



## AGENDA

### Ardasley Village Board of Trustees

---

8:00 PM - Tuesday, February 20, 2024  
507 Ashford Avenue & Zoom Platform

The members of the Board of Trustees of the Village of Ardsley will meet in person on Tuesday, February 20, 2024 at 8:00 p.m. at Village Hall-Court Facility located at 507 Ashford Avenue, Ardsley, New York.

The meetings are conducted using hybrid format and interested parties are invited to observe a meeting either in-person or virtually through the videoconferencing service Zoom which can accessed:

<https://us02web.zoom.us/j/87688956372?pwd=OVNLSzdwRklyU1ILNjREQTFEdlBPZz09>

Meeting ID: 876 8895 6372

Passcode: 499588

Members of the public can listen to the meeting by dialing via phone+1 929 205 6099, Webinar ID: 876 8895 6372 Passcode: 499588

\*\*Please note that by dialing in, your phone number will be visible to the host, participants and attendees of the meeting\*\*

BROADCAST LIVE ON VERIZON 32/35 & CABLEVISION 75  
CALL IN NUMBER (914) 693-6202

Page

1. 7:00 PM EXECUTIVE SESSION-  
PERSONNEL MATTERS
2. ADJOURNMENT OF EXECUTIVE  
SESSION
3. CALL TO ORDER-PLEDGE OF  
ALLEGIANCE-ROLL CALL
4. CONTINUATION OF PUBLIC HEARING  
In the Matter of the Proposed Development Located  
at 657 Saw Mill River Road in the Village of Ardsley

5 - 389

	4.a
390 - 395	<p>5. PUBLIC HEARING In the Matter of the Proposed Permit at 692 Saw Mill River Road, Life Through Hoops, LLC.</p> <p>5.a</p>
396 - 397	<p>6. PUBLIC HEARING In the Matter of Overriding the Property Tax Levy for Fiscal Year 2024-2025</p> <p>6.a</p>
398 - 425	<p>7. APPROVAL OF MI NUTES:</p> <p>7.a February 5, 2024 Board of Trustees Regular Meeting Minutes</p>
	8. DEPARTMENT REPORTS
	8.1. LEGAL
	8.1.a Interim Village Attorney, David E. Venditti
	8.2. MANAGER
	8.2.a Village Manager, Joseph L. Cerretani
426 - 431	8.3. ABSTRACT
	8.3.a February 20, 2024 Abstract Report
432 - 455	8.4. POLICE
	8.4.a Police Chief, Anthony Piccolino
456 - 483	8.5. BUILDING
	8.5.a Building Inspector, Larry Tomasso
	8.6. LIBRARY
	8.6.a Library Director, Angela Groth
484 - 485	8.7. PARKS & RECREATION
	8.7.a Parks & Recreation Director, Patricia Lacy
	8.8. MAYOR'S ANNOUNCEMENTS
	8.9. COMMITTEE & BOARD REPORTS



486 - 491

9. OLD BUSINESS:

9.a Consider a Resolution Granting Permission to Convert the Vacant Space Located at 692 Saw Mill River Road into a Youth Wellness Center for Life Through Hoops, LLC

492 - 493

9.b Consider a Resolution Regarding Override to the Property Tax Levy 2024-2025

494 - 495

10. NEW BUSINESS:

10.a Consider a Resolution Calling for An Increase in Aim Funding

496

10.b Consider a Resolution to Appointing Police Officer Zachary Pack

11. CORRESPONDENCE

12. VISITORS

13. CALL FOR EXECUTIVE SESSION

14. ADJOURNMENT OF MEETING

15. UPCOMING EVENTS

- February 20th & 21st Ardsley Public Library- Science Classes 11:00 am
- February 22nd Ardsley Public Library-Magic Show with Magic Evan 2:00 pm
- March 10th Ardsley Spring Gardening Festival 12:00 pm
- March 10th Ramadan
- March 12th Dangers of Pesticides 6:00 pm
- March 29th Good Friday

16. UPCOMING MEETINGS

- February 20th Board of Architectural Review Meeting 8:00 pm
- February 28th Zoning Board of Appeals Meeting 8:00 pm
- March 5th Board of Architectural Review Meeting 8:00 pm
- March 5th Ardsley Pollinator Pathway Meeting 8:00 pm
- March 11th Planning Board Meeting 8:00 pm
- March 19th Board of Architectural Review Meeting 8:00 pm
- March 21st Library Board Meeting 7:30 pm
- March 27th Zoning Board Meeting 8:00 pm

17. NEXT BOARD MEETING:

- February 26th Board of Trustees Work Session 7:30 pm
- March 4th Board of Trustees Regular Meeting 8:00 pm

**NOTICE OF RESCHEDULING PUBLIC HEARING**

**FOR THE PROPOSED DEVELOPMENT AT 657 SAW MILL RIVER ROAD IN THE  
VILLAGE OF ARDSLEY**

**NOTICE IS HEREBY GIVEN**, that the adjournment and continuation of the Public Hearing on the proposed development at 657 Saw Mill River Road in the Village of Ardsley was cancelled due to inclement weather on January 16, 2024.

The Village Board of the Village of Ardsley hereby reschedules the public hearing in the matter of the proposed development at 657 Saw Mill River Road in the Village of Ardsley to Tuesday, February 20, 2024 at 8:00 pm or soon thereafter at Ardsley Village Hall-Court Room, 507 Ashford Avenue, Ardsley, NY 10502.

Please check the calendar on the village website for meeting details at: [www.ardsleyvillage.com](http://www.ardsleyvillage.com)

Further details on this amendment is available at the Clerk's office, 507 Ashford Avenue, Ardsley, NY during normal office hours Monday through Friday 9:00 am-4:00 pm.

Written comments may be sent to the Village Clerk at [arocco@ardsleyvillage.com](mailto:arocco@ardsleyvillage.com) or sent via regular mail to 507 Ashford Ave, Ardsley, NY 10502. All comments will be shared with the Board of Trustees and questions will be answered as quickly as possible.

All residents and taxpayers are invited to attend.

BY ORDER OF THE BOARD OF TRUSTEES OF THE  
VILLAGE OF ARDSLEY, NEW YORK

Ann Marie Rocco  
Village Clerk  
Dated: January 26, 2024

**DELBELLO DONNELLAN WEINGARTEN  
WISE & WIEDERKEHR, LLP**

**Diana B. Kolev**  
**Partner**  
dbk@ddw-law.com

COUNSELLORS AT LAW  
THE GATEWAY BUILDING  
ONE NORTH LEXINGTON AVENUE  
WHITE PLAINS, NEW YORK 10601  
(914) 681-0200  
FACSIMILE (914) 684-0288

Connecticut Office  
1111 SUMMER STREET  
STAMFORD, CT 06905  
(203) 298-0000

February 5, 2024

**By E-mail and Hand Delivery**

Honorable Nancy Kaboolian, Mayor  
and Members of the Board of Trustees  
Village of Ardsley  
507 Ashford Avenue  
Ardsley, New York 10502

**Re: Application for Site Plan Approval at 657 Saw Mill River Road  
(a/k/a Parcel No. 6.50-35 Lots 8, 9, 10, and 11)**

Dear Mayor Kaboolian and Members of the Board of Trustees:

This firm represents Thornwood Four Corners LLC (the "Applicant") in connection with its proposed redevelopment of the property located at 657 Saw Mill River Road in Ardsley, designated on the tax assessment map of the Town of Greenburgh as Parcel No. 6.50-35 Lots 8, 9, 10, and 11 (the "Site"). The Applicant seeks site plan approval from the Board of Trustees to permit the construction on the Site of a modern gas station with convenience store, associated parking, and electric charging stations (the "Project").

As you will recall, the Board opened a public hearing for review of the Project at its meeting of September 18, 2023, at which time the Applicant made a presentation and the Board heard comments from the public. At the following meeting on October 16, 2023, the Board again heard public comment and directed the Applicant to prepare an updated site plan submission based on the Board's preferred design of the Site. The Applicant presented the full site plan details at the December 18, 2023 meeting of the Board, heard comments from the public and the newly elected members of the Board, and received written comments from Village staff and consultants.

Since its last appearance, the Applicant has worked diligently to update the Site Plan and supporting documentation, and to respond directly to the comments received to date.

**Required Submission**

In support of the application and in accordance with the Village's requirements, we respectfully submit the following materials:

1. A completed Environmental Assessment Form (EAF) last revised January 30, 2024;
2. Letter Response to Comments from Village Consultants dated February 5, 2024, prepared by JMC Site Development Consultants (“JMC”);
3. Stormwater Pollution Prevention Plan last revised February 5, 2024, prepared by JMC;
4. GK+A Architectural Drawings, last revised January 9, 2024;
5. Proposed Canopy Plan dated March 9, 2023, prepared by Austin Mohawk Engineered Building Systems.
6. A set of JMC drawings consisting of the following sheets:

<b>Drawing No.</b>	<b>Title</b>	<b>Prepared By</b>	<b>Dated or Last Revised</b>
C-000	Cover Sheet	JMC	1/31/2024
C-010	Existing Conditions Map and Site Removals Plan	JMC	1/31/2024
C-100	Layout Plan	JMC	1/31/2024
C-110	Turning Analysis Plan	JMC	1/31/2024
C-120	Turning Analysis Plan	JMC	1/31/2024
C-200	Grading Plan	JMC	1/31/2024
C-300	Utilities Plan	JMC	1/31/2024
C-400	Erosion and Sediment Control Plan	JMC	1/31/2024
C-600	Lighting Plan	JMC	1/31/2024
C-700	Impervious Coverage Comparison Plan	JMC	1/31/2024
C-900	Site Details	JMC	1/31/2024
C-901	Site Details	JMC	1/31/2024
C-902	Site Details	JMC	1/31/2024
C-903	Site Details	JMC	1/31/2024
C-904	Site Details	JMC	1/31/2024
C-905	Site Details	JMC	1/31/2024
C-906	Site Details	JMC	1/31/2024
L-100	Landscaping Plan	JMC	1/31/2024
P-1	Photos of Existing FuelCo. Gas Station at Valhalla, NY	JMC	1/31/2024
P-2	Photos of Existing FuelCo. Gas Station at Valhalla, NY	JMC	1/31/2024

The Applicant intends to submit the aforementioned plans and final design details to the Board of Architectural Review for its review.

#### **Conclusion**

We respectfully request that this matter be placed on the February 20, 2024 agenda of the Board for site plan review. In the interim, please feel free to contact me if you have any questions or if you would like any additional information.

Hon. Nancy Kaboolian  
and Members of the Board of Trustees

February 5, 2024  
Page 3

Thank you for your consideration. We look forward to meeting with the Board at its next available opportunity.

Very truly yours,



DIANA B. KOLEV

Enclosures

cc: Bryan Orser  
Anthony P. Nester, RLA  
Larry J. Tomasso, Building Inspector  
David B. Smith, Village Planning Consultant



Site Planning	Environmental Studies
Civil Engineering	Entitlements
Landscape Architecture	Construction Services
Land Surveying	3D Visualization
Transportation Engineering	Laser Scanning

February 5, 2024

Honorable Nancy Kaboolian, Mayor  
And Members of the Board of Trustees  
Village of Ardsley  
507 Ashford Avenue  
Ardsley, New York 10502

RE: JMC Project 18175  
Proposed Gas Station  
657 Saw Mill River Road  
Village of Ardsley, NY

Dear Mayor Kaboolian and Members of the Board of Trustees:

We are pleased to provide responses to the Village Consultant and NYSDOT review memorandums along with Board of Trustee and public comments. A digital copy of the full submission package will be provided to the Building Department via email. Accordingly, we have provided the below materials and responses for your consideration to be discussed at the next Town Board Meeting.

The review memorandums are Provident Design Engineering's dated 12/13/2023, Planning & Development Advisors dated 12/12/2023 and KSCJ Consulting Memorandum, dated December 18, 2023. For your convenience, we have indicated each comment from the four memorandums in italics, followed by the responses:

**MEMO from David B. Smith of Planning & Development Advisors –  
Site Plan Review 657 Saw Mill River Road  
December 12, 2023**

The following are our technical comments on the revised EAF:

**Comment** B.i.i.: Should be marked yes, the Saw Mill River is a New York Designated Inland Waterway

**Response:**

B.i. has been updated to now read 'Yes', instead of 'No'. It should be noted that the answer in this field was generated by the NYSDEC EAF Mapper.

**Comment** C.2.b.: Should be marked yes, the Village is a Greenway Compact Community

---

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC | JMC Site Development Consultants, LLC

120 BEDFORD ROAD | ARMONK, NY 10504 | 914.273.5225 | MAIL@JMCPLLC.COM | JMCPLLC.COM

**Response:**

C.2.b. has been updated to read "Yes".

**Comment D.1.g.:** Two structures are proposed, the plans appear to show the canopy as being 75 feet in length, the response should be updated. Separate but related, there was some concerns raised regarding the length of the proposed canopy. One suggestion is to shorten the overall length so that just that portion of the cars that are filling on either end are covered.

**Response:**

D.1.g. has been updated to show the dimensions of both the canopy and convenience market. The total square footage of the canopy has been reduced by 24%, to 2,040 sf from 2,700 sf.

**Comment D.2.b.ii.:** Should be responded to indicate the proposed disturbance and mitigation to the Bramble Brook buffer area.

**Response:**

D.2.b.ii. has been updated to read "The proposed construction would result in a net decrease of 288 sf (from 2322 sf to 2034 sf) of impervious area within the wetland buffer. 4 evergreen trees, 5 deciduous trees and 86 shrubs/ground covers are proposed to be planted within the wetland buffer."

**Comment E.1.h.:** There is a note regarding the provision of attached information, please clarify if that refers to the letter from Environmental Consulting and Management Services submitted with the cover letter or a separate document. Supplemental information regarding the various spill incidents has since been provided.

**Response:**

E.1.h. has been updated to read "Please see attached document titled "Supplemental EAF Response", prepared by JMC, dated 11/21/2023 that summarizes spill information obtained from the NYSDEC website".

**MEMO from John Kellard, P.E. of KSCJ Consulting, Consulting Village Engineers -  
Gass Station Development - 657 Saw Mill River Road  
December 18, 2023**

**PROJECT LAYOUT**

**Comment 1.** The applicant has prepared a Turning Analysis Plan, which examines the turning movements into and out of the property for passenger vehicles, tanker trucks and garbage trucks. The plan reflects interference with vehicles at the fuel pumps for tanker trucks entering the southern driveway from the south and exiting the northern driveway. The applicant should reexamine the southern entrance, in an effort to eliminate the present conflict between a tanker truck entering and a vehicle located at the most southern fuel dispenser. The applicant should also examine modifications to the site layout, which would permit tanker trucks exiting the property to avoid conflicts with a vehicle at the most northern fuel dispenser. It appears the



applicant may be able to eliminate such conflicts slightly to the rear of the property and/or a slight shift or realignment of the parking spaces along the northern portion of the lot.

The Turning Analysis Plan also does not provide exit movements for vehicles utilizing the northern fuel island. The plan should be amended confirming that such a turning movement is obtainable.

**Response:**

The building has been pushed back as far as possible while still maintaining a 6' setback from the rear property line. The main drive aisle between the convenience market and the pumps has been widened by 10'. The southern driveway has been shifted south about 6.5', eliminating all previous conflicts. The need for a cobble stone paver infill and mountable curb has also been eliminated with this new proposed driveway location. Exit movements for vehicles utilizing the northern most fuel island have been added to JMC Drawing C-110 and a new JMC Drawing C-120.

**Comment 2.** The applicant has proposed a five (5) foot wide sidewalk in front of the Foodmart building. Front bumpers of vehicles parking in front of the building will likely overhang a portion of the sidewalk. The five (5) foot walk should permit ample room for pedestrians to use the sidewalk with the vehicle overhang. However, if the applicant intends to use a portion of the sidewalk for outdoor displays, the sidewalk width should be increased.

**Response:**

The sidewalk in front of the building and along the southern side of the building has been increased to 8' from 5' wide.

**Comment 3.** The applicant is proposing retaining walls, which exceed four (4) feet in height. The applicant should submit a design for these walls by a NYS Licensed Professional Engineer. Details and specifications of the walls should be provided within the plan set.

**Response:**

The applicant will provide the retaining wall details and specifications to the satisfaction of the Village's engineer/consultant as a condition of site plan approval prior to issuance of Building Permit.

**Comment 4.** The plan shall note that the construction of all walls greater than four (4) feet in height shall be inspected and certified to their compliance with the approved design by the Design Professional prior to issuance of a Certificate of Occupancy/Completion.

**Response:**

Note #6 has been added to JMC Drawing C-200 that states: "the construction of all walls greater than four (4) feet in height shall be inspected and certified to their compliance with the approved design by the Design Professional prior to issuance of a Certificate of Occupancy/Completion."

**Comment 5.** The applicant has submitted a landscaping plan for the Board's review and consideration.

**Response:**

The applicant awaits comments, if any, regarding the landscaping plan and will address all comments as soon as possible.

**Comment 6.** The applicant should submit architectural plans and elevations for the proposed building and canopy.

**Response:**

The applicant will finalize architectural plans and elevations prior to site plan approval and submit them ahead of the next architectural review board's meeting for comment.

**Comment 7.** Please indicate the location of the proposed steel bollards on the site plan.

**Response:**

A label has been added to each pair of 'u' shaped bollards to clarify the location of each.

**Comment 8.** A portion of the subject parcel is located within the 500-year FEMA Floodplain. The floodplain boundary should be depicted on the plan. The applicant should also note the base flood elevation (100-year) within the area of the site.

**Response:**

In accordance with the FEMA Flood Map (360902), the majority of the site is located within the 500-year floodplain. Also, based upon the map, no part of the site lies within the 100-year floodplain. The Base Line Flood Elevation is identified as 132.33 feet. The 500-year FEMA floodplain line has been added to the site plans and note #5 has been added to JMC Drawing C-200 identifying the base flood elevation of 132.33.

**Comment 9.** Proposed driveway entrances and work within NYS Route 9A will require New York State Department of Transportation (NYSDOT) Permitting. The applicant should provide a copy of the NYSDOT Highway Work Permit once obtained. Entrance details, pavement restoration details and traffic control during construction, should be incorporated into the plan set.

**Response:**

A Highway Work Permit will be pursued for the proposed work, including the reconstructed driveways along NY 9A, within the NYSDOT right-of-way. The Highway Work Permit process has been initiated with the NYSDOT as we have submitted Stage 1 of the process. The construction detail for work within the NYSDOT right-of-way will be provided on the design drawings to be submitted as part of our Stage 2 submission of the Highway Work Permit process. A copy of the Highway Work Permit will be provided to the Village and the Village will continue to be copied on submissions to the NYSDOT. Obtaining the NYSDOT permit will be a condition of site plan approval prior to issuance of Certificate of Occupancy.

## II. SITE LIGHTING

**Comment 1.** The applicant has provided a lighting plan and lighting details for the Board's consideration. We note that some light trespass is shown beyond the applicant's property towards the residential district to the east. The light causing the issue appears to be mounted in the vicinity of the southeast side of the building. The applicant should examine mitigating the spillage onto the neighboring property.

**Response:**

Upon approval of the updated layout, the applicant will finalize the lighting plan and will ensure that no light spillage will occur on the adjacent residential properties. Note #5 has been added to JMC Drawing C-600 that states: "ALL PROPOSED LIGHTING SHALL BE DARK SKY COMPLIANT".

## III. STORMWATER

**Comment 1.** The applicant has prepared a Stormwater Pollution Prevention Plan (SWPPP) for the project, which addresses runoff from the proposed project. The plan proposes an underground sand filter system to treat runoff prior to discharge off-site. Our comments with regard to stormwater follow:

**Response:**

So noted.

**Comment A.** The SWPPP description of soils, as well as the Notice of Intent (NOI) and the Web Soil Survey list the entire site as Urban Land and is assumed as a D soil. The stormwater calculations seem to be utilizing B and C Soils. The applicant should explain why such values were used.

**Response:**

The stormwater calculations have been updated to utilize 'D' type soils.

**Comment B.** The schedule of dimensions, elevations and inverts should be provided on the sand filter detail. Rims and inverts of the sand filter should also be listed on the Utilities Plan.

**Response:**

ADS, a top stormwater manufacturer, was contacted and the design has been updated per the industries latest technologies. Detail #16 has been updated to now show all pertinent information and the updated Bayfilter system.

**Comment C.** The Utilities Plan should include the locations of the fueling canopy drain discharge locations.

**Response:**

The locations of all fueling canopy drain discharge locations are now shown on the JMC Drawing C-300.

#### **IV. EROSION & SEDIMENT CONTROL**

**Comment 1.** The applicant has prepared an Erosion and Sediment Control Plan for the project. The plan includes temporary control measures to be implemented during construction to minimize erosion and protect downstream areas from sediment discharge. Our comments with regard to erosion and sediment controls follow:

**Response:**

So noted.

**Comment A.** The plan shall note that disturbance limits shall be staked in the field prior to construction.

**Response:**

Note #18 has been added to JMC Drawing C-400 that states: "The limits of disturbance will be staked for review by the Building Department and the Village's Engineering Consultant, prior to start of construction."

**Comment B.** The applicant should provide additional silt fencing during construction along Saw Mill River Road and the full length of disturbance along Ridge Road.

**Response:**

Additional silt fencing has been added along Saw Mill River Road and the full length of disturbance along Ridge Road.

**Comment C.** The applicant should add temporary inlet protection during construction to Drain Inlets #4 and #5, shown on the erosion control plan.

**Response:**

Temporary inlet protection has been shown for drain inlets #4 and #5.

**PLANS & REPORT REVIEWED, PREPARED BY JMC, DATED DECEMBER 1, 2023:**

- Cover Sheet (C-000)
- Existing Conditions Map and Site Removals Plan (C-010)
- Layout Plan (C-100)
- Turning Analysis Plan (C-110)
- Grading Plan (C-200)
- Utilities Plan (C-300)
- Erosion and Sediment Control (C-400)
- Lighting Plan (C-600)
- Site Details (C-900, C-901, C-902, C-903, C-904, C-905)
- DOT Site Details (C-906)
- Landscaping Plan (L-100)
- Stormwater Pollution Prevention Plan Report

**MEMO from Brian Dempsey, P.E., PTOE, RSP1 and Leanne Ortega, Traffic Engineer of  
DTS – Provident Design Engineering, LLP –  
December 13, 2023**

**COMMENT**

**Confirmation of Previous Information**

The following should be confirmed as this was the previous information:

- The gas pumps were previously proposed to be all self-serve.
- The store and station were previously proposed to operate 24/7.
- Fuel was proposed to be delivered between 8:00 PM and 11:00 PM by a tanker truck similar in size to a WB-50.
- Store deliveries were to be by a single unit truck generally on Thursdays between 3:00 AM and 6:00 AM. These trucks will likely park near the refuse area. However, the truck will need to back up which will result in the back-up warning beeper activating at 3:00 AM.
- How often (previously once a week) and when is sanitation pick-ups (previously to occur between 5:00 AM and 7:00 AM)?
- The clearance under the canopy was to be 14'6".

**Response:**

All the previously provided responses related to self-serve gas pumps, anticipated deliveries and times as well as proposed clearance under the canopy remain unchanged.

**COMMENT**

**Electric Vehicle (EV) Chargers**

The Applicant states that the EV Chargers will be Level 3, which are the faster chargers currently available. The Applicant should discuss what type Electric Vehicle (EV) Chargers are to be provided as different manufacturers use different EV Chargers or adapters (i.e. Tesla) as this will impact their usage and time of usage, thus the amount of time that they are available.

Also:

- Would the drivers be charged for the electricity?
- Are video screens or advertisements to be added to the EV Chargers?

This memo reflects DTS Provident's Professional Review and Comments but may not reflect those of the Village.

**Response:**

The Applicant is willing to work with the municipality to provide free EV charging to Village-owned vehicles; however, other customers would be charged a fee to charge their electric vehicle. The proposed EV charger, as detailed by the manufacturer specifications provides a

display screen for customers to utilize to operate the charger. This display screen does also provide the ability to project advertisements on the display.

**MEMO from Brian Dempsey, P.E., PTOE, RSP1 and Leanne Ortega, Traffic Engineer of DTS – Provident Design Engineering, LLP – Third Traffic Review  
December 13, 2023**

**COMMENT**  
**Sidewalks**

There is an existing sidewalk along the Site frontage on Saw Mill River Road. However, the ADA ramps do not meet current standards. In addition, there is an existing utility pole and a large overhead sign pole that narrows the usable area on a portion of the sidewalk. There is no sidewalk on Ridge Road. There are no ADA ramps or crosswalk across Ridge Road and there are catch basins impacting the potential locations of future ramps.

The Applicant is proposing new, wider sidewalks, new ADA ramps, and crosswalks along Saw Mill River Road as well as a sidewalk along Ridge Road. The catch basins at the intersection of Saw Mill River Road and Ridge Road will need to be considered in the design/location of the crosswalks and ADA ramps. The ADA ramp at the southern end of the Site adjacent to the Site Driveway will need to be clarified. The ADA ramp detail on Drawing C-901 does not appear to be the correct detail.

**Response:**

Work within the State’s right-of-way will follow the NYSDOT’s standard specifications and standard sheets. The specific detail/design with pay item numbers will be included in our Stage 2 submission to NYSDOT as part of our Highway Work Permit process.

**COMMENT**  
**Traffic Study**

The updated Traffic Study generally followed standard Traffic Engineering Methodologies and Procedures. New traffic counts were conducted on Thursday, October 26, 2023 from 7:00 AM – 9:00 AM and from 4:00 PM - 6:00 PM. The updated traffic volumes were generally higher than the 2021 traffic volumes, particularly the volumes on Saw Mill River Road. A smaller growth factor was utilized based upon NYSDOT data.

Some of the adjacent intersections (including the five-legged intersection as well as Bridge Street) operate with long delays, which will slightly increase with the additional traffic from the proposed project. Based upon the volume projections and the analyses contained in the Traffic Study, the Project will have some impact but not a significant traffic impact on the adjacent roadway network from a Level of Service standpoint, especially if accounting for the previous use of the Site. Some traffic signal timing changes are recommended at the intersection of Saw Mill River Road and Ashford Avenue/Addyman Square. This would require approval from the NYSDOT. During the previous review, the NYSDOT had requested that due to the increase in

delays at the intersection of Route 9 A at Abbyman Square, the Applicant should provide an updated signal cabinet with a modem and disconnect switch along with switching the detection at the traffic signal from loop detection to video detection to help mitigate the reduction in level of service. The Applicant had agreed to this previously.

**Response:**

Comment noted. The applicant continues to be amenable to the improvement suggested by NYSDOT in their review.

**COMMENT**

**Trip Generation**

The Trip Generation calculations follow the same methodology as the previous Study except that the newer version of the Institute of Transportation Engineers (ITE) Trip Generation Manual (now the 11th Edition) was appropriately utilized. The NYSDOT and DTS Provident had accepted the previous trip generation calculations.

The trip generation was properly calculated in the current Study. As per the Traffic Study, the total number of trips to be generated by the Project are 96 vehicle trips (total in and out) in the Peak AM Hour and 111 total vehicle trips in the Peak PM Hour. Due to the nature of the facilities, the same vehicle will result in one entering trip and one exiting trip, thus two of the “trips” during the same hour. A portion of these trips would be “Pass-by” trips, which are trips that result from traffic that would be traveling on Saw Mill River Road anyway and would pull into the Site and then continue on their way. As per NYSDOT Standards, the pass-by rate utilized was 25% although the actual percentage would likely be higher. Thus, 72 trips in the Peak AM Hour (36 in and 36 out) and 83 trips in the Peak PM Hour (41 in and 42 out) are considered “Primary Trips”, which are vehicles that would not have been driving by the Site Location if the Project did not exist.

The Applicant’s Traffic Consultant prepared a comparison to what the previous Gas Station would have generated which were 41 total trips in the Peak AM Hour and 56 total trips in the Peak PM Hour. Thus 55 additional total trips in the Peak AM Hour and 55 total trips in the Peak PM Hour. In terms of Primary Trips, the increase would be 41 trips in the Peak AM Hour and 41 trips in the Peak PM Hour.

**Response:**

Comment noted and we appreciate the consultant’s concurrence with the study’s trip generation.

**COMMENT**

**Sight Distance**

Sight Distance parameters were not provided for the Site Driveways. Sight Distance looking south (looking left) along Saw Mill River Road is generally appropriate for vehicles exiting the northerly driveway. The proposed trees to be planted adjacent to the Saw Mill River Road sidewalk should have a seven-foot canopy so drivers can see. This would also help people who are walking on the sidewalk.

**Response:**

The proposed landscaping along Saw Mill River Road has been modified accordingly.

**COMMENT**

**Crash Data**

The Applicant previously reviewed accident data from November 2012 through October 2015 (when the Site was previously being operated as a gas station) during which time there was only one reported accident which involved a vehicle exiting the Site.

**Response:**

Comment noted.

**COMMENT**

**Signage**

In general, the proposed traffic signage is appropriate. The Sign Table indicates Signs A and B are on the building, but the plan drawing appears to show them on posts. This should be clarified. Since non-EV vehicles can park in the EV spaces, how will this be signed?

**Response:**

All interior traffic control signage will be mounted on posts. A sign plaque is proposed which states that the non-electric vehicles shall use the EV parking spaces last.

**COMMENT**

**Parking**

The parking spaces shown are 9'x18' which meets the Village Code requirements (Section 200-2). The minimum back-out distance from the EV Charging spaces should be illustrated on the Layout Plan C-100.

The Table of Land Use on the Cover Sheet of the Site Plans lists 12 parking spaces are provided and are required. However, as per Section 200-71 of the Village Code, based upon one space per 150 square feet for the convenience store in Zone B-1, 15 parking spaces are required. It is our understanding that the Village Planning Board is considering permitting counting a few of the fuel positions as parking spaces. There are no separate spaces calculated for the gas station but if there are no additional employees for the gas station and there is no service area, no additional parking spaces would be required. The 12 parking spaces, not including any fuel positions, being provided consist of seven standard parking spaces, one ADA parking space, and four EV Charging spaces. It is our understanding that the four EV Charging spaces are preferred to be used for EV's but that non-EV's will be able to use the parking spaces if none of the standard spaces are available. No official loading area is required for the convenience store due to its size, as per the Village Code.

With the four spaces being EV Charging spaces, there would be 8 parking spaces (one of which is an ADA space) for patrons and staff. Thus, some patrons may at times leave their vehicle at the fuel pump and will go into the store if no parking spaces area available. How many employees are proposed to be at the site at one time?



Who is projected to use the meditation area and the benches (an earlier version also showed a small dog park?) If it is nearby residents, then no parking would likely be parking spaces for a longer period of time (as the typical patron would be in and out relatively quickly).

**Response:**

JMC conducted parking counts for the two existing gas stations within Ardsley (Shell located at 730 Saw Mill River Road and Amoco located at 555 Saw Mill River Road). Tables P-1 and P-2 provide the parking count data for the existing Shell gas station between 7:00-9:00 AM and 4:00-6:00 PM on a weekday. Tables P-3 and P-4 provide the parking count data for the existing Amoco gas station between 7:00-9:00 AM and 4:00-6:00 PM on a weekday. As shown in the tables, the majority of the vehicles patronizing the properties parked at the gas pumps. The vehicles that parked at the pumps, most only used the gas pumps while 11% and 16% used the gas pumps and entered the convenience store. Also, there was 14% and 23% of the vehicles that parked at the gas pumps which entered the convenience store; however, they did not use the gas pumps. Based on this data, the parking spaces at the pumps are used a significant portion of the time for patronizing the convenience store. It is anticipated that there would be a maximum of 2 employees at one time at the proposed gas station. The mediation area is intended for patrons of the proposed facility.

**COMMENT**

**Confirmation of Previous Information**

The following should be confirmed as this was the previous information:

- The gas pumps were previously proposed to be all self-serve.
- The store and station were previously proposed to operate 24/7.
- Fuel was proposed to be delivered between 8:00 PM and 11:00 PM by a tanker truck similar in size to a WB-50.
- Store deliveries were to be by a single unit truck generally on Thursdays between 3:00 AM and 6:00 AM.

These trucks will likely park near the refuse area. However, the truck will need to back up which will result in the back-up warning beeper activating at 3:00 AM.

- How often (previously once a week) and when is sanitation pick-ups (previously to occur between 5:00 AM and 7:00 AM)?
- The clearance under the canopy was to be 14'6".

**Response:**

All the previously provided responses related to self-serve gas pumps, anticipated deliveries and times as well as proposed clearance under the canopy remain unchanged.

**COMMENT**

**Vehicle Turning Maneuvers/Internal Circulation**

The on-site circulation patterns for the fuel truck, sanitation truck and the patrons utilizing the fuel pumps were provided on Drawing C-110.

Fuel Trucks - Drawing C-110 shows that a fuel truck coming from the south and turning into the southern driveway will have to drive over a portion of the sidewalk as well as on the paver section. This area is shown to be mountable but will they be able to support the weight of fully loaded fuel truck? The NYSDOT will also review this. It would be beneficial to have an employee present at the sidewalk to assist the fuel truck driver and to keep any pedestrians back due to the wide turn that has to be performed and the limited sidewalk length for someone who has just crossed Ridge Road.

Also, if a vehicle is at the southernmost fueling station, the truck cannot reach the loading area. Perhaps an employee can temporarily cone off this first fueling space just before the fuel truck is to arrive. The same is recommended for the northernmost fueling space so that the fuel truck can exit. Otherwise, other modifications such as shifting the building back may have to be performed.

Sanitation – The circulation plans for the sanitation trucks illustrate that these maneuvers can be performed.

Patrons - The circulation plans show all fuel patron vehicles entering at the southern driveway and going directly to the pumps. Some drivers who go to the store first may then decide to get fuel; thus, they will tend to drive to the pump in the other direction, possibly causing some confusion. Also, as different vehicles have the gas tank on different sides, extended-length fuel hoses would increase the fuel position choices for drivers and reduce vehicles from traveling in the wrong direction and thus should be provided.

The circulation plans do not show vehicles exiting the two northernmost pumps. This should be illustrated. Can vehicles make these maneuvers to reach the Site exit?

The westernmost EV Charging space also provides the access to the Air Station and the Vacuum Station. Thus, if this space is occupied, then a driver will not be able to access the Air Station and Vacuum Station. Can these units be shifted to island between the EV Charging spaces, thus if one EV Charging space, the other space may be available to access the two stations?

The back-up distance from the middle EV Charging spaces is limited but should provide enough room. This distance should be provided on the plans.

Can a vehicle exiting Ridge Road be able to turn into the Site Driveway, as it will be essentially a U-turn?

Having 6 fueling stations instead of 4 will likely increase the site traffic but there would be less chance of traffic backing up onto Saw Mill River Road. However, as described herein, there are still some tweaks to be made and some items to be addressed.

The sidewalk along the front of the building is five feet wide. If cars that are parking there overhang the sidewalk by 1-2 feet, there would not be sufficient room for any outdoor displays.

**Response:**

Based on the revised site design and as shown in the enclosed drawings, the fuel truck can maneuver into, around and exit the site without encroaching onto sidewalks, on-site parking spaces and parking locations adjacent to the gas pumps. The garbage truck continues to be able to maneuver through the revised site design without encroachments into proposed features. Majority of the time, vehicles park at the pumps first then enter the convenience store later; however, in the unlikely scenario that a vehicle parks at the convenience store and then circulates to the pumps, the revised site design provides a two-way aisle to the west of the proposed gas pumps for vehicles to circulate within the site to gain access to the gas pumps. The turning analysis plans have been updated to depict the exiting movements for the two northern pump positions. If the parking space adjacent to the proposed air/vacuum is occupied, the vehicle will wait for this space to become available to utilize the proposed air or vacuum. The turning analysis plans have been updated to depict a vehicle backing up from the EV parking space and the backup distance has been labeled on the plans. The turning analysis plans have been updated to include a vehicle entering the site from Ridge Road. The site design has been revised to address the comments mentioned above. The sidewalk along the front of the proposed building has been widened.

**COMMENT**  
**NYSDOT**

As Saw Mill River Road is under the jurisdiction of the NYSDOT, the Traffic Study and Site Plans are to be submitted to the NYSDOT by the Applicant's Traffic Consultant for NYSDOT's review in conjunction with a Highway Work Permit Application. The Applicant's Traffic Consultant has submitted earlier versions to the NYSDOT. The Applicant's Traffic Consultant as well as DTS Provident have had discussions with the NYSDOT previously about the application. The Village should continue to be copied on all Project-related correspondence involving the NYSDOT.

The NYSDOT will continue to review the Site Driveways and will set turning restrictions as they determine to be appropriate, particularly whether left turns will be permitted from southbound Saw Mill River Road into the Site at the southern driveway. The NYSDOT will also review the sidewalk and crosswalks, as they are within the NYSDOT right-of-way.

The traffic signal timing changes recommended by the Applicant at the intersection of Saw Mill River Road and Ashford Avenue/Addyman Square will also be require approval from NYSDOT. During the previous review, the NYSDOT had requested that due to the increase in delays at the intersection of Route 9A at Abbyman Square, the Applicant should provide an updated signal cabinet with a modem and disconnect switch along with switching the detection at the traffic signal from loop detection to video detection to help mitigate the reduction in level of service. The Applicant had agreed to this previously.

As stated above, Drawing C-110 shows that a fuel truck coming from the south and turning into the southern driveway will have to drive over a portion of the sidewalk as well as on the paver section. This area is shown to be mountable, but will they be able to support the weight of fully loaded fuel truck? This will also be reviewed by the NYSDOT as the sidewalk is in the NYSDOT right-of-way.

**Response:**

The Applicant will continue to work with the NYSDOT to obtain the required Highway Work Permit for the proposed work within their right-of-way. The design of the improvements will follow NYSDOT specifications and standards. We will continue to copy the Village on our correspondence with NYSDOT.

**COMMENT**

**Electric Vehicle (EV) Chargers**

The Applicant states that the EV Chargers will be Level 3, which are the faster chargers currently available. The Applicant should discuss what type Electric Vehicle (EV) Chargers are to be provided as different manufacturers use different EV Chargers or adapters (i.e. Tesla) as this will impact their usage and time of usage, thus the amount of time that they are available.

Also:

- Would the drivers be charged for the electricity?
- Are video screens or advertisements to be added to the EV Chargers?

This memo reflects DTS Provident’s Professional Review and Comments but may not reflect those of the Village.

**Response:**

The Applicant is willing to work with the municipality to provide free EV charging to Village-owned vehicles; however, other customers would be charged a fee to charge their electric vehicle. The proposed EV charger as detailed by the manufacturer specifications provides a display screen for customers to utilize to operate the charger. This display screen does also provide the ability to project advertisements on the display.

**BOARD AND PUBLIC COMMENTS from December 18, 2023 Public Hearing**

**Comment:** Confirm rainfall data used in stormwater calculations.

**Response:**

At the last meeting, the accuracy of the rainfall data taken from the Northeast Regional Climate Center’s (NRCC) and Natural Resources Conservation Service’s (NRCS) collaboration website titled “Extreme Precipitation in New York & New England” and used in the hydrologic calculations, was questioned as to whether the data has been updated to account for the recent increase in rainfall event occurrence. Another resource that was mentioned to research, was the National Oceanic and Atmospheric Administration (NOAA). The data obtained has been included with this submission. The NOAA rainfall totals were much lower than the rainfall totals obtained from the NRCC and NRCS website. To maintain a conservative design, the rainfall totals obtained from NRCC and NRCS were used in the hydrologic calculations.

**Comment:** Address the use of pesticides, fertilizers and herbicides.

**Response:**

All references to the application of pesticides, fertilizers, and herbicides have been removed from the SWPPP and a sentence stating that no pesticides, fertilizers, and herbicides shall be used on the Site because of its close proximity to the Bramble Brook is now included in the SWPPP.

**Comment:** Provide overlay impervious coverage plan from original gas station.

**Response:**

JMC Drawing C-700 has been added to the set that shows the approximate extent of impervious coverage when the gas station was functioning under the previous owner along with the proposed extent of impervious coverage (with the former outline overlaid in red).

**Comment:** Canopy is too big.

**Response:**

The canopy has been reduced by approximately 24%, from 2,700 sf to 2,040 sf.

**Comment:** Building is too big. Considering pushing back.

**Response:**

The 2,210 sf footprint has been maintained but the proposed building has been shifted back as far as possible while still maintaining the 6' rear yard setback. We feel the change in location of the building, coupled with the improvements to the main drive aisle and southern driveway and reduction in the canopy, achieves the same goal as reducing the building would have.

**Comment:** Reduce the number and alignment of pumps.

**Response:**

The number of pumps has been maintained to reduce the chances of internal queuing for vehicles wanting to utilize the gas pumps. As a reminder, the one-way traffic flow at the proposed driveways was based on comments from the NYSDOT and this one-way flow is enhanced with the angled alignment of the pumps. The site design changes described above improve the circulation through the site for all studied vehicles.

**Comment:** EAF: p.7 traffic is it significant; k. need for new/additional energy (level 3 chargers); p.8 gas & diesel; p.10hiii add/fill in; p.11 drainage permeability of soils.

**Response:**

p.7 - Per the project's EAF, the project would not result in a significant increase in traffic. Per the NYSDEC's website for completing the EAF, the threshold for being considered a significant increase in traffic is if the proposed action includes 7 fueling positions. As presented in the development's drawings, the proposed redevelopment includes 6 fueling positions which is less than the NYSDEC's threshold.

k. - The increase in electrical demand to accommodate the electric charging stations will be coordinated with coned as we progress through the site plan approval process.

p.8 – Gasoline and diesel fuel for the proposed filling station that will be in compliance with any and all applicable regulations.

p.10 – The supplemental spill information obtained from the NYSDEC spill database has been included with this submission.

p.11 – The United States Department of Agriculture (USDA) Natural Resources Conservation Service designates the on-site soil as Urban Fill (Uf). A specific permeability rate is not assigned to this type of soil because of the unpredictability of the soil. It is conservatively assumed to be poorly drained, which is the lowest rating a soil could be according to the USDA. Because of this, all proposed stormwater practices were designed to not be effected by the soil's permeability. Any runoff that is infiltrated in grass or landscaped areas will be a bonus that has not been accounted for in the stormwater design.

**Comment:** All concrete sidewalks to be "Green" concrete.

**Response:**

It is not the applicant's intent to use green concrete on this project.

**Comment:** Southbound turns into site from SMRR. How does that affect timing of signal. Expand study to include the re-occupancy of the bakery across SMRR, since it's closing.

**Response:**

Vehicles making a southbound left turn would complete their maneuver in a similar manner as they did for the previously existing gas station or turning onto Ridge Road. JMC recommended traffic signal timing adjustments to the traffic signal during the studied peak hours. Additionally, NYSDOT recommended that the applicant install video detection at the intersection which the Applicant is willing to do. The video detection would be demand responsive to provide additional or less green time depending on the amount of vehicles approaching the intersection from each approach. Traffic counts at the studied intersections were conducted in October 2023 while the bakery was still in operation so the counts include the traffic volumes associated with the existing bakery.

**Comment:** Provide recent crash data for all intersections – 2012-2023.

**Response:**

JMC has submitted a request for accidents during this timeframe and are awaiting a response.

**Comment:** Provide weekend traffic data.

**Response:**

A weekend analysis for a gas station use is typically not conducted for a few reasons. Generally, gas stations do not have a substantially higher peak hour generation on weekends compared to weekdays unlike some other commercial uses. As stated in the traffic study, the gas station use has a high percentage of pass-by traffic which patronize the use which are not

new trips to the location; however, these trips are existing volumes on the adjacent roadways. Generally, peak hour traffic volumes on the weekends are lower compared the weekdays. In addition, the project's traffic study has been previously reviewed by the NYSDOT and the Village's consultant and neither have requested a weekend analysis.

**Comment:** Look at impacts in keeping the Ridge Road driveway.

**Response:**

We have reviewed the potential for an access along Ridge Road. A sketch of this access is depicted in JMC Figure RD-1 "Alternative Layout Sketch with Ridge Road Access". Due to the difference in grade between the gas station property and Ridge Road, the location of the access would generally be in the location of the existing Ridge Road access which creates a small corner island at the intersection of NY 9A and Ridge Road. Due to the internal circulation and proximity of the proposed ingress driveway along NY 9A, the Ridge Road access would likely be limited to ingress only movements. Additionally, due to the close proximity of the Ridge Road access and the NY 9A ingress driveway, there is an internal conflict point for vehicles entering both accesses which may lead to a safety issue. Due to the close proximity between the two accesses and the internal conflict point, the Applicant does not propose the Ridge Road access.

**Comment:** Provide internal site circulation information, and how that would impact entering/exiting traffic and queuing.

**Response:**

JMC conducted queuing counts for the two existing gas stations within Ardsley (Shell located at 730 Saw Mill River Road and Amoco located at 555 Saw Mill River Road). Tables Q-1 and Q-2 provide the queuing count data for the existing Shell gas station between 7:00-9:00 AM and 4:00-6:00 PM on a weekday. Tables Q-3 and Q-4 provide the queuing count data for the existing Amoco gas station between 7:00-9:00 AM and 4:00-6:00 PM on a weekday. As shown in the tables, there was no queue observed for 86.4% and 93.4% of the 4 hour count period at the two locations. During our counts of the existing gas station, it was observed that there was no internal queuing for vehicles waiting to utilize the gas pumps. The redevelopment proposes an entrance only driveway at the proposed southern driveway location and a right turn exiting only driveway at the proposed northern driveway location. The proposed traffic circulation and flow of these two driveways has been incorporated in the traffic study for the proposed redevelopment. As shown in the traffic study, the proposed exit only driveway is projected to operate at a level of service B during both studied peak hours.

**Comment:** Explain turns into and out of gas station and circulation, including safety and turning radius.

**Response:**

The site design has been revised to improve the turning maneuverability of various design vehicles such as passenger vehicles, garbage trucks and fueling trucks. The turning maneuvers have been depicted in the updated turning analysis plans. The revised site design also provides a two-way aisle on the western side of the proposed gas pumps to improve internal circulation on-site. The proposed removal of the existing Ridge Road driveway and the

separate ingress and egress driveways along Route 9A will enhance the safety on-site with the reduction of vehicular conflict points compared to existing conditions with the former gas station/service use.

**Comment:** Study 2 other gas stations in Ardsley.

**Response:**

JMC conducted trip generation counts for the two existing gas stations within Ardsley (Shell located at 730 Saw Mill River Road and Amoco located at 555 Saw Mill River Road). Table GSC-1 provides the peak hour traffic volumes from the two existing gas stations in Ardsley and compares them to the peak hour volumes calculated from ITE data utilized in the Traffic Study, revised 11/30/2023, for the proposed gas station. As shown in Table GSC-1, the peak hour vehicular generation rates based on ITE data is more than the rates for the two existing Ardsley gas stations. Based on these generation rates, the use of the ITE trip generation rates in the Traffic Study, revised 11/30/2023, provides a conservative analysis.

**Comment:** Backup data actuals, not project from ITE on existing conditions.

**Response:**

Traffic counts were conducted at the two existing gas stations in Ardsley. The peak hour volumes for these two existing gas stations were compared to the ITE peak hour volumes in Table GSC-1. The two existing gas stations had lower vehicular generation rates compared to the ITE generation rates.

**Comment:** Include car wash, just south into traffic study.

**Response:**

Traffic volumes from the existing car wash located at 639 Saw Mill River Road were captured with the turning movement counts conducted at the studied intersections as part of our traffic study for the project. The peak hour volumes from the existing car wash are incorporated within the 2023 Existing Volumes shown on Figures 1 and 2 of the Traffic study, revised 11/30/2023.

**Comment:** Provide inside & outside pictures of FuelCo other facilities.

**Response:**

Interior and Exterior pictures of a FuelCo. facility in Valhalla have been included with this submission.

**Comment:** Jody Reaver- cannot increase an existing non-conforming use. Look at traffic during the lunch time frame.

**Response:**

According to the historical records, the prior gas station consisted of 2 islands with 2 pumps (for a total of 4 dispensers) and a service station building with 4 bays. This project is proposing three diagonal islands with 3 pumps (for a total of 6 dispensers) and zero service bays. The 2 additional dispensers provide customers with additional locations to pump their gas which



would reduce the chances of vehicles queuing for an available dispenser as compared to the prior gas station. As the Village is aware, the redevelopment proposes to remove the previous vehicle service repair use thereby removing the traffic volumes and the parking demand or storing of vehicles to be repaired on the property compared to the prior use.

Based on record NYSDOT traffic data, the traffic volumes along NY 9A during the peak hour between 12:00 and 2:00 PM are 13% less than the peak hour volumes along NY 9A between 7:00 and 9:00 AM. Similarly, the peak hour traffic volumes along NY 9A between 12:00 and 2:00 PM are 17% less than the peak hour volumes along NY 9A between 4:00 and 6:00 PM. Additionally based on ITE data, the peak hour volumes for a gas station between 12:00 and 2:00 PM are 6% less than the peak weekday AM hour volumes between 7:00 and 9:00 AM. Based on ITE data, the peak hour volumes for a gas station between 12:00 and 2:00 PM are 18% less than the peak weekday PM hour volumes between 4:00 and 6:00 PM.

**Comment:** Larry Tomasso-current architectural drawings identify a food prep area. If this is to be eliminated provide new plans.

**Response:**

There will not be a food preparation area in the proposed building.

**Comment:** Carol Summerfield- Lighting to be dark sky compliant, landscaping to be native & no pesticides, fertilizers or herbicides.

**Response:**

Note #5 has been added to JMC Drawing C-700 to ensure that all proposed lighting shall be dark sky compliant. All proposed landscaping shown on JMC Drawing L-100 are native species. All references to the use of pesticides, fertilizers or herbicides have been removed from the Stormwater Pollution Prevention Plan and a note has been added that no pesticides, fertilizers, or herbicides shall be used on the project site because of its close proximity to the Bramble Brook.

**Comment:** Edna Kapo-look at updated 2023 flood hazard NOAA data for stormwater. Zoning reform.

**Response:**

At the last meeting, the accuracy of the rainfall data taken from the Northeast Regional Climate Center's (NRCC) and Natural Resources Conservation Service's (NRCS) collaboration website titled "Extreme Precipitation in New York & New England" and used in the hydrologic calculations, was questioned as to whether the data has been updated to account for the recent increase in rainfall event occurrence. Another resource that was mentioned to research, was the National Oceanic and Atmospheric Administration (NOAA). The data obtained has been included with this submission. The NOAA rainfall totals were much lower than the rainfall totals obtained from the NRCC and NRCS website. To maintain a conservative design, the rainfall totals obtained from NRCC and NRCS were used in the hydrologic calculations.

**Comment:** Explain sizing of stormwater system – 1 year storm v. 100-year storm (and put into context with respect to this year's and last year's significant storm events)

**Response:**

The rainfall amounts used in the hydrologic calculations are as follows:

- 1-year rainfall event – 2.82 inches
- 10-year rainfall event – 5.07 inches
- 100-year rainfall event – 8.93 inches

It should be noted that these rainfall amounts are for 24-hour time period.

To put these amounts into perspective, information was gathered on the National Weather Services website. In 2021, the northeast was hit by Tropical Storm Henri on August 21<sup>st</sup>, 22<sup>nd</sup> & 23<sup>rd</sup> and Tropical Depression Ida on September 1<sup>st</sup> and 2<sup>nd</sup>. The total observed rainfall during Tropical Storm Henri, from August 21<sup>st</sup> through the 23<sup>rd</sup>, was approximately 8 inches in isolated areas (New York City and portions of New Jersey) and approximately 5-6 inches in the project site area. The total observed rainfall during Tropical Depression Ida, on September 1<sup>st</sup> & 2<sup>nd</sup>, was approximately 9 inches in isolated areas (a band bisecting New Jersey and running along the New York and Connecticut coast) and approximately 7 inches in the project site area. On July 9<sup>th</sup> & 10<sup>th</sup>, 2023, isolated areas of the Lower Hudson Valley saw total rainfall amounts of 4-9 inches over a 48-hour period. The project saw approximately 2-4 inches of rain during this event.

The rainfall amounts obtained from the NOAA website are as follows:

- 1-year rainfall event – 2.16 inches
- 10-year rainfall event – 3.67 inches
- 100-year rainfall event – 5.52 inches

It should be noted that these rainfall amounts are for 24-hour time period.

**Comment:** How will the hydrodynamic separator and stormwater system be maintained? provide draft of proposed stormwater maintenance agreement and easement?

**Response:**

A draft stormwater maintenance agreement has been provided in the Stormwater Pollution Prevention Plan (SWPPP). This will be reviewed by the Village’s attorney, the applicant’s attorney and the applicant’s engineer.

**Comment:** Explain Cornell rain event standards v. NOAA flood risk numbers – what is implication?

**Response:**

At the last meeting, the accuracy of the rainfall data taken from the Northeast Regional Climate Center’s (NRCC) and Natural Resources Conservation Service’s (NRCS) collaboration website titled “Extreme Precipitation in New York & New England” and used in the hydrologic calculations, was questioned as to whether the data has been updated to account for the recent increase in rainfall event occurrence. Another resource that was mentioned to research, was the National Oceanic and Atmospheric Administration (NOAA). The data obtained has been included with this submission. The NOAA rainfall totals were much lower than the rainfall totals obtained from the NRCC and NRCS website. To maintain a conservative design, the rainfall totals obtained from NRCC and NRCS were used in the hydrologic calculations.

**Comment:** Address Ridge Road at 9A intersection – any suggestions to improve?

**Response:**

The Applicant is not proposing improvements to the intersection of NY 9A and Ridge Road. We would suggest that the Village enforce the current regulation to prohibit vehicles from blocking the side road (Ridge Road) as currently signed along NY 9A.

We appreciate the Village's review of the enclosed documents and look forward to discussing the project at the next Town Board meeting.

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

## Rick Bohlander

Rick Bohlander, PE  
Project Manager

cc: Mr. Bryan Orser, w/enc. (via email)  
Diana Bunin Kolev, Esq.

*P:\2018\18175\ADMIN\ltcomment response\_2024-02-05.docx*

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Village Board of Trustees Site Plan Approval	
b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission		
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Village of Ardsley Building Department: Building Permit	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	WCDOH: Petroleum Bulk Storage	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOT: Highway Work Permit NYS DEC: Site Remediation	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part I</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): The Village of Ardsley is a Greenway Compact Community. _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s): _____ _____ _____	

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?

\_\_\_\_\_

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

c. Is a zoning change requested as part of the proposed action?  Yes  No

If Yes,

i. What is the proposed new zoning for the site? \_\_\_\_\_

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

a. In what school district is the project site located? \_\_\_\_\_

b. What police or other public protection forces serve the project site?  
\_\_\_\_\_

c. Which fire protection and emergency medical services serve the project site?  
\_\_\_\_\_

d. What parks serve the project site?  
\_\_\_\_\_

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?  
\_\_\_\_\_

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ acres

b. Total acreage to be physically disturbed? \_\_\_\_\_ acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
\_\_\_\_\_

ii. Is a cluster/conservation layout proposed?  Yes  No

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases?  Yes  No

i. If No, anticipated period of construction: \_\_\_\_\_ months

ii. If Yes:

- Total number of phases anticipated \_\_\_\_\_
- Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year
- Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_

\_\_\_\_\_

<p>f. Does the project include new residential uses? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>          If Yes, show numbers of units proposed.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;"></th> <th style="width: 25%; text-align: center;"><u>One Family</u></th> <th style="width: 25%; text-align: center;"><u>Two Family</u></th> <th style="width: 25%; text-align: center;"><u>Three Family</u></th> <th style="width: 25%; text-align: center;"><u>Multiple Family (four or more)</u></th> </tr> </thead> <tbody> <tr> <td>Initial Phase</td> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>At completion of all phases</td> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> </tbody> </table>		<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>	Initial Phase	_____	_____	_____	_____	At completion of all phases	_____	_____	_____	_____	
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>												
Initial Phase	_____	_____	_____	_____												
At completion of all phases	_____	_____	_____	_____												
<p>g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>          If Yes,</p> <p>i. Total number of structures _____</p> <p>ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length</p> <p>iii. Approximate extent of building space to be heated or cooled: _____ square feet</p>	<p><small>*The second structure is a canopy over the fuel pumps. It is 68' long by 30' wide and 20' high (2,040 sf).</small></p>															
<p>h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>          If Yes,</p> <p>i. Purpose of the impoundment: _____</p> <p>ii. If a water impoundment, the principal source of the water: <span style="margin-left: 20px;"><input type="checkbox"/> Ground water</span> <span style="margin-left: 20px;"><input type="checkbox"/> Surface water streams</span> <span style="margin-left: 20px;"><input type="checkbox"/> Other specify: _____</span></p> <p>iii. If other than water, identify the type of impounded/contained liquids and their source. _____</p> <p>iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres</p> <p>v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length</p> <p>vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____</p>																
<b>D.2. Project Operations</b>																
<p>a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>          If Yes:</p> <p>i. What is the purpose of the excavation or dredging? _____</p> <p>ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?</p> <ul style="list-style-type: none"> <li>• Volume (specify tons or cubic yards): _____</li> <li>• Over what duration of time? _____</li> </ul> <p>iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____</p> <p>iv. Will there be onsite dewatering or processing of excavated materials? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>          If yes, describe. _____</p> <p>v. What is the total area to be dredged or excavated? _____ acres</p> <p>vi. What is the maximum area to be worked at any one time? _____ acres</p> <p>vii. What would be the maximum depth of excavation or dredging? _____ feet</p> <p>viii. Will the excavation require blasting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>ix. Summarize site reclamation goals and plan: _____</p> <p>_____</p> <p>_____</p>																
<p>b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>          If Yes:</p> <p>i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____</p> <p>_____</p> <p>_____</p>																

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No

If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No

If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No

If Yes:

- Name of district or service area: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No

If, Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ gallons/day

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

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

If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No



<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>• Will a line extension within an existing district be necessary to serve the project? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____ _____</li> </ul>
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):</p> <p>_____</p> <p>_____</p>
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p> <p>_____</p>
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (impervious surface)</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____</p> <p>_____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</p> <p>_____</p> <p>_____</p> <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____ _____</li> <li>• Will stormwater runoff flow to adjacent properties? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>_____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>_____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p>_____</p>
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No  
 If Yes:  
 i. Estimate methane generation in tons/year (metric): \_\_\_\_\_  
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

---

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No  
 If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

---

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No  
 If Yes:  
 i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.  
 ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_  
 iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_  
 iv. Does the proposed action include any shared use parking?  Yes  No  
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_  
 vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site?  Yes  No  
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No  
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

---

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No  
 If Yes:  
 i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_  
 iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

---

l. Hours of operation. Answer all items which apply.  
 i. During Construction:  
 • Monday - Friday: \_\_\_\_\_  
 • Saturday: \_\_\_\_\_  
 • Sunday: \_\_\_\_\_  
 • Holidays: \_\_\_\_\_  
 ii. During Operations:  
 • Monday - Friday: \_\_\_\_\_  
 • Saturday: \_\_\_\_\_  
 • Sunday: \_\_\_\_\_  
 • Holidays: \_\_\_\_\_

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p>
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p>
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p>
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p>
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>_____</li> <li>• Operation: _____</li> <li>_____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>_____</li> <li>• Operation: _____</li> <li>_____</li> </ul>

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No  
 If Yes:  
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_  
 ii. Anticipated rate of disposal/processing:  
 • \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or  
 • \_\_\_\_\_ Tons/hour, if combustion or thermal treatment  
 iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No  
 If Yes:  
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month  
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No  
 If Yes: provide name and location of facility: \_\_\_\_\_  
 \_\_\_\_\_  
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:  
 \_\_\_\_\_  
 \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
 Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_  
 ii. If mix of uses, generally describe:  
 \_\_\_\_\_  
 \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Coverture	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

<p>c. Is the project site presently used by members of the community for public recreation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>i. If Yes: explain: _____</p>
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes,</p> <p>i. Identify Facilities: _____</p>
<p>e. Does the project site contain an existing dam? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Dimensions of the dam and impoundment:</p> <ul style="list-style-type: none"> <li>• Dam height: _____ feet</li> <li>• Dam length: _____ feet</li> <li>• Surface area: _____ acres</li> <li>• Volume impounded: _____ gallons OR acre-feet</li> </ul> <p>ii. Dam's existing hazard classification: _____</p> <p>iii. Provide date and summarize results of last inspection: _____</p>
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Has the facility been formally closed? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <ul style="list-style-type: none"> <li>• If yes, cite sources/documentation: _____</li> </ul> <p>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____</p> <p>iii. Describe any development constraints due to the prior solid waste activities: _____</p>
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____</p>
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p><input type="checkbox"/> Yes – Spills Incidents database                      Provide DEC ID number(s): _____</p> <p><input type="checkbox"/> Yes – Environmental Site Remediation database                      Provide DEC ID number(s): _____</p> <p><input type="checkbox"/> Neither database</p> <p>ii. If site has been subject of RCRA corrective activities, describe control measures: _____</p> <p style="font-size: small; margin-left: 600px;">by JMC, dated 11/21/2023 that summarizes spill information obtained from the NYSDEC website.</p> <p>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes, provide DEC ID number(s): _____</p> <p>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____</p>

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

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

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

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ feet

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

c. Predominant soil type(s) present on project site: \_\_\_\_\_ %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained \_\_\_\_\_ % of site

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

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

h. Surface water features.

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

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

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

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

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

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

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

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

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

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_

m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes:  
 i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Source(s) of description or evaluation: \_\_\_\_\_  
 iii. Extent of community/habitat:  
 • Currently: \_\_\_\_\_ acres  
 • Following completion of project as proposed: \_\_\_\_\_ acres  
 • Gain or loss (indicate + or -): \_\_\_\_\_ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No  
 If Yes:  
 i. Species and listing (endangered or threatened): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No  
 If Yes:  
 i. Species and listing: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
 If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
 If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
 i. If Yes: acreage(s) on project site? \_\_\_\_\_  
 ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
 If Yes:  
 i. Nature of the natural landmark:  Biological Community  Geological Feature  
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
 If Yes:  
 i. CEA name: \_\_\_\_\_  
 ii. Basis for designation: \_\_\_\_\_  
 iii. Designating agency and date: \_\_\_\_\_

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify resource: Taconic Parkway and Bronx River Parkway	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. Distance between project and resource: 2.0 and 2.5 miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No	

**F. Additional Information**

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

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

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

Applicant/Sponsor Name JMC, PLLC - Rick Behlander Date 01/30/2024

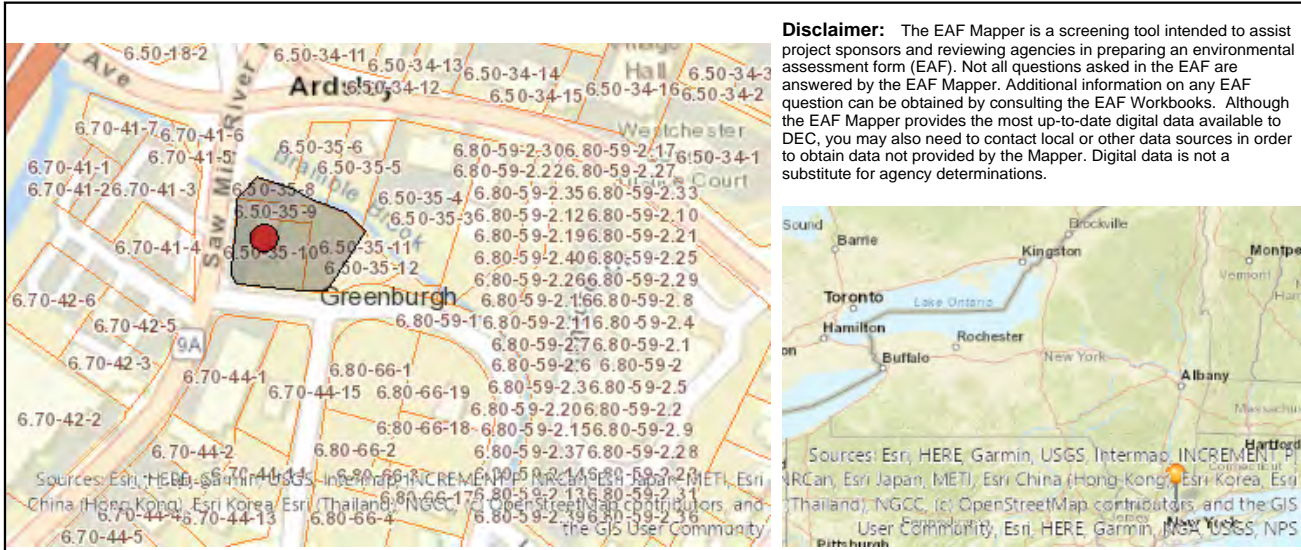
Signature  Title Engineer

**PRINT FORM**



# EAF Mapper Summary Report

Monday, November 20, 2023 2:16 PM



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

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No

E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



Site Planning  
 Civil Engineering  
 Landscape Architecture  
 Land Surveying  
 Transportation Engineering

Environmental Studies  
 Entitlements  
 Construction Services  
 3D Visualization  
 Laser Scanning

JMC Project 18175  
 November 21, 2023

**Supplemental EAF Response**  
**Full EAF Question E.1.h**

**Potential Contamination History**  
**NYSDEC Spill Incidents Database**

**657 Saw Mill River Road**  
**Village of Ardsley, NY**

<b>NYSDEC Spill Number</b>	<b>Spill Date</b>	<b>Spill Description</b>	<b>Date Spill Closed</b>
9413625	01/12/1995	Gasoline	12/04/2005
9812270	01/02/1999	#2 Fuel Oil, 25 gallons	09/14/1999
0510803	12/15/2005	Waste Oil / Used Oil	12/19/2006
0513008	02/09/2006	Gasoline / Motor Oil	12/19/2006
0609536	11/18/2006	Gasoline, 2 gallons	01/10/2007
0702255	05/24/2007	Gasoline	12/18/2008
0702284	05/24/2007	Gasoline, 2 gallons	05/24/2007
0711929	02/12/2008	Waste Oil / Used Oil, 1 gallon; Motor Oil, 1 Gallon	02/26/2008
0712547	02/28/2008	Waste Oil / Used Oil, Motor Oil	02/29/2008
0712714	03/04/2008	#2 Fuel Oil / Gasoline / Waste Oil – Used Oil	03/13/2008
1005758	08/24/2010	Hydraulic Oil	03/07/2011
1510859	02/10/2016	Unknown Petroleum	03/31/2016
1600700	04/20/2016	Gasoline	Not Closed
1800467	04/13/2018	Motor Oil (Abandoned Drums)	Not Closed
1808870	11/20/2018	Unknown Petroleum	Not Closed

Source: [Spill Incidents Database Search \(ny.gov\)](#)

p:\2018\18175\admin\seq\leaf\supplemental eaf response 2023-11-21.docx

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC | JMC Site Development Consultants, LLC

120 BEDFORD ROAD | ARMONK, NY 10504 | 914.273.5225 | MAIL@JMCPLLC.COM | JMCPLLC.COM



# SITE PLAN APPROVAL DRAWINGS

# GAS STATION / CONVENIENCE MARKET

**TAX MAP SECTION 650 | BLOCK 35 | LOT 10**  
**WESTCHESTER COUNTY**  
**657 SAW MILL RIVER ROAD**  
**VILLAGE OF ARDSLEY, NEW YORK**

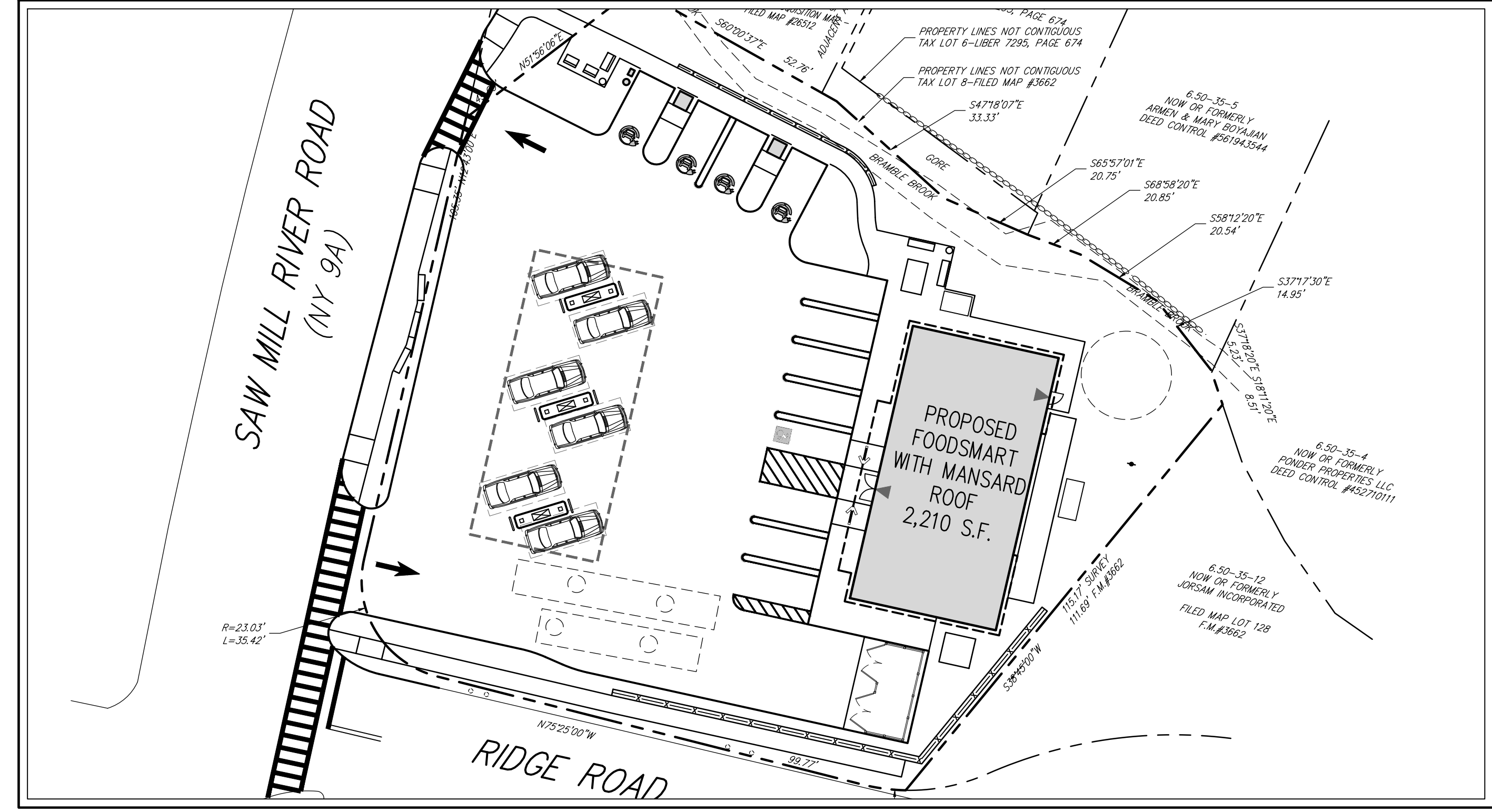
**Applicant:**  
**THORNWOOD FOUR CORNERS LLC.**  
 25 SAINT CHARLES STREET  
 THORNWOOD, NY 10594

**Site Planner, Civil & Traffic Engineer  
 and Landscape Architect:**  
**JMC**  
 120 BEDFORD ROAD  
 ARMONK, NY 10504  
 (914) 273-5225

**Attorney:**  
 DELBELLO DONNELLAN WEINGARTEN WISE & WIEDERKEHR, LLP  
 1 NORTH LEXINGTON AVENUE  
 WHITE PLAINS, NEW YORK, 10601  
 (914) 681-0200

**Surveyor:**  
**THOMAS C. MERRITTS LAND SURVEYORS, P.C.**  
 394 BEDFORD ROAD  
 PLEASANTVILLE, NEW YORK, 10570  
 (914) 769-8899

**Architect:**  
**gk+a Architects, P.C.**  
 36 AMES AVENUE,  
 RUTHERFORD, NJ 07070  
 (201) 896-9469



**JMC Drawing List:**

- C-000 COVER SHEET
- C-010 EXISTING CONDITIONS MAP AND SITE REMOVALS PLAN
- C-100 LAYOUT PLAN
- C-110 TURNING ANALYSIS PLAN
- C-120 TURNING ANALYSIS PLAN
- C-200 GRADING PLAN
- C-300 UTILITIES PLAN
- C-400 EROSION AND SEDIMENT CONTROL PLAN
- C-600 LIGHTING PLAN
- C-700 IMPERVIOUS COVERAGE COMPARISON PLAN
- C-900 SITE DETAILS
- C-901 SITE DETAILS
- C-902 SITE DETAILS
- C-903 SITE DETAILS
- C-904 SITE DETAILS
- C-905 SITE DETAILS
- C-906 SITE DETAILS
- L-100 LANDSCAPING PLAN

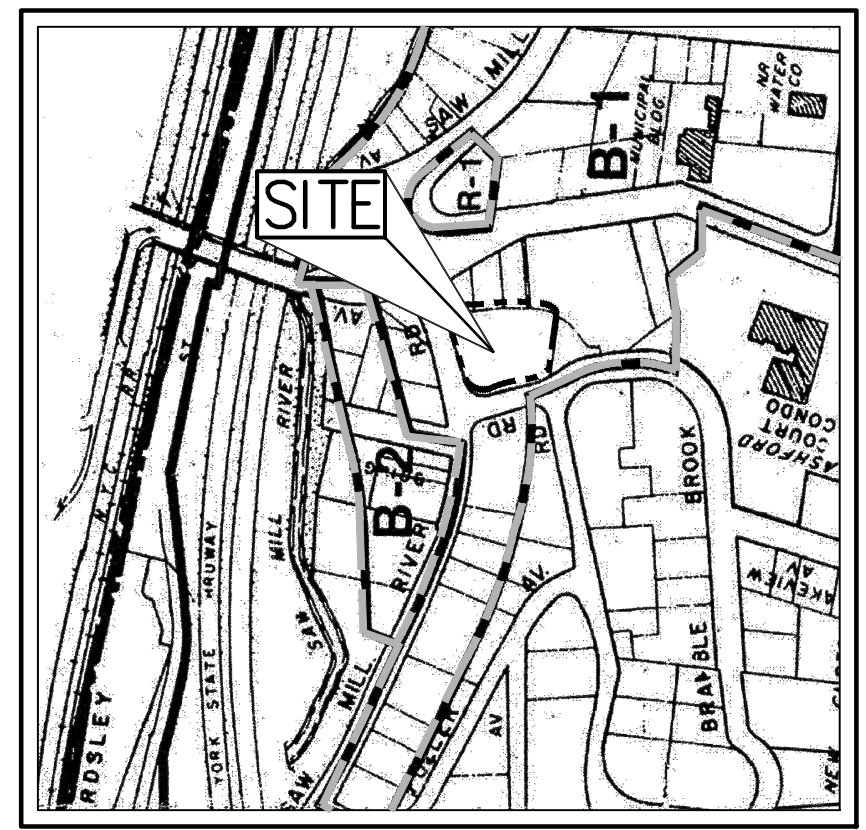
TABLE OF LAND USE			
SECTION 6.50, BLOCK 35, LOT 10 ZONE "B-1" - "GENERAL BUSINESS DISTRICT" PROPOSED USE: GAS STATION WITH CONVENIENCE MARKET FIRE DISTRICT: ARDSLEY FIRE DISTRICT SEWER DISTRICT: SAW MILL SEWER DISTRICT			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA (SQUARE FEET)	5,000 MIN.	22,732 <sup>(5)</sup>	22,732 <sup>(5)</sup>
LOT COVERAGE BY BUILDING (PERCENT)	65 MAX.	10.3	18.7
BUILDING HEIGHT (FEET / STORIES)	45/4 MAX.	-/-	25.17/1 <sup>(4)</sup>
<b>YARDS</b>			
FRONT BUILDING SETBACK (FEET)	10 MIN.	±39.6	±22' <sup>(7)</sup>
SIDE BUILDING SETBACK (FEET)	0 <sup>(5)</sup>	±44.2	±23'
REAR BUILDING SETBACK (FEET)	0 <sup>(5)</sup>	±30.7	±6'
<b>PARKING</b>			
TOTAL SPACES	12	-	12 <sup>(2)(4)</sup>
STANDARD SPACES	11	-	11
ACCESSIBLE SPACES	1	-	1

- TABLE OF LAND USE NOTES:**
1. LOT COVERAGE AREA INCLUDES 2,210 S.F. PROPOSED CONVENIENCE STORE AND 2,400 S.F. PROPOSED GASOLINE PUMP CANOPY.
  2. THE 6 FUELING SPACES LOCATED UNDER THE PROPOSED CANOPY ARE NOT INCLUDED AS PART OF THE 12 SPACES REQUIRED/ PROVIDED.
  3. VILLAGE CODE SECTION 200-70 STATES THAT NO SIDE OR REAR YARD SHALL BE REQUIRED; HOWEVER, IF EITHER IS PROVIDED, ITS LEAST DIMENSION SHALL NOT BE LESS THAN SIX FEET.
  4. THE MAXIMUM ROOF HEIGHT WAS TAKEN FROM FINISHED SIDEWALK TO TOP OF MANSARD PARAPET.
  5. THE LOT AREA WAS CALCULATED BY THE SURVEYED LOT AREA OF 23,224 LESS 75% OF THE WATERCOURSE AREA, 656 S.F. = 22,732.
  6. THE BREAKDOWN OF REQUIRED/ PROVIDED SPACES IS: 1 ACCESSIBLE SPACE, 4 EV CHARGING SPACES & 7 STANDARD SPACES.
  7. MEASURED FROM RIDGE ROAD.

- GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:**
1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7962) TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INsofar AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDESIRABLE INTERRUPTION OF UTILITY SERVICE.
  2. CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT, THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
  3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
  4. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA); AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYS DOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
  5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
  6. CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.

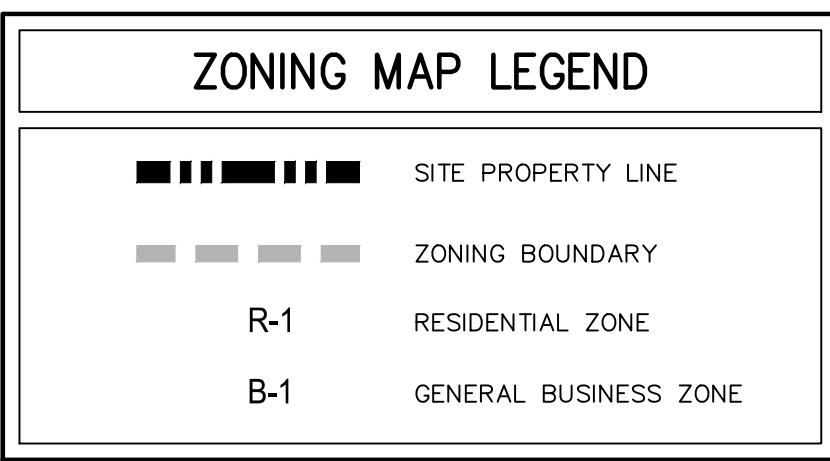


**VICINITY MAP**  
 SCALE: 1" = 1,000'  
 SOURCE: USGS / 2019



**ZONING MAP**  
 SCALE: 1" = 1,000'  
 SOURCE: VILLAGE OF ARDSLEY / 2013

**AREA MAP**  
 SCALE: 1" = 20'



No.	Revision	Date	By
1.	PLANNING BOARD & BAR SUBMISSION	03/30/2021	MTP
2.	RESPOND TO VILLAGE COMMENTS	12/01/2021	SPG
3.	REVISED PER TOWN COMMENTS	01/13/2022	CDF
4.	REVISED PER BOARD OF TRUSTEES COMMENTS	12/01/2023	SMN
5.	REVISED PER BOARD OF TRUSTEES COMMENTS	01/31/2024	RB

Previous Editions Obsolete

SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILED LIST OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.



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

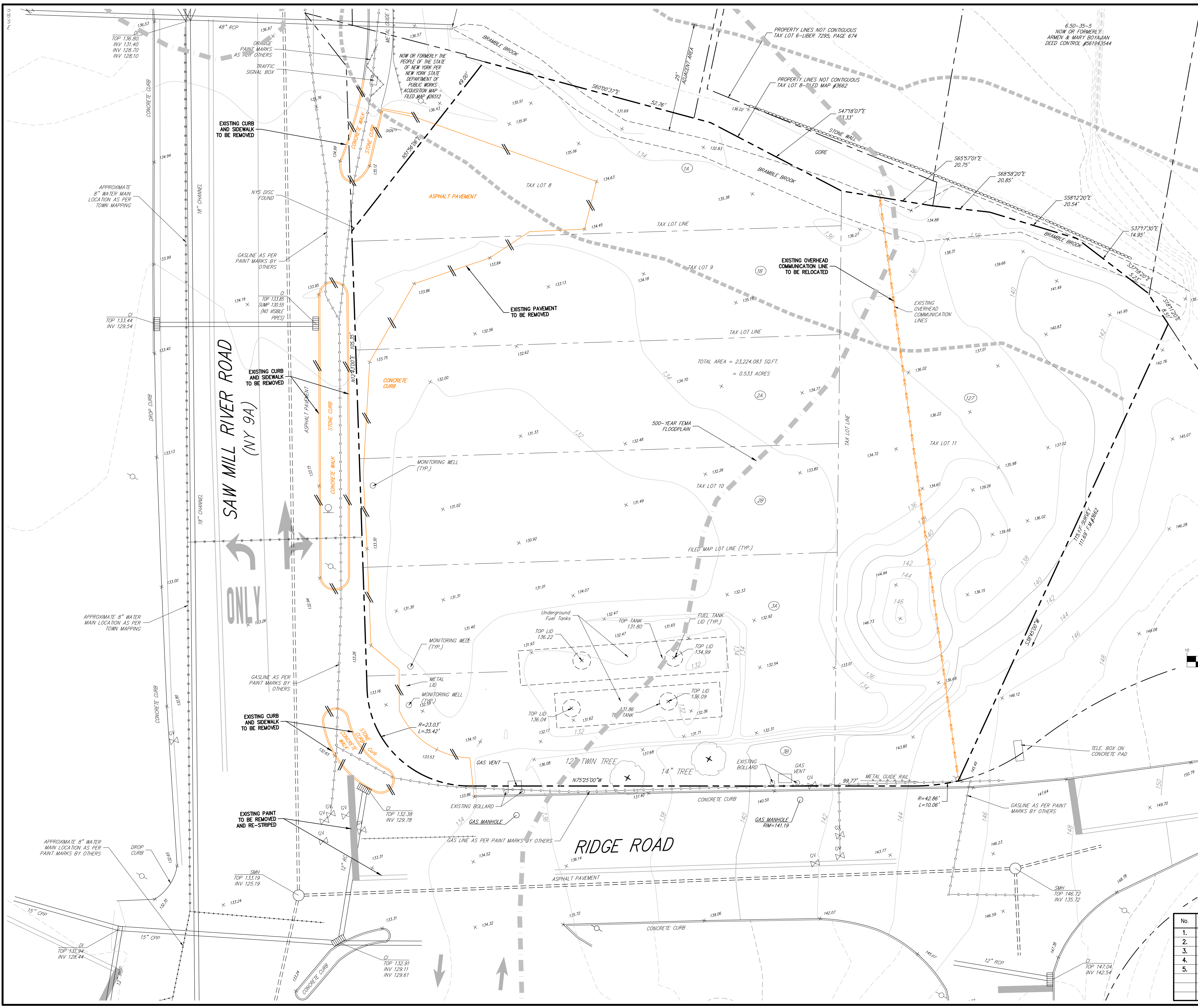
**JMC** Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
 JMC Site Development Consultants, LLC  
 John Meyer Consulting, Inc.  
 120 BEDFORD ROAD • ARMONK, NY 10504  
 voice 914.273.5225 • fax 914.273.2102  
[www.jmcpllc.com](http://www.jmcpllc.com)

Drawn: **KRM** Approved: **RJP**  
 Scale: **NOT TO SCALE**  
 Date: **06/26/2020**  
 Project No: **18175**  
 18175-SE C-000-COVER COVER.sxd  
 Drawing No: **C-000**

**NOT FOR CONSTRUCTION**

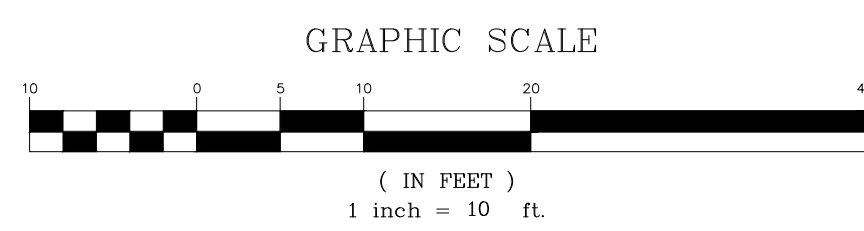


**NOT FOR CONSTRUCTION**



LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING WETLAND LINE
	EXISTING ADJACENT AREA
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING TREE AND DESIGNATION
	EXISTING DIRECTIONAL ARROWS
	EXISTING PAINT
	EXISTING PEDESTRIAN CROSSING
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRES
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING BOLLARD
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING FEATURE TO BE REMOVED
	FEMA 500-YEAR FLOOD LINE

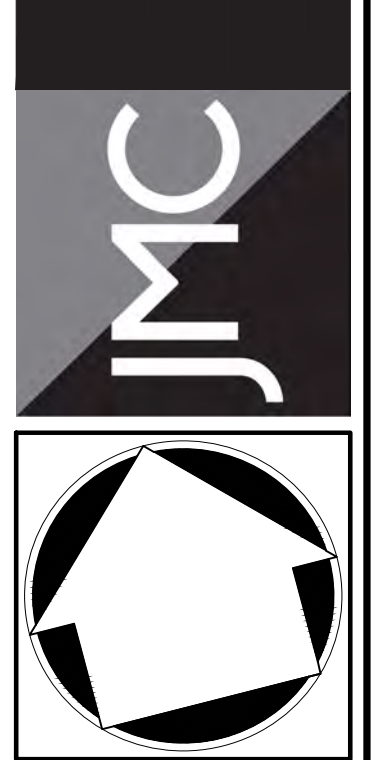
- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM A SURVEY TITLED, "TOPOGRAPHY OF PROPERTY," PREPARED BY THOMAS C. MERRITT LAND SURVEYORS, P.C., LAST REVISED 11/17/2020.
  - EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN SUPPLEMENTED UTILIZING NEW YORK STATE GS CLEARINGHOUSE ORTHOPHOTOS. THIS INFORMATION SHOULD BE CONSIDERED APPROXIMATE AND USED FOR PLANNING PURPOSES ONLY.
  - EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE ALSO BEEN SUPPLEMENTED WITH INFORMATION FROM "SITE LOCATION PLAN" PREPARED BY DRE ENVIRONMENTAL, INC., DATED 11/01/2016.



APPLICANT/OWNER:  
**THORNWOOD FOUR CORNERS LLC.**  
 25 SAINT CHARLES STREET  
 THORNWOOD, NY 10594

ARCHITECT:  
**GK+A ARCHITECTS, PC**  
 36 AMES AVENUE  
 RUTHERFORD, NEW JERSEY 07070

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.jmcpic.com



**EXISTING CONDITIONS MAP AND SITE REMOVALS PLAN**

**GAS STATION / CONVENIENCE MARKET**  
 657 SAW MILL RIVER ROAD  
 VILLAGE OF ARDSLEY, NEW YORK

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

No.	Revision	Date	By
1.	PLANNING BOARD & BAR SUBMISSION	03/30/2021	MTP
2.	RESPOND TO VILLAGE COMMENTS	12/01/2021	SPG
3.	REVISED PER TOWN COMMENTS	01/13/2022	CDF
4.	REVISED PER BOARD OF TRUSTEES COMMENTS	12/01/2023	SMN
5.	REVISED PER BOARD OF TRUSTEES COMMENTS	01/31/2024	RB

Drawn: **KRM** Approved: **RJP**  
 Scale: **1" = 10'**  
 Date: **05/26/2020**  
 Project No: **18175**  
 1815-SE C-010-EXIST EXST.acx  
 Drawing No: **C-010**

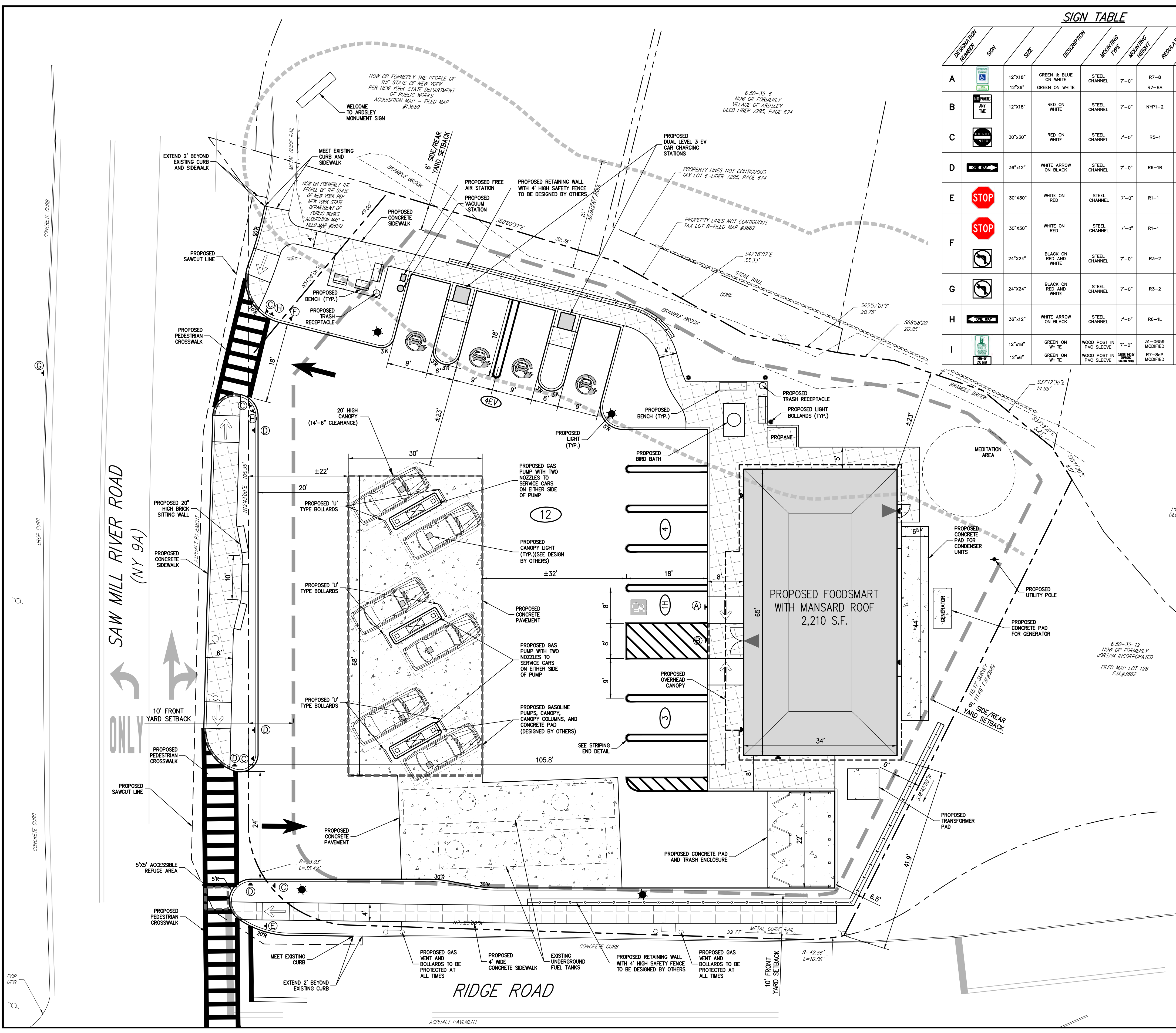
Previous Editions Obsolete

**NOT FOR CONSTRUCTION**



NOT FOR CONSTRUCTION

COPYRIGHT © 2023 BY JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of JMC. Any modification to the contents of this document without the prior written permission of JMC is prohibited.

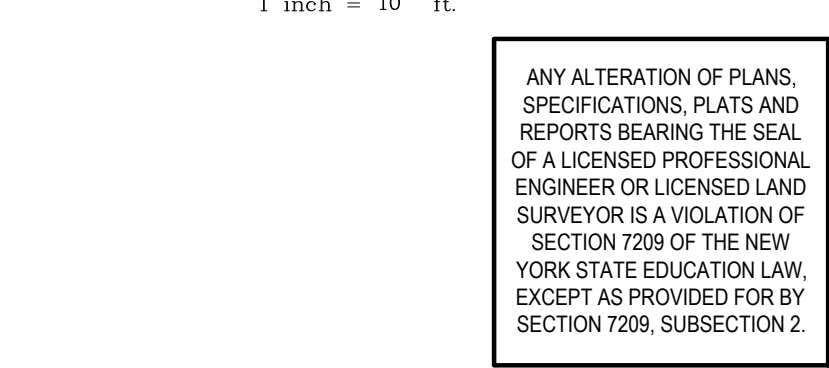


DESCRIPTION NUMBER	SYMBOL	SIZE	DESCRIPTION	MAINTAINING TYPE	MAINTAINING RESIST	REGULATORY	RESELECTED
A		12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-B	X
B		12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	R7-BA	X
C		30"x30"	RED ON WHITE	STEEL CHANNEL	7'-0"	R5-1	X
D		36"x12"	WHITE ARROW ON BLACK	STEEL CHANNEL	7'-0"	R6-1R	X
E		30"x30"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1	X
F		30"x30"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1	X
G		24"x24"	BLACK ON RED AND WHITE	STEEL CHANNEL	7'-0"	R3-2	X
H		36"x12"	WHITE ARROW ON BLACK	STEEL CHANNEL	7'-0"	R6-1L	X
I		12"x18"	GREEN ON WHITE	WOOD POST IN PVC SLEEVE	7'-0"	31-0559 MODIFIED	X

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	FORMER TAX LOT LINE
	EXISTING SETBACK LINE
	EXISTING WATERCOURSE
	EXISTING WATERCOURSE BUFFER
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING TREE AND DESIGNATION
	EXISTING DIRECTIONAL ARROWS
	EXISTING PAINT
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING BOLLARD
	PROPOSED BUILDING LINE
	PROPOSED GAS PUMP CANOPY
	PROPOSED CONCRETE CURB
	PROPOSED FLUSH CONCRETE CURB
	PROPOSED T4 MOUNTABLE CURB
	PROPOSED DROP CURB & RAMP
	PROPOSED SAWCUT LINE
	PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED CONCRETE SIDEWALK
	PROPOSED MONOLITHIC CONCRETE SIDEWALK & CURB
	PROPOSED DROP CURB AND RAMP
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED CONCRETE PAVEMENT/PAD
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED GUIDE RAIL
	PROPOSED FENCE
	PROPOSED ARROW MARKING ON PAVEMENT
	PROPOSED TRAFFIC SIGN LOCATION & DESIGNATION
	PROPOSED POLE MOUNTED LIGHT
	PROPOSED BOLLARD LIGHT
	PROPOSED BUILDING LIGHT
	PROPOSED "U" TYPE BOLLARD

**NOTES:**

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM A SURVEY TITLED, "TOPOGRAPHY OF PROPERTY" PREPARED BY THOMAS C. MERRITT LAND SURVEYORS, P.C., LAST REVISED 11/17/2020.
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN SUPPLEMENTED UTILIZING NEW YORK STATE GIS CLEARINGHOUSE ORTHOREGISTRY. THIS INFORMATION SHOULD BE CONSIDERED APPROXIMATE AND USED FOR PLANNING PURPOSES ONLY.
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE ALSO BEEN SUPPLEMENTED WITH INFORMATION FROM "SITE LOCATION PLAN" PREPARED BY DRE ENVIRONMENTAL, INC., DATED 11/01/2016.



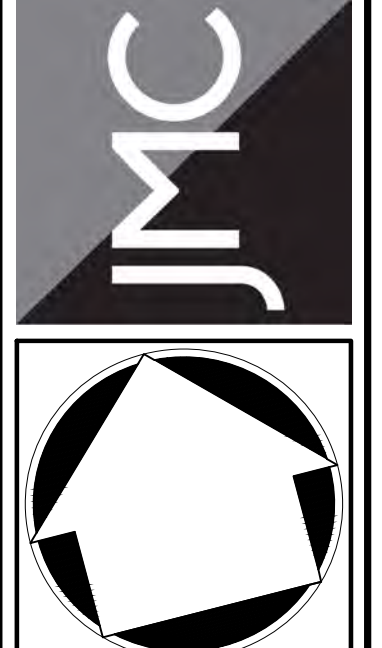
No.	Revision	Date	By
1.	REVISED PER VILLAGE PLANNING BOARD COMMENTS	09/23/2022	EKG
2.	REV. TO ELIMINATE 3 PARKING SPACES PER PL. ED. COMMENTS	12/14/2022	DK
3.	REVISED PER PL. ED CHAIR COMMENTS	02/28/2023	APN
4.	REVISED PER BOARD OF TRUSTEES COMMENTS	12/01/2023	SMN
5.	LIGHTING REVISIONS	12/13/2023	DK
6.	REVISED PER BOARD OF TRUSTEES COMMENTS	01/31/2024	RB

Previous Editions Obsolete

APPLICANT/OWNER:  
**THORNWOOD FOUR CORNERS LLC.**  
25 SAINT CHARLES STREET  
THORNWOOD, NY 10594

ARCHITECT:  
**GK+A ARCHITECTS, PC**  
36 AMES AVENUE  
RUTHERFORD, NEW JERSEY 07070

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

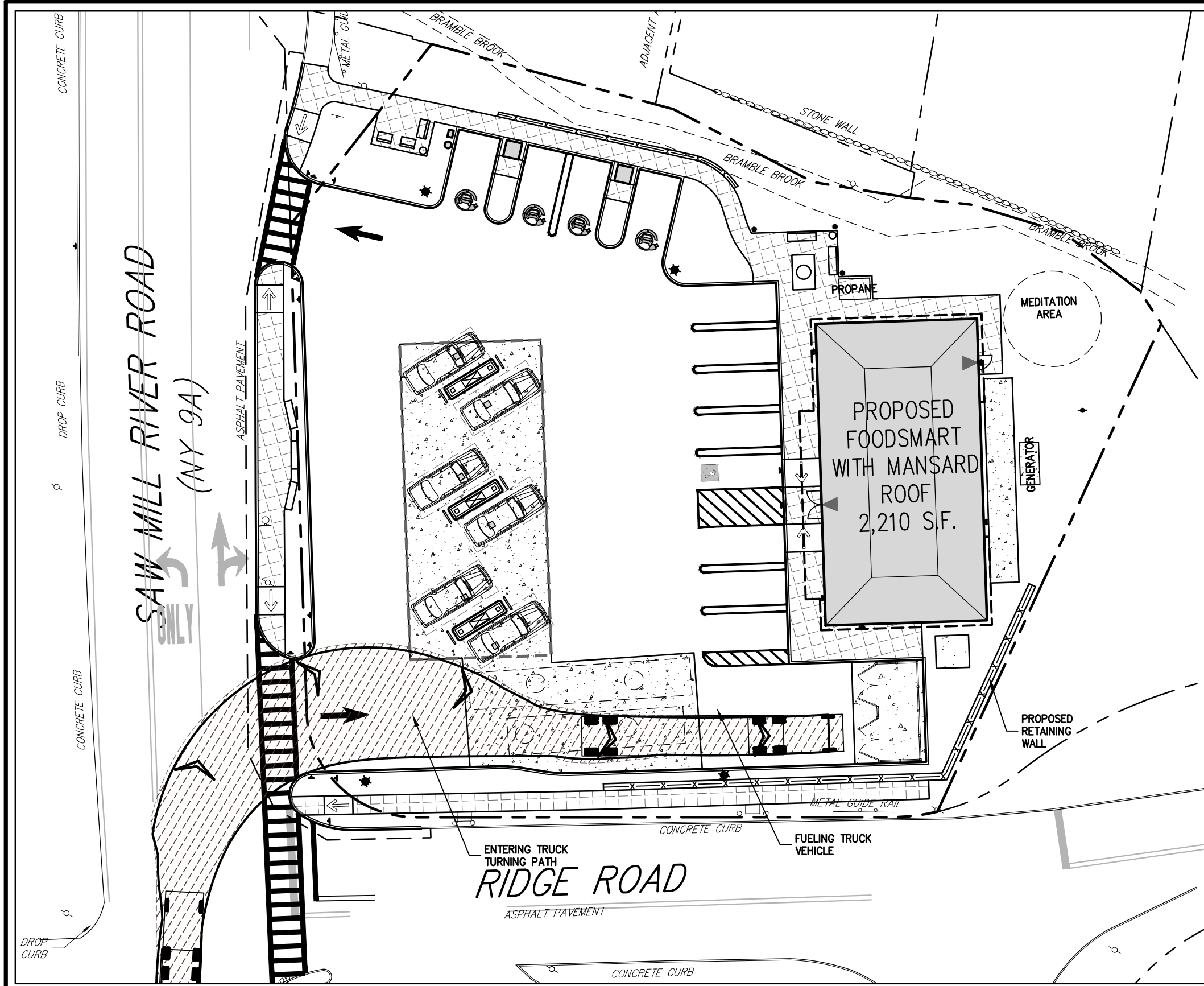


LAYOUT PLAN  
**GAS STATION / CONVENIENCE MARKET**  
657 SAW MILL RIVER ROAD  
VILLAGE OF ARDSLEY, NEW YORK

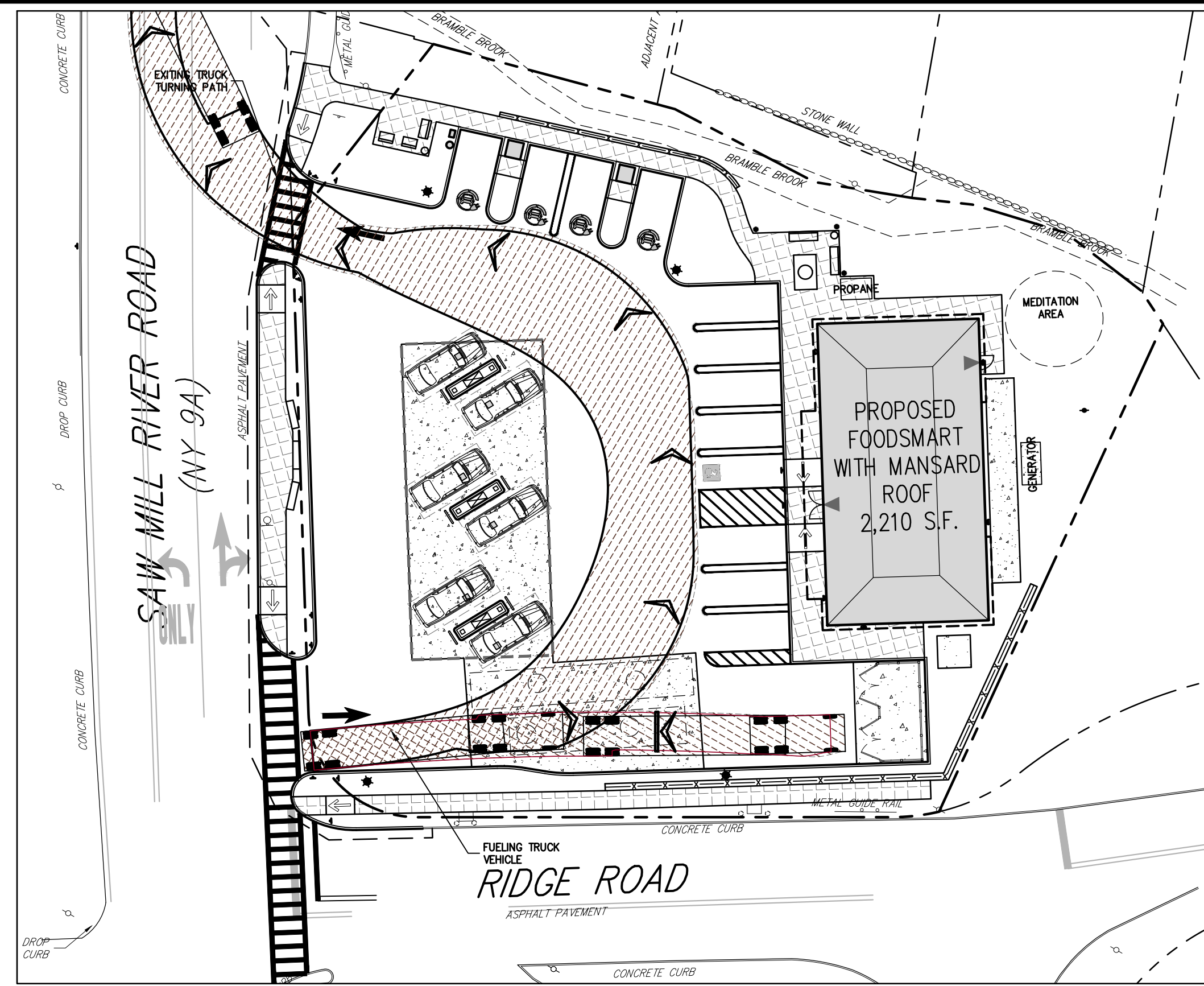
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn: **KRM** Approved: **RJP**  
Scale: **1" = 10'**  
Date: **05/26/2020**  
Project No: **18175**  
1815-SE C-100-LAY 1\_JAT.ar  
Drawing No:  
**C-100**

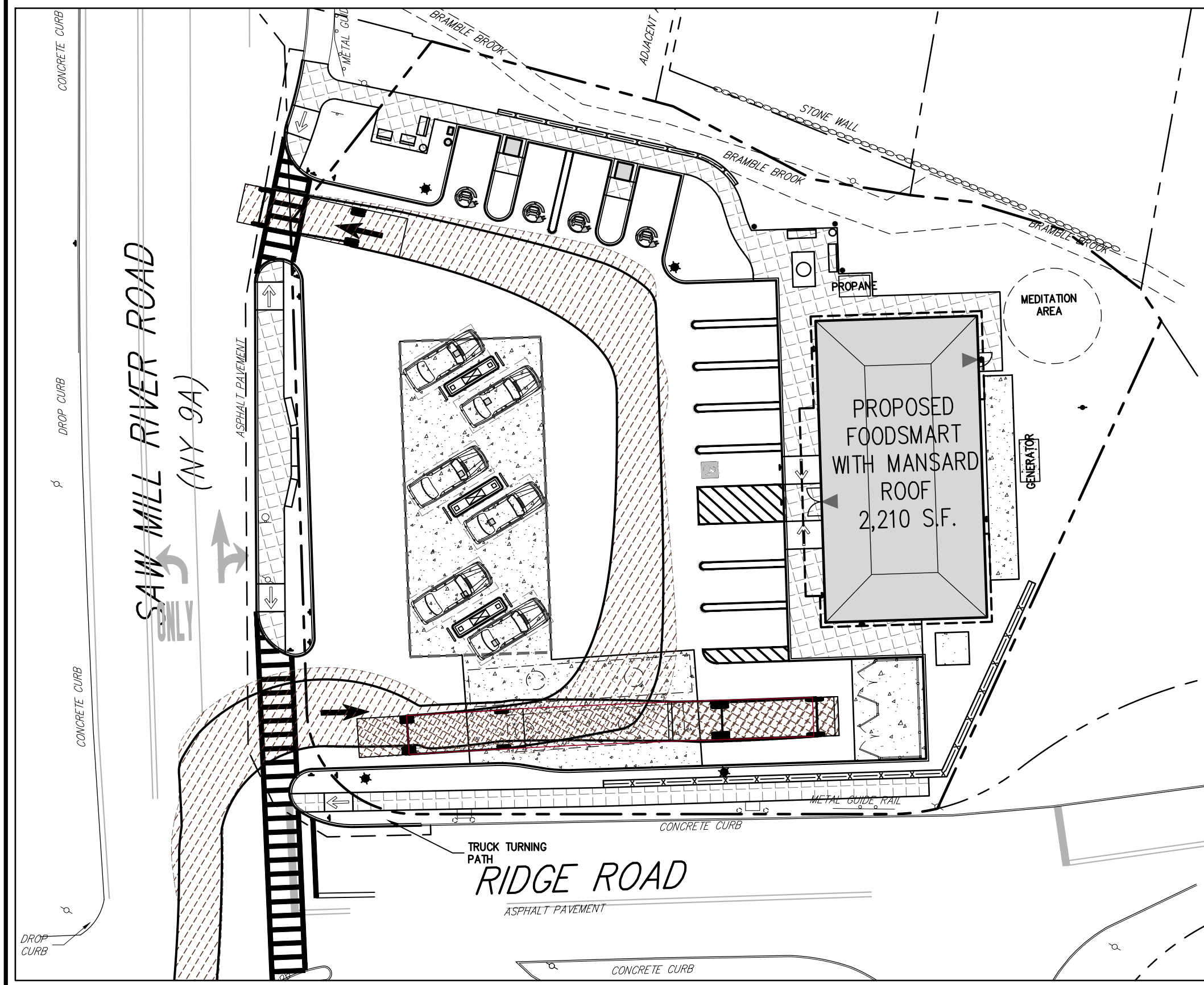




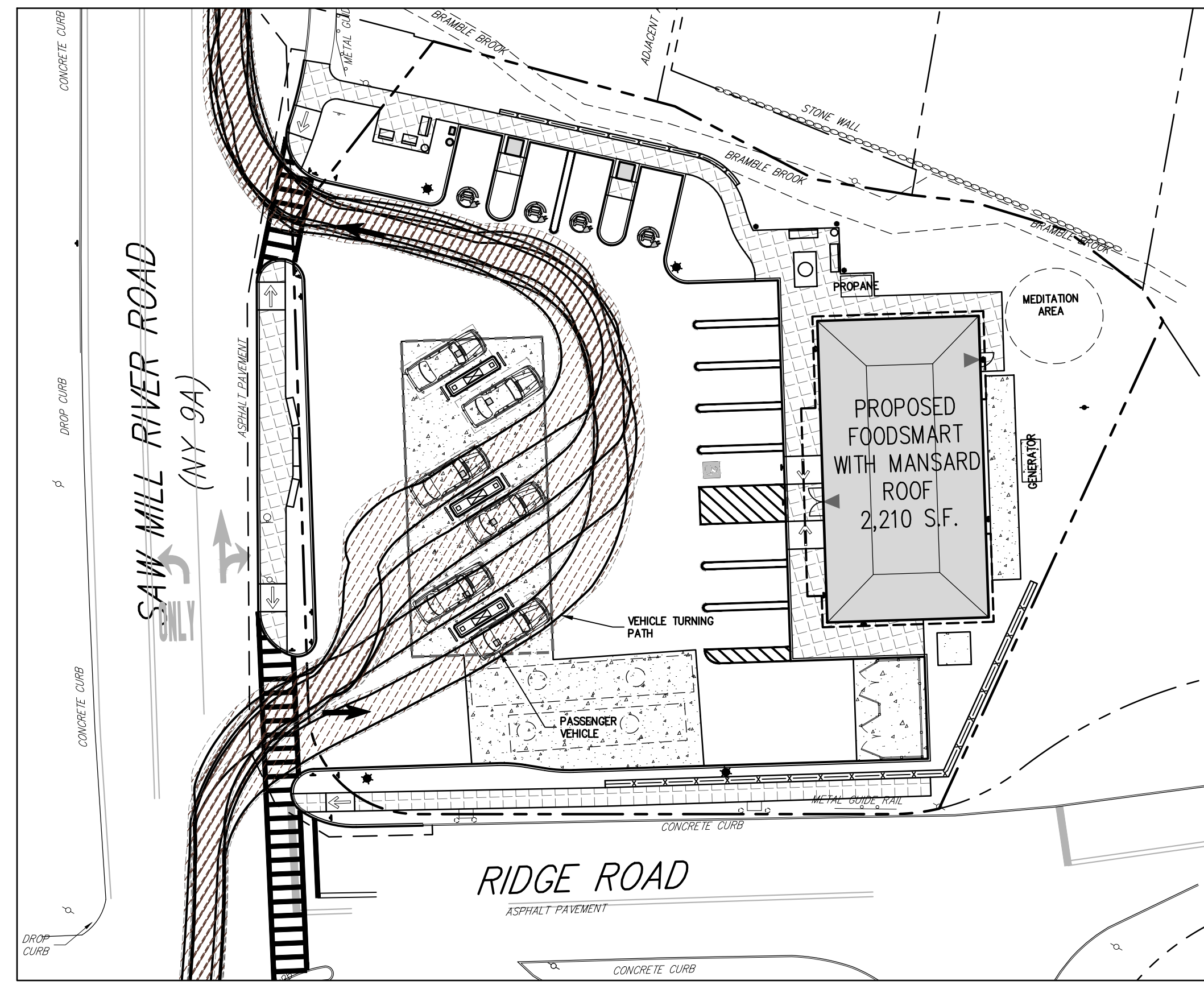
FUELING TRUCK ENTERING TURNING ANALYSIS



FUELING TRUCK EXITING TURNING ANALYSIS

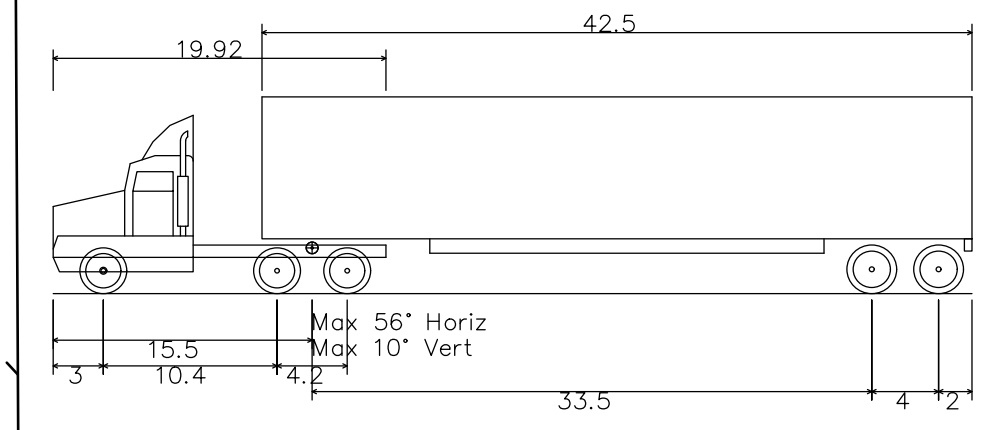


GARBAGE TRUCK TURNING ANALYSIS

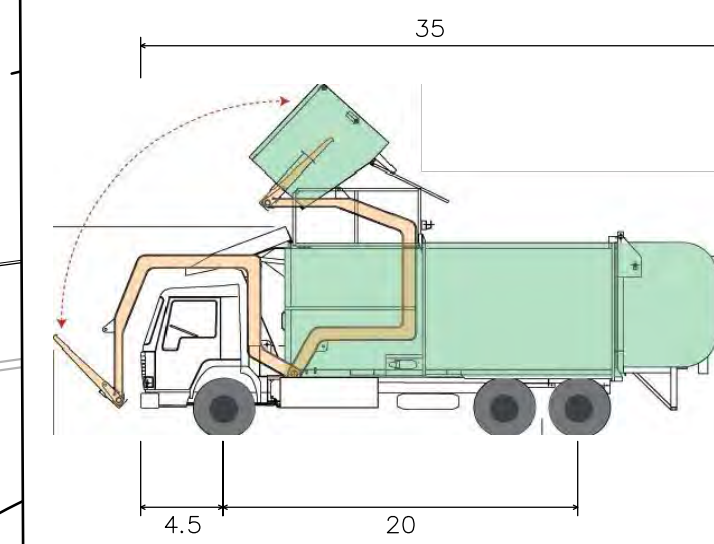


PASSENGER VEHICLE TURNING ANALYSIS

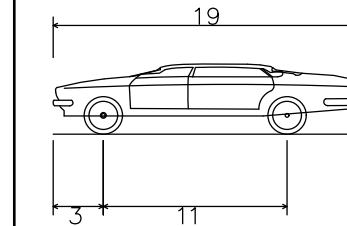
VEHICLE PROFILES



WB-50 - Intermediate Semi-Trailer  
 Overall Length 55.00ft  
 Overall Width 8.50ft  
 Overall Body Height 12.05ft  
 Min Body Ground Clearance 1.33ft  
 Max Track Width 8.50ft  
 Lock-to-lock time 6.00s  
 Max Steering Angle (Virtual) 17.90°



Front-Load Garbage Truck  
 Overall Length 35.00ft  
 Overall Width 8.375ft  
 Overall Body Height 10.54ft  
 Min Body Ground Clearance 1.00ft  
 Track Width 8.375ft  
 Lock-to-lock time 6.00s  
 Curb to Curb Turning Radius 29.30ft

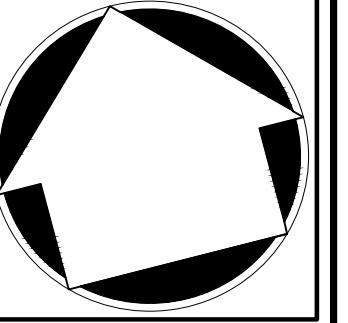


P - Passenger Car  
 Overall Length 19.00ft  
 Overall Width 7.00ft  
 Overall Body Height 4.30ft  
 Min Body Ground Clearance 1.15ft  
 Track Width 4.00ft  
 Lock-to-lock time 4.00s  
 Max Steering Angle (Virtual) 51.60°

APPLICANT/OWNER:  
**THORNWOOD FOUR CORNERS LLC.**  
 25 SAINT CHARLES STREET  
 THORNWOOD, NY 10594

ARCHITECT:  
**GK+A ARCHITECTS, PC**  
 36 AMES AVENUE  
 RUTHERFORD, NEW JERSEY 07070

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.jmcpic.com



TURNING ANALYSIS PLAN  
 GAS STATION / CONVENIENCE MARKET  
 657 SAW MILL RIVER ROAD  
 VILLAGE OF ARDSLEY, NEW YORK

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

No.	Revision	Date	By
1.	PLANNING BOARD & BAR SUBMISSION	03/30/2021	MTP
2.	RESPOND TO VILLAGE COMMENTS	12/01/2021	SPG
3.	REVISED PER TOWN COMMENTS	01/13/2022	CDF
4.	REVISED PER BOARD OF TRUSTEES COMMENTS	12/01/2023	SMN
5.	LIGHTING REVISIONS	12/13/2023	DK
6.	REVISED PER BOARD OF TRUSTEES COMMENTS	01/31/2024	RB

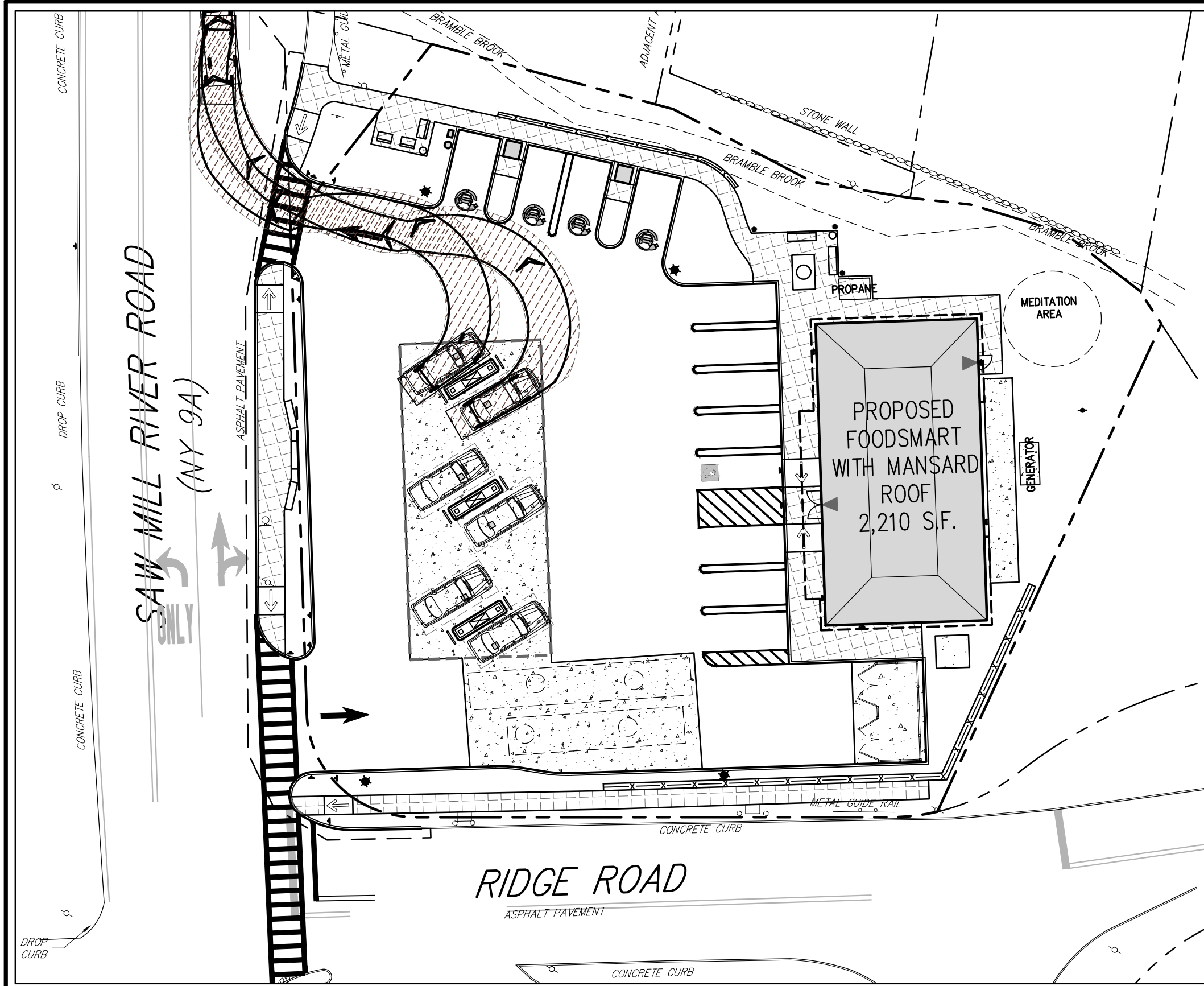
Previous Editions Obsolete

Drawn: **KRM** Approved: **RJP**  
 Scale: 1" = 20'  
 Date: 05/26/2020  
 Project No: 18175  
 1815-SE C-110-MOE 1A-VH-04  
 Drawing No:  
**C-110**

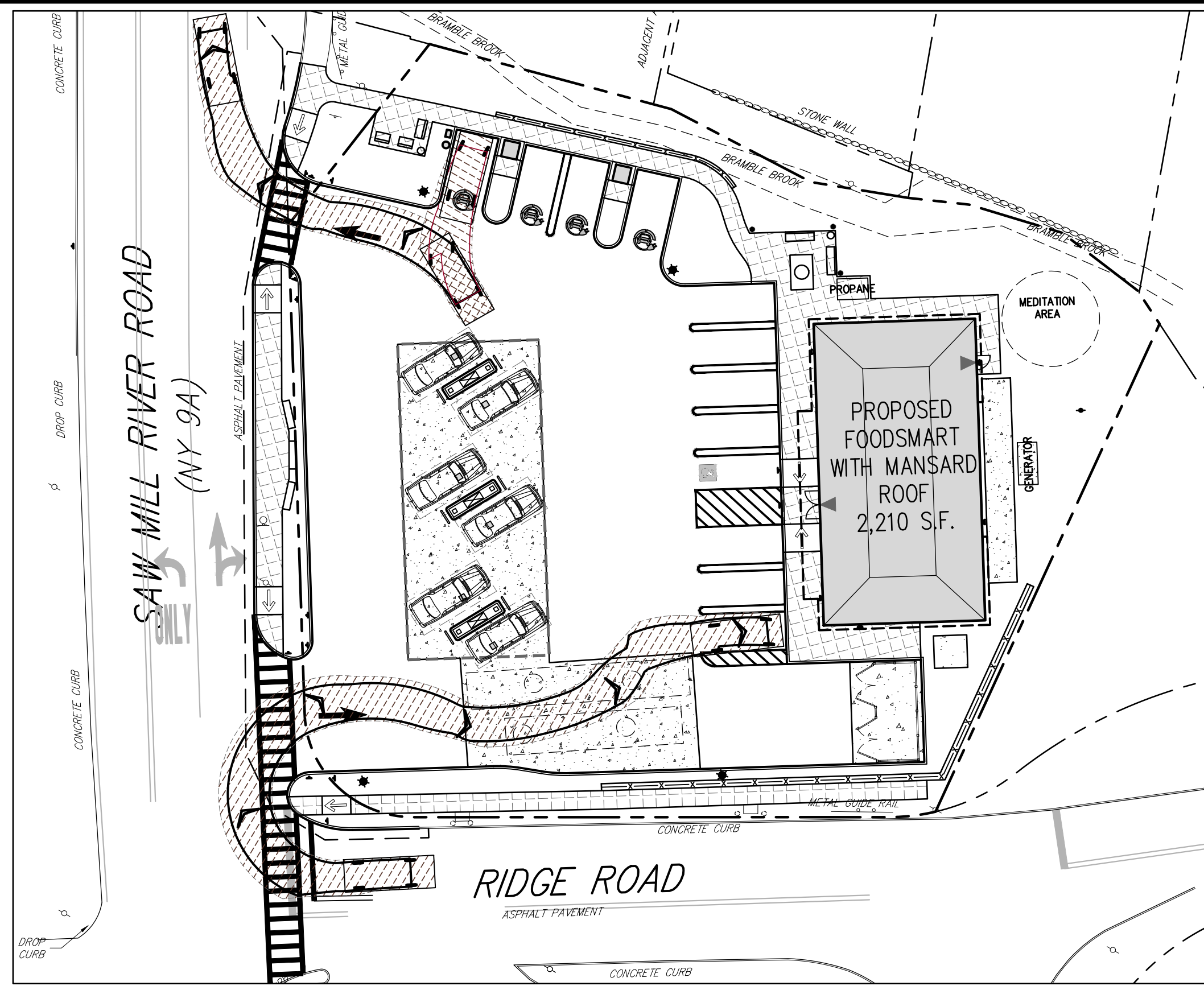
NOT FOR CONSTRUCTION

COPYRIGHT © 2023 BY JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of JMC. Any modification or alteration to this document without the prior written permission of JMC is strictly prohibited.

