized by the owner.



- Fencing – along portions of the eastern edge of access road. Brown/pressure treated composite wood. Height can vary from 6 ft 8 ft. Similar style to compound fencing.
- Berm – along portions of the eastern edge of access road, on the “inside” (or 2 Sarles Street property side) of the fencing. Taper in height (3 ft – 4 ft) and width (5 ft to 8 ft wide) to allow mix of plantings (shrubs) and deciduous and/or coniferous trees on top. Roughly 325-350 linear ft for extent along access road where fencing / berms may be placed. Example berm image with plantings shown below:



- Plantings – suggested 10-15 new deciduous and coniferous trees and shrubs (mix) to be planted on new berm. Height at planting, species of trees, and locations; mulching; and other details will be finalized during the Building Permit process outlined at the end of this memo (see *Off-Site Mitigation Administrative Framework* presented below).
 - Faux Shed. Approx. dimensions of 8 ft long x 4 ft wide x 8 ft tall at roof apex, placed inside of berm at location to be prescribed by property owner in the future. Property owner notes that such structure will help divert views away from the tower area. An existing shed structure exists on the 2 Sarles Street property as depicted in the below photo (residential dwelling in background).



- Boulders / rocks with maximum dimension > 18” will likely be generated during tower and compound construction. Such boulders / rocks may be salvaged for use in mitigation at this property. Attachment A includes addition of a note in the updated Site Plan Drawings that describe this action.

Marsh Sanctuary

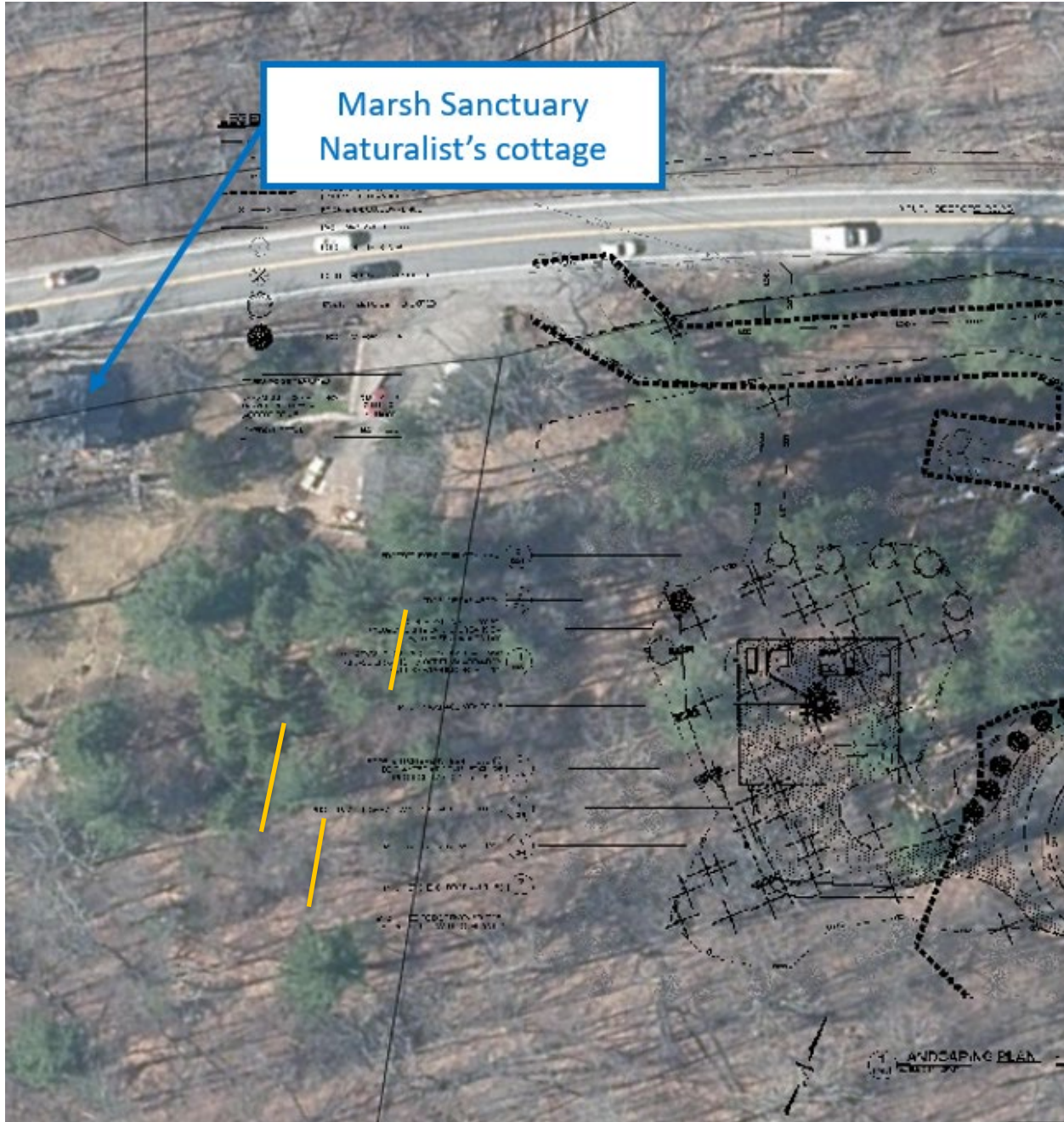
- KEY VIEWPOINTS AND ACTIVITIES:
 - Residential Dwelling (Naturalist’s cottage)
 - Local historic significance and community use of property (amphitheater; event space; trail link; grave marker)





Views from amphitheater area, looking eastward towards tower

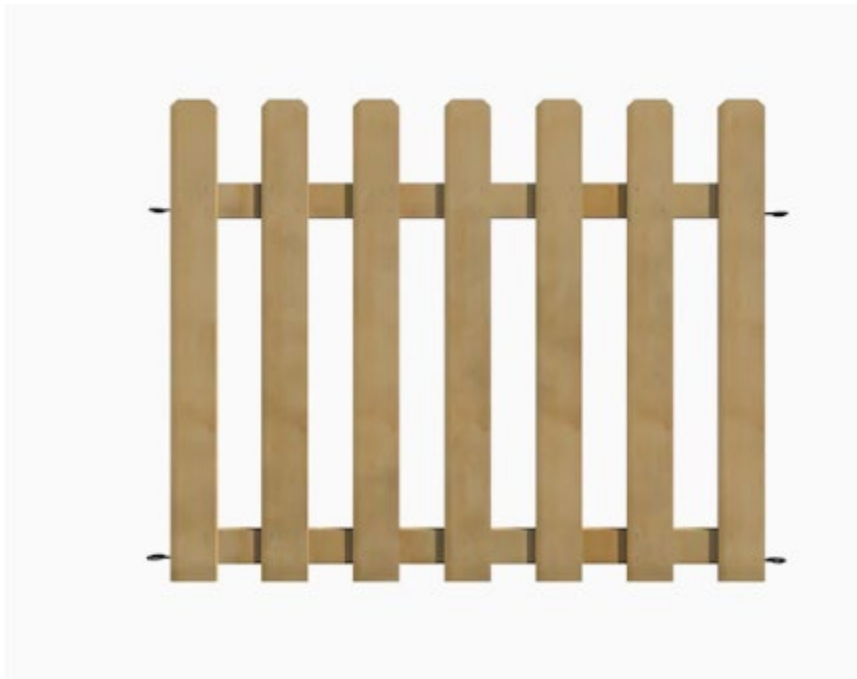
- Mitigation Options:
 - Lattice fencing west of the proposed tower / compound and additional tree preservation opportunities are noted above under On-Site Mitigations.
 - Plantings – suggested approx. 10-12 new deciduous and coniferous trees and shrubs (mix) to be planted on the eastern portion of the Marsh Sanctuary property (e.g., between amphitheater area and existing treeline; along trail connection). Height at planting, species of trees, and locations; mulching; and other details will be finalized during the Building Permit process outlined at the end of this memo (see *Off-Site Mitigation Administrative Framework* presented below).
 - Decorative Fencing on Marsh Sanctuary property. Staggered heights of 4 ft to 8 ft; wood, faux stone, or other type; with suggested placement along east side of trail connection but at location(s) to be prescribed by property owner. Placement of Decorative Fencing and new plantings can consider above photos from amphitheater area and trail connection (it is suggested based on site reconnaissance that approximate 100-125 linear ft of staggered Decorative Fencing on the Marsh Sanctuary property can be strategically installed to break direct views of the tower/compound area and work with new plantings).



Proposed tower/compound area shown as faded black (right side of above image).
Yellow lines depict conceptual Decorative Fencing locations (west of property boundary).



SimTek (vender) faux stone fencing (durable; weather resistant)



Example wood Decorative Fencing

- Boulders / rocks with maximum dimension > 18” will likely be generated during tower and compound construction. Such boulders / rocks may be salvaged for



use in mitigation at this property. Attachment A includes addition of a note in the updated Site Plan Drawings that describe this action.

It is important to note that potential visual impacts associated with the proposed project differ between the 2 Sarles Street property (located east of the proposed cell site; open/direct views of tower from residential dwelling and numerous points on the landscaped property; situated adjacent to access road; some views of tower base and compound area) and the Marsh Sanctuary property (located west and “downhill” of the proposed cell site; fewer direct views of upper portion of tower and more existing trees between viewpoints on this property and the proposed tower/compound area).

Based on discussions with applicant representatives and another municipality, off-site mitigation measures may be “funded” by the applicant (e.g., escrow fund) should it receive all necessary Village approvals from the Boards and a Building Permit. Such funds will be set aside to utilize **only** at the two adjacent off-site properties discussed above. **The Planning Board should further review this concept with the applicant, and a condition in a future Planning Board Resolution should be considered for Off-Site Mitigation concepts. They should also be considered for the Planning Board’s continued SEQRA review for the Homeland application.**

A conceptual framework for administering off-site mitigations is provided below. HDR recommends that the process be refined by the Village during the Building Permit Phase of the project (should the Homeland application obtain the necessary approvals). To allow the Village and the two adjacent off-site property owners to best gauge the types, quantities, and placement of mitigation measures, it is suggested that final scoping for actual implementation of off-site measures be established in ‘real time’ after construction of the tower and compound are initiated and for a period of 9 months after the monopole is fully constructed and a Certificate of Occupancy is issued. This period would allow for observations during different seasons and times of year.

Off-Site Mitigation Administrative Framework

- Process to be finalized with Village during Building Permit phase. Details on property owner’s ability to “pull” funds from escrow or submit reimbursement claims (or a combination of both); verifying items which can / cannot be reimbursed; window for reimbursement claims; and other logistics of the process will need to be worked out.
- PROPERTY OWNER SUBMITTALS:
 - Submittal Period – runs from start of construction after Building Permit is issued through 9 months after the monopole is fully constructed.
 - Off-Site Mitigation Forms to be submitted by the two adjacent property owners, listing specific items from the off-site measure list in this memo, or proposing other.
 - Form to be developed by the Village Building Department.
 - Before / after photographs from the property.



- Capital Costs to be developed by each property owner with Village guidance for the following:
 - Listing of off-site mitigation materials such as trees (type/species, diameter at breast height (dbh), and height at planting), other plantings, soils/topsoil/mulch, landscape mats, fencing, stone, etc.
 - Quantities of each item (# trees/ plantings; cy of soils/topsoil/mulch/stone; linear ft of fencing or berm; etc.)
 - Unit or lump sum prices received for materials, delivery, and installation of the mitigation items. Quotes and warranty information to be provided by property owners.
- Applicant and Building Department to review property owner submittals.
- It is suggested that maintenance costs associated with the mitigation measures (e.g., watering or future modifications or re-locations of measures) will not be included in the final “fund” determinations for each off-site property, and that property owners will be able to take on the longer-term maintenance.
- The Village should consider waiving the need for any approvals (e.g., set-back variances) for the implementation of off-site measures that have been reviewed in concept by the Planning Board (i.e., measures presented in this memo) and that are specific to mitigating visual impacts of the cell site.
- Proof of purchase (receipts) for installed off-site measures should be submitted to the Village Building Department for tracking purposes.

Please do not hesitate to contact me with any questions or comments on the above mitigation options.

Sincerely,

Henningson, Durham & Richardson

Architecture and Engineering, P.C.

in association with HDR Engineering Inc.

Michael P. Musso, P.E.

Senior Project Manager

cc: Peter Miley
Whitney Singleton
Anthony Oliveri
Frank Fish

ATTACHMENT A

General – The current Site Plan Drawings (dated 7-14-2021; 26 sheets) should be updated by Homeland to incorporate comments and recommendations provided in the mitigation memo. All notes, features, and details associated with the SCS Solar project should be changed to **red text/print** on the updated Drawings to facilitate the Planning Board's review of the proposed wireless telecommunications facility.

Tree Preservation Plan (NEW SHEET) –

- Add note referencing Chapter 99 of Village Code.
- Import details from EC-2. Evaluate preservation of additional existing trees per mitigation memo. Add notes describing tree protection details.
- Add construction sequencing (site prep, grading; foundation work; tower installation) and equipment / means and methods to be used for each phase. Note placement of crane and concrete truck at access road and confirm reach and procedures to protect key trees from damage during use of equipment.
- Add note on bond / warranty to be furnished and commitment to maintain all on-site tree preservation and on-site plantings for the life of the facility. Homeland Towers shall maintain all landscaping for as long as the telecommunication site is on the property. Required maintenance shall include watering and replacement of on-site dead and/or dying landscaping.
- Only physical means to control grass, weeds, or nuisance vegetation shall be used. The use of herbicides, pesticides, or other chemical means to control vegetation shall not be permitted at any part of the Homeland lease during construction and over the life of the facility.
- Add note - Tree removal associated with construction will need to occur between November 1 and March 31 to comply with the NYSDEC guidance for bat species.
- Reconfigurations of the tower / compound location or configuration based on comments on the mitigation memo should be updated on all Site Plan Drawings, as appropriate.

DWG SP-1:

- Add the following notes:
 - This set of plans has been prepared for the purposes of municipal review and approval. This set of plans shall not be utilized as construction documents until all conditions of approval have been satisfied and each of the drawings has been revised to indicate "issued for construction."
 - The contractor is responsible to protect, repair and/or replace any damaged structures, utilities, off-site properties, or landscaped area.
- Change solar farm to **red font**. Review zoning table to confirm that only the Homeland project is included. Change all solar-related notes and labels to red text. Review Limits of Disturbance at northern portion of property and access road, and adjust to red font if unrelated to the cell site project.
- Add new lattice fencing (on-site) west of compound area as noted in mitigation memo.

- Add note – Boulders / rocks with maximum dimension > 18” generated during tower and compound construction will be salvaged for use in mitigation at off-site properties. Rocks/boulders to be staged as directed by the Village.
- Review mitigation memo for access road recommendation (repair of road and culvert at S. Bedford Road entrance; security gate addition; new vegetation; etc.) and add notes to SP-1.
- REMOVE uphill by-pass parking area per Mitigation memo (show as red font with red “X” through this feature).

DWG SP-2, SP-3, SP-4:

- Follow above notes for SP-1, as drawing scales allow.
- Revised Notes at bottom left (show solar project values in red; adjust # trees; LOD; cut/fill as needed)
- See mitigation memo for comments and recommendations on tree preservation (compound area), new plantings, on-site berm east of proposed tower, stormwater and grading elements. Update notes and features as needed.
- Note downed trees east of proposed compound area; clarify removal and new berm installation per mitigation memo.
- It is requested that Drawings SP-3, SP-4, C-5 (check need for precast storm manhole and underground infiltration system), and C-8 (is this Drawing necessary for the Homeland project?) be reviewed in detail for the “one project” assumption. Considering the limits of disturbance and gravel surfaces proposed for the Homeland project, it appears feasible to reduce the sizing of (or eliminate) some of these elements which would benefit the establishment of mitigation measures presented in the memo.

DWG CP-1:

- Include note for generators, to the affect: generators are to be tested / cycled (e.g., typically 1 time per month, on a weekday during business hours, for a run period not to exceed 20 minutes).
- Include note for compound lighting, to the affect: Two 52-watt switch/timer controlled light fixtures are proposed at the ground-based equipment compound for nighttime visits (the lights are only used when needed by a service technician). This lighting can be specified to comply with guidance from the International Dark Sky Association (IDA: Outdoor Lighting Basics | International Dark-Sky Association). Motion detection lighting shall not be installed. No tower lighting is required or proposed for the project.
- Add location of fire extinguishers to canopy / equipment cabinet areas.

DWGs A-1 and A-2 (stealth tree elevation views):

- Import notes from On-Site Mitigation Concept #2 (Monopole Design) from the mitigation memo (tree branch density and taper; antenna covers; textures / faux bark; colors and finishes). Evaluate downward extension of branching per mitigation memo.
- Import notes form On-Site Mitigation Concept #3 (Compound Design) from the mitigation memo (compound fencing – height and colors).
- Add spec or sample cut sheet for artificial tree branching (e.g., vender photo)
- Add note - The equipment cabinet canopies and ice bridge shall be treated as a dark brown to match the compound fencing color

DWG EC-1 (notes for SWPPP, sediment & erosion control; construction sequence; maintenance):



- Review for notes that may be applicable to the solar project; change to **red text**.
- Review Construction Sequence notes with comments provided above for new Tree Preservation Plan sheet.

DWG C-1:

- Copy above generator notes to this sheet.

DWG C-2:

- Add spec or sample cut sheet for antenna covers (“socks”).
- Import notes from On-Site Mitigation Concept #2 (Monopole Design) from the mitigation memo (colors of visible equipment; antenna covers; etc.).

DWG C-3:

- Include note for compound lighting, to the affect: Two 52-watt switch/timer controlled light fixtures are proposed at the ground-based equipment compound for nighttime visits (the lights are only used when needed by a service technician). This lighting can be specified to comply with guidance from the International Dark Sky Association (IDA: Outdoor Lighting Basics | International Dark-Sky Association). Motion detection lighting shall not be installed. No tower lighting is required or proposed for the project.

DWG C-4:

- Import notes form On-Site Mitigation Concept #3 (Compound Design) from the mitigation memo (compound fencing – height and colors).
- Add detail for secondary (western) on-site lattice fence per mitigation memo.

DWG C-5 and C-8:

- Evaluate need for storm manhole and underground infiltration system. Update sheet as possible.
- Confirm if C-8 is still required with the “one project” assumption.

DWG SS-1:

- Modify per mitigation memo (change solar project notes, LOD, etc. to **red font**).

DWG LS-1: Modify per mitigation memo (change solar project notes, LOD, etc. to **red font**). Add or confirm the following notes for new plantings

- All landscaping shall be planted according to sound horticultural practice and in conformance with the American standard for nursery stock, current edition. All plant materials used shall be true to name and size in conformity with the current edition of the American standard of nursery stock and shall be typical of their species or variety. All plants shall have normal, well-developed branches and vigorous root systems. They shall be sound, healthy, vigorous, free from defects, disfiguring knots, abrasions of the bark, sun scald injuries, plant diseases, insect eggs, borers, and all other forms of infection. All plants shall be nursery grown. All plant material shall be tagged at the nursery source and approved by the project landscape architect prior to planting.



- All plant material shall bear the same relation to finished grade as it bore to existing grade at the nursery. All plant material shall be planted so that the top of the rootball is no higher or lower than the existing/finished grade dependent upon soil conditions.
- In the event that planting discrepancies or material omissions occur in the plant materials list, the landscaping plan shall govern. The use and planting of bare root material shall be prohibited.
- Plants shall only be installed when the soil is frost free.
- The depth of plant pits shall be increased by 12" through the addition of loose aggregate (3/4" to 1 1/2" diameter) wherever poor drainage occurs.
- Plants planted in rows shall be matched specimens and be uniform in size and form.
- Planting backfill mixture shall consist of one part topsoil, one part native soil and one part peat moss. Note that planting mixture may change based upon soil conditions.
- All plant material shall be given a minimum of 5 gallons of water at the time of installation and shall be watered at intervals during establishment to ensure adaptation to the site. Prior to the installation of the plant material, the contractor shall fill each planting pit with water and allow it to fully percolate into the ground prior to placement of the plant. The contractor shall notify either the township or project landscape architect of any percolation problems prior to installation.
- Preferred planting time periods are from September 1 to November 30 or March 20 to May 31. No planting shall be executed during abnormally hot weather nor when the ground is frozen. Mound mulch 6 inches high to form saucer final grade
- The contractor shall remove all damaged branches and nursery tags at the time of installation.
- Slow release fertilizer tablets or packets of 20-10-5 composition shall be added to all planting pits at the following ratios: 1 per shrub, 2 per evergreen trees up to 2" in caliper and 3 for evergreen trees above 2" in caliper.
- All grouped shrubs shall be mulched together to form one continuous planting bed.
- Contractor to be responsible for seeding areas being disturbed by construction. Seed mixture to be in accordance with soil conservation district's standards.
- Stakes shall be white or red cedar, oak, or locust treated with acceptable wood preservative.
- Remove all plastic material synthetic burlap and string or containers to be removed at the time of planting.
- Only physical means to control grass, weeds, or nuisance vegetation shall be used. The use of herbicides, pesticides, or other chemical means to control vegetation shall not be permitted at any part of the Homeland lease during construction and over the life of the facility.
- Add note on bond / warranty to be furnished and commitment to maintain all on-site tree preservation and on-site plantings for the life of the facility. Homeland Towers shall maintain all



landscaping for as long as the telecommunication site is on the property. Required maintenance shall include watering and replacement of on-site dead and/or dying landscaping.

- Add note - Tree removal associated with construction will need to occur between November 1 and March 31 to comply with the NYSDEC guidance for bat species.

Appendix B

HDR Mitigation Options Memo #2

May 4, 2023



May 4, 2023

Village of Mount Kisco Planning Board
104 Main Street
Mount Kisco, NY 10549

Robert D. Gaudio, Esq.
Snyder & Snyder, LLP
94 White Plains Road
Tarrytown, NY 10591

Klaus Wimmer
Homeland Towers, LLC
9 Harmony Street, 2nd Floor
Danbury, CT 06810

Re: Homeland Towers LLC and Verizon Wireless
Proposed Installation of a Communications Tower
180 South Bedford Road
Mitigation Options / Memo #2

Dear Members of the Planning Board, Mr. Gaudio and Mr. Wimmer:

This memorandum was developed by HDR to review the applicant's responses-to-comments (RTCs) from HDR's February 27, 2023 mitigation memo which presented options to address visual and other impacts associated with the proposed wireless telecommunications facility located at 180 S. Bedford Road. The application is for the construction of a 140-foot 'stealth tree' monopole at the above-referenced location (the site) in a CD – Conservation Development zoning district in the Village. The facility is proposed on a portion of the approximately 25-acre property, located off the south side of Route 172 (S. Bedford Road), west of Sarles Street, and east of the Marsh Sanctuary property. Verizon has documented a need to supplement its network's capacity and coverage to provide enhanced and reliable wireless services to the site area, particularly along the Route 172 corridor. AT&T has also expressed interest in co-locating below the Verizon array, should the proposed facility be approved.

Supplemental application materials prepared in response to the February 2023 HDR memo, discussions at Planning Board meetings, and the Planning Board Engineer's comments (dated April 20, 2023) have been submitted by Snyder & Snyder, LLP, on behalf of the applicants. These filings include:

- April 13, 2023 filings (main response to mitigation memo):
 - Cover letter, prepared by Snyder & Snyder, presenting and summarizing the responses to comments (3 pp.).



- Letter from SavaTree Consulting Group; from Matt Weibel, registered consulting arborist #534 (dated April 7, 2023; 12 pp.). The letter describes tree preservation assessment of large “key” existing fur trees (white pine and Norway spruce) between the proposed tower/compound and 2 Sarles Street and includes recommendations for the revised Landscape Plan including the new berm and plantings along the access road (east of the proposed compound). Trees # 154, 155, 204, and 208 on the updated tree survey will be preserved based on modifications made to the compound and tree preservation details. Condition surveys of trees designated for removal (43) are also included in the SavaTree letter, as are recommendations for removing the woody debris piles east of the proposed compound area.
 - Letter from Saratoga Associates (dated March 16, 2023; 2 pp.) opining on the value of faux bark for the monopole. The applicant is willing to include faux bark for the monopole surface as a condition of approval; HDR recommends this treatment for the monopole structure.
 - Letter from APT Engineering (dated April 12, 2023; 8 pp.) providing a summary of the Site Plan Drawing updates that have been made in the 4-12-2023 set, and specific responses-to-comments on HDR’s February 2023 memo. **HDR has spot-checked these responses and the Drawing set updates, and all comments have been satisfactorily addressed.** It is noted that the potential to salvage rocks / boulders from construction for use in mitigations (on-site and off-site) is not an acceptable proposition for the applicant due to liability reasons.
 - Drawing Set (APT, updated 4-12-2023; 27 sheets).
 - Specification sheets for stealth branching and antenna covers (4 pp.).
 - Example tree branch density chart (1 p.).
- April 25 and May 1, 2023 filings
 - Cover letter (Snyder & Snyder; 2 pp.), dated April 25, 2023.
 - Letter from Ecological Solutions, LLC pertaining to potential vernal pool (dated April 22, 2023; 3 pp.). *Letter attests that no vernal pool was identified in the project area*
 - Revised Landscaping & Tree Preservation Plan (sheet L-1). ***This sheet replaces same included in the 4-12-2023 Drawing set, and provides a correction on the number of trees being removed.***
 - Cover letter (Snyder & Snyder, 2 pp.), dated May 1, 2023.
 - Engineer’s Estimate for Off-Site mitigation measure costs (On Air Engineering, LLC), dated May 1, 2023.
 - Letter from APT Engineering (dated May 1, 2023; 2 pp.) providing responses to the Planning Board Engineer’s April 20, 2023 memo.

ON-SITE AREAS AND ACCESS ROAD

The attached table provides an inventory of mitigation recommendations as responded to in the above-noted filings for the On-Site and Access Road areas. Notes in **red text** in the attached table represent HDR’s spot checks of the supplemental submittals. **Based on this review, the filings**



are responsive and comply with the measures recommended in HDR’s February 27, 2023 mitigation memo.

Summary of the key mitigations that have been added:

- Tree Preservation – the tower compound and tower itself have been slightly reconfigured to work with and attempt to maximize tree preservation. Existing trees have been re-surveyed, and it appears that the key trees identified will be preserved, including the large pine trees towards the 2 Sarles Street property. The number of trees to be removed has decreased from 50 to 43.
- Reduction in overall limit of disturbance (LOD).
- New berm along access road east of proposed tower and compound, with new plantings (mix species based on the applicant’s arborist recommendations).
- Addition of new trees (36) and shrubs (40) around the compound area.
- Addition of faux bark on the monopole structure, and extension of stealth tree branching further downward to 55 ft above grade level (agl), vs. 70 ft agl.
- Increase compound fencing height to 10 ft (*variance pending*), and paint dark brown. Canopy and ice bridge within the compound will also be painted dark brown.
- Upgrade of the access road entrance off Route 172 (gravel apron; culvert replacement), and installation of a new security gate along the first portion of the access road.
- Turn-offs along the access road are now proposed to be of gravel surface (vs. asphalt) which better conforms with existing conditions. The last (uphill, past the proposed compound) turn-off has been eliminated. The first turn-off was reconfigured to salvage additional trees (that provide screening from vehicle traffic flowing westward along Route 172). Additional plantings are also proposed (added) for the “first curve” area of the access road.
- Landscaping and Tree Preservation sheets, which include:
 - Re-survey of the trees in the area (sheet 2 of survey in the Drawing set)
 - Notes and details for new plantings and tree preservation “On-Site” and along Access Road (sheets L-1 and L-2)
 - 9 Balsam Fir (8 ft at planting per arborist recommendation)
 - 18 Eastern Red Cedar (8 ft at planting)
 - 9 Eastern White Pine (8 ft at planting)
 - 40 shrubs (Spicebush and Inkberry)
 - Species and number / locations of new trees and shrubs proposed On-Site and along the Access Road, including near the Marsh Sanctuary and 2 Sarles Street properties, and depicted. (L-1)
- Installation of lattice fencing in the On-Site area west of the tower (towards Marsh Sanctuary property). 106 ft length / 6 ft height.

The Building Inspector requested review of the revised Landscaping & Tree Preservation Plan (sheet L-1) and Landscaping & Tree Preservation Details and Notes (sheet L-2). These sheets were submitted in the April 13, 2023 filings; a further revision to sheet L-1 was included in the April 25, 2023 submittal (*an error in the tree preservation/removal schedule was noted and corrected*). The new sheet L-1 now depicts the 43 (vs. 50) trees to be removed. **The information and notes contained on these updated sheets (L-1 and L-2) appropriately address HDR’s comments and recommendations.** From the Drawing-specific comments in Attachment A of the February 27, 2023 HDR memo, the following items were confirmed to be included on the revised sheets - as relevant to the Tree Preservation and Landscape Plans (HDR’s review of applicant responses are included in [blue text](#) below):



- Add note referencing Chapter 99 of Village Code. **NOTE ADDED TO L-2 that the mitigations will conform to Chapter 99 requirements.**
- Import details from EC-2. Evaluate preservation of additional existing trees per mitigation memo. Add notes describing tree protection details. **TREE PROTECTION DETAILS ADDED TO L-2**
- Add construction sequencing (site prep, grading; foundation work; tower installation) and equipment / means and methods to be used for each phase. Note placement of crane and concrete truck at access road and confirm reach and procedures to protect key trees from damage during use of equipment. **SEQUENCING INCLUDED ON SHEET EC-1**
- Add note on bond / warranty to be furnished and commitment to maintain all on-site tree preservation and on-site plantings for the life of the facility. Homeland Towers shall maintain all landscaping for as long as the telecommunication site is on the property. Required maintenance shall include watering and replacement of on-site dead and/or dying landscaping. **ADDED TO L-2**
- Only physical means to control grass, weeds, or nuisance vegetation shall be used. The use of herbicides, pesticides, or other chemical means to control vegetation shall not be permitted at any part of the Homeland lease during construction and over the life of the facility. **NOTE ADDED TO L-2**
- Add note - Tree removal associated with construction will need to occur between November 1 and March 31 to comply with the NYSDEC guidance for bat species. **NOTE ADDED TO L-2**
- All landscaping shall be planted according to sound horticultural practice and in conformance with the American standard for nursery stock, current edition. All plant materials used shall be true to name and size in conformity with the current edition of the American standard of nursery stock and shall be typical of their species or variety. All plants shall have normal, well-developed branches and vigorous root systems. They shall be sound, healthy, vigorous, free from defects, disfiguring knots, abrasions of the bark, sun scald injuries, plant diseases, insect eggs, borers, and all other forms of infection. All plants shall be nursery grown. All plant material shall be tagged at the nursery source and approved by the project landscape architect prior to planting. **ADDED TO L-2**

The below notes included in HDR's February 2023 memo were also added to L-2:

- All plant material shall bear the same relation to finished grade as it bore to existing grade at the nursery. All plant material shall be planted so that the top of the rootball is no higher or lower than the existing/finished grade dependent upon soil conditions.
- In the event that planting discrepancies or material omissions occur in the plant materials list, the landscaping plan shall govern. The use and planting of bare root material shall be prohibited.
- Plants shall only be installed when the soil is frost free.
- The depth of plant pits shall be increased by 12" through the addition of loose aggregate (3/4" to 1 1/2" diameter) wherever poor drainage occurs.
- Plants planted in rows shall be matched specimens and be uniform in size and form.
- Planting backfill mixture shall consist of one part topsoil, one part native soil and one part peat moss. Note that planting mixture may change based upon soil conditions.



- All plant material shall be given a minimum of 5 gallons of water at the time of installation and shall be watered at intervals during establishment to ensure adaptation to the site. Prior to the installation of the plant material, the contractor shall fill each planting pit with water and allow it to fully percolate into the ground prior to placement of the plant. The contractor shall notify either the township or project landscape architect of any percolation problems prior to installation.
- Preferred planting time periods are from September 1 to November 30 or March 20 to May 31. No planting shall be executed during abnormally hot weather nor when the ground is frozen. Mound mulch 6 inches high to form saucer final grade
- The contractor shall remove all damaged branches and nursery tags at the time of installation.
- Slow release fertilizer tablets or packets of 20-10-5 composition shall be added to all planting pits at the following ratios: 1 per shrub, 2 per evergreen trees up to 2" in caliper and 3 for evergreen trees above 2" in caliper.
- All grouped shrubs shall be mulched together to form one continuous planting bed.
- Contractor to be responsible for seeding areas being disturbed by construction. Seed mixture to be in accordance with soil conservation district's standards.
- Stakes shall be white or red cedar, oak, or locust treated with acceptable wood preservative.
- Remove all plastic material synthetic burlap and string or containers to be removed at the time of planting.

The Village may consider plantings to off-set the trees that need to be removed for the project (as applicable to code provisions), which can be included in a future Planning Board Resolution.

OFF-SITE

For the two off-site properties, the following has been committed to by the applicant:

- 2 Sarles Street:
 - Berm along access road
 - Fencing along berm
 - New Trees and Shrubs
 - Shed
 - **The measures included for this property correlate with those identified in the February 27, 2023 HDR memo**
 - Funds of \$32,720 are proposed, which will be reviewed further (confirmation of installation costs; fence and coniferous tree cost review)

- Marsh Sanctuary:
 - New Trees and Shrubs
 - Staggered fencing along property line
 - **The measures included for this property correlate with those identified in the February 27, 2023 HDR memo**
 - Funds of \$6,280 are proposed, which will be reviewed further (confirmation of installation costs; staggered fence and coniferous tree cost review)



An engineer’s estimate for the off-site measures was submitted by the applicant with the May 1, 2023 filings:

2 Sarles Street:	<u>Unit Cost</u>	<u>Total</u>
Berm 3-4 ft. H, 5-8 ft. W, 350 ft. L	\$17,920	\$17,920
Northern cedar shadowbox fence, 6 ft. H x 150 Ft. L	\$6,725	\$6,725
(5) Deciduous tree, 8 ft.	\$425	\$2,150
(5) Coniferous tree, 6 ft.	\$425	\$2,150
(5) Shrubs	\$95	\$475
Faux Shed, 8 ft. H, 4 ft. W, 8 ft. L	\$3,350	\$3,350
TOTAL for 2 Sarles St.		\$32,720

March Sanctuary:	<u>Unit Cost</u>	<u>Total</u>
(4) Deciduous tree, 8 ft.	\$425	\$1,700
(4) Coniferous tree, 6 ft.	\$425	\$1,700
(4) Shrubs	\$95	\$380
Staggered Ht. Fence, 40/4', 30'/6', 30'/8'	\$2,500	\$2,500
TOTAL for Marsh Sanctuary		\$6,280

Final off-site funding will be included in a future Planning Board Resolution. It is not anticipated that any new category of off-site improvements will be added. The applicant notes that the off-site funding is conditionally proposed should the requested approvals be issued by the Village and challenges to such approvals are not made by the subject off-site property owners. A proposed process to administer funds for the off-site properties was included in the February 2023 HDR memo and can be discussed further during the Building Permit phase of the project.

As noted above, **the measures committed to by the applicant to address aesthetic impacts at the two off-site properties are in accordance with the recommendations in the February 27, 2023 HDR memo. Those recommendations were developed based on reviews of guidance and available best practices; approaches used on other, similar projects; site visits with the Boards and property owners; discussions and public comments submitted during Planning Board meetings; and detailed analysis of application materials.**

NEXT STEPS

As per the testimony I provided at the April 25, 2023 Planning Board meeting, HDR feels the application is complete, in terms of the Village’s Wireless Code requirements, technical responses to comments and questions that have been provided over time, and – importantly – the commitments the applicant has made to address aesthetic impacts (described above in this



memo). It is appropriate for the Planning Board to consider closing of the public hearing at this time, and to work through the SEQRA EAF Parts 2 and 3 which are being prepared by BFJ Planning. A SEQRA determination will dictate the next actions for the applicant and the Boards, including ZBA's review of variance requests and preparation of a Resolution by the Planning Board for Site Plan and Special Use Permit.

Should the Planning Board authorize development of an approval Resolution, HDR will assist with the numerous conditions that will be pertinent for this project. Several conditions should be included based on best practices for stealth tree monopoles (colors / textures; antenna covers; taper, density, and extent of branching; periodic maintenance and upkeep needs); project-specific discussions from meetings and site walks; construction means/methods and other Building Permit phase items (work sequencing, site preparation, foundation and compound area work, monopole construction; equipment used; tree preservation measures; as-built submittal needs); constructing and maintaining the design and mitigation measures committed to; landscaping and access road maintenance; periodic monitoring and reporting 'post-operation' (structural; RF emissions), and other Village code requirements; co-location and facility modification processes; and administrations for the off-site mitigation measures. Several notes and details to correspond with the Resolution would be added to the final Site Plan Drawings, and final off-site funding will be established. The Planning Board Engineer has also noted items which can be refined during the Resolution development or included on the final Site Plan Drawings.

Please do not hesitate to contact me with any questions or comments on the above mitigation options.

Sincerely,

Henningson, Durham & Richardson

Architecture and Engineering, P.C.

in association with HDR Engineering Inc.

A handwritten signature in black ink that reads "Michael P. Musso, P.E.".

Michael P. Musso, P.E.

Senior Project Manager

cc: Peter Miley

Whitney Singleton

Anthony Oliveri

Frank Fish, Sarah Yackel

On-Site

HDR's Mitigation Recommendations

Applicant's Mitigation Responses (from APT Engineering Letter dated 4/12/23)

HDR REVIEW NOTES

Concept #1: Monopole / Compound Location and Tree Preservation

Applicant should verify the number of trees being removed (within the compound/compound access area, and along access road, and reduce if possible, based on even slight re-configuring of the final tower location and compound size/orientation and adjustment of grading, underground utility trenching, and drainage measures, and should reduce number of trees being removed

Homeland Towers had the existing trees re-surveyed and this tree survey has been incorporated into the Site Plan. We have reconfigured the access drive, relocated the tower [approximately 14 ft to the south], and reduced the compound to preserve more trees including the large pine trees between the facility and 2 Sarles Street. The number of existing trees has been recomputed [reduced from 50 trees] and is shown on the revised Drawing set (43 trees to be removed).

Tree Removal List on L1 initially counted 50+ trees slated for removal. Revised L1 has 43 trees.

It is recommended that additional trees be shown as preserved on this and other Site Plan Drawings, including "key" ones located on the eastern side of the proposed tower/compound location that were noted during the site walks, and along the west side of the proposed compound
Per Chapter 99 of Village Code, a Tree Preservation Plan should be submitted as a new sheet in the Homeland Site Plan Drawing set

Based on the reconfiguration of the access drive, the tower and the compound, the key trees on the east side of the compound have been preserved. Additional Landscaping has been proposed on the revised drawings (see Drawing L1).
A Tree Preservation Plan dated April 11, 2023 was prepared by Saratoga Associates (Landscape Architects) and included as Drawing sets L1 and L2

Sheet LI has been further updated

Concept #2: Monopole Design

Design criteria of branch density, taper of branches, and maximum feasible extension of branching downward toward the base of the monopole should be implemented. The density of branches shall be at a minimum of three branches per foot. The Site Plan Drawings now show branching extending from 5 ft above the top of the monopole (145 ft above grade level [agl]) down to 70 ft agl; it is recommended that the design extend the branching further downward to 55 ft agl.

A note addressing the branch density of (3) branches per foot has been added to the Drawing A-1 & A-2. The Tower elevations have been revised to extend the monopole branches from 70' AGL to 55' AGL (Drawing A-1 & A-2).

CONFIRMED

Monopole texture / color. Faux bark (brown, matte finish) shall be applied to the monopole exterior from grade level to the top of the monopole (entire structure).

The Drawings have been revised to specify a faux bark finish to the proposed monopole (see Drawings A-1 and A-2).

CONFIRMED

Antenna covers ("socks") are proposed and shown in the photosimulations. The antenna covers shall conform to the colors of the stealth tree branching. All visible portions of tower-mounted equipment (cabling, RRH units, distribution box and over-voltage protectors) shall be painted brown (matte finish) as possible to match the monopole color/texture.

A note regarding the proposed antenna socks has been added to Drawings A-1 and A-2. All other items with the exception of the RRH's will be painted to match the proposed tower.

CONFIRMED. RRH units cannot be painted, but should be available in muted grey.

Concept #3: Compound Design

It is recommended that the compound fence height be increased to 10 ft on all four sides, and that the fencing be treated as a darker wood (or painted a dark brown to facilitate blending with surrounding tree cover). The equipment cabinet canopies and ice bridge (visible on the photosimulations) should be treated as a dark brown to match the compound fencing color, as an increase in fencing height will not shield the equipment within from all perspectives.

The proposed fence height has been increased to 10' (provided the ZBA issues a variance or an interpretation that such variance is not required) and the fence will be stained dark (see Detail 3 on Drawing C-4). The proposed metal ice bridges and equipment canopies are to be painted dark brown (see Drawings C-1 and C-6).

Agreement to increase compound fence height. Variance pending.

To mitigate views from the Marsh Sanctuary property (amphitheater, grave marker, current and anticipated public use spaces, trail connection, Naturalist's cottage [residence]), a lattice fence (treated wood, dark brown; 8 ft in height) is recommended along a portion of the western property line (west of the compound). This lattice fencing may be "staggered" and installed in sections to run between existing trees.

6' high lattice fencing (stained dark brown) has been added outside of western side of the compound to assist in screening views from the Marsh Sanctuary (see Drawings SP-2, SP-3, SP-4 and C-8).

CONFIRMED

The Site Plan Drawings show 7 new plantings (evergreen; 8 ft tall at planting). It is noted that downed trees exist in this area and are assumed to be removed during construction (this should be verified by the applicant). In addition to these proposed plantings, a soil berm is recommended in this area (west side of access road; 4 ft height with berm base grade roughly at that of the existing access road in the area) so that these proposed plantings can be planted within the berm and raised from current proposed height to better shield the compound and lower portions of the monopole from the 2 Sarles Street property.

An approximately 2' high berm has been added in the area adjacent to the existing driveway where the proposed 7 new evergreens are being proposed (see Drawing SP-4). A 4-foot berm is not recommended by the arborist. An extensive landscaping plan has been added to the Drawings that includes 36 new onsite trees and 40 new onsite shrubs.

CONFIRMED

Recent discussions with the Building Inspector and a Fire Department representative clarified that the two 15 ft x 15 ft pool areas should be retained on the south side of the equipment compound, considering the "one project" assumption. Two fire extinguishers should be added to the compound plan.

The two 15'x15' temporary pool areas are shown on Drawing CP-1. (2) fire extinguishers have been added to the drawings (see Drawings C-1 and C-6).

CONFIRMED

The applicant shall verify design and location of all temporary and permanent grading and stormwater control measures along with trenching plans so that tree preservation can be increased and maximized to the extent possible. The applicant should also confirm that the proposed measures on the current Site Plan Drawings are not related to handling stormwater from the solar project. It is requested that Drawings SP-3, SP-4, C-5 (check need for precast storm manhole and underground infiltration system), and C-8 (is this Drawing necessary for the Homeland project?) be reviewed in detail for the "one project" assumption. Considering the limits of disturbance and gravel surfaces proposed for the Homeland project, it appears feasible to reduce the sizing of (or eliminate) some of these elements which would benefit the establishment of mitigation measures presented in the memo.

The proposed design has been updated to include only the measures (grading and stormwater) for the telecommunications facility to reduce overall potential disturbance.

Prior solar projevct items changed to red font

Tree removal needs to be performed between November 1 - March 31 to comply with NYSDEC guidance for bat species

Tree removal will occur between November 1 - March 31 to comply with NYSDEC guidance for bat species as documented in the Tree Preservation Plan in Drawing set L2

NOTE ADDED

Two 52-watt switch/timer controlled light fixtures are proposed at the ground-based equipment compound for nighttime visits (the lights are only used when needed by a service technician). This lighting can be specified to comply with guidance from the International Dark Sky Association. Motion detection lighting shall not be installed. No tower lighting is required or proposed for the project.

Notes have been added to Drawings C-3 and C-6 addressing the individual carrier equipment area lighting being proposed. All lighting shall be dark sky compliant. No tower lighting is required.

NOTES ADDED

An updated construction schedule should be provided at the Building Permit stage of the project

A detailed description of site preparation/clearing activities, sequencing of work, tree preservation/ecological considerations, construction staging areas, soil/material stockpiles, soil erosion/sediment controls, proposed construction equipment should be included in the final Drawing set

Construction sequencing notes have been UPDATED on EC-1

Access Road

HDR's Mitigation Recommendations

Applicant's Mitigation Responses (from APT Engineering Letter dated 4/12/23)

HDR REVIEW NOTES

HDR recommends the applicant repair access road pavement and culvert at intersection of S. Bedford Road and that the applicant confirms plans to repair and upkeep this intersection.

The proposed driveway entrance is to be repaired (see Drawings SP-3) and the drainage structures and associated piping in that area are to be replaced (see Drawing SP-4).

CONFIRMED

HDR has requested the applicant confirm if 6-7 tree plantings at the "first curve" planned to be installed as part of the solar project can remain on the plans

Proposed tree plantings (part of the telecommunication facility project) have been added to the "first curve" of the existing access drive (see Drawing L1)

CONFIRMED

The Site Plan Drawings indicate that these trees were established conditionally for the solar project in which case they should be shown in red on the revised Site Plan Drawings. The "Limits of Disturbance" in this area should also be confirmed for the Homeland project; if LOD is specific to the solar project, it should be shown in red print/text on the revised Drawings. HDR requests the vehicle by-pass located uphill from the compound area be eliminated from the Drawings

All elements of the proposed design that are associated with the Solar project have been shown in red on Drawings SP-1 and SP-2 on the revised Drawing set. These items are wholly unrelated to and independent from the proposed facility.

LOD REDUCED TO 0.8 acres (+/-)

The proposed parking area uphill of the new driveway has been removed from the Drawings

CONFIRMED

HDR requests a new steel security gate complete with a combination lock be installed near the bottom of the access drive, at the Village-owned Mountain Avenue property as a consideration for this gate location

A new steel gate has been proposed at the driveway to the property entrance (See Drawings SP-3 and C-8).

CONFIRMED

The applicant (DP 21, LLC) is proposing the expansion and conversion of existing tenant space within the existing 619,208 s.f. multi-use building, including the conversions of warehouse/office to family recreational and grocery uses. A ShopRite grocery store is proposed to occupy the current warehouse/office space within the northeast corner of the existing building and is proposed to occupy 83,618 s.f. of space. As part of ShopRite, an enclosed vestibule and bottle recycling area are proposed additions to the existing building footprint. A small internal expansion to Grand Prix New York (GPNY) is also proposed to occupy some existing warehouse/office space. The project includes the reconstruction of the north and south site access driveways on North Bedford Road so as to align with Foxwood Circle and Park Drive located on the opposite side of the roadway. 309 and 383 North Bedford Road will be redeveloped and will contain existing and proposed new uses. A two-way private driveway linking 333 North Bedford Road (Shoprite) to 777 Bedford Road (Kohls) is also proposed.

The proposed action is described in further detail below. Please refer to the submitted site plans, referenced herein, for locations of various uses:

1. The following are the changes within the existing 619,208 s.f. building located at 333 North Bedford Road,
 - Approximately 27,566 s.f. of Office/Warehouse B along with the entirety of Office/Warehouse F and Office/Warehouse G, all located at the north end of the building, are proposed to be converted to allow for a ShopRite grocery store, which will total 83,618 s.f. Shoprite is considered a Full Service Grocery Store and is a Special Permit Use within the underlying ML Zoning District.
 - Approximately 3,817 s.f. of Warehouse A is proposed to be converted to allow for the expansion of GPNY whose floor area is proposed to increase from 118,096 s.f. to 121,913 s.f. GPNY is considered a Family Recreation Facility and is a Special Permit Use within the underlying ML Zoning District.
2. The following site improvements are proposed at 333 North Bedford Road:
 - Reconfiguration, expansion, and realignment of the southern and northern driveways. Associated intersection and traffic light improvements and re-striping portions of North Bedford Road.
 - Expansion and reconfiguration of the parking lot. The total number of parking spaces provided is proposed to increase from 802 to 863 parking spaces. The expansion of the parking lot will result in steep slope disturbance and the installation of a retaining wall.
 - Drainage, lighting, and landscaping improvements.
 - Installation of additional drainage inlets within the existing parking lot proximate to the tenant spaces currently occupied by the Saw Mill Club and Rockin Jump.
 - A 318 s.f. field house is proposed to be constructed at the northeast corner of the existing soccer field. The field house is proposed to provide outdoor seating, public restrooms, equipment storage and vending machines.

3. Modifications proposed to be made at 309 North Bedford Road are as follows:
 - Demolition of a portion of the existing building (4,688 sf). As a result of the proposed action, the remaining building will consist of 5,698 s.f. and will contain a variety of retail, automotive, and personal service uses.
 - The reconfiguration of the parking lot will result in 19 total off-street parking spaces.
 - Drainage, landscaping and lighting improvements.
4. Modifications proposed to be made at 383 North Bedford Road are as follows:
 - Demolition of existing 7,893 s.f. building consisting of a retail store and an auto repair facility.
 - Construction of a new retail building consisting of 5,528 sf.
 - The reconfiguration of the parking lot will result in 12 additional parking spaces (30 parking spaces total).
 - Drainage, landscaping and lighting improvements.
5. Modifications proposed to be made at 777 Bedford Road:
 - The applicant is proposing a two-way vehicular connection between the northern driveway serving 333 North Bedford Road (Shoprite) and 777 Bedford Road (Kohl's), also owned by the applicant but located within the Town of Bedford; a permanent access easement will be required and will be made part of the Town of Bedford site plan review process.
6. Modifications proposed to be made at 793 Bedford Road:
 - A right turn lane (entrance slip lane) is proposed at the northern driveway intersection with North Bedford Road on lands owned by the applicant.

Following the issuance of a Negative Declaration of Significance adopted on May 12, 2020, the Planning Board granted Site Plan Approval, a Special Use Permit, a Change of Use Permit, and a Steep Slopes Permit on January 12, 2021, all subject to conditions. The Resolution was amended on October 25, 2022 to modify the phasing plan. The applicant has since applied to both the Village of Mount Kisco and Town of Bedford Planning Boards seeking amended approvals. While the majority of the previously approved improvements remain the same, the following notable changes are proposed:

1. The floor area associated with Shoprite has been reduced from 85,652 s.f. to 83,618 s.f.
2. The southern driveway realignment will be completed in Phase 3, per the Planning Board's October 25, 2022 Resolution (to be completed by July 31, 2028).

3. The internal service drive connecting the northern and southern entrances has been reduced to 20 feet wide and a concrete sidewalk and curb has been incorporated along its entire length. The sidewalk will be a minimum of 4-feet in width, plus a 6-inch concrete curb.
4. The applicant is proposing a vehicular connection between the northern driveway serving 333 North Bedford Road (Shoprite) and 777 Bedford Road (Kohl's), also owned by the applicant but within the Town of Bedford.
5. A right turn lane (entrance slip lane) is proposed at the northern driveway intersection with North Bedford Road. This lane will accommodate large trucks that make a southbound right turn into the project site.
6. The connection between 333 North Bedford Road and 777 Bedford Road requires a larger diameter roundabout than what was originally approved; however, the roundabout is in the same approximate location.
7. The shifting of previously proposed retaining walls located at 333 North Bedford Road, which will have the effect of lowering the wall height but also reducing the total number of proposed parking spaces by 10 spaces; 873 spaces previously approved/863 spaces proposed.
8. Modification to the grading plan which results in less export of material; excess "cut" material will be used on-site as fill and the total amount of excess "cut" has been reduced when compared to the previous proposal. Portions of the northern parking lot will be raised such that the parking area will be even with the finished floor elevation of the existing building; this also eliminates the need for a ramp within the proposed vestibule expansion and reduces the building expansion by approximately 350 s.f.
9. A transformer and other equipment is proposed within a sidewalk bump out located to the south of the Shoprite entrance vestibule, approximate to the proposed indoor trash compactor.
10. Minor parking lot modifications to curbs and striping.

The following permitting agencies have been identified:

Name of Agency	Approvals/Permits/Variations
Village of Mount Kisco Planning Board	Site Plan Approval, Special Use Permits, Change of Use Permit, Steep Slopes Permit
Village of Mount Kisco Architectural Review Board	Approval for modifications to existing buildings and construction of new buildings
Village of Mount Kisco Zoning Board of Appeals	Area variances
Town of Bedford Planning Board	Site Plan and Steep Slopes
Town of Bedford Zoning Board of Appeals	No variances are anticipated; however, this must be confirmed by the Town of Bedford
Town of Bedford Wetland Controls Commission	Wetland Permit
Village of Mount Kisco/Town of Bedford Building Departments	Building Permit
New York State Department of Environmental Conservation (NYSDEC)	SPDES General Permit (GP-0-20-001) for Stormwater Discharges from Construction Activities
New York City Department of Environmental Protection (NYCDEP)	SWPPP Approval
New York State Department of Transportation	Highway Work Permit

Reasons Supporting This Determination:

While not a complete list, the following documents, plans, and reports were considered when making this determination:

- a. Planning Board Applications
- b. "SEQRA Participation Agreement Relative to the Site Plan Amendment Application for the Park 333", made between the Village of Mount Kisco, the Town of Bedford and the applicant
- c. Expanded Parts 1, 2 and 3 of the Full Environmental Assessment Form (EAF), dated (last revised) March 21, 2023
- d. Public hearing transcripts
- e. Cover letters and responses to comments prepared by the applicant's engineer and Attorney of various dates
- f. Review memoranda from the Building Inspector, Village Planner, Village Engineer, Village Traffic Engineer, and Village Attorney of various dates
- g. Review memorandum from John Canning, P.E. of Kimley Horn, a traffic engineer representing the Town of Bedford

- h. Project Narrative, prepared by JMC, dated (last revised) March 21, 2023
- i. Plans, prepared by JMC, dated (last revised) March 31, 2023 and consisting of the following sheets:
 - Cover Sheet (C-000)
 - Parking Analysis Tables (C-001)
 - Parking Analysis Plan & Table (333 NBR) (C-002)
 - Parking Analysis Plan & Table (309 NBR) (C-003)
 - Parking Analysis Plan & Table (333 NBR) (C-004)
 - Overall Existing Conditions Plan (C-010)
 - Overall Demolition Plan (C-020)
 - Overall Layout Plan (C-100)
 - Layout Plan (C-110, C-120, C-130, C-140)
 - Overall Grading Plan (C-200)
 - Grading Plan (C-210, C-220, C-230, C-240)
 - Road Profiles (C-241)
 - Site Sections (C-242)
 - Overall Utilities Plan (C-300)
 - Utilities Plan (C-310, C-320, C-330, C-340)
 - Storm Sewer Profiles (C-350, C-351)
 - Overall Sediment & Erosion Control Plan (C-400)
 - Phasing Plan (C-401)
 - Overall Existing Conditions Lighting Plan (C-600)
 - Overall Proposed Conditions Lighting Plan (C-601)
 - Existing Conditions Lighting Plan (309 NBR)(C-630)
 - Proposed Conditions Lighting Plan (309 NBR)(C-631)
 - Existing Conditions Lighting Plan (383 NBR)(C-640)
 - Proposed Conditions Lighting Plan (383 NBR)(C-641)
 - Delivery Truck Plan (Entering) (C-700)
 - Delivery Truck Plan (Exiting) (C-701)
 - Delivery Truck Via Norm Avenue Plan (Entering) (C-702)
 - Delivery Truck Via Norm Avenue Plan (Exiting) (C-703)
 - Fire Truck Turning Plan (C-710)
 - Garbage Truck Turning Plan (C-720)
 - Construction Details (C-900, C-901, C-902, C-903, C-904, C-905)
 - Overall Landscaping Plan (L-100)
 - Tree Preservation Plan (L-101)
 - Overall Tree Removal Plan (L-102)
 - Landscaping Plan (L-110, L-120, L-130, L-140)
 - Steep Slopes Plan (SS-01, SS-02)
- j. Traffic Study Scope, prepared by JMC, dated October 23, 2018
- k. Letters from the NYSDOT, dated May 1, 2019 and October 18, 2019
- l. Traffic Report and Response to Comments, prepared by JMC, dated (last revised) October 22, 2019

- m. Traffic Analysis of Southern Site Driveway, prepared by JMC, dated April 4, 2023
- n. Traffic Analysis of Kohl's Property Connection, dated December 12, 2022
- o. Correspondence (response to comments) from JMC to the NYSDOT, dated January 22, 2020
- p. Intersection Operations Tables-Tables 7A and 8A, prepared by JMC, dated January 20, 2020
- q. ALTA/ACSM Survey, prepared by Campbell Engineering, dated December 29, 2014 (Sheets 1 of 2 and 2 of 2)
- r. Topography of Property, prepared by TC Merritts Land Surveyors, P.C., dated April 12, 2019 (4 Sheets)
- s. Letter from the Westchester County Planning Board, dated August 23, 2019
- t. Letter from Chief David Hughes of the Mount Kisco Fire Department, dated July 20, 2019
- u. Stormwater Pollution Prevention Plan (SWPPP), prepared by JMC, dated (last revised) March 21, 2023
- v. Stormpipe Capacity Calculations, prepared by JMC
- w. Village of Mount Kisco Hydrant Flow Test, dated November 22, 2019
- x. Fire Protection Water Supply Engineering Analysis Draft Report, prepared by OLA Consulting Engineers, P.C., dated August 17, 2017
- y. Retaining Wall Calculations prepared by Civil Design Professionals, dated November 12, 2019
- z. East and North Elevation Renderings (EL-1), prepared by Rosenbaum Design Group Architecture
- aa. The following architectural plans prepared by Gallin Beeler Design Studio, PLLC, dated July 23, 2019:
 - General Information & Proposed Overall Site Plan (A-001)
 - Existing Overall Tenant Plan at 333 North Bedford Road (A-002)
 - Enlarged Plans at Proposed Shoprite and GPNY (A-005)
 - 383 North Bedford Building Plan (A-012)
 - Partial Site Plan – Field House (PB-04)
 - Field House Elevations (PB-06)
 - 309 North Bedford Road – First Floor & Ground Floor Plans, dated May 29, 2019
 - Enlarged Construction Plan=1st Floor A, last revised January 20, 2023
 - Exterior Elevations, last revised January 20, 2023
- bb. Survey of Tax Lot Numbers 31 and 32 in Block 2, Section 71.12, prepared by Summit Land Surveying, P.C., dated March 11, 2021

cc. Survey of Property Prepared for DP 142, LLC, prepared by TC Merritts Land Surveyors, last revised July 6, 2022

dd. Topography of Property Prepared for DP 142, LLC, prepared by TC Merritts Land Surveyors, last revised July 7, 2022

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; noise levels; or a substantial increase in solid waste production. The following is provided to support this finding:
 - a. A comprehensive Traffic Impact Study referenced above concludes that the project will have positive impacts on transportation on the surrounding roadways, summarized as follows:

The realignment of the existing north and south site driveways on North Bedford Road (NY 117) with Foxwood Circle and Park Drive, located on the east side of the roadway, the integration of the north driveway into the signalized intersection and the coordination of the traffic signals along this stretch of North Bedford Road will result in a positive impact for vehicle circulation along Route 117 and in terms of access into and out of the subject property and the side streets on the east side of Route 117. The addition of the southbound slip lane at the northerly driveway will provide for convenient and safe access of trucks to the proposed supermarket. The interconnection between this site and the Kohl site located north of The Park 333 will allow vehicles and pedestrians to circulate between these two commercial centers without using Route 117. This interconnection will provide for greater circulation flexibility and redundancy. Pedestrian circulation will be significantly enhanced through the provision of sidewalks between Route 117 and The Park 333 along both access roads and also along the internal north-south connector road between the two access roads and all the way to the Kohl site. Pedestrian crossing conditions at the two signalized intersections on Route 117 will also improve through the addition of crosswalks, ADA compatible signal heads for pedestrians and leading pedestrian signal intervals (giving the pedestrians a head start of a few seconds in comparison to the parallel vehicle movements). The following provides some background to these conclusions:

- i. The Traffic Study has been coordinated extensively with the following entities:
 - Village of Mount Kisco Planning Board
 - Village of Mount Kisco traffic consultant (BFJ)
 - Town of Bedford Planning Board
 - Town of Bedford traffic consultant (Kimley-Horn)
 - New York State Department of Transportation (NYSDOT)
- ii. The Traffic Study analyzed the following intersections during the peak weekday PM and Saturday midday hours.
 - NY 117 & Barker Street
 - NY 117 & Preston Way
 - NY 117 & Knowlton Avenue

- NY 117 & Mount Kisco Commons Driveway with Burger King Driveway
 - NY 117 & Site Driveway A
 - NY 117 & Park Drive
 - NY 117 & Foxwood Circle
 - NY 117 & Site Driveway B
 - NY 117 & Norm Avenue
 - NY 117 & Green Lane
 - NY 117 & Adams Street
- iii. Traffic counts were performed by the applicant's traffic engineer at the studied intersections in order to quantify and analyze exiting peak-hour volumes, as well as to establish base conditions for projecting future operations; the counts included pedestrian activities and truck traffic. Traffic counts were conducted between 4:00 and 6:00 PM on Thursday, September 13, 2018 as well as between 12:00 and 3:00 PM on Saturday, September 15, 2018 for all the studied intersections, except for the Barker Street, Knowlton Avenue, Mount Kisco Commons Driveway, and Adams Street intersections with North Bedford Road. The Barker Street and Adams Street intersections with North Bedford Road were counted between 4:00 and 6:00 PM on Tuesday, June 4, 2019 and between 12:00 and 3:00 PM on Saturday, June 1, 2019. The Knowlton Avenue and Kisco Commons Driveway intersections were counted between 4:00 and 6:00 PM on Thursday, June 13, 2019 and between 12:00 and 3:00 PM on Saturday, June 15, 2019. The peak hour volumes occurred between 4:30-5:30 PM during the weekday afternoon and 1:00-2:00 PM during the Saturday midday. Additionally, Automatic Traffic Recorder (ATR) counts were collected along North Bedford Road between the two (2) site driveways in the vicinity of the former Westchester Burger Company restaurant location, which is approximately 590 feet north of the southern site access driveway. The ATR counted from Thursday, April 11, 2019 until Thursday, April 18, 2019. An additional turning movement count was undertaken at the Route 117 and South Driveway intersection on Wednesday, March 29, 2023 between 4:30 and 5:30 pm to verify traffic volume changes at this location since 2019.
- iv. The traffic study evaluated the peak-hour traffic generation for the proposed Shoprite based on both Institute of Transportation Engineer's (ITE) data, as well as actual pedestrian counts conducted at the existing Stop & Shop in Mount Kisco and the existing ShopRite in Bedford Hills. As identified within the traffic study, the existing ShopRite generates 326 trips and the existing Stop & Shop generates 377 trips during the weekday PM peak hour, while the proposed ShopRite is projected to generate 727 trips during the weekday PM peak-hour based on ITE traffic generation data. According to the applicant, projected peak-hour traffic volumes for the proposed ShopRite based on Institute of Transportation Engineers' (ITE) data is more than the combined existing peak hour traffic volumes of both the existing Stop & Shop and existing ShopRite within the Bedford Green Shopping Center for the studied peak hours, a significant worst-case assumption.
- v. In addition to evaluating traffic based upon ITE data, the traffic study is conservative in that it does not take credit for the existing tenant space within the Bedford Green Shopping Center where Shoprite is currently located. The study assumes that the existing tenant space within the Bedford Green Shopping Center would remain a

supermarket use which would create a scenario where there are three supermarkets within approximately 0.70 miles (existing Stop & Shop, proposed ShopRite and existing ShopRite location). Due to their close proximity to one another, these supermarkets would encompass the same customer base and would result in customers patronizing one supermarket versus another one. In addition, the pass-by percentages for the supermarket and retail uses were limited to 25% in the traffic study as per NYSDOT guidelines and the traffic study did not consider internally captured trips which are trips made between various uses within the commercial center. For all of reasons stated above, the traffic study is considered conservative and represents a worst-case scenario.

- vi. The existing and proposed roadway conditions, traffic volumes and intersection operations are well documented within both the traffic study, the expanded EAF and the supplemental traffic analyses submitted as part of the changes undertaken since 2020. All of these documents have been reviewed by professional traffic engineers representing both the Village of Mount Kisco and Town of Bedford. While the overall traffic condition along the North Bedford Road corridor is expected to improve as a result of the proposed action, certain intersections, such as the intersection of North Bedford Road and Green Lane, showed some decline in the level of service under the proposed condition. As mentioned previously, the traffic study performed is considered conservative and represents a worst-case scenario. With this in mind, the applicant, in consultation with the Village of Mount Kisco and Town of Bedford traffic engineers, conducted a Sensitivity Analysis for this intersection using a series of more reasonable assumptions (but still worse case) for the analysis. When comparing the existing condition to the proposed build condition, the sensitivity analysis concluded that all traffic movements for both the weekday and Saturday peak hours would continue to operate at the same levels of service (LOS) except for the northbound left-turn movement turning onto Green Lane. For both peak hours this movement would change from a LOS C to LOS D, which is a generally acceptable condition for peak hours.
- vii. The subject property is currently served by two (2) driveway connections to North Bedford Road. The southern driveway connects to North Bedford Road at an off-set signalized intersection with Park Drive. The southern driveway provides a single ingress and single egress lane. The northern driveway provides access for right-in/right-out turning movements only and is located just north of the signalized intersection of North Bedford Road and Foxwood Circle. Under proposed conditions, these two (2) driveways are to be realigned to remove the off-set intersection at the southern driveway and to align with Foxwood Circle at the northern driveway. The southern driveway proposes a single ingress lane as well as a shared left/thru egress lane and a separate right turn egress lane. The northern driveway proposes a single ingress lane as well as a separate left-turn egress lane and a shared thru/right turn egress lane. At the northern driveway, a northbound left-turn lane is proposed to accommodate left turns into the property which currently does not exist. The northern driveway intersection will include a southbound right-turn slip lane to accommodate the larger truck movements.
- viii. The applicant has been responsive to comments received from the NYSDOT and has made design modifications to the proposed driveway intersections to address concerns.

- ix. As requested by the NYSDOT, the revised traffic analysis conducted for the modified site driveway intersections incorporates split phasing for the side street approaches and leading pedestrian intervals to cross NYS Route 117 at the two (2) site driveway intersections along NYS Route 117. Further, the traffic analysis incorporates traffic signal time-based coordination for traffic signals along NYS Route 117 between Preston Way and Norm Avenue.
- x. With the split phasing and leading pedestrian intervals, the southerly intersection will function better than today for both the weekday and Saturday peak hours and the split phasing has a generally positive impact on weekdays. On weekdays, some minor movements would experience increased delays, especially the eastbound left/through movement; however, all major traffic movements (north and southbound on NYS Route 117) will operate at very good Levels of Service A or C. For the Saturday peak hour, the split phasing does not reduce overall delays at the southerly intersection and all movements operate at good Levels of Service D or better. The major northbound and southbound movements will operate at Level of Service C or better.
- xi. At the proposed northerly intersection, future traffic conditions are not as good as today's conditions; however, all major traffic movements (northbound and southbound through movements) will operate at a Level of Service C or better during the Weekday PM peak hour and Saturday peak hour. Three (3) minor movements (southbound left turns, westbound left turns and eastbound left turns) would operate at a Level of Service E, with delays ranging from 67 to 75 seconds per vehicle.
- xii. Overall, future traffic conditions at the two (2) intersections are expected to either improve or operate at satisfactory to acceptable conditions. Pedestrian convenience and safety will be improved at both intersections as a result of shorter crossing distances and the leading pedestrian interval in the signal phasing. The split phasing of the east and west approaches at both intersections will also result in safer operation for these movements.
- xiii. The implementation of the improvements described above for the southerly access road has to be delayed until 2028 due to a lease agreement for the property at 309 North Bedford Road that cannot be broken. The existing driveway configuration with the offset between the project access road and Park Drive will continue until 2028. Whereas the applicant's traffic engineer recommended the prohibition of the left-turn movement out of the southerly driveway due to a level of service F projection for that movement, the Town's traffic engineer recommended to maintain the left-turn movement for the temporary condition until 2028 with the condition that a directional sign be erected at the intersection of the southerly access road (Ice House Road) and the north-south internal connector to direct all northbound Route 11 traffic to the internal connector road and to access Route 117 at the northerly access road or at Norm Avenue. It is also recommended that this condition be monitored during the interim condition. This recommendation is also based on the worst-case assumptions used for the traffic impact analysis discussed above.

- xiv. Several specific mitigation measures have been identified within the Traffic Study, as follows:
1. As part of the proposed action, the realignment of the two (2) site driveways to create typical four-way signalized intersections is a significant improvement which improves the traffic operations along North Bedford Road.
 2. Restriping North Bedford Road between the two (2) site driveways to provide a travel lane in each direction and a two-way left turn lane between the two (2) travel lanes; this is similar to other areas along the same road. At the intersections with site driveways, protected left-turn lanes into the site will be provided. Further, a southbound left-turn lane to turn onto Park Drive and Foxwood Circle from North Bedford Road will be provided. These left-turn lanes are expected to improve safety along Route 117.
 3. Time-based coordination for the signalized intersections along North Bedford Road, including the Burger King driveway and Norm Avenue. This improvement assists the traffic flow progression through the signalized intersections along North Bedford Road.
 4. Traffic signal timing improvements at the intersection of North Bedford Road and Green Lane. Additionally, the improvement proposes to include the installation of a communication connection to the existing traffic signal at the intersection of North Bedford Road and Green Lane. This communication connection will provide the NYSDOT, who owns and maintains this signal, the ability to monitor and adjust traffic signal timing for the traffic signal remotely, as needed.
- xv. With regard to parking, the subject property contains 802 off-street parking spaces today where a total of 863 spaces will exist following the completion of the project. Based upon a parking analysis conducted by the applicant and verified by the Village's traffic engineer, during hours of peak demand (Friday afternoon) when the supermarket is in full operation, the parking lot would reach parking occupancies in the range of 84% to 88% and in the range of 81% to 88% on a Saturday midday from 11 AM to 4 PM. Parking occupancies of 84 to 88% in parking lots such as the one at the subject property are considered close to practical capacity (practical capacity is often determined to be 90% of maximum capacity). When occupancies exceed 90%, it becomes difficult for drivers to find the last open parking spaces. Therefore, the Planning Board may consider imposing future conditions that require the applicant to monitor future parking occupancies and possibly have staff guide drivers to open spaces during peak hours. Designated employee parking spaces may also be considered.
- xvi. The applicant shall be responsible for obtaining NYSDOT approval for any signal timing changes and/or work proposed within the NYS right-of- way.
- xvii. Pedestrian safety has been considered and sidewalks and pedestrian pathways have been incorporated throughout the development and at the two major intersections.