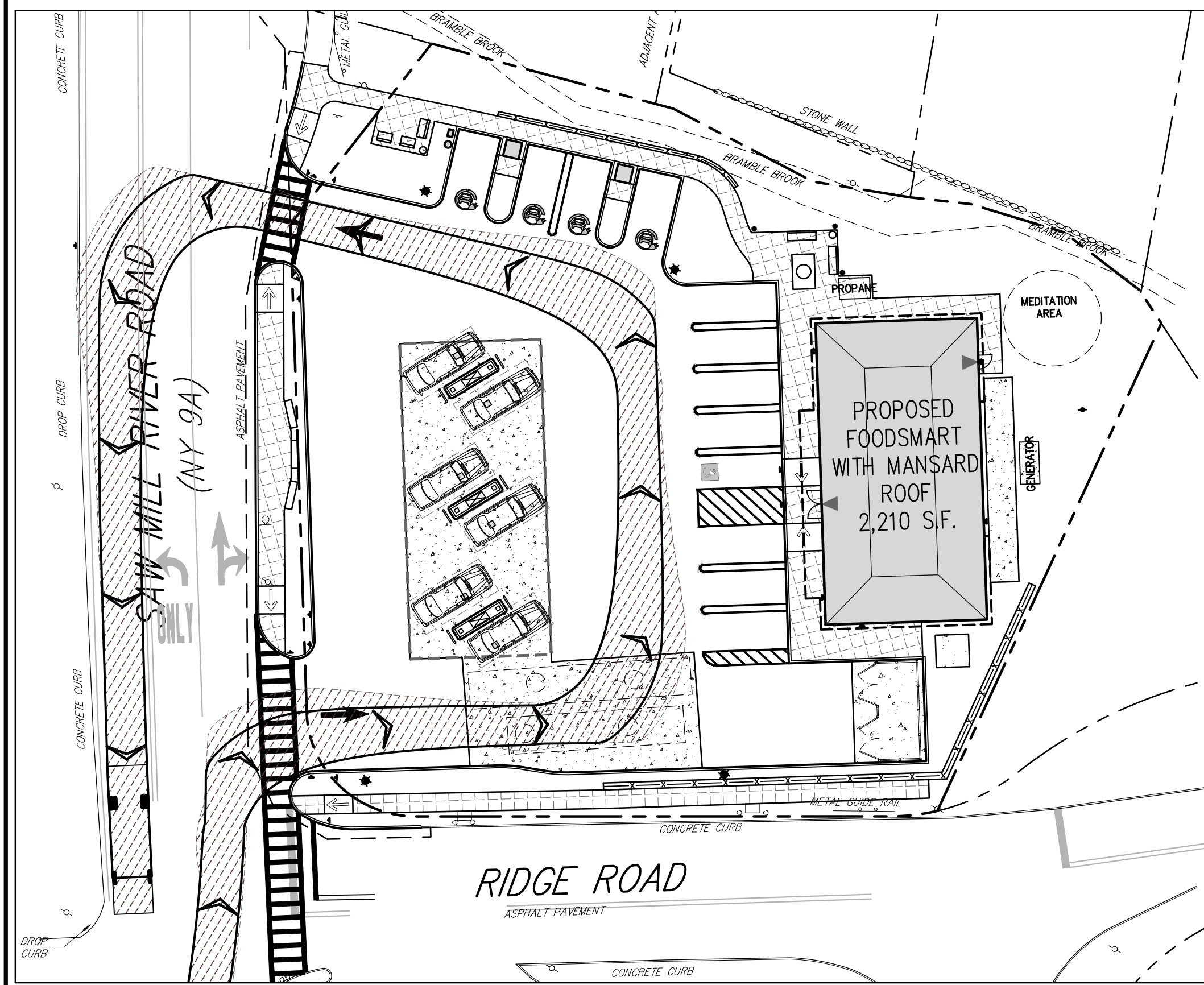




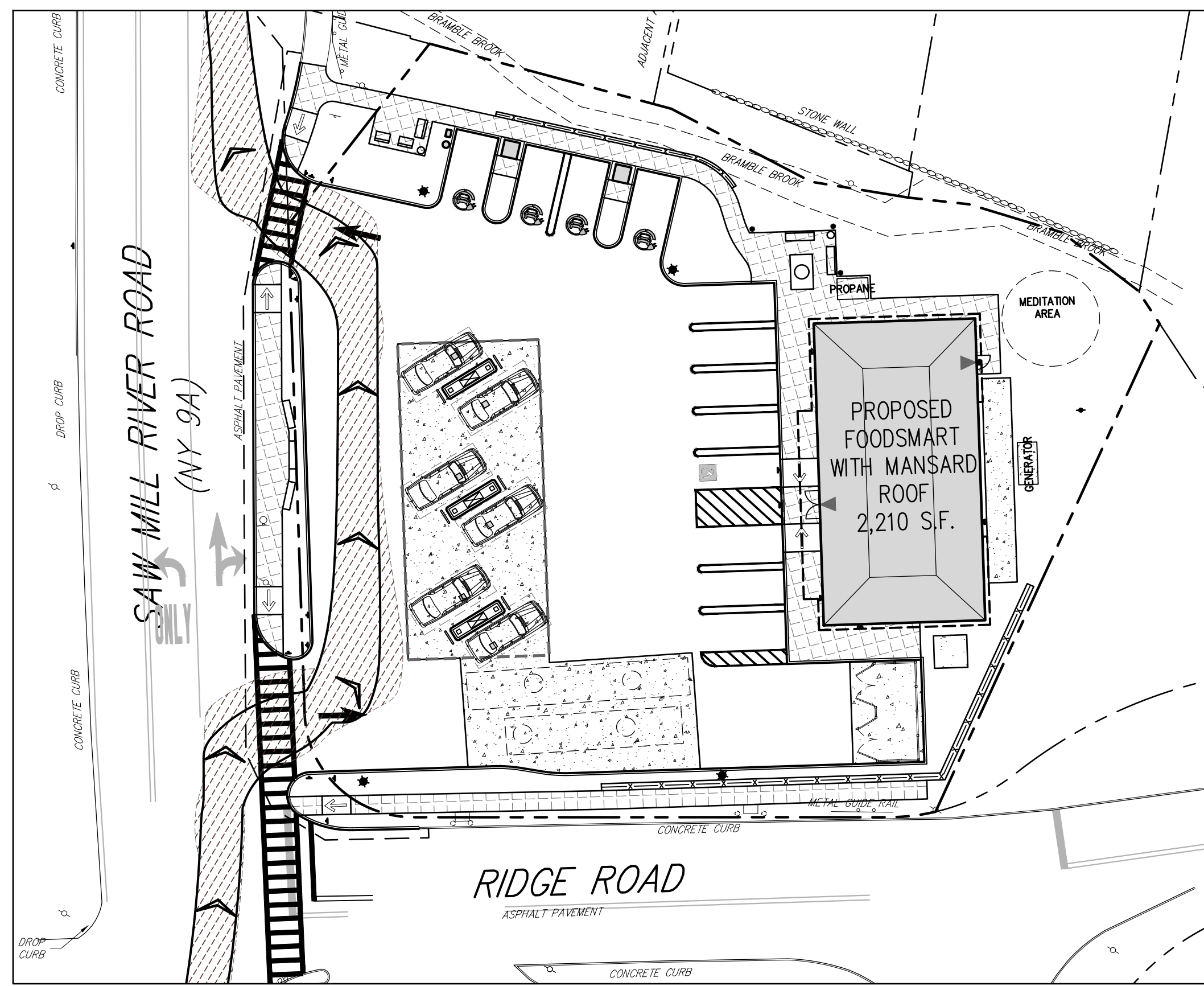
**PASSENGER VEHICLE EXITING PUMPS  
TURNING ANALYSIS**



**PASSENGER VEHICLE TURNING ANALYSIS**

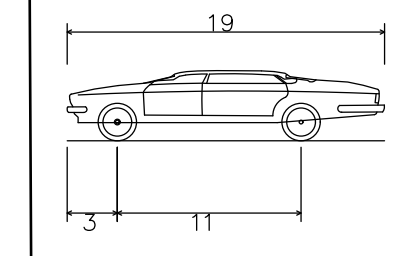


**FIRE TRUCK CIRCULATING SITE TURNING  
ANALYSIS**

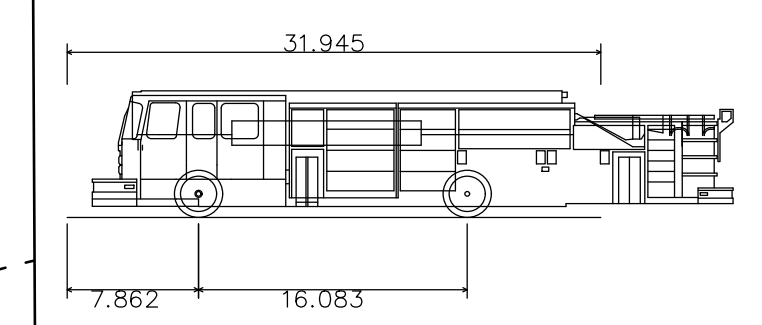


**FIRE TRUCK CIRCULATING SITE TURNING  
ANALYSIS**

**VEHICLE  
PROFILES**



P - Passenger Car  
 Overall Length 19.00ft  
 Overall Width 7.00ft  
 Overall Body Height 4.30ft  
 Min Body Ground Clearance 1.115ft  
 Track Width 6.00ft  
 Lock-to-lock time 4.00s  
 Max Steering Angle (Virtual) 31.60°



SPARTAN GLADIATOR MFD 10RR  
 Overall Length 31.945ft  
 Overall Width 7.862ft  
 Overall Body Height 16.083ft  
 Min Body Ground Clearance 0.670ft  
 Track Width 8.250ft  
 Lock-to-lock time 5.00s  
 Max Wheel Angle 45.00°

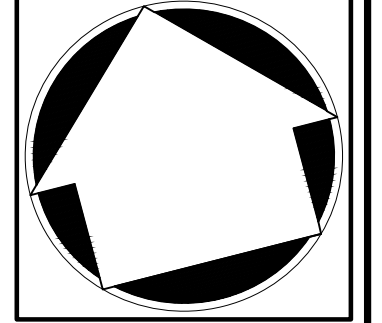
**NOT FOR CONSTRUCTION**

COPYRIGHT © 2023 by JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of JMC. Any unauthorized use or reproduction of this document is strictly prohibited.

APPLICANT/OWNER:  
**THORNWOOD FOUR CORNERS LLC.**  
 25 SAINT CHARLES STREET  
 THORNWOOD, NY 10594

ARCHITECT:  
**GK+A ARCHITECTS, PC**  
 36 AMES AVENUE  
 RUTHERFORD, NEW JERSEY 07070

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.jmcpic.com



**TURNING ANALYSIS PLAN**

**GAS STATION / CONVENIENCE MARKET**  
 657 SAW MILL RIVER ROAD  
 VILLAGE OF ARDSLEY, NEW YORK

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

No.	Revision	Date	By
1.	REVISED PER BOARD OF TRUSTEES COMMENTS	01/31/2024	RB

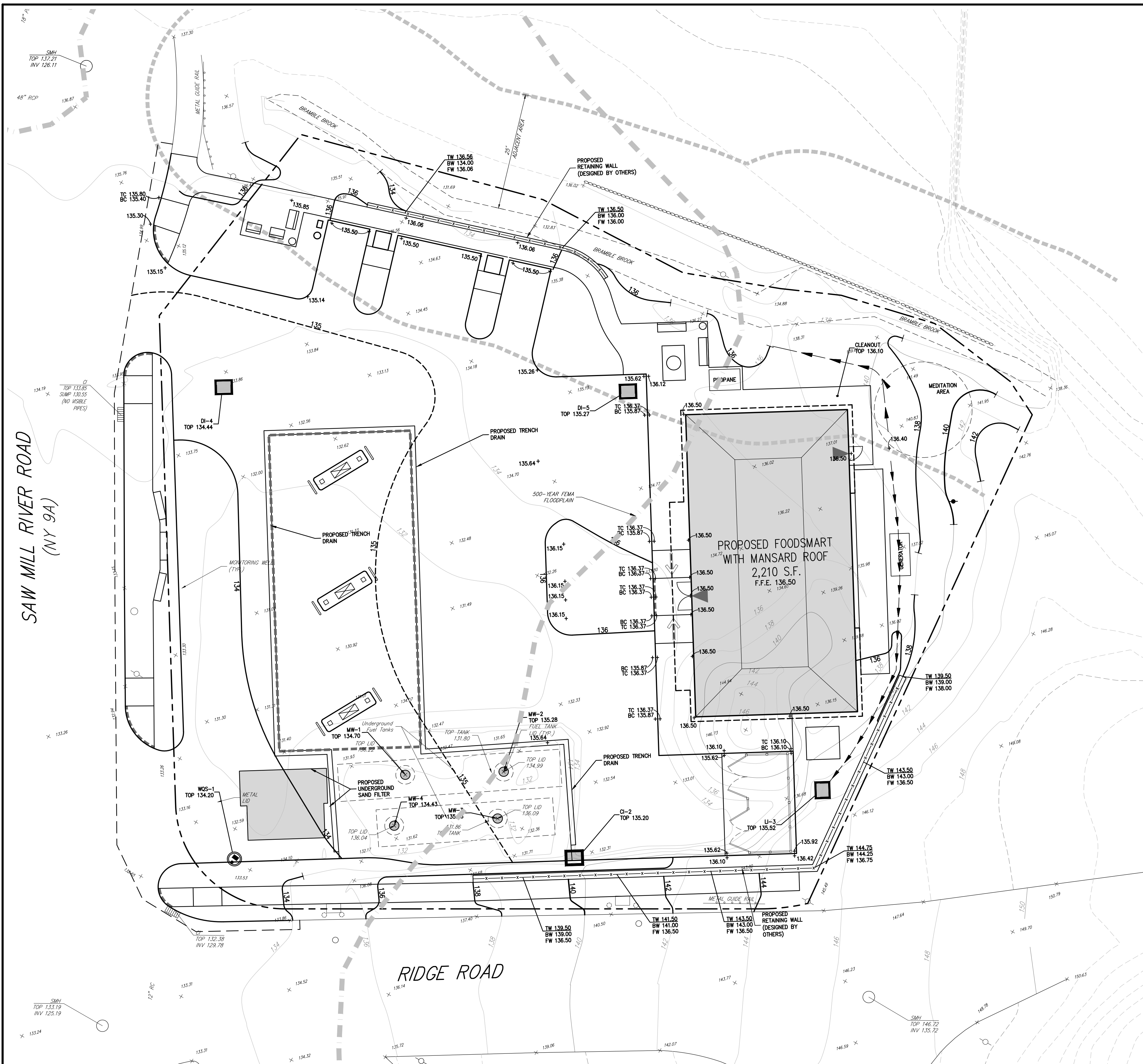
Previous Editions Obsolete

Drawn: **KRM** Approved: **RJP**  
 Scale: **1" = 20'**  
 Date: **05/26/2020**  
 Project No: **18175**  
 18175-05 C-120-W06 TA-VH10r  
 Drawing No:  
**C-120**



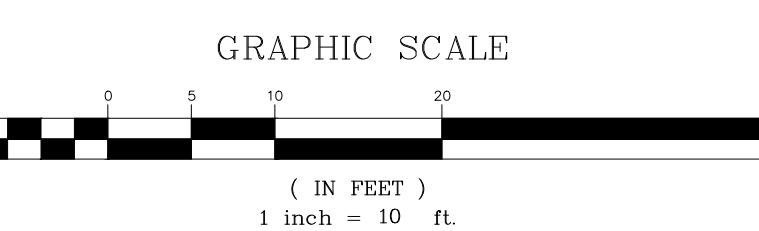
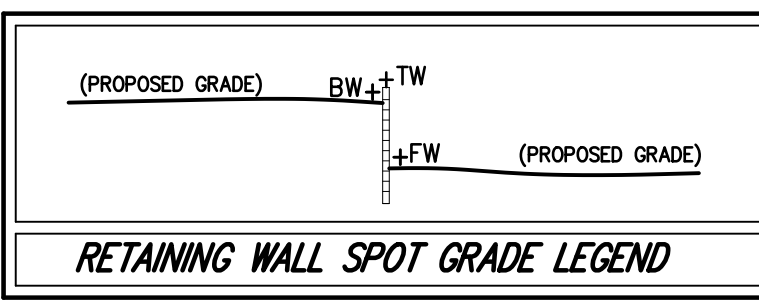
**NOT FOR CONSTRUCTION**

COPYRIGHT © 2023 BY JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of JMC. Any modification or alteration to this document without the prior written permission of JMC is strictly prohibited.



LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	FORMER PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING WATERCOURSE
	EXISTING WATERCOURSE BUFFER
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING UTILITY POLE
	EXISTING SIGN
	EXISTING FUEL MANWAY
	PROPOSED TYPE CI DRAIN INLET
	PROPOSED TYPE DI OR LI DRAIN INLET
	PROPOSED BUILDING LINE
	PROPOSED EDGE OF PAVEMENT/CURB LINE
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DROP CURB AND RAMP
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SPOT GRADE
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED GUIDE RAIL
	FEMA 500-YEAR FLOOD LINE

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED "TOPOGRAPHY OF PROPERTY" PREPARED BY THOMAS C. MERRITT'S LAND SURVEYORS, P.C., LAST REVISED 11/17/2020.
  - EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN SUPPLEMENTED UTILIZING NEW YORK STATE GIS CLEARINGHOUSE ORTHOMAGERY. THIS INFORMATION SHOULD BE CONSIDERED APPROXIMATE AND USED FOR PLANNING PURPOSES ONLY.
  - EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE ALSO BEEN SUPPLEMENTED WITH INFORMATION FROM "SITE LOCATION PLAN" PREPARED BY DRE ENVIRONMENTAL, INC., DATED 11/1/2016.
  - ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
  - THE FEMA 100-YEAR BASE FLOOD ELEVATION IS 132.33.
  - THE CONSTRUCTION OF ALL WALLS GREATER THAN FOUR (4) FEET IN HEIGHT SHALL BE INSPECTED AND CERTIFIED TO THEIR COMPLIANCE WITH THE APPROVED DESIGN BY THE DESIGN PROFESSIONAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY/COMPLETION.



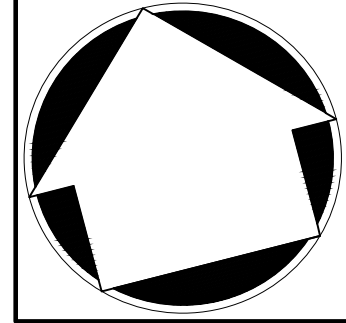
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

No.	Revision	Date	By
1.	PLANNING BOARD & BAR SUBMISSION	03/30/2021	MTP
2.	RESPOND TO VILLAGE COMMENTS	12/01/2021	SPG
3.	REVISED PER TOWN COMMENTS	01/13/2022	CDF
4.	REVISED PER BOARD OF TRUSTEES COMMENTS	12/01/2023	SMN
5.	REVISED PER BOARD OF TRUSTEES COMMENTS	01/31/2024	RB

APPLICANT/OWNER:  
**THORNWOOD FOUR CORNERS LLC.**  
 25 SAINT CHARLES STREET  
 THORNWOOD, NY 10594

ARCHITECT:  
**GK+A ARCHITECTS, PC**  
 36 AMES AVENUE  
 RUTHERFORD, NEW JERSEY 07070

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.jmcpic.com



**GRADING PLAN**

**GAS STATION / CONVENIENCE MARKET**  
 657 SAW MILL RIVER ROAD  
 VILLAGE OF ARDSLEY, NEW YORK

Scale: 1" = 10'  
 Date: 05/26/2020  
 Project No: 18175  
 1875-9E C-200-040 GR40.scr  
 Drawing No:

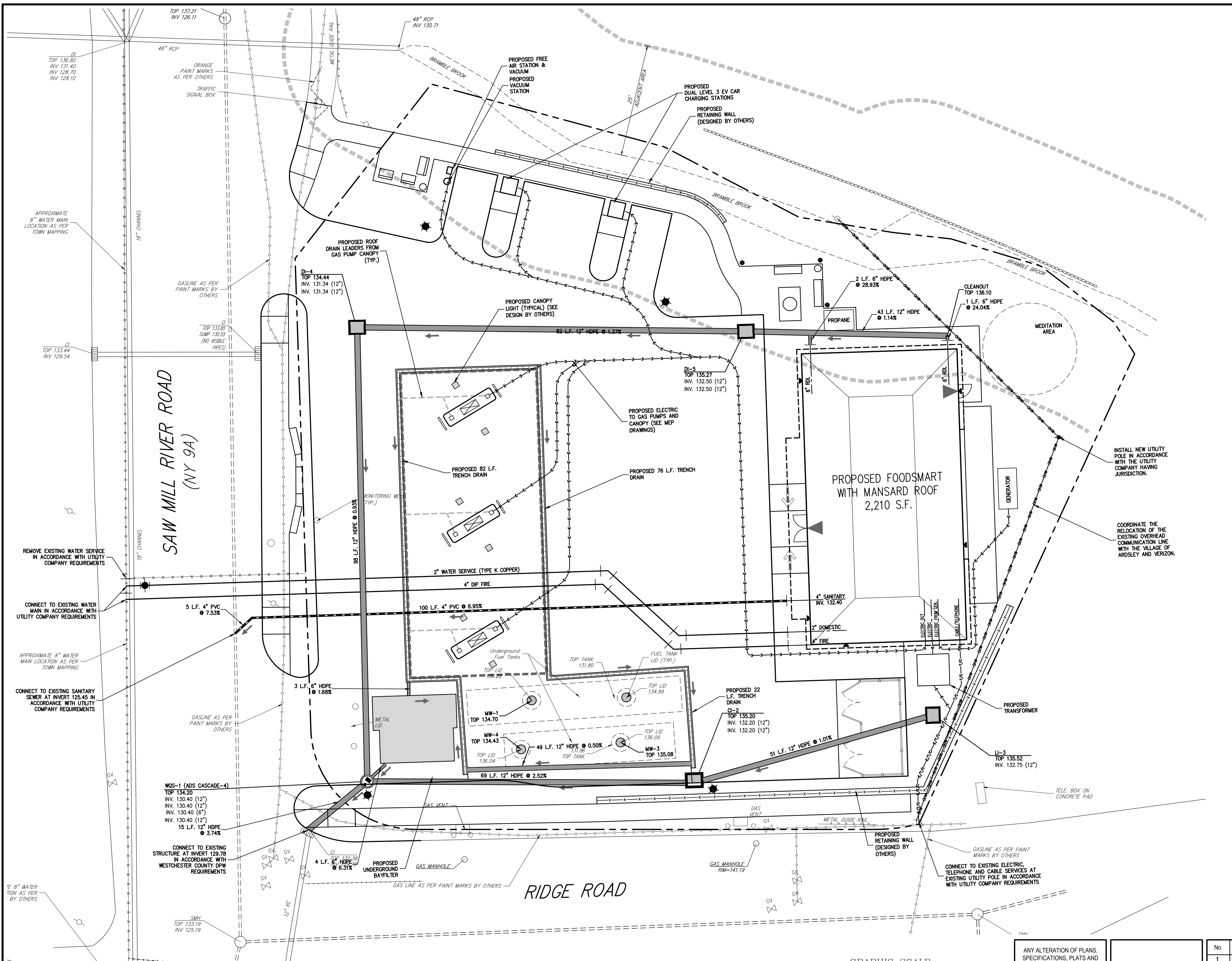
Drawn: **KRM** Approved: **RJP**  
**C-200**

Previous Editions Obsolete



NOT FOR CONSTRUCTION

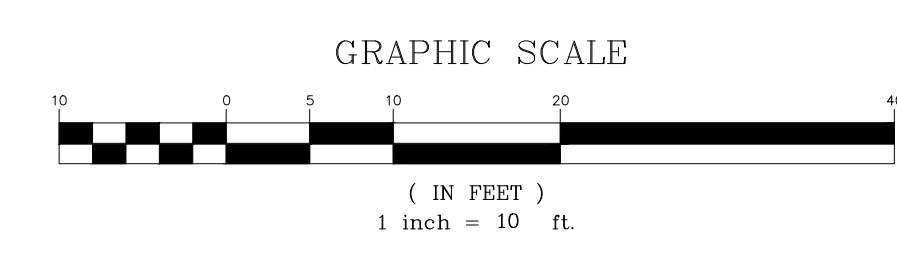
Copyright © 2023 by JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of JMC. Any modification or alteration to this document without the prior written permission of JMC may be void and invalid.



**LEGEND**

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- FORMER PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING WATERCOURSE
- EXISTING WATERCOURSE BUFFER
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING STORM DRAIN LINE AND SIZE
- EXISTING SANITARY LINE AND SIZE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING BOLLARD
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- PROPOSED BUILDING LINE
- PROPOSED EDGE OF PAVEMENT/CURB LINE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DROP CURB AND RAMP
- PROPOSED FUEL MANWAY
- PROPOSED WATER QUALITY STRUCTURE
- PROPOSED TYPE CI DRAIN INLET
- PROPOSED TYPE DI OR LI DRAIN INLET
- PROPOSED TRENCH DRAIN
- PROPOSED STORM DRAIN LINE AND SIZE
- PROPOSED SANITARY SEWER LINE & SIZE
- PROPOSED WATER LINE & SIZE
- PROPOSED ELECTRIC LINE
- PROPOSED TELEPHONE/CABLE LINE
- PROPOSED ELECTRIC/TELEPHONE/CABLE
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)

- NOTES**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHY OF PROPERTY," PREPARED BY THOMAS C. MERRITS LAND SURVEYORS, P.C., LAST REVISED 11/17/2020.
  - EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN SUPPLEMENTED UTILIZING NEW YORK STATE GIS CLEARINGHOUSE ORTHOMAGERY. THIS INFORMATION SHOULD BE CONSIDERED APPROXIMATE AND USED FOR PLANNING PURPOSES ONLY.
  - EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE ALSO BEEN SUPPLEMENTED WITH INFORMATION FROM "SITE LOCATION PLAN" PREPARED BY DRE ENVIRONMENTAL, INC., DATED 11/01/2016.
  - UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYETHYLENE GLYCOL PIPE (PE) 300-35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212.
  - UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE CEMENT-LINED DUCTILE IRON PIPE (DIP), CLASS 54, WITH PUSH-ON JOINTS AND FIELD-LOK GASKETS IN ACCORDANCE WITH AWWA C-150, C-151, C-104 AND C-111.
  - ALL COPPER SERVICE LINES SHALL BE SEAMLESS TYPE "K" COPPER IN ACCORDANCE WITH ASTM-88 WITH COMPRESSION OR FLARED JOINTS.
  - ELECTRIC, TELEPHONE, AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
  - CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4 FEET OF COVER OVER ALL WATER MAINS.
  - CONTRACTOR SHALL MAINTAIN MINIMUM HORIZONTAL AND VERTICAL CROSSING DISTANCES PER THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH REQUIREMENTS. IF MINIMUM DISTANCES CANNOT BE MAINTAINED, THE CONTRACTOR SHALL USE CONTROLLED LOW STRENGTH MATERIAL FOR BACKFILL AROUND CROSSINGS.
  - ALL UTILITY CONNECTIONS AT BUILDING SHALL BE COORDINATED WITH THE PLUMBING, MECHANICAL AND ELECTRICAL BUILDING CONTRACTORS.
  - SEE DRAWINGS FROM OTHERS FOR DESIGN OF UTILITY CONNECTIONS, CONDUITS, WIRING, ETC. FOR SITE LIGHTING Pylon SIGN, OTHER ILLUMINATED SIGNAGE, AIR/VACUUM MACHINE, PROPANE FUELING, AND GENERATOR CONNECTIONS.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL UTILITY CONNECTIONS/EXTENSIONS/RELOCATIONS WITH APPROPRIATE UTILITY COMPANIES AS REQUIRED. INSTALLATION OF ALL UTILITIES SHALL CONFORM TO UTILITY COMPANY REQUIREMENTS.
  - ALL FUELING RELATED FACILITIES/EQUIPMENT TO BE DESIGNED AND PERMITTED BY OTHERS. CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT ALL PETROLEUM DISPENSING AND STORAGE SYSTEMS TO ENSURE THAT CONSTRUCTION IS IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, CODES, RULES AND ORDINANCES.



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

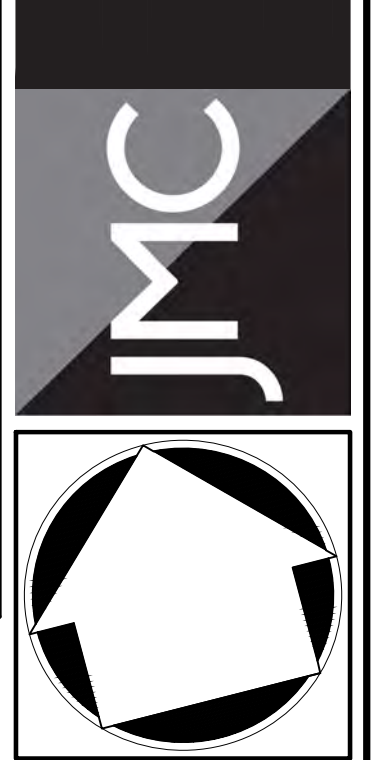
No.	Revision	Date	By
1.	REVISED PER TOWN COMMENTS	01/13/2022	CDP
2.	REVISED PER BOARD OF TRUSTEES COMMENTS	12/01/2023	SMN
3.	LIGHTING REVISIONS	12/13/2023	DK
4.	REVISED PER BOARD OF TRUSTEES COMMENTS	01/31/2024	RB

Previous Editions Obsolete

APPLICANT/OWNER:  
**THORNWOOD FOUR CORNERS LLC.**  
25 SAINT CHARLES STREET  
THORNWOOD, NY 10594

ARCHITECT:  
**GK+A ARCHITECTS, PC**  
36 AMES AVENUE  
RUTHERFORD, NEW JERSEY 07070

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.jmcpic.com

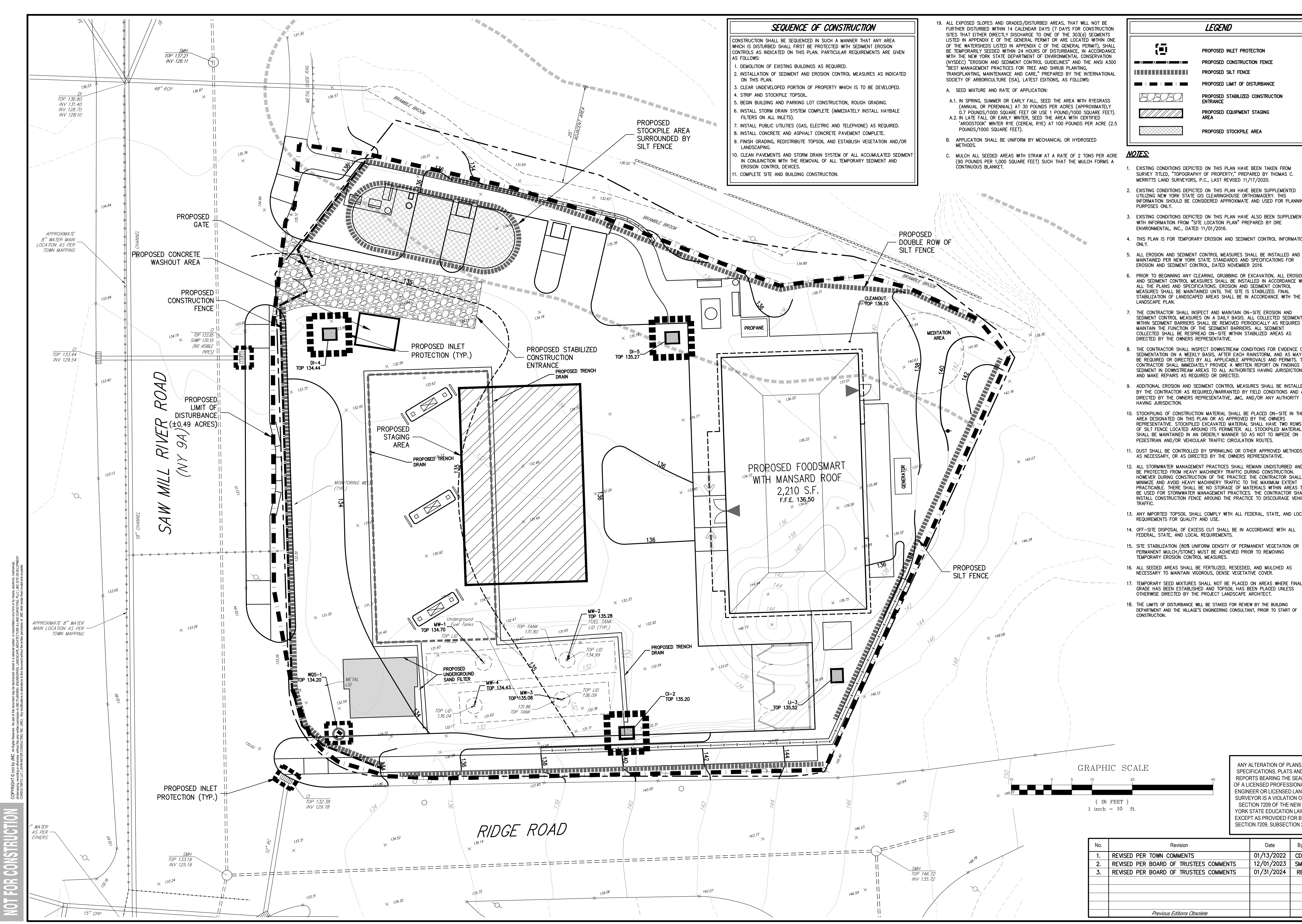


**UTILITIES PLAN**

**GAS STATION / CONVENIENCE MARKET**  
657 SAW MILL RIVER ROAD  
VILLAGE OF ARDSLEY, NEW YORK

Drawn: **KRM** Approved: **RJP**  
Scale: **1" = 10'**  
Date: **05/26/2020**  
Project No: **18175**  
1815-SE C-300-UTIL UTIL.dwg  
Drawing No:  
**C-300**





**SEQUENCE OF CONSTRUCTION**

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN. PARTICULAR REQUIREMENTS ARE GIVEN AS FOLLOWS:

- DEMOLITION OF EXISTING BUILDINGS AS REQUIRED.
- INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN.
- CLEAR UNDEVELOPED PORTION OF PROPERTY WHICH IS TO BE DEVELOPED.
- STRIP AND STOCKPILE TOPSOIL.
- BEGIN BUILDING AND PARKING LOT CONSTRUCTION, ROUGH GRADING.
- INSTALL STORM DRAIN SYSTEM COMPLETE (IMMEDIATELY INSTALL HAYBALE FILTERS ON ALL INLETS).
- INSTALL PUBLIC UTILITIES (GAS, ELECTRIC AND TELEPHONE) AS REQUIRED.
- INSTALL CONCRETE AND ASPHALT CONCRETE PAVEMENT COMPLETE.
- FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION AND/OR LANDSCAPING.
- CLEAN PAVEMENTS AND STORM DRAIN SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.
- COMPLETE SITE AND BUILDING CONSTRUCTION.

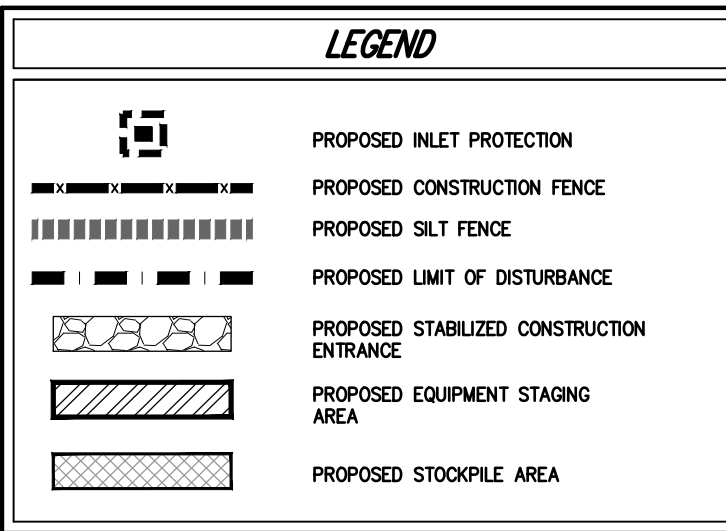
19. ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 14 CALENDAR DAYS (7 DAYS FOR CONSTRUCTION SITES THAT EITHER DIRECTLY DISCHARGE TO ONE OF THE 303(d) SEGMENTS LISTED IN APPENDIX E OF THE GENERAL PERMIT OR ARE LOCATED WITHIN ONE OF THE WATERSHEDS LISTED IN APPENDIX C OF THE GENERAL PERMIT), SHALL BE TEMPORARILY SEEDED WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) "EROSION AND SEDIMENT CONTROL GUIDELINES" AND THE ANSI A300 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:

A. SEED MIXTURE AND RATE OF APPLICATION:

- IN SPRING, SUMMER OR EARLY FALL, SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRE (APPROXIMATELY 0.7 POUNDS/1000 SQUARE FEET) OR USE 1 POUND/1000 SQUARE FEET.
- IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED "AROSTOOK" WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).

B. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.

C. MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.



- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHY OF PROPERTY," PREPARED BY THOMAS C. MERRITS LAND SURVEYORS, P.C., LAST REVISED 11/27/2020.
  - EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN SUPPLEMENTED UTILIZING NEW YORK STATE GIS CLEARINGHOUSE ORTHOPHOTOGRAPHY. THIS INFORMATION SHOULD BE CONSIDERED APPROXIMATE AND USED FOR PLANNING PURPOSES ONLY.
  - EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE ALSO BEEN SUPPLEMENTED WITH INFORMATION FROM "SITE LOCATION PLAN" PREPARED BY DRE ENVIRONMENTAL, INC., DATED 11/01/2016.
  - THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.
  - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED PER NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, DATED NOVEMBER 2016.
  - PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
  - THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON-SITE EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY AS REQUIRED TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE RESPAVED ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS REPRESENTATIVE.
  - THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS. AFTER EACH DISTURBANCE, AND AS MAY BE REQUIRED OR DIRECTED BY ALL APPLICABLE APPROVALS AND PERMITS, THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A WRITTEN REPORT ON FINDINGS OF SEDIMENT IN DOWNSTREAM AREAS TO ALL AUTHORITIES HAVING JURISDICTION AND MAKE REPAIRS AS REQUIRED OR DIRECTED.
  - ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED/WARRANTED BY FIELD CONDITIONS AND AS DIRECTED BY THE OWNERS REPRESENTATIVE, JMC, AND/OR ANY AUTHORITY HAVING JURISDICTION.
  - STOCKPILES OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA DESIGNATED ON THIS PLAN OR AS APPROVED BY THE OWNERS REPRESENTATIVE. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPEDE ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
  - DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
  - ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
  - ANY IMPORTED TOPSOIL SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS FOR QUALITY AND USE.
  - OFF-SITE DISPOSAL OF EXCESS CUT SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS.
  - SITE STABILIZATION (BOX UNIFORM DENSITY OF PERMANENT VEGETATION OR PERMANENT MULCH/STONE) MUST BE ACHIEVED PRIOR TO REMOVING TEMPORARY EROSION CONTROL MEASURES.
  - ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED, AND MULCHED AS NECESSARY TO MAINTAIN VIGOROUS, DENSE VEGETATIVE COVER.
  - TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED AND TOPSOIL HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.
  - THE LIMITS OF DISTURBANCE WILL BE STAKED FOR REVIEW BY THE BUILDING DEPARTMENT AND THE VILLAGE'S ENGINEERING CONSULTANT, PRIOR TO START OF CONSTRUCTION.

APPLICANT/OWNER:  
**THORWOOD FOUR CORNERS LLC.**  
 25 SAINT CHARLES STREET  
 THORNWOOD, NY 10594

ARCHITECT:  
**GK+A ARCHITECTS, PC**  
 36 AMES AVENUE  
 RUTHERFORD, NEW JERSEY 07070

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
 JMC Site Development Consultants, LLC  
 John Meyer Consulting, Inc.  
 120 BEDFORD ROAD • HERMON, NY 12043  
 voice 518.273.9225 • fax 518.273.2102  
 www.jmcpic.com

**JMC**

**EROSION AND SEDIMENT CONTROL PLAN**

**GAS STATION / CONVENIENCE MARKET**  
 657 SAW MILL RIVER ROAD  
 VILLAGE OF ARDSLEY, NEW YORK

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

No.	Revision	Date	By
1.	REVISED PER TOWN COMMENTS	01/13/2022	CDF
2.	REVISED PER BOARD OF TRUSTEES COMMENTS	12/01/2023	SMN
3.	REVISED PER BOARD OF TRUSTEES COMMENTS	01/31/2024	RB

Drawn: **KRM** Approved: **RJP**  
 Scale: **1" = 10'**  
 Date: **05/26/2020**  
 Project No: **18175**  
 18175-SE C-400-SE SE.ar  
 Drawing No:  
**C-400**

Previous Editions Obsolete

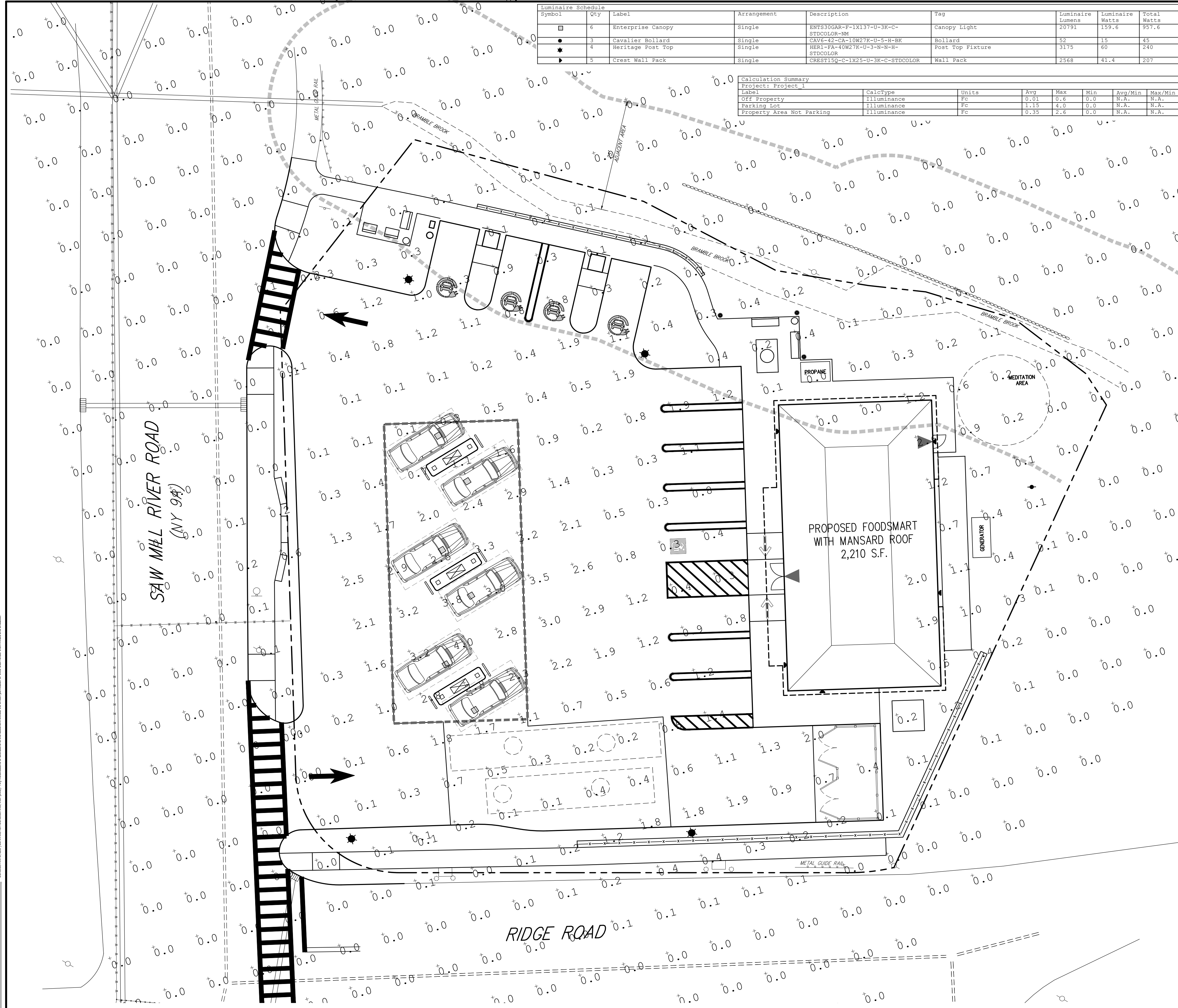
**NOT FOR CONSTRUCTION**

COPYRIGHT © 2024 BY JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of JMC. Any modification or alteration to this document without the prior written permission of JMC is strictly prohibited.



NOT FOR CONSTRUCTION

COPYRIGHT © 2024 BY JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of JMC. Any modification or alteration to this document without the prior written permission of JMC is strictly prohibited.



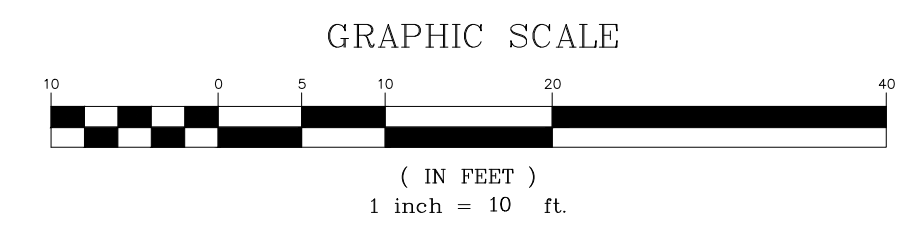
Symbol	Qty	Label	Arrangement	Description	Tag	Luminaire Lumens	Luminaire Watts	Total Watts
□	6	Enterprise Canopy	Single	ENTS10GAR-F-1X137-U-3K-C-STD-COLOR-MM	Canopy Light	20791	159.6	957.6
●	3	Cavalier Bollard	Single	CAYE-K2-CR-10W27K-U-5-H-BK	Bollard	52	15	45
★	4	Heritage Post Top	Single	HERI-FA-40W27K-U-3-N-N-H-STD-COLOR	Post Top Fixture	3175	60	240
▶	5	Crest Wall Pack	Single	CRES115G-C-1X25-U-3K-C-STD-COLOR	Wall Pack	2568	41.4	207

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Off Property	Illuminance	Fc	0.31	0.6	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	1.15	4.0	0.0	N.A.	N.A.
Property Area Not Parking	Illuminance	Fc	0.35	2.6	0.0	N.A.	N.A.

**LIGHTING LEGEND**

- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- GAS CANOPY LIGHTING (DESIGN BY OTHERS)
- ▶ WALL MOUNTED LIGHTING (MOUNTING HT. 12')
- ★ POLE MOUNTED LIGHT
- BOLLARD LIGHTING
- 0.1 NEW ILLUMINANCE IN FOOT-CANDELS

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM A SURVEY TITLED, "TOPOGRAPHY OF PROPERTY," PREPARED BY THOMAS C. MERRITTS LAND SURVEYORS, P.C., LAST REVISED 11/17/2020.
  - EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN SUPPLEMENTED UTILIZING NEW YORK STATE GIS CLEARHOUSE ORTHOPHOTOGRAPHY. THIS INFORMATION SHOULD BE CONSIDERED APPROXIMATE AND USED FOR PLANNING PURPOSES ONLY.
  - EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE ALSO BEEN SUPPLEMENTED WITH INFORMATION FROM "SITE LOCATION PLAN" PREPARED BY DRE ENVIRONMENTAL, INC., DATED 11/01/2016.
  - THE LIGHTING DESIGN SHOWN HEREON WAS PROVIDED BY SYNERGY LIGHTING AND DATED 11/10/2023.
  - ALL PROPOSED LIGHTING SHALL BE DARK SKY COMPLIANT.



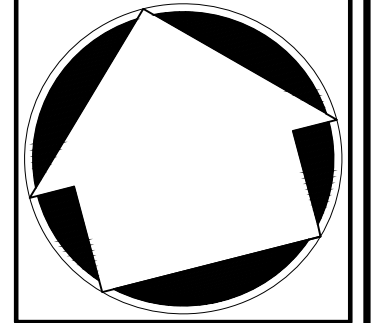
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

No.	Revision	Date	By
1.	REVISED PER BOARD OF TRUSTEES COMMENTS	12/01/2023	SMN
2.	LIGHTING REVISIONS	12/13/2023	DK
3.	REVISED PER BOARD OF TRUSTEES COMMENTS	01/31/2024	RB

APPLICANT/OWNER:  
**THORNWOOD FOUR CORNERS LLC.**  
25 SAINT CHARLES STREET  
THORNWOOD, NY 10594

ARCHITECT:  
**GK+A ARCHITECTS, PC**  
36 AMES AVENUE  
RUTHERFORD, NEW JERSEY 07070

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.jmcpic.com



**LIGHTING PLAN**

**GAS STATION / CONVENIENCE MARKET**  
657 SAW MILL RIVER ROAD  
VILLAGE OF ARDSLEY, NEW YORK

Drawn: **KRM** Approved: **RJP**  
Scale: **1" = 10'**  
Date: **05/26/2020**  
Project No: **18175**  
Drawing No: **C-600-LIGHT** LIGHT.scr  
**C-600**  
*Previous Editions Obsolete*

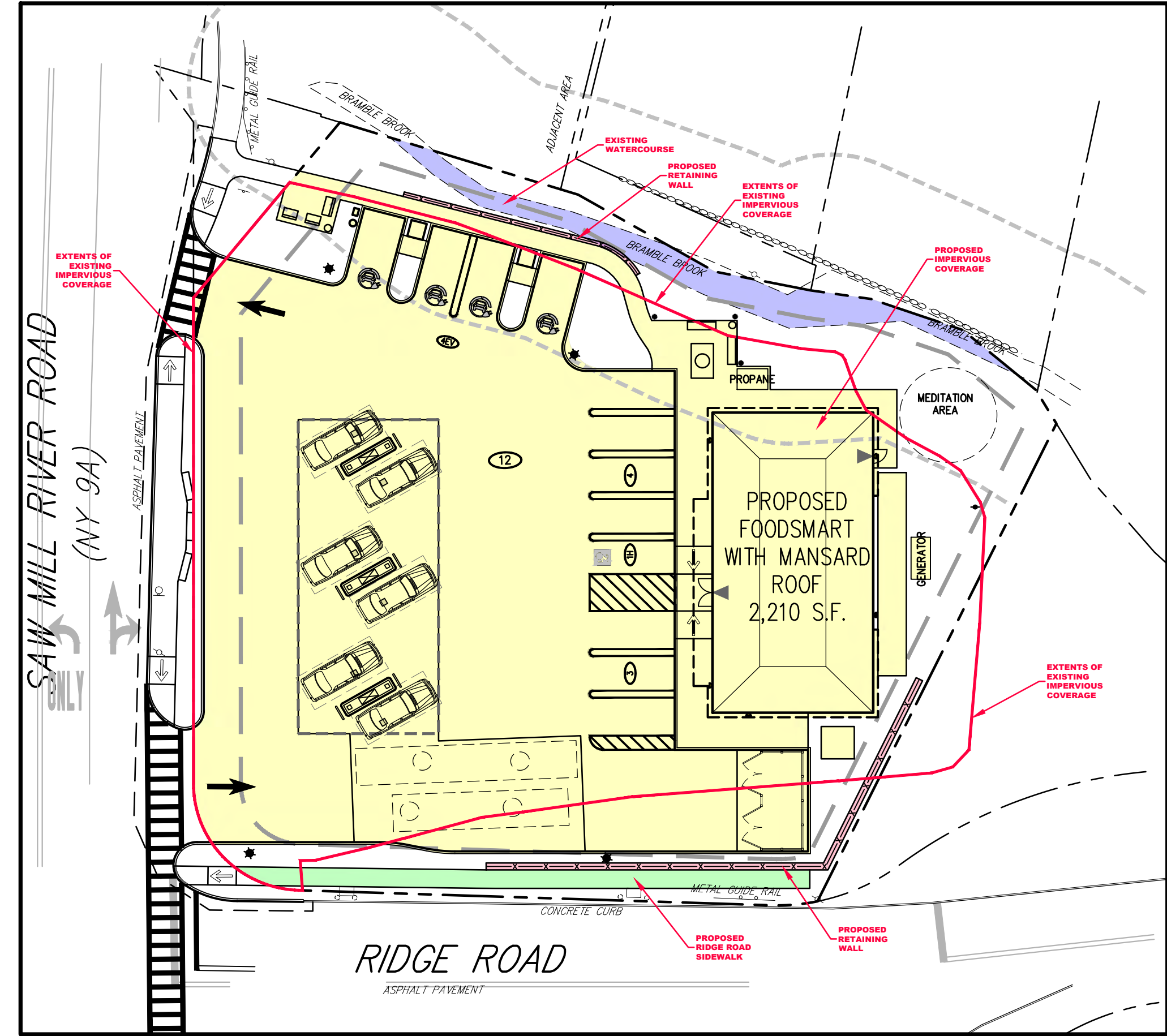


NOT FOR CONSTRUCTION

COPYRIGHT © 2023 BY JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of JMC. Any modification or alteration to this document without the prior written consent of JMC is prohibited.



**EXISTING CONDITIONS**  
 IMPERVIOUS COVERAGE BREAKDOWN  
 WATERCOURSE — 656 SF  
 PAVED SURFACES/BUILDINGS — 18,620 SF  
**TOTAL IMPERVIOUS COVERAGE — 19,276 SF**



**PROPOSED CONDITIONS**  
 IMPERVIOUS COVERAGE BREAKDOWN  
 WATERCOURSE — 656 SF  
 RETAINING WALL — 228 SF  
 RIDGE ROAD SIDEWALK — 474 SF  
 CONVENIENCE MART — 2,210 SF  
 PAVED SURFACES/SIDEWALKS — 14,911 SF  
**TOTAL IMPERVIOUS COVERAGE — 18,479 SF**  
**A NET REDUCTION OF 797 SF (4.1%)**

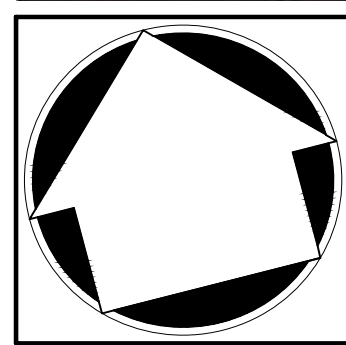
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

No.	Revision	Date	By
1.	REVISED PER BOARD OF TRUSTEES COMMENTS	01/31/2024	RB

Previous Editions Obsolete

Drawn: **KRM** Approved: **RJP**  
 Scale: **1" = 20'**  
 Date: **01/31/2024**  
 Project No: **18175**  
 1875-SE C-700-MP MP/ls  
 Drawing No:  
**C-700**

**IMPERVIOUS COVERAGE COMPARISON MAP**  
 GAS STATION / CONVENIENCE MARKET  
 657 SAW MILL RIVER ROAD  
 VILLAGE OF ARDSLEY, NEW YORK

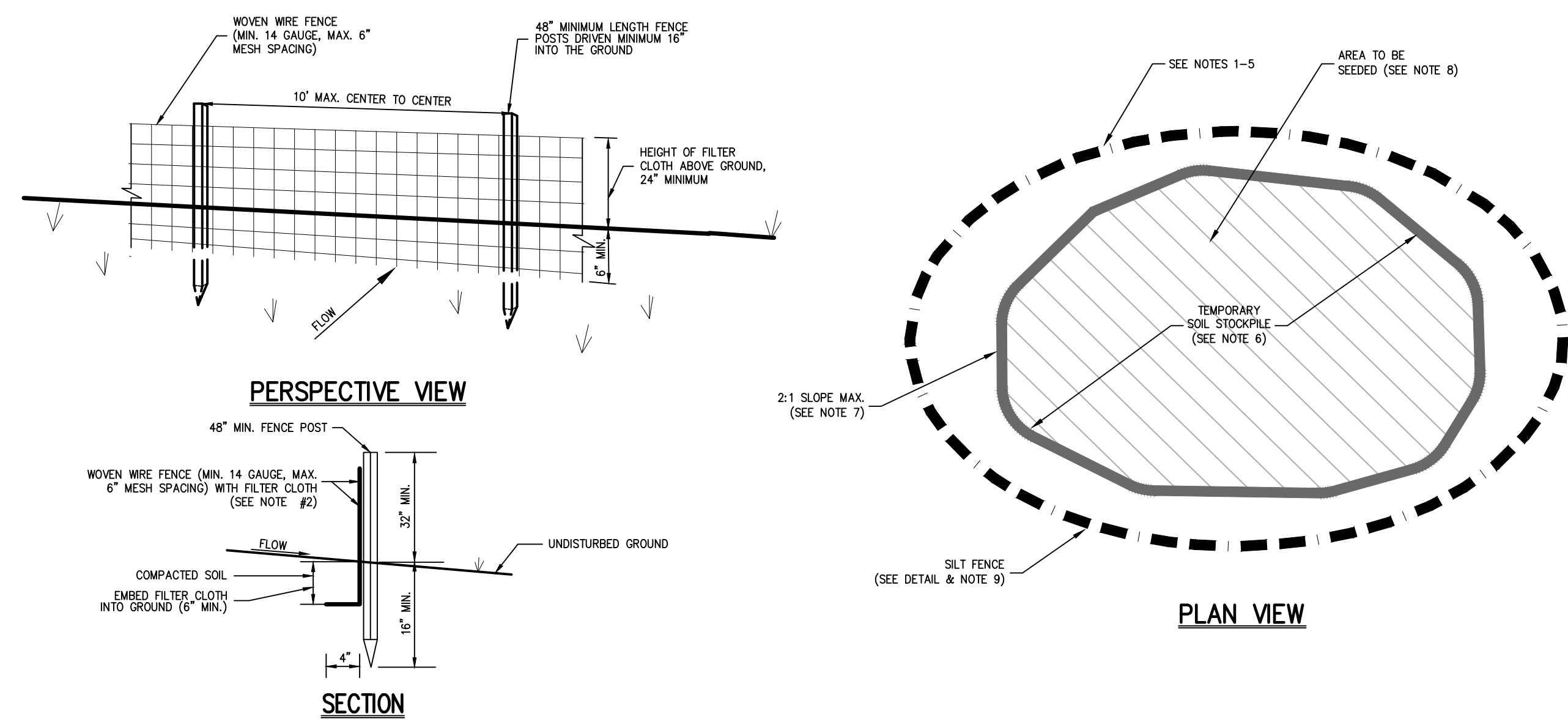


**JMC**

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.jmcpic.com

APPLICANT/OWNER:  
**THORNWOOD FOUR CORNERS LLC.**  
 25 SAINT CHARLES STREET  
 THORNWOOD, NY 10594  
 ARCHITECT:  
**GK+A ARCHITECTS, PC**  
 36 AMES AVENUE  
 RUTHERFORD, NEW JERSEY 07070

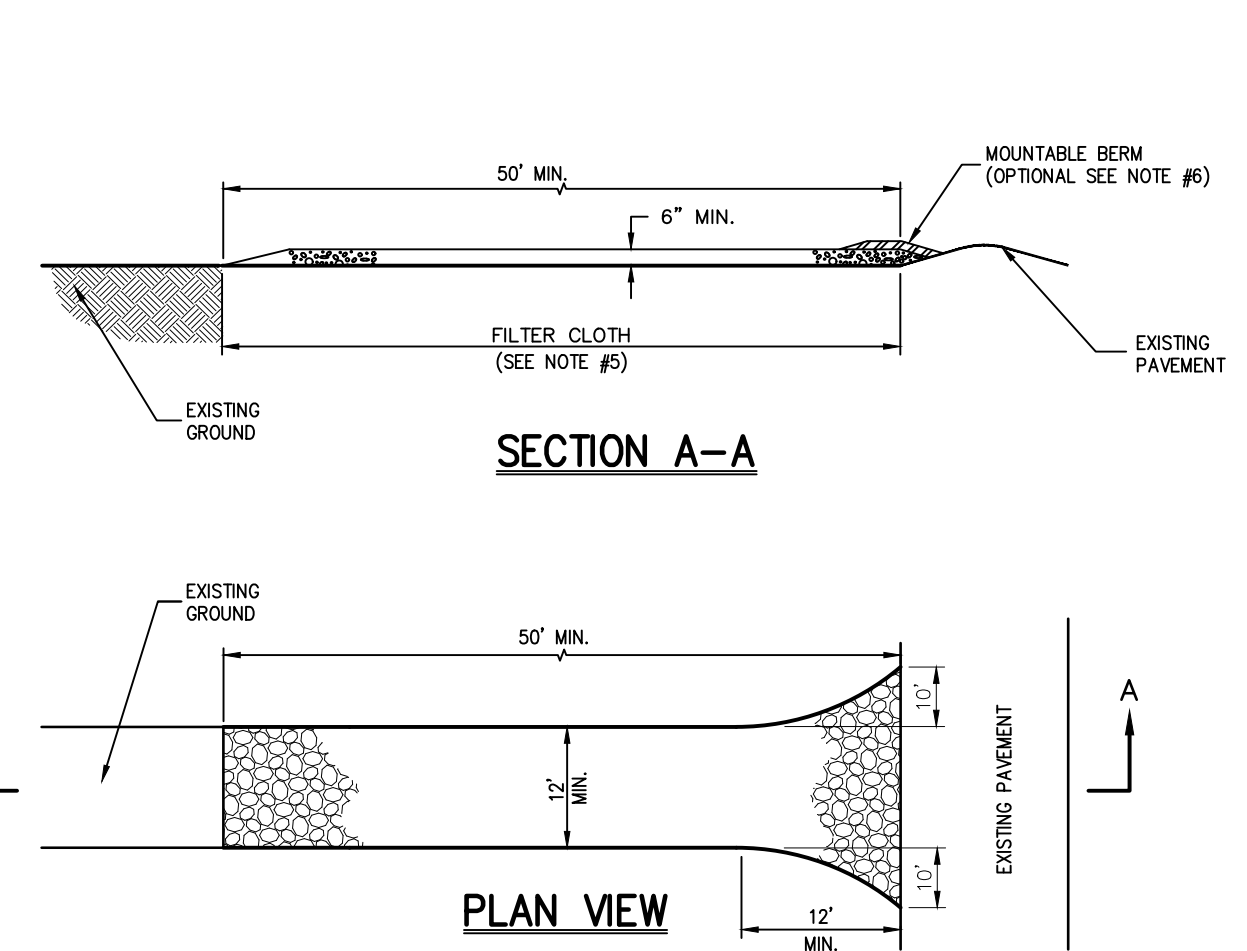




- NOTES:**
- WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER T OR U TYPE OR HARDWOOD.
  - FILTER CLOTH SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
  - 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, STABUNKA THORN, OR APPROVED EQUAL.
  - PREFABRICATED UNITS SHALL BE GEOTAB, ENVIROFENCE, OR APPROVED EQUAL.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
  - THE AREA CHOSEN FOR ALL TEMPORARY SOIL STOCKPILES SHALL BE DRY AND STABLE.
  - ALL STOCKPILED SOIL SHALL NOT CONTAIN SLOPES GREATER THAN 2:1.
  - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SEEDED WITHIN 24 HOURS. PERENNIAL OR ANNUAL RYEGRASS SHALL BE PLANTED DURING SPRING, SUMMER OR EARLY FALL. WINTER RYE (CERIAL RYE) SHALL BE PLANTED DURING LATE FALL OR EARLY WINTER.
  - ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED AROUND THE PERIMETER.

**TEMPORARY SOIL STOCKPILE WITH SILT FENCE**

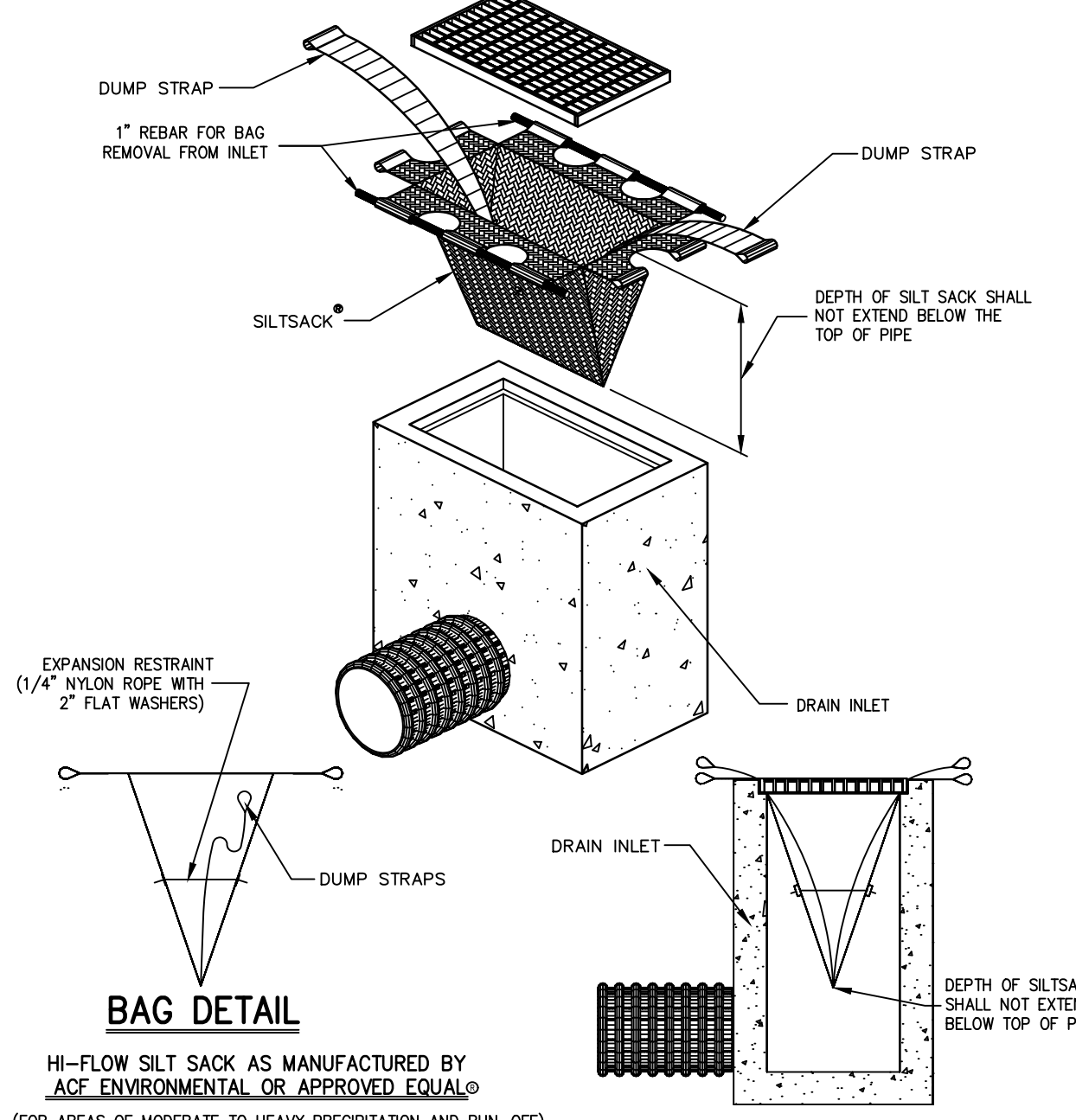
1



- NOTES:**
- STONE SIZE - USE 1" TO 4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
  - LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
  - THICKNESS - NOT LESS THAN SIX (6) INCHES.
  - WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
  - FILTER CLOTH TO BE PLACED OVER THE ENTIRE WIDTH AND LENGTH OF AREA PRIOR TO PLACING OF STONE.
  - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
  - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
  - WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

**STABILIZED CONSTRUCTION ENTRANCE**

2



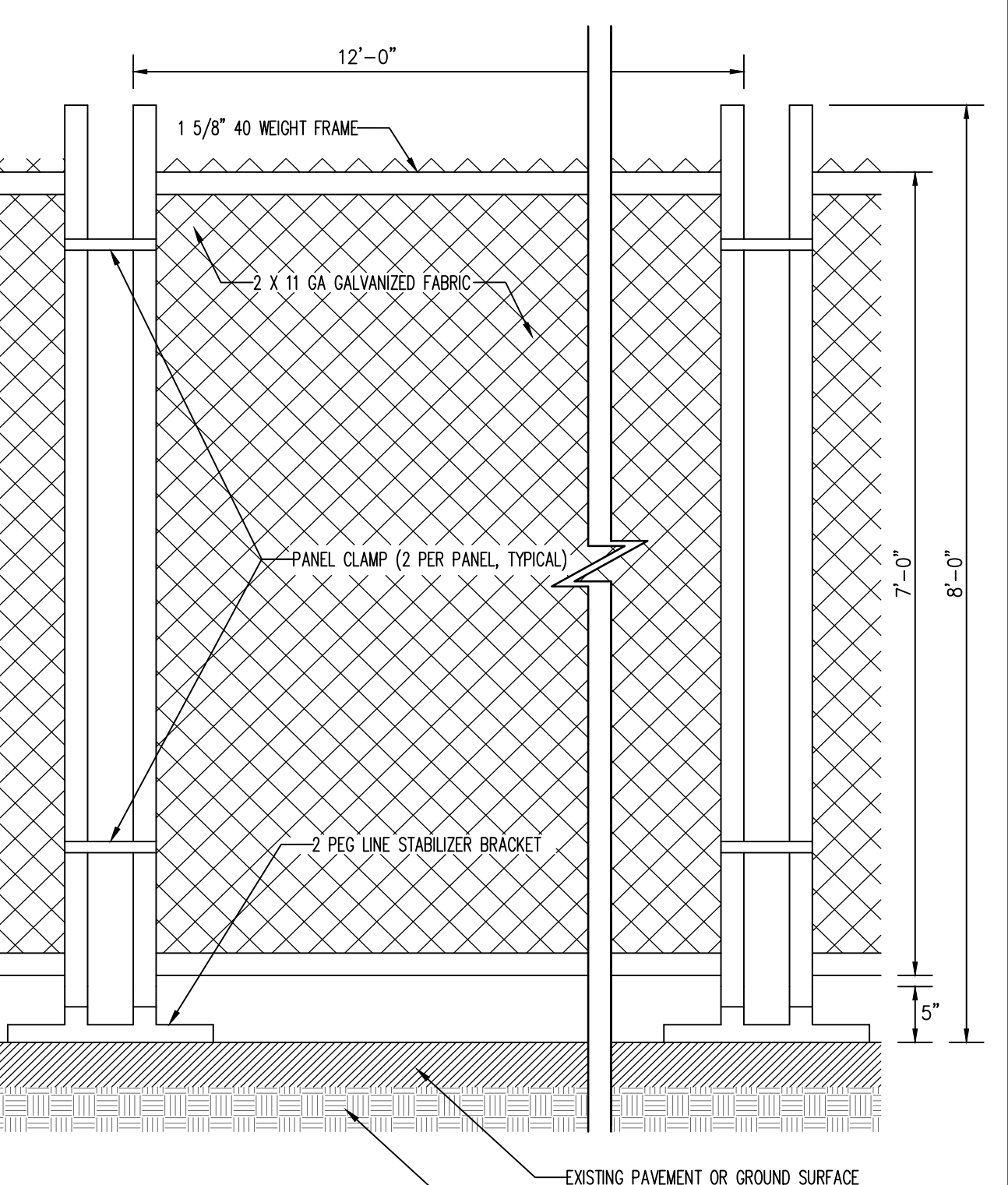
**HI-FLOW SILT SACK AS MANUFACTURED BY AC ENVIRONMENTAL OR APPROVED EQUAL**  
(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4633	135 LBS
MULLEN BURST	ASTM D-3796	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/50 FT
PERMITIVITY	ASTM D-4491	1.5 SEC -1

**NOTE:**  
CURB INLETS SHALL BE TYPE B WITH CURB DEFLECTOR.

**SILT SACK**

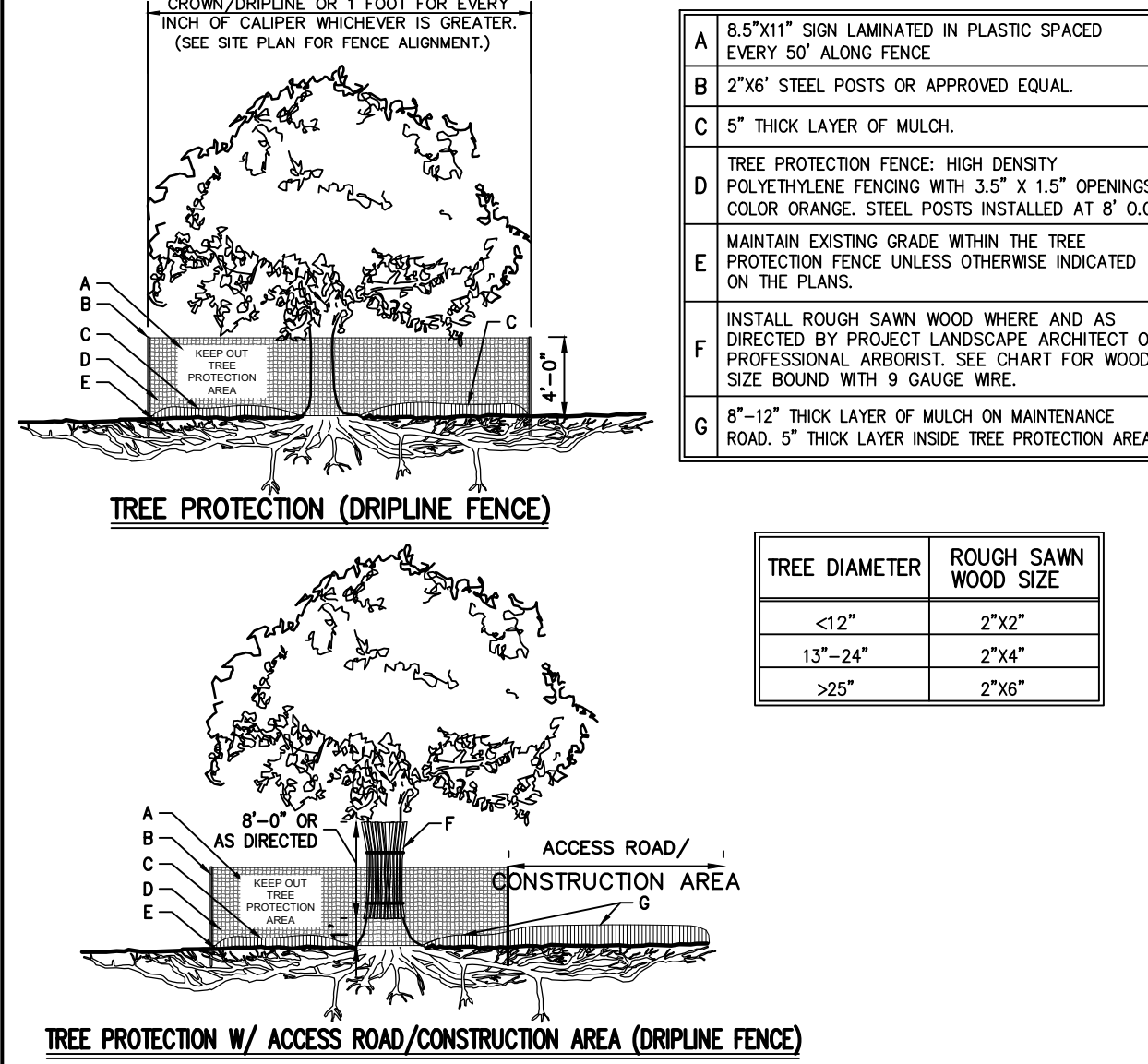
3



**NOTE:**  
STABILIZED BRACKET TO BE HOT DIPPED GALVANIZED STEEL PIPE.

**TEMPORARY CHAIN LINK CONSTRUCTION FENCE**

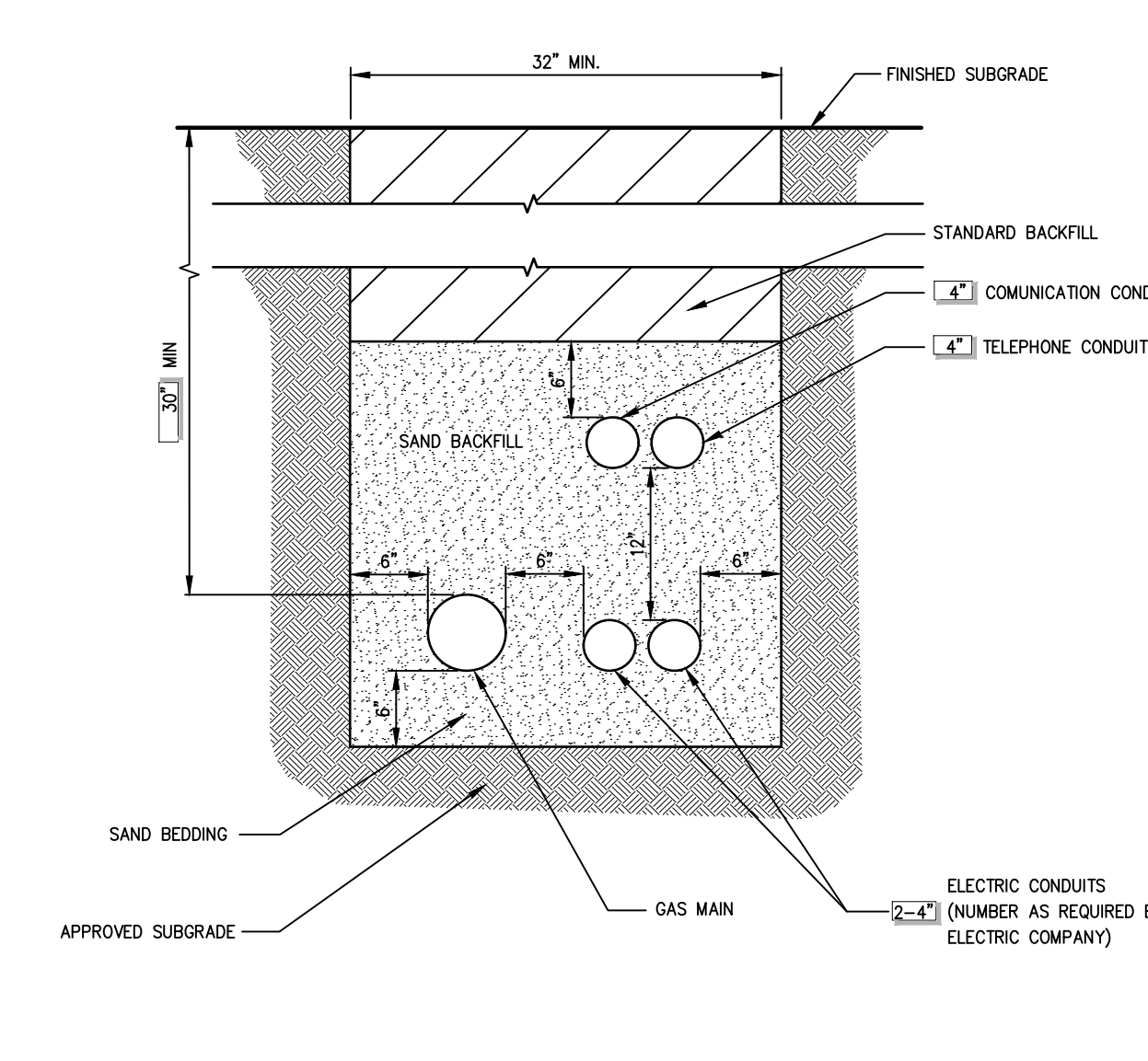
4



- NOTES:**
- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
  - IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
  - NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
  - NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
  - SEE SITE PLANS FOR IDENTIFICATIONS/LOCATIONS OF INDIVIDUAL TREES TO BE PROTECTED.
  - ALL EXCAVATION WITHIN THE CROWN/DRIPLINE OF ANY TREE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE PROJECT LANDSCAPE ARCHITECT OR PROFESSIONAL ARBORIST. SPECIAL MEASURES, SUCH AS THE USE OF AN AIR SPADE MAY BE REQUIRED.
  - THE CONTRACTOR MAY PROPOSE THE USE OF ENGINEERED MATTING OR OTHER ENGINEERED PRODUCTS IN LIEU OF MULCH, WHICH SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF ALL AUTHORITIES HAVING JURISDICTION.

**TREE PROTECTION**

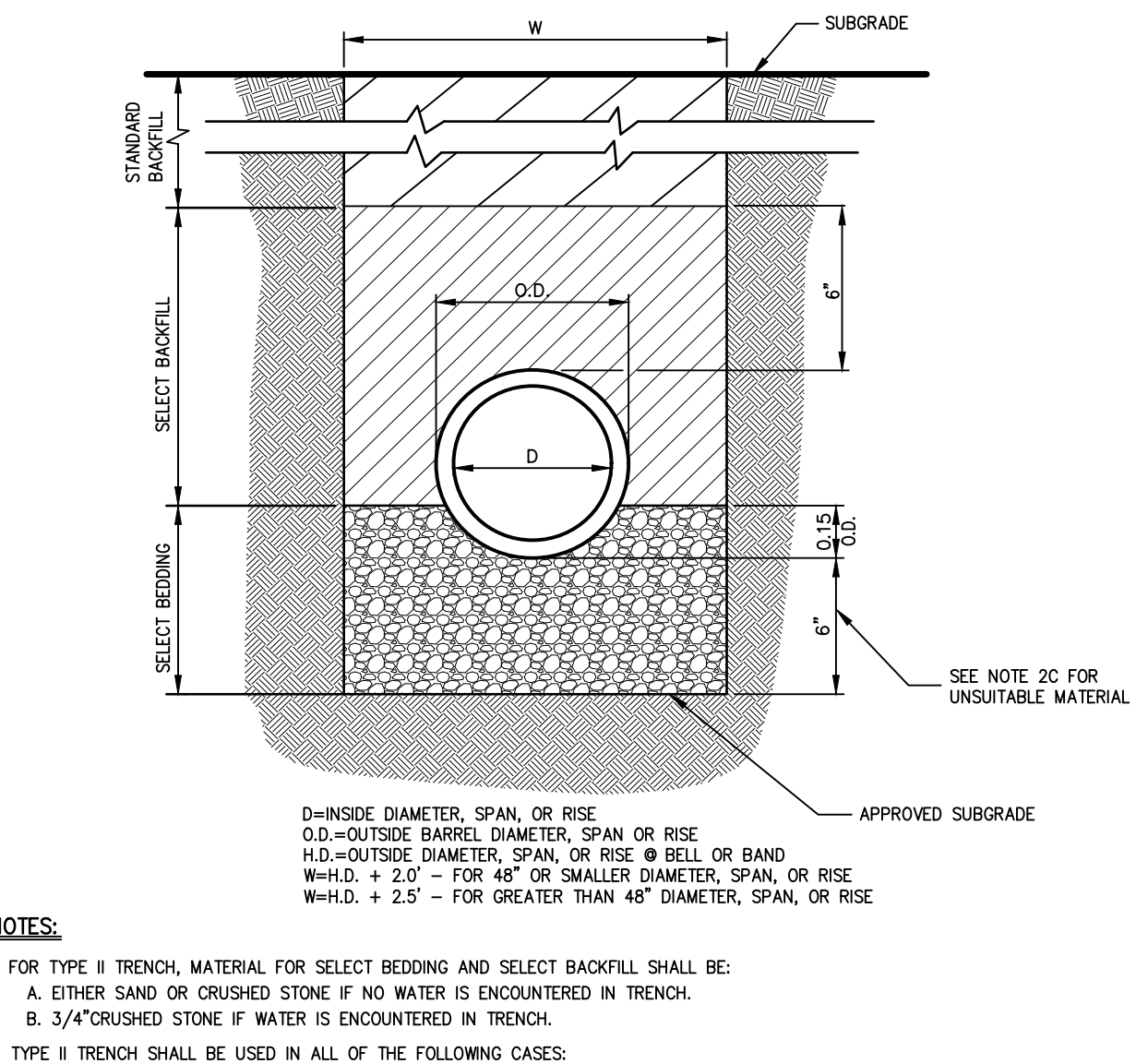
5



- NOTES:**
- UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
  - BACKFILL FOR PIPE AND CONDUIT SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES. UNLESS OTHERWISE SPECIFIED BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 95% MAXIMUM MODIFIED DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 IN THE MANNER HEREIN DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.

**UTILITY TRENCH DETAIL**

6



- NOTES:**
- FOR TYPE II TRENCH, MATERIAL FOR SELECT BEDDING AND SELECT BACKFILL SHALL BE:
    - EITHER SAND OR CRUSHED STONE IF NO WATER IS ENCOUNTERED IN TRENCH.
    - 3/4" CRUSHED STONE IF WATER IS ENCOUNTERED IN TRENCH.
  - TYPE II TRENCH SHALL BE USED IN ALL OF THE FOLLOWING CASES:
    - FOR ALL CORRUGATED POLYETHYLENE DRAIN PIPE (CPDP) AND PVC PIPE AND CONDUIT INSTALLATION.
    - WHEN ROCK OR HARDPAN IS ENCOUNTERED IN BOTTOM OF TRENCH. IN SUCH CASE DEPTH OF UNDERCUTTING SHALL BE AS DIRECTED BY THE ENGINEER WITH 6" MINIMUM.
    - FOR ALL TRENCH EXCAVATION IN FILL AREAS, ALL EMBANKMENTS SHALL BE CONSTRUCTED TO A MINIMUM OF 2 FEET ABOVE THE OUTSIDE TOP (AT THE BELL) OF THE PIPE PRIOR TO BEGINNING ANY TRENCH EXCAVATION.
  - BACKFILL FOR PIPE AND CONDUIT SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES. UNLESS OTHERWISE SPECIFIED BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 95% MAXIMUM MODIFIED DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 IN THE MANNER HEREIN DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.

**TYPE II TRENCH**

7

No.	Revision	Date
1.	REVISED PER TOWN COMMENTS	01/13/2022
2.	REVISED PER BOARD OF TRUSTEES COMMENTS	12/01/2023
3.	REVISED PER BOARD OF TRUSTEES COMMENTS	01/31/2024

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
JMC Site Development Consultants, LLC  
John Meyer Consulting, Inc.  
120 BEDFORD ROAD - ARMOIND, IN 10504  
phone 914.273.5225 • fax 914.273.2102  
www.jmcpllc.com



**SITE DETAILS**  
**GAS STATION / CONVENIENCE MARKET**  
657 SAW MILL RIVER ROAD  
VILLAGE OF ARDSLEY, NEW YORK

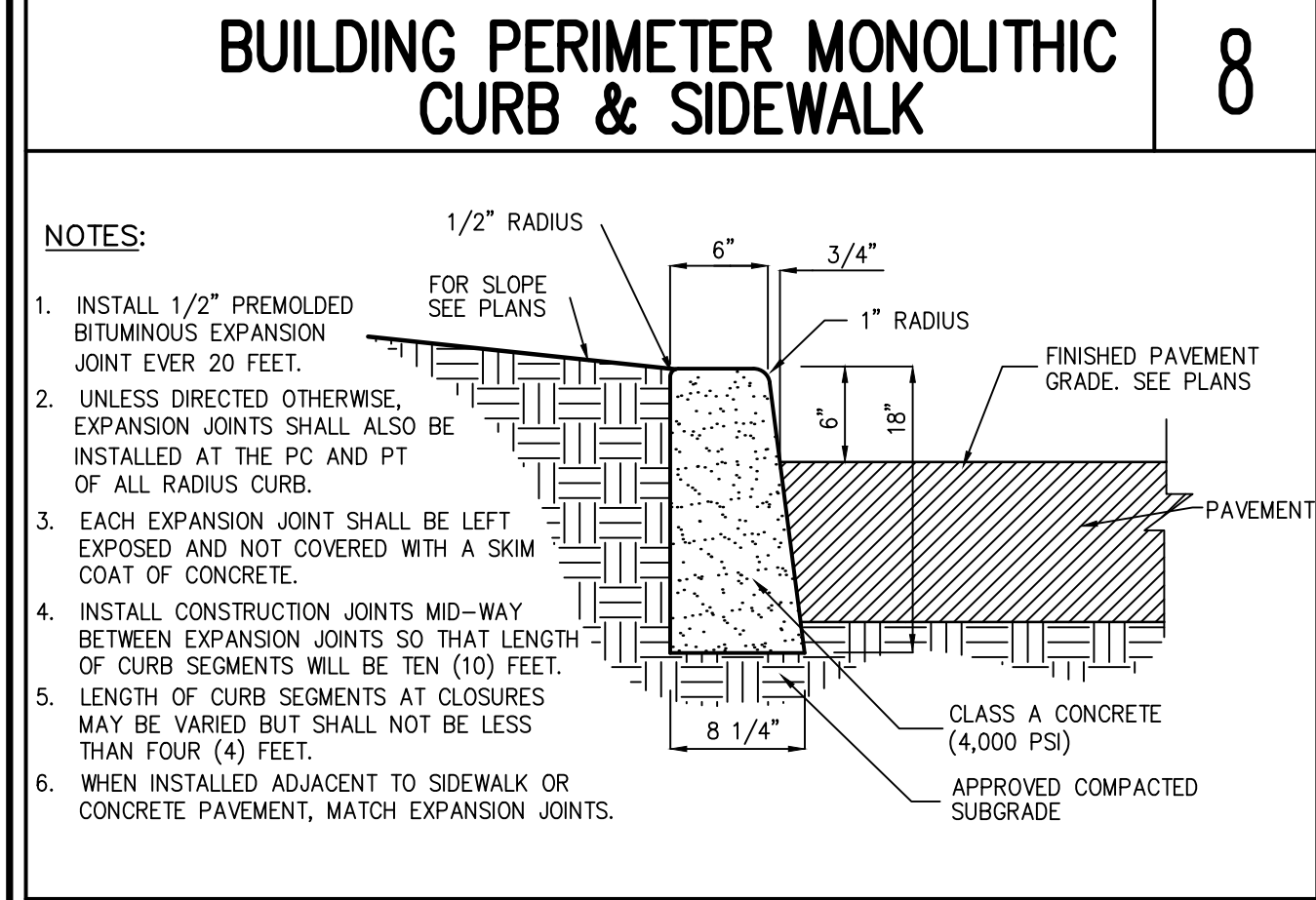
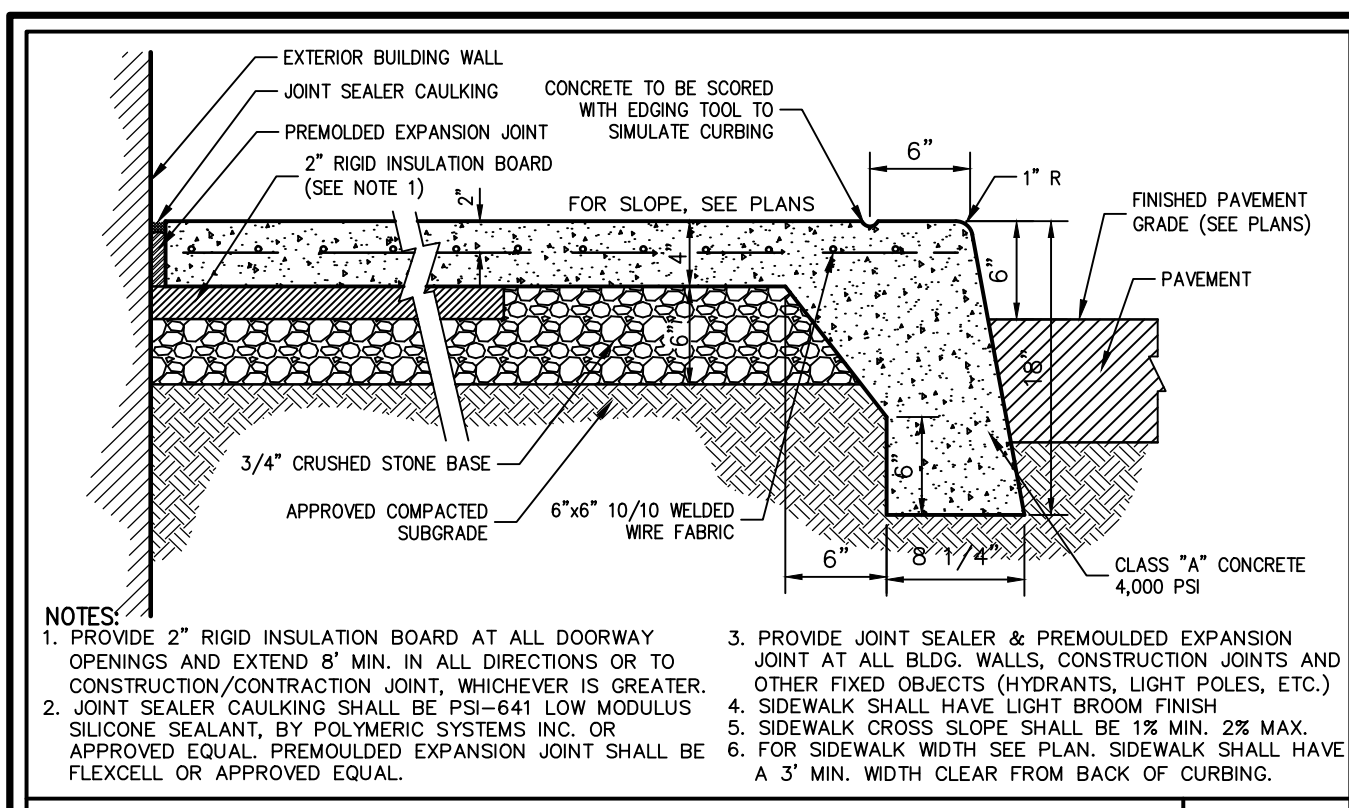
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn: **KRM** Approved: **RJP**  
Scale: **NOT TO SCALE**  
Date: **05/26/2020**  
Project No: **18175**  
18175-DETAILS C-900  
Drawing No:

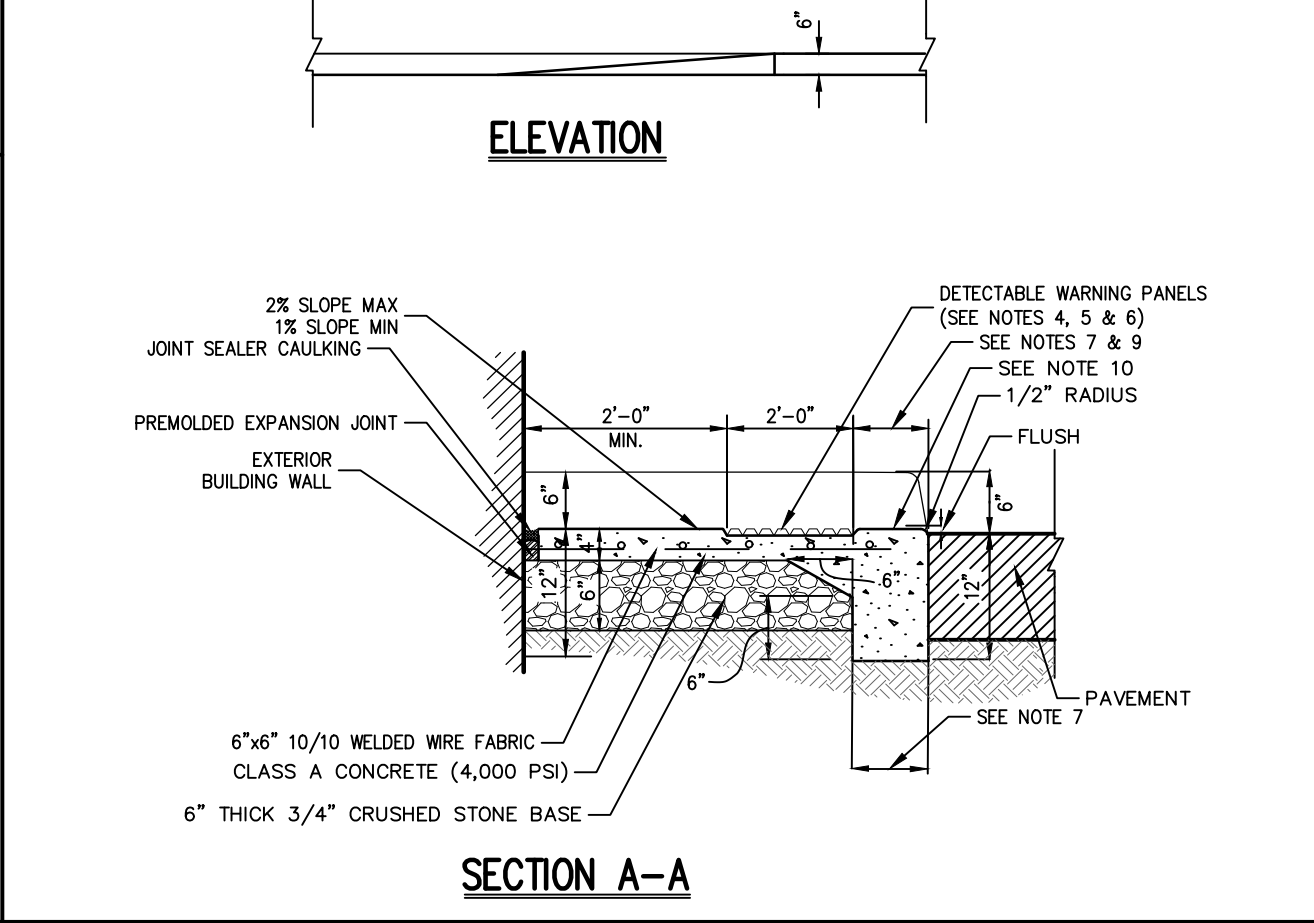
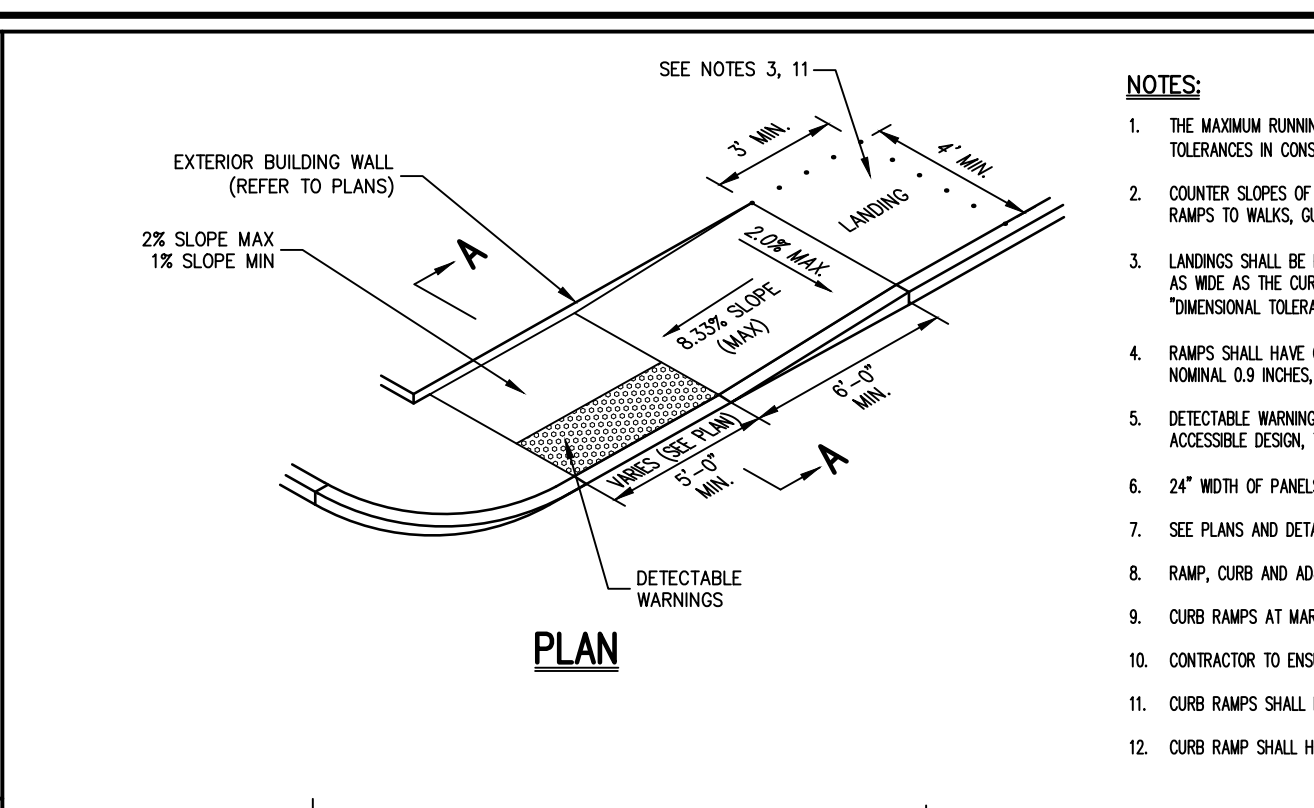
**C-900**

NOT FOR CONSTRUCTION

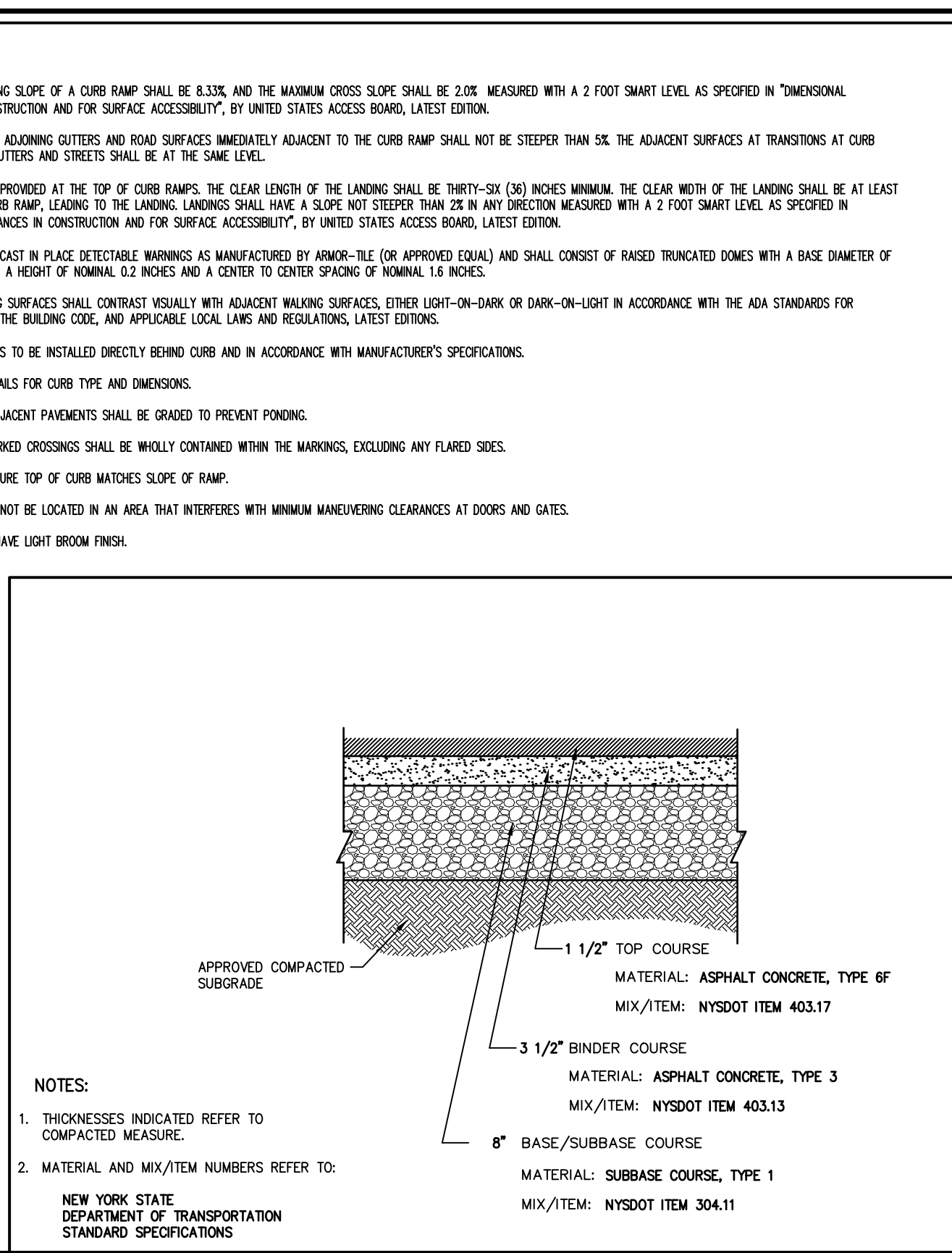




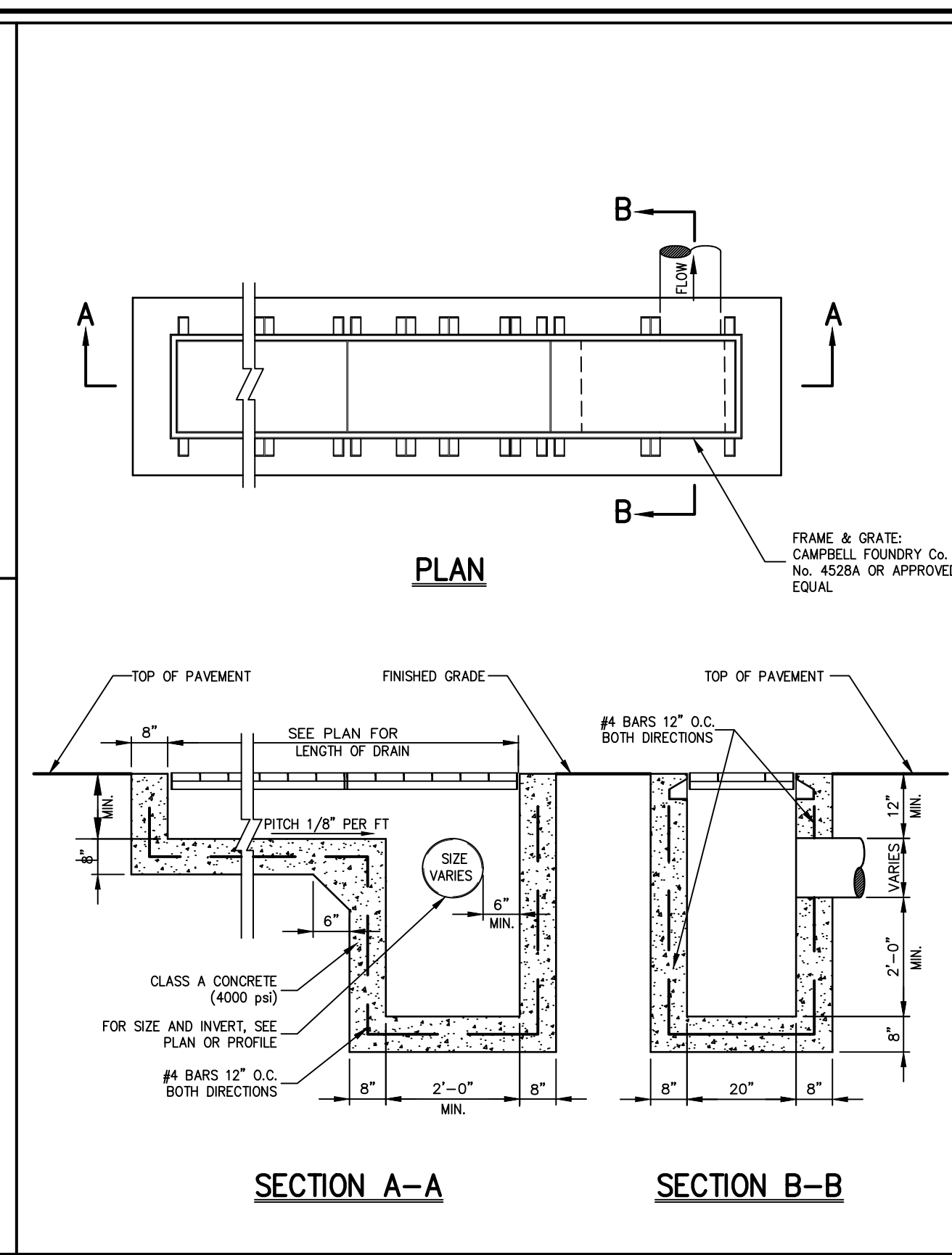
**BUILDING PERIMETER MONOLITHIC CURB & SIDEWALK** 8