- b. The proposed action will result in steep slope disturbance (slopes $\geq 15\%$); steep slope disturbance is regulated under Section 110-33.1 of the Village of Mount Kisco Zoning Code and the proposed action will require a Steep Slopes Permit. A Steep Slopes Permit may also be required from the Town of Bedford Planning Board in accordance with Town Code Section 102, including review by the Town of Bedford Town Engineer. The majority of steep slopes disturbance results from the construction of a retaining wall within an area containing steep slopes which is necessary to expand the parking lot. Disturbance to steep slopes will be mitigated via compliance with the Village of Mount Kisco and Town of Bedford's steep slope regulations and the following measures proposed by the applicant:
 - a. Areas of steep slope disturbance will be stabilized during one construction season to avoid exposure during the winter and spring months.
 - b. Disturbance to vegetation will not occur more than fifteen days prior to grading or construction activity.
 - c. Temporary soil stabilization, such as mulching or geotextile installation, will be completed within two days of establishing final grade, and permanent stabilization will occur within fifteen days of establishing the final grade.
 - d. In areas of disturbance where final grade is not expected to be achieved within 60 days, soil stabilization will occur within two days of disturbance.
 - e. Soil erosion and sedimentation control measures will be consistent with the Westchester County Soil and Water Conservation District's Best Management Practices Manual for Erosion and Sediment Controls and the New York State Standards and Specifications for Erosion and Sediment Control.
 - f. Disturbance to steep slopes is being undertaken with consideration of soil limitations characterized by the Westchester County Soil Survey, 1989.
 - g. Soil will be stockpiled in level areas of the site (no greater than 10%) to minimize erosion potential.
 - h. The disturbance to slopes will be under the supervision of a licensed professional geotechnical engineer.
- c. The applicant has prepared a cut and fill analysis and the proposed action will result in 1,120 cubic yards of material being removed from the site. A typical trailer dump truck can hold 25 cubic yards, resulting in approximately 45 truckloads (90 trips for each load entering and exiting the site) required to remove the excess material from the site. Trucking routes will be further evaluated during the site plan review process and during construction so as to reduce impacts to residents and business districts.
- d. Stormwater runoff from new impervious surfaces on the subject property will be collected and treated. As a result, there will not be a negative impact on surface water quantity or quality, as follows:

- i. The applicant has prepared a Stormwater Pollution Prevention Plan (SWPPP) prepared by JMC, dated (last revised) March 21, 2023, in accordance with the requirements of all authorities having jurisdiction, including:
 - New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit No. GP-0-20-001
 - New York City Department of Environmental Protection (NYCDEP) Rules and Regulations
 - Chapter 92A "Stormwater Management and Erosion and Sediment Control" of the Village of Mount Kisco Zoning Code
 - Chapter 103 "Stormwater Management" of the Town of Bedford Zoning Code
 - New York State Stormwater Management Design Manual, January 2015
 - ii. An erosion and Sediment Control Plan has been prepared utilizing the "New York State Standards and Specifications for Erosion and Sediment Control."
 - iii. Stormwater runoff under existing conditions is collected on-site and conveyed via corrugated metal pipes to a small watercourse along the Metro North Railroad tracks on the western side of the property. The runoff eventually discharges to the New Croton Reservoir without any treatment or attenuation. The proposed drainage improvements include a variety of stormwater practices, such as a porous pavement, tree planting areas, vegetated swales, underground infiltration systems, an underground detention system and filtration manholes. The vegetated practices and overland discharges provide multiple opportunities for water quality enhancement and infiltration. As demonstrated in the SWPPP, the proposed stormwater improvements will result in significant reductions of peak rates of runoff for all storms and design points analyzed. Based on the SWPPP, the proposed improvements will provide water quantity and quality enhancements which exceed the pertinent regulations and are not anticipated to have any adverse impacts to the site or any surrounding areas. Runoff from new impervious surfaces associated with 309 and 383 North Bedford Road has also be evaluated and is accounted for in the SWPPP.
 - iv. Temporary and permanent stormwater systems and facilities have been designed in accordance with the latest NYSDEC and NYCDEP standards and, as a result, discharge rates will not exceed predevelopment levels for all storms modeled.
 - v. Water Quality volumes and Rainfall Reduction volumes have been calculated based on NYSDEC and NYCDEP and that minimum volumes are provided.
- e. The FEMA floodplain maps were recently amended and while a portion of the subject property is located within the 100-year floodplain, the portion of the property to be developed and/or disturbed is located outside of the amended floodplain boundary line. Therefore, there are no impacts to the floodplain. The applicant will be required to comply with Chapter 66, Flood Damage Prevention, of the Village Code.

- f. The project involves proposed construction within the Town of Bedford's 100-foot regulated wetland buffer. The construction is limited to portions of the subject property which have already been disturbed. Construction within the wetland buffer consists of the removal of existing lawn area and installation of a parking area and loading area for the proposed ShopRite store. Total wetland buffer disturbance equals approximately 10,340 s.f. The proposed improvements will result in approximately 5,555 square feet of new impervious area that will drain to proposed stormwater treatment and detention practices prior to being discharged off-site and into the adjacent watercourse. The wetland buffer disturbance involves the removal of an existing lawn landscape island containing trees. Twelve (12) trees are proposed to be removed within the buffer and, in accordance with the Town of Bedford's requirements, trees removed within the wetland buffer must be replaced at a ratio of 2:1. The proposed action will require a wetland permit from the Town of Bedford Wetlands Control Commission.
 - g. The project does not require any new drilled water supply wells and does not rely on any on-site drilled water supply wells. The Village of Mount Kisco provides water to its residents and businesses through its reservoir and municipal public water supply wells that supply the municipal water system. The project is anticipated to have a slight increase in water usage as a result of the change of use from warehouse to grocery store. The existing empirical water usage data for the property is an average of $\pm 2,500$ gallons per day (gpd). According to the applicant, ShopRite is anticipated to add ± 500 gpd. The construction involves the removal of a significant portion of the existing building at 309 NBR, as well as the removal of the entire existing building at 383 NBR (automotive repair and retail), which is proposed to be replaced with a new smaller building of similar or less intense type of use (retail). The new building at 383 NBR will also have new plumbing fixtures which would utilize less water than the older fixtures in the current building.
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.
- a. The NYSDEC Natural Heritage Program has identified that the subject property is located in the vicinity of an area previously known to contain the New England Cottontail, a NYS species of special concern. As the subject property is currently developed and as redevelopment will occur on portions of the site which have been previously disturbed, it is the Planning Board's position that the subject property does not contain habitat to support this species.
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).
- a. According to available mapping and the submitted Part 1 EAF, the subject property is not located within a mapped Critical Environmental Area.
4. The proposed action will not result in a material conflict with the Village's officially approved or adopted plans or goals.

- a. With the exception of area variances identified by the Building Inspector, the applicant has demonstrated that the proposed action will comply with local zoning regulations, including supplementary use regulations pertaining to Special Permit Uses.
 - b. All identified uses are principally permitted or special permit uses within the underlying zoning districts.
 - c. The applicant shall obtain all applicable variances from the Village of Mount Kisco and the Town of Bedford Zoning Board of Appeals (if applicable).
 - d. The proposed action is consistent with the Village of Mount Kisco Comprehensive Plan, dated January 4, 2019, by way of promoting a balanced pattern of land use, attracting new business and industry to stimulate the economy, reducing traffic congestion, working with the NYSDOT to coordinate traffic signal timing, and improving pedestrian connections.
 - e. The connection between 333 North Bedford Road and 777 Bedford Road has long been planned and desired by both the Village of Mount Kisco and the Town of Bedford.
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.
- a. The majority of the subject property is developed or previously disturbed.
 - b. The proposed action is consistent with the character of the surrounding area.
 - c. As part of the site plan review process, the applicant has submitted a Landscaping Plan (Sheets L-110, L-120, L-130, and L-140). The landscaping plan will continue to be reviewed during the site plan review process.
 - d. The applicant has provided a lighting plan which demonstrates that no adverse impacts will result from on-site lighting (Sheets C-600 and C-601); the lighting plan will continue to be evaluated during the site plan review process.
 - e. According to the Full Environmental Assessment Form, dated November 19, 2019, the subject property does not contain and is not contiguous to a building, archaeological site, or district listed on or being considered for inclusion on the State or National Register of Historic Places. Further, according to the applicant, the subject property is not located within a mapped "archaeological sensitive area."
 - f. The applicant shall be required to obtain approvals from the Village of Mount Kisco Architecture Review Board (ARB).
 - g. The applicant has submitted architectural floor plans and elevations and the Board has determined that the exterior building facades and site improvements are aesthetically appropriate.

6. The proposed action will not result in a major change in the use of either the quantity or type of energy.
 - a. The applicant has estimated the yearly energy demand and has determined that supply is available. There will be no change to the type of energy being used. A large portion of the existing building's roof area is outfitted with solar panels which reduces demand on the grid.
7. The proposed action will not create a hazard to human health.
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. The following is provided to support this finding:
 - a. With the exception of an on-site playing field, which will not be negatively impacted or diminished by the proposed action, the subject property does not contain agricultural, designated open space, or recreation resources. The applicant is proposing a field house in proximity to the playing field which will provide seating for spectators, as well as bathroom facilities and storage space. The proposed land use is a permitted use and is consistent with land use patterns in the area.
 - b. The proposed field house shall be physically completed prior to the issuance of any certificate of occupancy associated with ShopRite.
9. The proposed action will not encourage or attract a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action. The following is provided to support this finding:
 - a. The Traffic Study, prepared JMC, summarizes the number of existing and anticipated trips.
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 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 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.
14. Any subsequent approving resolution as issued by the Lead Agency shall include appropriate and reasonable conditions designed to reduce, control or limit impacts.
15. In rendering this determination, the Lead Agency has considered limitations, restrictions and/or mitigation that has been incorporated by the applicant into its revised proposed action. The

revisions to the proposed action were designed to mitigate impacts that may otherwise exist, and the incorporation of these modifications/mitigation measures will likely accomplish such objective. As such, these revisions have been incorporated as part of the underlying application's proposed action. However, pursuant to 6 NYCRR 617.7(f), should the Lead Agency determine at any time prior to undertaking, funding or approving the proposed action that a significant environmental impact may result from a project modification or from a change of circumstances which was not previously addressed, including specifically the inability of the applicant to meet or satisfy any of the substantive representations within the scope of the proposed action, the Lead Agency shall rescind this Negative Declaration. Prior to rescinding this Negative Declaration, the Lead Agency shall inform the other Involved Agencies of their intent to rescind and afford the applicant a reasonable opportunity to respond before the rescission takes effect. Thereafter, the Lead Agency shall issue its new determination of significance after considering the applicant's comments. The new determination of significance will be prepared, filed and published according to the rules in 617.12.

16. While the applicant has provided sufficient information to demonstrate that a significant adverse environmental impact will not result, the Planning Board (and other Involved and Agencies) will continue to evaluate the project during the site plan approval process and may require modifications to the plans and to further reduce impacts. Further, the Planning Board is empowered to attach reasonable conditions to any future approving resolution.

This notice is being filed with:

INVOLVED AGENCIES:

Village of Mount Kisco Planning Board
104 Main Street
Mount Kisco, NY 10549

Village of Mount Kisco Zoning Board of Appeals
104 Main Street
Mount Kisco, NY 10549

Village of Mount Kisco Architectural Review Board
104 Main Street
Mount Kisco, NY 10549

Town of Bedford Planning Board
425 Cherry Street
Bedford Hills, NY 10507

Town of Bedford Zoning Board of Appeals
425 Cherry Street
Bedford Hills, NY 10507

Town of Bedford Wetland Control Commission
425 Cherry Street
Bedford Hills, NY 10507

New York City Department of Environmental Protection (NYCDEP) Bureau of Water Supply
Suite 350
465 Columbus Avenue
Valhalla, NY 10595

New York State Department of Environmental Conservation (NYSDEC)
21 South Putt Corners Road
New Paltz, NY 12561

New York State Department of Transportation (NYSDOT)
Eleanor Roosevelt State Office Building
4 Burnett Boulevard
Poughkeepsie, NY 12603

INTERESTED AGENCIES

Village of Mount Kisco Building Department
104 Main Street
Mount Kisco, NY 10549

Town of Bedford Building Department
425 Cherry Street
Bedford Hills, NY 10507

Westchester County Department of Planning 148
Martine Avenue, Room 432
White Plains, NY 10601

NYSDEC Environmental Notice Bulletin (via email)

WHEREUPON, this Negative Declaration of Significance was declared adopted by the Planning Board of the Village of Mount Kisco as follows:

The motion was moved by: _____

The motion was seconded by: _____

The vote was as follows:

WILLIAM POLESE	_____
CRYSTAL PICKARD	_____
MICHAEL MCGUIRK	_____
BARBARA ROPPOLO	_____
WILLIAM BELTRAN	_____
MAGGIE DOWNEY	_____
WILLIAM PHILLIPS	_____
MICHAEL BONFORTE	_____


Date



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

M E M O R A N D U M

TO: Honorable Co-Chairs &
Members of the Mount Kisco Planning Board

FROM: Peter J. Miley, Building Inspector 

SUBJECT: Homeland Towers – 180 South Bedford Road
Site Plan Application

DATE: May 5, 2023

The Building Department received an updated twenty-five (25) page plan set (T-1 thru L-2) dated 4/12/2023, a Tree Assessment completed by SavaTree, and a response memo from APT Engineering in response to HDR's mitigation memo. The focus of this memo is specific to pages 2 of 2 (Lawson Surveying & Mapping) which identifies the existing trees, location, type, size, and condition; page L1 (Landscaping & Tree Preservation Plan – Tree Removal List); and page L2 (Landscaping & Tree Preservation Details and Notes).

In addition, the Building Department requested from HDR a memo in response to the Tree Preservation Plan and to assess whether it has any effect, impacts, or is aligned with the mitigation recommendations. The Building Department also requested from BFJ Planning a review memo specific to the Tree Preservation Plan as part of the SEQR review.

Building Department Comments

- Forty-three (43) trees are scheduled to be removed; twenty-five (25) of those trees are Oak and Ten (ten) are Maple (hardwoods). The balance of the trees is birch, pine, and three are stated as dead.
- All the replacement trees are a type of Evergreen. Plant schedule (L2) should indicate trunk diameter at a point two feet above the finished grade; size 8 feet in height is indicated.
- Tree size page L1, tree removal list indicates size only, not diameter or circumference. Any specimen tree scheduled to be removed should be identified. *Specimen trees are those which have a minimum trunk circumference of 36 inches at a point four feet above the natural grade*

and/or a minimum crown spread of 15 feet; any other tree or grouping of trees deemed significant by the Village Naturalist. Specimen trees removed require several to be replanted.

- Ten (10) or more trees scheduled to be removed are on a steep slope that is 25% or greater. Pursuant to Chapter 99. Tree Preservation Article II. Tree Preservation Plans § 99-10. Standards for application review (4). In determining the number of replacement trees to be planted, the Planning Board shall consider the size of the trees which are to be removed. Each specimen tree that is to be removed shall be replaced by several trees. On slopes of 25% or greater, two trees shall be planted for each tree that is to be removed.
- In determining the number of replacement trees, the Planning Board should consider the size of those removed, the type of trees that are scheduled to be removed, the area of disturbance, and whether any of the trees to be removed are located on a steep slope greater than 25% or is a specimen tree.
- The total disturbance area is 35,000 +/- sf. At least ten (10) trees scheduled to be removed are in a steep slope greater than 25%. Pursuant to Chapter 99. Tree Preservation Article II. Tree Preservation Plans § 99-10. Standards for application review D (1) & (2), a minimum of thirty-four (34) trees should be planted, and thirty-six (36) are proposed however, specimen trees that are scheduled to be removed should be identified, and the number of replacement trees may need to increase. NOTE* buffer locations for reforestation are preferred.

NOTE* Off-site mitigation measures were not considered in this memo.

PM/mkr

April 26, 2023

To: Mount Kisco Planning Board

CC: MK Zoning Board / MK Village Board

Re.: Public Comments regarding Cell Tower Project / subsequent Solar proposal

I am writing regarding the Cell and Solar Projects proposed on Rt 172/ Sarles Street. I have followed all the meetings held on Facebook and have seen the process with the Homeland Cell proposal seemingly now being considered separately/ segmented from the Solar project.

Mt. Kisco as well as many small towns are under pressure from State and Federal mandates for cell infrastructure development, and I do not have any easy answers. As we do not have any mandates to develop a solar farm for a private company on virgin treed property; we can at least deny that application. I agree with the Town's lawyer, Mr. Singleton, who has mentioned that there should only be one commercial tenant on that piece of property.

That said, removing the Solar application opens the possibility of re-siting the cell tower to the already disturbed/ less treed area of the mansion and tennis court. This new site would require less variances, less cutting of mature trees and provide much more distance from any home or sanctuary and seems to be the most common-sense solution. The fact brought up by Homeland that it may be more visible from distances at that site, in my opinion, is the lesser of two evils.

Considering all the environmental concerns already raised numerous times by others, the steep slopes, destruction of trees and wildlife habitats, along with concerns for the residents in the immediate area, I truly hope that you utilize your oversight to protect the residents and Sanctuary.

Linda McCartney; 60 Barker St., Mt Kisco, NY

lmccartney679@gmail.com

MEMORANDUM

DATE: May 3, 2023
TO: Mount Kisco Planning Board and Zoning Board of Appeals
CC: Whitney Singleton, Esq., Village Attorney, Michael P. Musso, P.E.
FROM: Rex Pietrobono
SUBJECT: 180 S. Bedford Rd; 2 Sarles Street Response to Homeland Mitigation Submissions

MONOPOLE AND BASE COMPOUND STRUCTURES QUALIFY AS A BUILDING UNDER CODE

In light of Homeland's April 4, 2023, correspondence to the ZBA and the Planning Board, (included in the Planning Board's April 25, 2023, agenda packet), we would like to address Homeland's claim that the proposed 140 ft steel monopole and its base compound do not qualify as a structure or building under the Mount Kisco Code, and therefore, no set-back applies.

Contrary to this assertion, not only does it conflict with the Village Attorney's 2022 opinion on the matter, but it is also refuted by their counsel's own analysis when their Revised site plan, dated April 13, 2023, is considered in conjunction with their own arguments presented on pages 2 and 3 therein.

The Village Code defines a building as: "Any structure having a roof supported by columns or by walls and intended for the shelter, housing or enclosure of persons, animals and/or property." It is clear that the facility in question includes structures meeting this definition, rendering the claim that no setbacks apply as baseless.

A closer examination of the revised site plan submitted by Homeland Towers, LLC reveals that it includes a 10' x 14' concrete pad (C-3) with a minimum 3500 psi concrete (C-4), supported by 48" concrete columns or "footings" (C-1) as the base for the 140' steel structure and compound, which houses personal property and equipment. Furthermore, the site plan (C-6) includes two "Vertiv XTE Walk-in Cabinets (WIC)" featuring "2-inch insulated wall panels" and an "insulated roof" (C-1), all of which are supported by concrete columns and the large concrete pad (C-3).

Taking into account the recently revised site plan's alignment with the counsel's arguments, the Village Attorney's 2022 opinion, and an impartial interpretation of the Mount Kisco Code, it is evident that the 140 ft steel monopole, its base compound, and related equipment and housing constitute a structure that meets the Village Code's definition of a building.

Arguing otherwise is disingenuous and serves only to expedite the ZBA and Planning Board's processing of the pending application, while also laying the groundwork for Homeland's unilateral relocation of the proposed monopole 14' to the south, and indirectly, the reintroduction of the solar project application proposed on the same 25-acre parcel.

HOMELAND WAS RESPONSIBLE TO NEGOTIATE A LESS IMPACTFUL OR INSTRUSIVE LOCATION

While the tenor of the Homeland mitigation response is appreciated, there are notable issues which need to be addressed at this time or run the risk of entrenched mistakes or omissions. Most mitigation efforts and adverse impacts of the monopole at the proposed location would be obviated by the applicant and/or the Boards doing the right thing and making a determined

initiative to correct their early mislocating of the monopole and move the tower to the old tennis court by *earnest* negotiation with either their landlord or adjacent to the solar project as sub-landlord. The applicants appear to continually be seeking to force two principal uses, structures, and buildings onto the same parcel in contravention of the good faith consideration of the present neighboring properties and the community passers-by along South Bedford Road. It appears that Homeland, with all its experience and resources, gets what it wants, where it wants, when it wants—and not to the contrary.

HOMELAND IS RESPONSIBLE FOR MITIGATION AS PART OF APPLICATION AND SEQRA PROCESS

If Homeland had opted for a more appropriate location within the 25-acre property, off-site mitigation measures could have been minimized or even completely avoided. Consequently, neighboring property owners are now obligated to dedicate their own space to address Homeland's poorly chosen, limited parcel that lacks sufficient terrain and space for its own proper project screening.

Effectiveness should be the primary consideration in screening, with cost being a secondary factor. Homeland's proposed financial contribution, while not negligible, does not fully cover the actual expenses required for mitigation of our property, regardless of who bears the cost. Their application has significant adverse effects on our property, necessitating the best possible screening solutions as detailed in HDR's mitigation report and my supplemental Memorandum. While Homeland's commercial objective is profit—our home and well-being are at stake. They chose the location, not us, and their proposed site is unsuitable in terms of topography, aesthetics, and health. They break it, they bought it.

Interestingly, in their April 13, 2023, letter to your Boards, Homeland attempts to shift their mitigation responsibility onto our family property and the adjacent Preserve property. It is quite audacious for them to expect adversely affected properties to "waive any potential challenges to the Village approvals of the Facility." The Boards, Mount Kisco Code, and the SEQRA process govern Homeland's mitigation efforts. Requiring waivers from any impacted third party as a condition for an applicant's mitigation package is not only untenable but also possibly voidable as it goes against public policy. This stance undermines due process, standing, and sets an unfavorable precedent for your Boards.

MOVING THE MONOPOLE 14 FT SOUTH WOULD BE AN EVEN MORE VISIBLE LOCATION

It appears that Homeland's recent assertion that setbacks don't apply to them may also underlie their *sua sponte* decision to relocate the cellular tower fourteen feet from the specific spot it has been proposing for about the last three years. The said existing proposed spot is already problematic, and we have been arguing the reasons before your Boards also for about. The said current proposed spot has been included in previously filed site plans while being referenced in nearly every other supporting document submitted by Homeland.

Homeland's latest proposal to move the monopole and base structure fourteen (14) feet south should be denied for the following reasons:

1. Homeland now intends to move the monopole from a partially screened position to a worse new spot with absolutely no screening. They paradoxically claim this move is to

save the tallest screening pine tree, which was the sole tree even partially screening the monopole at its previously proposed location—a self-contradictory assertion.

2. After three years of challenging Homeland's proposal for being too close to our property, they now unilaterally seek to move it even closer to our western property line.
3. The currently proposed location has been cited for nearly three years and was even the subject of a balloon test—so we could all assess the impact at that specific location.
4. All of Homeland's studies and proposals have been based on a specific location on this poorly chosen site, which has been viewed extensively during several site visits by the Planning Board, ZBA, Village Board of Trustees, and the public.
5. Although a fourteen-foot (14') shift might not appear significant on paper, it is essential to maximize the monopole's screening from our home in order to avoid exacerbating the adverse effects (even more intrusive and impactful) from Homeland's poorly chosen leased location from the entire 25-acre parcel. (See 2021 monopole simulation and May 2, 2023, view from our home.) The newly proposed move would place the entire cell tower front and center in the gap visible at the end of our property. The tree(s) we have sought to protect, and that Homeland themselves assured us could be saved during the site visit, were intended to provide the only partial screening available for the monopole. Now, Homeland seeks to unilaterally move the monopole 14' to a location with virtually no on-site screening. Their new plan worsens the situation, rather than improving it.

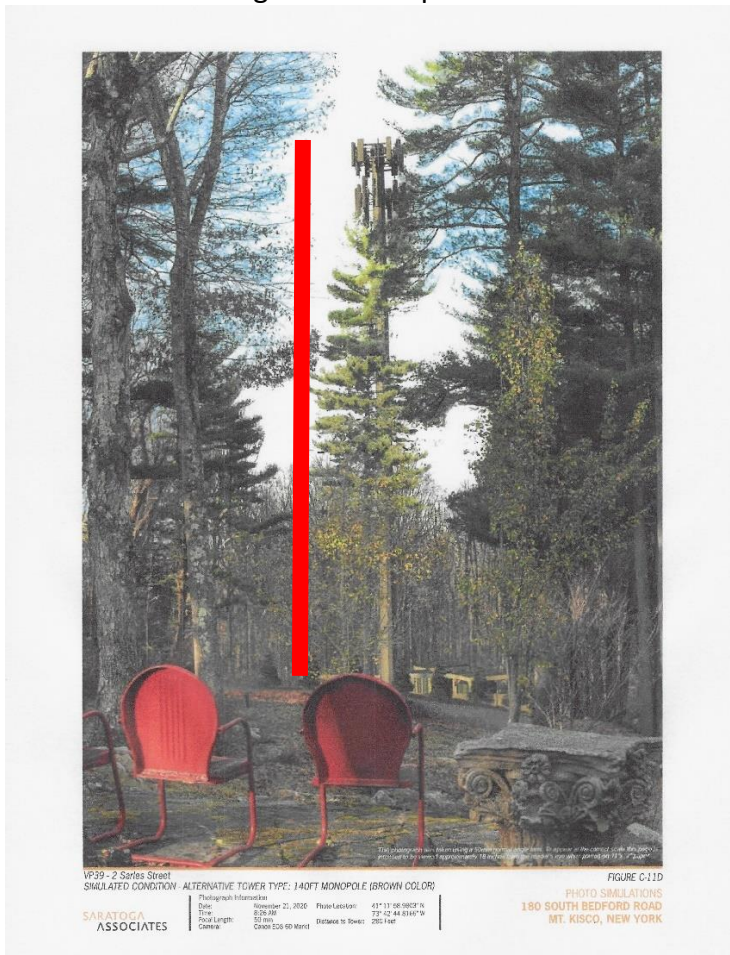


Image 2021. Emphasis added herein; red indicates my estimate of the monopole positioned 14' south.



Image taken May 2, 2023; emphasis added. Red indicates my estimate of the monopole positioned 14' south, while yellow represents my estimate of the previously proposed location.

For the past three years, the monopole has been proposed to be located partially behind the cluster of tall pines along the right side of our property line when viewed from our home. Their newly proposed move would be even worse than their previous presentations. Given the aforementioned points, Homeland's recent proposal to move the monopole fourteen feet to an even more conspicuous spot should be denied outright without further consideration. Alternatively, if Homeland insists on the new location, they should perform another balloon test at the newly proposed, more visible spot. Otherwise, their prior balloon test was misleading and invalid for the Boards and the public. Moreover, if they still insist on the new spot after the balloon test, Homeland should be required to cover the cost of installing the tallest new tree from Rosedale Nurseries, Inc., Hawthorne, NY, as an entirely separate expense and mitigation measure from all other recommendations made thus far and to pay for and arrange for the installation of the tallest new tree from the Rosedale Nurseries, Inc. Hawthorne, NY, Hawthorne referenced in my March 9, 2023, Memorandum:

It is suggested that a *significant* liquidated damages sum payable to our property (2 Sarles Street) reflecting damage to one of the said existing seventy-foot plus pine trees. Any damage would cause irreparable adverse visual impact and corresponding additional devaluation to our family property. **(Note: the tallest Norway Spruce sold by Rosedale Nurseries, Inc. is 26XX ft.)** *Emphasis added.*

March 9, 2023 Memorandum, page 3, last paragraph.

The representative from Rosedale Nurseries advised that such a tall tree would require installation by crane.

MONOPOLE SHOULD INSTEAD BE EQUITABLY RELOCATED ALL THE WAY TO TOP OF THE HILL

Since Homeland now impliedly acknowledges that the current site they have been proposing is unsuitable and wants to move the monopole, they should go ahead and relocate it to the top of the hill. If Homeland seeks to move the monopole at all—then every reason which they have in favor of that the new surprise situs would exist and be beneficially amplified with *a relocation to the top of the hill* since, once again, the best mitigation would be a fair relocation to the abandoned tennis court with a level foundation, no tree canopy to remove, existing dense screening of base compound and approximately half to two-thirds of monopole / monopine, adjacent to the center of ongoing proposed industrial complex at top of hill, and essentially equidistant from all residential properties.

Homeland's own Revised Site Plan can be viewed as support for a further relocation of the entire small leased space. A glance at Homeland's Revised Site Plan TR-1 clearly shows that the "500' TOWER SETBACK" radius would fit perfectly at the top of the hill without violating any residential setback. A mere half-inch adjustment on the TR-1 plan effectively resolves the issue for everyone.

Homeland has never been properly incentivized to effectively pursue relocation to that area, either from the landlord or the solar applicant as a potential sub-landlord, and they rely on claims that it's too visible and the landlord will not permit it (a reminder that they may have had their chance at different locations on the parcel—we cannot know for sure since they have not released their lease(s) as previously requested by both the Planning Board and ZBA). It was, and remains, Homeland's responsibility to satisfy the least impactful and intrusive means of addressing the alleged coverage gap that only they appear concerned about. Your Boards have the power to deny the application at this abhorrent currently proposed location. We look to you to protect us and our properties as you would want your own families protected by our Mount Kisco government, and not merely cast us aside.

GATE SHOULD BE LOCATED JUST BEYOND DRIVEWAY ENTRANCE TO THE 25-ACRE PARCEL

The applicant presents a suitable "ENTRANCE GATE DETAIL" on the Revised Site Plan C-8. However, the location is not easily identifiable on any of the pages. If it is not already planned for the lower driveway location, it must be placed there to be effective. Before the driveway entrance deteriorated to its current state, several vehicles a day would drive up to the top or park their vehicle at any convenient spot along the driveway and explore the area. If the entrance and driveway were improved, we could reasonably anticipate an increase in vehicles attempting to drive up the driveway to walk around, view the tower up close, explore, or engage in potentially more nefarious activities, as I have previously detailed for the Planning Board. Vehicles could improperly park and turn wherever convenient for the driver, as they have done in the past, and possibly engage in even more disruptive behaviors in the future. Therefore, if not already planned for that location, the gate should be installed in the lower portion of the driveway, close to the entrance but leaving enough room for a vehicle or two to stop, unlock the combination lock, and open the gate for proper and authorized entry only.

PENALTY FEE, OR LIQUIDATED DAMAGES, FOR PRESERVED TREE(S) DAMAGE

During the last site visit by the Planning Board, Homeland indicated that the three tallest pines could be preserved and protected during tower installation at the location *before* their newly proposed move. At that site visit, there was a recommendation for a penalty or liquidated damages clause to be required by Homeland in the event the applicant, its agents, and/or representatives damages or destroys one of the aforementioned irreplaceable trees. As I have previously stated, a penalty would serve to optimize efforts against careless construction or maintenance. In Homeland's Revised Site Plan SP-4, we see in note "7" that Homeland will seek to pass the responsibility for any tree damage onto its contractors:

"7. THE CONTRACTOR IS RESPONSIBLE TO PROTECT, REPAIR AND/OR REPLACE ANY DAMAGED STRUCTURES, UTILITIES, OFF-SITE PROPERTIES, OR LANDSCAPED AREAS."

Homeland's Revised site plan in SP-4. (*See also*, L-2, no. 18.)

Replacing a damaged existing 100 ft pine tree in kind is impossible for a contractor. Therefore, it is prudent to include a penalty or liquidated damages clause specifying a predetermined amount to be paid as damages for failure to perform under a contract or breach a condition thereof (such as damaging an irreplaceable and critical screening tree). The sum should be significant enough to encourage the applicant, its agents, workers, contractors, or other representatives to exercise caution in avoiding contact with those trees and protecting the root system. However, this risk should be borne by the applicant and not further harming our property's aesthetics, by Homeland maintaining the proposed monopole at the previously selected location, which allows at least partial screening, rather than moving it 14 feet away to a new spot where it would have zero screening. Homeland picked their postage-stamp sized lease which doesn't allow for on-site mitigation. It's their self-created hardship, and their corresponding responsibility to make it work according to Hoyle.

A suggested formula, only applicable if damage occurs, should resemble treble damages – three times a determined sum, such as the devaluation of property due to an unobstructed view of the tower. Additionally, consider that purchasing, delivering, and installing the tallest mentioned tree may cost between \$10,000 and \$12,000 – and that's for a 26-foot Norway Spruce. According to the SavaTree Assessment (part of Homeland's April 13, 2023, submission) Report dated April 7, 2023, on page 3, second paragraph: "[t]he tallest trees at this site are currently 100-110 feet tall."

OFF-SITE MITIGATION MEASURES LACK ITEMIZATION BY HOMELAND

Although Homeland may not be directly responsible for implementing off-site mitigation measures, they are accountable for the associated costs. In their April 13, 2023, letter to the ZBA and Planning Board, Homeland states that they "consent to the mitigation measures contained therein as conditions of approval by both the Zoning Board of Appeals and Planning Board." However, their submission does not provide specific details regarding the off-site measures they have agreed to or how the mitigation costs were itemized. For your reference, here are some of the primary mitigation measures recommended in both Michael Musso's HDR Report dated February 27, 2023, and my March 9, 2023, Memorandum.

OFF-SITE FENCING AND EARTHEN BERM

In the HDR Report's "Mitigation Options" on pages 16-17, the second paragraph recommends "Fencing and Earthen Berm with Plantings," stating:

“Fencing—along portions of the eastern edge of access road [2 Sarles Street property]. Brown pressure treated composite wood. Height can vary from 6 ft to 8 ft. Similar to compound fencing.”

“Berm—along portions of the eastern edge of access road, on the “inside” (or 2 Sarles Street property side) of the fencing. Taper in height (3 ft – 4 ft and width (5 ft to 8 ft wide) to allow mix of plantings (shrubs) and deciduous and/or coniferous trees on top. Roughly 325-350 linear ft for extent along access road where fencing / berms may be placed.”

The revised site plan does not indicate any such off-site composite fencing or berm to help screen our family property from the monopole base compound and, hopefully, a part of the lower monopole. Fencing and a dirt berm are essential components of the mitigation measures and have been omitted by Homeland in the Revised site plan.

Since neither the fencing nor berm, nor any of the following items for that matter, were specifically included in the revised site plan or accompanying Homeland documents, it is impossible to determine what may or may not have been included in the sum proffered by Homeland for the 2 Sarles Street mitigation fund.

OFF-SITE TREES and SHRUBS

Page 18 of the HDR Report suggests "Plantings—10-15 new deciduous and coniferous trees and shrubs (mix)..." However, based on my review of similar screened distances and density, more than 15 new trees would be needed to facilitate screening in an organic-looking setting to match the rest of our family property. It is submitted that about 30 trees, plus various shrub varieties, would be required. The trees should be a mix of Norway Spruces, Green Giants, a few dogwoods, and other successful local growth trees. The shrubs should be a mix of many local varieties—all deer-resistant and consistent with other areas of our family property.

TRANSPLANTING EXISTING TREES and SHRUBS

Transplanting some existing trees and shrubs: two (2) existing specimen trees, six (6) small fruit trees, and three (3) "Beauty Bushes," to make room for the dirt berm.

IRRIGATION INFRASTRUCTURE

The trees and shrubs in that far western area lay beyond our water source (well) and some irrigation infrastructure would be needed to maintain all the numerous plantings.

STONES

Stones are necessary for constructing short walls and terraces along the new dirt berm. An estimated 12-15 yards of "Loose Native Fieldstone" from Bedford Gravel should be acquired to

create a series of intermittent short walls and terraces. These structures will help stabilize the berm and protect the trunks and roots of existing tall pine trees by wrapping around them.

SHED

The idea of a wood structure or wooden shed was included in both the HDR Report (Page 18 of HDR Report) as well as my own Memorandum. For effective visual screening of the monopole, base, and/or a portion of the lower driveway from our property and home facing 180 South Bedford Road, the shed should be taller (closer to a 1 ½ or 2 story structure) than a basic shed. Alternatively, it could feature a large cupola or belvedere on top for added screening. These types of sheds are readily available at the Carmel Home Depot.

WARRANTY

Homeland should provide a warranty for all trees and shrubs, covering their replacement in the event of failure within the first five years. Additionally, as previously mentioned, it is recommended that an annual service agreement be established with a reputable tree service company to help ensure the health and survival of the newly planted vegetation.

KNOTWOOD INFESTATION WITHIN DRIVEWAY U-TURN REQUIRES PROFESSIONAL REMOVAL

Based on information gathered during Earth Day and subsequent research, there is a cluster of Japanese Knotweed at the inside of the driveway's first U-turn (i.e., closest to our family property). This infested area is identified on SP-3 of Homeland's Revised Site Plan, precisely where the "PROP.GRAVEL DRIVEWAY WIDENING FOR FIRE TRUCK ACCESS (TYP.)" is proposed.



Japanese Knotweed inside of the driveway's first U-turn; image taken May 2, 2023

Japanese Knotweed is an incredibly aggressive invasive plant species that is notoriously difficult to eliminate due to its strong root and rhizome system, which extends deep into the ground. The root structure of knotweed is so robust that it can grow through and worsen small cracks in paving, tarmac, building foundations, and flood defenses. With up to two-thirds of the mature plant's biomass stored underground in its extensive rhizome systems, a single established plant can have rhizomes reaching 3 inches in diameter, extending horizontally between 20 and 60 feet, and penetrating 6-10 feet downward in suitable soils. The plant spreads not only through rhizomes but also through stem material, necessitating proper and careful disposal of all plant material to prevent further proliferation. Although sprouting is more likely near the soil's surface, it has been observed from fragments up to 39 inches deep.



Japanese Knotweed at the inside of the driveway's first U-turn; image taken May 2, 2023. Weeds early seasonal stage of sprouting.

The invasive species' extensive underground root system can extend beneath the driveway to our western property, or its seeds and/or cuttings can be blown onto our property by wind and rain. Knotweed has been known to cause significant structural damage to weak points in masonry and property foundations, damage and blockages to underground drains, ruined driveways and patios, and the collapse of boundary walls.



Japanese Knotweed at the inside of the driveway's first U-turn; this closer image taken May 2, 2023

As I previously presented to the Board in my March 9, 2023, Memorandum, the proposed monopole would significantly devalue our property. Now, it appears we are confronted with this additional challenge which poses an issue which will only worsen and spread if neglected or improperly managed. Control and removal of a knotweed infestation can be challenging and time-consuming, but if left untreated, the plant will continue to grow unchecked, causing various problems. Eradicating this invasive plant requires time, consistency, and repetition.

The knotweed cluster at hand is situated on the steep slope between a residential property utilizing well water and a nature preserve—home to numerous birds and wildlife. If mechanical methods are insufficient, herbicide injection can be effective while minimizing harm to surrounding plants and wildlife. Professional eradication of this knotweed cluster must be performed prior to any disturbance at the said location to prevent its spread and resulting damage. It is important to emphasize that herbicides or other chemical methods can be harmful to humans, animals, and the environment, and could contaminate groundwater.

FOLLOW-UP CONCERNS

1. Who is going to maintain control and responsibility over satisfactory maintenance of:
 - a. On-site new tree and shrub plantings?
 - b. Upkeep of on-site fencing, compound, and monopole?
 - c. How should those individual(s) responsible to be contacted?

2. Homeland's Revised site plan, SP-3 shows a curb along the east side of the driveway at the first U-turn to begin at a certain point approximately in the middle of the apex.

However, that curb should begin at a location further along the driveway at least just past the turn to protect 2 Sarles Street from excess water flow running down the driveway and spilling directly onto our property's Northwestern area. Also, in a recent winter, a snow plow was used next door and the entire second run of the driveway was plowed directly onto our western property rather than sweeping it around the turn and depositing it along the South Bedford Road border area. That damaged our row of beauty bushes and will continue to do so if not protected. Those screening bushes, plus any other trees and shrubs added for screening, would also be at risk of such damage.

3. To facilitate delivery and installation of soil for berm, trees, shrubs, and stones to driveway for deliveries of soil, trees, shrubs, and stones to that western portion of our family property, we will need permission to use the access road.
4. Salt should not be used for plowing since the neighboring properties are on wells and cannot afford for the aquifer to become contaminated. Similarly, pesticides should not be used for broad application over large areas.
5. A silt fence or disturbance fence is requested to be installed along the eastern side of the driveway along our western property line so that contractors and other workers unfamiliar with the property boundaries or to avoid careless encroachments.
6. Variances may be needed to effect creation of the berm, fencing, and shed. We need a longer and higher area screening the driveway near monopole and its base from our bedroom windows on the second floor facing west. A shed would likely need to be higher and larger than the Code permits without a building permit, thus, a variance(s) will be necessary.

Thank you to the members of the Planning Board, Zoning Board of Appeals, and staff for your time and consideration of all the foregoing.

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REPLY TO:

TARRYTOWN OFFICE

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

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

Re: 180 S. Bedford Road
Public Utility Wireless Telecommunications Facility
Homeland Towers, LLC & Verizon Wireless

Honorable Chairman Spector and Chairman McGuirk and
Members of the Zoning Board of Appeals and Planning Board:

As you are aware, we are the attorneys for Homeland Towers, LLC ("Homeland Towers") and Verizon Wireless (together, the "Applicants") in connection with their applications to place a public utility wireless telecommunications facility ("Facility") at the above referenced property ("Property").

In response to the February 27, 2023 memo from Michael Musso, as well as the comments of the various members of the public and the Zoning Board of Appeals and the Planning Board, the Applicants respectfully submit the following information and materials and consent to the implementation of the mitigation measures contained therein as conditions of approval by both the Zoning Board of Appeals and Planning Board.

- 1) Report from Matt Weibel, Registered Arborist from SavATree, dated April 7, 2023. This report confirms that the large pine trees between the Facility and 2 Sarles Street shall be preserved and provides recommendations for the landscaping plan that have been incorporated.

- 2) Report from Matt Allen, Registered Landscape Architect from Saratoga Associates, dated March 16, 2023, confirming that the proposed faux bark will have no additional visual mitigation benefit. In any event, the Applicants consent to a condition of approval requiring the faux bark as detailed on the Site Plans.
- 3) Response letter from Scott Chasse, New York State Licensed Professional Engineer from APT Engineering, dated April 12, 2023, confirming that all of the requested on-site mitigation measures have been incorporated.
- 4) Revised Site Plan from APT engineering incorporating all of the requested on-site mitigation measures.
- 5) Specification sheets of the proposed antenna socks; and
- 6) Sample tree branch density chart. Please note that the final manufacturer's tree branch specification plan will be provided as a condition preceding the Building Permit issuance, as the final plan must be based on the final approved design.

As detailed above and in the attached materials, the Applicants have incorporated every requested on-site mitigation measure as a condition of Zoning Board of Appeals and Planning Board approval.

The Site Plan has been re-engineered to reduce the limits of disturbance and proposed removal of existing trees, and to ensure preservation of the large pine trees between the Facility and 2 Sarles Street. In particular the following revisions have been made to the Site Plan:

- The limit of disturbance has been reduced from 37,000± sq. ft to 35,000± sq. ft.
- The number of trees proposed to be removed has been reduced from 50 to 43. Of the trees to be removed, four (4) are already dead and ten (10) are in such poor health that they must be removed. See report from Matt Weibel of SavATree dated April 7, 2023.
- The tower has been relocated approximately fourteen (14) feet to the south.
- The proposed fencing has been increased in height from six (6) feet to ten (10) feet subject to approval.
- The tower design has been revised to propose faux bark on the pole, and the branches have been lowered to 55 feet AGL.
- Driveway entrance surface and drainage will be repaired, although unrelated to the project. An access gate has been added.
- All lighting shall be dark sky compliant.

- The proposed parking area uphill of the new driveway has been removed. All other turnoffs requested by the Fire Department and the pool areas have been retained. One turnoff was adjusted to preserve more trees.
- An approximate two (2)-foot high berm has been added in the area east of the proposed Facility along the existing driveway and an extensive landscaping plan has been added, including 36 new on-site trees and 40 new on-site shrubs. A lattice fence and additional landscaping have been added to the west of the Facility. The landscaping plan has been prepared by a Registered Landscape Architect following a re-surveying of the trees and recommendations from a Registered Arborist.
- All of the recommended note changes requested by Mr. Musso on the Property have been added to the Site Plan.

With respect to the proposed off-site mitigation measures, the Applicants cannot perform work on adjoining properties for obvious liability reasons. Nevertheless, as previously represented, Homeland Towers will consent to a condition of approval to establish an off-site fund for use by the owners of the properties at 2 Sarles Street and the Marsh Sanctuary. Based on good-faith estimates of the proposed off-site mitigation recommendations, Homeland Towers will offer \$32,520.00 for a fund for 2 Sarles Street and \$6,280.00 for a fund for the Marsh Sanctuary. The funds shall be deposited prior to the issuance of a Building Permit and shall be maintained and distributed by the Village upon proof from the property owners of actual expenses related to the proposed mitigation efforts, provided such property owners waive any potential challenges to the Village approvals of the Facility. In the event any such funds are not distributed by the Village within one year of the issuance of a certificate of completion for the Facility, the Village shall return the balance to Homeland Towers.

We thank you for your consideration and look forward to finalizing this matter prior to the April 27th shot clock expiration. If you have any questions or require any additional documentation, please do not hesitate to contact me at 914-333-0700.

Snyder & Snyder, LLP

By: 
Robert D. Gaudio

Enclosures

RDG/dac

cc: Applicants

Z:\SSDATA\WPDATA\SS3\RDG\Homelandtowers\Mount Kisco\NY172\PB and ZBA Letter 4-13-23 (Responsive Submission to HDR).rtf

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REPLY TO:
TARRYTOWN OFFICE

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

Honorable Chairman McGuirk
and Members of the Planning Board
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Re: 180 S. Bedford Road
Public Utility Wireless Telecommunications Facility
Homeland Towers, LLC & Verizon Wireless

Honorable Chairman Spector and Chairman McGuirk and
Members of the Zoning Board of Appeals and Planning Board:

As you are aware, we are the attorneys for Homeland Towers, LLC ("Homeland Towers") and Verizon Wireless (together, the "Applicants") in connection with their applications to place a public utility wireless telecommunications facility ("Facility") at the above referenced property ("Property").

The Applicants respectfully submit the following information and materials and consent to the implementation of the mitigation measures contained therein as conditions of approval by both the Zoning Board of Appeals and Planning Board.

- 1) Vernal pool letter from Michael Nowicki of Ecological Solutions, LLC, dated April 22, 2023; and
- 2) Revised Landscaping Plan Sheet L-1.

We thank you for your consideration. If you have any questions or require any additional documentation, please do not hesitate to contact me at 914-333-0700.

Snyder & Snyder, LLP

By: 

Robert D. Gaudio

Enclosures

RDG/cae

cc: Applicants

Z:\SSDATA\WPDATA\SS3\RDG\Homelandtowers\Mount Kisco\NY172\PB & ZBA Filing 04.25.2023\PB and ZBA Letter 04.25.2023.rtf

April 22, 2023

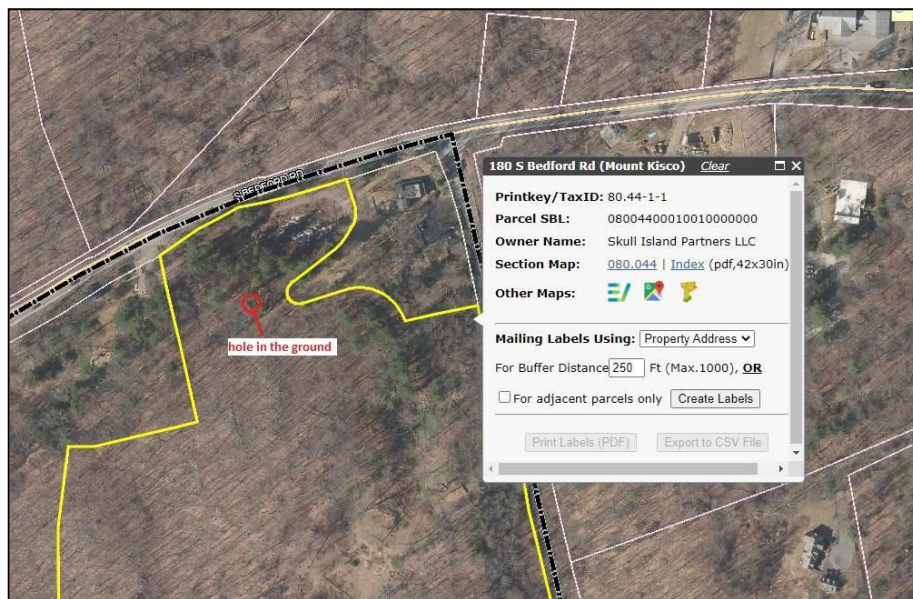
Klaus Wimmer
Homeland Towers, LLC
9 Harmony Street, 2nd Floor
Danbury, CT 06810

*Re: Potential Vernal Pool
180 South Bedford Road
Town of Bedford, Westchester County, New York*

Dear Klaus:

Ecological Solutions, LLC completed a site assessment on April 21, 2023 as requested to determine if a vernal pool is located on this site. A vernal pool is a temporary body of water that often appears in the spring (**“vernal” means relating to spring**) and **dries up by mid to late summer**. These ephemeral wetlands source their water from precipitation (rain and snowmelt) and stormwater runoff, but they are more than just puddles. Typically amphibians will use a vernal pool for breeding purposes.

I did not identify any vernal pool/s on the project site. A small excavated area or hole was dug and soil piled adjacent to the area and seems to be a test pit for some activity and does not function as a vernal pool since there was no standing water or breeding amphibians found.



If you need any additional information, please contact me.

Sincerely,
ECOLOGICAL SOLUTIONS, LLC

A handwritten signature in black ink, appearing to read "Michael Nowicki". The signature is written in a cursive style with a horizontal line through the middle of the letters.

Michael Nowicki
Biologist

HOMELAND TOWERS MT. KISCO TREE ASSESSMENT

For

KLAUS WIMMER

REGIONAL MANAGER

Prepared by

Matt Weibel

Registered Consulting Arborist #534



April 7, 2023



550 Bedford Road, Bedford Hills NY
phone: (914) 241-4999 • fax: (914) 244-9375
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WHY DID SAVATREE PERFORM THE ASSESSMENT AT 180 SOUTH BEDFORD ROAD?

Homeland Towers is planning to install a cell tower at the lower section of the property at 180 South Bedford Road in Mt. Kisco, NY. There was some concern about the impacts of this project on the mature evergreen (white pine and Norway spruce) trees in the area as these trees will provide screening for adjacent property owners. There is one large white pine (#135 on site survey) in close proximity to the limits of excavation for the tower.

My assignment was to visit the site and:

- Perform an assessment of all of the mature pine trees near the limits of disturbance;
- Perform an air spade assessment to determine if Tree 135 can remain during construction, and;
- Comment on the proposed new berm installation and landscaping plan.

SavATree performed the onsite assessments on March 17, 2023.

HOW DID SAVATREE PERFORM THE ASSESSMENT?

Since my site visit on March 17, 2023, I have had multiple conversations and meeting with Homeland Towers, the civil engineer Bob Burns of APT Engineering and the landscape architect Jeff Goller of Saratoga Associates. I have thoroughly reviewed the proposed mitigation report from the Village's consultant Michael Musso. I have also reviewed the engineering plan ("Site Plan") prepared by APT Engineering including the Landscaping Plan prepared by Saratoga Associates and assisted in modifications to those plans to improve the overall mitigation efforts.

I specifically reviewed and concur with the proposed tree removal and tree preservation plan shown on the Site Plan. In particular I have confirmed that the large evergreen trees located between the tower and 2 Sarles Street that are numbered 154, 155, 204 and 208 will be preserved based on the re-engineering to the access drive and proposed tree protection details. I have also confirmed which existing trees are dead as shown on the Site Plan. I have also confirmed which trees are proposed to be removed as shown on the Site Plan including the pine tree to the west that must be removed as detailed below. Finally I have reviewed and concur with the final Landscaping Plan.

Regarding Tree 135 to the west of the proposed facility, SavATree used an air spade to excavate the soil at specific locations to determine the number and size of roots present. An air spade is a tool that uses super-sonic air to remove soil without damaging the structural roots of a tree. This allowed SavATree to view which roots would be impacted by excavation and opine on whether the loss of these roots would impact tree health and stability.

While this work was done, I performed an ANSI A300 level 2 visual assessment of 66 trees in or near the limits of disturbance. The trees in this area had been located and tagged by Lawson

Surveying and Mapping prior to my assessment. A level 2 assessment is a ground-based, 360-degree visual assessment of exposed roots, trunk, limbs, and visible foliage. It includes sounding of the lower trunk with a mallet to test for internal decay and probing open defects to determine extent of decay. I confirmed species and diameter at breast height for each tree as well and this information has been incorporated into the site plan.

WHAT DID SAVATREE FIND?

AIR SPADE ASSESSMENT

Tree 135 is a 33-inch diameter at breast height (dbh; diameter measured 4.5 feet above grade) eastern white pine. Excavation for installation of the cell tower platform is required within 16 feet from the base of the tree, well within its critical root zone. We began the assessment by excavating a trench 16 feet from the tree to a depth of two feet. At this distance, only one root in excess of 1-inch in diameter was located (see Photos 1 and 2 in Appendix A at the end of this report). This root was pruned.

Next, we excavated a trench six feet from the base of the tree. The original plan from Homeland Towers included a retaining wall at this distance. Here, we found one very large root in excess of 5-inches in diameter. Pruning this root would likely have drastic impacts on both the structural integrity and health of the tree and was not done.

The air spade was used to trace this large root away from the tree to determine the location where it became small enough that it could be safely pruned. At 12 feet from the of the tree, the diameter of this root dropped below 2-inches and it was pruned. This location is also 4 feet from Tree 135 and 19 feet from the stick that marked the center of the cell tower. I placed a stick with orange ribbon in the ground at this location (see Photos 3 and 4).

Finally, there was another large buttress root that came off the base of the tree in the general direction of the cell tower. We traced this root and found large subterranean rocks approximately 7 feet from the base of the tree. At this location, the root dove deep into the ground and could not be followed. We excavated the opposite side of the rocks and did not find the root. It is likely that it turned away from the area that will be excavated.

Based on these findings, I marked a line in the field with sticks tied with orange ribbon approximately 10-12 feet from the base of the tree (see Photo 5). Even with the relocation of the tower as proposed on the Site Plan, excavation and grade changes cannot be limited to occur outside of these necessary areas. Therefore, this tree must be removed.

TREE ASSESSMENT

I performed an ANSI A300 level 2 assessment of 66 trees in or near the limits of disturbance for this project. Four of these trees are dead (143, 152, 220, and 231) and another 10 are in such poor condition that removal is recommended (140, 141, 142, 167, 208, 212, 214, 226, 229, and 234).

Of greatest concern was the mature white pine trees along the driveway that can provide some screening for adjacent property owners (see Photos 6-7). The mature trees are generally in fair to good health. As pine trees grow, they naturally shed their lower limbs that become shaded out and can no longer support themselves with photosynthesis. For this reason, the lower 50 feet of these trees are devoid of alive branches/foilage. Eastern white pines are among the tallest trees in New York; the tallest white pine is approximately 140 feet tall. The tallest trees at this site are currently 100-110 feet tall.

There is large woody debris piled under trees to the west of the access drive (see Photo 8). This area was significantly impacted by a nor'easter storm many years ago. The trunks and limbs from these trees were piled in this location. Homeland Towers plans to remove this debris. Care must be taken when this work is performed to not damage the existing trees that will remain. All machinery should remain on the driveway or cleared access route and not impact the critical root zone of any trees. It may be best to leave some debris onsite if it cannot be removed without damaging the bark, trunk, or roots of trees.

BERM INSTALLATION AND NEW PLANTING

In order to provide additional screening for adjacent residents, Homeland Tower will install new plantings along the existing driveway near where the tower will be installed (see Photo 9). There is ample height clearance for new evergreen trees, however, there are a few issues that should be considered:

- Pine and spruce trees grow fairly wide and the driveway needs to be clear from branches to allow for fire/emergency access.
- Installing the berm and trees farther from the road may impact the roots the mature pine trees that are to be preserved. The berm will add soil over existing grade; this may impact the amount of water and oxygen that reaches the established root systems.
- Therefore, the berm should be installed as close to the existing driveway as possible while keeping the driveway clear. Narrower evergreen trees (balsam fir and red cedar) have been specifically selected as detailed in the Landscaping Plan to provide the correct species for this area.
- This area is heavily populated with deer, so deer-resistant trees and shrubs have been proposed by the Landscaping Plan. Given the species that have been proposed there is no

recommended maintenance plan that is required other than watering as necessary and pruning to maintain clearance along the driveway.

- Care needs to be taken when installing the berm. If high-quality topsoil is just placed over the existing soil, drainage issues will occur. When soils of different textures are layered, water will move quickly through the topsoil then rest over the native soil. The root balls of the installed trees then struggle to establish due to excessive soil moisture.
 - o The top layer of soil should be de-compacted and a layer of berm soil incorporated in so that the soil textures do not have an abrupt change. This can be done by hand or with an air spade.
 - o The Landscape Plan specified that tree height will be no more than 8 feet at planting. Bigger trees are more difficult to establish and have lower survivability rates in the first years after planting. Therefore, I do not recommend planting 12 foot trees in this area, particularly given the existing light conditions.

WHAT DOES SAVATREE RECOMMEND?

All dead and poor condition trees should be removed prior to construction. Any woody debris that cannot be safely removed without damaging the large pine trees should remain in place. A tree protection fence has been shown on the Site Plan to be installed along the limits of disturbance in order to protection all trees that will remain onsite.

Prior to installing the berm along the road, the existing soil should be de-compacted and new soil incorporated into the top 4-6 inches. These trees will be pruned to maintain clearance from the driveway and maintain a shape that allows their lower canopy to obtain sunlight and maximize screening.

Trees should not be planted on the 2:1 slopes. Rather the proposed evergreen bushes proposed in the Landscaping Plan will provide screening and greater soil stabilization.

APPENDIX A: PHOTOS

PHOTO 1



PHOTO 2



Photos 1 and 2 were taken March 17, 2023 and show the first trench that was excavated with the air spade approximately 16 feet from the base of Tree 135. There was only one root larger than 1-inch in diameter (indicated by yellow arrow). This root was pruned.

PHOTO 3



PHOTO 4



Photos showing the excavated trench at six feet from the base of the tree (red arrow) and tracing of the large root to where it was safely pruned (yellow arrow; stick with orange flagging).

PHOTO 5



Photo showing the marked limits of where excavation can occur (yellow line). If excavation or grade change is needed between the tree and this line, the tree should be removed.

PHOTO 6



PHOTO 7



Photos taken 3/17/23 showing the mature white pine trees along the existing driveway. The yellow arrow indicates the approximate location of the proposed tower. These trees will be preserved.

PHOTO 8



Photo showing the woody debris piled under trees to the west of access drive. There is a wound on the trunk of Tree 149 (yellow arrow) that was likely caused when this debris was initially piled. Care must be taken not to damage existing trees if (when) this debris is removed.

PHOTO 9



Homeland Towers is planning to install a berm with evergreen plantings along the bend in the driveway.

SARATOGA ASSOCIATES

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

March 16, 2023

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

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

Dear Honorable Chairman and Planning Board Members:

Saratoga Associates is writing on behalf of Homeland Towers regarding a proposed telecommunications tower and associated equipment at the above referenced address. Saratoga Associates has been retained to address potential visual impacts associated with this project. The potential visibility of this proposed Facility is the subject of a Visual Resource Assessment dated December 27, 2020.

The Facility involves the construction of a 140-foot-tall (top of pole) stealth monopine style telecommunications tower with five-foot topping branches bringing the total height to approximately 145 feet above finished grade. The Facility is located approximately 180 feet south of South Bedford Road (NY Rte. 172) and approximately 500 feet west of Sarles Street. As currently proposed the monopole portion of the tower will be painted in a matte brown finish to minimized visual contrast with the surrounding woodland landscape.

In a letter dated February 27, 2023 the Village of Mount Kisco Planning Board Town consultant HDR recommended a "faux bark" texture (brown, matte finish) be applied to the monopole presumably to make the tower appear somewhat textured and more compatible with the stems of the surrounding trees. In this letter HDR attached a photograph labeled "Site in Keen Valley, NY" illustrating a similar faux bark texture applied to telecommunications tower.

It is our opinion such surface treatment provides no additional visual mitigation benefit and is unnecessary. As is plainly seem seen in the HDR's example photograph the texture of the faux bark treatment is not readily distinguishable from even the close viewing distance depicted in the photo. In this photo the faux bark texture becomes increasingly muted with distance and quickly

SARATOGA ASSOCIATES

Village of Mount Kisco Planning Board

March 16, 2023

Page 2 of 6

blends into a simple monochromatic brown color. This resulting coloration is broken up by the shading of the cylindrical monopole and the shadow cast of the surrounding natural trees. The three-dimensional texture of the faux bark offers little additional benefit in camouflaging the monopole beyond what is provided by the brown color of the surface treatment alone.

This visual result is effectively the same as would be achieved by painting the tower a matte brown color as is currently proposed by the applicant. In the woodland setting of the project site the shading of the cylindrical monopole and the shadow cast of the surrounding natural trees will appear similar in visual character to the condition illustrated in the HDR photo without addition of a faux bark texture.

Importantly, the long-term durability of a faux bark treatment is unclear. Such treatment is likely to fade or discolor over time altering the effectiveness of the intended mitigation. If due to fading or discoloration the faux bark should need to be replaced this would require the facility being placed offline significant construction taking place at the site. A simple paint treatment, while equally effective in mitigating visual contrast, can be quickly and easily reapplied if necessary as part of routine tower maintenance.

It is worth noting that the applicant has already agreed to lower the height of the stealth pine branching closer to the ground and increasing the height of the wooden fence surrounding the compound. These design modifications serve to reduce the extent of the monopole visible above the fence and below the stealth branches; the area where a faux bark treatment would conceivably provide benefit.

It is our opinion that a faux bark surface treatment offers no additional visual mitigation benefit beyond painting the tower in a matte brown finish as currently proposed.

Thank you for your attention to this matter.

Matthew W. Allen, RLA

Principal

SARATOGA ASSOCIATES

Landscape Architects, Architects, Engineers, and Planners, P





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

April 12, 2023

RE: Homeland Towers Site Name: Mt. Kisco NY172
180 S. Bedford Road
Mt. Kisco, NY 10594
Response to Comments

Honorable Chairman and Members of the Board:

This letter is to accompany the revised Zoning Drawings for the above referenced project. The proposed fenced compound has been revised to attempt to reduce the limits of disturbance and proposed removal of existing trees, and to ensure preservation of the large pine trees between the facility and 2 Sarles Street. A summary of the major revisions is as follows:

- The limit of disturbance has been reduced from 37,000± sf to 35,000± sf.
- The number of trees that are being removed has been reduced from 50 to 43. Of these trees to be removed 4 are already dead and 10 are in such poor health they must be removed. See report from Matt Weibel of SavATree dated April 7, 2023.
- The tower has been relocated approximately 14' to the south.
- The proposed fencing has been increased in height from 6' to 10'.
- The tower design has been revised to propose faux bark on the pole and the branches have been lowered to 55' AGL.
- Driveway entrance surface and drainage is being repaired.
- The proposed parking area uphill of the new driveway has been removed.
- An approximate 2' high berm has been added in the area east of the proposed facility along the existing driveway and an extensive landscaping plan has been added, including 36 new on-site trees and 40 new on-site shrubs.

Please see the below responses to the comments (in red) from the Michael P. Musso, P.E. comment letter dated February 27, 2023:

On-Site Mitigation Options:

- The applicant should verify the number of trees being removed (within the compound / compound access area, and along access road), and reduce, if possible, based on even slight re-configuring of the final tower location and compound size / orientation and adjustment of grading, underground utility trenching, and drainage measures (some noted to be temporary for construction).
Homeland Towers had the existing trees re-surveyed and this tree survey has been incorporated into the Site Plan. We have reconfigured the access drive, relocated the tower, and reduced the compound to preserve more trees including the large pine trees between the facility and 2 Sarles Street. The number of existing trees has been recomputed and is shown on the revised Drawing set (43 trees to be removed).
- It is recommended that additional trees be shown as preserved on this and other Site Plan Drawings, including the “key” ones located on the eastern side of the proposed tower / compound location that were noted during the site walks, and along the west side of the proposed compound (see blue arrows in above image).
Based on the reconfiguration of the access drive, the tower and the compound, the key trees on the east side of the compound have been preserved. Additional Landscaping has been proposed on the revised drawings (see Drawing L1).

- Per Chapter 99 of the Village Code, a Tree Preservation Plan should be submitted as a new sheet in the Homeland Site Plan Drawing set.

A Tree Preservation Plan has been prepared and is included in the revised Drawing set (Drawings L1 and L2).
- Design criteria of branch density, taper of branches, and maximum feasible extension of branching downward toward the base of the monopole should be implemented. The density of branches shall be at a minimum of three branches per foot. The Site Plan Drawings now show branching extending from 5 ft above the top of the monopole (145 ft above grade level [agl]) down to 70 ft agl; it is recommended that the design extend the branching further downward to 55 ft agl.

A note addressing the branch density of (3) branches per foot has been added to the Drawing A-1 & A-2. The Tower elevations have been revised to extend the monopine branches from 70' AGL to 55' AGL (Drawing A-1 & A-2).
- Monopole texture / color. Faux bark (brown, matte finish) shall be applied to the monopole exterior from grade level to the top of the monopole (entire structure).

The Drawings have been revised to specify a faux bark finish to the proposed monopine (see Drawings A-1 and A-2).
- Antenna covers (“socks”) are proposed and shown in the photosimulations. The antenna covers shall conform to the colors of the stealth tree branching. All visible portions of tower-mounted equipment (cabling, RRH units, distribution box and over-voltage protectors) shall be painted brown (matte finish) as possible to match the monopole color/texture.

A note regarding the proposed antenna socks has been added to Drawings A-1 and A-2. All other items with the exception of the RRH's will be painted to match the proposed tower.
- It is recommended that the compound fence height be increased to 10 ft on all four sides, and that the fencing be treated as a darker wood (or painted a dark brown to facilitate blending with surrounding tree cover). The equipment cabinet canopies and ice bridge (visible on the photosimulations) should be treated as a dark brown to match the compound fencing color, as an increase in fencing height will not shield the equipment within from all perspectives.

The proposed fence height has been increased to 10' (provided the ZBA issues a variance or an interpretation that such variance is not required) and the fence will be stained dark (see Detail 3 on Drawing C-4). The proposed metal ice bridges and equipment canopies are to be painted dark brown (see Drawings C-1 and C-6).
- To mitigate views from the Marsh Sanctuary property (amphitheater, grave marker, current and anticipated public use spaces, trail connection, Naturalist's cottage [residence]), a lattice fence (treated wood, dark brown; 8 ft in height) is recommended along a portion of the western property line (west of the compound). This lattice fencing may be “staggered” and installed in sections to run between existing trees.

6' high lattice fencing (stained dark brown) has been added outside of western side of the compound to assist in screening views from the Marsh Sanctuary (see Drawings SP-2, SP-3, SP-4 and C-8).
- The Site Plan Drawings show 7 new plantings (evergreen; 8 ft tall at planting). It is noted that downed trees exist in this area and are assumed to be removed during construction (this should be verified by the applicant). In addition to these proposed plantings, a soil berm is recommended in this area (west side of access road; 4 ft height with berm base grade roughly at that of the existing access road in the area) so that these proposed plantings can be planted within the berm and raised from current proposed height to better shield the compound and lower portions of the monopole from the 2 Sarles Street property.

An approximately 2' high berm has been added in the area adjacent to the existing driveway where the proposed 7 new evergreens are being proposed (see Drawing SP-4). A 4-foot berm is not recommended by the arborist.
- Recent discussions with the Building Inspector and a Fire Department representative clarified that the two 15 ft x 15 ft pool areas should be retained on the south side of the equipment compound, considering the “one project” assumption. Two fire extinguishers should be added to the compound plan.

The two 15'x15' temporary pool areas are shown on Drawing CP-1. (2) fire extinguishers have been added to the drawings (see Drawings C-1 and C-6).
- The applicant shall verify design and location of all temporary and permanent grading and stormwater control measures along with trenching plans so that tree preservation can be increased and maximized to the extent possible. The applicant should also confirm that the proposed measures on the current Site Plan Drawings are not related to handling stormwater from the solar project. It is requested that Drawings SP-3, SP-4, C-5 (check need for precast storm manhole and

underground infiltration system), and C-8 (is this Drawing necessary for the Homeland project?) be reviewed in detail for the “one project” assumption. Considering the limits of disturbance and gravel surfaces proposed for the Homeland project, it appears feasible to reduce the sizing of (or eliminate) some of these elements which would benefit the establishment of mitigation measures presented in the memo.

The proposed design has been updated to include only the measures (grading and stormwater) for the telecommunications facility to reduce overall potential disturbance.