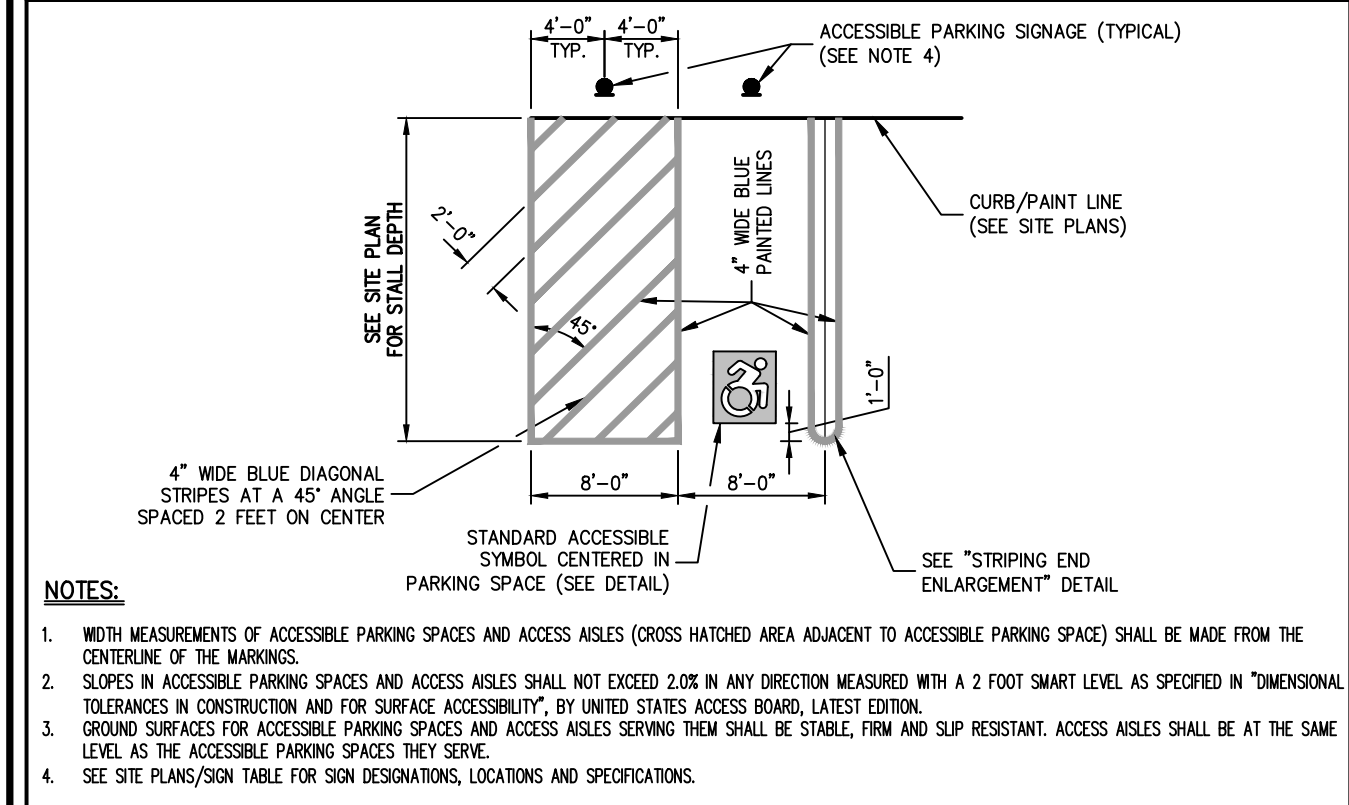
**SITE PARALLEL CURB RAMP (WITH DETECTABLE WARNING)** 10



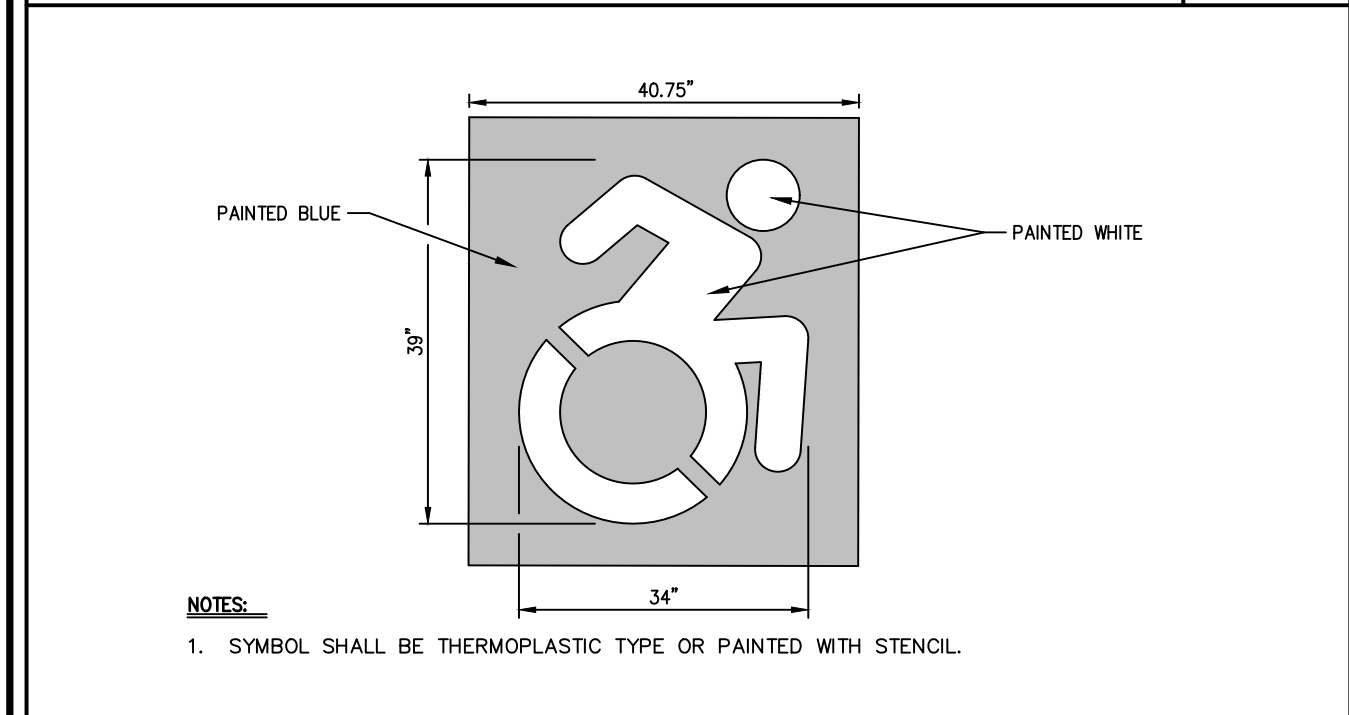
**SITE PAVEMENT (HEAVY DUTY)** 11



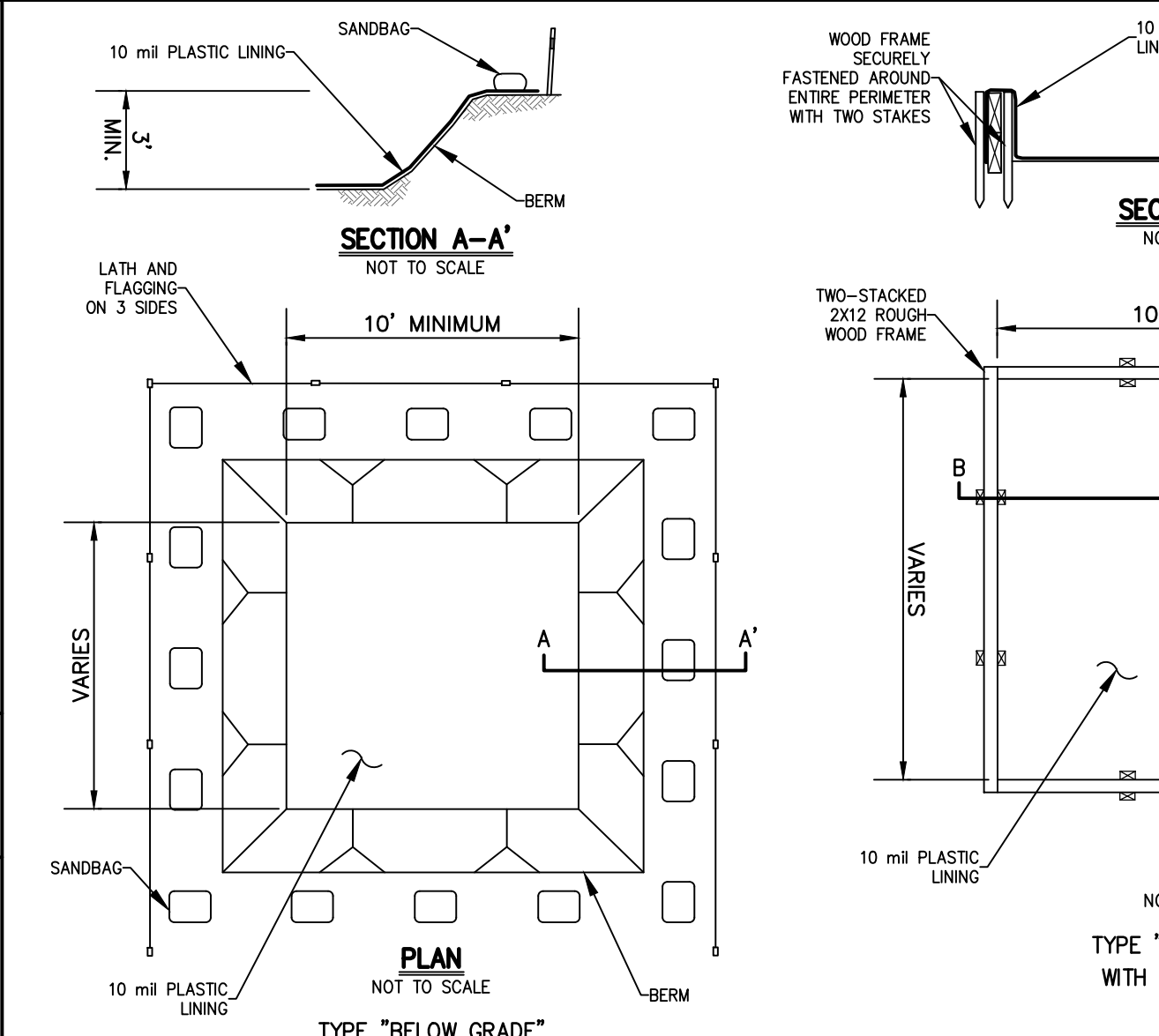
**TRENCH DRAIN (END OUTLET)** 12



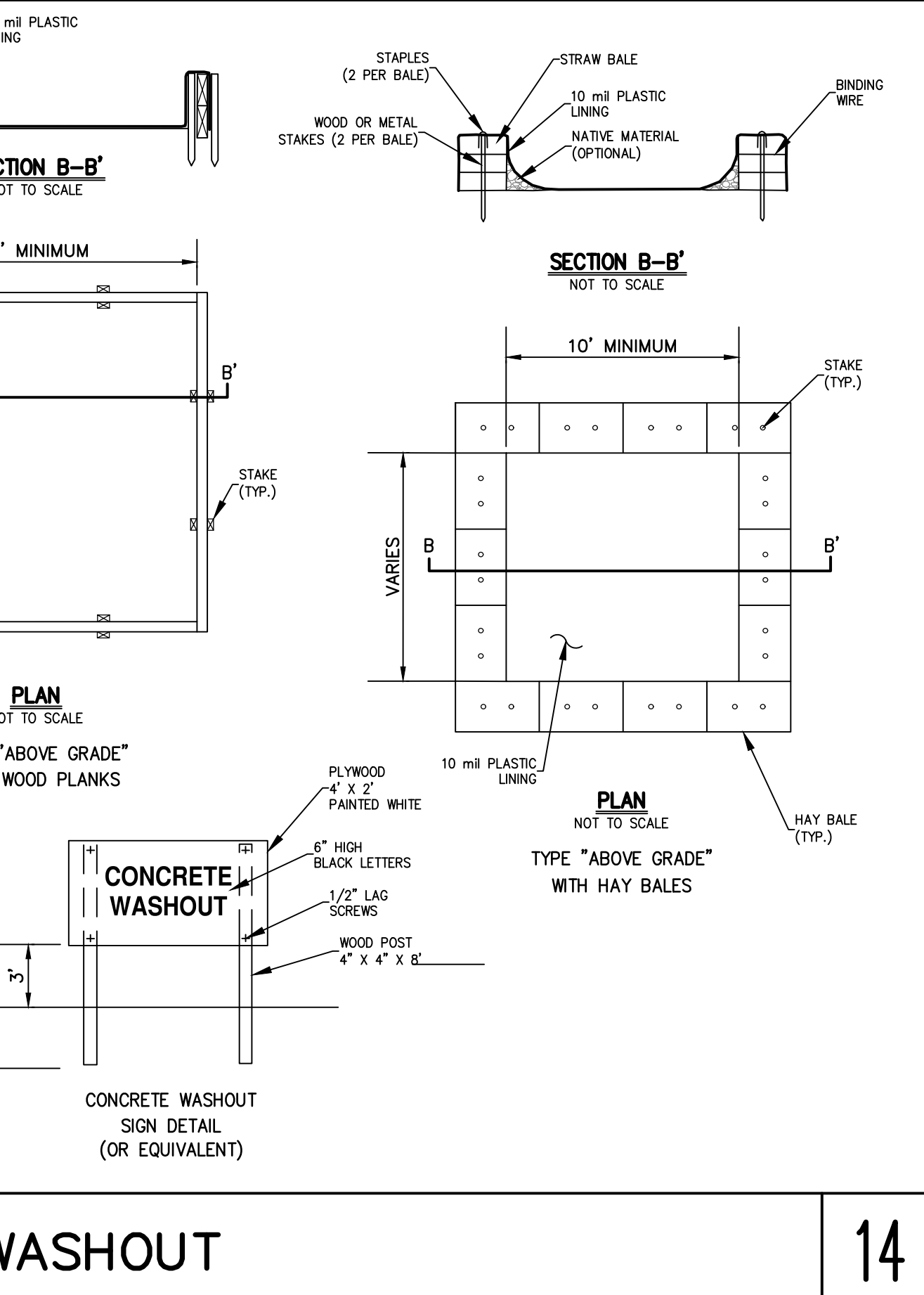
**ACCESSIBLE PARKING** 13



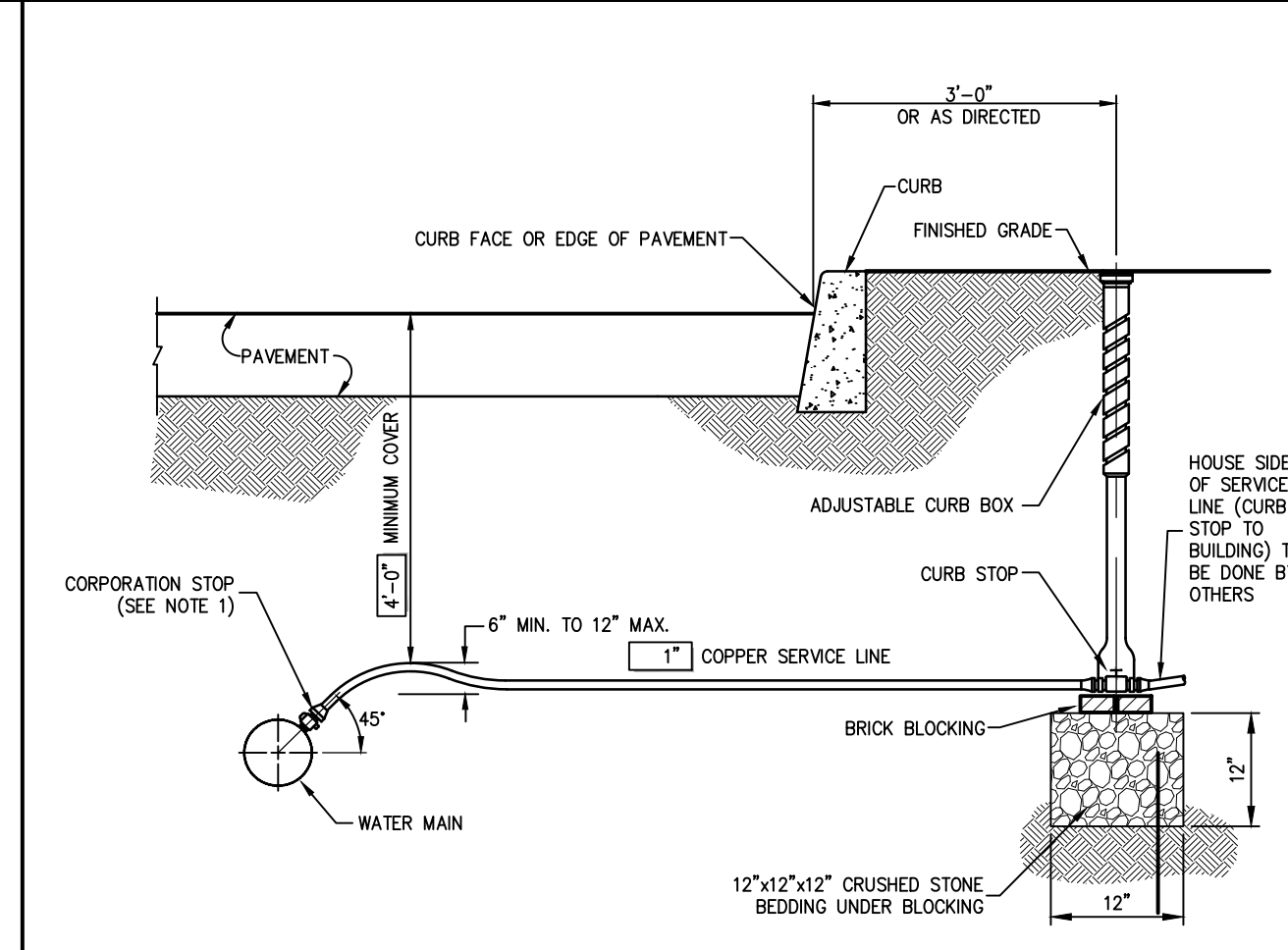
**PAINTED ACCESSIBLE SYMBOL** 13A



**CONCRETE WASHOUT (OR EQUIVALENT)** 14



**WATER SERVICE CONNECTION (2" OR LESS)** 15



**SERVICE LINE REQUIREMENTS**

No.	Revision	Date
1.	REVISED PER TOWN COMMENTS	01/13/2022
2.	REVISED PER BOARD OF TRUSTEES COMMENTS	12/01/2023
3.	REVISED PER BOARD OF TRUSTEES COMMENTS	01/31/2024

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



**SITE DETAILS**  
**GAS STATION / CONVENIENCE MARKET**  
 657 SAW MILL RIVER ROAD  
 VILLAGE OF ARDSLEY, NEW YORK

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

Drawn: KRM Approved: RJP  
 Scale: NOT TO SCALE  
 Date: 05/26/2020  
 Project No: 18175  
 1815-DRAWING: C-901  
 Drawing No: C-901

NOT FOR CONSTRUCTION



**PROJECT INFORMATION**

**ADS**  
Advanced Drainage Systems, Inc.

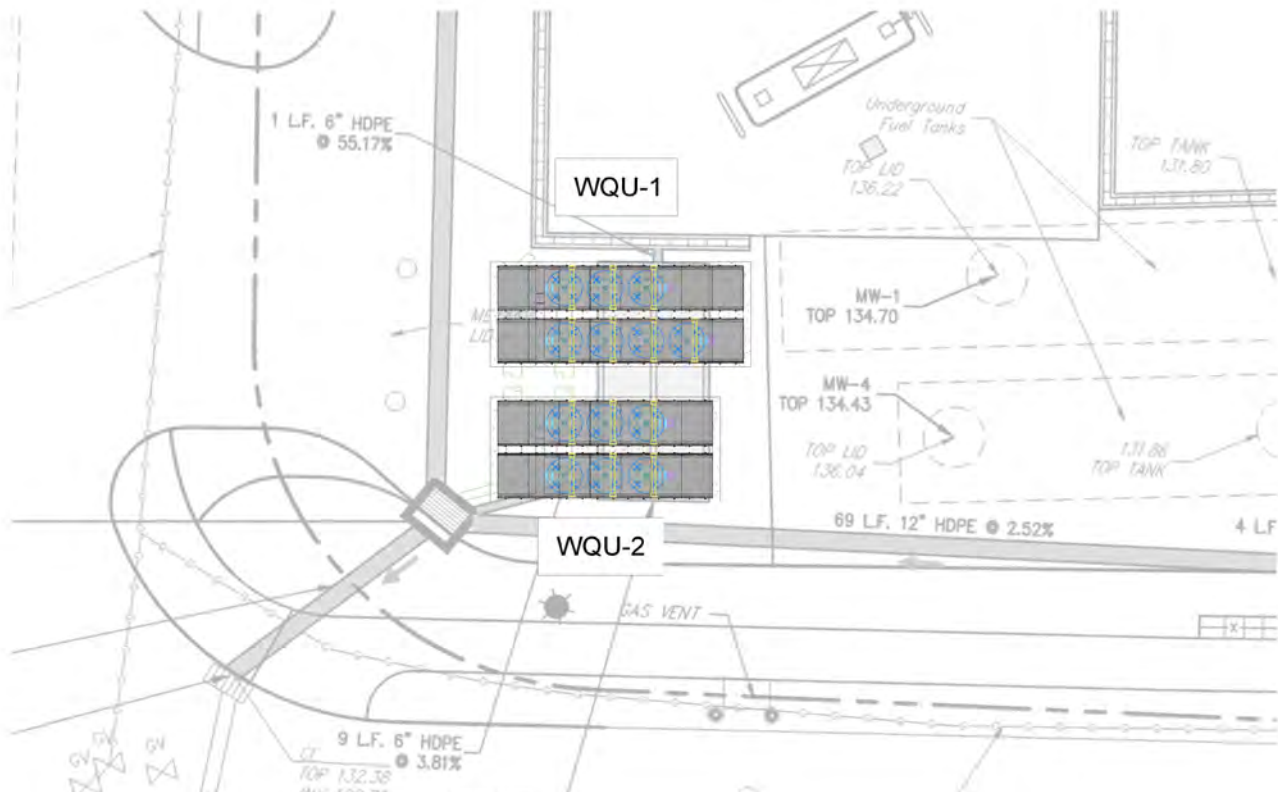
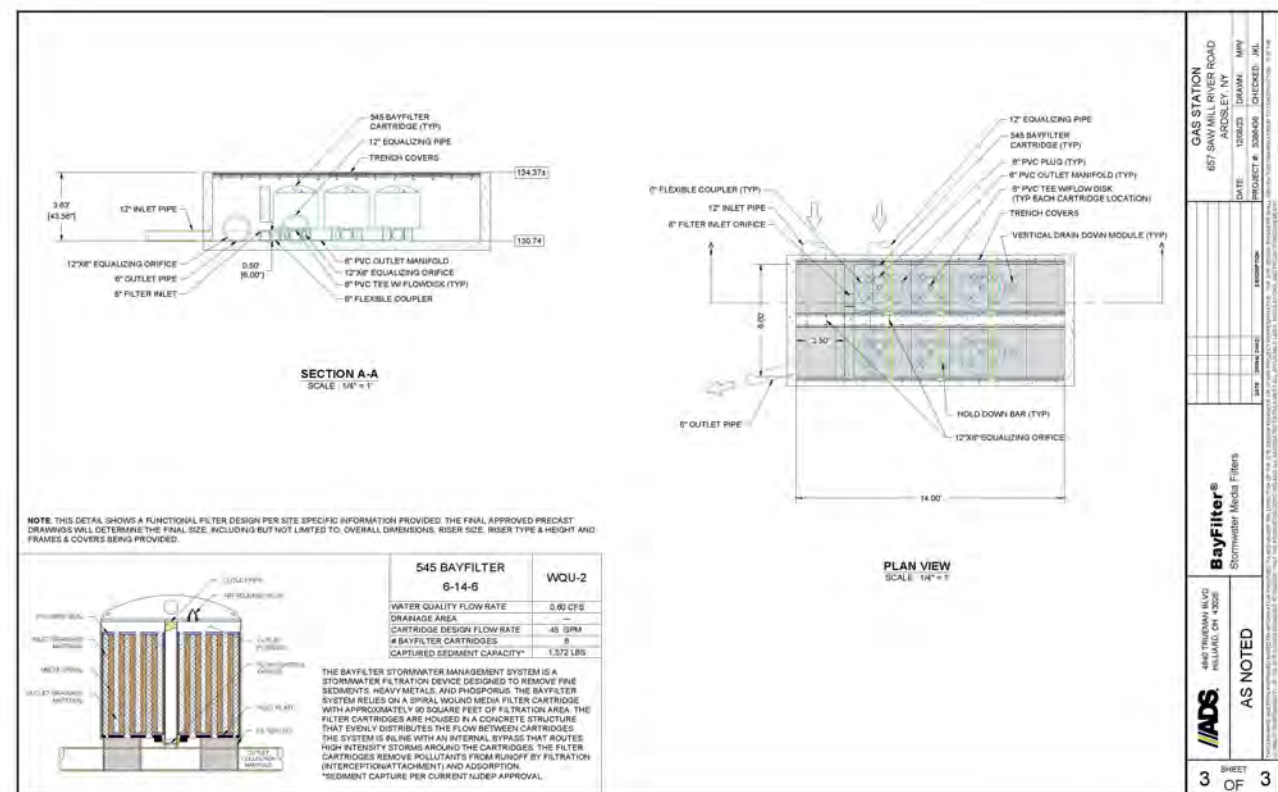
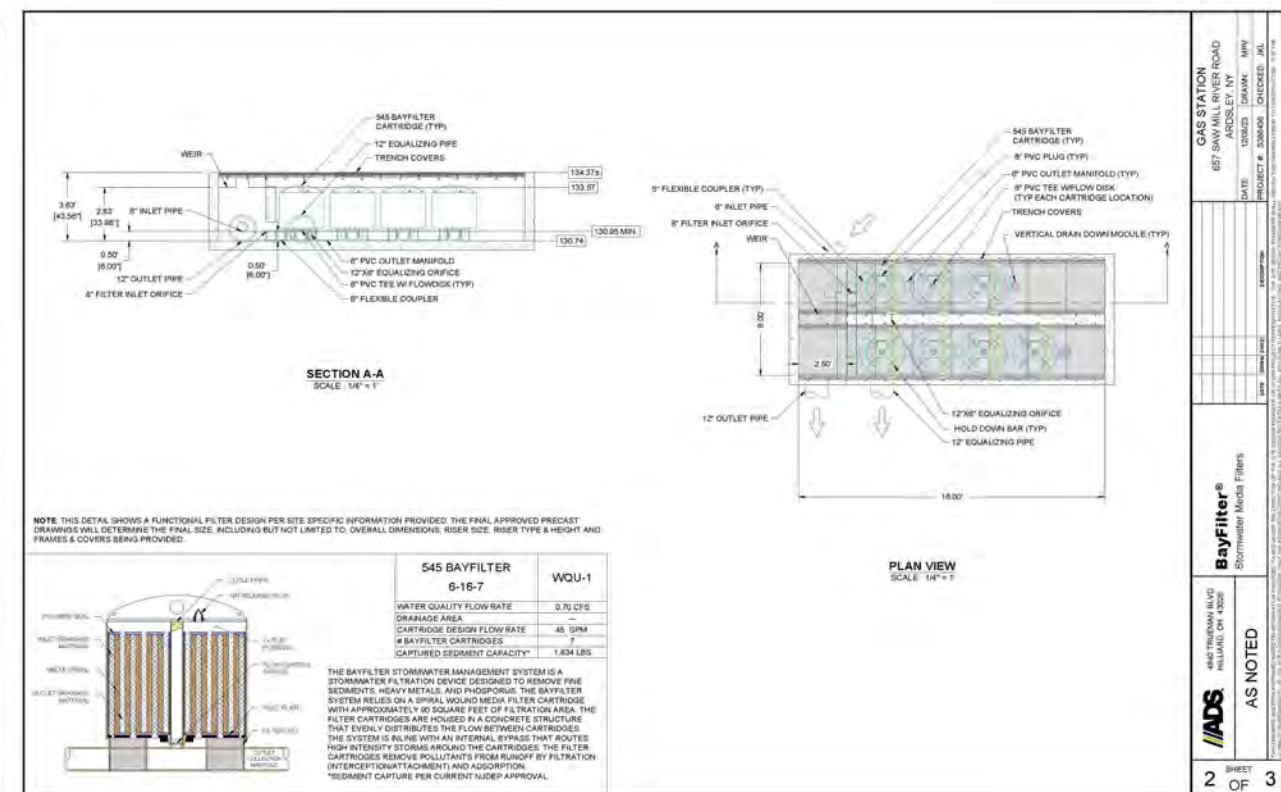
**GAS STATION 657 SAW MILL RIVER ROAD  
ARDSLEY, NY**

**BAYSAYER BAYFILTER SPECIFICATIONS**

**BAYFILTER MAINTENANCE**

**QUALITY CONTROL**

**QUALITY ASSURED**



**ADS SAND FILTER**

16

**CASCADE SEPARATOR DESIGN NOTES**

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

**CONFIGURATION DESCRIPTION**

GRATED INLET ONLY (NO INLET PIPE)

GRATED INLET WITH INLET PIPE OR PIPES

CURB INLET ONLY (NO INLET PIPE)

CURB INLET WITH INLET PIPE OR PIPES

**SITE SPECIFIC DATA REQUIREMENTS**

STRUCTURE ID	WATER QUALITY/FLOW RATE (OR I/A)	PEAK FLOW RATE (OR I/A)	RETURN PERIOD OF PEAK FLOW (YRS)	RIM ELEVATION
PIPE DATA	INVERT	MATERIAL	DIAMETER	
INLET PIPE 1				
INLET PIPE 2				
OUTLET PIPE				

**GENERAL NOTES**

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. [www.conteches.com](http://www.conteches.com)
- CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO H20-44 LOAD RATING, ASSUMING EARTH COVER OF 0'-2" (10') AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M240 AND BE CAST WITH THE CONTECH LOGO.
- CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
- ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

**INSTALLATION NOTES**

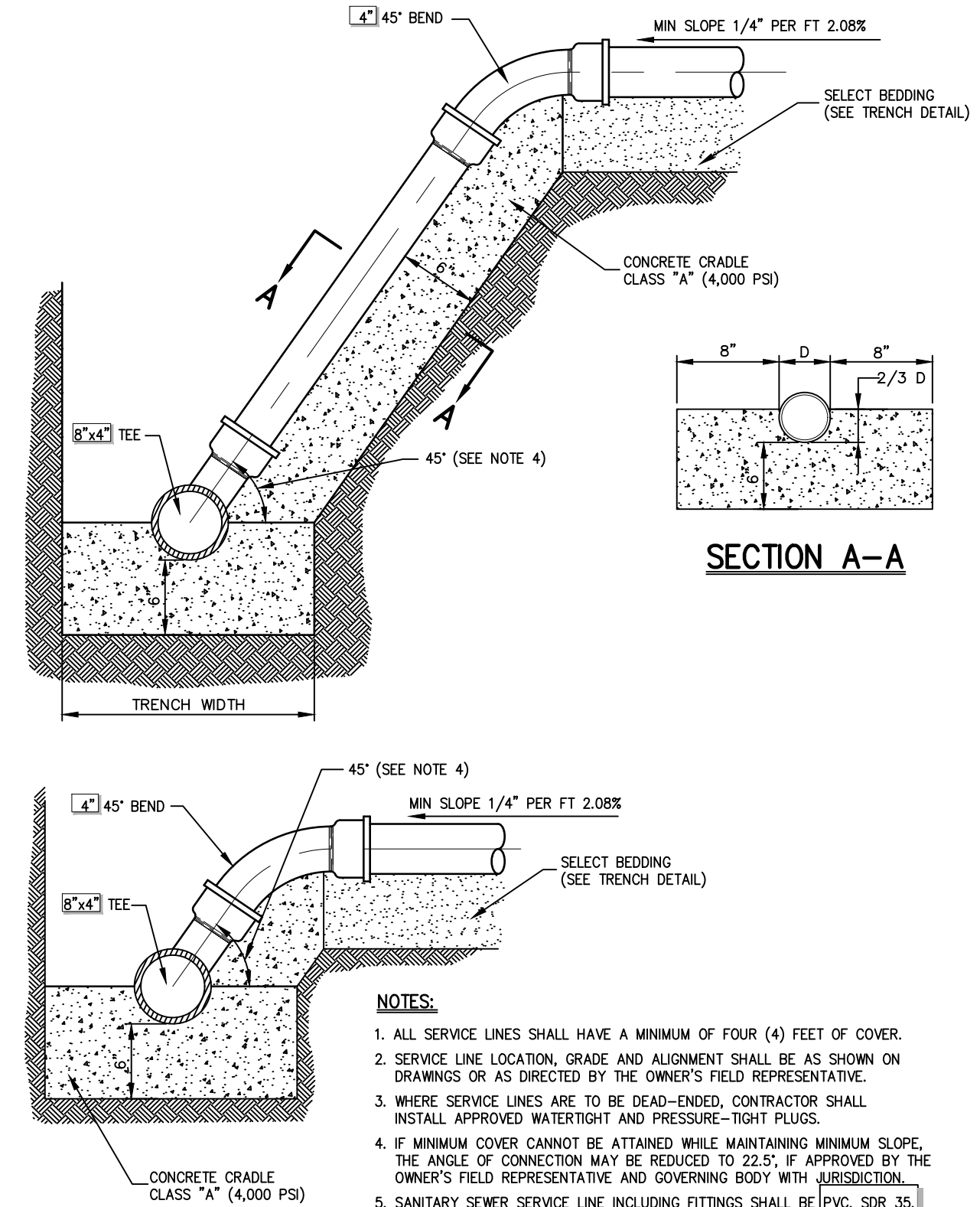
- ANY SUBBASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
- CONTRACTOR TO PROVIDE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

**CONTECH ENGINEERED SOLUTIONS LLC**  
www.conteches.com

**CS-4 CASCADE SEPARATOR STANDARD DETAIL**

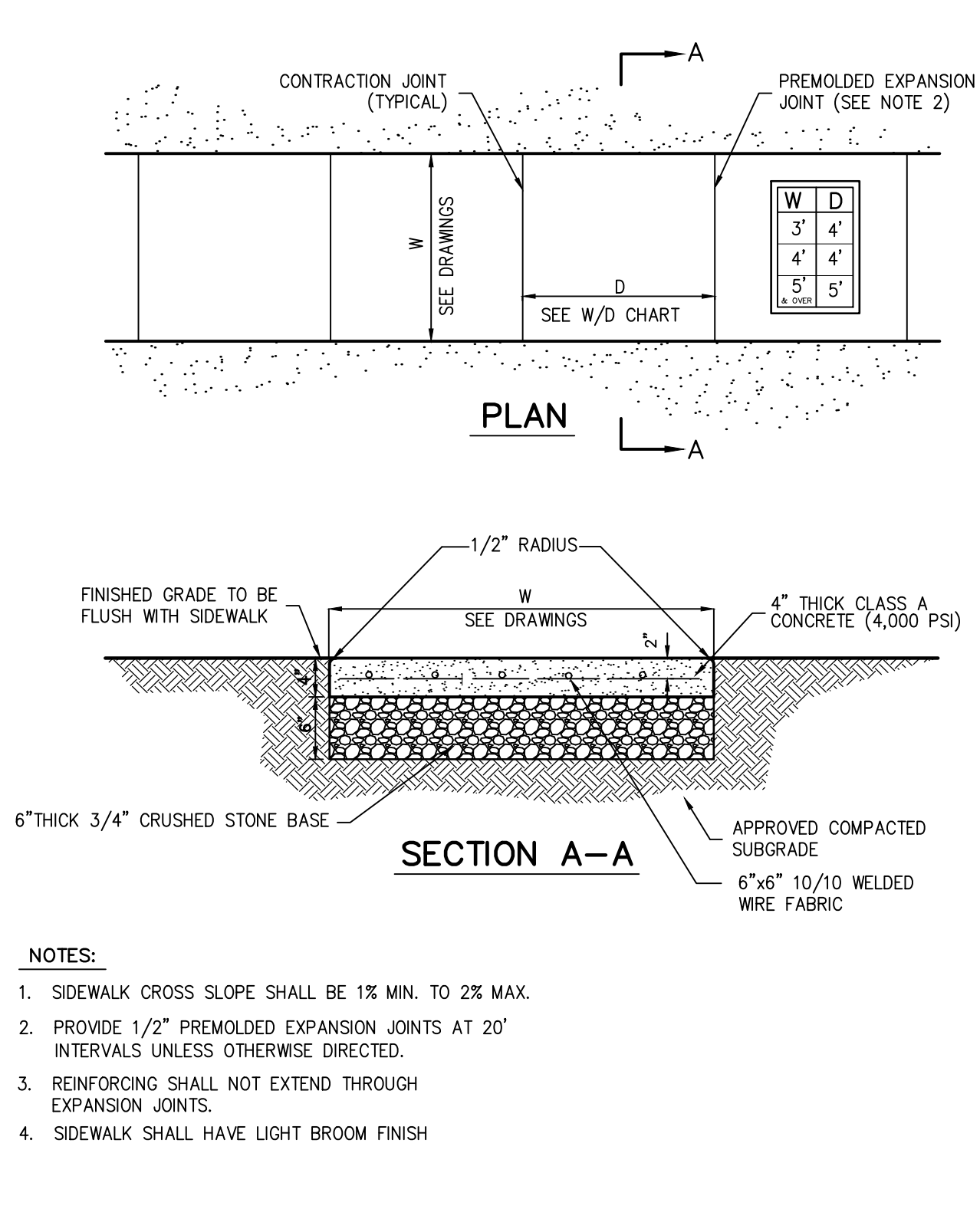
**CASCADE SEPARATOR - CS-4**

17



**SANITARY SEWER SERVICE CONNECTION**

18



**CONCRETE SIDEWALK**

19

1.	REVISED PER TOWN COMMENTS	01/13/2022
2.	REVISED PER BOARD OF TRUSTEES COMMENTS	12/01/2023
3.	REVISED PER BOARD OF TRUSTEES COMMENTS	01/31/2024

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](http://www.jmcplc.com)



**SITE DETAILS**

**GAS STATION / CONVENIENCE MARKET**  
657 SAW MILL RIVER ROAD  
VILLAGE OF ARDSLEY, NEW YORK

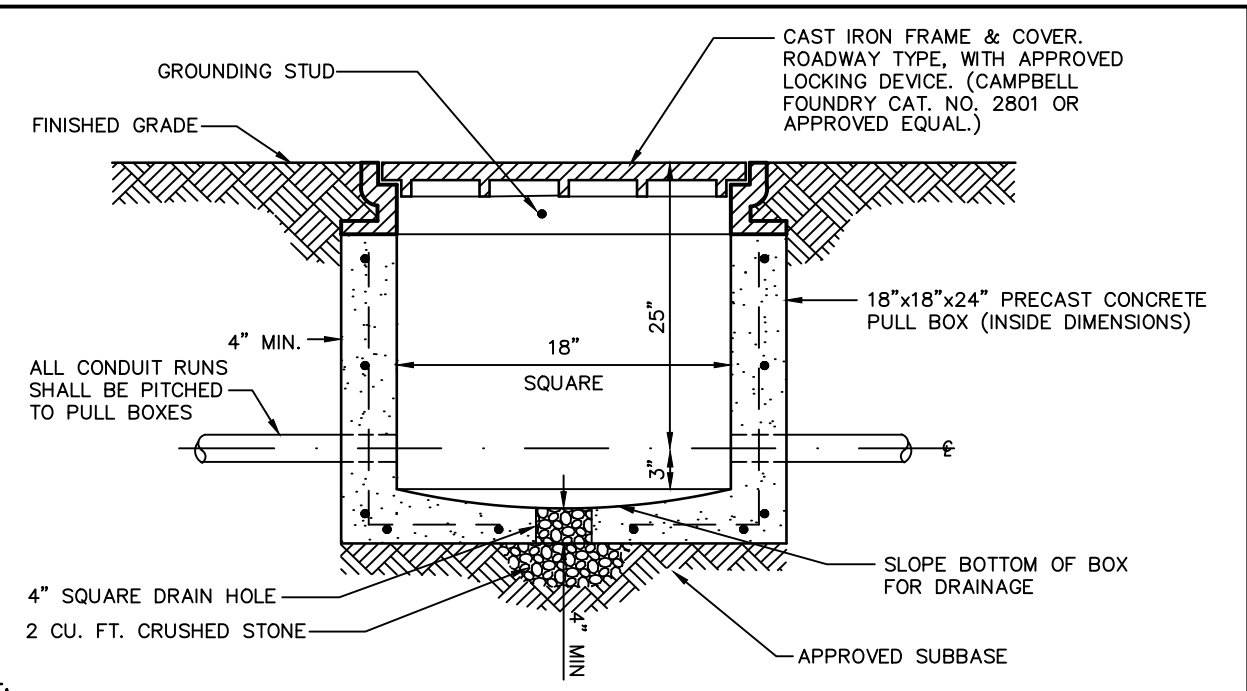
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn: **KRM** Approved: **RJP**  
Scale: **NOT TO SCALE**  
Date: **05/26/2020**  
Project No: **18175**  
18175-DETAILS C-902  
Drawing No:

**C-902**

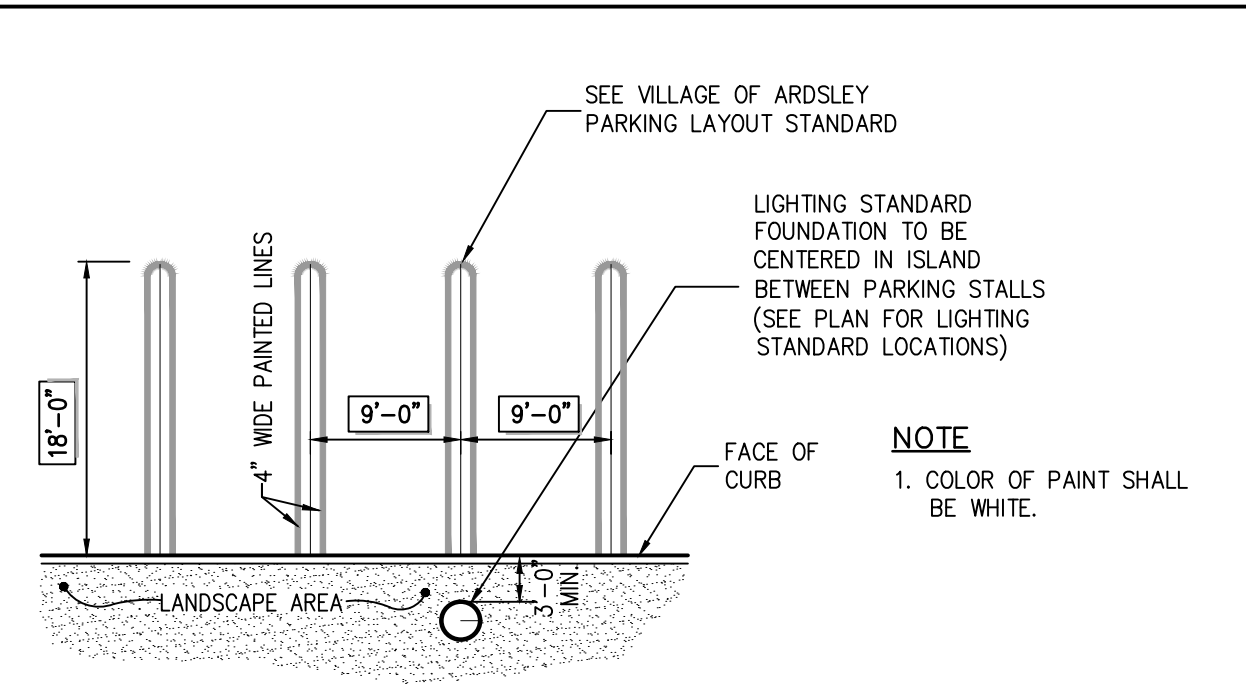
NOT FOR CONSTRUCTION





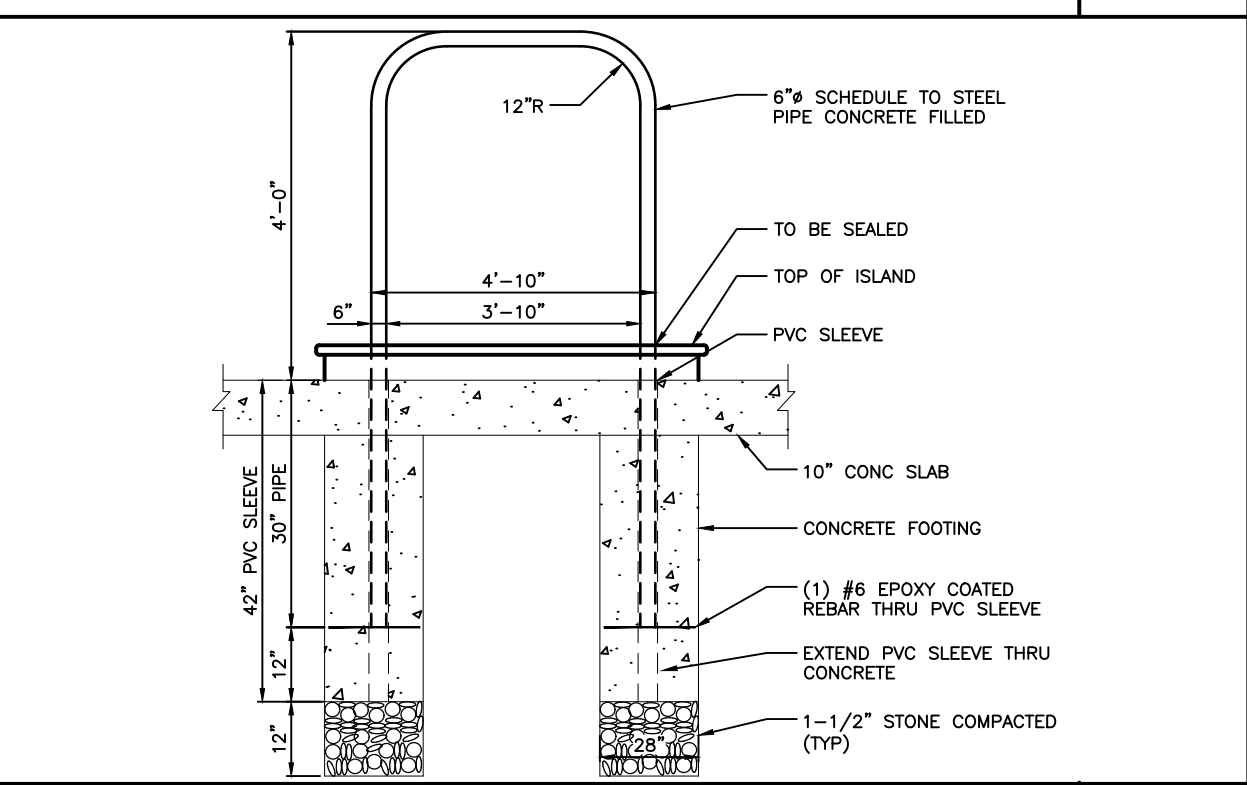
**ELECTRICAL PULL BOX**

20



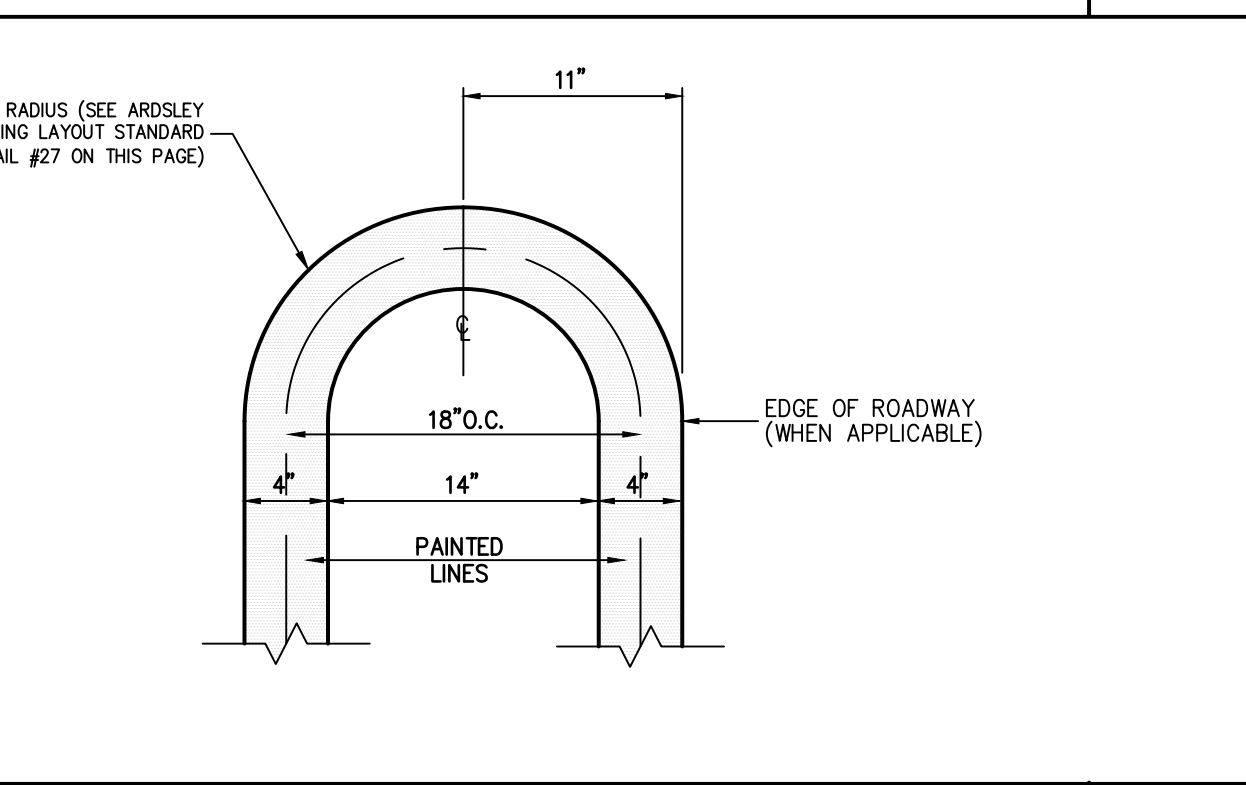
**90° PARKING**  
(DOUBLE STRIPING - CURBED PERIMETER)

22



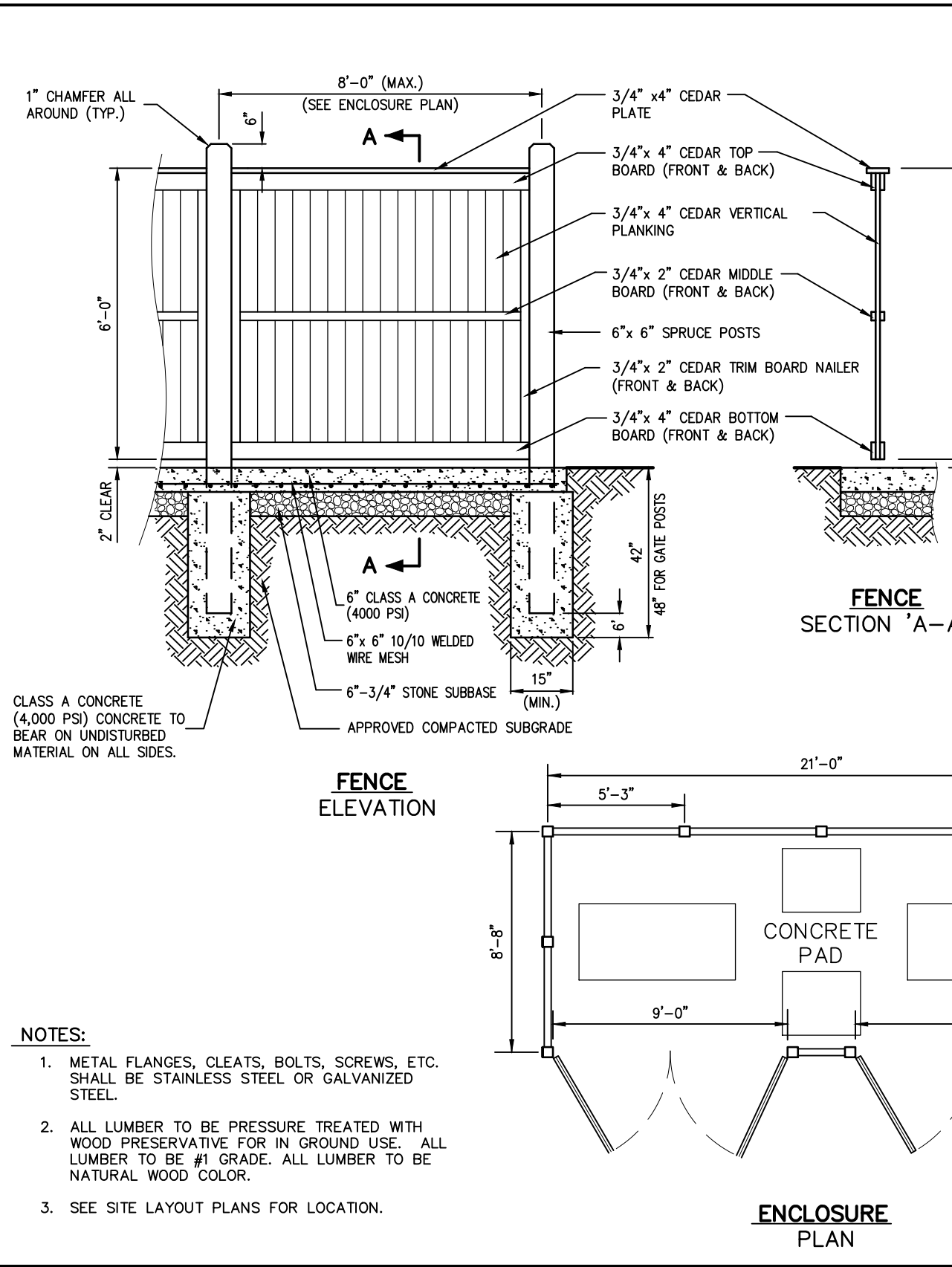
**"U" TYPE BOLLARDS**

21



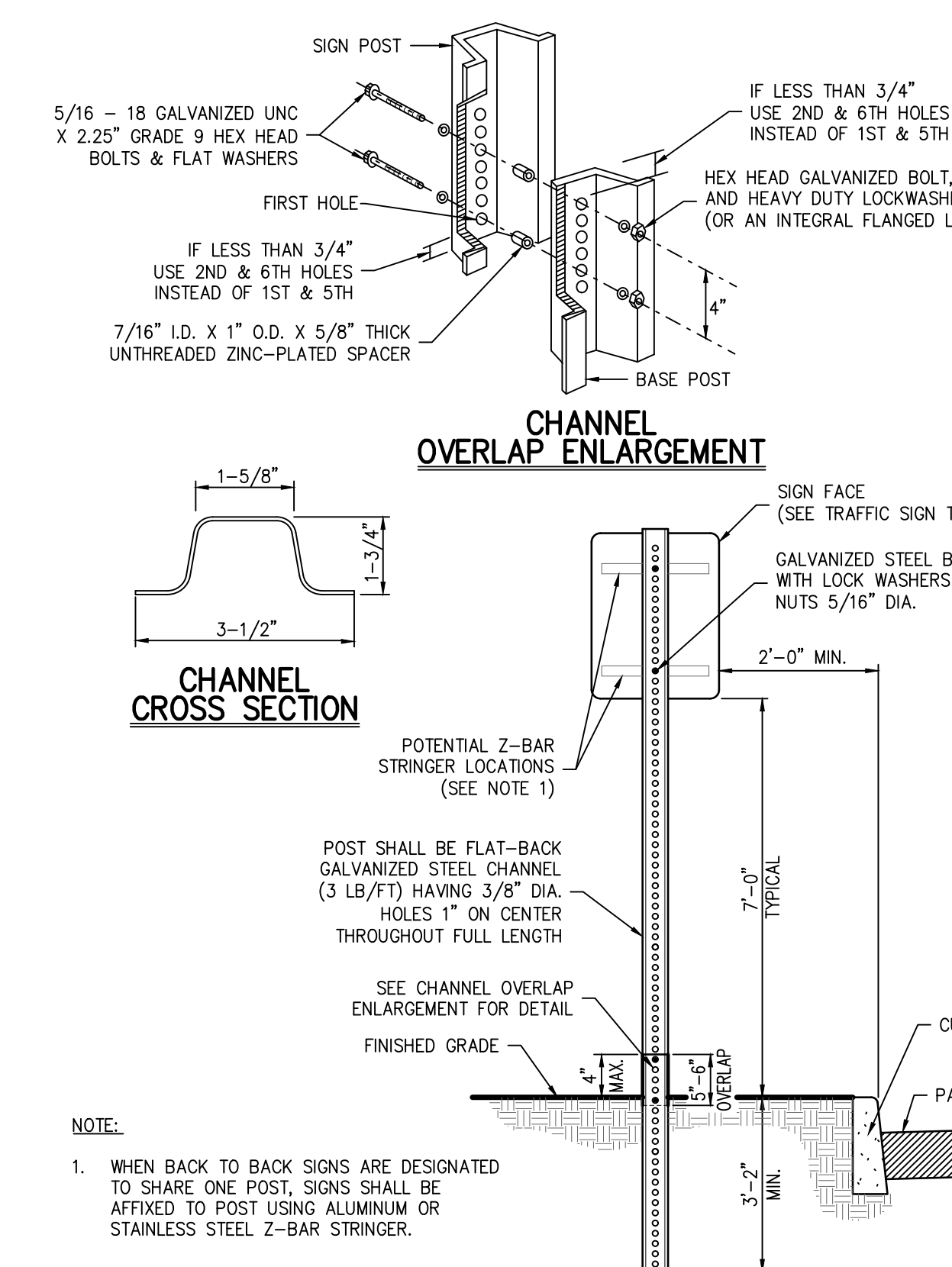
**STRIPING END ENLARGEMENT**

23



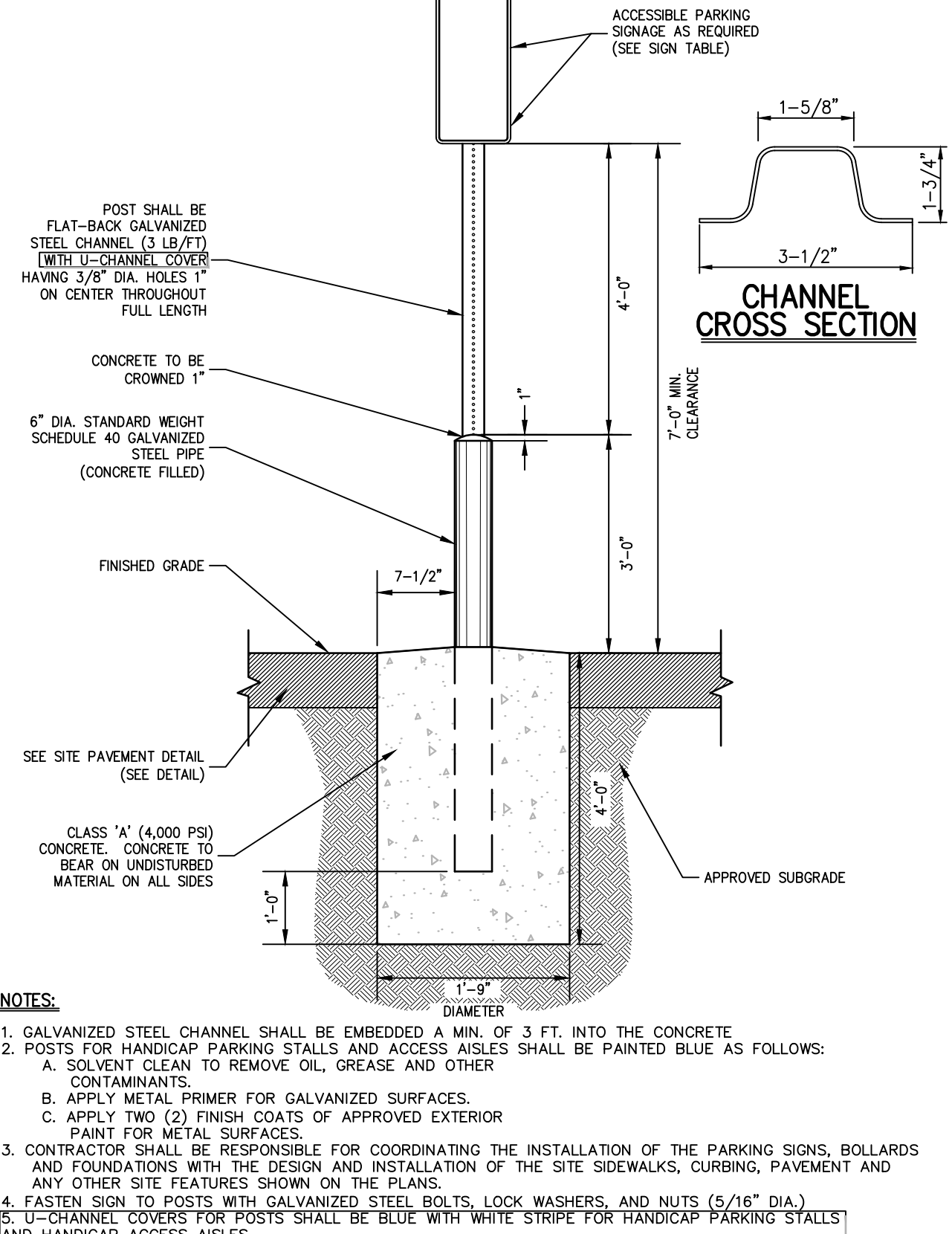
**TRASH ENCLOSURE WITH CONCRETE PAD**  
(WOOD)

24



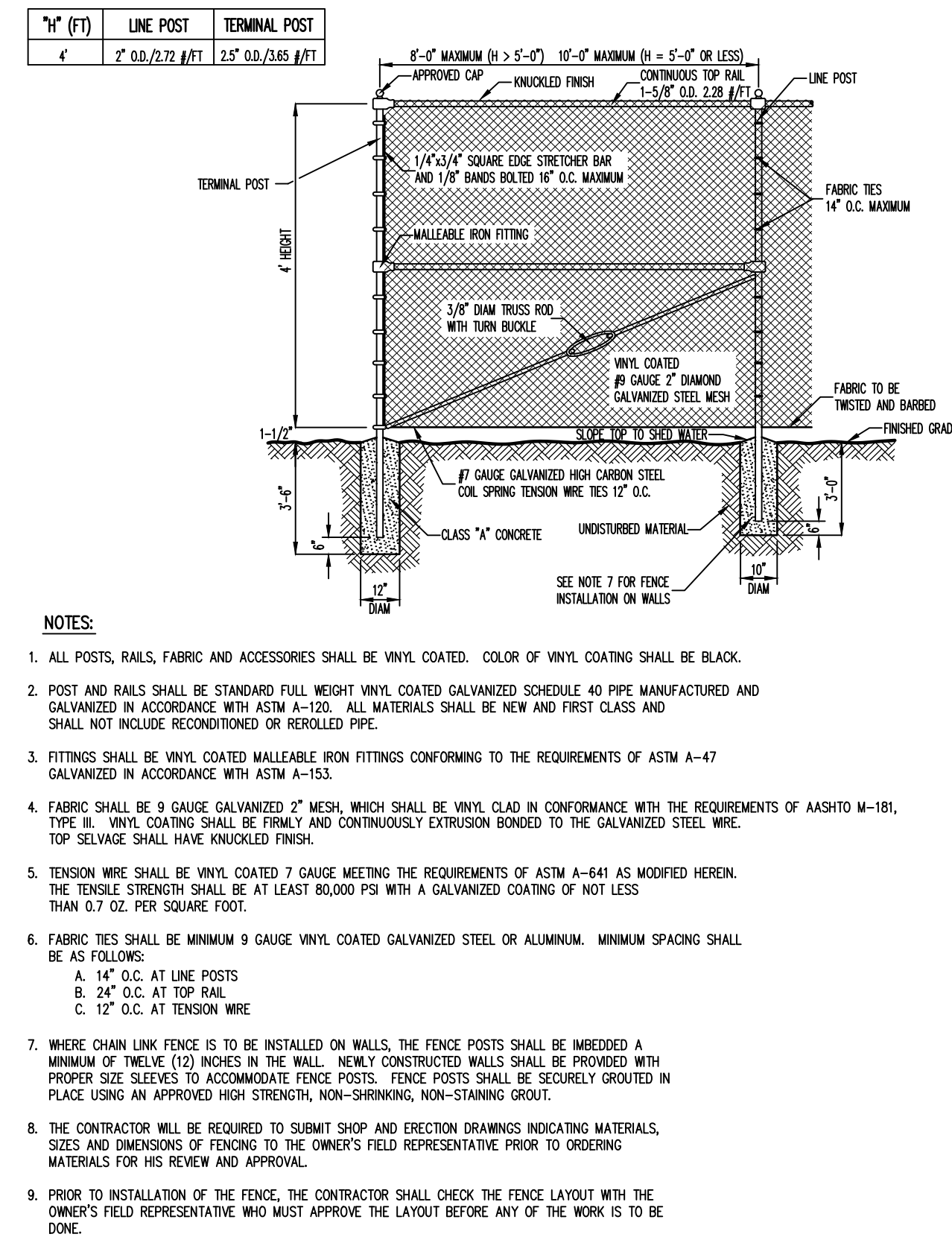
**TRAFFIC SIGN POST**  
(BREAKAWAY STEEL CHANNEL)

25



**ACCESSIBLE PARKING SIGN DETAIL**

26



**CHAIN LINK FENCE**  
(VINYL COATED)

27

No.	Revision	Date
1.	REVISED PER TOWN COMMENTS	01/13/2022
2.	REVISED PER BOARD OF TRUSTEES COMMENTS	12/01/2023
3.	REVISED PER BOARD OF TRUSTEES COMMENTS	01/31/2024

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



**SITE DETAILS**  
GAS STATION / CONVENIENCE MARKET  
657 SAW MILL RIVER ROAD  
VILLAGE OF ARDSLEY, NEW YORK

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

Drawn: KRM Approved: RJP  
Scale: NOT TO SCALE  
Date: 05/26/2020  
Project No: 18175  
1815-DRAW C-903  
Drawing No: C-903

**C-903**

NOT FOR CONSTRUCTION







FREEWIRE

Boost Charger 200 Data Sheet

# Boost Charger 200

Ultrafast EV Charging with Integrated Energy Storage

The Boost Charger™ 200 is an ultrafast and flexible DC fast charger for electric vehicles (EVs). The battery-integrated design enables Boost Charger to easily connect to existing electrical infrastructure without costly construction and complex permitting. Boost Charger has a 160 kWh battery capacity with 200 kW output and only 27 kW or less input, making it ready for all EVs including light to heavy duty models.



Electrification beyond the grid™

www.freewiretech.com

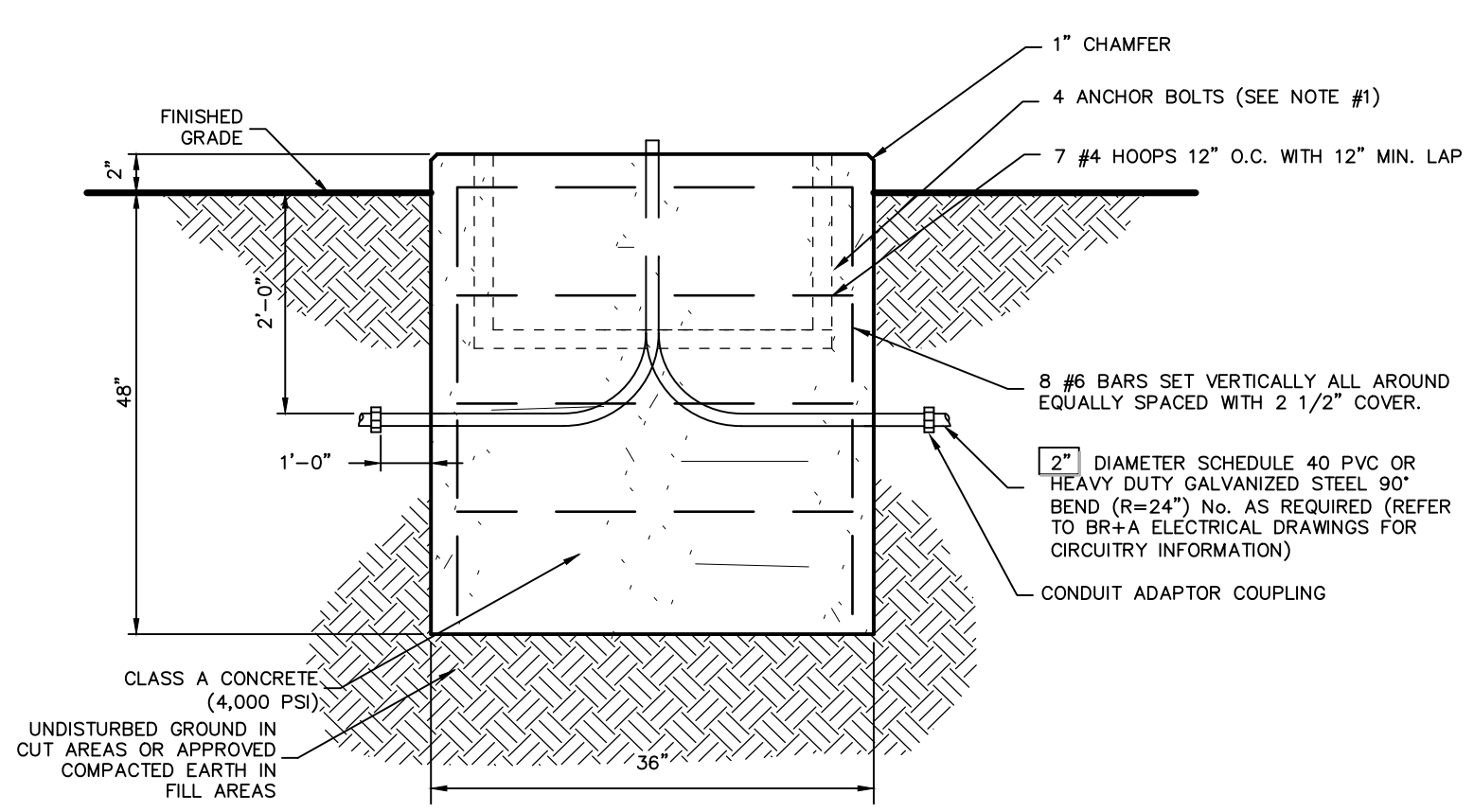
- HEAVY-DUTY**  
**Ultrafast Charging:** adds up to 200 miles of range in 15 minutes  
**Dual Charging:** provides simultaneous charging and customizable port configurations including CCS1/CCS2 and CHAdeMO  
**High Power:** outputs up to 950 V for charging light to heavy-duty EVs  
**FLEXIBLE PLATFORM**  
**Plug & Play:** battery-integrated design connects to the existing low-voltage grid, enabling cost efficient installation in hours  
**Small Footprint:** space efficient design means no unsightly and expensive electrical infrastructure  
**Flexible Deployment:** easy to relocate depending on charging demand and site  
**FUTURE-PROOF**  
**Smart & Connected:** flexible management platform allows you to integrate charger with your business or any third party charging software  
**Lower Operating Costs:** energy buffering technology limits input from the grid, reducing costly demand charges

FREEWIRE

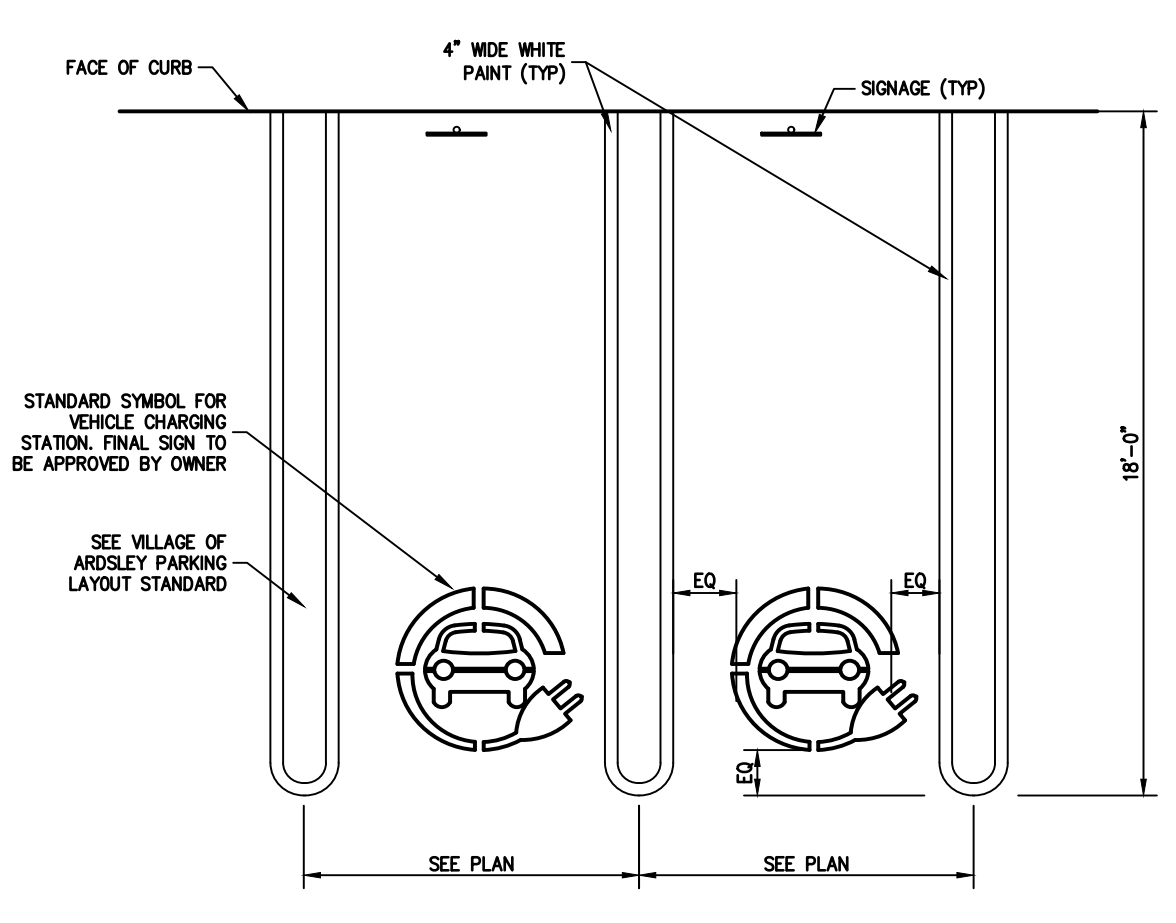
Boost Charger 200 Data Sheet

ENERGY STORAGE	
Energy Chemistry	Lithium-ion (NMC)
Energy Storage Capacity	160 kWh
ELECTRICAL SPECIFICATIONS (OUTPUT)	
Supported Connector Types	CCS1 / CCS2 CHAdeMO
Charge Ports	2
Max Output Power (DC)	CCS1: 200 kW CHAdeMO: 100 kW Combined: charge 2 vehicles simultaneously at up to 100 kW each
Voltage	200-1,000 Vac
ELECTRICAL SPECIFICATIONS (INPUT)	
Power (AC)	≤ 27 kW
Voltage (AC)	U.S./Canada: 208 Vac 3-phase, or 240 Vac single-phase UK/EU: 400 Vac 3-phase
Current	U.S./Canada: 208 Vac: 50 amps continuous, or 240 Vac: 120 amps continuous UK/EU: 400 Vac: 40 amps continuous
Frequency	50 / 60 Hz ± 1%
MECHANICAL SPECIFICATIONS	
Dimensions	108 cm (43") L x 101 cm (40") W x 243 cm (96") H
Cable Length	340 cm (134")
Weight	1,810 kg (3,990 lbs)
ENVIRONMENTAL SPECIFICATIONS	
Installation Location	Outdoor
Enclosure Protection Rating	IP 54
Operating & Storage Temperature	-20° C (-4° F) to +55° C (131° F)
NETWORK & USER INTERACTION	
Network Connection	4G LTE, Ethernet
Communications	OCPP 1.6-J
User Interface Screen	61 cm (24") ruggedized LCD touchscreen
Credit Card Reader	Standard
Payment Methods Accepted	Credit cards, NFC, MFARE, F&ICs
Access Control & Authentication	RFID (ISO 15693), ISO 14443, NFC U.S./Canada: UL2202, UL2291-1, UL2231-2, UL391, CAN1973 (battery pack) Canada: CSA No 107.2
Safety & Compliance	EU EN15C, EN 6181-1:2019, EN 6181-2:2014+AC:2015, EN62311:2008, EN 60950-1:2006+A11:2009+EN 60950-2:2011+A2:2013, EN 62369-1:2014+AC:2015

FreeWire Technologies, Inc. | www.freewiretech.com | 415.779.6515



- NOTES:**
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE CONTRACTOR WHO WILL BE INSTALLING THE ELECTRICAL VEHICLE CHARGING STATIONS PRIOR TO INSTALLATION OF THE FOUNDATIONS. REFER TO BASE PLATE TEMPLATE ON THIS DRAWING FOR BOLT AND STUB UP LOCATIONS AND SIZES.
  - CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.



## EV CHARGER & FOUNDATION

36

## ELECTRIC VEHICLE PARKING STRIPING

37

### AIR MACHINES

MODEL #	AIR	RETRACTABLE HOSE REEL	GAST COMPRESSOR	HIGH OUTPUT DIRECT AIR COMPRESSOR	WALL MOUNTED	COIN ACCEPTOR	WELL APPROVED	WEIGHT	AMPS REQ.	VOLUME
B670-2BGA	*	*	*	*	*	*	*	125	10	120
B670-2F8GA	*	*	*	*	*	*	*	125	10	120
B65LAB-2A	*	*	*	*	*	*	*	100	10	120
B670-2GA	*	*	*	*	*	*	*	125	10	120
B670-2GA-220V	*	*	*	*	*	*	*	125	10	201.8 (90%)
B670-2F8GA	*	*	*	*	*	*	*	125	10	120
B670-2GA-220	*	*	*	*	*	*	*	125	10	201.8 (90%)
B670-2VGA	*	*	*	*	*	*	*	125	10	120
B65LA-2A	*	*	*	*	*	*	*	100	10	120
B670-4A	*	*	*	*	*	*	*	125	20	120
B670-4FA	*	*	*	*	*	*	*	125	20	120
B670-4VA	*	*	*	*	*	*	*	125	20	120

**FEATURES**

- SSAC 110 volt non-accumulating timer (Replacement Item #87129SS)
- GAST 3/4 HP oil-less air compressor, 90 PSI, 18-month warranty (Replacement Item #9862)
- Dimensions: 16.5"H x 12.5"D x 18.5"W
- High security lock bar system
- Cut resistant 25' x 1/4" wire braid service station quality air hose (Replacement Item #8532-25)
- Imonex mechanical coin acceptor takes quarters (Replacement Item #8124B001)
- Wall, pedestal mounted (Sold Separately Item #6819) or retractable hose reel (Sold Separately Item #8026)
- Optional timers, coin mechs, cycle counters, and coin counters are available
- High output Direct Air 1.8HP air compressor, 110 PSI, 6-month warranty (Replacement Item #8782)
- High output units come with cut resistant 50' x 1/4" wire braid service station quality air hose (Replacement Item #8532-50) with 120 PSI inline air gauge (Replacement Item #8533-101D)

## FREE AIR STATION

38

### SUPER VAC WITH DIGITAL DISPLAY

MODEL #	MEDIUM	WOBLES	ROTOR DESIGN	WALL MOUNT	STAINLESS STEEL	COIN ACCEPTOR	WELL APPROVED	OPTIONAL LOCAL Pkg.	WEIGHT	AMPS REQ.	VOLUME
9200-4	*	*	*	*	*	*	*	*	148	20	120
9200-4W	*	*	*	*	*	*	*	*	148	20	120
9200-4LD	*	*	*	*	*	*	*	*	148	20	120
9200-4VWLD	*	*	*	*	*	*	*	*	148	20	120
9200-4-220	*	*	*	*	*	*	*	*	148	10	201.8 (90%)
9200-8	*	*	*	*	*	*	*	*	157	30	120
9200-8W	*	*	*	*	*	*	*	*	157	30	120
9200-8LD	*	*	*	*	*	*	*	*	157	30	120
9200-8VWLD	*	*	*	*	*	*	*	*	157	30	120

**FEATURES**

- Double service doors offer easy access to clean out compartment and 4 filter bag system (Replacement Item #8076)
- Digital display timer with built-in coin counter, scrolls messages, prices for service and counts down remaining time (Replacement Item #8000-10)
- Visible and audible last coin alarm
- Imonex coin acceptor takes quarters (Replacement Item #8149)
- Coin box secured with pin locks (Replacement Item #8638)
- Facelate secured with 2 Medeco cam locks (Replacement Item #8953)
- Lighted dome available in red, blue, yellow, dark green, light green, purple and white
- Hose: 2' x 15', swivel cuff and nozzle included (15', 25', and 50' available in 1/2" or 2")
- Optional coin mechs, motors, colored hoses, extra security, and clean-out containers are available

**PROGRAMMER**

- 8000-30 Remote control programmer for digital display, 8 oz.

**DECALS**

- 9200-11 Yellow decals
- 9200-12 Blue decals
- 9200-13 Violet decals
- 9200-14 Black decals (standard)

## VACUUM STATION

39

### MBE-2300-00015

### ICONIC

**MATERIALS:** The legs are aluminum castings. The boards are made from lpe wood. All brackets are made of steel.

**FINISH:** The Maglin Powdercoat system provides a durable finish on all aluminum castings. The wood boards are treated with penetrating sealers. The steel brackets are e-coated and powdercoated.

**INSTALLATION:** The bench is delivered pre-assembled. The legs have 7/16" holes for anchoring.

**TO SPECIFY:** Select MBE-2300-00015  
 Choose:  
 - Powdercoat Color

HEIGHT: 33 1/16" (84cm) LENGTH: 70" (177.8cm) DEPTH: 25 1/2" (64.7cm) WEIGHT: 115 lbs (52.1kg)

**MAGLIN**  
 Site Furniture  
 1 800 716 5008  
 1 877 360 3333  
 www.maglin.com  
 info@maglin.com

## MAGLIN BACKED BENCH

40

### FLUSH MOUNT PAVER DETAIL

PERMEABLE PAVER FROM TECHO-BLOC  
 JOINT MATERIAL ASTM NO. 8 AGGREGATE, OR EQUIVALENT  
 MOUNTABLE CONCRETE CURB  
 12"  
 3/4"  
 4" SUBBASE COURSE, ASTM NO. 2, 3 OR 4  
 4" BASE COURSE, ASTM NO. 57  
 2" BEDDING COURSE, ASTM NO. 8  
 GEOTEXTILE ON BOTTOM AND SIDES OF SUBBASE  
 COMPACTED SUBGRADE  
 EXTEND SUBBASE 6" MIN. BEYOND CURB

2" THICK X 4"-0" MAX GRANITE CAP - THERMAL TOP AND BODDED FACES TOP TO BE LEVEL UNLESS OTHERWISE NOTED.  
 12" CMU CORE, MORTARED JOINTS.  
 BRICK VENEER SYSTEM  
 ADJACENT GRADE - SEE PLANS  
 4000 PSI CONCRETE FOOTING  
 COMPACTED DENSE GRADED AGGREGATE BASE  
 COMPACTED SUBGRADE

## SEAT WALL DETAIL

42

### SITE DETAILS

### GAS STATION / CONVENIENCE MARKET

120 BEDFORD ROAD - ARMONK, NY 10504  
 voice: 914.273.5225 • fax: 914.273.2102  
 www.jmcplc.com

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

Drawn: KRM Approved: RJP  
 Scale: NOT TO SCALE  
 Date: 05/26/2020  
 Project No: 18175  
 18175-DETAILS C-905  
 Drawing No: C-905

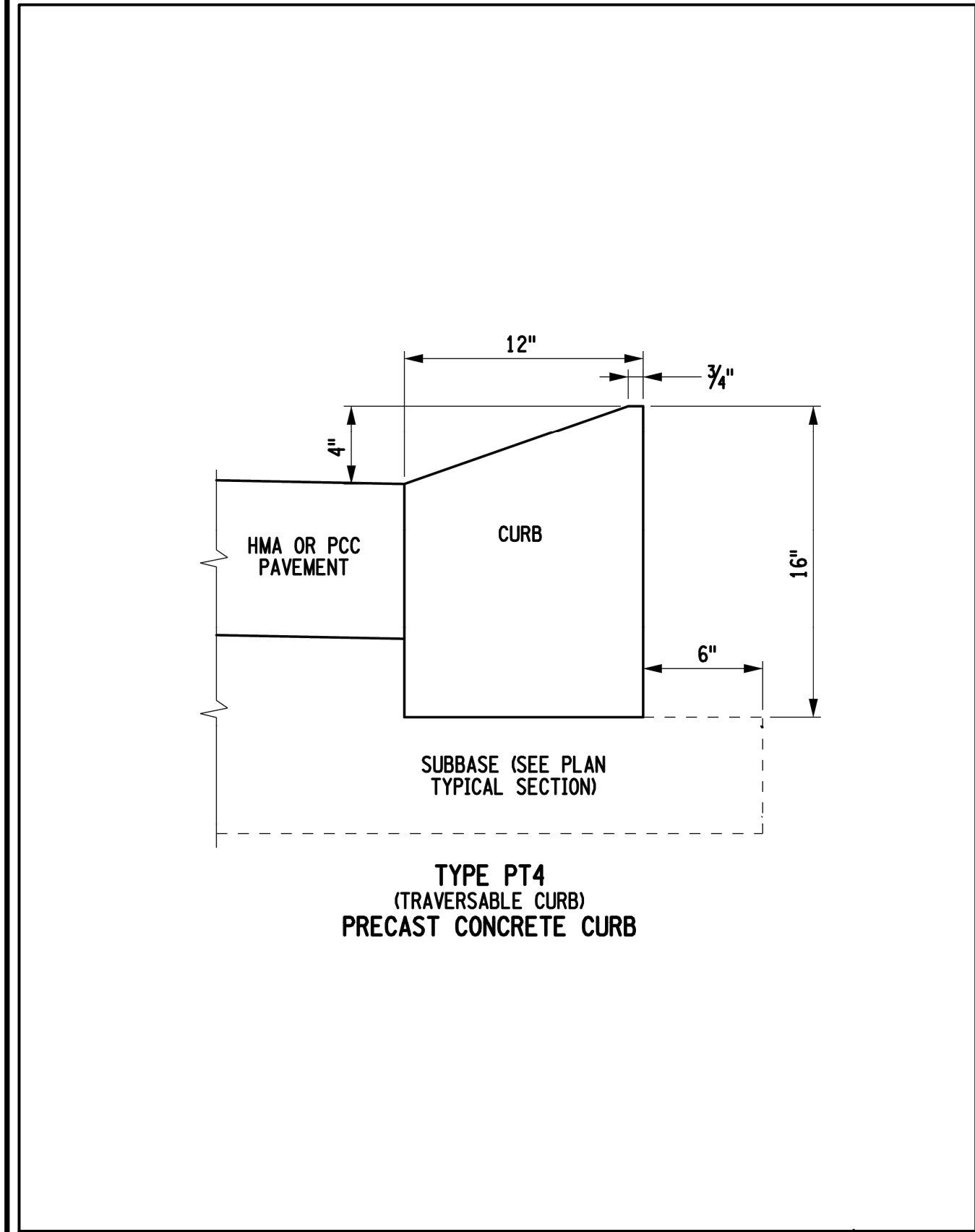
C-905

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

COPYRIGHT © 2023 by JMC. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of JMC. Any modification or alteration to the information contained herein is the sole responsibility of the user and is not warranted by JMC.



**NYSDOT STANDARD T4 MOUNTABLE CURB** 43

**MINI-CRETA 3" ARCHITECTURAL**  
DESCRIPTION: Wall double-sided TEXTURE: Split face with straight edged corners

**PALLET OVERVIEW**

Specifications per pallet	Imperial	Metric
Cubing	24 ft <sup>3</sup>	2.23 m <sup>3</sup>
Approx. Weight	95.01 lin. ft.	28.96 lin. m
Minimum radius	2.465 lbs	1.118 kg
Number of rows	7 ft	2.1 m
Coverage per row	8	
Linear coverage per row	3 ft <sup>2</sup>	0.28 m <sup>2</sup>
	11.58 lin. ft.	3.62 lin. m

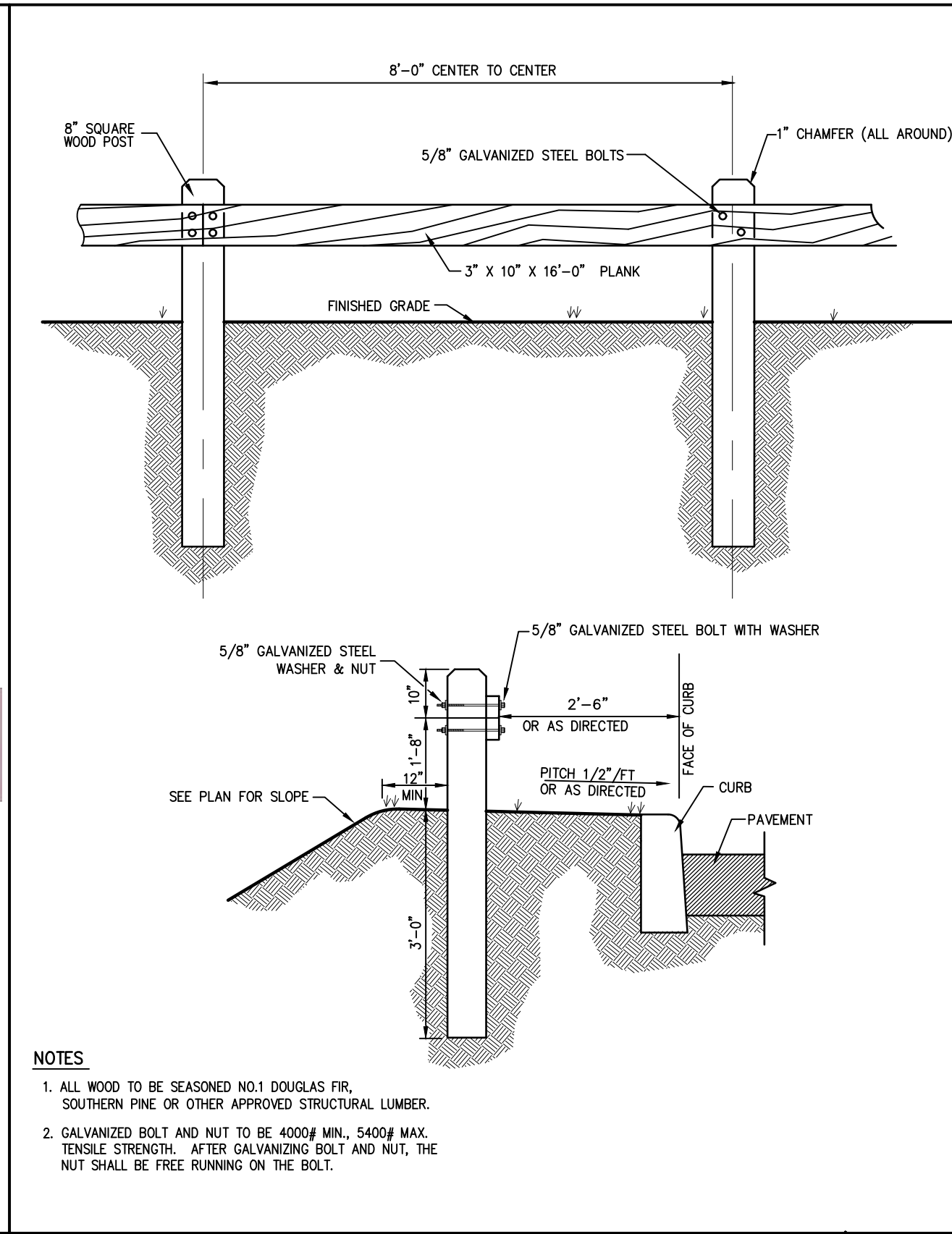
**COMPATIBLE CAPS**  
See page 140 for product compatibility.

**NOTES**  
When building a double-sided wall one pallet will cover an average of 31.76 ft<sup>2</sup>.  
Units can be used as a regular or vertical unit.  
See page 135 to 156 for more technical information.

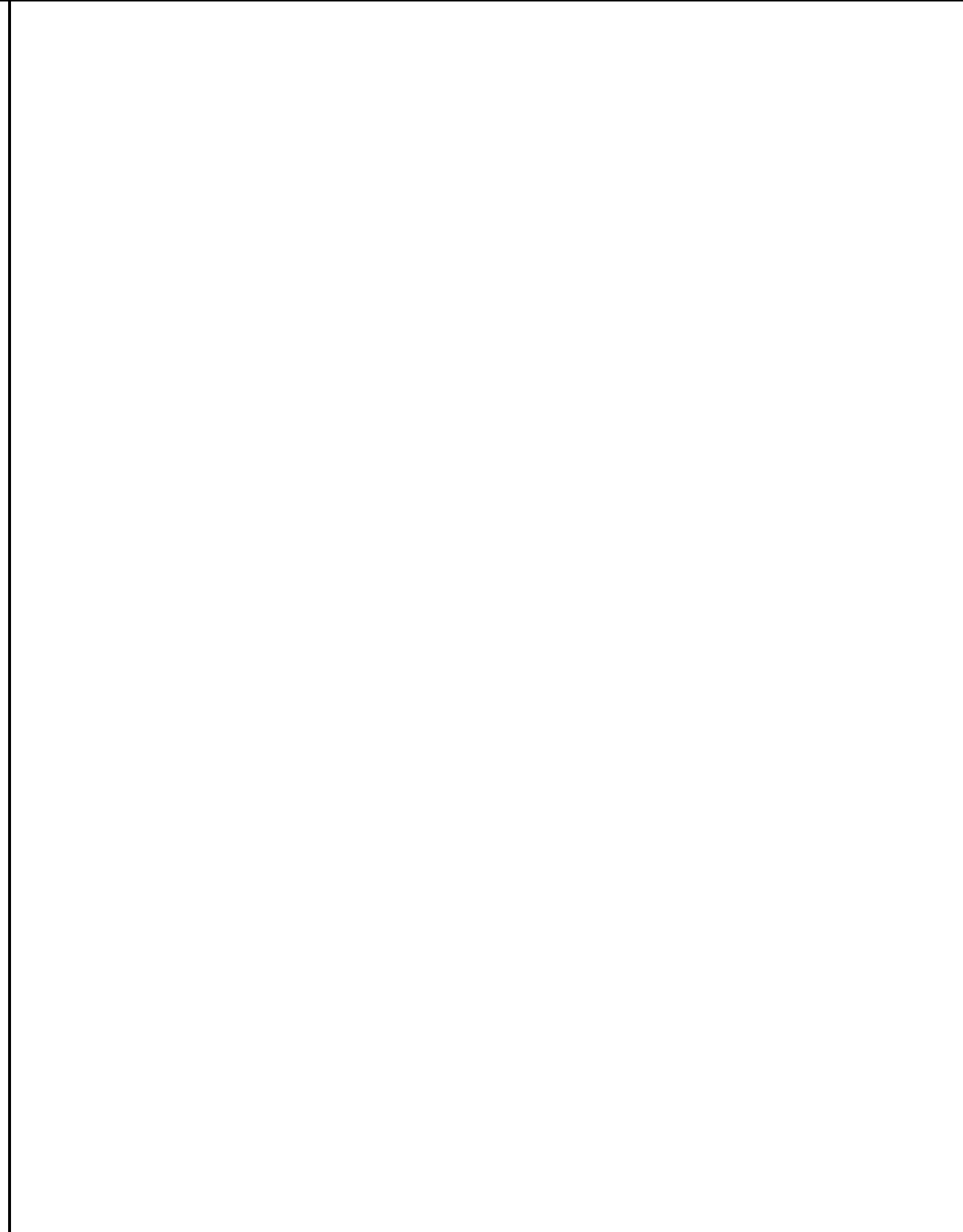
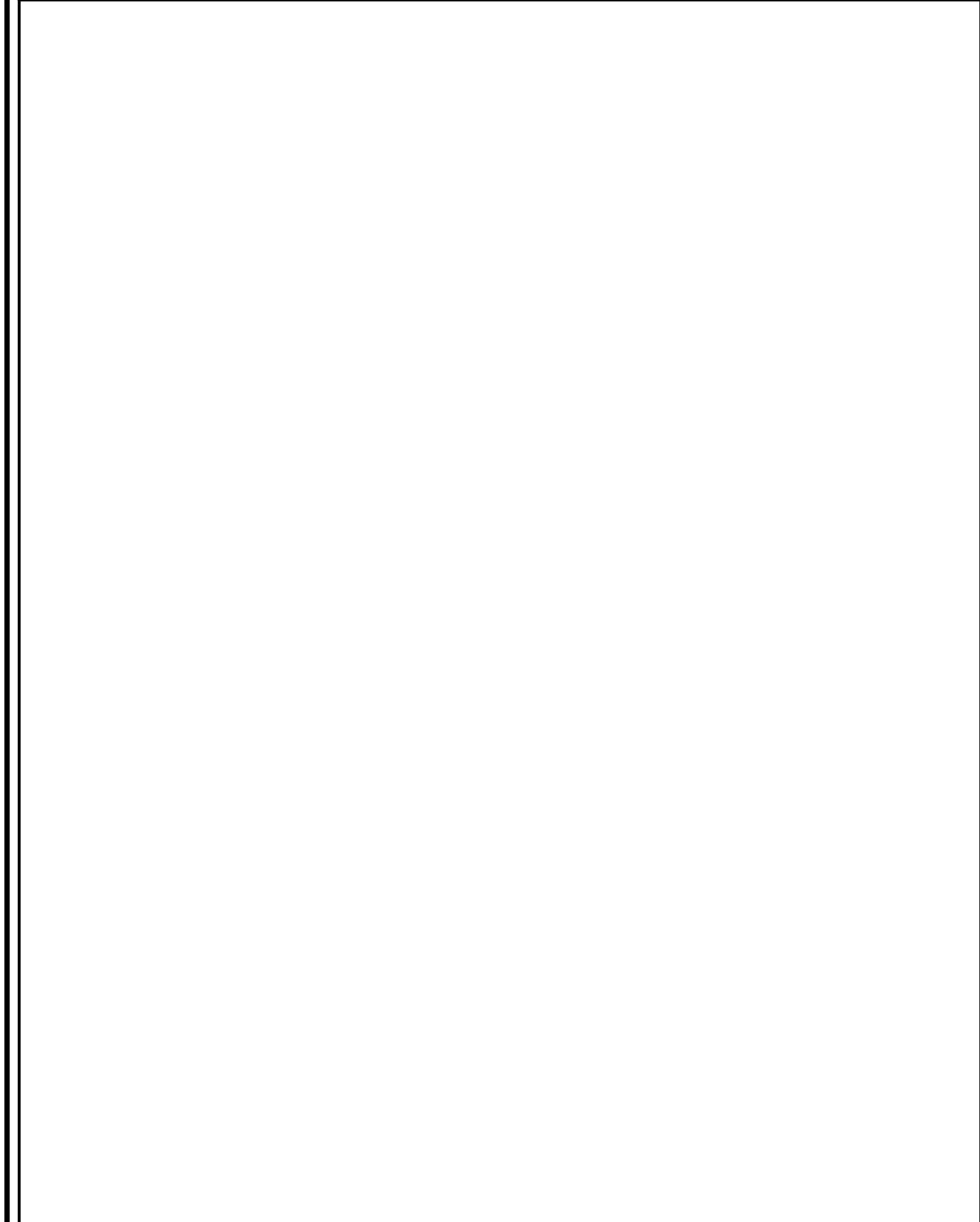
Unit dimensions	in	mm	Units/pallet
Height	2 1/4	75	32 units
Depth	9 1/4	250	
Length 1	9 1/4	250	
Length 2	7 1/4	180	
Height	2 1/4	75	24 units
Depth	9 1/4	250	
Length 1	11 1/4	300	
Length 2	9 1/4	250	
Height	2 1/4	75	8 units
Depth	9 1/4	250	
Length 1	11 1/4	300	
Length 2	11 1/4	300	
Height	2 1/4	75	16 units
Depth	9 1/4	250	
Length 1	14 1/2	375	8 right corners
Length 2	12 1/4	325	8 left corners
Height	2 1/4	75	16 units
Depth	9 1/4	250	
Length 1	14 1/2	375	8 right corners
Length 2	13 1/2	350	8 left corners

Color: Brown, Charcoal, Sandstone, Charcoal Grey, Dark Grey, Grey Blue

**TECHO BLOC WALL** 44



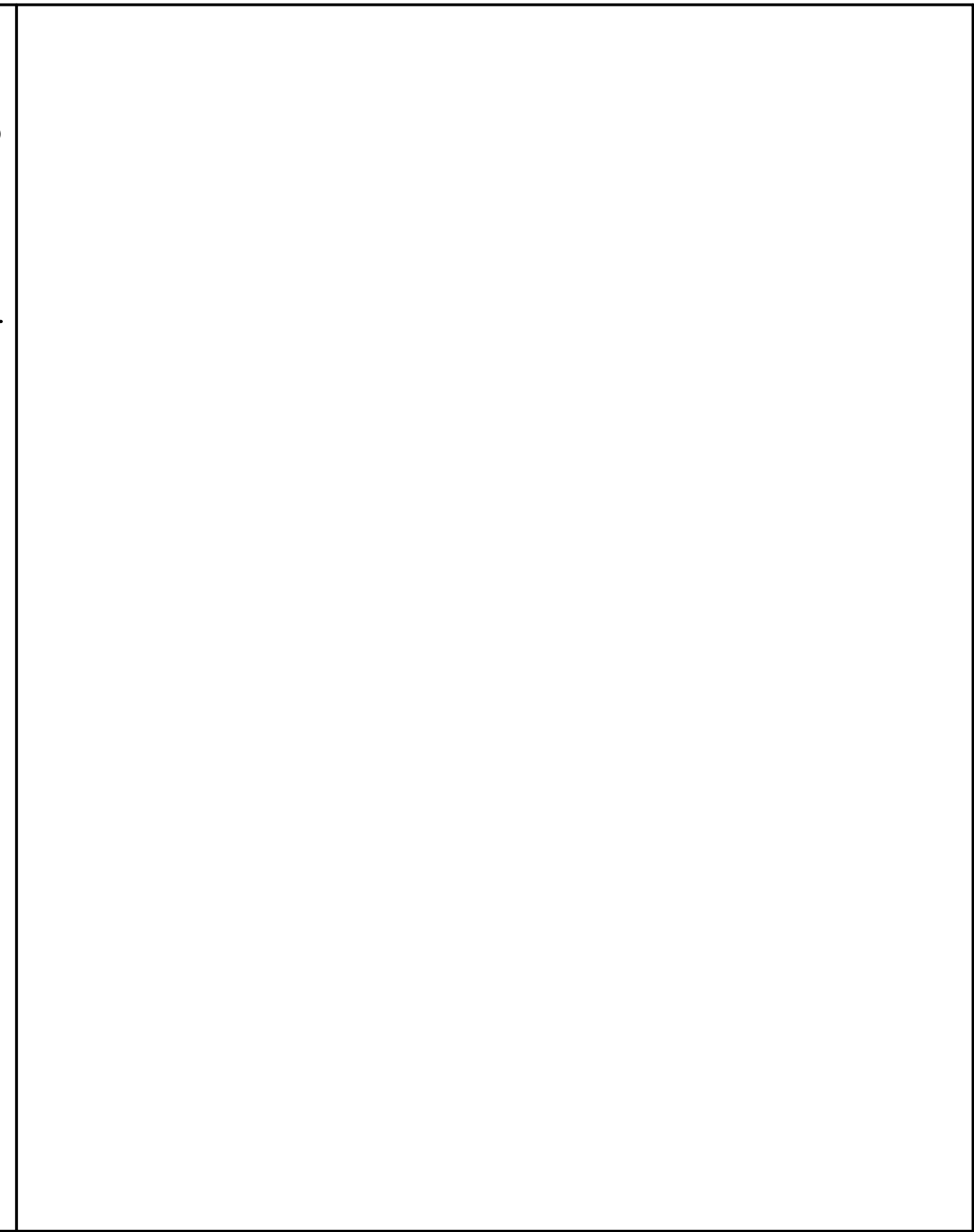
**WOOD GUIDE RAIL** 45



X

X

X



X

No.	Revision	Date
1.	REVISED PER BOARD OF TRUSTEES COMMENTS	12/01/2023
2.	REVISED PER BOARD OF TRUSTEES COMMENTS	07/31/2024

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



**DOT SITE DETAILS**  
**GAS STATION / CONVENIENCE MARKET**  
657 SAW MILL RIVER ROAD  
VILLAGE OF ARDSLEY, NEW YORK

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

Drawn: **KRM** Approved: **RJP**  
Scale: **NOT TO SCALE**  
Date: **05/26/2020**  
Project No: **18175**  
18175-DETAILS C-906 -  
Drawing No:

**C-906**

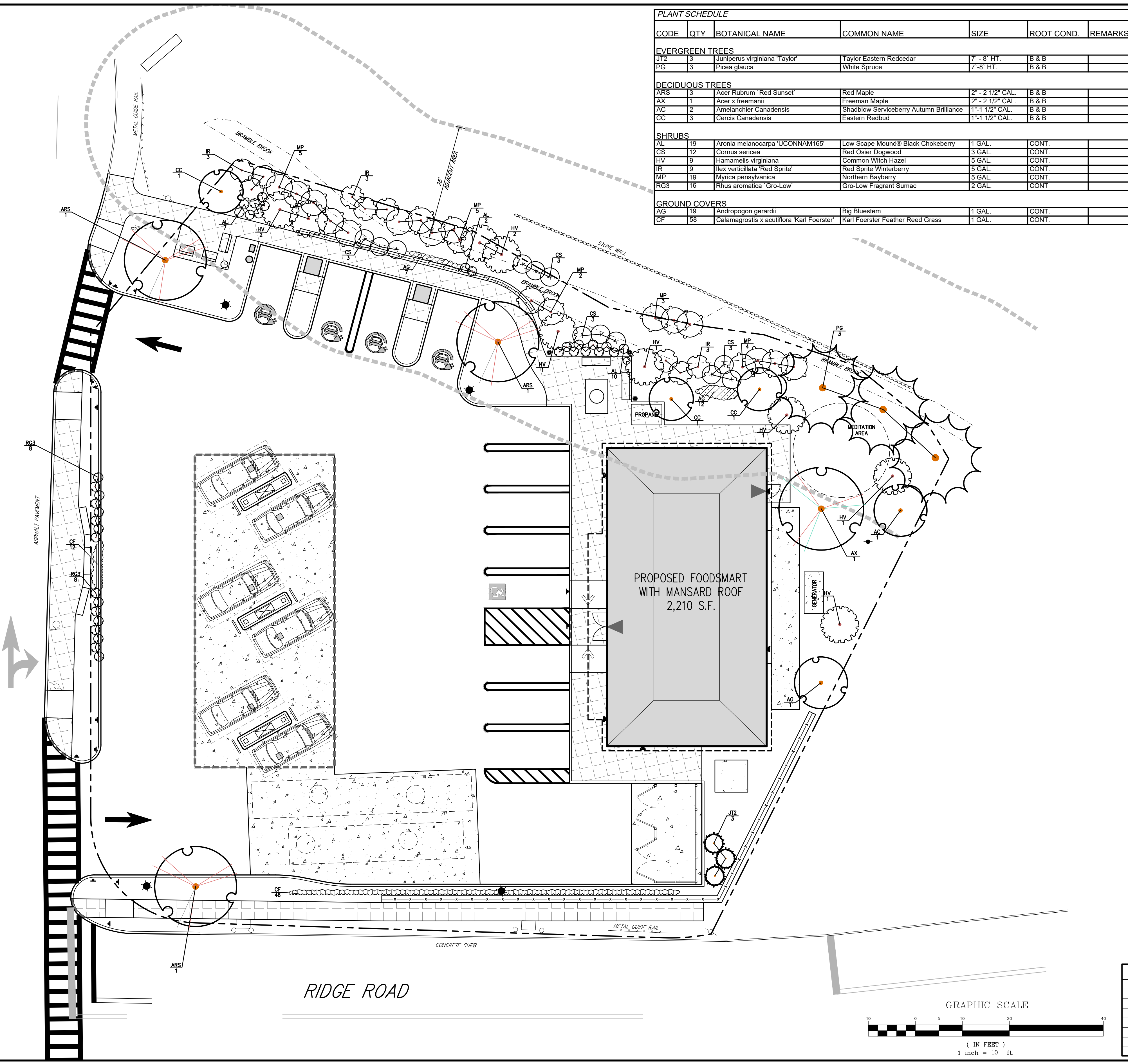


NOT FOR CONSTRUCTION

COPYRIGHT © 2023 BY JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of JMC. Any modification or alteration to this document without the prior written permission of JMC is strictly prohibited.

SAW MILL RIVER ROAD  
(NY 9A)

ONLY

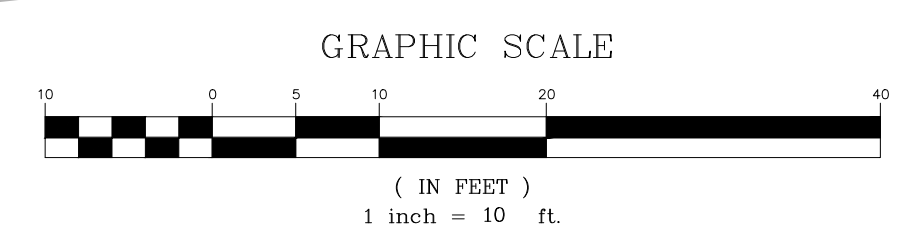


PLANT SCHEDULE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
<b>EVERGREEN TREES</b>						
JT2	3	Juniperus virginiana 'Taylor'	Taylor Eastern Redcedar	7' - 8' HT.	B & B	
PG	3	Picea glauca	White Spruce	7'-8' HT.	B & B	
<b>DECIDUOUS TREES</b>						
ARS	3	Acer Rubrum 'Red Sunset'	Red Maple	2" - 2 1/2" CAL.	B & B	
AX	1	Acer x freemanii	Freeman Maple	2" - 2 1/2" CAL.	B & B	
AC	2	Amelanchier Canadensis	Shadblow Serviceberry Autumn Brilliance	1"-1 1/2" CAL.	B & B	
CC	3	Cercis Canadensis	Eastern Redbud	1"-1 1/2" CAL.	B & B	
<b>SHRUBS</b>						
AL	19	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound® Black Chokeberry	1 GAL.	CONT.	
CS	12	Cornus sericea	Red Osier Dogwood	3 GAL.	CONT.	
HV	9	Hamamelis virginiana	Common Witch Hazel	5 GAL.	CONT.	
IR	9	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	5 GAL.	CONT.	
MP	19	Myrica pensylvanica	Northern Bayberry	5 GAL.	CONT.	
RG3	16	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	2 GAL.	CONT.	
<b>GROUND COVERS</b>						
AG	19	Andropogon gerardii	Big Bluestem	1 GAL.	CONT.	
CF	58	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 GAL.	CONT.	

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING EDGE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING TREE AND DESIGNATION
	EXISTING DIRECTIONAL ARROWS
	EXISTING PAINT
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED ACCESSIBLE PARKING SPACES
	PROPOSED PARKING SPACES
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED PERVIOUS PAVEMENT
	PROPOSED CONCRETE APRON
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED SHADE TREE
	PROPOSED FLOWERING TREE
	PROPOSED CONIFEROUS TREE
	PROPOSED SHRUBS
	PROPOSED SHRUB MASSING

- NOTES:**
- ALL PLANT MATERIAL SHALL BE FIRST QUALITY STOCK, PLANTED MATERIAL AND METHODS OF INSTALLATION SHALL CONFORM TO THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
  - ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING OR PAVEMENT AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE LAWN.
  - ALL PLANTING BEDS SHALL BE MULCHED WITH 3" OF BROWN MULCH. MULCH SHALL BE CLEAN, NON-DYED, TOXIC FREE, SHREDDED HARDWOOD.
  - PLANT MATERIALS AS SPECIFIED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE NURSERY GROWN AND CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.
  - ALL LANDSCAPING SHALL CONTINUE TO BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT, IMMEDIATELY FOLLOWING, GROWING SEASON.
  - ALL TREES AND SHRUBS SHALL BE PRUNED AND SHAPED AND BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
  - PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALE, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECT EGGS; AND SHALL HAVE HEALTHY, NORMAL, UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBJECTIONABLE DISFIGUREMENTS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY WINES AND GROUND COVER PLANTS WELL ESTABLISHED IN REMOVAL CONTAINERS, INTEGRAL CONTAINERS, OR FORMED HOMOGENEOUS SOIL SECTIONS SHALL BE USED. PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
  - ALL STOCK SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, UNLESS OTHERWISE SPECIFIED. BAREROOT STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
  - ALL PLANTING BEDS, LAWNS AND LANDSCAPED AREAS SHALL RECEIVE A MINIMUM 4" THICK LAYER OF TOPSOIL, UNLESS OTHERWISE SPECIFIED.