- Two 52-watt switch/timer controlled light fixtures are proposed at the ground-based equipment compound for nighttime visits (the lights are only used when needed by a service technician). This lighting can be specified to comply with guidance from the International Dark Sky Association (IDA: [Outdoor Lighting Basics | International Dark-Sky Association](#)). Motion detection lighting shall not be installed. No tower lighting is required or proposed for the project. Notes have been added to Drawings C-3 and C-6 addressing the individual carrier equipment area lighting being proposed. All lighting shall be dark sky compliant. No tower lighting is required.

Access Road

- Repair of access road pavement and culvert at intersection of S. Bedford Road. It is understood that the entrance to the access road from S. Bedford Road will require repair and upkeep. The applicant should confirm its plans to address this on-going issue at the site.
The proposed driveway entrance is to be repaired (see Drawing SP-3) and the drainage structures and associated piping in that area are to be replaced (see Drawing SP-4).
- Tree Plantings within “first curve” of access road. The applicant shall confirm if a subset of these plantings can remain for the Homeland cell site project. The below image notes 6 - 7 new trees in this area (both sides of access road) that can add to the visual mitigation of the proposed cell site from the 2 Sarles Street property.
Proposed trees plantings (part of the telecommunication facility project) have been added to the “first curve” of the existing access drive (see Drawing L1).
- The Site Plan Drawings indicate that these trees were established conditionally for the solar project in which case they should be shown in red on the revised Site Plan Drawings. The “Limits of Disturbance” in this area (black dashed line in above image) should also be confirmed for the Homeland project; if LOD is specific to the solar project, it should be shown in red print/text on the revised Drawings.
All elements of the proposed design that are associated with the Solar project have been shown in red on Drawings SP-1 and SP-2 on the revised Drawing set. These items are wholly unrelated to and independent from the proposed facility.
- By-Passes. A recent discussion with the Building Inspector and a representative from the Fire Department has confirmed that the first three vehicle by-passes (paved areas off existing access road) proposed along the access road (see below image) should be retained, even for the “one project” assumption. Drawing FD-1 was reviewed, and the by-pass lanes allow water tank and fire truck access in the event of an emergency response. However, the by-pass located uphill from the compound area can be eliminated from the Site Plan Drawings.
The proposed bypass/parking area that was previously shown uphill from the proposed driveway entrance has been eliminated.
- Installation of a new steel security gate near the bottom of the access drive, with combination (or other type of) lock that meets Village requirements. The access used for the Village-owned Mountain Avenue property should be considered. Provide back-up battery for lock. Applicant representatives, property owner, and all appropriate Village, County, and State staff (police, fire as appropriate or required) would have access to the site via this gate.
A new steel gate has been proposed at the driveway to the property entrance (see Drawings SP-3 and C-8).

Attachment A

Tree Preservation Plan (NEW SHEET) –

- Add note referencing Chapter 99 of Village Code.

A Tree Preservation Plan containing a note referencing Chapter 99 of the Village Code has been added to the Drawing set (Drawings L1 and L2).

- Import details from EC-2. Evaluate preservation of additional existing trees per mitigation memo. Add notes describing tree protection details.

The proposed details and notes in regard to tree protection have been added to Drawing L2.

- Add construction sequencing (site prep, grading; foundation work; tower installation) and equipment / means and methods to be used for each phase. Note placement of crane and concrete truck at access road and confirm reach and procedures to protect key trees from damage during use of equipment.

Construction sequencing notes have been added to Drawing L2.

- Add note on bond / warranty to be furnished and commitment to maintain all on-site tree preservation and on-site plantings for the life of the facility. Homeland Towers shall maintain all landscaping for as long as the telecommunication site is on the property. Required maintenance shall include watering and replacement of on-site dead and/or dying landscaping.

A bond/warranty note has been added to Drawing L2.

- Only physical means to control grass, weeds, or nuisance vegetation shall be used. The use of herbicides, pesticides, or other chemical means to control vegetation shall not be permitted at any part of the Homeland lease during construction and over the life of the facility.

A grass/weed control note has been added to Drawing L2.

- Add note - Tree removal associated with construction will need to occur between November 1 and March 31 to comply with the NYSDEC guidance for bat species.

A tree removal schedule note has been added to Drawing L2.

- Reconfigurations of the tower / compound location or configuration based on comments on the mitigation memo should be updated on all Site Plan Drawings, as appropriate.

The tower/compound location has been revised on the Drawing set.

DWG SP-1:

- Add the following notes:
 - This set of plans has been prepared for the purposes of municipal review and approval. This set of plans shall not be utilized as construction documents until all conditions of approval have been satisfied and each of the drawings has been revised to indicate "issued for construction."

A note has been added to Drawing SP-1.

- The contractor is responsible to protect, repair and/or replace any damaged structures, utilities, off-site properties, or landscaped area.

A note has been added to Drawing SP-1.

- Change solar farm to red font. Review zoning table to confirm that only the Homeland project is included. Change all solar-related notes and labels to red text. Review Limits of Disturbance at northern portion of property and access road, and adjust to red font if unrelated to the cell site project.

All elements of the proposed design that are associated with the proposed Solar project have been shown in red on Drawings SP-1 and SP-2 on the revised Drawing set.

- Add new lattice fencing (on-site) west of compound area as noted in mitigation memo.

Stockade fencing has been added outside of western side of the compound to assist in screening views from the Marsh Sanctuary (see Drawings SP-2, SP-3, SP-4 and C-8).

- Add note – Boulders / rocks with maximum dimension > 18” generated during tower and compound construction will be salvaged for use in mitigation at off-site properties. Rocks/boulders to be staged as directed by the Village.

For liability reasons, the applicants are unable to provide rocks to off-site properties.

- Review mitigation memo for access road recommendation (repair of road and culvert at S. Bedford Road entrance; security gate addition; new vegetation; etc.) and add notes to SP-1.

The proposed driveway entrance is to be repaired (see Drawing SP-3) and the drainage structures and piping in that area are to be replaced (see Drawing SP-4). A new steel gate has been proposed at the driveway to the property entrance (see Drawings SP-3 and C-8). Notes addressing the comments in the mitigation memo have been added to Drawing SP-1.

- REMOVE uphill by-pass parking area per Mitigation memo (show as red font with red “X” through this feature).

The uphill by-pass/parking area has been removed from the Drawing set.

DWG SP-2, SP-3, SP-4:

- Follow above notes for SP-1, as drawing scales allow.
The comments and notes to be added have been addressed on the appropriate drawings.
- Revised Notes at bottom left (show solar project values in red; adjust # trees; LOD; cut/fill as needed)
All elements of the proposed design that are associated with the proposed Solar project have been shown in red on Drawings SP-1 and SP-2 on the revised Drawing set.
- See mitigation memo for comments and recommendations on tree preservation (compound area), new plantings, on-site berm east of proposed tower, stormwater and grading elements. Update notes and features as needed.
See other items within this Response to Comment letter for the appropriate response to this comment.
- Note downed trees east of proposed compound area; clarify removal and new berm installation per mitigation memo.
A note addressing the removal of the existing downed trees east of the proposed compound area has been added to Drawings SP-1, SP-2 and SP-3.
- It is requested that Drawings SP-3, SP-4, C-5 (check need for precast storm manhole and underground infiltration system), and C-8 (is this Drawing necessary for the Homeland project?) be reviewed in detail for the “one project” assumption. Considering the limits of disturbance and gravel surfaces proposed for the Homeland project, it appears feasible to reduce the sizing of (or eliminate) some of these elements which would benefit the establishment of mitigation measures presented in the memo.
In the attempt to reduce the limit of disturbance in the area of the proposed bypass pull-offs the surface of those areas has been revised to gravel in order to reduce the impervious surface and therefore eliminate the need for the proposed drainage system shown in these areas previously.

DWG CP-1:

- Include note for generators, to the affect: generators are to be tested / cycled (e.g., typically 1 time per month, on a weekday during business hours, for a run period not to exceed 20 minutes).
A note regarding the scheduling of the generator testing/cycling has been added to Drawings CP-1, C-1 and C-6.
- Include note for compound lighting, to the affect: Two 52-watt switch/timer controlled light fixtures are proposed at the ground-based equipment compound for nighttime visits (the lights are only used when needed by a service technician). This lighting can be specified to comply with guidance from the International Dark Sky Association (IDA: Outdoor Lighting Basics International Dark-Sky Association). Motion detection lighting shall not be installed. No tower lighting is required or proposed for the project.
Notes have been added to Drawings C-3 and C-6 addressing the individual carrier equipment area lighting.
- Add location of fire extinguishers to canopy / equipment cabinet areas.
(2) fire extinguishers have been added to the drawings (see Drawings C-1 and C-6).

DWGs A-1 and A-2 (stealth tree elevation views):

- Import notes from On-Site Mitigation Concept #2 (Monopole Design) from the mitigation memo (tree branch density and taper; antenna covers; textures / faux bark; colors and finishes). Evaluate downward extension of branching per mitigation memo.
The notes from On-Site Mitigation Concept #2 have been added to Drawings A-1 and A-2.
- Import notes form On-Site Mitigation Concept #3 (Compound Design) from the mitigation memo (compound fencing – height and colors).
The proposed fencing has been revised to increase the height to 10’ and notes have been added to the drawings addressing the fence color (see Drawing C-4).
- Add spec or sample cut sheet for artificial tree branching (e.g., vender photo)
A specification/sample cut sheet for the tree branching has been submitted under a separate cover.
- Add note - The equipment cabinet canopies and ice bridge shall be treated as a dark brown to match the compound fencing color
The drawings have been revised to specify that the proposed equipment canopies and ice bridges are to be painted dark brown (see Drawings C-1 and C-6).

DWG EC-1 (notes for SWPPP, sediment & erosion control; construction sequence; maintenance):

- Review for notes that may be applicable to the solar project; change to red text.
The notes on Drawing have been reviewed and it has been determined that there were no notes referencing the proposed Solar project.
- Review Construction Sequence notes with comments provided above for new Tree Preservation Plan sheet.
The proposed Construction Sequence notes have been revised as appropriate.

DWG C-1:

- Copy above generator notes to this sheet.
A note regarding the proposed generator testing/cycling have been added to Detail 8 on Drawing C-1 and Detail 4 on Drawing C-6.

DWG C-2:

- Add spec or sample cut sheet for antenna covers (“socks”).
A specification/sample cut sheet for the proposed antenna socks has been submitted under a separate cover.
- Import notes from On-Site Mitigation Concept #2 (Monopole Design) from the mitigation memo (colors of visible equipment; antenna covers; etc.).
Notes regarding the proposed monopine design have been added to Drawings A-1 and A-2.

DWG C-3:

- Include note for compound lighting, to the affect: Two 52-watt switch/timer controlled light fixtures are proposed at the ground-based equipment compound for nighttime visits (the lights are only used when needed by a service technician). This lighting can be specified to comply with guidance from the International Dark Sky Association (IDA: Outdoor Lighting Basics International Dark-Sky Association). Motion detection lighting shall not be installed. No tower lighting is required or proposed for the project.
A note in regard to the proposed light fixtures has been added to Drawing C-3.

DWG C-4:

- Import notes from On-Site Mitigation Concept #3 (Compound Design) from the mitigation memo (compound fencing – height and colors).
The proposed fencing has been revised to increase the height to 10’ and notes have been added to the drawings addressing the fence color (see Drawing C-4).
- Add detail for secondary (western) on-site lattice fence per mitigation memo.
A detail for the proposed screening fence has been added to Drawing C-8.

DWG C-5 and C-8:

- Evaluate need for storm manhole and underground infiltration system. Update sheet as possible.
The proposed stormwater design has been revised to reflect the new layout in order to reduce the proposed limits of disturbance the bypass pull-offs have been revised to a gravel surface and therefore eliminating the need for the proposed storm manhole and infiltration systems in those areas.
- Confirm if C-8 is still required with the “one project” assumption.
Drawing C-8 has been revised to incorporate the details for the proposed telecommunication facility only.

DWG SS-1:

- Modify per mitigation memo (change solar project notes, LOD, etc. to red font).

All elements of the proposed design that are associated with the Solar project have been shown in red on Drawings SP-1 and SP-2 on the revised Drawing set.

DWG LS-1: Modify per mitigation memo (change solar project notes, LOD, etc. to red font). Add or confirm the following notes for new plantings

All elements of the proposed design that are associated with the Solar project have been shown in red on the revised Drawings SP-1 and SP-2.

- All landscaping shall be planted according to sound horticultural practice and in conformance with the American standard for nursery stock, current edition. All plant materials used shall be true to name and size in conformity with the current edition of the American standard of nursery stock and shall be typical of their species or variety. All plants shall have normal, well-developed branches and vigorous root systems. They shall be sound, healthy, vigorous, free from defects, disfiguring knots, abrasions of the bark, sun scald injuries, plant diseases, insect eggs, borers, and all other forms of infection. All plants shall be nursery grown. All plant material shall be tagged at the nursery source and approved by the project landscape architect prior to planting.
A note has been added to Drawing L2.
- All plant material shall bear the same relation to finished grade as it bore to existing grade at the nursery. All plant material shall be planted so that the top of the rootball is no higher or lower than the existing/finished grade dependent upon soil conditions.
A note has been added to Drawing L2.
- In the event that planting discrepancies or material omissions occur in the plant materials list, the landscaping plan shall govern. The use and planting of bare root material shall be prohibited.
A note has been added to Drawing L2.
- Plants shall only be installed when the soil is frost free.
A note has been added to Drawing L2.
- The depth of plant pits shall be increased by 12" through the addition of loose aggregate (3/4" to 1 1/2" diameter) wherever poor drainage occurs.
A note has been added to Drawing L2.
- Plants planted in rows shall be matched specimens and be uniform in size and form.
A note has been added to Drawing L2.
- Planting backfill mixture shall consist of one part topsoil, one-part native soil and one-part peat moss. Note that planting mixture may change based upon soil conditions.
A note has been added to Drawing L2.
- All plant material shall be given a minimum of 5 gallons of water at the time of installation and shall be watered at intervals during establishment to ensure adaptation to the site. Prior to the installation of the plant material, the contractor shall fill each planting pit with water and allow it to fully percolate into the ground prior to placement of the plant. The contractor shall notify either the township or project landscape architect of any percolation problems prior to installation.
A note has been added to Drawing L2.
- Preferred planting time periods are from September 1 to November 30 or March 20 to May 31. No planting shall be executed during abnormally hot weather nor when the ground is frozen. Mound mulch 6 inches high to form saucer final grade
A note has been added to Drawing L2.
- The contractor shall remove all damaged branches and nursery tags at the time of installation.
A note has been added to Drawing L-1.
- Slow release fertilizer tablets or packets of 20-10-5 composition shall be added to all planting pits at the following ratios: 1 per shrub, 2 per evergreen trees up to 2" in caliper and 3 for evergreen trees above 2" in caliper.
A note has been added to Drawing L2.
- All grouped shrubs shall be mulched together to form one continuous planting bed.
A note has been added to Drawing L2.
- Contractor to be responsible for seeding areas being disturbed by construction. Seed mixture to be in accordance with soil conservation district's standards.
A note has been added to Drawing L2.
- Stakes shall be white or red cedar, oak, or locust treated with acceptable wood preservative.

- A note has been added to Drawing L2.

 - Remove all plastic material synthetic burlap and string or containers to be removed at the time of planting.

A note has been added to Drawing L2.
- Only physical means to control grass, weeds, or nuisance vegetation shall be used. The use of herbicides, pesticides, or other chemical means to control vegetation shall not be permitted at any part of the Homeland lease during construction and over the life of the facility.

A note has been added to Drawing L2.
- Add note on bond / warranty to be furnished and commitment to maintain all on-site tree preservation and on-site plantings for the life of the facility. Homeland Towers shall maintain all landscaping for as long as the telecommunication site is on the property. Required maintenance shall include watering and replacement of on-site dead and/or dying landscaping.

A note has been added to Drawing L2.
- Add note - Tree removal associated with construction will need to occur between November 1 and March 31 to comply with the NYSDEC guidance for bat species.

A note has been added to Drawing L2.

Should you have any questions, please do not hesitate to call me at (860) 663-1697.

Sincerely,

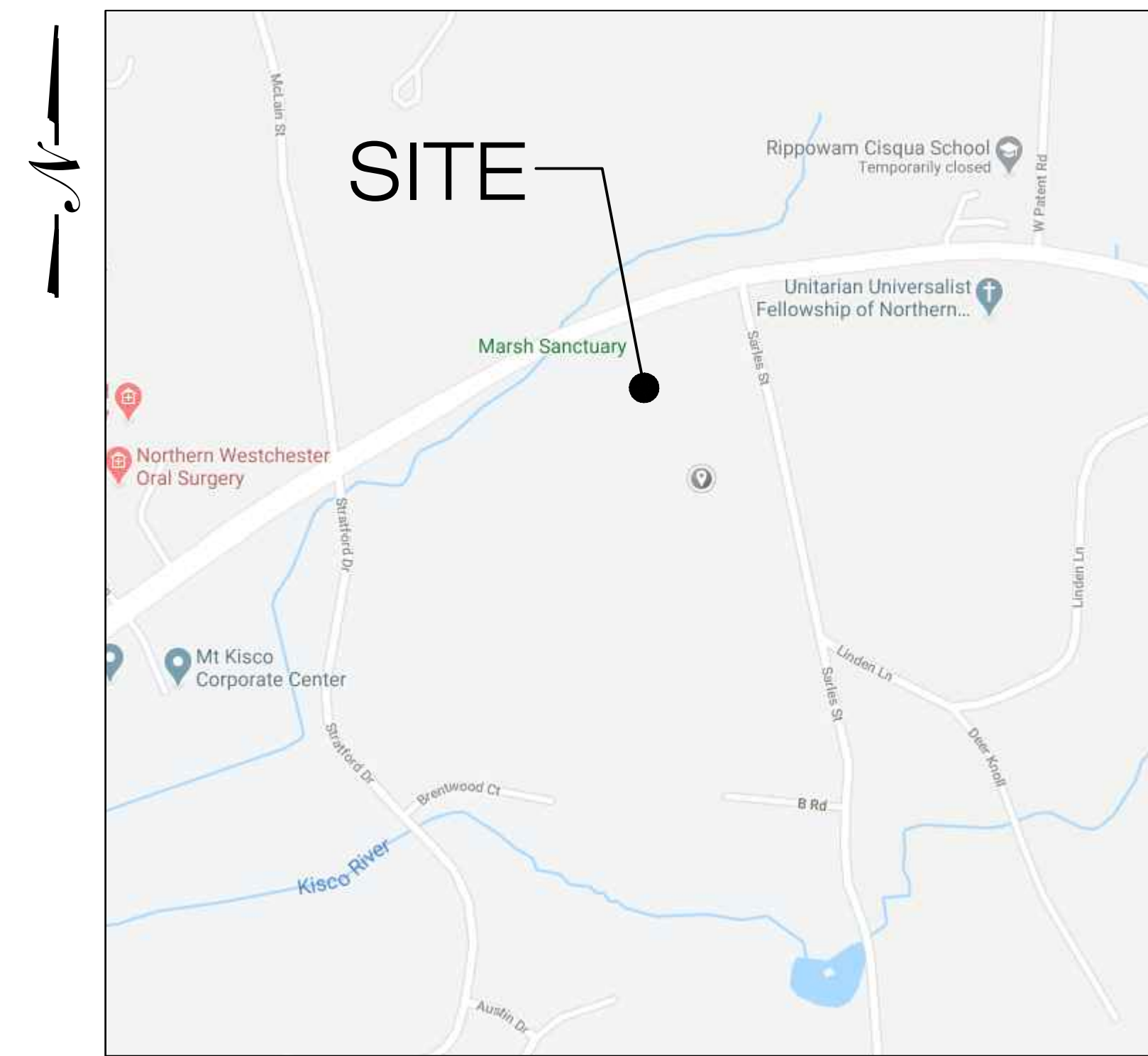
APT Engineering



Scott M. Chasse, P.E.
Principal



HOMELAND TOWERS, LLC
WIRELESS TELECOMMUNICATIONS FACILITY
MOUNT KISCO
180 S. BEDFORD RD.
MT. KISCO, NY 10594



LOCATION MAP
 SCALE: 1" = 500'

DRAWING INDEX

- T-1 TITLE SHEET & INDEX
- 1 OF 2 ABUTTERS PLAN
- 2 OF 2 PARTIAL EXISTING CONDITIONS SURVEY
- R-1 500' RADIUS MAP & PROPERTY OWNERS
- TR-1 500' TOWER RADIUS MAP
- SP-1 SITE PLAN
- SP-2 PARTIAL SITE PLAN
- SP-3 PARTIAL SITE PLAN
- SP-4 GRADING & DRAINAGE PLAN
- CP-1 COMPOUND PLAN
- A-1 - A-3 ELEVATIONS & ALTERNATE MONOPOLE ELEVATIONS
- EC-1 - EC-2 EROSION CONTROL NOTES & DETAILS
- C-1 - C-3 VERIZON EQUIPMENT, ANTENNA & LIGHTING PLANS & DETAILS
- C-4 - C-5 SITE DETAILS
- C-6 - C-7 AT&T EQUIPMENT & ANTENNA PLANS & DETAILS
- C-8 SITE DETAILS
- SS-1 STEEP SLOPE PLAN
- FD-1 FIRE TRUCK TURNING PLAN
- L1 LANDSCAPING & TREE MITIGATION PLAN
- L2 LANDSCAPING & TREE MITIGATION NOTES & DETAILS

SITE INFORMATION

PROJECT LOCATION: 180 S. BEDFORD RD.
 MT. KISCO, NY 10594

PROJECT DESCRIPTION: RAWLAND SITE W/ GROUND EQUIPMENT
 WITHIN 1,470± SF TELECOMMUNICATIONS
 COMPOUND W/ NEW 140± AGL MONOPINE.

PROPERTY DEVELOPER: HOMELAND TOWERS, LLC
 9 HARMONY STREET
 2ND FLOOR
 DANBURY, CT 06810

DEVELOPER CONTACT: KLAUS WIMMER
 (203) 297-6345

ENGINEER CONTACT: ROBERT C. BURNS
 (860) 552-2036

LATITUDE: 41° 11' 58.66"N
 LONGITUDE: 73° 42' 48.55"W
 ELEVATION: 426± AMSL

SECTION: 80.44
 BLOCK: 1
 LOT: 1
 ZONE: CD -CONSERVATION DEVELOPMENT DISTRICT

HOMELAND TOWERS, LLC
 9 HARMONY STREET
 2ND FLOOR
 DANBURY, CT 06810
 (203) 297-6345

verizon
 4 CENTEROCK ROAD
 WEST NYACK, NY 10994

at&t
 340 MOUNT KEMBLE AVENUE
 MORRISTOWN, NEW JERSEY 07960

APT ENGINEERING
 567 VAUXHALL STREET EXTENSION - SUITE 311
 WATERFORD, CT 06385 PH: (860)-663-1697
 WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

PERMITTING DOCUMENTS

NO	DATE	REVISION
0	08/13/20	FOR REVIEW: RCB
1	08/14/20	CLIENT REVS: RCB
2	11/03/20	TOWN COMMENTS: RCB
3	12/22/20	TOWN COMMENTS: RCB
4	01/25/21	TOWN COMMENTS: RCB
5	03/19/21	TOWN COMMENTS: RCB
6	07/12/21	TOWN COMMENTS: RCB
7	07/13/21	TOWN COMMENTS: RCB
8	07/14/21	TOWN COMMENTS: RCB
9	04/12/23	TOWN COMMENTS: RCB

DESIGN PROFESSIONALS OF RECORD

PROF: SCOTT M. CHASSE P.E.
 COMP: APT ENGINEERING
 ADD: 567 VAUXHALL STREET
 EXTENSION - SUITE 311
 WATERFORD, CT 06385

DEVELOPER: HOMELAND TOWERS, LLC
 ADDRESS: 9 HARMONY STREET
 2ND FLOOR
 DANBURY, CT 06810

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

**HOMELAND TOWERS
 MOUNT KISCO**

SITE 180 S. BEDFORD RD.
 ADDRESS: MT. KISCO, NY 10594

APT FILING NUMBER: NY283830

DATE: 08/13/20 DRAWN BY: CSH
 CHECKED BY: RCB

SHEET TITLE:
**TITLE SHEET
 & INDEX**

SHEET NUMBER:
T-1

OWNER:
 SKULL ISLAND PARTNERS LLC
 C/O DAVID SELDIN
 1571 OCEANVIEW DRIVE
 TIERRA VERDE, FL 33715-2538

APPLICANTS:
 HOMELAND TOWERS, LLC
 9 HARMONY STREET
 2ND FLOOR
 DANBURY, CT 06810
 KLAUS WIMMER
 (203) 297-6345

VERIZON
 4 CENTEROCK RD.
 WEST NYACK, NY 10994

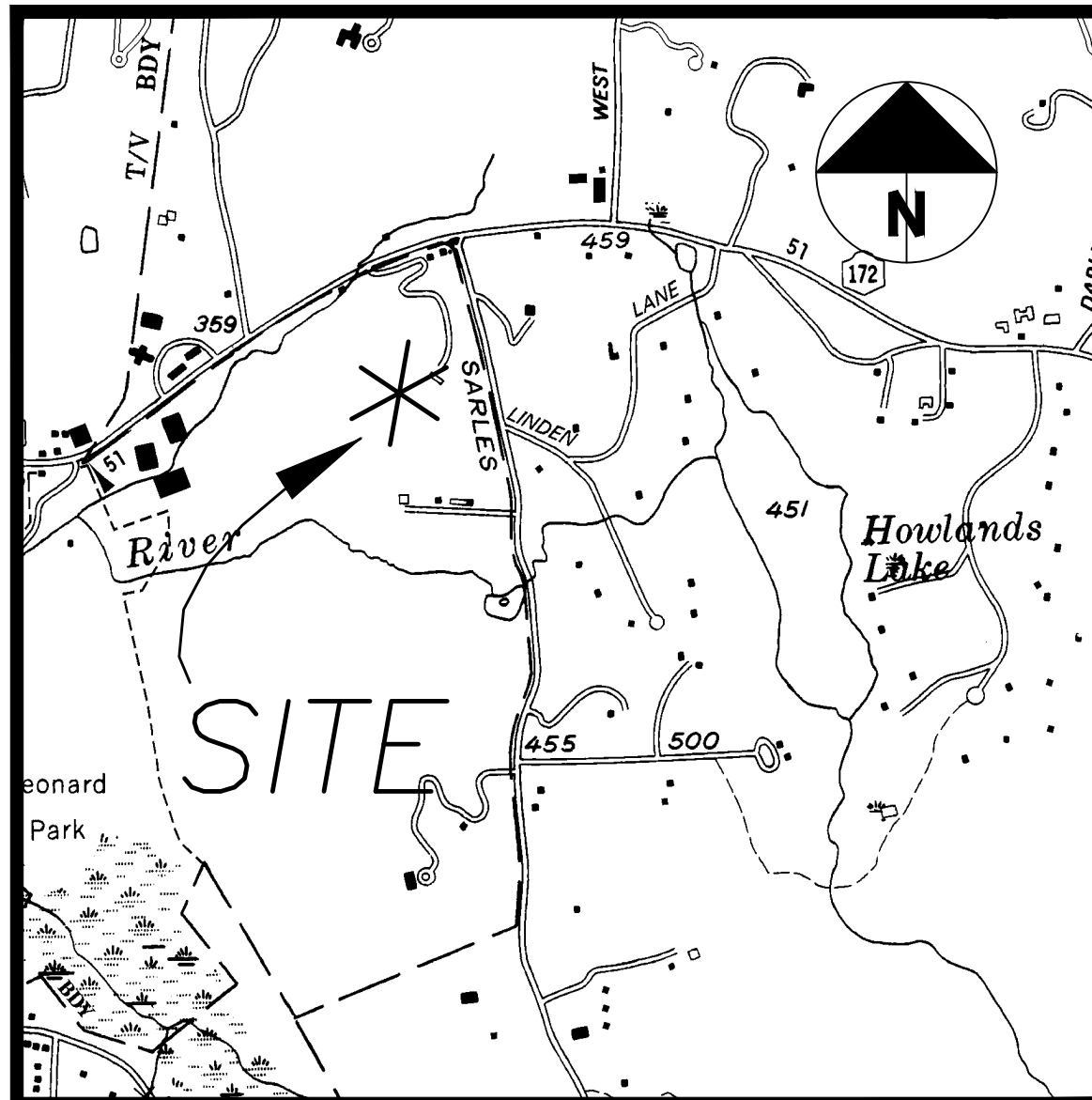
HOMELAND PROJECT ATTORNEY:
 SNYDER & SNYDER, LLP
 94 WHITE PLAINS ROAD
 TARRYTOWN, NY 10591
 (914) 333-0700

POWER PROVIDER:
 CONEDISON: (800) 752-6633

TELCO PROVIDER:
 VERIZON (914) 890-0200

DIG SAFELY NEW YORK:
 (800) 962-7962

GOVERNING CODES:
 2020 NEW YORK STATE UNIFORM
 FIRE PREVENTION & BUILDING CODE
 NATIONAL ELECTRIC CODE
 TIA-222-H



LOCATION MAP
Source: N.Y.S.D.O.T. Quadrangle Sheet - Mt. Kisco, NY

"Copies from the original of this survey map not marked with an original of the land surveyor's inked seal or embossed seal shall not be considered to be a valid true copy."

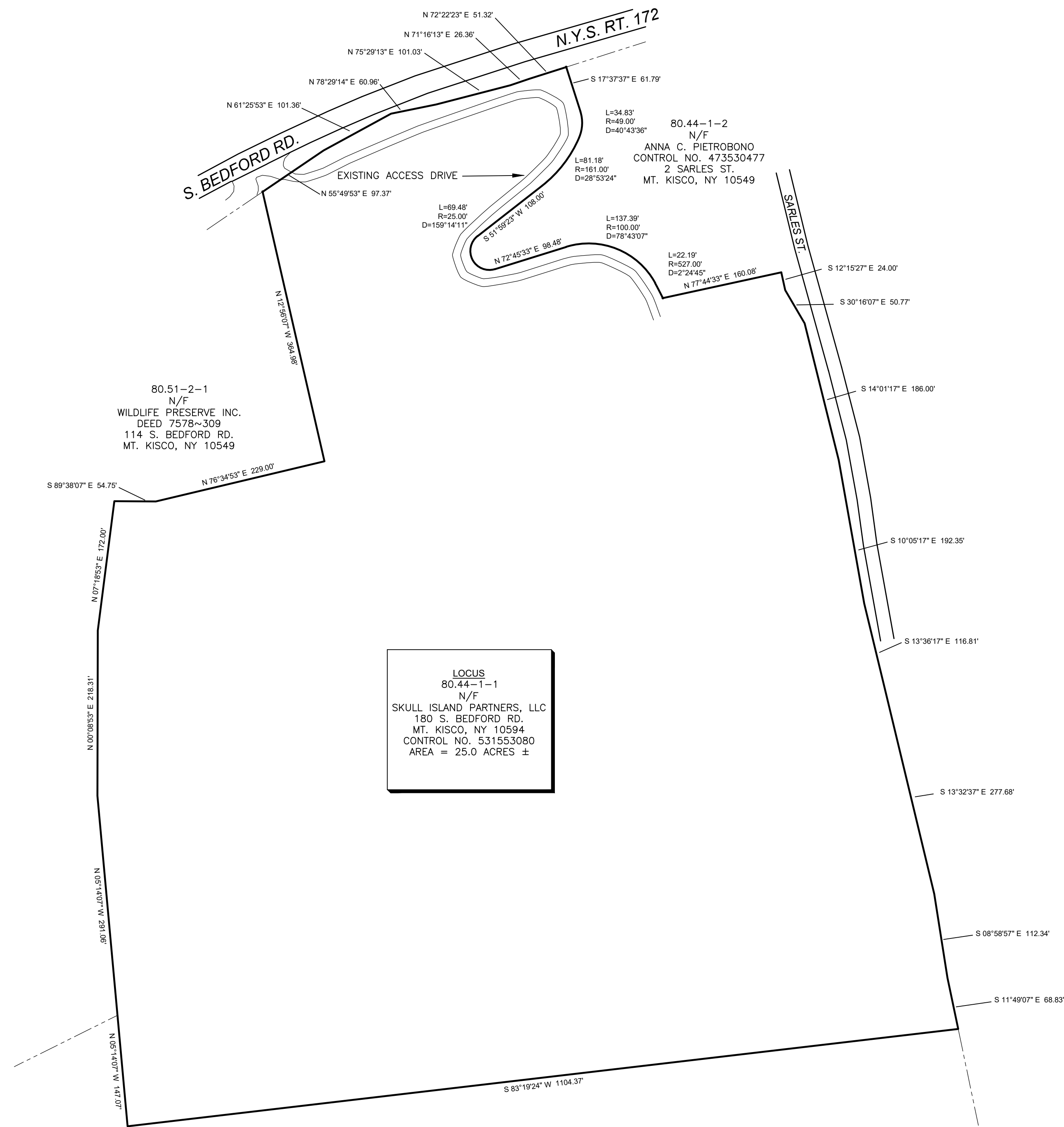
Alterations not conforming to section 7209, subdivision 2, of the State Education Law, are prohibited.

SURVEY NOTES

1. NO TITLE REPORT WAS REFERENCED FOR THIS SURVEY.
2. AREA 25.0 ± ACRES
3. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER SOUTH BEDFORD RD.
4. BASIS OF BEARINGS - TRUE NORTH @ 74° 30' WEST LONGITUDE.
5. UNDERGROUND FEATURES, FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN LOCATED FROM AVAILABLE RECORDS, FIELD LOCATIONS OF ASSOCIATED ABOVE GROUND STRUCTURES, ANY MARKINGS PROVIDED BY THE CLIENT THEREFORE, THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UNDERGROUND FEATURES, FACILITIES, STRUCTURES AND UTILITIES, THE LOCATION OR EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN. LOCATION OF UNDERGROUND FEATURES, FACILITIES AND STRUCTURES ARE NOT CERTIFIED.
6. IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND THE CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT. BE SURE TO COMPARE THE TWO DOCUMENTS BEFORE USING THE DIGITAL FILE.
7. THIS DRAWING HAS BEEN PREPARED FOR A 24"x36" FORMAT. DO NOT SCALE THIS DRAWING IF PLOTTED ON ANY OTHER FORMAT.
8. VERTICAL DATUM: NAVD88.
9. CONTOUR INTERVAL: 1 FOOT.

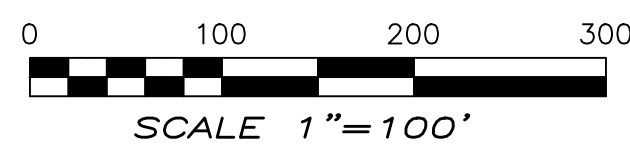
LEGEND

- ⊙ Evidence Found, Labeled
- Boundary Line
- - - County Tax Parcel Line
- 80.44-1-1 County Tax Map Parcel I.D. Number



LOCUS
80.44-1-1
N/F
SKULL ISLAND PARTNERS, LLC
180 S. BEDFORD RD.
MT. KISCO, NY 10594
CONTROL NO. 531553080
AREA = 25.0 ACRES ±

80.60-1-2
N/F
MARSH SANCTUARY
DEED 11392-219
71 SARLES ST.
MT. KISCO, NY 10549



True North
@ 74°30' West Longitude

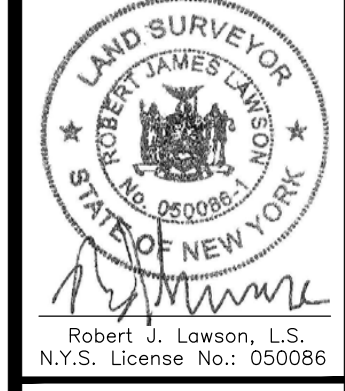
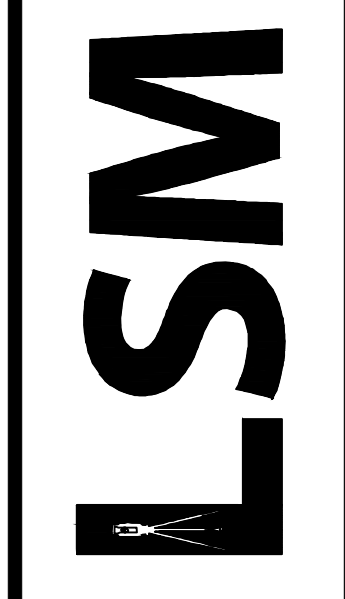
SITE SPECIFIC NOTES:

1. FIELD SURVEY DATE: AUGUST 6, 2020
2. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
3. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
4. OWNER: SKULL ISLAND PARTNERS, LLC
263 13TH AVE. SOUTH SUITE 340
ST. PETERSBURG, FL. 33701
5. SITE NUMBER: NY172
6. SITE ADDRESS: 180 S. BEDFORD RD.
MT. KISCO, NY 10594
7. APPLICANT: HOMELAND TOWERS
8. JURISDICTION: VILLAGE OF MT. KISCO
WESTCHESTER COUNTY, NY
9. TAX ID: 80.44-1-1
10. DEED REFERENCE: CONTROL NO. 531553080
11. ZONING DISTRICT: CD CONSERVATION DEVELOPMENT DISTRICT
12. THE HORIZONTAL DATUM AND VERTICAL DATUM WERE DERIVED FROM A DUAL FREQUENCY GPS SURVEY.
13. ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE AND PLANS OF RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIGSAFELY NEW YORK 1-800-962-7962 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.
14. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED IMPROVEMENTS ON THIS PROPERTY ARE LOCATED IN AN AREA DESIGNATED AS ZONE X (UNSHADED), AREA OF MINIMAL FLOODING. COMMUNITY PANEL NO. 36119 C 0154 F EFFECTIVE DATE: SEPTEMBER 28, 2007.
15. FIELD SURVEY BY EDM TOTAL STATION.
16. THIS IS NOT A BOUNDARY SURVEY. METES AND BOUNDS SHOWN HEREON ARE COMPILED FROM THE SUBJECT REFERENCED SITE PLAN. DIRECTIONS HAVE BEEN ROTATED INTO MAP DATUM (NAD 83) BASED ON FOUND EVIDENCE AS NOTED. NO BOUNDARY SURVEY WAS PERFORMED.
17. ALL PROPERTY LINES SHOWN ARE FROM DEEDS, PLANS OF RECORD AND WESTCHESTER COUNTY, NY GIS DATABASE AND ARE APPROXIMATE ONLY.
18. ABUTTING PROPERTY LINES AND STREET LINES ARE TAKEN FROM THE REFERENCE PLANS AND THE WESTCHESTER COUNTY, NY GIS DATABASE AND ARE APPROXIMATE ONLY.

Abutters Plan
Premises of
Skull Island Partners, LLC
Control No. 531553080
Village of Mount Kisco, County of Westchester
State of New York

No.	Date	Description

LAWSON SURVEYING & MAPPING
Boundary ~ Topographic ~ Control ~ Deformation ~ Construction ~ C.I.S. ~ Subdivision ~ C.P.S.
2969 County Route 8 ♦ Oneonta, New York 13820
Phone: (807) 482-3300
Facsimile: (807) 482-8313
www.lawsonsurvey.com



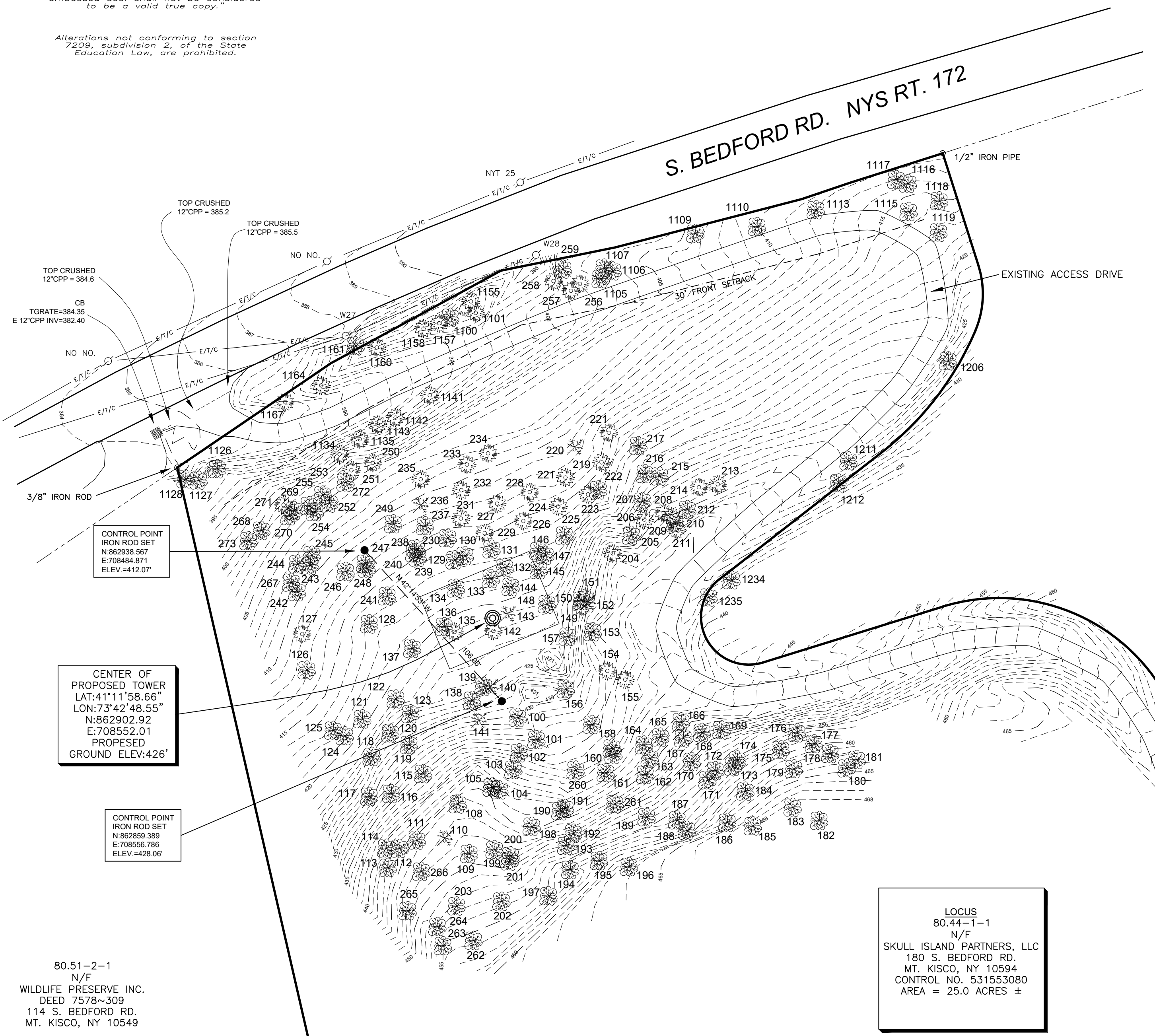
DATE: August 6, 2020
W.O. No.: 6969
SCALE: 1 inch = 100 feet
DRAWN BY: J.D.J.
CHECKED BY: R.J.L.
FIELD CHECKED BY: J.D.J.
DWG FILE: 6969.DWG
MAP No.: M 24-1241
SHEET No.: 1 of 2

"Copies from the original of this survey map not marked with an original of the land surveyor's inked seal or embossed seal shall not be considered to be a valid true copy."

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SURVEY NOTES

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8. VERTICAL DATUM: NAVD83.
9. CONTOUR INTERVAL: 1 FOOT.



80.44-1-2
N/F
ANNA C. PIETROBONO
CONTROL NO. 473530477
2 SARLES ST.
MT. KISCO, NY 10549

LOCUS
80.44-T-1
N/F
SKULL ISLAND PARTNERS, LLC
180 S. BEDFORD RD.
MT. KISCO, NY 10594
CONTROL NO. 531553080
AREA = 25.0 ACRES ±

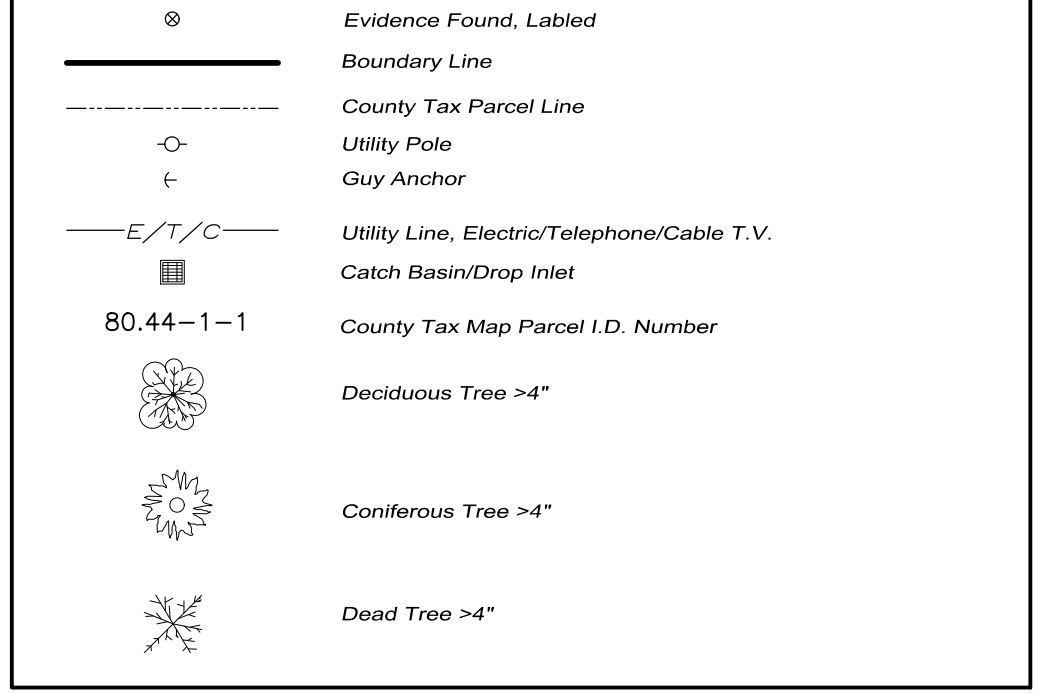
No. SIZE TYPE TAG OR FLAG No.

- 222 12" OAK FL3955
- 223 10" HEM OT3222 FL3956
- 224 20" HEM OT3221 FL3957
- 225 12" OAK FL3958
- 226 19" HEM OT3219 FL3959
- 227 14" HEM FL3960
- 228 16" HEM FL3961
- 229 12" HEM OT3216 FL3962
- 230 7" OAK FL3963
- 231 11" HEM OT3217 FL3964
- 232 16" HEM FL3965
- 233 17" HEM OT3279 FL3966
- 234 10" HEM OT3280 FL3967
- 235 15" HEM OT3276 FL3968
- 236 8" DEAD OT3275 FL3969
- 237 6" OAK FL3970
- 238 10" OAK FL3971
- 239 8" OAK FL3972
- 240 28" OAK OT3336 FL3973
- 241 7" OAK FL3974
- 242 23" OAK OT3333 FL3975
- 243 6" OAK FL3976
- 244 6" MPL FL3977
- 245 7" OAK FL3978
- 246 9" OAK FL3979
- 247 6" OAK FL3980
- 248 6" OAK FL3981
- 249 16" OAK FL3982
- 250 23" PINE OT 3300 FL3983
- 251 40" PINE OT3301 FL3984
- 252 10" OAK FL3985
- 253 7" OAK FL3986
- 254 5" BCH FL3987
- 255 5" OAK FL3988
- 256 28" PINE OT3270 FL3989
- 257 30" PINE OT3269 FL3990
- 258 42" PINE OT3268 FL3991
- 259 7"-10"2B OAK BT7 FL3992
- 260 5" OAK FL3993
- 261 5" OAK FL3994
- 262 7" OAK FL3995
- 263 31" OAK OT3385 FL3996
- 264 12"-9"2B OAK OT3387 FL3997
- 265 16" OAK FL3998
- 266 7" OAK FL3999
- 267 5" MPL FL4000
- 268 5" MPL FL4001
- 269 40" OAK FL4002
- 270 36" OAK OT3332 FL4003
- 271 6" HEM FL4004
- 272 7" BCH FL4005
- 273 5" MPL FL4006

TREE LOCATIONS FROM FIELD SURVEY PERFORMED ON JANUARY 6, 2020 AND AUGUST 7, 2020.

- No. SIZE TYPE TAG No.
- 1100 6" MPL
 - 1101 12" PINE
 - 1105 6" MPL
 - 1106 6" MPL
 - 1107 8" MPL
 - 1109 10" MPL
 - 1110 8" MPL
 - 1111 14" MPL
 - 1112 8" MPL
 - 1113 15" MPL
 - 1115 8" MPL
 - 1116 10" MPL
 - 1117 10" MPL
 - 1118 8" MPL
 - 1119 8" MPL
 - 1126 36" MPL 3324
 - 1127 30" OAK 3325
 - 1128 14" ASH
 - 1134 15" PINE 3304
 - 1135 19" PINE 3307
 - 1141 24" PINE
 - 1142 24" PINE 3297
 - 1143 24" PINE 3309
 - 1155 14" PINE 3323
 - 1157 24" PINE 3321
 - 1158 20" PINE 3320
 - 1160 23" PINE 3317
 - 1161 18" BIRCH 3315
 - 1164 18" PINE 3312
 - 1167 12" PINE 3310
 - 1206 12" MPL
 - 1211 12" BIR
 - 1212 12" BIR
 - 1234 14" BIR
 - 1235 12" ASH

LEGEND



No. SIZE TYPE TAG OR FLAG No.

- 100 26" OAK OT3078 NT3833
- 101 24" OAK OT3075 NT3834
- 102 12" OAK NT3835
- 103 19"-23"2B OAK OT3077 NT3836
- 104 10" MPL NT3837
- 105 16"-12"2B OAK NT3838
- 108 10"-11"2B OAK NT3841
- 109 9" MPL NT3842
- 110 20" DEAD NT3843
- 111 10" OAK NT3844
- 112 10" OAK NT3845
- 113 29" OAK OT3393 NT3846
- 114 6" OAK NT3847
- 115 33" OAK NT3848
- 116 15" OAK NT3849
- 117 17" OAK OT3367 NT3850
- 118 18" OAK OT3364 NT3851
- 119 8" MPL NT3852
- 120 10" MPL NT3853
- 121 5" BCH NT3854
- 122 16" OAK NT3855
- 123 25" OAK NT3856
- 124 11" OAK NT3857
- 125 17" OAK NT3858
- 126 5" OAK NT3859
- 127 20" PINE OT3339 NT3860
- 128 14"-25" 2B OAK OT3334 NT3861
- 129 6" OAK NT3862
- 130 13" OAK NT3863

No. SIZE TYPE TAG OR FLAG No.

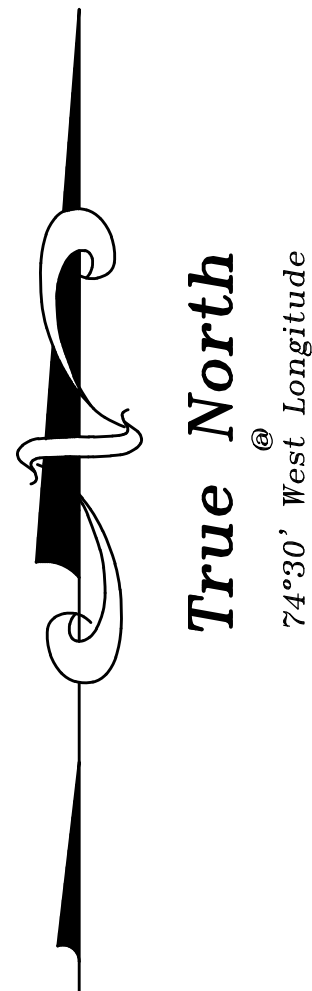
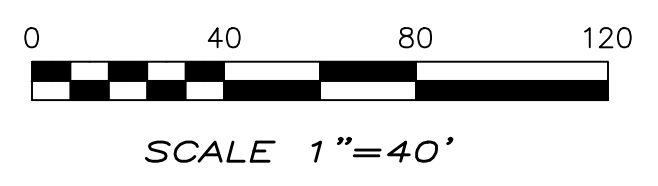
- 131 7" OAK NT3864
- 132 16" OAK NT3865
- 133 14" OAK NT3866
- 134 5" OAK NT3867
- 135 32" PINE OT3358 NT3868
- 136 5" OAK NT3869
- 137 9" OAK NT3870
- 138 10" OAK OT3080 NT3871
- 139 16" OAK NT3872
- 140 6" DEAD NT3873
- 141 12" DEAD NT3874
- 142 12" PINE OT3359 NT3875
- 143 23" DEAD NT3876
- 144 8" OAK NT3877
- 145 9" OAK NT3878
- 146 10" OAK NT3879
- 147 6" OAK NT3880
- 148 7" OAK NT3881
- 149 29" PINE BT37 OT3215 NT3882
- 150 5" MPL BT38 NT3883
- 151 11" PINE BT39 OT3214 NT3884
- 152 7" DEAD NT3885
- 153 6" PL NT3886
- 154 9" PINE BT43 NT3887
- 155 19" PINE OT3083 NT3888
- 156 10" MPL BT42 NT3889
- 157 7" MPL BT41 NT3890
- 158 23" OAK OT3074 NT3891
- 159 5" OAK BT45 NT3892
- 160 10" MPL BT44 NT3893
- 161 9" MPL OT NT3894

No. SIZE TYPE TAG OR FLAG No.

- 162 15" OAK OT3069 NT3895
- 163 6" MPL BT46 NT3896
- 164 34" OAK OT3070 NT3897
- 165 8" OAK BT47 NT3898
- 166 14" MPL BT48 NT3899
- 167 20" OAK OT3071 NT3900
- 168 7" MPL BT51 FL3901
- 169 6" MPL BT51 FL3902
- 170 7" MPL FL3903
- 171 5" OAK FL3904
- 172 5" MPL FL3905
- 173 21" OAK FL3906
- 174 10" MPL FL3907
- 175 20" OAK OT3164 FL3908
- 176 8" BCH BT86 FL3909
- 177 5" OAK BT85 FL3910
- 178 14" OAK OT3166 FL3911
- 179 20" MPL BT54 FL3912
- 180 8" OAK BT83 FL3913
- 181 24" OAK OT3168 FL3914
- 182 5" OAK BT55 FL3915
- 183 19" OAK OT3163 FL3916
- 184 11" OAK OT3161 FL3917
- 185 7" BCH FL3918
- 186 17" OAK FL3919
- 187 25" OAK OT3157 FL3920
- 188 13" OAK OT3158 FL3921
- 189 6" OAK FL3922
- 190 24" OAK OT3067 NT3923
- 191 8" OAK FL3924
- 192 37" OAK OT3066 FL3925

No. SIZE TYPE TAG OR FLAG No.

- 193 7" OAK FL3926
- 194 6" OAK FL3927
- 195 9" OAK OT3155 FL3928
- 196 13" OAK OT3154 FL3929
- 197 7" OAK FL3930
- 198 8" OAK FL3931
- 199 5" OAK FL3932
- 200 6" OAK FL3933
- 201 23" OAK OT3391 FL3934
- 202 11" OAK OT3389 FL3935
- 203 10"-22"2B OAK OT3386 FL3936
- 204 20" PINE FL3937
- 205 8" OAK BT36 FL3938
- 206 18" 2B OT3211 FL3939
- 207 6" OAK BT35 FL3940
- 208 21" PINE OT3209 FL3941
- 209 12" PINE OT3208 FL3942
- 210 6" MPL BT34 FL3943
- 211 13" PINE OT3207 FL3944
- 212 6" OAK BT33 FL3945
- 213 30" PINE OT3206 FL3946
- 214 10" HEM BT30 FL3947
- 215 13" OAK BT31 FL3948
- 216 11" OAK BT32 FL3949
- 217 17" OAK FL3950
- 218 21" HEM OT3288 FL3951
- 219 15" HEM FL3952
- 220 9" DEAD OT3286 FL3953
- 221 20" HEM OT3223 FL3954



LAWSON SURVEYING & MAPPING

Boundary ~ Topographic ~ Control ~ Deformation ~ Construction ~ C.I.S. ~ Subdivision ~ C.P.S.
2959 County Route 8 Oneonta, New York 13820
Phone: (807) 482-3300
Facsimile: (807) 482-8313
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REVISIONS

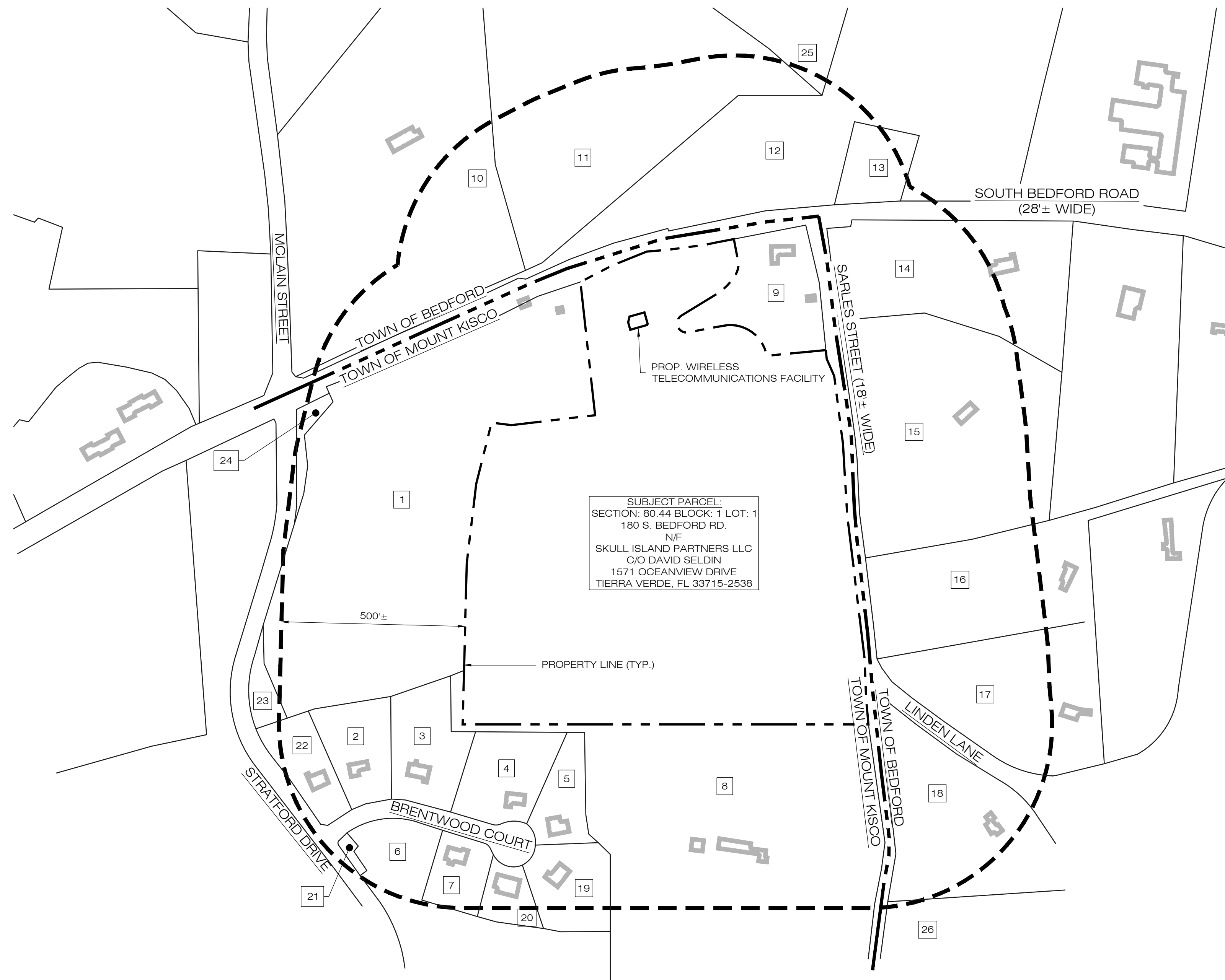
No.	Date	Description
2	3/31/2023	Added Tree Numbers and Table per Field Location 3/8/2020
1	3/16/2023	Added Tree Numbers and Tables per Field Location 3/9/2023

LSM

LAND SURVEYOR
STATE OF NEW YORK
Robert J. Lawson, L.S.
N.Y.S. License No.: 050086

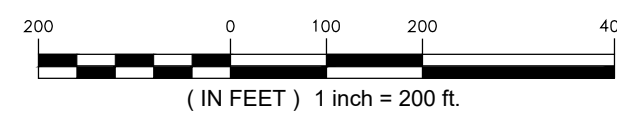
DATE: August 6, 2020
W.O. No.: 6969
SCALE: 1 inch = 40 feet
DRAWN BY: J.D.J.
CHECKED BY: R.J.L.
FIELD CHECKED BY: J.D.J.
DWG FILE: 6969.DWG
MAP No.: M 24-1241
SHEET No.: 2 of 2

Existing Conditions Survey
Portion of
Premises of
Skull Island Partners, LLC
Control No. 531553080
Village of Mount Kisco, County of Westchester
State of New York



SUBJECT PARCEL:
SECTION: 80.44 BLOCK: 1 LOT: 1
180 S. BEDFORD RD.
N/F
SKULL ISLAND PARTNERS LLC
C/O DAVID SELDIN
1571 OCEANVIEW DRIVE
TIERRA VERDE, FL 33715-2538

1
R-1 **500' RADIUS MAP**
SCALE: 1" = 200'-0"



VILLAGE OF MOUNT KISCO
WESTCHESTER COUNTY
500' RADIUS PROPERTY OWNERS

MAP ID	SECTION	BLOCK	LOT	PROPERTY ADDRESS	OWNER NAME	OWNER ADDRESS
1	80.51	2	1	114 S. BEDFORD RD, MOUNT KISCO, NY 10549	WILDLIFE PRESERVE INC.	71 SARLES ST, MOUNT KISCO, NY 10549
2	80.51	2	3	3 BRENTWOOD CT, MOUNT KISCO, NY 10549	MICHAEL J. INSERRA & MADLYN INSERRA	3 BRENTWOOD CT, MOUNT KISCO, NY 10549
3	80.51	2	4	5 BRENTWOOD CT, MOUNT KISCO, NY 10549	GEORGE COPPOLA & ELLEN MOLLOY	5 BRENTWOOD CT, MOUNT KISCO, NY 10549
4	80.51	2	5	7 BRENTWOOD CT, MOUNT KISCO, NY 10549	MARYANN M. TARNOK	7 BRENTWOOD CT, MOUNT KISCO, NY 10549
5	80.51	2	6	9 BRENTWOOD CT, MOUNT KISCO, NY 10549	FRANK PACCETTI & BARBARA PACCETTI	9 BRENTWOOD CT, MOUNT KISCO, NY 10549
6	80.59	1	1.17	STRATFORD DR, MOUNT KISCO, NY 10549	MT. KISCO CHASE HOA INC	P.O. BOX 265, SOMERS, NY 10589
7	80.51	2	9	6 BRENTWOOD CT, MOUNT KISCO, NY 10549	KARAN GAREWAL & PRATIBHA GAREWAL	6 BRENTWOOD CT, MOUNT KISCO, NY 10549
8	80.60	1	2	71 SARLES ST, MOUNT KISCO, NY 10549	MARSH SANCTUARY INC	71 SARLES ST, MOUNT KISCO, NY 10549
9	80.44	1	2	2 SARLES ST, MOUNT KISCO, NY 10549	ANNA C. PIETROBONO & JOHN G. PIETROBONO	2 SARLES ST, MOUNT KISCO, NY 10549
19	80.51	2	7	10 BRENTWOOD CT, MOUNT KISCO, NY 10549	DAVID M. SCHWARTZ & HOLLY Y. SCHWARTZ	10 BRENTWOOD CT, MOUNT KISCO, NY 10549
20	80.51	2	8	8 BRENTWOOD CT, MOUNT KISCO, NY 10549	GERARD ROMSKI & BETH ROMSKI	8 BRENTWOOD CT, MOUNT KISCO, NY 10549
21	N/A	N/A	N/A	N/A	N/A	N/A
22	80.51	2	2	1 BRENTWOOD CT, MOUNT KISCO, NY 10549	ELIZABETH JACOBS	1 BRENTWOOD CT, MOUNT KISCO, NY 10549
23	N/A	N/A	N/A	N/A	N/A	N/A
24	N/A	N/A	N/A	N/A	N/A	N/A

TOWN OF BEDFORD
WESTCHESTER COUNTY
500' RADIUS PROPERTY OWNERS

MAP ID	SECTION	BLOCK	LOT	PROPERTY ADDRESS	OWNER NAME	OWNER ADDRESS
10	82.12	2	2	35 TUCKER RD, MOUNT KISCO, NY 10549	MICHAEL & CARLA BIRD	35 TUCKER RD, BEDFORD CORNERS, NY 10549
11	82.12	2	1	25 TUCKER RD, MOUNT KISCO, NY 10549	MARCI STEARNS & STEVEN MCCORMICK	25 TUCKER RD, BEDFORD CORNERS, NY 10549
12	83.05	1	6	OPEN SPACE	TOWN OF BEDFORD	321 BEDFORD RD, BEDFORD HILLS, NY 10507
13	83.90	1	1	201 SOUTH BEDFORD RD, MOUNT KISCO, NY 10549	REALIS DEVELOPMENT LLC	356 MANVILLE RD, PLEASANTVILLE, NY 10570
14	83.90	1	19	220 SOUTH BEDFORD RD, MOUNT KISCO, NY 10549	CHABAD OF BEDFORD INC	133 RAILROAD AVE, BEDFORD HILLS, NY 10507
15	83.90	1	18	22 SARLES ST, MOUNT KISCO, NY 10549	ABDELOUAHAB EL BOUHALI & NANCY EL BOUHALI	P.O. BOX 667, BEDFORD HILLS, NY 10507
16	83.90	1	16	43 LINDEN LN, MOUNT KISCO, NY 10549	LAWRENCE LEE & DAISY LEE	43 LINDEN LN, BEDFORD, CORNERS, NY 10549
17	83.90	1	15	69 LINDEN LN, MOUNT KISCO, NY 10549	ROSEMARIE A MAIORANO & VALERI HEDGES	69 LINDEN LN, BEDFORD CORNERS, NY 10549
18	83.13	1	1	72 LINDEN LN, MOUNT KISCO, NY 10549	IHOR ANDREW CZERNYK & NATALIA M CZERNYK	108 SECOND AVE, NEW YORK, NY 10003
25	83.05	1	4	N/A	N/A	N/A
26	83.13	1	17	21 DEER KNL, BEDFORD CORNERS, NY 10549	EDWARD FEINBERG & HARRIET FEINBERG	701 D. BEDFORD RD, BEDFORD HILLS, NY 10549

H
HOMELAND TOWERS, LLC
9 HARMONY STREET
2ND FLOOR
DANBURY, CT 06810
(203) 297-6345

verizon
4 CENTEROCK ROAD
WEST NYACK, NY 10994

at&t
340 MOUNT KEMBLE AVENUE
MORRISTOWN, NEW JERSEY 07960

APT ENGINEERING
567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385
PH: (860)-663-1697
WWW.ALLPOINTS2TECH.COM FAX: (860)-663-0935

PERMITTING DOCUMENTS

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7	07/13/21	TOWN COMMENTS: RCB
8	07/14/21	TOWN COMMENTS: RCB
9	04/12/23	TOWN COMMENTS: RCB

DESIGN PROFESSIONALS OF RECORD

PROF: SCOTT M. CHASSE P.E.
COMP: APT ENGINEERING
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

DEVELOPER: HOMELAND TOWERS, LLC
ADDRESS: 9 HARMONY STREET
2ND FLOOR
DANBURY, CT 06810

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HOMELAND TOWERS
MOUNT KISCO

SITE 180 S. BEDFORD RD.
ADDRESS: MT. KISCO, NY 10594

APT FILING NUMBER: NY283830

DATE: 08/13/20 DRAWN BY: CSH

CHECKED BY: RCB

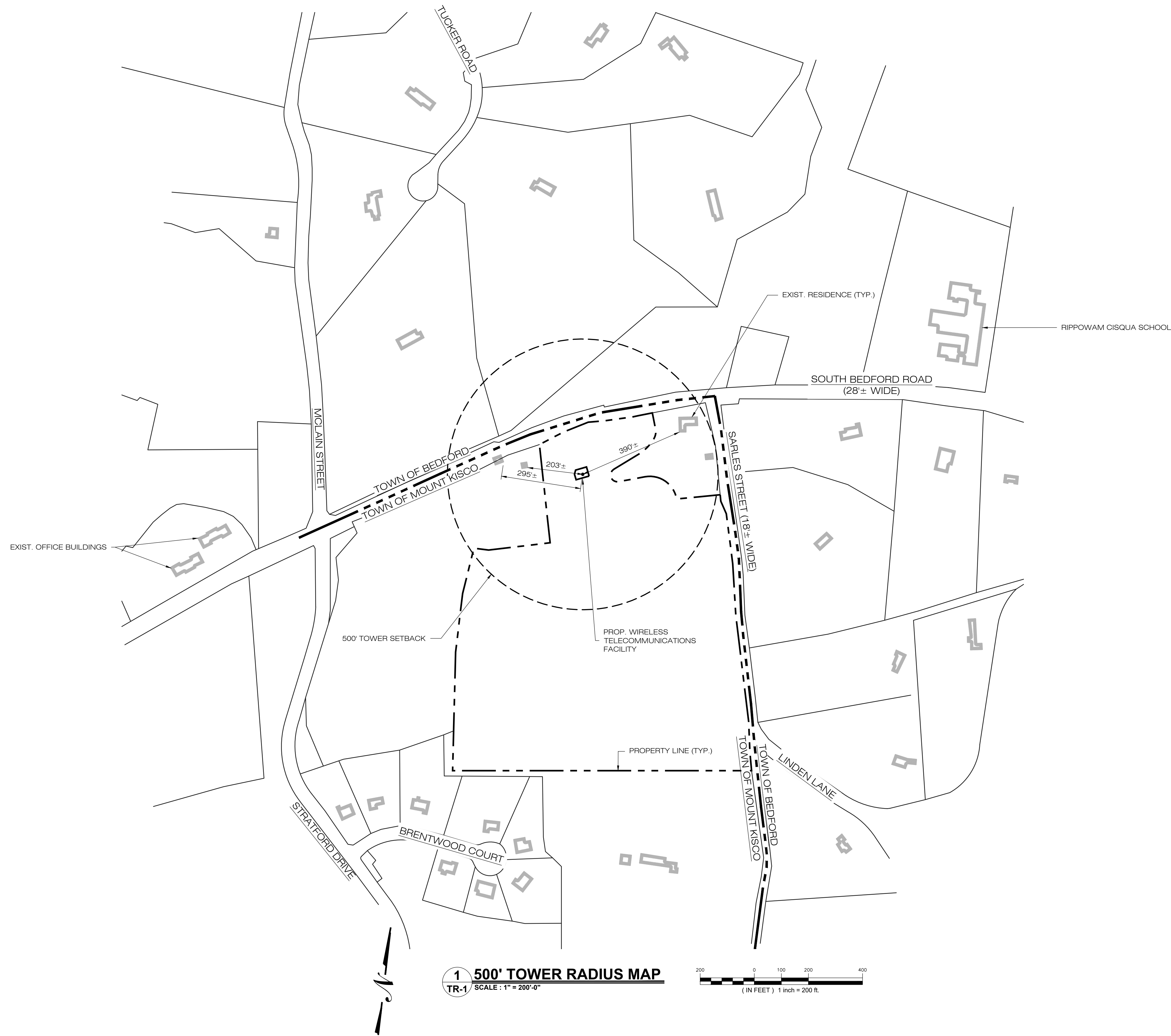
SHEET TITLE:

500' RADIUS MAP & PROPERTY OWNERS

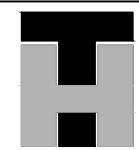
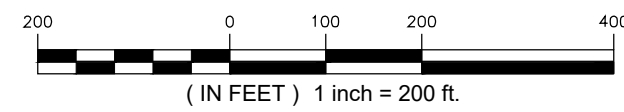
SHEET NUMBER:

R-1





1 500' TOWER RADIUS MAP
 TR-1 SCALE: 1" = 200'-0"



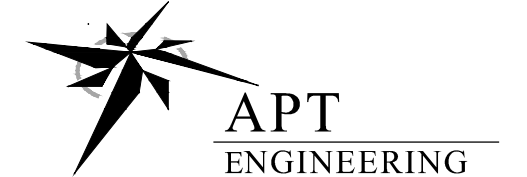
HOMELAND TOWERS, LLC
 9 HARMONY STREET
 2nd FLOOR
 DANBURY, CT 06810
 (203) 297-6345



4 CENTEROCK ROAD
 WEST NYACK, NY 10994



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9	04/12/23	TOWN COMMENTS: RCB

DESIGN PROFESSIONALS OF RECORD

PROF: SCOTT M. CHASSE P.E.
 COMP: APT ENGINEERING
 ADD: 567 VAUXHALL STREET
 EXTENSION - SUITE 311
 WATERFORD, CT 06385

DEVELOPER: HOMELAND TOWERS, LLC
 ADDRESS: 9 HARMONY STREET
 2ND FLOOR
 DANBURY, CT 06810

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**HOMELAND TOWERS
 MOUNT KISCO**

SITE 180 S. BEDFORD RD.
 ADDRESS: MT. KISCO, NY 10894

APT FILING NUMBER: NY283830

DATE: 08/13/20 DRAWN BY: CSH

CHECKED BY: RCB

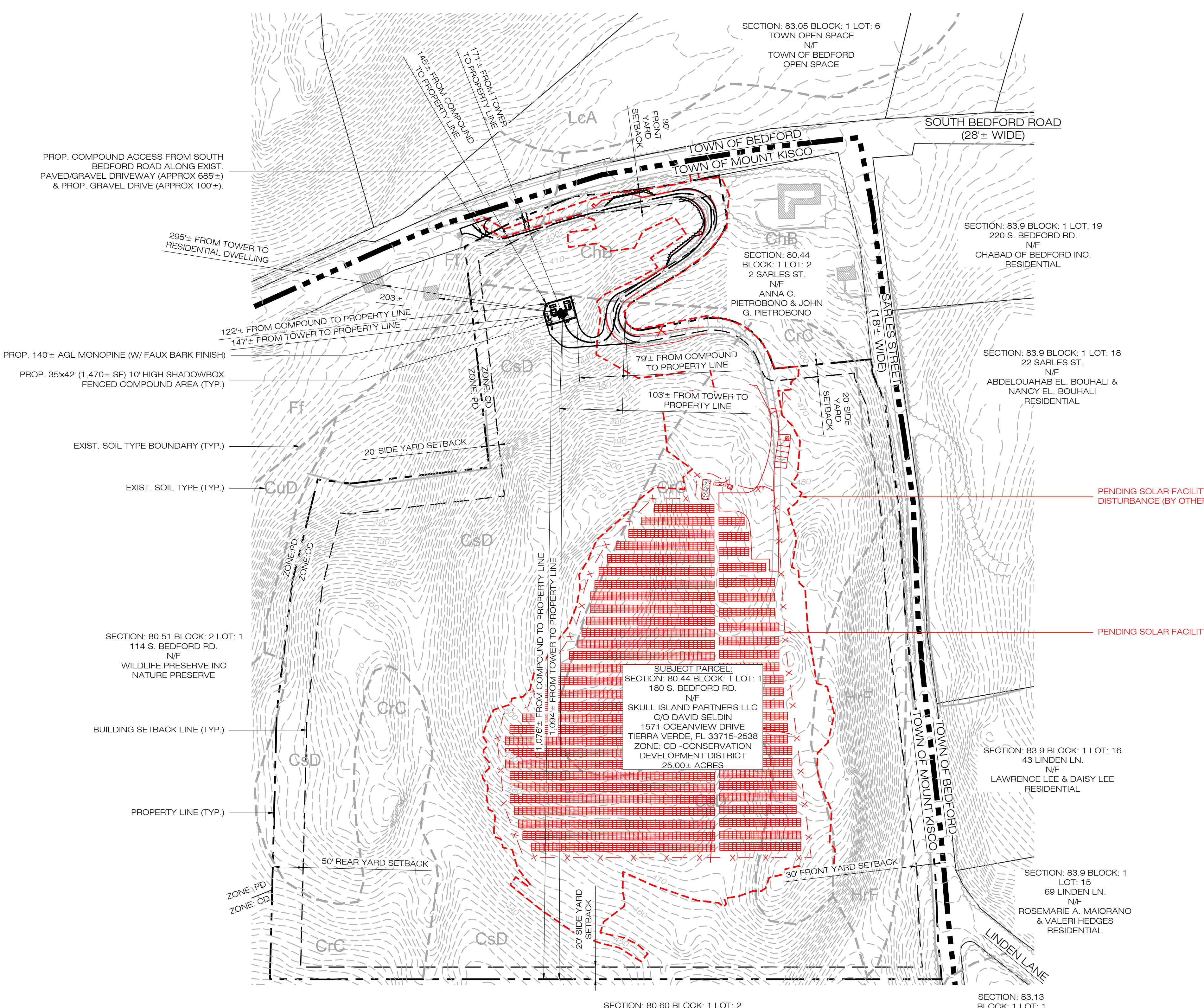
SHEET TITLE:

**500' TOWER
 RADIUS MAP**

SHEET NUMBER:

TR-1





ZONING TABLE: VILLAGE OF MOUNT KISCO ZONING DISTRICT CD - CONSERVATION DEVELOPMENT DISTRICT

ITEM:	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (AC)	25	25±	NC
MIN. LOT WIDTH (FT)	100	250±	NC
MIN. FRONT YARD SETBACK (FT)	30	N/A	145±**
MIN. SIDE YARD SETBACK (FT) (1)	20	N/A	79±**
MIN. REAR YARD SETBACK (FT) (1)	50	N/A	1,076±**
MAX. BUILDING COVERAGE	20%	N/A	0.3%
MAX. DEVELOPMENT COVERAGE	35%	N/A	0.4%
TOWER RESIDENCE SETBACK (FT) (1)	1,600	N/A	295±***

NA = NOT APPLICABLE NC = NO CHANGE
 * EXISTING DIMENSIONAL NON-CONFORMITY
 ** DISTANCE FROM EQUIPMENT COMPOUND TO PROPERTY LINE.
 *** VARIANCE REQUIRED

(1) SETBACK REQUIREMENTS SUBJECT OF PENDING ZBA APPEAL.

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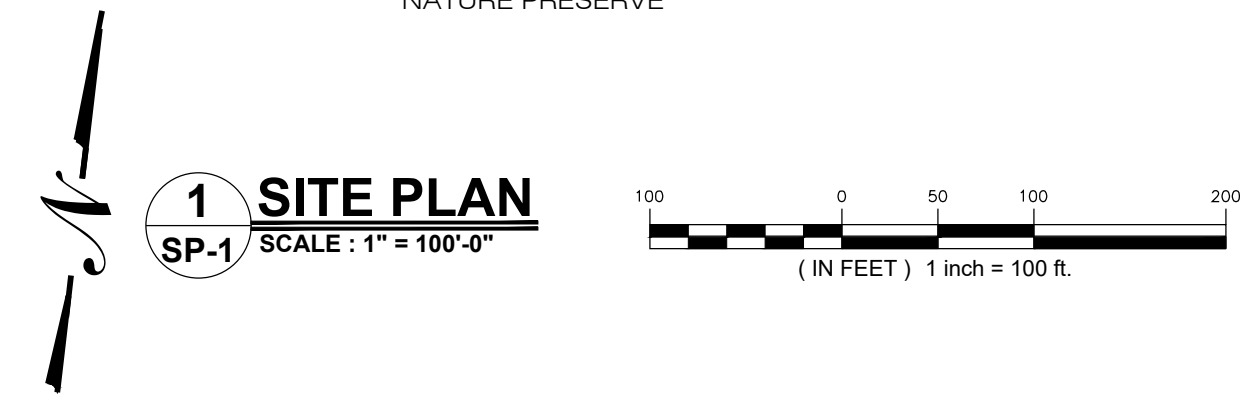
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HOMELAND TOWERS MOUNT KISCO
 SITE 180 S. BEDFORD RD.
 ADDRESS: MT. KISCO, NY 10994
 APT FILING NUMBER: NY283830
 DATE: 08/13/20 DRAWN BY: CSH
 CHECKED BY: RCB

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
SP-1

- NOTES:
- TOTAL HOMELAND TOWERS PROJECT LIMITS OF DISTURBANCE = 35,000± SF (0.80± ACRES)
 - 43 EXISTING TREES >4" CALIPER DIAMETER TO BE REMOVED (TOTAL HOMELAND TOWERS PROJECT)
 - EXISTING DOWNED TREES LOCATED EAST OF THE PROPOSED FACILITY TO BE REMOVED.
 - FACILITY WILL INCLUDE A SIGN NOT TO EXCEED 2 SF, LISTING THE OWNER, OPERATORS NAME & EMERGENCY TELEPHONE NUMBER. SEE DETAIL 5/C-4.
 - PROPOSED FACILITY IS AN UNMANNED FACILITY. EMPLOYEES WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR PURPOSES OF SITE & EQUIPMENT MAINTENANCE. THERE IS NO WATER OR SEWER UTILITIES PROPOSED FOR THIS PROJECT.
 - THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND EACH OF THE DRAWINGS HAS BEEN REVISED TO INDICATE ISSUED FOR CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE TO PROTECT, REPAIR AND/OR REPLACE ANY DAMAGED STRUCTURES, UTILITIES, OFF-SITE PROPERTIES, OR LANDSCAPED AREA.

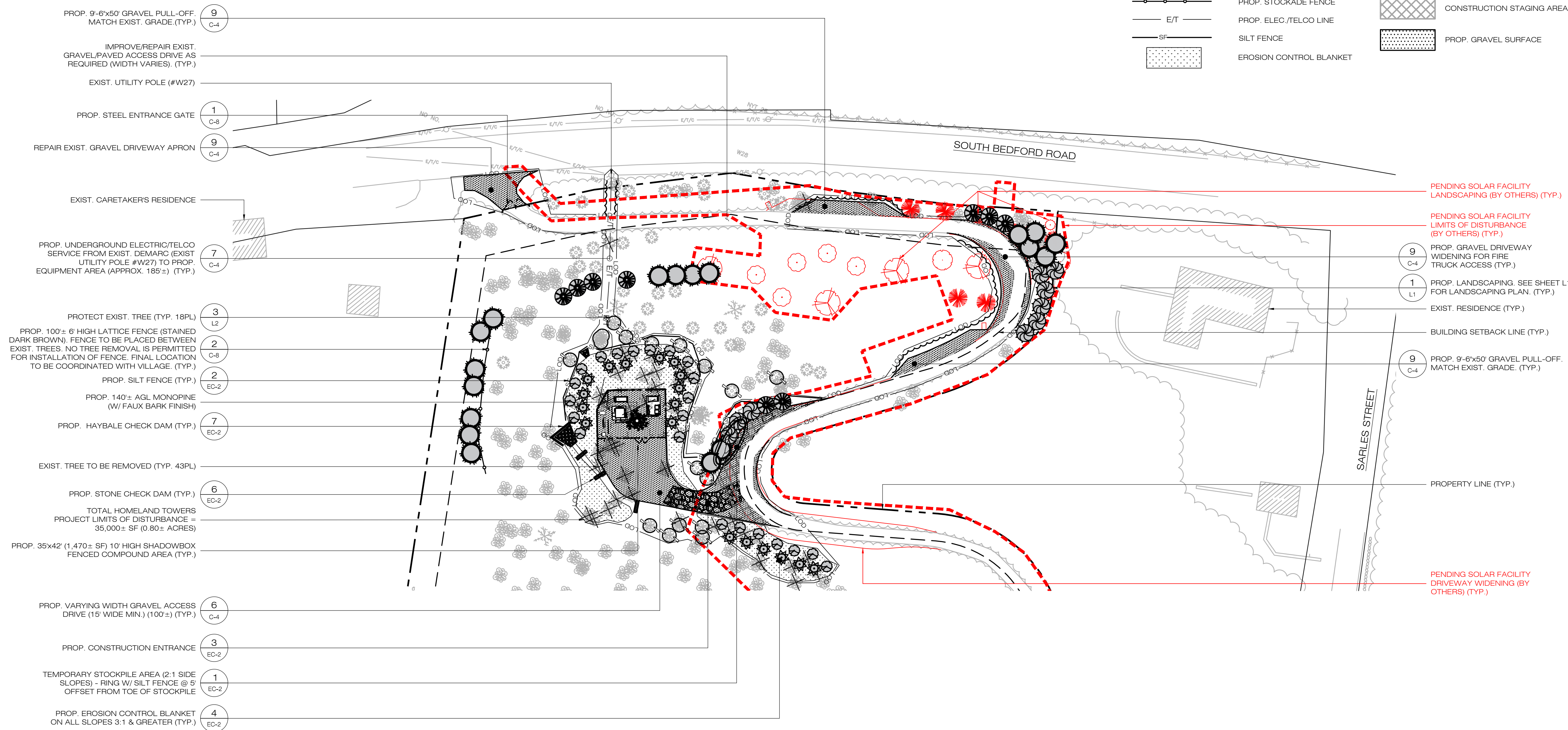


NOTE:
 REFER TO SHEET SS-1 FOR STEEP SLOPES.

MAP REFERENCES:
 1. "ABUTTERS PLAN, PREMISES OF SKULL ISLAND PARTNERS, LLC, SHEET 1 OF 2" & "EXISTING CONDITIONS SURVEY, PORTION OF PREMISES OF SKULL ISLAND PARTNERS, LLC, SHEET 2 OF 2", PREPARED BY LAWSON SURVEYING & MAPPING, 2959 COUNTY ROUTE 8, ONEONTA, NEW YORK, 13820, DATED AUGUST 6, 2020, REVISED MARCH 16, 2023.

LEGEND

- PROPERTY LINE
- - - BUILDING SETBACK LINE
- LOD --- LIMIT OF DISTURBANCE
- - - - - PENDING SOLAR FACILITY LIMIT OF DISTURBANCE
- X - X - PROP. SHADOWBOX FENCE
- - - - - PROP. STOCKADE FENCE
- E/T --- PROP. ELEC./TELECO LINE
- SF --- SILT FENCE
- [Pattern] EROSION CONTROL BLANKET
- [Symbol] EXIST. TREE TO REMAIN
- [Symbol] EXIST. TREE TO BE REMOVED
- [Symbol] EXIST. TREE TO BE PROTECTED
- [Pattern] CONSTRUCTION STAGING AREA
- [Pattern] PROP. GRAVEL SURFACE



- 9 C-4 PROP. 9'-6"x50' GRAVEL PULL-OFF MATCH EXIST. GRADE (TYP.)
- IMPROVE/REPAIR EXIST. GRAVEL/PAVED ACCESS DRIVE AS REQUIRED (WIDTH VARIES). (TYP.)
- EXIST. UTILITY POLE (#W27)
- 1 C-8 PROP. STEEL ENTRANCE GATE
- 9 C-4 REPAIR EXIST. GRAVEL DRIVEWAY APRON
- EXIST. CARETAKERS RESIDENCE
- 7 C-4 PROP. UNDERGROUND ELECTRIC/TELECO SERVICE FROM EXIST. DEMARC (EXIST UTILITY POLE #W27) TO PROP. EQUIPMENT AREA (APPROX. 185'±) (TYP.)
- 3 L2 PROTECT EXIST. TREE (TYP. 18PL)
- 2 C-8 PROP. 100'± 6" HIGH LATTICE FENCE (STAINED DARK BROWN). FENCE TO BE PLACED BETWEEN EXIST. TREES. NO TREE REMOVAL IS PERMITTED FOR INSTALLATION OF FENCE. FINAL LOCATION TO BE COORDINATED WITH VILLAGE. (TYP.)
- 2 EC-2 PROP. SILT FENCE (TYP.)
- 7 EC-2 PROP. 140'± AGL MONOPINE (W/ FAUX BARK FINISH)
- 7 EC-2 PROP. HAYBALE CHECK DAM (TYP.)
- EXIST. TREE TO BE REMOVED (TYP. 43PL)
- 6 EC-2 PROP. STONE CHECK DAM (TYP.)
- TOTAL HOMELAND TOWERS PROJECT LIMITS OF DISTURBANCE = 35,000± SF (0.80± ACRES)
- PROP. 35'x42' (1,470± SF) 10' HIGH SHADOWBOX FENCED COMPOUND AREA (TYP.)
- 6 C-4 PROP. VARYING WIDTH GRAVEL ACCESS DRIVE (15' WIDE MIN.) (100'±) (TYP.)
- 3 EC-2 PROP. CONSTRUCTION ENTRANCE
- 1 EC-2 TEMPORARY STOCKPILE AREA (2:1 SIDE SLOPES) - RING W/ SILT FENCE @ 5' OFFSET FROM TOE OF STOCKPILE
- 4 EC-2 PROP. EROSION CONTROL BLANKET ON ALL SLOPES 3:1 & GREATER (TYP.)

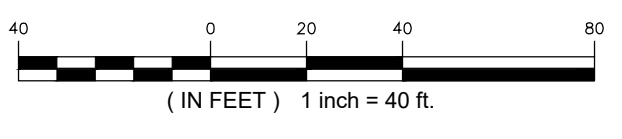
- 9 C-4 PROP. GRAVEL DRIVEWAY WIDENING FOR FIRE TRUCK ACCESS (TYP.)
- 1 L1 PROP. LANDSCAPING. SEE SHEET L1 FOR LANDSCAPING PLAN. (TYP.)
- EXIST. RESIDENCE (TYP.)
- BUILDING SETBACK LINE (TYP.)
- 9 C-4 PROP. 9'-6"x50' GRAVEL PULL-OFF. MATCH EXIST. GRADE. (TYP.)

NOTES:

- TOTAL HOMELAND TOWERS PROJECT LIMITS OF DISTURBANCE = 35,000± SF (0.80± ACRES)
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- EXISTING DOWNED TREES LOCATED EAST OF THE PROPOSED FACILITY TO BE REMOVED.
- FACILITY WILL INCLUDE A SIGN NOT TO EXCEED 2 SF, LISTING THE OWNER, OPERATORS NAME & EMERGENCY TELEPHONE NUMBER. SEE DETAIL 5/C-4.
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- THE CONTRACTOR IS RESPONSIBLE TO PROTECT, REPAIR AND/OR REPLACE ANY DAMAGED STRUCTURES, UTILITIES, OFF-SITE PROPERTIES, OR LANDSCAPED AREA.



1 PARTIAL SITE PLAN
SP-2 SCALE: 1" = 40'-0"



MAP REFERENCES:

- 'ABUTTERS PLAN, PREMISES OF SKULL ISLAND PARTNERS, LLC, SHEET 1 OF 2' & 'EXISTING CONDITIONS SURVEY, PORTION OF PREMISES OF SKULL ISLAND PARTNERS, LLC, SHEET 2 OF 2', PREPARED BY LAWSON SURVEYING & MAPPING, 2959 COUNTY ROUTE 8, ONEONTA, NEW YORK, 13820, DATED AUGUST 6, 2020, REVISED MARCH 16, 2023.

NOTE: CONTRACTOR TO HAVE A GPR SURVEY PERFORMED AND HAVE ALL UNDERGROUND UTILITIES & STRUCTURES MARKED OUT PRIOR TO CONSTRUCTION.

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9 HARMONY STREET
2ND FLOOR
DANBURY, CT 06810
(203) 297-6345

verizon
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9	04/12/23	TOWN COMMENTS: RCB

DESIGN PROFESSIONALS OF RECORD

PROF. SCOTT M. CHASSE P.E.
COMP: APT ENGINEERING
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HOMELAND TOWERS MOUNT KISCO

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SHEET TITLE:

PARTIAL SITE PLAN

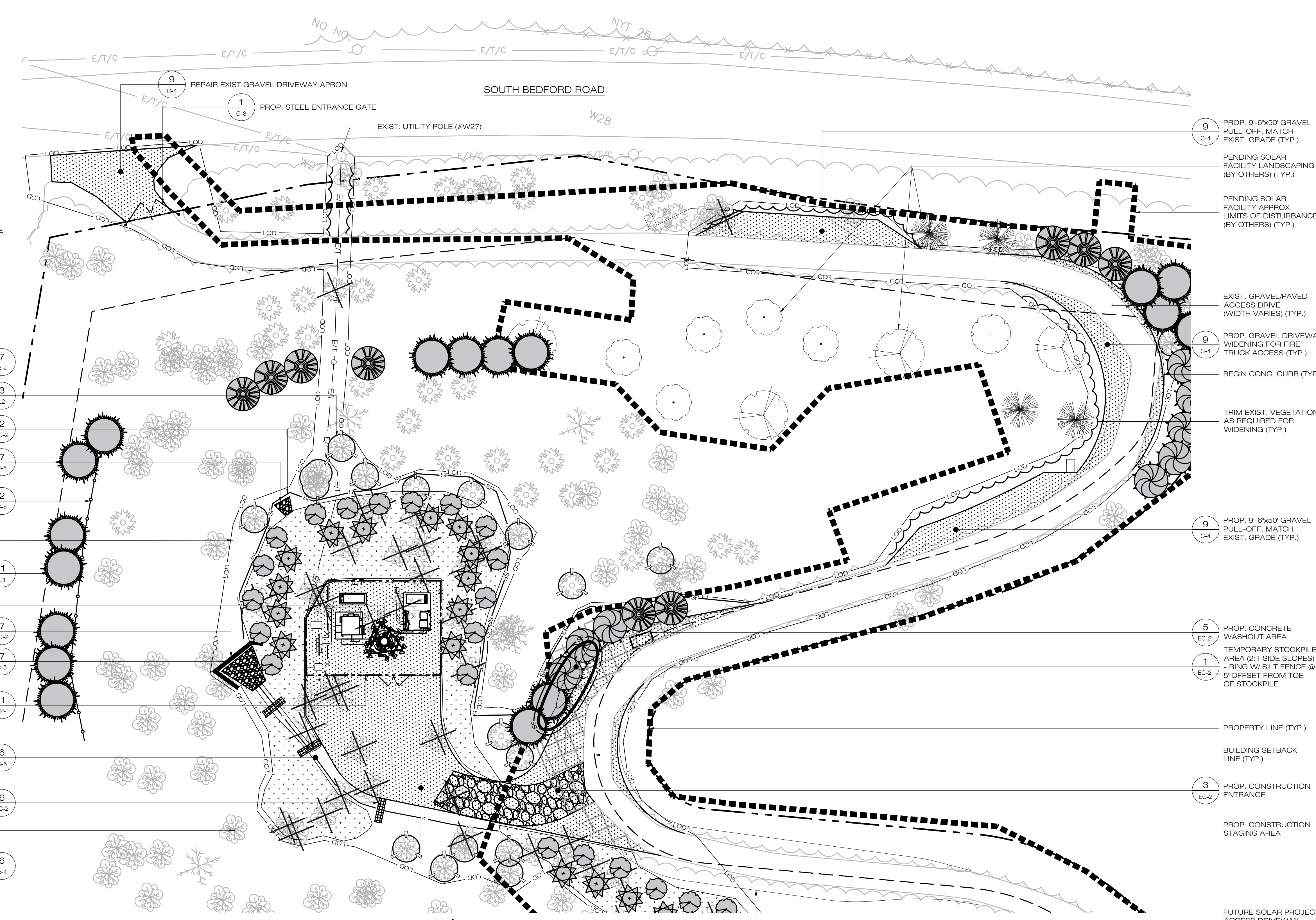
SHEET NUMBER:

SP-2

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- LOD LIMIT OF DISTURBANCE
- PENDING SOLAR FACILITY LIMIT OF DISTURBANCE
- X-X- PROP. SHADOWBOX FENCE
- o-o- PROP. STOCKADE FENCE
- E/T- PROP. ELEC./TELECO LINE
- SF- SILT FENCE
- EXIST. TREE TO REMAIN
- ⊗ EXIST. TREE TO BE REMOVED
- ⊙ EXIST. TREE TO BE PROTECTED
- ▨ EROSION CONTROL BLANKET
- ▩ CONSTRUCTION STAGING AREA
- ▧ PROP. GRAVEL SURFACE

- 7 C-4 PROP. UNDERGROUND ELECTRIC/TELECO SERVICE FROM EXIST. DEMARC EXIST. UTILITY POLE (#W27) TO PROP. EQUIPMENT AREA (APPROX. 185±) (TYP.)
- 3 L2 PROTECT EXIST. TREE (TYP. 18PL)
- 2 EC-2 PROP. SILT FENCE (TYP.)
- 7 C-5 PROP. RIPRAP APRON (FE-1)
- 2 C-8 PROP. 100± 6' HIGH LATTICE FENCE (STAINED DARK BROWN). FENCE TO BE PLACED BETWEEN EXIST. TREES. NO TREE REMOVAL IS PERMITTED FOR INSTALLATION OF FENCE. FINAL LOCATION TO BE COORDINATED WITH VILLAGE. (TYP.)
- 1 L1 TOTAL HOMELAND TOWERS PROJECT LIMITS OF DISTURBANCE = 35,000± SF (0.80± ACRES)
- 1 L1 PROP. LANDSCAPING. SEE SHEET L1 FOR LANDSCAPING PLAN. (TYP.)
- 7 EC-2 PROP. 140± AGL MONOPINE (W/ FAUX BARK FINISH)
- 7 EC-2 PROP. SEDIMENTATION CONTROL TEMPORARY HAYBALE CHECK DAM (TYP.)
- 7 C-5 PROP. RIPRAP APRON (SWALE)
- 1 CP-1 PROP. 35'x42' (1,470± SF) 10' HIGH SHADOWBOX FENCED COMPOUND AREA (TYP.)
- 6 C-5 PROP. GRASS LINED SWALE (TYP.)
- 6 EC-2 PROP. STONE CHECK DAM (TYP.)
- EXIST. TREE TO BE REMOVED (TYP. 43PL)
- 6 C-4 PROP. VARYING WIDTH GRAVEL ACCESS DRIVE (15' WIDE MIN.) (100±) (TYP.)



- 9 C-4 PROP. 9'-6"x50' GRAVEL PULL-OFF. MATCH EXIST. GRADE. (TYP.)
- PENDING SOLAR FACILITY LANDSCAPING (BY OTHERS) (TYP.)
- PENDING SOLAR FACILITY APPROX. LIMITS OF DISTURBANCE (BY OTHERS) (TYP.)
- EXIST. GRAVEL/PAVED ACCESS DRIVE (WIDTH VARIES) (TYP.)
- 9 C-4 PROP. GRAVEL DRIVEWAY WIDENING FOR FIRE TRUCK ACCESS (TYP.)
- BEGIN CONC. CURB (TYP.)
- TRIM EXIST. VEGETATION AS REQUIRED FOR WIDENING (TYP.)
- 9 C-4 PROP. 9'-6"x50' GRAVEL PULL-OFF. MATCH EXIST. GRADE. (TYP.)
- 5 EC-2 PROP. CONCRETE WASHOUT AREA
- 1 EC-2 TEMPORARY STOCKPILE AREA (2:1 SIDE SLOPES) - RING W/ SILT FENCE @ 5' OFFSET FROM TOE OF STOCKPILE
- PROPERTY LINE (TYP.)
- BUILDING SETBACK LINE (TYP.)
- 3 EC-2 PROP. CONSTRUCTION ENTRANCE
- PROP. CONSTRUCTION STAGING AREA
- FUTURE SOLAR PROJECT ACCESS DRIVEWAY IMPROVEMENTS (BY OTHERS) (TYP.)

NOTES:

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1 PARTIAL SITE PLAN
 SP-3 SCALE: 1" = 20'-0"
 (IN FEET) 1 inch = 20 ft.

NOTE: CONTRACTOR TO HAVE A GPR SURVEY PERFORMED AND HAVE ALL UNDERGROUND UTILITIES & STRUCTURES MARKED OUT PRIOR TO CONSTRUCTION.

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 340 MOUNT KEMBLE AVENUE
 MORRISTOWN, NEW JERSEY 07960

APT ENGINEERING
 567 VAUXHALL STREET EXTENSION - SUITE 311
 WATERFORD, CT 06385
 WWW.ALLPOINTS TECH.COM PH: (860)-663-1697
 FAX: (860)-663-0935

PERMITTING DOCUMENTS

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DESIGN PROFESSIONALS OF RECORD

PROF. SCOTT M. CHASSE P.E.
 COMP: APT ENGINEERING
 ADD: 567 VAUXHALL STREET
 EXTENSION - SUITE 311
 WATERFORD, CT 06385

DEVELOPER: HOMELAND TOWERS, LLC
 ADDRESS: 9 HARMONY STREET
 2ND FLOOR
 DANBURY, CT 06810

NOTE:
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HOMELAND TOWERS MOUNT KISCO

SITE
 180 S. BEDFORD RD.
 ADDRESS: MT. KISCO, NY 10594

APT FILING NUMBER: NY283830

DATE: 08/13/20 **DRAWN BY:** CSH
CHECKED BY: RCB

SHEET TITLE:
PARTIAL SITE PLAN

SHEET NUMBER:
SP-3

- NOTES:**
- TOTAL HOMELAND TOWERS PROJECT LIMITS OF DISTURBANCE = 35,000± SF (0.80± ACRES)
 - 43 EXISTING TREES >4" CALIPER DIAMETER TO BE REMOVED, (TOTAL HOMELAND TOWERS PROJECT)
 - EXISTING DOWNED TREES LOCATED EAST OF THE PROPOSED FACILITY TO BE REMOVED.
 - FACILITY WILL INCLUDE A SIGN NOT TO EXCEED 2 SF, LISTING THE OWNER, OPERATOR'S NAME & EMERGENCY TELEPHONE NUMBER. SEE DETAIL 5/C-4.
 - PROPOSED FACILITY IS AN UNMANNED FACILITY. EMPLOYEES WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR PURPOSES OF SITE & EQUIPMENT MAINTENANCE. THERE IS NO WATER OR SEWER UTILITIES PROPOSED FOR THIS PROJECT.
 - THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND EACH OF THE DRAWINGS HAS BEEN REVISED TO INDICATE ISSUED FOR CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE TO PROTECT, REPAIR AND/OR REPLACE ANY DAMAGED STRUCTURES, UTILITIES, OFF-SITE PROPERTIES, OR LANDSCAPED AREA.

HOMELAND TOWERS, LLC
 9 HARMONY STREET
 2ND FLOOR
 DANBURY, CT 06810
 (203) 297-6345

verizon
 4 CENTEROCK ROAD
 WEST NYACK, NY 10994

at&t
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 ADDRESS: MT. KISCO, NY 10594

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GRADING & DRAINAGE PLAN

SHEET NUMBER: SP-4



- PROP. TYPE C-L C.B.
TF = 386.0
INV. IN/OUT = 381.7
- 55 LF 15" HDPE S=1.3%
- REPLACE EX. TYPE C-L C.B.
TF = 384.3
INV. IN = 381.0
MATCH EX. INV. OUT
- PROP. INFILTRATION SYSTEM (1.8P)
INV. IN = 418.5
INV. OUT = 418.5
INV. STONE = 418.0
- PROP. MH OCS-1
TF = 426.0
INV. IN = 418.5
INV. OUT = 418.5
3" ORIFICE = 419.75
WEIR = 421.25
- PROP. 12" HDPE FLARED END FE-1
INV. = 417.0
- PROP. RIPRAP APRON (FE-1)
- 17 LF 12" HDPE S=5.9%
- PROP. 12" DIA. ADS MANHOLE
TF = 427.0
INV. IN = 424.5
INV. OUT = 418.5
- 50 LF 6" PERFORATED HDPE S=3.8%
- PROP. RIPRAP APRON (SWALE)
- PROP. 140'± AGL MONOPINE (W/ FAUX BARK FINISH)
- (2) PROP. 15x15' FIRE DEPARTMENT POOL AREAS
- TOTAL HOMELAND TOWERS PROJECT LIMITS OF DISTURBANCE = 35,000± SF (0.80± ACRES)
- PROP. STONE CHECK DAM (TYP. 3 PL)
- PROP. GRASS LINED SWALE (TYP.)
- PROP. IRREGULARLY SHAPED (1,694± SF) LEASE AREA & 35'x42' (1,470± SF) 10' HIGH SHADOW BOX FENCED COMPOUND AREA (TYP.)

STORMWATER

COMPOUND AREA SLOPES:
 EXISTING - 10-25%
 PROPOSED - 5.0%

STORMWATER VOLUME:
 PROPOSED GRAVEL AREA = 5,806 SF
 WATER QUALITY STD VOLUME (1") = 484 CF
 STORAGE VOLUME (12" DEPTH, 40% VOIDS) = 588 CF

10-YEAR STORM
 EXISTING - 1.03 CFS
 PROPOSED - 0.94 CFS

25-YEAR STORM
 EXISTING - 1.76 CFS
 PROPOSED - 1.74 CFS

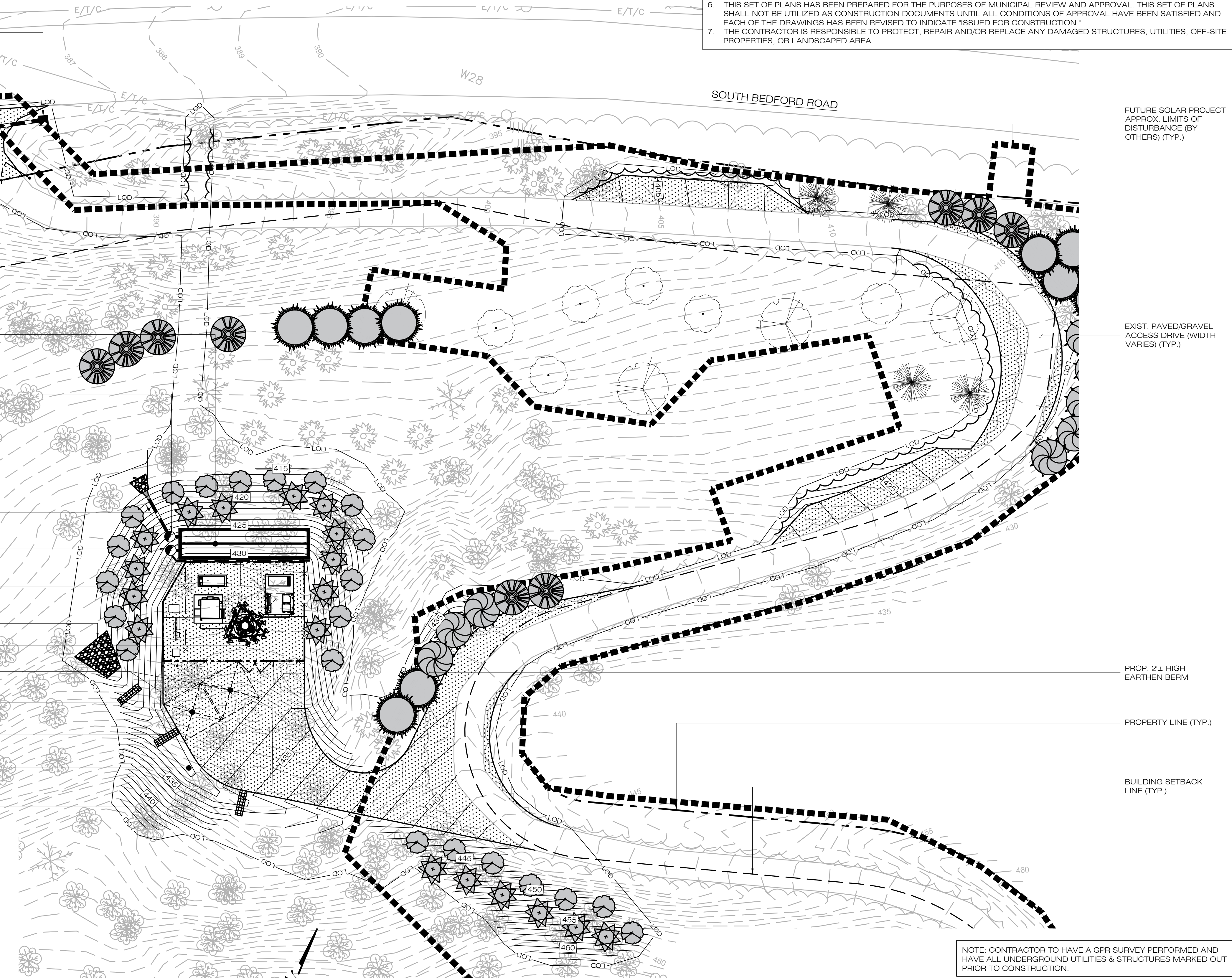
100-YEAR STORM
 EXISTING - 3.04 CFS
 PROPOSED - 3.04 CFS

EARTHWORK:

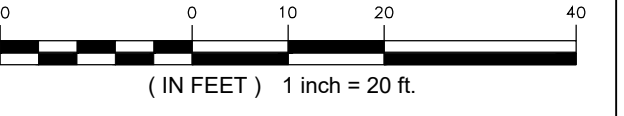
REQUIRED CUT:
1,640 CY

REQUIRED FILL:
1,635 CY

GRAVEL IMPORT:
215 CY



1 GRADING & DRAINAGE PLAN
 SP-3 SCALE: 1" = 20'-0"



MAP REFERENCES:

- 'ABUTTERS PLAN, PREMISES OF SKULL ISLAND PARTNERS, LLC, SHEET 1 OF 2' & 'EXISTING CONDITIONS SURVEY, PORTION OF PREMISES OF SKULL ISLAND PARTNERS, LLC, SHEET 2 OF 2', PREPARED BY LAWSON SURVEYING & MAPPING, 2959 COUNTY ROUTE 8, ONEONTA, NEW YORK, 13820, DATED AUGUST 6, 2020, REVISED MARCH 16, 2023.

NOTE: CONTRACTOR TO HAVE A GPR SURVEY PERFORMED AND HAVE ALL UNDERGROUND UTILITIES & STRUCTURES MARKED OUT PRIOR TO CONSTRUCTION.

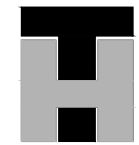
FUTURE SOLAR PROJECT
 APPROX. LIMITS OF
 DISTURBANCE (BY
 OTHERS) (TYP.)

EXIST. PAVED/GRAVEL
 ACCESS DRIVE (WIDTH
 VARIES) (TYP.)

PROP. 2'± HIGH
 EARTHEN BERM

PROPERTY LINE (TYP.)

BUILDING SETBACK
 LINE (TYP.)



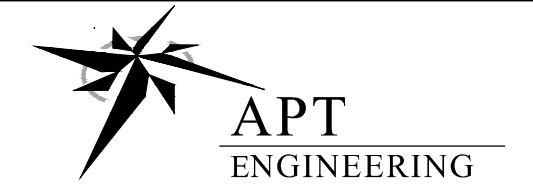
HOMELAND TOWERS, LLC
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(203) 297-6345



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HOMELAND TOWERS
MOUNT KISCO

SITE 180 S. BEDFORD RD.
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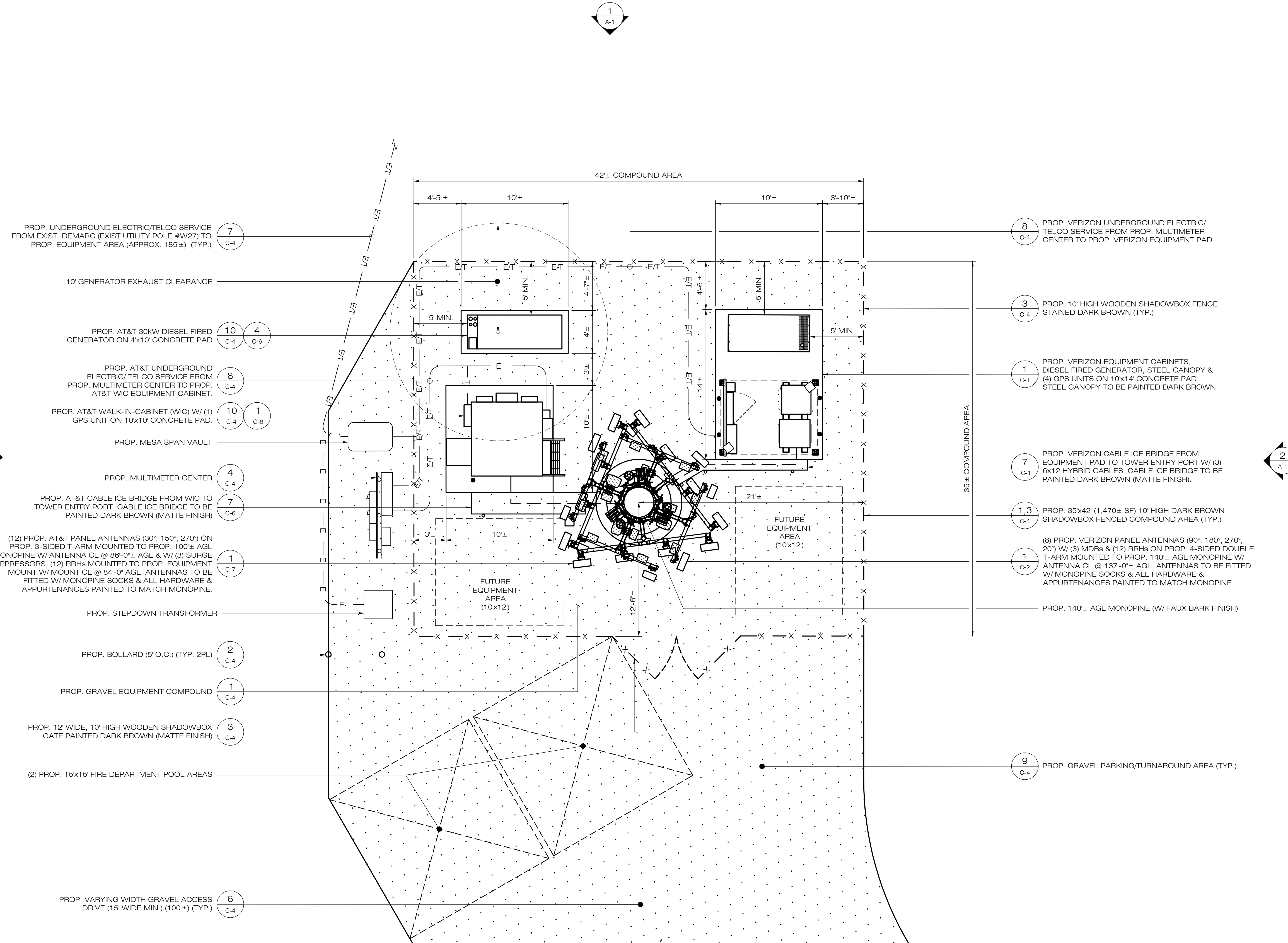
SHEET TITLE:

COMPOUND PLAN

SHEET NUMBER:



CP-1



7 PROP. UNDERGROUND ELECTRIC/TELECO SERVICE FROM EXIST. DEMARC (EXIST UTILITY POLE #W27) TO PROP. EQUIPMENT AREA (APPROX. 185±) (TYP.)

10' GENERATOR EXHAUST CLEARANCE

10 PROP. AT&T 30KW DIESEL FIRED GENERATOR ON 4x10' CONCRETE PAD

8 PROP. AT&T UNDERGROUND ELECTRIC/TELECO SERVICE FROM PROP. MULTIMETER CENTER TO PROP. AT&T WIC EQUIPMENT CABINET.

10 PROP. AT&T WALK-IN-CABINET (WIC) W/ (1) GPS UNIT ON 10x10' CONCRETE PAD.

PROP. MESA SPAN VAULT

4 PROP. MULTIMETER CENTER

7 PROP. AT&T CABLE ICE BRIDGE FROM WIC TO TOWER ENTRY PORT. CABLE ICE BRIDGE TO BE PAINTED DARK BROWN (MATTE FINISH).

(12) PROP. AT&T PANEL ANTENNAS (30°, 150°, 270°) ON PROP. 3-SIDED T-ARM MOUNTED TO PROP. 100± AGL MONOPINE W/ ANTENNA CL @ 86'-0"± AGL & W/ (3) SURGE SUPPRESSORS, (12) RFRs MOUNTED TO PROP. EQUIPMENT MOUNT W/ MOUNT CL @ 84'-0"± AGL. ANTENNAS TO BE FITTED W/ MONOPINE SOCKS & ALL HARDWARE & APPURTENANCES PAINTED TO MATCH MONOPINE.

PROP. STEPDOWN TRANSFORMER

2 PROP. BOLLARD (5' O.C.) (TYP. 2PL)

1 PROP. GRAVEL EQUIPMENT COMPOUND

3 PROP. 12' WIDE, 10' HIGH WOODEN SHADOWBOX GATE PAINTED DARK BROWN (MATTE FINISH)

(2) PROP. 15x15' FIRE DEPARTMENT POOL AREAS

6 PROP. VARYING WIDTH GRAVEL ACCESS DRIVE (15' WIDE MIN.) (100±) (TYP.)

8 PROP. VERIZON UNDERGROUND ELECTRIC/TELECO SERVICE FROM PROP. MULTIMETER CENTER TO PROP. VERIZON EQUIPMENT PAD.

3 PROP. 10' HIGH WOODEN SHADOWBOX FENCE STAINED DARK BROWN (TYP.)

1 PROP. VERIZON EQUIPMENT CABINETS, DIESEL FIRED GENERATOR, STEEL CANOPY & (4) GPS UNITS ON 10x14' CONCRETE PAD. STEEL CANOPY TO BE PAINTED DARK BROWN.

7 PROP. VERIZON CABLE ICE BRIDGE FROM EQUIPMENT PAD TO TOWER ENTRY PORT W/ (3) 6x12 HYBRID CABLES. CABLE ICE BRIDGE TO BE PAINTED DARK BROWN (MATTE FINISH).

1,3 PROP. 35x42 (1,470± SF) 10' HIGH DARK BROWN SHADOWBOX FENCED COMPOUND AREA (TYP.)

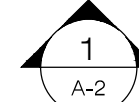
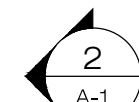
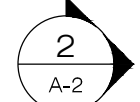
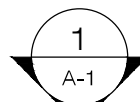
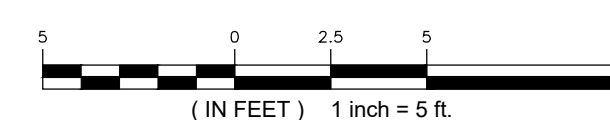
(8) PROP. VERIZON PANEL ANTENNAS (90°, 180°, 270°, 20°) W/ (3) MDBs & (12) RFRs ON PROP. 4-SIDED DOUBLE T-ARM MOUNTED TO PROP. 140± AGL MONOPINE W/ ANTENNA CL @ 137'-0"± AGL. ANTENNAS TO BE FITTED W/ MONOPINE SOCKS & ALL HARDWARE & APPURTENANCES PAINTED TO MATCH MONOPINE.

PROP. 140± AGL MONOPINE (W/ FAUX BARK FINISH)

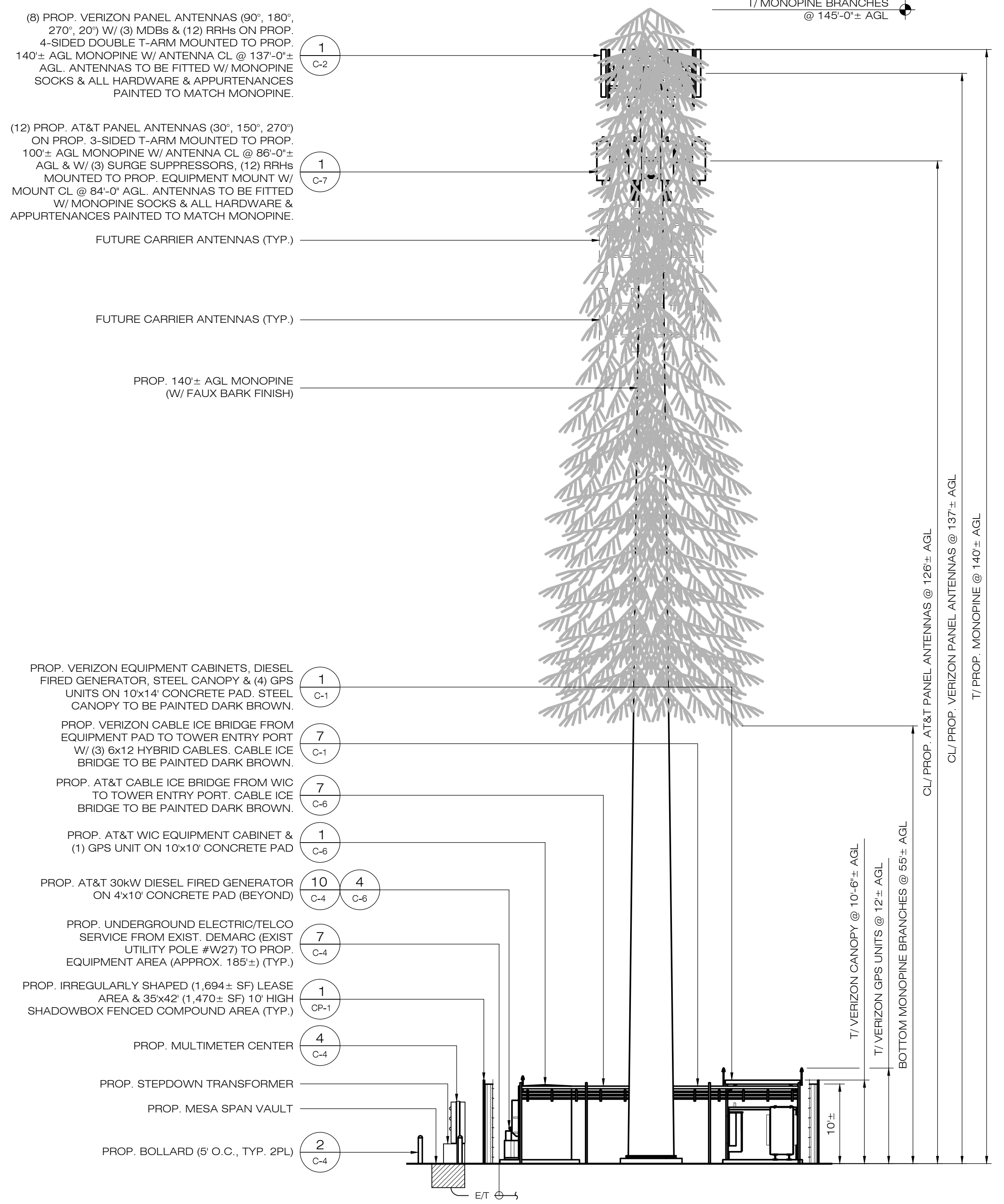
9 PROP. GRAVEL PARKING/TURNAROUND AREA (TYP.)

GENERATOR NOTE:
GENERATORS ARE TO BE TESTED/CYCLED 1 TIME PER WEEK, ON A WEEKDAY DURING BUSINESS HOURS, FOR A RUN PERIOD NOT TO EXCEED 20 MINUTES.

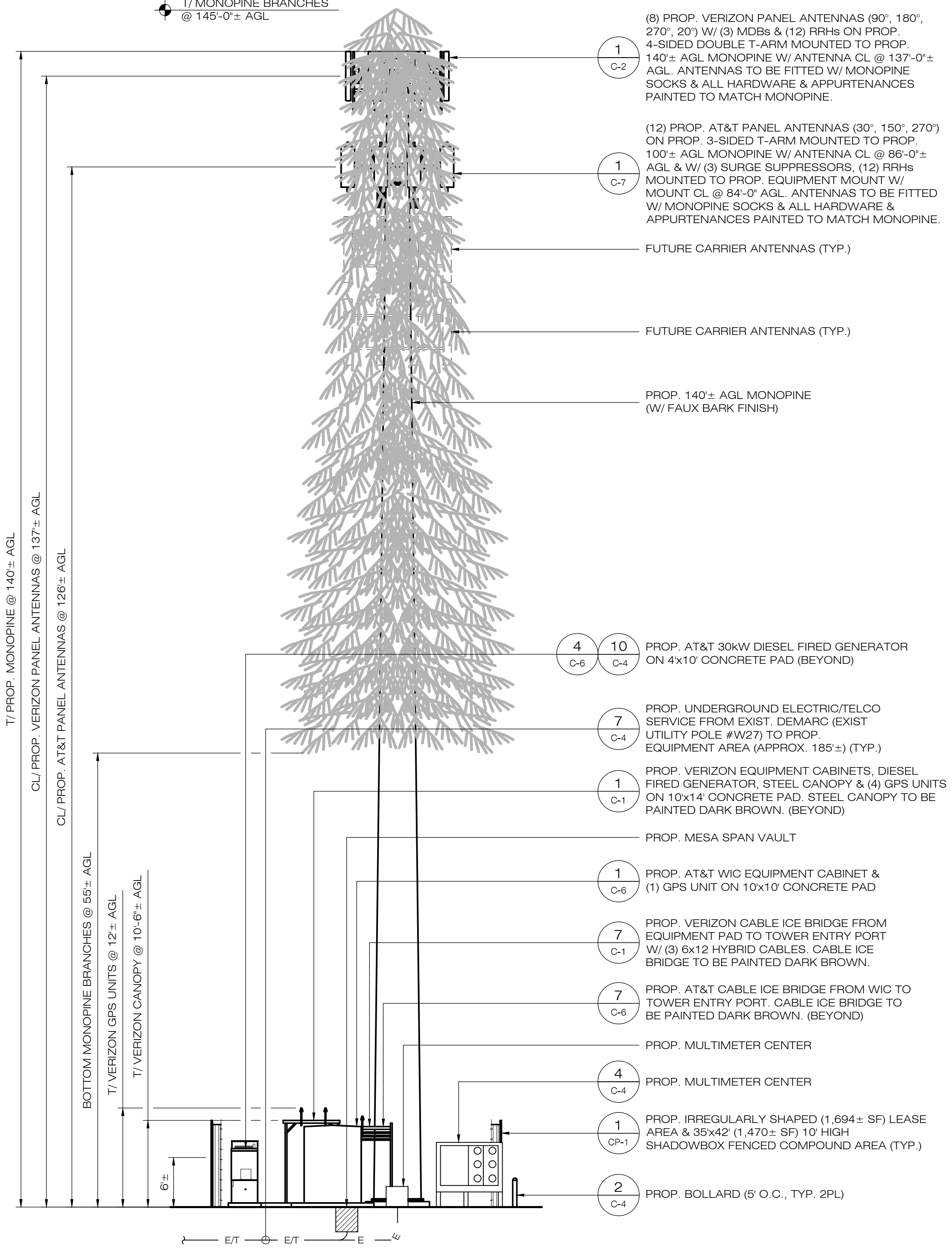
1 COMPOUND PLAN
CP-1 SCALE: 1" = 5'-0"



MONOPINE NOTES:
 1. MONOPINE TO BE DESIGNED TO HAVE A MINIMUM OF THREE (3) BRANCHES PER ONE (1) VERTICAL FOOT.
 2. MONOPINE TO HAVE FAUX BARK FINISH FROM GRADE TO THE TOP OF THE MONOPINE.
 3. ALL ANTENNAS TO BE FITTED W/ ANTENNA SOCKS TO MATCH MONOPINE BRANCH FINISH.
 4. ALL EQUIPMENT TO BE PAINTED BROWN (MATTE FINISH) TO MATCH MONOPINE COLOR/TEXTURE.



1 SOUTH ELEVATION
 SCALE: 1" = 10'-0"
 (IN FEET) 1 inch = 10 ft.



2 WEST ELEVATION
 SCALE: 1" = 10'-0"
 (IN FEET) 1 inch = 10 ft.

TOWER TO BE DESIGNED TO SUPPORT FUTURE MUNICIPAL ANTENNAS.

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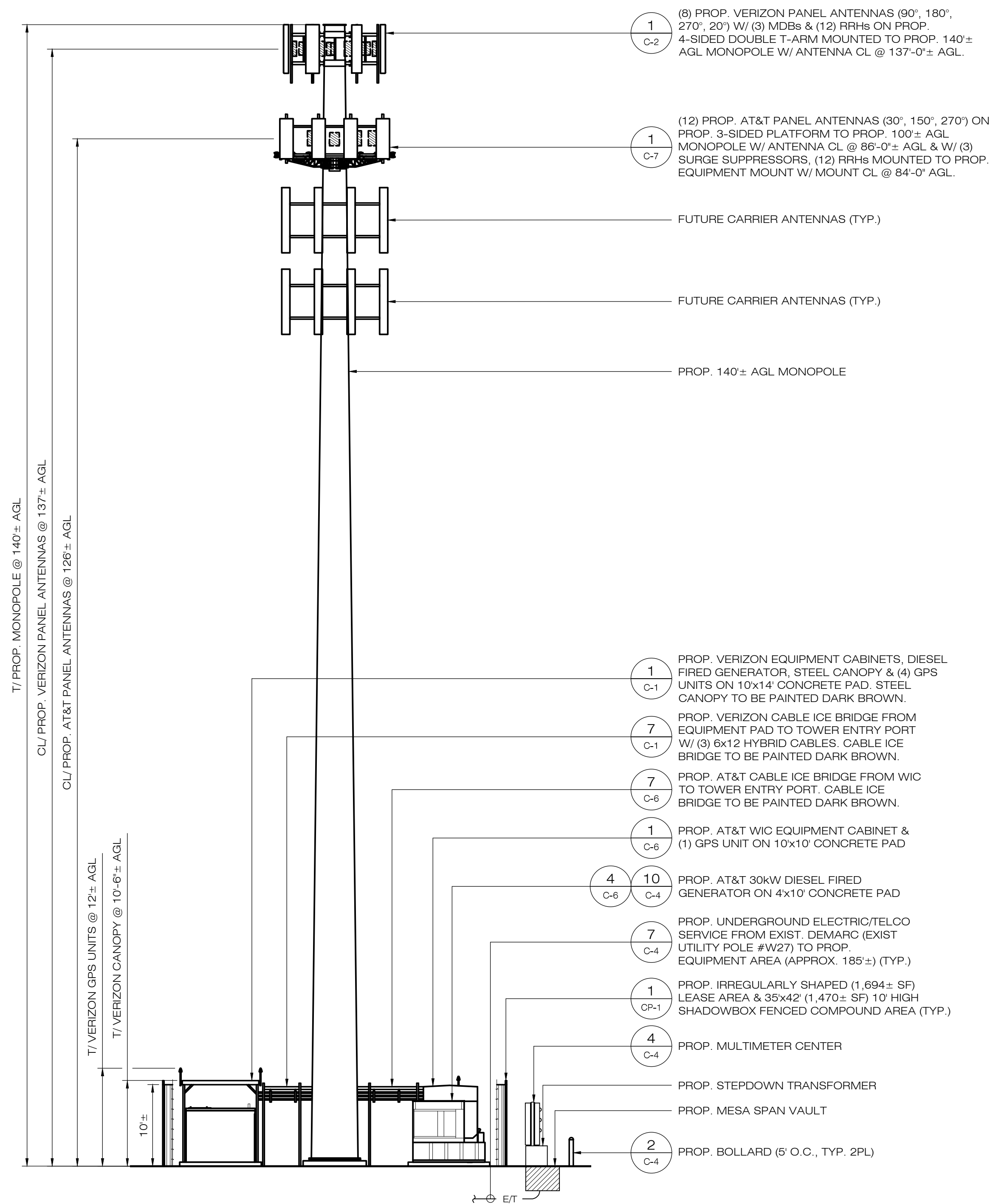
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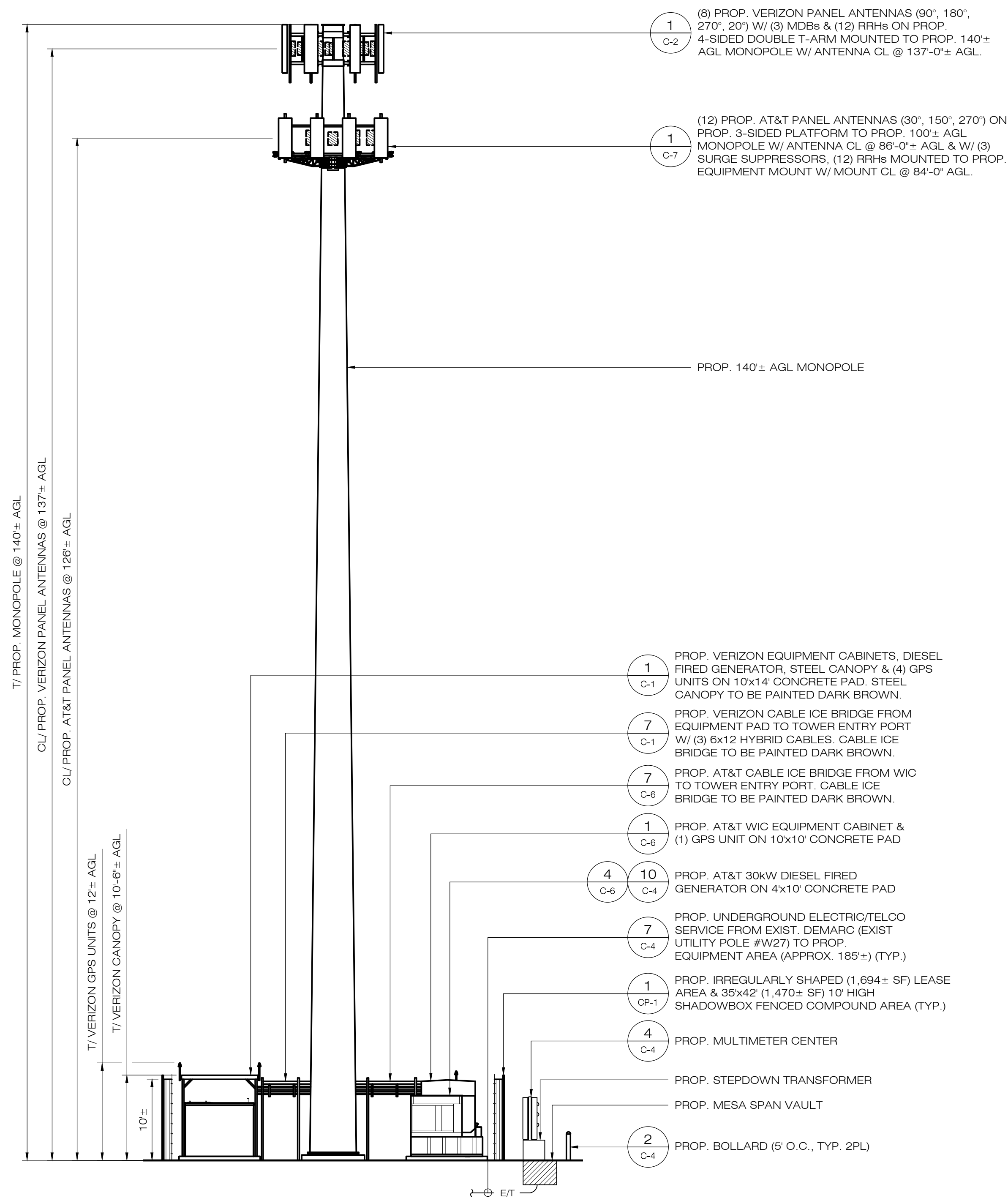
SHEET TITLE:
 ELEVATIONS

SHEET NUMBER:
 A-2

(Professional Engineer Seal: Scott M. Chasse, No. 078603, State of New York)



1 NORTH ELEVATION
 A-3 SCALE: 1" = 10'-0"
 (IN FEET) 1 inch = 10 ft.



1 NORTH ELEVATION
 A-3 SCALE: 1" = 10'-0"
 (IN FEET) 1 inch = 10 ft.

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SHEET TITLE:
 ALTERNATE MONOPOLE ELEVATIONS

SHEET NUMBER: **A-3**

STORMWATER POLLUTION PREVENTION PLAN

STORMWATER POLLUTION PREVENTION PLAN

- THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (BLUE BOOK), LATEST EDITION, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL KEEP A COPY OF THE CURRENT GUIDELINES ON-SITE FOR REFERENCE DURING CONSTRUCTION. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING AND DEMOLITION OPERATIONS.
- THE CONTRACTOR WILL COMPLY WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY PERMIT NO. GP-0-20-001.
- THESE DRAWINGS ARE ONLY INTENDED TO DESCRIBE THE SEDIMENT AND EROSION CONTROL MEASURES FOR THIS SITE. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE EROSION & SEDIMENT CONTROL PLAN ARE SHOWN IN A GENERAL SIZE AND LOCATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL EROSION CONTROL MEASURES ARE CONFIGURED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO STORM DRAINAGE SYSTEMS AND/OR WATERCOURSES. ACTUAL SITE CONDITIONS OR SEASONAL AND CLIMATIC CONDITIONS MAY WARRANT ADDITIONAL CONTROLS OR CONFIGURATIONS WHEN DIRECTED BY THE ENGINEER. SEE SEDIMENT AND EROSION CONTROL DETAILS AND SUGGESTED CONSTRUCTION SEQUENCE FOR MORE INFORMATION. REFER TO SITE PLAN FOR GENERAL INFORMATION AND OTHER CONTRACT PLANS FOR APPROPRIATE INFORMATION.
- THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN, INFORMING THE GOVERNING AUTHORITY OR INLAND WETLANDS AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE SEDIMENT & EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
- A BOND MAY BE REQUIRED TO BE POSTED WITH THE GOVERNING AUTHORITY FOR THE EROSION CONTROL INSTALLATION AND MAINTENANCE.
- THE CONTRACTOR SHALL APPLY THE MINIMUM EROSION & SEDIMENT CONTROL MEASURES SHOWN ON THE PLAN IN CONJUNCTION WITH CONSTRUCTION SEQUENCING, SUCH THAT ALL ACTIVE WORK ZONES ARE PROTECTED. ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, SITE ENGINEER, MUNICIPAL OFFICIALS, OR ANY OTHER GOVERNING AGENCY. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CONSTRUCTION SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR SEDIMENTATION AND EROSION CONTROL MEASURES. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS WEEKLY AND WITHIN 24 HOURS OF A STORM WITH A RAINFALL AMOUNT OF 0.2 INCHES OR GREATER TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS WHERE NECESSARY.
- THE CONTRACTOR SHALL KEEP A SUPPLY OF EROSION CONTROL MATERIAL (HAY BALES, SILT FENCE, JUTE MESH, ETC.) ON-SITE FOR PERIODIC MAINTENANCE AND EMERGENCY REPAIRS.
- ALL FILL MATERIAL PLACED ADJACENT TO ANY WETLAND AREA SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN). SHALL BE PLACED IN MAXIMUM ONE FOOT LIFTS, AND SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR OR AS SPECIFIED IN THE CONTRACT SPECIFICATIONS.
- PROTECT EXISTING TREES THAT ARE TO BE SAVED BY FENCING AT THE DRIP LINE, OR AS DETAILED, WITH SNOW FENCE, ORANGE SAFETY FENCE, OR EQUIVALENT FENCING. ANY LIMB TRIMMING SHOULD BE DONE AFTER CONSULTATION WITH AN ARBORIST AND BEFORE CONSTRUCTION BEGINS IN THAT AREA; FENCING SHALL BE MAINTAINED AND REPAIRED DURING CONSTRUCTION.
- ANTI-TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR CONSTRUCTION ACTIVITY AND SHALL BE MAINTAINED THROUGHOUT THE DURATION OF ALL CONSTRUCTION. THE LOCATION OF THE TRACKING PADS MAY CHANGE AS VARIOUS PHASES OF CONSTRUCTION ARE COMPLETED.
- ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE, WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, HAY BALES, RIBBONS, OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SEDIMENT BARRIER UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE BARRIER. STAKED HAY BALES OR SILT FENCES SHALL ALSO BE INSTALLED AT THE DOWNHILL SIDES OF BUILDING EXCAVATIONS, DEWATERING PUMP DISCHARGES, AND MATERIAL STOCKPILES.
- WASHOUT OF APPLICATORS, CONTAINERS, VEHICLES AND EQUIPMENT FOR CONCRETE SHALL BE CONDUCTED IN A DESIGNATED WASHOUT AREA. NO SURFACE DISCHARGE OF WASHOUT WASTEWATERS FROM THE AREA WILL BE ALLOWED. ALL CONCRETE WASHWATER WILL BE DIRECTED INTO A CONTAINER OR PIT SUCH THAT NO OVERFLOWS CAN OCCUR. WASHOUT SHALL BE CONDUCTED IN AN ENTIRELY SELF-CONTAINED SYSTEM AND WILL BE CLEARLY DESIGNED AND FLAGGED OR SIGNED WHERE NECESSARY. THE WASHOUT AREA SHALL BE LOCATED OUTSIDE OF ANY BUFFERS AND AT LEAST 50 FEET FROM ANY STREAM, WETLAND OR OTHER SENSITIVE WATER OR NATURAL RESOURCES AS DETERMINED OR DESIGNATED BY THE ENGINEER.
- INSTALL TEMPORARY DIVERSION DITCHES, PLUNGE POOLS, TEMPORARY SEDIMENT TRAPSBASINS, AND DEWATERING PITS AS SHOWN AND AS NECESSARY DURING VARIOUS PHASES OF CONSTRUCTION TO CONTROL RUNOFF UNTIL UPHILL AREAS ARE STABILIZED. LOCATION OF TEMPORARY SEDIMENT TRAPSBASINS WILL REQUIRE REVIEW AND APPROVAL BY THE ENGINEER AND GOVERNING OFFICIAL. DEWATERING SETTLING TRAPS SHALL BE USED IF GROUND WATER IS ENCOUNTERED. NO RUNOFF SHALL BE ALLOWED TO EXIT THE SITE PRIOR TO TREATMENT FOR SEDIMENT REMOVAL.
- AS GENERAL GRADING OPERATIONS PROGRESS, THE TEMPORARY DIVERSION DITCHES SHALL BE RAISED OR LOWERED AND RELOCATED, AS CUT AND FILL SLOPES DICTATE, TO DIVERT SURFACE RUNOFF TO THE SEDIMENT TRAPSBASINS.
- TEMPORARY SEDIMENT TRAPS SHALL PROVIDE 134 CUBIC YARDS OF SEDIMENT STORAGE PER DISTURBED ACRE CONTRIBUTING TO THE TRAPBASIN. PROVIDE TRAPBASIN VOLUMES FOR ALL DISTURBANCE ON SITE.
- PERIODICALLY CHECK ACCUMULATED SEDIMENT LEVELS IN SEDIMENT TRAPSBASINS DURING CONSTRUCTION AND CLEAN ACCUMULATED SILT WHEN NECESSARY OR WHEN ONE FOOT OF SEDIMENT HAS ACCUMULATED. CLEAN ACCUMULATED SEDIMENT FROM CATCH BASIN SUMP AS NECESSARY. REMOVE ACCUMULATED SEDIMENT FROM BEHIND HAY BALES AND SILT FENCE. EXCAVATED MATERIAL FROM TEMPORARY SEDIMENT TRAPSBASINS MUST BE STOCKPILED ON UPHILL SIDE OF SILT FENCE.
- TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING. ALL EARTH STOCKPILES SHALL HAVE HAY BALES OR SILT FENCE AROUND THE LIMIT OF PILE. PILES SHALL BE TEMPORARILY SEEDED IF PILE IS TO REMAIN IN PLACE AND UNDISTURBED FOR MORE THAN 30 DAYS.
- NO CUT OR FILL SLOPES SHALL EXCEED 3:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, JUTE MESH AND VEGETATION. ALL SLOPES SHALL BE SEEDED, AND THE ROAD SHOULDER AND BANKS WILL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
- DIRECT ALL DEWATERING PUMP DISCHARGE TO A SEDIMENT CONTROL DEVICE SUCH AS TEMPORARY SEDIMENT TRAPS OR GRASS FILTERS WITHIN THE APPROVED LIMIT OF DISTURBANCE. DISCHARGE TO STORM DRAINS OR SURFACE WATERS FROM SEDIMENT CONTROLS SHALL BE CLEAR AND APPROVED BY THE ENGINEER.
- BLOCK THE OPEN UPSTREAM ENDS OF DETENTION BASIN/SEDIMENT TRAP OUTLET CONTROL ORIFICES UNTIL SITE IS STABILIZED AND BLOCK END OF STORM DRAINS IN EXPOSED TRENCHES WITH BOARDS AND SANDBAGS AT THE END OF EACH WORKING DAY WHEN RAIN IS EXPECTED.
- THE CONTRACTOR SHALL MAINTAIN A CLEAN CONSTRUCTION SITE AND SHALL NOT ALLOW THE ACCUMULATION OF RUBBISH OR CONSTRUCTION DEBRIS ON THE SITE. PROPER SANITARY DEVICES SHALL BE MAINTAINED ON-SITE AT ALL TIMES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID THE SPILLAGE OF FUEL OR OTHER POLLUTANTS ON THE CONSTRUCTION SITE AND SHALL ADHERE TO ALL APPLICABLE POLICIES AND REGULATIONS RELATED TO SPILL PREVENTION AND RESPONSE/CONTAINMENT.
- MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (2 WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE. MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE HAY AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE HAY ON SLOPES WITH EROSION CONTROL BLANKETS OR JUTE CLOTH. MODERATELY GRADED AREAS, ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEEDED WITH TACKIFIER.
- SWEEP AFFECTED PORTIONS OF OFF SITE ROADS ONE OR MORE TIMES A DAY (OR LESS FREQUENTLY IF TRACKING IS NOT A PROBLEM) DURING CONSTRUCTION. FOR DUST CONTROL, PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER ON UNPAVED TRAVELWAYS TO KEEP THE TRAVELWAYS DAMP. CALCIUM CHLORIDE MAY ALSO BE APPLIED TO ACCESS ROADS. DUMP TRUCK LOADS EXITING THE SITE SHALL BE COVERED.
- TURF ESTABLISHMENT SHALL BE PERFORMED OVER ALL DISTURBED SOIL, UNLESS THE AREA IS UNDER ACTIVE CONSTRUCTION, IT IS COVERED IN STONE OR SCHEDULED FOR PAVING WITHIN 30 DAYS. TEMPORARY SEEDING OR NON-LIVING SOIL PROTECTION OF ALL EXPOSED SOILS AND SLOPES SHALL BE INITIATED WITHIN THE FIRST 7 DAYS OF SUSPENDING WORK IN AREAS TO BE LEFT LONGER THAN 30 DAYS.
- IF CONSTRUCTION ACTIVITIES ARE COMPLETE OR HAVE BEEN TEMPORARILY HALTED FOR 7 DAYS, STABILIZATION ACTIVITIES WILL BE IMPLEMENTED WITHIN 3 DAYS.
- TWO WEEKS BEFORE THE FALL SEEDING SEASON BEGINS (AUGUST 15 TO OCTOBER 15), THE CONTRACTOR SHALL SCHEDULE A MEETING WITH TOWN STAFF TO DISCUSS STABILIZING THE SITE FOR WINTER MONTHS. MEASURES SUCH AS MULCHING AND/OR SEEDING MAY BE REQUIRED.
- MAINTAIN ALL PERMANENT AND TEMPORARY SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK REMOVE ALL TEMPORARY SEDIMENT CONTROLS ONCE THE SITE IS FULLY STABILIZED AND APPROVAL HAS BEEN RECEIVED FROM THE TOWN AND/OR ENGINEER.
- SEEDING MIXTURES:
 - NYSDEC PERMANENT CONSTRUCTION AREA PLANTING MIXTURE #1 FROM THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (BLUE BOOK), LATEST EDITION.
- POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES ARE NOT REQUIRED FOR THIS PROJECT SINCE THE PROJECT LIMITS OF DISTURBANCE IS UNDER 1 ACRE.
- THE OWNER OR OPERATOR SHALL ENSURE THERE IS A TRAINED CONTRACTOR INSPECT ALL EROSION CONTROL MEASURES IN CONFORMANCE WITH PART IV SECTION B OF THE GENERAL PERMIT.
- THE OWNER OR OPERATOR IS NOT REQUIRED TO HAVE A QUALIFIED INSPECTOR CONDUCT SITE INSPECTIONS BECAUSE THE PROJECT LIMITS OF DISTURBANCE IS UNDER 1 ACRE PER PART IV SECTION C SUBSECTION 1d OF THE GENERAL PERMIT.
- ONLY PHYSICAL MEANS TO CONTROL GRASS, WEEDS OR NUISANCE VEGETATION SHALL BE USED. THE USE OF HERBICIDES, PESTICIDES OR OTHER CHEMICAL MEANS TO CONTROL VEGETATION IS PROHIBITED AT ANY TIME.