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



No.	Revision	Date	By
1.	PLANNING BOARD & BAR SUBMISSION	03/30/2021	MTP
2.	RESPOND TO VILLAGE COMMENTS	12/01/2021	SPG
3.	REVISED PER TOWN COMMENTS	01/13/2022	CDF
4.	REVISED PER BOARD OF TRUSTEES COMMENTS	12/01/2023	SMN
5.	LIGHTING REVISIONS	12/13/2022	DK
6.	REVISED PER BOARD OF TRUSTEES COMMENTS	01/31/2024	RB

APPLICANT/OWNER

**THORNWOOD FOUR CORNERS LLC.**  
25 SAINT CHARLES STREET  
THORNWOOD, NY 10594

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.jmcpic.com

**LANDSCAPING PLAN**

GAS STATION / CONVENIENCE MARKET  
657 SAW MILL RIVER ROAD  
VILLAGE OF ARDSLEY, NEW YORK

Drawn: **KRM** Approved: **RJP**

Scale: **1" = 10'**

Date: **05/26/2020**

Project No: **18175**

1875-LM L-100-LM0 LAY

Drawing No: **L-100**

*Previous Editions Obsolete*

---

## STORMWATER POLLUTION PREVENTION PLAN

---

# PROPOSED GAS STATION/CONVENIENCE MARKET

**657 Saw Mill River Road  
Village of Ardsley, New York**

*Applicant/Operator/  
Owner:* **Mr. Sam Ali**  
914-473-0122

*Prepared by:*



JMC Project 18175

*Last Revised:* **01/31/2024**

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC | JMC Site Development Consultants, LLC

120 BEDFORD ROAD | ARMONK, NY 10504 | 914.273.5225 | MAIL@JMCPLLC.COM | JMCPLLC.COM

TABLE OF CONTENTS

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
I.	INTRODUCTION .....	I
II.	STORMWATER MANAGEMENT PLANNING.....	I
III.	STUDY METHODOLOGY .....	6
IV.	EXISTING CONDITIONS .....	9
V.	PROPOSED CONDITIONS.....	12
VI.	SOIL EROSION & SEDIMENT CONTROL.....	19
VII.	CONSTRUCTION PHASE AND POST-CONSTRUCTION MAINTENANCE ....	31
VIII.	CONCLUSION .....	33

**APPENDICES**

FIGURES      DESCRIPTION

- I.            Site Location Map

**APPENDIX DESCRIPTION**

- A.            Existing Hydrologic Calculations
- B.            Proposed Hydrologic Calculations
- C.            NYSDEC Stormwater Sizing Calculations
- D.            Temporary Erosion and Sediment Control Inspection and Maintenance Checklist  
                 Permanent Stormwater Practice Operation, Maintenance and Management Inspection Checklists
- E.            Contractor's Certification
- F.            Drawings
  - DA-1 "Existing Drainage Area Map" (Full Size)
  - DA-2 "Proposed Drainage Area Map" (Full Size)
- G.            Notice of Intent, SWPPP Preparer Certification, Owner/Operator Certification and MS4
- H.            New York State Standards and Specifications for Erosion and Sediment Control
- I.            USDA Soil Resource Report



**REFERENCED DRAWINGS FOR SWPPP DESIGN AND DETAILS**

**JMC SITE PLANS**

<b><u>Dwg. No.</u></b>	<b><u>Title</u></b>	<b><u>Rev. No./Date</u></b>
C-000	Cover Sheet	5 01/31/2024
C-010	Existing Conditions Map and Site Removals Plan	5 01/31/2024
C-100	Layout Plan	6 01/31/2024
C-110	Turning Analysis Plan	6 01/31/2024
C-120	Turning Analysis Plan	1 01/31/2024
C-200	Grading Plan	5 01/31/2024
C-300	Utilities Plan	4 01/31/2024
C-400	Erosion and Sediment Control Plan	3 01/31/2024
C-600	Lighting Plan	3 01/31/2024
C-700	Impervious Coverage Comparison Plan	1 01/31/2024
C-900	Site Details	3 01/31/2024
C-901	Site Details	3 01/31/2024
C-902	Site Details	3 01/31/2024
C-903	Site Details	3 01/31/2024
C-904	Site Details	3 01/31/2024
C-905	Site Details	2 01/31/2024
C-906	Site Details	2 01/31/2024
L-100	Landscaping Plan	6 01/31/2024





**GAS STATION / CONVENIENCE MARKET**

657 SAW MILL RIVER ROAD

VILLAGE OF ARDSLEY, NEW YORK

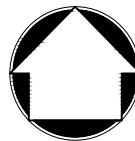
**SITE LOCATION MAP**

DATE: 12/01/2023

JMC PROJECT: 18175

FIGURE: SLM-1

SCALE: 1" = 150'



120 BEDFORD RD  
ARMONK  
NY 10504

(914) 273-5225  
fax 273-2102

JMCPLLC.COM



COPYRIGHT © 2023 by JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC. (JMC). Any modifications or alterations to this document without the written permission of JMC shall render them invalid and unusable.

18175-TRAFFIC-FIG.dwg; SLM.tab

# Extreme Precipitation Tables

## Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point	
Smoothing State	Yes
Location	
Latitude	41.012 degrees North
Longitude	73.848 degrees West
Elevation	40 feet
Date/Time	Tue Jan 30 2024 18:13:23 GMT-0500 (Eastern Standard Time)

### Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.33	0.51	0.63	0.83	1.03	1.29	1yr	0.89	1.23	1.48	1.84	2.28	2.82	3.20	1yr	2.49	3.08	3.57	4.29	4.93	1yr
2yr	0.41	0.63	0.78	1.02	1.27	1.58	2yr	1.10	1.49	1.82	2.25	2.78	3.43	3.85	2yr	3.03	3.71	4.26	5.06	5.74	2yr
5yr	0.47	0.73	0.92	1.23	1.57	1.99	5yr	1.36	1.84	2.29	2.84	3.50	4.28	4.88	5yr	3.79	4.69	5.44	6.34	7.10	5yr
10yr	0.53	0.83	1.05	1.42	1.85	2.35	10yr	1.60	2.17	2.73	3.38	4.16	5.07	5.83	10yr	4.49	5.60	6.54	7.53	8.34	10yr
25yr	0.61	0.98	1.25	1.72	2.29	2.95	25yr	1.98	2.69	3.43	4.26	5.23	6.35	7.38	25yr	5.62	7.10	8.36	9.44	10.34	25yr
50yr	0.70	1.12	1.44	2.01	2.70	3.50	50yr	2.33	3.17	4.08	5.07	6.21	7.53	8.83	50yr	6.66	8.49	10.06	11.20	12.16	50yr
100yr	0.79	1.28	1.65	2.34	3.19	4.16	100yr	2.75	3.74	4.85	6.04	7.39	8.93	10.57	100yr	7.90	10.16	12.12	13.31	14.31	100yr
200yr	0.90	1.47	1.90	2.72	3.76	4.94	200yr	3.25	4.41	5.78	7.19	8.79	10.60	12.65	200yr	9.38	12.17	14.60	15.81	16.84	200yr
500yr	1.08	1.77	2.31	3.35	4.69	6.20	500yr	4.05	5.49	7.27	9.06	11.06	13.31	16.06	500yr	11.78	15.44	18.69	19.85	20.91	500yr

### Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.30	0.46	0.56	0.76	0.93	1.14	1yr	0.80	1.12	1.32	1.54	2.15	2.47	2.59	1yr	2.18	2.49	3.27	3.99	4.39	1yr
2yr	0.38	0.59	0.73	0.99	1.22	1.46	2yr	1.05	1.43	1.68	2.17	2.70	3.33	3.73	2yr	2.94	3.59	4.12	4.88	5.56	2yr
5yr	0.41	0.64	0.79	1.09	1.38	1.70	5yr	1.19	1.67	1.96	2.52	3.17	3.97	4.52	5yr	3.52	4.34	4.99	5.82	6.52	5yr
10yr	0.44	0.68	0.84	1.18	1.52	1.89	10yr	1.31	1.84	2.20	2.75	3.57	4.55	5.21	10yr	4.03	5.01	5.71	6.61	7.25	10yr
25yr	0.48	0.72	0.90	1.29	1.69	2.16	25yr	1.46	2.11	2.55	3.09	4.19	5.48	6.27	25yr	4.85	6.03	6.80	7.86	8.25	25yr
50yr	0.50	0.76	0.94	1.35	1.82	2.37	50yr	1.57	2.32	2.86	3.34	4.71	6.30	7.22	50yr	5.58	6.94	7.72	8.94	8.99	50yr
100yr	0.52	0.78	0.98	1.42	1.94	2.59	100yr	1.68	2.53	3.20	3.58	5.27	7.28	8.31	100yr	6.44	7.99	8.80	10.18	9.73	100yr
200yr	0.53	0.79	1.01	1.46	2.03	2.80	200yr	1.75	2.74	3.59	3.81	5.93	8.43	9.56	200yr	7.46	9.19	9.98	11.57	10.46	200yr
500yr	0.54	0.80	1.03	1.50	2.13	3.11	500yr	1.84	3.04	4.18	4.06	7.10	10.23	11.41	500yr	9.05	10.97	11.76	13.70	11.38	500yr

### Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.38	0.58	0.71	0.95	1.17	1.38	1yr	1.01	1.35	1.61	2.11	2.53	3.03	3.50	1yr	2.68	3.37	3.87	4.62	5.22	1yr
2yr	0.42	0.65	0.80	1.08	1.33	1.61	2yr	1.15	1.57	1.81	2.36	2.90	3.56	4.00	2yr	3.15	3.85	4.47	5.25	6.06	2yr
5yr	0.52	0.81	1.00	1.38	1.75	2.04	5yr	1.51	2.00	2.36	3.05	3.80	4.62	5.28	5yr	4.09	5.08	5.86	6.86	7.66	5yr
10yr	0.63	0.97	1.21	1.69	2.18	2.49	10yr	1.88	2.43	2.88	3.73	4.66	5.62	6.55	10yr	4.97	6.30	7.27	8.42	9.34	10yr
25yr	0.82	1.25	1.56	2.22	2.93	3.24	25yr	2.52	3.16	3.77	4.94	6.12	7.27	8.70	25yr	6.43	8.37	9.65	11.07	12.12	25yr
50yr	1.00	1.53	1.90	2.74	3.68	3.98	50yr	3.18	3.89	4.62	6.11	7.52	8.84	10.79	50yr	7.82	10.38	11.97	13.61	14.78	50yr
100yr	1.24	1.88	2.35	3.39	4.65	4.89	100yr	4.02	4.78	5.68	7.60	9.26	10.75	13.42	100yr	9.51	12.90	14.92	16.74	18.08	100yr
200yr	1.53	2.31	2.93	4.24	5.91	6.02	200yr	5.10	5.88	6.97	9.50	11.39	13.07	16.67	200yr	11.56	16.03	18.60	20.62	22.13	200yr
500yr	2.06	3.07	3.95	5.74	8.16	7.95	500yr	7.04	7.77	9.17	12.81	14.98	16.89	22.25	500yr	14.95	21.40	24.93	27.13	28.94	500yr





NOAA Atlas 14, Volume 2, Version 3 LANCASTER

Station ID: 33-4403

Location name: Lancaster, Ohio, USA\*

Latitude: 39.7156°, Longitude: -82.6072°

Elevation:

Elevation (station metadata): 840 ft\*\*

\* source: ESRI Maps

\*\* source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

G.M. Bonnin, D. Martin, B. Lin, T. Parzybok, M. Yekta, and D. Riley

NOAA, National Weather Service, Silver Spring, Maryland

[PF\\_tabular](#) | [PF\\_graphical](#) | [Maps\\_&\\_aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) <sup>1</sup>										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.344 (0.315-0.377)	0.411 (0.376-0.449)	0.496 (0.454-0.542)	0.561 (0.512-0.612)	0.645 (0.585-0.704)	0.711 (0.642-0.773)	0.773 (0.696-0.841)	0.838 (0.750-0.911)	0.924 (0.821-1.00)	0.988 (0.873-1.07)
10-min	0.535 (0.490-0.585)	0.641 (0.587-0.702)	0.771 (0.705-0.842)	0.867 (0.791-0.945)	0.987 (0.895-1.08)	1.08 (0.973-1.17)	1.16 (1.05-1.27)	1.25 (1.12-1.36)	1.36 (1.21-1.48)	1.44 (1.27-1.56)
15-min	0.656 (0.600-0.717)	0.784 (0.717-0.858)	0.947 (0.865-1.03)	1.07 (0.973-1.16)	1.22 (1.11-1.33)	1.33 (1.21-1.45)	1.45 (1.30-1.57)	1.56 (1.39-1.69)	1.70 (1.51-1.84)	1.80 (1.59-1.95)
30-min	0.867 (0.794-0.949)	1.05 (0.960-1.15)	1.30 (1.19-1.42)	1.48 (1.35-1.62)	1.72 (1.56-1.88)	1.91 (1.72-2.07)	2.09 (1.88-2.27)	2.27 (2.03-2.47)	2.51 (2.23-2.73)	2.70 (2.38-2.93)
60-min	1.06 (0.970-1.16)	1.29 (1.18-1.41)	1.63 (1.49-1.78)	1.88 (1.72-2.06)	2.23 (2.03-2.44)	2.51 (2.27-2.73)	2.79 (2.51-3.04)	3.08 (2.76-3.35)	3.47 (3.09-3.77)	3.79 (3.35-4.11)
2-hr	1.24 (1.13-1.38)	1.51 (1.37-1.67)	1.91 (1.73-2.11)	2.23 (2.01-2.45)	2.67 (2.40-2.93)	3.04 (2.71-3.33)	3.41 (3.03-3.74)	3.81 (3.37-4.17)	4.37 (3.83-4.77)	4.82 (4.20-5.26)
3-hr	1.32 (1.20-1.46)	1.60 (1.45-1.76)	2.02 (1.83-2.22)	2.35 (2.13-2.59)	2.83 (2.54-3.11)	3.22 (2.88-3.52)	3.64 (3.23-3.97)	4.07 (3.60-4.44)	4.69 (4.10-5.11)	5.19 (4.51-5.65)
6-hr	1.58 (1.43-1.74)	1.90 (1.73-2.09)	2.38 (2.16-2.62)	2.77 (2.51-3.05)	3.34 (3.00-3.66)	3.81 (3.41-4.16)	4.32 (3.84-4.71)	4.87 (4.30-5.29)	5.65 (4.94-6.13)	6.29 (5.46-6.81)
12-hr	1.84 (1.69-2.02)	2.21 (2.03-2.41)	2.74 (2.51-2.99)	3.19 (2.91-3.47)	3.84 (3.49-4.16)	4.38 (3.96-4.74)	4.97 (4.46-5.36)	5.60 (4.99-6.03)	6.52 (5.74-7.01)	7.28 (6.36-7.83)
24-hr	2.16 (2.01-2.33)	2.59 (2.41-2.79)	3.18 (2.96-3.43)	3.67 (3.41-3.95)	4.36 (4.03-4.68)	4.92 (4.53-5.28)	5.52 (5.05-5.91)	6.14 (5.58-6.58)	7.02 (6.32-7.52)	7.74 (6.90-8.28)
2-day	2.50 (2.33-2.69)	2.98 (2.78-3.21)	3.64 (3.39-3.91)	4.16 (3.87-4.48)	4.90 (4.54-5.26)	5.50 (5.07-5.90)	6.12 (5.61-6.55)	6.76 (6.17-7.25)	7.65 (6.92-8.21)	8.36 (7.51-8.97)
3-day	2.67 (2.50-2.87)	3.19 (2.99-3.42)	3.87 (3.62-4.15)	4.42 (4.12-4.73)	5.18 (4.81-5.54)	5.79 (5.36-6.19)	6.41 (5.91-6.86)	7.06 (6.47-7.56)	7.95 (7.22-8.51)	8.64 (7.80-9.27)
4-day	2.85 (2.67-3.05)	3.39 (3.19-3.63)	4.11 (3.85-4.39)	4.67 (4.37-4.99)	5.45 (5.08-5.82)	6.08 (5.65-6.48)	6.71 (6.21-7.16)	7.36 (6.77-7.87)	8.24 (7.52-8.81)	8.92 (8.09-9.56)
7-day	3.43 (3.20-3.68)	4.07 (3.81-4.38)	4.90 (4.58-5.27)	5.57 (5.19-5.98)	6.48 (6.02-6.95)	7.21 (6.68-7.73)	7.95 (7.33-8.52)	8.70 (7.99-9.34)	9.73 (8.87-10.5)	10.5 (9.53-11.4)
10-day	3.90 (3.67-4.17)	4.63 (4.35-4.95)	5.52 (5.19-5.90)	6.23 (5.84-6.65)	7.19 (6.72-7.67)	7.94 (7.39-8.48)	8.69 (8.07-9.28)	9.46 (8.74-10.1)	10.5 (9.61-11.2)	11.2 (10.3-12.1)
20-day	5.42 (5.12-5.75)	6.41 (6.05-6.80)	7.53 (7.10-7.98)	8.39 (7.92-8.90)	9.53 (8.97-10.1)	10.4 (9.77-11.0)	11.2 (10.5-11.9)	12.1 (11.3-12.8)	13.2 (12.2-14.0)	13.9 (12.9-14.9)
30-day	6.77 (6.42-7.14)	7.97 (7.55-8.40)	9.26 (8.78-9.75)	10.2 (9.70-10.8)	11.5 (10.9-12.2)	12.5 (11.8-13.2)	13.5 (12.7-14.2)	14.4 (13.5-15.2)	15.6 (14.5-16.5)	16.5 (15.3-17.5)
45-day	8.67 (8.25-9.11)	10.2 (9.67-10.7)	11.7 (11.1-12.2)	12.8 (12.2-13.4)	14.2 (13.5-14.9)	15.3 (14.5-16.1)	16.3 (15.4-17.2)	17.3 (16.3-18.2)	18.5 (17.4-19.5)	19.4 (18.1-20.4)
60-day	10.3 (9.82-10.9)	12.1 (11.5-12.7)	13.7 (13.1-14.4)	15.0 (14.2-15.7)	16.5 (15.7-17.4)	17.6 (16.7-18.5)	18.7 (17.7-19.7)	19.6 (18.5-20.7)	20.8 (19.6-22.0)	21.6 (20.3-22.8)

<sup>1</sup> Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

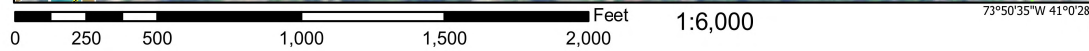
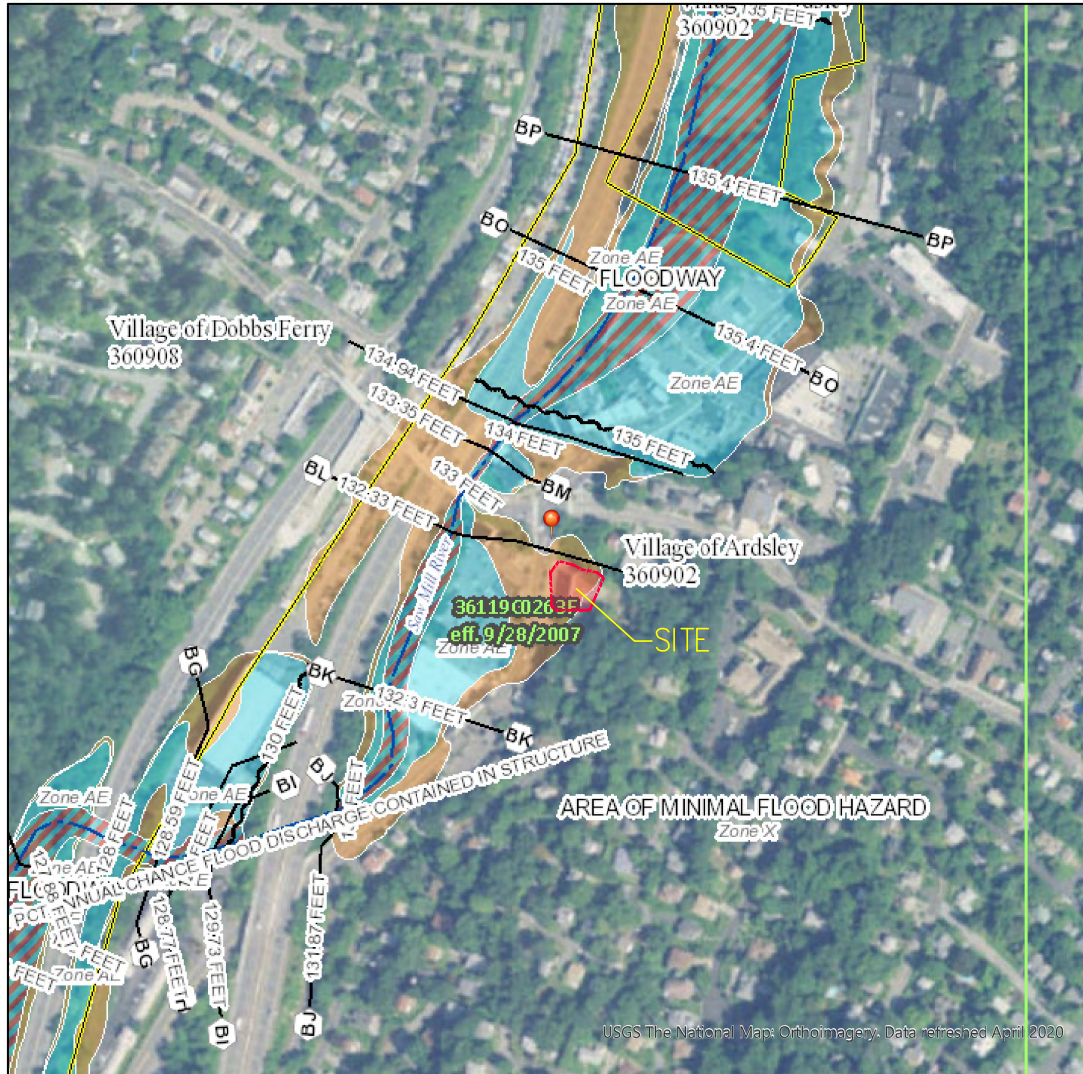
[Back to Top](#)

PF graphical

# National Flood Hazard Layer FIRMette



73°51'13"W 41°0'55"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	
	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AC, AH, VE, AR
	Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD	
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D

OTHER AREAS	
	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES	
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

OTHER FEATURES	
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

MAP PANELS	
	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/19/2020 at 2:03 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

## **I. INTRODUCTION**

---

This Stormwater Pollution Prevention Plan has been prepared for the 0.53-acre Gas Station Site, located in the Village of Ardsley, Westchester County, New York (hereinafter referred to as the "Site"). The site is bordered by the Bramble Brook and Ashford Avenue to the north, Ridge Road to the south, wooded area to the east, and Saw Mill River Road to the west. The development has been designed in accordance with the following:

- New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit No. GP-0-20-001, effective January 29, 2020.
- Chapter 170 & Chapter 171, titled "Storm Sewers" & "Stormwater Management and Erosion and Sediment Control" of the Ardsley Zoning Code.
- New York State Stormwater Design Manual, dated January 2015.

Site work on this project includes demolition of the existing gas station convenience store building, installation of six new gas pumps with canopy and subsurface gas tanks and installation of stormwater mitigation systems that will be further detailed in this report. A 2,210 square foot convenience store building will be installed with a total of 12 proposed parking spaces (not including the six pump spaces) with associated driveway, sidewalk, landscape and stormwater improvements.

## **II. STORMWATER MANAGEMENT PLANNING**

---

In order to be eligible for coverage under the NYSDEC SPDES General Permit No. GP-0-20-001 for Stormwater Discharges from Construction Activities, the Stormwater Pollution Prevention Plan (SWPPP) includes stormwater management practices (SMP's) from the publication "New York State Stormwater Management Design Manual," last revised January 2015.

A Stormwater Pollution Prevention Plan has been prepared for this project because it is a construction activity that involves:

- Construction activity that discharges into an impaired watercourse.

The proposed stormwater facilities have been designed such that the quantity and quality of stormwater runoff during and after construction are not adversely altered or are enhanced when compared to pre-development conditions.

Based on the GIS information provided by the website of the New York State Office of Parks, Recreation and Historic Places, the site does not contain, nor is it immediately adjacent to any properties listed on the State or National Register of Historic Places.

### **The Six Step Process for Stormwater Site Planning and Practice Selection**

Stormwater management using green infrastructure is summarized in the six-step process described below. The six-step process was adhered to when developing this SWPPP. Information is provided in this SWPPP which documents compliance with the required process as follows:

#### **Step 1: Site Planning**

Implement planning practices that protect natural resources and utilize the hydrology of the site. Strong consideration must be given to reducing impervious cover to aid in the preservation of natural resources including protecting natural areas, avoiding sensitive areas, and minimizing grading and soil disturbance.



## Step 2: Determine Water Quality Treatment Volume (WQv)

Determine the required WQv for the site based on the site layout, impervious areas, and sub-catchments. This initial calculation of WQv will have to be revised after green infrastructure techniques are applied. The following method has been used to calculate the WQv.

- **90% Rule** - According to the New York State Stormwater Design Manual, Section 4.1, the water quality volume is determined from the 90% rule. The method is based on 90% of the average annual stormwater runoff volume which must be provided due to impervious surfaces. The Water Quality Volume (denoted as the WQv) is designed to improve water quality sizing to capture and treat 90% of the average annual stormwater runoff volume. The WQv is directly related to the amount of impervious cover created at a site. The average rainfall storm depth for 90% of storms in New York State in one year is used to calculate a volume of runoff. The rainfall depth depends on the location of the site within the state. From this depth of rainfall, the required water quality volume is calculated.

The project is a redevelopment and therefore will comply with the strategies outlined within Chapter 9: Redevelopment Projects of the Design Manual. There are different options to control water quality depending on the redevelopment.

The plan proposes that a minimum of 25% of the water quality volume (WQv) from the disturbed area is captured and treated by the implementation of standard and alternative practices. When utilizing structural stormwater management practices, these practices should be targeted to treat areas with the greatest pollutant generation potential (e.g. parking areas, service stations, etc).

Proposed standard SMP's will effectively treat 100% of the 1-year storm for all existing and new impervious areas and the proposed alternative SMP's will also treat 100% of the 1-year storm for all existing impervious areas which is above and beyond the water quality requirements for Redevelopment Projects.

Step 3: Runoff Reduction Volumes (RRv) by Applying Green Infrastructure Techniques and Standard SMP's

RRv is not required for this project since it is a redevelopment with a decrease of impervious surface coverage.

Step 4: Determine the minimum RRv Required

The minimum RRv is calculated similar to the WQV. However, it is determined using only the new impervious cover and accounts for the hydrologic soil group present. In no case shall the runoff reduction achieved from the newly constructed impervious area be less than the minimum runoff reduction volume ( $RRv_{min}$ ).

**As stated above, RRv is not required for this project since it is a redevelopment.**

Step 5: Apply Standard Stormwater Management Practices to Address Remaining Water Quality Volume

Apply the standard SMP's to meet additional water quality volume requirements that cannot be addressed by applying the green infrastructure techniques. The standard SMP's with RRv capacity must be implemented to verify that the RRv requirement has been met.

- **Infiltration Practices** – A subsurface sand filter is proposed to treat and retain runoff from the portion of the site where the gas pumps are located. A perimeter trench drain will collect runoff from this area and convey the stormwater into the sand filter.

Step 6: Apply Volume and Peak Rate Control Practices to Meet Water Quantity Requirements

The Channel Protection Volume (CPv), Overbank Flood Control ( $Q_p$ ) and Extreme Flood Control ( $Q_f$ ) must be met for the plan to be completed. This is accomplished by using practices such as infiltration basins, dry detention basins, etc. to meet water quantity requirements. The following standards must be met:



## **I. Stream Channel Protection (CPv)**

Stream Channel Protection Volume Requirements (CPv) are designed to protect stream channels from erosion. In New York State this goal is accomplished by providing 24-hour extended detention of the one-year, 24-hour storm event, remaining from runoff reduction. Reduction of runoff for meeting stream channel protection objectives, where site conditions allow, is encouraged and the volume reduction achieved through green infrastructure can be deducted from CPv. Trout waters may be exempted from the 24-hour extended detention requirement, with only 12 hours of extended detention required to meet this criterion. Detention time may be calculated using either a center of mass method or plug flow calculation method.

- CPv for a redevelopment project is not required if there is no increase in impervious area or changes to hydrology that increase the discharge rate. This criterion, as defined in Chapter 4 of New York State Stormwater Design Manual, is not based on a pre- versus post-development comparison. However, for a redevelopment project this requirement is relaxed. If the hydrology and hydraulic study shows that the post-construction 1-year 24-hour discharge rate and velocity are less than or equal to the pre-construction discharge rate, providing 24-hour detention of the 1-year storm to meet the channel protection criteria is not required.

## **2. Overbank Flood (Qp) which is the 10 year storm.**

Overbank control requires storage to attenuate the post development 10-year, 24-hour peak discharge rate (Qp) to predevelopment rates.

The overbank flood control requirement (Qp) does not apply in certain conditions, including:

- The site discharges directly tidal waters or fifth order (fifth downstream) or larger streams.
- A downstream analysis reveals that overbank control is not needed.

### **3. Extreme Storm (Qf) which is the 100-year storm.**

100 Year Control requires storage to attenuate the post development 100-year, 24-hour peak discharge rate (Qf) to predevelopment rates.

The 100-year storm control requirement can be waived if:

- The site discharges directly tidal waters or fifth order (fifth downstream) or larger streams.
- Development is prohibited within the ultimate 100-year floodplain
- A downstream analysis reveals that 100-year control is not needed.
- If redevelopment results in no increase in impervious area or changes to hydrology that increase the discharge rate from the site the hundred-year criteria does not apply.

Based on the foregoing, this project is eligible for coverage under NYSDEC SPDES General Permit No. GP-0-20-001.

### **III. STUDY METHODOLOGY**

---

Runoff rates were calculated based upon the standards set forth by the United States Department of Agriculture Natural Resources Conservation Service Technical Release 55, Urban Hydrology for Small Watersheds (TR-55), dated June 1986. The methodology set forth in TR-55

considers a multitude of characteristics for watershed areas including soil types, soil permeability, vegetative cover, time of concentration, topography, rainfall intensity, ponding areas, etc.

The 1-, 10-, and 100-year storm recurrence intervals were reviewed in the design of the stormwater management facilities (see Appendices A & B Existing/Proposed Hydrologic Calculations).

Anticipated drainage conditions were analyzed considering the rate of runoff which will result from the construction of buildings, parking areas and other impervious surfaces associated with the site development.

#### Base Data and Design Criteria

For the stormwater management analysis, the following base information and methodology were used:

1. The site drainage patterns, and outfall facilities were reviewed by JMC personnel for the purpose of gathering background data and confirming existing mapping of the watershed areas.
2. A Natural Resource and Existing Drainage Area Map was developed from the topographical survey. The drainage area map reflects the existing conditions within and around the project area.
3. A Proposed Drainage Area Map was developed from the proposed grading design superimposed over the topographical survey. The drainage area map reflects the proposed conditions within the project area and the existing conditions to remain in the surrounding area.
4. The United States Department of Agriculture (USDA) Web Soil Survey of the site available on its website at <http://websoilsurvey.nrcd.usda.gov>.

5. Soil Survey of Putnam and Westchester Counties, 1994.
6. The United States Department of Agriculture Natural Resources Conservation Service National Engineering Handbook, Section 4 - Hydrology", dated March 1985.
7. The United States Department of Agriculture Natural Resources Conservation Service Technical Report No. 55, Urban Hydrology for Small Watersheds (TR-55), dated June 1986.
8. United States Department of Commerce Weather Bureau Technical Release No. 40 Rainfall Frequency Atlas of the United States.

The time of concentration was calculated using the methods described in Chapter 3 of TR-55, Second Edition, June 1986. Manning's kinematics wave equation was used to determine the travel time of sheet flow. The 2-year 24-hour precipitation amount of 3.43 inches was used in the equation for all storm events. The travel time for shallow concentrated flow was computed using Figure 3-1 and Table 3-1 of TR-55. Manning's Equation was used to determine the travel time for channel reaches.

9. All hydrologic calculations were performed with the Bentley PondPack software package version 10.0.
10. All hydraulic calculations were performed with the Civil 3D Storm Sewer Analysis, software package version 13.2.
11. The New York State Stormwater Management Design Manual, revised January 2015.
12. New York Standards and Specifications for Erosion and Sediment Control, November 2016.

13. The storm flows for the 1-, 10-, & 100-year recurrence interval storms were analyzed for the total watershed areas. The Type III distribution design storm for a 24-hour duration was used and the mass rainfall for each design storm was taken from the Extreme Precipitation in New York & New England developed by the Natural Resource Conservation Service (NRCS) and the Northeast Regional Climate Center (NRCC) as follows:

**24 Hour Rainfall Amounts**

Design Storm Recurrence Interval	Inches of Rainfall
1 Year	2.82
10 Year	5.07
100 Year	8.93

**IV. EXISTING CONDITIONS**

---

The approximately 0.53 acre 657 Saw Mill River Road property was the location of a former gas station and repair shop contained within a 2,370 square foot building with 2 gasoline pump islands (4 fueling positions) and 4 service garages. The existing building and gasoline pump islands are currently removed from the property. The Applicant proposes to construct a 2,210 square foot convenience store with a gasoline filling station. The redevelopment proposes 3 gasoline pump islands (6 fueling positions). The majority of the Site previously consisted of Impervious Coverage (pavement, buildings, walkways, etc.). A large portion of the site drains towards the south while the northern portion of the site drains to the Bramble Brook water course. The entire site is located with the Saw Mill River drainage basin. After stormwater runoff exits the project site, it is conveyed through inlets and piping to the Saw Mill River.

The following natural features, conservation areas, resource areas and drainage patterns of the project site have been identified and utilized to develop Drawing DA-1 “Existing Drainage Area Map” which is included in Appendix F:

- Wetlands (jurisdictional, wetland of special concern)
- Waterways (major, perennial, intermittent, springs)
- Buffers (stream, wetland, forest, etc.)
- Floodplains
- Vegetative cover
- Critical areas
- Topography (contour lines, existing flow paths, steep slopes, etc.)
- Soil (hydrologic soil groups, highly erodible soils, etc.)

Based on the USDA Web Soil Survey, all on-site soils belong to hydrological group D. The soil types, boundaries and drainage areas/designations are depicted on Drawing DA-I within Appendix F.

One Design Line (DL-I) was identified for comparing peak rates of runoff and runoff volumes under existing and proposed conditions. Two separate drainage areas were identified in existing conditions based on the existing drainage divides at the site. The numbers included in the name of each drainage area correspond to the Design Line they drain towards.

The following is a description of each of the drainage areas analyzed in the existing conditions analysis:

Existing Drainage Area 1A (EDA-1A) is 0.558 acres in size and contains the majority of the Site and portions off-site also. It is located along Saw Mill River Road and Ridge Road. This area consists of pavement, the footprint of the former gas station building, and former entrance driveways. This drainage area drains in the southerly direction towards the intersection of Saw Mill River Road and Ridge Road into existing drainage infrastructure.

The Curve Number (CN) and Time of Concentration (T<sub>c</sub>) for this drainage area are 94 and 5 minutes, respectively. Refer to Drawing DA-I in Appendix F.

Existing Drainage Area 1B (EDA-1B) is 0.050 acres in size and is located in the Northern portion of the site along the Bramble Brook which is south of Ashford Avenue. This area consists of vegetated areas and drains to the Bramble Brook which eventually discharges to the Saw Mill River.

The Curve Number (CN) and Time of Concentration (Tc) for this drainage area are 78 and 5 minutes, respectively. Refer to Drawing DA-1 in Appendix F.

The peak rates of runoff to the design points from the drainage areas for each storm are shown in the table below:

**Table 1**  
**Summary of Peak Rates of Runoff in Existing Conditions**  
**(Cubic Feet per Second)**

Storm Recurrence Interval	DP-1
1 year	1.24
10 year	2.44
100 year	4.46

The volumes of runoff to each design point are shown in the table below, as well as the total volume of runoff produced by the entire site.

**Table 2**  
**Summary of Volumes of Runoff in Existing Conditions**  
**(Cubic Feet)**

Storm Recurrence Interval	DP-1
1 year	4,591
10 year	9,371
100 year	17,763

## V. **PROPOSED CONDITIONS**

---

Site work on this project includes the demolition of the existing gas station convenience store building, installation of six new gas pumps with a canopy and subsurface gas tanks and installation of stormwater mitigation systems that will be further detailed in this report. A 2,210 square foot convenience store building will be installed with a total of 12 proposed parking spaces (not including the six pump spaces) with associated driveway, sidewalk, landscape and stormwater modifications. The improvements also include a proposed subsurface sand filter to treat runoff from the hot spot portions of the Site where most pollutants will be collected. The proposed improvements will result in a decrease in impervious coverage which will allow the peak rates and volumes of stormwater runoff to be attenuated during the 1, 10 and 100 year rainfall events.

This section describes the design and analysis of the proposed conditions used to demonstrate that the SWPPP meets the requirements of the SPDES General Permit.

### **The Six Step Process For Stormwater Site Planning and Practice Selection**

#### Step 1: Site Planning

The following practices and site features were incorporated in the site design:

- Preserving hydrology - Maintaining drainage divides
- Waterways (major, perennial, intermittent, springs) – The location, setback, cross section, etc. of the existing waterway has been maintained.
- Critical areas have been preserved.
- Topography (contour lines, existing flow paths, steep slopes, etc.) has been maintained or disturbed to the minimum extent practicable.
- Soil (hydrologic soil groups, highly erodible soils, etc.)
- Bedrock, significant geology features have been accounted for.



### Step 2: Determine Water Quality Treatment Volume (WQv)

The following method has been used to calculate the WQv.

- **90% Rule** - According to the New York State Stormwater Design Manual, Section 4.1, the water quality volume is determined from the 90% rule. The method is based on 90% of the average annual stormwater runoff volume which must be provided due to impervious surfaces. The Water Quality Volume (denoted as the WQv) is designed to improve water quality sizing to capture and treat 90% of the average annual stormwater runoff volume. The WQv is directly related to the amount of impervious cover created at a site. The average rainfall storm depth for 90% of storms in New York State in one year is used to calculate a volume of runoff. The rainfall depth depends on the location of the site within the state. From this depth of rainfall, the required water quality volume is calculated.

The project is a redevelopment and therefore will comply with the strategies outlined within Chapter 9: Redevelopment Projects of the Design Manual. There are different options to control water quality depending on the redevelopment.

The proposed stormwater management practices will effectively treat 100% of the 1-year storm for all impervious areas on-site which is consistent with the requirements for Redevelopment Projects.

### Step 3: Runoff Reduction Volumes (RRv) by Applying Green Infrastructure Techniques and Standard SMP's

RRv is not required because this project is a redevelopment.

Step 4: Determine the minimum RRv Required

RRv is not required because this project is a redevelopment.

Step 5: Apply Standard Stormwater Management Practices to Address Remaining Water Quality Volume

- **FILTERING PRACTICES**

Underground Sand Filter (F-2)

Description

A filtering practice that treats stormwater as it flows through underground settling and filtering chambers.

Non Standard/Alternative SMP's to Address Remaining Water Quality Volume (for Redevelopment Projects)

- **Hydrodynamic Separators**

Step 6: Apply Volume and Peak Rate Control Practices to Meet Water Quantity Requirements

Underground Sand Filter (F-2)

Description

A filtering practice that treats stormwater as it flows through underground settling and filtering chambers.

All practices exceed the required elements of SMP criteria as outlined in Chapter 6 of the NYS Stormwater Management Design Manual. A summary of each category is provided below.

1. Feasibility – Stormwater practices are designed based upon unique physical environmental considerations noted in the NYS Stormwater Management Design Manual (NYSSMDM).
2. Conveyance – The design conveys runoff to the designed stormwater practice in a manner that is safe, minimizes erosion and disruption to natural drainage channel and promotes filtering and infiltration.
3. Pretreatment – All stormwater practices provide pretreatment as required in accordance with NYSSMDM design guidelines.
4. Treatment Geometry – The plan provides water quality treatment in accordance with NYSSMDM guidelines.
5. Environmental/Landscaping –Extensive landscaping has been provided for each proposed stormwater practice to enhance pollutant removal and provide aesthetic enhancement to the property.
6. Maintenance – Maintenance for the environment practices has been provided and is detail the SWPPP Report as required. Maintenance access is provided in the design plans.

In order to determine the post-development rates of runoff generated on-site, the following drainage areas were analyzed in the post-development conditions. These areas are graphically depicted on Drawing DA-2 "Proposed Drainage Area Map" located in Appendix F.

One Design Line (DL-1) was identified for comparing peak rates of runoff in existing and proposed conditions. Three separate drainage areas were identified in proposed conditions based on the proposed drainage divides at the site. The numbers included in the name of each drainage area correspond to the Design Point they drain towards.

The following is a description of each of the drainage areas analyzed in the proposed conditions analysis:

Proposed Drainage Area IA-1 (PDA-IA-1) is 0.420 acres in size and makes up the majority of the site along Saw Mill River Road and Ridge Road. This area consists of pavement, the addition of a proposed gas station convenience market, driveway improvements, addition of lawn & landscaped areas and associated sidewalk improvements. This drainage area drains in a southerly direction. Runoff from this area is either captured by drain inlets and conveyed to the underground Sand Filter or Hydrodynamic Separator and after being treated, into the existing stormwater infrastructure and eventually discharged into the Saw Mill River.

The Curve Number (CN) and Time of Concentration (Tc) for this drainage area are 92 and 5 minutes, respectively.

Proposed Drainage Area IA-2 (PDA-IA-2) 0.121 Acres in size and is located towards the center of the site. This drainage area drains in the southerly direction and is fully comprised of the gas pump concrete pad area and underground gas tank filling area. This area is captured by slotted drains and conveyed to a proposed subsurface Sand Filter for water quality treatment. Once treated, stormwater will be conveyed to the existing stormwater infrastructure and eventually discharged into the Saw Mill River.

The Curve Number (CN) and Time of Concentration (Tc) for this drainage area are 98 and 5 minutes, respectively. Refer to Drawing DA-2 in Appendix F.

Proposed Drainage Area IB (PDA-IB) is 0.066 acres in size and is located in the Northern portion of the site along the Bramble Brook which is south of Ashford Avenue. This area consists of mostly undisturbed vegetated areas and the minor amount of disturbance in this area will be limited to only minor grading and building appurtenances. This drainage area drains to the Bramble Brook which eventually discharges to the Saw Mill River.

The Curve Number (CN) and Time of Concentration (Tc) for this drainage area are 80 and 5 minutes, respectively. Refer to Drawing DA-2 in Appendix F.

The peak rates of runoff to the design line for each of the analyzed drainage areas for each storm analyzed are shown in the table below:

**Table 3**  
**Summary of Proposed Peak Rates of Runoff in Proposed Conditions**  
**(Cubic Feet per Second)**

Storm Recurrence Interval	DP-1
1 year	1.20
10 year	2.40
100 year	4.43

The reductions in peak rates of runoff from proposed to existing conditions are shown in the table below:

**Table 4**  
**Percent Reductions in Peak Rates of Runoff (Existing vs. Proposed Conditions)**  
**(Cubic Feet per Second)**

Design Point	Storm Recurrence Frequency (Years)	Existing Peak Runoff Rate (cfs)	Proposed Peak Runoff Rate (cfs)	Percent Reduction (%)
1	1 year	1.24	1.20	3.2
	10 year	2.44	2.40	1.6
	100 year	4.46	4.43	0.7

As demonstrated in Table 4, the proposed stormwater improvements will result in significant reductions of peak rates of runoff for all storms and design points analyzed.

The peak rates of runoff to the design point of each of the analyzed drainage areas for each storm are shown in the table below:

**Table 5**  
**Summary of Proposed Volume of Runoff in Proposed Conditions**  
**(Cubic Feet)**

<b>Storm Recurrence Interval</b>	<b>DP-1</b>
1 year	4,449
10 year	9,185
100 year	17,549

The reductions in peak rates of runoff from proposed to existing conditions are shown on the table below:

**Table 6**  
**Percent Reductions in Volume of Runoff (Existing vs. Proposed Conditions)**  
**(Cubic Feet)**

<b>Design Point</b>	<b>Storm Recurrence Frequency (Years)</b>	<b>Existing Peak Runoff Rate (cfs)</b>	<b>Proposed Peak Runoff Rate (cfs)</b>	<b>Percent Reduction (%)</b>
1	1 year	4,591	4,449	3.1
	10 year	9,371	9,185	2.0
	100 year	17,763	17,549	1.2

As demonstrated in Table 6, the proposed stormwater improvements will result in reductions of volumes of runoff for all storms and the design line analyzed.

By reducing the peak rates of runoff and volumes discharging from the site, the velocity of runoff discharging from the site is consequently reduced thereby reducing the flow to the existing 12" reinforced concrete pipe that the site drains into.

## **VI. SOIL EROSION & SEDIMENT CONTROL**

---

A potential impact of the proposed development on any soils or slopes will be that of erosion and transport of sediment during construction. An Erosion and Sediment Control Management Program will be established for the proposed development, beginning before the start of construction and continuing throughout its completion, as outlined in the "New York State Standards and Specifications for Erosion and Sediment Control," November 2016. A continuing maintenance program will be implemented for the control of sediment transport and erosion control after construction and throughout the useful life of the project.

The Operator shall have a qualified professional conduct an assessment of the site prior to the commencement of construction and certify that the appropriate erosion and sediment controls, as shown on the Sediment & Erosion Control Plans, have been adequately installed to ensure overall preparedness of the site for the commencement of construction. In addition, the Operator shall have a qualified professional conduct one site inspection at least every seven calendar days and at least two site inspections every seven calendar days when greater than five acres of soil is disturbed at any one time.

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 certification statement provided in this document before they commence any construction activity.

### Soil Description

As provided by the United States Department of Agriculture, Soil Conservation Service "Web Soil Survey," soil classifications which exist on the subject site are described below.

Soils are placed into four hydrologic groups: A, B, C, and D. In the definitions of the classes, infiltration rate is the rate at which water enters the soil at the surface and is controlled by the surface conditions. Transmission rate is the rate at which water moves in the soil and is controlled by soil properties. Definitions of the classes are as follows:

- A. (Low runoff potential). The soils have a high infiltration rate even when thoroughly wetted. They chiefly consist of deep, well drained to excessively drained sands or gravels. They have a high rate of water transmission.
- B. The soil has a moderate infiltration rate when thoroughly wetted. They chiefly are moderately deep to deep, moderately well drained to well drained soils that have moderately fine to moderately coarse textures. They have a moderate rate of water transmission.
- C. The soil has a slow infiltration rate when thoroughly wetted. They chiefly have a layer that impedes downward movement of water or have moderately fine to fine texture. They have a slow rate of water transmission.
- D. (High runoff potential). The soil has a very slow infiltration rate when thoroughly wetted. They chiefly consist of clay soils that have a high swelling potential, soils that have a permanent high-water table, soils that have a claypan or clay layer at or near the surface, and shallow soils over nearly impervious material. They have a very slow rate of water transmission.

A soil's tendency to erode is also described in the USDA web soil survey. The ratings in this interpretation indicate the hazard of soil loss from unsurfaced areas. The ratings are based on soil erosion factor K, slope, and content of rock fragments. The hazard is described as "slight,"



"moderate," or "SEVERE." A rating of "slight" indicates that little or no erosion is likely; "moderate" indicates that some erosion is likely, that the temporarily unsurfaced / unstabilized during construction may require occasional maintenance, and that simple erosion-control measures are needed; and "SEVERE" indicates that significant erosion is expected, that the roads or trails require frequent maintenance, and that erosion-control measures are needed.

Per the Soil Survey, the following soils listed below are present at the site. Following this list is a detailed description of each soil type found on the property:

<u>SYM.</u>	<u>HYDRO.</u>	<u>SOIL GROUP</u>	<u>DESCRIPTION</u>
Uf		N/A (Assumed D)	Urban Land

Uf, Urban Land

The Site is entirely made up of what is categorized as Urban Land. The USDA Web Soil Survey does not assign values to characteristics such as drainage type, parent material, etc. because of the unpredictability of Urban Land. For the stormwater calculations, it was assumed to be poorly drained type 'D' soil.

On-Site Pollution Prevention

There are temporary pollution prevention measures used to control litter and construction debris on site, such as:

- Silt Fence
- Silt Sack
- Stone & Block Drop Inlet Protection

There will be inlet protection provided for all storm drains and inlets with the use of curb gutter inlet protection structures and stone & block drop inlet protection, which keep silt, sediment and construction litter and debris out of the on-site stormwater drainage system.

### Temporary Control Measures

Temporary control measures and facilities will include silt fences, construction ditches, stabilized construction access, temporary seeding, mulching and sediment traps with temporary riser and anti-vortex devices.

Throughout the construction of the proposed redevelopment, temporary control facilities will be implemented to control on-site erosion and sediment transfer. Construction ditches, if required, will be used to direct stormwater runoff to temporary sediment traps for settlement. The sediment traps will be constructed as part of this project and will serve as temporary sediment basins to remove sediment and pollutants from the stormwater runoff produced during construction.

Descriptions of the temporary sediment & erosion controls that will be used during the development of the site including silt fence, stabilized construction access, seeding, mulching and inlet protection are as follows:

1. Silt Fence is constructed using a geotextile fabric. The fence will be either 18 inches or 30 inches high. The height of the fence can be increased in the event of placing these devices on uncompacted fills or extremely loose undisturbed soils. The fences will not be placed in areas which receive concentrated flows such as ditches, swales and channels nor will the filter fabric material be placed across the entrance to pipes, culverts, spillway structures, sediment traps or basins.
2. Stabilized Construction Access consists of AASHTO No. 1 rock. The rock entrance will be a minimum of 50 feet in length by 24 feet in width by 8 inches in depth.
3. Seeding will be used to create a vegetative surface to stabilize disturbed earth until at least 80% of the disturbed area has a perennial vegetative cover. This amount is required to adequately function as a sediment and erosion control facility. Grass lining will also be used to line temporary channels and the surrounding disturbed areas.

4. Mulching is used as an anchor for seeding and disturbed areas to reduce soil loss due to storm events. These areas will be mulched with straw at a rate of 3 tons per acre such that the mulch forms a continuous blanket. Mulch must be placed after seeding or within 48 hours after seeding is completed.
5. Inlet Protection will be provided for all stormwater basins and inlets with the use of curb & gutter inlet protection and stone & block inlet protection structures, which will keep silt, sediment and construction debris out of the storm system. Existing structures within existing paved areas will be protected using “Silt Sacks” inside the structures.

The contractor shall be responsible for maintaining the temporary sediment and erosion control measures throughout construction. This maintenance will include, but not be limited to, the following tasks:

1. For dust control purposes, moisten all exposed graded areas with water at least twice a day in those areas where soil is exposed and cannot be planted with a temporary cover due to construction operations or the season (December through March).
2. Inspection of erosion and sediment control measures shall be performed at the end of each construction day and immediately following each rainfall event. All required repairs shall be immediately executed by the contractor.
3. Sediment deposits shall be removed when they reach approximately  $\frac{1}{3}$  the height of the silt fence. All such sediment shall be properly disposed of in fill areas on the site, as directed by the Owner’s Field Representative. Fill shall be protected following disposal with mulch, temporary and/or permanent vegetation and be completely circumscribed on the downhill side by silt fence.
4. Rake all exposed areas parallel to the slope during earthwork operations.

5. Following final grading, the disturbed area shall be stabilized with a permanent surface treatment (i.e. turf grass, pavement or sidewalk). During rough grading, areas which are not to be disturbed for fourteen or more days shall be stabilized with the temporary seed mixture, as defined on the plans. Seed all piles of dirt in exposed soil areas that will not receive a permanent surface treatment.

#### Concrete Material and Equipment Management

Concrete washouts shall be used to contain concrete and liquids when the chutes of concrete mixers and hoppers of concrete pumps are rinsed out after delivery. The washout facilities consolidate solid for easier disposal and prevent runoff of liquids. The wash water is alkaline and contains high levels of chromium, which can leach into the ground and contaminate groundwater. It can also migrate to a storm drain, which can increase the pH of area waters and harm aquatic life. Solids that are improperly disposed of can clog storm drainpipes and cause flooding. Installing concrete washout facilities not only prevents pollution but also is a matter of good housekeeping at your construction site.

Prefabricated concrete washout containers can be delivered to the site to provide maintenance and disposal of materials. Regular pickup of solid and liquid waste materials will be necessary. To prevent leaks on the job site, ensure that prefabricated washout containers are watertight. A self-installed concrete washout facility can be utilized although they are much less reliable than prefabricated containers and are prone to leaks. There are many design options for the washout, but they are preferably built below-grade to prevent breaches and reduce the likelihood of runoff. Above-grade structures can also be used if they are sized and constructed correctly and are diligently maintained. One of the most common problems with self-installed concrete washout facilities is that they can leak or be breached because of constant use, therefore the contractor shall be sure to use quality materials and inspect the facilities on a daily basis.

Washouts must be sized to handle solids, wash water, and rainfall to prevent overflow. Concrete Washout Systems, Inc. estimates that 7 gallons of wash water are used to wash one truck chute and 50 gallons are used to wash out the hopper of a concrete pump truck.

For larger sites, a below-grade washout should be at least 10 feet wide and sized to contain all liquid and solid waste expected to be generated in between cleanout periods. A minimum of 12-inches of freeboard must be provided. The pit must be lined with plastic sheeting of at least 10-mil thickness without holes or tears to prevent leaching liquids into the ground. Concrete wash water should never be placed in a pit that is connected to the storm drain system or that drains to nearby waterways.

An above-grade washout can be constructed at least 10 feet wide by 10 feet long and sized to contain all liquid and solid waste expected to be generated in between cleanout periods. A minimum of 4-inches of freeboard must be provided. The washout structures can be constructed with staked straw bales or sandbags double-or triple lined with plastic sheeting of at least 10-mil thickness without holes or tears.

Concrete washout facilities shall not be located within 50 feet of storm drains, open ditches, or water bodies and should be placed in locations that allow for convenient access for concrete trucks. The contractor shall check all concrete washout facilities daily to determine if they have been filled to 75 percent capacity, which is when materials need to be removed. Both above-and below-ground self-installed washouts should be inspected daily to ensure that plastic linings are intact and sidewalls have not been damaged by construction activities. Prefabricated washout containers should be inspected daily as well as to ensure the container is not leaking or nearing 75 percent capacity. Inspectors should also note whether the facilities are being used regularly. Additional signage for washouts may be needed in more convenient locations if concrete truck operators are not utilizing them.

The washout structures must be drained or covered prior to predicted rainstorms to prevent overflows. Hardened solids, either whole or broken must be removed and then they may be reused onsite or hauled away for recycling.

Once materials are removed from the concrete washout, a new structure must be built or excavated, or if the previous structure is still intact, inspect it for signs of weakening or damage and make any necessary repairs. Line the structure with new plastic that is free of holes or tears and replace signage if necessary. It is very important that new plastic be used after every cleaning because pumps and concrete removal equipment can damage the existing liner.

#### Construction Site Chemical Control

The purpose of this management measure is to prevent the generation of nonpoint source pollution from construction sites due to improper handling and usage of nutrients and toxic substances, and to prevent the movement of toxic substances from the construction site.

Many potential pollutants other than sediment are associated with construction activities. These pollutants include pesticides; fertilizers used for vegetative stabilization; petrochemicals; construction chemicals such as concrete products, sealers, and paints; wash water associated with these products; paper; wood; garbage; and sanitary waste. Pesticides, herbicides, and fertilizers shall not be used on this Site because of its close proximity to the Bramble Brook.

Other practices include setting aside a locked storage area, tightly closing lids, storing in a cool, dry place, checking containers periodically for leaks or deterioration, maintaining a list of products in storage, using plastic sheeting to line the storage areas, and notifying neighboring property owners prior to spraying.

When storing petroleum products, follow these guidelines:

- Create a shelter around the area with cover and wind protection;
- Line the storage area with a double layer of plastic sheeting or similar material;
- Create an impervious berm around the perimeter with a capacity of 110 percent greater than that of the largest container;
- Clearly label all products;

- Keep tanks off the ground; and
- Keep lids securely fastened.

Post spill procedure information and have persons trained in spill handling on site or on call at all times. Materials for cleaning up spills should be kept on site and easily available. Spills should be cleaned up immediately and the contaminated material properly disposed of. Maintain and wash equipment and machinery in confined areas specifically designed to control runoff.

Thinners or solvents should not be discharged into sanitary or storm systems when cleaning machinery. Use alternative methods for cleaning larger equipment parts, such as high-pressure, high-temperature water washes, or steam cleaning. Equipment-washing detergents can be used, and wash water may be discharged into sanitary sewers if solids are removed from the solution first. (This practice should be verified with the local sewer authority.) Small parts can be cleaned with degreasing solvents, which can then be reused or recycled.

#### Solid Waste Management and Portable Sanitary Management

The purpose of this management measure is to prevent the potential for solid waste such as construction debris, trash, etc. from construction sites due to improper handling and storage. Debris and litter should be removed periodically from the BMP's and surrounding areas to prevent clogging of pipes and structures. All construction material shall be stored in designated staging areas. Roll-off containers shall be placed on site and all empty containers, construction debris and litter shall be placed in the containers.

Portable sanitary units may be utilized on-site, or bathrooms will be provided within construction trailers. A sanitation removal company will be hired to pump/remove any sanitary waste. If portable sanitary units are used and then cleaned after being emptied, the rinse water may not be disposed of to the storm drain system. It shall be contained for later disposal if it can't be disposed of on-site. Remove paper and trash before cleaning the portable sanitary units. The portable sanitary units shall be located away from the storm drain system if possible. Provide overhead cover for wash areas if possible. Maintain spill response material and equipment on site

to eliminate the potential for contaminants and wash water from entering the storm drain system.

**Permanent Control Measures and Facilities for Long Term Protection**

Towards the completion of construction, permanent sediment and erosion control measures will be developed for long term erosion protection. The following permanent control measures and facilities have been proposed to be implemented for the project:

- I. CDS Water Quality Structure will be used to provide pretreatment of the water quality flow rate for separating sediment, debris, floatables, etc. from the runoff prior to discharge to the SMP's.

**Specifications for Soil Restoration**

Prior to the final stabilization of the disturbed areas, soil restoration will be required for all vegetated areas to recover the original properties and porosity of the soil. Soil Restoration Requirements are provided on Table 7 below:

**Table 7**

**Soil Restoration Requirements**

<b>Type of Soil Disturbance</b>	<b>Soil Restoration Requirement</b>		<b>Comments/Examples</b>
No soil disturbance	Restoration not permitted		Preservation of Natural Features
Minimal soil disturbance	Restoration not required		Clearing and grubbing
Areas where topsoil is stripped only – no change in grade	HSG A&B	HSG C&D	Protect area from any ongoing construction activities
	apply 6 inches of topsoil	Aerate* and apply 6 inches of topsoil	
Areas of cut or fill	HSG A&B	HSG C&D	Clearing and grubbing
	Aerate and apply 6 inches of topsoil	Apply full Soil Restoration**	
Heavy traffic areas on site (especially) in a zone 5-25 feet around buildings but not	Apply full Soil Restoration (decompaction and compost enhancement)		



within a 5 foot perimeter around foundation walls)		
Areas where Runoff Reduction and/or Infiltration practices are applied	Restoration not required, but may be applied to enhance the reduction specified for appropriate practices.	Keep construction equipment from crossing these areas. To protect newly installed practice from any ongoing construction activities construct a single phase operation fence area.
Redevelopment projects	Soil Restoration is required on redevelopment projects in areas where existing impervious area will be converted to pervious area.	

\* Aeration includes the use of machines such as tractor-drawn implements with coulters making a narrow slit in the soil, a roller with many spikes making indentations in the soil, or prongs which function like a mini-subsoiler.

\*\* Per "Deep Ripping and De-compaction, DEC 2008."

During periods of relatively low to moderate subsoil moisture, the disturbed subsoils are returned to rough grade and the following full soil restoration steps applied:

1. Apply 3 inches of compost over subsoil.
2. Till compost into subsoil to a depth of at least 12 inches using a cat-mounted ripper, tractor-mounted disc, or tiller, mixing, and circulating air and compost into subsoils.
3. Rock-pick until uplifted stone/rock materials of four inches and larger size are cleaned off the site.

**Specifications for Final Stabilization of Graded Areas**

Final stabilization of graded areas consists of the placement of topsoil and installation of landscaping (unless the area is to be paved, or a building is to be constructed in the location). Topsoil is to be spread as soon as grading operations are completed. Topsoil is to be placed to a

minimum depth of six inches on all embankments, planting areas and seeding/sod areas. The subgrade is to be scarified to a depth of two inches to provide a bond of the topsoil with the subsoil. Topsoil is to be raked to an even surface and cleared of all debris, roots, stones and other unsatisfactory material.

Planting operations shall be conducted under favorable weather conditions as follows:

- Permanent Lawns - April 15 (provided soil is frost-free and not excessively moist) to May 15; August 15 to October 15.
- Temporary Lawn Seeding - if outside of the time periods noted above, the areas shall be seeded immediately on completion of topsoil operations with annual ryegrass (Italian rye) at a rate of six pounds per 1,000 square feet. Temporary lawn installation is permitted provided the soil is frost-free and not excessively moist. The permanent lawn is to be installed the next planting season.

On slopes with a grade of 3 horizontal to 1 vertical or greater, and in swales, a geotextile netting or mat shall be installed for stabilization purposes as shown on the Plans. Seeded areas are to be mulched with straw or hay at an application rate of 70-90 pounds per 1,000 s.f. Straw or hay mulch must be spread uniformly and anchored immediately after spreading to prevent wind blowing. Mulches must be inspected periodically and in particular after rainstorms to check for erosion. If erosion is observed, additional mulch must be applied. Netting shall be inspected after rainstorms for dislocation or failure; any damage shall be repaired immediately.

All denuded surfaces which will be exposed for a period of over two months or more shall be temporarily hydroseeded with (a) perennial ryegrass at a rate of 40 lbs per acre (1.0 lb per 1000 square feet ); (b) Certified "Aroostook" winter rye (cereal rye) @ 100 lb per acre (2.5 lb/1000 s.f.) to be used in the months of October and November.

Permanent turfgrass cover is to consist of a seed mixture as follows:

(a) Sunny sites

Kentucky Bluegrass	2.0-2.6 pounds/1000 square feet
Perennial Ryegrass	0.6-0.7 pounds/1000 square feet
Fine Fescue	0.4-0.6 pounds/1000 square feet

(b) Shady sites

Kentucky Bluegrass	0.8-1.0 pounds/1000 square feet
Perennial Ryegrass	0.6-0.7 pounds/1000 square feet
Fine Fescue	2.6-3.3 pounds/1000 square feet

All plant materials shall comply with the standards of the American Association Of Nurserymen with respect to height and caliper as described in its publication American Standard for Nursery Stock, latest edition.

**VII. CONSTRUCTION PHASE AND POST-CONSTRUCTION MAINTENANCE**

During the construction phase and following construction of the project, a number of maintenance measures will be taken with respect to the site maintenance. Measures to be taken included the following:

**I. During Construction**

A comprehensive sediment and erosion control plan will be in place during the construction period. Maintenance measures for sediment and erosion controls will include:

A qualified professional acceptable to the municipality will be hired by the owner or operator to monitor the installation and maintenance of the sediment and erosion control plans. The

qualified professional shall report directly to the Engineering Consultant and shall be responsible for ensuring compliance with the design of the sediment and erosion control plans.

The qualified professional so hired will inspect all sediment and erosion control measures at least every seven calendar days. In the event that there has been a variance with the design of the sediment and erosion control measures so that the ability of the measures to adequately perform the intended function is lessened or compromised and/or the facilities are not adequately maintained, the qualified professional shall be required to report such variance to the Engineering Consultant within 48 hours and shall be empowered to order immediate repairs to the sediment and erosion control measures.

The qualified professional will also be responsible for observing the adequacy of the vegetation growth (trees, shrubs, groundcovers and turfgrasses) in newly graded areas and for ordering additional plantings in the event that the established plant materials do not adequately protect the ground surface from erosion.

## **2. Following Construction**

Site maintenance activities on the property will include:

- Grounds maintenance, including mowing of lawns;
- Planting of trees, shrubs and groundcovers; pruning of trees and shrubs;
- Maintenance of stormwater management area;
- The application of pesticides, herbicides, and pestilizer shall not take place on this property because of its close proximity to the Bramble Brook.

Grounds maintenance on the site will be performed by landscaping contractor.

The owner will be responsible for the long-term operation and maintenance of the permanent stormwater management practices. The permanent stormwater management practices shall be maintained in accordance with the Maintenance Inspection Checklists provided in this document.

## VIII. CONCLUSION

---

This Stormwater Pollution Prevention Plan has been prepared to describe the project's pre- and post-development stormwater management improvements and its sediment and erosion control improvements to be utilized during construction. The proposed permanent improvements and the interim improvements to be utilized during construction have been designed in accordance with the requirements of the:

- New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit No. GP-0-20-001, effective January 29, 2020.
- Chapter 170 & Chapter 171, titled "Storm Sewers" & "Stormwater Management and Erosion and Sediment Control" of the Ardsley Zoning Code.
- New York State Stormwater Design Manual, dated January 2015.

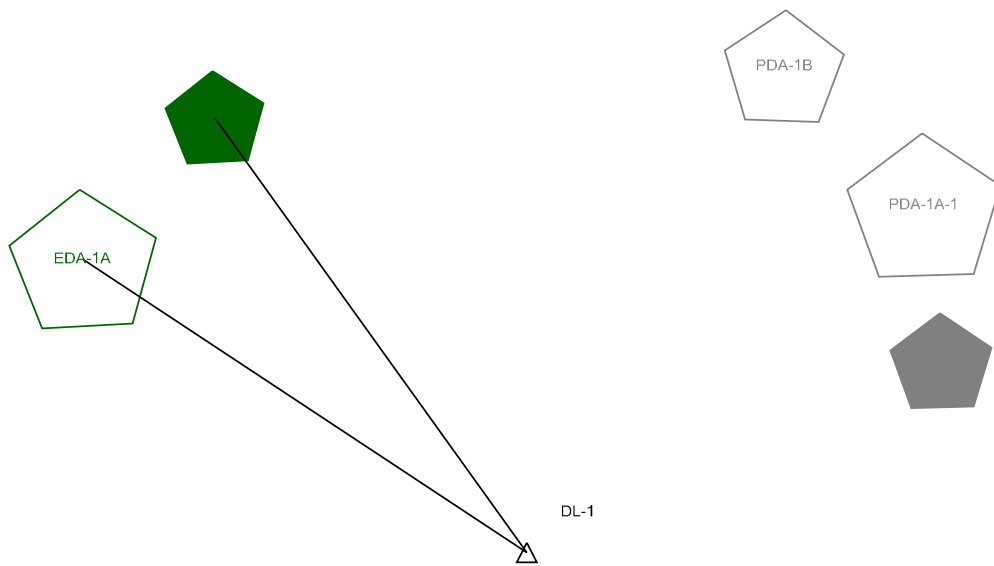
The project employs a variety of practices to enhance stormwater quality and reduce peak rates of runoff associated with the proposed improvements. These measures include a water quality structure, a sand filter and a reduction of impervious coverage under proposed conditions as compared to existing conditions. These improvements will also mitigate runoff volumes from the proposed improvements as runoff volumes will be slightly reduced during all the analyzed rainfall events.

Based on the foregoing, it is our professional opinion that the proposed improvements will provide water quantity and quality enhancements which exceed the above-mentioned requirements and are not anticipated to have any adverse impacts to the site or any surrounding areas.

***APPENDIX A***

***EXISTING HYDROLOGIC CALCULATIONS***

# Scenario: Pre-Development



## Table of Contents

	Master Network Summary	1
Time-Depth - 1	Time-Depth Curve, 100 years (Pre-Development-100 yr)	2
	Time-Depth Curve, 10 years (Pre-Development-10 yr)	4
	Time-Depth Curve, 1 years (Pre-Development-1 yr)	6
EDA-1A	Time of Concentration Calculations, 1 years (Pre-Development-1 yr)	8
EDA-1B	Time of Concentration Calculations, 1 years (Pre-Development-1 yr)	10
EDA-1A	Runoff CN-Area, 1 years (Pre-Development-1 yr)	12
EDA-1B	Runoff CN-Area, 1 years (Pre-Development-1 yr)	13
EDA-1A	Unit Hydrograph Summary, 1 years (Pre-Development-1 yr)	14
	Unit Hydrograph Summary, 10 years (Pre-Development-10 yr)	16
	Unit Hydrograph Summary, 100 years (Pre-Development-100 yr)	18
EDA-1B	Unit Hydrograph Summary, 1 years (Pre-Development-1 yr)	20
	Unit Hydrograph Summary, 10 years (Pre-Development-10 yr)	22
	Unit Hydrograph Summary, 100 years (Pre-Development-100 yr)	24



Subsection: Master Network Summary

**Catchments Summary**

Label	Scenario	Return Event (years)	Hydrograph Volume (ft <sup>3</sup> )	Time to Peak (hours)	Peak Flow (ft <sup>3</sup> /s)
EDA-1B	Pre-Development-1 yr	1	181.000	12.100	0.05
EDA-1B	Pre-Development-10 yr	10	502.000	12.100	0.14
EDA-1B	Pre-Development-100 yr	100	1,132.000	12.100	0.31
EDA-1A	Pre-Development-1 yr	1	4,410.000	12.100	1.19
EDA-1A	Pre-Development-10 yr	10	8,869.000	12.100	2.29
EDA-1A	Pre-Development-100 yr	100	16,630.000	12.100	4.14

**Node Summary**

Label	Scenario	Return Event (years)	Hydrograph Volume (ft <sup>3</sup> )	Time to Peak (hours)	Peak Flow (ft <sup>3</sup> /s)
DL-1	Pre-Development-1 yr	1	4,591.000	12.100	1.24
DL-1	Pre-Development-10 yr	10	9,371.000	12.100	2.44
DL-1	Pre-Development-100 yr	100	17,763.000	12.100	4.46

Subsection: Time-Depth Curve  
 Label: Time-Depth - 1  
 Scenario: Pre-Development-100 yr

Return Event: 100 years  
 Storm Event: 100-year

Time-Depth Curve: 100-year	
Label	100-year
Start Time	0.000 hours
Increment	0.100 hours
End Time	24.000 hours
Return Event	100 years

**CUMULATIVE RAINFALL (in)**  
**Output Time Increment = 0.100 hours**  
**Time on left represents time for first value in each row.**

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.000	0.009	0.018	0.027	0.036
0.500	0.045	0.054	0.063	0.071	0.080
1.000	0.089	0.098	0.107	0.116	0.125
1.500	0.134	0.143	0.152	0.161	0.170
2.000	0.179	0.188	0.197	0.206	0.215
2.500	0.225	0.235	0.244	0.254	0.264
3.000	0.275	0.285	0.295	0.306	0.317
3.500	0.328	0.339	0.350	0.361	0.372
4.000	0.384	0.396	0.407	0.419	0.431
4.500	0.444	0.456	0.469	0.481	0.494
5.000	0.507	0.520	0.533	0.546	0.560
5.500	0.573	0.587	0.601	0.615	0.629
6.000	0.643	0.658	0.672	0.688	0.704
6.500	0.720	0.737	0.754	0.772	0.790
7.000	0.808	0.827	0.847	0.866	0.887
7.500	0.908	0.929	0.950	0.972	0.995
8.000	1.018	1.042	1.067	1.092	1.119
8.500	1.147	1.176	1.206	1.237	1.269
9.000	1.302	1.336	1.371	1.407	1.444
9.500	1.482	1.521	1.561	1.602	1.645
10.000	1.688	1.733	1.780	1.829	1.880
10.500	1.933	1.989	2.047	2.106	2.168
11.000	2.232	2.302	2.379	2.465	2.559
11.500	2.661	2.807	3.031	3.334	3.715
12.000	4.465	5.215	5.596	5.899	6.123
12.500	6.269	6.371	6.465	6.551	6.628
13.000	6.697	6.762	6.824	6.883	6.941
13.500	6.997	7.050	7.101	7.150	7.197
14.000	7.242	7.285	7.328	7.369	7.409
14.500	7.448	7.486	7.523	7.559	7.594
15.000	7.628	7.661	7.693	7.724	7.754
15.500	7.783	7.811	7.838	7.863	7.888
16.000	7.912	7.935	7.958	7.980	8.001
16.500	8.023	8.043	8.064	8.083	8.103
17.000	8.122	8.140	8.158	8.176	8.193

Subsection: Time-Depth Curve  
 Label: Time-Depth - 1  
 Scenario: Pre-Development-100 yr

Return Event: 100 years  
 Storm Event: 100-year

**CUMULATIVE RAINFALL (in)**  
**Output Time Increment = 0.100 hours**  
**Time on left represents time for first value in each row.**

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
17.500	8.210	8.226	8.242	8.258	8.273
18.000	8.287	8.301	8.315	8.329	8.343
18.500	8.357	8.370	8.384	8.397	8.410
19.000	8.423	8.436	8.449	8.461	8.474
19.500	8.486	8.499	8.511	8.523	8.534
20.000	8.546	8.558	8.569	8.580	8.592
20.500	8.603	8.614	8.625	8.636	8.646
21.000	8.657	8.668	8.678	8.688	8.699
21.500	8.709	8.719	8.729	8.739	8.748
22.000	8.758	8.768	8.777	8.786	8.796
22.500	8.805	8.814	8.823	8.832	8.840
23.000	8.849	8.858	8.866	8.874	8.883
23.500	8.891	8.899	8.907	8.915	8.922
24.000	8.930	(N/A)	(N/A)	(N/A)	(N/A)

Subsection: Time-Depth Curve  
 Label: Time-Depth - 1

Return Event: 10 years  
 Storm Event: 10-year

Scenario: Pre-Development-10 yr

Time-Depth Curve: 10-year	
Label	10-year
Start Time	0.000 hours
Increment	0.100 hours
End Time	24.000 hours
Return Event	10 years

**CUMULATIVE RAINFALL (in)**  
**Output Time Increment = 0.100 hours**  
**Time on left represents time for first value in each row.**

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.000	0.005	0.010	0.015	0.020
0.500	0.025	0.030	0.035	0.041	0.046
1.000	0.051	0.056	0.061	0.066	0.071
1.500	0.076	0.081	0.086	0.091	0.096
2.000	0.101	0.107	0.112	0.117	0.122
2.500	0.128	0.133	0.139	0.144	0.150
3.000	0.156	0.162	0.168	0.174	0.180
3.500	0.186	0.192	0.199	0.205	0.211
4.000	0.218	0.225	0.231	0.238	0.245
4.500	0.252	0.259	0.266	0.273	0.280
5.000	0.288	0.295	0.303	0.310	0.318
5.500	0.325	0.333	0.341	0.349	0.357
6.000	0.365	0.373	0.382	0.391	0.400
6.500	0.409	0.418	0.428	0.438	0.448
7.000	0.459	0.470	0.481	0.492	0.503
7.500	0.515	0.527	0.540	0.552	0.565
8.000	0.578	0.591	0.606	0.620	0.635
8.500	0.651	0.668	0.685	0.702	0.720
9.000	0.739	0.758	0.778	0.799	0.820
9.500	0.841	0.864	0.886	0.910	0.934
10.000	0.958	0.984	1.010	1.038	1.067
10.500	1.098	1.129	1.162	1.196	1.231
11.000	1.267	1.307	1.351	1.400	1.453
11.500	1.511	1.594	1.721	1.893	2.109
12.000	2.535	2.961	3.177	3.349	3.476
12.500	3.559	3.617	3.670	3.719	3.763
13.000	3.802	3.839	3.874	3.908	3.941
13.500	3.972	4.003	4.032	4.060	4.086
14.000	4.112	4.136	4.160	4.184	4.206
14.500	4.229	4.250	4.271	4.292	4.312
15.000	4.331	4.350	4.368	4.385	4.402
15.500	4.419	4.435	4.450	4.464	4.479
16.000	4.492	4.505	4.518	4.530	4.543
16.500	4.555	4.567	4.578	4.589	4.600
17.000	4.611	4.622	4.632	4.642	4.652

Subsection: Time-Depth Curve  
Label: Time-Depth - 1

Return Event: 10 years  
Storm Event: 10-year

Scenario: Pre-Development-10 yr

**CUMULATIVE RAINFALL (in)**  
**Output Time Increment = 0.100 hours**  
**Time on left represents time for first value in each row.**

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
17.500	4.661	4.670	4.680	4.688	4.697
18.000	4.705	4.713	4.721	4.729	4.737
18.500	4.745	4.752	4.760	4.767	4.775
19.000	4.782	4.790	4.797	4.804	4.811
19.500	4.818	4.825	4.832	4.839	4.845
20.000	4.852	4.859	4.865	4.872	4.878
20.500	4.884	4.891	4.897	4.903	4.909
21.000	4.915	4.921	4.927	4.933	4.939
21.500	4.944	4.950	4.956	4.961	4.967
22.000	4.972	4.978	4.983	4.988	4.994
22.500	4.999	5.004	5.009	5.014	5.019
23.000	5.024	5.029	5.034	5.038	5.043
23.500	5.048	5.052	5.057	5.061	5.066
24.000	5.070	(N/A)	(N/A)	(N/A)	(N/A)

Subsection: Time-Depth Curve

Label: Time-Depth - 1

Return Event: 1 years

Storm Event: 1-year

Scenario: Pre-Development-1 yr

Time-Depth Curve: 1-year

Label	1-year
Start Time	0.000 hours
Increment	0.100 hours
End Time	24.000 hours
Return Event	1 years

**CUMULATIVE RAINFALL (in)**

**Output Time Increment = 0.100 hours**

**Time on left represents time for first value in each row.**

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.000	0.003	0.006	0.008	0.011
0.500	0.014	0.017	0.020	0.023	0.025
1.000	0.028	0.031	0.034	0.037	0.039
1.500	0.042	0.045	0.048	0.051	0.054
2.000	0.056	0.059	0.062	0.065	0.068
2.500	0.071	0.074	0.077	0.080	0.084
3.000	0.087	0.090	0.093	0.097	0.100
3.500	0.103	0.107	0.110	0.114	0.118
4.000	0.121	0.125	0.129	0.132	0.136
4.500	0.140	0.144	0.148	0.152	0.156
5.000	0.160	0.164	0.168	0.172	0.177
5.500	0.181	0.185	0.190	0.194	0.199
6.000	0.203	0.208	0.212	0.217	0.222
6.500	0.227	0.233	0.238	0.244	0.249
7.000	0.255	0.261	0.267	0.274	0.280
7.500	0.287	0.293	0.300	0.307	0.314
8.000	0.321	0.329	0.337	0.345	0.353
8.500	0.362	0.371	0.381	0.391	0.401
9.000	0.411	0.422	0.433	0.444	0.456
9.500	0.468	0.480	0.493	0.506	0.519
10.000	0.533	0.547	0.562	0.577	0.594
10.500	0.611	0.628	0.646	0.665	0.685
11.000	0.705	0.727	0.751	0.778	0.808
11.500	0.840	0.886	0.957	1.053	1.173
12.000	1.410	1.647	1.767	1.863	1.934
12.500	1.980	2.012	2.042	2.069	2.093
13.000	2.115	2.135	2.155	2.174	2.192
13.500	2.209	2.226	2.243	2.258	2.273
14.000	2.287	2.301	2.314	2.327	2.340
14.500	2.352	2.364	2.376	2.387	2.398
15.000	2.409	2.419	2.429	2.439	2.449
15.500	2.458	2.467	2.475	2.483	2.491
16.000	2.499	2.506	2.513	2.520	2.527
16.500	2.533	2.540	2.546	2.553	2.559
17.000	2.565	2.571	2.576	2.582	2.587

Subsection: Time-Depth Curve

Label: Time-Depth - 1

Return Event: 1 years

Storm Event: 1-year

Scenario: Pre-Development-1 yr

**CUMULATIVE RAINFALL (in)**

**Output Time Increment = 0.100 hours**

**Time on left represents time for first value in each row.**

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
17.500	2.593	2.598	2.603	2.608	2.612
18.000	2.617	2.621	2.626	2.630	2.635
18.500	2.639	2.643	2.648	2.652	2.656
19.000	2.660	2.664	2.668	2.672	2.676
19.500	2.680	2.684	2.688	2.691	2.695
20.000	2.699	2.702	2.706	2.710	2.713
20.500	2.717	2.720	2.724	2.727	2.730
21.000	2.734	2.737	2.740	2.744	2.747
21.500	2.750	2.753	2.756	2.760	2.763
22.000	2.766	2.769	2.772	2.775	2.778
22.500	2.780	2.783	2.786	2.789	2.792
23.000	2.794	2.797	2.800	2.802	2.805
23.500	2.808	2.810	2.813	2.815	2.818
24.000	2.820	(N/A)	(N/A)	(N/A)	(N/A)

Subsection: Time of Concentration Calculations  
Label: EDA-1A

Return Event: 1 years  
Storm Event: 1-year

Scenario: Pre-Development-1 yr

Time of Concentration Results

---

Segment #1: User Defined Tc

---

Time of Concentration	0.083 hours
-----------------------	-------------

---

---

Time of Concentration (Composite)

---

Time of Concentration (Composite)	0.083 hours
--------------------------------------	-------------

---



Subsection: Time of Concentration Calculations  
Label: EDA-1A

Return Event: 1 years  
Storm Event: 1-year

Scenario: Pre-Development-1 yr

**==== User Defined**

Tc = Value entered by user  
Where: Tc= Time of concentration, hours

Subsection: Time of Concentration Calculations  
Label: EDA-1B

Return Event: 1 years  
Storm Event: 1-year

Scenario: Pre-Development-1 yr

Time of Concentration Results

---

Segment #1: User Defined Tc

---

Time of Concentration	0.083 hours
-----------------------	-------------

---

---

Time of Concentration (Composite)

---

Time of Concentration (Composite)	0.083 hours
--------------------------------------	-------------

---

Subsection: Time of Concentration Calculations  
Label: EDA-1B

Return Event: 1 years  
Storm Event: 1-year

Scenario: Pre-Development-1 yr

**==== User Defined**

Tc = Value entered by user  
Where: Tc= Time of concentration, hours

Subsection: Runoff CN-Area

Label: EDA-1A

Return Event: 1 years

Storm Event: 1-year

Scenario: Pre-Development-1 yr

**Runoff Curve Number Data**

Soil/Surface Description	CN	Area (ft <sup>2</sup> )	C	UC	Adjusted CN
Woods - grass combination - good - Soil D	79.000	5,741.000	0.0000	0.0000	79.000
Impervious Areas - Paved parking lots, roofs, driveways, Streets and roads - Soil D	98.000	18,575.000	0.0000	0.0000	98.000
COMPOSITE AREA & WEIGHTED CN --->	(N/A)	24,316.000	(N/A)	(N/A)	93.514

Subsection: Runoff CN-Area

Label: EDA-1B

Return Event: 1 years

Storm Event: 1-year

Scenario: Pre-Development-1 yr

**Runoff Curve Number Data**

Soil/Surface Description	CN	Area (ft <sup>2</sup> )	C	UC	Adjusted CN
Woods - grass combination - good - Soil D	79.000	1,485.000	0.0000	0.0000	79.000
Impervious Areas - Paved parking lots, roofs, driveways, Streets and roads - Soil D	98.000	36.000	0.0000	0.0000	98.000
Brush - brush, weed, grass mix - good - Soil D	73.000	651.000	0.0000	0.0000	73.000
COMPOSITE AREA & WEIGHTED CN --->	(N/A)	2,172.000	(N/A)	(N/A)	77.517

Subsection: Unit Hydrograph Summary  
 Label: EDA-1A  
 Scenario: Pre-Development-1 yr

Return Event: 1 years  
 Storm Event: 1-year

Storm Event	1-year
Return Event	1 years
Duration	72.000 hours
Depth	2.820 in
Time of Concentration (Composite)	0.083 hours
Area (User Defined)	24,316.000 ft <sup>2</sup>

Computational Time Increment	0.011 hours
Time to Peak (Computed)	12.100 hours
Flow (Peak, Computed)	1.19 ft <sup>3</sup> /s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	12.100 hours
Flow (Peak Interpolated Output)	1.19 ft <sup>3</sup> /s

Drainage Area	
SCS CN (Composite)	94.000
Area (User Defined)	24,316.000 ft <sup>2</sup>
Maximum Retention (Pervious)	0.638 in
Maximum Retention (Pervious, 20 percent)	0.128 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	2.176 in
Runoff Volume (Pervious)	4,410.048 ft <sup>3</sup>

Hydrograph Volume (Area under Hydrograph curve)	
Volume	4,410.000 ft <sup>3</sup>

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.083 hours
Computational Time Increment	0.011 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	7.59 ft <sup>3</sup> /s

Subsection: Unit Hydrograph Summary  
Label: EDA-1A

Return Event: 1 years  
Storm Event: 1-year

Scenario: Pre-Development-1 yr

---

SCS Unit Hydrograph Parameters	
Unit peak time, Tp	0.056 hours
Unit receding limb, Tr	0.222 hours
Total unit time, Tb	0.278 hours

---

Subsection: Unit Hydrograph Summary  
 Label: EDA-1A

Return Event: 10 years  
 Storm Event: 10-year

Scenario: Pre-Development-10 yr

Storm Event	10-year
Return Event	10 years
Duration	72.000 hours
Depth	5.070 in
Time of Concentration (Composite)	0.083 hours
Area (User Defined)	24,316.000 ft <sup>2</sup>
Computational Time Increment	0.011 hours
Time to Peak (Computed)	12.100 hours
Flow (Peak, Computed)	2.29 ft <sup>3</sup> /s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	12.100 hours
Flow (Peak Interpolated Output)	2.29 ft <sup>3</sup> /s
<b>Drainage Area</b>	
SCS CN (Composite)	94.000
Area (User Defined)	24,316.000 ft <sup>2</sup>
Maximum Retention (Pervious)	0.638 in
Maximum Retention (Pervious, 20 percent)	0.128 in
<b>Cumulative Runoff</b>	
Cumulative Runoff Depth (Pervious)	4.377 in
Runoff Volume (Pervious)	8,869.360 ft <sup>3</sup>
<b>Hydrograph Volume (Area under Hydrograph curve)</b>	
Volume	8,869.000 ft <sup>3</sup>
<b>SCS Unit Hydrograph Parameters</b>	
Time of Concentration (Composite)	0.083 hours
Computational Time Increment	0.011 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	7.59 ft <sup>3</sup> /s



Subsection: Unit Hydrograph Summary  
Label: EDA-1A

Return Event: 10 years  
Storm Event: 10-year

Scenario: Pre-Development-10 yr

---

SCS Unit Hydrograph Parameters	
Unit peak time, Tp	0.056 hours
Unit receding limb, Tr	0.222 hours
Total unit time, Tb	0.278 hours

---

Subsection: Unit Hydrograph Summary  
 Label: EDA-1A  
 Scenario: Pre-Development-100 yr

Return Event: 100 years  
 Storm Event: 100-year

Storm Event	100-year
Return Event	100 years
Duration	72.000 hours
Depth	8.930 in
Time of Concentration (Composite)	0.083 hours
Area (User Defined)	24,316.000 ft <sup>2</sup>
Computational Time Increment	0.011 hours
Time to Peak (Computed)	12.100 hours
Flow (Peak, Computed)	4.14 ft <sup>3</sup> /s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	12.100 hours
Flow (Peak Interpolated Output)	4.14 ft <sup>3</sup> /s
<b>Drainage Area</b>	
SCS CN (Composite)	94.000
Area (User Defined)	24,316.000 ft <sup>2</sup>
Maximum Retention (Pervious)	0.638 in
Maximum Retention (Pervious, 20 percent)	0.128 in
<b>Cumulative Runoff</b>	
Cumulative Runoff Depth (Pervious)	8.207 in
Runoff Volume (Pervious)	16,630.522 ft <sup>3</sup>
<b>Hydrograph Volume (Area under Hydrograph curve)</b>	
Volume	16,630.000 ft <sup>3</sup>
<b>SCS Unit Hydrograph Parameters</b>	
Time of Concentration (Composite)	0.083 hours
Computational Time Increment	0.011 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	7.59 ft <sup>3</sup> /s

Subsection: Unit Hydrograph Summary  
Label: EDA-1A  
Scenario: Pre-Development-100 yr

Return Event: 100 years  
Storm Event: 100-year

---

SCS Unit Hydrograph Parameters	
Unit peak time, Tp	0.056 hours
Unit receding limb, Tr	0.222 hours
Total unit time, Tb	0.278 hours

---

Subsection: Unit Hydrograph Summary  
 Label: EDA-1B  
 Scenario: Pre-Development-1 yr

Return Event: 1 years  
 Storm Event: 1-year

Storm Event	1-year
Return Event	1 years
Duration	72.000 hours
Depth	2.820 in
Time of Concentration (Composite)	0.083 hours
Area (User Defined)	2,172.000 ft <sup>2</sup>

Computational Time Increment	0.011 hours
Time to Peak (Computed)	12.111 hours
Flow (Peak, Computed)	0.05 ft <sup>3</sup> /s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	12.100 hours
Flow (Peak Interpolated Output)	0.05 ft <sup>3</sup> /s

Drainage Area	
SCS CN (Composite)	78.000
Area (User Defined)	2,172.000 ft <sup>2</sup>
Maximum Retention (Pervious)	2.821 in
Maximum Retention (Pervious, 20 percent)	0.564 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	1.002 in
Runoff Volume (Pervious)	181.451 ft <sup>3</sup>

Hydrograph Volume (Area under Hydrograph curve)	
Volume	181.000 ft <sup>3</sup>

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.083 hours
Computational Time Increment	0.011 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	0.68 ft <sup>3</sup> /s

Subsection: Unit Hydrograph Summary  
Label: EDA-1B

Return Event: 1 years  
Storm Event: 1-year

Scenario: Pre-Development-1 yr

---

SCS Unit Hydrograph Parameters	
Unit peak time, Tp	0.056 hours
Unit receding limb, Tr	0.222 hours
Total unit time, Tb	0.278 hours

---

Subsection: Unit Hydrograph Summary  
 Label: EDA-1B

Return Event: 10 years  
 Storm Event: 10-year

Scenario: Pre-Development-10 yr

Storm Event	10-year
Return Event	10 years
Duration	72.000 hours
Depth	5.070 in
Time of Concentration (Composite)	0.083 hours
Area (User Defined)	2,172.000 ft <sup>2</sup>
Computational Time Increment	0.011 hours
Time to Peak (Computed)	12.111 hours
Flow (Peak, Computed)	0.14 ft <sup>3</sup> /s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	12.100 hours
Flow (Peak Interpolated Output)	0.14 ft <sup>3</sup> /s
<b>Drainage Area</b>	
SCS CN (Composite)	78.000
Area (User Defined)	2,172.000 ft <sup>2</sup>
Maximum Retention (Pervious)	2.821 in
Maximum Retention (Pervious, 20 percent)	0.564 in
<b>Cumulative Runoff</b>	
Cumulative Runoff Depth (Pervious)	2.771 in
Runoff Volume (Pervious)	501.591 ft <sup>3</sup>
<b>Hydrograph Volume (Area under Hydrograph curve)</b>	
Volume	502.000 ft <sup>3</sup>
<b>SCS Unit Hydrograph Parameters</b>	
Time of Concentration (Composite)	0.083 hours
Computational Time Increment	0.011 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	0.68 ft <sup>3</sup> /s

Subsection: Unit Hydrograph Summary  
Label: EDA-1B

Return Event: 10 years  
Storm Event: 10-year

Scenario: Pre-Development-10 yr

---

SCS Unit Hydrograph Parameters	
Unit peak time, Tp	0.056 hours
Unit receding limb, Tr	0.222 hours
Total unit time, Tb	0.278 hours

---

Subsection: Unit Hydrograph Summary  
 Label: EDA-1B  
 Scenario: Pre-Development-100 yr

Return Event: 100 years  
 Storm Event: 100-year

Storm Event	100-year
Return Event	100 years
Duration	72.000 hours
Depth	8.930 in
Time of Concentration (Composite)	0.083 hours
Area (User Defined)	2,172.000 ft <sup>2</sup>

Computational Time Increment	0.011 hours
Time to Peak (Computed)	12.100 hours
Flow (Peak, Computed)	0.31 ft <sup>3</sup> /s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	12.100 hours
Flow (Peak Interpolated Output)	0.31 ft <sup>3</sup> /s

Drainage Area	
SCS CN (Composite)	78.000
Area (User Defined)	2,172.000 ft <sup>2</sup>
Maximum Retention (Pervious)	2.821 in
Maximum Retention (Pervious, 20 percent)	0.564 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	6.257 in
Runoff Volume (Pervious)	1,132.434 ft <sup>3</sup>

Hydrograph Volume (Area under Hydrograph curve)	
Volume	1,132.000 ft <sup>3</sup>

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.083 hours
Computational Time Increment	0.011 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	0.68 ft <sup>3</sup> /s



Subsection: Unit Hydrograph Summary  
Label: EDA-1B  
Scenario: Pre-Development-100 yr

Return Event: 100 years  
Storm Event: 100-year

---

SCS Unit Hydrograph Parameters	
Unit peak time, $T_p$	0.056 hours
Unit receding limb, $T_r$	0.222 hours
Total unit time, $T_b$	0.278 hours

---

## Index

### E

- EDA-1A (Runoff CN-Area, 1 years (Pre-Development-1 yr))...12
- EDA-1A (Time of Concentration Calculations, 1 years (Pre-Development-1 yr))...8, 9
- EDA-1A (Unit Hydrograph Summary, 1 years (Pre-Development-1 yr))...14, 15
- EDA-1A (Unit Hydrograph Summary, 10 years (Pre-Development-10 yr))...16, 17
- EDA-1A (Unit Hydrograph Summary, 100 years (Pre-Development-100 yr))...18, 19
- EDA-1B (Runoff CN-Area, 1 years (Pre-Development-1 yr))...13
- EDA-1B (Time of Concentration Calculations, 1 years (Pre-Development-1 yr))...10, 11
- EDA-1B (Unit Hydrograph Summary, 1 years (Pre-Development-1 yr))...20, 21
- EDA-1B (Unit Hydrograph Summary, 10 years (Pre-Development-10 yr))...22, 23
- EDA-1B (Unit Hydrograph Summary, 100 years (Pre-Development-100 yr))...24, 25

### M

- Master Network Summary...1

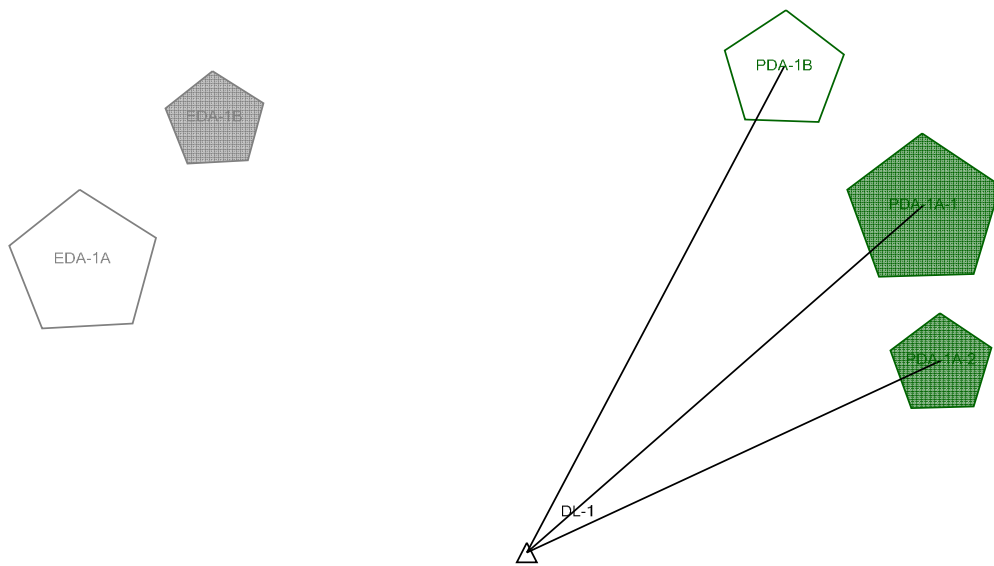
### T

- Time-Depth - 1 (Time-Depth Curve, 1 years (Pre-Development-1 yr))...6, 7
- Time-Depth - 1 (Time-Depth Curve, 10 years (Pre-Development-10 yr))...4, 5
- Time-Depth - 1 (Time-Depth Curve, 100 years (Pre-Development-100 yr))...2, 3

***APPENDIX B***

***PROPOSED HYDROLOGIC CALCULATIONS***

# Scenario: POST-DEVELOPMENT



## Table of Contents

	Master Network Summary	1
Time-Depth - 1	Time-Depth Curve, 100 years (POST-DEVELOPMENT-100 YR)	2
	Time-Depth Curve, 10 years (POST-DEVELOPMENT-10 YR)	4
	Time-Depth Curve, 1 years (POST-DEVELOPMENT-1 YR)	6
PDA-1A-1	Time of Concentration Calculations, 1 years (POST-DEVELOPMENT-1 YR)	8
PDA-1A-2	Time of Concentration Calculations, 1 years (POST-DEVELOPMENT-1 YR)	10
PDA-1B	Time of Concentration Calculations, 1 years (POST-DEVELOPMENT-1 YR)	12
PDA-1A-1	Runoff CN-Area, 1 years (POST-DEVELOPMENT-1 YR)	14
PDA-1A-2	Runoff CN-Area, 1 years (POST-DEVELOPMENT-1 YR)	15
PDA-1B	Runoff CN-Area, 1 years (POST-DEVELOPMENT-1 YR)	16
PDA-1A-1	Unit Hydrograph Summary, 1 years (POST-DEVELOPMENT-1 YR)	17
	Unit Hydrograph Summary, 10 years (POST-DEVELOPMENT-10 YR)	19
	Unit Hydrograph Summary, 100 years (POST-DEVELOPMENT-100 YR)	21
PDA-1A-2	Unit Hydrograph Summary, 1 years (POST-DEVELOPMENT-1 YR)	23
	Unit Hydrograph Summary, 10 years (POST-DEVELOPMENT-10 YR)	25
	Unit Hydrograph Summary, 100 years (POST-DEVELOPMENT-100 YR)	27
PDA-1B	Unit Hydrograph Summary, 1 years (POST-DEVELOPMENT-1 YR)	29
	Unit Hydrograph Summary, 10 years (POST-DEVELOPMENT-10 YR)	31
	Unit Hydrograph Summary, 100 years (POST-DEVELOPMENT-100 YR)	33

Subsection: Master Network Summary

**Catchments Summary**

Label	Scenario	Return Event (years)	Hydrograph Volume (ft <sup>3</sup> )	Time to Peak (hours)	Peak Flow (ft <sup>3</sup> /s)
PDA-1A-1	POST-DEVELOPMENT -1 YR	1	3,039.000	12.100	0.84
PDA-1A-1	POST-DEVELOPMENT -10 YR	10	6,343.000	12.100	1.68
PDA-1A-1	POST-DEVELOPMENT -100 YR	100	12,153.000	12.100	3.09
PDA-1B	POST-DEVELOPMENT -1 YR	1	269.000	12.100	0.08
PDA-1B	POST-DEVELOPMENT -10 YR	10	711.000	12.100	0.20
PDA-1B	POST-DEVELOPMENT -100 YR	100	1,565.000	12.100	0.43
PDA-1A-2	POST-DEVELOPMENT -1 YR	1	1,141.000	12.100	0.28
PDA-1A-2	POST-DEVELOPMENT -10 YR	10	2,131.000	12.100	0.52
PDA-1A-2	POST-DEVELOPMENT -100 YR	100	3,831.000	12.100	0.91

**Node Summary**

Label	Scenario	Return Event (years)	Hydrograph Volume (ft <sup>3</sup> )	Time to Peak (hours)	Peak Flow (ft <sup>3</sup> /s)
DL-1	POST-DEVELOPMENT -1 YR	1	4,449.000	12.100	1.20
DL-1	POST-DEVELOPMENT -10 YR	10	9,185.000	12.100	2.40
DL-1	POST-DEVELOPMENT -100 YR	100	17,549.000	12.100	4.43

Subsection: Time-Depth Curve  
 Label: Time-Depth - 1  
 Scenario: POST-DEVELOPMENT-100 YR

Return Event: 100 years  
 Storm Event: 100-year

Time-Depth Curve: 100-year	
Label	100-year
Start Time	0.000 hours
Increment	0.100 hours
End Time	24.000 hours
Return Event	100 years

**CUMULATIVE RAINFALL (in)**  
**Output Time Increment = 0.100 hours**  
**Time on left represents time for first value in each row.**

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.000	0.009	0.018	0.027	0.036
0.500	0.045	0.054	0.063	0.071	0.080
1.000	0.089	0.098	0.107	0.116	0.125
1.500	0.134	0.143	0.152	0.161	0.170
2.000	0.179	0.188	0.197	0.206	0.215
2.500	0.225	0.235	0.244	0.254	0.264
3.000	0.275	0.285	0.295	0.306	0.317
3.500	0.328	0.339	0.350	0.361	0.372
4.000	0.384	0.396	0.407	0.419	0.431
4.500	0.444	0.456	0.469	0.481	0.494
5.000	0.507	0.520	0.533	0.546	0.560
5.500	0.573	0.587	0.601	0.615	0.629
6.000	0.643	0.658	0.672	0.688	0.704
6.500	0.720	0.737	0.754	0.772	0.790
7.000	0.808	0.827	0.847	0.866	0.887
7.500	0.908	0.929	0.950	0.972	0.995
8.000	1.018	1.042	1.067	1.092	1.119
8.500	1.147	1.176	1.206	1.237	1.269
9.000	1.302	1.336	1.371	1.407	1.444
9.500	1.482	1.521	1.561	1.602	1.645
10.000	1.688	1.733	1.780	1.829	1.880
10.500	1.933	1.989	2.047	2.106	2.168
11.000	2.232	2.302	2.379	2.465	2.559
11.500	2.661	2.807	3.031	3.334	3.715
12.000	4.465	5.215	5.596	5.899	6.123
12.500	6.269	6.371	6.465	6.551	6.628
13.000	6.697	6.762	6.824	6.883	6.941
13.500	6.997	7.050	7.101	7.150	7.197
14.000	7.242	7.285	7.328	7.369	7.409
14.500	7.448	7.486	7.523	7.559	7.594
15.000	7.628	7.661	7.693	7.724	7.754
15.500	7.783	7.811	7.838	7.863	7.888
16.000	7.912	7.935	7.958	7.980	8.001
16.500	8.023	8.043	8.064	8.083	8.103
17.000	8.122	8.140	8.158	8.176	8.193

Subsection: Time-Depth Curve  
 Label: Time-Depth - 1  
 Scenario: POST-DEVELOPMENT-100 YR

Return Event: 100 years  
 Storm Event: 100-year

**CUMULATIVE RAINFALL (in)**  
**Output Time Increment = 0.100 hours**  
**Time on left represents time for first value in each row.**

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
17.500	8.210	8.226	8.242	8.258	8.273
18.000	8.287	8.301	8.315	8.329	8.343
18.500	8.357	8.370	8.384	8.397	8.410
19.000	8.423	8.436	8.449	8.461	8.474
19.500	8.486	8.499	8.511	8.523	8.534
20.000	8.546	8.558	8.569	8.580	8.592
20.500	8.603	8.614	8.625	8.636	8.646
21.000	8.657	8.668	8.678	8.688	8.699
21.500	8.709	8.719	8.729	8.739	8.748
22.000	8.758	8.768	8.777	8.786	8.796
22.500	8.805	8.814	8.823	8.832	8.840
23.000	8.849	8.858	8.866	8.874	8.883
23.500	8.891	8.899	8.907	8.915	8.922
24.000	8.930	(N/A)	(N/A)	(N/A)	(N/A)



Subsection: Time-Depth Curve  
 Label: Time-Depth - 1

Return Event: 10 years  
 Storm Event: 10-year

Scenario: POST-DEVELOPMENT-10 YR

---

Time-Depth Curve: 10-year

---

Label	10-year
Start Time	0.000 hours
Increment	0.100 hours
End Time	24.000 hours
Return Event	10 years

---

**CUMULATIVE RAINFALL (in)**  
**Output Time Increment = 0.100 hours**  
**Time on left represents time for first value in each row.**

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.000	0.005	0.010	0.015	0.020
0.500	0.025	0.030	0.035	0.041	0.046
1.000	0.051	0.056	0.061	0.066	0.071
1.500	0.076	0.081	0.086	0.091	0.096
2.000	0.101	0.107	0.112	0.117	0.122
2.500	0.128	0.133	0.139	0.144	0.150
3.000	0.156	0.162	0.168	0.174	0.180
3.500	0.186	0.192	0.199	0.205	0.211
4.000	0.218	0.225	0.231	0.238	0.245
4.500	0.252	0.259	0.266	0.273	0.280
5.000	0.288	0.295	0.303	0.310	0.318
5.500	0.325	0.333	0.341	0.349	0.357
6.000	0.365	0.373	0.382	0.391	0.400
6.500	0.409	0.418	0.428	0.438	0.448
7.000	0.459	0.470	0.481	0.492	0.503
7.500	0.515	0.527	0.540	0.552	0.565
8.000	0.578	0.591	0.606	0.620	0.635
8.500	0.651	0.668	0.685	0.702	0.720
9.000	0.739	0.758	0.778	0.799	0.820
9.500	0.841	0.864	0.886	0.910	0.934
10.000	0.958	0.984	1.010	1.038	1.067
10.500	1.098	1.129	1.162	1.196	1.231
11.000	1.267	1.307	1.351	1.400	1.453
11.500	1.511	1.594	1.721	1.893	2.109
12.000	2.535	2.961	3.177	3.349	3.476
12.500	3.559	3.617	3.670	3.719	3.763
13.000	3.802	3.839	3.874	3.908	3.941
13.500	3.972	4.003	4.032	4.060	4.086
14.000	4.112	4.136	4.160	4.184	4.206
14.500	4.229	4.250	4.271	4.292	4.312
15.000	4.331	4.350	4.368	4.385	4.402
15.500	4.419	4.435	4.450	4.464	4.479
16.000	4.492	4.505	4.518	4.530	4.543
16.500	4.555	4.567	4.578	4.589	4.600
17.000	4.611	4.622	4.632	4.642	4.652

Subsection: Time-Depth Curve  
 Label: Time-Depth - 1

Return Event: 10 years  
 Storm Event: 10-year

Scenario: POST-DEVELOPMENT-10 YR

**CUMULATIVE RAINFALL (in)**  
**Output Time Increment = 0.100 hours**  
**Time on left represents time for first value in each row.**

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
17.500	4.661	4.670	4.680	4.688	4.697
18.000	4.705	4.713	4.721	4.729	4.737
18.500	4.745	4.752	4.760	4.767	4.775
19.000	4.782	4.790	4.797	4.804	4.811
19.500	4.818	4.825	4.832	4.839	4.845
20.000	4.852	4.859	4.865	4.872	4.878
20.500	4.884	4.891	4.897	4.903	4.909
21.000	4.915	4.921	4.927	4.933	4.939
21.500	4.944	4.950	4.956	4.961	4.967
22.000	4.972	4.978	4.983	4.988	4.994
22.500	4.999	5.004	5.009	5.014	5.019
23.000	5.024	5.029	5.034	5.038	5.043
23.500	5.048	5.052	5.057	5.061	5.066
24.000	5.070	(N/A)	(N/A)	(N/A)	(N/A)

Subsection: Time-Depth Curve

Label: Time-Depth - 1

Return Event: 1 years

Storm Event: 1-year

Scenario: POST-DEVELOPMENT-1 YR

Time-Depth Curve: 1-year

Label	1-year
Start Time	0.000 hours
Increment	0.100 hours
End Time	24.000 hours
Return Event	1 years

**CUMULATIVE RAINFALL (in)**

**Output Time Increment = 0.100 hours**

**Time on left represents time for first value in each row.**

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.000	0.003	0.006	0.008	0.011
0.500	0.014	0.017	0.020	0.023	0.025
1.000	0.028	0.031	0.034	0.037	0.039
1.500	0.042	0.045	0.048	0.051	0.054
2.000	0.056	0.059	0.062	0.065	0.068
2.500	0.071	0.074	0.077	0.080	0.084
3.000	0.087	0.090	0.093	0.097	0.100
3.500	0.103	0.107	0.110	0.114	0.118
4.000	0.121	0.125	0.129	0.132	0.136
4.500	0.140	0.144	0.148	0.152	0.156
5.000	0.160	0.164	0.168	0.172	0.177
5.500	0.181	0.185	0.190	0.194	0.199
6.000	0.203	0.208	0.212	0.217	0.222
6.500	0.227	0.233	0.238	0.244	0.249
7.000	0.255	0.261	0.267	0.274	0.280
7.500	0.287	0.293	0.300	0.307	0.314
8.000	0.321	0.329	0.337	0.345	0.353
8.500	0.362	0.371	0.381	0.391	0.401
9.000	0.411	0.422	0.433	0.444	0.456
9.500	0.468	0.480	0.493	0.506	0.519
10.000	0.533	0.547	0.562	0.577	0.594
10.500	0.611	0.628	0.646	0.665	0.685
11.000	0.705	0.727	0.751	0.778	0.808
11.500	0.840	0.886	0.957	1.053	1.173
12.000	1.410	1.647	1.767	1.863	1.934
12.500	1.980	2.012	2.042	2.069	2.093
13.000	2.115	2.135	2.155	2.174	2.192
13.500	2.209	2.226	2.243	2.258	2.273
14.000	2.287	2.301	2.314	2.327	2.340
14.500	2.352	2.364	2.376	2.387	2.398
15.000	2.409	2.419	2.429	2.439	2.449
15.500	2.458	2.467	2.475	2.483	2.491
16.000	2.499	2.506	2.513	2.520	2.527
16.500	2.533	2.540	2.546	2.553	2.559
17.000	2.565	2.571	2.576	2.582	2.587

Subsection: Time-Depth Curve

Label: Time-Depth - 1

Return Event: 1 years

Storm Event: 1-year

Scenario: POST-DEVELOPMENT-1 YR

**CUMULATIVE RAINFALL (in)**

**Output Time Increment = 0.100 hours**

**Time on left represents time for first value in each row.**

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
17.500	2.593	2.598	2.603	2.608	2.612
18.000	2.617	2.621	2.626	2.630	2.635
18.500	2.639	2.643	2.648	2.652	2.656
19.000	2.660	2.664	2.668	2.672	2.676
19.500	2.680	2.684	2.688	2.691	2.695
20.000	2.699	2.702	2.706	2.710	2.713
20.500	2.717	2.720	2.724	2.727	2.730
21.000	2.734	2.737	2.740	2.744	2.747
21.500	2.750	2.753	2.756	2.760	2.763
22.000	2.766	2.769	2.772	2.775	2.778
22.500	2.780	2.783	2.786	2.789	2.792
23.000	2.794	2.797	2.800	2.802	2.805
23.500	2.808	2.810	2.813	2.815	2.818
24.000	2.820	(N/A)	(N/A)	(N/A)	(N/A)

Subsection: Time of Concentration Calculations  
Label: PDA-1A-1

Return Event: 1 years  
Storm Event: 1-year

Scenario: POST-DEVELOPMENT-1 YR

Time of Concentration Results

---

Segment #1: User Defined Tc

---

Time of Concentration	0.083 hours
-----------------------	-------------

---

---

Time of Concentration (Composite)

---

Time of Concentration (Composite)	0.083 hours
--------------------------------------	-------------

---

Subsection: Time of Concentration Calculations  
Label: PDA-1A-1  
Scenario: POST-DEVELOPMENT-1 YR

Return Event: 1 years  
Storm Event: 1-year

**==== User Defined**

Tc = Value entered by user  
Where: Tc= Time of concentration, hours

Subsection: Time of Concentration Calculations  
Label: PDA-1A-2

Return Event: 1 years  
Storm Event: 1-year

Scenario: POST-DEVELOPMENT-1 YR

Time of Concentration Results

---

Segment #1: User Defined Tc

---

Time of Concentration	0.083 hours
-----------------------	-------------

---

---

Time of Concentration (Composite)

---

Time of Concentration (Composite)	0.083 hours
--------------------------------------	-------------

---

Subsection: Time of Concentration Calculations  
Label: PDA-1A-2  
Scenario: POST-DEVELOPMENT-1 YR

Return Event: 1 years  
Storm Event: 1-year

**==== User Defined**

Tc = Value entered by user  
Where: Tc= Time of concentration, hours



Subsection: Time of Concentration Calculations  
Label: PDA-1B

Return Event: 1 years  
Storm Event: 1-year

Scenario: POST-DEVELOPMENT-1 YR

Time of Concentration Results

---

Segment #1: User Defined Tc

---

Time of Concentration	0.083 hours
-----------------------	-------------

---

---

Time of Concentration (Composite)

---

Time of Concentration (Composite)	0.083 hours
--------------------------------------	-------------

---

Subsection: Time of Concentration Calculations

Label: PDA-1B

Scenario: POST-DEVELOPMENT-1 YR

Return Event: 1 years

Storm Event: 1-year

**==== User Defined**

Tc = Value entered by user

Where: Tc= Time of concentration, hours

Subsection: Runoff CN-Area

Label: PDA-1A-1

Return Event: 1 years

Storm Event: 1-year

Scenario: POST-DEVELOPMENT-1 YR

**Runoff Curve Number Data**

Soil/Surface Description	CN	Area (ft <sup>2</sup> )	C	UC	Adjusted CN
Open space (Lawns,parks etc.) - Good condition; grass cover > 75% - Soil D	80.000	3,456.000	0.0000	0.0000	80.000
Impervious Areas - Paved parking lots, roofs, driveways, Streets and roads - Soil D	98.000	12,284.000	0.0000	0.0000	98.000
Woods - grass combination - good - Soil D	79.000	2,569.000	0.0000	0.0000	79.000
COMPOSITE AREA & WEIGHTED CN --->	(N/A)	18,309.000	(N/A)	(N/A)	91.936

Subsection: Runoff CN-Area

Label: PDA-1A-2

Return Event: 1 years

Storm Event: 1-year

Scenario: POST-DEVELOPMENT-1 YR

**Runoff Curve Number Data**

Soil/Surface Description	CN	Area (ft <sup>2</sup> )	C	UC	Adjusted CN
Impervious Areas - Paved parking lots, roofs, driveways, Streets and roads - Soil D	98.000	5,290.000	0.0000	0.0000	98.000
COMPOSITE AREA & WEIGHTED CN --->	(N/A)	5,290.000	(N/A)	(N/A)	98.000

Subsection: Runoff CN-Area

Label: PDA-1B

Return Event: 1 years

Storm Event: 1-year

Scenario: POST-DEVELOPMENT-1 YR

**Runoff Curve Number Data**

Soil/Surface Description	CN	Area (ft <sup>2</sup> )	C	UC	Adjusted CN
Open space (Lawns,parks etc.) - Good condition; grass cover > 75% - Soil D	80.000	1,459.000	0.0000	0.0000	80.000
Brush - brush, weed, grass mix - good - Soil D	73.000	656.000	0.0000	0.0000	73.000
Impervious Areas - Paved parking lots, roofs, driveways, Streets and roads - Soil D	98.000	249.000	0.0000	0.0000	98.000
Woods - grass combination - good - Soil D	79.000	525.000	0.0000	0.0000	79.000
COMPOSITE AREA & WEIGHTED CN --->	(N/A)	2,889.000	(N/A)	(N/A)	79.780

Subsection: Unit Hydrograph Summary  
 Label: PDA-1A-1  
 Scenario: POST-DEVELOPMENT-1 YR

Return Event: 1 years  
 Storm Event: 1-year

Storm Event	1-year
Return Event	1 years
Duration	72.000 hours
Depth	2.820 in
Time of Concentration (Composite)	0.083 hours
Area (User Defined)	18,309.000 ft <sup>2</sup>

Computational Time Increment	0.011 hours
Time to Peak (Computed)	12.100 hours
Flow (Peak, Computed)	0.84 ft <sup>3</sup> /s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	12.100 hours
Flow (Peak Interpolated Output)	0.84 ft <sup>3</sup> /s

Drainage Area	
SCS CN (Composite)	92.000
Area (User Defined)	18,309.000 ft <sup>2</sup>
Maximum Retention (Pervious)	0.870 in
Maximum Retention (Pervious, 20 percent)	0.174 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	1.992 in
Runoff Volume (Pervious)	3,038.684 ft <sup>3</sup>