SEDIMENT & EROSION CONTROL NARRATIVE

- THE PROJECT INCLUDES THE INSTALLATION OF A 140± AGL MONOPINE WITH ASSOCIATED GROUND MOUNTED EQUIPMENT. ALL DISTURBED AREAS ARE TO BE SEEDED AND STABILIZED PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT.

THE PROPOSED PROJECT INVOLVES THE FOLLOWING CONSTRUCTION:
 - CONSTRUCTION OF 140± AGL MONOPINE
 - CONSTRUCTION OF 35x42 (1,470± SF) FENCED EQUIPMENT COMPOUND W/ GRAVEL SURFACE TREATMENT AND ASSOCIATED UTILITIES.
 - CONSTRUCTION OF 100± 15' WIDE GRAVEL ACCESS DRIVE.
 - CONSTRUCTION OF 10x14 (140± SF) CONCRETE EQUIPMENT PAD, 10x10 (100± SF) & 4x10 (40± SF) CONCRETE PAD.
 - THE STABILIZATION OF PVIOUSLY DISTURBED AREAS WITH PERMANENT GRASS TREATMENTS.
- FOR THIS PROJECT, THERE ARE APPROXIMATELY 35,000± SF (0.80± AC.) OF THE SITE BEING DISTURBED.
- A GEOTECHNICAL ENGINEERING REPORT IS TO BE COMPLETED FOR THIS PROJECT AND WILL BE AVAILABLE UNDER SEPARATE COVER.
- IT IS ANTICIPATED THAT CONSTRUCTION WILL BE COMPLETED IN APPROXIMATELY 16 WEEKS.
- REFER TO THE CONSTRUCTION SEQUENCING AND EROSION AND SEDIMENTATION NOTES FOR INFORMATION REGARDING SEQUENCING OF MAJOR OPERATIONS IN THE ON-SITE CONSTRUCTION PHASES.
- EROSION AND SEDIMENTATION MEASURES ARE BASED UPON ENGINEERING PRACTICE, JUDGEMENT AND THE APPLICABLE SECTIONS OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (BLUE BOOK), LATEST EDITION.
- DETAILS FOR THE TYPICAL EROSION AND SEDIMENTATION MEASURES ARE SHOWN ON PLAN SHEET EC-2 OR PROVIDED AS SEPARATE SUPPORT DOCUMENTATION FOR REVIEW IN THIS PLAN.
- CONSERVATION PRACTICES TO BE USED DURING CONSTRUCTION AREA:
 - STAGED CONSTRUCTION;
 - MINIMIZE THE DISTURBED AREAS DURING CONSTRUCTION;
 - STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE WITH TEMPORARY OR PERMANENT MEASURES;
 - MINIMIZE IMPERVIOUS AREAS;
 - UTILIZE APPROPRIATE CONSTRUCTION EROSION AND SEDIMENTATION MEASURES.

SUGGESTED CONSTRUCTION SEQUENCE

THE FOLLOWING SUGGESTED SEQUENCE OF CONSTRUCTION ACTIVITIES IS PROJECTED BASED UPON ENGINEERING JUDGEMENT AND BEST MANAGEMENT PRACTICES. THE CONTRACTOR MAY ELECT TO ALTER THE SEQUENCING TO BEST MEET THE CONSTRUCTION SCHEDULE, THE EXISTING SITE ACTIVITIES AND WEATHER CONDITIONS. CONTRACTOR TO HIRE SURVEYOR FOR PROJECT STAKEOUT AS NEEDED THROUGHOUT CONSTRUCTION ACTIVITIES.

- CONTACT THE OWNER TO SCHEDULE A PRE-CONSTRUCTION MEETING. PHYSICALLY FLAG THE TREES TO BE REMOVED IN THE FIELD AS NECESSARY TO FACILITATE THE PRE-CONSTRUCTION MEETING.
- CONDUCT A PRE-CONSTRUCTION MEETING TO DISCUSS THE PROPOSED WORK AND EROSION AND SEDIMENTATION CONTROL MEASURES. THE MEETING SHOULD BE ATTENDED BY THE OWNER, THE OWNER REPRESENTATIVE(S), THE GENERAL CONTRACTOR, DESIGNATED SUB-CONTRACTORS AND THE PERSON, OR PERSONS, RESPONSIBLE FOR THE IMPLEMENTATION, OPERATION, MONITORING AND MAINTENANCE OF THE EROSION AND SEDIMENTATION MEASURES. THE CONSTRUCTION PROCEDURES FOR THE ENTIRE PROJECT SHALL BE REVIEWED AT THIS MEETING.
- NOTIFY THE OWNER AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CONSTRUCTION OR REGULATED ACTIVITY ON THIS PROJECT. NOTIFY DIG SAFELY NEW YORK AY (800) 982-7962.
- CLEAR AND GRUB AS REQUIRED, TO INSTALL THE PERIMETER EROSION AND SEDIMENTATION CONTROL MEASURES AND, IF APPLICABLE, TREE PROTECTION.
- INSTALL CONSTRUCTION ENTRANCE.
- PERFORM THE REMAINING CLEARING AND GRUBBING AS NECESSARY. REMOVE CUT WOOD AND STUMPS. CHIP BRUSH AND STOCKPILE FOR FUTURE USE OR REMOVE OFF-SITE. REMOVE AND DISPOSE OF DEMOLITION DEBRIS OFF-SITE.
- TEMPORARILY SEED DISTURBED AREAS NOT UNDER CONSTRUCTION FOR THIRTY (30) DAYS OR MORE.
- EXCAVATE AND GRADE NEW ACCESS DRIVE.
- EXCAVATE AND ROUGH GRADE EQUIPMENT COMPOUND.
- EXCAVATE FOR TOWER FOUNDATION & EQUIPMENT PADS.
- FINALIZE ACCESS ROAD GRADES.
- PREPARE SUBGRADE AND INSTALL FORMS, STEEL REINFORCING, & CONCRETE FOR TOWER FOUNDATION & EQUIPMENT PADS.
- INSTALL BURIED GROUND RINGS, GROUND RODS, GROUND LEADS, UTILITY CONDUITS & UTILITY EQUIPMENT.
- BACKFILL TOWER FOUNDATION.
- ERECT TOWER.
- INSTALL TELECOMMUNICATIONS EQUIPMENT ON TOWER & COMPOUND.
- INSTALL COMPOUND GRAVEL SURFACES.
- FINALIZE GRADES. INSTALL GRAVEL SURFACES.
- INSTALL FENCING.
- CONNECT GROUNDING LEADS & LIGHTNING PROTECTION
- FINAL GRADE AROUND COMPOUND.
- LOAM & SEED DISTURBED AREAS OUTSIDE COMPOUND, AS REQUIRED.
- INSTALL ACCESS DRAINAGE AT EXISTING DRIVEWAY ENTRANCE. PAVE DRIVEWAY ENTRANCE.
- TEST ALL NEW EQUIPMENT.
- AFTER THE SITE IS STABILIZED AND WITH THE APPROVAL OF THE OWNER, REMOVE PERIMETER EROSION AND SEDIMENTATION CONTROLS.
- PERFORM FINAL PROJECT CLEANUP.

THE ESTIMATED TIME FOR THE COMPLETION OF THE WORK IS APPROXIMATELY TWELVE (12) WEEKS. THE EXACT PROCESS MAY VARY DEPENDING ON THE CONTRACTORS & SUBCONTRACTORS AVAILABILITY TO COMPLETE WORK & WEATHER DELAYS.

CONSTRUCTION OPERATION AND MAINTENANCE PLAN - BY CONTRACTOR

E&S MEASURE	INSPECTION SCHEDULE	MAINTENANCE REQUIRED
CONSTRUCTION ENTRANCE	DAILY	PLACE ADDITIONAL STONE, EXTEND THE LENGTH OR REMOVE AND REPLACE THE STONE. CLEAN PAVED SURFACES OF TRACKED SEDIMENT.
HAY BALES	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.2"	REPAIR/REPLACE WHEN FAILURE, OR OBSERVED DETERIORATION, IS OBSERVED. REMOVE SILT WHEN IT REACHES 1/2 THE HEIGHT OF THE BALE.
SILT FENCE	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.2"	REPAIR/REPLACE WHEN FAILURE, OR OBSERVED DETERIORATION, IS OBSERVED. REMOVE SILT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.
SILT SACKS	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.2"	REPAIR/REPLACE WHEN FAILURE, OR OBSERVED DETERIORATION, IS OBSERVED. REMOVE SILT WHEN IT REACHES 1/2 THE HEIGHT OF THE SACK.
TOPSOIL/BOORROW STOCKPILES	DAILY	REPAIR/REPLACE SEDIMENT BARRIERS AS NECESSARY.
WATER BARS	DAILY	REPAIR/FRESHEN AS NECESSARY. REMOVE SILT WHEN IT REACHES 1/2 THE HEIGHT OF THE WATER BAR.
TEMPORARY DIVERSION DITCHES	DAILY & WITHIN 24 HOURS OF RAINFALL > 0.2"	REPAIR/FRESHEN AS NECESSARY. REVIEW CONDITIONS IF REPETITIVE FAILURES OCCUR.
TEMPORARY SEDIMENT TRAPS/BASINS	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.2"	REMOVE SEDIMENT WHEN IT REACHES 1/2 OF THE MINIMUM REQUIRED WET STORAGE VOLUME.
TEMPORARY SOIL PROTECTION	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.2"	REPAIR ERODED OR BARE AREAS IMMEDIATELY. RESEED AND MULCH.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITY, THE OWNER OR OPERATOR MUST IDENTIFY THE CONTRACTOR(S) AND SUBCONTRACTOR(S) THAT WILL BE RESPONSIBLE FOR INSTALLING, CONSTRUCTING, REPAIRING, REPLACING, INSPECTING AND MAINTAINING THE EROSION AND SEDIMENT CONTROL PRACTICES INCLUDED IN THE SWPPP, AND THE CONTRACTOR(S) AND SUBCONTRACTOR(S) THAT WILL BE RESPONSIBLE FOR CONSTRUCTING THE POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES INCLUDED IN THE SWPPP. THE OWNER OR OPERATOR SHALL HAVE EACH OF THE CONTRACTORS AND SUBCONTRACTORS IDENTIFY AT LEAST ONE PERSON FROM THEIR COMPANY THAT WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP. THIS PERSON SHALL BE KNOWN AS THE TRAINED CONTRACTOR. THE OWNER OR OPERATOR SHALL ENSURE THAT AT LEAST ONE TRAINED CONTRACTOR IS ON SITE ON A DAILY BASIS WHEN SOIL DISTURBANCE ACTIVITIES ARE BEING PERFORMED.

THE OWNER OR OPERATOR SHALL HAVE EACH OF THE CONTRACTORS AND SUBCONTRACTORS IDENTIFIED ABOVE SIGN A COPY OF THE FOLLOWING CERTIFICATION STATEMENT BELOW BEFORE THEY COMMENCE ANY CONSTRUCTION ACTIVITY:

"I HEREBY CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND AND AGREE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE SWPPP AND AGREE TO IMPLEMENT ANY CORRECTIVE ACTIONS IDENTIFIED BY THE QUALIFIED INSPECTOR DURING A SITE INSPECTION. I ALSO UNDERSTAND THAT THE OWNER OR OPERATOR MUST COMPLY WITH THE TERMS AND CONDITIONS OF THE MOST CURRENT VERSION OF THE NEW YORK STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM (SPDES) GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES AND THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS. FURTHERMORE, I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, THAT I DO NOT BELIEVE TO BE TRUE, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

PRINTED NAME _____ DATE _____

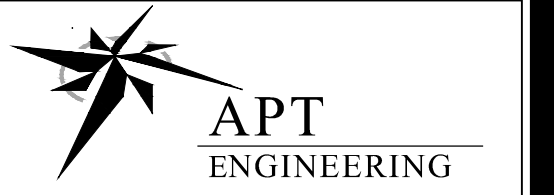
SIGNATURE _____ DATE _____

ALL CONTRACTORS AND SUB-CONTRACTORS SHALL SIGN THE ABOVE STATEMENT AND THEY WILL BE STORED ON-SITE.


HOMELAND TOWERS, LLC
9 HARMONY STREET
2ND FLOOR
DANBURY, CT 06810
(203) 297-6345


4 CENTEROCK ROAD
WEST NYACK, NY 10994


340 MOUNT KEMBLE AVENUE
MORRISTOWN, NEW JERSEY 07960


567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PH: (860)-663-1697
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

PERMITTING DOCUMENTS		
NO	DATE	REVISION
0	08/13/20	FOR REVIEW: RCB
1	08/14/20	CLIENT REVS: RCB
2	11/03/20	TOWN COMMENTS: RCB
3	12/22/20	TOWN COMMENTS: RCB
4	01/25/21	TOWN COMMENTS: RCB
5	03/19/21	TOWN COMMENTS: RCB
6	07/12/21	TOWN COMMENTS: RCB
7	07/13/21	TOWN COMMENTS: RCB
8	07/14/21	TOWN COMMENTS: RCB
9	04/12/23	TOWN COMMENTS: RCB

DESIGN PROFESSIONALS OF RECORD

PROF. SCOTT M. CHASSE P.E.
COMP: APT ENGINEERING
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

DEVELOPER: HOMELAND TOWERS, LLC
ADDRESS: 9 HARMONY STREET
2ND FLOOR
DANBURY, CT 06810

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

HOMELAND TOWERS
MOUNT KISCO

SITE 180 S. BEDFORD RD.
ADDRESS: MT. KISCO, NY 10994


APT FILING NUMBER: NY283830

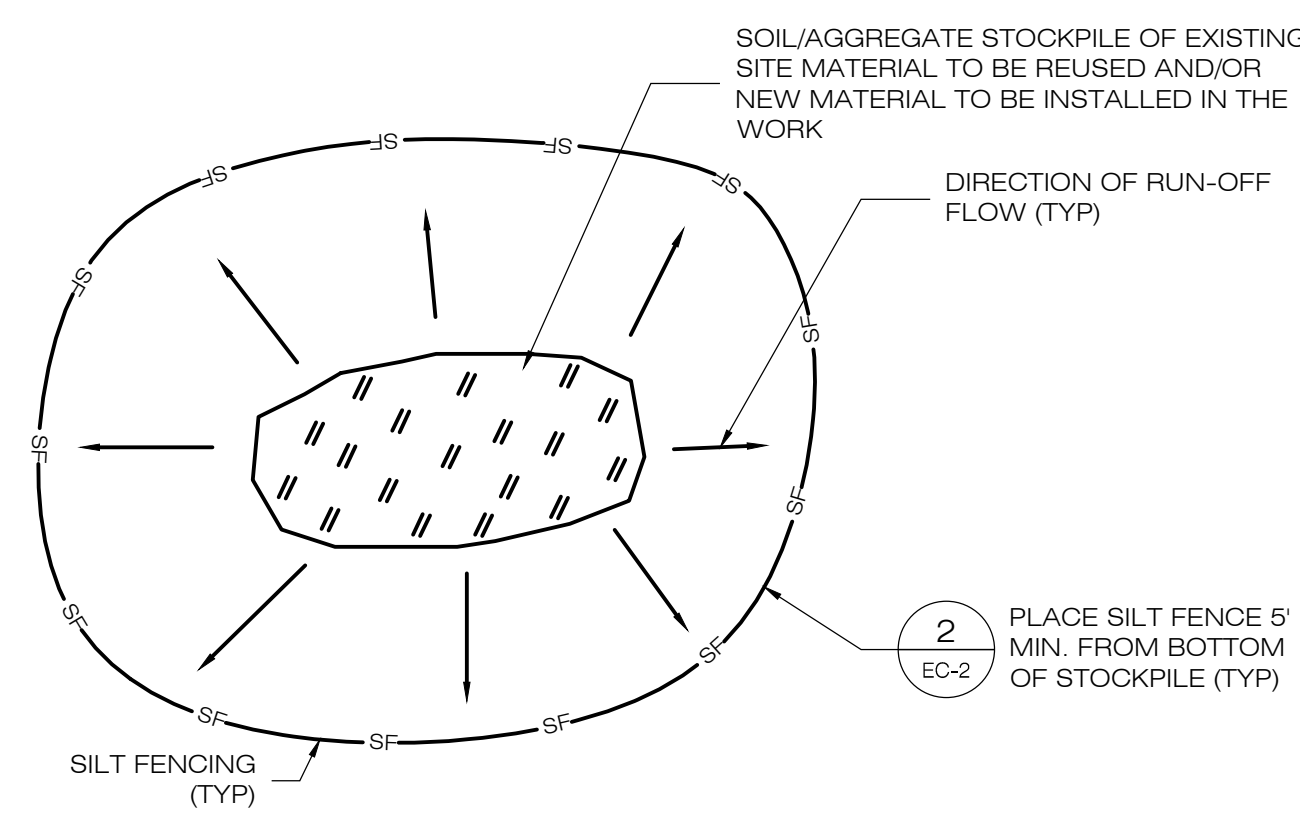
DATE: 08/13/20 DRAWN BY: CSH
CHECKED BY: RCB

SHEET TITLE:
EROSION CONTROL NOTES

SHEET NUMBER:

EC-1





- NOTES:
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
 2. SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS AND ARE NOT PERMITTED ON SLOPES GREATER THAN 10%.
 3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.
 4. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
 5. ANY SOIL IN STOCKPILES IN EXCESS OF SEVEN (7) DAYS SHALL BE SEEDED AND MULCHED OR COVERED.

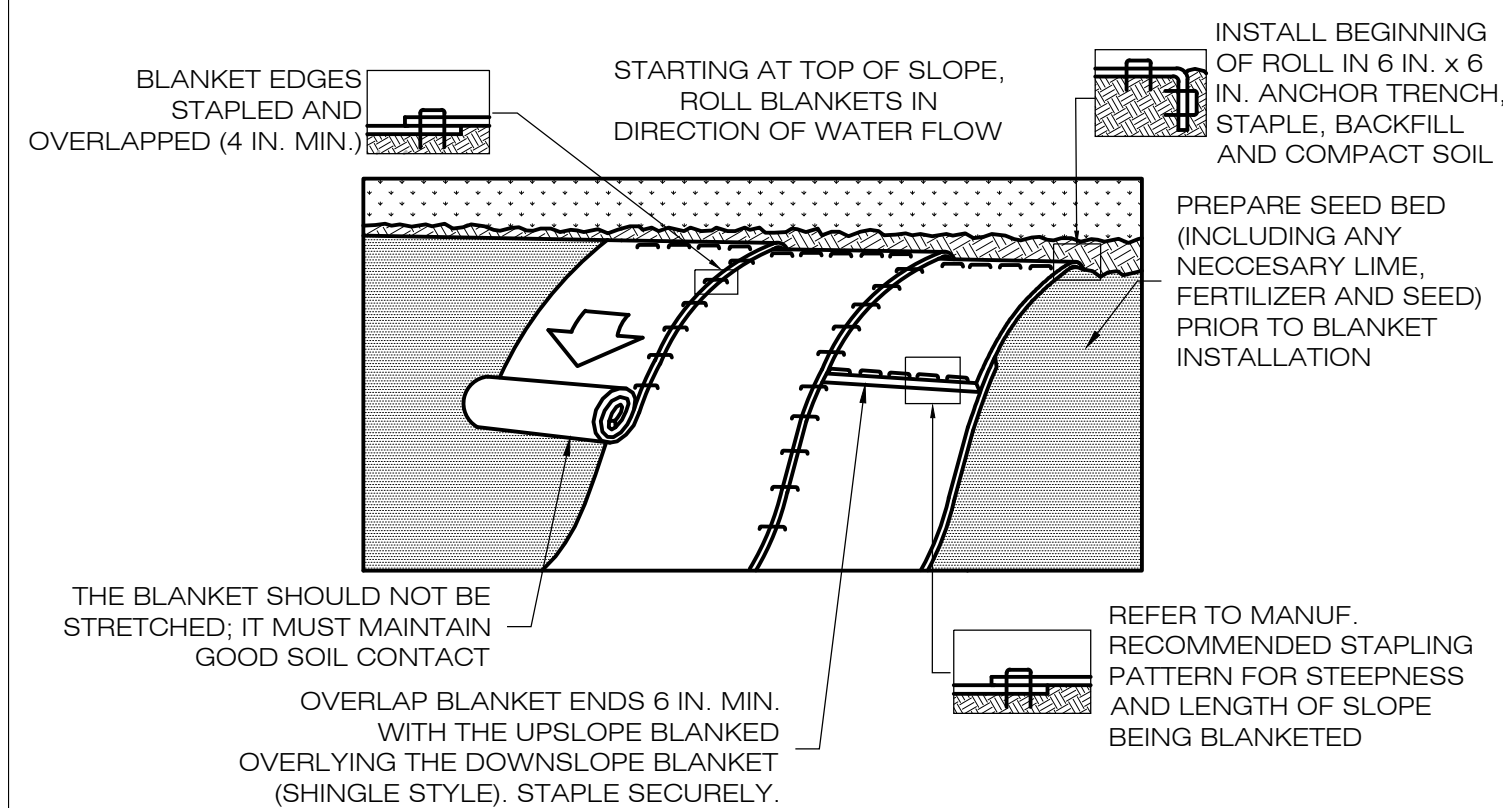
1 TEMPORARY STOCKPILE DETAIL
 EC-2 SCALE: N.T.S.

SEQUENCE OF CONSTRUCTION

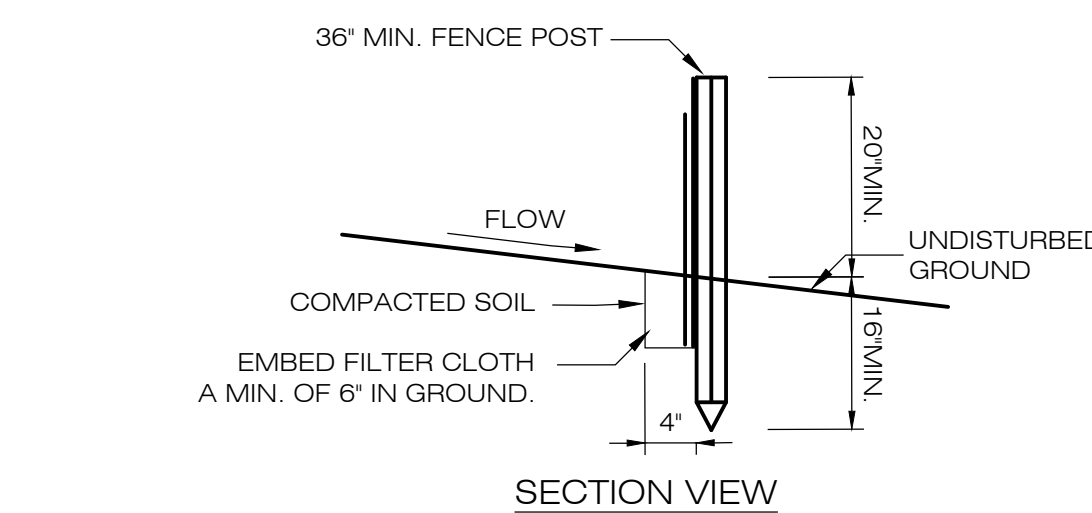
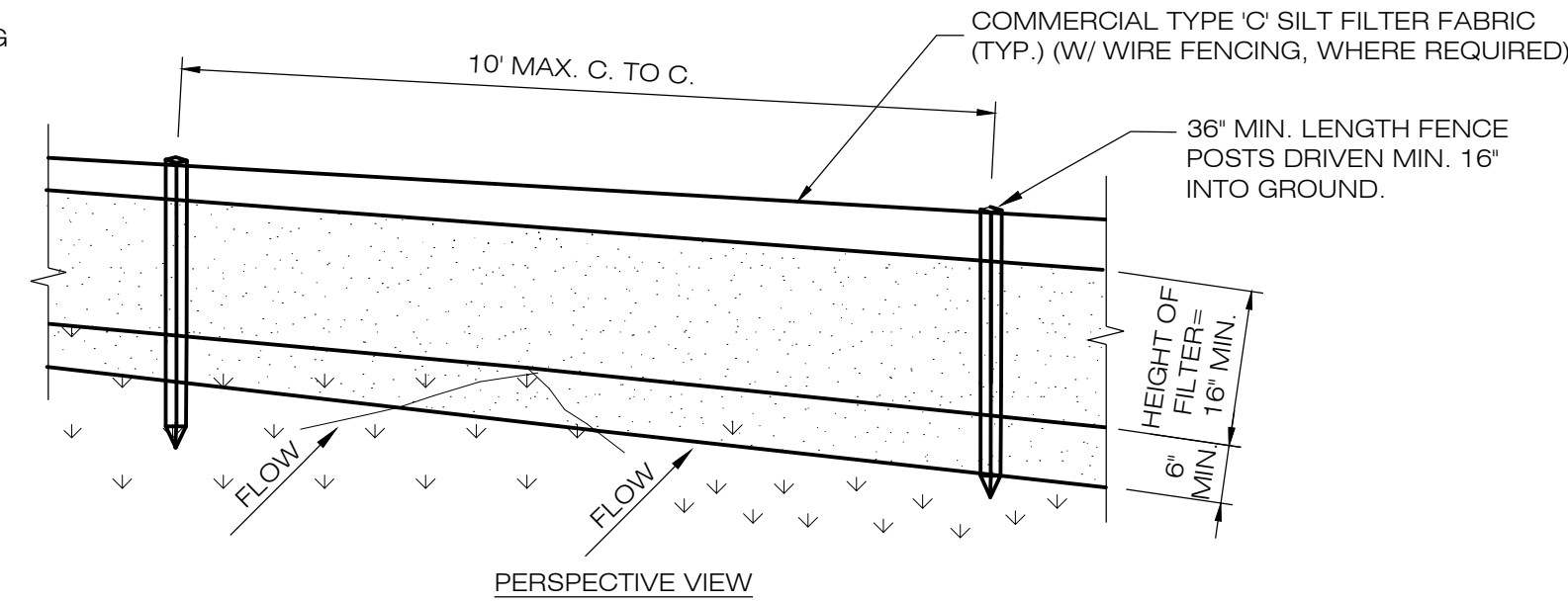
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12" PORTION OF RECPs BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECPs.
3. ROLL THE RECPs DOWN HORIZONTALLY ACROSS THE SLOPE. RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL RECPs MUST BE STAPLED WITH APPROXIMATELY 2' - 5' OVERLAP DEPENDING ON THE RECPs TYPE.
5. CONSECUTIVE RECPs SPLICED DOWN THE SLOPE MUST BE END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3' OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECPs WIDTH.

NOTES:

1. PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
2. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.
3. BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.
4. THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
5. BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

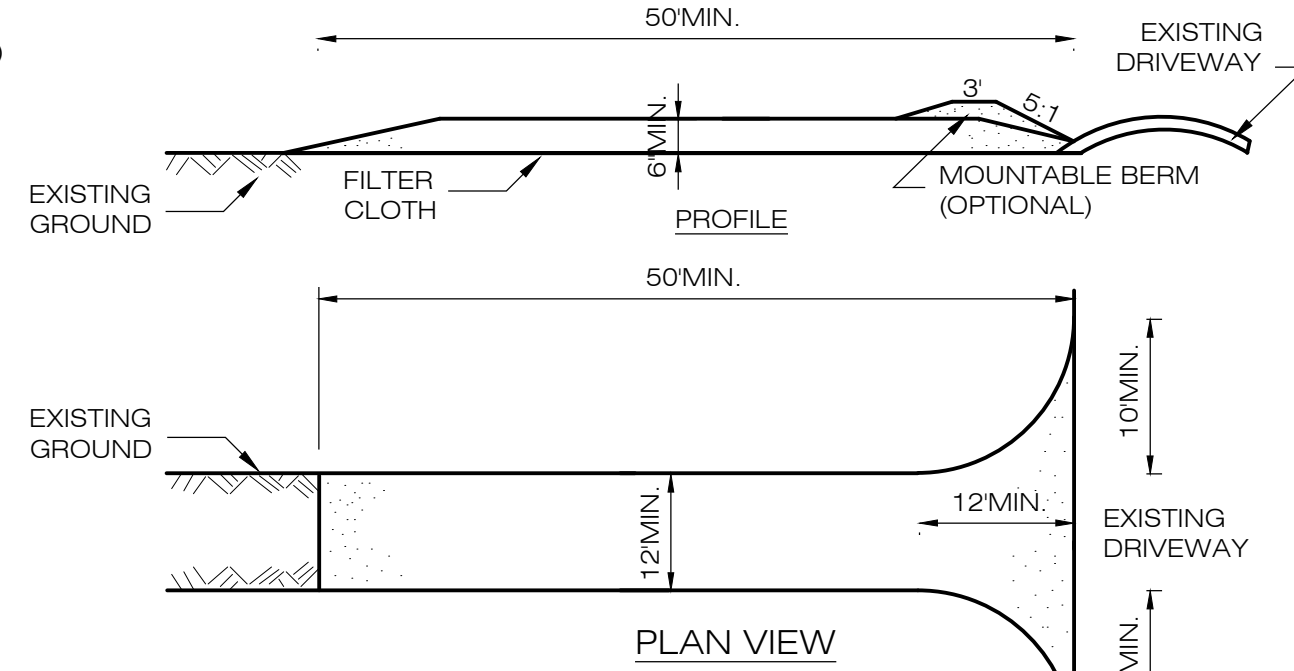


4 EROSION CONTROL BLANKET STEEP SLOPES
 EC-2 SCALE: N.T.S.



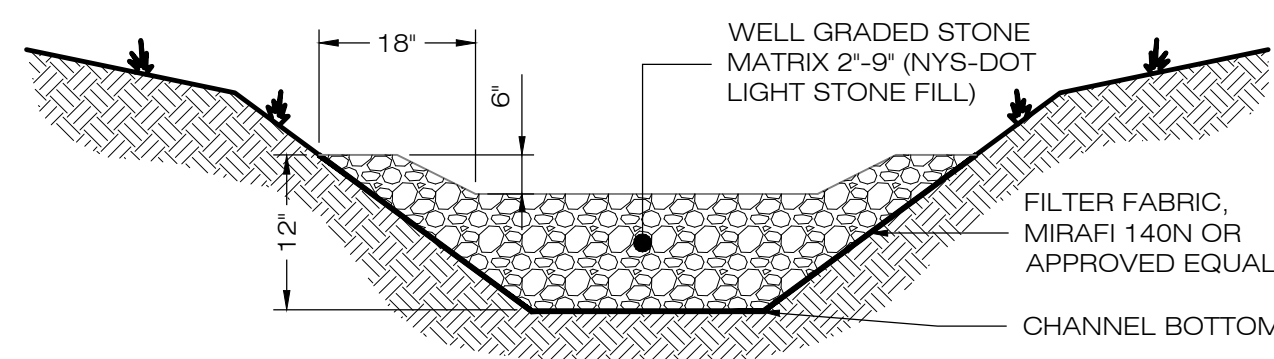
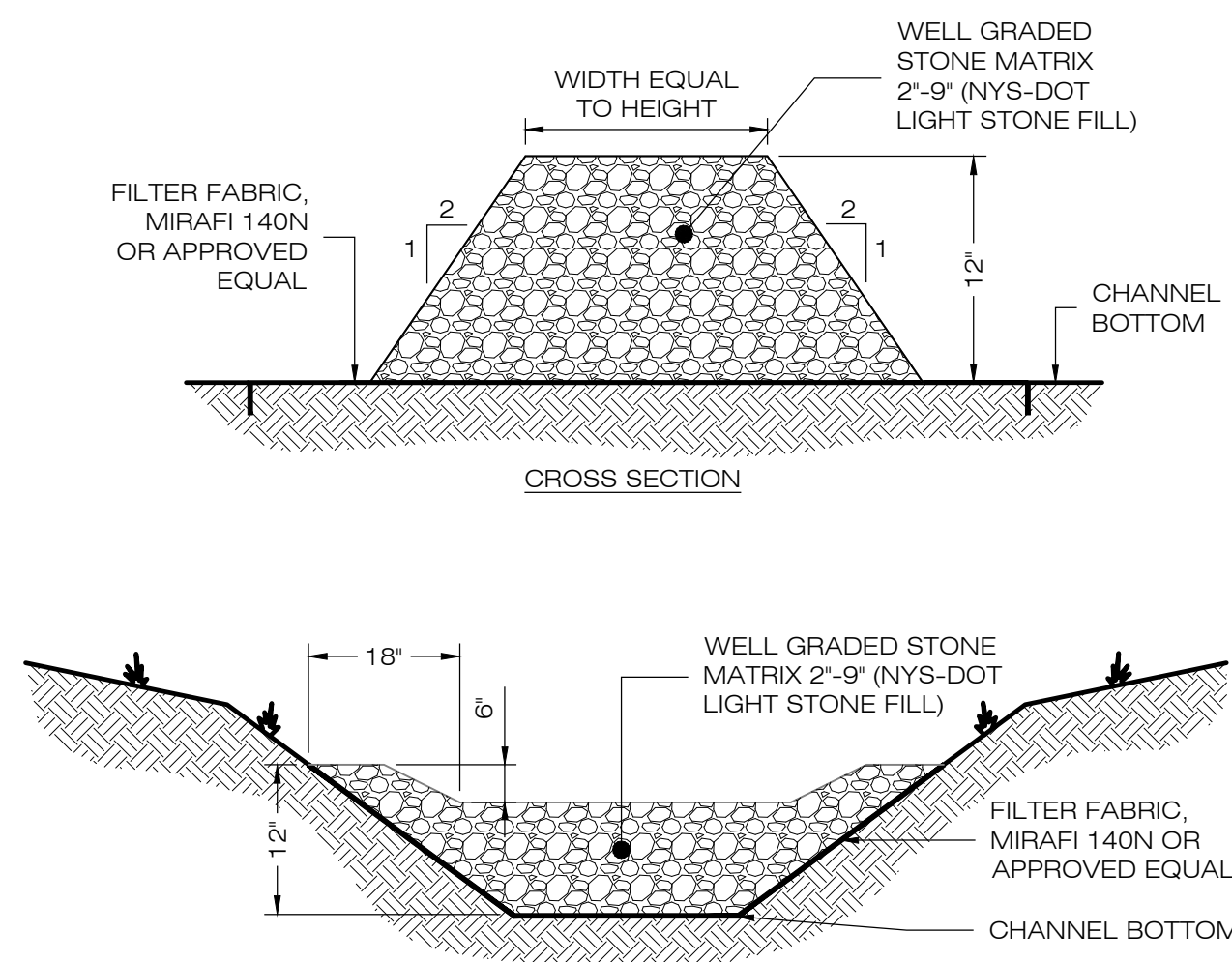
- CONSTRUCTION SPECIFICATIONS
1. POSTS SHALL BE STEEL EITHER 'T' OR 'U' TYPE OR HARDWOOD.
 2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
 3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

2 GEOTEXTILE SILT FENCE DETAIL
 EC-2 SCALE: N.T.S.

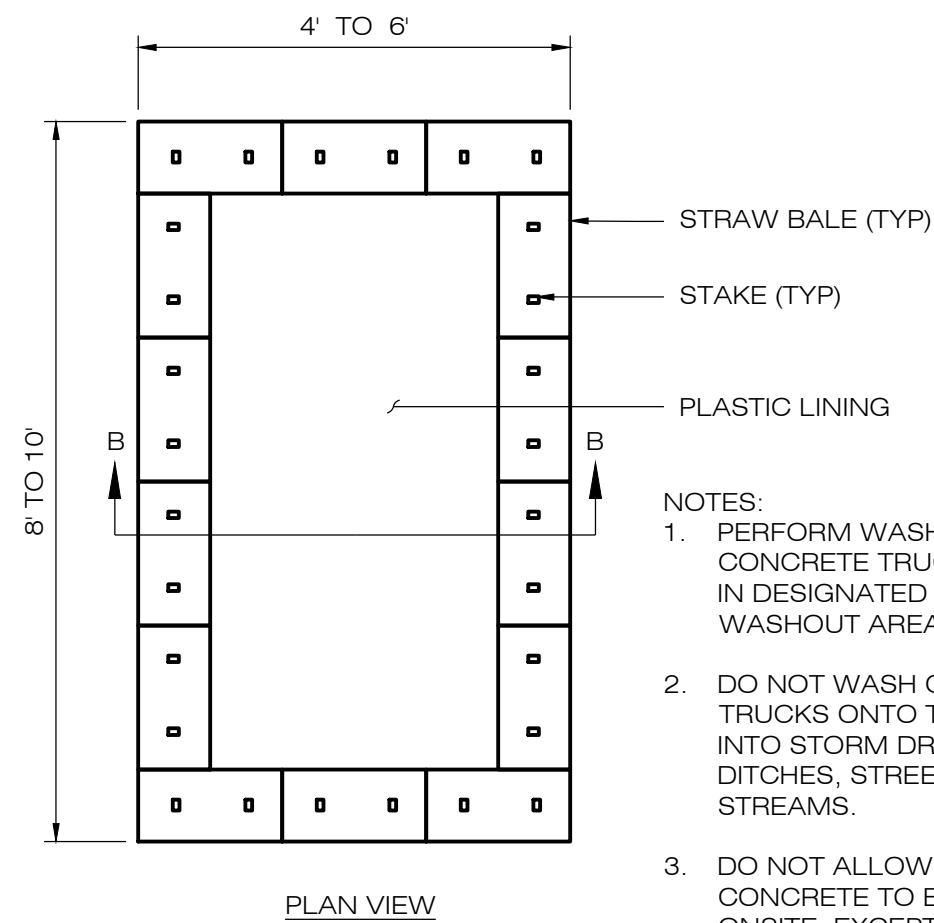
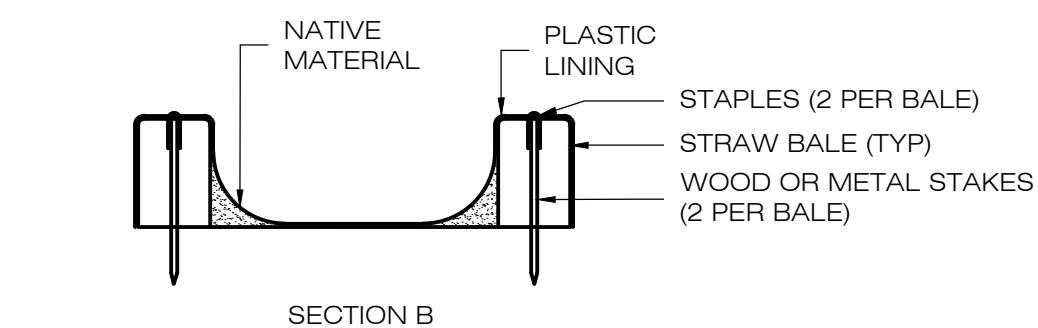


- CONSTRUCTION SPECIFICATIONS:
1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
 4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
 5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

3 CONSTRUCTION ENTRANCE DETAIL
 EC-2 SCALE: N.T.S.

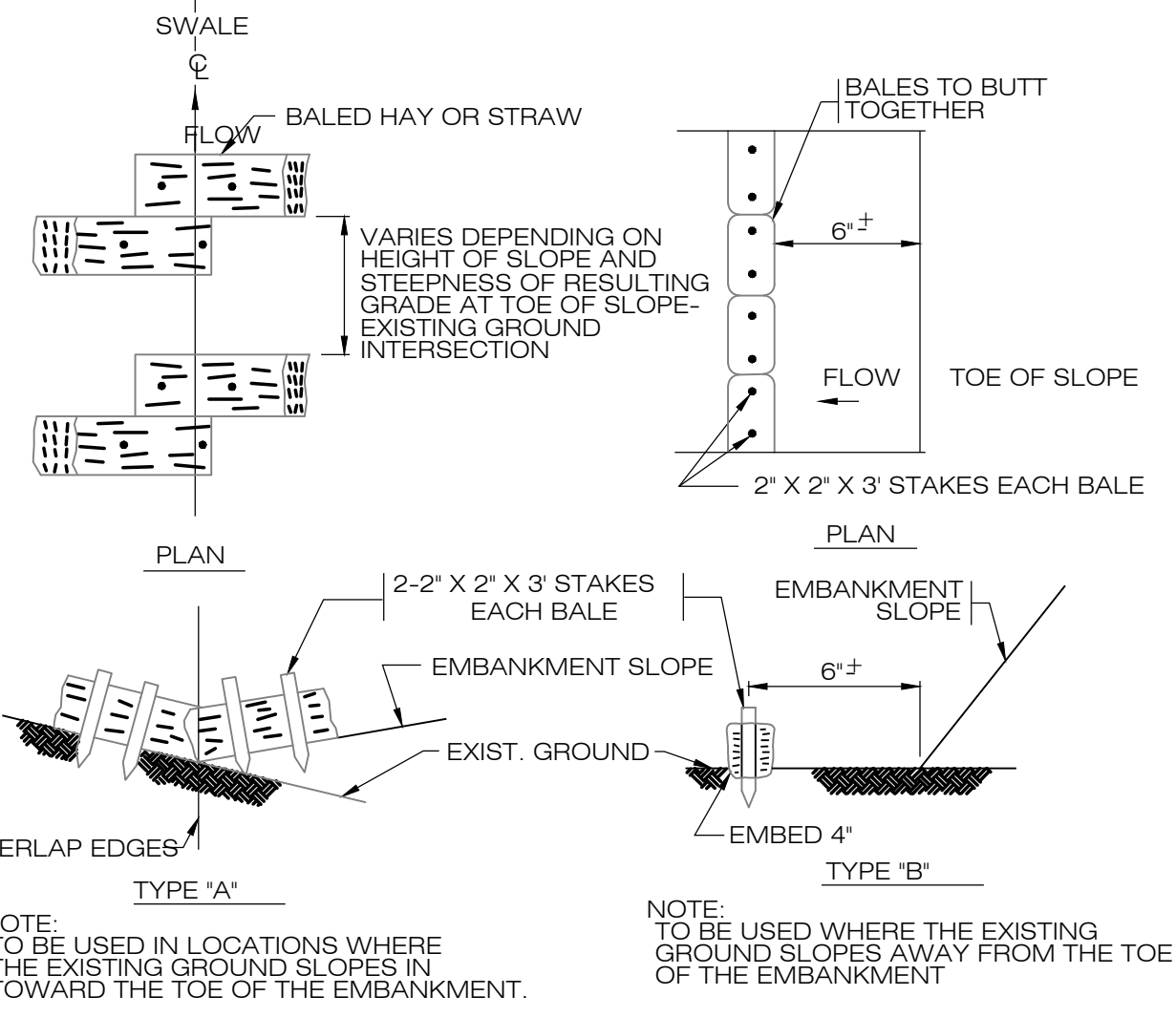


6 STONE CHECK DAM
 EC-2 SCALE: N.T.S.



- NOTES:
1. PERFORM WASHOUT OF CONCRETE TRUCKS OFFSITE OR IN DESIGNATED CONCRETE WASHOUT AREA ONLY.
 2. DO NOT WASH OUT CONCRETE TRUCKS ONTO THE GROUND, OR INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
 3. DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ONSITE, EXCEPT IN DESIGNATED CONCRETE WASHOUT AREA.

5 CONCRETE WASHOUT DETAIL
 EC-2 SCALE: N.T.S.



- NOTE: TO BE USED IN LOCATIONS WHERE THE EXISTING GROUND SLOPES AWAY FROM THE TOE OF THE EMBANKMENT.
- NOTE: TO BE USED WHERE THE EXISTING GROUND SLOPES AWAY FROM THE TOE OF THE EMBANKMENT.

7 HAYBALE CHECK DAM SEDIMENTATION CONTROL BARRIER
 EC-2 SCALE: N.T.S.

HOMELAND TOWERS, LLC
 9 HARMONY STREET
 2ND FLOOR
 DANBURY, CT 06810
 (203) 297-6345

verizon
 4 CENTEROCK ROAD
 WEST NYACK, NY 10994

at&t
 340 MOUNT KEMBLE AVENUE
 MORRISTOWN, NEW JERSEY 07960

APT ENGINEERING
 567 VAUXHALL STREET EXTENSION - SUITE 311
 WATERFORD, CT 06385 PH: (860)-663-1697
 WWW.ALLPOINTS2TECH.COM FAX: (860)-663-0935

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DESIGN PROFESSIONALS OF RECORD

PROF. SCOTT M. CHASSE P.E.
 COMP: APT ENGINEERING
 ADD: 567 VAUXHALL STREET
 EXTENSION - SUITE 311
 WATERFORD, CT 06385

DEVELOPER: HOMELAND TOWERS, LLC
 ADDRESS: 9 HARMONY STREET
 2ND FLOOR
 DANBURY, CT 06810

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HOMELAND TOWERS
MOUNT KISCO

SITE: 180 S. BEDFORD RD.
 ADDRESS: MT. KISCO, NY 10994

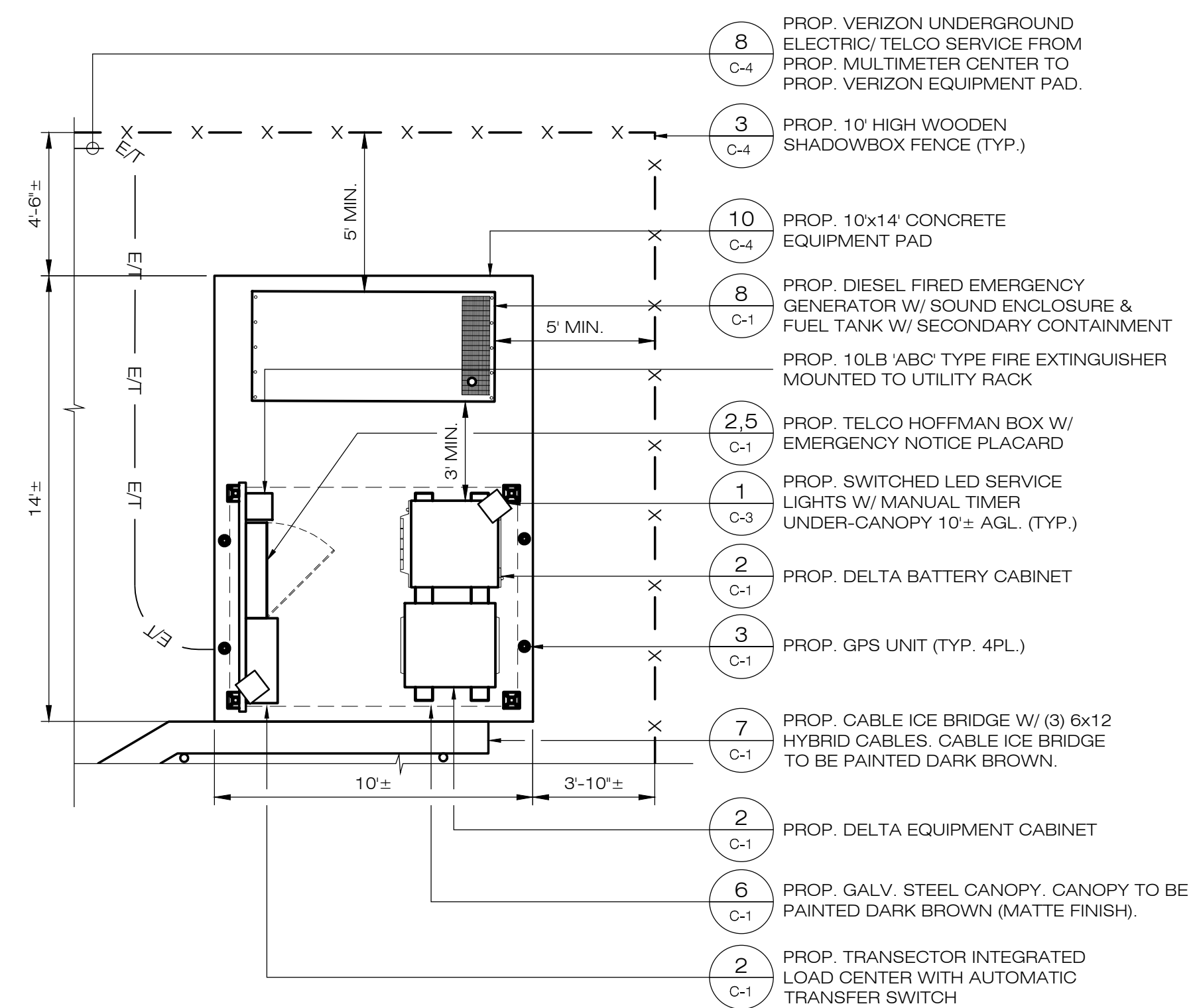
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DATE: 08/13/20 DRAWN BY: CSH
 CHECKED BY: RCB

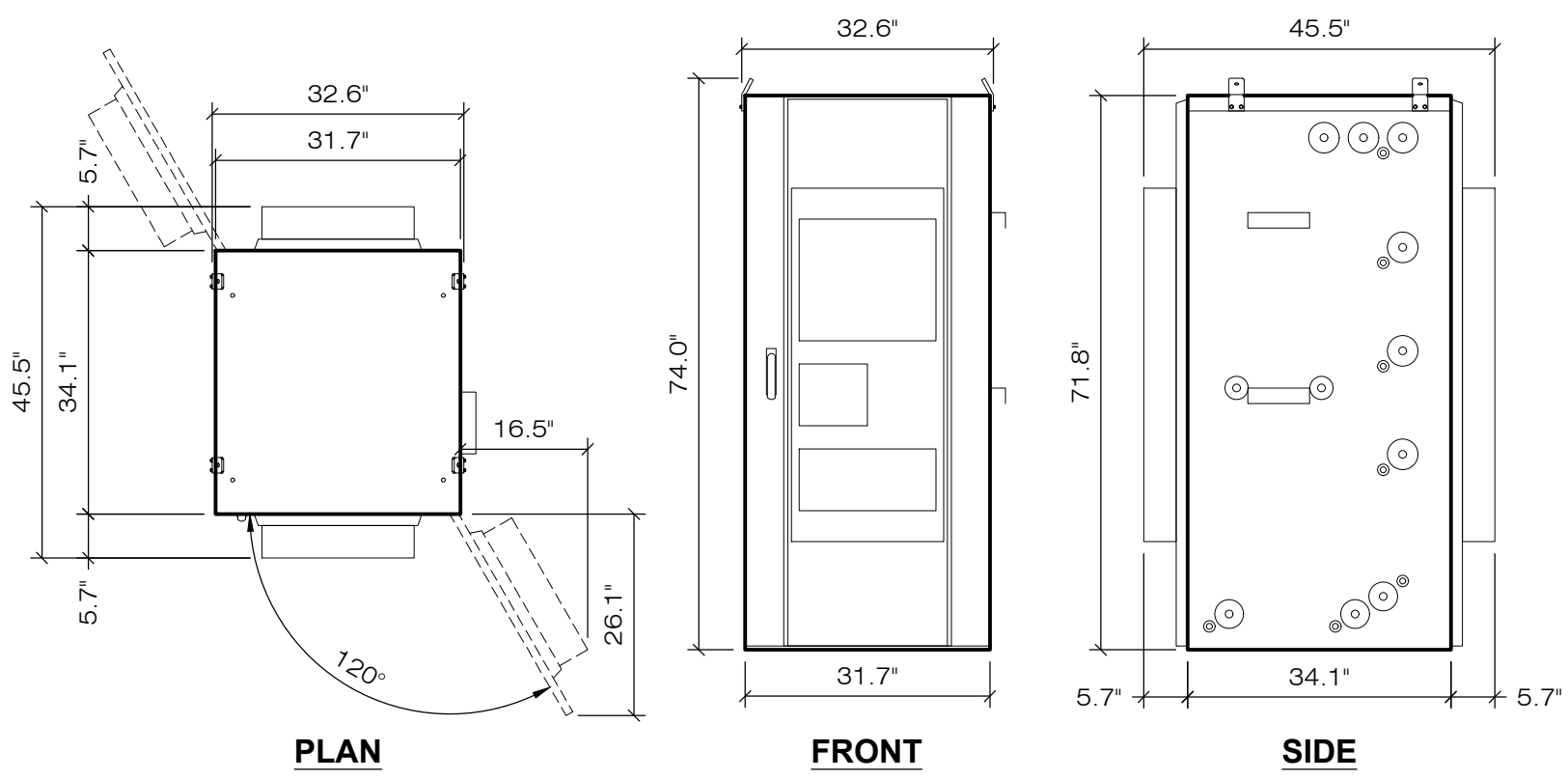
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EROSION CONTROL DETAILS

SHEET NUMBER:

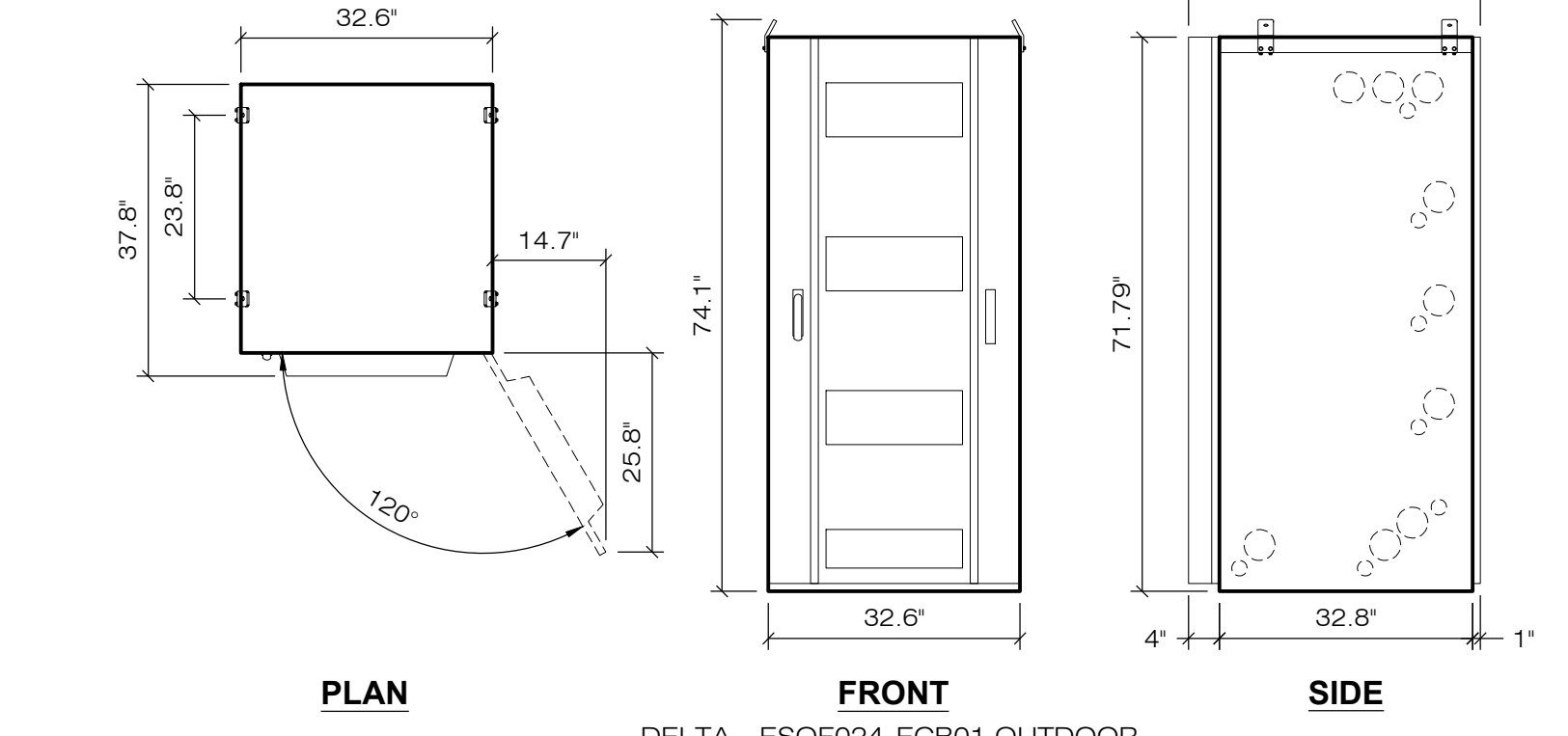
EC-2



1 EQUIPMENT AREA PLAN
C-1 SCALE: 1/4" = 1'-0"

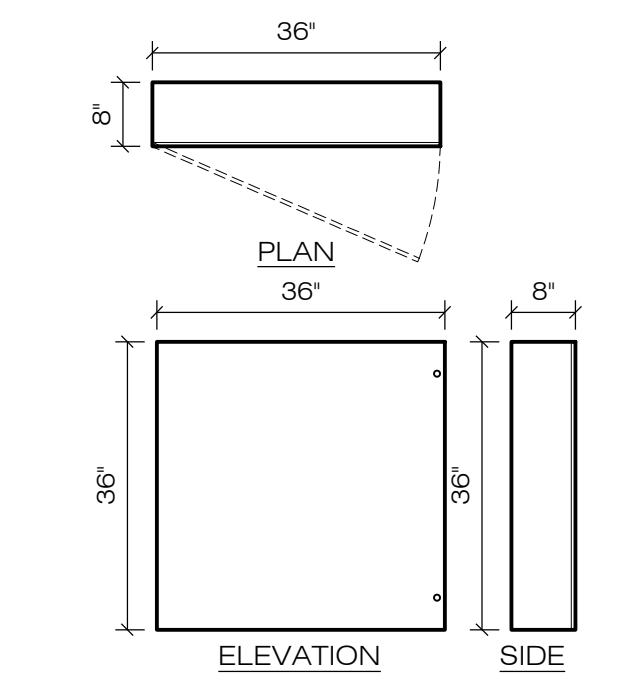


DELTA - ESOF016-EOA01 OUTDOOR EQUIPMENT CABINET COLOR: GRAY
71.8'Hx31.7'Wx45.5'D - 680 LBS.

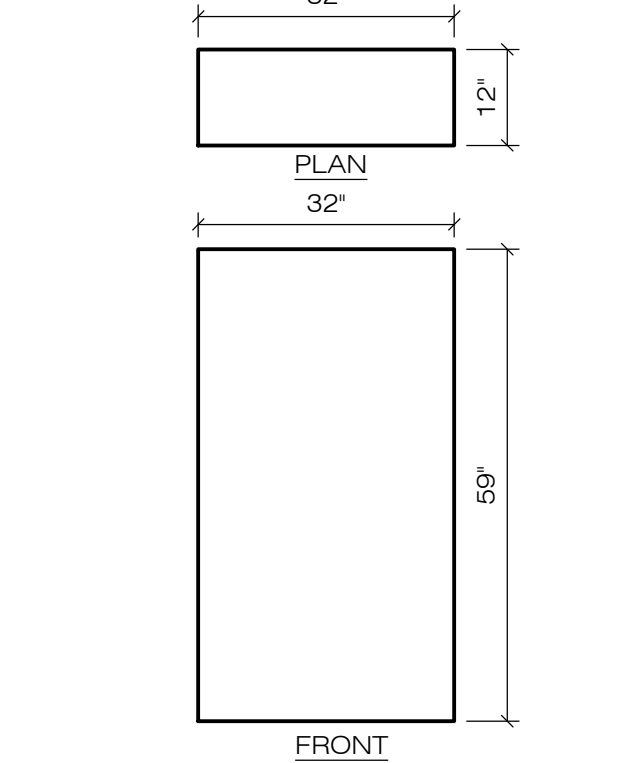


DELTA - ESOF024-ECB01 OUTDOOR BATTERY CABINET COLOR: GRAY
71.8'Hx32.6'Wx37.8'D - 3,297 LBS.

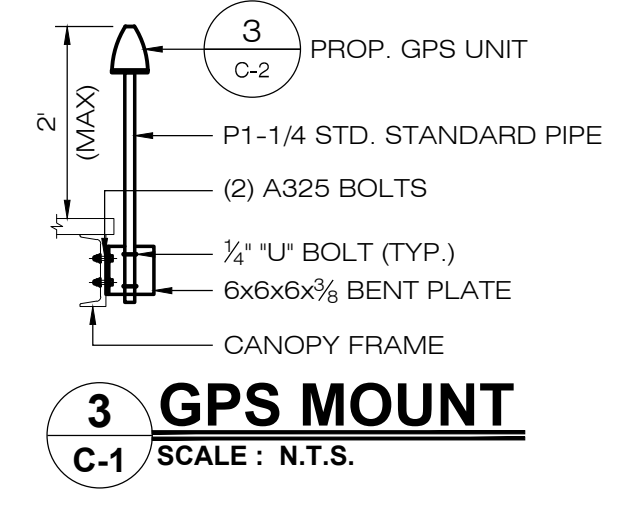
2 EQUIPMENT DETAILS
C-1 SCALE: N.T.S.