Hydrograph Volume (Area under Hydrograph curve)	
Volume	3,039.000 ft <sup>3</sup>

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.083 hours
Computational Time Increment	0.011 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	5.71 ft <sup>3</sup> /s

Subsection: Unit Hydrograph Summary

Label: PDA-1A-1

Scenario: POST-DEVELOPMENT-1 YR

Return Event: 1 years

Storm Event: 1-year

---

SCS Unit Hydrograph Parameters

---

Unit peak time, Tp	0.056 hours
Unit receding limb, Tr	0.222 hours
Total unit time, Tb	0.278 hours

---

Subsection: Unit Hydrograph Summary  
 Label: PDA-1A-1

Return Event: 10 years  
 Storm Event: 10-year

Scenario: POST-DEVELOPMENT-10 YR

Storm Event	10-year
Return Event	10 years
Duration	72.000 hours
Depth	5.070 in
Time of Concentration (Composite)	0.083 hours
Area (User Defined)	18,309.000 ft <sup>2</sup>
Computational Time Increment	0.011 hours
Time to Peak (Computed)	12.100 hours
Flow (Peak, Computed)	1.68 ft <sup>3</sup> /s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	12.100 hours
Flow (Peak Interpolated Output)	1.68 ft <sup>3</sup> /s
<b>Drainage Area</b>	
SCS CN (Composite)	92.000
Area (User Defined)	18,309.000 ft <sup>2</sup>
Maximum Retention (Pervious)	0.870 in
Maximum Retention (Pervious, 20 percent)	0.174 in
<b>Cumulative Runoff</b>	
Cumulative Runoff Depth (Pervious)	4.158 in
Runoff Volume (Pervious)	6,343.562 ft <sup>3</sup>
<b>Hydrograph Volume (Area under Hydrograph curve)</b>	
Volume	6,343.000 ft <sup>3</sup>
<b>SCS Unit Hydrograph Parameters</b>	
Time of Concentration (Composite)	0.083 hours
Computational Time Increment	0.011 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	5.71 ft <sup>3</sup> /s



Subsection: Unit Hydrograph Summary  
Label: PDA-1A-1

Return Event: 10 years  
Storm Event: 10-year

Scenario: POST-DEVELOPMENT-10 YR

---

SCS Unit Hydrograph Parameters	
Unit peak time, $T_p$	0.056 hours
Unit receding limb, $T_r$	0.222 hours
Total unit time, $T_b$	0.278 hours

---

Subsection: Unit Hydrograph Summary  
 Label: PDA-1A-1  
 Scenario: POST-DEVELOPMENT-100 YR

Return Event: 100 years  
 Storm Event: 100-year

Storm Event	100-year
Return Event	100 years
Duration	72.000 hours
Depth	8.930 in
Time of Concentration (Composite)	0.083 hours
Area (User Defined)	18,309.000 ft <sup>2</sup>

Computational Time Increment	0.011 hours
Time to Peak (Computed)	12.100 hours
Flow (Peak, Computed)	3.09 ft <sup>3</sup> /s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	12.100 hours
Flow (Peak Interpolated Output)	3.09 ft <sup>3</sup> /s

Drainage Area	
SCS CN (Composite)	92.000
Area (User Defined)	18,309.000 ft <sup>2</sup>
Maximum Retention (Pervious)	0.870 in
Maximum Retention (Pervious, 20 percent)	0.174 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	7.965 in
Runoff Volume (Pervious)	12,152.716 ft <sup>3</sup>

Hydrograph Volume (Area under Hydrograph curve)	
Volume	12,153.000 ft <sup>3</sup>

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.083 hours
Computational Time Increment	0.011 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	5.71 ft <sup>3</sup> /s

Subsection: Unit Hydrograph Summary  
Label: PDA-1A-1  
Scenario: POST-DEVELOPMENT-100 YR

Return Event: 100 years  
Storm Event: 100-year

---

SCS Unit Hydrograph Parameters	
Unit peak time, $T_p$	0.056 hours
Unit receding limb, $T_r$	0.222 hours
Total unit time, $T_b$	0.278 hours

---

Subsection: Unit Hydrograph Summary  
 Label: PDA-1A-2  
 Scenario: POST-DEVELOPMENT-1 YR

Return Event: 1 years  
 Storm Event: 1-year

Storm Event	1-year
Return Event	1 years
Duration	72.000 hours
Depth	2.820 in
Time of Concentration (Composite)	0.083 hours
Area (User Defined)	5,290.000 ft <sup>2</sup>

Computational Time Increment	0.011 hours
Time to Peak (Computed)	12.100 hours
Flow (Peak, Computed)	0.28 ft <sup>3</sup> /s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	12.100 hours
Flow (Peak Interpolated Output)	0.28 ft <sup>3</sup> /s

Drainage Area	
SCS CN (Composite)	98.000
Area (User Defined)	5,290.000 ft <sup>2</sup>
Maximum Retention (Pervious)	0.204 in
Maximum Retention (Pervious, 20 percent)	0.041 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	2.589 in
Runoff Volume (Pervious)	1,141.345 ft <sup>3</sup>

Hydrograph Volume (Area under Hydrograph curve)	
Volume	1,141.000 ft <sup>3</sup>

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.083 hours
Computational Time Increment	0.011 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	1.65 ft <sup>3</sup> /s

Subsection: Unit Hydrograph Summary

Label: PDA-1A-2

Scenario: POST-DEVELOPMENT-1 YR

Return Event: 1 years

Storm Event: 1-year

---

SCS Unit Hydrograph Parameters

---

Unit peak time, Tp	0.056 hours
Unit receding limb, Tr	0.222 hours
Total unit time, Tb	0.278 hours

---

Subsection: Unit Hydrograph Summary  
 Label: PDA-1A-2

Return Event: 10 years  
 Storm Event: 10-year

Scenario: POST-DEVELOPMENT-10 YR

Storm Event	10-year
Return Event	10 years
Duration	72.000 hours
Depth	5.070 in
Time of Concentration (Composite)	0.083 hours
Area (User Defined)	5,290.000 ft <sup>2</sup>
Computational Time Increment	0.011 hours
Time to Peak (Computed)	12.100 hours
Flow (Peak, Computed)	0.52 ft <sup>3</sup> /s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	12.100 hours
Flow (Peak Interpolated Output)	0.52 ft <sup>3</sup> /s
<b>Drainage Area</b>	
SCS CN (Composite)	98.000
Area (User Defined)	5,290.000 ft <sup>2</sup>
Maximum Retention (Pervious)	0.204 in
Maximum Retention (Pervious, 20 percent)	0.041 in
<b>Cumulative Runoff</b>	
Cumulative Runoff Depth (Pervious)	4.833 in
Runoff Volume (Pervious)	2,130.574 ft <sup>3</sup>
<b>Hydrograph Volume (Area under Hydrograph curve)</b>	
Volume	2,131.000 ft <sup>3</sup>
<b>SCS Unit Hydrograph Parameters</b>	
Time of Concentration (Composite)	0.083 hours
Computational Time Increment	0.011 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	1.65 ft <sup>3</sup> /s

Subsection: Unit Hydrograph Summary  
Label: PDA-1A-2

Return Event: 10 years  
Storm Event: 10-year

Scenario: POST-DEVELOPMENT-10 YR

---

SCS Unit Hydrograph Parameters	
Unit peak time, $T_p$	0.056 hours
Unit receding limb, $T_r$	0.222 hours
Total unit time, $T_b$	0.278 hours

---

Subsection: Unit Hydrograph Summary  
 Label: PDA-1A-2  
 Scenario: POST-DEVELOPMENT-100 YR

Return Event: 100 years  
 Storm Event: 100-year

Storm Event	100-year
Return Event	100 years
Duration	72.000 hours
Depth	8.930 in
Time of Concentration (Composite)	0.083 hours
Area (User Defined)	5,290.000 ft <sup>2</sup>

Computational Time Increment	0.011 hours
Time to Peak (Computed)	12.100 hours
Flow (Peak, Computed)	0.91 ft <sup>3</sup> /s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	12.100 hours
Flow (Peak Interpolated Output)	0.91 ft <sup>3</sup> /s

Drainage Area	
SCS CN (Composite)	98.000
Area (User Defined)	5,290.000 ft <sup>2</sup>
Maximum Retention (Pervious)	0.204 in
Maximum Retention (Pervious, 20 percent)	0.041 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	8.690 in
Runoff Volume (Pervious)	3,830.702 ft <sup>3</sup>

Hydrograph Volume (Area under Hydrograph curve)	
Volume	3,831.000 ft <sup>3</sup>

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.083 hours
Computational Time Increment	0.011 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	1.65 ft <sup>3</sup> /s



Subsection: Unit Hydrograph Summary  
Label: PDA-1A-2  
Scenario: POST-DEVELOPMENT-100 YR

Return Event: 100 years  
Storm Event: 100-year

---

SCS Unit Hydrograph Parameters	
Unit peak time, $T_p$	0.056 hours
Unit receding limb, $T_r$	0.222 hours
Total unit time, $T_b$	0.278 hours

---

Subsection: Unit Hydrograph Summary  
 Label: PDA-1B  
 Scenario: POST-DEVELOPMENT-1 YR

Return Event: 1 years  
 Storm Event: 1-year

Storm Event	1-year
Return Event	1 years
Duration	72.000 hours
Depth	2.820 in
Time of Concentration (Composite)	0.083 hours
Area (User Defined)	2,889.000 ft <sup>2</sup>

Computational Time Increment	0.011 hours
Time to Peak (Computed)	12.111 hours
Flow (Peak, Computed)	0.08 ft <sup>3</sup> /s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	12.100 hours
Flow (Peak Interpolated Output)	0.08 ft <sup>3</sup> /s

Drainage Area	
SCS CN (Composite)	80.000
Area (User Defined)	2,889.000 ft <sup>2</sup>
Maximum Retention (Pervious)	2.500 in
Maximum Retention (Pervious, 20 percent)	0.500 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	1.117 in
Runoff Volume (Pervious)	268.841 ft <sup>3</sup>

Hydrograph Volume (Area under Hydrograph curve)	
Volume	269.000 ft <sup>3</sup>

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.083 hours
Computational Time Increment	0.011 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	0.90 ft <sup>3</sup> /s

Subsection: Unit Hydrograph Summary  
Label: PDA-1B  
Scenario: POST-DEVELOPMENT-1 YR

Return Event: 1 years  
Storm Event: 1-year

---

SCS Unit Hydrograph Parameters	
Unit peak time, Tp	0.056 hours
Unit receding limb, Tr	0.222 hours
Total unit time, Tb	0.278 hours

---

Subsection: Unit Hydrograph Summary  
 Label: PDA-1B

Return Event: 10 years  
 Storm Event: 10-year

Scenario: POST-DEVELOPMENT-10 YR

Storm Event	10-year
Return Event	10 years
Duration	72.000 hours
Depth	5.070 in
Time of Concentration (Composite)	0.083 hours
Area (User Defined)	2,889.000 ft <sup>2</sup>
Computational Time Increment	0.011 hours
Time to Peak (Computed)	12.111 hours
Flow (Peak, Computed)	0.20 ft <sup>3</sup> /s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	12.100 hours
Flow (Peak Interpolated Output)	0.20 ft <sup>3</sup> /s
<b>Drainage Area</b>	
SCS CN (Composite)	80.000
Area (User Defined)	2,889.000 ft <sup>2</sup>
Maximum Retention (Pervious)	2.500 in
Maximum Retention (Pervious, 20 percent)	0.500 in
<b>Cumulative Runoff</b>	
Cumulative Runoff Depth (Pervious)	2.954 in
Runoff Volume (Pervious)	711.180 ft <sup>3</sup>
<b>Hydrograph Volume (Area under Hydrograph curve)</b>	
Volume	711.000 ft <sup>3</sup>
<b>SCS Unit Hydrograph Parameters</b>	
Time of Concentration (Composite)	0.083 hours
Computational Time Increment	0.011 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	0.90 ft <sup>3</sup> /s

Subsection: Unit Hydrograph Summary  
Label: PDA-1B

Return Event: 10 years  
Storm Event: 10-year

Scenario: POST-DEVELOPMENT-10 YR

---

SCS Unit Hydrograph Parameters	
Unit peak time, $T_p$	0.056 hours
Unit receding limb, $T_r$	0.222 hours
Total unit time, $T_b$	0.278 hours

---

Subsection: Unit Hydrograph Summary  
 Label: PDA-1B  
 Scenario: POST-DEVELOPMENT-100 YR

Return Event: 100 years  
 Storm Event: 100-year

Storm Event	100-year
Return Event	100 years
Duration	72.000 hours
Depth	8.930 in
Time of Concentration (Composite)	0.083 hours
Area (User Defined)	2,889.000 ft <sup>2</sup>

Computational Time Increment	0.011 hours
Time to Peak (Computed)	12.100 hours
Flow (Peak, Computed)	0.43 ft <sup>3</sup> /s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	12.100 hours
Flow (Peak Interpolated Output)	0.43 ft <sup>3</sup> /s

Drainage Area	
SCS CN (Composite)	80.000
Area (User Defined)	2,889.000 ft <sup>2</sup>
Maximum Retention (Pervious)	2.500 in
Maximum Retention (Pervious, 20 percent)	0.500 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	6.502 in
Runoff Volume (Pervious)	1,565.313 ft <sup>3</sup>

Hydrograph Volume (Area under Hydrograph curve)	
Volume	1,565.000 ft <sup>3</sup>

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.083 hours
Computational Time Increment	0.011 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	0.90 ft <sup>3</sup> /s



Subsection: Unit Hydrograph Summary  
Label: PDA-1B  
Scenario: POST-DEVELOPMENT-100 YR

Return Event: 100 years  
Storm Event: 100-year

---

SCS Unit Hydrograph Parameters	
Unit peak time, $T_p$	0.056 hours
Unit receding limb, $T_r$	0.222 hours
Total unit time, $T_b$	0.278 hours

---

## Index

### M

Master Network Summary...1

### P

PDA-1A-1 (Runoff CN-Area, 1 years (POST-DEVELOPMENT-1 YR))...14

PDA-1A-1 (Time of Concentration Calculations, 1 years (POST-DEVELOPMENT-1 YR))...8, 9

PDA-1A-1 (Unit Hydrograph Summary, 1 years (POST-DEVELOPMENT-1 YR))...17, 18

PDA-1A-1 (Unit Hydrograph Summary, 10 years (POST-DEVELOPMENT-10 YR))...19, 20

PDA-1A-1 (Unit Hydrograph Summary, 100 years (POST-DEVELOPMENT-100 YR))...21, 22

PDA-1A-2 (Runoff CN-Area, 1 years (POST-DEVELOPMENT-1 YR))...15

PDA-1A-2 (Time of Concentration Calculations, 1 years (POST-DEVELOPMENT-1 YR))...10, 11

PDA-1A-2 (Unit Hydrograph Summary, 1 years (POST-DEVELOPMENT-1 YR))...23, 24

PDA-1A-2 (Unit Hydrograph Summary, 10 years (POST-DEVELOPMENT-10 YR))...25, 26

PDA-1A-2 (Unit Hydrograph Summary, 100 years (POST-DEVELOPMENT-100 YR))...27, 28

PDA-1B (Runoff CN-Area, 1 years (POST-DEVELOPMENT-1 YR))...16

PDA-1B (Time of Concentration Calculations, 1 years (POST-DEVELOPMENT-1 YR))...12, 13

PDA-1B (Unit Hydrograph Summary, 1 years (POST-DEVELOPMENT-1 YR))...29, 30

PDA-1B (Unit Hydrograph Summary, 10 years (POST-DEVELOPMENT-10 YR))...31, 32

PDA-1B (Unit Hydrograph Summary, 100 years (POST-DEVELOPMENT-100 YR))...33, 34

### T

Time-Depth - 1 (Time-Depth Curve, 1 years (POST-DEVELOPMENT-1 YR))...6, 7

Time-Depth - 1 (Time-Depth Curve, 10 years (POST-DEVELOPMENT-10 YR))...4, 5

Time-Depth - 1 (Time-Depth Curve, 100 years (POST-DEVELOPMENT-100 YR))...2, 3

**APPENDIX C**

**NYSDEC STORMWATER  
SIZING CALCULATIONS**

**WATER QUALITY VOLUME WORKSHEET**

JMC Project: **18175**  
 Design Point: **DL-1**

**Ardsley Gas Station** Drainage Area: **PDA-1A-1&2**

<b>Initial Water Quality Treatment Volume</b>						
<i>DESCRIPTION</i>	Design Storm	Area	Impervious Area	Percent Impervious	Runoff Coefficient	Total Required WQ Volume
<i>SYMBOL</i>	P	A	I	%I	R <sub>V</sub>	WQ <sub>V</sub>
<i>VALUE</i>	1.5	0.54	0.40	74.47	0.720223315	<b>2,125</b>
<i>UNITS</i>	In	Ac	Ac	%	CF	CF
<i>VALUE</i>	Enhanced Phosphorus Removal (WQ <sub>V</sub> = 1-yr Storm Runoff)					

<b>Runoff Reduction Techniques (Area)</b>			
<i>DESCRIPTION</i>	Total Area	Impervious Area	
<i>SYMBOL</i>	A	I	
Conservation of Natural Areas			
Sheetflow to Riparian Buffers or Filter Strips			
Vegetated Swale			
Tree Planting / Tree Pit			
Disconnection of Rooftop Runoff			
Stream Daylighting			
<b>TOTAL</b>			
<i>UNITS</i>	Ac	Ac	

<b>Adjusted Water Quality Treatment Volume</b>						
<i>DESCRIPTION</i>	Design Storm	Area	Impervious Area	Percent Impervious	Runoff Coefficient	Total Required WQ Volume
<i>SYMBOL</i>	P	A	I	%I	R <sub>V</sub>	WQ <sub>V</sub>
<i>VALUE</i>	1.5	0.54	0.40	74.47	0.720223315	<b>2,125</b>
<i>UNITS</i>	In	Ac	Ac	%	CF	CF
<i>VALUE</i>	Enhanced Phosphorus Removal (WQ <sub>V</sub> = 1-yr Storm Runoff)					

Date Printed: 2/1/2024

**SAND FILTER**

JMC Project: **18175**  
 Design Point: **DL-1**  
 Drainage Area: **PDA 1A-2**

**Perimeter Sand Filter**

<b>Site Data for Drainage Area to be Treated by Practice</b>			
<i>DESCRIPTION</i>	<i>SYMBOL</i>	<i>VALUE</i>	<i>UNITS</i>
Design Storm [90% Rainfall Event Number]	P	1.5	In
Impervious Area	I	0.12	Ac
Area	A	0.12	Ac
Percent Impervious	%I	100.00	%
Runoff Coefficient [0.05 + 0.009 x %I]	R <sub>v</sub>	0.95	CF
<b>TOTAL VOLUME Required</b> [ $WQ_v = (P \times R_v \times A) / 12$ ]	WQ <sub>v</sub>	<b>628</b>	CF

<b>Minimum Sandfilter Bed Area</b>			
<i>DESCRIPTION</i>	<i>SYMBOL</i>	<i>VALUE</i>	<i>UNITS</i>
Water Quality Volume	WQ <sub>v</sub>	628	CF
Coefficient of permeability of filter media (hydraulic conductivity)	k	3.50	Ft / Day
Filter bed Depth (Sand Media)	d <sub>f</sub>	1.50	Ft
Average Height of water above filter bed	h <sub>f</sub>	1.50	Ft
Design filter bed drain Time	t <sub>f</sub>	1.67	Days
<b>Required Surface Area of Filter Bed</b> [ $A_f = (WQ_v \times d_f) / (k \times (h_f + d_f) \times t_f)$ ]	A <sub>f</sub>	<b>53.74</b>	SF

<b>Proposed SandfilterArea</b>			
<i>DESCRIPTION</i>	<i>SYMBOL</i>	<i>VALUE</i>	<i>UNITS</i>
Calculated filter bed area (Length x Width)			SF
<b>Surface Area of Filter Bed Provided</b>	A <sub>f</sub>	<b>151.86</b>	SF
<b>Actual Volume Provided</b>		<b>1,775.24</b>	CF

<b>Sedimentation basin area</b>			
<i>DESCRIPTION</i>	<i>SYMBOL</i>	<i>VALUE</i>	<i>UNITS</i>
Required Sedimentation Basin Volume = SB <sub>v</sub> =(0.25*WQV)	SB <sub>v</sub>	<b>157</b>	CF
<b>Provided Sedimentation Basin Area</b>	A <sub>s</sub>	<b>75</b>	SF
<b>Provided Sedimentation Basin Volume</b> SB <sub>v</sub> = A <sub>s</sub> * 2.2'	SB <sub>v</sub>	<b>165</b>	CF

**PROPRIETARY PRACTICE WORKSHEET**

JMC Project: **18175**

Design Point: **DL-1**

Drainage Area: **PDA-1A-1&2**

**Continuous Deflective Separation Unit - WQS-1**

Rainfall Distribution Type: **III**

	A	B	C
Coefficients for the equation unit peak [R = I <sub>a</sub> / P] C <sub>0</sub>	-1.774	0.3301	2.4577
C <sub>1</sub>	1.8622	-0.7397	-0.4627
[C <sub>i</sub> = A x R <sup>2</sup> + B x R + C] C <sub>2</sub>	-0.0648	0.2276	-0.1932

Site Data for Drainage Area to be Treated by Practice			
DESCRIPTION	SYMBOL	VALUE	UNITS
Design Storm [90% Rainfall Event Number]	P	2.8	In
Impervious Area	I	0.40	Ac
Area	A	0.54	Ac
Percent Impervious	%I	74.47	%
Runoff Coefficient [0.05 + 0.009 x %I]	R <sub>v</sub>	0.72	CF
<b>TOTAL VOLUME Required</b> [WQ <sub>v</sub> = (P x R <sub>v</sub> x A) / 12]	WQ <sub>v</sub>	<b>3,966</b>	CF
Design Storm [1-yr Storm Depth]	P	2.8	In
<b>TOTAL VOLUME Required (TMDL)</b> [WQ <sub>v</sub> = 1-yr Storm Runoff]	WQ <sub>v</sub>	<b>3,667</b>	CF

Water Quality Peak Flow Calculation			
DESCRIPTION	SYMBOL	VALUE	UNITS
Water Quality Volume	WQ <sub>v</sub>	3,667	CF
Design Storm [90% Rainfall Event Number] <b>or</b> [1-yr Storm Depth]	P	2.8	In
Time of Concentration	t <sub>c</sub>	0.0833	Hr
Runoff Volume [Q = WQ <sub>v</sub> / (A x 3630)]	Q	1.86	In
Curve Number [CN = 1000 / (10 + 5P + 10Q - 10 x (Q <sup>2</sup> + 1.25 QP) <sup>1/2</sup> )]	CN	90.54	
Curve Number	CN	91	
Initial Abstraction [I <sub>a</sub> = 200 / CN - 2]	I <sub>a</sub>	0.21	In
Ratio [R = I <sub>a</sub> / P]	R	0.07	
C <sub>0</sub> = A x R <sup>2</sup> + B x R + C	C <sub>0</sub>	2.47	
C <sub>1</sub> = A x R <sup>2</sup> + B x R + C	C <sub>1</sub>	-0.51	
C <sub>2</sub> = A x R <sup>2</sup> + B x R + C	C <sub>2</sub>	-0.18	
Unit Peak Discharge	q <sub>u</sub>	651.79	cfs/mi <sup>2</sup> /in
<b>Peak Discharge</b> [Q <sub>p</sub> = q <sub>u</sub> x A x Q / 640]	Q <sub>p</sub>	<b>1.03</b>	cfs

Proposed Device			
DESCRIPTION	SYMBOL	VALUE	UNITS
<b>Water Quality Peak Flow Provided</b>	Q <sub>p</sub>	<b>1.8</b>	cfs
<b>Water Quality Volume Provided</b> [WQ <sub>v</sub> = 640 x 3600 x Q <sub>p</sub> / q <sub>u</sub> ]	WQ <sub>v</sub>	<b>6,363</b>	CF
Model Designation		Cascade CS-4	
Quantity		1	

Date Printed: 2/1/2024





# *BayFilter™ Design Manual*



THE MOST **ADVANCED** NAME IN WATER MANAGEMENT SOLUTIONS™



**TABLE OF CONTENTS**

INTRODUCTION ..... 2  
BAYFILTER ..... 3  
BASIC PRINCIPLES OF FILTRATION..... 4  
BAYFILTER PRODUCTS ..... 6  
BAYFILTER OPERATION ..... 8  
SYSTEM DESIGN & SIZING ..... 10  
INSTALLATION ..... 15  
INSPECTION & MAINTENANCE..... 17  
AVAILABILITY & COST ..... 18  
BAYFILTER SPECIFICATIONS ..... 18

**INTRODUCTION**

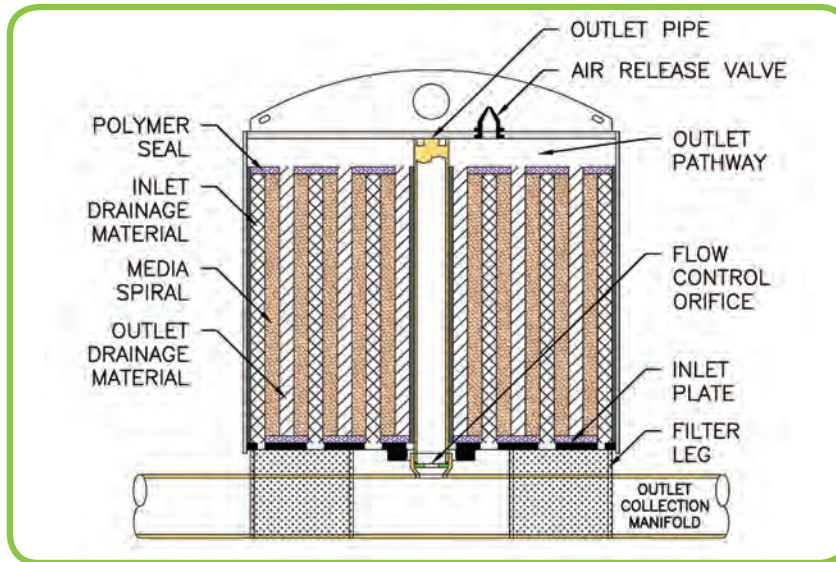
Clean water is essential to quality of life. BaySaver Technologies is 100% committed to minimizing pollution in stormwater which helps protect our water resources. By collaborating with the regulatory and engineering community to develop products and processes, BaySaver continually develops state of the art stormwater filters that are proven to effectively remove pollutants such as sediments, phosphorous, metals, nitrogen, trash, and hydrocarbons.



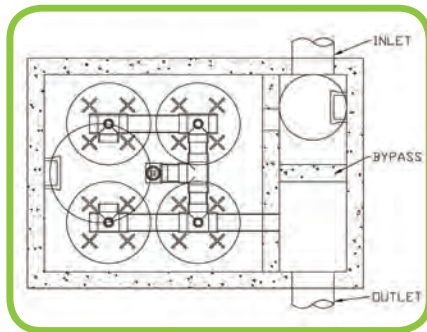
*THE MOST **ADVANCED** NAME IN WATER MANAGEMENT SOLUTIONS™*

## BAYFILTER

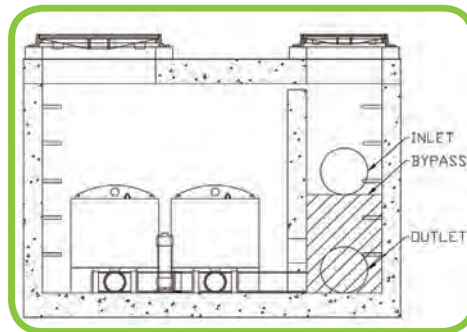
The BayFilter cartridge system is an ongoing commitment to state of the art stormwater treatment. The compound spiral media configuration allows for a large filter surface area in a compact footprint. This configuration results in the most efficient and effective stormwater filter available in the marketplace. The BayFilter is available in multiple sizes with multiple media configurations to meet any flow rate and design consideration while being able to target specific pollutants. A BayFilter System is typically a concrete structure (precast vault, manhole, or cast in place structure) with a single or multiple BayFilter cartridges. Inside the structure the BayFilters are connected to an outlet manifold through which the treated water exits the system.



BayFilter Cutaway



Plan View



Profile View



## BASIC PRINCIPLES OF STORMWATER FILTRATION

Stormwater treatment has unique requirements, which often require the treatment of large volumes of water at relatively high flow rates to high levels of pollutant removal with long periods of time between maintenance intervals. At BaySaver we believe it is our responsibility to engineer a balance within these variables to provide effective stormwater treatment at an exceptional value to our clients.

What makes for an effective and efficient stormwater filter? A filter must be able to remove the pollutants of concern and function for a reasonable period of time as defined by industry and regulatory standards. A filter system should also be designed to limit re-suspension or release of pollutants that have been collected between maintenance periods.

The traditional pollutants of concern in stormwater is sediment. Phosphorous, metals, turbidity, nitrogen, fecal coliform, and bacteria are also pollutants of concern although they are not commonly regulated nationwide. BaySaver Technologies has completed both field and laboratory testing of the BayFilter. Testing demonstrates BayFilter's effectiveness and efficiency at capturing the pollutants listed above.

Settling and filtration are the two primary methods to remove pollutants from stormwater. Some settling of particles and pollutants occurs as the influent enters the filter vault. Settling typically removes the larger particles and debris, it does not remove the small particles or any dissolved materials. It is the filter which performs the work of removing the very small particles, and dissolved nutrients and metals. The media within a filter must be small enough to intercept the tiny sediment particles which won't settle (fig. 1), and be capable of attracting and attaching charged and elemental particles through ion exchange.

The area of media provided by a stormwater filter is an important factor to consider when selecting and specifying a filter system. The more surface area provided by the media, the greater the potential flow through and across the media and the greater the pollutant removal potential of the filter. The vertically oriented and patented compound spiral media



Figure 1: Coarse Industry Media

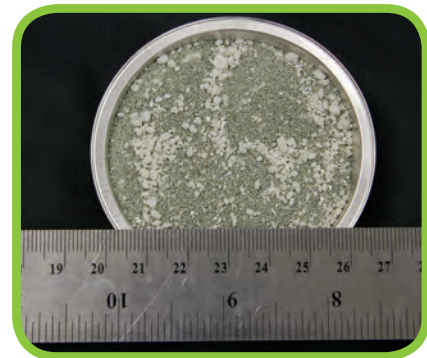


Figure 2: BayFilter Media

configuration of the BayFilter maximizes a media filter's area potential. The particle size of the media is also important with respect to pollutant interception and adsorption. A tightly packed, fine media (fig 2) captures a greater percentage of fine and dissolved pollutants when compared to a loosely packed, coarse media or a membrane media. A fine and tightly packed media not only minimizes the interstitial spaces between the media particles to optimize interception of pollutants, it also maximizes the amount of surface area in a given volume provided by the media for ion exchange.

The quantity of sediment a filter is capable of capturing is a significant component to filter longevity. A filter must be able to treat large quantities of sediment while maintaining claimed flow rates and removal efficiencies. The sediment loading capacity of the BayFilter is 350 pounds (158.7 kg) for the 45 gpm (170.3 lpm) and 30 gpm (113.6 lpm) cartridges.

Surface area and loading rate contribute significantly to filter longevity. Greater filter surface area (sf) allows for a reduced loading rate (gpm/sf of filter media), which in turn increases the service life of the filter. For example, a 10 square foot (0.9 m<sup>2</sup>) filter with a loading rate of 1 GPM (3.8 l/min) per square foot of filter area will pass 10 GPM (37.9 l/min). A 20 ft<sup>2</sup> filter with a loading rate of 0.5 GPM (1.9 l/min) per square foot of filter area will also pass 10 GPM (37.9 l/min). If one gallon of treated water will occlude one square foot of filter area every 10 days, a 10 ft<sup>2</sup> (0.9 m<sup>2</sup>) filter flowing at one GPM (3.8 l/min) will be expired in 100 days. A 20 ft<sup>2</sup> (1.9 m<sup>2</sup>) filter flowing at 0.5 GPM (1.9 l/min) will be expired in 400 days. Increasing media area and reducing flow rate has a beneficial impact on pollutant removal and filter longevity and these are some of the core engineering principles on which the BayFilter design is based.

BaySaver Technologies is committed to the purpose of protecting public waterways. Permanently capturing pollutants, effectively backwashing media, allowing media to drain between storm events, and providing an economically reasonable maintenance interval are key design parameters for properly functioning stormwater filtration systems. The BayFilter cartridge system helps meet and exceed these key requirements needed to protect our water resources.



Top of Cartridge

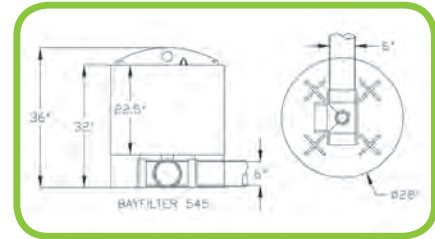


Bottom of Cartridge

## BAYFILTER PRODUCT DETAILS

### BayFilter 545

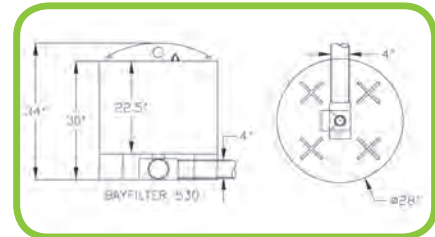
Size = 28" (711 mm) diameter  
Weight = 250 lbs. (113 kg)  
Media Area = 90 ft<sup>2</sup> (8.4 m<sup>2</sup>)  
Flow Rate = 45 gpm (170 l/min)  
Flow Rate per Square Foot = 0.50 gpm/ft<sup>2</sup> (20 l/min/m<sup>2</sup>)  
Minimum Operational Head = 32" (813 mm)  
Recommended Design Head = 34" (864 mm)  
Sediment Capture Capacity = 350 lbs (159 kg)  
Manifold Diameter = 6" (152 mm)



BayFilter 545

### BayFilter 530\*

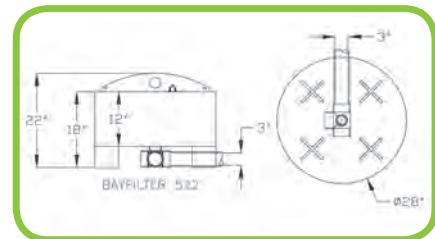
Size = 28" (711 mm) diameter  
Weight = 250 lbs. (113 kg)  
Media Area = 90 ft<sup>2</sup> (8.4 m<sup>2</sup>)  
Flow Rate = 30 gpm (114 l/min)  
Flow Rate per Square Foot = 0.33 gpm/ft<sup>2</sup> (13 l/min/m<sup>2</sup>)  
Minimum Operational Head = 30" (762 mm)  
Recommended Design Head = 32" (813 mm)  
Sediment Capture Capacity = 350 lbs (159 kg)  
Manifold Diameter = 4" (102 mm)



BayFilter 530

### BayFilter 522\*\*

Size = 28" (711 mm) diameter  
Weight = 125 lbs. (57 kg)  
Media Area = 45 ft<sup>2</sup> (4.2 m<sup>2</sup>)  
Flow Rate = 22.5 gpm (85 l/min)  
Flow Rate per Square Foot = 0.50 gpm/ft<sup>2</sup> (20 l/min/m<sup>2</sup>)  
Minimum Operational Head = 18" (457 mm)  
Recommended Design Head = 20" (508 mm)  
Sediment Capture Capacity = 175 lbs (79 kg)  
Manifold Diameter = 3" (76 mm)



BayFilter 522

**NOTES:** The 500 series is for Total Suspended Solids (TSS) and Phosphorous and utilizes EMC media.

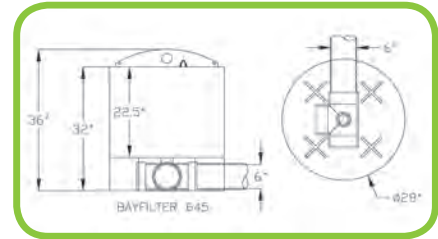
\*BayFilter 530 replaces BFC cartridge.

\*\* BayFilter 522 replaces 545L cartridge.



### BayFilter 645

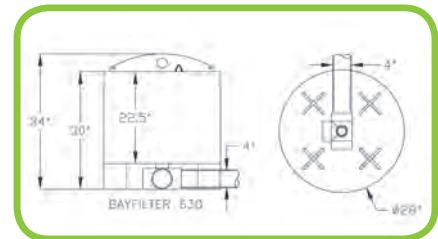
Size = 28" (711 mm) diameter  
Weight = 250 lbs. (113 kg)  
Media Area = 90 ft<sup>2</sup> (8.4 m<sup>2</sup>)  
Flow Rate = 45 gpm (170 l/min)  
Flow Rate per Square Foot = 0.50 gpm/ft<sup>2</sup> (20 l/min/m<sup>2</sup>)  
Minimum Operational Head = 32" (813 mm)  
Recommended Design Head = 34" (864 mm)  
Sediment Capture Capacity = 350 lbs (159 kg)  
Manifold Diameter = 6" (152 mm)



BayFilter 645

### BayFilter 630

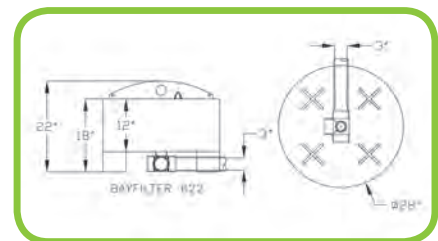
Size = 28" (711 mm) diameter  
Weight = 250 lbs. (113 kg)  
Media Area = 90 ft<sup>2</sup> (8.4 m<sup>2</sup>)  
Flow Rate = 30 gpm (114 l/min)  
Flow Rate per Square Foot = 0.33 gpm/ft<sup>2</sup> (13 l/min/m<sup>2</sup>)  
Minimum Operational Head = 30" (762 mm)  
Recommended Design Head = 32" (813 mm)  
Sediment Capture Capacity = 350 lbs (159 kg)  
Manifold Diameter = 4" (102 mm)



BayFilter 630

### BayFilter 622

Size = 28" (711 mm) diameter  
Weight = 125 lbs. (57 kg)  
Media Area = 45 ft<sup>2</sup> (4.2 m<sup>2</sup>)  
Flow Rate = 22.5 gpm (85 l/min)  
Flow Rate per Square Foot = 0.50 gpm/ft<sup>2</sup> (20 l/min/m<sup>2</sup>)  
Minimum Operational Head = 18" (457 mm)  
Recommended Design Head = 20" (508 mm)  
Sediment Capture Capacity = 175 lbs (79 kg)  
Manifold Diameter = 3" (76 mm)



BayFilter 622

**NOTES:** The 600 series is for enhanced metals treatment.



## BAYFILTER OPERATION

Stormwater runoff enters the manhole or concrete structure via an inlet pipe and begins to fill the structure. When the water surface elevation in the vault/manhole reaches the minimum operating level, water flows through the BayFilter driven by a hydrostatic head. Within the BayFilter, the water flows through a proprietary filter media and drains via a vertical pipe. The vertical pipe is connected to the under drain system, which conveys filtered water to the outfall.

During a typical storm event, the BayFilter system has four cycles:

- A. BayFilter cartridge fills and releases air
- B. Positive head filtration
- C. Siphon (negative head) filtration
- D. Siphon break and hydrodynamic backwash

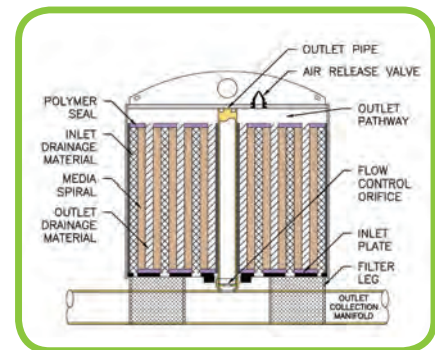
The cycle operation of a BayFilter is as follows:

- A. BayFilter cartridge fill and air release: The BayFilter vault and BayFilter cartridges fill when stormwater flow enters the system. As the vault fills, water enters the BayFilter cartridge through the inlet plate on the bottom. Air is purged from the media spiral and filter housing during this process.

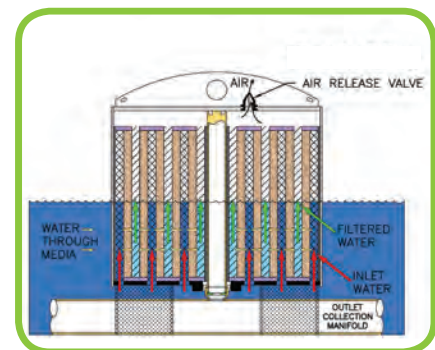
The air release is critical for the proper functioning of the siphon. The siphon draws flow through the BayFilter during periods of low water in the vault.



BayFilter Vault

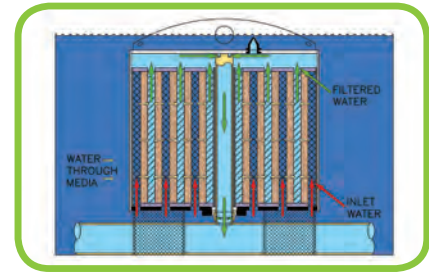


BayFilter Cutaway



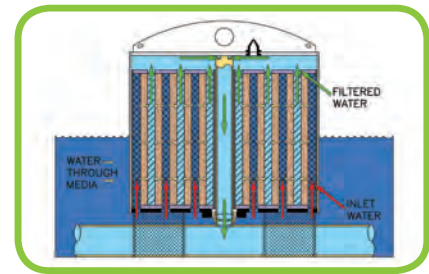
Cartridge Filling

**B. Positive Head Filtration:** Water enters the Filter from the bottom of the filter housing and travels upward through the inlet-flow conduit-spiral. From the inlet spiral, untreated water flows horizontally through the engineered media. Treated water exits the engineered media and flows into the outlet-flow conduit-spiral. Treated water flows vertically to the top of the cartridge where it can exit through the outlet pipe—please see product details (pg.6) for operating head levels. Finally, filtered water leaves the system via the outlet.



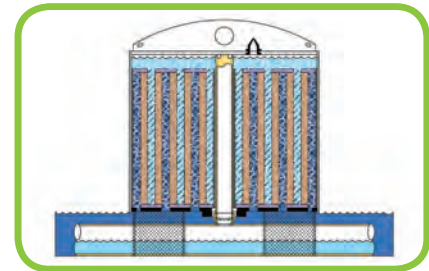
**Positive Filtration**

**C. Siphon (Negative Head) Filtration:** After the water level in the vault falls below the top of the filter cartridge—minimum operating head level, a siphon is established and water will continue to flow through the filter media until the siphon is broken. During siphon, the water level in the vault will decrease until it reaches the inlet plate of the BayFilter.



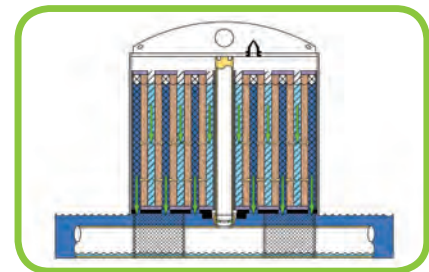
**Siphon Filtration**

**D. Siphon Break and Hydrodynamic Backwash:** When the water level drops below the inlet plate, air enters the filter and the siphon breaks. Once the siphon breaks, a gravity-driven backwash occurs with all of the water flowing from the outlet pathway backwards through the filter media. This backwash has the effect of dislodging particles captured in the filtration layers and re-establishing porosity. Dislodged particles are transported back in to the filter vault and accumulate on the filter vault floor.



**Siphon Break**

Each BayFilter has a maximum flow rating. At this flow, each cartridge can treat the specified total sediment load before requiring maintenance. BayFilter flow may also be custom regulated to meet specified design parameters by modifying the flow control orifice. Please contact BaySaver for custom design requirements.



**Backwash**



## BAYFILTER SYSTEM DESIGN & SIZING

The BayFilter cartridge system design is easily completed in four phases:

- A. BayFilter System Configuration
- B. BayFilter Site Plan Placement
- C. BayFilter System Sizing
- D. Final Check

The design process can be iterative until the determined design parameters are satisfied. Some of the items to consider when designing a stormwater filtration system:

- Site specific constraints and proposed BayFilter system location
- BayFilter system configuration—on-line or off-line
- Pretreatment requirements
- Operating head
- Treatment efficiency requirements and local regulations
- Pollutant loading (sediment load)
- Treatment flow rates and hydraulics
- Maintenance intervals

## BAYFILTER SYSTEM CONFIGURATION

BayFilter systems can accommodate any treatment flow requirement. The peak design flow through the storm drain system will be significantly greater than the treatment design flow through BayFilter. It is a best practice to only convey the required treatment flow through a stormwater filter and this will extend the filter's life cycle. Conveying the peak design flow around a stormwater filter is considered off-line treatment.

### Off-Line Design

Schematics of off-line BayFilter systems are shown below. In Figure 1, the bypass structure diverts treatment flows to the BayFilter system and allows high flows to pass to a separate outfall. The bypass structure will feature flow controls designed by an engineer to ensure that the required treatment flows are sent to the BayFilter. In Figure 2, this same concept is accomplished within a 3-chamber vault.

In stormwater filter system installations, sediment will accumulate in the filter cartridge and on the vault floor. In off-line installations, high intensity flows are routed away from the vault minimizing the risk of re-suspending the sediment accumulated on the vault floor. In online applications it is possible for high flows to mobilize and release this sediment.

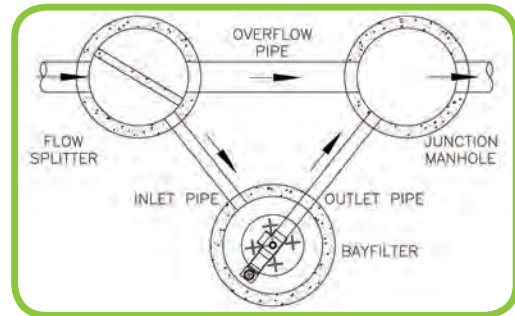


Figure 1: Offline Configuration  
External Bypass

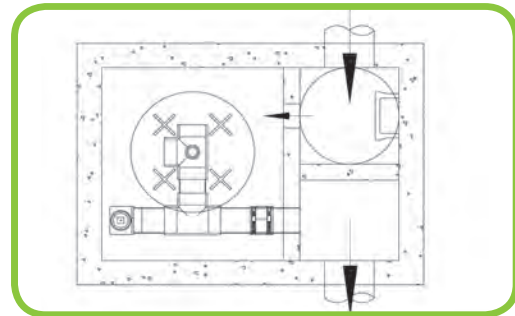


Figure 2: Inline Configuration  
Internal Bypass

### Operating Head

Head is required to activate BayFilter flow and establish siphon flow. The height of individual BayFilter cartridges will determine the operating head. Please consult product details for individual operating head levels. The drainage system and network does not need to provide the operating head. Filter systems can easily be designed on sites where the elevation drop of the hydraulic grade line is less than the required operating head of the filter. Consult BaySaver Technologies Engineering Department for verification based on your particular site conditions.

### Pretreatment

Regional regulations may require pretreatment of stormwater flows prior to flow entering filters. Pretreatment will remove a portion of the influent pollutant load. This will lessen the pollutant load received by a filter and potentially increase the maintenance interval duration. The BaySeparator™ system (Figures 3 & 4) is an ideal hydrodynamic separator that removes sediments and floatables from stormwater runoff. Please contact your ADS representative for additional pre-treatment options.

### BAYFILTER SITE PLAN PLACEMENT

Locating a BayFilter system on your site will be determined by giving consideration to several factors including: maintenance access, the unit's footprint, available head, available depth, and the surface elevation of the receiving waters. A BayFilter system must be installed in an area that is accessible to maintenance equipment. The maintenance of a BayFilter system requires a vacuum truck as well as the removal and replacement of the filter cartridges. The manhole covers, and or access hatches of the BayFilter must be placed in locations that can be easily reached by such a vehicle. Consult the BaySaver Technologies Engineering Department for expert assistance.



Traditional BaySeparator

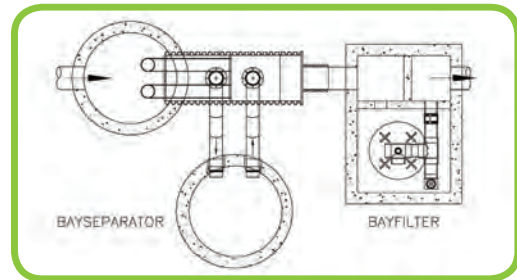


Figure 3: Traditional BaySeparator Pre-Treatment Configuration

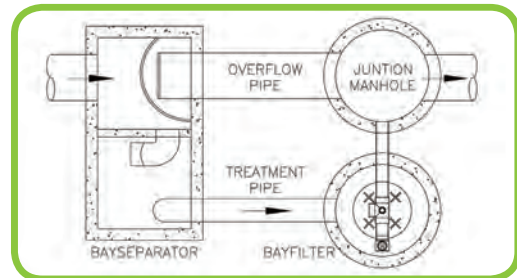


Figure 4: BaySeparator FS Unit Pre-Treatment Configuration



### BayFilter System Sizing

Each BayFilter system relies on a collection of individual BayFilter cartridges to achieve the desired removal efficiency. Accurately determining the required number of filters is important to efficient operation. Undersizing a system may lead to shorten service life.

A valuable stormwater treatment system will be provided when the three design parameters listed below are given consideration.

- **Jurisdiction – specific sizing requirements**
- **Flow capacity of the system**
- **Treated sediment load of the system**

Each parameter results in a required number of BayFilter cartridges. After computing the number of filters for each parameter, determine which requires the most filters, and this is the limiting design parameter and the number of required BayFilter cartridges for your drainage area.

#### Jurisdiction

Local regulatory requirements play a significant role in any BayFilter design. Depending on the jurisdiction in which the project site is located, the engineer may have to meet minimum treatment flow rates, treatment volumes or some other criteria such as filter bed area. Some jurisdictions specify a methodology for calculating a minimum treatment flow rate for a given site.

#### Flow Capacity

Regulatory requirements will determine water quality treatment values. The BayFilter system is simply applied by the design professional to their computed values. Typically, the primary treatment value is treatment flow rate ( $Q_{TRT}$ ). This value tells us the rate at which flow must pass through a filter system. Other common treatment values are water quality volume and phosphorous load reduction. Please contact BaySaver Technologies Engineering Department when designing to volume or phosphorous requirements.

The minimum number of BayFilter cartridges can be determined by dividing the treatment flow rate by flow rate of the BayFilter you have chosen. This calculation provides the minimum number of BayFilters that will be necessary to fully treat the water quality flow from the site. The step-by-step procedure is shown below.

**BayFilter Series 500  
System Sizing Table**

BayFilter Cartridge	Treatment Flow Rate gpm (l/min)	Treatment Volume f <sup>3</sup> (m <sup>3</sup> )
522	22.5 (85.1)	1250 (35.4)
530	30.0 (113.6)	2500 (70.8)
545	45.0 (170.3)	2500 (70.8)

**BayFilter Series 600  
System Sizing Table**

BayFilter Cartridge	Treatment Flow Rate gpm (l/min)	Treatment Volume f <sup>3</sup> (m <sup>3</sup> )
622	22.5 (85.1)	1250 (35.4)
630	30.0 (113.6)	2500 (70.8)
645	45.0 (170.3)	2500 (70.8)



1. Determine the required treatment flow rate (Q<sub>TRT</sub>) based on locally approved methodologies for the project site. This may involve the use of the Rational Method, TR-55 or another locally specified hydrologic model. If a locally approved methodology is not specified, BaySaver Technologies recommends using one of these commonly accepted models.
2. Using the BayFilter cartridge treatment flow rate (Q<sub>BayFilter</sub>), calculate the minimum numbers of BayFilter cartridges required to treat that flow using Equation 1. Refer to the product details for BayFilter flow rates.

$$\# \text{ Cartridges} = \frac{Q_{TRT} (cfs) \times 448.8 \frac{gpm}{cfs}}{Q_{BayFilter}}$$

Equation 1

The minimum number of BayFilter cartridges is equal to the maximum treatment flow rate divided by Q<sub>BayFilter</sub>, rounded up to the next whole number.

### Sediment Load Capacity

BayFilter sediment load capacity allows the professional designer to establish the maintenance interval for the stormwater system. Establishing a sediment load is a straight forward computation which may be completed once the number of BayFilter cartridges required to treat the flow is known. With the known filter quantity, a designer will establish the sediment load capacity for the BayFilter system, and compare this value to the annual sediment load for the site. The following equations may be used to compute these values and help determine BayFilter suitability for a specific site design.

$$V_{TRT} (ft^3) = P \times A \times c \times \frac{ft}{12 \text{ in}} \times \frac{43,560 \text{ ft}^2}{\text{acre}} \times \% \text{ capture}$$

Equation 2

### Sediment Load Capacity Calculations

1. Calculate the annual treated runoff volume according to Equation 2. V<sub>TRT</sub> is the annual treated runoff volume, P is the average annual precipitation (in inches), A is the area of the site (in acres), c is the runoff coefficient of the site (c is dimensionless), and % Capture is the fraction of the total annual runoff that is treated by the stormwater quality system. If % Capture is not otherwise specified, a default value of 0.90 can be used. Please check local regulations.
2. Using the annual treated runoff volume, calculate the anticipated total system sediment load to BayFilter according to Equation 3. In Equation 3, L is the mass of sediment that BayFilter is exposed to annually (in pounds), V<sub>TRT</sub> is the annual treated runoff volume as calculated in step 1 (in ft<sup>3</sup>), and TSS<sub>in</sub> is the influent concentration of TSS in the runoff (in mg/L). The influent TSS concentration (TSS<sub>in</sub>) depends greatly on the site and the surrounding land use. In the absence of readily available data, BaySaver Technologies recommends using a minimum event mean concentration (EMC) TSS value of 60 mg/l. The impact on the filter cartridge will also be less if

$$L (lbs) = V_{TRT} \times TSS_{in} \times \frac{28.3 \text{ lb}}{kg} \times \frac{1 \text{ mg}}{10^6 \text{ mg}} \times \frac{2.2 \text{ lbs}}{kg}$$

Equation 3



the filtration system is preceded by pretreatment. In these cases, the influent TSS to the BayFilter system need to be reduced to reflect pretreatment sediment removal. The BaySaver Technologies' Engineering Department can assist with these calculations.

3. Once the total annual system sediment load (L) is calculated, the engineer must ensure that the number of cartridges specified will be able to remove that sediment load at the specified design flow rate. Divide the total system sediment load L by the capacity of each BayFilter and note the associated BayFilter flow rate. Round up to the next whole number to get the minimum number of BayFilters required. This quantity of BayFilters will need to treat this sediment load at the required flow rate per BayFilter. The BaySaver Technologies Engineering Department is available to assist with the required calculations.

#### FINAL CHECK

It may be beneficial to perform a Final Check on the BayFilter design for your site. The BaySaver Engineering Department is available to assist you with this function.

#### Standard Details and Notes

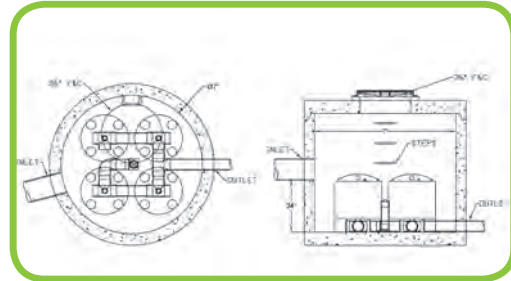
Standard details are available on the Website at [www.BaySaver.com](http://www.BaySaver.com) or by calling **1.800.229.7283**.

#### BayFilter Configurations

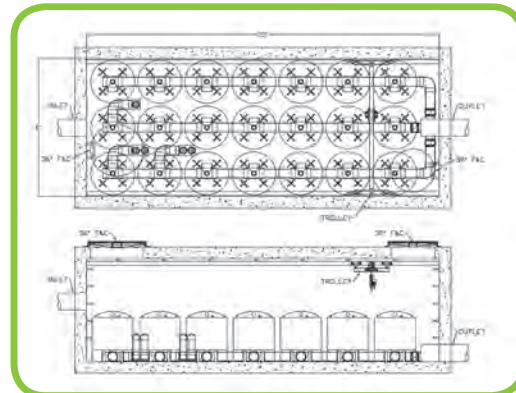
BayFilter Systems include the four typical concrete structures: manhole, precast vault, box culvert, and cast in place. BaySaver Technologies can also design BayFilter systems with Nyloplast structures, and HP Pipe manholes.

BayFilter systems in manholes have a small footprint and easily fit into site plans. Manhole BayFilter systems are ideal for applications downstream from water quality detention structures. Please consult with the BaySaver Technologies Engineering Department for more details.

When designing access for a BayFilter utilizing manhole frame and covers a minimum of 30" (762) diameter should be used, however, it is recommended that a 36" (914) diameter opening is used to provide ample access for filter replacement and maintenance. In each BayFilter system, the BayFilters are arranged so that a maintenance worker can stand on the floor of the manhole while installing or removing the cartridges.



Example of a manhole BayFilter system



Example of a precast vault BayFilter system

## INSTALLATION

**Note: BayFilters are not recommended to be used as erosion control during site construction operations. BayFilters should remain offline or uninstalled until site stabilization has occurred. Please contact your local ADS or BaySaver representative if you should have any questions.**

1. Contact utility locator to mark any nearby underground utilities and make sure it is safe to excavate.
2. Reference the site plan and stake out the location of the BayFilter manhole/vault.
3. Excavate the hole, providing any sheeting and shoring necessary to comply with all federal, state and local safety regulations.
4. Level the subgrade to the proper elevation. Verify the elevation against the manhole/vault dimensions, the invert elevations, and the site plans. Adjust the base aggregate, if necessary.
5. Have the soil bearing capacity verified by a licensed engineer for the required load bearing capacity. On solid subgrade, set the first section of the BayFilter manhole/vault.
6. Check the level and elevation of the first section to ensure it is correct before adding any riser sections.
7. If additional section(s) are required, add a watertight seal to the first section of the BayFilter manhole/vault. Set additional section(s) of the manhole/vault, adding a watertight seal to each joint.
8. Install the outlet pipe in BayFilter manhole/vault.
9. Install the inlet pipe to the BayFilter manhole/vault.
10. Install the trolley system (if applicable).
  - a. Attach the mounting brackets to the track.
  - b. Each track is split in sections. The length and number of sections vary depending on the vault. It is generally better to start installing longer track sections first. Hold a section in place and align the top of the brackets with the ceiling of the vault. Mark the center of the hole in each bracket and remove the track.
  - c. Using a hammer drill and 1/4" (6 mm) bit, drill a hole approximately 3" (76 mm) deep at each mark.
  - d. Hold the track back in place and realign the brackets with the holes. Place a plastic spacer block behind each bracket and using the supplied 1/4" (6 mm) x 3/4" (83 mm) anchor bolts mount the track in place. Only install one section of track at this stage.



Modular Vault Assembly



Vault End Section



Trolley System



- e. Repeat this procedure on the opposite wall of the vault directly across from the first section.
- f. Bolt the 4 trolleys to the aluminum I-beam as shown in the attached diagram. Make sure that the wheels for each trolley are mounted an equal distance from the top of the I-beam.
- g. Lift the I-beam in to place and insert the trolleys in to the track.
- h. Using the supplied couplers, install the second sections of track via the same procedure. Continue until the track runs the length of the vault or as designed.



Filter Tee



Drain Down Module

11. Install the PVC manifold. Glue all PVC joints with the exception of the BayFilter cartridge coupling. See Parts List drawing.
12. After the site has stabilized, remove any accumulated sediment or debris from the vault.
13. Install the Bayfilter Vertical Drain Down Modules (VDDM) to the manifold system (if applicable).
14. Install a row of flow disks and the BayFilter cartridges. Place each cartridge so the handle points across the vault. Make sure the air valve is on the side closer to the outlet.
15. Place one full set of one Hold Down Bar and two Retainer Brackets into place. Mark and drill two 5/8" holes for each bracket. After fully anchoring Retainer Brackets, place the left end of the Hold Down Bar in position. Slide right end into bracket and secure with U-Bolt.
16. Repeat steps 14 and 15 for each set of BayFilter Cartridges and Hold Down Bar until the whole system is installed. See Parts List drawing for Hold Down Bar placement.



Flow Disc



Filter Placement



Hold Down Bar and Bracket



Chain Hoist System

#### Tool List

- PVC glue and primer
- Crane/lifting mechanism to lower the cartridges in the vault (each cartridge weighs 230-350 lbs (104-159))
- Screwdriver or nut driver for Fernco® couplers
- Hammer and soft blow hammer
- Saw (in case PVC Sch 40 piping length needs to be adjusted)
- Hammer drill
- 1/4" (6 mm) and 5/8" (16 mm) concrete drill bit
- 3/4" (19 mm) wrench



BayFilter Vault Overview



Vault Internal Assembly



### Pre-Assembled Manifold

In some areas the vaults can be provided with pre-installed manifold systems. Please contact your local ADS or BaySaver representatives for additional details.

### Inspection and Maintenance

The BayFilter system requires periodic maintenance to continue operating at the design efficiency. The maintenance process is comprised of the removal and replacement of each BayFilter cartridge, vertical drain down module; and the cleaning of the vault or manhole with a vacuum truck.

The maintenance cycle of the BayFilter system will be driven mostly by the actual solids load on the filter. The system should be periodically monitored to be certain it is operating correctly. Since stormwater solids loads can be variable, it is possible that the maintenance cycle could be more or less than the projected duration.

BayFilter systems in volume-based applications are designed to treat the WQv in 24 to 48 hours initially. Late in the operational cycle of the BayFilter, the flow rate will diminish as a result of occlusion. When the drain down exceeds the regulated standard, maintenance should be performed.

When a BayFilter system is first installed, it is recommended that it be inspected every six (6) months. When the filter system exhibits flows below design levels the system should be maintained. Filter cartridge replacement should also be considered when sediment levels are at or above the level of the manifold system. Please contact the BaySaver Technologies Engineering Department for maintenance cycle estimations or assistance at **1.800.229.7283**.

### Maintenance Procedures

1. Contact BaySaver Technologies for replacement filter cartridge pricing and availability at 1-800-229-7283.
2. Remove the manhole covers and open all access hatches.
3. Before entering the system make sure the air is safe per OSHA Standards or use a breathing apparatus. Use low O<sub>2</sub>, high CO, or other applicable warning devices per regulatory requirements.
4. Using a vacuum truck remove any liquid and sediments that can be removed prior to entry.
5. Using a small lift or the boom of the vacuum truck, remove the used cartridges by lifting them out.
6. Any cartridges that cannot be readily lifted can be easily slid along the floor to a location



BayFilter System Cleanout



Vector Truck Maintenance



Jet Vactoring Through Access Hatch



they can be lifted via a boom lift.

7. When all the cartridges have been removed, it is not practical to remove the balance of the solids and water. Loosen the stainless clamps on the Fernco couplings for the manifold and remove the drain pipes as well. Carefully cap the manifold and the Ferncos and rinse the floor, washing away the balance of any remaining collected solids.
8. Clean the manifold pipes, inspect, and reinstall.
9. Install the exchange cartridges and close all covers.
10. The used cartridges may be sent back to BaySaver Technologies for recycling.



Manifold Tee View of a Cleaned System

#### BayFilter Availability and Cost

BayFilter systems are available throughout the United States from BaySaver Technologies. Material, installation, and maintenance costs vary with location. For BayFilter pricing in your area, please contact BaySaver Technologies at 1-800-229-7283.

BayFilter cartridges and outlet components can be shipped anywhere in the world. Manholes and precast vaults are also supplied by BaySaver Technologies as part of a complete stormwater filtration system.

#### BayFilter Specifications

##### Products

- A. Internal components: all components including concrete structure(s), PVC manifold piping and filter cartridges, shall be provided by BaySaver Technologies (1-800-229-7283).
- B. PVC manifold piping: all internal PVC pipe and fittings shall meet ASTM D1785. Manifold piping shall be provided to the contractor pre-cut and/or pre-assembled. Minor field modifications may be necessary.
- C. Filter cartridges: external shell of the filter cartridges shall be substantially constructed of polyethylene or equivalent material acceptable to the manufacturer. Filtration media shall be arranged in a spiral layered fashion to maximize available filtration area. An orifice flow control (i.e. flow disk) shall be supplied with each cartridge to restrict the flow rate to a maximum of 45 gpm (170 l/min).
- D. Filter media: filter media shall be a proprietary mix produced by BaySaver Technologies and may consist of the following materials: zeolite, perlite, and activated alumina and/or other materials required to meet the project pollutant removal requirements.



Cartridge Hoist Point



- E. Precast concrete vault: concrete structures shall be provided according to ASTM C478, C858, and C913. The materials and structural design of the devices shall be per ASTM C478 and ACI 318. Precast concrete shall be provided by BaySaver Technologies.

**Performance**

- A. The stormwater filter system shall be capable of treating 100% of the required treatment flow at full sediment load conditions.
- B. The stormwater filter system's cartridges shall have no moving parts.
- C. The stormwater treatment unit shall be designed to remove a minimum of 80% of suspended solids, 60% of total phosphorus, 50% of turbidity, 40% of total copper, and 40% of total zinc. All filter designs shall comply with local regulations.
- D. The stormwater filtration system shall not have any components that leach nitrates, phosphates or metals.
- E. The stormwater filtration cartridge shall be equipped with a hydrodynamic backwash mechanism to extend the filter's life and optimize its performance.
- F. The stormwater filtration system's cartridges shall have a treated sediment capacity for 80% TSS removal between 150-350 lbs (68-159 kg).

When BayFilter is initially installed, we recommend that an inspection be performed on the system in the first six (6) months. After that, the inspection cycle typically falls into an annual pattern given normal storm occurrence and actual solids loads.

When BayFilter exhibits flows below design levels, the system should be inspected and maintained as soon as practical. If flow monitoring is not available, BayFilter cartridges should be replaced when sediment levels are at or above the top of the manifold.

ADS "Terms and Conditions of Sale" are available on the ADS website, [www.ads-pipe.com](http://www.ads-pipe.com)  
The ADS logo and the Green Stripe are registered trademarks of Advanced Drainage Systems, Inc.  
BayFilter™ is a registered trademark of BaySaver Technologies, Inc.  
© 2018 Advanced Drainage Systems, Inc. #10951 01/18 MH

THE MOST **ADVANCED** NAME IN WATER MANAGEMENT SOLUTIONS™



1-800-821-6710 [www.ads-pipe.com](http://www.ads-pipe.com)  
1-800-229-7283 [www.baysaver.com](http://www.baysaver.com)

**Michael Thompson, PE**

---

**From:** Glode, Kate <KGlode@conteches.com>  
**Sent:** Wednesday, August 26, 2020 5:17 PM  
**To:** Michael Thompson, PE  
**Cc:** Thomas, Ryan S; Creeden, Michael  
**Subject:** RE: Water Quality Structures, ASPCA, Pawling NY [18190]

Michael,

Of course – please see below:

	<b>Pretreatment Flow</b>	<b>Approved Flow</b>
CS-4	2.00	1.80
CS-5	3.50	2.81
CS-6	5.60	4.05
CS-8	12.00	7.20
CS-10	18.00	11.30

Thanks,

**Kate Glode, EIT**  
NY Stormwater Consultant

**Contech Engineered Solutions LLC**  
Albany, NY 12077  
Mobile: 518-410-1287  
[KGlode@conteches.com](mailto:KGlode@conteches.com)  
[www.ContechES.com](http://www.ContechES.com)

---

**From:** Michael Thompson, PE <mthompson@jmcpllc.com>  
**Sent:** Wednesday, August 26, 2020 4:31 PM  
**To:** Glode, Kate <KGlode@conteches.com>  
**Cc:** Thomas, Ryan S <RSThomas@conteches.com>; Creeden, Michael <MCreeden@conteches.com>  
**Subject:** RE: Water Quality Structures, ASPCA, Pawling NY [18190]

Could you send me another table like the one below, but with the pretreatment flow rates?

	<b>Approved Flow</b>
CS-4	1.80
CS-5	2.81
CS-6	4.05
CS-8	7.20
CS-10	11.30

Sincerely,

**Michael Thompson, PE**

---

**From:** Kate Glode <Kate.Glode@ContechES.com>  
**Sent:** Monday, May 2, 2022 1:42 PM  
**To:** Michael Thompson, PE  
**Cc:** Joseph Agbey; Nicholas Busque; Jalen Triplett; Vincent Smith  
**Subject:** RE: [EXTERNAL] Peak Flow Rate, Cascade Units

Michael,

It is very dependent on the rim to invert out depth elevation. The deeper the elevation, the higher bypass capacity we can provide.

Just as a quick reference though, you can use the following chart and know that if you have a deeper system, the bypass capacity will definitely be higher:

	Typical Dia.	Max Pipe Size	Approved Flows (cfs)		Suggested Rim to Invert Elevation	Bypass Capacity (cfs)
			Pretreatment	NYS DEC/ NYS DOT		
CS-3	3	15"	1.02	1.02	3.5'	8.5
CS-4	4	24"	2.13	1.80	4'	11
CS-5	5	30"	3.50	2.81	5'	20
CS-6	6	42"	7.25	4.05	5'	20
CS-8	8	54"	15.00	7.20	6'	30
CS-10	10	54"	27.00	11.30	6.5'	30

In regards to the CS-12, while the unit is approved, I would not recommend its use as none of the precasters that we use for NY projects make this size, which only increases the freight if we are shipping from a precaster that is further away. The price of the system is also higher, so most times, we end up splitting the cascade units into smaller parallel structures to save on overall cost, shipping and installation.

Please let me know if you have any other questions!

Thanks,

**Kate Glode, EIT**  
NY Stormwater Consultant

**Contech Engineered Solutions LLC**  
Albany, NY 12077  
Mobile: 518-410-1287  
[Kate.Glode@conteches.com](mailto:Kate.Glode@conteches.com)  
[www.ContechES.com](http://www.ContechES.com)

---

**From:** Michael Thompson, PE <mthompson@jmcpllc.com>  
**Sent:** Friday, April 29, 2022 4:31 PM  
**To:** Kate Glode <Kate.Glode@ContechES.com>  
**Cc:** Joseph Agbey <Joseph.Agbey@ContechES.com>; Nicholas Busque <Nicholas.Busque@ContechES.com>; Jalen Triplett

<Jalen.Triplett@ContechES.com>; Vincent Smith <Vincent.Smith@ContechES.com>

**Subject:** RE: [EXTERNAL] Peak Flow Rate, Cascade Units

Kate,

I was just asking for a general case. I guess I incorrectly assumed there would be a maximum peak flow for each size.

Ex.

CS-3 – 15cfs

CS-4 – 20 cfs

...

CS-12 – 70 cfs

Is it dependent on invert size/depth, etc.?

Sincerely,

**MICHAEL THOMPSON, PE**  
Senior Designer III

**JMC**

**SITE DEVELOPMENT CONSULTANTS**

120 Bedford Road • Armonk, NY 10504

V 914 273-5225, x249 • F 914 273-2102

[www.jmcpllc.com](http://www.jmcpllc.com)

**SITE PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | TRANSPORTATION ENGINEERING | LAND SURVEYING | 3D SCANNING & MODELING**

JMC PLANNING ENGINEERING LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC.

---

**Agreement for transfer of information**

The information in this (these) file(s) is the internal property of JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC | JMC Site Development Consultants, LLC | John Meyer Consulting, Inc. (JMC) and has been prepared by JMC for exclusive use by its staff.

It is provided herewith for information only and is not to be relied upon by any parties other than JMC's staff and employees. Any reliance thereupon by any party other than JMC's staff and employees shall be at that user's sole risk; and said user choosing to rely upon this information agrees, that by relying on it, he/she accepts full responsibility for all work related thereto and agrees to indemnify and hold JMC harmless from any and all liability arising from or relating to the use of or reliance upon said information.

The party receiving this information is responsible for requesting any future updated and/or current copy of the information hereon prior to considering this information final. No update notification will be sent. Any comments or questions are to be directed in writing to the preparer at JMC.

*By extracting these files, you agree to these terms and conditions.*

---

**From:** Kate Glode <[Kate.Glode@ContechES.com](mailto:Kate.Glode@ContechES.com)>

**Sent:** Friday, April 29, 2022 3:19 PM

**To:** Michael Thompson, PE <[mthompson@jmcpllc.com](mailto:mthompson@jmcpllc.com)>

**Cc:** Joseph Agbey <[Joseph.Agbey@ContechES.com](mailto:Joseph.Agbey@ContechES.com)>; Nicholas Busque <[Nicholas.Busque@ContechES.com](mailto:Nicholas.Busque@ContechES.com)>; Jalen Triplett <[Jalen.Triplett@ContechES.com](mailto:Jalen.Triplett@ContechES.com)>; Vincent Smith <[Vincent.Smith@ContechES.com](mailto:Vincent.Smith@ContechES.com)>

**Subject:** RE: [EXTERNAL] Peak Flow Rate, Cascade Units

Michael,

Sure thing!

I would just need to know the elevation specifics for each one – would you be able to provide me the rim and invert out elevations as well as if the system would need a grate inlet?

Additionally, if you have the peak flow that you need, we can calculate the minimum rim to invert you would need to meet this within the system bypass.

Thanks,

**Kate Glode, EIT**  
NY Stormwater Consultant

**Contech Engineered Solutions LLC**  
Albany, NY 12077  
Mobile: 518-410-1287  
[Kate.Glode@conteches.com](mailto:Kate.Glode@conteches.com)  
[www.ContechES.com](http://www.ContechES.com)

---

**From:** Michael Thompson, PE <[mthompson@jmcpllc.com](mailto:mthompson@jmcpllc.com)>  
**Sent:** Friday, April 29, 2022 2:59 PM  
**To:** Kate Glode <[Kate.Glode@ContechES.com](mailto:Kate.Glode@ContechES.com)>  
**Cc:** Ryan S Thomas <[Ryan.Thomas@ContechES.com](mailto:Ryan.Thomas@ContechES.com)>; Nicholas Busque <[Nicholas.Busque@ContechES.com](mailto:Nicholas.Busque@ContechES.com)>  
**Subject:** [EXTERNAL] Peak Flow Rate, Cascade Units

**CAUTION: This email originated from outside of the organization. Exercise caution when opening attachments or clicking links, especially from *UNKNOWN* senders.**

Kate/Ryan,

Would you be able to tell me the allowable peak flow rate for the various size Cascade units? Thanks.

If you have questions or require additional information please contact our office at (914) 273-5225.

Sincerely,

**MICHAEL THOMPSON, PE**  
Senior Designer III

**JMC**  
SITE DEVELOPMENT CONSULTANTS  
120 Bedford Road • Armonk, NY 10504  
V 914 273-5225, x249 • F 914 273-2102  
[www.jmcpllc.com](http://www.jmcpllc.com)

SITE PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | TRANSPORTATION ENGINEERING | LAND SURVEYING | 3D SCANNING & MODELING

JMC PLANNING ENGINEERING LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC.

---

Agreement for transfer of information

The information in this (these) file(s) is the internal property of JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC | JMC Site Development Consultants, LLC | John Meyer Consulting, Inc. (JMC) and has been prepared by JMC for exclusive use by its staff.



It is provided herewith for information only and is not to be relied upon by any parties other than JMC's staff and employees. Any reliance thereupon by any party other than JMC's staff and employees shall be at that user's sole risk; and said user choosing to rely upon this information agrees, that by relying on it, he/she accepts full responsibility for all work related thereto and agrees to indemnify and hold JMC harmless from any and all liability arising from or relating to the use of or reliance upon said information. The party receiving this information is responsible for requesting any future updated and/or current copy of the information hereon prior to considering this information final. No update notification will be sent. Any comments or questions are to be directed in writing to the preparer at JMC.  
*By extracting these files, you agree to these terms and conditions.*

## STORM WATER TREATMENT DEVICE

### 1.0 GENERAL

- 1.1 This item shall govern the furnishing and installation of the Cascade Separator® by Contech Engineered Solutions LLC, complete and operable as shown and as specified herein, in accordance with the requirements of the plans and contract documents.
- 1.2 The Contractor shall furnish all labor, equipment and materials necessary to install the storm water treatment device(s) (SWTD) and appurtenances specified in the Drawings and these specifications.
- 1.3 The manufacturer of the SWTD shall be one that is regularly engaged in the engineering design and production of systems deployed for the treatment of storm water runoff for at least five (5) years and which have a history of successful production, acceptable to the Engineer. In accordance with the Drawings, the SWTD(s) shall be a Cascade Separator™ device manufactured by:

Contech Engineered Solutions LLC  
9025 Centre Pointe Drive  
West Chester, OH, 45069  
Tel: 1 800 338 1122

#### 1.4 Related Sections

- 1.4.1 Section 02240: Dewatering
- 1.4.2 Section 02260: Excavation Support and Protection
- 1.4.3 Section 02315: Excavation and Fill
- 1.4.4 Section 02340: Soil Stabilization

- 1.5 All components shall be subject to inspection by the engineer at the place of manufacture and/or installation. All components are subject to being rejected or identified for repair if the quality of materials and manufacturing do not comply with the requirements of this specification. Components which have been identified as defective may be subject for repair where final acceptance of the component is contingent on the discretion of the Engineer.
- 1.6 The manufacturer shall guarantee the SWTD components against all manufacturer originated defects in materials or workmanship for a period of twelve (12) months from the date the components are delivered to the owner for installation. The manufacturer shall upon its determination repair, correct or replace any manufacturer originated defects advised in writing to the manufacturer within the referenced warranty period. The use of SWTD components shall be limited to the application for which it was specifically designed.
- 1.7 The SWTD manufacturer shall submit to the Engineer of Record a "Manufacturer's Performance Certification" certifying that each SWTD is capable of achieving the specified removal efficiencies listed in these specifications. The certification shall be supported by independent third-party research

1.8 No product substitutions shall be accepted unless submitted 10 days prior to project bid date, or as directed by the Engineer of Record. Submissions for substitutions require review and approval by the Engineer of Record, for hydraulic performance, impact to project designs, equivalent treatment performance, and any required project plan and report (hydrology/hydraulic, water quality, stormwater pollution) modifications that would be required by the approving jurisdictions/agencies. Contractor to coordinate with the Engineer of Record any applicable modifications to the project estimates of cost, bonding amount determinations, plan check fees for changes to approved documents, and/or any other regulatory requirements resulting from the product substitution.

## 2.0 MATERIALS

2.1 Housing unit of stormwater treatment device shall be constructed of pre-cast or cast-in-place concrete, no exceptions. Precast concrete components shall conform to applicable sections of ASTM C 478, ASTM C 857 and ASTM C 858 and the following:

- 2.1.1 Concrete shall achieve a minimum 28-day compressive strength of 4,000 pounds per square-inch (psi);
- 2.1.2 Unless otherwise noted, the precast concrete sections shall be designed to withstand lateral earth and AASHTO H-20 traffic loads;
- 2.1.3 Cement shall be Type III Portland Cement conforming to ASTM C 150;
- 2.1.4 Aggregates shall conform to ASTM C 33;
- 2.1.5 Reinforcing steel shall be deformed billet-steel bars, welded steel wire or deformed welded steel wire conforming to ASTM A 615, A 185, or A 497.
- 2.1.6 Joints shall be sealed with preformed joint sealing compound conforming to ASTM C 990.
- 2.1.7 Shipping of components shall not be initiated until a minimum compressive strength of 4,000 psi is attained or five (5) calendar days after fabrication has expired, whichever occurs first.

2.2 Internal Components and appurtenances shall conform to the following:

- 2.2.1 Hardware shall be manufactured of Type 316 stainless steel conforming to ASTM A 320;
- 2.2.2 Support brackets shall be manufactured of 5052 aluminum
- 2.2.3 Fiberglass components shall conform to applicable sections of ASTM D-4097
- 2.2.4 Access system(s) conform to the following:
- 2.2.5 Manhole castings shall be designed to withstand AASHTO H-20 loadings and manufactured of cast-iron conforming to ASTM A 48 Class 30.

## 3.0 PERFORMANCE

3.1 The SWTD shall be sized to either achieve an 80 percent average annual reduction in the total suspended solid load or treat a flow rate designated by the jurisdiction in which the project is located. Both methods should be sized using the OK-110 particle distribution having particles ranging from 53 microns to 212 microns with a d50 of around 110 microns.

3.2 The SWTD shall be designed with a sump chamber for the storage of captured sediments and other negatively buoyant pollutants in between maintenance cycles. The minimum storage capacity provided by the sump chamber shall be in accordance with the volume listed in Table 1. The boundaries of the sump chamber shall be limited to that which do not degrade the

SWTD’s treatment efficiency as captured pollutants accumulate. In order to not restrict the Owner’s ability to maintain the SWTD, the minimum dimension providing access from the ground surface to the sump chamber shall be 16 inches in diameter.

- 3.3 The SWTD shall be designed to capture and retain Total Petroleum Hydrocarbons generated by wet-weather flow and dry-weather gross spills and have a capacity listed in Table 1 of the required unit.
- 3.4 The SWTD shall convey the flow from the peak storm event of the drainage network, in accordance with required hydraulic upstream conditions as defined by the Engineer. If a substitute SWTD is proposed, supporting documentation shall be submitted that demonstrates equal or better upstream hydraulic conditions compared to that specified herein. This documentation shall be signed and sealed by a Professional Engineer registered in the State of the work. All costs associated with preparing and certifying this documentation shall be born solely by the Contractor.

**4.0 EXECUTION**

- 4.1 The contractor shall exercise care in the storage and handling of the SWTD components prior to and during installation. Any repair or replacement costs associated with events occurring after delivery is accepted and unloading has commenced shall be borne by the contractor.
- 4.2 The SWTD shall be installed in accordance with the manufacturer’s recommendations and related sections of the contract documents. The manufacturer shall provide the contractor installation instructions and offer on-site guidance during the important stages of the installation as identified by the manufacturer at no additional expense. A minimum of 72 hours notice shall be provided to the manufacturer prior to their performance of the services included under this subsection.
- 4.3 The contractor shall fill all voids associated with lifting provisions provided by the manufacturer. These voids shall be filled with non-shrinking grout providing a finished surface consistent with adjacent surfaces. The contractor shall trim all protruding lifting provisions flush with the adjacent concrete surface in a manner, which leaves no sharp points or edges.
- 4.4 The contractor shall removal all loose material and pooling water from the SWTD prior to the transfer of operational responsibility to the Owner.

**TABLE 1: Storm Water Treatment Device Storage Capacities**

Cascade Model	Minimum Sump Storage Capacity (yd <sup>3</sup> )	Minimum Oil Storage Capacity (gal)
CS-4	0.70	141.0
CS-5	1.09	269.3
CS-6	1.57	475.9
CS-8	2.79	1128.0
CS-10	4.36	2203.2
CS-12	6.28	3807.1

**END OF SECTION**

# BayFilter<sup>®</sup> Installation Guide

Note: BayFilters are not recommended to be used as erosion control during site construction operations. BayFilters should remain offline or uninstalled until site stabilization has occurred. Please contact your local ADS or BaySaver representative if you should have any questions.

## Tool List

- PVC glue and primer
- Crane/lifting mechanism to lower the cartridges in the vault (each cartridge weighs 230-350 lbs (104-159))
- Screwdriver or nut driver for Fernco<sup>®</sup> couplers
- Hammer and soft blow hammer
- Saw (in case PVC Sch 40 piping length needs to be adjusted)
- Hammer drill
- ¼" (6 mm) and 5/8" (16 mm) concrete drill bit
- ¾" (19 mm) wrench
- ¼" (6 mm) and 5/8" (16 mm) concrete drill bits for the trolley and hold down bars, respectively.
- ¾" (19 mm) wrench or deep socket ratchet for the hold down bar anchors

## Instructions

1. Contact utility locator to mark any nearby underground utilities and make sure it is safe to excavate.
2. Reference the site plan and stake out the location of the BayFilter manhole/vault.
3. Excavate the hole, providing any sheeting and shoring necessary to comply with all federal, state and local safety regulations.
4. Level the subgrade to the proper elevation. Verify the elevation against the manhole/vault dimensions, the invert elevations, and the site plans. Adjust the base aggregate, if necessary.
5. Have the soil bearing capacity verified by a licensed engineer for the required load bearing capacity. On solid subgrade, set the first section of the BayFilter manhole/vault.
6. Check the level and elevation of the first section to ensure it is correct before adding any riser sections.
7. If additional section(s) are required, add a watertight seal to the first section of the BayFilter manhole/vault. Set additional section(s) of the manhole/vault, adding a watertight seal to each joint.



Modular Vault Assembly



Vault End Section



8. Install the outlet pipe in BayFilter manhole/vault.
9. Install the inlet pipe to the BayFilter manhole/vault.
10. Install the trolley system (if applicable).
  - a. Attach the mounting brackets to the track.
  - b. Each track is split in sections. The length and number of sections vary depending on the vault. It is generally better to start installing longer track sections first. Hold a section in place and align the top of the brackets with the ceiling of the vault. Mark the center of the hole in each bracket and remove the track.
  - c. Using a hammer drill and  $\frac{1}{4}$ " (6 mm) bit, drill a hole approximately 3" (75 mm) deep at each mark.
  - d. Hold the track back in place and realign the brackets with the holes. Place a plastic spacer block behind each bracket and using the supplied  $\frac{1}{4}$ " (6 mm) x  $3\frac{1}{4}$ " (83 mm) anchor bolts mount the track in place. Only install one section of track at this stage.
  - e. Repeat this procedure on the opposite wall of the vault directly across from the first section.
  - f. Bolt the 4 trolleys to the aluminum I-beam as shown in the attached diagram. Make sure that the wheels for each trolley are mounted an equal distance from the top of the I-beam.
  - g. Lift the I-beam in to place and insert the trolleys in to the track.
  - h. Using the supplied couplers, install the second sections of track via the same procedure. Continue until the track runs the length of the vault or as designed.
11. Install the PVC manifold. Glue all PVC joints with the exception of the BayFilter cartridge coupling. See parts list.
12. After the site has stabilized, remove any accumulated sediment or debris from the vault.
13. Install the Bayfilter Vertical Drain Down Modules (VDDM) to the manifold system (if applicable).
14. Install a row of BayFilter cartridges. Place each cartridge so the handle or "top eye hook" points across the vault. Make sure the air valve is on the side closer to the outlet.



**Trolley System**



**Hold Down Bar Bracket**



**Bar and Bracket**



**Filter Tee**



**Drain Down Module**



**Chain Hoist System**



**Vault Internal Assembly**



15. Place one (1) full set of hold down bar and two retainer brackets across the top plate of a row of aligned BayFilters. Mark and drill (using a hammer drill and a 5/8" concrete bit) two 5/8" holes per retainer bracket approximately 1.5" into the wall. Each retainer bracket has 4 possible holes, use only two, and preferably in a diagonal position per retainer bracket. Insert the anchor bolts into the wall, slide the retainer bracket over the bolts and use either a 3/4" wrench or deep ratchet socket to attach the anchor bolts and retainer bracket to the wall, creating a strong positive connection.
16. After fully anchoring the retainer brackets, place the left end of the hold down bar into position and lock into place using the quick release restraining pin attached to the retainer bracket. Do the same for the right end of the bar.
17. Repeat steps 14, 15 and 16 for each set (or row) of BayFilter Cartridges and hold down bar sets until the whole system is installed. See parts list drawing for the hold down bar placement.



**BayFilter Vault Overview**



ADS "Terms and Conditions of Sale" are available on the ADS website, [www.adspipe.com](http://www.adspipe.com).  
The ADS logo, BayFilter and the Green Stripe are registered trademarks of Advanced Drainage Systems, Inc.  
© 2023 Advanced Drainage Systems, Inc. #10932 8/23 CS

**adspipe.com**  
800-821-6710

# BayFilter™ Stormwater Filtration System

BayFilter is the most efficient, effective and economical stormwater treatment filters on the market. A BayFilter system may be a single cartridge or multiple cartridges to satisfy any treatment flow requirement.

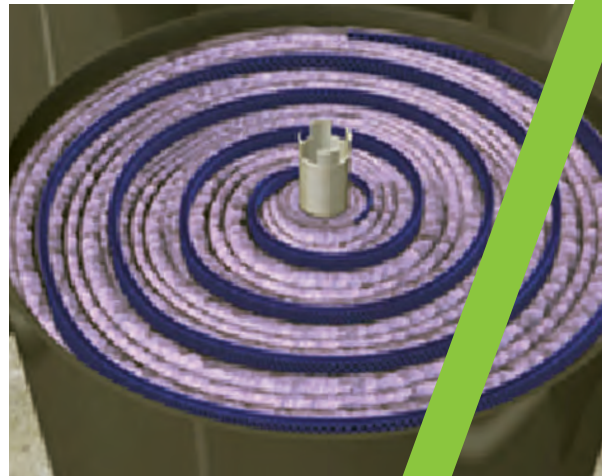
BayFilter removes fine sediments, nutrients, heavy metals and other pollutants at a maximum flow of 45 gpm (2.8 L/sec) per cartridge. The vertically spiralled layered design maximizes surface loading rate and filter media area for the most effective stormwater treatment, while up-flow filtration allows for BayFilter's unique hydrodynamic backwash cleansing process. This process dislodges pollutants and restores the porosity of the mixed media filter.

## Features

- Most effective filtration offers enhanced pollution prevention
- System removes greater than 80% Total Suspended Solids (TSS) and 65% of turbidity
- Available in different configurations (manhole filter, precast vault filter and cast-in-place vault filter)
- With enhanced media is capable of removing 65% of total phosphorous load
- Optional drain-down cartridge feature is built into the filters, minimizing stand water even after siphon has broken and cartridges are not engaged

## Benefits

- Easy to specify, install and maintain
- Systems are fully customizable to meet the needs of each specific project
- Cartridges may be recycled
- Reduced life cycle cost
- Low maintenance costs
- Prevents system from becoming anaerobic during dry periods
- Excellent abrasion and corrosion resistance



# BayFilter Stormwater Filtration System Specification

## Products

- All internal components, including concrete structure(s), PVC manifold piping and filter cartridges, shall be provided by BaySaver Technologies at 800-229-7283.
- All internal PVC manifold pipe and fittings shall meet ASTM D1785. Manifold piping shall be provided to the contractor partially pre-cut.
- External shell of the filter cartridges shall be substantially constructed of polyethylene or equivalent material acceptable to the manufacturer. Filtration media shall be arranged in a spiral layered fashion to maximize available filtration area. An orifice plate shall be supplied with each cartridge to restrict the flow rate to a maximum of 45 gpm (2.8 L/sec).
- Filter media shall be blend of one or more of the following: silica sand, zeolite, perlite, activated alumina and granular activated carbon.
- Precast concrete vault structures shall be provided according to ASTM C. The materials and structural design of the devices shall be per ASTM C478, C857 and C858. Precast concrete shall be provided by BaySaver Technologies LLC.

## Performance

- The stormwater filter system is capable of treating 100% of the required treatment flow at full sediment load conditions.
- The stormwater filter system’s cartridge units shall have no moving parts.
- The stormwater treatment unit shall be designed to remove a minimum of 80% of Total Suspended Solids (TSS), 60% of total phosphorous, 50% of turbidity, 40% of total copper and 40% of total zinc. All filter designs shall comply with local regulations.
- The stormwater filtration system shall reduce incoming turbidity (measured as NTUs) by 65% or more and shall not have any components that leach nitrates or phosphates.
- The stormwater filtration cartridge shall be equipped with a hydrodynamic backwash mechanism to extend the filter’s life and optimize its performance.
- The stormwater filtration system shall be designed to remove a minimum of 65% of the incoming Total Phosphorous (TP) load.
- The stormwater filtration system’s cartridge units shall have a treated sediment capacity for 80% TSS removal

Filter Cartridge	Treatment Flow Rate gpm (L/sec)	Treatment Volume ft <sup>3</sup> (m <sup>3</sup> )	Filter Surface Area ft <sup>2</sup> (m <sup>2</sup> )
BayFilter 522	22.5 (1.42)	1250 (35.4)	45 (4.2)
BayFilter 530	30 (1.89)	2500 (70.8)	90 (8.4)
BayFilter 545	45 (2.84)	2500 (70.8)	90 (8.4)
BayFilter 622	22.5 (1.42)	1250 (35.4)	45 (4.2)
BayFilter 630	30 (1.89)	2500 (70.8)	90 (8.4)
BayFilter 645	45 (2.84)	2500 (70.8)	90 (8.4)

## Installation

Installation of the BayFilter System(s) shall be performed per manufacturer’s installation instructions.



ADS “Terms and Conditions of Sale” are available on the ADS website, [www.adspipe.com](http://www.adspipe.com). ADS™ and the Green Stripe are registered trademarks of Advanced Drainage Systems, Inc. BayFilter™ is a registered trademark of BaySaver Technologies LLC.

© 2021 Advanced Drainage Systems, Inc. #10900 12/21 MH

[adspipe.com](http://adspipe.com)  
800-821-6710

**APPENDIX D**

**TEMPORARY EROSION AND  
SEDIMENT CONTROL  
INSPECTION AND  
MAINTENANCE CHECKLIST  
PERMANENT STORMWATER  
PRACTICE OPERATION,  
MAINTENANCE AND  
MANAGEMENT INSPECTION  
CHECKLISTS**

Whereas, the Municipality of the Village of Ardsley and the applicant/owner, Thornwood Four Corners, LLC., want to enter into an agreement to provide for the long-term maintenance and continuation of stormwater control measures approved by the Village of Ardsley for the 657 Saw Mill River Road project, and

Whereas, the Village of Ardsley and Thornwood Four Corners, LLC., desire that the stormwater control measures be built in accordance with the approved project plans and thereafter be maintained, cleaned, repaired, replaced and continued in perpetuity in order to ensure optimum performance of the components. Therefore, the Village of Ardsley and Thornwood Four Corners, LLC., agree as follows:

1. This agreement binds the Village of Ardsley and Thornwood Four Corners, LLC., its successors and assigns, to the maintenance provisions depicted in the approved project plans which are attached as Schedule A of this agreement.
2. Thornwood Four Corners, LLC., shall maintain, clean, repair, replace and continue the stormwater control measures depicted in Schedule A as necessary to ensure optimum performance of the measures to design specifications. The stormwater control measures shall include, but shall not be limited to, the following: swales, infiltration ponds, inlets, pipes, and check dams.
3. Thornwood Four Corners, LLC., shall be responsible for all expenses related to the maintenance of the stormwater control measures and shall establish a means for the collection and distribution of expenses among parties for any commonly owned facilities.
4. Thornwood Four Corners, LLC., shall provide for the periodic inspection of the stormwater control measures, not less than once in every five-year period, to determine the condition and integrity of the measures. Such an inspection shall be performed by a Professional Engineer licensed by the State of New York. The inspecting engineer shall prepare and submit to the Village of Ardsley within 30 days of the inspection, a written report of the findings including recommendations for those actions necessary for the continuation of the stormwater control measures.
5. Thornwood Four Corners, LLC., shall not authorize, undertake or permit alteration, abandonment, modification or discontinuation of the stormwater control measures except in accordance with written approval of the Village of Ardsley.

6. Thornwood Four Corners, LLC., shall undertake necessary repairs and replacement of the stormwater control measures at the direction of the Village of Ardsley or in accordance with the recommendations of the inspecting engineer.

7. Thornwood Four Corners, LLC., shall provide to the Village of Ardsley within 30 days of the date of this agreement, a security for the maintenance and continuation of the stormwater control measures in the form of (a Bond, letter of credit or escrow account).

9. If ever the Village of Ardsley determines that Thornwood Four Corners, LLC., has failed to construct or maintain the stormwater control measures in accordance with the project plan or has failed to undertake corrective action specified by the Village of Ardsley or by the inspecting engineer, the Village of Ardsley is authorized to undertake such steps as reasonably necessary for the preservation, continuation or maintenance of the stormwater control measures and to affix the expenses thereof as a lien against the property.

10. This agreement is effective immediately after the Village of Ardsley has approved the Stormwater Pollution Prevention Plan and signed the MS4.



JMC Project 18175  
 Ardsley Gas Station  
 657 Saw Mill River Road  
 Village of Ardsley, NY

**Temporary Erosion and Sediment Control Inspection and Maintenance Checklist**

<b>Erosion and Sediment Control Measure</b>	<b>Inspection/Maintenance Intervals</b>	<b>Inspection/Maintenance Requirements</b>
Stabilized Construction Entrance	Daily	<ul style="list-style-type: none"> <li>• Periodic top dressing with additional aggregate as required</li> <li>• Clean sediment in public right-of-ways immediately</li> </ul>
Silt Fence	Weekly + After Each Rain	<ul style="list-style-type: none"> <li>• Remove &amp; redistribute sediment when bulges develop in the silt fence.</li> </ul>
Inlet Protection	Weekly + After Each Rain	<ul style="list-style-type: none"> <li>• Remove sediment as necessary and replace filter fabric, crushed stone etc.</li> <li>• Any broken and damaged components should be replaced.</li> <li>• Check all materials for proper anchorage and secure as necessary.</li> </ul>
Concrete Washout	Daily	<ul style="list-style-type: none"> <li>• Damaged or leaking facilities shall be deactivated and repaired or replaced immediately.</li> </ul>
	After Each Rain	<ul style="list-style-type: none"> <li>• Pump excess rainwater that has accumulated over hardened concrete to a stabilized area.</li> </ul>
		<ul style="list-style-type: none"> <li>• Remove accumulated hardened material when 75% of the storage capacity of the structure is filled. Replace plastic liner with each cleaning of the washout facility.</li> </ul>

JMC Project 18175  
 Ardsley Gas Station  
 657 Saw Mill River Road  
 Village of Ardsley, NY

**Permanent Stormwater Management Practice Inspection and Maintenance Checklist (Cont'd)**

<b>Stormwater Management Practice</b>	<b>Inspection/Maintenance Intervals</b>	<b>Inspection/Maintenance Requirements</b>
Drain Inlets	Monthly	<ul style="list-style-type: none"> <li>• Check for blockage and/or erosion at top of each inlet. Repair/remove as necessary.</li> <li>• Check for sediment and debris collected within sumps and clean out as necessary.</li> </ul>
Hydrodynamic Water Quality Structure	(See Maintenance Guidelines in Appendix D of the SWPPP)	<ul style="list-style-type: none"> <li>• Open access cover for visual inspection and measure the distance from the standing water surface to the sediment pile with a measuring stick or tape. If less than 4 feet, insert hose from vacuum truck into the sump and screen through both access covers to clean out the standing water, layer of oil, sediment, trash, etc.</li> <li>• The screen must be powerwashed to ensure it is free of trash and debris.</li> </ul>

JMC Project 18175  
Ardsley Gas Station  
657 Saw Mill River Road  
Village of Ardsley, NY

**Permanent Stormwater Management Practice Inspection and Maintenance Checklist (Cont'd)**

<b>Stormwater Management Practice</b>	<b>Inspection/Maintenance Intervals</b>	<b>Inspection/Maintenance Requirements</b>
Subsurface Sand Filter	Quarterly + After Major Storms	<ul style="list-style-type: none"><li>• Check level of sediment and debris accumulated within the system.</li><li>• Check structural integrity of the system pipes, structures, etc. for cracking, bulging or deterioration. Repair/remove as necessary.</li><li>• Confirm all inlets and outlet structures/pipes are operating properly.</li></ul>

The owner/operator responsible for inspection and maintenance as outlined above:

Thornwood Four Corners, LLC  
Bryan Orser  
25 Saint Charles Street  
Thornwood, New York 10594  
Phone: (914) 473-0122

p:\2018\18175\drainage\reports\2022-01-13\_dc\appendix f temp and perm maint checklist\temporary & permanent s&e inspection and maintenance checklist.docx



# BAYFILTER™ STORMWATER FILTRATION SYSTEM



## NJCAT/NJDEP VERIFICATION HIGHLIGHTS

- **Superior Treatment Flow:** Up to 45 GPM per cartridge for smaller, more economical systems.
- **Outstanding Service Life:** One BayFilter 545 cartridge captures 262 pounds of sediment (out of 315 pounds loaded during testing).
- **Sustained Performance:** The BayFilter 545 demonstrated an average sediment removal efficiency of 83.1% over the course of 70 test runs.

## WASHINGTON DEPARTMENT OF ECOLOGY (TAPE) FINDINGS OF FACT

- TSS removal efficiency greater than 80%
- Mean phosphorus reduction of 64%
- Maintenance was not required during the 18 month evaluation.
- BayFilter awarded General Use Level Designation for Basic (TSS) and Phosphorus Treatment

## FEATURES:

- BayFilter offers enhanced pollutant removal for cleaner stormwater runoff.
- BayFilter systems remove greater than 80% Total Suspended Solids (TSS) and 65% of turbidity
- Easy to specify, install, and maintain
- Available in different configurations (manhole filter, precast vault filter, cast-in-place vault filter, and catch basin filter)
- Systems are fully customizable
- BayFilter with enhanced media is capable of removing 65% of the total phosphorus load.
- Cartridges may be recycled
- A drain-down module is integrated into the effluent manifold system, allowing manhole/vault to empty even after siphon has broken and the cartridges are not engaged.
- Outstanding flow rate and sediment capture make BayFilter a great choice for both flow-based and volume-based designs.

For more information on BayFilter Stormwater Filtration System and other products, please contact our Customer Service Representatives at **1-800-229-7283**.





[Working With Us](#)

[Products](#)

[News & Events](#)

[About Us](#)

[Contact Us](#)

[Home](#)



[Home](#) > [Working With Us](#) > [Engineers](#) > [BayFilter](#): Easy Inspection. Easy Maintenance.

## ENGINEERS

### Easy Inspection. Easy Maintenance

#### Easy Inspection

When BayFilter is initially installed, we recommend that an inspection be performed on the system in the first six (6) months. After that, the inspection cycle typically falls into a bi-annual pattern given normal storm occurrence and actual solids loads. Its easy access design, whether manhole or pre-cast vault, assures unobstructed and effortless on-the-spot inspection of any BayFilter system.

#### Easy Maintenance.

The BayFilter system requires periodic maintenance to continue operating at its peak efficiency design. The maintenance process comprises the removal and replacement of each BayFilter cartridge and the cleaning of the vault or manhole with a vacuum truck. For best results, BayFilter maintenance should be performed by a BaySaver Technologies certified maintenance contractor. A quick call to a BaySaver engineer or customer service representative will provide you with a list of reliable contractors in your area.

The maintenance cycle of the BayFilter system is driven mainly by the actual solids load on the filter. It is prudent to periodically monitor the system to be certain it is operating correctly. Since stormwater solids loads can be variable, it is possible that the maintenance cycle could be more or less than the projected duration.

When BayFilter exhibits flows below design levels, the system should be inspected and maintained as soon as practical. Replacing a BayFilter cartridge should be considered at or above the level of the 4" collector pipes to the manifold. The following maintenance procedures can also be found in the BayFilter System Technical and Design Manual.

#### BayFilter Maintenance Procedures

1. Remove the manhole covers and open all access hatches.
2. Before entering the system make sure the air is safe per OSHA Standards or use a breathing apparatus. Use low O<sub>2</sub>, high CO<sub>2</sub>, or other applicable warning devices per regulatory requirements.
3. Using a vacuum truck, remove any liquid and sediments that can be removed prior to entry.
4. Using a small lift or the boom of the vacuum truck, remove the used cartridges by lifting them out.
5. Any cartridges that cannot be readily lifted can be easily slid along the floor to a location they can be lifted via a boom lift.
6. When all the cartridges have been removed, it is now practical to remove the balance of the solids and water. Loosen the stainless clamps on the Fernco couplings for the manifold and remove the drainpipes as well. Carefully cap the manifold and the Fernco's and rinse the floor, washing away the balance of any remaining collected solids.
7. Clean the manifold pipes, inspect, and reinstall.
8. Install the exchange cartridges and close all covers.
9. The used cartridges must be sent back to BaySaver Technologies for exchange/recycling and credit on undamaged units.



[Privacy Policy](#) [Webmaster](#) [Site Map](#)

Stormwater Treatment Systems 1-800-BAYSAVER (229-7283) [info@baysaver.com](mailto:info@baysaver.com) ©1997-2007 BaySaver Technologies

## BAYFILTER™ INSPECTION AND MAINTENANCE MANUAL

The BayFilter system requires periodic maintenance to continue operating at the design efficiency. The maintenance process is comprised of the removal and replacement of each BayFilter cartridge, vertical drain down module; and the cleaning of the vault or manhole with a vacuum truck.

The maintenance cycle of the BayFilter system will be driven mostly by the actual solids load on the filter. The system should be periodically monitored to be certain it is operating correctly. Since stormwater solids loads can be variable, it is possible that the maintenance cycle could be more or less than the projected duration.

BayFilter systems in volume-based applications are designed to treat the WQv in 24 to 48 hours initially. Late in the operational cycle of the BayFilter, the flow rate will diminish as a result of occlusion. When the drain down exceeds the regulated standard, maintenance should be performed.

When a BayFilter system is first installed, it is recommended that it be inspected every six (6) months. When the filter system exhibits flows below design levels the system should be maintained. Filter cartridge replacement should also be considered when sediment levels are at or above the level of the manifold system. Please contact the BaySaver Technologies Engineering Department for maintenance cycle estimations or assistance at **1.800.229.7283**.



BayFilter System Cleanout



Vector Truck Maintenance



Jet Vactoring Through Access Hatch



### Maintenance Procedures

1. Contact BaySaver Technologies for replacement filter cartridge pricing and availability at 1-800-229-7283.
2. Remove the manhole covers and open all access hatches.
3. Before entering the system make sure the air is safe per OSHA Standards or use a breathing apparatus. Use low O<sub>2</sub>, high CO, or other applicable warning devices per regulatory requirements.
4. Using a vacuum truck remove any liquid and sediments that can be removed prior to entry.
5. Using a small lift or the boom of the vacuum truck, remove the used cartridges by lifting them out.
6. Any cartridges that cannot be readily lifted can be easily slid along the floor to a location they can be lifted via a boom lift.
7. When all the cartridges have been removed, it is not practical to remove the balance of the solids and water. Loosen the stainless clamps on the Fernco couplings for the manifold and remove the drain pipes as well. Carefully cap the manifold and the Ferncos and rinse the floor, washing away the balance of any remaining collected solids.
8. Clean the manifold pipes, inspect, and reinstall.
9. Install the exchange cartridges and close all covers.
10. The used cartridges may be sent back to BaySaver Technologies for recycling.



Manifold Tee View of a Cleaned System



Cartridge Hoist Point

**For more information please see the BaySaver website at [www.baysaver.com](http://www.baysaver.com) or contact 1-800-229-7283.**

**THE MOST *ADVANCED* NAME IN WATER MANAGEMENT SOLUTIONS™**

The ADS logo and the Green Stripe are registered trademarks of Advanced Drainage Systems, Inc. BaySaver™ and BayFilter™ are registered trademarks of BaySaver Technologies, LLC © 2018 Advanced Drainage Systems, Inc. #XXXXX 02/18 MH

**Advanced Drainage Systems, Inc.**  
4640 Trueman Blvd., Hilliard, OH 43026  
1-800-821-6710 [www.ads-pipe.com](http://www.ads-pipe.com)

## Inspection Report

Date: Personnel:

Location: \_\_\_\_\_ System Size: \_\_\_\_\_

System Type: Vault  Cast-In-Place  Linear Catch Basin  Manhole  Other

Sediment Thickness in Forebay: \_\_\_\_\_ Date: \_\_\_\_\_

Sediment Depth on Vault Floor: \_\_\_\_\_

Structural Damage: \_\_\_\_\_

Estimated Flow from Drainage Pipes (if available): \_\_\_\_\_

Cartridges Submerged: Yes  No  Depth of Standing Water: \_\_\_\_\_

StormFilter Maintenance Activities (check off if done and give description)

Trash and Debris Removal: \_\_\_\_\_

Minor Structural Repairs: \_\_\_\_\_

Drainage Area Report \_\_\_\_\_

Excessive Oil Loading: Yes  No  Source: \_\_\_\_\_

Sediment Accumulation on Pavement: Yes  No  Source: \_\_\_\_\_

Erosion of Landscaped Areas: Yes  No  Source: \_\_\_\_\_

Items Needing Further Work: \_\_\_\_\_

Owners should contact the local public works department and inquire about how the department disposes of their street waste residuals.

Other Comments:

---

---

---

---

---

---

---

---

---

---

Review the condition reports from the previous inspection visits.

### Sand/Organic Filter Operation, Maintenance and Management Inspection Checklist

Project:  
Location:  
Site Status:

Date:

Time:

Inspector:

MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
<b>1. Debris Cleanout (Monthly)</b>		
Contributing areas clean of debris		
Filtration facility clean of debris		
Inlet and outlets clear of debris		
<b>2. Oil and Grease (Monthly)</b>		
No evidence of filter surface clogging		
Activities in drainage area minimize oil and grease entry		
<b>3. Vegetation (Monthly)</b>		
Contributing drainage area stabilized		
No evidence of erosion		
Area mowed and clipping removed		
<b>4. Water Retention Where Required (Monthly)</b>		
Water holding chambers at normal pool		
No evidence of leakage		
<b>5. Sediment Deposition (Annual)</b>		

MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
Filter chamber free of sediments		
Sedimentation chamber not more than half full of sediments		
<b>6. Structural Components (Annual)</b>		
No evidence of structural deterioration		
Any grates are in good condition		
No evidence of spalling or cracking of structural parts		
<b>7. Outlet/Overflow Spillway (Annual)</b>		
Good condition, no need for repairs		
No evidence of erosion (if draining into a natural channel)		
<b>8. Overall Function of Facility (Annual)</b>		
Evidence of flow bypassing facility		
No noticeable odors outside of facility		

**Comments:**

---



---



---



---



---



---



---

**Actions to be Taken:**

---



---



---



---



---



---

## Cascade Separator<sup>®</sup> Inspection and Maintenance Guide



CASCADE  
separator<sup>®</sup>

## Maintenance

The Cascade Separator® system should be inspected at regular intervals and maintained when necessary to ensure optimum performance. The rate at which the system collects sediment and debris will depend upon on-site activities and site pollutant characteristics. For example, unstable soils or heavy winter sanding will cause the sediment storage sump to fill more quickly but regular sweeping of paved surfaces will slow accumulation.

## Inspection

Inspection is the key to effective maintenance and is easily performed. Pollutant transport and deposition may vary from year to year and regular inspections will help ensure that the system is cleaned out at the appropriate time. At a minimum, inspections should be performed twice per year (i.e. spring and fall). However, more frequent inspections may be necessary in climates where winter sanding operations may lead to rapid accumulations, or in equipment wash-down areas. Installations should also be inspected more frequently where excessive amounts of trash are expected.

A visual inspection should ascertain that the system components are in working order and that there are no blockages or obstructions in the inlet chamber, flumes or outlet channel. The inspection should also quantify the accumulation of hydrocarbons, trash and sediment in the system. Measuring pollutant accumulation can be done with a calibrated dipstick, tape measure or other measuring instrument. If absorbent material is used for enhanced removal of hydrocarbons, the level of discoloration of the sorbent material should also be identified during inspection. It is useful and often required as part of an operating permit to keep a record of each inspection. A simple form for doing so is provided in this Inspection and Maintenance Guide.

Access to the Cascade Separator unit is typically achieved through one manhole access cover. The opening allows for inspection and cleanout of the center chamber (cylinder) and sediment storage sump, as well as inspection of the inlet chamber and slanted skirt. For large units, multiple manhole covers allow access to the chambers and sump.

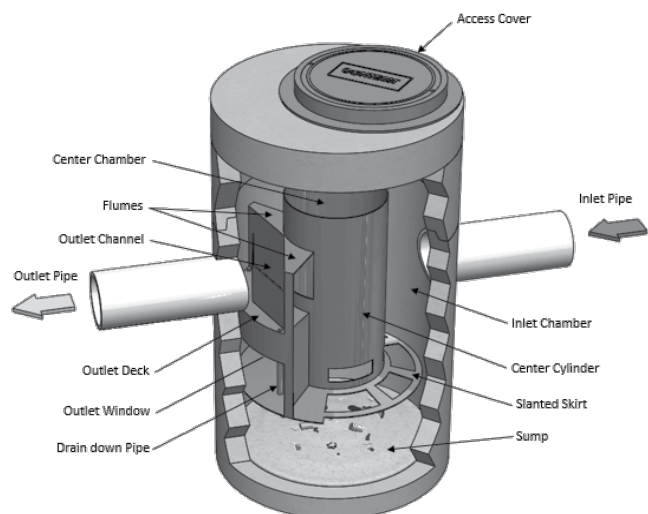
The Cascade Separator system should be cleaned before the level of sediment in the sump reaches the maximum sediment depth and/or when an appreciable level of hydrocarbons and trash has accumulated. If sorbent material is used, it must be replaced when significant discoloration has occurred. Performance may be impacted when maximum sediment storage capacity is exceeded. Contech recommends maintaining the system when sediment level reaches 50% of maximum storage volume. The level of sediment is easily determined by measuring the distance from the system outlet invert (standing water level) to the top of the sediment pile. To avoid underestimating the level of sediment in the chamber, the measuring device must be lowered to the top of the sediment pile carefully. Finer, silty particles at the top of the pile typically offer less resistance to the end of the rod than larger particles toward the bottom of the pile. Once this measurement is recorded, it should be compared to the chart in this document to determine if the height of the sediment pile off the bottom of the sump floor exceeds 50% of the maximum sediment storage.

## Cleaning

Cleaning of a Cascade Separator system should be done during dry weather conditions when no flow is entering the system. The use of a vacuum truck is generally the most effective and convenient method of removing pollutants from the system. Simply remove the manhole cover and insert the vacuum tube down through the center chamber and into the sump. The system should be completely drained down and the sump fully evacuated of sediment. The areas outside the center chamber and the slanted skirt should also be washed off if pollutant build-up exists in these areas.

In installations where the risk of petroleum spills is small, liquid contaminants may not accumulate as quickly as sediment. However, the system should be cleaned out immediately in the event of an oil or gasoline spill. Motor oil and other hydrocarbons that accumulate on a more routine basis should be removed when an appreciable layer has been captured. To remove these pollutants, it may be preferable to use absorbent pads since they are usually less expensive to dispose than the oil/water emulsion that may be created by vacuuming the oily layer. Trash and debris can be netted out to separate it from the other pollutants. Then the system should be power washed to ensure it is free of trash and debris.

Manhole covers should be securely seated following cleaning activities to prevent leakage of runoff into the system from above and to ensure proper safety precautions. Confined space entry procedures need to be followed if physical access is required. Disposal of all material removed from the Cascade Separator system must be done in accordance with local regulations. In many locations, disposal of evacuated sediments may be handled in the same manner as disposal of sediments removed from catch basins or deep sump manholes. Check your local regulations for specific requirements on disposal. If any components are damaged, replacement parts can be ordered from the manufacturer.





## Cascade Separator® Maintenance Indicators and Sediment Storage Capacities

Model Number	Diameter		Distance from Water Surface to Top of Sediment Pile		Sediment Storage Capacity	
	ft	m	ft	m	y <sup>3</sup>	m <sup>3</sup>
CS-3	3	0.9	1.5	0.5	0.4	0.3
CS-4	4	1.2	2.5	0.8	0.7	0.5
CS-5	5	1.3	3	0.9	1.1	0.8
CS-6	6	1.8	3.5	1	1.6	1.2
CS-8	8	2.4	4.8	1.4	2.8	2.1
CS-10	10	3.0	6.2	1.9	4.4	3.3
CS-12	12	3.6	7.5	2.3	6.3	4.8

Note: The information in the chart is for standard units. Units may have been designed with non-standard sediment storage depth.



A Cascade Separator unit can be easily cleaned in less than 30 minutes.



A vacuum truck excavates pollutants from the systems.

## Cascade Separator® Inspection & Maintenance Log

Cascade Model:		Location:			
Date	Depth Below Invert to Top of Sediment <sup>1</sup>	Floatable Layer Thickness <sup>2</sup>	Describe Maintenance Performed	Maintenance Personnel	Comments

1. The depth to sediment is determined by taking a measurement from the manhole outlet invert (standing water level) to the top of the sediment pile. Once this measurement is recorded, it should be compared to the chart in the maintenance guide to determine if the height of the sediment pile off the bottom of the sump floor exceeds 50% of the maximum sediment storage. Note: to avoid underestimating the volume of sediment in the chamber, the measuring device must be carefully lowered to the top of the sediment pile.
2. For optimum performance, the system should be cleaned out when the floating hydrocarbon layer accumulates to an appreciable thickness. In the event of an oil spill, the system should be cleaned immediately.