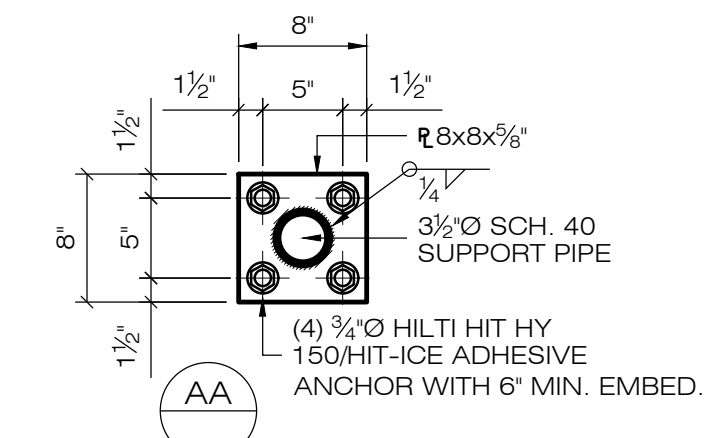
TELCO HOFFMAN CSD36368 ENCLOSURE (CONCEPT, TYPE 4 AND 12) (OR EQUAL)
COLOR: GRAY
WxDxH=36.0'x36.0'x8.0'



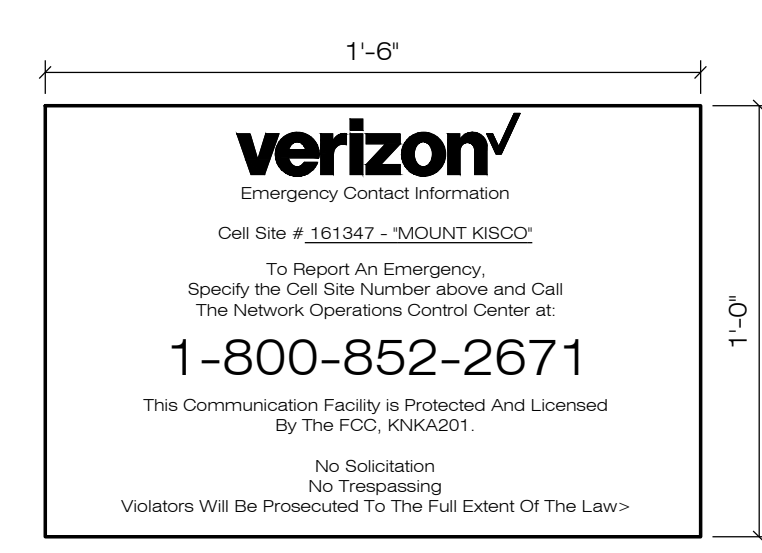
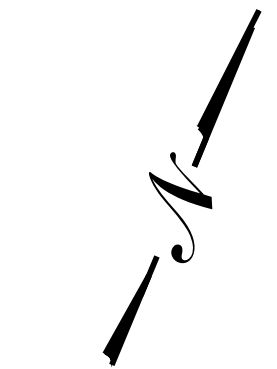
TRANSECTOR INTEGRATED LOAD CENTER W/ AUTOMATIC TRANSFER SWITCH (OR EQUAL)
COLOR: GRAY
WxDxH=35.0'x59.0'x12.0'



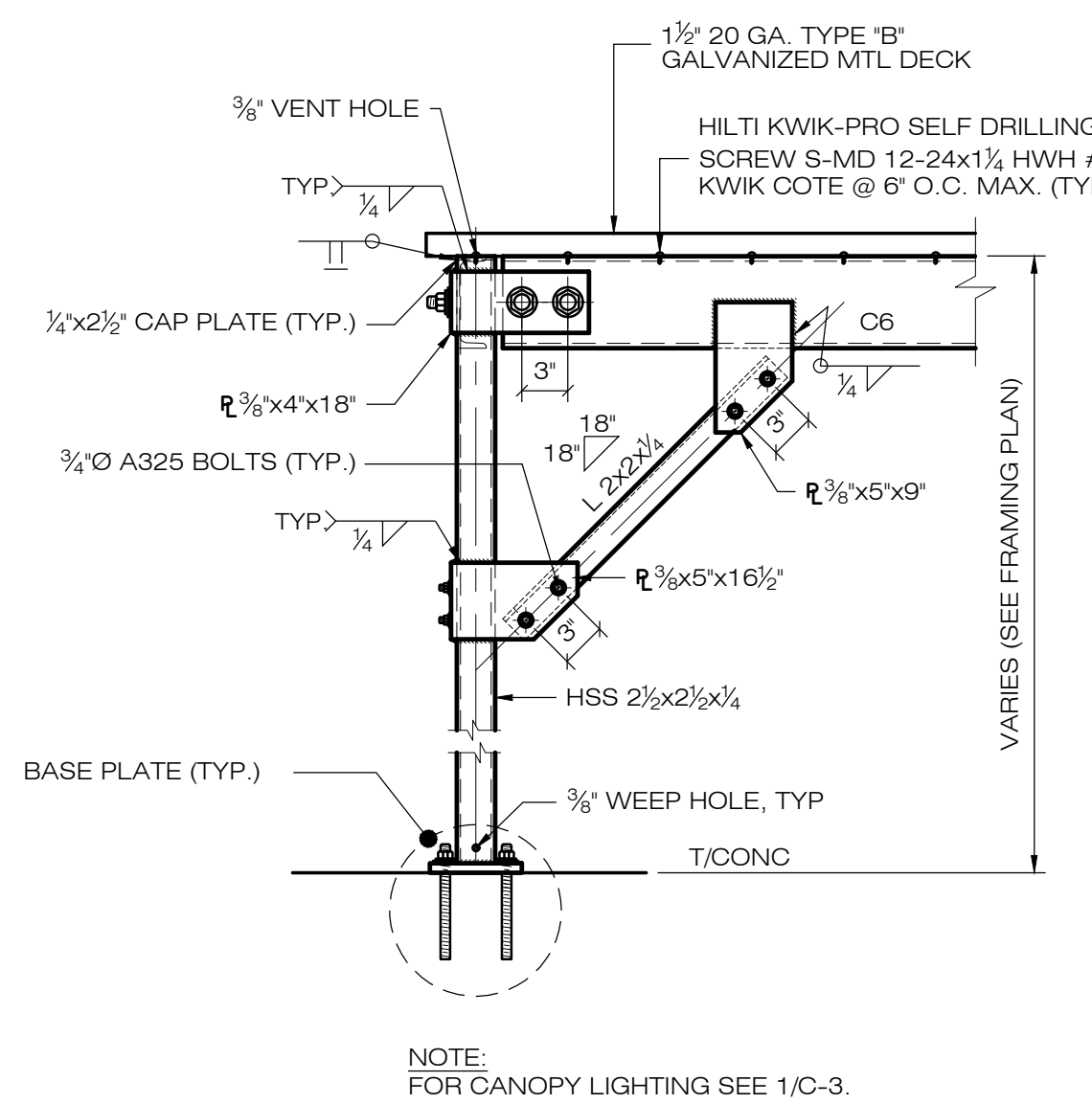
3 GPS MOUNT
C-1 SCALE: N.T.S.



4 PIPE BASE PLATE
C-1 SCALE: N.T.S.

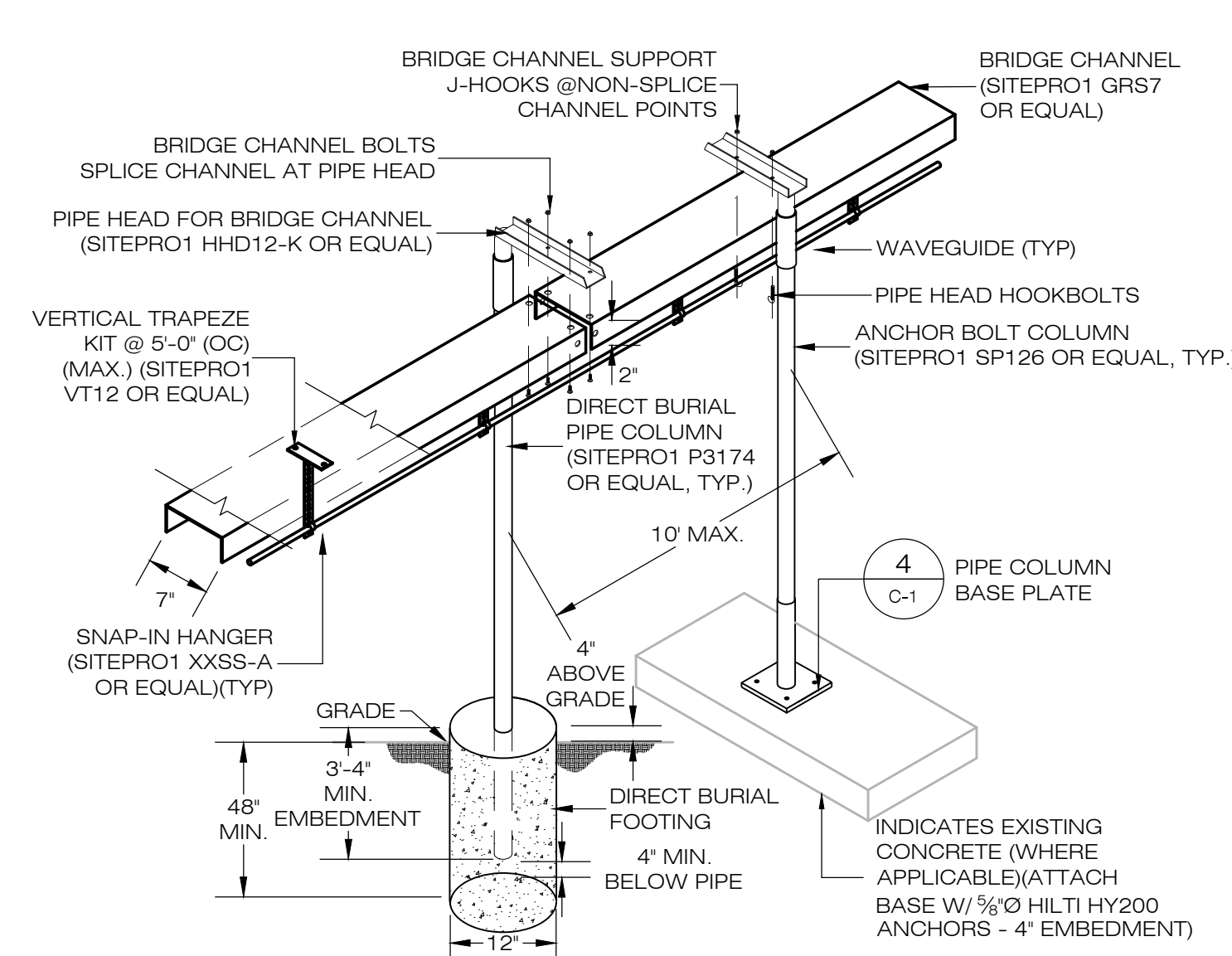


5 EMERGENCY NOTICE SIGN
C-1 SCALE: N.T.S.



PAINTING NOTE:
CANOPY TO BE PAINTED DARK BROWN (MATTE FINISH)

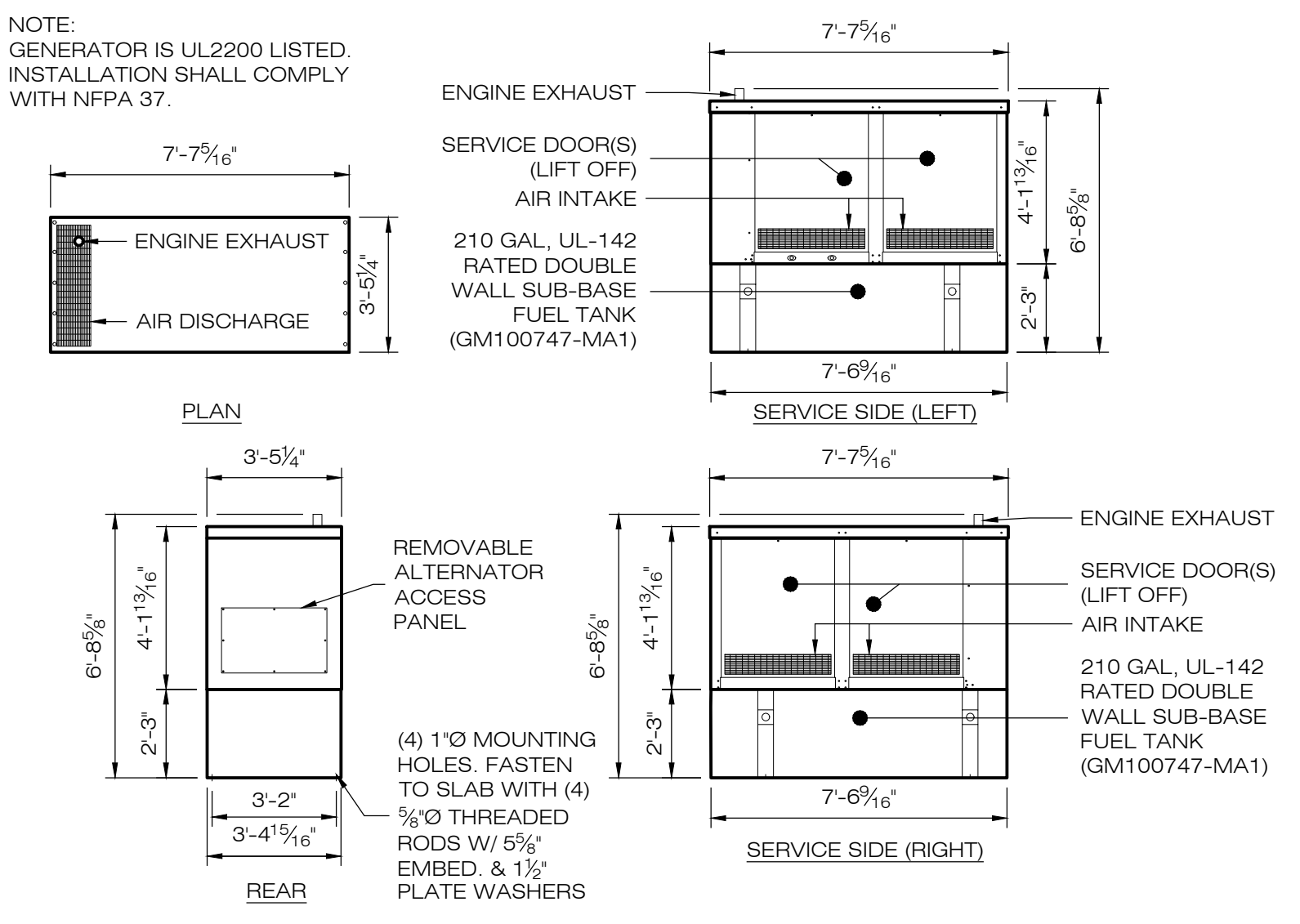
6 CANOPY SUPPORT
C-1 SCALE: 3/4" = 1'-0"



PAINTING NOTE:
CABLE ICE BRIDGE TO BE PAINTED DARK BROWN (MATTE FINISH)

7 CABLE BRIDGE & COAX HANGER DETAIL
C-1 SCALE: N.T.S.

NOTE:
GENERATOR IS UL2200 LISTED.
INSTALLATION SHALL COMPLY WITH NFPA 37.



KOHLER CO.
50kW DIESEL-POWERED GENERATOR
MODEL # 50REOZK,
120/240V, 1PH, 3W, 60 Hz w/
SOUND ATTENUATION ENCLOSURE & 210 GAL.
FUEL TANK W/ SECONDARY CONTAINMENT

GENERATOR NOTE:
1. GENERATORS ARE TO BE TESTED/CYCLED 1 TIME PER WEEK, ON A WEEKDAY DURING BUSINESS HOURS, FOR A RUN PERIOD NOT TO EXCEED 20 MINUTES.
2. NOISE LEVEL 64 dBA AT 23 FEET.

8 DIESEL GENERATOR SCHEMATICS
C-1 SCALE: 1/4" = 1'-0"

HOMELAND TOWERS, LLC
9 HARMONY STREET
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(203) 297-6345

verizon
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at&t
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COMP: APT ENGINEERING
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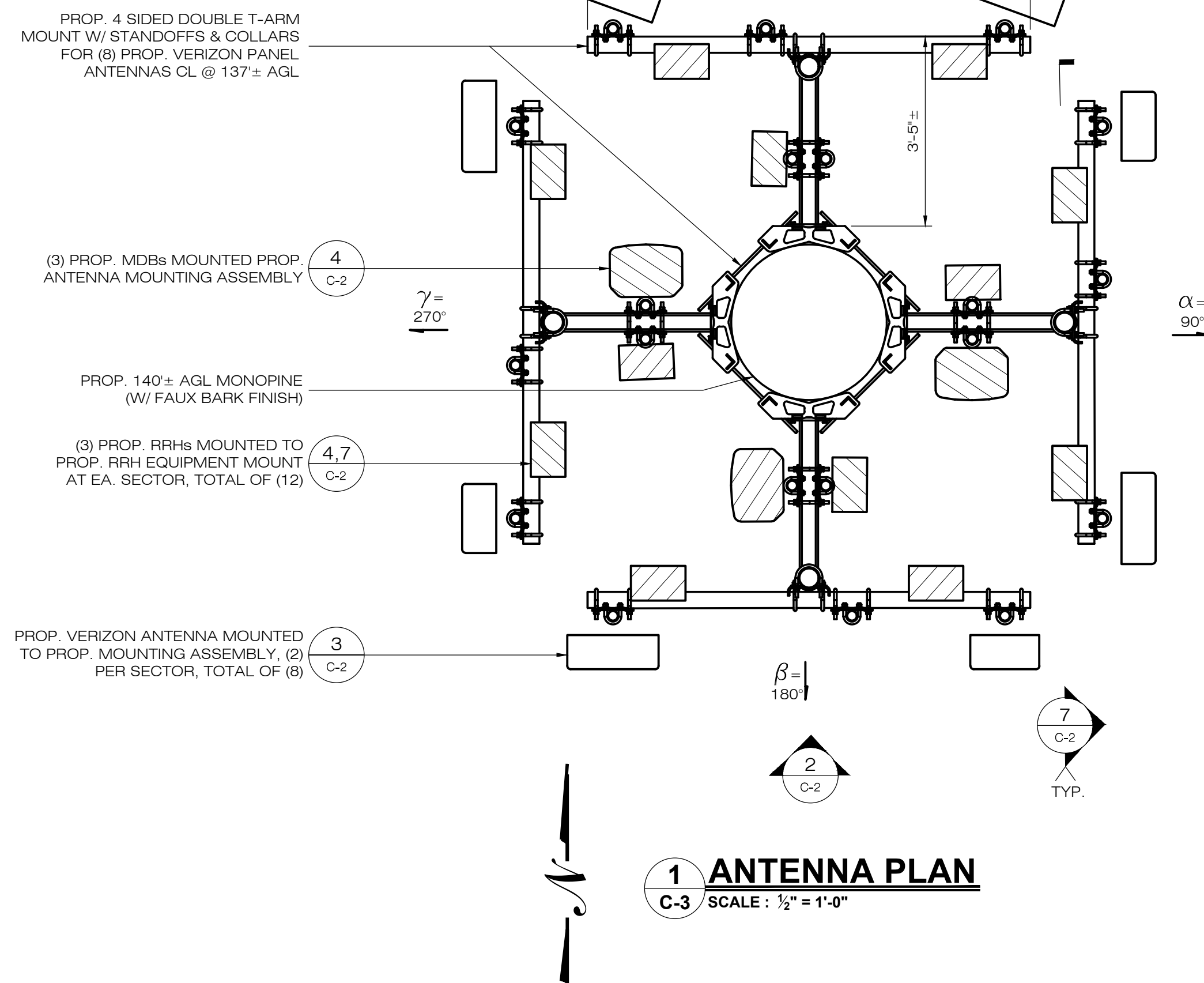
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VERIZON EQUIPMENT PLAN & DETAILS

SHEET NUMBER:

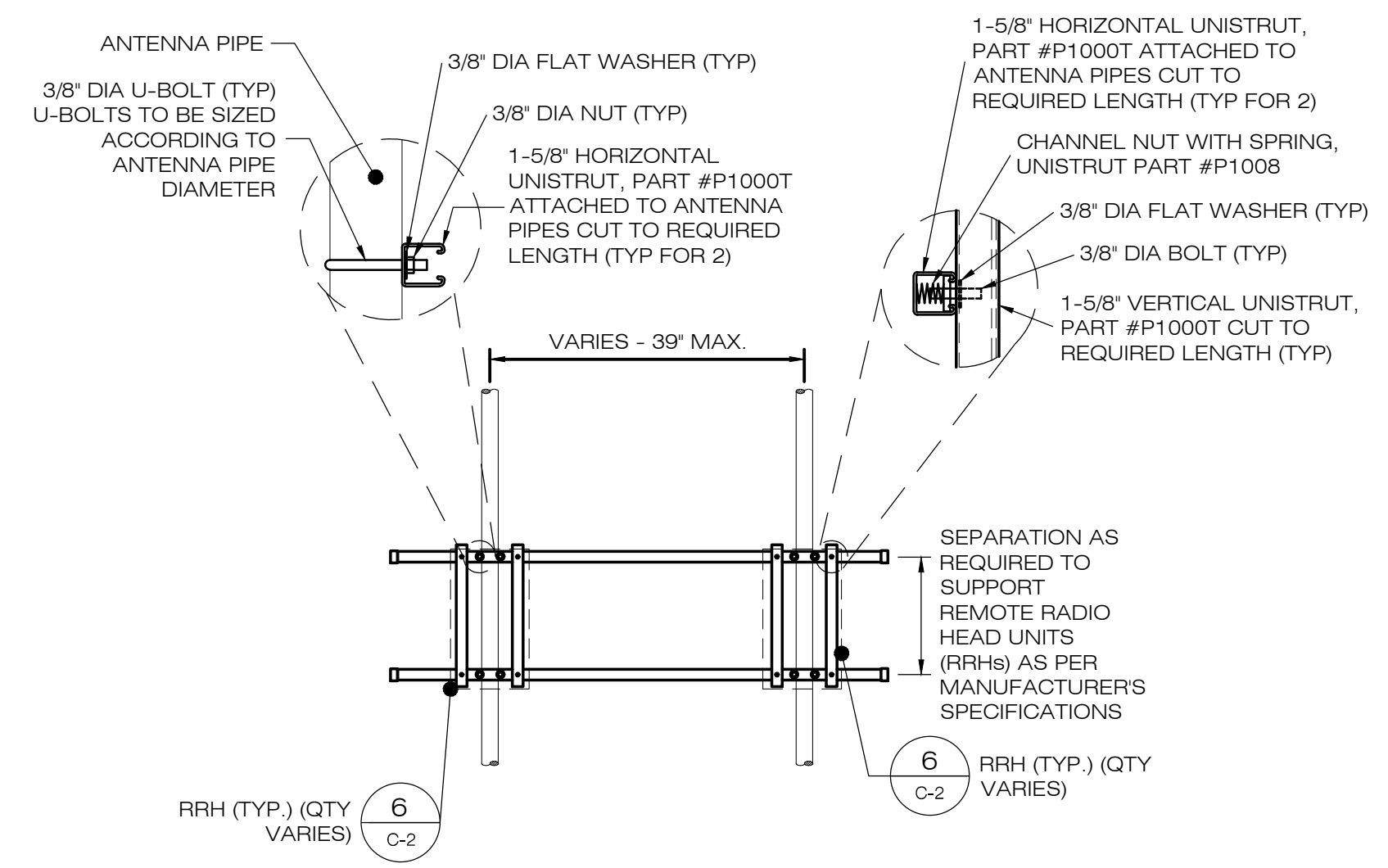
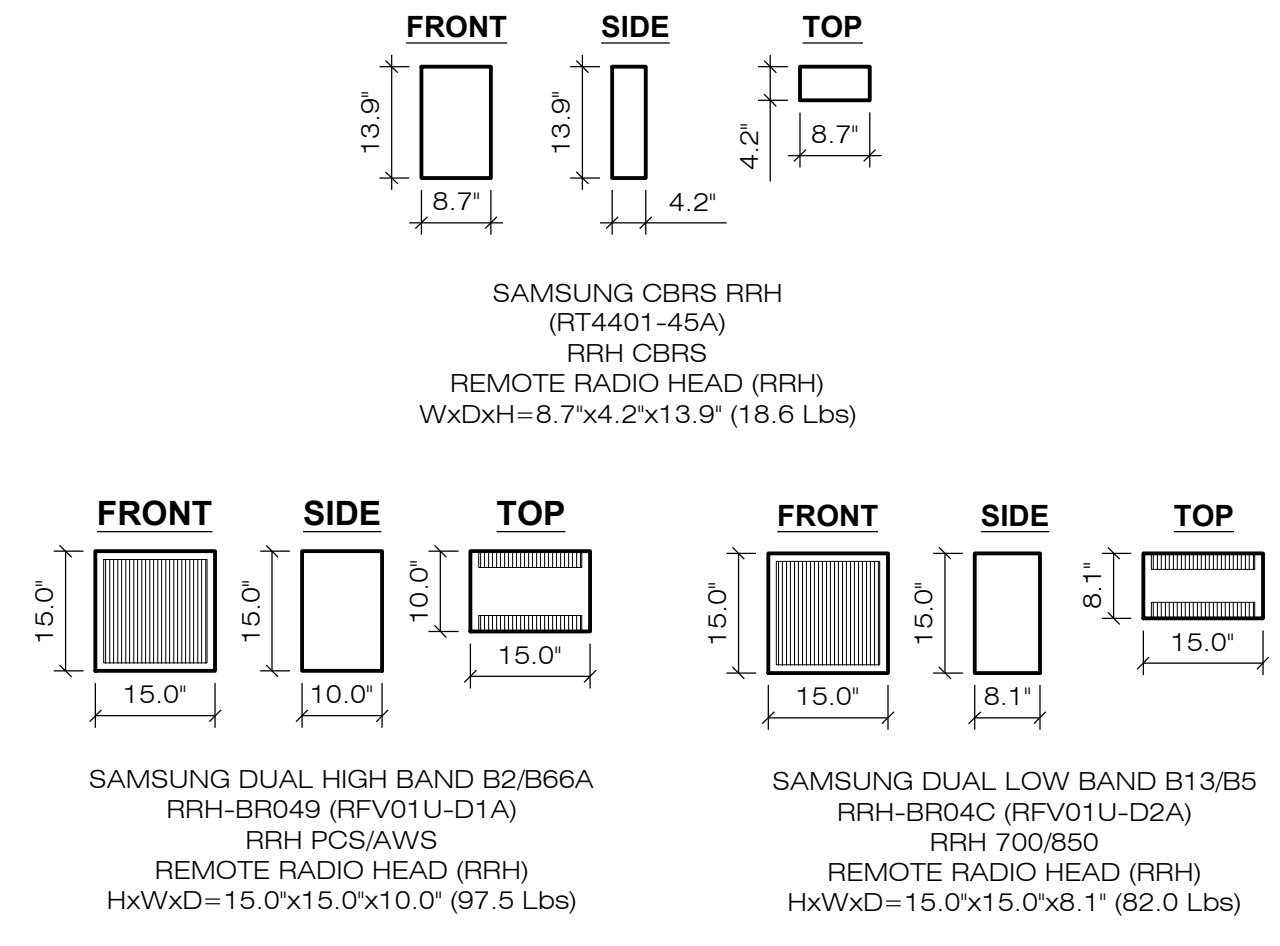
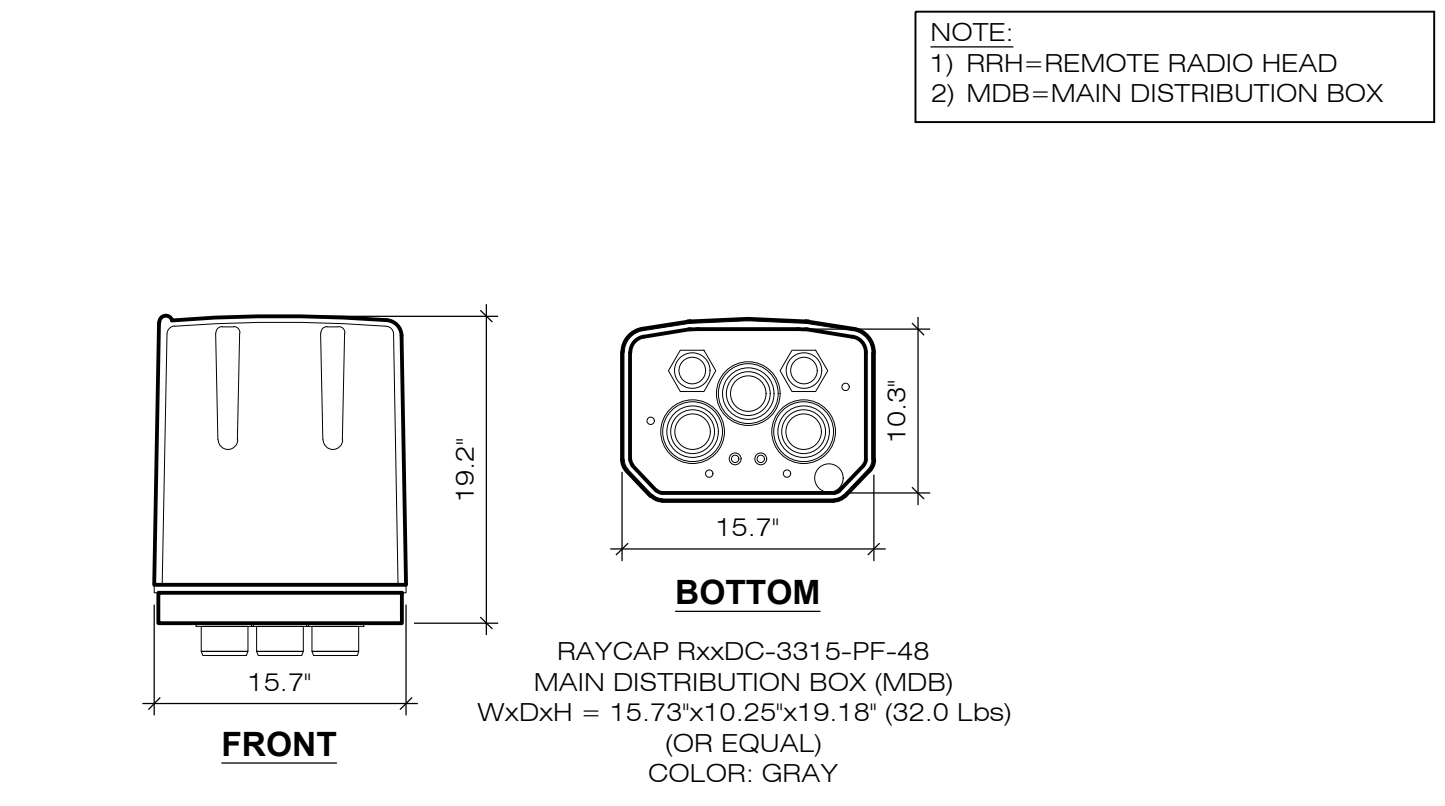
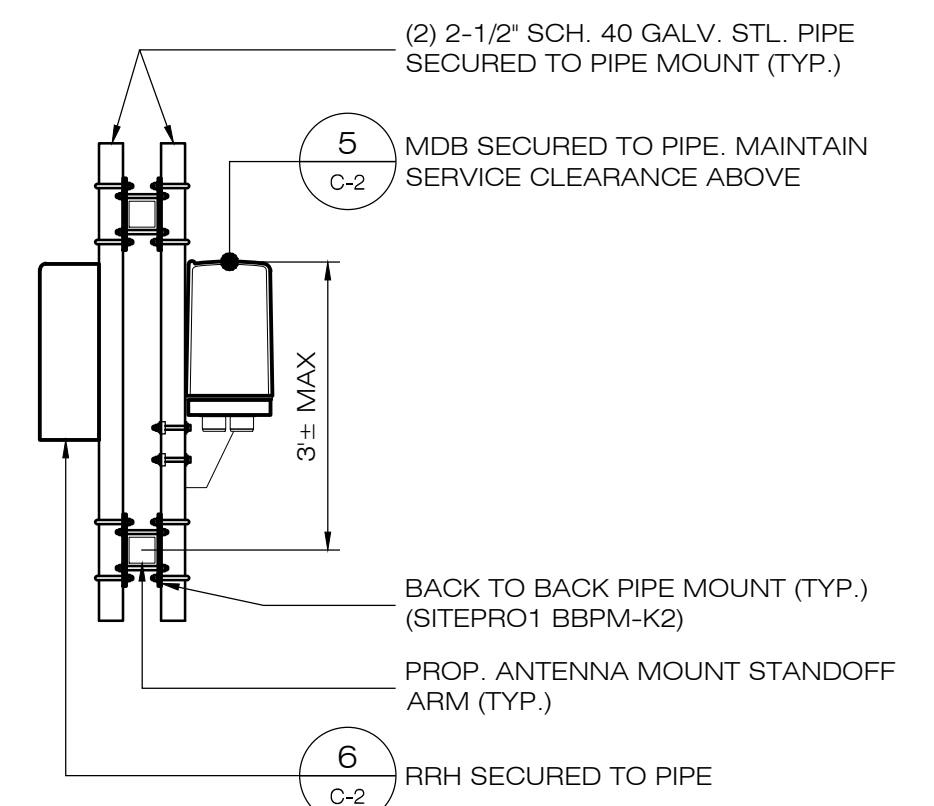
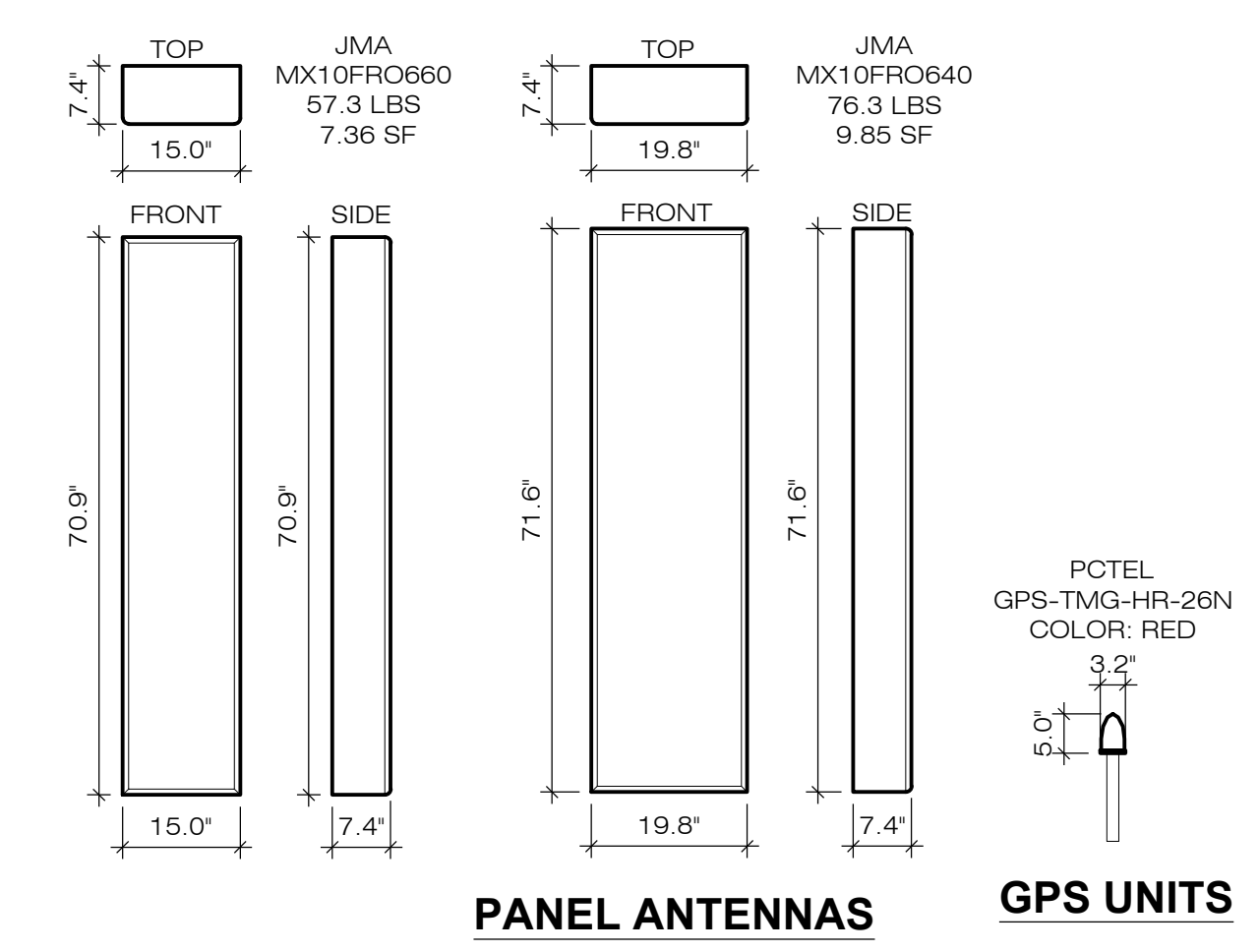
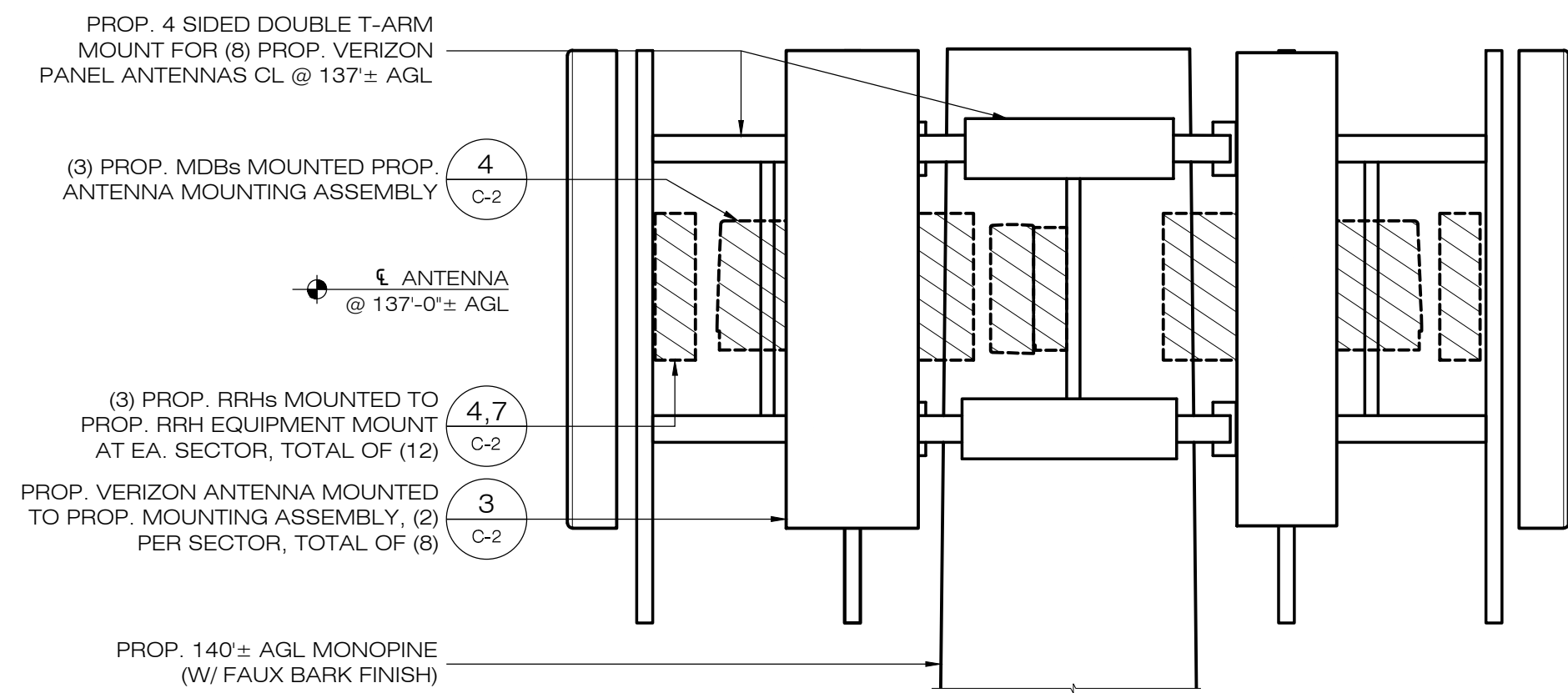


C-1



PAINT NOTES:

- ALL ANTENNAS TO BE FITTED W/ ANTENNA SOCKS TO MATCH MONOPINE FINISH.
- ALL EQUIPMENT TO BE PAINTED BROWN (MATTE FINISH) TO MATCH MONOPINE COLOR/TEXTURE.
- ALL MOUNTS TO BE PAINTED BROWN (MATTE FINISH) TO MATCH MONOPINE COLOR/TEXTURE.



NOTES:

- ALL EXPOSED UNISTRUT ENDS TO BE CAPPED WITH UNISTRUT CAP (MODEL #P2860-10).
- ONLY 1-5/8" UNISTRUT TO BE USED FOR RACK CONSTRUCTION.
- EXTEND UNISTRUT AS NEEDED BASED ON LENGTH OF ANTENNA SECTOR. DO NOT CANTILEVER UNISTRUT FOR MORE THAN 24" BEYOND ANTENNA MAST.
- FOR SPANS GREATER THAN 5'-0" USE UNISTRUT PART #P1001T.

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DESIGN PROFESSIONALS OF RECORD

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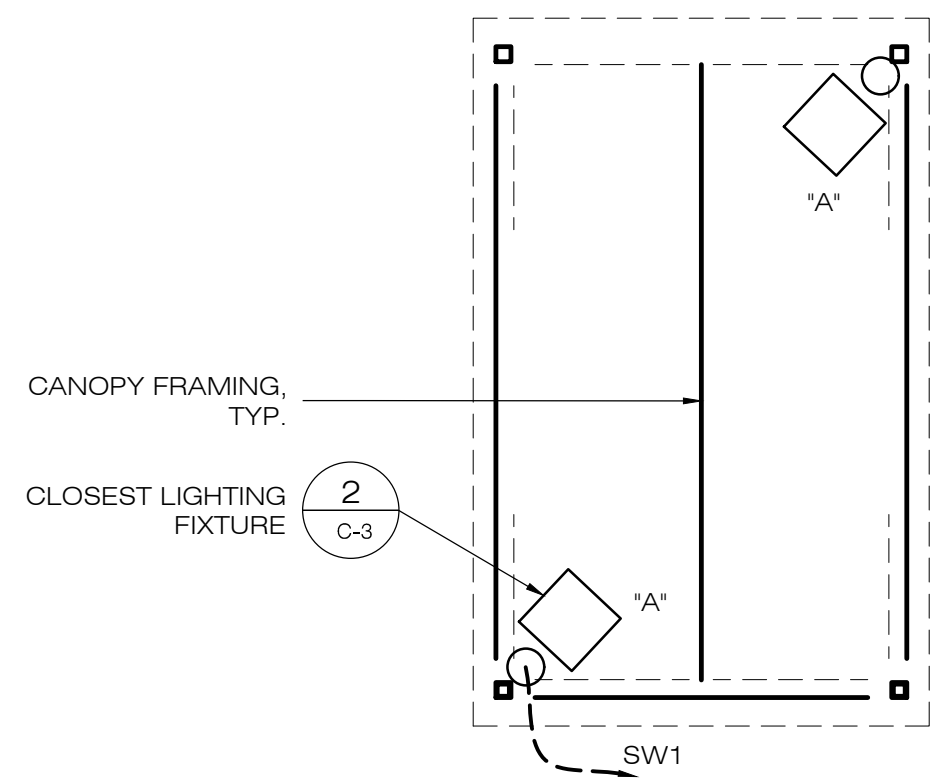
DATE: 08/13/20 DRAWN BY: CSH

CHECKED BY: RCB

SHEET TITLE:
VERIZON ANTENNA PLAN & DETAILS

SHEET NUMBER:
C-2

Professional Engineer Seal: SCOTT M. CHASSE, No. 078603, State of New York



- SW1:
- 15A, 120V, 500W SINGLE POLE 4 HOUR MANUAL TIMER: LEVITON MANUFACTURING CO., INC. MODEL #LTB-1LZ
 - OUTLET BOX: RAB LIGHTING INC. MODEL #B3B
 - WEATHERPROOF COVER: RAB LIGHTING INC. MODEL #TCB
- *A*:
1. FIXTURES (2 TOTAL): FULL CUTOFF, RAB LIGHTING INC. MODEL #WPLEDFC52NW.

NOTE:
1. LIGHTING TO BE MOUNTED BELOW CANOPY. BOTTOM OF LIGHT FIXTURE AT APPROXIMATELY 9± AGL.

1 CANOPY LIGHTING
SCALE : N.T.S.

WPLEDFC52NW RAB Outdoor



LED 52W Wallpacks. 3 cutoff options. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.
Color: White Weight: 17.6 lbs

Project:	Type:
Prepared By:	Date:

Driver Info	LED Info
Type: Constant Current	Watts: 52W
120V: 0.51A	Color Temp: 4000K (Neutral)
208V: 0.33A	Color Accuracy: 72 CRI
240V: 0.29A	L70 Lifespan: 100,000
277V: 0.24A	Lumens: 7,256
Input Watts: 58W	Efficacy: 130 LPW
Efficiency: 93%	

Technical Specifications

Listings:
UL Listing: Suitable for wet locations
DLC Listed: This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities.
DLC Product Code: PXZ2LS6K
IESNA LM-79 & IESNA LM-80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.
Electrical
THD: 6.19% at 120V, 7.09% at 277V
Power Factor: 99.2% at 120V, 97.3% at 277V
Driver: Constant Current, 720mA, Class 2, 100 - 277V, 50 - 60 Hz, 100 - 277VAC .8 Amps.
Surge Protection: 6kV
LED Characteristics
Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations
LEDs: Two (2) multi-chip, high-output, long-life LEDs

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction
Ambient Temperature: Suitable For use in 40°C (104°F)
Cold Weather Starting: Minimum starting temperature is -40°C (-40°F)
Housing: Precision die cast aluminum housing, lens frame
Mounting: Die-cast aluminum wall bracket with (5) 1/2" conduit openings with plugs. Two-piece bracket with tether for ease of installation and wiring.
Arm: Die-cast aluminum with wiring access plate
Cutoff: Full cutoff (0°)

Reflector:
Specular vacuum-metallized polycarbonate

Gaskets:
High temperature silicone

Lens:
Tempered glass

Finish:
Formulated for high-durability and long lasting color

Green Technology:
Mercury and UV-free. RoHS compliant components.

Other
Warranty: RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at

Patents:
The WPLED design is protected by patents in the U.S. Pat D653,377, Canada Pat. 142252, China Pat. ZL201130356930.8, and Mexico Pat. 36921 and pending patent in TW.

Replacement:
Replaces 250W HID

Need help? Tech help line: (888) RAB-1000 Email: sales@rablighting.com Website: www.rablighting.com
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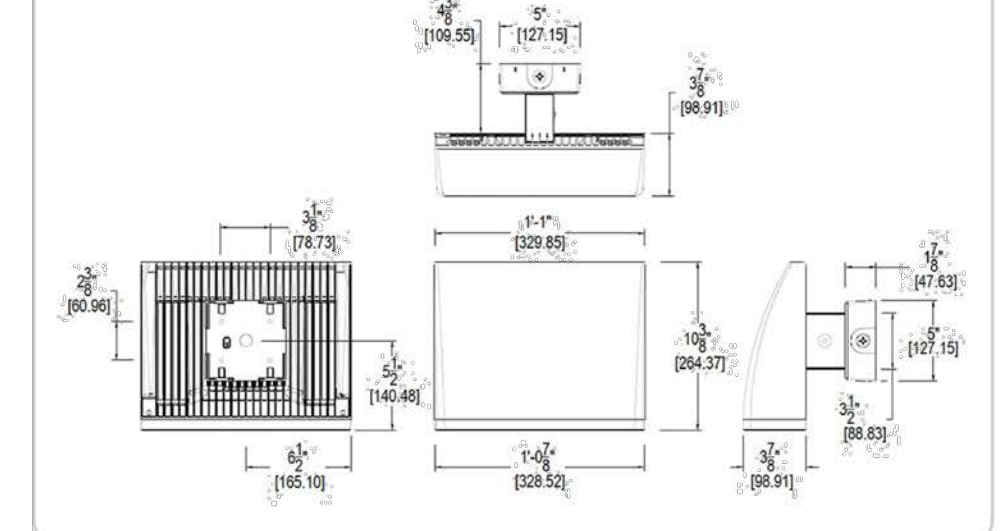
WPLEDFC52NW RAB Outdoor

Technical Specifications (continued)

Other
Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical
BUG Rating: B1 U0 G1

Dimensions



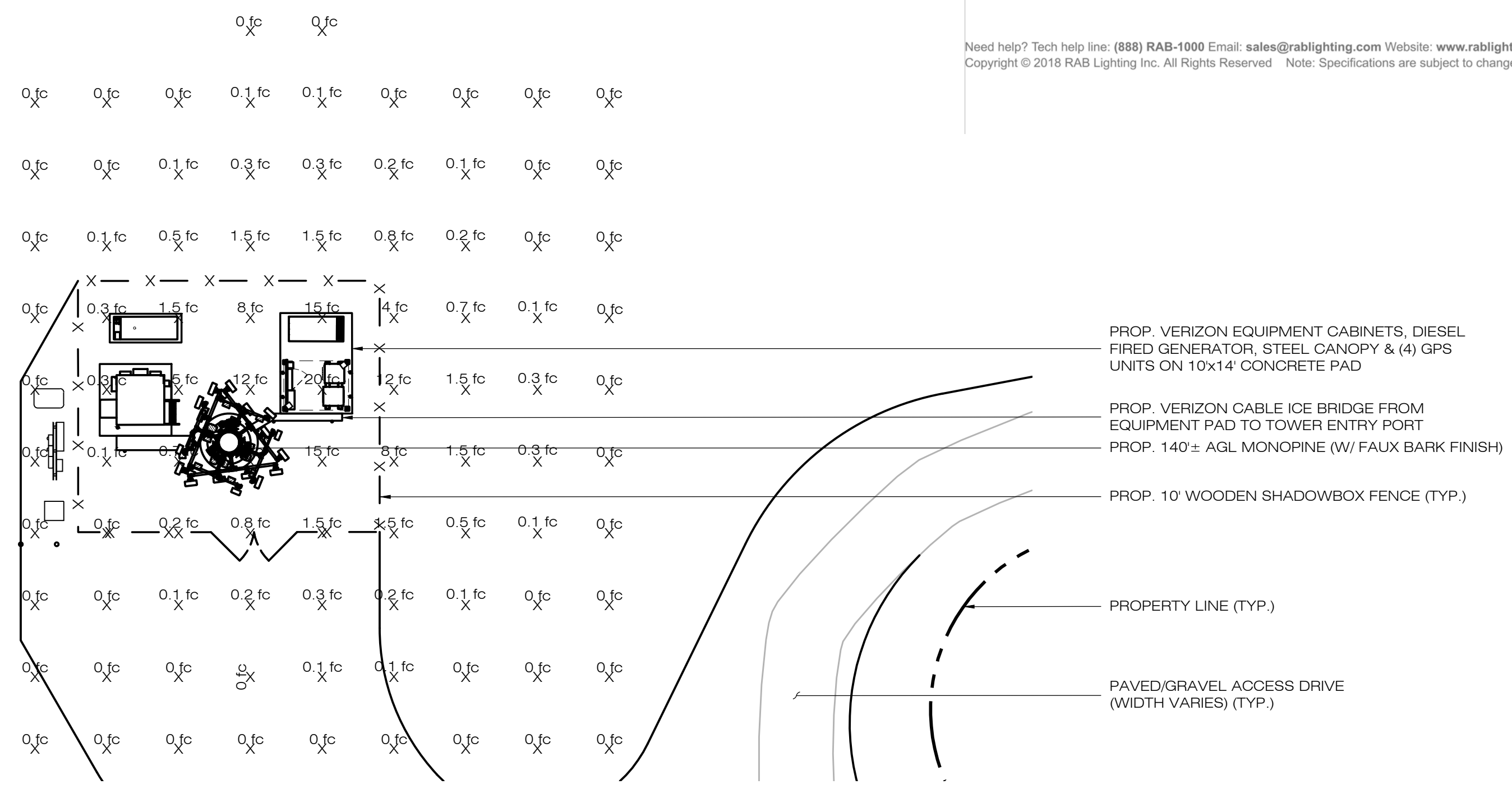
Features
High performance LED light engine
Maintains 70% of initial lumens at 100,000 hours
Weatherproof high temperature silicone gaskets
Superior heat sinking with die cast aluminum housing and external fins
Replaces 250W MH
Traditional wallpack look from the front
3 cutoff options
5-Year, No-Compromise Warranty

Ordering Matrix

Family	Cutoff	Wattage	Color Temp	Finish	Driver Options	Options	Other Options
WPLED	FC	52	N	W	A	A	A
	Blank = Standard (15 degrees)	52 = 52W	Blank = 5000K (Cool)	Blank = Bronze	Blank = 120-277V	Blank = No Option	Blank = Standard
	C = Cutoff (7.5 degrees)	80 = 80W	N = 4000K (Neutral)	W = White	/480 = 480V	/PCS = 120V Swivel Photocell	USA = BAA Compliant
	FC = Full Cutoff (0 degrees)	80W	Y = 3000K (Warm)		/BL = Bi-Level	/PCS2 = 277V Swivel Photocell	
					/D10 = 0-10V Dimming	/PCS4 = 480V Swivel Photocell	
						/LC = Lightcloud	

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2 LIGHTING CUTSHEETS
SCALE : NONE



3 LIGHTING SPILL PLAN
SCALE : 1" = 15'

fc = FOOT CANDLES

LIGHTING NOTES:
TWO 52-WATT SWITCH/TIMER CONTROLLED LIGHT FIXTURES ARE PROPOSED AT THE GROUND-BASED EQUIPMENT COMPOUND FOR NIGHTTIME VISITS (THE LIGHTS ARE ONLY USED WHEN NEEDED BY A SERVICE TECHNICIAN). THIS LIGHTING SHALL BE SPECIFIED TO COMPLY WITH GUIDANCE FROM INTERNATIONAL DARK SKY ASSOCIATION (IDA: OUTDOOR LIGHTING BASICS | INTERNATIONAL DARK SKY ASSOCIATION). MOTION DETECTION LIGHTING SHALL NOT BE INSTALLED. NO TOWER LIGHTING IS REQUIRED OR PROPOSED FOR THE PROJECT.

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(203) 297-6345

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4 CENTEROCK ROAD
WEST NYACK, NY 10994

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DESIGN PROFESSIONALS OF RECORD

PROF: SCOTT M. CHASSE P.E.
COMP: APT ENGINEERING
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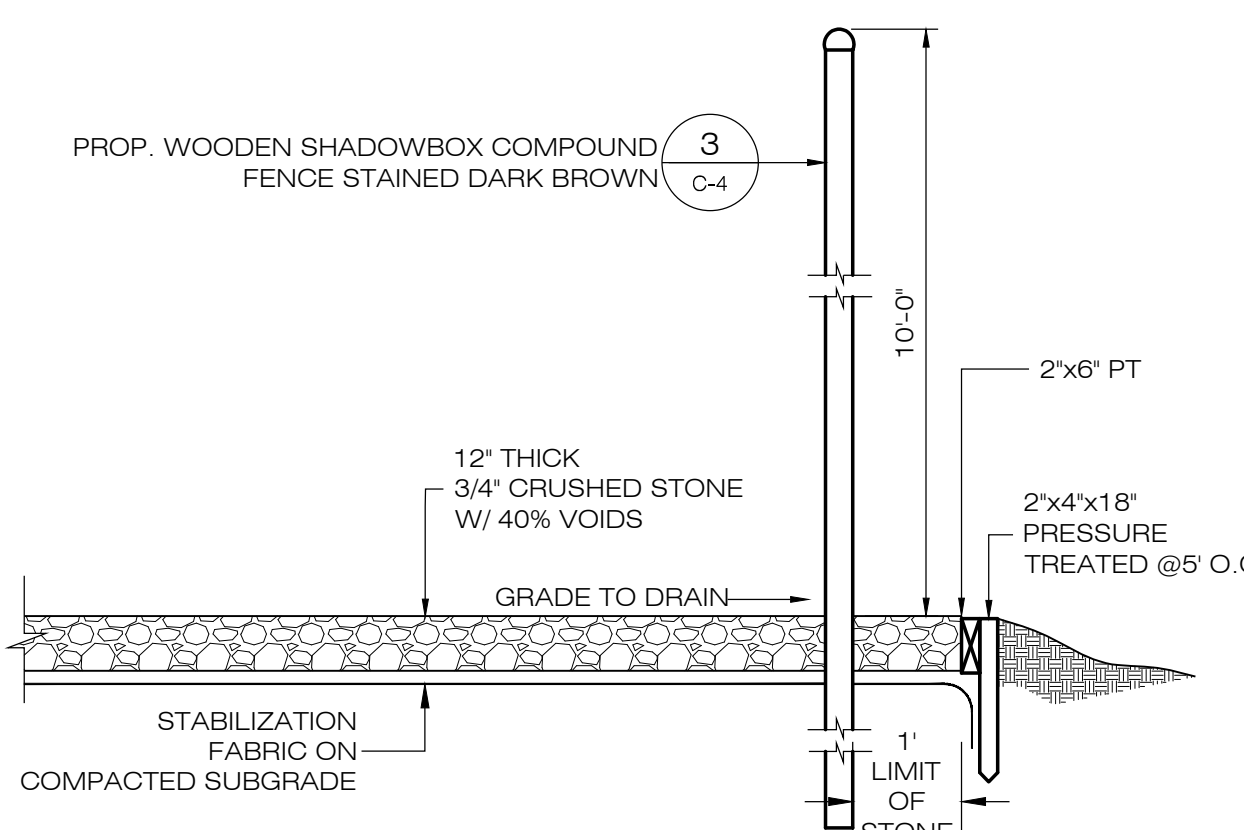
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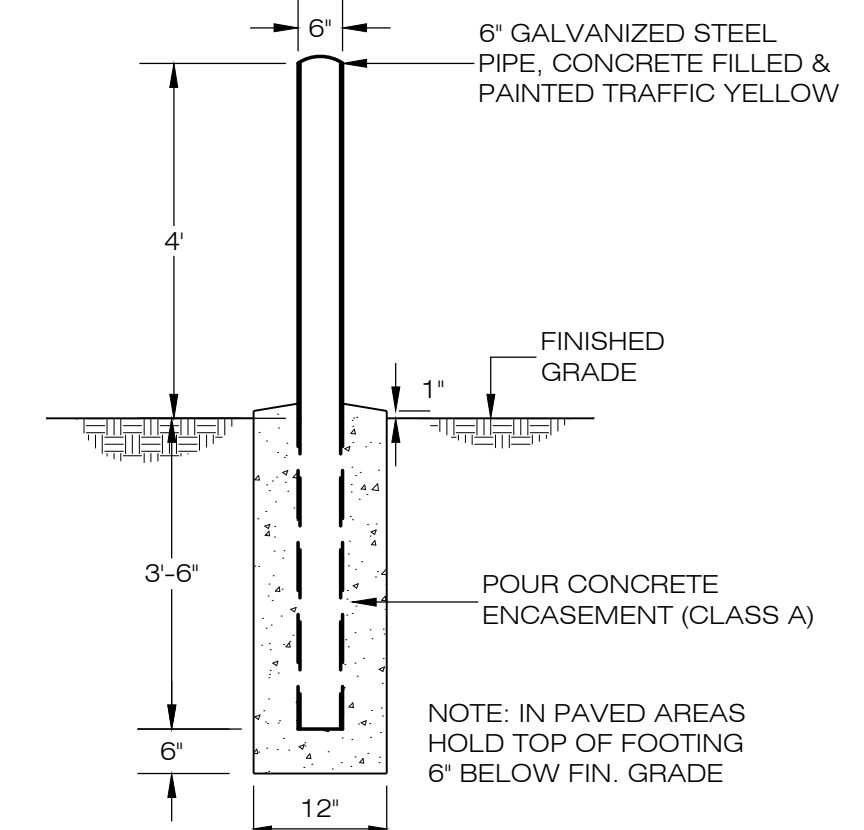
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VERIZON EQUIPMENT LIGHTING PLAN & DETAILS

SHEET NUMBER:

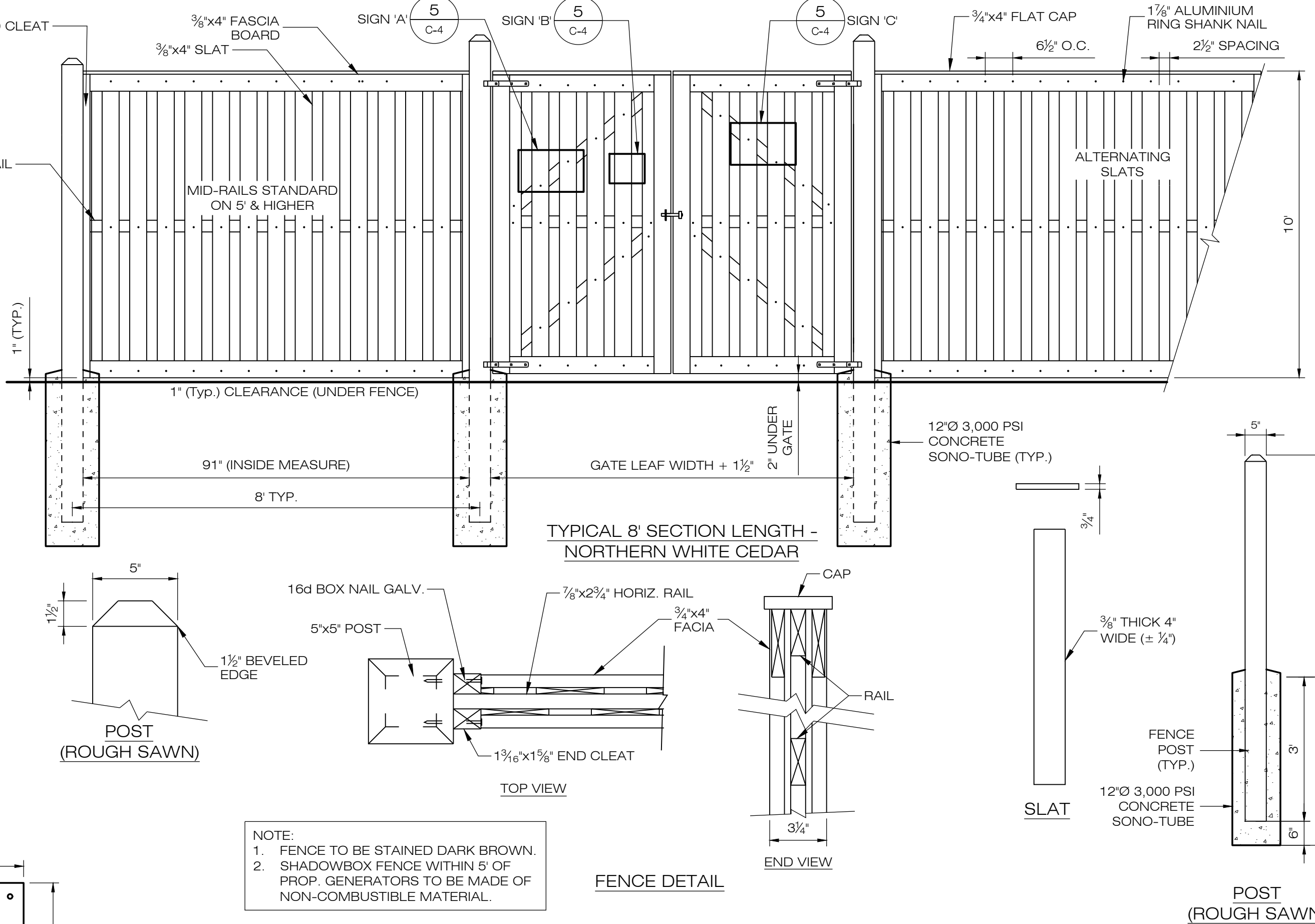
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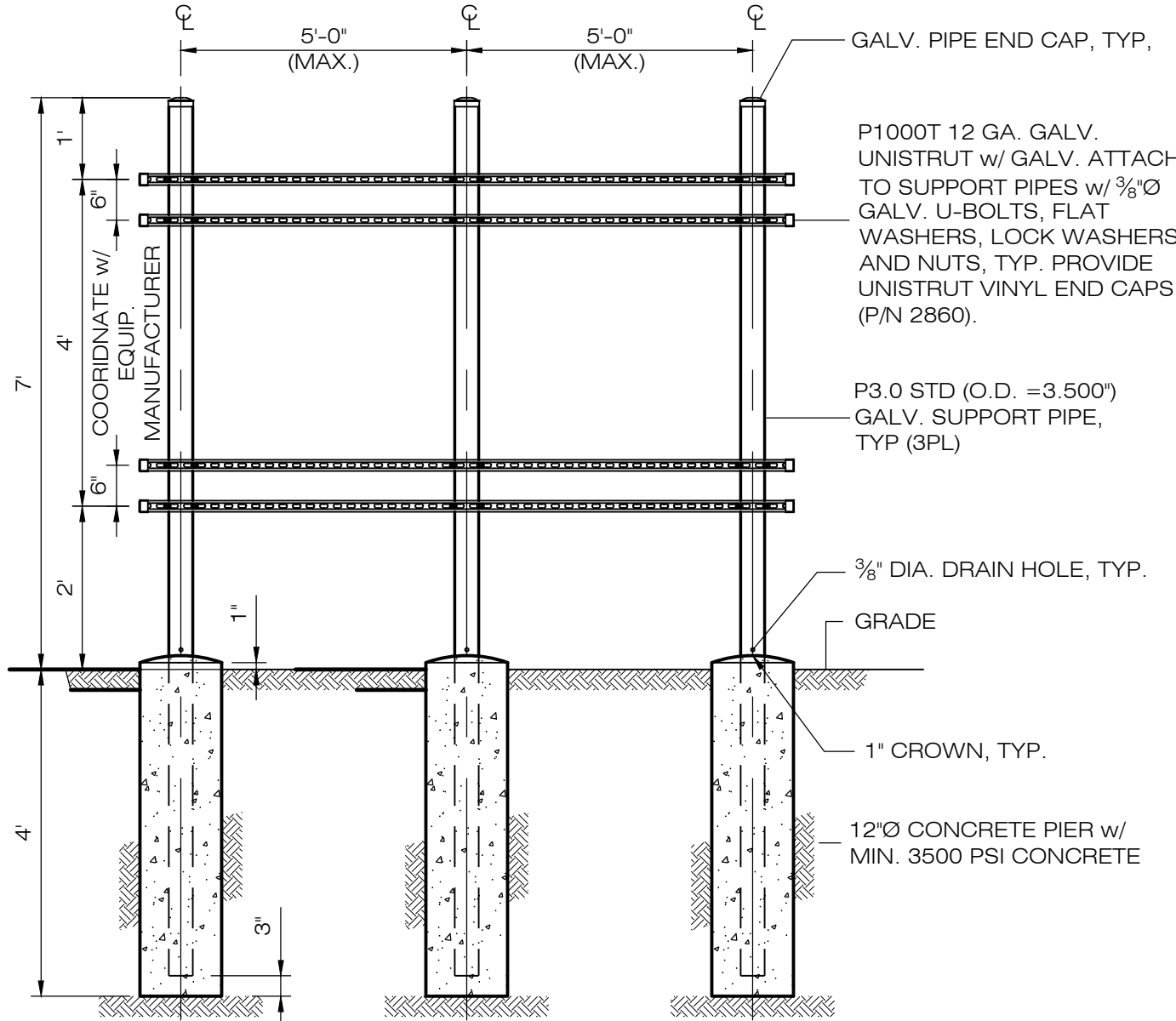
1 COMPOUND DETAIL
C-4 SCALE: N.T.S.