### SUPPORT

- Drawings and specifications are available at [www.ContechES.com](http://www.ContechES.com).
- Site-specific design support is available from our engineers.

©2021 Contech Engineered Solutions LLC, a QUIKRETE Company

Contech Engineered Solutions LLC provides site solutions for the civil engineering industry. Contech's portfolio includes bridges, drainage, sanitary sewer, stormwater, and earth stabilization products. For information, visit [www.ContechES.com](http://www.ContechES.com) or call 800.338.1122

NOTHING IN THIS CATALOG SHOULD BE CONSTRUED AS A WARRANTY. APPLICATIONS SUGGESTED HEREIN ARE DESCRIBED ONLY TO HELP READERS MAKE THEIR OWN EVALUATIONS AND DECISIONS, AND ARE NEITHER GUARANTEES NOR WARRANTIES OF SUITABILITY FOR ANY APPLICATION. CONTECH MAKES NO WARRANTY WHATSOEVER, EXPRESS OR IMPLIED, RELATED TO THE APPLICATIONS, MATERIALS, COATINGS, OR PRODUCTS DISCUSSED HEREIN. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND ALL IMPLIED WARRANTIES OF FITNESS FOR ANY PARTICULAR PURPOSE ARE DISCLAIMED BY CONTECH. SEE CONTECH'S CONDITIONS OF SALE (AVAILABLE AT [WWW.CONTECHES.COM/COS](http://WWW.CONTECHES.COM/COS)) FOR MORE INFORMATION.

Cascade Separator Maintenance 06/21



800-925-5240  
[www.ContechES.com](http://www.ContechES.com)

# Maintenance Inspection Checklists

## Slotted Drain Maintenance and Management Inspection Checklist

Project: \_\_\_\_\_

Location: \_\_\_\_\_

Site Status: \_\_\_\_\_

Date: \_\_\_\_\_ Time: \_\_\_\_\_

Inspector Signature: \_\_\_\_\_

Inspector Name (printed): \_\_\_\_\_

Pipe Number: \_\_\_\_\_

Inspection/Maintenance Items	Satisfactory (S) or Unsatisfactory (U)	Comments/Corrective Action
<b>1. Inspection (Quarter-annually, After Major Storms)</b>		
A. Grate to be cleared of any and all debris.		
B. Accumulated sediment exceeds 10% of the diameter of the pipe.		
C. Vegetation that reduces free movement of water through pipes		
D. Pipe Damage: Any dent that decreases flow area by more than 10% or puncture that impacts performance		
E. Trash accumulated to reduce free movement of water through pipes.		

(Provide sketch to show location of Unsatisfactory Items)

# Maintenance Inspection Checklists

## Manhole / Catch Basin System Maintenance and Management Inspection Checklist Roof Drain Cleanout

Project: \_\_\_\_\_

Location: \_\_\_\_\_

Site Status: \_\_\_\_\_

Date: \_\_\_\_\_ Time: \_\_\_\_\_

Inspector Signature: \_\_\_\_\_

Inspector Name (printed): \_\_\_\_\_

Structure Number: \_\_\_\_\_

Inspection/Maintenance Items	Satisfactory (S) or Unsatisfactory (U)	Comments/Corrective Action
1. Inspection (Quarter-annually, After Major Storms)		
1. Accumulated debris or sediment depth exceeds sump or impedes flow from inlet or outlet pipes		
2. Inlet or Outlet Pipe Damaged		
3. Contaminants & Pollutants visible		
4. Cover / Grate functioning properly		
5. Structure: No cracks larger than 1/2"		
6. Ladder		
7. Mosquito Breeding Habitat		
2. Sediment		
1. Depth of sediment (in inches)*		
2. Depth of oil (in inches)**		
3. Sediment and oil have been removed		

\*If measured depth of sediment is greater than 12 inches, the structure shall be cleaned immediately

\*\*Any presence of oil shall be removed immediately

(Provide sketch to show location of Unsatisfactory Items)

# Maintenance Inspection Checklists

## Manhole / Catch Basin System Maintenance and Management Inspection Checklist

Project: \_\_\_\_\_

Location: \_\_\_\_\_

Site Status: \_\_\_\_\_

Date: \_\_\_\_\_ Time: \_\_\_\_\_

Inspector Signature: \_\_\_\_\_

Inspector Name (printed): \_\_\_\_\_

Structure Number: \_\_\_\_\_

Inspection/Maintenance Items	Satisfactory (S) or Unsatisfactory (U)	Comments/Corrective Action
<b>1. Inspection (Quarter-annually, After Major Storms)</b>		
1. Accumulated debris or sediment depth exceeds sump or impedes flow from inlet or outlet pipes		
2. Inlet or Outlet Pipe Damaged		
3. Contaminants & Pollutants visible		
4. Cover / Grate functioning properly		
5. Structure: No cracks larger than 1/2"		
6. Ladder		
7. Mosquito Breeding Habitat		
<b>2. Sediment</b>		
1. Depth of sediment (in inches)*		
2. Depth of oil (in inches)**		
3. Sediment and oil have been removed		

\*If measured depth of sediment is greater than 12 inches, the structure shall be cleaned immediately

\*\*Any presence of oil shall be removed immediately

(Provide sketch to show location of Unsatisfactory Items)

## Maintenance Inspection Checklists

### Conveyance System Maintenance and Management Inspection Checklist (Separate Form For Each Pipe Run)

Project: \_\_\_\_\_

Location: \_\_\_\_\_

Site Status: \_\_\_\_\_

Date: \_\_\_\_\_ Time: \_\_\_\_\_

Inspector Signature: \_\_\_\_\_

Inspector Name (printed): \_\_\_\_\_

Pipe Number: \_\_\_\_\_

Inspection/Maintenance Items	Satisfactory (S) or Unsatisfactory (U)	Comments/Corrective Action
<b>1. Inspection (Quarter-annually, After Major Storms)</b>		
1. Accumulated sediment exceeds 10% of the diameter of the pipe.		
2. Vegetation that reduces free movement of water through pipes		
3. Pipe Damage: Any dent that decreases flow area by more than 10% or puncture that impacts performance		
4. Trash accumulated to reduce free movement of water through pipes.		

(Provide sketch to show location of Unsatisfactory Items)



**APPENDIX E**

**CONTRACTOR'S CERTIFICATION**



Site Planning  
 Civil Engineering  
 Landscape Architecture  
 Land Surveying  
 Transportation Engineering

Environmental Studies  
 Entitlements  
 Construction Services  
 3D Visualization  
 Laser Scanning

JMC Project 18175  
 Ardsley Gas Station  
 657 Saw Mill River Road  
 Village of Ardsley, NY

**CONTRACTOR'S CERTIFICATION**

"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"

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Name and Title: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Identification No.: \_\_\_\_\_

Name and Title of Trained Contractor: \_\_\_\_\_

Elements of the SWPPP Contractor is responsible for: \_\_\_\_\_

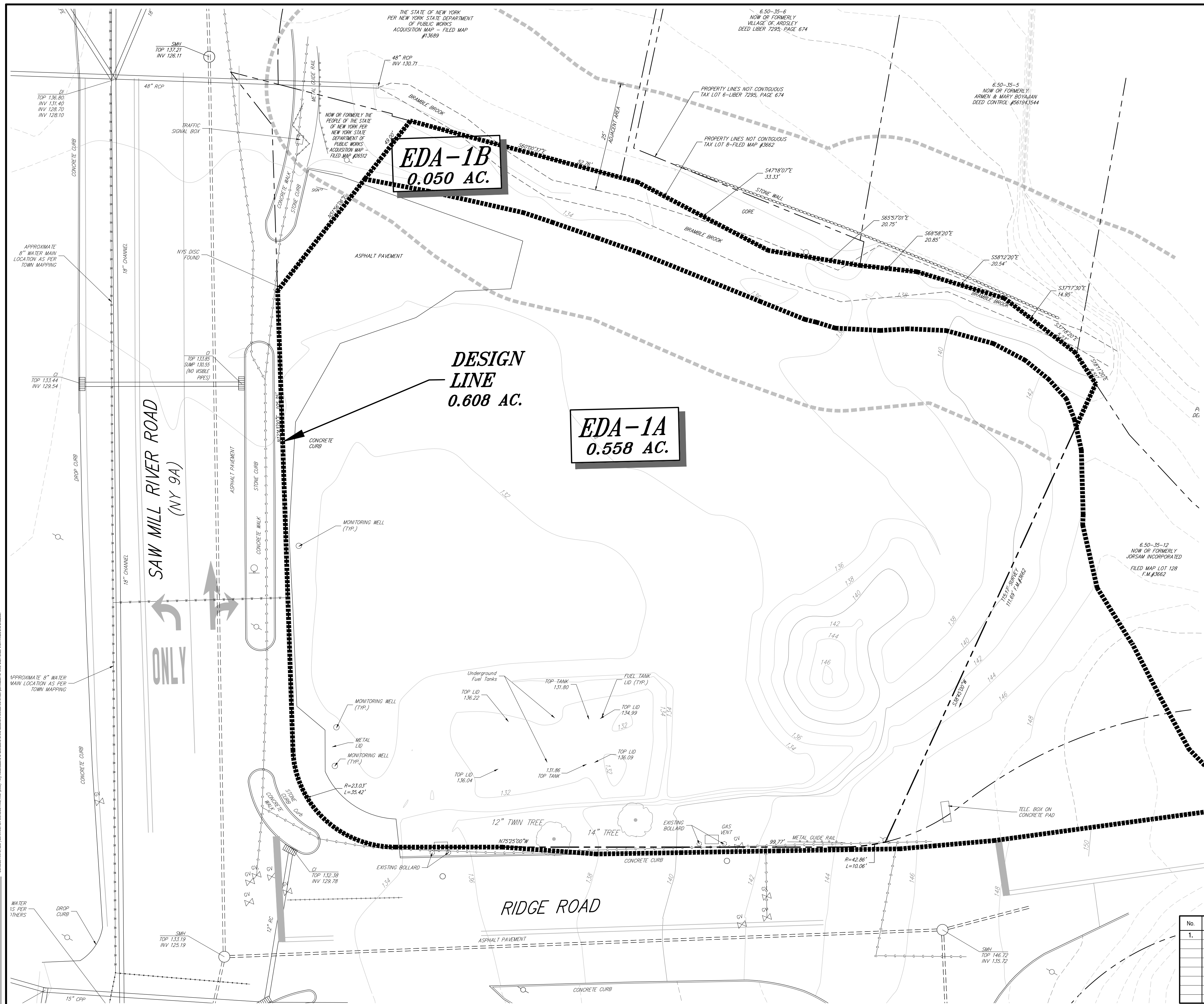
p:\2018\18175\drainage\reports\2022-01-13\_dc\appendix g contractor's certification\nys contractors certification.docx

***APPENDIX F***

***DRAWINGS***

NOT FOR CONSTRUCTION

COPYRIGHT © 2023 BY JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of JMC. Any modification or alteration to this document without the prior written permission of JMC is strictly prohibited.



**LEGEND**

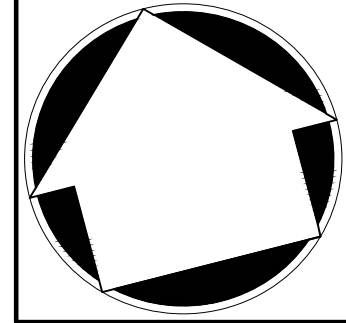
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING WETLAND LINE
	EXISTING WETLAND BUFFER
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING TREE AND DESIGNATION
	EXISTING DIRECTIONAL ARROWS
	EXISTING PAINT
	EXISTING PEDESTRIAN CROSSING
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRES
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING BOLLARD
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	DRAINAGE DIVIDE

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM A SURVEY TITLED, "TOPOGRAPHY OF PROPERTY," PREPARED BY THOMAS C. MERRITT'S LAND SURVEYORS, P.C., LAST REVISED 11/17/2020.
  - EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN SUPPLEMENTED UTILIZING NEW YORK STATE GIS CLEARHOUSE ORTHOMASTERY. THIS INFORMATION SHOULD BE CONSIDERED APPROXIMATE AND USED FOR PLANNING PURPOSES ONLY.
  - EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE ALSO BEEN SUPPLEMENTED WITH INFORMATION FROM "SITE LOCATION PLAN" PREPARED BY DRE ENVIRONMENTAL, INC., DATED 11/01/2016.

APPLICANT/OWNER:  
**THORNWOOD FOUR CORNERS LLC.**  
 25 SAINT CHARLES STREET  
 THORNWOOD, NY 10594

ARCHITECT:  
**GK+A ARCHITECTS, PC**  
 36 AMES AVENUE  
 RUTHERFORD, NEW JERSEY 07070

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.jmcpic.com



**EXISTING DRAINAGE AREA MAP**  
 GAS STATION / CONVENIENCE MARKET  
 657 SAW MILL RIVER ROAD  
 VILLAGE OF ARDSLEY, NEW YORK

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

No.	Revision	Date	By
1.	REVISED PER BOARD OF TRUSTEES COMMENTS	01/31/2024	RB

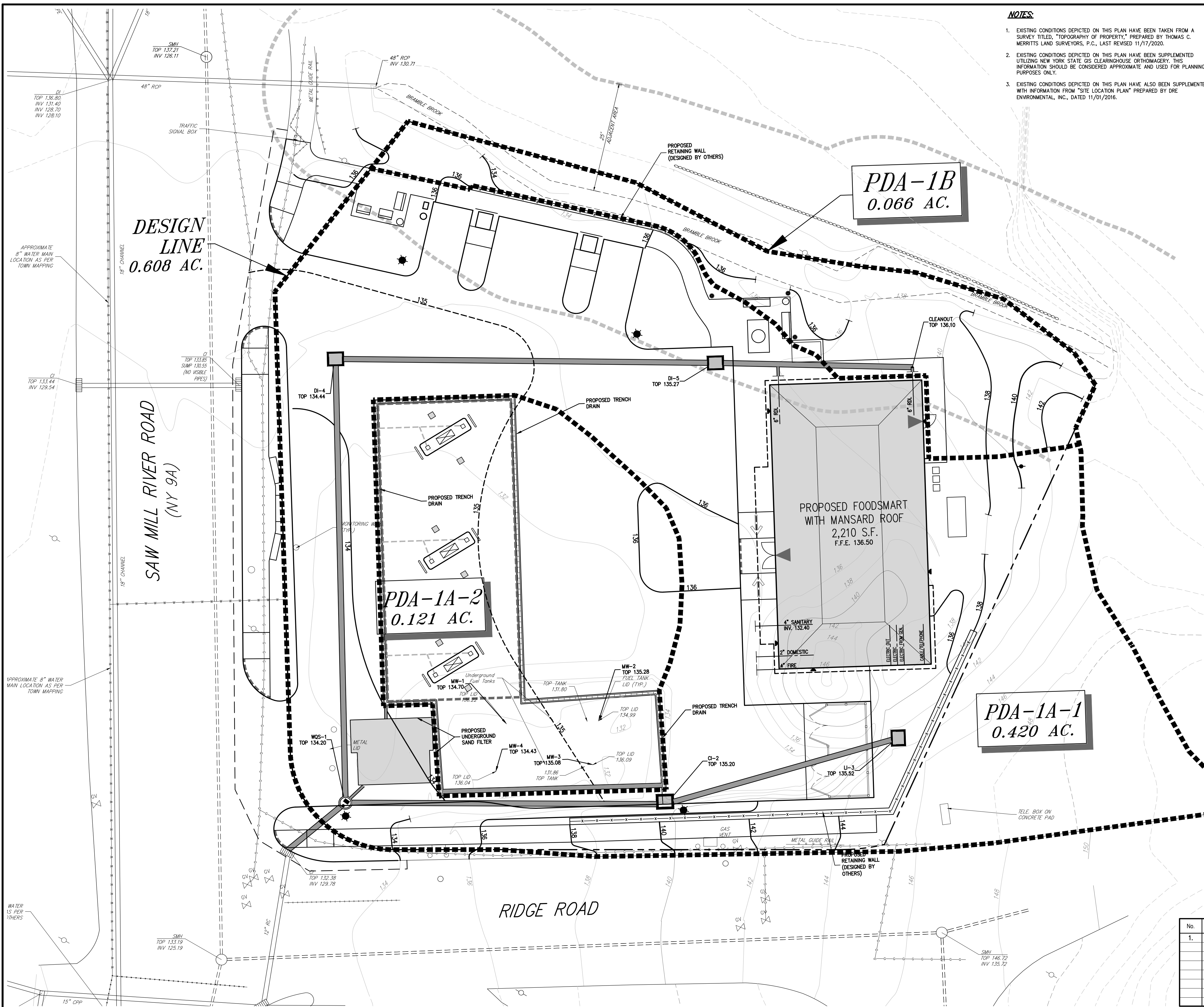
Drawn: RB Approved: AN  
 Scale: 1" = 10'  
 Date: 12/01/2023  
 Project No: 18175  
 18175-SE EDA-04-1 EDA1a  
 Drawing No:  
**DA-1**

Previous Editions Obsolete



NOT FOR CONSTRUCTION

COPYRIGHT © 2023 BY JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of JMC. Any modification or alteration to this document without the prior written permission of JMC is strictly prohibited.



- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM A SURVEY TITLED, "TOPOGRAPHY OF PROPERTY," PREPARED BY THOMAS C. MERRITS LAND SURVEYORS, P.C., LAST REVISED 11/17/2020.
  - EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN SUPPLEMENTED UTILIZING NEW YORK STATE GIS CLEARHOUSE ORTHOPHOTOGRAPHY. THIS INFORMATION SHOULD BE CONSIDERED APPROXIMATE AND USED FOR PLANNING PURPOSES ONLY.
  - EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE ALSO BEEN SUPPLEMENTED WITH INFORMATION FROM "SITE LOCATION PLAN" PREPARED BY DRE ENVIRONMENTAL, INC., DATED 11/01/2016.

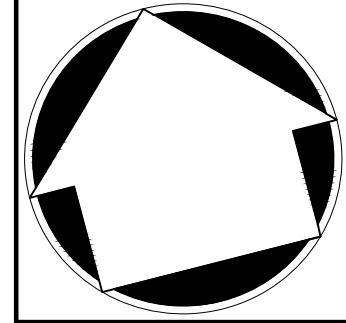
**LEGEND**

	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING WETLAND LINE
	EXISTING WETLAND BUFFER
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING TREE AND DESIGNATION
	EXISTING DIRECTIONAL ARROWS
	EXISTING PAINT
	EXISTING PEDESTRIAN CROSSING
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRES
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING BOLLARD
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	DRAINAGE DIVIDE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SPOT GRADE
	PROPOSED TYPE CI DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED TRENCH DRAIN
	PROPOSED STORM DRAIN LINE AND SIZE
	PROPOSED SANITARY SEWER LINE & SIZE
	PROPOSED WATER LINE & SIZE
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)

APPLICANT/OWNER:  
**THORNWOOD FOUR CORNERS LLC.**  
 25 SAINT CHARLES STREET  
 THORNWOOD, NY 10594

ARCHITECT:  
**GK+A ARCHITECTS, PC**  
 36 AMES AVENUE  
 RUTHERFORD, NEW JERSEY 07070

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.jmcpic.com



**PROPOSED DRAINAGE AREA PLAN**  
 GAS STATION / CONVENIENCE MARKET  
 657 SAW MILL RIVER ROAD  
 VILLAGE OF ARDSLEY, NEW YORK

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

No.	Revision	Date	By
1.	REVISED PER BOARD OF TRUSTEES COMMENTS	01/31/2024	RB

Drawn: RB Approved: AN  
 Scale: 1" = 10'  
 Date: 12/01/2023  
 Project No: 18175  
 18175-SE PDA-0A-2 PDAa  
 Drawing No: DA-2

Previous Editions Obsolete

**APPENDIX G**

**NOTICE OF INTENT,  
SWPPP PREPARER CERTIFICATION,  
OWNER/OPERATOR CERTIFICATION,  
&  
MS4 FORM**



# NOI for coverage under Stormwater General Permit for Construction Activity

version 1.37

(Submission #: HPZ-JGA1-8K31V, version 1)

## Details

---

**Submitted** 12/1/2023 (0 days ago) by Frederick Bohlander**Alternate Identifier** Gas Station/Convenience Market**Submission ID** HPZ-JGA1-8K31V**Submission Reason** New**Status** Submitted**Active Steps** Under Review , Under Review

## Form Input

---

### Owner/Operator Information

**Owner/Operator Name (Company/Private Owner/Municipality/Agency/Institution, etc.)**

Thornwood Four Corners, LLC

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

Orser

**Owner/Operator Contact Person First Name**

Bryan

**Owner/Operator Mailing Address**

25 Saint Charles Street

**City**

Thornwood

**State**

New York

**Zip**

10594

**Phone**

914-473-0122

**Email**

bryan@americantransit.us

**Federal Tax ID**

81-1919474

If the owner/operator is an organization, provide the Federal Tax ID number, or Employer Identification Number (EIN), in the format xx-xxxxxxx. If the owner/operator is an individual and not an organization, enter "Not Applicable" or "N/A" and do not provide the individual's social security number.

### Project Location

**Project/Site Name**

Gas Station/Convenience Market

**Street Address (Not P.O. Box)**

657 Saw Mill River Road

**Side of Street**

East

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

Ardsley

**State**

NY

**Zip**

10502

**DEC Region**

3

The DEC Region must be provided. Please use the NYSDEC Stormwater Interactive Map (<https://gisservices.dec.ny.gov/gis/stormwater/>) to confirm which DEC Region this site is located in. To view the DEC Regions, click on "Other Useful Reference Layers" on the left side of the map, then click on "DEC Administrative Boundary." Zoom out as needed to see the Region boundaries.

For projects that span multiple Regions, please select a primary Region and then provide the additional Regions as a note in Question 39.

**County**

WESTCHESTER

**Name of Nearest Cross Street**

Ashford Avenue

**Distance to Nearest Cross Street (Feet)**

50

**Project In Relation to Cross Street**

South

**Tax Map Numbers Section-Block-Parcel**

650-35-10

**Tax Map Numbers**

650-35-10

If the project does not have tax map numbers (e.g. linear projects), enter "Not Applicable" or "N/A".

**1. Coordinates**

---

Provide the Geographic Coordinates for the project site. The two methods are:

- Navigate to the project location on the map (below) and click to place a marker and obtain the XY coordinates.
- The "Find Me" button will provide the lat/long for the person filling out this form. Then pan the map to the correct location and click the map to place a marker and obtain the XY coordinates.

**Navigate to your location and click on the map to get the X,Y coordinates**

41.0112611,-73.84813199999999

**Project Details****2. What is the nature of this project?**

Redevelopment with no increase in impervious area

For the purposes of this eNOI, "New Construction" refers to any project that does not involve the disturbance of existing impervious area (i.e. 0 acres). If existing impervious area will be disturbed on the project site, it is considered redevelopment with either increase in impervious area or no increase in impervious area.

**3. Select the predominant land use for both pre and post development conditions.**

**Pre-Development Existing Landuse**

Commercial

**Post-Development Future Land Use**

Commercial

**3a. If Single Family Subdivision was selected in question 3, enter the number of subdivision lots.**

NONE PROVIDED

---

4. In accordance with the larger common plan of development or sale, enter the total project site acreage, the acreage to be disturbed and the future impervious area (acreage) within the disturbed area.

\*\*\* ROUND TO THE NEAREST TENTH OF AN ACRE. \*\*\*

**Total Site Area (acres)**

0.5

**Total Area to be Disturbed (acres)**

0.5

**Existing Impervious Area to be Disturbed (acres)**

0.5

**Future Impervious Area Within Disturbed Area (acres)**

0.4

**5. Do you plan to disturb more than 5 acres of soil at any one time?**

No

---

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

**A (%)**

0

**B (%)**

0

**C (%)**

0

**D (%)**

100

**7. Is this a phased project?**

No

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

**Start Date**

04/01/2024

**End Date**

10/07/2024

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

Saw Mill River

Drainage ditches and storm sewer systems are not considered surface waterbodies. Please identify the surface waterbody that they discharge to. If the nearest surface waterbody is unnamed, provide a description of the waterbody, such as, "Unnamed tributary to Niagara River."

**9a. Type of waterbody identified in question 9?**

River Off Site

**Other Waterbody Type Off Site Description**

NONE PROVIDED

**9b. If "wetland" was selected in 9A, how was the wetland identified?**

NONE PROVIDED

**10. Has the surface waterbody(ies) in question 9 been identified as a 303(d) segment in Appendix E of GP-0-20-001?**

Yes

**11. Is this project located in one of the Watersheds identified in Appendix C of GP-0-20-001?**

No

**12. Is the project located in one of the watershed areas associated with AA and AA-S classified waters?**

No

Please use the DEC Stormwater Interactive Map (<https://gisservices.dec.ny.gov/gis/stormwater/>) to confirm if this site is located in one of the watersheds of an AA or AA-S classified water. To view the watershed areas, click on "Permit Related Layers" on the left side of the map, then click on "Class AA AAS Watersheds."

**If No, skip question 13.**

**13. Does this construction activity disturb land with no existing impervious cover and where the Soil Slope Phase is identified as D (provided the map unit name is inclusive of slopes greater than 25%), E or F on the USDA Soil Survey?**

No

**If Yes, what is the acreage to be disturbed?**

NONE PROVIDED

**14. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area?**

No

**15. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)?**

Yes

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

New York State

**17. Does any runoff from the site enter a sewer classified as a Combined Sewer?**

No

**18. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law?**

No

**19. Is this property owned by a state authority, state agency, federal government or local government?**

No

**20. Is this a remediation project being done under a Department approved work plan? (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.)**

No

**Required SWPPP Components**

**21. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)?**

Yes

**22. Does this construction activity require the development of a SWPPP that includes the post-construction stormwater management practice component (i.e. Runoff Reduction, Water Quality and Quantity Control practices/techniques)?**

Yes

**If you answered No in question 22, skip question 23 and the Post-construction Criteria and Post-construction SMP Identification sections.**

**23. Has the post-construction stormwater management practice component of the SWPPP been developed in conformance with the current NYS Stormwater Management Design Manual?**

Yes

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

Professional Engineer (P.E.)

**SWPPP Preparer**

JMC, PLLC - Rick Bohlander, PE

**Contact Name (Last, First)**

Bohlander, Rick

**Mailing Address**

120 Bedford Road

**City**

Armonk

**State**

New York

**Zip**

10504

**Phone**

914-273-5225

**Email**

rbohlander@jmcpllc.com

**Download SWPPP Preparer Certification Form**

Please take the following steps to prepare and upload your preparer certification form:

- 1) Click on the link below to download a blank certification form
- 2) The certified SWPPP preparer should sign this form
- 3) Scan the signed form
- 4) Upload the scanned document

[Download SWPPP Preparer Certification Form](#)

**Please upload the SWPPP Preparer Certification**

SWPPP Preparer (signed).pdf - 12/01/2023 11:01 AM

**Comment**

NONE PROVIDED

**Erosion & Sediment Control Criteria**

**25. Has a construction sequence schedule for the planned management practices been prepared?**

Yes

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

**Temporary Structural**

Dust Control

Silt Fence

Stabilized Construction Entrance

Storm Drain Inlet Protection

**Biotechnical**

None

**Vegetative Measures**

Mulching  
 Protecting Vegetation  
 Seeding  
 Sodding  
 Topsoiling

**Permanent Structural**

Land Grading  
 Retaining Wall

**Other**

NONE PROVIDED

**Post-Construction Criteria**

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

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

Locating Development in Less Sensitive Areas  
 Parking Reduction

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

All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).

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

0.045

**29. Post-construction SMP Identification**

Use the Post-construction SMP Identification section to identify the RR techniques (Area Reduction), RR techniques(Volume Reduction) and Standard SMPs with RRv Capacity that were used to reduce the Total WQv Required (#28).

Identify the SMPs to be used by providing the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

Note: Redevelopment projects shall use the Post-Construction SMP Identification section to identify the SMPs used to treat and/or reduce the WQv required. If runoff reduction techniques will not be used to reduce the required WQv, skip to question 33a after identifying the SMPs.

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

0

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

No

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

**32. Provide the Minimum RRv required based on HSG. [Minimum RRv Required = (P) (0.95) (Ai) / 12, Ai=(s) (Aic)] (acre-feet)**

0

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

Yes

**If Yes, go to question 33.**

Note: Use the space provided in question #39 to summarize the specific site limitations and justification for not reducing 100% of WQv required (#28). A detailed evaluation of the specific site limitations and justification for not reducing 100% of



the WQv required (#28) must also be included in the SWPPP.

If No, sizing criteria has not been met; therefore, NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

**33. SMPs**

Use the Post-construction SMP Identification section to identify the Standard SMPs and, if applicable, the Alternative SMPs to be used to treat the remaining total WQv (=Total WQv Required in #28 - Total RRv Provided in #30).

Also, provide the total impervious area that contributes runoff to each practice selected.

NOTE: Use the Post-construction SMP Identification section to identify the SMPs used on Redevelopment projects.

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

0.045

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

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

0.045

**35. Is the sum of the RRv provided (#30) and the WQv provided (#33a) greater than or equal to the total WQv required (#28)?**

Yes

If Yes, go to question 36.

If No, sizing criteria has not been met; therefore, NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

**36. Provide the total Channel Protection Storage Volume (CPv required and provided or select waiver (#36a), if applicable.****CPv Required (acre-feet)**

0.045

**CPv Provided (acre-feet)**

0.045

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

NONE PROVIDED

**37. Provide the Overbank Flood (Qp) and Extreme Flood (Qf) control criteria or select waiver (#37a), if applicable.****Overbank Flood Control Criteria (Qp)****Pre-Development (CFS)**

2.34

**Post-Development (CFS)**

2.27

**Total Extreme Flood Control Criteria (Qf)****Pre-Development (CFS)**

4.37

**Post-Development (CFS)**

4.31

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

NONE PROVIDED

**38. Has a long term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed?**

Yes

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

Thornwood Four Corners, LLC

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

NONE PROVIDED

**Post-Construction SMP Identification**

**Runoff Reduction (RR) Techniques, Standard Stormwater Management Practices (SMPs) and Alternative SMPs**

Identify the Post-construction SMPs to be used by providing the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

**RR Techniques (Area Reduction)**

---

Round to the nearest tenth

**Total Contributing Acres for Conservation of Natural Area (RR-1)**

0

**Total Contributing Impervious Acres for Conservation of Natural Area (RR-1)**

0

**Total Contributing Acres for Sheetflow to Riparian Buffers/Filter Strips (RR-2)**

0

**Total Contributing Impervious Acres for Sheetflow to Riparian Buffers/Filter Strips (RR-2)**

0

**Total Contributing Acres for Tree Planting/Tree Pit (RR-3)**

0

**Total Contributing Impervious Acres for Tree Planting/Tree Pit (RR-3)**

0

**Total Contributing Acres for Disconnection of Rooftop Runoff (RR-4)**

0

**RR Techniques (Volume Reduction)**

---

**Total Contributing Impervious Acres for Disconnection of Rooftop Runoff (RR-4)**

0

**Total Contributing Impervious Acres for Vegetated Swale (RR-5)**

0

**Total Contributing Impervious Acres for Rain Garden (RR-6)**

0

**Total Contributing Impervious Acres for Stormwater Planter (RR-7)**

0

**Total Contributing Impervious Acres for Rain Barrel/Cistern (RR-8)**

0

**Total Contributing Impervious Acres for Porous Pavement (RR-9)**

0

**Total Contributing Impervious Acres for Green Roof (RR-10)**

0

**Standard SMPs with RRv Capacity**

---

**Total Contributing Impervious Acres for Infiltration Trench (I-1)**

0

**Total Contributing Impervious Acres for Infiltration Basin (I-2)**

0

**Total Contributing Impervious Acres for Dry Well (I-3)**

0

**Total Contributing Impervious Acres for Underground Infiltration System (I-4)**

0

**Total Contributing Impervious Acres for Bioretention (F-5)**

0

**Total Contributing Impervious Acres for Dry Swale (O-1)**

0

**Standard SMPs**

---

**Total Contributing Impervious Acres for Micropool Extended Detention (P-1)**

0

**Total Contributing Impervious Acres for Wet Pond (P-2)**

0

**Total Contributing Impervious Acres for Wet Extended Detention (P-3)**

0

**Total Contributing Impervious Acres for Multiple Pond System (P-4)**

0

**Total Contributing Impervious Acres for Pocket Pond (P-5)**

0

**Total Contributing Impervious Acres for Surface Sand Filter (F-1)**

0

**Total Contributing Impervious Acres for Underground Sand Filter (F-2)**

0

**Total Contributing Impervious Acres for Perimeter Sand Filter (F-3)**

0.023

**Total Contributing Impervious Acres for Organic Filter (F-4)**

0

**Total Contributing Impervious Acres for Shallow Wetland (W-1)**

0

**Total Contributing Impervious Acres for Extended Detention Wetland (W-2)**

0

**Total Contributing Impervious Acres for Pond/Wetland System (W-3)**

0

**Total Contributing Impervious Acres for Pocket Wetland (W-4)**

0

**Total Contributing Impervious Acres for Wet Swale (O-2)**

0

**Alternative SMPs (DO NOT INCLUDE PRACTICES BEING USED FOR PRETREATMENT ONLY)**

---

**Total Contributing Impervious Area for Hydrodynamic**  
0.37

**Total Contributing Impervious Area for Wet Vault**  
0

**Total Contributing Impervious Area for Media Filter**  
0

**"Other" Alternative SMP?**  
0

**Total Contributing Impervious Area for "Other"**  
0

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

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

**Manufacturer of Alternative SMP**  
Contech

**Name of Alternative SMP**  
NONE PROVIDED

### Other Permits

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

**If SPDES Multi-Sector GP, then give permit ID**  
NONE PROVIDED

**If Other, then identify**  
NONE PROVIDED

**41. Does this project require a US Army Corps of Engineers Wetland Permit?**  
No

**If "Yes," then indicate Size of Impact, in acres, to the nearest tenth**  
NONE PROVIDED

**42. If this NOI is being submitted for the purpose of continuing or transferring coverage under a general permit for stormwater runoff from construction activities, please indicate the former SPDES number assigned.**  
NONE PROVIDED

### MS4 SWPPP Acceptance

**43. Is this project subject to the requirements of a regulated, traditional land use control MS4?**  
Yes - Please attach the MS4 Acceptance form below

**If No, skip question 44**

**44. Has the "MS4 SWPPP Acceptance" form been signed by the principal executive officer or ranking elected official and submitted along with this NOI?**  
Yes

**MS4 SWPPP Acceptance Form Download**  
Download form from the link below. Complete, sign, and upload.  
[MS4 SWPPP Acceptance Form](#)

**MS4 Acceptance Form Upload**

[MS4 \(not signed\).pdf - 12/01/2023 11:30 AM](#)

**Comment**  
NONE PROVIDED

**Owner/Operator Certification**

**Owner/Operator Certification Form Download**

Download the certification form by clicking the link below. Complete, sign, scan, and upload the form.

[Owner/Operator Certification Form \(PDF, 45KB\)](#)

**Upload Owner/Operator Certification Form**

[constnoioocert \(signed\).pdf - 12/01/2023 11:32 AM](#)

**Comment**  
NONE PROVIDED

**Attachments**

Date	Attachment Name	Context	User
12/1/2023 11:32 AM	constnoioocert (signed).pdf	Attachment	Frederick Bohlander
12/1/2023 11:30 AM	MS4 (not signed).pdf	Attachment	Frederick Bohlander
12/1/2023 11:01 AM	SWPPP Preparer (signed).pdf	Attachment	Frederick Bohlander

**Status History**

	User	Processing Status
12/1/2023 10:30:55 AM	Frederick Bohlander	Draft
12/1/2023 1:30:39 PM	Frederick Bohlander	Submitting
12/1/2023 1:30:48 PM	Frederick Bohlander	Submitted

**Processing Steps**

Step Name	Assigned To/Completed By	Date Completed
Form Submitted	Frederick Bohlander	12/1/2023 1:30:48 PM
Under Review	DAVID GASPER	
Under Review	Daniel von Schilgen	



Department of  
Environmental  
Conservation

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

**MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance  
Form**

for  
**Construction Activities Seeking Authorization Under SPDES General Permit**  
\*(NOTE: Attach Completed Form to Notice Of Intent and Submit to Address Above)

<b>I. Project Owner/Operator Information</b>	
1. Owner/Operator Name:	Thornwood Four Corners, LLC
2. Contact Person:	Sam Ali
3. Street Address:	25 Saint Charles Street
4. City/State/Zip:	Thornwood, New York
<b>II. Project Site Information</b>	
5. Project/Site Name:	Gas Station/Convenience Market
6. Street Address:	657 Saw Mill River Road
7. City/State/Zip:	Thornwood, New York 10594
<b>III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information</b>	
8. SWPPP Reviewed by:	
9. Title/Position:	
10. Date Final SWPPP Reviewed and Accepted:	
<b>IV. Regulated MS4 Information</b>	
11. Name of MS4:	
12. MS4 SPDES Permit Identification Number:	NYR20A
13. Contact Person:	
14. Street Address:	
15. City/State/Zip:	
16. Telephone Number:	







Department of  
Environmental  
Conservation

NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

SPDES GENERAL PERMIT  
FOR STORMWATER DISCHARGES

From

**CONSTRUCTION ACTIVITY**

Permit No. GP- 0-20-001

Issued Pursuant to Article 17, Titles 7, 8 and Article 70  
of the Environmental Conservation Law

Effective Date: January 29, 2020

Expiration Date: January 28, 2025

John J. Ferguson  
Chief Permit Administrator



Authorized Signature

1-23-20

Date

Address: NYS DEC  
Division of Environmental Permits  
625 Broadway, 4th Floor  
Albany, N.Y. 12233-1750

## PREFACE

Pursuant to Section 402 of the Clean Water Act (“CWA”), stormwater *discharges* from certain *construction activities* are unlawful unless they are authorized by a *National Pollutant Discharge Elimination System (“NPDES”)* permit or by a state permit program. New York administers the approved State Pollutant Discharge Elimination System (SPDES) program with permits issued in accordance with the New York State Environmental Conservation Law (ECL) Article 17, Titles 7, 8 and Article 70.

An *owner or operator* of a *construction activity* that is eligible for coverage under this permit must obtain coverage prior to the *commencement of construction activity*. Activities that fit the definition of “*construction activity*”, as defined under 40 CFR 122.26(b)(14)(x), (15)(i), and (15)(ii), constitute construction of a *point source* and therefore, pursuant to ECL section 17-0505 and 17-0701, the *owner or operator* must have coverage under a SPDES permit prior to *commencing construction activity*. The *owner or operator* cannot wait until there is an actual *discharge* from the *construction site* to obtain permit coverage.

**\*Note: The italicized words/phrases within this permit are defined in Appendix A.**

**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM  
CONSTRUCTION ACTIVITIES**

**Table of Contents**

Part 1. PERMIT COVERAGE AND LIMITATIONS .....	1
A. Permit Application .....	1
B. Effluent Limitations Applicable to Discharges from Construction Activities .....	1
C. Post-construction Stormwater Management Practice Requirements .....	4
D. Maintaining Water Quality .....	8
E. Eligibility Under This General Permit.....	9
F. Activities Which Are Ineligible for Coverage Under This General Permit .....	9
Part II. PERMIT COVERAGE .....	12
A. How to Obtain Coverage .....	12
B. Notice of Intent (NOI) Submittal .....	13
C. Permit Authorization .....	13
D. General Requirements For Owners or Operators With Permit Coverage .....	15
E. Permit Coverage for Discharges Authorized Under GP-0-15-002.....	17
F. Change of Owner or Operator.....	17
Part III. STORMWATER POLLUTION PREVENTION PLAN (SWPPP).....	18
A. General SWPPP Requirements .....	18
B. Required SWPPP Contents .....	20
C. Required SWPPP Components by Project Type.....	24
Part IV. INSPECTION AND MAINTENANCE REQUIREMENTS .....	24
A. General Construction Site Inspection and Maintenance Requirements .....	24
B. Contractor Maintenance Inspection Requirements .....	24
C. Qualified Inspector Inspection Requirements .....	25
Part V. TERMINATION OF PERMIT COVERAGE .....	29
A. Termination of Permit Coverage .....	29
Part VI. REPORTING AND RETENTION RECORDS .....	31
A. Record Retention .....	31
B. Addresses .....	31
Part VII. STANDARD PERMIT CONDITIONS.....	31
A. Duty to Comply.....	31
B. Continuation of the Expired General Permit.....	32
C. Enforcement.....	32
D. Need to Halt or Reduce Activity Not a Defense.....	32
E. Duty to Mitigate .....	33
F. Duty to Provide Information.....	33
G. Other Information .....	33
H. Signatory Requirements.....	33
I. Property Rights .....	35
J. Severability.....	35

K.	Requirement to Obtain Coverage Under an Alternative Permit.....	35
L.	Proper Operation and Maintenance .....	36
M.	Inspection and Entry .....	36
N.	Permit Actions .....	37
O.	Definitions .....	37
P.	Re-Opener Clause .....	37
Q.	Penalties for Falsification of Forms and Reports .....	37
R.	Other Permits .....	38
APPENDIX A – Acronyms and Definitions .....		39
	Acronyms.....	39
	Definitions.....	40
APPENDIX B – Required SWPPP Components by Project Type .....		48
	Table 1.....	48
	Table 2.....	50
APPENDIX C – Watersheds Requiring Enhanced Phosphorus Removal .....		52
APPENDIX D – Watersheds with Lower Disturbance Threshold .....		58
APPENDIX E – 303(d) Segments Impaired by Construction Related Pollutant(s) .....		59
APPENDIX F – List of NYS DEC Regional Offices .....		65

## Part 1. PERMIT COVERAGE AND LIMITATIONS

### A. Permit Application

This permit authorizes stormwater *discharges* to *surface waters of the State* from the following *construction activities* identified within 40 CFR Parts 122.26(b)(14)(x), 122.26(b)(15)(i) and 122.26(b)(15)(ii), provided all of the eligibility provisions of this permit are met:

1. *Construction activities* involving soil disturbances of one (1) or more acres; including disturbances of less than one acre that are part of a *larger common plan of development or sale* that will ultimately disturb one or more acres of land; excluding *routine maintenance activity* that is performed to maintain the original line and grade, hydraulic capacity or original purpose of a facility;
2. *Construction activities* involving soil disturbances of less than one (1) acre where the Department has determined that a *SPDES* permit is required for stormwater *discharges* based on the potential for contribution to a violation of a *water quality standard* or for significant contribution of *pollutants* to *surface waters of the State*.
3. *Construction activities* located in the watershed(s) identified in Appendix D that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

### B. Effluent Limitations Applicable to Discharges from Construction Activities

*Discharges* authorized by this permit must achieve, at a minimum, the effluent limitations in Part I.B.1. (a) – (f) of this permit. These limitations represent the degree of effluent reduction attainable by the application of best practicable technology currently available.

1. Erosion and Sediment Control Requirements - The *owner or operator* must select, design, install, implement and maintain control measures to *minimize* the *discharge of pollutants* and prevent a violation of the *water quality standards*. The selection, design, installation, implementation, and maintenance of these control measures must meet the non-numeric effluent limitations in Part I.B.1.(a) – (f) of this permit and be in accordance with the New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016, using sound engineering judgment. Where control measures are not designed in conformance with the design criteria included in the technical standard, the *owner or operator* must include in the *Stormwater Pollution Prevention Plan* (“SWPPP”) the reason(s) for the



deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

- a. **Erosion and Sediment Controls.** Design, install and maintain effective erosion and sediment controls to *minimize* the *discharge of pollutants* and prevent a violation of the *water quality standards*. At a minimum, such controls must be designed, installed and maintained to:
- (i) *Minimize* soil erosion through application of runoff control and soil stabilization control measure to *minimize pollutant discharges*;
  - (ii) Control stormwater *discharges*, including both peak flowrates and total stormwater volume, to *minimize* channel and *streambank* erosion and scour in the immediate vicinity of the *discharge* points;
  - (iii) *Minimize* the amount of soil exposed during *construction activity*;
  - (iv) *Minimize* the disturbance of *steep slopes*;
  - (v) *Minimize* sediment *discharges* from the site;
  - (vi) Provide and maintain *natural buffers* around surface waters, direct stormwater to vegetated areas and maximize stormwater infiltration to reduce *pollutant discharges*, unless *infeasible*;
  - (vii) *Minimize* soil compaction. Minimizing soil compaction is not required where the intended function of a specific area of the site dictates that it be compacted;
  - (viii) Unless *infeasible*, preserve a sufficient amount of topsoil to complete soil restoration and establish a uniform, dense vegetative cover; and
  - (ix) *Minimize* dust. On areas of exposed soil, *minimize* dust through the appropriate application of water or other dust suppression techniques to control the generation of pollutants that could be discharged from the site.
- b. **Soil Stabilization.** In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceased. For construction sites that *directly discharge* to one of the 303(d) segments

listed in Appendix E or is located in one of the watersheds listed in Appendix C, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. See Appendix A for definition of *Temporarily Ceased*.

- c. **Dewatering.** *Discharges* from *dewatering* activities, including *discharges* from *dewatering* of trenches and excavations, must be managed by appropriate control measures.
- d. **Pollution Prevention Measures.** Design, install, implement, and maintain effective pollution prevention measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. At a minimum, such measures must be designed, installed, implemented and maintained to:
  - (i) *Minimize* the *discharge* of *pollutants* from equipment and vehicle washing, wheel wash water, and other wash waters. This applies to washing operations that use clean water only. Soaps, detergents and solvents cannot be used;
  - (ii) *Minimize* the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, hazardous and toxic waste, and other materials present on the site to precipitation and to stormwater. Minimization of exposure is not required in cases where the exposure to precipitation and to stormwater will not result in a *discharge* of *pollutants*, or where exposure of a specific material or product poses little risk of stormwater contamination (such as final products and materials intended for outdoor use) ; and
  - (iii) Prevent the *discharge* of *pollutants* from spills and leaks and implement chemical spill and leak prevention and response procedures.
- e. **Prohibited Discharges.** The following *discharges* are prohibited:
  - (i) Wastewater from washout of concrete;
  - (ii) Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials;

- (iii) Fuels, oils, or other *pollutants* used in vehicle and equipment operation and maintenance;
  - (iv) Soaps or solvents used in vehicle and equipment washing; and
  - (v) Toxic or hazardous substances from a spill or other release.
- f. Surface Outlets. When discharging from basins and impoundments, the outlets shall be designed, constructed and maintained in such a manner that sediment does not leave the basin or impoundment and that erosion at or below the outlet does not occur.

### **C. Post-construction Stormwater Management Practice Requirements**

1. The *owner or operator* of a *construction activity* that requires post-construction stormwater management practices pursuant to Part III.C. of this permit must select, design, install, and maintain the practices to meet the *performance criteria* in the New York State Stormwater Management Design Manual (“Design Manual”), dated January 2015, using sound engineering judgment. Where post-construction stormwater management practices (“SMPs”) are not designed in conformance with the *performance criteria* in the Design Manual, the *owner or operator* must include in the SWPPP the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.
2. The *owner or operator* of a *construction activity* that requires post-construction stormwater management practices pursuant to Part III.C. of this permit must design the practices to meet the applicable *sizing criteria* in Part I.C.2.a., b., c. or d. of this permit.

#### **a. Sizing Criteria for New Development**

- (i) Runoff Reduction Volume (“RRv”): Reduce the total Water Quality Volume (“WQv”) by application of RR techniques and standard SMPs with RRv capacity. The total WQv shall be calculated in accordance with the criteria in Section 4.2 of the Design Manual.
- (ii) Minimum RRv and Treatment of Remaining Total WQv: Construction activities that cannot meet the criteria in Part I.C.2.a.(i) of this permit due to site limitations shall direct runoff from all newly constructed impervious areas to a RR technique or standard SMP with RRv capacity unless infeasible. The specific site limitations that prevent the reduction of 100% of the WQv shall be documented in the SWPPP.

For each impervious area that is not directed to a RR technique or standard SMP with RRv capacity, the SWPPP must include documentation which demonstrates that all options were considered and for each option explains why it is considered infeasible.

**In no case shall the runoff reduction achieved from the newly constructed impervious areas be less than the Minimum RRv as calculated using the criteria in Section 4.3 of the Design Manual.**

The remaining portion of the total WQv that cannot be reduced shall be treated by application of standard SMPs.

- (iii) Channel Protection Volume (“Cpv”): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event; remaining after runoff reduction. The Cpv requirement does not apply when:
  - (1) Reduction of the entire Cpv is achieved by application of runoff reduction techniques or infiltration systems, or
  - (2) The site discharges directly to tidal waters, or fifth order or larger streams.
- (iv) *Overbank* Flood Control Criteria (“Qp”): Requires storage to attenuate the post-development 10-year, 24-hour peak discharge rate (Qp) to predevelopment rates. The Qp requirement does not apply when:
  - (1) the site discharges directly to tidal waters or fifth order or larger streams, or
  - (2) A downstream analysis reveals that *overbank* control is not required.
- (v) Extreme Flood Control Criteria (“Qf”): Requires storage to attenuate the post-development 100-year, 24-hour peak discharge rate (Qf) to predevelopment rates. The Qf requirement does not apply when:
  - (1) the site discharges directly to tidal waters or fifth order or larger streams, or
  - (2) A downstream analysis reveals that *overbank* control is not required.

**b. Sizing Criteria for New Development in Enhanced Phosphorus Removal Watershed**

- (i) Runoff Reduction Volume (RRv): Reduce the total Water Quality Volume (WQv) by application of RR techniques and standard SMPs with RRv capacity. The total WQv is the runoff volume from the 1-year, 24 hour design storm over the post-developed watershed and shall be

calculated in accordance with the criteria in Section 10.3 of the Design Manual.

- (ii) Minimum RRV and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the criteria in Part I.C.2.b.(i) of this permit due to *site limitations* shall direct runoff from all newly constructed *impervious areas* to a RR technique or standard SMP with RRV capacity unless *infeasible*. The specific *site limitations* that prevent the reduction of 100% of the WQv shall be documented in the SWPPP. For each *impervious area* that is not directed to a RR technique or standard SMP with RRV capacity, the SWPPP must include documentation which demonstrates that all options were considered and for each option explains why it is considered *infeasible*.

**In no case shall the runoff reduction achieved from the newly constructed *impervious areas* be less than the Minimum RRV as calculated using the criteria in Section 10.3 of the Design Manual.** The remaining portion of the total WQv that cannot be reduced shall be treated by application of standard SMPs.

- (iii) Channel Protection Volume (Cpv): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event; remaining after runoff reduction. The Cpv requirement does not apply when:
  - (1) Reduction of the entire Cpv is achieved by application of runoff reduction techniques or infiltration systems, or
  - (2) The site *discharges* directly to tidal waters, or fifth order or larger streams.
- (iv) *Overbank* Flood Control Criteria (Qp): Requires storage to attenuate the post-development 10-year, 24-hour peak *discharge* rate (Qp) to predevelopment rates. The Qp requirement does not apply when:
  - (1) the site *discharges* directly to tidal waters or fifth order or larger streams, or
  - (2) A downstream analysis reveals that *overbank* control is not required.
- (v) Extreme Flood Control Criteria (Qf): Requires storage to attenuate the post-development 100-year, 24-hour peak *discharge* rate (Qf) to predevelopment rates. The Qf requirement does not apply when:
  - (1) the site *discharges* directly to tidal waters or fifth order or larger streams, or
  - (2) A downstream analysis reveals that *overbank* control is not required.

**c. Sizing Criteria for Redevelopment Activity**

- (i) Water Quality Volume (WQv): The WQv treatment objective for *redevelopment activity* shall be addressed by one of the following options. *Redevelopment activities* located in an Enhanced Phosphorus Removal Watershed (see Part III.B.3. and Appendix C of this permit) shall calculate the WQv in accordance with Section 10.3 of the Design Manual. All other *redevelopment activities* shall calculate the WQv in accordance with Section 4.2 of the Design Manual.
- (1) Reduce the existing *impervious cover* by a minimum of 25% of the total disturbed, *impervious area*. The Soil Restoration criteria in Section 5.1.6 of the Design Manual must be applied to all newly created pervious areas, or
  - (2) Capture and treat a minimum of 25% of the WQv from the disturbed, *impervious area* by the application of standard SMPs; or reduce 25% of the WQv from the disturbed, *impervious area* by the application of RR techniques or standard SMPs with RRv capacity., or
  - (3) Capture and treat a minimum of 75% of the WQv from the disturbed, *impervious area* as well as any additional runoff from tributary areas by application of the alternative practices discussed in Sections 9.3 and 9.4 of the Design Manual., or
  - (4) Application of a combination of 1, 2 and 3 above that provide a weighted average of at least two of the above methods. Application of this method shall be in accordance with the criteria in Section 9.2.1(B) (IV) of the Design Manual.

If there is an existing post-construction stormwater management practice located on the site that captures and treats runoff from the *impervious area* that is being disturbed, the WQv treatment option selected must, at a minimum, provide treatment equal to the treatment that was being provided by the existing practice(s) if that treatment is greater than the treatment required by options 1 – 4 above.

- (ii) Channel Protection Volume (Cpv): Not required if there are no changes to hydrology that increase the *discharge* rate from the project site.
- (iii) *Overbank* Flood Control Criteria (Qp): Not required if there are no changes to hydrology that increase the *discharge* rate from the project site.
- (iv) Extreme Flood Control Criteria (Qf): Not required if there are no changes to hydrology that increase the *discharge* rate from the project site



**d. Sizing Criteria for Combination of Redevelopment Activity and New Development**

Construction projects that include both New Development and Redevelopment Activity shall provide post-construction stormwater management controls that meet the sizing criteria calculated as an aggregate of the Sizing Criteria in Part I.C.2.a. or b. of this permit for the New Development portion of the project and Part I.C.2.c of this permit for Redevelopment Activity portion of the project.

**D. Maintaining Water Quality**

The Department expects that compliance with the conditions of this permit will control *discharges* necessary to meet applicable *water quality standards*. It shall be a violation of the *ECL* for any discharge to either cause or contribute to a violation of *water quality standards* as contained in Parts 700 through 705 of Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York, such as:

1. There shall be no increase in turbidity that will cause a substantial visible contrast to natural conditions;
2. There shall be no increase in suspended, colloidal or settleable solids that will cause deposition or impair the waters for their best usages; and
3. There shall be no residue from oil and floating substances, nor visible oil film, nor globules of grease.

If there is evidence indicating that the stormwater *discharges* authorized by this permit are causing, have the reasonable potential to cause, or are contributing to a violation of the *water quality standards*; the *owner or operator* must take appropriate corrective action in accordance with Part IV.C.5. of this general permit and document in accordance with Part IV.C.4. of this general permit. To address the *water quality standard* violation the *owner or operator* may need to provide additional information, include and implement appropriate controls in the SWPPP to correct the problem, or obtain an individual SPDES permit.

If there is evidence indicating that despite compliance with the terms and conditions of this general permit it is demonstrated that the stormwater *discharges* authorized by this permit are causing or contributing to a violation of *water quality standards*, or if the Department determines that a modification of the permit is necessary to prevent a violation of *water quality standards*, the authorized *discharges* will no longer be eligible for coverage under this permit. The Department may require the *owner or operator* to obtain an individual SPDES permit to continue discharging.

### **E. Eligibility Under This General Permit**

1. This permit may authorize all *discharges* of stormwater from *construction activity to surface waters of the State* and *groundwaters* except for ineligible *discharges* identified under subparagraph F. of this Part.
2. Except for non-stormwater *discharges* explicitly listed in the next paragraph, this permit only authorizes stormwater *discharges*; including stormwater runoff, snowmelt runoff, and surface runoff and drainage, from *construction activities*.
3. Notwithstanding paragraphs E.1 and E.2 above, the following non-stormwater discharges are authorized by this permit: those listed in 6 NYCRR 750-1.2(a)(29)(vi), with the following exception: "Discharges from firefighting activities are authorized only when the firefighting activities are emergencies/unplanned"; waters to which other components have not been added that are used to control dust in accordance with the SWPPP; and uncontaminated *discharges* from *construction site* de-watering operations. All non-stormwater discharges must be identified in the SWPPP. Under all circumstances, the *owner or operator* must still comply with *water quality standards* in Part I.D of this permit.
4. The *owner or operator* must maintain permit eligibility to *discharge* under this permit. Any *discharges* that are not compliant with the eligibility conditions of this permit are not authorized by the permit and the *owner or operator* must either apply for a separate permit to cover those ineligible *discharges* or take steps necessary to make the *discharge* eligible for coverage.

### **F. Activities Which Are Ineligible for Coverage Under This General Permit**

All of the following are **not** authorized by this permit:

1. *Discharges* after *construction activities* have been completed and the site has undergone *final stabilization*;
2. *Discharges* that are mixed with sources of non-stormwater other than those expressly authorized under subsection E.3. of this Part and identified in the SWPPP required by this permit;
3. *Discharges* that are required to obtain an individual SPDES permit or another SPDES general permit pursuant to Part VII.K. of this permit;
4. *Construction activities* or *discharges* from *construction activities* that may adversely affect an *endangered or threatened species* unless the *owner or*

*operator* has obtained a permit issued pursuant to 6 NYCRR Part 182 for the project or the Department has issued a letter of non-jurisdiction for the project. All documentation necessary to demonstrate eligibility shall be maintained on site in accordance with Part II.D.2 of this permit;

5. *Discharges* which either cause or contribute to a violation of *water quality standards* adopted pursuant to the *ECL* and its accompanying regulations;
6. *Construction activities* for residential, commercial and institutional projects:
  - a. Where the *discharges* from the *construction activities* are tributary to waters of the state classified as AA or AA-s; and
  - b. Which are undertaken on land with no existing *impervious cover*; and
  - c. Which disturb one (1) or more acres of land designated on the current United States Department of Agriculture ("USDA") Soil Survey as Soil Slope Phase "D", (provided the map unit name is inclusive of slopes greater than 25%), or Soil Slope Phase "E" or "F" (regardless of the map unit name), or a combination of the three designations.
7. *Construction activities* for linear transportation projects and linear utility projects:
  - a. Where the *discharges* from the *construction activities* are tributary to waters of the state classified as AA or AA-s; and
  - b. Which are undertaken on land with no existing *impervious cover*; and
  - c. Which disturb two (2) or more acres of land designated on the current USDA Soil Survey as Soil Slope Phase "D" (provided the map unit name is inclusive of slopes greater than 25%), or Soil Slope Phase "E" or "F" (regardless of the map unit name), or a combination of the three designations.

8. *Construction activities* that have the potential to affect an *historic property*, unless there is documentation that such impacts have been resolved. The following documentation necessary to demonstrate eligibility with this requirement shall be maintained on site in accordance with Part II.D.2 of this permit and made available to the Department in accordance with Part VII.F of this permit:
- a. Documentation that the *construction activity* is not within an archeologically sensitive area indicated on the sensitivity map, and that the *construction activity* is not located on or immediately adjacent to a property listed or determined to be eligible for listing on the National or State Registers of Historic Places, and that there is no new permanent building on the *construction site* within the following distances from a building, structure, or object that is more than 50 years old, or if there is such a new permanent building on the *construction site* within those parameters that NYS Office of Parks, Recreation and Historic Preservation (OPRHP), a Historic Preservation Commission of a Certified Local Government, or a qualified preservation professional has determined that the building, structure, or object more than 50 years old is not historically/archeologically significant.
    - 1-5 acres of disturbance - 20 feet
    - 5-20 acres of disturbance - 50 feet
    - 20+ acres of disturbance - 100 feet, or
  - b. DEC consultation form sent to OPRHP, and copied to the NYS DEC Agency Historic Preservation Officer (APO), and
    - (i) the State Environmental Quality Review (SEQR) Environmental Assessment Form (EAF) with a negative declaration or the Findings Statement, with documentation of OPRHP's agreement with the resolution; or
    - (ii) documentation from OPRHP that the *construction activity* will result in No Impact; or
    - (iii) documentation from OPRHP providing a determination of No Adverse Impact; or
    - (iv) a Letter of Resolution signed by the owner/operator, OPRHP and the DEC APO which allows for this *construction activity* to be eligible for coverage under the general permit in terms of the State Historic Preservation Act (SHPA); or
  - c. Documentation of satisfactory compliance with Section 106 of the National Historic Preservation Act for a coterminous project area:

- (i) No Affect
- (ii) No Adverse Affect
- (iii) Executed Memorandum of Agreement, or

d. Documentation that:

- (i) SHPA Section 14.09 has been completed by NYS DEC or another state agency.

9. *Discharges from construction activities* that are subject to an existing SPDES individual or general permit where a SPDES permit for *construction activity* has been terminated or denied; or where the *owner or operator* has failed to renew an expired individual permit.

## Part II. PERMIT COVERAGE

### A. How to Obtain Coverage

1. An *owner or operator* of a *construction activity* that is not subject to the requirements of a regulated, traditional land use control MS4 must first prepare a SWPPP in accordance with all applicable requirements of this permit and then submit a completed Notice of Intent (NOI) to the Department to be authorized to discharge under this permit.
2. An *owner or operator* of a *construction activity* that is subject to the requirements of a *regulated, traditional land use control MS4* must first prepare a SWPPP in accordance with all applicable requirements of this permit and then have the SWPPP reviewed and accepted by the *regulated, traditional land use control MS4* prior to submitting the NOI to the Department. The *owner or operator* shall have the "MS4 SWPPP Acceptance" form signed in accordance with Part VII.H., and then submit that form along with a completed NOI to the Department.
3. The requirement for an *owner or operator* to have its SWPPP reviewed and accepted by the *regulated, traditional land use control MS4* prior to submitting the NOI to the Department does not apply to an *owner or operator* that is obtaining permit coverage in accordance with the requirements in Part II.F. (*Change of Owner or Operator*) or where the *owner or operator* of the *construction activity* is the *regulated, traditional land use control MS4*. This exemption does not apply to *construction activities* subject to the New York City Administrative Code.

## **B. Notice of Intent (NOI) Submittal**

1. Prior to December 21, 2020, an owner or operator shall use either the electronic (eNOI) or paper version of the NOI that the Department prepared. Both versions of the NOI are located on the Department's website (<http://www.dec.ny.gov/>). The paper version of the NOI shall be signed in accordance with Part VII.H. of this permit and submitted to the following address:

**NOTICE OF INTENT  
NYS DEC, Bureau of Water Permits  
625 Broadway, 4<sup>th</sup> Floor  
Albany, New York 12233-3505**

2. Beginning December 21, 2020 and in accordance with EPA's 2015 NPDES Electronic Reporting Rule (40 CFR Part 127), the *owner or operator* must submit the NOI electronically using the *Department's* online NOI.
3. The *owner or operator* shall have the SWPPP preparer sign the "SWPPP Preparer Certification" statement on the NOI prior to submitting the form to the Department.
4. As of the date the NOI is submitted to the Department, the *owner or operator* shall make the NOI and SWPPP available for review and copying in accordance with the requirements in Part VII.F. of this permit.

## **C. Permit Authorization**

1. An *owner or operator* shall not *commence construction activity* until their authorization to *discharge* under this permit goes into effect.
2. Authorization to *discharge* under this permit will be effective when the *owner or operator* has satisfied all of the following criteria:
  - a. project review pursuant to the State Environmental Quality Review Act ("SEQRA") have been satisfied, when SEQRA is applicable. See the Department's website (<http://www.dec.ny.gov/>) for more information,
  - b. where required, all necessary Department permits subject to the *Uniform Procedures Act ("UPA")* (see 6 NYCRR Part 621), or the equivalent from another New York State agency, have been obtained, unless otherwise notified by the Department pursuant to 6 NYCRR 621.3(a)(4). *Owners or operators of construction activities* that are required to obtain UPA permits



(Part II.C.2.b)

must submit a preliminary SWPPP to the appropriate DEC Permit Administrator at the Regional Office listed in Appendix F at the time all other necessary *UPA* permit applications are submitted. The preliminary SWPPP must include sufficient information to demonstrate that the *construction activity* qualifies for authorization under this permit,

- c. the final SWPPP has been prepared, and
  - d. a complete NOI has been submitted to the Department in accordance with the requirements of this permit.
3. An *owner or operator* that has satisfied the requirements of Part II.C.2 above will be authorized to *discharge* stormwater from their *construction activity* in accordance with the following schedule:
- a. For *construction activities* that are not subject to the requirements of a *regulated, traditional land use control MS4*:
    - (i) Five (5) business days from the date the Department receives a complete electronic version of the NOI (eNOI) for *construction activities* with a SWPPP that has been prepared in conformance with the design criteria in the technical standard referenced in Part III.B.1 and the *performance criteria* in the technical standard referenced in Parts III.B., 2 or 3, for *construction activities* that require post-construction stormwater management practices pursuant to Part III.C.; or
    - (ii) Sixty (60) business days from the date the Department receives a complete NOI (electronic or paper version) for *construction activities* with a SWPPP that has not been prepared in conformance with the design criteria in technical standard referenced in Part III.B.1. or, for *construction activities* that require post-construction stormwater management practices pursuant to Part III.C., the *performance criteria* in the technical standard referenced in Parts III.B., 2 or 3, or;
    - (iii) Ten (10) business days from the date the Department receives a complete paper version of the NOI for *construction activities* with a SWPPP that has been prepared in conformance with the design criteria in the technical standard referenced in Part III.B.1 and the *performance criteria* in the technical standard referenced in Parts III.B., 2 or 3, for *construction activities* that require post-construction stormwater management practices pursuant to Part III.C.

(Part II.C.3.b)

- b. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4*:
- (i) Five (5) business days from the date the Department receives both a complete electronic version of the NOI (eNOI) and signed “MS4 SWPPP Acceptance” form, or
  - (ii) Ten (10) business days from the date the Department receives both a complete paper version of the NOI and signed “MS4 SWPPP Acceptance” form.
4. Coverage under this permit authorizes stormwater *discharges* from only those areas of disturbance that are identified in the NOI. If an *owner or operator* wishes to have stormwater *discharges* from future or additional areas of disturbance authorized, they must submit a new NOI that addresses that phase of the development, unless otherwise notified by the Department. The *owner or operator* shall not *commence construction activity* on the future or additional areas until their authorization to *discharge* under this permit goes into effect in accordance with Part II.C. of this permit.

#### **D. General Requirements For Owners or Operators With Permit Coverage**

1. The *owner or operator* shall ensure that the provisions of the SWPPP are implemented from the *commencement of construction activity* until all areas of disturbance have achieved *final stabilization* and the Notice of Termination (“NOT”) has been submitted to the Department in accordance with Part V. of this permit. This includes any changes made to the SWPPP pursuant to Part III.A.4. of this permit.
2. The *owner or operator* shall maintain a copy of the General Permit (GP-0-20-001), NOI, *NOI Acknowledgment Letter*, SWPPP, MS4 SWPPP Acceptance form, inspection reports, responsible contractor’s or subcontractor’s certification statement (see Part III.A.6.), and all documentation necessary to demonstrate eligibility with this permit at the *construction site* until all disturbed areas have achieved *final stabilization* and the NOT has been submitted to the Department. The documents must be maintained in a secure location, such as a job trailer, on-site construction office, or mailbox with lock. The secure location must be accessible during normal business hours to an individual performing a compliance inspection.
3. The *owner or operator of a construction activity* shall not disturb greater than five (5) acres of soil at any one time without prior written authorization from the Department or, in areas under the jurisdiction of a *regulated, traditional land*

*use control MS4*, the *regulated, traditional land use control MS4* (provided the *regulated, traditional land use control MS4* is not the *owner or operator* of the *construction activity*). At a minimum, the *owner or operator* must comply with the following requirements in order to be authorized to disturb greater than five (5) acres of soil at any one time:

- a. The *owner or operator* shall have a *qualified inspector* conduct **at least** two (2) site inspections in accordance with Part IV.C. of this permit every seven (7) calendar days, for as long as greater than five (5) acres of soil remain disturbed. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.
  - b. In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. The soil stabilization measures selected shall be in conformance with the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016.
  - c. The *owner or operator* shall prepare a phasing plan that defines maximum disturbed area per phase and shows required cuts and fills.
  - d. The *owner or operator* shall install any additional site-specific practices needed to protect water quality.
  - e. The *owner or operator* shall include the requirements above in their SWPPP.
4. In accordance with statute, regulations, and the terms and conditions of this permit, the Department may suspend or revoke an *owner's or operator's* coverage under this permit at any time if the Department determines that the SWPPP does not meet the permit requirements or consistent with Part VII.K..
  5. Upon a finding of significant non-compliance with the practices described in the SWPPP or violation of this permit, the Department may order an immediate stop to all activity at the site until the non-compliance is remedied. The stop work order shall be in writing, describe the non-compliance in detail, and be sent to the *owner or operator*.
  6. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4*, the *owner or operator* shall notify the

*regulated, traditional land use control MS4* in writing of any planned amendments or modifications to the post-construction stormwater management practice component of the SWPPP required by Part III.A. 4. and 5. of this permit. Unless otherwise notified by the *regulated, traditional land use control MS4*, the *owner or operator* shall have the SWPPP amendments or modifications reviewed and accepted by the *regulated, traditional land use control MS4* prior to commencing construction of the post-construction stormwater management practice.

#### **E. Permit Coverage for Discharges Authorized Under GP-0-15-002**

1. Upon renewal of SPDES General Permit for Stormwater Discharges from *Construction Activity* (Permit No. GP-0-15-002), an *owner or operator* of a *construction activity* with coverage under GP-0-15-002, as of the effective date of GP- 0-20-001, shall be authorized to *discharge* in accordance with GP- 0-20-001, unless otherwise notified by the Department.

An *owner or operator* may continue to implement the technical/design components of the post-construction stormwater management controls provided that such design was done in conformance with the technical standards in place at the time of initial project authorization. However, they must comply with the other, non-design provisions of GP-0-20-001.

#### **F. Change of Owner or Operator**

1. When property ownership changes or when there is a change in operational control over the construction plans and specifications, the original *owner or operator* must notify the new *owner or operator*, in writing, of the requirement to obtain permit coverage by submitting a NOI with the Department. For *construction activities* subject to the requirements of a *regulated, traditional land use control MS4*, the original *owner or operator* must also notify the MS4, in writing, of the change in ownership at least 30 calendar days prior to the change in ownership.
2. Once the new *owner or operator* obtains permit coverage, the original *owner or operator* shall then submit a completed NOT with the name and permit identification number of the new *owner or operator* to the Department at the address in Part II.B.1. of this permit. If the original *owner or operator* maintains ownership of a portion of the *construction activity* and will disturb soil, they must maintain their coverage under the permit.
3. Permit coverage for the new *owner or operator* will be effective as of the date the Department receives a complete NOI, provided the original *owner or*

*operator* was not subject to a sixty (60) business day authorization period that has not expired as of the date the Department receives the NOI from the new *owner or operator*.

### Part III. STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

#### A. General SWPPP Requirements

1. A SWPPP shall be prepared and implemented by the *owner or operator* of each *construction activity* covered by this permit. The SWPPP must document the selection, design, installation, implementation and maintenance of the control measures and practices that will be used to meet the effluent limitations in Part I.B. of this permit and where applicable, the post-construction stormwater management practice requirements in Part I.C. of this permit. The SWPPP shall be prepared prior to the submittal of the NOI. The NOI shall be submitted to the Department prior to the *commencement of construction activity*. A copy of the completed, final NOI shall be included in the SWPPP.
2. The SWPPP shall describe the erosion and sediment control practices and where required, post-construction stormwater management practices that will be used and/or constructed to reduce the *pollutants* in stormwater *discharges* and to assure compliance with the terms and conditions of this permit. In addition, the SWPPP shall identify potential sources of pollution which may reasonably be expected to affect the quality of stormwater *discharges*.
3. All SWPPPs that require the post-construction stormwater management practice component shall be prepared by a *qualified professional* that is knowledgeable in the principles and practices of stormwater management and treatment.
4. The *owner or operator* must keep the SWPPP current so that it at all times accurately documents the erosion and sediment controls practices that are being used or will be used during construction, and all post-construction stormwater management practices that will be constructed on the site. At a minimum, the *owner or operator* shall amend the SWPPP, including construction drawings:
  - a. whenever the current provisions prove to be ineffective in minimizing *pollutants* in stormwater *discharges* from the site;

- b. whenever there is a change in design, construction, or operation at the *construction site* that has or could have an effect on the *discharge of pollutants*;
  - c. to address issues or deficiencies identified during an inspection by the *qualified inspector*, the Department or other regulatory authority; and
  - d. to document the final construction conditions.
5. The Department may notify the *owner or operator* at any time that the SWPPP does not meet one or more of the minimum requirements of this permit. The notification shall be in writing and identify the provisions of the SWPPP that require modification. Within fourteen (14) calendar days of such notification, or as otherwise indicated by the Department, the *owner or operator* shall make the required changes to the SWPPP and submit written notification to the Department that the changes have been made. If the *owner or operator* does not respond to the Department's comments in the specified time frame, the Department may suspend the *owner's or operator's* coverage under this permit or require the *owner or operator* to obtain coverage under an individual SPDES permit in accordance with Part II.D.4. of this permit.
6. 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"

In addition to providing the certification statement above, the certification page must also identify the specific elements of the SWPPP that each contractor and subcontractor will be responsible for and include the name and title of the person providing the signature; the name and title of the *trained contractor* responsible for SWPPP implementation; the name, address and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification statement is signed. The *owner or operator* shall attach the certification statement(s) to the copy of the SWPPP that is maintained at the *construction site*. If new or additional contractors are hired to implement measures identified in the SWPPP after construction has commenced, they must also sign the certification statement and provide the information listed above.

7. For projects where the Department requests a copy of the SWPPP or inspection reports, the *owner or operator* shall submit the documents in both electronic (PDF only) and paper format within five (5) business days, unless otherwise notified by the Department.

## **B. Required SWPPP Contents**

1. Erosion and sediment control component - All SWPPPs prepared pursuant to this permit shall include erosion and sediment control practices designed in conformance with the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016. Where erosion and sediment control practices are not designed in conformance with the design criteria included in the technical standard, the *owner or operator* must demonstrate *equivalence* to the technical standard. At a minimum, the erosion and sediment control component of the SWPPP shall include the following:
  - a. Background information about the scope of the project, including the location, type and size of project

- b. A site map/construction drawing(s) for the project, including a general location map. At a minimum, the site map shall show the total site area; all improvements; areas of disturbance; areas that will not be disturbed; existing vegetation; on-site and adjacent off-site surface water(s); floodplain/floodway boundaries; wetlands and drainage patterns that could be affected by the *construction activity*; existing and final contours ; locations of different soil types with boundaries; material, waste, borrow or equipment storage areas located on adjacent properties; and location(s) of the stormwater *discharge(s)*;
- c. A description of the soil(s) present at the site, including an identification of the Hydrologic Soil Group (HSG);
- d. A construction phasing plan and sequence of operations describing the intended order of *construction activities*, including clearing and grubbing, excavation and grading, utility and infrastructure installation and any other activity at the site that results in soil disturbance;
- e. A description of the minimum erosion and sediment control practices to be installed or implemented for each *construction activity* that will result in soil disturbance. Include a schedule that identifies the timing of initial placement or implementation of each erosion and sediment control practice and the minimum time frames that each practice should remain in place or be implemented;
- f. A temporary and permanent soil stabilization plan that meets the requirements of this general permit and the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016, for each stage of the project, including initial land clearing and grubbing to project completion and achievement of *final stabilization*;
- g. A site map/construction drawing(s) showing the specific location(s), size(s), and length(s) of each erosion and sediment control practice;
- h. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices. Include the location and sizing of any temporary sediment basins and structural practices that will be used to divert flows from exposed soils;
- i. A maintenance inspection schedule for the contractor(s) identified in Part III.A.6. of this permit, to ensure continuous and effective operation of the erosion and sediment control practices. The maintenance inspection

schedule shall be in accordance with the requirements in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016;

- j. A description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a *pollutant* source in the stormwater *discharges*;
  - k. A description and location of any stormwater *discharges* associated with industrial activity other than construction at the site, including, but not limited to, stormwater *discharges* from asphalt plants and concrete plants located on the *construction site*; and
  - l. Identification of any elements of the design that are not in conformance with the design criteria in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016. Include the reason for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.
2. Post-construction stormwater management practice component – The *owner or operator* of any construction project identified in Table 2 of Appendix B as needing post-construction stormwater management practices shall prepare a SWPPP that includes practices designed in conformance with the applicable *sizing criteria* in Part I.C.2.a., c. or d. of this permit and the *performance criteria* in the technical standard, New York State Stormwater Management Design Manual dated January 2015

Where post-construction stormwater management practices are not designed in conformance with the *performance criteria* in the technical standard, the *owner or operator* must include in the SWPPP the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

The post-construction stormwater management practice component of the SWPPP shall include the following:

- a. Identification of all post-construction stormwater management practices to be constructed as part of the project. Include the dimensions, material specifications and installation details for each post-construction stormwater management practice;

- b. A site map/construction drawing(s) showing the specific location and size of each post-construction stormwater management practice;
- c. A Stormwater Modeling and Analysis Report that includes:
  - (i) Map(s) showing pre-development conditions, including watershed/subcatchments boundaries, flow paths/routing, and design points;
  - (ii) Map(s) showing post-development conditions, including watershed/subcatchments boundaries, flow paths/routing, design points and post-construction stormwater management practices;
  - (iii) Results of stormwater modeling (i.e. hydrology and hydraulic analysis) for the required storm events. Include supporting calculations (model runs), methodology, and a summary table that compares pre and post-development runoff rates and volumes for the different storm events;
  - (iv) Summary table, with supporting calculations, which demonstrates that each post-construction stormwater management practice has been designed in conformance with the *sizing criteria* included in the Design Manual;
  - (v) Identification of any *sizing criteria* that is not required based on the requirements included in Part I.C. of this permit; and
  - (vi) Identification of any elements of the design that are not in conformance with the *performance criteria* in the Design Manual. Include the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the Design Manual;
- d. Soil testing results and locations (test pits, borings);
- e. Infiltration test results, when required; and
- f. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each post-construction stormwater management practice. The plan shall identify the entity that will be responsible for the long term operation and maintenance of each practice.

(Part III.B.3)

3. Enhanced Phosphorus Removal Standards - All construction projects identified in Table 2 of Appendix B that are located in the watersheds identified in Appendix C shall prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the applicable *sizing criteria* in Part I.C.2. b., c. or d. of this permit and the *performance criteria*, Enhanced Phosphorus Removal Standards included in the Design Manual. At a minimum, the post-construction stormwater management practice component of the SWPPP shall include items 2.a - 2.f. above.

### **C. Required SWPPP Components by Project Type**

Unless otherwise notified by the Department, *owners or operators of construction activities* identified in Table 1 of Appendix B are required to prepare a SWPPP that only includes erosion and sediment control practices designed in conformance with Part III.B.1 of this permit. *Owners or operators of the construction activities* identified in Table 2 of Appendix B shall prepare a SWPPP that also includes post-construction stormwater management practices designed in conformance with Part III.B.2 or 3 of this permit.

## **Part IV. INSPECTION AND MAINTENANCE REQUIREMENTS**

### **A. General Construction Site Inspection and Maintenance Requirements**

1. The *owner or operator* must ensure that all erosion and sediment control practices (including pollution prevention measures) and all post-construction stormwater management practices identified in the SWPPP are inspected and maintained in accordance with Part IV.B. and C. of this permit.
2. The terms of this permit shall not be construed to prohibit the State of New York from exercising any authority pursuant to the ECL, common law or federal law, or prohibit New York State from taking any measures, whether civil or criminal, to prevent violations of the laws of the State of New York or protect the public health and safety and/or the environment.

### **B. Contractor Maintenance Inspection Requirements**

1. The *owner or operator* of each *construction activity* identified in Tables 1 and 2 of Appendix B shall have a *trained contractor* inspect the erosion and sediment control practices and pollution prevention measures being implemented within the active work area daily to ensure that they are being maintained in effective operating condition at all times. If deficiencies are identified, the contractor shall

(Part IV.B.1)

begin implementing corrective actions within one business day and shall complete the corrective actions in a reasonable time frame.

2. For construction sites where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *trained contractor* can stop conducting the maintenance inspections. The *trained contractor* shall begin conducting the maintenance inspections in accordance with Part IV.B.1. of this permit as soon as soil disturbance activities resume.
3. For construction sites where soil disturbance activities have been shut down with partial project completion, the *trained contractor* can stop conducting the maintenance inspections if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational.

### C. Qualified Inspector Inspection Requirements

The *owner or operator* shall have a *qualified inspector* conduct site inspections in conformance with the following requirements:

[Note: The *trained contractor* identified in Part III.A.6. and IV.B. of this permit **cannot** conduct the *qualified inspector* site inspections unless they meet the *qualified inspector* qualifications included in Appendix A. In order to perform these inspections, the *trained contractor* would have to be a:

- licensed Professional Engineer,
  - Certified Professional in Erosion and Sediment Control (CPESC),
  - New York State Erosion and Sediment Control Certificate Program holder
  - Registered Landscape Architect, or
  - someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity].
1. A *qualified inspector* shall conduct site inspections for all *construction activities* identified in Tables 1 and 2 of Appendix B, with the exception of:
    - a. the construction of a single family residential subdivision with 25% or less *impervious cover* at total site build-out that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres and is not located

(Part IV.C.1.a)

in one of the watersheds listed in Appendix C and not directly discharging to one of the 303(d) segments listed in Appendix E;

- b. the construction of a single family home that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres and is not located in one of the watersheds listed in Appendix C and not directly discharging to one of the 303(d) segments listed in Appendix E;
  - c. construction on agricultural property that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres; and
  - d. *construction activities* located in the watersheds identified in Appendix D that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.
2. Unless otherwise notified by the Department, the *qualified inspector* shall conduct site inspections in accordance with the following timetable:
- a. For construction sites where soil disturbance activities are on-going, the *qualified inspector* shall conduct a site inspection at least once every seven (7) calendar days.
  - b. For construction sites where soil disturbance activities are on-going and the *owner or operator* has received authorization in accordance with Part II.D.3 to disturb greater than five (5) acres of soil at any one time, the *qualified inspector* shall conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.
  - c. For construction sites where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *qualified inspector* shall conduct a site inspection at least once every thirty (30) calendar days. The *owner or operator* shall notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix F) or, in areas under the jurisdiction of a *regulated, traditional land use control MS4*, the *regulated, traditional land use control MS4* (provided the *regulated, traditional land use control MS4* is not the *owner or operator* of the *construction activity*) in writing prior to reducing the frequency of inspections.



(Part IV.C.2.d)

- d. For construction sites where soil disturbance activities have been shut down with partial project completion, the *qualified inspector* can stop conducting inspections if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational. The *owner or operator* shall notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix F) or, in areas under the jurisdiction of a *regulated, traditional land use control MS4*, the *regulated, traditional land use control MS4* (provided the *regulated, traditional land use control MS4* is not the *owner or operator* of the *construction activity*) in writing prior to the shutdown. If soil disturbance activities are not resumed within 2 years from the date of shutdown, the *owner or operator* shall have the *qualified inspector* perform a final inspection and certify that all disturbed areas have achieved *final stabilization*, and all temporary, structural erosion and sediment control measures have been removed; and that all post-construction stormwater management practices have been constructed in conformance with the SWPPP by signing the “*Final Stabilization*” and “*Post-Construction Stormwater Management Practice*” certification statements on the NOT. The *owner or operator* shall then submit the completed NOT form to the address in Part II.B.1 of this permit.
  - e. For construction sites that directly *discharge* to one of the 303(d) segments listed in Appendix E or is located in one of the watersheds listed in Appendix C, the *qualified inspector* shall conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.
3. At a minimum, the *qualified inspector* shall inspect all erosion and sediment control practices and pollution prevention measures to ensure integrity and effectiveness, all post-construction stormwater management practices under construction to ensure that they are constructed in conformance with the SWPPP, all areas of disturbance that have not achieved *final stabilization*, all points of *discharge* to natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the *construction site*, and all points of *discharge* from the *construction site*.
  4. The *qualified inspector* shall prepare an inspection report subsequent to each and every inspection. At a minimum, the inspection report shall include and/or address the following:

- a. Date and time of inspection;
- b. Name and title of person(s) performing inspection;
- c. A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection;
- d. A description of the condition of the runoff at all points of *discharge* from the *construction site*. This shall include identification of any *discharges* of sediment from the *construction site*. Include *discharges* from conveyance systems (i.e. pipes, culverts, ditches, etc.) and overland flow;
- e. A description of the condition of all natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the *construction site* which receive runoff from disturbed areas. This shall include identification of any *discharges* of sediment to the surface waterbody;
- f. Identification of all erosion and sediment control practices and pollution prevention measures that need repair or maintenance;
- g. Identification of all erosion and sediment control practices and pollution prevention measures that were not installed properly or are not functioning as designed and need to be reinstalled or replaced;
- h. Description and sketch of areas with active soil disturbance activity, areas that have been disturbed but are inactive at the time of the inspection, and areas that have been stabilized (temporary and/or final) since the last inspection;
- i. Current phase of construction of all post-construction stormwater management practices and identification of all construction that is not in conformance with the SWPPP and technical standards;
- j. Corrective action(s) that must be taken to install, repair, replace or maintain erosion and sediment control practices and pollution prevention measures; and to correct deficiencies identified with the construction of the post-construction stormwater management practice(s);
- k. Identification and status of all corrective actions that were required by previous inspection; and

- I. Digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The *qualified inspector* shall attach paper color copies of the digital photographs to the inspection report being maintained onsite within seven (7) calendar days of the date of the inspection. The *qualified inspector* shall also take digital photographs, with date stamp, that clearly show the condition of the practice(s) after the corrective action has been completed. The *qualified inspector* shall attach paper color copies of the digital photographs to the inspection report that documents the completion of the corrective action work within seven (7) calendar days of that inspection.
5. Within one business day of the completion of an inspection, the *qualified inspector* shall notify the *owner or operator* and appropriate contractor or subcontractor identified in Part III.A.6. of this permit of any corrective actions that need to be taken. The contractor or subcontractor shall begin implementing the corrective actions within one business day of this notification and shall complete the corrective actions in a reasonable time frame.
6. All inspection reports shall be signed by the *qualified inspector*. Pursuant to Part II.D.2. of this permit, the inspection reports shall be maintained on site with the SWPPP.

## **Part V. TERMINATION OF PERMIT COVERAGE**

### **A. Termination of Permit Coverage**

1. An *owner or operator* that is eligible to terminate coverage under this permit must submit a completed NOT form to the address in Part II.B.1 of this permit. The NOT form shall be one which is associated with this permit, signed in accordance with Part VII.H of this permit.
2. An *owner or operator* may terminate coverage when one or more the following conditions have been met:
  - a. Total project completion - All *construction activity* identified in the SWPPP has been completed; and all areas of disturbance have achieved *final stabilization*; and all temporary, structural erosion and sediment control measures have been removed; and all post-construction stormwater management practices have been constructed in conformance with the SWPPP and are operational;

(Part V.A.2.b)

- b. Planned shutdown with partial project completion - All soil disturbance activities have ceased; and all areas disturbed as of the project shutdown date have achieved *final stabilization*; and all temporary, structural erosion and sediment control measures have been removed; and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational;
  - c. A new *owner or operator* has obtained coverage under this permit in accordance with Part II.F. of this permit.
  - d. The *owner or operator* obtains coverage under an alternative SPDES general permit or an individual SPDES permit.
3. For *construction activities* meeting subdivision 2a. or 2b. of this Part, the *owner or operator* shall have the *qualified inspector* perform a final site inspection prior to submitting the NOT. The *qualified inspector* shall, by signing the “*Final Stabilization*” and “*Post-Construction Stormwater Management Practice certification statements*” on the NOT, certify that all the requirements in Part V.A.2.a. or b. of this permit have been achieved.
  4. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4* and meet subdivision 2a. or 2b. of this Part, the *owner or operator* shall have the *regulated, traditional land use control MS4* sign the “*MS4 Acceptance*” statement on the NOT in accordance with the requirements in Part VII.H. of this permit. The *regulated, traditional land use control MS4* official, by signing this statement, has determined that it is acceptable for the *owner or operator* to submit the NOT in accordance with the requirements of this Part. The *regulated, traditional land use control MS4* can make this determination by performing a final site inspection themselves or by accepting the *qualified inspector’s* final site inspection certification(s) required in Part V.A.3. of this permit.
  5. For *construction activities* that require post-construction stormwater management practices and meet subdivision 2a. of this Part, the *owner or operator* must, prior to submitting the NOT, ensure one of the following:
    - a. the post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain such practice(s) have been deeded to the municipality in which the practice(s) is located,

(Part V.A.5.b)

- b. an executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s),
- c. for post-construction stormwater management practices that are privately owned, the *owner or operator* has a mechanism in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the *owner or operator's* deed of record,
- d. for post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university, hospital), government agency or authority, or public utility; the *owner or operator* has policy and procedures in place that ensures operation and maintenance of the practices in accordance with the operation and maintenance plan.

## **Part VI. REPORTING AND RETENTION RECORDS**

### **A. Record Retention**

The *owner or operator* shall retain a copy of the NOI, NOI Acknowledgment Letter, SWPPP, MS4 SWPPP Acceptance form and any inspection reports that were prepared in conjunction with this permit for a period of at least five (5) years from the date that the Department receives a complete NOT submitted in accordance with Part V. of this general permit.

### **B. Addresses**

With the exception of the NOI, NOT, and MS4 SWPPP Acceptance form (which must be submitted to the address referenced in Part II.B.1 of this permit), all written correspondence requested by the Department, including individual permit applications, shall be sent to the address of the appropriate DOW Water (SPDES) Program contact at the Regional Office listed in Appendix F.

## **Part VII. STANDARD PERMIT CONDITIONS**

### **A. Duty to Comply**

The *owner or operator* must comply with all conditions of this permit. All contractors and subcontractors associated with the project must comply with the terms of the SWPPP. Any non-compliance with this permit constitutes a violation of the Clean Water

(Part VII.A)

Act (CWA) and the ECL and is grounds for an enforcement action against the *owner or operator* and/or the contractor/subcontractor; permit revocation, suspension or modification; or denial of a permit renewal application. Upon a finding of significant non-compliance with this permit or the applicable SWPPP, the Department may order an immediate stop to all *construction activity* at the site until the non-compliance is remedied. The stop work order shall be in writing, shall describe the non-compliance in detail, and shall be sent to the *owner or operator*.

If any human remains or archaeological remains are encountered during excavation, the *owner or operator* must immediately cease, or cause to cease, all *construction activity* in the area of the remains and notify the appropriate Regional Water Engineer (RWE). *Construction activity* shall not resume until written permission to do so has been received from the RWE.

#### **B. Continuation of the Expired General Permit**

This permit expires five (5) years from the effective date. If a new general permit is not issued prior to the expiration of this general permit, an *owner or operator* with coverage under this permit may continue to operate and *discharge* in accordance with the terms and conditions of this general permit, if it is extended pursuant to the State Administrative Procedure Act and 6 NYCRR Part 621, until a new general permit is issued.

#### **C. Enforcement**

Failure of the *owner or operator*, its contractors, subcontractors, agents and/or assigns to strictly adhere to any of the permit requirements contained herein shall constitute a violation of this permit. There are substantial criminal, civil, and administrative penalties associated with violating the provisions of this permit. Fines of up to \$37,500 per day for each violation and imprisonment for up to fifteen (15) years may be assessed depending upon the nature and degree of the offense.

#### **D. Need to Halt or Reduce Activity Not a Defense**

It shall not be a defense for an *owner or operator* in an enforcement action that it would have been necessary to halt or reduce the *construction activity* in order to maintain compliance with the conditions of this permit.

### **E. Duty to Mitigate**

The *owner or operator* and its contractors and subcontractors shall take all reasonable steps to *minimize* or prevent any *discharge* in violation of this permit which has a reasonable likelihood of adversely affecting human health or the environment.

### **F. Duty to Provide Information**

The *owner or operator* shall furnish to the Department, within a reasonable specified time period of a written request, all documentation necessary to demonstrate eligibility and any information to determine compliance with this permit or to determine whether cause exists for modifying or revoking this permit, or suspending or denying coverage under this permit, in accordance with the terms and conditions of this permit. The NOI, SWPPP and inspection reports required by this permit are public documents that the *owner or operator* must make available for review and copying by any person within five (5) business days of the *owner or operator* receiving a written request by any such person to review these documents. Copying of documents will be done at the requester's expense.

### **G. Other Information**

When the *owner or operator* becomes aware that they failed to submit any relevant facts, or submitted incorrect information in the NOI or in any of the documents required by this permit, or have made substantive revisions to the SWPPP (e.g. the scope of the project changes significantly, the type of post-construction stormwater management practice(s) changes, there is a reduction in the sizing of the post-construction stormwater management practice, or there is an increase in the disturbance area or *impervious area*), which were not reflected in the original NOI submitted to the Department, they shall promptly submit such facts or information to the Department using the contact information in Part II.A. of this permit. Failure of the *owner or operator* to correct or supplement any relevant facts within five (5) business days of becoming aware of the deficiency shall constitute a violation of this permit.

### **H. Signatory Requirements**

1. All NOIs and NOTs shall be signed as follows:
  - a. For a corporation these forms shall be signed by a responsible corporate officer. For the purpose of this section, a responsible corporate officer means:



(Part VII.H.1.a)

- (i) a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation; or
  - (ii) the manager of one or more manufacturing, production or operating facilities, provided the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for permit application requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures;
- b. For a partnership or sole proprietorship these forms shall be signed by a general partner or the proprietor, respectively; or
- c. For a municipality, State, Federal, or other public agency these forms shall be signed by either a principal executive officer or ranking elected official. For purposes of this section, a principal executive officer of a Federal agency includes:
- (i) the chief executive officer of the agency, or
  - (ii) a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., Regional Administrators of EPA).
2. The SWPPP and other information requested by the Department shall be signed by a person described in Part VII.H.1. of this permit or by a duly authorized representative of that person. A person is a duly authorized representative only if:
- a. The authorization is made in writing by a person described in Part VII.H.1. of this permit;
  - b. The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity, such as the position of plant manager, operator of a well or a well field,

superintendent, position of *equivalent* responsibility, or an individual or position having overall responsibility for environmental matters for the company. (A duly authorized representative may thus be either a named individual or any individual occupying a named position) and,

- c. The written authorization shall include the name, title and signature of the authorized representative and be attached to the SWPPP.
3. All inspection reports shall be signed by the *qualified inspector* that performs the inspection.
4. The MS4 SWPPP Acceptance form shall be signed by the principal executive officer or ranking elected official from the *regulated, traditional land use control MS4*, or by a duly authorized representative of that person.

It shall constitute a permit violation if an incorrect and/or improper signatory authorizes any required forms, SWPPP and/or inspection reports.

#### **I. Property Rights**

The issuance of this permit does not convey any property rights of any sort, nor any exclusive privileges, nor does it authorize any injury to private property nor any invasion of personal rights, nor any infringement of Federal, State or local laws or regulations. *Owners or operators* must obtain any applicable conveyances, easements, licenses and/or access to real property prior to *commencing construction activity*.

#### **J. Severability**

The provisions of this permit are severable, and if any provision of this permit, or the application of any provision of this permit to any circumstance, is held invalid, the application of such provision to other circumstances, and the remainder of this permit shall not be affected thereby.

#### **K. Requirement to Obtain Coverage Under an Alternative Permit**

1. The Department may require any owner or operator authorized by this permit to apply for and/or obtain either an individual SPDES permit or another SPDES general permit. When the Department requires any discharger authorized by a general permit to apply for an individual SPDES permit, it shall notify the discharger in writing that a permit application is required. This notice shall

include a brief statement of the reasons for this decision, an application form, a statement setting a time frame for the owner or operator to file the application for an individual SPDES permit, and a deadline, not sooner than 180 days from owner or operator receipt of the notification letter, whereby the authorization to discharge under this general permit shall be terminated. Applications must be submitted to the appropriate Permit Administrator at the Regional Office. The Department may grant additional time upon demonstration, to the satisfaction of the Department, that additional time to apply for an alternative authorization is necessary or where the Department has not provided a permit determination in accordance with Part 621 of this Title.

2. When an individual SPDES permit is issued to a discharger authorized to *discharge* under a general SPDES permit for the same *discharge(s)*, the general permit authorization for outfalls authorized under the individual SPDES permit is automatically terminated on the effective date of the individual permit unless termination is earlier in accordance with 6 NYCRR Part 750.

#### **L. Proper Operation and Maintenance**

The *owner or operator* shall at all times properly operate and maintain all facilities and systems of treatment and control (and related appurtenances) which are installed or used by the *owner or operator* to achieve compliance with the conditions of this permit and with the requirements of the SWPPP.

#### **M. Inspection and Entry**

The *owner or operator* shall allow an authorized representative of the Department, EPA, applicable county health department, or, in the case of a *construction site* which *discharges* through an *MS4*, an authorized representative of the *MS4* receiving the discharge, upon the presentation of credentials and other documents as may be required by law, to:

1. Enter upon the owner's or operator's premises where a regulated facility or activity is located or conducted or where records must be kept under the conditions of this permit;
2. Have access to and copy at reasonable times, any records that must be kept under the conditions of this permit; and

3. Inspect at reasonable times any facilities or equipment (including monitoring and control equipment), practices or operations regulated or required by this permit.
4. Sample or monitor at reasonable times, for purposes of assuring permit compliance or as otherwise authorized by the Act or ECL, any substances or parameters at any location.

#### **N. Permit Actions**

This permit may, at any time, be modified, suspended, revoked, or renewed by the Department in accordance with 6 NYCRR Part 621. The filing of a request by the *owner or operator* for a permit modification, revocation and reissuance, termination, a notification of planned changes or anticipated noncompliance does not limit, diminish and/or stay compliance with any terms of this permit.

#### **O. Definitions**

Definitions of key terms are included in Appendix A of this permit.

#### **P. Re-Opener Clause**

1. If there is evidence indicating potential or realized impacts on water quality due to any stormwater discharge associated with construction activity covered by this permit, the owner or operator of such discharge may be required to obtain an individual permit or alternative general permit in accordance with Part VII.K. of this permit or the permit may be modified to include different limitations and/or requirements.
2. Any Department initiated permit modification, suspension or revocation will be conducted in accordance with 6 NYCRR Part 621, 6 NYCRR 750-1.18, and 6 NYCRR 750-1.20.

#### **Q. Penalties for Falsification of Forms and Reports**

In accordance with 6NYCRR Part 750-2.4 and 750-2.5, any person who knowingly makes any false material statement, representation, or certification in any application, record, report or other document filed or required to be maintained under this permit, including reports of compliance or noncompliance shall, upon conviction, be punished in accordance with ECL §71-1933 and or Articles 175 and 210 of the New York State Penal Law.

(Part VII.R)

**R. Other Permits**

Nothing in this permit relieves the *owner or operator* from a requirement to obtain any other permits required by law.

## **APPENDIX A – Acronyms and Definitions**

### **Acronyms**

APO – Agency Preservation Officer  
BMP – Best Management Practice  
CPESC – Certified Professional in Erosion and Sediment Control  
Cpv – Channel Protection Volume  
CWA – Clean Water Act (or the Federal Water Pollution Control Act, 33 U.S.C. §1251 et seq)  
DOW – Division of Water  
EAF – Environmental Assessment Form  
ECL - Environmental Conservation Law  
EPA – U. S. Environmental Protection Agency  
HSG – Hydrologic Soil Group  
MS4 – Municipal Separate Storm Sewer System  
NOI – Notice of Intent  
NOT – Notice of Termination  
NPDES – National Pollutant Discharge Elimination System  
OPRHP – Office of Parks, Recreation and Historic Places  
Qf – Extreme Flood  
Qp – Overbank Flood  
RRv – Runoff Reduction Volume  
RWE – Regional Water Engineer  
SEQR – State Environmental Quality Review  
SEQRA - State Environmental Quality Review Act  
SHPA – State Historic Preservation Act  
SPDES – State Pollutant Discharge Elimination System  
SWPPP – Stormwater Pollution Prevention Plan  
TMDL – Total Maximum Daily Load  
UPA – Uniform Procedures Act  
USDA – United States Department of Agriculture  
WQv – Water Quality Volume

## Definitions

All definitions in this section are solely for the purposes of this permit.

**Agricultural Building** – a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products; excluding any structure designed, constructed or used, in whole or in part, for human habitation, as a place of employment where agricultural products are processed, treated or packaged, or as a place used by the public.

**Agricultural Property** – means the land for construction of a barn, *agricultural building*, silo, stockyard, pen or other structural practices identified in Table II in the “Agricultural Management Practices Catalog for Nonpoint Source Pollution in New York State” prepared by the Department in cooperation with agencies of New York Nonpoint Source Coordinating Committee (dated June 2007).

**Alter Hydrology from Pre to Post-Development Conditions** - means the post-development peak flow rate(s) has increased by more than 5% of the pre-developed condition for the design storm of interest (e.g. 10 yr and 100 yr).

**Combined Sewer** - means a sewer that is designed to collect and convey both “sewage” and “stormwater”.

**Commence (Commencement of) Construction Activities** - means the initial disturbance of soils associated with clearing, grading or excavation activities; or other construction related activities that disturb or expose soils such as demolition, stockpiling of fill material, and the initial installation of erosion and sediment control practices required in the SWPPP. See definition for “*Construction Activity(ies)*” also.

**Construction Activity(ies)** - means any clearing, grading, excavation, filling, demolition or stockpiling activities that result in soil disturbance. Clearing activities can include, but are not limited to, logging equipment operation, the cutting and skidding of trees, stump removal and/or brush root removal. Construction activity does not include routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of a facility.

**Construction Site** – means the land area where *construction activity(ies)* will occur. See definition for “*Commence (Commencement of) Construction Activities*” and “*Larger Common Plan of Development or Sale*” also.

**Dewatering** – means the act of draining rainwater and/or groundwater from building foundations, vaults or excavations/trenches.

**Direct Discharge (to a specific surface waterbody)** - means that runoff flows from a *construction site* by overland flow and the first point of discharge is the specific surface waterbody, or runoff flows from a *construction site* to a separate storm sewer system



and the first point of discharge from the separate storm sewer system is the specific surface waterbody.

**Discharge(s)** - means any addition of any pollutant to waters of the State through an outlet or *point source*.

**Embankment** –means an earthen or rock slope that supports a road/highway.

**Endangered or Threatened Species** – see 6 NYCRR Part 182 of the Department's rules and regulations for definition of terms and requirements.

**Environmental Conservation Law (ECL)** - means chapter 43-B of the Consolidated Laws of the State of New York, entitled the Environmental Conservation Law.

**Equivalent (Equivalence)** – means that the practice or measure meets all the performance, longevity, maintenance, and safety objectives of the technical standard and will provide an equal or greater degree of water quality protection.

**Final Stabilization** - means that all soil disturbance activities have ceased and a uniform, perennial vegetative cover with a density of eighty (80) percent over the entire pervious surface has been established; or other equivalent stabilization measures, such as permanent landscape mulches, rock rip-rap or washed/crushed stone have been applied on all disturbed areas that are not covered by permanent structures, concrete or pavement.

**General SPDES permit** - means a SPDES permit issued pursuant to 6 NYCRR Part 750-1.21 and Section 70-0117 of the ECL authorizing a category of discharges.

**Groundwater(s)** - means waters in the saturated zone. The saturated zone is a subsurface zone in which all the interstices are filled with water under pressure greater than that of the atmosphere. Although the zone may contain gas-filled interstices or interstices filled with fluids other than water, it is still considered saturated.

**Historic Property** – means any building, structure, site, object or district that is listed on the State or National Registers of Historic Places or is determined to be eligible for listing on the State or National Registers of Historic Places.

**Impervious Area (Cover)** - means all impermeable surfaces that cannot effectively infiltrate rainfall. This includes paved, concrete and gravel surfaces (i.e. parking lots, driveways, roads, runways and sidewalks); building rooftops and miscellaneous impermeable structures such as patios, pools, and sheds.

**Infeasible** – means not technologically possible, or not economically practicable and achievable in light of best industry practices.

**Larger Common Plan of Development or Sale** - means a contiguous area where multiple separate and distinct *construction activities* are occurring, or will occur, under one plan. The term “plan” in “larger common plan of development or sale” is broadly defined as any announcement or piece of documentation (including a sign, public notice or hearing, marketing plan, advertisement, drawing, permit application, State Environmental Quality Review Act (SEQRA) environmental assessment form or other documents, zoning request, computer design, etc.) or physical demarcation (including boundary signs, lot stakes, surveyor markings, etc.) indicating that *construction activities* may occur on a specific plot.

For discrete construction projects that are located within a larger common plan of development or sale that are at least 1/4 mile apart, each project can be treated as a separate plan of development or sale provided any interconnecting road, pipeline or utility project that is part of the same “common plan” is not concurrently being disturbed.

**Minimize** – means reduce and/or eliminate to the extent achievable using control measures (including best management practices) that are technologically available and economically practicable and achievable in light of best industry practices.

**Municipal Separate Storm Sewer (MS4)** - a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains):

- (i) Owned or operated by a State, city, town, borough, county, parish, district, association, or other public body (created by or pursuant to State law) having jurisdiction over disposal of sewage, industrial wastes, stormwater, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under section 208 of the CWA that discharges to surface waters of the State;
- (ii) Designed or used for collecting or conveying stormwater;
- (iii) Which is not a *combined sewer*; and
- (iv) Which is not part of a Publicly Owned Treatment Works (POTW) as defined at 40 CFR 122.2.

**National Pollutant Discharge Elimination System (NPDES)** - means the national system for the issuance of wastewater and stormwater permits under the Federal Water Pollution Control Act (Clean Water Act).

**Natural Buffer** –means an undisturbed area with natural cover running along a surface water (e.g. wetland, stream, river, lake, etc.).

**New Development** – means any land disturbance that does not meet the definition of Redevelopment Activity included in this appendix.

**New York State Erosion and Sediment Control Certificate Program** – a certificate program that establishes and maintains a process to identify and recognize individuals who are capable of developing, designing, inspecting and maintaining erosion and sediment control plans on projects that disturb soils in New York State. The certificate program is administered by the New York State Conservation District Employees Association.

**NOI Acknowledgment Letter** - means the letter that the Department sends to an owner or operator to acknowledge the Department's receipt and acceptance of a complete Notice of Intent. This letter documents the owner's or operator's authorization to discharge in accordance with the general permit for stormwater discharges from *construction activity*.

**Nonpoint Source** - means any source of water pollution or pollutants which is not a discrete conveyance or *point source* permitted pursuant to Title 7 or 8 of Article 17 of the Environmental Conservation Law (see ECL Section 17-1403).

**Overbank** –means flow events that exceed the capacity of the stream channel and spill out into the adjacent floodplain.

**Owner or Operator** - means the person, persons or legal entity which owns or leases the property on which the *construction activity* is occurring; an entity that has operational control over the construction plans and specifications, including the ability to make modifications to the plans and specifications; and/or an entity that has day-to-day operational control of those activities at a project that are necessary to ensure compliance with the permit conditions.

**Performance Criteria** – means the design criteria listed under the “Required Elements” sections in Chapters 5, 6 and 10 of the technical standard, New York State Stormwater Management Design Manual, dated January 2015. It does not include the Sizing Criteria (i.e. WQv, RRv, Cpv, Qp and Qf ) in Part I.C.2. of the permit.

**Point Source** - means any discernible, confined and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, vessel or other floating craft, or landfill leachate collection system from which *pollutants* are or may be discharged.

**Pollutant** - means dredged spoil, filter backwash, solid waste, incinerator residue, sewage, garbage, sewage sludge, munitions, chemical wastes, biological materials, radioactive materials, heat, wrecked or discarded equipment, rock, sand and industrial, municipal, agricultural waste and ballast discharged into water; which may cause or might reasonably be expected to cause pollution of the waters of the state in contravention of the standards or guidance values adopted as provided in 6 NYCRR Parts 700 et seq .

**Qualified Inspector** - means a person that is knowledgeable in the principles and practices of erosion and sediment control, such as a licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, New York State Erosion and Sediment Control Certificate Program holder or other Department endorsed individual(s).

It can also mean someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided that person has training in the principles and practices of erosion and sediment control. Training in the principles and practices of erosion and sediment control means that the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect has received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity. After receiving the initial training, the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect shall receive four (4) hours of training every three (3) years.

It can also mean a person that meets the *Qualified Professional* qualifications in addition to the *Qualified Inspector* qualifications.

Note: Inspections of any post-construction stormwater management practices that include structural components, such as a dam for an impoundment, shall be performed by a licensed Professional Engineer.

**Qualified Professional** - means a person that is knowledgeable in the principles and practices of stormwater management and treatment, such as a licensed Professional Engineer, Registered Landscape Architect or other Department endorsed individual(s). Individuals preparing SWPPPs that require the post-construction stormwater management practice component must have an understanding of the principles of hydrology, water quality management practice design, water quantity control design, and, in many cases, the principles of hydraulics. All components of the SWPPP that involve the practice of engineering, as defined by the NYS Education Law (see Article 145), shall be prepared by, or under the direct supervision of, a professional engineer licensed to practice in the State of New York.

**Redevelopment Activity(ies)** – means the disturbance and reconstruction of existing impervious area, including impervious areas that were removed from a project site within five (5) years of preliminary project plan submission to the local government (i.e. site plan, subdivision, etc.).

**Regulated, Traditional Land Use Control MS4** - means a city, town or village with land use control authority that is authorized to discharge under New York State DEC's

SPDES General Permit For Stormwater Discharges from Municipal Separate Stormwater Sewer Systems (MS4s) or the City of New York's Individual SPDES Permit for their Municipal Separate Storm Sewer Systems (NY-0287890).

**Routine Maintenance Activity** - means *construction activity* that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of a facility, including, but not limited to:

- Re-grading of gravel roads or parking lots,
- Cleaning and shaping of existing roadside ditches and culverts that maintains the approximate original line and grade, and hydraulic capacity of the ditch,
- Cleaning and shaping of existing roadside ditches that does not maintain the approximate original grade, hydraulic capacity and purpose of the ditch if the changes to the line and grade, hydraulic capacity or purpose of the ditch are installed to improve water quality and quantity controls (e.g. installing grass lined ditch),
- Placement of aggregate shoulder backing that stabilizes the transition between the road shoulder and the ditch or *embankment*,
- Full depth milling and filling of existing asphalt pavements, replacement of concrete pavement slabs, and similar work that does not expose soil or disturb the bottom six (6) inches of subbase material,
- Long-term use of equipment storage areas at or near highway maintenance facilities,
- Removal of sediment from the edge of the highway to restore a previously existing sheet-flow drainage connection from the highway surface to the highway ditch or *embankment*,
- Existing use of Canal Corp owned upland disposal sites for the canal, and
- Replacement of curbs, gutters, sidewalks and guide rail posts.

**Site limitations** – means site conditions that prevent the use of an infiltration technique and or infiltration of the total WQv. Typical site limitations include: seasonal high groundwater, shallow depth to bedrock, and soils with an infiltration rate less than 0.5 inches/hour. The existence of site limitations shall be confirmed and documented using actual field testing (i.e. test pits, soil borings, and infiltration test) or using information from the most current United States Department of Agriculture (USDA) Soil Survey for the County where the project is located.

**Sizing Criteria** – means the criteria included in Part I.C.2 of the permit that are used to size post-construction stormwater management control practices. The criteria include; Water Quality Volume (WQv), Runoff Reduction Volume (RRv), Channel Protection Volume (Cpv), *Overbank* Flood (Qp), and Extreme Flood (Qf).

**State Pollutant Discharge Elimination System (SPDES)** - means the system established pursuant to Article 17 of the ECL and 6 NYCRR Part 750 for issuance of permits authorizing discharges to the waters of the state.

**Steep Slope** – means land area designated on the current United States Department of Agriculture (“USDA”) Soil Survey as Soil Slope Phase “D”, (provided the map unit name is inclusive of slopes greater than 25%) , or Soil Slope Phase E or F, (regardless of the map unit name), or a combination of the three designations.

**Streambank** – as used in this permit, means the terrain alongside the bed of a creek or stream. The bank consists of the sides of the channel, between which the flow is confined.

**Stormwater Pollution Prevention Plan (SWPPP)** – means a project specific report, including construction drawings, that among other things: describes the construction activity(ies), identifies the potential sources of pollution at the *construction site*; describes and shows the stormwater controls that will be used to control the pollutants (i.e. erosion and sediment controls; for many projects, includes post-construction stormwater management controls); and identifies procedures the *owner or operator* will implement to comply with the terms and conditions of the permit. See Part III of the permit for a complete description of the information that must be included in the SWPPP.

**Surface Waters of the State** - shall be construed to include lakes, bays, sounds, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Atlantic ocean within the territorial seas of the state of New York and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, public or private (except those private waters that do not combine or effect a junction with natural surface waters), which are wholly or partially within or bordering the state or within its jurisdiction. Waters of the state are further defined in 6 NYCRR Parts 800 to 941.

**Temporarily Ceased** – means that an existing disturbed area will not be disturbed again within 14 calendar days of the previous soil disturbance.

**Temporary Stabilization** - means that exposed soil has been covered with material(s) as set forth in the technical standard, New York Standards and Specifications for Erosion and Sediment Control, to prevent the exposed soil from eroding. The materials can include, but are not limited to, mulch, seed and mulch, and erosion control mats (e.g. jute twisted yarn, excelsior wood fiber mats).

**Total Maximum Daily Loads (TMDLs)** - A TMDL is the sum of the allowable loads of a single pollutant from all contributing point and *nonpoint sources*. It is a calculation of the maximum amount of a pollutant that a waterbody can receive on a daily basis and still meet *water quality standards*, and an allocation of that amount to the pollutant's sources. A TMDL stipulates wasteload allocations (WLAs) for *point source* discharges, load allocations (LAs) for *nonpoint sources*, and a margin of safety (MOS).

**Trained Contractor** - means an employee from the contracting (construction) company, identified in Part III.A.6., that has received four (4) hours of Department endorsed

training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity. After receiving the initial training, the *trained contractor* shall receive four (4) hours of training every three (3) years.

It can also mean an employee from the contracting (construction) company, identified in Part III.A.6., that meets the *qualified inspector* qualifications (e.g. licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, New York State Erosion and Sediment Control Certificate Program holder, or someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity).

The *trained contractor* is responsible for the day to day implementation of the SWPPP.

**Uniform Procedures Act (UPA) Permit** - means a permit required under 6 NYCRR Part 621 of the Environmental Conservation Law (ECL), Article 70.

**Water Quality Standard** - means such measures of purity or quality for any waters in relation to their reasonable and necessary use as promulgated in 6 NYCRR Part 700 et seq.



## APPENDIX B – Required SWPPP Components by Project Type

**Table 1**  
**Construction Activities that Require the Preparation of a SWPPP That Only Includes Erosion and Sediment Controls**

**The following construction activities that involve soil disturbances of one (1) or more acres of land, but less than five (5) acres:**

- Single family home not located in one of the watersheds listed in Appendix C or not directly discharging to one of the 303(d) segments listed in Appendix E
- Single family residential subdivisions with 25% or less impervious cover at total site build-out and not located in one of the watersheds listed in Appendix C and not directly discharging to one of the 303(d) segments listed in Appendix E
- Construction of a barn or other *agricultural building*, silo, stock yard or pen.