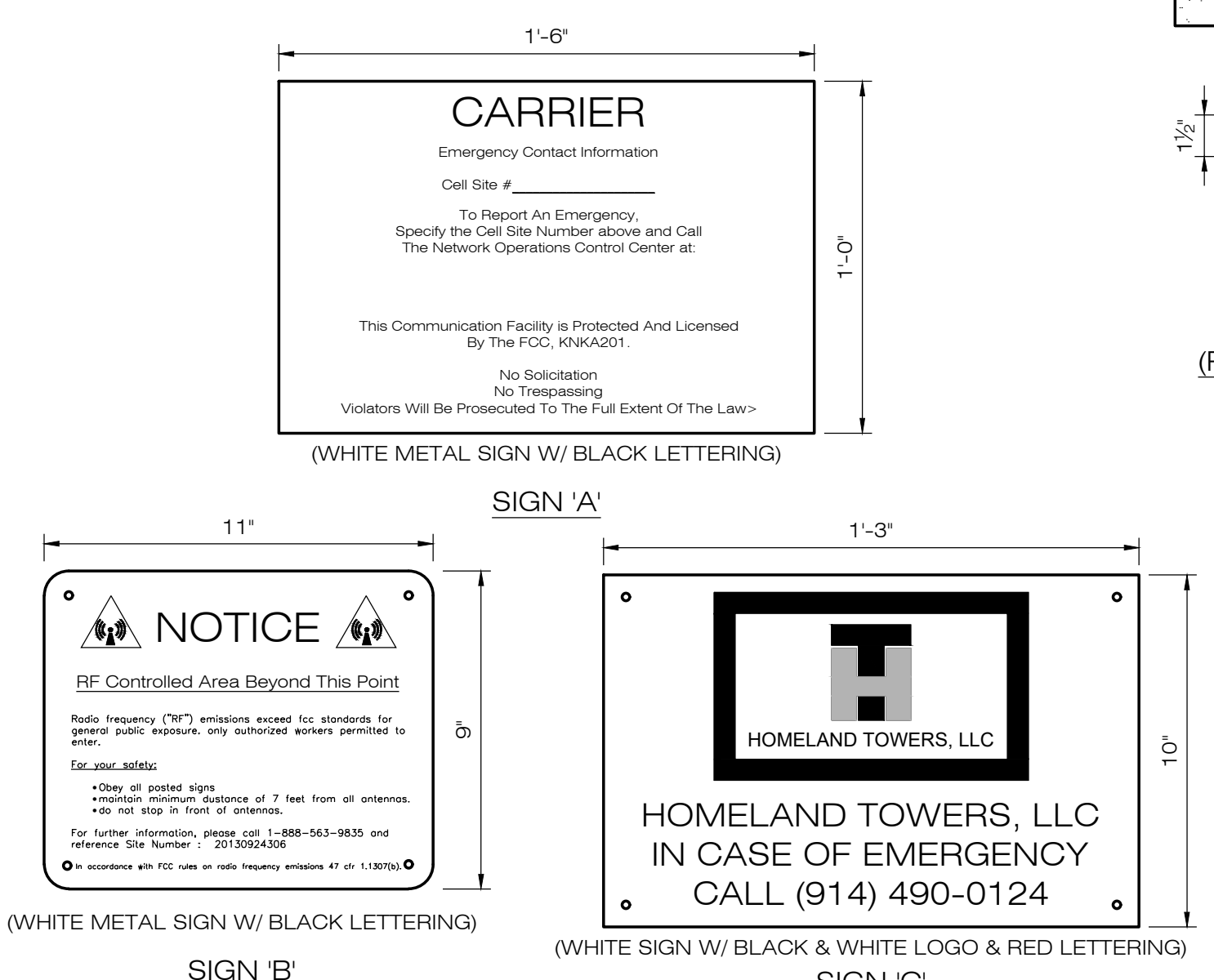
2 BOLLARD DETAIL
C-4 SCALE: N.T.S.



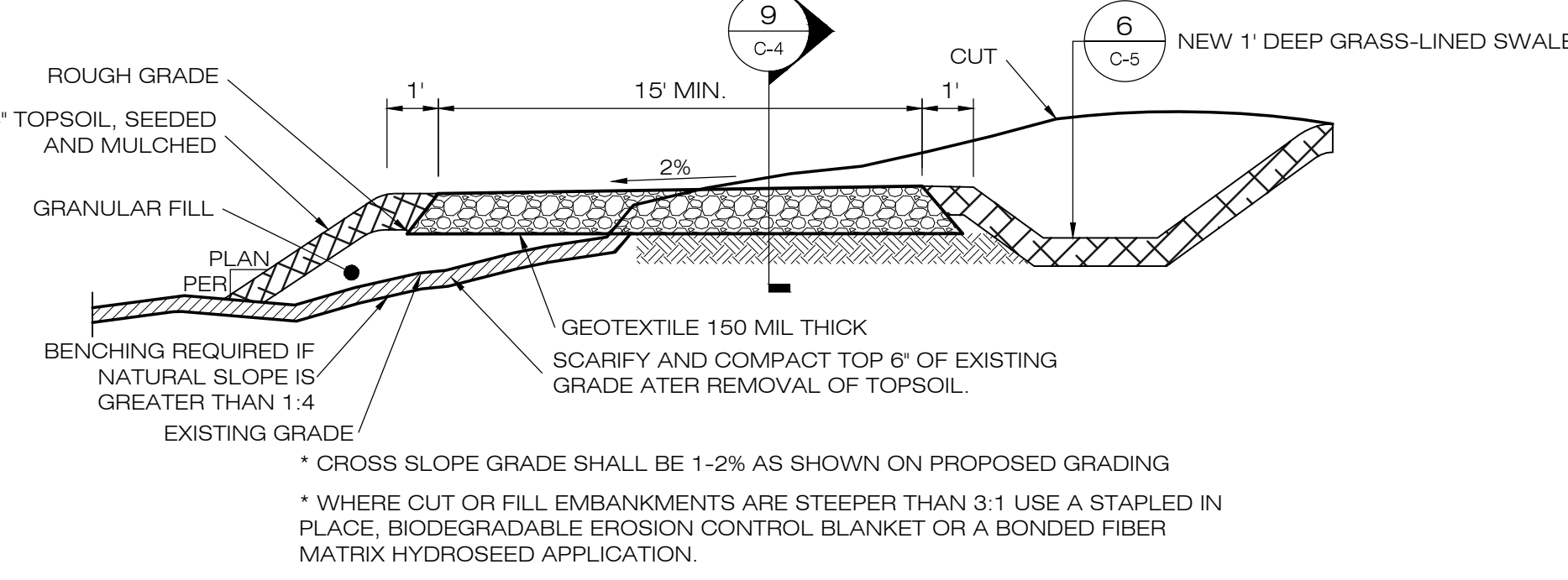
3 SHADOWBOX SCREEN FENCE
C-4 SCALE: N.T.S.



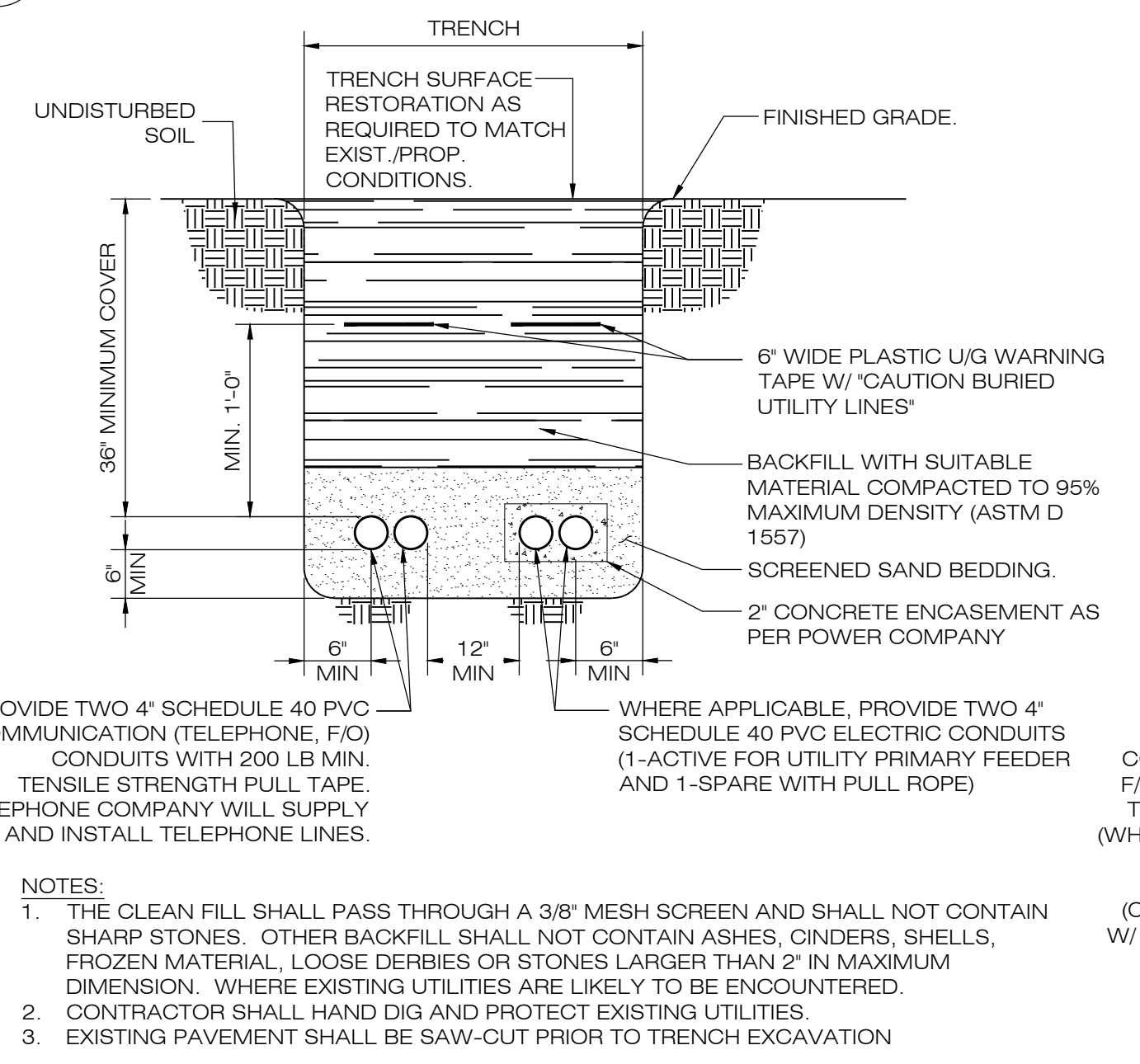
4 UTILITY BACKBOARD FRAME DETAIL
C-4 SCALE: N.T.S.



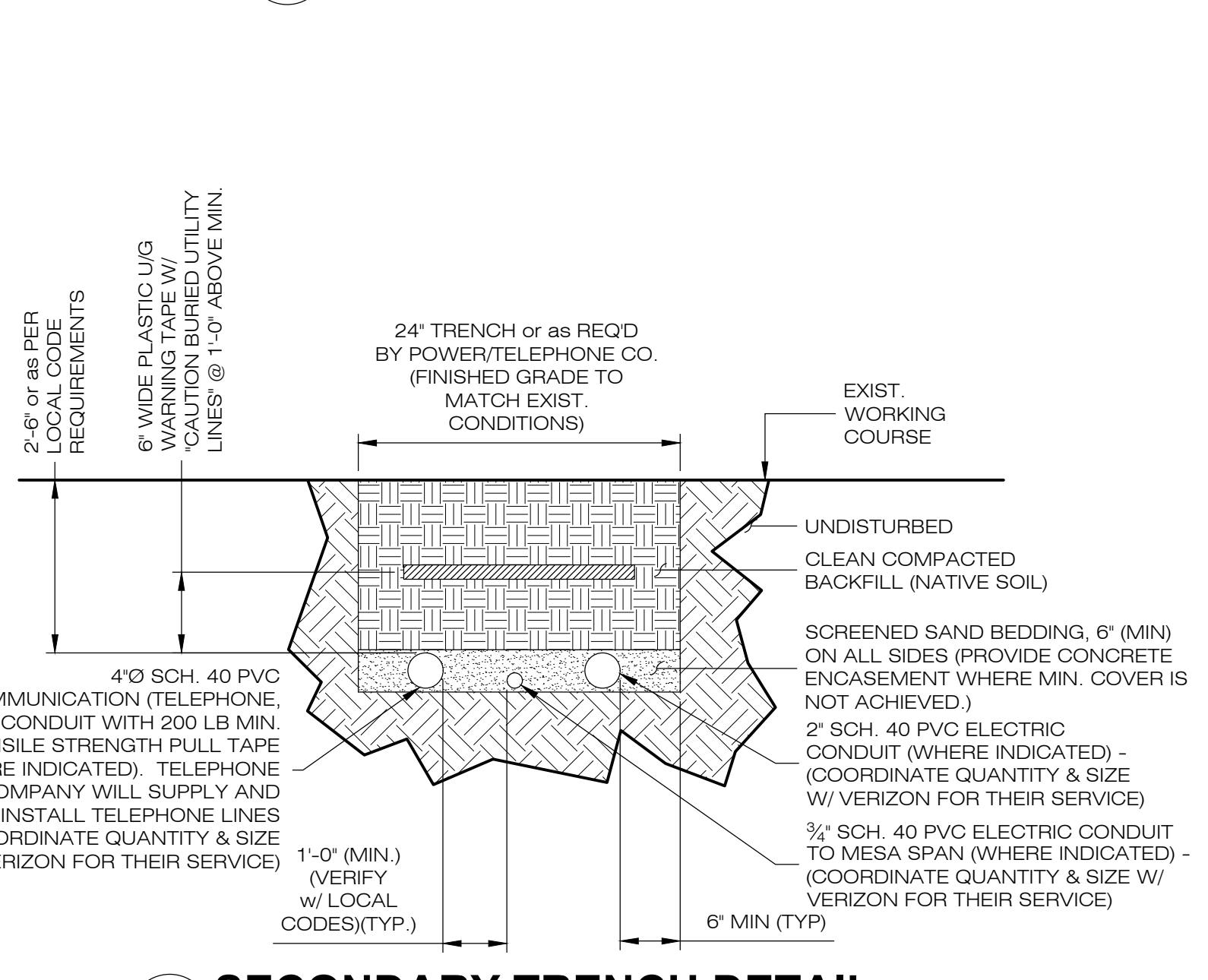
5 TYPICAL SIGNAGE
C-4 SCALE: N.T.S.



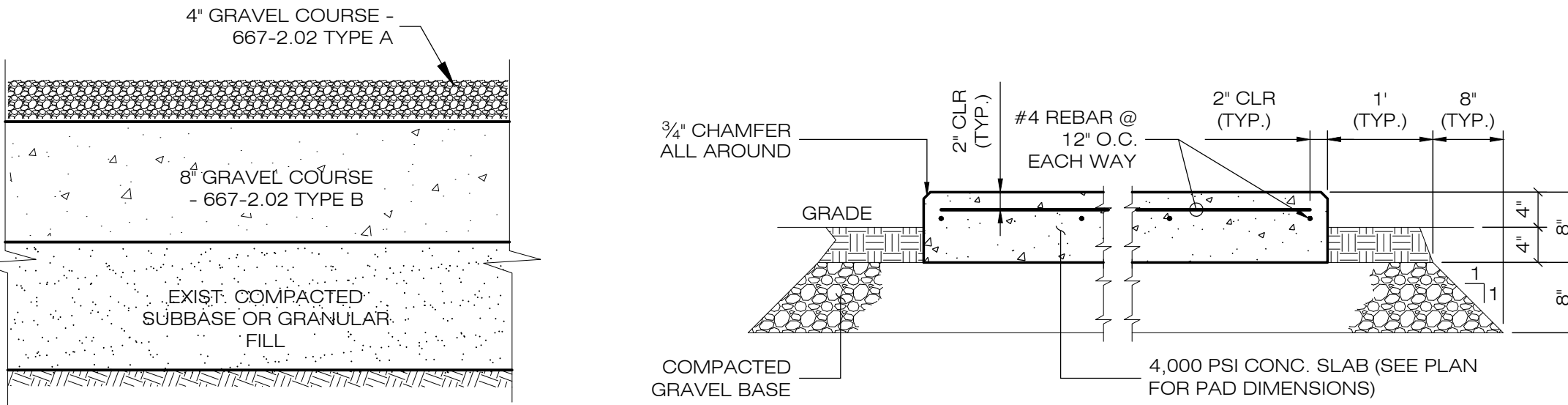
6 TYPICAL ROAD CROSS SECTION
C-4 SCALE: N.T.S.



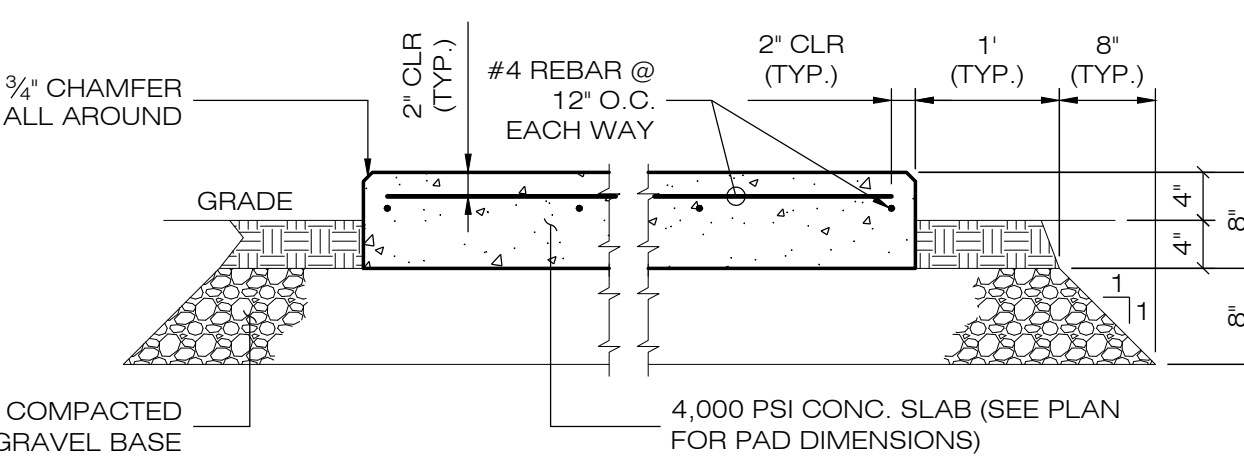
7 PRIMARY UTILITY TRENCH
C-4 SCALE: N.T.S.



8 SECONDARY TRENCH DETAIL
C-4 SCALE: N.T.S.



9 GRAVEL ROAD/PARKING SECTION
C-4 SCALE: N.T.S.



10 EQUIPMENT PAD
C-4 SCALE: N.T.S.

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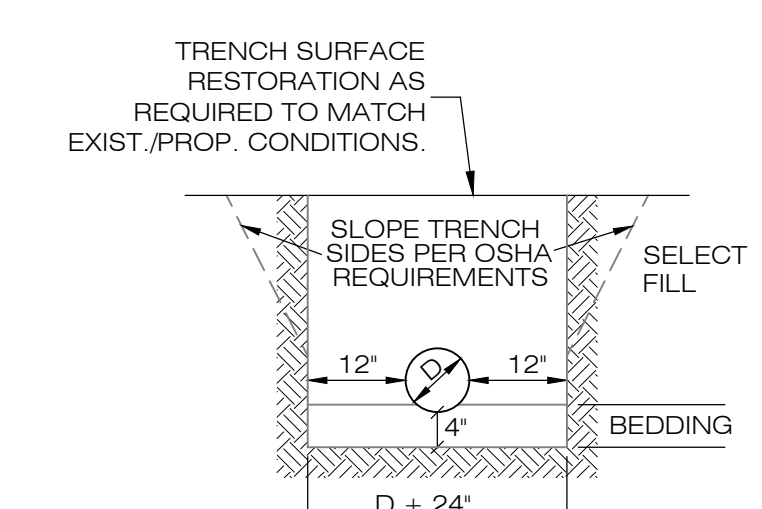
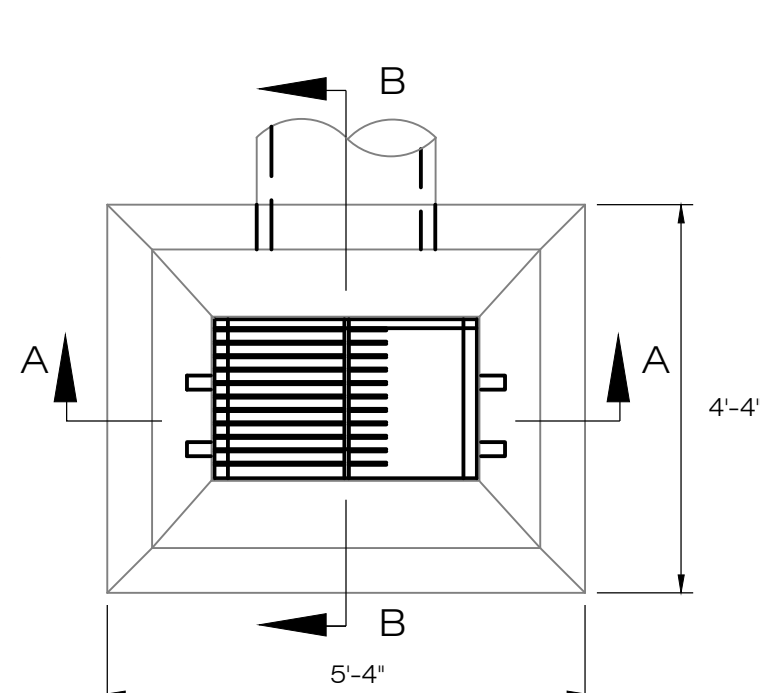
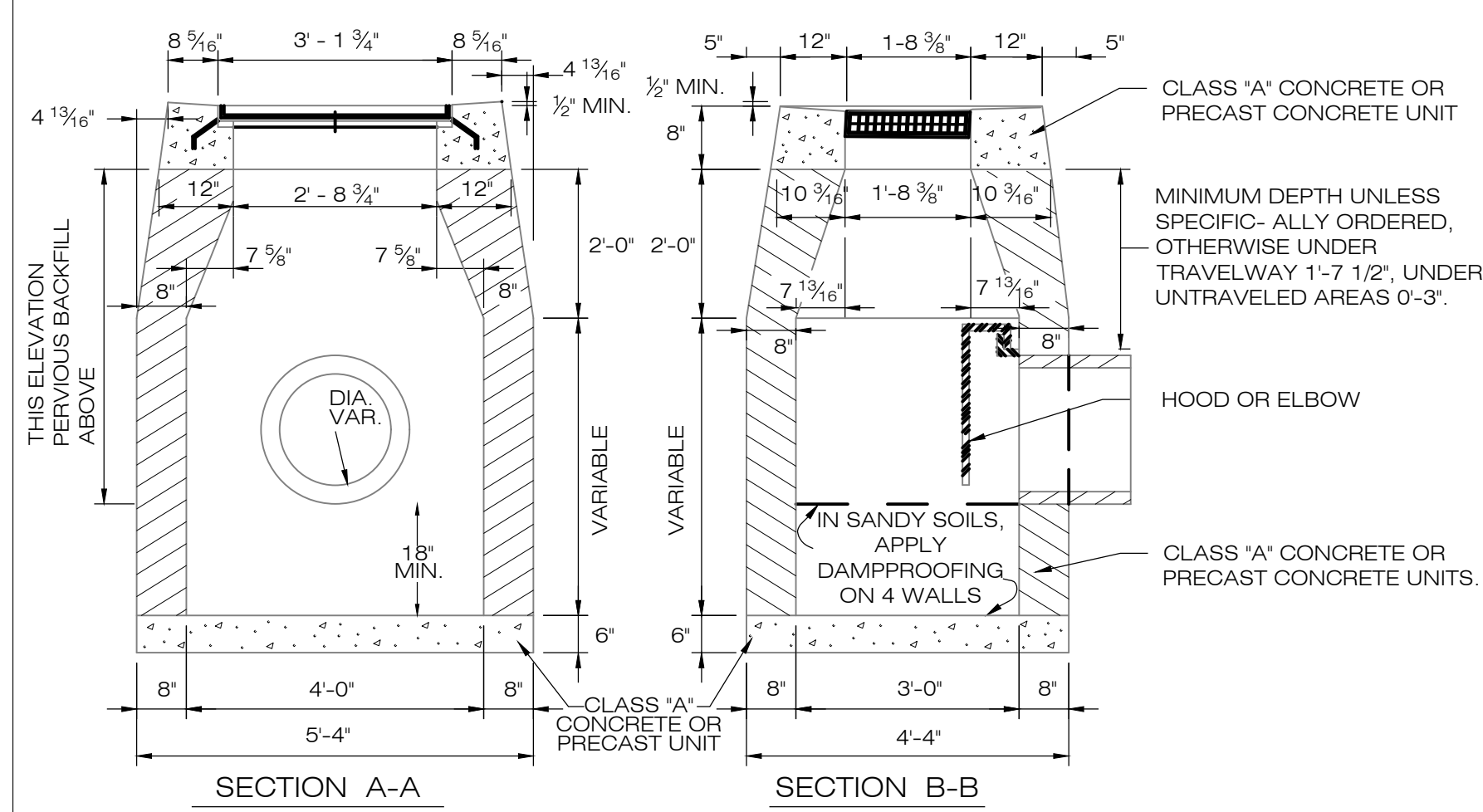
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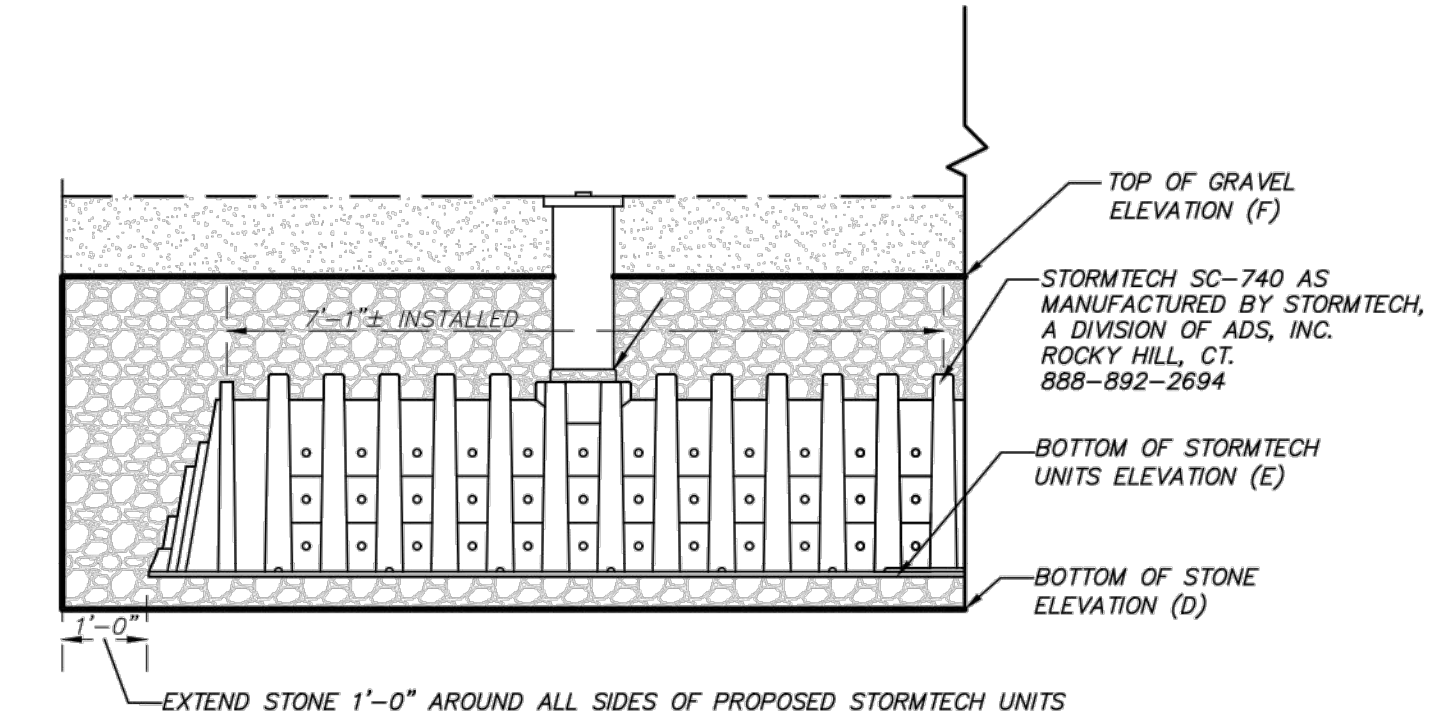
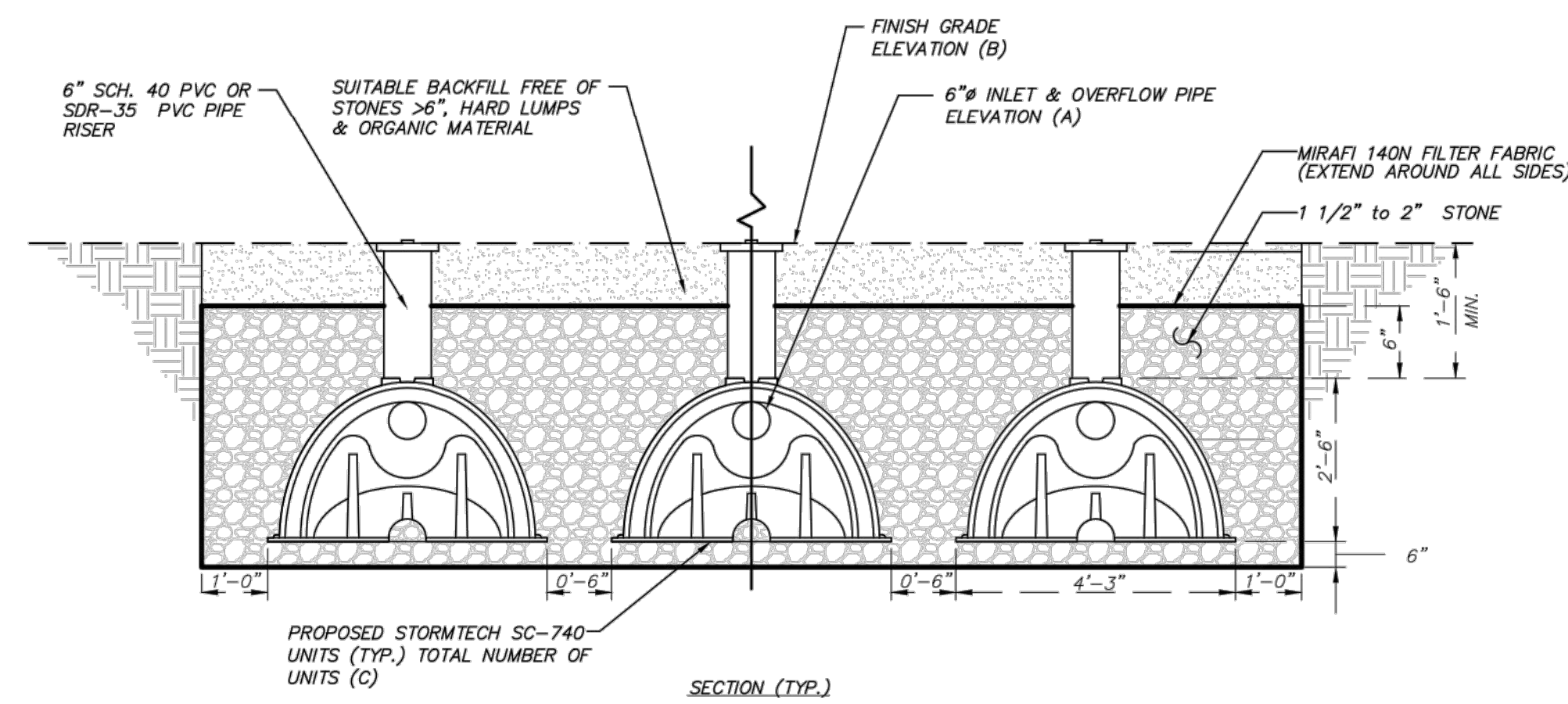
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SITE DETAILS

SHEET NUMBER:
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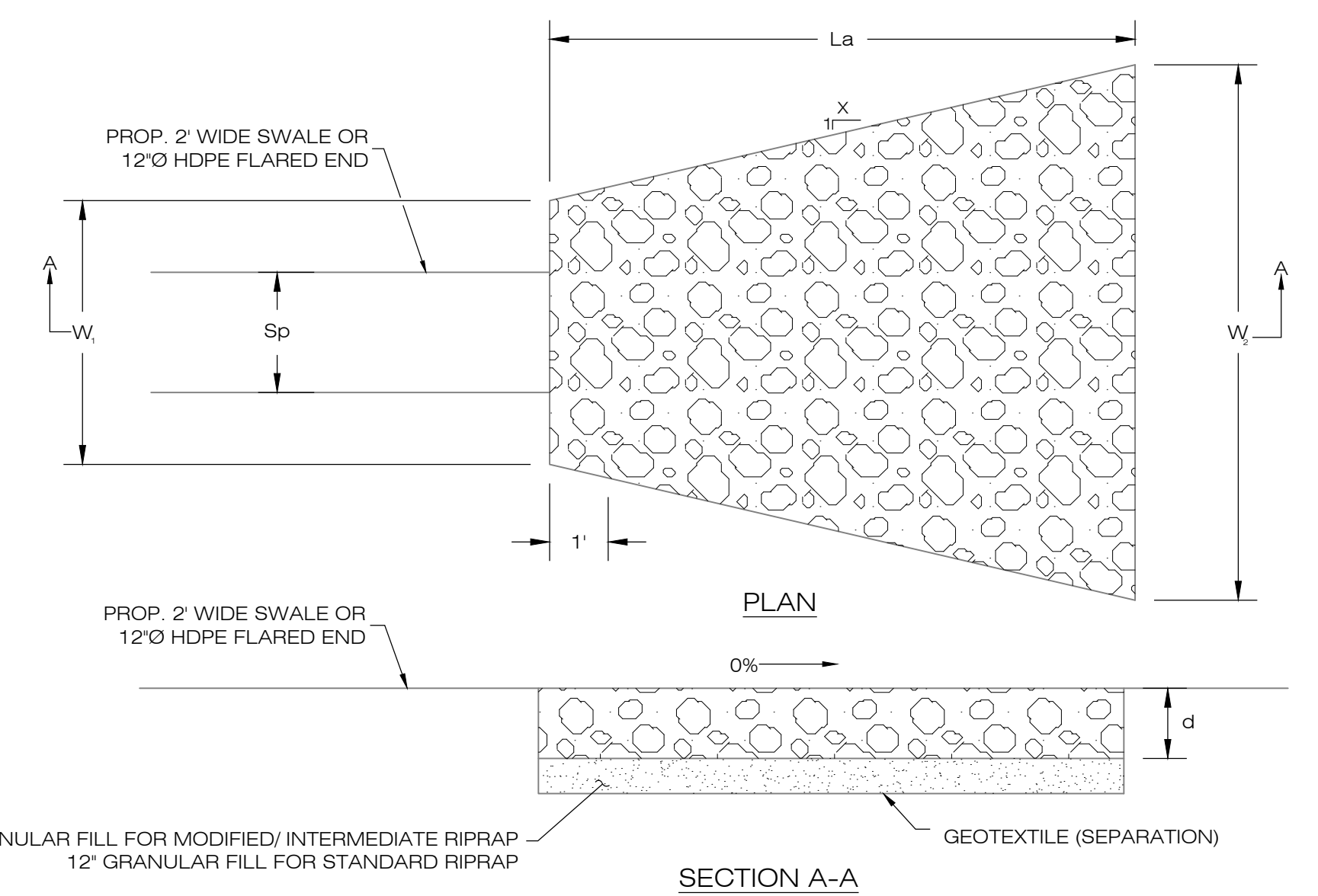
- BEDDING SHALL BE COMPACTED CRUSHED STONE AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE.
- SELECT FILL SHALL BE SELECT MATERIAL FREE OF LARGE ROCKS (3"+) AND SHALL BE PLACED IN 8" MAX. LOOSE LIFTS AND COMPACTED TO 95% STANDARD PROCTOR.

2 STORM TRENCH SECTION
C-5 SCALE: N.T.S.



ELEVATION (TYP.)						
INFILTRATION SYSTEM	INLET ELEVATION	FINISHED GRADE	NUMBER OF UNITS	BOTTOM OF STONE ELEV.	BOTTOM OF UNIT ELEV.	TOP OF GRAVEL ELEV.
1.8P	418.50	425.00-431.00	12	418.00'	418.50	418.50

3 UNDERGROUND INFILTRATION SYSTEM
C-5 SCALE: N.T.S.



LEGEND

Sp= INSIDE PIPE DIAMETER
La= LENGTH OF RIPRAP APRON
d= 12" MODIFIED RIPRAP
18" INTERMEDIATE RIPRAP
36" STANDARD RIPRAP

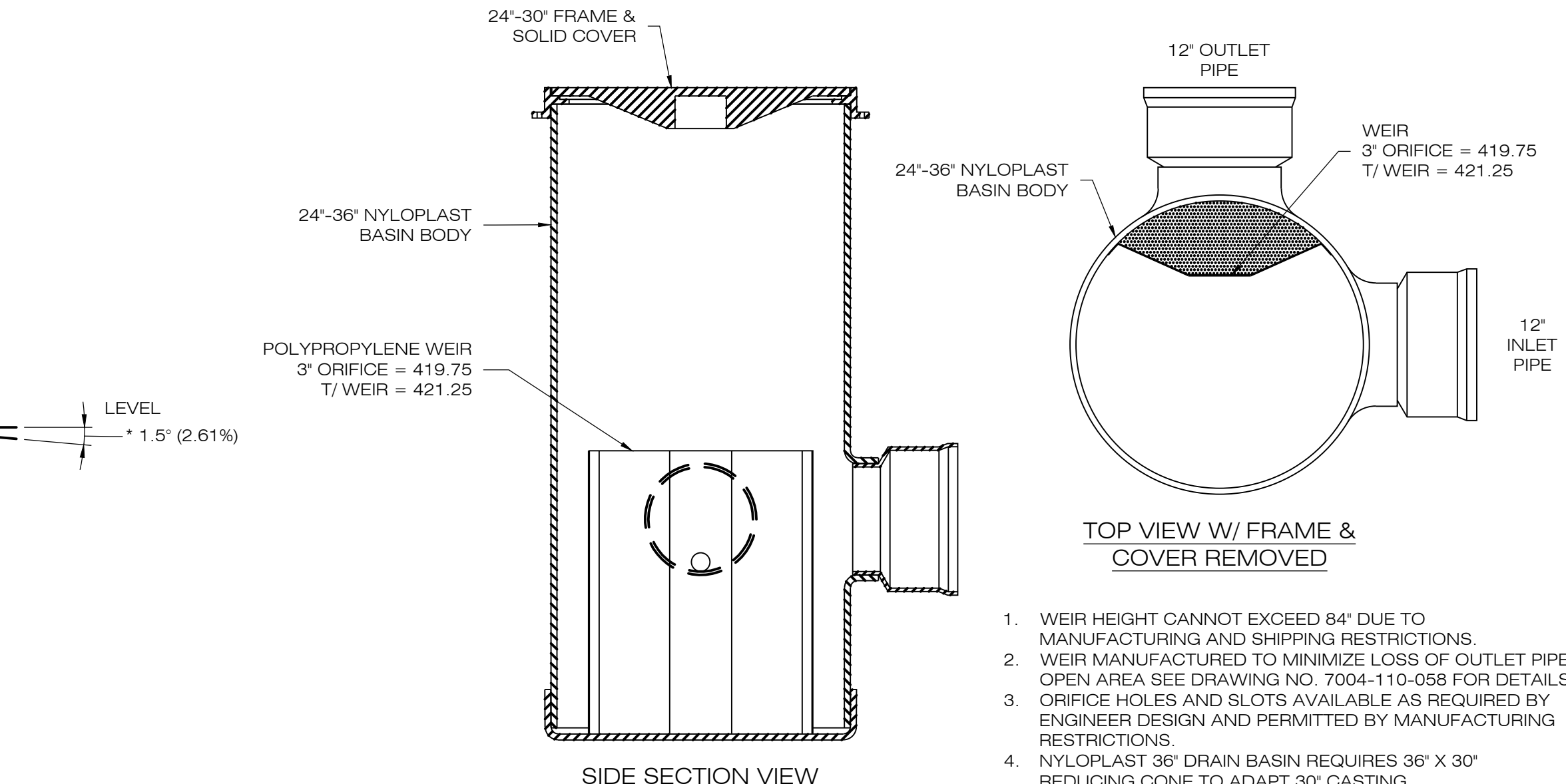
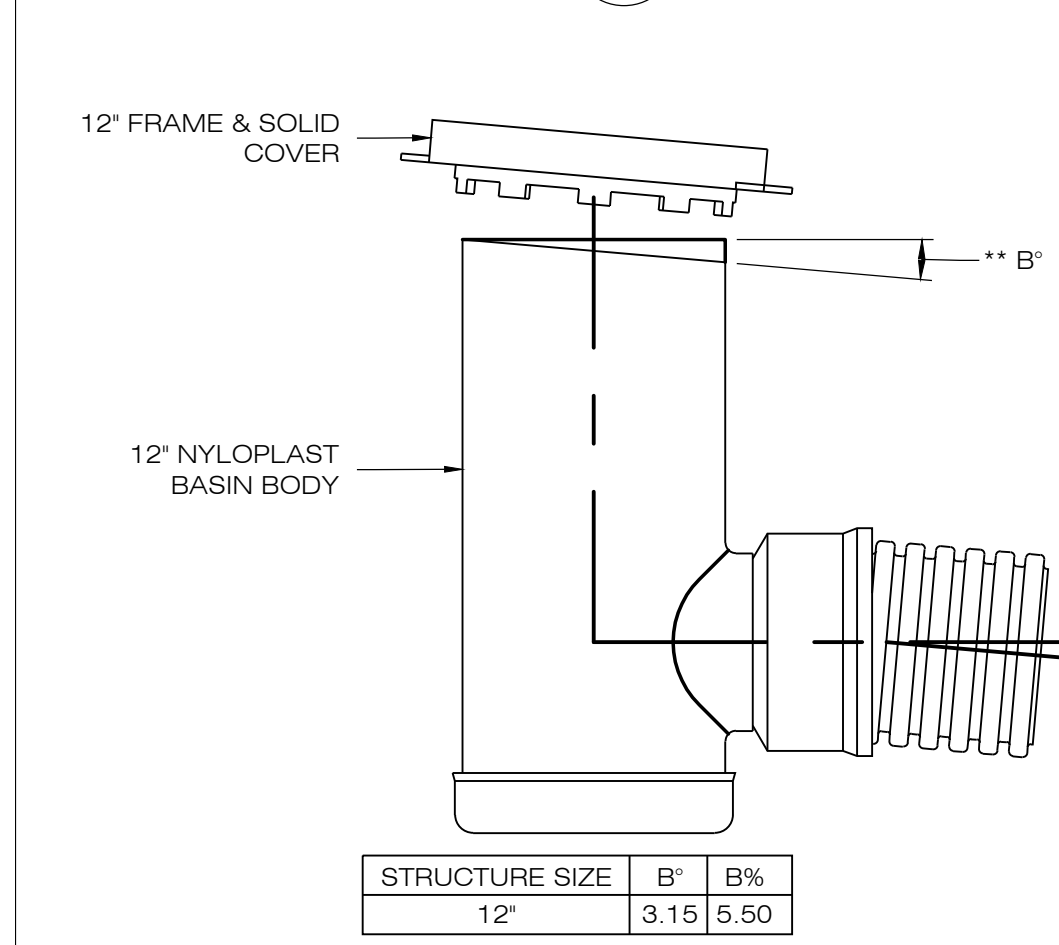
	X	W1	W2
TYPE A RIPRAP APRON	3	3Sp	3Sp + 0.7 La
TYPE B RIPRAP APRON	5	3Sp	3Sp + 0.4 La

OUTLET	SWALE WIDTH/ PIPE DIAMETER Sp (FT)	APRON LENGTH La (FT)	APRON INITIAL WIDTH W1 (FT)	APRON TERMINAL WIDTH W2 (FT)	RIPRAP SPECIFICATION
SWALE	2	6	6	14.7	MODIFIED
FE-1	1	5	3	6.5	MODIFIED

7 RIPRAP APRON
C-5 SCALE: N.T.S.

- NOTES:
- A THREE-INCH STRUCTURAL MASONRY BRICK CHIMNEY SHALL BE PLACED BENEATH EACH FRAME FOR FUTURE ADJUSTMENTS.
 - FRAMES SHALL BE SET ONE INCH BELOW FINISHED GRADE AS MEASURED AT A DISTANCE 1 1/2" IN EITHER DIRECTION ALONG THE GUTTER LINE.
 - THE CATCH BASINS SHALL BE PRECAST CONCRETE AS MANUFACTURED BY FORT MILLER CO., INC., OR APPROVED EQUAL. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF NYSDOT SPECIFICATIONS SECTION 555, STRUCTURAL CONCRETE.
 - PRECAST CONCRETE CATCH BASINS SHALL BE CAST WITH 4000 PSI CONCRETE (AT 28 DAYS). THE STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615-A497. AIR ENTRAINMENT SHALL BE A MINIMUM OF 5%. THE LOADING SHALL CONFORM TO AASHTO H-20 WITH 30% IMPACT & EQUIVALENT SOIL PRESSURE OF 130 POUNDS PER CUBIC FOOT.
 - ALL CATCH BASINS SHALL BE CONSTRUCTED WITH ALUMINUM STEPS AS MANUFACTURED BY ALCOA ALUMINUM, TYPE NO. 16207B OR APPROVED EQUAL. STEPS SHALL BE SET 12 INCHES ON CENTER.
 - ALL PIPE SHALL BE CUT FLUSH WITH THE INTERIOR WALLS OF THE CATCH BASINS.
 - ALL CATCH BASINS SHALL BE PLACED ON A 6" FOUNDATION OF 3/4" WASHED CRUSHED STONE.
 - THE CATCH BASIN FRAMES & GRATES SHALL BE CAST-IRON TYPE 2541 CAMPBELL FOUNDRY OR APPROVED EQUAL.
 - THE CAST-IRON FRAMES SHALL BE SET IN A BED OF MORTAR.
 - CATCH BASINS SHALL HAVE AN 18" SUMP.

1 TYPE 'C-L' CATCH BASIN WITH HOOD
C-5 SCALE: N.T.S.

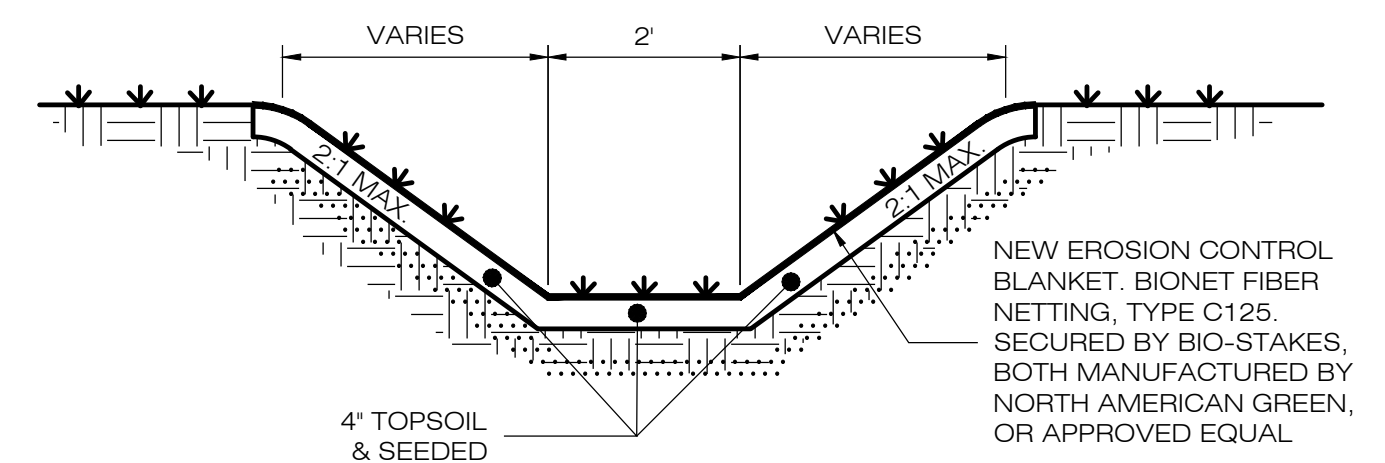


OUTLET CONTROL STRUCTURE	T.F. ELEVATION	ORIFICE #1 SIZE	ORIFICE #1 ELEVATION	WEIR ELEVATION	INLET/OUTLET PIPE INVERT
OCS-1	426.00	3"	419.75	421.25	418.50

5 OUTLET CONTROL STRUCTURE DETAIL
C-5 SCALE: N.T.S.

4 ADS NYLOPLAST MANHOLE
C-5 SCALE: N.T.S.

* MAXIMUM DEFLECTION FOR 4'-30" ADS N-12 HANCOCK DUAL WALL CORRUGATED HDPE PIPE IN ANY DIRECTION
** MAXIMUM FIELD GRADE TRIM ADJUSTMENT



6 GRASS LINED SWALE
C-5 SCALE: N.T.S.

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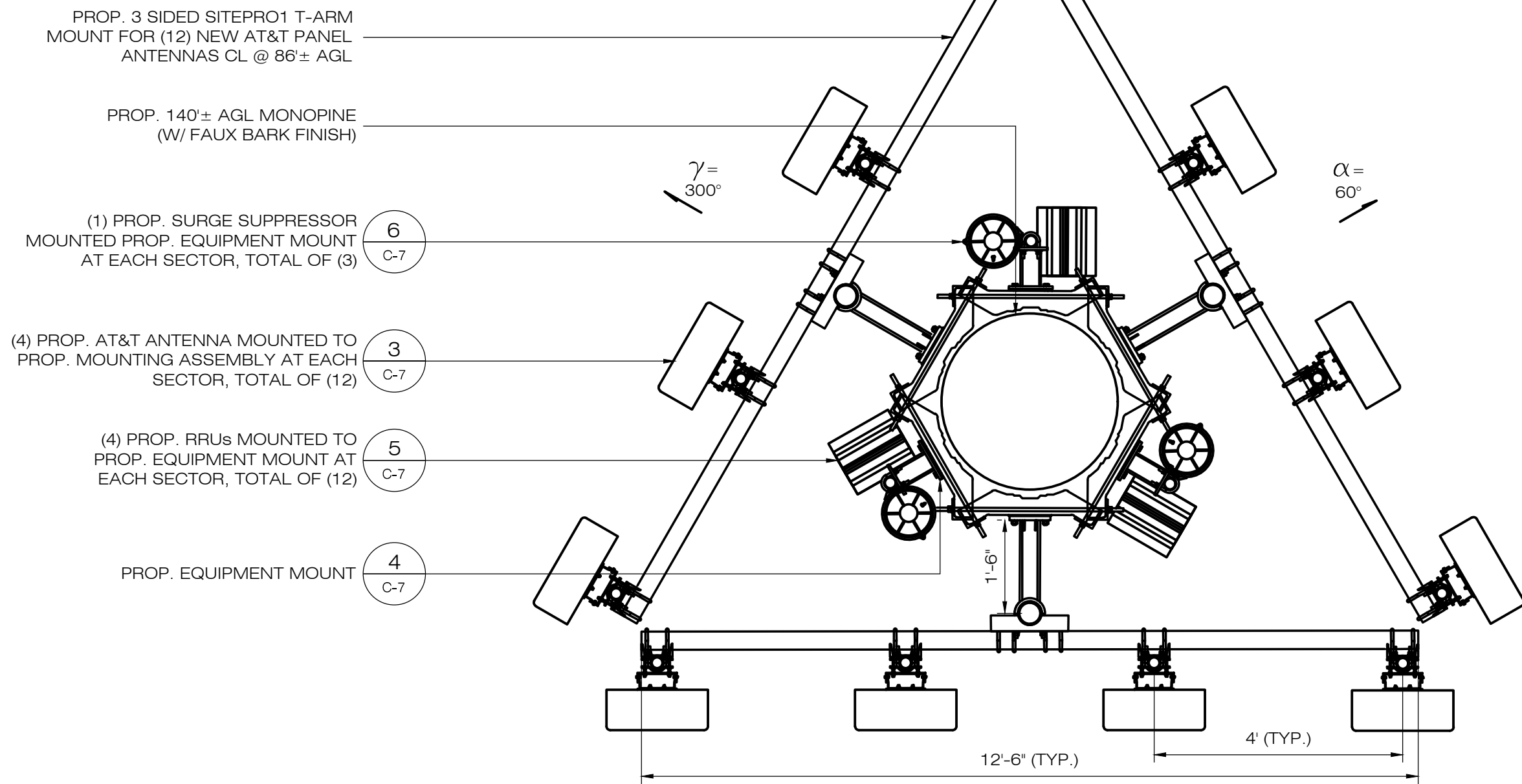
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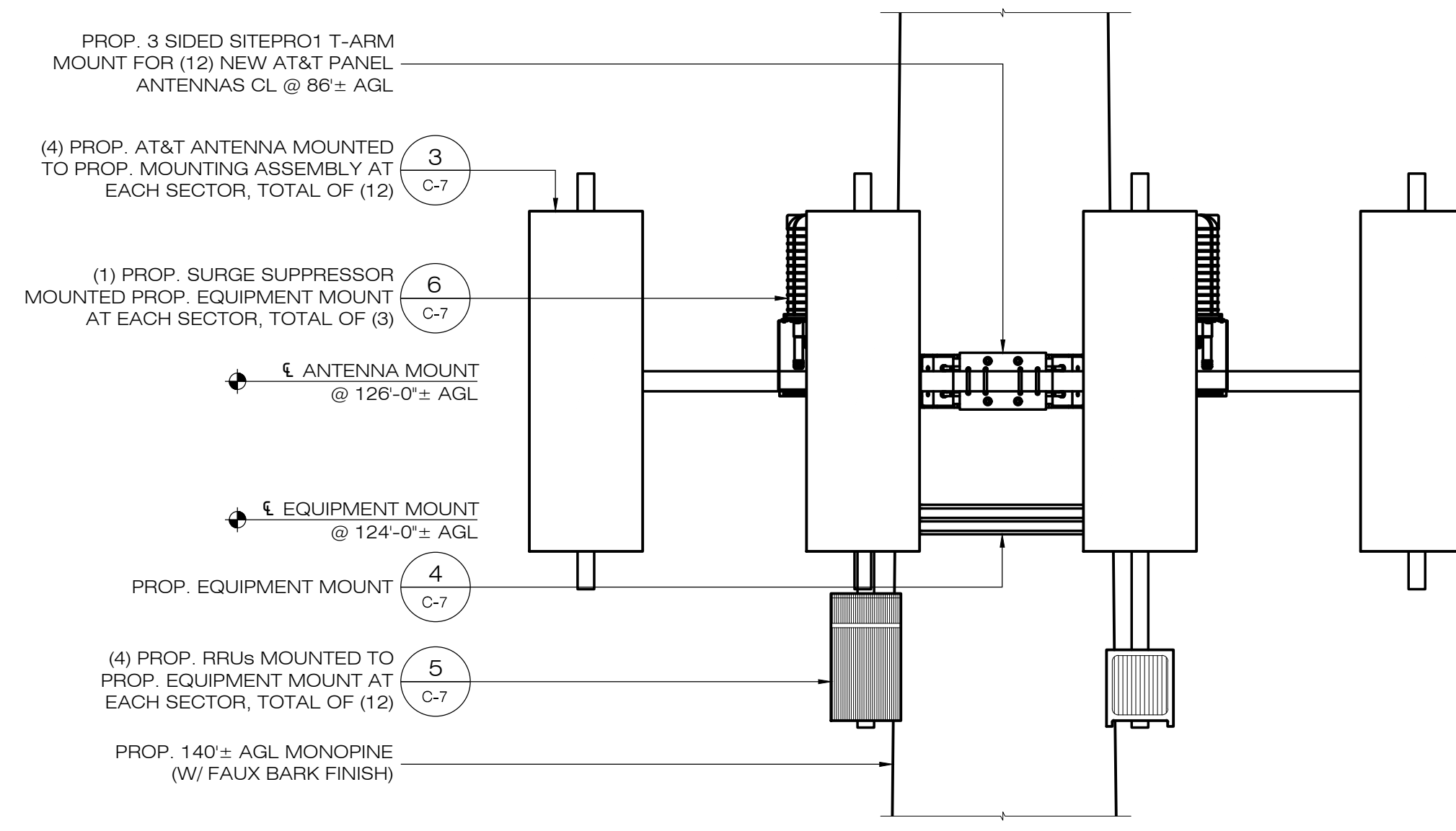
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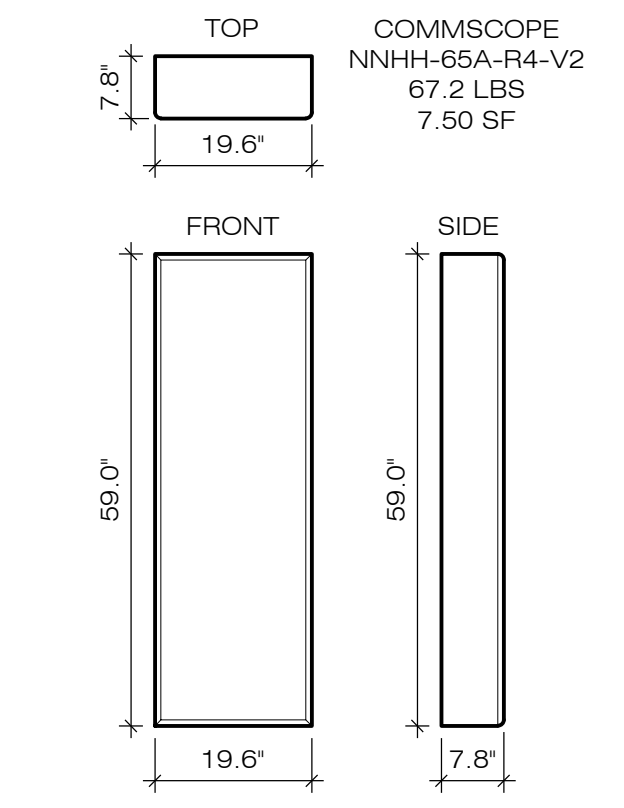
PAINT NOTES:
 1. ALL ANTENNAS TO BE FITTED W/ ANTENNA SOCKS TO MATCH MONOPINE FINISH.
 2. ALL EQUIPMENT TO BE PAINTED BROWN (MATTE FINISH) TO MATCH MONOPINE COLOR/TEXTURE.
 3. ALL MOUNTS TO BE PAINTED BROWN (MATTE FINISH) TO MATCH MONOPINE COLOR/TEXTURE.



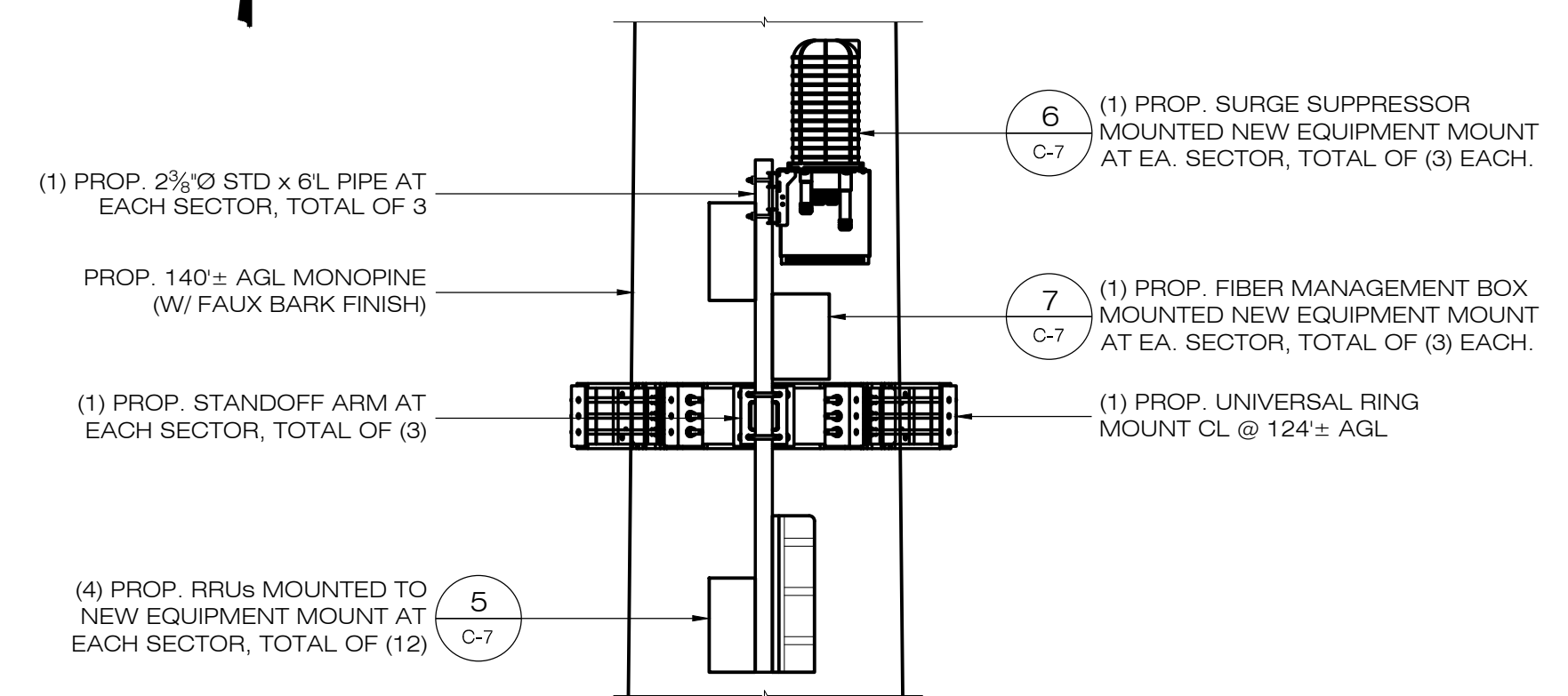
1 ANTENNA PLAN
 C-7 SCALE: 1/2" = 1'-0"



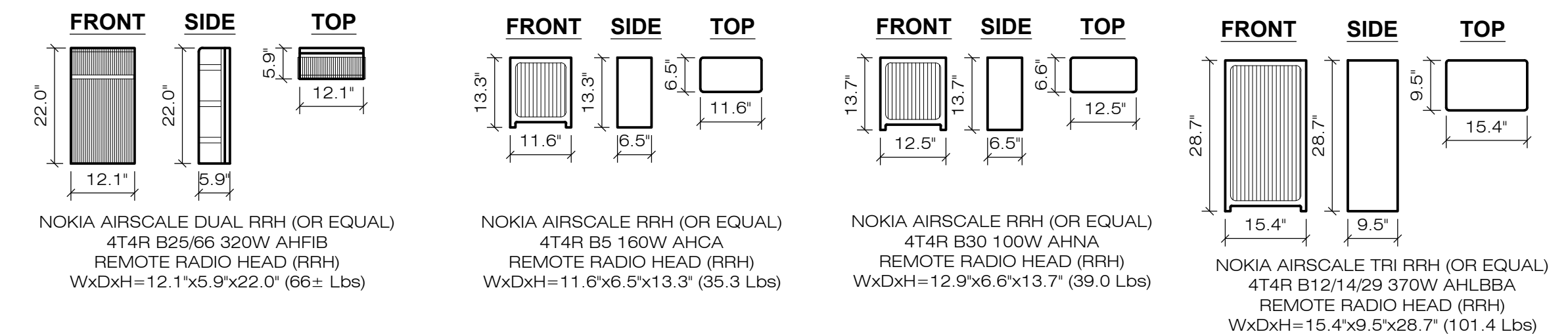
2 ANTENNA MOUNTING DETAIL
 C-7 SCALE: 1/2" = 1'-0"



3 ANTENNA DETAIL
 C-7 SCALE: 1/2" = 1'-0"

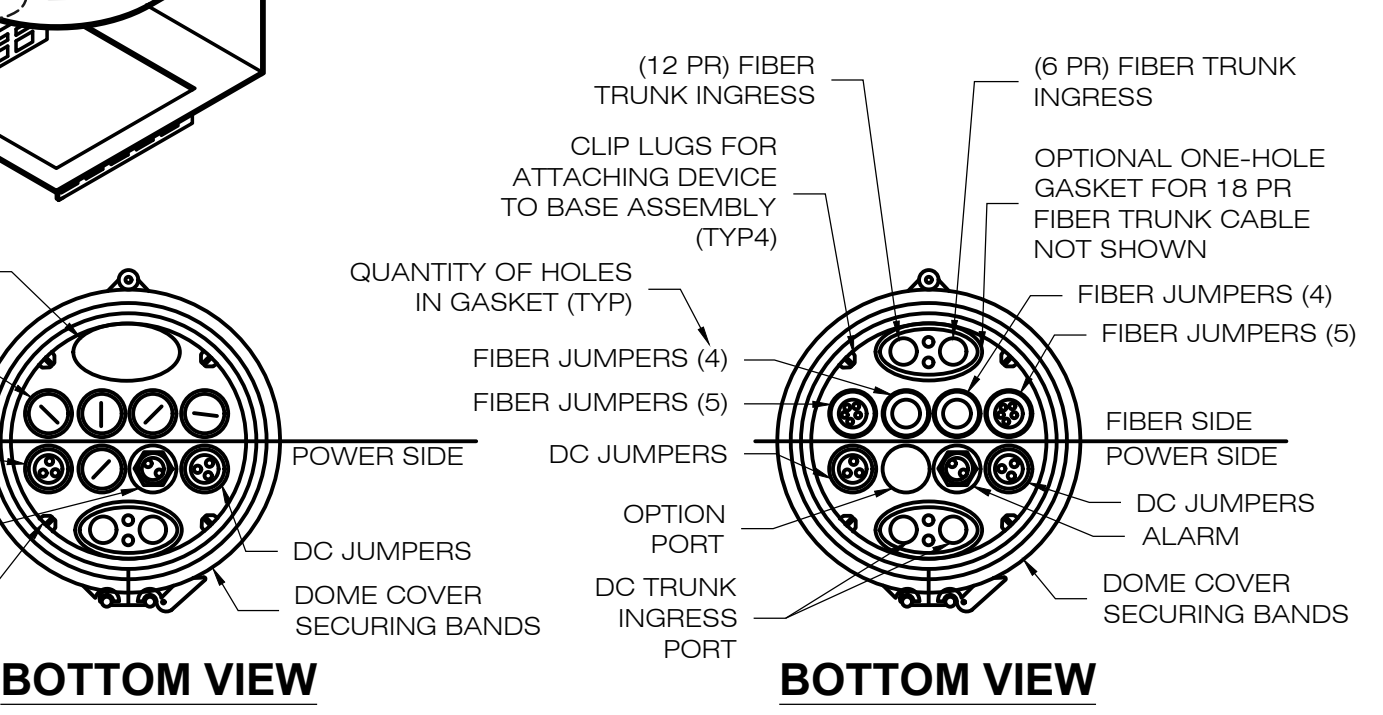
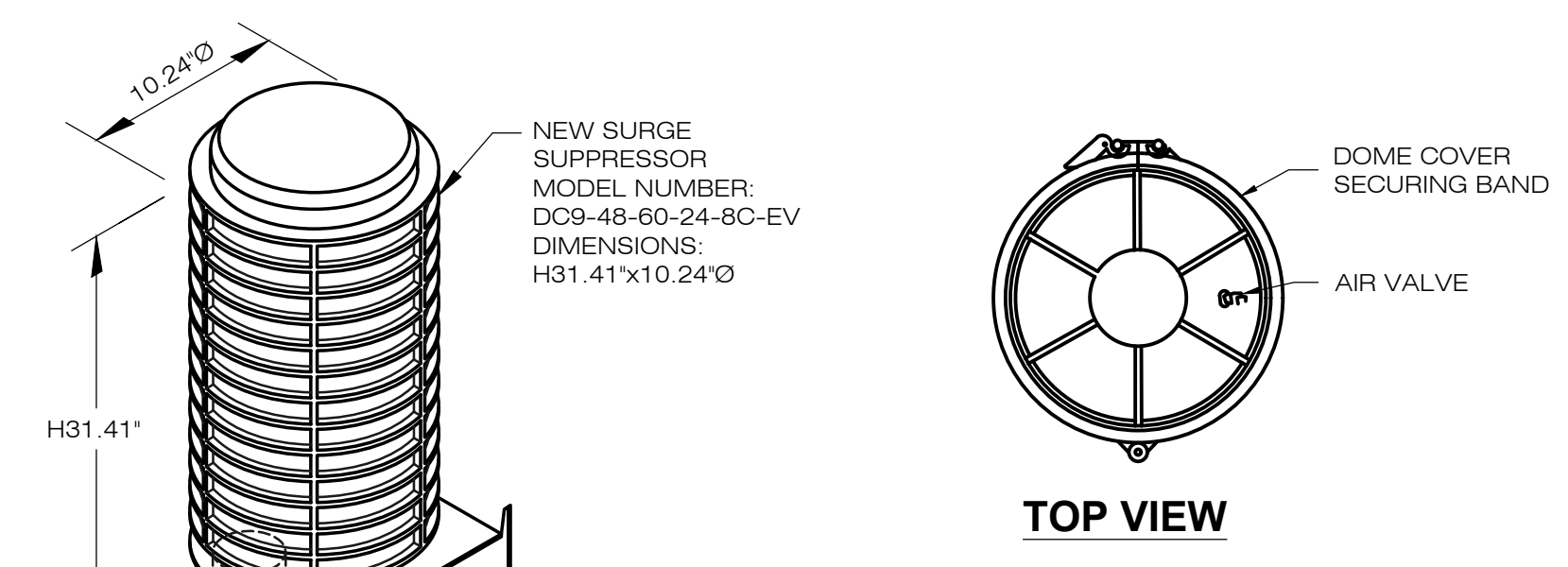


4 EQUIPMENT MOUNT
 C-7 SCALE: 1/2" = 1'-0"

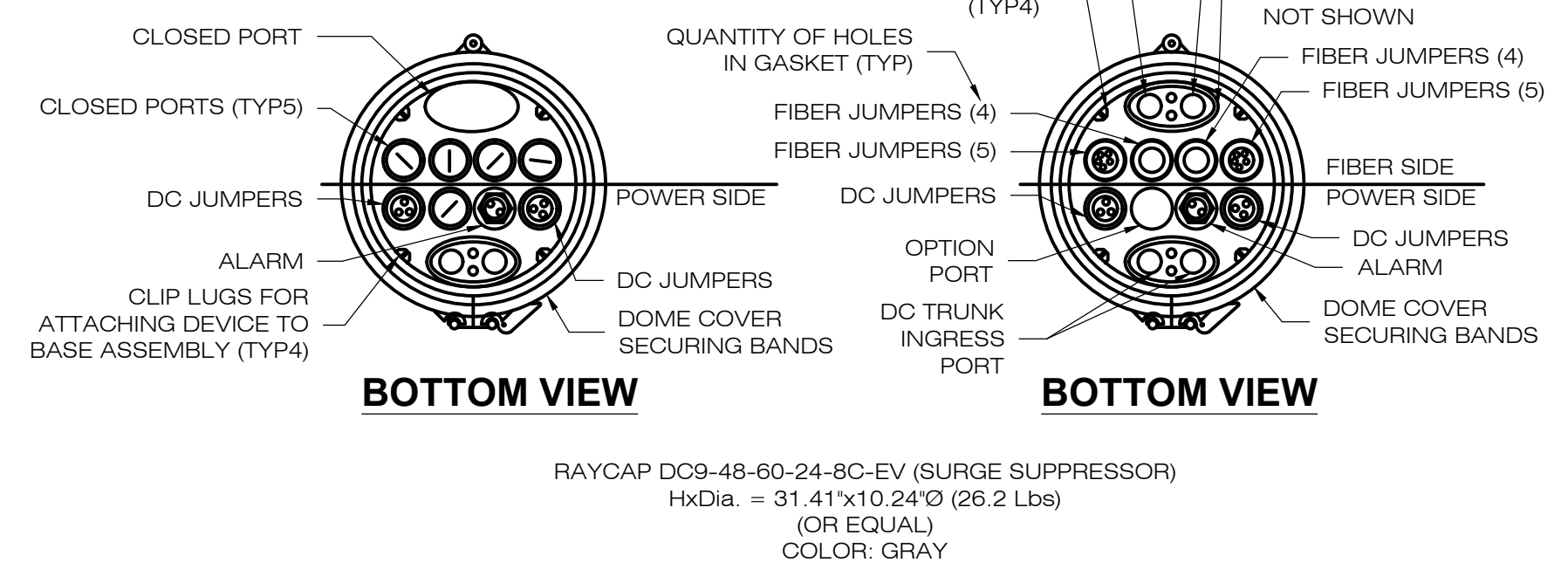


NOTES:
 1. DIMENSIONS SUBJECT TO CHANGE BASED UPON AVAILABILITY AT TIME OF CONSTRUCTION.
 2. MANUFACTURER'S RECOMMENDED RRH CLEARANCES: FRONT: 36"; SIDES: 12"; BOTTOM: 24"
 3. SFPs ARE PROTOCOL SPECIFIC. THE CONNECTIONS BETWEEN RRHs AND BBUs ARE CPRI CONNECTIONS, AND REQUIRE CPRI SFP (ON BOTH ENDS). THE CONNECTIONS BETWEEN BBUs AND 7705 ARE ETHERNET AND REQUIRE ETHERNET SFP (ON BOTH ENDS.)

5 RRU EQUIPMENT
 C-7 SCALE: 1/2" = 1'-0"



7 FIBER MANAGEMENT BOX
 C-7 SCALE: 1/2" = 1'-0"



NOTES:
 1. MOUNT PER MANUFACTURER'S SPECIFICATIONS.
 2. REMOVE CABLE SEALING GLAND AND INSTALL M32x1.5 METRIC TO 1" NPT ADAPTER (COOPER CROUSE-HINES P/N CAP 740 994 OR EQUIVALENT MFR) WHEN CONNECTING CONDUIT TO OVP

6 TYPICAL SURGE SUPPRESSOR
 C-7 SCALE: N.T.S.

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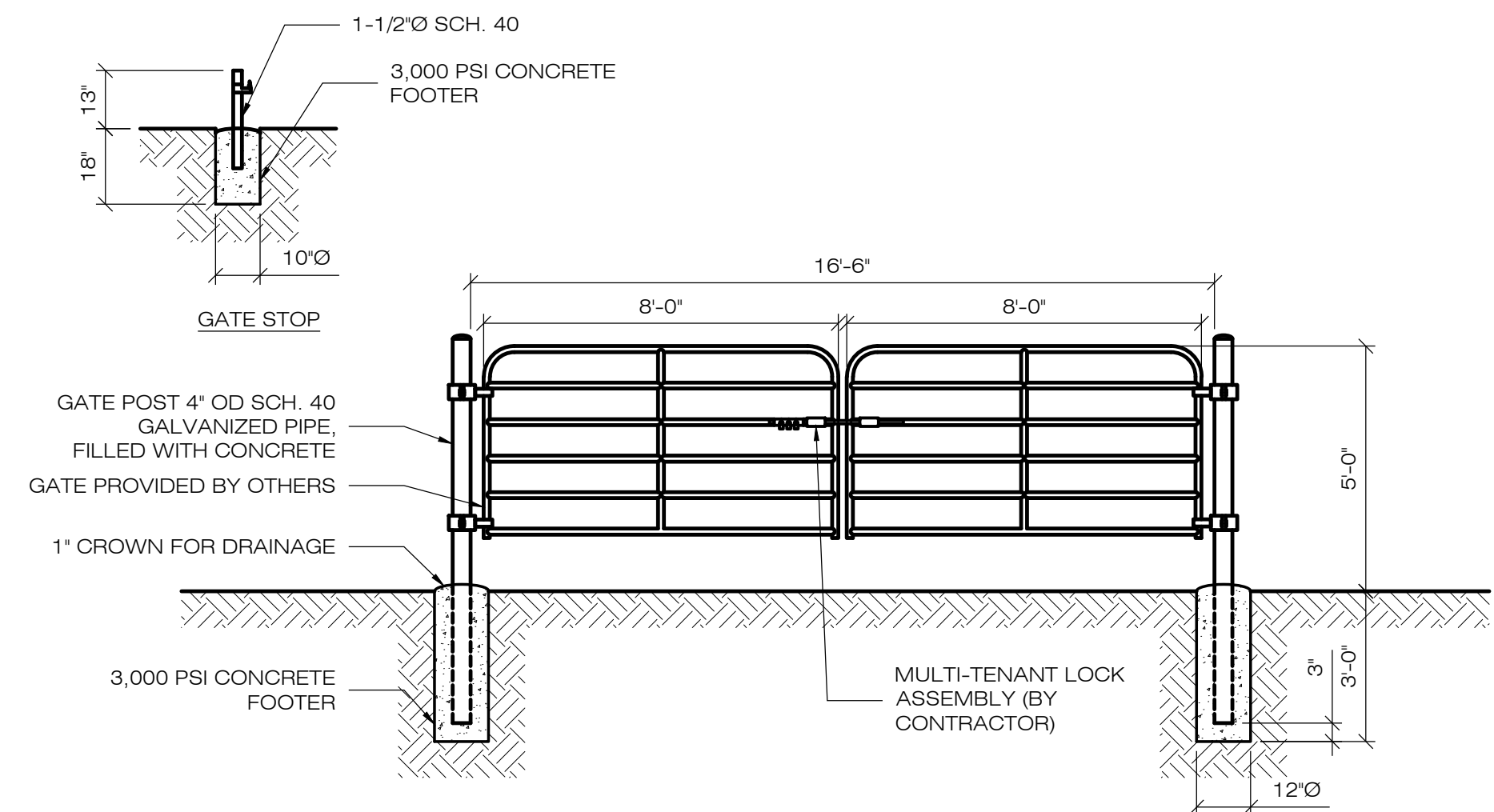
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 EXTENSION - SUITE 311
 WATERFORD, CT 06385
 DEVELOPER: HOMELAND TOWERS, LLC
 ADDRESS: 9 HARMONY STREET
 2ND FLOOR
 DANBURY, CT 06810

NOTE:
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HOMELAND TOWERS MOUNT KISCO
 SITE: 180 S. BEDFORD RD.
 ADDRESS: MT. KISCO, NY 10594
 APT FILING NUMBER: NY283830
 DATE: 08/13/20 DRAWN BY: CSH
 CHECKED BY: RCB

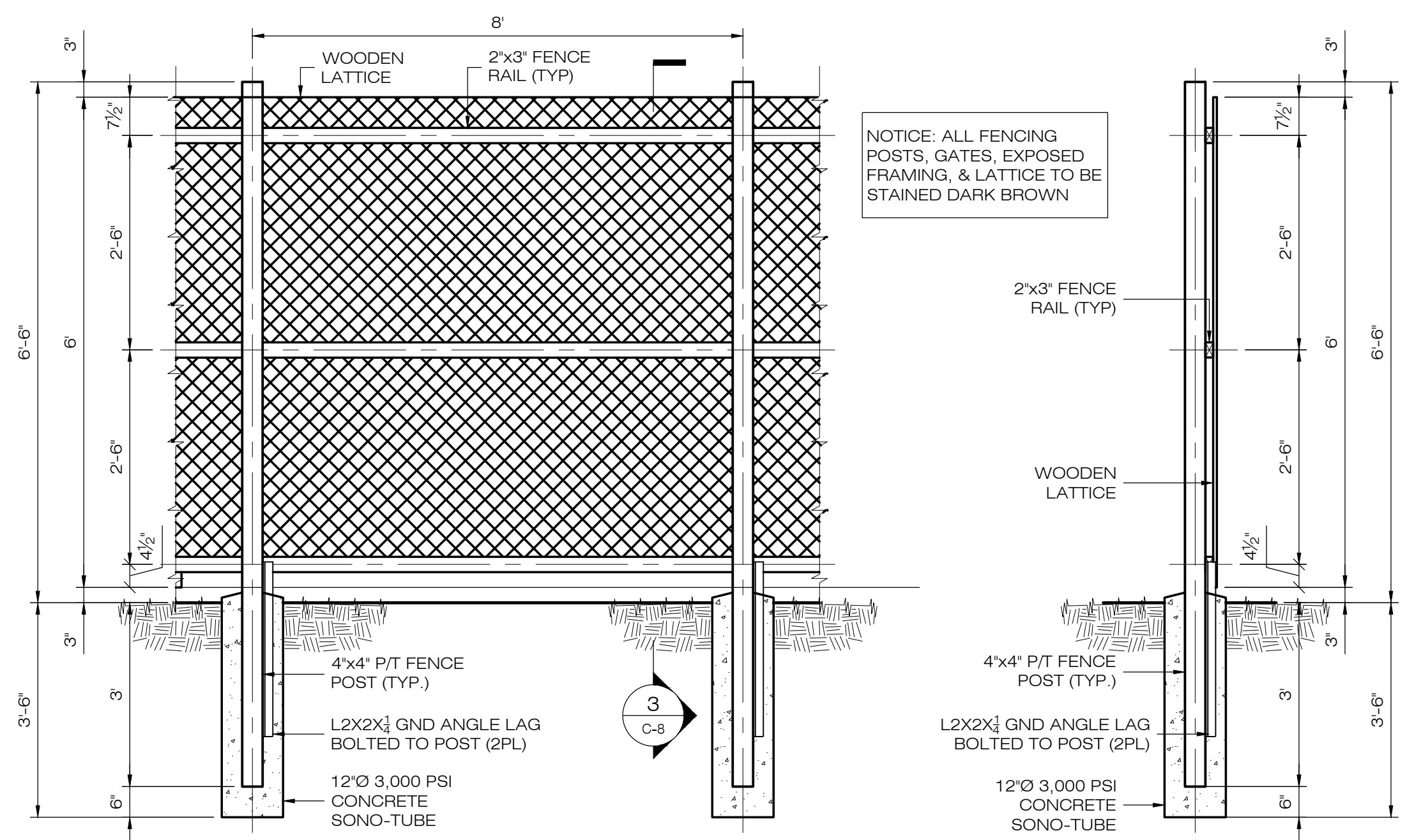
AT&T ANTENNA PLAN & DETAILS

SHEET NUMBER: **C-7**



- NOTES:
- PANELS TO BE 4X8 GALVANIZED TUBULAR STEEL 2" OD X 16GAUGE HIGH TENSILE WELDED STEEL. HEAVY DUTY MOUNT HARDWARE TO BE WELDED TO THE SUPPORT POSTS.
 - 4" OD X 8' LONG SCH. 40 STEEL INSTALLED 36" BELOW EXISTING GRADE CONCRETE TO 1" ABOVE EXISTING GRADE AT POST BASE AND TAPER. FILL POST COMPLETELY WITH CONCRETE CAP.
 - CONTRACTOR TO INSTALL HOMELAND TOWERS SIGNAGE TO THE NEWLY INSTALLED ACCESS GATE. SIGNAGE TO BE INSTALLED USING GALVANIZED METAL SCREWS IN 4 PLACES. NO PLASTIC WIRE TIES SHALL BE USED. SEE DETAIL 5/C-4 FOR TYPICAL SIGNAGE.
 - STYMIE SECURITY LOCK: STANDARD GALVANIZED 2" LOCK SYSTEM WELDED TO GATE CROSS SUPPORTS 4-2" SLEEVES WITH SLOTTED HASPS.

1 ENTRANCE GATE DETAIL
SCALE: N.T.S.



NOTICE: ALL FENCING POSTS, GATES, EXPOSED FRAMING, & LATTICE TO BE STAINED DARK BROWN

2 LATTICE FENCE DETAIL
SCALE: 1/2" = 1'-0"

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

HOMELAND TOWERS, LLC
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2ND FLOOR
DANBURY, CT 06810
(203) 297-6345

verizon
4 CENTEROCK ROAD
WEST NYACK, NY 10994

at&t
340 MOUNT KEMBLE AVENUE
MORRISTOWN, NEW JERSEY 07960

APT ENGINEERING
567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PH: (860)-663-1697
WWW.ALLPOINTS TECH.COM FAX: (860)-663-0935

PERMITTING DOCUMENTS		
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6	07/12/21	TOWN COMMENTS: RCB
7	07/13/21	TOWN COMMENTS: RCB
8	07/14/21	TOWN COMMENTS: RCB
9	04/12/23	TOWN COMMENTS: RCB

DESIGN PROFESSIONALS OF RECORD

PROF: SCOTT M. CHASSE P.E.
COMP: APT ENGINEERING
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

DEVELOPER: HOMELAND TOWERS, LLC
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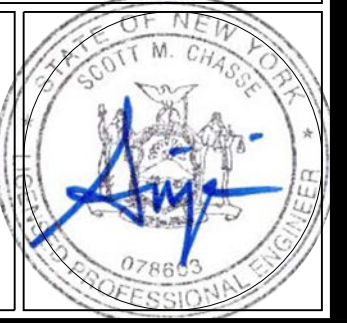
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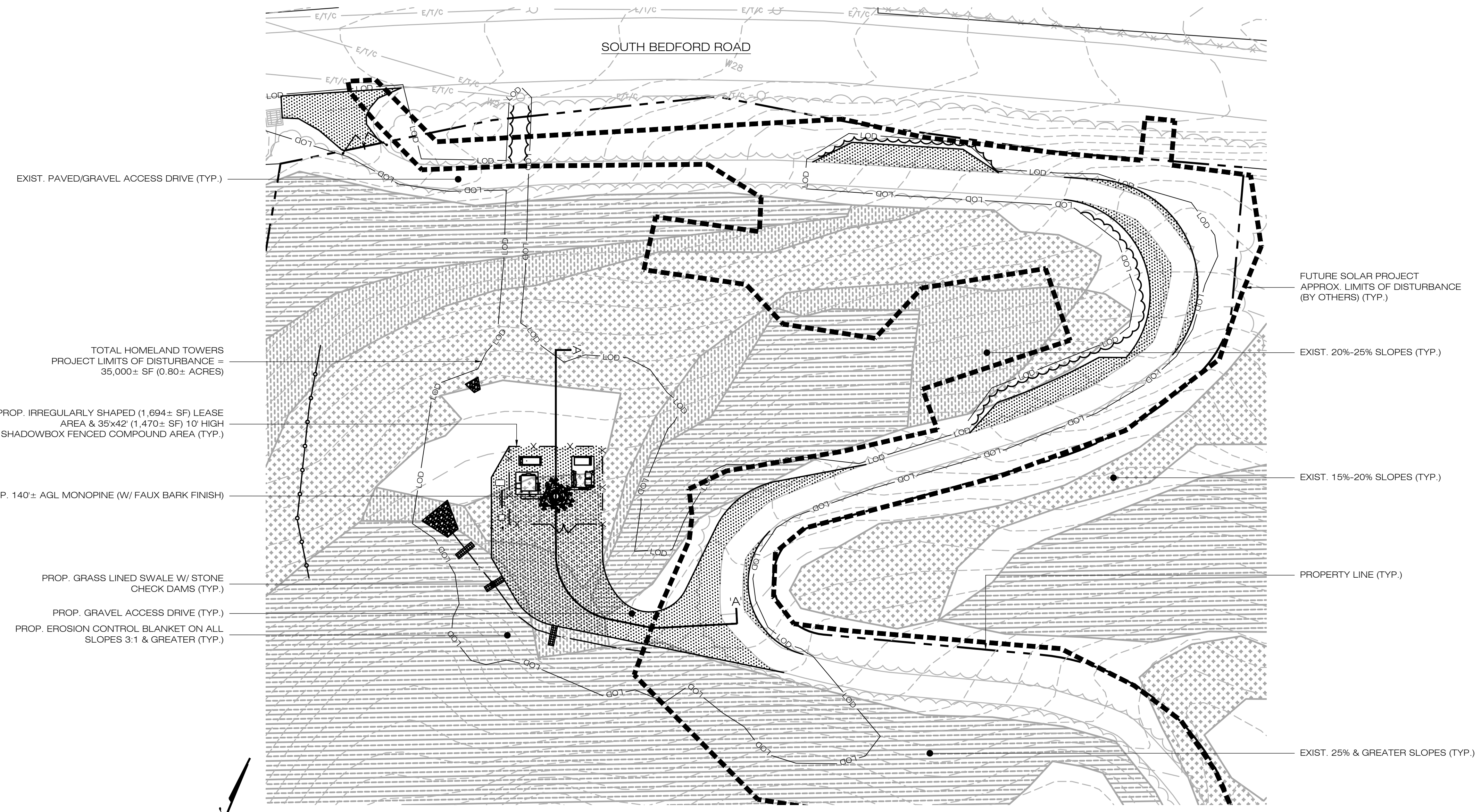
SHEET TITLE:

SITE DETAILS

SHEET NUMBER:

C-8





LEGEND

	SLOPES 15%-20%
	SLOPES 20%-25%
	SLOPES 25% & GREATER

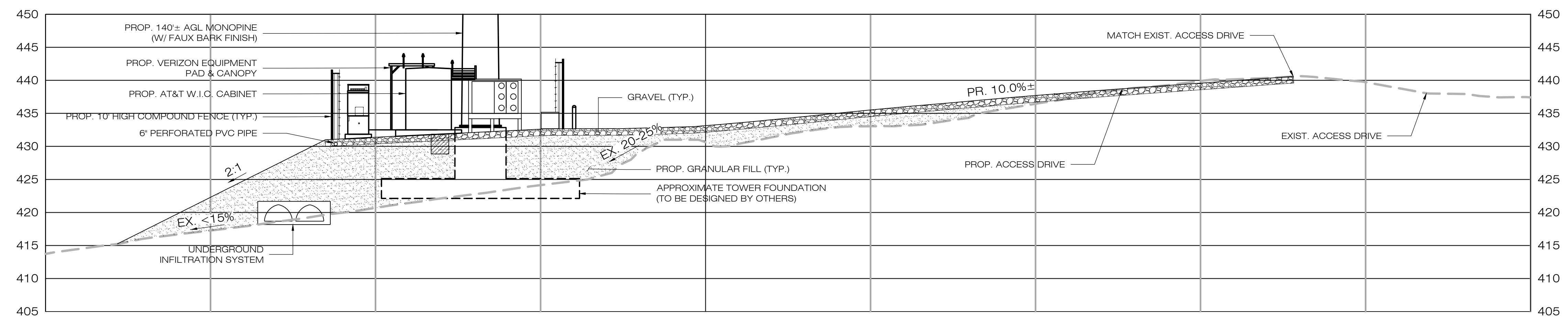
HOMELAND TOWERS AREAS OF DISTURBANCE

SLOPES 15%-20%	4,910± SF
SLOPES 20%-25%	2,450± SF
SLOPES 25% & GREATER	7,050± SF

- EXIST. PAVED/GRAVEL ACCESS DRIVE (TYP.)
- TOTAL HOMELAND TOWERS PROJECT LIMITS OF DISTURBANCE = 35,000± SF (0.80± ACRES)
- PROP. IRREGULARLY SHAPED (1,694± SF) LEASE AREA & 35'x42' (1,470± SF) 10' HIGH SHADOWBOX FENCED COMPOUND AREA (TYP.)
- PROP. 140'± AGL MONOPINE (W/ FAUX BARK FINISH)
- PROP. GRASS LINED SWALE W/ STONE CHECK DAMS (TYP.)
- PROP. GRAVEL ACCESS DRIVE (TYP.)
- PROP. EROSION CONTROL BLANKET ON ALL SLOPES 3:1 & GREATER (TYP.)

- FUTURE SOLAR PROJECT APPROX. LIMITS OF DISTURBANCE (BY OTHERS) (TYP.)
- EXIST. 20%-25% SLOPES (TYP.)
- EXIST. 15%-20% SLOPES (TYP.)
- PROPERTY LINE (TYP.)
- EXIST. 25% & GREATER SLOPES (TYP.)

1 STEEP SLOPE PLAN
 SS-1 SCALE: 1" = 30'-0"



2 SECTION 'A-A'
 SS-1 SCALE: 1" = 10'-0"

HOMELAND TOWERS, LLC
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 2ND FLOOR
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 (203) 297-6345

verizon
 4 CENTEROCK ROAD
 WEST NYACK, NY 10994

at&t
 340 MOUNT KEMBLE AVENUE
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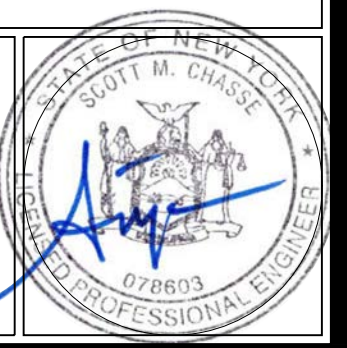
DESIGN PROFESSIONALS OF RECORD
 PROF: SCOTT M. CHASSE P.E.
 COMP: APT ENGINEERING
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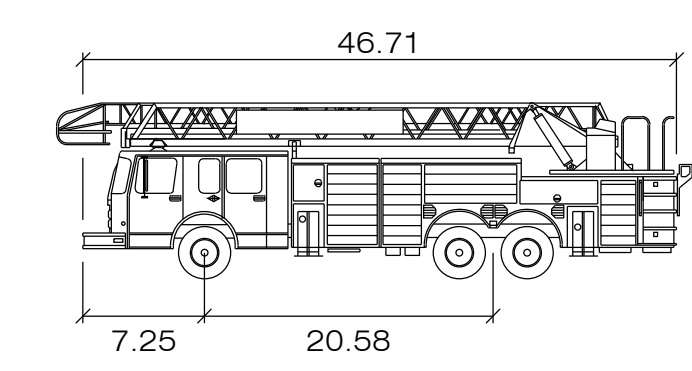
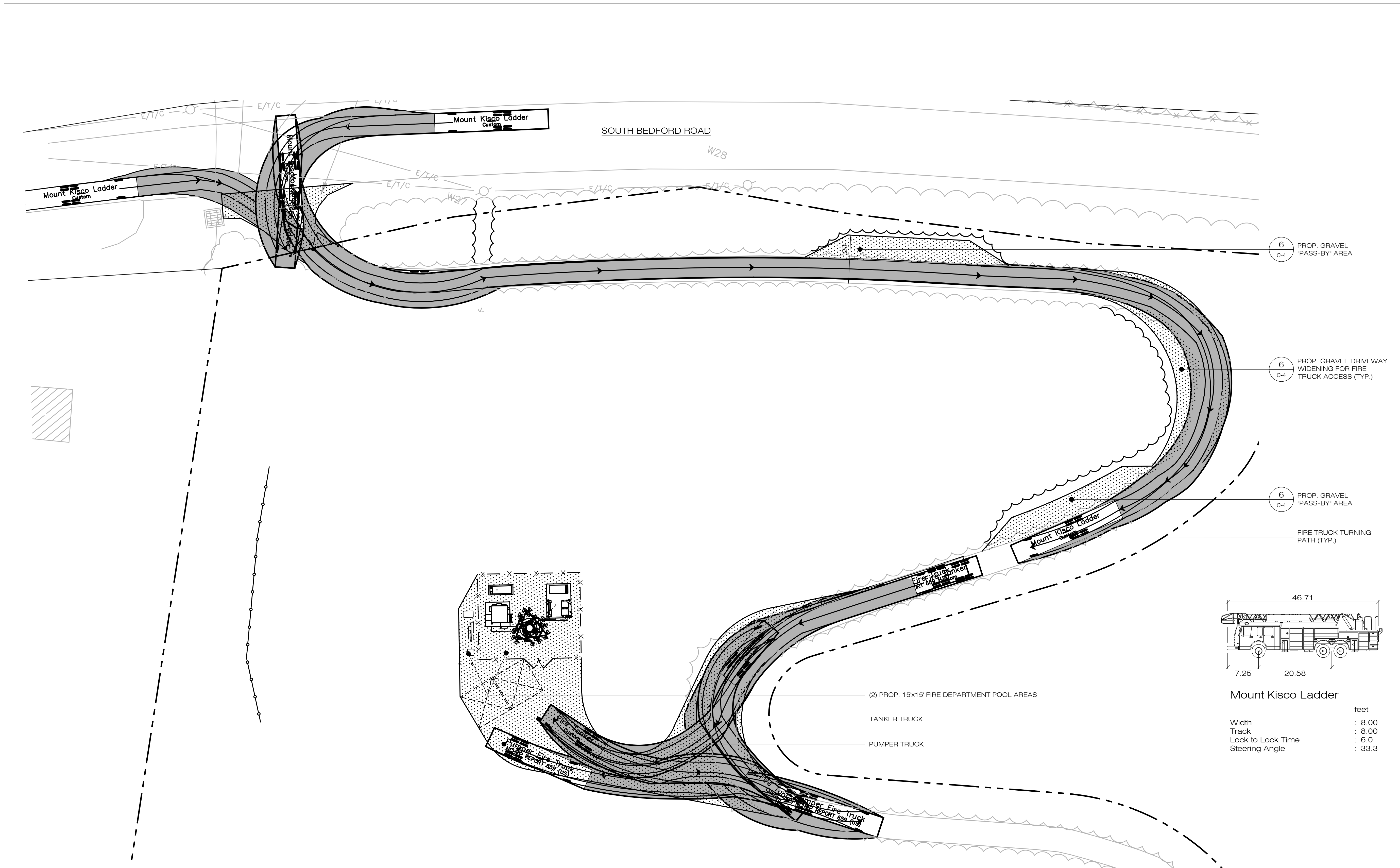
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 ADDRESS: MT. KISCO, NY 10594
 APT FILING NUMBER: NY283830
 DATE: 08/13/20 DRAWN BY: CSH
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SHEET TITLE:
STEEP SLOPE PLAN

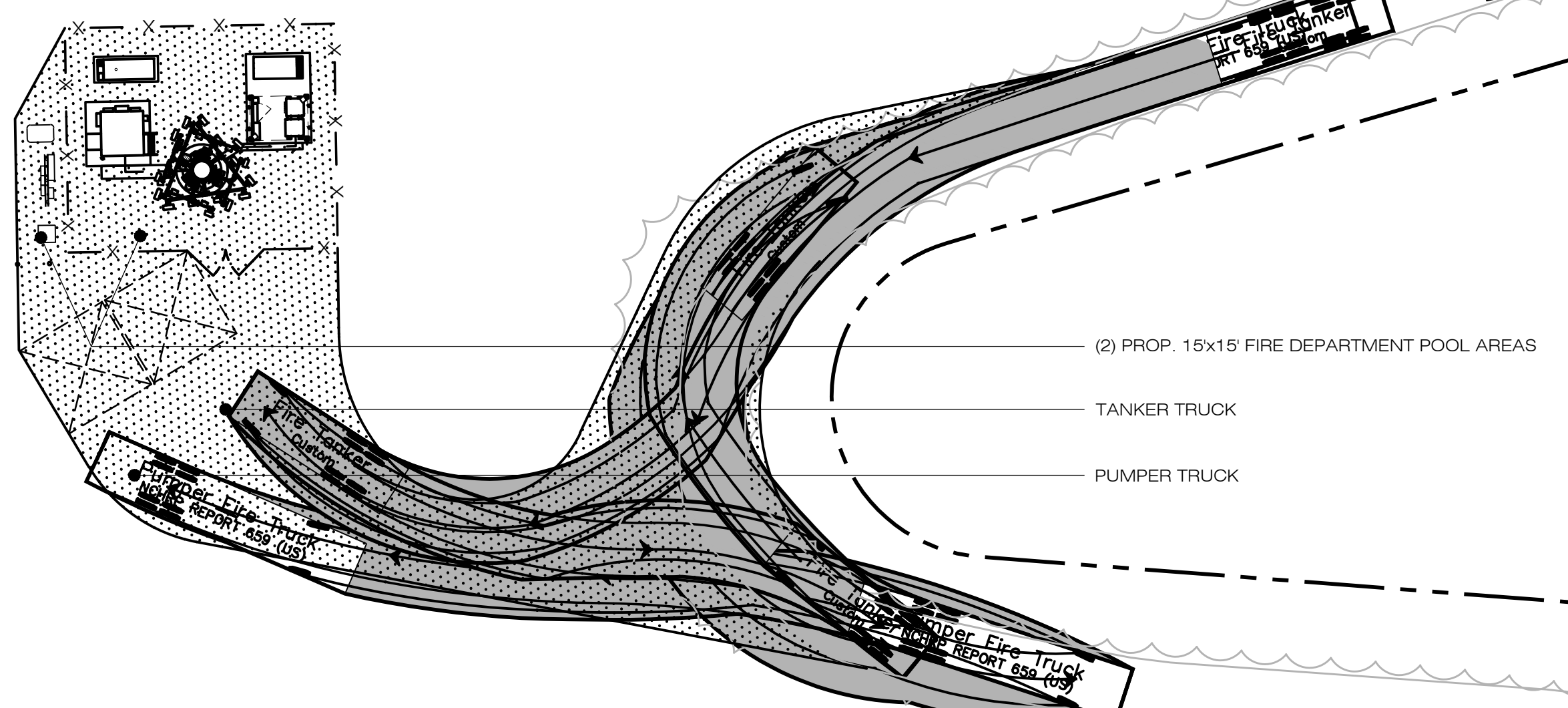
SHEET NUMBER:
SS-1





Mount Kisco Ladder

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 33.3



1 FIRE TRUCK TURNING PLAN
 FD-1 SCALE: 1" = 20'-0"

MAP REFERENCES:
 1. 'ABUTTERS PLAN, PREMISES OF SKULL ISLAND PARTNERS, LLC, SHEET 1 OF 2' & 'EXISTING CONDITIONS SURVEY, PORTION OF PREMISES OF SKULL ISLAND PARTNERS, LLC, SHEET 2 OF 2', PREPARED BY LAWSON SURVEYING & MAPPING, 2959 COUNTY ROUTE 8, ONEONTA, NEW YORK, 13820, DATED AUGUST 6, 2020, REVISED MARCH 16, 2023.

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 ADDRESS: MT. KISCO, NY 10594
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 DATE: 08/13/20 DRAWN BY: CSH
 CHECKED BY: RCB

SHEET TITLE:
FIRE TRUCK TURNING PLAN

SHEET NUMBER: **FD-1**

Consultant:

Consultant:



**9 Harmony St. - 2nd Floor
Danbury, CT 06810**

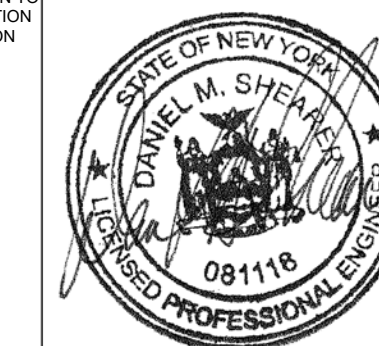
**Mt. Kisco (NY172)
180 S. Bedford Rd
Mt. Kisco, NY 10594**

**Landscaping & Tree
Preservation Plan**

NO.	DATE	DESCRIPTION	DRAWN	CHK

SARATOGA ASSOCIATES PROJECT # 2018-030.10

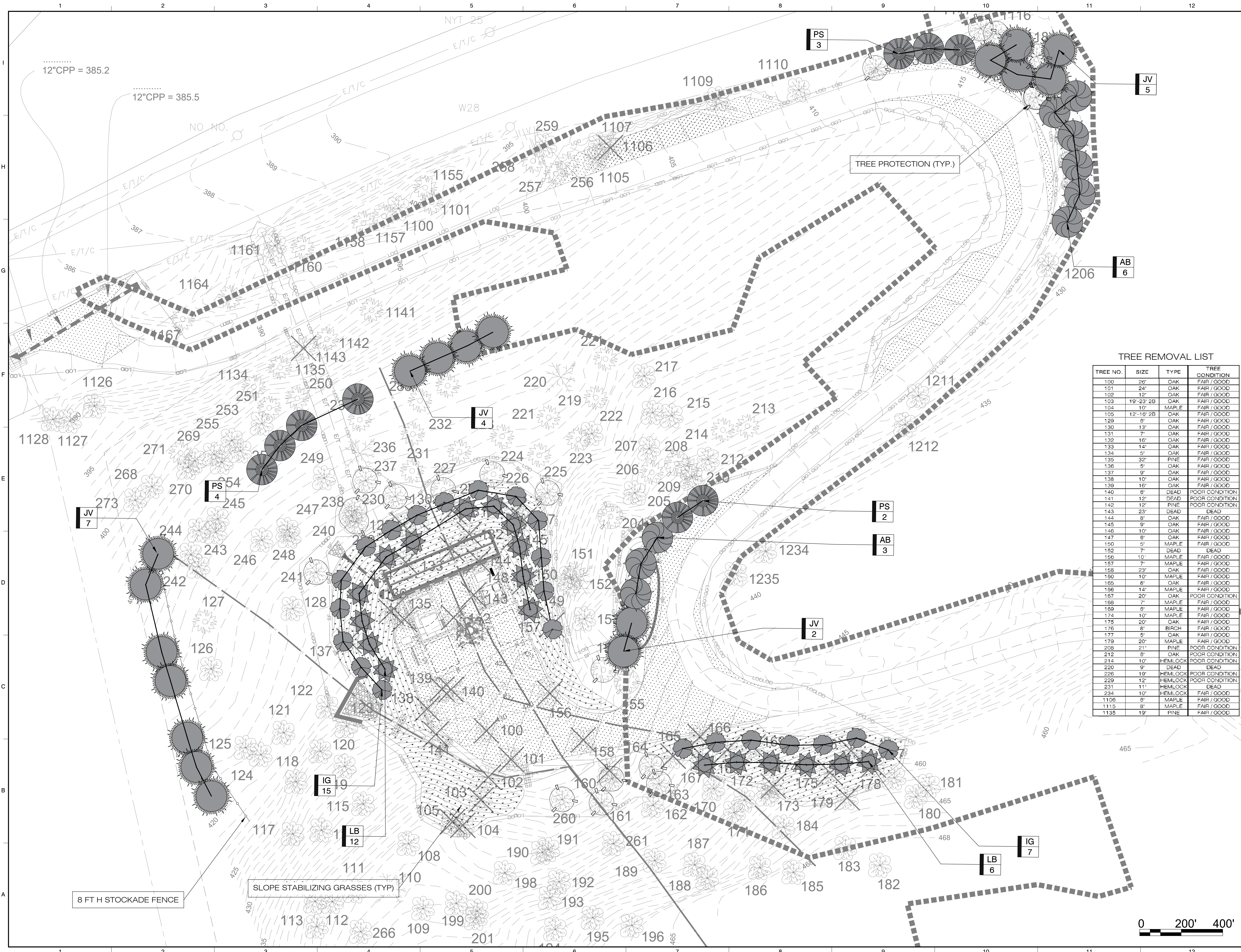
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SARATOGA ASSOCIATES



DATE: 04/11/2023
DRAWN BY: JLG
CHECKED BY: DMS
PHASE: Planting
DWG SCALE:



L1



TREE REMOVAL LIST

TREE NO.	SIZE	TYPE	TREE CONDITION
100	26"	OAK	FAIR / GOOD
101	24"	OAK	FAIR / GOOD
102	12"	OAK	FAIR / GOOD
103	19'-23" 2B	OAK	FAIR / GOOD
104	10"	MAPLE	FAIR / GOOD
105	12'-16" 2B	OAK	FAIR / GOOD
129	6"	OAK	FAIR / GOOD
130	13"	OAK	FAIR / GOOD
131	7"	OAK	FAIR / GOOD
132	16"	OAK	FAIR / GOOD
133	14"	OAK	FAIR / GOOD
134	5"	OAK	FAIR / GOOD
135	32"	PINE	FAIR / GOOD
136	5"	OAK	FAIR / GOOD
137	9"	OAK	FAIR / GOOD
138	10"	OAK	FAIR / GOOD
139	16"	OAK	FAIR / GOOD
140	6"	DEAD	POOR CONDITION
141	12"	DEAD	POOR CONDITION
142	12"	PINE	POOR CONDITION
143	23"	DEAD	DEAD
144	8"	OAK	FAIR / GOOD
145	9"	OAK	FAIR / GOOD
146	10"	OAK	FAIR / GOOD
147	6"	OAK	FAIR / GOOD
150	5"	MAPLE	FAIR / GOOD
152	7"	DEAD	DEAD
156	10"	MAPLE	FAIR / GOOD
157	7"	MAPLE	FAIR / GOOD
158	23"	OAK	FAIR / GOOD
160	10"	MAPLE	FAIR / GOOD
165	8"	OAK	FAIR / GOOD
166	14"	MAPLE	FAIR / GOOD
167	20"	OAK	POOR CONDITION
168	7"	MAPLE	FAIR / GOOD
169	6"	MAPLE	FAIR / GOOD
174	10"	MAPLE	FAIR / GOOD
175	20"	OAK	FAIR / GOOD
176	8"	BIRCH	FAIR / GOOD
177	9"	OAK	FAIR / GOOD
179	20"	MAPLE	FAIR / GOOD
208	21"	PINE	POOR CONDITION
212	6"	OAK	POOR CONDITION
214	10"	HEMLOCK	POOR CONDITION
220	9"	DEAD	DEAD
226	19"	HEMLOCK	POOR CONDITION
229	12"	HEMLOCK	POOR CONDITION
231	11"	HEMLOCK	DEAD
234	10"	HEMLOCK	FAIR / GOOD
1106	8"	MAPLE	FAIR / GOOD
1115	8"	MAPLE	FAIR / GOOD
1135	19"	PINE	FAIR / GOOD

File Name: S:\HOMELAND TOWERS PROJECTS\2018-030-10-Homeland Towers - Mt Kisco Site (NY172) Visual Assessment Services\4-Production\Client Data\April Planning Plan\Mt Kisco Landscape Plan April 2023.dwg
 User: — Plot Date and Time: 4/12/2023 11:05 AM

PLANT SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
EVERGREENS						
AB	9	Abies balsamea	Balsam Fir	8 FT	B&B	12 FT O.C.
JV	18	Juniperus virginiana	Eastern Red Cedar	8 FT	B&B	12 FT O.C.
PS	9	Pinus strobus	Eastern White Pine	8 FT	B&B	12 FT O.C.
SHRUBS						
LB	18	Lindera benzoin	Spicebush	3 GAL	CONT	SEE PLAN
IG	22	Ilex glabra	Inkberry	3 GAL	CONT	SEE PLAN
	7648 SF	Ernst Grass Mix 181	1.5 LBS / 1000 SF			
	6 FT H x 106 LFT Lattice Fencing Stained Brown to Match Existing Tree Bark					

LANDSCAPING NOTES:

- THE LANDSCAPE MITIGATION PLAN SHALL CONFORM TO CHAPTER 99 OF THE VILLAGE OF MOUNT KISCO CODE.
- ALL LANDSCAPING SHALL BE PLANTED ACCORDING TO SOUND HORTICULTURAL PRACTICE AND IN CONFORMANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, CURRENT EDITION. ALL PLANT MATERIALS USED SHALL BE TRUE TO NAME AND SIZE IN CONFORMITY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD OF NURSERY STOCK AND SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL, WELL-DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM DEFECTS, DISFIGURING KNOTS, ABRASIONS OF THE BARK, SUN SCALD INJURIES, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL OTHER FORMS OF INFECTION. ALL PLANTS SHALL BE NURSERY GROWN. ALL PLANT MATERIAL SHALL BE TAGGED AT THE NURSERY SOURCE AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE AT THE NURSERY. ALL PLANT MATERIAL SHALL BE PLANTED SO THAT THE TOP OF THE ROOTBALL IS 1" HIGHER THAN THE EXISTING/FINISHED GRADE DEPENDENT UPON SOIL CONDITIONS.
- IN THE EVENT THAT PLANTING DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE LANDSCAPING PLAN SHALL GOVERN. THE USE AND PLANTING OF BARE ROOT MATERIAL SHALL BE PROHIBITED.
- PLANTS SHALL ONLY BE INSTALLED WHEN THE SOIL IS FROST FREE.
- THE DEPTH OF PLANT PITS SHALL BE INCREASED BY 12" THROUGH THE ADDITION OF LOOSE AGGREGATE (3/4" TO 1 1/2" DIAMETER) WHEREVER POOR DRAINAGE OCCURS.
- PLANTS PLANTED IN ROWS SHALL BE MATCHED SPECIMENS AND BE UNIFORM IN SIZE AND FORM.
- PLANTING BACKFILL MIXTURE SHALL CONSIST OF ONE PART TOPSOIL, ONE PART NATIVE SOIL AND ONE PART PEAT MOSS. NOTE THAT PLANTING MIXTURE MAY CHANGE BASED UPON SOIL CONDITIONS.
- ALL PLANT MATERIAL SHALL BE GIVEN A MINIMUM OF 5 GALLONS OF WATER AT THE TIME OF INSTALLATION AND SHALL BE WATERED AT INTERVALS DURING ESTABLISHMENT TO ENSURE ADAPTATION TO THE SITE. PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL, THE CONTRACTOR SHALL FILL EACH PLANTING PIT WITH WATER AND ALLOW IT TO FULLY PERCOLATE INTO THE GROUND PRIOR TO PLACEMENT OF THE PLANT. THE CONTRACTOR SHALL NOTIFY EITHER THE TOWNSHIP OR PROJECT LANDSCAPE ARCHITECT OF ANY PERCOLATION PROBLEMS PRIOR TO INSTALLATION.
- PREFERRED PLANTING TIME PERIODS ARE FROM SEPTEMBER 1 TO NOVEMBER 30 OR MARCH 20 TO MAY 31. NO PLANTING SHALL BE EXECUTED DURING ABNORMALLY HOT WEATHER NOR WHEN THE GROUND IS FROZEN. MOUND MULCH 6 INCHES HIGH TO FORM SAUCER FINAL GRADE
- THE CONTRACTOR SHALL REMOVE ALL DAMAGED BRANCHES AND NURSERY TAGS AT THE TIME OF INSTALLATION.
- SLOW RELEASE FERTILIZER TABLETS OR PACKETS OF 20-10-5 COMPOSITION SHALL BE ADDED TO ALL PLANTING PITS AT THE FOLLOWING RATIOS: 1 PER SHRUB, 2 PER EVERGREEN TREES UP TO 2" IN CALIPER AND 3 FOR EVERGREEN TREES ABOVE 2" IN CALIPER.
- ALL GROUPED SHRUBS SHALL BE MULCHED TOGETHER TO FORM ONE CONTINUOUS PLANTING BED.
- CONTRACTOR TO BE RESPONSIBLE FOR SEEDING AREAS BEING DISTURBED BY CONSTRUCTION. SEED MIXTURE TO BE IN ACCORDANCE WITH SOIL CONSERVATION DISTRICT'S STANDARDS.
- STAKES SHALL BE WHITE OR RED CEDAR, OAK, OR LOCUST TREATED WITH ACCEPTABLE WOOD PRESERVATIVE.
- REMOVE ALL PLASTIC MATERIAL SYNTHETIC BURLAP AND STRING OR CONTAINERS TO BE REMOVED AT THE TIME OF PLANTING.
- ONLY PHYSICAL MEANS TO CONTROL GRASS, WEEDS, OR NUISANCE VEGETATION SHALL BE USED. THE USE OF HERBICIDES, PESTICIDES, OR OTHER CHEMICAL MEANS TO CONTROL VEGETATION SHALL NOT BE PERMITTED AT ANY PART OF THE HOMELAND LEASE DURING CONSTRUCTION AND OVER THE LIFE OF THE FACILITY.
- LANDSCAPING BOND / WARRANTY TO BE FURNISHED AND COMMITMENT TO MAINTAIN ALL ON-SITE TREE PRESERVATION AND ON-SITE PLANTINGS FOR THE LIFE OF THE FACILITY. HOMELAND TOWERS SHALL MAINTAIN ALL LANDSCAPING FOR AS LONG AS THE TELECOMMUNICATION SITE IS ON THE PROPERTY. REQUIRED MAINTENANCE SHALL INCLUDE WATERING AND REPLACEMENT OF ON-SITE DEAD AND/OR DYING LANDSCAPING. (SUBJECT TO STANDARD SURETY PRACTICES FOR TREE PRESERVATION)
- TREE REMOVAL ASSOCIATED WITH CONSTRUCTION WILL NEED TO OCCUR BETWEEN NOVEMBER 1 AND MARCH 31 TO COMPLY WITH NYSDEC GUIDANCE FOR BAT SPECIES.

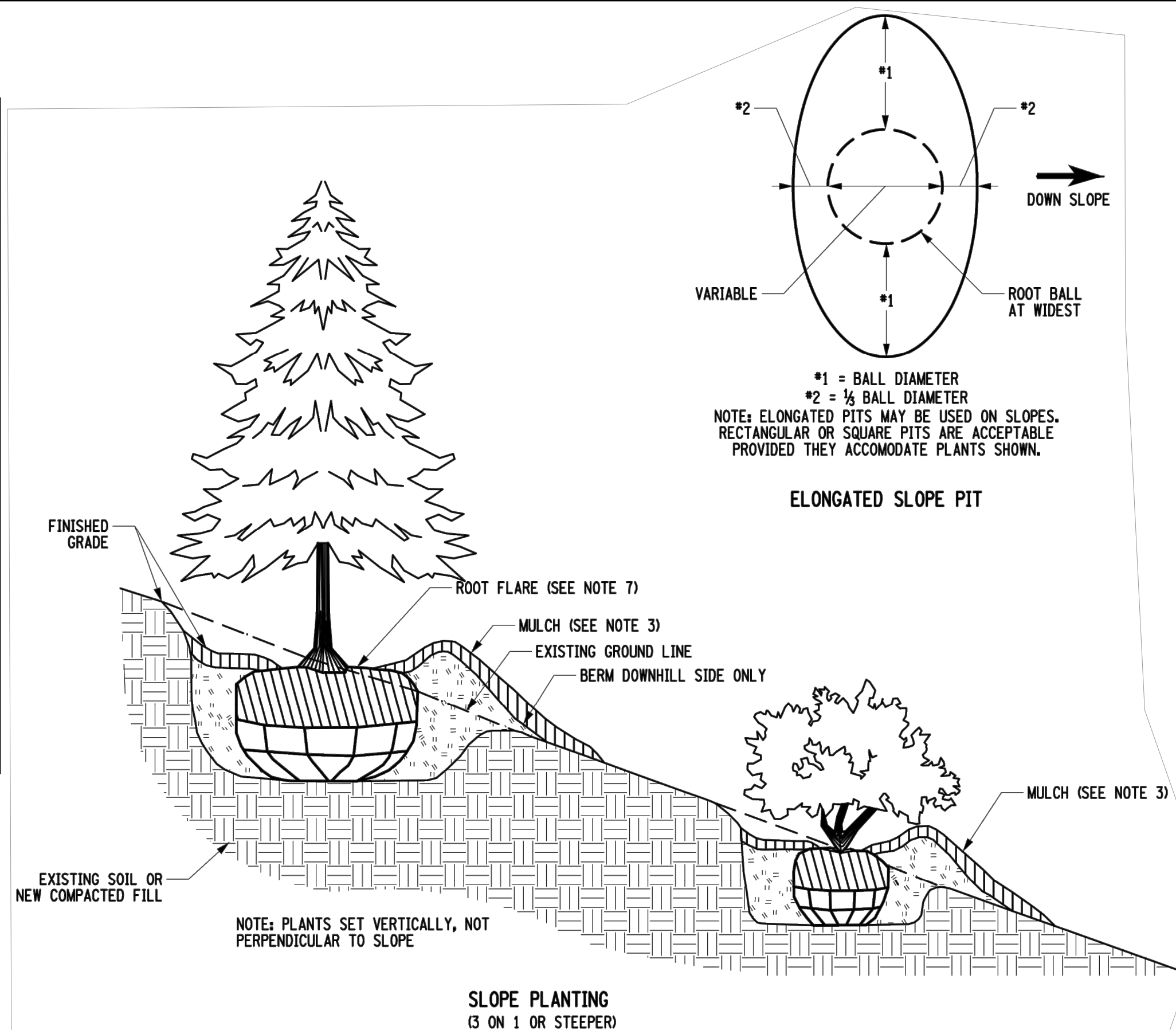
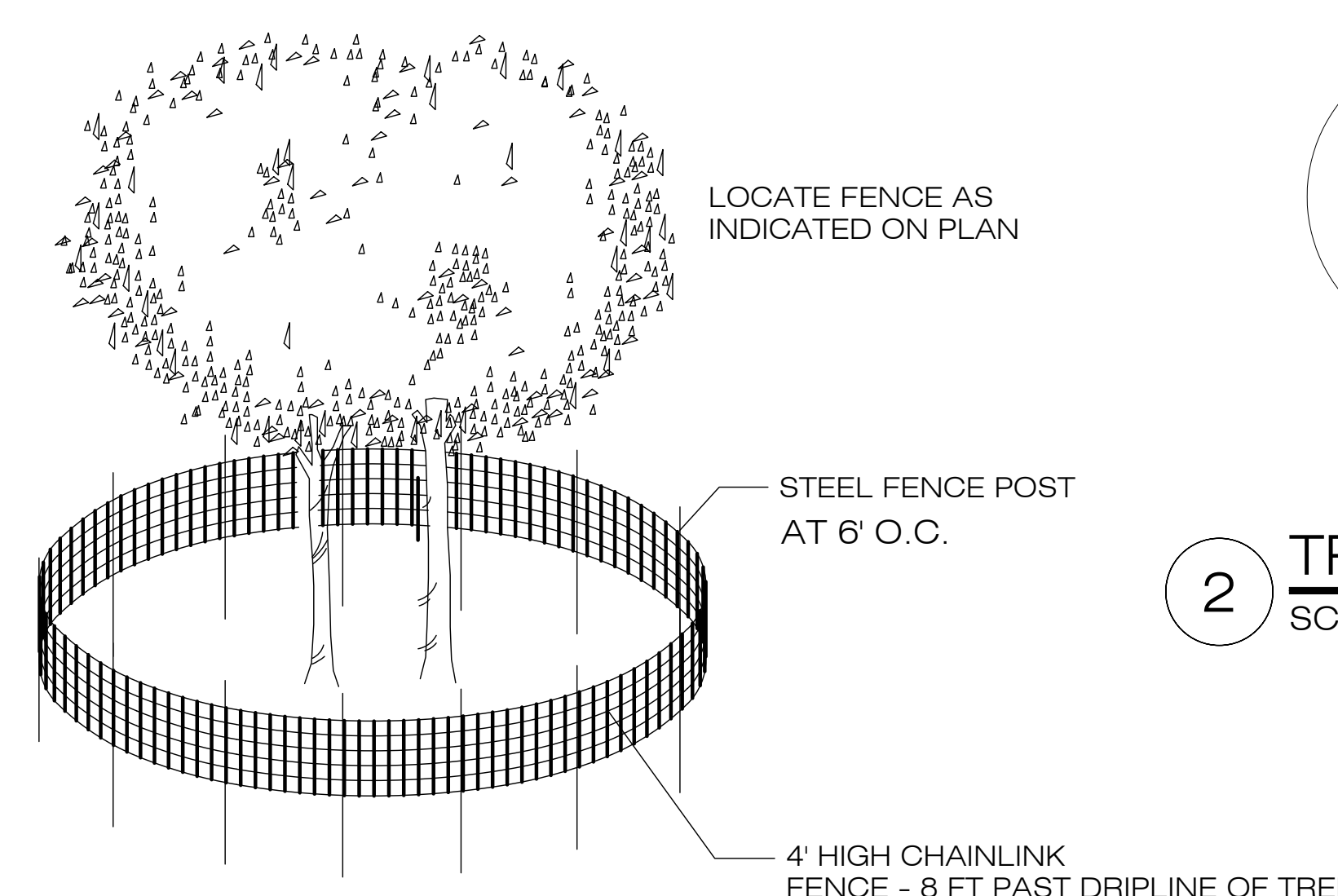


TABLE 611-1 - REQUIRED PLANT PIT DIAMETER

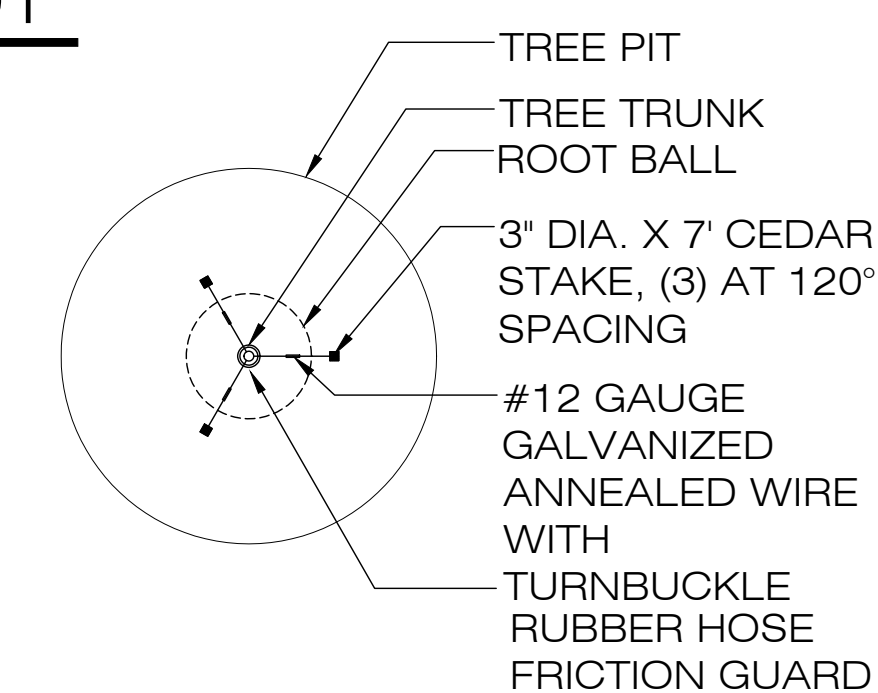
ROOT SPREAD / ROOT BALL DIAMETER	PLANT PIT DIAMETER
UNDER 2'-0"	3X THE ROOT SPREAD OR ROOT BALL DIAMETER
FROM 2'-0" TO 4'-0"	2.5X THE ROOT SPREAD OR ROOT BALL DIAMETER
OVER 4'-0"	2X THE ROOT SPREAD OR ROOT BALL DIAMETER

- NOTES:**
- PLANTING BALL - ON B&B MATERIAL, BURLAP AND WIRE BASKET OR OTHER CONTAINER SHALL BE REMOVED FROM THE UPPER HALF OF THE ROOT BALL AND DISPOSED OF.
 - HEIGHT OF PLANTING SAUCER SHALL BE 3".
 - MULCH SHALL BE A MAXIMUM OF 3" DEEP AND TAPERED DOWN TO LEAVE THE ROOT FLARE EXPOSED. WHEN PLANTING ON SLOPES, DOWNHILL SIDE MUST BE STABILIZED APPROPRIATELY OR SEEDING ON DOWNHILL SIDE MAY BE SPECIFIED.
 - MATERIALS FOR PROTECTION OF PLANTS SHALL BE A COMMERCIALY AVAILABLE PRODUCT OR SYSTEM FOR SUPPORTING OF TREES.
 - ALL TAGS, LABELS, ETC. SHALL BE REMOVED FROM THE PLANTS.
 - THIS DETAIL SHOWS ONE ABOVE GROUND TREE SUPPORT METHOD. ANY OTHER METHOD MUST USE COMMERCIALY AVAILABLE PRODUCTS INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
 - THE ROOT FLARE SHALL BE VISIBLE AND LEVEL WITH SURROUNDING SOIL.

1 SLOPE PLANTING DETAIL - NYDOT 611-01
SCALE: NONE



3 TREE PROTECTION FENCE
SCALE: NONE



2 TREE GUYING DETAIL
SCALE: NONE

Consultant:

Consultant:



**9 Harmony St. - 2nd Floor
Danbury, CT 06810**

**Mt. Kisco (NY172)
180 S. Bedford Rd
Mt. Kisco, NY 10594**

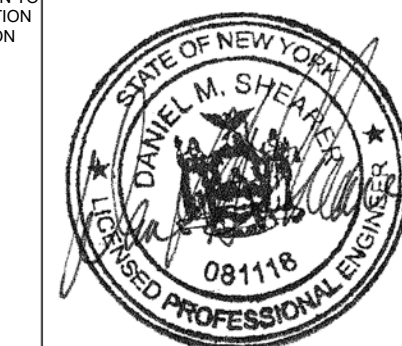
Landscaping & Tree Preservation Details and Notes

REVISIONS

NO.	DATE	DESCRIPTION	DRAWN	CHK

SARATOGA ASSOCIATES PROJECT # 2018-030.10

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DATE: 04/11/2023
DRAWN BY: JLG
CHECKED BY: DMS
PHASE: Planting
DWG SCALE:

L2

CELL TREES, INC. ANTENNA COVERS



We supply aftermarket antenna covers for Pine's, Palm's, and Broadleaf's. Our Pine and Broadleaf covers are available in three colors each.



Our standard covers are 24" wide, and are available up to 48". Lengths are 6" longer than your antenna length. Palm covers are available in 24" widths only.

Please send RFQ to: enar@celltreesinc.com or use order form.

STANDARD

STYLE 3818

HIGH PERFORMANCE
 18-oz. FABRIC
 Typical Properties

Base Fabric Type	Polyester
Base Fabric Weight (nominal)	5.0 oz/yd ²
Finished Coated Weight	18 oz/yd ²
ASTM D751	+2/-1 oz/yd ²
Tongue Tear	8" x 10" sample @ 12"/minute
ASTM D751	80/80 lb _f
Grab Tensile	375/350 lb _f
ASTM D751	
Strip Tensile	300/275 lb _f /in
ASTM D751 Procedure B	
Adhesion	10 lb _f /in minimum
ASTM D751 RF Weld	
Hydrostatic Resistance	500 psi
ASTM D751 Procedure A	
Low Temperature	1/8 in mandrel, 4 hr
ASTM D2136	LTC: Pass @ -40° F LTA: Pass @ -67° F
Flame Resistance	Pass 4 in/min
FMVSS 302	
Roll Specifics	Width up to 75 in. Length 110 yd.

Unless stated otherwise, values presented above represent the minimum expected measurements at the time of manufacture. We believe this information is the best currently available on the subject. We offer it as a suggestion in any appropriate experimentation you may care to undertake. It is subject to revision as additional knowledge and experience are gained. We make no guarantee of results and assume no obligation or liability whatsoever in connection with this information.
 Issued November 2006



Seaman Corporation

Material Safety Data Sheet

**SHELTER-RITE® VINYL COATED
FABRIC**

Issue Date: 3/1/99
Supersedes: 1/15/97

SECTION 1. PRODUCT & COMPANY INFORMATION

Trade Name: SHELTER-RITE® VINYL COATED FABRIC

Chemical Name, Synonyms: PVC COATED FABRIC

EMERGENCY PHONE NUMBERS:

Manufacturer: SEAMAN CORPORATION
1000 Venture Blvd.
Wooster, OH 44691 USA

DAY: 330-262-1111
NIGHT (CHEMTREC): 800-424-9300
INFORMATION: 330-262-1111

SECTION 2. INGREDIENTS

<u>Component</u>	<u>TLV (Units)</u>
NYLON OR POLYESTER FABRIC	N.A.
PROPRIETARY COMPOUND CONTAINING PVC, PHTHALATE PLASTICIZERS, STABILIZERS, PIGMENTS, ESO, FLAME RETARDANTS, LUBRICANTS, CaCO3 (TRADE SECRET PER CFR 1910.1200(i))	N.A.

SECTION 3. PHYSICAL DATA

Boiling Point:	N.A.	Specific Gravity:	1.2-1.3
Vapor Pressure:	N.A.	% Volatile (Vol.):	< 0.2%
Vapor Density:	N.A.	Color and Odor:	Vinyl Odor
Solubility in Water:	Insoluble	Physical State:	Solid Sheet

SECTION 4. FIRE AND EXPLOSION HAZARD DATA

Flash Point: N.A. **Flammable Limits:** N.A.

EXTINGUISHING MEDIA: Water fog, foam or dry chemical; CO2 may not have enough cooling to prevent re-ignition

FIRE PROTECTIVE EQUIPMENT: Positive pressure self-contained breathing apparatus and full protective clothing to fight fires.

UNUSUAL FIRE AND EXPLOSION HAZARDS: None Known

SECTION 5. REACTIVITY DATA

STABILITY - CONDITIONS TO AVOID:	Combustible if exposed to flame
INCOMPATIBILITY - MATERIALS TO AVOID:	None
HAZARDOUS DECOMPOSITION PRODUCTS:	CO, CO2, HCL, Trace Aromatics
HAZARDOUS POLYMERIZATION:	Will Not Occur

SECTION 6. HEALTH HAZARD DATA

ACUTE TOXICITY

Oral Ingestion: *Not normally a route of exposure*

Eye Contact: *Eye irritation is possible due to processing vapors when film is heated sufficiently to cause mass melting of the polymer, such as during heat welding*

Skin Contact: *Skin irritation is possible due to processing vapors when film is heated sufficiently to cause mass melting of the polymer, such as during heat welding*

Inhalation: *Respiratory irritation is possible due to processing vapors when film is heated sufficiently to cause mass melting of the polymer, such as during heat welding*

First Aid Procedures: *Wash thoroughly with soap and water. Remove to fresh air if respiratory irritation occurs. If irritation persists, call a physician.*

Chronic Toxicity: *No chronic effects due to exposure are known.*

SECTION 7. SPILL OR LEAK PROCEDURES

Steps To Be Taken In Case Of Spill: *Dispose in approved landfill*

Disposal Method: *Bury or incinerate in accordance with Federal, State and Local Codes. Not defined as hazardous by current provisions of RCRA*

SECTION 8. SPECIAL PROTECTION INFORMATION

Ventilation: *Local exhaust, especially if irritation occurs*

Respiration Protection: *Not normally necessary*

Protective Clothing: *Wear gloves when handling hot material*

Eye Protection: *Not normally necessary*

Other Protective Equipment: *Not normally necessary*

SECTION 9. SPECIAL PRECAUTIONS OR OTHER COMMENTS

Precautions To Be Taken In Handling and Storage:
In operations such as heat welding or thermoforming involving heat sufficient to cause melting of the polymer, irritating fumes may be evolved. Adequate ventilation should be provided.

Other Precautions: *Avoid inhalation of processing fumes*

**THE INFORMATION HEREIN IS GIVEN IN GOOD FAITH
BUT NO WARRANTY, EXPRESS OR IMPLIED IS MADE**

Consultant:

Consultant:



**9 Harmony St. - 2nd Floor
Danbury, CT 06810**

**Mt. Kisco (NY172)
180 S. Bedford Rd
Mt. Kisco, NY 10594**

Landscaping & Tree
Preservation Plan

TREE REMOVAL LIST

TREE NO.	SIZE	TYPE	TREE CONDITION
100	26"	OAK	FAIR / GOOD
101	24"	OAK	FAIR / GOOD
102	12"	OAK	FAIR / GOOD
103	19'-23" 2B	OAK	FAIR / GOOD
104	10"	MAPLE	FAIR / GOOD
105	12'-16" 2B	OAK	FAIR / GOOD
129	6"	OAK	FAIR / GOOD
130	13"	OAK	FAIR / GOOD
131	7"	OAK	FAIR / GOOD
132	16"	OAK	FAIR / GOOD
133	14"	OAK	FAIR / GOOD
134	5"	OAK	FAIR / GOOD
135	32"	PINE	FAIR / GOOD
136	5"	OAK	FAIR / GOOD
137	9"	OAK	FAIR / GOOD
138	10"	OAK	FAIR / GOOD
139	16"	OAK	FAIR / GOOD
140	8"	DEAD	POOR CONDITION
141	12"	DEAD	POOR CONDITION
142	12"	PINE	POOR CONDITION
143	23"	DEAD	DEAD
144	8"	OAK	FAIR / GOOD
145	9"	OAK	FAIR / GOOD
146	10"	OAK	FAIR / GOOD
147	6"	OAK	FAIR / GOOD
150	5"	MAPLE	FAIR / GOOD
156	10"	MAPLE	FAIR / GOOD
157	7"	MAPLE	FAIR / GOOD
158	23"	OAK	FAIR / GOOD
160	10"	MAPLE	FAIR / GOOD
165	8"	OAK	FAIR / GOOD
166	14"	MAPLE	FAIR / GOOD
167	20"	OAK	POOR CONDITION
168	7"	MAPLE	FAIR / GOOD
169	6"	MAPLE	FAIR / GOOD
174	10"	MAPLE	FAIR / GOOD
175	20"	OAK	FAIR / GOOD
176	8"	BIRCH	FAIR / GOOD
177	5"	OAK	FAIR / GOOD
179	20"	MAPLE	FAIR / GOOD
1106	6"	MAPLE	FAIR / GOOD
1115	8"	MAPLE	FAIR / GOOD
1143	24"	PINE	FAIR / GOOD

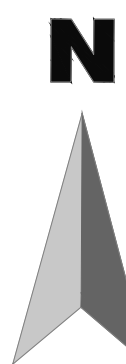
REVISIONS

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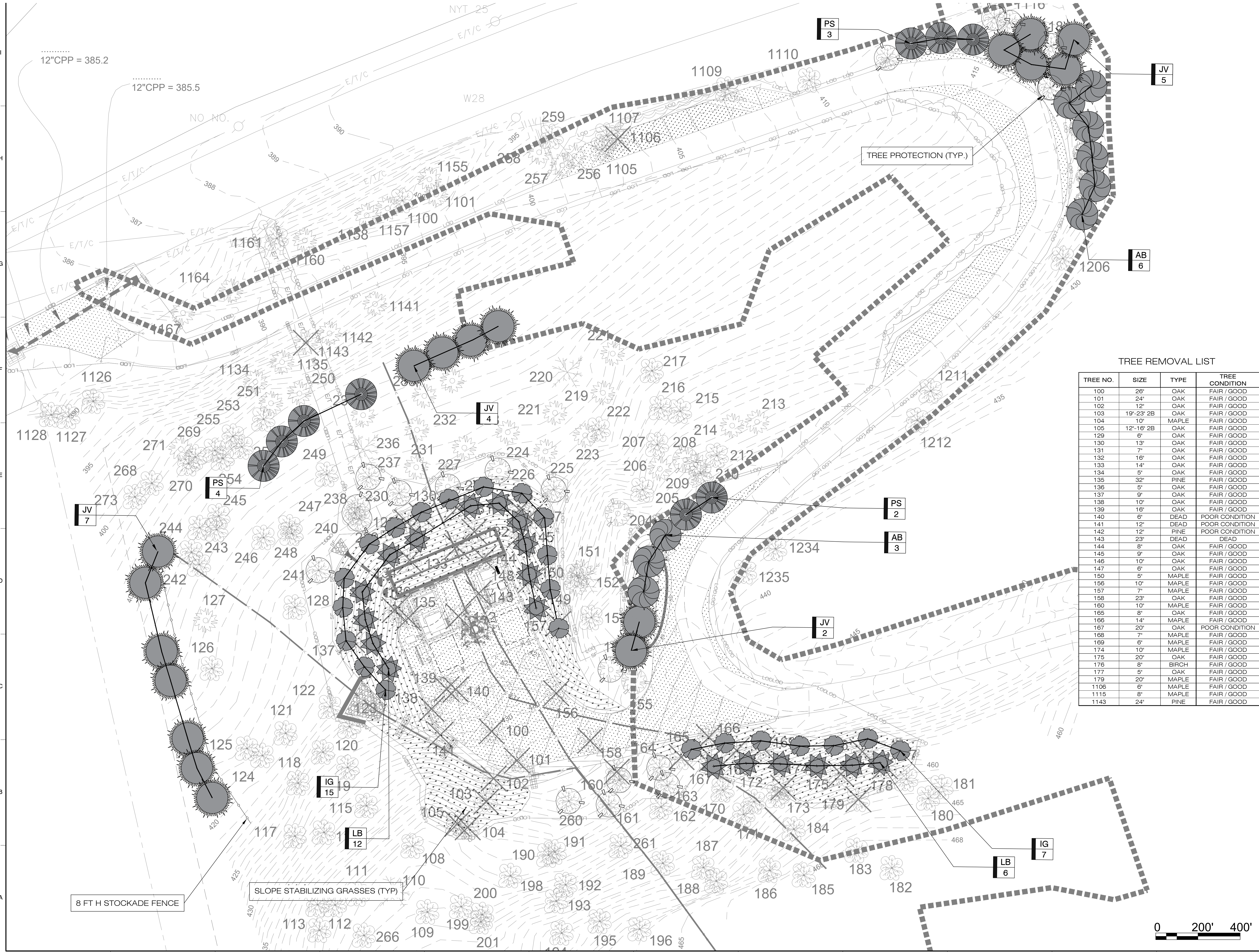
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L1

0 200' 400'



File Name: S:\HOMELAND TOWERS PROJECTS\2018-030-10_Homeland Towers - Mt. Kisco Site (NY172) Visual Assessment Services\C4_Production\Client Data\April Planning Plan\Mt. Kisco Landscape Plan April 2023.dwg
User: Plot Date and Time: 4/24/2023 8:47 AM