**The following construction activities that involve soil disturbances between five thousand (5000) square feet and one (1) acre of land:**

All construction activities located in the watersheds identified in Appendix D that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

**The following construction activities that involve soil disturbances of one (1) or more acres of land:**

- Installation of underground, linear utilities; such as gas lines, fiber-optic cable, cable TV, electric, telephone, sewer mains, and water mains
- Environmental enhancement projects, such as wetland mitigation projects, stormwater retrofits and stream restoration projects
- Pond construction
- Linear bike paths running through areas with vegetative cover, including bike paths surfaced with an impervious cover
- Cross-country ski trails and walking/hiking trails
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that are not part of residential, commercial or institutional development;
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that include incidental shoulder or curb work along an existing highway to support construction of the sidewalk, bike path or walking path.
- Slope stabilization projects
- Slope flattening that changes the grade of the site, but does not significantly change the runoff characteristics

**Table 1 (Continued) CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A SWPPP THAT ONLY INCLUDES EROSION AND SEDIMENT CONTROLS**

**The following construction activities that involve soil disturbances of one (1) or more acres of land:**

- Spoil areas that will be covered with vegetation
- Vegetated open space projects (i.e. recreational parks, lawns, meadows, fields, downhill ski trails) excluding projects that *alter hydrology from pre to post development* conditions,
- Athletic fields (natural grass) that do not include the construction or reconstruction of *impervious area* and do not *alter hydrology from pre to post development* conditions
- Demolition project where vegetation will be established, and no redevelopment is planned
- Overhead electric transmission line project that does not include the construction of permanent access roads or parking areas surfaced with *impervious cover*
- Structural practices as identified in Table II in the "Agricultural Management Practices Catalog for Nonpoint Source Pollution in New York State", excluding projects that involve soil disturbances of greater than five acres and construction activities that include the construction or reconstruction of impervious area
- Temporary access roads, median crossovers, detour roads, lanes, or other temporary impervious areas that will be restored to pre-construction conditions once the construction activity is complete

**Table 2**  
**CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A SWPPP THAT INCLUDES**  
**POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES**

**The following construction activities that involve soil disturbances of one (1) or more acres of land:**

- Single family home located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix E
- Single family home that disturbs five (5) or more acres of land
- Single family residential subdivisions located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix E
- Single family residential subdivisions that involve soil disturbances of between one (1) and five (5) acres of land with greater than 25% impervious cover at total site build-out
- Single family residential subdivisions that involve soil disturbances of five (5) or more acres of land, and single family residential subdivisions that involve soil disturbances of less than five (5) acres that are part of a larger common plan of development or sale that will ultimately disturb five or more acres of land
- Multi-family residential developments; includes duplexes, townhomes, condominiums, senior housing complexes, apartment complexes, and mobile home parks
- Airports
- Amusement parks
- Breweries, cideries, and wineries, including establishments constructed on agricultural land
- Campgrounds
- Cemeteries that include the construction or reconstruction of impervious area (>5% of disturbed area) or *alter the hydrology from pre to post development conditions*
- Commercial developments
- Churches and other places of worship
- Construction of a barn or other *agricultural building* (e.g. silo) and structural practices as identified in Table II in the "Agricultural Management Practices Catalog for Nonpoint Source Pollution in New York State" that include the construction or reconstruction of *impervious area*, excluding projects that involve soil disturbances of less than five acres.
- Golf courses
- Institutional development; includes hospitals, prisons, schools and colleges
- Industrial facilities; includes industrial parks
- Landfills
- Municipal facilities; includes highway garages, transfer stations, office buildings, POTW's, water treatment plants, and water storage tanks
- Office complexes
- Playgrounds that include the construction or reconstruction of impervious area
- Sports complexes
- Racetracks; includes racetracks with earthen (dirt) surface
- Road construction or reconstruction, including roads constructed as part of the construction activities listed in Table 1

**Table 2 (Continued)****CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A SWPPP THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES**

**The following construction activities that involve soil disturbances of one (1) or more acres of land:**

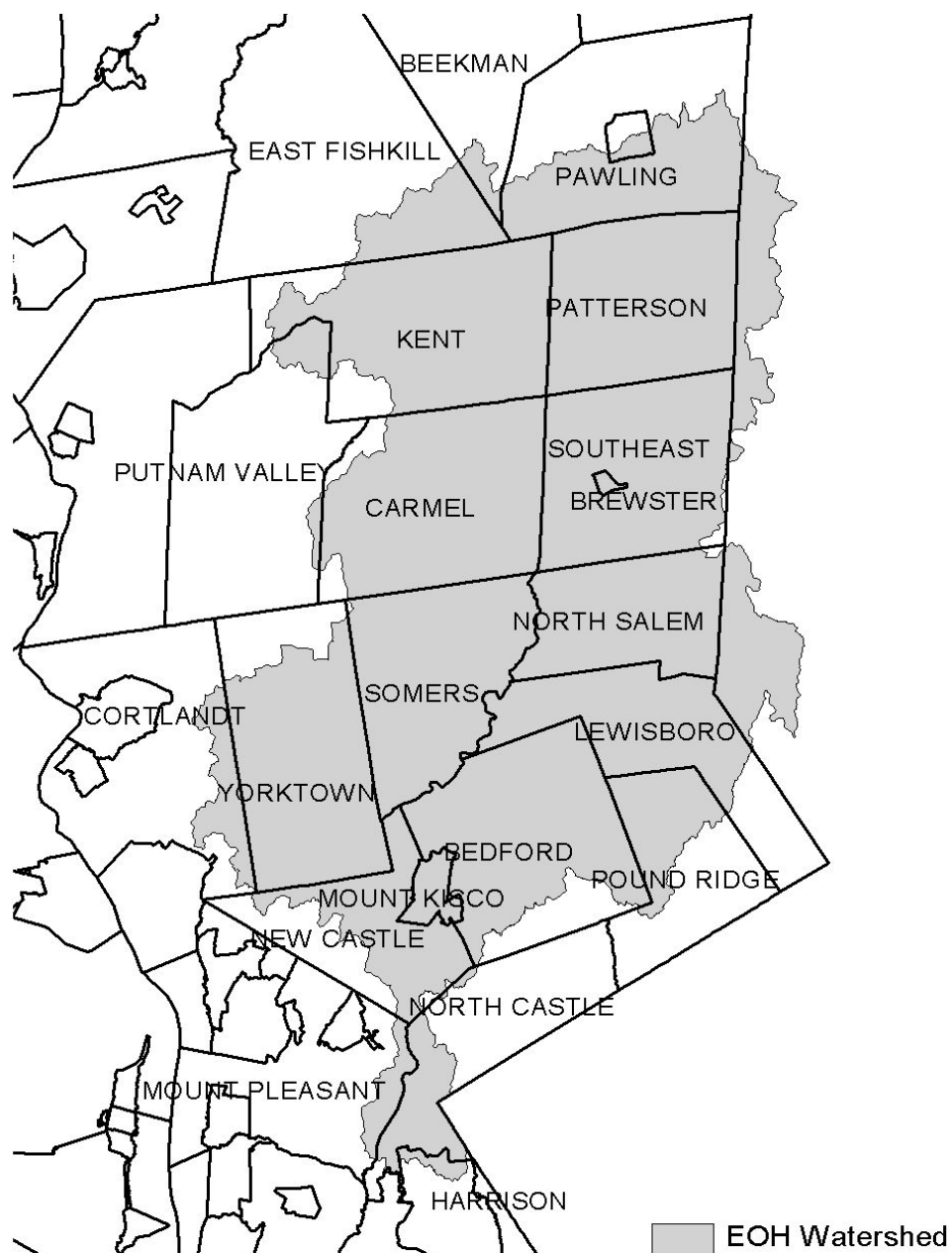
- Parking lot construction or reconstruction, including parking lots constructed as part of the construction activities listed in Table 1
- Athletic fields (natural grass) that include the construction or reconstruction of impervious area (>5% of disturbed area) or *alter the hydrology from pre to post development* conditions
- Athletic fields with artificial turf
- Permanent access roads, parking areas, substations, compressor stations and well drilling pads, surfaced with *impervious cover*, and constructed as part of an over-head electric transmission line project, wind-power project, cell tower project, oil or gas well drilling project, sewer or water main project or other linear utility project
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that are part of a residential, commercial or institutional development
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that are part of a highway construction or reconstruction project
- All other construction activities that include the construction or reconstruction of *impervious area* or *alter the hydrology from pre to post development* conditions, and are not listed in Table 1

## **APPENDIX C – Watersheds Requiring Enhanced Phosphorus Removal**

**Watersheds where *owners or operators* of construction activities identified in Table 2 of Appendix B must prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the Enhanced Phosphorus Removal Standards included in the technical standard, New York State Stormwater Management Design Manual (“Design Manual”).**

- Entire New York City Watershed located east of the Hudson River - Figure 1
- Onondaga Lake Watershed - Figure 2
- Greenwood Lake Watershed -Figure 3
- Oscawana Lake Watershed – Figure 4
- Kinderhook Lake Watershed – Figure 5

**Figure 1 - New York City Watershed East of the Hudson**



**Figure 2 - Onondaga Lake Watershed**

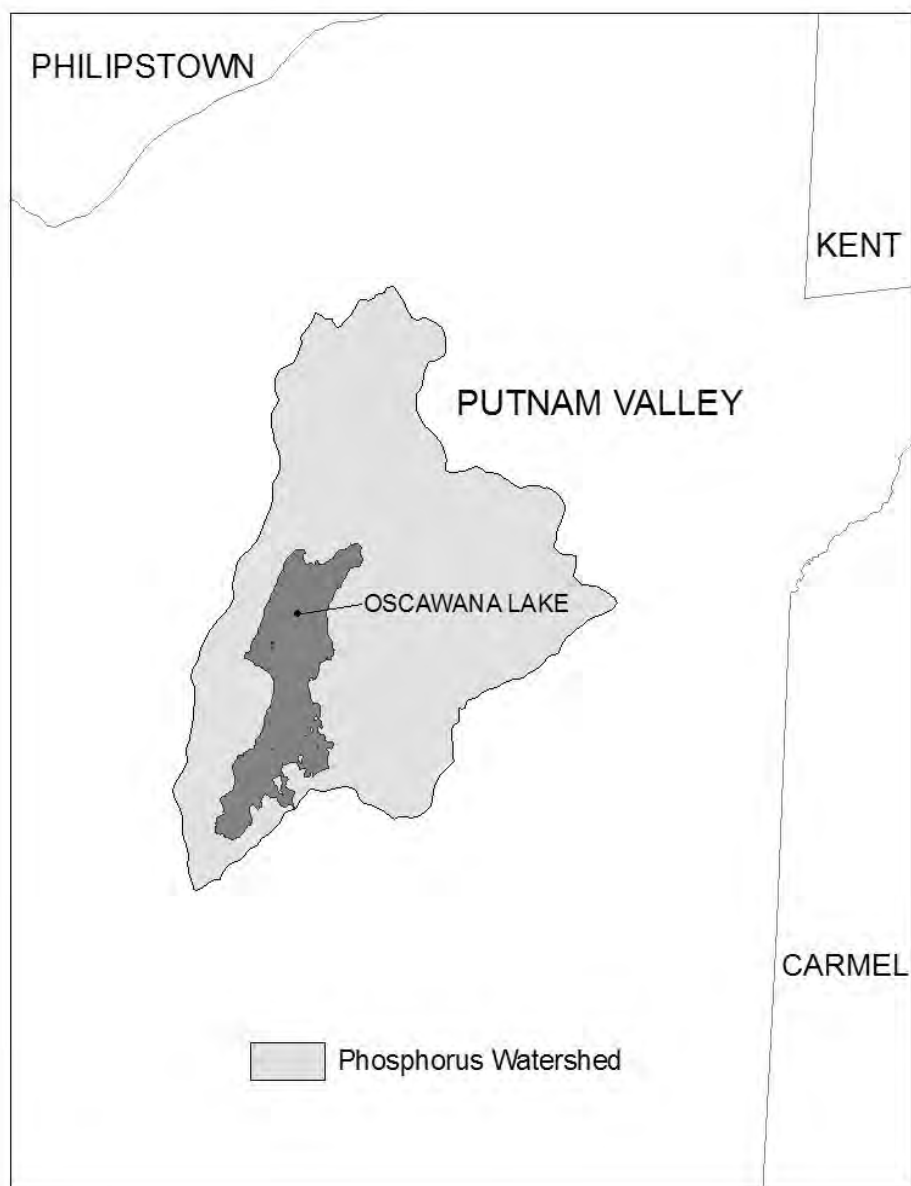




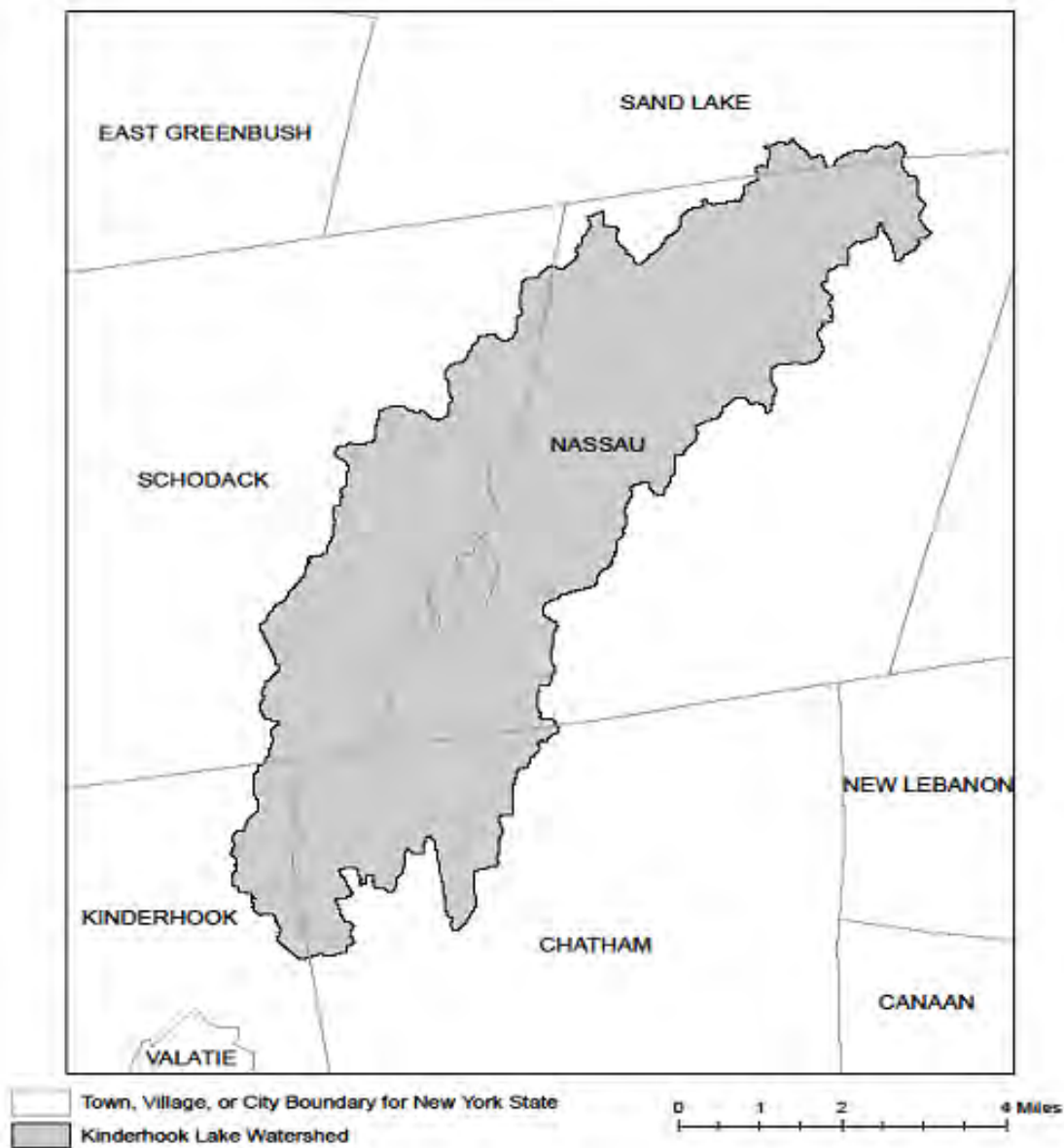
**Figure 3 - Greenwood Lake Watershed**



**Figure 4 - Oscawana Lake Watershed**



**Figure 5 - Kinderhook Lake Watershed**



**APPENDIX D – Watersheds with Lower Disturbance Threshold**

**Watersheds where *owners or operators* of construction activities that involve soil disturbances between five thousand (5000) square feet and one (1) acre of land must obtain coverage under this permit.**

Entire New York City Watershed that is located east of the Hudson River - See Figure 1 in Appendix C

### APPENDIX E – 303(d) Segments Impaired by Construction Related Pollutant(s)

List of 303(d) segments impaired by pollutants related to *construction activity* (e.g. silt, sediment or nutrients). The list was developed using "The Final New York State 2016 Section 303(d) List of Impaired Waters Requiring a TMDL/Other Strategy" dated November 2016. *Owners or operators* of single family home and single family residential subdivisions with 25% or less total impervious cover at total site build-out that involve soil disturbances of one or more acres of land, but less than 5 acres, and *directly discharge* to one of the listed segments below shall prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the New York State Stormwater Management Design Manual ("Design Manual"), dated January 2015.

COUNTY	WATERBODY	POLLUTANT
Albany	Ann Lee (Shakers) Pond, Stump Pond	Nutrients
Albany	Basic Creek Reservoir	Nutrients
Allegany	Amity Lake, Saunders Pond	Nutrients
Bronx	Long Island Sound, Bronx	Nutrients
Bronx	Van Cortlandt Lake	Nutrients
Broome	Fly Pond, Deer Lake, Sky Lake	Nutrients
Broome	Minor Tribs to Lower Susquehanna (north)	Nutrients
Broome	Whitney Point Lake/Reservoir	Nutrients
Cattaraugus	Allegheny River/Reservoir	Nutrients
Cattaraugus	Beaver (Alma) Lake	Nutrients
Cattaraugus	Case Lake	Nutrients
Cattaraugus	Linlyco/Club Pond	Nutrients
Cayuga	Duck Lake	Nutrients
Cayuga	Little Sodus Bay	Nutrients
Chautauqua	Bear Lake	Nutrients
Chautauqua	Chadakoin River and tribs	Nutrients
Chautauqua	Chautauqua Lake, North	Nutrients
Chautauqua	Chautauqua Lake, South	Nutrients
Chautauqua	Findley Lake	Nutrients
Chautauqua	Hulburt/Clymer Pond	Nutrients
Clinton	Great Chazy River, Lower, Main Stem	Silt/Sediment
Clinton	Lake Champlain, Main Lake, Middle	Nutrients
Clinton	Lake Champlain, Main Lake, North	Nutrients
Columbia	Kinderhook Lake	Nutrients
Columbia	Robinson Pond	Nutrients
Cortland	Dean Pond	Nutrients

### 303(d) Segments Impaired by Construction Related Pollutant(s)

Dutchess	Fall Kill and tribs	Nutrients
Dutchess	Hillside Lake	Nutrients
Dutchess	Wappingers Lake	Nutrients
Dutchess	Wappingers Lake	Silt/Sediment
Erie	Beeman Creek and tribs	Nutrients
Erie	Ellicott Creek, Lower, and tribs	Silt/Sediment
Erie	Ellicott Creek, Lower, and tribs	Nutrients
Erie	Green Lake	Nutrients
Erie	Little Sister Creek, Lower, and tribs	Nutrients
Erie	Murder Creek, Lower, and tribs	Nutrients
Erie	Rush Creek and tribs	Nutrients
Erie	Scajaquada Creek, Lower, and tribs	Nutrients
Erie	Scajaquada Creek, Middle, and tribs	Nutrients
Erie	Scajaquada Creek, Upper, and tribs	Nutrients
Erie	South Branch Smoke Cr, Lower, and tribs	Silt/Sediment
Erie	South Branch Smoke Cr, Lower, and tribs	Nutrients
Essex	Lake Champlain, Main Lake, South	Nutrients
Essex	Lake Champlain, South Lake	Nutrients
Essex	Willsboro Bay	Nutrients
Genesee	Bigelow Creek and tribs	Nutrients
Genesee	Black Creek, Middle, and minor tribs	Nutrients
Genesee	Black Creek, Upper, and minor tribs	Nutrients
Genesee	Bowen Brook and tribs	Nutrients
Genesee	LeRoy Reservoir	Nutrients
Genesee	Oak Orchard Cr, Upper, and tribs	Nutrients
Genesee	Tonawanda Creek, Middle, Main Stem	Nutrients
Greene	Schoharie Reservoir	Silt/Sediment
Greene	Sleepy Hollow Lake	Silt/Sediment
Herkimer	Steele Creek tribs	Silt/Sediment
Herkimer	Steele Creek tribs	Nutrients
Jefferson	Moon Lake	Nutrients
Kings	Hendrix Creek	Nutrients
Kings	Prospect Park Lake	Nutrients
Lewis	Mill Creek/South Branch, and tribs	Nutrients
Livingston	Christie Creek and tribs	Nutrients
Livingston	Conesus Lake	Nutrients
Livingston	Mill Creek and minor tribs	Silt/Sediment
Monroe	Black Creek, Lower, and minor tribs	Nutrients
Monroe	Buck Pond	Nutrients
Monroe	Cranberry Pond	Nutrients

### 303(d) Segments Impaired by Construction Related Pollutant(s)

Monroe	Lake Ontario Shoreline, Western	Nutrients
Monroe	Long Pond	Nutrients
Monroe	Mill Creek and tribs	Nutrients
Monroe	Mill Creek/Blue Pond Outlet and tribs	Nutrients
Monroe	Minor Tribs to Irondequoit Bay	Nutrients
Monroe	Rochester Embayment - East	Nutrients
Monroe	Rochester Embayment - West	Nutrients
Monroe	Shipbuilders Creek and tribs	Nutrients
Monroe	Thomas Creek/White Brook and tribs	Nutrients
Nassau	Beaver Lake	Nutrients
Nassau	Camaans Pond	Nutrients
Nassau	East Meadow Brook, Upper, and tribs	Silt/Sediment
Nassau	East Rockaway Channel	Nutrients
Nassau	Grant Park Pond	Nutrients
Nassau	Hempstead Bay	Nutrients
Nassau	Hempstead Lake	Nutrients
Nassau	Hewlett Bay	Nutrients
Nassau	Hog Island Channel	Nutrients
Nassau	Long Island Sound, Nassau County Waters	Nutrients
Nassau	Massapequa Creek and tribs	Nutrients
Nassau	Milburn/Parsonage Creeks, Upp, and tribs	Nutrients
Nassau	Reynolds Channel, west	Nutrients
Nassau	Tidal Tribs to Hempstead Bay	Nutrients
Nassau	Tribs (fresh) to East Bay	Nutrients
Nassau	Tribs (fresh) to East Bay	Silt/Sediment
Nassau	Tribs to Smith/Halls Ponds	Nutrients
Nassau	Woodmere Channel	Nutrients
New York	Harlem Meer	Nutrients
New York	The Lake in Central Park	Nutrients
Niagara	Bergholtz Creek and tribs	Nutrients
Niagara	Hyde Park Lake	Nutrients
Niagara	Lake Ontario Shoreline, Western	Nutrients
Niagara	Lake Ontario Shoreline, Western	Nutrients
Oneida	Ballou, Nail Creeks and tribs	Nutrients
Onondaga	Harbor Brook, Lower, and tribs	Nutrients
Onondaga	Ley Creek and tribs	Nutrients
Onondaga	Minor Tribs to Onondaga Lake	Nutrients
Onondaga	Ninemile Creek, Lower, and tribs	Nutrients
Onondaga	Onondaga Creek, Lower, and tribs	Nutrients
Onondaga	Onondaga Creek, Middle, and tribs	Nutrients



### 303(d) Segments Impaired by Construction Related Pollutant(s)

Onondaga	Onondaga Lake, northern end	Nutrients
Onondaga	Onondaga Lake, southern end	Nutrients
Ontario	Great Brook and minor tribs	Silt/Sediment
Ontario	Great Brook and minor tribs	Nutrients
Ontario	Hemlock Lake Outlet and minor tribs	Nutrients
Ontario	Honeoye Lake	Nutrients
Orange	Greenwood Lake	Nutrients
Orange	Monhagen Brook and tribs	Nutrients
Orange	Orange Lake	Nutrients
Orleans	Lake Ontario Shoreline, Western	Nutrients
Orleans	Lake Ontario Shoreline, Western	Nutrients
Oswego	Lake Neatahwanta	Nutrients
Oswego	Pleasant Lake	Nutrients
Putnam	Bog Brook Reservoir	Nutrients
Putnam	Boyd Corners Reservoir	Nutrients
Putnam	Croton Falls Reservoir	Nutrients
Putnam	Diverting Reservoir	Nutrients
Putnam	East Branch Reservoir	Nutrients
Putnam	Lake Carmel	Nutrients
Putnam	Middle Branch Reservoir	Nutrients
Putnam	Oscawana Lake	Nutrients
Putnam	Palmer Lake	Nutrients
Putnam	West Branch Reservoir	Nutrients
Queens	Bergen Basin	Nutrients
Queens	Flushing Creek/Bay	Nutrients
Queens	Jamaica Bay, Eastern, and tribs (Queens)	Nutrients
Queens	Kissena Lake	Nutrients
Queens	Meadow Lake	Nutrients
Queens	Willow Lake	Nutrients
Rensselaer	Nassau Lake	Nutrients
Rensselaer	Snyders Lake	Nutrients
Richmond	Grasmere Lake/Bradys Pond	Nutrients
Rockland	Congers Lake, Swartout Lake	Nutrients
Rockland	Rockland Lake	Nutrients
Saratoga	Ballston Lake	Nutrients
Saratoga	Dwaas Kill and tribs	Silt/Sediment
Saratoga	Dwaas Kill and tribs	Nutrients
Saratoga	Lake Lonely	Nutrients
Saratoga	Round Lake	Nutrients
Saratoga	Tribs to Lake Lonely	Nutrients

### 303(d) Segments Impaired by Construction Related Pollutant(s)

Schenectady	Collins Lake	Nutrients
Schenectady	Duane Lake	Nutrients
Schenectady	Mariaville Lake	Nutrients
Schoharie	Engleville Pond	Nutrients
Schoharie	Summit Lake	Nutrients
Seneca	Reeder Creek and tribs	Nutrients
St.Lawrence	Black Lake Outlet/Black Lake	Nutrients
St.Lawrence	Fish Creek and minor tribs	Nutrients
Steuben	Smith Pond	Nutrients
Suffolk	Agawam Lake	Nutrients
Suffolk	Big/Little Fresh Ponds	Nutrients
Suffolk	Canaan Lake	Silt/Sediment
Suffolk	Canaan Lake	Nutrients
Suffolk	Flanders Bay, West/Lower Sawmill Creek	Nutrients
Suffolk	Fresh Pond	Nutrients
Suffolk	Great South Bay, East	Nutrients
Suffolk	Great South Bay, Middle	Nutrients
Suffolk	Great South Bay, West	Nutrients
Suffolk	Lake Ronkonkoma	Nutrients
Suffolk	Long Island Sound, Suffolk County, West	Nutrients
Suffolk	Mattituck (Marratooka) Pond	Nutrients
Suffolk	Meetinghouse/Terrys Creeks and tribs	Nutrients
Suffolk	Mill and Seven Ponds	Nutrients
Suffolk	Millers Pond	Nutrients
Suffolk	Moriches Bay, East	Nutrients
Suffolk	Moriches Bay, West	Nutrients
Suffolk	Peconic River, Lower, and tidal tribs	Nutrients
Suffolk	Quantuck Bay	Nutrients
Suffolk	Shinnecock Bay and Inlet	Nutrients
Suffolk	Tidal tribs to West Moriches Bay	Nutrients
Sullivan	Bodine, Montgomery Lakes	Nutrients
Sullivan	Davies Lake	Nutrients
Sullivan	Evens Lake	Nutrients
Sullivan	Pleasure Lake	Nutrients
Tompkins	Cayuga Lake, Southern End	Nutrients
Tompkins	Cayuga Lake, Southern End	Silt/Sediment
Tompkins	Owasco Inlet, Upper, and tribs	Nutrients
Ulster	Ashokan Reservoir	Silt/Sediment
Ulster	Esopus Creek, Upper, and minor tribs	Silt/Sediment
Warren	Hague Brook and tribs	Silt/Sediment

### 303(d) Segments Impaired by Construction Related Pollutant(s)

Warren	Huddle/Finkle Brooks and tribs	Silt/Sediment
Warren	Indian Brook and tribs	Silt/Sediment
Warren	Lake George	Silt/Sediment
Warren	Tribs to L.George, Village of L George	Silt/Sediment
Washington	Cossayuna Lake	Nutrients
Washington	Lake Champlain, South Bay	Nutrients
Washington	Tribs to L.George, East Shore	Silt/Sediment
Washington	Wood Cr/Champlain Canal and minor tribs	Nutrients
Wayne	Port Bay	Nutrients
Westchester	Amawalk Reservoir	Nutrients
Westchester	Blind Brook, Upper, and tribs	Silt/Sediment
Westchester	Cross River Reservoir	Nutrients
Westchester	Lake Katonah	Nutrients
Westchester	Lake Lincolndale	Nutrients
Westchester	Lake Meahagh	Nutrients
Westchester	Lake Mohegan	Nutrients
Westchester	Lake Shenorock	Nutrients
Westchester	Long Island Sound, Westchester (East)	Nutrients
Westchester	Mamaroneck River, Lower	Silt/Sediment
Westchester	Mamaroneck River, Upper, and minor tribs	Silt/Sediment
Westchester	Muscoot/Upper New Croton Reservoir	Nutrients
Westchester	New Croton Reservoir	Nutrients
Westchester	Peach Lake	Nutrients
Westchester	Reservoir No.1 (Lake Isle)	Nutrients
Westchester	Saw Mill River, Lower, and tribs	Nutrients
Westchester	Saw Mill River, Middle, and tribs	Nutrients
Westchester	Sheldrake River and tribs	Silt/Sediment
Westchester	Sheldrake River and tribs	Nutrients
Westchester	Silver Lake	Nutrients
Westchester	Teatown Lake	Nutrients
Westchester	Titicus Reservoir	Nutrients
Westchester	Truesdale Lake	Nutrients
Westchester	Wallace Pond	Nutrients
Wyoming	Java Lake	Nutrients
Wyoming	Silver Lake	Nutrients

## APPENDIX F – List of NYS DEC Regional Offices

<u>Region</u>	<u>COVERING THE FOLLOWING COUNTIES:</u>	<u>DIVISION OF ENVIRONMENTAL PERMITS (DEP) PERMIT ADMINISTRATORS</u>	<u>DIVISION OF WATER (DOW) WATER (SPDES) PROGRAM</u>
1	NASSAU AND SUFFOLK	50 CIRCLE ROAD STONY BROOK, NY 11790 TEL. (631) 444-0365	50 CIRCLE ROAD STONY BROOK, NY 11790-3409 TEL. (631) 444-0405
2	BRONX, KINGS, NEW YORK, QUEENS AND RICHMOND	1 HUNTERS POINT PLAZA, 47-40 21ST ST. LONG ISLAND CITY, NY 11101-5407 TEL. (718) 482-4997	1 HUNTERS POINT PLAZA, 47-40 21ST ST. LONG ISLAND CITY, NY 11101-5407 TEL. (718) 482-4933
3	DUTCHESS, ORANGE, PUTNAM, ROCKLAND, SULLIVAN, ULSTER AND WESTCHESTER	21 SOUTH PUTT CORNERS ROAD NEW PALTZ, NY 12561-1696 TEL. (845) 256-3059	100 HILLSIDE AVENUE, SUITE 1W WHITE PLAINS, NY 10603 TEL. (914) 428 - 2505
4	ALBANY, COLUMBIA, DELAWARE, GREENE, MONTGOMERY, OTSEGO, RENSSELAER, SCHENECTADY AND SCHOHARIE	1150 NORTH WESTCOTT ROAD SCHENECTADY, NY 12306-2014 TEL. (518) 357-2069	1130 NORTH WESTCOTT ROAD SCHENECTADY, NY 12306-2014 TEL. (518) 357-2045
5	CLINTON, ESSEX, FRANKLIN, FULTON, HAMILTON, SARATOGA, WARREN AND WASHINGTON	1115 STATE ROUTE 86, Po Box 296 RAY BROOK, NY 12977-0296 TEL. (518) 897-1234	232 GOLF COURSE ROAD WARRENSBURG, NY 12885-1172 TEL. (518) 623-1200
6	HERKIMER, JEFFERSON, LEWIS, ONEIDA AND ST. LAWRENCE	STATE OFFICE BUILDING 317 WASHINGTON STREET WATERTOWN, NY 13601-3787 TEL. (315) 785-2245	STATE OFFICE BUILDING 207 GENESEE STREET UTICA, NY 13501-2885 TEL. (315) 793-2554
7	BROOME, CAYUGA, CHENANGO, CORTLAND, MADISON, ONONDAGA, OSWEGO, TIOGA AND TOMPKINS	615 ERIE BLVD. WEST SYRACUSE, NY 13204-2400 TEL. (315) 426-7438	615 ERIE BLVD. WEST SYRACUSE, NY 13204-2400 TEL. (315) 426-7500
8	CHEMUNG, GENESEE, LIVINGSTON, MONROE, ONTARIO, ORLEANS, SCHUYLER, SENECA, STEUBEN, WAYNE AND YATES	6274 EAST AVON-LIMA ROADAVON, NY 14414-9519 TEL. (585) 226-2466	6274 EAST AVON-LIMA RD. AVON, NY 14414-9519 TEL. (585) 226-2466
9	ALLEGANY, CATTARAUGUS, CHAUTAUQUA, ERIE, NIAGARA AND WYOMING	270 MICHIGAN AVENUE BUFFALO, NY 14203-2999 TEL. (716) 851-7165	270 MICHIGAN AVENUE BUFFALO, NY 14203-2999 TEL. (716) 851-7070



# SWPPP Preparer Certification Form

*SPDES General Permit for Stormwater Discharges From Construction Activity (GP-0-20-001)*

### Project Site Information

**Project/Site Name**

Gas Station/Convenience Market

### Owner/Operator Information

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

Thornwood Four Corners, LLC

### Certification Statement – SWPPP Preparer

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

<input type="text" value="Rick"/>	<input type="text" value="P"/>	<input type="text" value="Bohlander"/>
First name	MI	Last Name

Frederick Bohlander	Digitally signed by Frederick Bohlander Date: 2023.12.01 11:01:07 -05'00'	12/01/2023
Signature		Date

Revised: January 2020



# Owner/Operator Certification Form

## SPDES General Permit For Stormwater Discharges From Construction Activity (GP-0-20-001)

Project/Site Name: Gas Station/Convenience Market

eNOI Submission Number: HPZ-JGA1-8K31V

eNOI Submitted by:  Owner/Operator  SWPPP Preparer  Other

### Certification Statement - Owner/Operator

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

Owner/Operator First Name M.I. Last Name

**Frederick Bohlander** Digitally signed by Frederick Bohlander  
Date: 2023.12.01 11:31:44 -05'00'

Signature

12/01/2023

Date

***APPENDIX H***

***NEW YORK STATE STANDARDS AND  
SPECIFICATIONS FOR EROSION AND  
SEDIMENT CONTROL***



## STANDARD AND SPECIFICATIONS FOR CONCRETE TRUCK WASHOUT



### **Definition & Scope**

A temporary excavated or above ground lined constructed pit where concrete truck mixers and equipment can be washed after their loads have been discharged, to prevent highly alkaline runoff from entering storm drainage systems or leaching into soil.

### **Conditions Where Practice Applies**

Washout facilities shall be provided for every project where concrete will be poured or otherwise formed on the site. This facility will receive highly alkaline wash water from the cleaning of chutes, mixers, hoppers, vibrators, placing equipment, trowels, and screeds. Under no circumstances will wash water from these operations be allowed to infiltrate into the soil or enter surface waters.

### **Design Criteria**

**Capacity:** The washout facility should be sized to contain solids, wash water, and rainfall and sized to allow for the evaporation of the wash water and rainfall. Wash water shall be estimated at 7 gallons per chute and 50 gallons per hopper of the concrete pump truck and/or discharging drum. The minimum size shall be 8 feet by 8 feet at the bottom and 2 feet deep. If excavated, the side slopes shall be 2 horizontal to 1 vertical.

**Location:** Locate the facility a minimum of 100 feet from drainage swales, storm drain inlets, wetlands, streams and other surface waters. Prevent surface water from entering the structure except for the access road. Provide appropriate access with a gravel access road sloped down to the structure. Signs shall be placed to direct drivers to the facility after their load is discharged.

**Liner:** All washout facilities will be lined to prevent

leaching of liquids into the ground. The liner shall be plastic sheeting with a minimum thickness of 10 mils with no holes or tears, and anchored beyond the top of the pit with an earthen berm, sand bags, stone, or other structural appurtenance except at the access point.

If pre-fabricated washouts are used they must ensure the capture and containment of the concrete wash and be sized based on the expected frequency of concrete pours. They shall be sited as noted in the location criteria.

### **Maintenance**

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

## STANDARD AND SPECIFICATIONS FOR DUST CONTROL



### **Definition & Scope**

The control of dust resulting from land-disturbing activities, to prevent surface and air movement of dust from disturbed soil surfaces that may cause off-site damage, health hazards, and traffic safety problems.

### **Conditions Where Practice Applies**

On construction roads, access points, and other disturbed areas subject to surface dust movement and dust blowing where off-site damage may occur if dust is not controlled.

### **Design Criteria**

**Construction operations should be scheduled to minimize the amount of area disturbed at one time.** Buffer areas of vegetation should be left where practical. Temporary or permanent stabilization measures shall be installed. No specific design criteria is given; see construction specifications below for common methods of dust control.

Water quality must be considered when materials are selected for dust control. Where there is a potential for the material to wash off to a stream, ingredient information must be provided to the NYSDEC.

No polymer application shall take place without written approval from the NYSDEC.

### **Construction Specifications**

**A. Non-driving Areas** – These areas use products and materials applied or placed on soil surfaces to prevent airborne migration of soil particles.

**Vegetative Cover** – For disturbed areas not subject to traffic, vegetation provides the most practical method of

dust control (see Section 3).

**Mulch** (including gravel mulch) – Mulch offers a fast effective means of controlling dust. This can also include rolled erosion control blankets.

**Spray adhesives** – These are products generally composed of polymers in a liquid or solid form that are mixed with water to form an emulsion that is sprayed on the soil surface with typical hydroseeding equipment. The mixing ratios and application rates will be in accordance with the manufacturer's recommendations for the specific soils on the site. In no case should the application of these adhesives be made on wet soils or if there is a probability of precipitation within 48 hours of its proposed use. Material Safety Data Sheets will be provided to all applicators and others working with the material.

**B. Driving Areas** – These areas utilize water, polymer emulsions, and barriers to prevent dust movement from the traffic surface into the air.

**Sprinkling** – The site may be sprayed with water until the surface is wet. This is especially effective on haul roads and access route to provide short term limited dust control.

**Polymer Additives** – These polymers are mixed with water and applied to the driving surface by a water truck with a gravity feed drip bar, spray bar or automated distributor truck. The mixing ratios and application rates will be in accordance with the manufacturer's recommendations. Incorporation of the emulsion into the soil will be done to the appropriate depth based on expected traffic. Compaction after incorporation will be by vibratory roller to a minimum of 95%. The prepared surface shall be moist and no application of the polymer will be made if there is a probability of precipitation within 48 hours of its proposed use. Material Safety Data Sheets will be provided to all applicators working with the material.

**Barriers** – Woven geo-textiles can be placed on the driving surface to effectively reduce dust throw and particle migration on haul roads. Stone can also be used for construction roads for effective dust control.

**Windbreak** – A silt fence or similar barrier can control air currents at intervals equal to ten times the barrier height. Preserve existing wind barrier vegetation as much as practical.

### **Maintenance**

Maintain dust control measures through dry weather periods until all disturbed areas are stabilized.

## STANDARD AND SPECIFICATIONS FOR PROTECTING VEGETATION DURING CONSTRUCTION



### **Definition & Scope**

The protection of trees, shrubs, ground cover and other vegetation from damage by construction equipment. In order to preserve existing vegetation determined to be important for soil erosion control, water quality protection, shade, screening, buffers, wildlife habitat, wetland protection, and other values.

### **Conditions Where Practices Applies**

On planned construction sites where valued vegetation exists and needs to be preserved.

### **Design Criteria**

#### 1. Planning Considerations

##### A. Inventory:

1) Property boundaries, topography, vegetation and soils information should be gathered. Identify potentially high erosion areas, areas with tree windthrow potential, etc. A vegetative cover type map should be made on a copy of a topographic map which shows other natural and manmade features. Vegetation that is desirable to preserve because of its value for screening, shade, critical erosion control, endangered species, aesthetics, etc., should be identified and marked on the map.

2) Based upon this data, general statements should be prepared about the present condition, potential problem areas, and unique features of the property.

##### B. Planning:

1) After engineering plans (plot maps) are prepared, another field review should take place and

recommendations made for the vegetation to be saved. Minor adjustments in location of roads, dwellings, and utilities may be needed. Construction on steep slopes, erodible soils, wetlands, and streams should be avoided. Clearing limits should be delineated (See "Determine Limits of Clearing and Grading" on page 2.2).

2) Areas to be seeded and planted should be identified. Remaining vegetation should blend with their surroundings and/or provide special function such as a filter strip, buffer zone, or screen.

3) Trees and shrubs of special seasonal interest, such as flowering dogwood, red maple, striped maple, serviceberry, or shadbush, and valuable potential shade trees should be identified and marked for special protective treatment as appropriate.

4) Trees to be cut should be marked on the plans. If timber can be removed for salable products, a forester should be consulted for marketing advice.

5) Trees that may become a hazard to people, personal property, or utilities should be removed. These include trees that are weak-wooded, disease-prone, subject to windthrow, or those that have severely damaged root systems.

6) The vigor of remaining trees may be improved by a selective thinning. A forester should be consulted for implementing this practice.

#### 2. Measures to Protect Vegetation

A. Limit soil placement over existing tree and shrub roots to a maximum of 3 inches. Soils with loamy texture and good structure should be used.

B. Use retaining walls and terraces to protect roots of trees and shrubs when grades are lowered. Lowered grades should start no closer than the dripline of the tree. For narrow-canopied trees and shrubs, the stem diameter in inches is converted to feet and doubled, such that a 10 inch tree should be protected to 20 feet.

C. Trenching across tree root systems should be the same minimum distance from the trunk, as in "B". Tunnels under root systems for underground utilities should start 18 inches or deeper below the normal ground surface. Tree roots which must be severed should be cut clean. Backfill material that will be in contact with the roots should be topsoil or a prepared planting soil mixture.

D. Construct sturdy fences, or barriers, of wood, steel, or other protective material around valuable

vegetation for protection from construction equipment. Place barriers far enough away from trees, but not less than the specifications in "B", so that tall equipment such as backhoes and dump trucks do not contact tree branches.

E. Construction limits should be identified and clearly marked to exclude equipment.

F. Avoid spills of oil/gas and other contaminants.

G. Obstructive and broken branches should be pruned properly. The branch collar on all branches whether living or dead should not be damaged. The 3 or 4 cut method should be used on all branches larger than two inches at the cut. First cut about one-third the way through the underside of the limb (about 6-12 inches from the tree trunk). Then (approximately an inch further out) make a second cut through the limb from the upper side. When the branch is removed, there is no splintering of the main tree trunk. Remove the stub. If the branch is larger than 5-6 inches in diameter, use the four cut system. Cuts 1 and 2 remain the same and cut 3 should be from the underside of the limb, on the outside of the branch collar. Cut 4 should be from the top and in alignment with the 3rd cut. Cut 3 should be 1/4 to 1/3 the way through the limb. This will prevent the bark from peeling down the trunk. Do not paint the cut surface.

H. Penalties for damage to valuable trees, shrubs, and herbaceous plants should be clearly spelled out in the contract.

#### **PROTECTING TREES IN HEAVY USE AREAS**

The compaction of soil over the roots of trees and shrubs by the trampling of recreationists, vehicular traffic, etc., reduces oxygen, water, and nutrient uptake by feeder roots. This weakens and may eventually kill the plants. Table 2.6 rates the "Susceptibility of Tree Species to Compaction."

Where heavy compaction is anticipated, apply and maintain a 3 to 4 inch layer of undecayed wood chips or 2 inches of No. 2 washed, crushed gravel. In addition, use of a wooden or plastic mat may be used to lessen compaction, if applicable.

**Table 2.6**  
**Susceptibility of Tree Species to Compaction<sup>1</sup>**

Resistant:

Box elder.....	<i>Acer negundo</i>	Willows.....	<i>Salix spp.</i>
Green ash.....	<i>Fraxinus pennsylvanica</i>	Honey locust.....	<i>Gleditsia triacanthos</i>
Red elm.....	<i>Ulmus rubra</i>	Eastern cottonwood.....	<i>Populus deltoides</i>
Hawthornes.....	<i>Crataegus spp.</i>	Swamp white oak.....	<i>Quercus bicolor</i>
Bur oak.....	<i>Quercus macrocarpa</i>	Hophornbeam.....	<i>Ostrya virginiana</i>
Northern white cedar....	<i>Thuja occidentalis</i>		

Intermediate:

Red maple.....	<i>Acer rubrum</i>	Sweetgum.....	<i>Liquidambar styraciflua</i>
Silver maple.....	<i>Acer saccharinum</i>	Norway maple.....	<i>Acer platanoides</i>
Hackberry.....	<i>Celtis occidentalis</i>	Shagbark hickory.....	<i>Carya ovata</i>
Black gum.....	<i>Nyssa sylvatica</i>	London plane.....	<i>Platanus x hybrida</i>
Red oak.....	<i>Quercus rubra</i>	Pin oak.....	<i>Quercus palustris</i>
Basswood.....	<i>Tilia americana</i>		

Susceptible:

Sugar maple.....	<i>Acer saccharum</i>	Austrian Pine.....	<i>Pinus nigra</i>
White pine.....	<i>Pinus strobus</i>	White ash.....	<i>Fraxinus americana</i>
Blue spruce.....	<i>Picea pungens</i>	Paper birch.....	<i>Betula papyrifera</i>
White oak.....	<i>Quercus alba</i>	Moutain ash.....	<i>Sorbus aucuparia</i>
Red pine.....	<i>Pinus resinosa</i>	Japanese maple.....	<i>Acer palmatum</i>

<sup>1</sup> If a tree species does not appear on the list, insufficient information is available to rate it for this purpose.

## STANDARD AND SPECIFICATIONS FOR SITE POLLUTION PREVENTION



### **Definition & Scope**

A collection of management practices intended to control non-sediment pollutants associated with construction activities to prevent the generation of pollutants due to improper handling, storage, and spills and prevent the movement of toxic substances from the site into surface waters.

### **Conditions Where Practice Applies**

On all construction sites where the earth disturbance exceeds 5,000 square feet, and involves the use of fertilizers, pesticides, petroleum based chemicals, fuels and lubricants, as well as sealers, paints, cleared woody vegetation, garbage, and sanitary wastes.

### **Design Criteria**

The variety of pollutants on a particular site and the severity of their impacts depend on factors such as the nature of the construction activity, the physical characteristics of the construction site, and the proximity of water bodies and conveyances to the pollutant source.

1. All state and federal regulations shall be followed for the storage, handling, application, usage, and disposal of pesticides, fertilizers, and petroleum products.
2. Vehicle and construction equipment staging and maintenance areas will be located away from all drainage ways with their parking areas graded so the runoff from these areas is collected, contained and treated prior to discharge from the site.
3. Provide sanitary facilities for on-site personnel.
4. Store, cover, and isolate construction materials including topsoil, and chemicals, to prevent runoff of

pollutants and contamination of groundwater and surface waters.

5. Develop and implement a spill prevention and control plan. The plan should include NYSDEC's spill reporting and initial notification requirements.

6. Provide adequate disposal for solid waste including woody debris, stumps, and other construction waste and include these methods and directions in the construction details on the site construction drawings. Fill, woody debris, stumps and construction waste shall not be placed in regulated wetlands, streams or other surface waters.

7. Distribute or post informational material regarding proper handling, spill response, spill kit location, and emergency actions to be taken, to all construction personnel.

8. Refueling equipment shall be located at least 100 feet from all wetlands, streams and other surface waters.





## STANDARD AND SPECIFICATIONS FOR MULCHING



### **Definition and Scope**

Applying coarse plant residue or chips, or other suitable materials, to cover the soil surface to provide initial erosion control while a seeding or shrub planting is establishing. Mulch will conserve moisture and modify the surface soil temperature and reduce fluctuation of both. Mulch will prevent soil surface crusting and aid in weed control. Mulch can also be used alone for temporary stabilization in non-growing months. Use of stone as a mulch could be more permanent and should not be limited to non-growing months.

### **Conditions Where Practice Applies**

On soils subject to erosion and on new seedlings and shrub plantings. Mulch is useful on soils with low infiltration rates by retarding runoff.

### **Criteria**

Site preparation prior to mulching requires the installation of necessary erosion control or water management practices and drainage systems.

Slope, grade and smooth the site to fit needs of selected mulch products.

Remove all undesirable stones and other debris to meet the needs of the anticipated land use and maintenance required.

Apply mulch after soil amendments and planting is accomplished or simultaneously if hydroseeding is used.

Select appropriate mulch material and application rate or material needs. Hay mulch shall not be used in wetlands or in areas of permanent seeding. Clean straw mulch is preferred alternative in wetland application. Determine local availability.

Select appropriate mulch anchoring material.

NOTE: The best combination for grass/legume establishment is straw (cereal grain) mulch applied at 2 ton/acre (90 lbs./1000sq.ft.) and anchored with wood fiber mulch (hydromulch) at 500 – 750 lbs./acre (11 – 17 lbs./1000 sq. ft.). The wood fiber mulch must be applied through a hydroseeder immediately after mulching.





**Table 4.2  
Guide to Mulch Materials, Rates, and Uses**

Mulch Material	Quality Standards	per 1000 Sq. Ft.	per Acre	Depth of Application	Remarks
Wood chips or shavings	Air-dried. Free of objectionable coarse material	500-900 lbs.	10-20 tons	2-7"	Used primarily around shrub and tree plantings and recreation trails to inhibit weed competition. Resistant to wind blowing. Decomposes slowly.
Wood fiber cellulose (partly digested wood fibers)	Made from natural wood usually with green dye and dispersing agent	50 lbs.	2,000 lbs.	—	Apply with hydromulcher. No tie down required. Less erosion control provided than 2 tons of hay or straw.
Gravel, Crushed Stone or Slag	Washed; Size 2B or 3A—1 1/2"	9 cu. yds.	405 cu. yds.	3"	Excellent mulch for short slopes and around plants and ornaments. Use 2B where subject to traffic. (Approximately 2,000 lbs./cu. yd.). Frequently used over filter fabric for better weed control.
Hay or Straw	Air-dried; free of undesirable seeds & coarse materials	90-100 lbs. 2-3 bales	2 tons (100-120 bales)	cover about 90% surface	Use small grain straw where mulch is maintained for more than three months. Subject to wind blowing unless anchored. Most commonly used mulching material. Provides the best micro-environment for germinating seeds.
Jute twisted yarn	Undyed, unbleached plain weave. Warp 78 ends/yd., Weft 41 ends/yd. 60-90 lbs./roll	48" x 50 yds. or 48" x 75 yds.	—	—	Use without additional mulch. Tie down as per manufacturers specifications. Good for center line of concentrated water flow.
Excelsior wood fiber mats	Interlocking web of excelsior fibers with photodegradable plastic netting	4' x 112.5' or 8' x 112.5'	—	—	Use without additional mulch. Excellent for seeding establishment. Anchor as per manufacturers specifications. Approximately 72 lbs./roll for excelsior with plastic on both sides. Use two sided plastic for centerline of waterways.
Straw or coconut fiber, or combination	Photodegradable plastic net on one or two sides	Most are 6.5 ft. x 3.5 ft.	81 rolls	—	Designed to tolerate higher velocity water flow, centerlines of waterways, 60 sq. yds. per roll.

**Table 4.3**  
**Mulch Anchoring Guide**

Anchoring Method or Material	Kind of Mulch to be Anchored	How to Apply
1. Peg and Twine	Hay or straw	After mulching, divide areas into blocks approximately 1 sq. yd. in size. Drive 4-6 pegs per block to within 2" to 3" of soil surface. Secure mulch to surface by stretching twine between pegs in criss-cross pattern on each block. Secure twine around each peg with 2 or more tight turns. Drive pegs flush with soil. Driving stakes into ground tightens the twine.
2. Mulch netting	Hay or straw	Staple the light-weight paper, jute, wood fiber, or plastic nettings to soil surface according to manufacturer's recommendations. Should be biodegradable. Most products are not suitable for foot traffic.
3. Wood cellulose fiber	Hay or straw	Apply with hydroseeder immediately after mulching. Use 500 lbs. wood fiber per acre. Some products contain an adhesive material ("tackifier"), possibly advantageous.
4. Mulch anchoring tool	Hay or straw	Apply mulch and pull a mulch anchoring tool (blunt, straight discs) over mulch as near to the contour as possible. Mulch material should be "tucked" into soil surface about 3".
5. Tackifier	Hay or straw	Mix and apply polymeric and gum tackifiers according to manufacturer's instructions. Avoid application during rain. A 24-hour curing period and a soil temperature higher than 45 <sup>o</sup> Fahrenheit are required.

## STANDARD AND SPECIFICATIONS FOR PERMANENT CONSTRUCTION AREA PLANTING



### **Definition & Scope**

Establishing **permanent** grasses with other forbs and/or shrubs to provide a minimum 80% perennial vegetative cover on areas disturbed by construction and critical areas to reduce erosion and sediment transport. Critical areas may include but are not limited to steep excavated cut or fill slopes as well as eroding or denuded natural slopes and areas subject to erosion.

### **Conditions Where Practice Applies**

This practice applies to all disturbed areas void of, or having insufficient, cover to prevent erosion and sediment transport. See additional standards for special situations such as sand dunes and sand and gravel pits.

### **Criteria**

All water control measures will be installed as needed prior to final grading and seedbed preparation. Any severely compacted sections will require chiseling or disking to provide an adequate rooting zone, to a minimum depth of 12", see Soil Restoration Standard. The seedbed must be prepared to allow good soil to seed contact, with the soil not too soft and not too compact. Adequate soil moisture must be present to accomplish this. If surface is powder dry or sticky wet, postpone operations until moisture changes to a favorable condition. If seeding is accomplished within 24 hours of final grading, additional scarification is generally not needed, especially on ditch or stream banks. Remove all stones and other debris from the surface that are greater than 4 inches, or that will interfere with future mowing or maintenance.

Soil amendments should be incorporated into the upper 2 inches of soil when feasible. **The soil should be tested to determine the amounts of amendments needed.** Apply

ground agricultural limestone to attain a pH of 6.0 in the upper 2 inches of soil. If soil must be fertilized before results of a soil test can be obtained to determine fertilizer needs, apply commercial fertilizer at 600 lbs. per acre of 5-5-10 or equivalent. If manure is used, apply a quantity to meet the nutrients of the above fertilizer. This requires an appropriate manure analysis prior to applying to the site. Do not use manure on sites to be planted with birdsfoot trefoil or in the path of concentrated water flow.

Seed mixtures may vary depending on location within the state and time of seeding. Generally, warm season grasses should only be seeded during early spring, April to May. These grasses are primarily used for vegetating excessively drained sands and gravels. See Standard and Specification for Sand and Gravel Mine Reclamation. Other grasses may be seeded any time of the year when the soil is not frozen and is workable. When legumes such as birdsfoot trefoil are included, spring seeding is preferred. See Table 4.4, "Permanent Construction Area Planting Mixture Recommendations" for additional seed mixtures.

#### General Seed Mix:

	<b>Variety</b>	<b>lbs./ acre</b>	<b>lbs/1000 sq. ft.</b>
Red Clover <sup>1</sup> <u>OR</u>	Acclaim, Rally, Red Head II, Renegade	8 <sup>2</sup>	0.20
Common white clover <sup>1</sup>	Common	8	0.20
<u>PLUS</u>			
Creeping Red Fescue	Common	20	0.45
<u>PLUS</u>			
Smooth Bromegrass <u>OR</u>	Common	2	0.05
Ryegrass (perennial)	Pennfine/Linn	5	0.10
<sup>1</sup> add inoculant immediately prior to seeding <sup>2</sup> Mix 4 lbs each of Empire and Pardee OR 4 lbs of Birdsfoot and 4 lbs white clover per acre. All seeding rates are given for Pure Live Seed (PLS)			

Pure Live Seed, or (PLS) refers to the amount of live seed in a lot of bulk seed. Information on the seed bag label includes the type of seed, supplier, test date, source of seed, purity, and germination. Purity is the percentage of pure seed. Germination is the percentage of pure seed that will produce normal plants when planted under favorable conditions.

To compute Pure Live Seed multiply the “germination percent” times the “purity” and divide that by 100 to get Pure Live Seed.

$$\text{Pure Live Seed (PLS)} = \frac{\% \text{ Germination} \times \% \text{ Purity}}{100}$$

For example, the PLS for a lot of Kentucky Blue grass with 75% purity and 96% germination would be calculated as follows:

$$\frac{(96) \times (75)}{100} = 72\% \text{ Pure Live Seed}$$

For 10lbs of PLS from this lot =

$$\frac{10}{0.72} = 13.9 \text{ lbs}$$

Therefore, 13.9 lbs of seed is the actual weight needed to meet 10lbs PSL from this specific seed lot.

Time of Seeding: The optimum timing for the general seed mixture is early spring. Permanent seedings may be made any time of year if properly mulched and adequate moisture is provided. Late June through early August is not a good time to seed, but may facilitate covering the land without additional disturbance if construction is completed. Portions of the seeding may fail due to drought and heat. These areas may need reseeding in late summer/fall or the following spring.

Method of seeding: Broadcasting, drilling, cultipack type seeding, or hydroseeding are acceptable methods. Proper soil to seed contact is key to successful seedings.

Mulching: Mulching is essential to obtain a uniform stand of seeded plants. Optimum benefits of mulching new seedings are obtained with the use of small grain straw applied at a rate of 2 tons per acre, and anchored with a netting or tackifier. See the Standard and Specifications for Mulching for choices and requirements.

Irrigation: Watering may be essential to establish a new seeding when a drought condition occurs shortly after a new seeding emerges. Irrigation is a specialized practice and care must be taken not to exceed the application rate for the soil or subsoil. When disconnecting irrigation pipe, be sure pipes are drained in a safe manor, not creating an erosion concern.



80% Perennial Vegetative Cover



50% Perennial Vegetative Cover

**Table 4.4  
Permanent Construction Area Planting Mixture Recommendations**

Seed Mixture	Variety	Rate in lbs./acre (PLS)	Rate in lbs./1,000 ft <sup>2</sup>
<b>Mix #1</b>			
Creeping red fescue	Ensylva, Pennlawn, Boreal	10	.25
Perennial ryegrass	Pennfine, Linn	10	.25
*This mix is used extensively for shaded areas.			
<b>Mix #2</b>			
Switchgrass	Shelter, Pathfinder, Trailblazer, or Blackwell	20	.50
*This rate is in pure live seed, this would be an excellent choice along the upland edge of a wetland to filter runoff and provide wildlife benefits. In areas where erosion may be a problem, a companion seeding of sand lovegrass should be added to provide quick cover at a rate of 2 lbs. per acre (0.05 lbs. per 1000 sq. ft.).			
<b>Mix #3</b>			
Switchgrass	Shelter, Pathfinder, Trailblazer, or Blackwell	4	.10
Big bluestem	Niagara	4	.10
Little bluestem	Aldous or Camper	2	.05
Indiangrass	Rumsey	4	.10
Coastal panicgrass	Atlantic	2	.05
Sideoats grama	El Reno or Trailway	2	.05
Wildflower mix		.50	.01
*This mix has been successful on sand and gravel plantings. It is very difficult to seed without a warm season grass seeder such as a Truax seed drill. Broadcasting this seed is very difficult due to the fluffy nature of some of the seed, such as bluestems and indiangrass.			
<b>Mix #4</b>			
Switchgrass	Shelter, Pathfinder, Trailblazer, or Blackwell	10	.25
Coastal panicgrass	Atlantic	10	.25
*This mix is salt tolerant, a good choice along the upland edge of tidal areas and roadsides.			
<b>Mix #5</b>			
Saltmeadow cordgrass ( <i>Spartina patens</i> )—This grass is used for tidal shoreline protection and tidal marsh restoration. It is planted by vegetative stem divisions.			
'Cape' American beachgrass can be planted for sand dune stabilization above the saltmeadow cordgrass zone.			
<b>Mix #6</b>			
Creeping red fescue	Ensylva, Pennlawn, Boreal	20	.45
Chewings Fescue	Common	20	.45
Perennial ryegrass	Pennfine, Linn	5	.10
Red Clover	Common	10	.45
*General purpose erosion control mix. Not to be used for a turf planting or play grounds.			

# STANDARD AND SPECIFICATIONS FOR RETAINING WALLS



## Definition & Scope

A **permanent** structural wall constructed and located to prevent soil movement by retaining soil in place and preventing slope failures and movement of material down steep slopes.

## Conditions Where Practice Applies

A retaining wall may be used where site constraints will not allow slope shaping and seeding to stabilize an area. Slope areas that demonstrate seepage problems or experience erosive conditions at the toe can utilize retaining walls to help stabilize these areas. Retaining walls can be built from mortared block or stone, cast-in-place concrete, railroad ties, gabions, and more recently, precast concrete modular units and segmented walls that form a gravity retaining wall (see Figure 4.16 and 4.17). These precast units allow for ease and quickness of installation while their granular backfill provides drainage. Selection of materials and type of wall should be based on hazard potential, load conditions, soil parameters, groundwater conditions, site constraints, and aesthetics.

## Design Criteria

The design of any retaining wall structure must address the aspects of foundation bearing capacity, sliding, overturning, drainage and loading systems. **These are complex systems that should be designed by a licensed professional engineer.**

**Bearing Capacity** – A minimum factor of safety of 1.5 should be maintained as the ratio of the ultimate bearing capacity to the designed unit loading. Spread footers and

other methods may be used to meet factor requirements.

**Sliding** – A minimum factor of 2.0 should be maintained against sliding. This factor can be reduced to 1.5 when passive pressures on the front of the wall are ignored.

**Overturning** – A minimum factor of safety of 1.5 should be used as the ratio of the resisting moment (that which tends to keep the wall in place) to the overturning moment.

**Drainage** – Unless adequate provisions are made to control both surface and groundwater behind the retaining wall, a substantial increase in active pressures tending to slide or overturn the wall will result. When backfill is sloped down to a retaining wall, surface drainage should be provided. Drainage systems with adequate outlets should be provided behind retaining walls that are placed in cohesive soils. Drains should be graded or protected by filters so soil material will not move through the drainfill.

**Load systems** – Several different loads or combination of loads need to be considered when designing a retaining wall. The minimum load is the level backfill that the wall is being constructed to retain. Its unit weight will vary depending on its composition.

Additional loads such as line loads, surcharge loads, or slope fills, will add to make the composite design load system for the wall.

## Construction Specifications

### **Concrete Walls**

1. Foundation will be prepared by excavating to the lines and grades shown on the drawings and removing all objectionable material.
2. Subgrade will be compacted and kept moist at least 2 hours prior to placement of concrete.
3. Steel reinforcing will be in accordance with the schedule on the drawings and kept free of rust, scale, or dirt.
4. Exposed edges will be chamfered  $\frac{3}{4}$  inches.
5. Drainfill will meet the gradations shown on the drawings.



6. Weep holes will be provided as drain outlets as shown on the drawings.



7. Concrete will be poured and cured in accordance with American Concrete Institute (ACI) specifications.

#### **Precast Units**

1. Foundation will be prepared by excavating to the lines and grades shown on the drawings.
2. Subgrade will be compacted and trimmed to receive the leveling beam.
3. Precast units will be placed in accordance with the manufacturers recommendation.
4. Granular fill placed in the precast bins shall be placed in 3-foot lifts, leveled off and compacted with a plate vibrator.

#### **Segmented Walls**

1. Foundation will be prepared by excavating to the lines and grades shown on the drawings.
2. Sub-grade will be compacted and screeded to form the base for the first course of wall units.
3. Units will be placed in accordance with the manufacturers recommendations, with each succeeding lift anchored and pinned as specified.
4. Granular fill will be placed behind the segmented wall to provide drainage. It shall be compacted with a plate vibrator. A drainage outlet will be provided as specified on the construction drawings.

#### **Gabions**

1. Foundation will be prepared by excavating to the lines and grades shown on the drawings.
2. Subgrade will be compacted and leveled to receive first layer of gabions. The first row will be keyed into the existing grade at the toe, a minimum of 1.5 feet.
3. Gabions will be placed according to the manufacturers recommendations.
4. Gabions will be filled with stone or crushed rock from 4 to 8 inches in diameter.



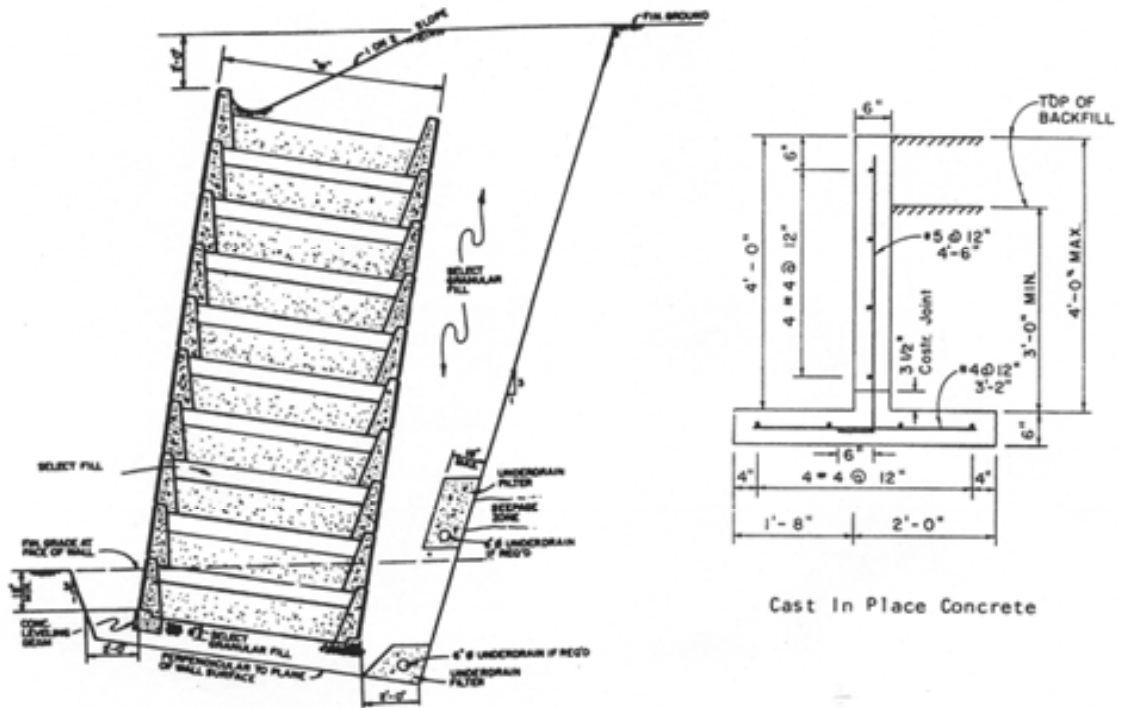
#### **Non-Mortared Stone Walls**

1. Foundation will be prepared by excavating to the lines and grade shown on the drawings.
2. Subgrade will be compacted and leveled to receive monolithic stone. First row will be placed 1.0 feet below design toe elevation.
3. Stone will be placed horizontally with long dimension parallel to face of wall except at return ends.
4. Maximum of 3 lifts of stone each approximately 2' thick without pinning. Where stones do not fit in good contact, pinning with two steel #8 re-bar dowels is required.
5. Backside of stone will be filled with a minimum of 2' of #1 and #2 stone between filter fabric against parent soil and rock to provide drainage.



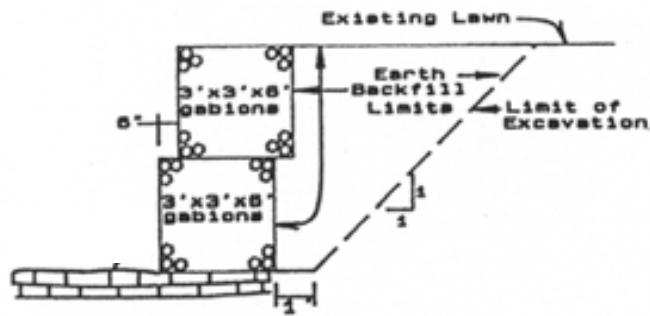


**Figure 4.16**  
**Typical Retaining Wall Examples**  
 (Schematic only - not to be used for design)



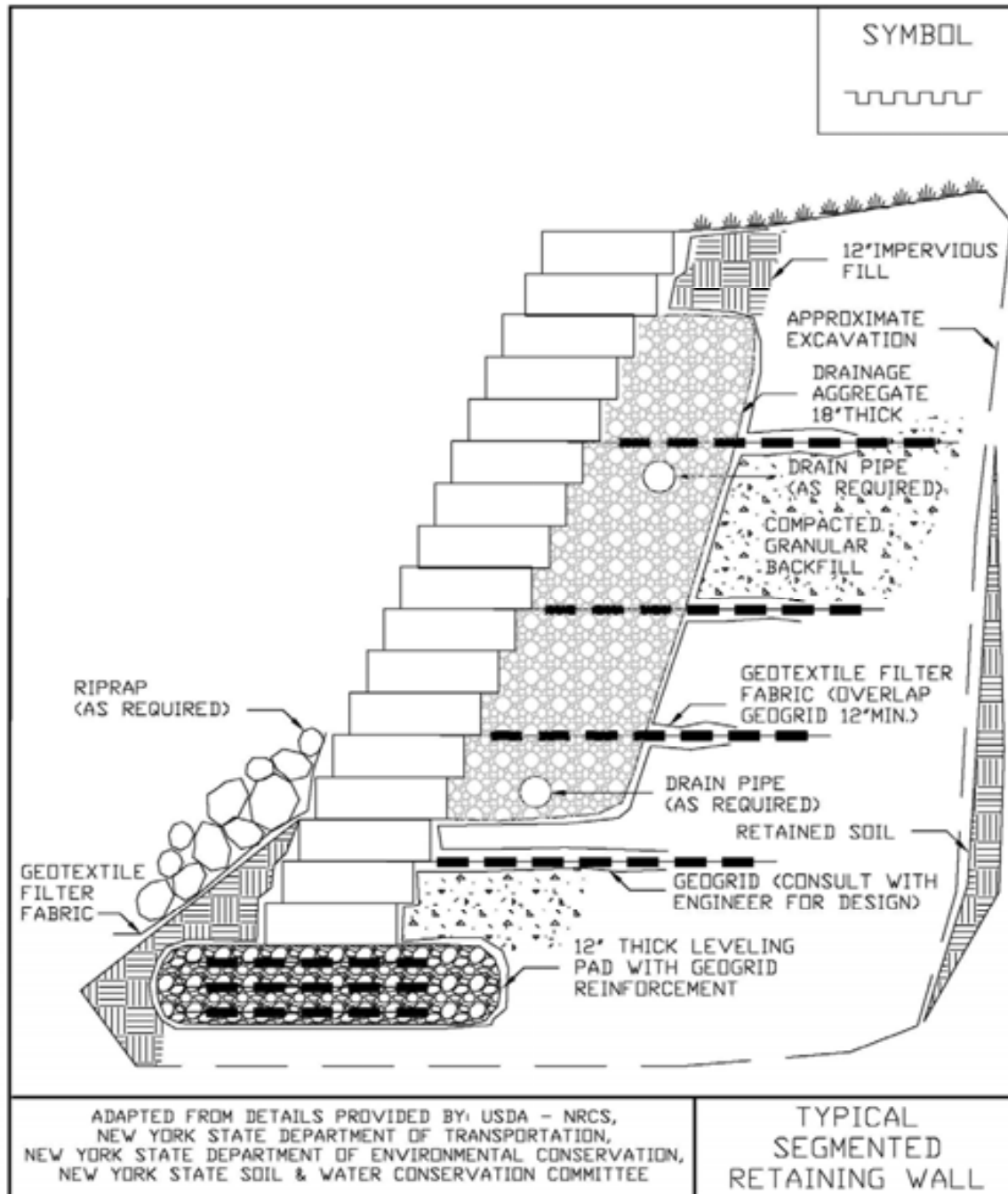
Precast Units

Cast In Place Concrete



Gabions

**Figure 4.17**  
**Typical Segmented Retaining Wall Example**  
**(Schematic only - not to be used for design)**



# STANDARD AND SPECIFICATIONS FOR TOPSOILING



## **Definition & Scope**

Spreading a specified quality and quantity of topsoil materials on graded or constructed subsoil areas to provide acceptable plant cover growing conditions, thereby reducing erosion; to reduce irrigation water needs; and to reduce the need for nitrogen fertilizer application.

## **Conditions Where Practice Applies**

Topsoil is applied to subsoils that are droughty (low available moisture for plants), stony, slowly permeable, salty or extremely acid. It is also used to backfill around shrub and tree transplants. This standard does not apply to wetland soils.

## **Design Criteria**

1. Preserve existing topsoil in place where possible, thereby reducing the need for added topsoil.
2. Conserve by stockpiling topsoil and friable fine textured subsoils that must be stripped from the excavated site and applied after final grading where vegetation will be established. Topsoil stockpiles must be stabilized. Stockpile surfaces can be stabilized by vegetation, geotextile or plastic covers. This can be aided by orientating the stockpile lengthwise into prevailing winds.
3. Refer to USDA Natural Resource Conservation Service soil surveys or soil interpretation record sheets for further soil texture information for selecting appropriate design topsoil depths.

## **Site Preparation**

1. As needed, install erosion and sediment control practices such as diversions, channels, sediment traps, and stabilizing measures, or maintain if already installed.
2. Complete rough grading and final grade, allowing for depth of topsoil to be added.
3. Scarify all compact, slowly permeable, medium and fine textured subsoil areas. Scarify at approximately right angles to the slope direction in soil areas that are steeper than 5 percent. Areas that have been overly compacted shall be decompacted in accordance with the Soil Restoration Standard.
4. Remove refuse, woody plant parts, stones over 3 inches in diameter, and other litter.

## **Topsoil Materials**

1. Topsoil shall have at least 6 percent by weight of fine textured stable organic material, and no greater than 20 percent. Muck soil shall not be considered topsoil.
2. Topsoil shall have not less than 20 percent fine textured material (passing the NO. 200 sieve) and not more than 15 percent clay.
3. Topsoil treated with soil sterilants or herbicides shall be so identified to the purchaser.
4. Topsoil shall be relatively free of stones over 1 1/2 inches in diameter, trash, noxious weeds such as nut sedge and quackgrass, and will have less than 10 percent gravel.
5. Topsoil containing soluble salts greater than 500 parts per million shall not be used.
6. Topsoil may be manufactured as a mixture of a mineral component and organic material such as compost.

## **Application and Grading**

1. Topsoil shall be distributed to a uniform depth over the area. It shall not be placed when it is partly frozen, muddy, or on frozen slopes or over ice, snow, or standing water puddles.
2. Topsoil placed and graded on slopes steeper than 5 percent shall be promptly fertilized, seeded, mulched, and stabilized by "tracking" with suitable equipment.
3. Apply topsoil in the amounts shown in Table 4.7 below:

<b>Table 4.7 - Topsoil Application Depth</b>		
<b>Site Conditions</b>	<b>Intended Use</b>	<b>Minimum Topsoil Depth</b>
1. Deep sand or loamy sand	Mowed lawn	6 in.
	Tall legumes, unmowed	2 in.
	Tall grass, unmowed	1 in.
2. Deep sandy loam	Mowed lawn	5 in.
	Tall legumes, unmowed	2 in.
	Tall grass, unmowed	none
3. Six inches or more: silt loam, clay loam, loam, or silt	Mowed lawn	4 in.
	Tall legumes, unmowed	1 in.
	Tall grass, unmowed	1 in.

# STANDARD AND SPECIFICATIONS FOR SILT FENCE



## **Definition & Scope**

A **temporary** barrier of geotextile fabric installed on the contours across a slope used to intercept sediment laden runoff from small drainage areas of disturbed soil by temporarily ponding the sediment laden runoff allowing settling to occur. The maximum period of use is limited by the ultraviolet stability of the fabric (approximately one year).

## **Conditions Where Practice Applies**

A silt fence may be used subject to the following conditions:

1. Maximum allowable slope length and fence length will not exceed the limits shown in the Design Criteria for the specific type of silt fence used ; and
2. Maximum ponding depth of 1.5 feet behind the fence; and
3. Erosion would occur in the form of sheet erosion; and
4. There is no concentration of water flowing to the barrier; and
5. Soil conditions allow for proper keying of fabric, or other anchorage, to prevent blowouts.

## **Design Criteria**

1. Design computations are not required for installations of 1 month or less. Longer installation periods should be designed for expected runoff.
2. All silt fences shall be placed as close to the disturbed area as possible, but at least 10 feet from the toe of a slope steeper than 3H:1V, to allow for maintenance and

roll down. The area beyond the fence must be undisturbed or stabilized.

3. The type of silt fence specified for each location on the plan shall not exceed the maximum slope length and maximum fence length requirements shown in the following table:

Slope	Steepness	Slope Length/Fence Length (ft.)		
		Standard	Reinforced	Super
<2%	< 50:1	300/1500	N/A	N/A
2-10%	50:1 to 10:1	125/1000	250/2000	300/2500
10-20%	10:1 to 5:1	100/750	150/1000	200/1000
20-33%	5:1 to 3:1	60/500	80/750	100/1000
33-50%	3:1 to 2:1	40/250	70/350	100/500
>50%	> 2:1	20/125	30/175	50/250

**Standard Silt Fence (SF)** is fabric rolls stapled to wooden stakes driven 16 inches in the ground.

**Reinforced Silt Fence (RSF)** is fabric placed against welded wire fabric with anchored steel posts driven 16 inches in the ground.

**Super Silt Fence (SSF)** is fabric placed against chain link fence as support backing with posts driven 3 feet in the ground.

4. Silt fence shall be removed as soon as the disturbed area has achieved final stabilization.

The silt fence shall be installed in accordance with the appropriate details. Where ends of filter cloth come together, they shall be overlapped, folded and stapled to prevent sediment bypass. Butt joints are not acceptable. A detail of the silt fence shall be shown on the plan. See Figure 5.30 on page 5.56 for Reinforced Silt Fence as an example of details to be provided.

## **Criteria for Silt Fence Materials**

1. Silt Fence Fabric: The fabric shall meet the following specifications unless otherwise approved by the appropriate erosion and sediment control plan approval authority. Such approval shall not constitute statewide acceptance.

Fabric Properties	Minimum Acceptable Value	Test Method
Grab Tensile Strength (lbs)	110	ASTM D 4632
Elongation at Failure (%)	20	ASTM D 4632
Mullen Burst Strength (PSI)	300	ASTM D 3786
Puncture Strength (lbs)	60	ASTM D 4833
Minimum Trapezoidal Tear Strength (lbs)	50	ASTM D 4533
Flow Through Rate (gal/min/sf)	25	ASTM D 4491
Equivalent Opening Size	40-80	US Std Sieve ASTM D 4751
Minimum UV Residual (%)	70	ASTM D 4355

Super Silt Fence

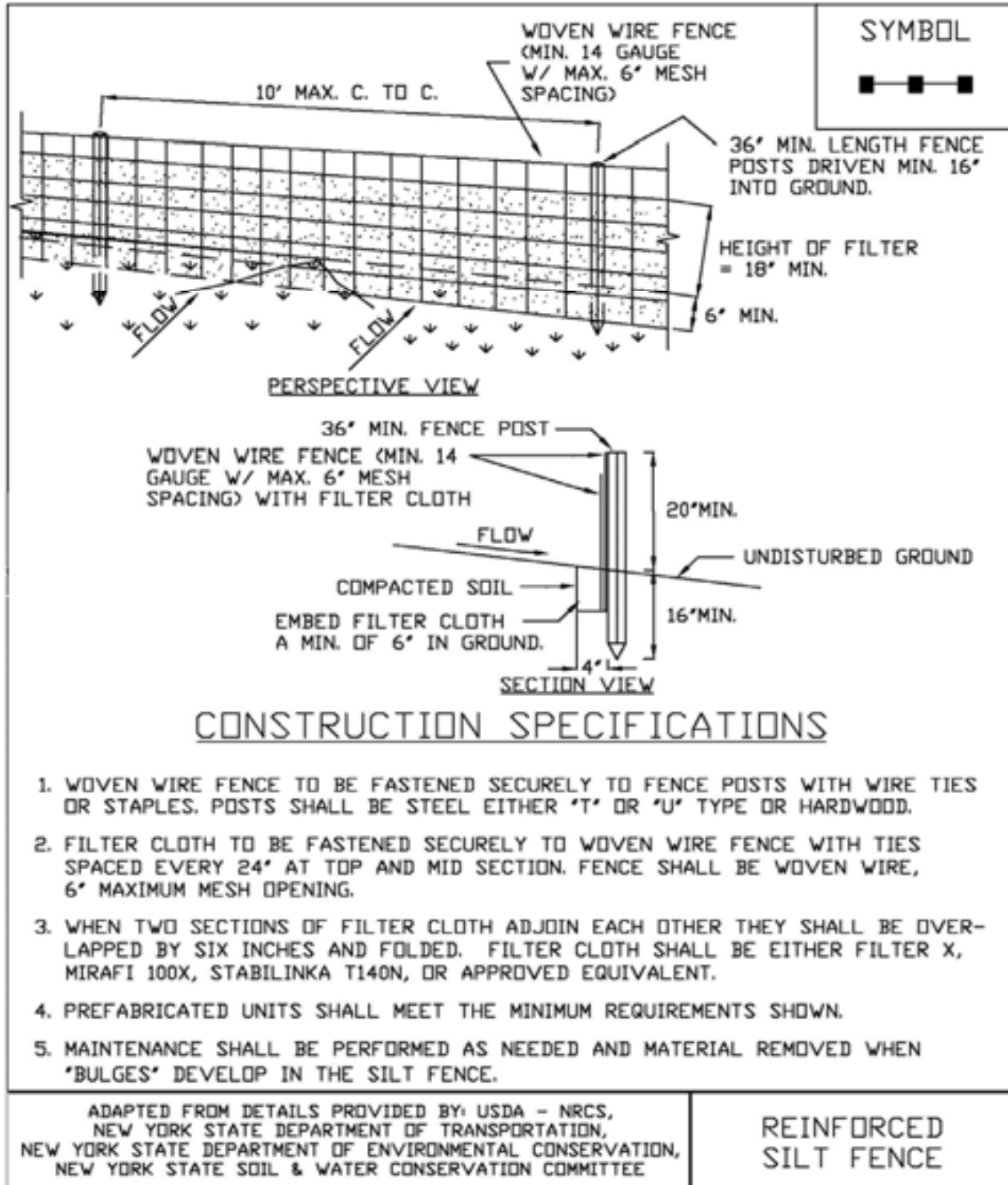


- Fence Posts (for fabricated units): The length shall be a minimum of 36 inches long. Wood posts will be of sound quality hardwood with a minimum cross sectional area of 3.5 square inches. Steel posts will be standard T and U section weighing not less than 1.00 pound per linear foot. Posts for super silt fence shall be standard chain link fence posts.
- Wire Fence for reinforced silt fence: Wire fencing shall be a minimum 14 gage with a maximum 6 in. mesh opening, or as approved.
- Prefabricated silt fence is acceptable as long as all material specifications are met.

Reinforced Silt Fence



**Figure 5.30  
Reinforced Silt Fence**





## STANDARD AND SPECIFICATIONS FOR STORM DRAIN INLET PROTECTION



### Definition & Scope

A **temporary** barrier with low permeability, installed around inlets in the form of a fence, berm or excavation around an opening, detaining water and thereby reducing the sediment content of sediment laden water by settling thus preventing heavily sediment laden water from entering a storm drain system.

### Conditions Where Practice Applies

This practice shall be used where the drainage area to an inlet is disturbed, it is not possible to temporarily divert the storm drain outfall into a trapping device, and watertight blocking of inlets is not advisable. **It is not to be used in place of sediment trapping devices.** This practice shall be used with an upstream buffer strip if placed at a storm drain inlet on a paved surface. It may be used in conjunction with storm drain diversion to help prevent siltation of pipes installed with low slope angle.

### Types of Storm Drain Inlet Practices

There are five (5) specific types of storm drain inlet protection practices that vary according to their function, location, drainage area, and availability of materials:

- I. Excavated Drop Inlet Protection
- II. Fabric Drop Inlet Protection
- III. Stone & Block Drop Inlet Protection
- IV. Paved Surface Inlet Protection
- V. Manufactured Insert Inlet Protection

### Design Criteria

**Drainage Area** – The drainage area for storm drain inlets shall not exceed one acre. Erosion control/temporary stabilization measures must be implemented on the disturbed

drainage area tributary to the inlet. The crest elevations of these practices shall provide storage and minimize bypass flow.

### **Type I – Excavated Drop Inlet Protection**

This practice is generally used during initial overlot grading after the storm drain trunk line is installed.

Limit the drainage area to the inlet device to 1 acre. Excavated side slopes shall be no steeper than 2:1. The minimum depth shall be 1 foot and the maximum depth 2 feet as measured from the crest of the inlet structure. Shape the excavated basin to fit conditions with the longest dimension oriented toward the longest inflow area to provide maximum trap efficiency. The capacity of the excavated basin should be established to contain 900 cubic feet per acre of disturbed area. Weep holes, protected by fabric and stone, should be provided for draining the temporary pool.

Inspect and clean the excavated basin after every storm. Sediment should be removed when 50 percent of the storage volume is achieved. This material should be incorporated into the site in a stabilized manner.

### **Type II – Fabric Drop Inlet Protection**



This practice is generally used during final elevation grading phases after the storm drain system is completed.

Limit the drainage area to 1 acre per inlet device. Land area slope immediately surrounding this device should not exceed 1 percent. The maximum height of the fabric above the inlet crest shall not exceed 1.5 feet unless reinforced.

The top of the barrier should be maintained to allow overflow to drop into the drop inlet and not bypass the inlet to

unprotected lower areas. Support stakes for fabric shall be a minimum of 3 feet long, spaced a maximum 3 feet apart. They should be driven close to the inlet so any overflow drops into the inlet and not on the unprotected soil. Improved performance and sediment storage volume can be obtained by excavating the area.

Inspect the fabric barrier after each rain event and make repairs as needed. Remove sediment from the pool area as necessary with care not to undercut or damage the filter fabric. Upon stabilization of the drainage area, remove all materials and unstable sediment and dispose of properly. Bring the adjacent area of the drop inlet to grade, smooth and compact and stabilize in the appropriate manner to the site.

### **Type III – Stone and Block Drop Inlet Protection**

This practice is generally used during the initial and intermediate overlot grading of a construction site.

Limit the drainage area to 1 acre at the drop inlet. The stone barrier should have a minimum height of 1 foot and a maximum height of 2 feet. Do not use mortar. The height should be limited to prevent excess ponding and bypass flow.

Recess the first course of blocks at least 2 inches below the crest opening of the storm drain for lateral support. Subsequent courses can be supported laterally if needed by placing a 2x4 inch wood stud through the block openings perpendicular to the course. The bottom row should have a few blocks oriented so flow can drain through the block to dewater the basin area.

The stone should be placed just below the top of the blocks on slopes of 2:1 or flatter. Place hardware cloth of wire mesh with ½ inch openings over all block openings to hold stone in place.

As an optional design, the concrete blocks may be omitted and the entire structure constructed of stone, ringing the outlet (“doughnut”). The stone should be kept at a 3:1 slope toward the inlet to keep it from being washed into the inlet. A level area 1 foot wide and four inches below the crest will further prevent wash. Stone on the slope toward the inlet should be at least 3 inches in size for stability and 1 inch or smaller away from the inlet to control flow rate. The elevation of the top of the stone crest must be maintained 6 inches lower than the ground elevation down slope from the inlet to ensure that all storm flows pass over the stone into the storm drain and not past the structure. Temporary diking should be used as necessary to prevent bypass flow.

The barrier should be inspected after each rain event and repairs made where needed. Remove sediment as necessary to provide for accurate storage volume for subsequent rains. Upon stabilization of contributing drainage area, remove all

materials and any unstable soil and dispose of properly.

Bring the disturbed area to proper grade, smooth, compact and stabilize in a manner appropriate to the site.

### **Type IV – Paved Surface Inlet Protection**



This practice is generally used after pavement construction has been done while final grading and soil stabilization is occurring. These practices should be used with upstream buffer strips in linear construction applications, and with temporary surface stabilization for overlot areas, to reduce the sediment load at the practice. This practice includes sand bags, compost filter socks, geo-tubes filled with ballast, and manufactured surface barriers. Pea gravel can also be used in conjunction with these practices to improve performance. When the inlet is not at a low point, and is offset from the pavement or gutter line, protection should be selected and installed so that flows are not diverted around the inlet.



The drainage area should be limited to 1 acre at the drain inlet. All practices will be placed at the inlet perimeter or beyond to maximize the flow capacity of the inlet. Practices shall be weighted, braced, tied, or otherwise anchored to prevent movement or shifting of location on paved surfaces. Traffic safety shall be integrated with the use of this practice. All practices should be marked with traffic safety cones as appropriate. Structure height shall not cause flooding or by-pass flow that would cause additional erosion.

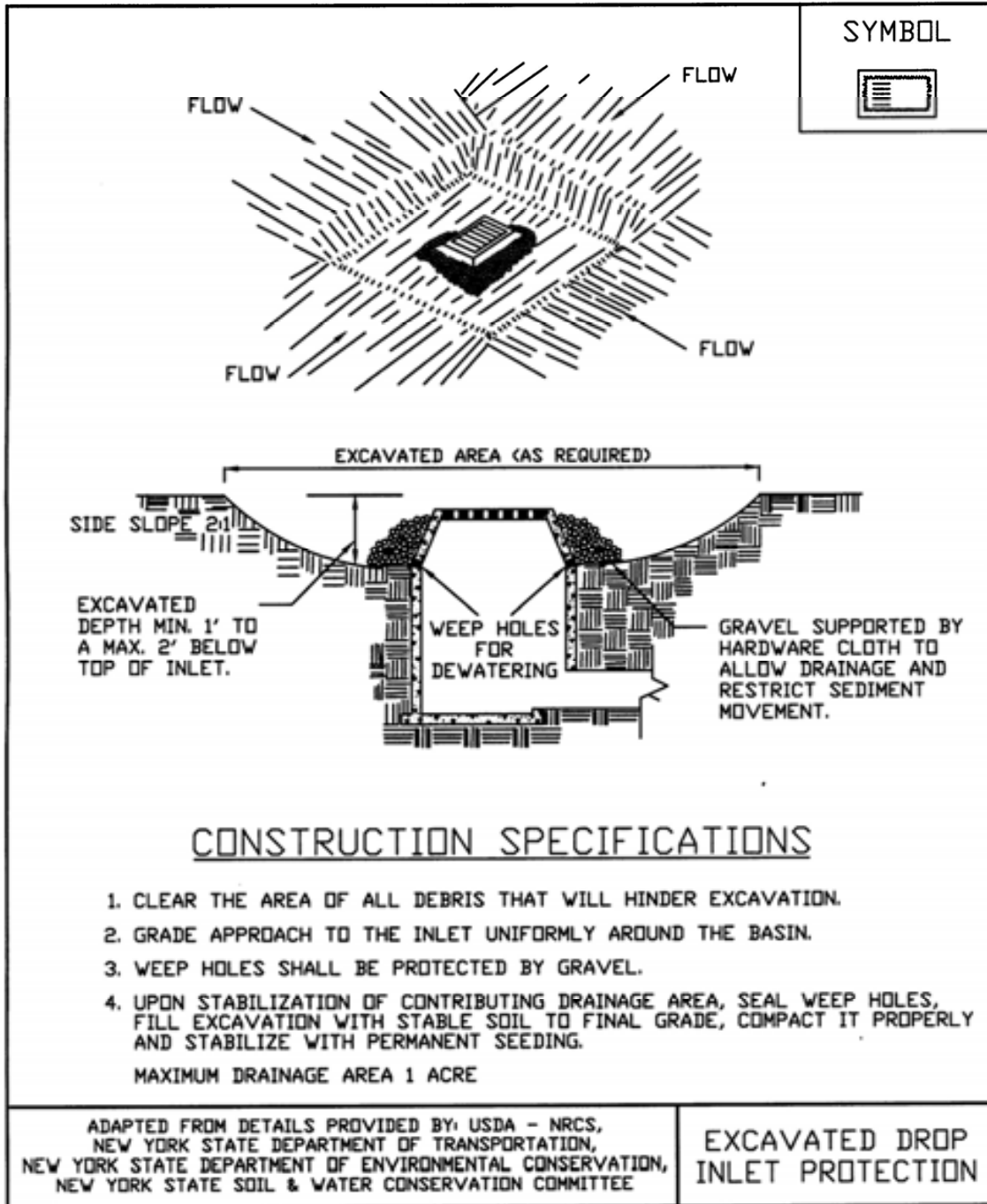
The structure should be inspected after every storm event. Any sediment should be removed and disposed of on the site. Any broken or damaged components should be replaced. Check all materials for proper anchorage and secure as necessary.

#### **Type V - Manufactured Insert Inlet Protection**

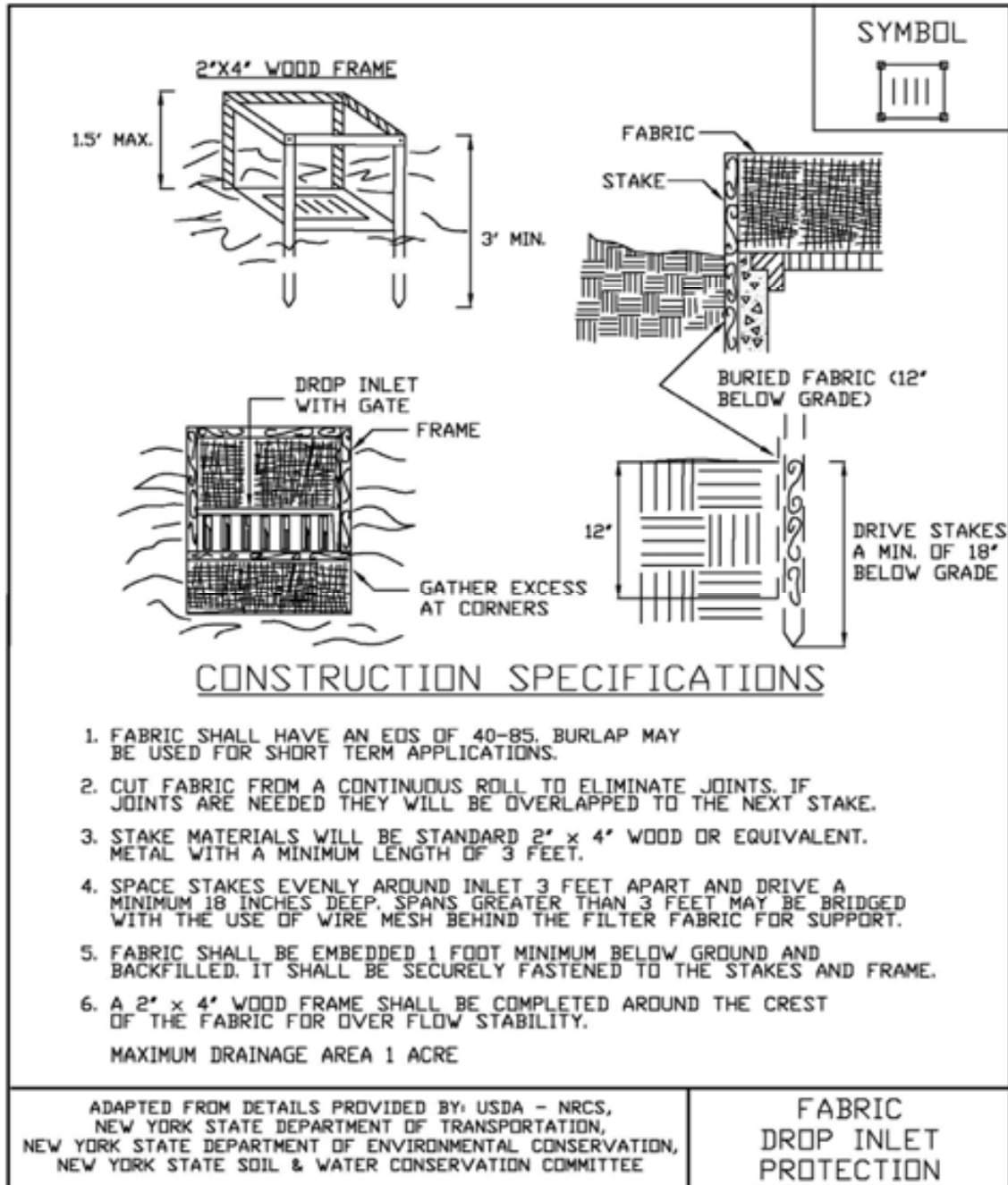


The drainage area shall be limited to 1 acre at the drain inlet. All inserts will be installed and anchored in accordance with the manufacturers recommendations and design details. The fabric portion of the structure will equal or exceed the performance standard for the silt fence fabric. The inserts will be installed to preserve a minimum of 50 percent of the open, unobstructed design flow area of the storm drain inlet opening to maintain capacity for storm events.

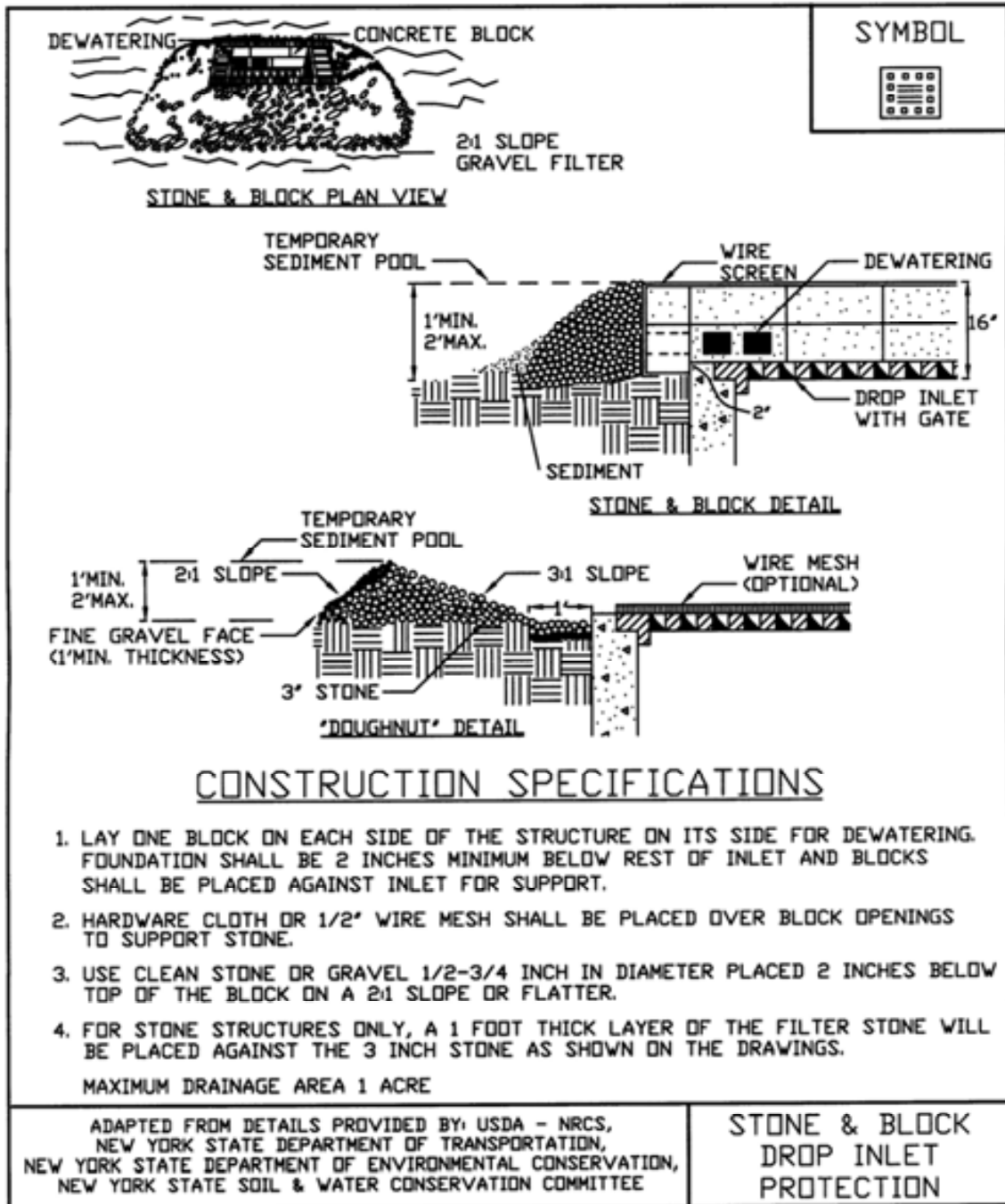
**Figure 5.31  
Excavated Drop Inlet Protection**



**Figure 5.32  
Fabric Drop Inlet Protection**



**Figure 5.33**  
**Stone & Block Drop Inlet Protection**



***APPENDIX I***

***USDA SOIL RESOURCE REPORT***





A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

# Custom Soil Resource Report for Westchester County, New York



August 20, 2020

## Preface

---

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

# Contents

---

- Preface**..... 2
- How Soil Surveys Are Made**..... 5
- Soil Map**..... 8
  - Soil Map..... 9
  - Legend..... 10
  - Map Unit Legend..... 11
  - Map Unit Descriptions..... 11
    - Westchester County, New York..... 13
      - ChC—Charlton fine sandy loam, 8 to 15 percent slopes..... 13
      - Uf—Urban land..... 14
- References**..... 16

## How Soil Surveys Are Made

---

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

## Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

## Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.



## Soil Map

---

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report  
Soil Map







































Soil Map may not be valid at this scale.

Map Scale: 1:485 if printed on A landscape (11" x 8.5") sheet.  
0 5 10 20 30 Meters  
0 20 40 80 120 Feet  
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

## Custom Soil Resource Report

### MAP LEGEND

<b>Area of Interest (AOI)</b>		 Spoil Area	
 Area of Interest (AOI)		 Stony Spot	
<b>Soils</b>		 Very Stony Spot	
 Soil Map Unit Polygons		 Wet Spot	
 Soil Map Unit Lines		 Other	
 Soil Map Unit Points		 Special Line Features	
<b>Special Point Features</b>		<b>Water Features</b>	
 Blowout		 Streams and Canals	
 Borrow Pit		<b>Transportation</b>	
 Clay Spot		 Rails	
 Closed Depression		 Interstate Highways	
 Gravel Pit		 US Routes	
 Gravelly Spot		 Major Roads	
 Landfill		 Local Roads	
 Lava Flow		<b>Background</b>	
 Marsh or swamp		 Aerial Photography	
 Mine or Quarry			
 Miscellaneous Water			
 Perennial Water			
 Rock Outcrop			
 Saline Spot			
 Sandy Spot			
 Severely Eroded Spot			
 Sinkhole			
 Slide or Slip			
 Sodic Spot			

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Westchester County, New York  
 Survey Area Data: Version 16, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 21, 2014—Aug 27, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ChC	Charlton fine sandy loam, 8 to 15 percent slopes	0.1	17.5%
Uf	Urban land	0.5	82.5%
<b>Totals for Area of Interest</b>		<b>0.6</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

## Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Westchester County, New York

### ChC—Charlton fine sandy loam, 8 to 15 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2wh0q  
*Elevation:* 0 to 1,440 feet  
*Mean annual precipitation:* 36 to 71 inches  
*Mean annual air temperature:* 39 to 55 degrees F  
*Frost-free period:* 140 to 240 days  
*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Charlton and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Charlton

##### Setting

*Landform:* Ground moraines, ridges, hills  
*Landform position (two-dimensional):* Backslope  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Convex, linear  
*Across-slope shape:* Convex  
*Parent material:* Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

##### Typical profile

*Ap - 0 to 7 inches:* fine sandy loam  
*Bw - 7 to 22 inches:* gravelly fine sandy loam  
*C - 22 to 65 inches:* gravelly fine sandy loam

##### Properties and qualities

*Slope:* 8 to 15 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to high (0.14 to 14.17 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Maximum salinity:* Nonsaline (0.0 to 1.9 mmhos/cm)  
*Available water capacity:* Moderate (about 6.9 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 3e  
*Hydrologic Soil Group:* B  
*Ecological site:* F144AY034CT - Well Drained Till Uplands  
*Hydric soil rating:* No

## Custom Soil Resource Report

### Minor Components

#### **Paxton**

*Percent of map unit:* 5 percent  
*Landform:* Drumlins, hills, ground moraines  
*Landform position (two-dimensional):* Backslope  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Linear, convex  
*Across-slope shape:* Convex  
*Hydric soil rating:* No

#### **Sutton, fine sandy loam**

*Percent of map unit:* 5 percent  
*Landform:* Hills, ridges, ground moraines  
*Landform position (two-dimensional):* Footslope  
*Landform position (three-dimensional):* Base slope  
*Down-slope shape:* Concave  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

#### **Chatfield**

*Percent of map unit:* 3 percent  
*Landform:* Hills, ridges  
*Landform position (two-dimensional):* Backslope, shoulder, summit  
*Landform position (three-dimensional):* Crest, side slope, nose slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex, linear  
*Hydric soil rating:* No

#### **Canton**

*Percent of map unit:* 2 percent  
*Landform:* Hills, ground moraines, ridges  
*Landform position (two-dimensional):* Shoulder, backslope, summit  
*Landform position (three-dimensional):* Side slope, nose slope, crest  
*Down-slope shape:* Linear, convex  
*Across-slope shape:* Convex  
*Hydric soil rating:* No

### **Uf—Urban land**

#### **Map Unit Setting**

*National map unit symbol:* bd7j  
*Elevation:* 50 to 2,400 feet  
*Mean annual precipitation:* 46 to 50 inches  
*Mean annual air temperature:* 46 to 52 degrees F  
*Frost-free period:* 115 to 215 days  
*Farmland classification:* Not prime farmland

#### **Map Unit Composition**

*Urban land:* 85 percent



Custom Soil Resource Report

*Minor components: 15 percent  
Estimates are based on observations, descriptions, and transects of the mapunit.*

**Minor Components**

**Udorthents**

*Percent of map unit: 5 percent  
Hydric soil rating: No*

**Riverhead**

*Percent of map unit: 2 percent  
Hydric soil rating: No*

**Chatfield**

*Percent of map unit: 2 percent  
Hydric soil rating: No*

**Udorthents, wet substratum**

*Percent of map unit: 2 percent  
Hydric soil rating: No*

**Unadilla**

*Percent of map unit: 2 percent  
Hydric soil rating: No*

**Sutton**

*Percent of map unit: 2 percent  
Hydric soil rating: No*

## References

---

- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
- American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.
- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.
- Federal Register. July 13, 1994. Changes in hydric soils of the United States.
- Federal Register. September 18, 2002. Hydric soils of the United States.
- Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.
- National Research Council. 1995. Wetlands: Characteristics and boundaries.
- Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_054262](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262)
- Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053577](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577)
- Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053580](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580)
- Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.
- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2\\_053374](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374)
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelpdb1043084>

## Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2\\_054242](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242)

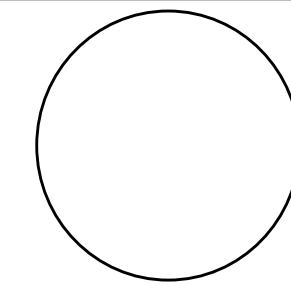
United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053624](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624)

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. [http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/nrcs142p2\\_052290.pdf](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf)



Gary Kliesch and Associate Architects

36 Ames Avenue  
Rutherford, NJ 07070  
Tel. 201.896.0333  
Fax. 201.896.9469  
email@gkanda.biz



Gary Kliesch  
A.I.A. NCARB, NJCID

NJ: AI 13332	CT: ARI 0009367
NY: 025618	PA: RA-015112-B
FL: AR95782	DE: SS-0007765
WI: 11190-5	D.C.: ARC101938
MD: 14129	ME: 1301064135
SC: 8935	IN: AR12200158
GA: RA 013883	MA: 10610
VA: 401016373	WV: 4569
NC: 11736	IL: 001.023586
NH: 04487	TX: 30377
AL: 9035	IA: ARC08262
NJCID: 21D0002500	TN: 107813

PROPOSED:

# RETAIL BUILDING SHELL

657 SAW MILL RIVER ROAD,  
VILLAGE OF ARDSLEY, NY 10502

## ABBREVIATION INDEX

&	AND	MISC.	MISCELLANEOUS
@	AT	M.O.	MASONRY OPENING
A/C	AIR CONDITIONING	MTD.	MOUNTED
A.D.	AREA DRAIN	N.I.C.	NOT IN CONTRACT
A.F.F.	ABOVE FINISH FLOOR	NO.	NUMBER
ALUM.	ALUMINUM	NOM.	NOMINAL
ALT.	ALTERNATE	N.T.S.	NOT TO SCALE
APPROX.	APPROXIMATE	O.A.	OVERALL
BD.	BOARD	O.C.	ON CENTER
BLDG.	BUILDING	O.D.	OUTSIDE DIAMETER
BM.	BEAM	OPNG.	OPENING
B.SMT.	BASEMENT	OPT.	OPTIONAL
BTWN.	BETWEEN	PL.	PLATE
BOT.	BOTTOM	P.LAM.	PLASTIC LAMINATE
C.L.	CENTER LINE	PLUMB.	PLUMBING
C.T.	CERAMIC TILE	PLYWD.	PLYWOOD
CLG.	CEILING	PR.	PAIR
CLOS.	CLOSET	PROP.	PROPERTY
C.M.	CONST. MANAGER	P.S.F.	PER SQUARE FOOT
C.M.U.	CONC. MASONRY UNIT	P.S.I.	PER SQUARE INCH
COL.	COLUMN	PTD.	PAINTED
CONC.	CONCRETE	P.V.C.	POLYVINYL CHLORIDE
CONT.	CONTINUOUS	Q.T.	QUARRY TILE
CONST.	CONSTRUCTION	QTY.	QUANTITY
DEPT.	DEPARTMENT	RAD.	RADIUS
DTL.	DETAIL	REFG.	REFRIGERATOR
D.F.	DRINKING FOUNTAIN	REINF.	REINFORCING
DIA.	DIAMETER	REV.	REVISION
DIM.	DIMENSION	REQD.	REQUIRED
DISP.	DISPENSER	RESIL.	RESILIENT
DN.	DOWN	RM.	ROOM
DR.	DOOR	R.O.	ROUGH OPENING
D.S.	DOWN SPOUT	REFG.	SCHEDULE
DWG.	DRAWING	SEC.	SECTION
EA.	EACH	S.F.	SQUARE FOOT
EL.	ELEVATION	SHT.	SHEET
ELEC.	ELECTRICAL	SIM.	SIMILAR
EQ.	EQUAL	SPEC.	SPECIFICATION
EQUIP.	EQUIPMENT	SQ.	SQUARE
EXIST.	EXISTING	S.S.	STAINLESS STEEL
EXT.	EXTERIOR	STD.	STANDARD
F.D.	FLOOR DRAIN	STL.	STEEL
FIN.	FINISH	STRUCT.	STRUCTURAL
FL.	FLOOR	SUSP.	SUSPENDED
F.O.	FACE OF	TEL.	TELEPHONE
FT.	FOOT	THK.	THICK
FURN.	FURNITURE	THRU.	THROUGH
GA.	GAUGE	T.O.P.	TOP OF PLATE
GALV.	GALVANIZED	T.O.S.	TOP OF STEEL
GYP. BD.	GYP. BOARD	T.O.SL.	TOP OF SLAB
HDWD.	HARDWOOD	TRT.	TREATED
HDR.	HEADER	TYP.	TYPICAL
H.M.	HOLLOW METAL	V.C.B.	VINYL COMPOSITION BASE
HORIZ.	HORIZONTAL	V.C.T.	VINYL COMPOSITION TILE
HGT.	HEIGHT	VERT.	VERTICAL
I.D.	INSIDE DIAMETER	V.I.F.	VERIFY IN FIELD
INSUL.	INSULATION	V.W.C.	VINYL WALL COVERING
INT.	INTERIOR	W.	WITH
JT.	JOINT	W.C.	WATER CLOSET
KIT.	KITCHEN	WD.	WOOD
LAM.	LAMINATE	W/O.	WITHOUT
LAV.	LAVATORY	WP.	WATERPROOFING
LT.	LIGHT	WT.	WEIGHT
MAS.	MASONRY	W.W.M.	WELDED WIRE MESH
MAX.	MAXIMUM		
MECH.	MECHANICAL		
MTL.	METAL		
MFR.	MANUFACTURER		
MIN.	MINIMUM		

## GRAPHIC SYMBOLS

	SECTION NUMBER		FINISH NUMBER
	SHEET NUMBER	FINISHES	
	DETAIL NUMBER		ROOM NUMBER
	SHEET NUMBER	ROOM	
	DOOR MARK		PARTITION KEY
	DOOR	PARTITION TYPES	
	EQUIPMENT TAG		COLUMN REFERENCE GRID
	EQUIPMENT TAG		ELEVATION INDICATOR
	NORTH ARROW		REVISION TAG
	CUT LINE		

## DESIGN CODES

BUILDING:	2020 BUILDING CODE OF NEW YORK STATE
ACCESSIBILITY:	CHAPTER II OF THE 2020 BUILDING CODE OF NY STATE - ANSI 117.1
MECHANICAL:	2020 MECHANICAL CODE OF NEW YORK STATE
ELECTRICAL:	2017 NATIONAL ELECTRICAL CODE
PLUMBING:	2020 PLUMBING CODE OF NEW YORK STATE
ENERGY:	2020 ENERGY CONSERVATION CODE OF NYS
FUEL:	2020 FUEL GAS CODE OF NEW YORK STATE
FIRE:	2020 FIRE CODE OF NEW YORK STATE

## BUILDING DATA

OCCUPANCY GROUP	M - MERCANTILE
CONSTRUCTION CLASS	5B (UNPROTECTED)
NO. STORIES	1 Story
AREA TO BE CONSTRUCTED	2,210 sq. ft.
VOLUME TO BE CONSTRUCTED	+/-39,000 cu. ft.
FIRE ALARM	YES
SPRINKLER SYSTEM	YES
MAX OCCUPANT LOAD (Table 1004.5.1 person per 60 sq. ft.)	37 Persons (Estimated)
EXIT ACCESS TRAVEL DISTANCE (with Sprinkler System)	250 Feet
NUMBER OF EXITS	Required: 2 Provided: 2
MINIMUM DOOR WIDTH (1) EXIT DOOR @ 34" WIDE + (1) EXIT DOOR @ 68" WIDE = 102" PROVIDED	0.2 X 42 = 8.4"

## KEY MAP



## INDEX OF DRAWINGS

T-1	INDEX OF DRAWINGS, ABBREVIATION INDEX, GRAPHIC SYMBOLS, BUILDING & CODE DATA
GN1.0	GENERAL NOTES AND SPECIFICATIONS
GN1.1	SPECIFICATIONS (CONT.)
GN1.2	SPECIFICATIONS (CONT.)
GN1.3	SPECIFICATIONS (CONT.)
A1.0	PROPOSED FLOOR PLAN, DETAILS
A2.0	PROPOSED ROOF PLAN, SOFFIT VENT SECTION
A3.0	EXTERIOR ELEVATIONS, SIGN DETAIL
A3.1	EXTERIOR ELEVATIONS (CONT.)
A4.0	BUILDING SECTIONS, PARAPET SECTION
A4.1	WALL SECTIONS, DETAILS
A4.2	WALL SECTIONS (CONT.)
A5.0	STOREFRONT AND DOOR SCHEDULES, DOOR JAMB AND HEAD DETAILS, MATERIAL SPECIFICATIONS
A6.0	DETAILS
FP1.0	FIRE ALARM PLAN, FIRE ALARM RISER, FIRE ALARM NOTES, SPRINKLER NOTES
S1.0	STRUCTURAL NOTES
S1.1	FOUNDATION PLAN AND DETAILS
S2.0	FRAMING PLAN AND DETAILS
M1.0	MECHANICAL PLAN, ROOF TOP UNIT SCHEDULE, DETAILS, NOTES
E1.0	ELECTRICAL PLAN, RISER DIAGRAM, PANEL SCHEDULE, SPECIFICATIONS
P1.0	PLUMBING PLAN, NOTE, DETAIL

Date:	
Drawn By:	
Checked By:	
Job No:	

PROPOSED:  
**RETAIL BUILDING SHELL**  
 657 SAW MILL RIVER ROAD,  
 VILLAGE OF ARDSLEY, NY 10502

Drawing Title:	
INDEX OF DRAWINGS, BUILDING & CODE DATA, ABBREVIATION, SYMBOLS	
Date:	Dwg No.
01/09/2024	T
Drawn By:	NB
Checked By:	AM
Job No:	1 of 1
22-028	



GENERAL NOTES

- 1. THE GENERAL CONTRACTOR (G.C.) SHALL READ ALL GENERAL AND SPECIFIC NOTES AND BE BOUND TO THEIR REQUIREMENTS.
2. THE GENERAL CONTRACTOR (G.C.) SHALL PROVIDE COPIES OF FULL SETS OF CONSTRUCTION DOCUMENTS TO EACH SUBCONTRACTOR (SUBS) NOT JUST TRADE SPECIFIC SHEETS SO SUBCONTRACTOR CAN REVIEW THE FULL SCOPE OF THE ENTIRE JOB NOT JUST THEIR PORTION.
3. EACH CONTRACTOR SHALL EXAMINE THE JOB SITE BEFORE SUBMISSION OF BID TO UNDERSTAND THE EXISTING CONDITION, CONSTRUCTION DOCUMENTS AND, IF ANY, VIOLATION OF BUILDING CODES.
4. SHOULD THE G.C. FIND DISCREPANCIES, OMISSIONS, AMBIGUITIES, OR CONFLICTS WITH THE CONSTRUCTION DOCUMENTS OR BE IN DOUBT OF THEIR MEANING AFTER VISITING THE SITE OR DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY BRING ANY QUESTIONS TO THE ATTENTION OF THE ARCHITECT.
5. VERIFY ALL DIMENSIONS SHOWN ON PLANS AT SITE TO INSURE ACCURATE FITTING WITH THE STRUCTURE.
6. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE LATEST ADDITION OF A.I.A. DOCUMENT A201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION."
7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL BUILDING, PUBLIC UTILITY REGULATIONS AND ALL OTHER LAWS OR CODES HAVING JURISDICTION.
8. ALL CONTRACTORS SHALL HAVE AND MAINTAIN LIABILITY, PROPERTY DAMAGE, AND WORKMEN COMPENSATION INSURANCE.
9. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR SAFETY PRECAUTION AND PROGRAMS IN CONJUNCTION WITH THESE CONTRACT DOCUMENTS.
10. OWNER'S C.M./G.C. TO REVIEW LANDLORD WORK LETTER AND CONSTRUCTION DRAWINGS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BIDDING/START OF CONSTRUCTION.
11. ALL PERMITS AND CONSTRUCTION FEES ARE TO BE PAID FOR BY THE G.C., UNLESS OTHERWISE NOTED.
12. THE CONTRACTOR SHALL PROVIDE LABOR, SUPERVISION, MATERIAL, EQUIPMENT, AND ACCESSORIES AND COORDINATE, PROCURE, FABRICATE, DELIVER, ERECT, OR INSTALL INTERFACE WITH ANY NEW OR EXISTING WORK, START, TEST, ALL WORK AS PER CODE AND CONSTRUCTION DOCUMENTS IN ORDER TO PROVIDE THE OWNER WITH A COMPLETE ASSEMBLY OR SYSTEM.
13. ALL WORKMANSHIP AND MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION OF CONSTRUCTION WORK PERFORMED.
14. PROVIDE ALL NECESSARY BARRICADES AND FURNISH ALL NECESSARY LIGHTS AND WARNING SIGNS TO PROTECT ALL WORK, ADJACENT PROPERTIES, DRIVEWAYS WALKS, STEPS, ETC. DURING AND AFTER CONSTRUCTION UNTIL FINAL ACCEPTANCE OR CERTIFICATE OF OCCUPANCY.
15. THE G.C. WILL BE RESPONSIBLE FOR THE DISPOSAL OF ALL REFUSE AND CONSTRUCTION DEBRIS AND BE RESPONSIBLE FOR CLEANING SOILED SPOTS ON ALL SURFACES OR REPLACE WHERE CLEANING HAS FAILED AS DICTATED BY THE OWNER.
16. THE G.C. WILL REPAIR ALL DAMAGES CAUSED BY G.C.'S SUBCONTRACTORS (INCLUDING PAINT MARKS, SCRAPES, ETC.) AND ENSURE THAT ALL SURFACES ARE LEFT CLEAN AND ORDERLY AND ACCEPTABLE TO THE OWNER READY FOR OCCUPANCY.
17. THE G.C. SHALL PROVIDE AND COORDINATE BLOCKING FOR ALL EQUIPMENT, SYSTEMS, MATERIALS, OR ACCESSORIES.
18. THE G.C. SHALL PROVIDE FLASHING, WEATHER STRIPPING AT ALL EXTERIOR OPENING HEADS, JAMBS, AND SILLS.
19. OWNER'S C.M.G.C TO REVIEW LAND LORD/TENANT WORK LETTER AND CONSTRUCTION DRAWINGS AND NOTIFY ARCHITECT IF ANY DISCREPANCIES PRIOR TO BIDDING/ START OF CONSTRUCTION.

SECTION 03 2000 - CONCRETE REINFORCING

- PART - 1 GENERAL
1.1 SUMMARY
A. Section Includes:
1. Reinforcing bars, wire fabric, and accessories for cast-in-place concrete.
2.1 MATERIALS
A. Reinforcing Bars:
1. ASTM A615/A615M, deformed billet steel, Grade 40, unless otherwise indicated on Drawings.
2. Finish: Plain, Class I. Provide epoxy coating in accordance with ASTM D3963 when required for corrosion protection.
3. Recycled content: Minimum 20 percent, with minimum 10 percent classified as post-consumer.
2.2 ACCESSORIES
A. Spacers, Chairs, Bolsters, and Bar Supports:
1. Sized and shaped for strength and support of reinforcement during concrete placement.
2. Galvanized or plastic coated steel for surfaces exposed to weather.
2.3 FABRICATION
A. Fabricate in accordance with ACI 301 and CRSI Manual.
B. Bend bars cold; do not heat or bend by makeshift methods. Discard damaged bars.
C. Welding: AWS D1.4/D1.4M.
D. Fabrication Tolerances:
1. Sheared length: Plus or minus 1/8 inch.
2. Bends in stirrups and ties: Plus or minus 1/2 inch.
3. All other bends: Plus or minus 1 inch.
PART - 3 EXECUTION
3.1 PREPARATION
A. Before placing in work, thoroughly clean reinforcing of loose rust, mill scale, dirt, oil, and other materials that could reduce bonding.
3.2 INSTALLATION
A. Install reinforcing in accordance with ACI 301, and CRSI Manual and Publications 63 and 65.
B. Accurately position reinforcing; securely tie at intersections.
C. Welding: AWS D1.4/D1.4M.
D. Do not displace or damage vapor retarder.
E. Locate splices not indicated on Drawings at points of minimum stress/inclode the following if galvanized or epoxy coated reinforcing is used.
G. Clean and reprotect epoxy coated surfaces cut or damaged during installation.

SECTION 03 3000 - CAST-IN-PLACE CONCRETE

- PART - 1 GENERAL
1.1 SUMMARY
A. Section Includes:
1. Cast-in-place concrete for piers, foundations, slabs on grade and structural frame.
2.1 MATERIALS
A. Submittals For Review:
1. Concrete Mix Designs: Include:
a. Proportions of cement, fine and coarse aggregates, fibrous reinforcing, and water.
b. Combined aggregate gradation.
c. Aggregate specific gravities and gradations.
d. Water/cement ratio, design strength, slump, and air content.
e. Type of cement and aggregates.
f. Air dry density and split cylinder ratio for lightweight concrete.
g. Type and proportion of admixtures.
h. Special requirements for pumping (if applicable).
i. Range of ambient temperature and humidity for which design is valid.
j. Special characteristics of mix requiring precautions in mixing, placing, or finishing techniques to achieve finished product.
B. Sustainable Design Submittals:
1. Recycled Content and / or Regional Materials.
1.3 QUALITY ASSURANCE
A. Concrete Mix Design: In accordance with ACI 301, Method 1 or 2.
1.4 DELIVERY, STORAGE AND HANDLING
A. Mix and deliver concrete to project ready mixed in accordance with ASTM C94.
B. Schedule delivery so that pours will not be interrupted for over 15 minutes.
C. Place concrete on site within 90 minutes after proportioning materials at batch plant.
1.5 PROJECT CONDITIONS
A. Cold Weather Placement - Protect concrete work from physical damage or reduced strength that could be caused by frost, freezing actions, or low temperatures. Comply with ACI 308R and following requirements:
1. Air temperature at or expected to fall below 40 degrees F, uniformly heat water and aggregates before mixing to obtain a concrete mixture temperature of not less than 50 degrees F and not more than 80 degrees F at point of placement.
2. Do not use frozen materials or materials containing ice or snow. Do not place concrete on frozen subgrade or on subgrade containing frozen materials.
3. Do not use calcium chloride, salt, and other materials containing antifreeze agents or chemical accelerators unless otherwise accepted in mix designs.
B. Hot Weather Placement - Place concrete in accordance with ACI 305R and following requirements:
1. Cool ingredients before mixing to maintain concrete temperature at time of placement below 90 degrees F. Use chilled mixing water or chopped ice if water equivalent of ice is calculated in total amount of mixing water.
2. If required, cover reinforcing steel with water soaked burlap so that steel temperature will not exceed ambient air temperature.
3. Fog spray forms, reinforcing steel, and subgrade just before concrete is placed.
4. Use water-reducing retarding admixture when required by high temperatures, low humidity, or other adverse placing conditions.
2.1 MANUFACTURERS
A. Acceptable Manufacturers - Concrete Chemicals:
1. BASF Corporation. (www.buildingsystems.basf.com)
2. Dayton Superior. (www.daytonsuperior.com)
3. W. R. Meadows, Inc. (www.wrmeadows.com)
B. Substitutions: Permitted, upon review and acceptance by architect or structural engineer.
2.2 MATERIALS

SPECIFICATIONS

SECTION 06 1100 - FRAMING AND SHEATHING

- PART - 1 GENERAL
1.1 QUALITY ASSURANCE
A. Lumber Grading Agency: Certified to NIST PS 20.
B. Identify lumber and sheet products by official grade mark.
C. Fire Retardant Treated Products: Bear label of recognized independent testing laboratory indicating flame spread rating of 25 or less, tested to ASTM E84.
D. Fibrous Reinforcing: ASTM C1161/1160M, 100 percent virgin polypropylene, free from reprocessed olefin materials and specifically manufactured for use as concrete secondary reinforcement.
2.3 ACCESSORIES
A. Water: Clean and potable.
B. Admixtures:
1. Water reducing or water reducing/retarding: ASTM C494, Type A or D.
2. Air entraining: ASTM C260.
3. Expansion Joint Filler: ASTM D1752, non-asphaltic type.
D. Non-Shrink Grout: Premixed, consisting of non-metallic aggregate, cement, water reducing and plasticizing agents; minimum 7,000 psi compressive strength at 28 days.
E. Bonding Agent: Two component modified epoxy resin.
F. Curing Compound: ASTM C309, solvent based type.
G. Curing Paper: ASTM C171, waterproof paper or polyethylene film.
2.4 MIXES
A. Proportions: In accordance with ACI 301.
B. Design concrete to yield characteristics as indicated on Drawings.
C. Air Entrained Concrete: Provide air entraining admixture to produce 4 to 6 percent air by volume of concrete.
D. Fibrous Reinforced Concrete:
1. Add fibrous reinforcing to concrete at time concrete is batched to provide 60 pounds of reinforcing per cubic yard of concrete.
2. Ensure complete distribution.
E. Use accelerating admixture in cold weather only when approved by Architect. Use of admixtures will not reduce cold weather placement requirements.
F. Fly Ash Content: Minimum 10 percent by weight of cementitious material in mix.
PART - 3 EXECUTION
3.1 PREPARATION
A. Notify Testing Laboratory minimum 24 hours prior to placing concrete.
B. Accurately position anchor bolts, sleeves, conduit, inserts, and accessories. Do not cut reinforcing steel to facilitate installation of inserts or accessories.
C. Remove water and debris from forms and excavations.
D. Close openings left in forms for cleaning and inspection.
E. Prepare previously placed [and existing] concrete surfaces by cleaning with steel wire brush and applying bonding agent in accordance with manufacturer's instructions.
F. Where new concrete is dowelled to existing, drill holes in existing concrete, insert steel dowels, and pack holes solid with non-shrink grout.
3.2 PLACEMENT OF CONCRETE
A. Place concrete in accordance with ACI 301 and ACI 318.
B. Ensure reinforcement, inserts, and embedded parts are not disturbed during concrete placement.
C. Deposit concrete as nearly as possible in its final position to minimize handling and flowing.
D. Place concrete continuously between predetermined expansion, control, and construction joints.
E. Do not place partially hardened, contaminated, or re-tempered concrete.
F. Do not allow concrete to free fall over 8 feet; provide tremies, chutes, or other means of conveyance.
G. Consolidate concrete with mechanical vibrating equipment. Hand compact in corners and angles of forms.
H. Screed slabs level, to flatness tolerance of 1/8 inch in 10 feet.
3.3 PLACEMENT OF SEPARATE FLOOR TOPPING
A. Prior to placing toppings, remove deleterious material from concrete substrates; broom surfaces clean.
B. Apply bonding agent to concrete substrate; follow manufacturer's instructions.
C. Place divider strips and reinforcing.
D. Place toppings to required lines and elevations; screed level, to tolerance of 1/4 inch in 10 feet.
3.4 PLACEMENT OF GROUT
A. Remove loose and foreign matter from concrete; lightly roughen bonding surface.
B. Just prior to grouting, thoroughly wet concrete surfaces; remove excess water.
C. Mix grout in accordance with manufacturer's instructions. Do not re-temper.
D. Place grout continuously, by most practical means; avoid entrapped air. Do not vibrate grout.
3.5 PROTECTION
A. Immediately after placement, protect concrete from premature drying, excessively hot, or cold temperatures, and mechanical injury.
B. Maintain concrete with minimal moisture loss at relatively constant temperature for period necessary for hydration of cement and hardening of concrete.
C. Provide artificial heat to maintain temperature of concrete above minimum specified temperature for duration of curing period.
D. Keep forms sufficiently wet to prevent cracking of concrete or loosening of form joints.
3.6 CURING
A. Cure concrete in accordance with ACI 308:
1. Horizontal surfaces:
a. Surfaces to receive additional toppings or setting beds: Use curing paper method.
b. Other surfaces: Use either curing paper or curing compound method.
2. Vertical surfaces: Use either wet curing or curing compound method.
B. Curing Compound Method:
1. Spray compound on surfaces in two coats, applying second at right angle to first, at minimum rate recommended by manufacturer.
2. Restrict traffic on surfaces during curing.
C. Curing Paper Method:
1. Spread curing paper over surfaces, lapping ends and sides minimum 4 inches; maintain in place by use of weights.
2. Remove paper after curing.
D. Wet Curing Method: Spray water over surfaces and maintain wet for 7 days.
3.7 CLEANING
A. Remove efflorescence, stains, oil, grease, and foreign materials from exposed surfaces.
3.8 FIELD QUALITY CONTROL
A. Testing and Inspection Services (when required):
1. Certify each delivery ticket.
2. Record time at which concrete was discharged from truck.
3. Monitor and record amount of water and water reducing admixture added to concrete at project site.
4. Determine ambient temperature and temperature of concrete sample for each set of test cylinders.
5. Test cylinders:
a. Make test cylinders in accordance with ASTM C172; one set of 3 cylinders for each 100 cubic yards placed in any one day, for each different class of concrete.
b. Mold and cure cylinders in accordance with ASTM C31; test cylinders in accordance with ASTM C39; one at 7 days and two at 28 days.
6. Slump tests: Make slump tests at beginning of each day's placement and for each set of test cylinders in accordance with ASTM C143.
7. Air content: Determine total air content of air entrained concrete for each strength test in accordance with ASTM C231.

SECTION 06 1643 - GYPSUM SHEATHING

- PART - 1 GENERAL
1.1 QUALITY ASSURANCE
A. Trusses: Design in accordance with TPI requirements.
B. Identify lumber and panel products by official grade mark.
C. Design Requirements: Design trusses under supervision of Professional Structural Engineer with experience in work of this Section, licensed in State in which project is located.
2.1 MANUFACTURERS
A. Acceptable Manufacturers:
1. GP Gypsum Corporation. (www.gp.com)
2. National Gypsum Co. (www.nationalgypsum.com)
3. USG Corporation. (www.usg.com)
B. Substitutions: Under provisions of Division 01.
2.2 MATERIALS
A. Exterior Sheathing:
1. Type: ASTM C1396; 24 inches wide x 1/2 or 5/8 inch thick (as described in drawings), maximum practical length, ends square cut, tongue and groove edges.
2.3 ACCESSORIES
A. Fasteners: ASTM C1002, Type W or S screws, or ASTM C514, drywall nails, hot-dip galvanized or fluoropolymer coated steel, minimum 5/8 inch penetration into framing.
C. Underlayment: APA Underlayment.
3. Exposure:
a. Exterior applications: Exterior.
b. Interior applications: Interior.
2.3 ACCESSORIES
A. Anchor Bolts: ASTM F1554.
B. Fasteners:
1. Type and size: As required by conditions of use.
2. Exterior locations and treated products: Hot-dip galvanized steel, ASTM A153/A153M.
3. Other interior locations: Plain steel.
C. Metal Connectors / Joist Hangers:
1. Galvanized steel, ASTM A653/A653M.
2. Size and shape: To suit framing conditions.
D. Subflooring Adhesive:
1. Waterproof, water based, air cure type, in cartridge dispensers.
E. Sill Gasket: 1/4 inch thick, plate width, closed cell polyethylene or urethane foam from continuous rolls.
F. Termite Shield: Galvanized sheet steel, minimum 26 gage.
2.4 FABRICATION
A. Preservative Treatment:
1. Treat lumber and sheet products in accordance with AWPA U1:
a. Interior locations protected from moisture sources: Category UC1 - Interior/Dry.
b. Interior locations subject to sources of moisture: Category UC2 - Interior/Damp.
c. Exterior locations above ground: Category UC3A - Above Ground/Protected.
d. Exterior locations in contact with ground: Category UC4A - Ground Contact/General Use.
2. Treatment process: Type MCA - Micronized Copper Azole.
B. Fire Retardant Treatment: Treat lumber and sheet products in accordance with AWPA U1:
1. Interior locations: Category UCF - Fire Retardant/Interior.
2. Exterior locations: Category UCFB - Fire Retardant/Exterior.
PART - 3 EXECUTION
3.1 INSTALLATION
A. Set members level, plumb, and rigid.
B. Make provisions for erection loads, and for temporary bracing to maintain structure safe, plumb, and in true alignment until completion of erection and installation of permanent bracing.
C. Place beams, joists, and rafters with crown edge up.
D. Construct load bearing framing members full length without splices.
E. Sills:
1. Place full width continuous sill flashings under framed walls on cementitious foundations. Lap flashing joint 4 inches.
2. Place sill gasket directly on sill flashing. Fit tight to protruding foundation anchor bolts.
3. Anchor sills to foundation with anchor bolts, expansion fasteners or power driven fasteners.
F. Joist Framing:
1. Provide minimum 1-1/2 inches of bearing.
2. Record time at which concrete was discharged from truck.
3. Monitor and record amount of water and water reducing admixture added to concrete at project site.
4. Determine ambient temperature and temperature of concrete sample for each set of test cylinders.
5. Test cylinders:
a. Make test cylinders in accordance with ASTM C172; one set of 3 cylinders for each 100 cubic yards placed in any one day, for each different class of concrete.
b. Mold and cure cylinders in accordance with ASTM C31; test cylinders in accordance with ASTM C39; one at 7 days and two at 28 days.
6. Slump tests: Make slump tests at beginning of each day's placement and for each set of test cylinders in accordance with ASTM C143.
7. Air content: Determine total air content of air entrained concrete for each strength test in accordance with ASTM C231.

SECTION 06 1753 - SHOP FABRICATED WOOD TRUSSES

- PART - 1 GENERAL
1.1 QUALITY ASSURANCE
A. Trusses: Design in accordance with TPI requirements.
B. Identify lumber and panel products by official grade mark.
C. Design Requirements: Design trusses under supervision of Professional Structural Engineer with experience in work of this Section, licensed in State in which project is located.
2.1 MANUFACTURERS
A. Acceptable Manufacturers:
1. Southern Components, Inc. (www.socomp.com)
2. Western Wood Structures, Inc. (www.westernwoodstructures.com)
3. Weyerhaeuser Company (www.llevel.com)
B. Substitutions: Under provisions of Division 01.
2.2 MATERIALS
A. Lumber:
1. Graded in accordance with NIST PS 20.
B. Steel Connectors: ASTM A653/A653M, Structural Quality, G90 coating class, die stamped with integral teeth.
C. Gussets: Plywood, APA PRP-108, species optional, grade as dictated by design, Exterior Exposure.
2.3 ACCESSORIES
A. Fasteners: Galvanized steel, type suited to conditions.
B. Wood for Blocking and Framed Openings: Specified in Section 06 1100.
2.4 FABRICATION
A. Cut members accurately to length to achieve tight fit.
B. Jig trusses during fabrication to obtain tight joint connections.
C. Press connectors into lumber to full depth.
PART - 3 EXECUTION
3.1 INSTALLATION
A. Install trusses in accordance with manufacturer's instructions.
B. Place level and true to line.
C. Provide temporary bracing to hold trusses in position until permanently secured.
D. Prior to inducing loads, place permanent bridging, bracing, and anchors to maintain trusses straight and in correct position.
E. Do not field cut trusses.
F. Place headers and supports to frame openings. Frame openings between trusses with lumber as specified in Section 06 1100.
G. Installation Tolerances: Maximum 1/2 inch variation from true position.



Gary Kliesch and Associate Architects
36 Ames Avenue
Rutherford, NJ 07070
Tel. 201.896.0333
Fax. 201.896.9469
email@gkanda.biz

Professional seal for Gary Kliesch, A.I.A., N.CARB., N.C.I.D. with registration numbers for NJ, NY, FL, WI, MD, SC, GA, VA, NC, NH, AL, and NM.

Table with 2 columns: No. and Drawing Issues/Revisions. Includes a drawing title 'RETAIL BUILDING SHELL' and address '657 SAW MILL RIVER ROAD, VILLAGE OF ARDSLEY, NY 10502'.

PROPOSED: RETAIL BUILDING SHELL
657 SAW MILL RIVER ROAD,
VILLAGE OF ARDSLEY, NY 10502

Table with 2 columns: Drawing Title and Specifications. Includes drawing title 'RETAIL BUILDING SHELL' and specifications 'GN 1.0'.



## SECTION 07 2115 - BATT INSULATION

### PART-1 GENERAL

#### 1.1 QUALITY ASSURANCE

- A. Noncombustible, tested to ASTM E 136.
- B. Flame spread/smoke developed rating of 25/50 or less, tested to ASTM E84.

### 1.2 DELIVERY, STORAGE AND HANDLING

- A. Store insulation in clean, dry, sheltered area, off ground or floor, until used. Protect against wetting and moisture absorption.

### 1.3 PROJECT CONDITIONS

- A. Do not install insulation until building is substantially water and weather tight.

### PART-2 PRODUCTS

#### 2.1 MATERIALS

- A. Type: ASTM C665, glass fiber composition.
- B. Facing: Unfaced, FoliScrim/Kraft, Kraft paper as per drawings on one side and vapor barrier on one side.
- C. Stapling flanges: Stapling flanges on both edges.
- D. Thermal resistance: Refer to drawings for thermal resistance.

#### 2.2 ACCESSORIES

- A. Tape: Minimum 2 inches wide, pressure sensitive waterproof.
- B. Fasteners: Hot-dip galvanized steel staples, or nails type best suited to application, minimum 5/8 inch penetration into framing.
- C. Impale Fasteners: Steel impaling fasteners on metal base with lock washers, length to suit insulation thickness.
- D. Wire Mesh: Hexagonal steel wire, galvanized.

### PART-3 EXECUTION

#### 3.1 INSTALLATION

- A. Fit/den fit between framing members or staple or nail in place at maximum 12 inches on center or inches in place with wire mesh secured to framing or place impale fasteners with 4 inches of edges of boards and maximum 24 inches on center. Apply insulation and secure with lock washers.
- B. Butt insulation to adjacent construction. Butt ends and edges.
- C. Carry insulation around pipes, wiring, boxes, and other components.
- D. Ensure complete enclosure of spaces without voids.
- E. Apply with vapor barrier facing towards interior of structure.
- F. Tape seal lapped flanges, butt ends, and tears and holes in facings.

## SECTION 07 2200 - ROOF INSULATION

### PART-1 GENERAL

#### 1.1 SUMMARY

- A. Section Includes:
  1. Rigid roof insulation.
  2. Cover board.

#### 1.2 SYSTEM DESCRIPTION

- A. Design Requirements: Design roofing system to resist minimum wind loads in accordance with ASCE 7.
- B. Submittals
  1. Submittals for Review:
    - a. Product Data: Manufacturer's descriptive data including thermal values.
    - b. Sustainable Design Submittals:
      1. Recycled Content and / or Regional Materials.

#### 1.4 QUALITY ASSURANCE

- A. Installer Qualifications: Minimum 5 years' experience in work of this Section.
- B. Roof Insulation Attachment: Conform to requirements for FM 1-60 Windstorm Classification.

### 1.5 DELIVERY, STORAGE AND HANDLING

- A. Protect materials against moisture absorption, direct sunlight, damage, and temperatures above 110 degrees F and below 40 degrees F.
- B. Store materials off ground or roof deck on pallets. Cover materials stored outside with breathable covering, properly vented.

### PART-2 PRODUCTS

#### 2.1 MANUFACTURERS

- A. Acceptable Manufacturers - Insulation:
  1. As noted on drawings.
  2. Atlas Roofing Corporation. ([www.atlasroofing.com](http://www.atlasroofing.com))
  3. Hunter Panels. ([www.hpanels.com](http://www.hpanels.com))
  4. Rmax. ([www.rmaxinc.com](http://www.rmaxinc.com))

#### B. Acceptable Manufacturers - Cover Board:

1. As noted on drawings.
2. GP Gypsum Corporation. ([www.gp.com](http://www.gp.com))

#### 2.2 MATERIALS

- A. Rigid Roof Insulation:
  1. Type: ASTM C1289, Type I, Class 1, rigid polyisocyanurate faced both sides with aluminum foil facings.
  2. Edges: Square.
  3. Thermal resistance: Minimum R value of 30.

#### 2.3 ACCESSORIES

- A. Fasteners: Hot-dip galvanized or fluoropolymer coated steel, approved by FM, type and length suited to project conditions, with galvanized steel plates.

### PART-3 EXECUTION

#### 3.1 INSTALLATION OF INSULATION

- A. Apply top layer of insulation perpendicular to those of base layer, with joints staggered in adjacent rows. Offset joints from those in base layer.
- B. Fit insulation to other boards and at perimeter and around penetrations with maximum 1/4 inch voids.
- C. Mechanically fasten to substrate in manufacturer's recommended fastening pattern.

#### 3.2 TOLERANCES

- A. Surface Flatness of Insulation: Plus or minus 1/4 inch in 10 feet maximum.

## SECTION 07 2800 - MOISTURE BARRIERS

### PART-1 GENERAL

#### 1.1 SUMMARY

- A. Section Includes:
  1. Sheet applied materials for controlling moisture movement at exterior wall assemblies.

#### 1.2 REFERENCES

- A. Air Barrier Association of America (ABAA) ([www.airbarrier.org](http://www.airbarrier.org)) - Quality Assurance Program.
- B. ASTM International (ASTM) ([www.astm.org](http://www.astm.org)):
  1. D41 - Standard Test Method for Rubber Properties in Tension.
  2. D228 - Standard Specification for Asphalt Saturated Organic Felt Used in Roofing and Waterproofing.
  3. D412 - Standard Test Method for Vulcanized Rubber and Thermoplastic Rubbers and Thermoplastic Elastomers - Tension.

#### 1.3 QUALITY ASSURANCE

- A. Provide continuous barrier to moisture infiltration, air infiltration and exfiltration, and water vapor transmission, flashed to discharge incidental condensation and water penetration.

#### B. Installer Qualifications:

1. Minimum 2 years documented experience in work of this Section.

#### 1.4 SUBMITTALS

- A. Submittals for Review:
  1. Product Data: Include manufacturer's descriptive data, technical data, and tested physical and performance properties.

### PART-2 PRODUCTS

#### 2.1 MANUFACTURERS

- A. Acceptable Manufacturers - Sheet Moisture Barriers:
  1. DuPont ([www.tyvek.com](http://www.tyvek.com))
  2. Griffon, Division of Reef Industries ([www.reefindustries.com](http://www.reefindustries.com))
  3. Reef Industries ([www.reef.com](http://www.reef.com))

#### B. Acceptable Manufacturers - Rubberized Sheet Moisture Barriers:

1. Grace Construction Products ([www.graceconstruction.com](http://www.graceconstruction.com))
2. W.R. Meadows, Inc. ([www.wrmeadows.com](http://www.wrmeadows.com))
3. Polyguard Products, Inc. ([www.polyguardproducts.com](http://www.polyguardproducts.com))

#### C. Substitutions: Not permitted.

### 2.2 MATERIALS

- A. Moisture Barrier: Asphalt impregnated felt, ASTM D228, No. 15, non-perforated.

### 2.3 FLASHINGS

- A. Rake Edges:
  1. Install metal drip edge at rake edges with top flange on top of underlayment.
  2. Weather lap ends 2 inches minimum and seal with plastic cement.
  3. Nail top flange at decking at 8 inches on center maximum.
  4. Apply plastic cement to cover nail heads and at edge of flashings for entire length of metal.

#### B. Rake Edges:

1. Install metal drip edge at rake edges with top flange on top of underlayment.
2. Weather lap ends 2 inches minimum and seal with plastic cement.
3. Nail top flange at decking at 8 inches on center maximum.
4. Apply plastic cement to cover nail heads and at edge of flashings for entire length of metal.

#### C. Rake Edges:

1. Install metal drip edge at rake edges with top flange on top of underlayment.
2. Weather lap ends 2 inches minimum and seal with plastic cement.
3. Nail top flange at decking at 8 inches on center maximum.
4. Apply plastic cement to cover nail heads and at edge of flashings for entire length of metal.

#### D. Rake Edges:

1. Install metal drip edge at rake edges with top flange on top of underlayment.
2. Weather lap ends 2 inches minimum and seal with plastic cement.
3. Nail top flange at decking at 8 inches on center maximum.
4. Apply plastic cement to cover nail heads and at edge of flashings for entire length of metal.

#### E. Rake Edges:

1. Install metal drip edge at rake edges with top flange on top of underlayment.
2. Weather lap ends 2 inches minimum and seal with plastic cement.
3. Nail top flange at decking at 8 inches on center maximum.
4. Apply plastic cement to cover nail heads and at edge of flashings for entire length of metal.

#### F. Rake Edges:

1. Install metal drip edge at rake edges with top flange on top of underlayment.
2. Weather lap ends 2 inches minimum and seal with plastic cement.
3. Nail top flange at decking at 8 inches on center maximum.
4. Apply plastic cement to cover nail heads and at edge of flashings for entire length of metal.

#### G. Rake Edges:

1. Install metal drip edge at rake edges with top flange on top of underlayment.
2. Weather lap ends 2 inches minimum and seal with plastic cement.
3. Nail top flange at decking at 8 inches on center maximum.
4. Apply plastic cement to cover nail heads and at edge of flashings for entire length of metal.

#### H. Rake Edges:

1. Install metal drip edge at rake edges with top flange on top of underlayment.
2. Weather lap ends 2 inches minimum and seal with plastic cement.
3. Nail top flange at decking at 8 inches on center maximum.
4. Apply plastic cement to cover nail heads and at edge of flashings for entire length of metal.

#### I. Rake Edges:

1. Install metal drip edge at rake edges with top flange on top of underlayment.
2. Weather lap ends 2 inches minimum and seal with plastic cement.
3. Nail top flange at decking at 8 inches on center maximum.
4. Apply plastic cement to cover nail heads and at edge of flashings for entire length of metal.

#### J. Rake Edges:

1. Install metal drip edge at rake edges with top flange on top of underlayment.
2. Weather lap ends 2 inches minimum and seal with plastic cement.
3. Nail top flange at decking at 8 inches on center maximum.
4. Apply plastic cement to cover nail heads and at edge of flashings for entire length of metal.

#### K. Rake Edges:

1. Install metal drip edge at rake edges with top flange on top of underlayment.
2. Weather lap ends 2 inches minimum and seal with plastic cement.
3. Nail top flange at decking at 8 inches on center maximum.
4. Apply plastic cement to cover nail heads and at edge of flashings for entire length of metal.

#### L. Rake Edges:

1. Install metal drip edge at rake edges with top flange on top of underlayment.
2. Weather lap ends 2 inches minimum and seal with plastic cement.
3. Nail top flange at decking at 8 inches on center maximum.
4. Apply plastic cement to cover nail heads and at edge of flashings for entire length of metal.

#### M. Rake Edges:

1. Install metal drip edge at rake edges with top flange on top of underlayment.
2. Weather lap ends 2 inches minimum and seal with plastic cement.
3. Nail top flange at decking at 8 inches on center maximum.
4. Apply plastic cement to cover nail heads and at edge of flashings for entire length of metal.

#### N. Rake Edges:

1. Install metal drip edge at rake edges with top flange on top of underlayment.
2. Weather lap ends 2 inches minimum and seal with plastic cement.
3. Nail top flange at decking at 8 inches on center maximum.
4. Apply plastic cement to cover nail heads and at edge of flashings for entire length of metal.

#### O. Rake Edges:

1. Install metal drip edge at rake edges with top flange on top of underlayment.
2. Weather lap ends 2 inches minimum and seal with plastic cement.
3. Nail top flange at decking at 8 inches on center maximum.
4. Apply plastic cement to cover nail heads and at edge of flashings for entire length of metal.

#### P. Rake Edges:

1. Install metal drip edge at rake edges with top flange on top of underlayment.
2. Weather lap ends 2 inches minimum and seal with plastic cement.
3. Nail top flange at decking at 8 inches on center maximum.
4. Apply plastic cement to cover nail heads and at edge of flashings for entire length of metal.

#### Q. Rake Edges:

1. Install metal drip edge at rake edges with top flange on top of underlayment.
2. Weather lap ends 2 inches minimum and seal with plastic cement.
3. Nail top flange at decking at 8 inches on center maximum.
4. Apply plastic cement to cover nail heads and at edge of flashings for entire length of metal.

#### R. Rake Edges:

1. Install metal drip edge at rake edges with top flange on top of underlayment.
2. Weather lap ends 2 inches minimum and seal with plastic cement.
3. Nail top flange at decking at 8 inches on center maximum.
4. Apply plastic cement to cover nail heads and at edge of flashings for entire length of metal.

#### S. Rake Edges:

1. Install metal drip edge at rake edges with top flange on top of underlayment.
2. Weather lap ends 2 inches minimum and seal with plastic cement.
3. Nail top flange at decking at 8 inches on center maximum.
4. Apply plastic cement to cover nail heads and at edge of flashings for entire length of metal.

## SPECIFICATIONS

### B. Moisture Barrier:

1. Description: ASTM D1970; minimum 30 mil thick polymer modified asphalt laminated to polyethylene film, self-adhering with release paper facing, specifically formulated for extended high in-service temperatures up to 260 degrees F.
2. Elongation: Minimum 250 percent, tested to ASTM D412.
3. Tensile strength: Minimum 250 PSI, tested to ASTM D412.
4. Water vapor transmission: Maximum 0.01 grains per square foot, tested to ASTM E96/E96M.
5. Air permeance: Maximum 0.0002 CFM per square foot at 0.3-inch water differential pressure, tested to ASTM E2178.
6. Assembly air permeance: Maximum 0.0008 CFM per square foot at 0.3-inch water differential pressure, tested to ASTM E2357.
7. Water leakage: None, tested to ASTM E331 at minimum 6.24 PSF.

### 2.3 ACCESSORIES

- A. Fasteners: Hot-dip galvanized or fluoropolymer coated steel screws with 1-inch diameter plastic washers, minimum 5/8-inch penetration into framing.
- B. Joint Tape: Minimum 2 inches wide, pressure sensitive, waterproof, compatible with moisture barrier.
- C. Flashing Sheet: Self-adhering, rubberized asphalt laminated to HPDE facing, minimum 30 mil thick.

### PART-3 EXECUTION

#### 3.1 PREPARATION

- A. Clean surfaces to receive moisture barrier; remove loose and foreign matter that could impair adhesion or performance.
- B. Mechanically fastened: Fasten at maximum 12 inches on center.

#### 3.2 FIELD QUALITY CONTROL

- A. Mechanically fastened: Seal to door and window frames, around penetrations, and at perimeter with flashing sheet. Press to full bond with substrate without voids, wrinkles, bridging, or fishmouths.
- B. Self-adhering: Press to full bond with substrate without voids, wrinkles, bridging, or fishmouths.
- C. Self-adhering: Seal to door and window frames, around penetrations, and at perimeter.

#### 3.3 INSULATION

- A. Apply one layer 18 inch wide roll sheet centered over hips and ridges.
- B. Apply one layer 9 inch wide roof detail sheet along rake edges, drip edges and around perimeter with flashing sheet. Press to full bond with substrate without voids, wrinkles, bridging, or fishmouths.

#### 3.4 INSTALLATION OF RIDGE VENTS

- A. Cut 1 inch wide slot through sheathing under ridge vents, extending to within 6 inches of ends.
- B. Install ridge vent over slot; fasten at maximum 12 inches on center with 3 inch nails.

#### 3.5 INSULATION OF SHINGLES

- A. Inspect moisture barrier for damage with manufacturer's instructions.
- B. Place shingles in straight coursing pattern, in straight horizontal lines square with building lines.
- C. Remove foreign matter between shingles to ensure uniform contact.
- D. Cut shingles at perimeter and around penetrations. Do not use damaged shingles.
- E. Provide double course of shingles at eaves. Extend shingles 3/8 inch beyond metal drip edges.
- F. Extend shingles on one slope across valley and fasten. Trim shingles from other slope 2 inches from valley center line to achieve closed out valley, concealing the valley protection.

#### G. Fasten shingles along nailing guide line through laminated portion with minimum of four fasteners per shingle.

#### H. Cap hips and ridges with individual shingles, maintaining same exposure as shingles.

### SECTION 07 5419

### POLYVINYL CHLORIDE (PVC) MEMBRANE ROOFING

### PART 1 GENERAL

#### 1.1 SECTION INCLUDES

- A. PVC MECHANICALLY FASTENED MEMBRANE ROOFING SYSTEM.
- B. ROOF INSULATION.

#### 4.1 DESIGN CRITERIA

- A. GENERAL: INSTALLED ROOFING MEMBRANE SYSTEMS SHALL REMAIN WEATHERTIGHT, AND RESIST SPECIFIED WIND UPLIFT PRESSURES, THERMALLY INDUCED MOVEMENT, AND EXPOSURE TO WEATHER WITHOUT FAILURE.
- B. MATERIAL COMPATIBILITY: ROOFING MATERIALS SHALL BE COMPATIBLE WITH ONE ANOTHER UNDER CONDITIONS OF SERVICE AND APPLICATION REQUIRED, AS DEMONSTRATED BY ROOFING SYSTEM MANUFACTURER BASED ON TESTING AND FIELD EXPERIENCE.

#### C. WIND UPLIFT PERFORMANCE: ROOFING SYSTEM SHALL BE IDENTICAL TO SYSTEMS THAT HAVE BEEN SUCCESSFULLY TESTED BY A QUALIFIED TESTING AND INSPECTING AGENCY TO RESIST WIND UPLIFT PRESSURE CALCULATED IN ACCORDANCE WITH ASCE 7.

#### D. PERIMETER UPLIFT PRESSURE:

1. FIELD-OF-ROOF UPLIFT PRESSURE:
2. CORNER UPLIFT PRESSURE:

#### 4.5 SUBMITTALS

- A. PRODUCT DATA: MANUFACTURER'S PRODUCT DATA SHEETS FOR EACH PRODUCT TO BE PROVIDED.
- B. DETAIL DRAWINGS: PROVIDE ROOFING SYSTEM PLANS, ELEVATIONS, SECTIONS, DETAILS, AND DETAILS OF ATTACHMENT TO OTHER WORK, INCLUDING:
  1. BASE FLASHINGS, GUTS, AND MEMBRANE TERMINATIONS.
  2. TAPERED INSULATION, INCLUDING SLOPES.
  3. CRICKETS, SADDLES, AND TAPERED EDGE STRIPS, INCLUDING SLOPES.
  4. INSULATION FASTENING PATTERNS.
  5. VERIFICATION SAMPLES: PROVIDE FOR EACH PRODUCT SPECIFIED.
  6. INSTALLER CERTIFICATES: SIGNED BY ROOFING SYSTEM MANUFACTURER CERTIFYING THAT INSTALLER IS APPROVED, AUTHORIZED, OR LICENSED BY MANUFACTURER TO INSTALL ROOFING SYSTEM.
  7. MAINTENANCE DATA: REFER TO JOHNS MANVILLE'S LATEST PUBLISHED DOCUMENTS ON WWW.JM.COM.

#### 4.6 QUALITY ASSURANCE

- A. INSTALLER QUALIFICATIONS: QUALIFIED FIRM THAT IS APPROVED, AUTHORIZED, OR LICENSED BY ROOFING SYSTEM MANUFACTURER TO INSTALL MANUFACTURER'S PRODUCT AND IS ELIGIBLE TO RECEIVE THE SPECIFIED MANUFACTURER'S GUARANTEE.
- B. MANUFACTURER QUALIFICATIONS: QUALIFIED MANUFACTURER THAT HAS UL LISTING FOR ROOFING SYSTEM IDENTICAL TO THAT USED FOR THIS PROJECT.
- C. TESTING AGENCY QUALIFICATIONS: INDEPENDENT TESTING AGENCY WITH THE EXPERIENCE AND CAPABILITY TO CONDUCT THE TESTING INDICATED, AS DOCUMENTED IN ACCORDANCE WITH ASTM E329.

#### D. TEST REPORTS:

1. ROOF DRAIN AND LEADER TEST OR SUBMIT PLUMBER'S VERIFICATION.
2. CORE CUT (IF REQUESTED).
3. ROOF DECK FASTENER PULL-OUT TEST.

#### E. SOURCE LIMITATIONS: OBTAIN ALL COMPONENTS FROM THE SINGLE SOURCE ROOFING SYSTEM MANUFACTURER GUARANTEEING THE ROOFING SYSTEM. ALL PRODUCTS USED IN THE SYSTEM SHALL BE LABELED BY THE SINGLE SOURCE ROOFING SYSTEM MANUFACTURER ISSUING THE GUARANTEE.

#### F. FIRE-TEST-RESPONSE CHARACTERISTICS: ROOFING MATERIALS SHALL COMPLY WITH THE FIRE-TEST-RESPONSE CHARACTERISTICS INDICATED AS DETERMINED BY TESTING IDENTICAL PRODUCTS PER TEST METHOD BELOW BY UL, OR ANOTHER TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. MATERIALS SHALL BE IDENTIFIED WITH APPROPRIATE MARKINGS OF APPLICABLE TESTING AND INSPECTING AGENCY.

#### G. EXTERIOR FIRE-TEST PRESSURE: CLASS [A] [B] [C]; ASTM E 108, FOR APPLICATION AND ROOF SLOPES INDICATED.

#### H. FIRE-RESISTANCE RATINGS: ASTM E 119, FOR FIRE-RESISTANCE-RATED ROOF ASSEMBLIES OF WHICH ROOFING SYSTEM IS A PART.

#### 4.7 DELIVERY, STORAGE, AND HANDLING

- A. DELIVER ROOFING MATERIALS IN ORIGINAL CONTAINERS WITH SEALS UNBROKEN AND LABELED WITH MANUFACTURER'S NAME, PRODUCT BRAND NAME AND TYPE, DATE OF MANUFACTURE, AND DIRECTIONS FOR STORAGE.
- B. STORE LIQUID MATERIALS IN THEIR ORIGINAL UNDAMAGED CONTAINERS IN A CLEAN, DRY, PROTECTED LOCATION AND WITHIN THE TEMPERATURE RANGE RECOMMENDED BY ROOFING SYSTEM MANUFACTURER.
- C. PROTECT ROOF INSULATION MATERIALS FROM PHYSICAL DAMAGE AND FROM DETEIORATION BY SUNLIGHT, MOISTURE, SOILING, AND OTHER SOURCES. COMPLY WITH INSULATION MANUFACTURER'S WRITTEN INSTRUCTIONS FOR HANDLING, STORAGE, AND PROTECTING DURING INSTALLATION.
- D. HANDLE AND STORE ROOFING MATERIALS AND PLACE EQUIPMENT IN A MANNER TO AVOID PERMANENT DEFLECTION OF DECK.

#### 4.8 PROJECT CONDITIONS: PROCEED WITH INSTALLATION ONLY WHEN CURRENT AND FORECASTED WEATHER CONDITIONS PERMIT ROOFING SYSTEM TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND GUARANTEE REQUIREMENTS.

### 4.9 GUARANTEES

#### A. PROVIDE MANUFACTURER'S SYSTEM GUARANTEE EQUAL TO JOHNS MANVILLE'S PEAK ADVANTAGE NO DOLLAR LIMIT ROOFING SYSTEM GUARANTEE.

1. SINGLE-SOURCE SPECIAL GUARANTEE INCLUDES ROOFING MEMBRANE, BASE FLASHINGS, ROOFING MEMBRANE ACCESSORIES, ROOF INSULATION



SPECIFICATIONS

SECTION 07 6500 - FLEXIBLE FLASHINGS

PART-1 GENERAL

- 1.1 SUMMARY
A. Section Includes:
1. Rubberized asphalt sheet for concealed wall flashings
1.2 REFERENCES
A. ASTM International (ASTM) (www.astm.org) D1970 - Standard Specification for Self-Adhering Polymer Modified Bituminous Sheet Materials Used as Steep Roofing Underlayment for Ice Dam Protection.
1.3 SUBMITTALS
A. Submittals for Review:
1. Product Data: Manufacturer's descriptive data and installation instructions.
1.4 PROJECT CONDITIONS
A. Do not apply flashings at ambient or surface temperatures less than 40 degrees F.
PART-2 PRODUCTS
2.1 MANUFACTURERS
A. Acceptable Manufacturers:
1. Grace Construction Products (www.graceconstruction.com)
2. W.R. Meadows, Inc. (www.wrmeadows.com)
3. Polyguard Products, Inc. (www.polyguardproducts.com)
2.2 MATERIALS
A. Rubberized Asphalt Flashings:
1. Description: ASTM D1970, minimum 32 mil thick butyl rubber modified asphalt laminated to 8 mil thick cross-laminated HDPE film, release paper facing, self-adhering.
2.3 ACCESSORIES
A. Termination Mastic: Type recommended by flashing manufacturer.
PART-3 EXECUTION
3.1 INSTALLATION
A. Provide flexible flashings in exterior wall assemblies at:
1. Base of walls.
2. Heads of openings in walls.
3. Top of walls under copings.
4. Transitions between materials.
5. Around openings and penetrations through walls.
6. Lap ends of sheets.
7. Press to full bond with substrate without voids, wrinkles, bridging, or fishmouths.
8. Roll ends and edges with hand held roller; ensure tight seal.
9. Apply towel coat of mastic along flashing at top edge, seams, cuts, and penetrations.

SECTION 07 8400 - FIRESTOPPING

PART-1 GENERAL

- 1.1 QUALITY ASSURANCE
A. Applicator Qualifications: Minimum 5 years' experience in work of this Section.
B. Firestopping: Fire resistance rating of as described on drawings, tested to ASTM E814, ASTM E196, ASTM E2307, UL 1479, or UL 2079.
C. Submittals for Review:
1. Product Data: Descriptive data and performance attributes for fire stopping.
1.2 PROJECT CONDITIONS
A. Do not apply sealants, mortars, or putties when temperature of substrate material and surrounding air is below 40 degrees F or is anticipated to drop below that temperature within 24 hours after installation.
PART-2 PRODUCTS
2.1 MANUFACTURERS
A. Acceptable Manufacturers:
1. Hilli, Inc. (www.us.hilli.com)
2. 3M Fire Protective Products (www.3m.com)
3. Restoseal (www.restoseal.com)
4. Specified Technologies, Inc. (www.stiffstrong.com)
5. Tremco, Inc. (www.tremcosealants.com)
2.2 MATERIALS
A. Firestopping: One or more of the following:
1. Silicone elastomer compound: Single or multiple components, low modulus, moisture curing silicone sealant.
2. Ceramic sealant: Single component, moisture curing ceramic sealant.
3. Intumescent sealant: Single component, water based intumescent sealant.
4. Acrylic sealant: Single component acrylic sealant, suitable for painting.
5. Putty: Single component ceramic fiber base putty or intumescent elastomer putty that expands on exposure to surface heat gain.
6. Mortar: Hydraulic cementitious mortar.
7. Pickets or blocks: Formed intumescent or mineral fiber pickets or blocks.
8. Intumescent strips: Solvent free intumescent wrap strips.
9. Mechanical devices: Incombustible fillers or silicone elastomer covered with sheet stainless steel jacket, joined with collars, penetration sealed with flanged stops.
10. Cast-in-place devices: Containing intumescent material and smoke/water seals.
2.3 ACCESSORIES
A. Forming and Damming Materials: As recommended by firestopping manufacturer for intended use.
1. Permanent: Mineral fiber board, mineral fiber matting, or mineral fiber putty.
2. Temporary: Plywood, particle board, or other.
PART-3 EXECUTION
3.1 PREPARATION
A. Prepare openings to receive firestopping as directed by manufacturer:
1. Remove incidental and loose materials from penetration opening.
2. Remove free liquids and oil from adjacent surfaces and penetration components.
3. Install damming materials to accommodate and ensure proper thickness and fire rating requirements and provide containment during installation.
4. Remove combustible materials and materials not intended for final penetration seal system.
3.2 INSTALLATION
A. Install firestopping at perimeter of and penetrations through fire and smoke rated assemblies.
B. Apply materials in accordance with manufacturer's instructions.
C. Apply firestopping material in sufficient thickness to achieve required ratings.
D. Compress fibered material to achieve a density of 40 percent of its uncompressed density.
E. Place foamed material in layers to ensure homogenous density, filling cavities and spaces.
F. Place sealant to completely seal junctions with adjacent dissimilar materials.
G. Place intumescent coating in sufficient coats to achieve rating required.
H. Remove dam material after firestopping material has cured.
I. Finish exposed surfaces to smooth, flush appearance.

SECTION 07 9200 - JOINT SEALERS

PART-1 GENERAL

- 1.1 QUALITY ASSURANCE
A. Applicator Qualifications: Minimum 5 years' experience in work of this Section.
B. Firestopping: Fire resistance rating of as described on drawings, tested to ASTM E814, ASTM E196, ASTM E2307, UL 1479, or UL 2079.
C. Submittals for Review:
1. Product Data: Descriptive data and performance attributes for fire stopping.
1.2 PROJECT CONDITIONS
A. Do not apply sealants, mortars, or putties when temperature of substrate material and surrounding air is below 40 degrees F or is anticipated to drop below that temperature within 24 hours after installation.
PART-2 PRODUCTS
2.1 MANUFACTURERS
A. Acceptable Manufacturers:
1. Hilli, Inc. (www.us.hilli.com)
2. 3M Fire Protective Products (www.3m.com)
3. Restoseal (www.restoseal.com)
4. Specified Technologies, Inc. (www.stiffstrong.com)
5. Tremco, Inc. (www.tremcosealants.com)
2.2 MATERIALS
A. Firestopping: One or more of the following:
1. Silicone elastomer compound: Single or multiple components, low modulus, moisture curing silicone sealant.
2. Ceramic sealant: Single component, moisture curing ceramic sealant.
3. Intumescent sealant: Single component, water based intumescent sealant.
4. Acrylic sealant: Single component acrylic sealant, suitable for painting.
5. Putty: Single component ceramic fiber base putty or intumescent elastomer putty that expands on exposure to surface heat gain.
6. Mortar: Hydraulic cementitious mortar.
7. Pickets or blocks: Formed intumescent or mineral fiber pickets or blocks.
8. Intumescent strips: Solvent free intumescent wrap strips.
9. Mechanical devices: Incombustible fillers or silicone elastomer covered with sheet stainless steel jacket, joined with collars, penetration sealed with flanged stops.
10. Cast-in-place devices: Containing intumescent material and smoke/water seals.
2.3 ACCESSORIES
A. Forming and Damming Materials: As recommended by firestopping manufacturer for intended use.
1. Permanent: Mineral fiber board, mineral fiber matting, or mineral fiber putty.
2. Temporary: Plywood, particle board, or other.
PART-3 EXECUTION
3.1 PREPARATION
A. Prepare openings to receive firestopping as directed by manufacturer:
1. Remove incidental and loose materials from penetration opening.
2. Remove free liquids and oil from adjacent surfaces and penetration components.
3. Install damming materials to accommodate and ensure proper thickness and fire rating requirements and provide containment during installation.
4. Remove combustible materials and materials not intended for final penetration seal system.
3.2 INSTALLATION
A. Install firestopping at perimeter of and penetrations through fire and smoke rated assemblies.
B. Apply materials in accordance with manufacturer's instructions.
C. Apply firestopping material in sufficient thickness to achieve required ratings.
D. Compress fibered material to achieve a density of 40 percent of its uncompressed density.
E. Place foamed material in layers to ensure homogenous density, filling cavities and spaces.
F. Place sealant to completely seal junctions with adjacent dissimilar materials.
G. Place intumescent coating in sufficient coats to achieve rating required.
H. Remove dam material after firestopping material has cured.
I. Finish exposed surfaces to smooth, flush appearance.

PART-2 PRODUCTS

- 2.1 MANUFACTURERS
A. Acceptable Manufacturers:
1. BASF Building Systems (www.buildingsystems.basf.com)
2. Dow Corning Corp. (www.dowcorning.com)
3. GE Silicones (www.siliconeforbuilding.com)
4. Pecos Corp. (www.pecos.com)
5. Sika Corp. (www.sikausa.com)
6. Tremco, Inc. (www.tremcosealants.com)
B. Substitutions: Under provisions of Division 01.
2.2 MATERIALS
A. Joint Sealer Type 1
1. ASTM C920, Grade P, single or multiple component polyurethane type, self-leveling and slope grade.
2. Movement capability: Plus or minus 25 percent.
3. Color: To be selected from manufacturer's full color range.
B. Joint Sealer Type 2
1. ASTM C920, Grade NS, single or multiple component polyurethane type, non sag.
2. Movement capability: Plus or minus 25 percent.
3. Color: To be selected from manufacturer's full color range.
C. Joint Sealer Type 3
1. ASTM C920, Grade NS, single or multiple component silicone type, nonstaining, field tinctable, non sag.
2. Movement capability: Plus or minus 25 percent.
3. Color: To be selected from manufacturer's full color range.
D. Joint Sealer Type 4
1. ASTM C920, Grade NS, single component butyl rubber type, non sag.
2. Movement capability: Plus or minus 12-12 percent.
3. Color: To be selected from manufacturer's full color range.
E. Joint Sealer Type 5
1. ASTM C834, single component acrylic latex, non sag.
2. Movement capability: Plus or minus 7-12 percent.
3. Color: White.
F. Joint Sealer Type 6
1. ASTM C920, Grade NS, single component silicone, non sag, mildew resistant.
2. Movement capability: Plus or minus 25 percent.
3. Color: To be selected from manufacturer's full color range.
2.3 ACCESSORIES
A. Primers, Bondbreakers, and Solvents: As recommended by sealer manufacturer.
B. Joint Backing:
1. ASTM C1330, closed cell polyethylene foam, preformed round joint filler, non absorbing, non staining, resilient, compatible with sealer and primer, recommended by sealer manufacturer for each sealer type.
2. Size: Minimum 1.25 times joint width.
2.4 MIXES
A. Mix multiple component sealers in accordance with manufacturer's instructions.
Continue mixing until color is uniform.

SECTION 08 4113 - HOLLOW METAL DOORS AND FRAMES

PART-1 GENERAL

- 1.1 SUMMARY
A. Section Includes:
1. Hollow steel doors and frames.
1.2 SUBMITTALS
A. Quality Control Submittals:
1. Certificates of Compliance: Certification that products furnished comply with ANSISDI A250.3, ANSISDI 250.4, and ANSISDI A250.10.
1.3 QUALITY ASSURANCE
A. Door Core
1. Grade: II - Heavy Duty.
2. Model: 2 - Seamless.
3. Frames: Maximum thermal transmittance (U-value) of 0.37, tested to ASTM C518.
B. Frames: ANSISDI A250.8, Grade II - Heavy Duty.
C. Fire Door and Frame Construction: Conform to UL 10C.
D. Installed Fire Rated Door and Frame Assemblies: Conform to NFPA 80.
1.4 DELIVERY, STORAGE AND HANDLING
A. Ship door frames with removable angle spreader; do not remove until frame is installed.
B. Store doors upright in protected, dry area, off ground or floor, with at least 1/4-inch space between individual units.
C. Do not cover with non-vented coverings that create excessive humidity.
D. Remove wet coverings immediately.
PART-2 PRODUCTS
2.1 MANUFACTURERS
A. Acceptable Manufacturers:
1. Ceco Door (www.cecodoor.com)
2. Curries (www.curries.com)
3. Pioneer Industries, Inc. (www.pioneerindustries.com)
4. Steelcraft (www.steelcraft.com)
2.2 MATERIALS
A. Steel Sheet:
1. ASTM A1008/1008M, cold rolled.
B. Galvannealed Steel Sheet:
1. ASTM A924, Class A40 galvannealed.
C. Door Core
1. Exterior doors: Rigid polystyrene insulation, manufactured using low-emitting, urea formaldehyde-free binders.
2.3 ACCESSORIES
A. Glass, Glazing Sealers, and Accessories: Specified in Section 08800.
B. Primer: Zinc-rich type.
2.4 FABRICATION
A. Fabricate doors and frames in accordance with ANSISDI A250.8.
B. Fabricate exterior doors and frames from galvannealed steel sheet.
C. Fabricate exterior frames with 3/8-inch vinyl thermal break separating interior and exterior surfaces.
D. Doors:
1. Fabricate from minimum 18 gage sheets.
2. Close top and bottom edges of doors with steel channel, minimum 16 gage, extending full width of door, and spot welded to both faces, with top channel flush and bottom channel recessed.
3. Fabricate vertical door edges as vertical seam edge filled, dressed smooth, intermittently welded seams, edge filled, dressed smooth, or continuously welded seam, dressed smooth.

SECTION 08 4113 - ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

PART-1 GENERAL

- 1.1 SUMMARY
A. Section Includes:
1. Aluminum framed entrance doors and frames.
PART-3 EXECUTION
3.1 PREPARATION
A. Design Requirements: Design exterior systems to withstand:
1. Design wind pressure in accordance with ASCE 7, with maximum allowable deflection of L/175, tested in accordance with ASTM E330.
2. Movement caused by an ambient temperature range of 120 degrees F and a surface temperature range of 160 degrees F.
3. Movement between storefront and adjacent construction.
4. Dynamic loading and release of loads.
5. Deflection of supports.
6. Overhead structure deflection of 1/2 inch.
B. Performance Requirements:
1. Air infiltration, tested to ASTM E283.
a. Entrances:
1) Single door: Maximum 0.5 CFM per minute per linear foot of perimeter crack, at static pressure differential of 6.24 PSF.
2) Pairs of doors: Maximum 1.0 CFM per minute per linear foot of perimeter crack, at static pressure differential of 6.24 PSF.
2. Water infiltration: No uncontrolled water leakage, tested to ASTM E331 at minimum test pressure of 6.24 PSF for inswinging doors and 8.0 PSF for outswinging doors and storefront.
3. Uniform structural loading: No glass breakage or permanent damage to fasteners or system components, tested to ASTM E330 at 1.5 times design pressure.
4. Thermal transmittance due to conduction (Uc): Maximum 0.60, tested to AAMA 1503 on two 6'-0" x 6'-0" units with 1 inch clear insulating glass.
5. Condensation resistance factor (CRF): Minimum 50, tested to AAMA 1503.
3.2 APPLICATION
A. Apply products in accordance with manufacturer's instructions.
B. Install sealers and accessories in accordance with ASTM C1193.
C. Install acoustical sealers and accessories in accordance with ASTM C919.
D. Install joint backing to maintain required sealer dimensions. Compress backing approximately 25 percent without puncturing skin. Do not twist or stretch.
E. Use bondbreaker tape where joint backing is not installed.
F. Fill joints full without air pockets, embedded materials, ridges, and sags.
G. Tool sealer to smooth profile.
H. Apply sealer within manufacturer's recommended temperature range.
3.3 CLEANING
A. Remove masking tape and protective coverings after sealer has cured.
B. Clean adjacent surfaces.
3.4 SCHEDULE
JOINT LOCATION OR TYPE SEALER TYPE
Exterior Joints:
Joints in above-grade surfaces 3
Interior Joints:
Joints in horizontal surfaces subject to pedestrian traffic 1
Joints in toilet rooms, countertops, kitchens 6
Other joints 5

SECTION 08 4113 - ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

PART-1 GENERAL

- 1.1 SUMMARY
A. Section Includes:
1. Aluminum framed glazed storefronts.
1.2 SYSTEM DESCRIPTION
A. Design Requirements: Design exterior systems to withstand:
1. Design wind pressure in accordance with ASCE 7, with maximum allowable deflection of L/175, tested in accordance with ASTM E330.
2. Movement caused by an ambient temperature range of 120 degrees F and a surface temperature range of 160 degrees F.
3. Movement between storefront and adjacent construction.
4. Dynamic loading and release of loads.
5. Deflection of supports.
6. Overhead structure deflection of 1/2 inch.
B. Performance Requirements:
1. Air infiltration, tested to ASTM E283.
a. Entrances:
1) Single door: Maximum 0.5 CFM per minute per linear foot of perimeter crack, at static pressure differential of 6.24 PSF.
2) Pairs of doors: Maximum 1.0 CFM per minute per linear foot of perimeter crack, at static pressure differential of 6.24 PSF.
2. Water infiltration: No uncontrolled water leakage, tested to ASTM E331 at minimum test pressure of 6.24 PSF for inswinging doors and 8.0 PSF for outswinging doors and storefront.
3. Uniform structural loading: No glass breakage or permanent damage to fasteners or system components, tested to ASTM E330 at 1.5 times design pressure.
4. Thermal transmittance due to conduction (Uc): Maximum 0.60, tested to AAMA 1503 on two 6'-0" x 6'-0" units with 1 inch clear insulating glass.
5. Condensation resistance factor (CRF): Minimum 50, tested to AAMA 1503.
3.2 APPLICATION
A. Apply products in accordance with manufacturer's instructions.
B. Install sealers and accessories in accordance with ASTM C1193.
C. Install acoustical sealers and accessories in accordance with ASTM C919.
D. Install joint backing to maintain required sealer dimensions. Compress backing approximately 25 percent without puncturing skin. Do not twist or stretch.
E. Use bondbreaker tape where joint backing is not installed.
F. Fill joints full without air pockets, embedded materials, ridges, and sags.
G. Tool sealer to smooth profile.
H. Apply sealer within manufacturer's recommended temperature range.
3.3 CLEANING
A. Remove masking tape and protective coverings after sealer has cured.
B. Clean adjacent surfaces.
3.4 SCHEDULE
JOINT LOCATION OR TYPE SEALER TYPE
Exterior Joints:
Joints in above-grade surfaces 3
Interior Joints:
Joints in horizontal surfaces subject to pedestrian traffic 1
Joints in toilet rooms, countertops, kitchens 6
Other joints 5

SECTION 08 4113 - HOLLOW METAL DOORS AND FRAMES

PART-1 GENERAL

- 1.1 SUMMARY
A. Section Includes:
1. Hollow steel doors and frames.
1.2 SUBMITTALS
A. Quality Control Submittals:
1. Certificates of Compliance: Certification that products furnished comply with ANSISDI A250.3, ANSISDI 250.4, and ANSISDI A250.10.
1.3 QUALITY ASSURANCE
A. Door Core
1. Grade: II - Heavy Duty.
2. Model: 2 - Seamless.
3. Frames: Maximum thermal transmittance (U-value) of 0.37, tested to ASTM C518.
B. Frames: ANSISDI A250.8, Grade II - Heavy Duty.
C. Fire Door and Frame Construction: Conform to UL 10C.
D. Installed Fire Rated Door and Frame Assemblies: Conform to NFPA 80.
1.4 DELIVERY, STORAGE AND HANDLING
A. Ship door frames with removable angle spreader; do not remove until frame is installed.
B. Store doors upright in protected, dry area, off ground or floor, with at least 1/4-inch space between individual units.
C. Do not cover with non-vented coverings that create excessive humidity.
D. Remove wet coverings immediately.
PART-2 PRODUCTS
2.1 MANUFACTURERS
A. Acceptable Manufacturers:
1. Ceco Door (www.cecodoor.com)
2. Curries (www.curries.com)
3. Pioneer Industries, Inc. (www.pioneerindustries.com)
4. Steelcraft (www.steelcraft.com)
2.2 MATERIALS
A. Steel Sheet:
1. ASTM A1008/1008M, cold rolled.
B. Galvannealed Steel Sheet:
1. ASTM A924, Class A40 galvannealed.
C. Door Core
1. Exterior doors: Rigid polystyrene insulation, manufactured using low-emitting, urea formaldehyde-free binders.
2.3 ACCESSORIES
A. Glass, Glazing Sealers, and Accessories: Specified in Section 08800.
B. Primer: Zinc-rich type.
2.4 FABRICATION
A. Fabricate doors and frames in accordance with ANSISDI A250.8.
B. Fabricate exterior doors and frames from galvannealed steel sheet.
C. Fabricate exterior frames with 3/8-inch vinyl thermal break separating interior and exterior surfaces.
D. Doors:
1. Fabricate from minimum 18 gage sheets.
2. Close top and bottom edges of doors with steel channel, minimum 16 gage, extending full width of door, and spot welded to both faces, with top channel flush and bottom channel recessed.
3. Fabricate vertical door edges as vertical seam edge filled, dressed smooth, intermittently welded seams, edge filled, dressed smooth, or continuously welded seam, dressed smooth.

SECTION 08 4113 - HOLLOW METAL DOORS AND FRAMES

PART-1 GENERAL

- 1.1 SUMMARY
A. Section Includes:
1. Hollow steel doors and frames.
1.2 SUBMITTALS
A. Quality Control Submittals:
1. Certificates of Compliance: Certification that products furnished comply with ANSISDI A250.3, ANSISDI 250.4, and ANSISDI A250.10.
1.3 QUALITY ASSURANCE
A. Door Core
1. Grade: II - Heavy Duty.
2. Model: 2 - Seamless.
3. Frames: Maximum thermal transmittance (U-value) of 0.37, tested to ASTM C518.
B. Frames: ANSISDI A250.8, Grade II - Heavy Duty.
C. Fire Door and Frame Construction: Conform to UL 10C.
D. Installed Fire Rated Door and Frame Assemblies: Conform to NFPA 80.
1.4 DELIVERY, STORAGE AND HANDLING
A. Ship door frames with removable angle spreader; do not remove until frame is installed.
B. Store doors upright in protected, dry area, off ground or floor, with at least 1/4-inch space between individual units.
C. Do not cover with non-vented coverings that create excessive humidity.
D. Remove wet coverings immediately.
PART-2 PRODUCTS
2.1 MANUFACTURERS
A. Acceptable Manufacturers:
1. Ceco Door (www.cecodoor.com)
2. Curries (www.curries.com)
3. Pioneer Industries, Inc. (www.pioneerindustries.com)
4. Steelcraft (www.steelcraft.com)
2.2 MATERIALS
A. Steel Sheet:
1. ASTM A1008/1008M, cold rolled.
B. Galvannealed Steel Sheet:
1. ASTM A924, Class A40 galvannealed.
C. Door Core
1. Exterior doors: Rigid polystyrene insulation, manufactured using low-emitting, urea formaldehyde-free binders.
2.3 ACCESSORIES
A. Glass, Glazing Sealers, and Accessories: Specified in Section 08800.
B. Primer: Zinc-rich type.
2.4 FABRICATION
A. Fabricate doors and frames in accordance with ANSISDI A250.8.
B. Fabricate exterior doors and frames from galvannealed steel sheet.
C. Fabricate exterior frames with 3/8-inch vinyl thermal break separating interior and exterior surfaces.
D. Doors:
1. Fabricate from minimum 18 gage sheets.
2. Close top and bottom edges of doors with steel channel, minimum 16 gage, extending full width of door, and spot welded to both faces, with top channel flush and bottom channel recessed.
3. Fabricate vertical door edges as vertical seam edge filled, dressed smooth, intermittently welded seams, edge filled, dressed smooth, or continuously welded seam, dressed smooth.

SECTION 08 4113 - HOLLOW METAL DOORS AND FRAMES

PART-1 GENERAL

- 1.1 SUMMARY
A. Section Includes:
1. Hollow steel doors and frames.
1.2 SUBMITTALS
A. Quality Control Submittals:
1. Certificates of Compliance: Certification that products furnished comply with ANSISDI A250.3, ANSISDI 250.4, and ANSISDI A250.10.
1.3 QUALITY ASSURANCE
A. Door Core
1. Grade: II - Heavy Duty.
2. Model: 2 - Seamless.
3. Frames: Maximum thermal transmittance (U-value) of 0.37, tested to ASTM C518.
B. Frames: ANSISDI A250.8, Grade II - Heavy Duty.
C. Fire Door and Frame Construction: Conform to UL 10C.
D. Installed Fire Rated Door and Frame Assemblies: Conform to NFPA 80.
1.4 DELIVERY, STORAGE AND HANDLING
A. Ship door frames with removable angle spreader; do not remove until frame is installed.
B. Store doors upright in protected, dry area, off ground or floor, with at least 1/4-inch space between individual units.
C. Do not cover with non-vented coverings that create excessive humidity.
D. Remove wet coverings immediately.
PART-2 PRODUCTS
2.1 MANUFACTURERS
A. Acceptable Manufacturers:
1. Ceco Door (www.cecodoor.com)
2. Curries (www.curries.com)
3. Pioneer Industries, Inc. (www.pioneerindustries.com)
4. Steelcraft (www.steelcraft.com)
2.2 MATERIALS
A. Steel Sheet:
1. ASTM A1008/1008M, cold rolled.
B. Galvannealed Steel Sheet:
1. ASTM A924, Class A40 galvannealed.
C. Door Core
1. Exterior doors: Rigid polystyrene insulation, manufactured using low-emitting, urea formaldehyde-free binders.
2.3 ACCESSORIES
A. Glass, Glazing Sealers, and Accessories: Specified in Section 08800.
B. Primer: Zinc-rich type.
2.4 FABRICATION
A. Fabricate doors and frames in accordance with ANSISDI A250.8.
B. Fabricate exterior doors and frames from galvannealed steel sheet.
C. Fabricate exterior frames with 3/8-inch vinyl thermal break separating interior and exterior surfaces.
D. Doors:
1. Fabricate from minimum 18 gage sheets.
2. Close top and bottom edges of doors with steel channel, minimum 16 gage, extending full width of door, and spot welded to both faces, with top channel flush and bottom channel recessed.
3. Fabricate vertical door edges as vertical seam edge filled, dressed smooth, intermittently welded seams, edge filled, dressed smooth, or continuously welded seam, dressed smooth.

SECTION 08 4113 - HOLLOW METAL DOORS AND FRAMES

PART-1 GENERAL

- 1.1 SUMMARY
A. Section Includes:
1. Hollow steel doors and frames.
1.2 SUBMITTALS
A. Quality Control Submittals:
1. Certificates of Compliance: Certification that products furnished comply with ANSISDI A250.3, ANSISDI 250.4, and ANSISDI A250.10.
1.3 QUALITY ASSURANCE
A. Door Core
1. Grade: II - Heavy Duty.
2. Model: 2 - Seamless.
3. Frames: Maximum thermal transmittance (U-value) of 0.37, tested to ASTM C518.
B. Frames: ANSISDI A250.8, Grade II - Heavy Duty.
C. Fire Door and Frame Construction: Conform to UL 10C.
D. Installed Fire Rated Door and Frame Assemblies: Conform to NFPA 80.
1.4 DELIVERY, STORAGE AND HANDLING
A. Ship door frames with removable angle spreader; do not remove until frame is installed.
B. Store doors upright in protected, dry area, off ground or floor, with at least 1/4-inch space between individual units.
C. Do not cover with non-vented coverings that create excessive humidity.
D. Remove wet coverings immediately.
PART-2 PRODUCTS
2.1 MANUFACTURERS
A. Acceptable Manufacturers:
1. Ceco Door (www.cecodoor.com)
2. Curries (www.curries.com)
3. Pioneer Industries, Inc. (www.pioneerindustries.com)
4. Steelcraft (www.steelcraft.com)
2.2 MATERIALS
A. Steel Sheet:
1. ASTM A1008/1008M, cold rolled.
B. Galvannealed Steel Sheet:
1. ASTM A924, Class A40 galvannealed.
C. Door Core
1. Exterior doors: Rigid polystyrene insulation, manufactured using low-emitting, urea formaldehyde-free binders.
2.3 ACCESSORIES
A. Glass, Glazing Sealers, and Accessories: Specified in Section 08800.
B. Primer: Zinc-rich type.
2.4 FABRICATION
A. Fabricate doors and frames in accordance with ANSISDI A250.8.
B. Fabricate exterior doors and frames from galvannealed steel sheet.
C. Fabricate exterior frames with 3/8-inch vinyl thermal break separating interior and exterior surfaces.
D. Doors:
1. Fabricate from minimum 18 gage sheets.
2. Close top and bottom edges of doors with steel channel, minimum 16 gage, extending full width of door, and spot welded to both faces, with top channel flush and bottom channel recessed.
3. Fabricate vertical door edges as vertical seam edge filled, dressed smooth, intermittently welded seams, edge filled, dressed smooth, or continuously welded seam, dressed smooth.

PART-2 PRODUCTS

- 2.1 MANUFACTURERS
A. Acceptable Manufacturers:
1. Grace Construction Products (www.graceconstruction.com)
2. W.R. Meadows, Inc. (www.wrmeadows.com)
3. Polyguard Products, Inc. (www.polyguardproducts.com)
2.2 MATERIALS
A. Rubberized Asphalt Flashings:
1. Description: ASTM D1970, minimum 32 mil thick butyl rubber modified asphalt laminated to 8 mil thick cross-laminated HDPE film, release paper facing, self-adhering.
2.3 ACCESSORIES
A. Termination Mastic: Type recommended by flashing manufacturer.
PART-3 EXECUTION
3.1 INSTALLATION
A. Provide flexible flashings in exterior wall assemblies at:
1. Base of walls.
2. Heads of openings in walls.
3. Top of walls under copings.
4. Transitions between materials.
5. Around openings and penetrations through walls.
6. Lap ends of sheets.
7. Press to full bond with substrate without voids, wrinkles, bridging, or fishmouths.
8. Roll ends and edges with hand held roller; ensure tight seal.
9. Apply towel coat of mastic along flashing at top edge, seams, cuts, and penetrations.

SECTION 08 4113 - ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

PART-1 GENERAL

- 1.1 SUMMARY
A. Section Includes:
1. Aluminum framed glazed storefronts.
1.2 SYSTEM DESCRIPTION
A. Design Requirements: Design exterior systems to withstand:
1. Design wind pressure in accordance with ASCE 7, with maximum allowable deflection of L/175, tested in accordance with ASTM E330.
2. Movement caused by an ambient temperature range of 120 degrees F and a surface temperature range of 160 degrees F.
3. Movement between storefront and adjacent construction.
4. Dynamic loading and release of loads.
5. Deflection of supports.
6. Overhead structure deflection of 1/2 inch.
B. Performance Requirements:
1. Air infiltration, tested to ASTM E283.
a. Entrances:
1) Single door: Maximum 0.5 CFM per minute per linear foot of perimeter crack, at static pressure differential of 6.24 PSF.
2) Pairs of doors: Maximum 1.0 CFM per minute per linear foot of perimeter crack, at static pressure differential of 6.24 PSF.
2. Water infiltration: No uncontrolled water leakage, tested to ASTM E331 at minimum test pressure of 6.24 PSF for inswinging doors and 8.0 PSF for outswinging doors and storefront.
3. Uniform structural loading: No glass breakage or permanent damage to fasteners or system components, tested to ASTM E330 at 1.5 times design pressure.
4. Thermal transmittance due to conduction (Uc): Maximum 0.60, tested to AAMA 1503 on two 6'-0" x 6'-0" units with 1 inch clear insulating glass.
5. Condensation resistance factor (CRF): Minimum 50, tested to AAMA 1503.
3.2 APPLICATION
A. Apply products in accordance with manufacturer's instructions.
B. Install sealers and accessories in accordance with ASTM C1193.
C. Install acoustical sealers and accessories in accordance with ASTM C919.
D. Install joint backing to maintain required sealer dimensions. Compress backing approximately 25 percent without puncturing skin. Do not twist or stretch.
E. Use bondbreaker tape where joint backing is not installed.
F. Fill joints full without air pockets, embedded materials, ridges, and sags.
G. Tool sealer to smooth profile.
H. Apply sealer within manufacturer's recommended temperature range.
3.3 CLEANING
A. Remove masking tape and protective coverings after sealer has cured.
B. Clean adjacent surfaces.
3.4 SCHEDULE
JOINT LOCATION OR TYPE SEALER TYPE
Exterior Joints:
Joints in above-grade surfaces 3
Interior Joints:
Joints in horizontal surfaces subject to pedestrian traffic 1
Joints in toilet rooms, countertops, kitchens 6
Other joints 5

SECTION 08 4113 - ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

PART-1 GENERAL

- 1.1 SUMMARY
A. Section Includes:
1. Aluminum framed glazed storefronts.
1.2 SYSTEM DESCRIPTION
A. Design Requirements: Design exterior systems to withstand:
1. Design wind pressure in accordance with ASCE 7, with maximum allowable deflection of L/175, tested in accordance with ASTM E330.
2. Movement caused by an ambient temperature range of 120 degrees F and a surface temperature range of 160 degrees F.
3. Movement between storefront and adjacent construction.
4. Dynamic loading and release of loads.
5. Deflection of supports.
6. Overhead structure deflection of 1/2 inch.
B. Performance Requirements:
1. Air infiltration, tested to ASTM E283.
a. Entrances:
1) Single door: Maximum 0.5 CFM per minute per linear foot of perimeter crack, at static pressure differential of 6.24 PSF.
2) Pairs of doors: Maximum 1.0 CFM per minute per linear foot of perimeter crack, at static pressure differential of 6.24 PSF.
2. Water infiltration: No uncontrolled water leakage, tested to ASTM E331 at minimum test pressure of 6.24 PSF for inswinging doors and 8.0 PSF for outswinging doors and storefront.
3. Uniform structural loading: No glass breakage or permanent damage to fasteners or system components, tested to ASTM E330 at 1.5 times design pressure.
4. Thermal transmittance due to conduction (Uc): Maximum 0.60, tested to AAMA 1503 on two 6'-0" x 6'-0" units with 1 inch clear insulating glass.
5. Condensation resistance factor (CRF): Minimum 50, tested to AAMA 1503.
3.2 APPLICATION
A. Apply products in accordance with manufacturer's instructions.
B. Install sealers and accessories in accordance with ASTM C1193.
C. Install acoustical sealers and accessories in accordance with ASTM C919.
D. Install joint backing to maintain required sealer dimensions. Compress backing approximately 25 percent without puncturing skin. Do not twist or stretch.
E. Use bondbreaker tape where joint backing is not installed.
F. Fill joints full without air pockets, embedded materials, ridges, and sags.
G. Tool sealer to smooth profile.
H. Apply sealer within manufacturer's recommended temperature range.
3.3 CLEANING
A. Remove masking tape and protective coverings after sealer has cured.
B. Clean adjacent surfaces.
3.4 SCHEDULE
JOINT LOCATION OR TYPE SEALER TYPE
Exterior Joints:
Joints in above-grade surfaces 3
Interior Joints:
Joints in horizontal surfaces subject to pedestrian traffic 1
Joints in toilet rooms, countertops, kitchens 6
Other joints 5

SECTION 08 4113 - ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

PART-1 GENERAL

- 1.1 SUMMARY
A. Section Includes:
1. Aluminum framed glazed storefronts.
1.2 SYSTEM DESCRIPTION
A. Design Requirements: Design exterior systems to withstand:
1. Design wind pressure in accordance with ASCE 7, with maximum allowable deflection of L/175, tested in accordance with ASTM E330.
2. Movement caused by an ambient temperature range of 120 degrees F and a surface temperature range of 160 degrees F.
3. Movement between storefront and adjacent construction.
4. Dynamic loading and release of loads.
5. Deflection of supports.
6. Overhead structure deflection of 1/2 inch.
B. Performance Requirements:
1. Air infiltration, tested to ASTM E283.
a. Entrances:
1) Single door: Maximum 0.5 CFM per minute per linear foot of perimeter crack, at static pressure differential of 6.24 PSF.
2) Pairs of doors: Maximum 1.0 CFM per minute per linear foot of perimeter crack, at static pressure differential of 6.24 PSF.
2. Water infiltration: No uncontrolled water leakage, tested to ASTM E331 at minimum test pressure of 6.24 PSF for inswinging doors and 8.0 PSF for outswinging doors and storefront.
3. Uniform structural loading: No glass breakage or permanent damage to fasteners or system components, tested to ASTM E330 at 1.5 times design pressure.
4. Thermal transmittance due to conduction (Uc): Maximum 0.60, tested to AAMA 1503 on two 6'-0" x 6'-0" units with 1 inch clear insulating glass.
5. Condensation resistance factor (CRF): Minimum 50, tested to AAMA 1503.
3.2 APPLICATION
A. Apply products in accordance with manufacturer's instructions.
B. Install sealers and accessories in accordance with ASTM C1193.
C. Install acoustical sealers and accessories in accordance with ASTM C919.
D. Install joint backing to maintain required sealer dimensions. Compress backing approximately 25 percent without puncturing skin. Do not twist or stretch.
E. Use bondbreaker tape where joint backing is not installed.
F. Fill joints full without air pockets, embedded materials, ridges, and sags.
G. Tool sealer to smooth profile.
H. Apply sealer within manufacturer's recommended temperature range.
3.3 CLEANING
A. Remove masking tape and protective coverings after sealer has cured.
B. Clean adjacent surfaces.
3.4 SCHEDULE
JOINT LOCATION OR TYPE SEALER TYPE
Exterior Joints:
Joints in above-grade surfaces 3
Interior Joints:
Joints in horizontal surfaces subject to pedestrian traffic 1
Joints in toilet rooms, countertops, kitchens 6
Other joints 5

SECTION 08 4113 - ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

PART-1 GENERAL

- 1.1 SUMMARY
A. Section Includes:
1. Aluminum framed glazed storefronts.
1.2 SYSTEM DESCRIPTION
A. Design Requirements: Design exterior systems to withstand:
1. Design wind pressure in accordance with ASCE 7, with maximum allowable deflection of L/175, tested in accordance with ASTM E330.
2. Movement caused by an ambient temperature range of 120 degrees F and a surface temperature range of 160 degrees F.
3. Movement between storefront and adjacent construction.
4. Dynamic loading and release of loads.
5. Deflection of supports.
6. Overhead structure deflection of 1/2 inch.
B. Performance Requirements:
1. Air infiltration, tested to ASTM E283.
a. Entrances:
1) Single door: Maximum 0.5 CFM per minute per linear foot of perimeter crack, at static pressure differential of 6.24 PSF.
2) Pairs of doors: Maximum 1.0 CFM per minute per linear foot of perimeter crack, at static pressure differential of 6.24 PSF.
2. Water infiltration: No uncontrolled water leakage, tested to ASTM E331 at minimum test pressure of 6.24 PSF for inswinging doors and 8.0 PSF for outswinging doors and storefront.
3. Uniform structural loading: No glass breakage or permanent damage to fasteners or system components, tested to ASTM E330 at 1.5 times design pressure.
4. Thermal transmittance due to conduction (Uc): Maximum 0.60, tested to AAMA 1503 on two 6'-0" x 6'-0" units with 1 inch clear insulating glass.
5. Condensation resistance factor (CRF): Minimum 50, tested to AAMA 1503.
3.2 APPLICATION
A. Apply products in accordance with manufacturer's instructions.
B. Install sealers and accessories in accordance with ASTM C1193.
C. Install acoustical sealers and accessories in accordance with ASTM C919.
D. Install joint backing to maintain required sealer dimensions. Compress backing approximately 25 percent without puncturing skin. Do not twist or stretch.
E. Use bondbreaker tape where joint backing is not installed.
F. Fill joints full without air pockets, embedded materials, ridges, and sags.
G. Tool sealer to smooth profile.
H. Apply sealer within manufacturer's recommended temperature range.
3.3 CLEANING
A. Remove masking tape and protective coverings after sealer has cured.
B. Clean adjacent surfaces.
3.4 SCHEDULE
JOINT LOCATION OR TYPE SEALER TYPE
Exterior Joints:
Joints in above-grade surfaces 3
Interior Joints:
Joints in horizontal surfaces subject to pedestrian traffic 1
Joints in toilet rooms, countertops, kitchens 6
Other joints 5

SECTION 08 4113 - ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

PART-1 GENERAL

- 1.1 SUMMARY
A. Section Includes:
1. Aluminum framed glazed storefronts.
1.2 SYSTEM DESCRIPTION
A. Design Requirements: Design exterior systems to withstand:
1. Design wind pressure in accordance with ASCE 7,



SPECIFICATIONS

SECTION 08 8000 - GLAZING  
(CONT.)

- 1.4 PROJECT CONDITIONS
- Perform glazing when ambient temperature is above 40 degrees F.
  - Perform glazing on dry surfaces.
- 1.5 WARRANTIES
- Insulating Glass Units: Provide manufacturer's 10 year warranty against material obstruction of vision through unit due to:
    - Intrusion of dust or moisture.
    - Internal condensation.
    - Film formation on internal glass surfaces caused by failure of hermetic seal except failure caused in whole or in part by breakage or fracturing of any portion of glass surface.
  - Glass Coatings: Provide manufacturer's 10 year warranty against peeling, cracking, or deterioration of coating under normal conditions.
  - Laminated Glass Units: Provide manufacturer's 5 year warranty against manufacturing defects resulting in edge separation, delamination, or material obstruction of vision through glass surface.
  - Mirrors: Provide manufacturer's 10 year warranty against silver spoilage resulting from manufacturing defects.
  - Polycarbonate Sheet: Provide manufacturer's 5 year warranty against breakage, yellowing, loss of abrasion resistance, and loss of light transmission.
- PART-2 PRODUCTS
- 2.1 MANUFACTURERS
- Acceptable Manufacturers - Glass:
    - Guardian Industries Corp. ([www.guardian.com](http://www.guardian.com))
    - Oldcastle BuildingEnvelope. ([www.oldcastle.com](http://www.oldcastle.com))
    - Pikington Architectural. ([www.pikington.com](http://www.pikington.com))
    - PPG Industries, Inc. (<http://www.ppg.com>)
    - Viracon, Inc. ([www.viracon.com](http://www.viracon.com))
  - Substitutions: Under provisions of Division 01.
- 2.2 MATERIALS - GLASS
- Clear Glass: ASTM C1036, Type 1 transparent flat, Class 1 clear, Quality q3 glazing select.
  - Clear Tempered Glass: ASTM C1048, Type 1 transparent flat, Class 1 clear, Quality q3 glazing select, Kind FT fully tempered.
  - Clear Heat Strengthened Glass: ASTM C1048, Type 1 transparent flat, Class 1 clear, Quality q3 glazing select, Kind HS heat strengthened.
  - Tinted Glass:
    - Type: ASTM C1036, Type 1 transparent flat, Class 2 tinted heat absorbing and light reducing, Quality q3 glazing select.
    - Color: As indicated in drawings.
  - Tinted Tempered Glass:
    - Type: ASTM C1048, Type 1 transparent flat, Class 2 tinted heat absorbing and light reducing, Quality q3 glazing select, Kind FT fully tempered.
    - Color: As indicated in drawings.
  - Tinted Heat Strengthened Glass:
    - Type: ASTM C1048, Type 1 transparent flat, Class 2 tinted heat absorbing and light reducing, Quality q3 glazing select, Kind HS heat strengthened.
    - Color: As indicated in drawings.
  - Wired Glass: ASTM C1036, Type II - patterned and wired flat, Class 1 - clear, Quality q8 glazing, Form F1 - wired, polished both sides, Mesh: As indicated in drawings.
  - Patterned Glass: ASTM C1036, Type II - patterned and wired flat, Class 1 - clear, Form 3 - patterned, Quality q7 - decorative, Finish f3 patterned, Pattern: As indicated in drawings.
  - Patterned Wired Glass: ASTM C1036, Type II - patterned and wired flat, Class 1 - clear, Form 2 - patterned and wired, Quality q7 - decorative, Finish: As indicated in drawings.
  - Patterned Safety Glass: ASTM C1048, Kind FT fully tempered, Condition A uncoated surfaces, Type II - patterned glass, flat, Class 1 - clear, Quality q8 - glazing, Form 3 - patterned, Finish: As indicated in drawings.
  - Mirror Glass: ASTM C1036, Type 1 transparent flat, Class 1 clear, Quality q1 mirror select.
- 2.3 MATERIALS - FIRE-RATED GLASS
- Fire Rated Safety Glass:
    - Type: Specially tempered glass, clear, of fire resistance ratings indicated.
    - Source: Approved substitute.
- 2.4 ACCESSORIES
- Setting Blocks: ASTM C864, neoprene or EPDM, or ASTM C1115, silicone; 80 to 90 Shore A durometer hardness.
  - Spacers: ASTM C864, neoprene or EPDM, or ASTM C1115, silicone; 50 to 60 Shore A durometer hardness.
  - Glazing Gaskets:
    - Dense compression gaskets: ASTM C864, neoprene or EPDM, or ASTM C1115, silicone or thermoplastic polyolefin rubber; molded or extruded shape to fit glazing channel retaining slot; black color.
    - Soft compression gaskets: ASTM C509, Type II, black, molded or extruded, neoprene, EPDM, silicone or thermoplastic polyolefin rubber; of profile and hardness required to maintain watertight seal; black color.
  - Contact Sealant:
    - Type: ASTM C1184, multi component, high modulus, neutral chemical curing silicone glazing and curtain wall sealant.
    - Movement capability: 12 percent in extension and compression.
    - Compatible with glass unit edge seals; tested to ASTM C1294.
    - Color: To be selected from manufacturer's full color range.
  - Contact Sealant:
    - Type: Single component, medium modulus, neutral moisture curing silicone sealant; ASTM C1184 and ASTM C920, Type S, Grade NS, Class 25, Use NT, M, G and A.
    - Movement capability: 50 percent in extension and compression.
    - Compatible with glass unit edge seals; tested to ASTM C1294.
    - Color: To be selected from manufacturer's full color range.
  - Weatherseal Sealant:
    - Type: Single component, low modulus, neutral moisture curing silicone sealant; ASTM C920, Type S, Grade NS, Class 25, Use NT, M, G and A.
    - Movement capability: 50 percent in extension and compression.
    - Compatible with glass unit edge seals; tested to ASTM C1294.
    - Color: To be selected from manufacturer's full color range.
  - Butt Joint Glazing Sealant: ASTM C920, Type S, Grade NS, Class 25; single component silicone, low modulus type, non sag, translucent color to be selected from manufacturer's full color range.
  - Glazing Sealant: ASTM C920, Type S, Grade NS, Class 25; single component silicone, low modulus, non sag, color to be selected from manufacturer's full color range.
  - Sealant Backing: ASTM C1330, Type O, size and density to control glazing sealant depth and produce optimum glazing sealant performance.
  - Primer: As recommended by glazing sealant manufacturer.
  - Glazing Tape: ASTM C1281 and AAMA 800; butyl based elastomeric tape with integral resilient tube spacer, 10 to 15 Shore A durometer hardness, black color, coiled on release paper; widths required for installation.
  - Glazing Compound: Modified oil type, non-hardening, knife grade consistency, color to be selected from manufacturer's full color range.
  - Mirror Adhesive: Adhesive setting compound, produced specifically for setting mirrors by spot application method.
  - Mirror Attachment Accessories: Stainless steel clips.
  - Mirror Frame: Roll formed stainless steel channel, No. 4 satin 8 polished finish, 1/2 x 1/2 inch, 18 gage, mitered corners.
  - Laminating Film: Polyvinyl butyral sheet, minimum 15 mils thick, clear.
- 2.5 FABRICATION
- Annealed Glass: Comply with ASTM C1036.
  - Heat Strengthened Tempered Glass:
    - Comply with ASTM C1048.
    - Process in horizontal position so that inherent roller distortion will run parallel to building floor lines after installation.
  - Sealed Insulating Glass:
    - Comply with ASTM E2190.
    - Fabricate spacer bar frame of tubular aluminum filled with desiccant.
    - Bond spacer bar frame to glass panes with twin primary seals.
    - Fill space outside frame to glass edge with elastomeric sealant.
  - Laminated Glass:
    - Comply with ASTM C1172 and ANSI Z97.1.
    - Laminate glass with laminating film by manufacturer's standard heat and pressure process.
    - Cut glass to required size at factory.
  - Discard glass with voids, delamination, or entrapped dirt or foreign matter.
  - Security Glass:
    - Comply with ASTM F1233.
    - Laminate glass with laminating film by manufacturer's standard heat and pressure process.

- Cut glass to required size at factory. Treat edges to prevent moisture intrusion.
  - Discard glass with voids, delamination, or entrapped dirt or foreign matter.
  - Spandrel Glass: Apply film to scheduled glass surface. Color as indicated on drawings.
  - Beveled Glass: Clear tempered glass with edges beveled 1/8 inch at 30 degrees.
  - Low-E Coated Glass: Apply low-emissivity coating to scheduled glass surface.
  - Reflective Coated Glass: Apply metallic coating as indicated in drawings to scheduled glass surface.
  - Mirror Glass:
    - Apply one coat of silver, one coat of electroplated copper, and one coat of organic mirror backing compound to back surface of glass.
    - Ease and polish edges.
    - Isolate glass from frame with resilient, waterproof padding.
  - Fabrication Tolerances: ASTM C1036 and ASTM C1048.
  - Glass Identification:
    - Apply manufacturer's label indicating type and thickness to each light of glass. Show position of exterior face when installed, where applicable.
    - Etch manufacturer's label on each light of tempered glass.
  - Source Quality Control:
    - Preconstruction adhesion and compatibility testing:
      - Perform adhesion test including ultraviolet exposure through glass on production samples of metals and glass in accordance with ASTM C794.
      - Test glass units, glazing materials, and glass framing members with specified finish for sealant compatibility, priming, and preparation requirements for optimum adhesion and performance.
- PART-3 EXECUTION
- 3.1 PREPARATION
- Clean glazing rabbets; remove loose and foreign matter.
  - Remove protective coatings on metal surfaces.
  - Clean glass just prior to installation.
- 3.2 INSTALLATION - GENERAL
- Install glass in accordance with glass manufacturer's instructions.
  - Maintain manufacturer's recommended edge and face clearances between glass and frame members.
- 3.3 INSTALLATION - STRUCTURAL SILICONE GLAZING METHOD
- Mask aluminum and glass surfaces adjacent to sealant pockets.
  - Install temporary glass retainers to align faces of glass.
  - Apply contact sealant; completely fill pockets. Tool joints and remove masking tape before sealant skin cure begins.
  - Allow sealant to cure minimum time required by manufacturer.
  - Remove temporary glass retainers.
  - Insert joint backing to fill void between glass unit edges and glass spacer.
  - Mask both sides of glass for full length of joint.
  - Apply weatherseal sealant; tool to smooth, slightly concave profile.
- 3.4 INSTALLATION - SILICONE GLAZING METHOD
- Mask both sides of joint for full length.
  - Install temporary glass retainers to align faces of glass.
  - Provide temporary joint backing for one side of joint.
  - Apply sealant to completely fill spaces; tool to smooth, slightly concave surface.
  - Allow sealant to cure minimum time required by manufacturer. Remove temporary backing and fill voids with additional sealant.
- 3.5 INSTALLATION - GASKET GLAZING METHOD
- Fabricate gaskets to fit openings; allow for stretching of gaskets during installation.
  - Set soft compression gasket against fixed stop or frame with bonded miter cut joints at corners.
  - Set glass centered in openings on setting blocks.
  - Install removable stops and insert dense compression gaskets at corners, working toward centers of glass, compressing glass against soft compression gaskets to produce weatherlight seal.
  - Seal joints in gaskets.
  - Allow gaskets to protrude past face of glazing stops.
- 3.6 INSTALLATION - PRESSURE GLAZING METHOD
- Set glass unit in opening as recommended by system manufacturer.
  - Tighten fasteners simultaneously at rate recommended by manufacturer to avoid unequal joint pressures on glass.
  - Torque fasteners to achieve required pressure against glass. Do not over tighten.
- 3.7 INSTALLATION - SEALANT GLAZING METHOD
- Apply sealant to full depth of permanent stops.
  - Press glass into sealant with slight lateral movement to ensure adhesion.
  - Apply sealant to full depth of removable stops. Secure stops in position, forcing contact with sealant bead and completely filling joint.
- 3.8 INSTALLATION - SEALANT AND TAPE GLAZING METHOD
- Apply tape to permanent stops, projecting slightly above sight line.
  - Press glass into contact with tape.
  - Install removable stops with spacer shims between stop and glass.
  - Fill gap between removable stop and glass with glazing sealant.
  - Trim protruding tape edges.
- 3.9 INSTALLATION - TAPE GLAZING METHOD
- Apply tape to permanent stops, projecting slightly above sight line.
  - Press glass into contact with tape.
  - Place glazing tape on removable stop side of glass.
  - Install removable stop and apply pressure to ensure contact.
  - Trim protruding tape edges.
- 3.10 INSTALLATION - COMPOUND GLAZING METHOD
- Locate and secure glass using glazing clips.
  - Fill voids between glass and stops with glazing compound; tool to straight line. Slope to exterior for watershed.
- 3.11 INSTALLATION - MIRRORS
- Apply mirror adhesive in accordance with manufacturer's instructions to cover maximum 25 percent of back of mirror. Set mirror and press against substrate to ensure adhesive bond.
  - Leave minimum 1/8 inch open ventilation space between mirror and substrate over 75 percent of mirror area. Do not seal off ventilation space at edges.
  -

**gk+a**  
ARCHITECTS, PC  
Gary Kliesch and  
Associate Architects  
36 Ames Avenue  
Rutherford, NJ 07070  
Tel. 201.896.0333  
Fax. 201.896.9469  
email@gkanda.biz

**Gary Kliesch**  
A.I.A., N.CARB., N.J.C.D.

NJ: AI 13332	CT: ARI 0009367
NY: 025619	PA: RA-015112-B
FL: AR95782	DE: S5-0007765
WI: 11190-5	D.C.: ARC1041938
MD: 14129	MI: 1301064135
SC: 8935	IN: AR12200158
GA: RA 013883	MA: 10610
VA: 401016373	WV: 4569
NC: 11736	IL: 001.023586
NH: 04487	TX: 30377
AL: 9035	IA: ARC08262
NJCID: 21D0002500	TN: 107813

No.	Date	Drawing Issues/Revisions

PROPOSED:

**RETAIL BUILDING SHELL**  
657 SAW MILL RIVER ROAD,  
VILLAGE OF ARDSLEY, NY 10502

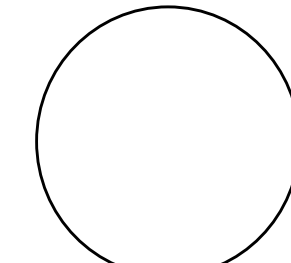
Drawing Title:  
SPECIFICATIONS (CONT.)

Date: 01/09/2024	Dwg No. GN 1.3
Drawn By: NB	
Checked By: AM	
Job No: 22-028	4 of 4



Gary Kliesch and Associate Architects

36 Ames Avenue  
Rutherford, NJ 07070  
Tel. 201.896.0333  
Fax. 201.896.9469  
email@gkanda.biz



Gary Kliesch  
A.I.A., N.CARB, N.C.I.D.

NJ: A1 13332	CT: ARI 0009387
NY: 025618	PA: RA-015112-B
FL: AR95782	DE: SS-0007785
WI: 11190-5	D.C.: ARC101938
MD: 14129	ME: 1301064135
SC: 8935	IN: AR12200158
GA: RA 013883	MA: 10610
VA: 401016373	WV: 4569
NC: 11736	IL: 001.023586
NH: 04487	TX: 30377
AL: 9035	IA: ARC08262
N.C.I.D.: 211000025000	TN: 107813

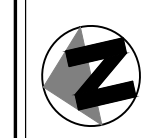
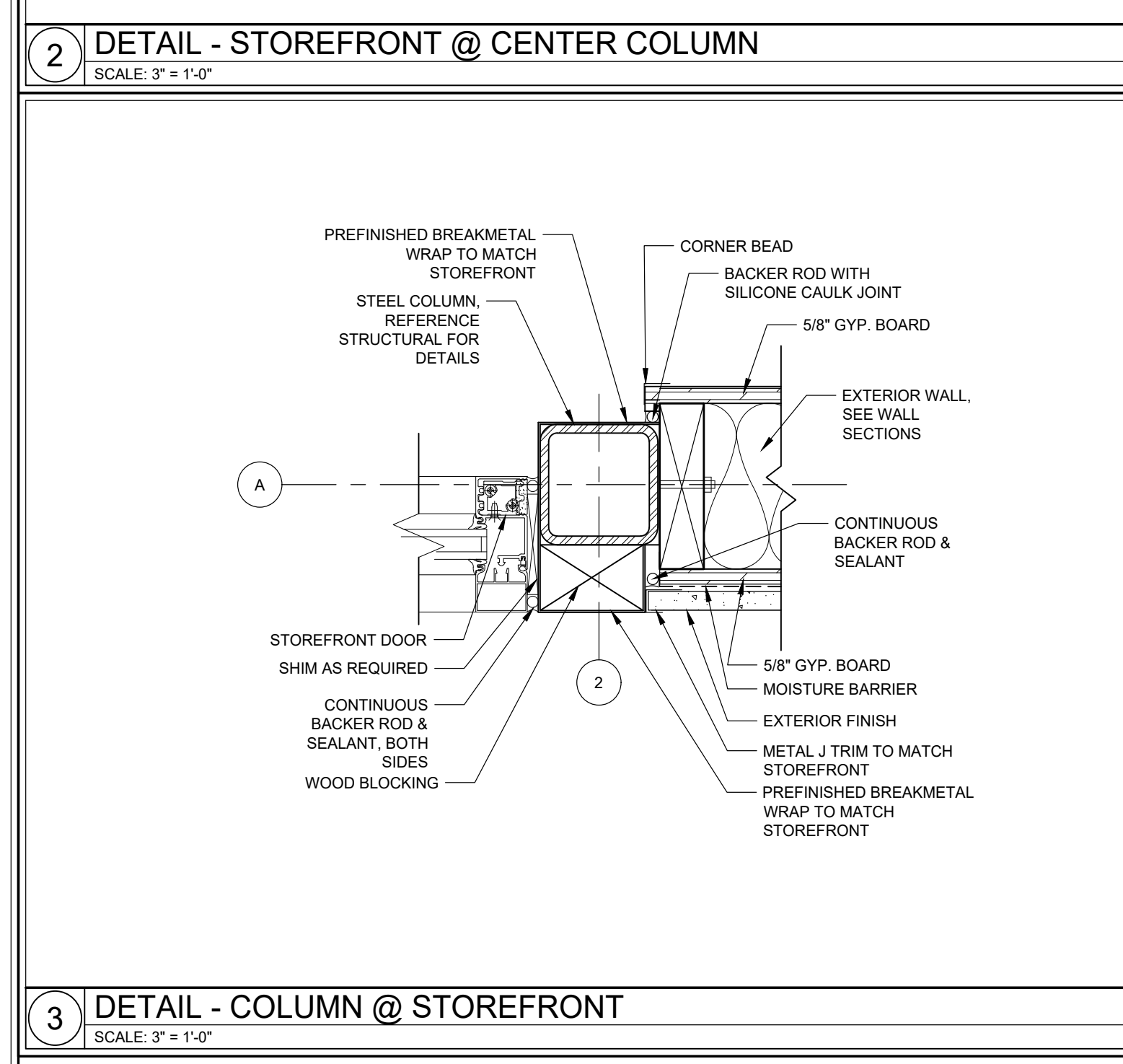
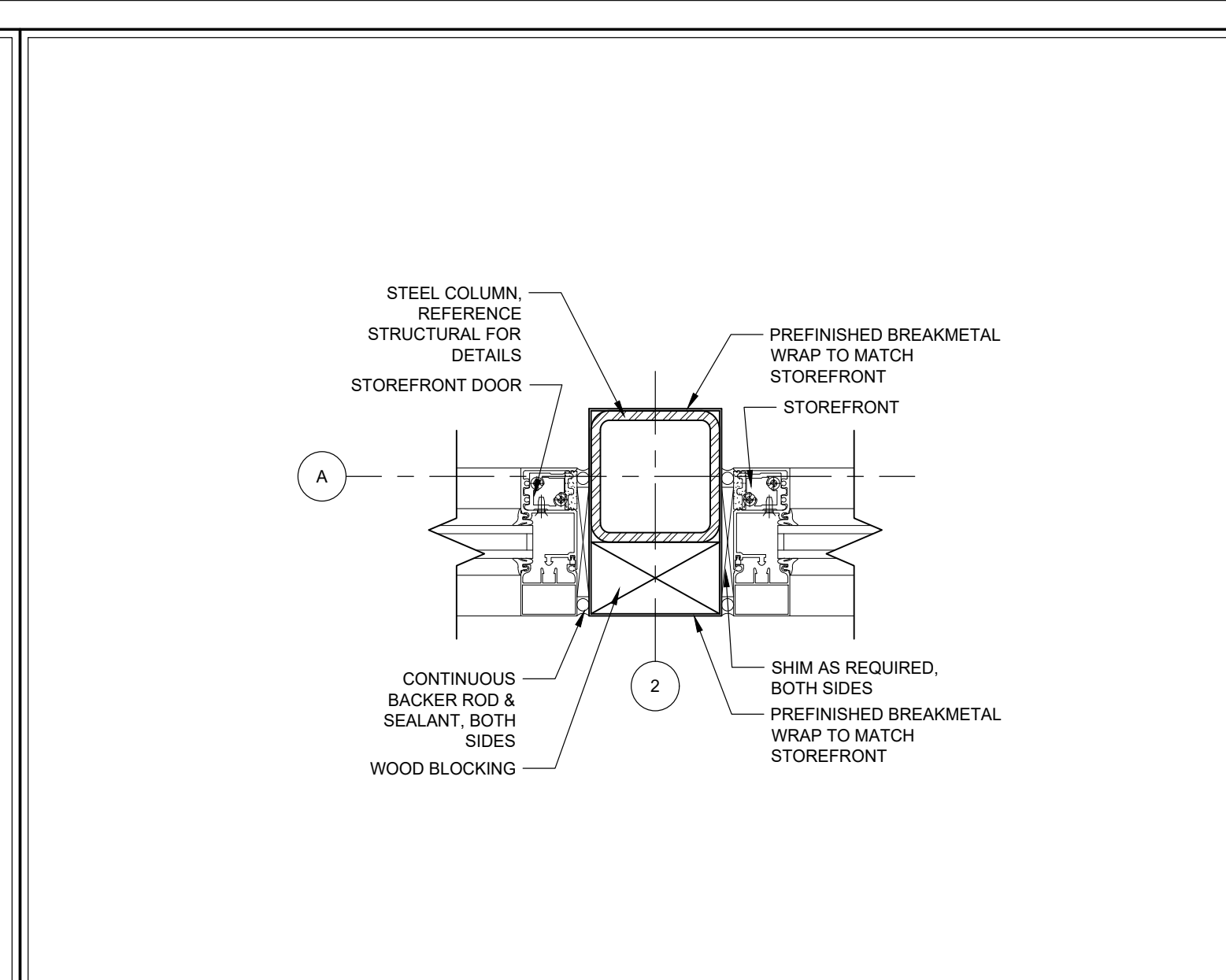
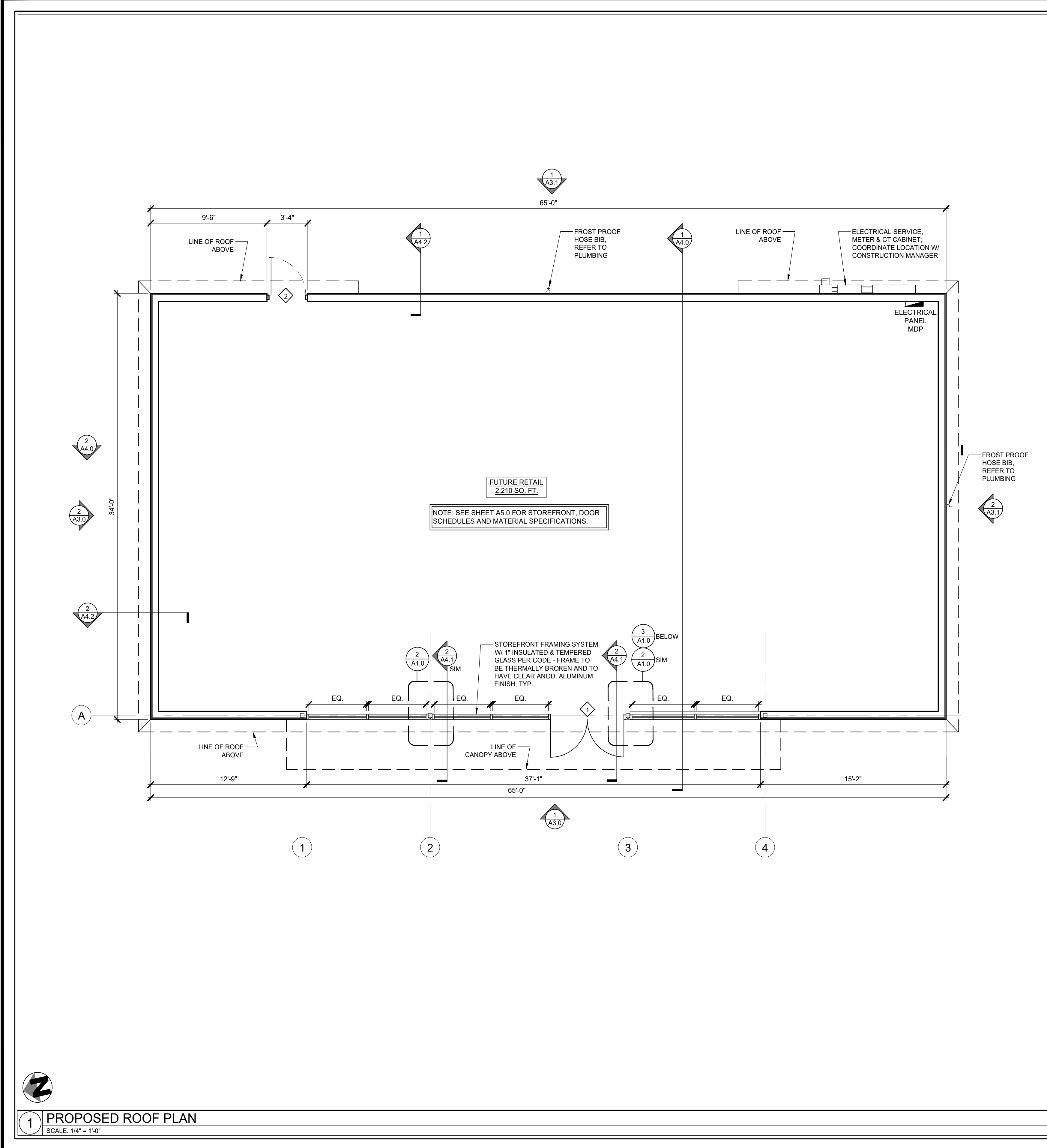
Date:	
Revised:	
Drawn:	
Checked:	
Job No.:	

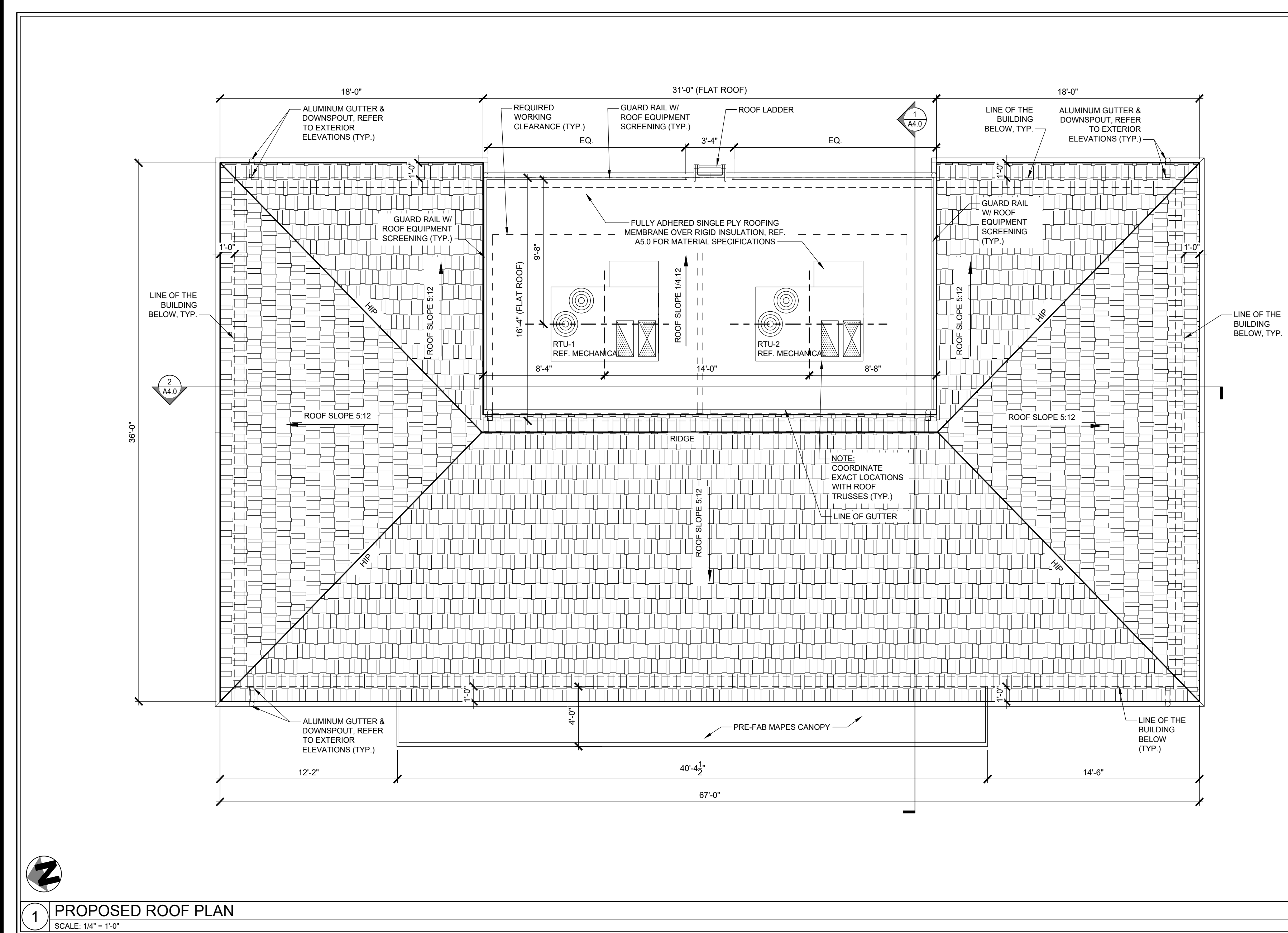
PROPOSED:  
**RETAIL BUILDING SHELL**  
657 SAW MILL RIVER ROAD,  
VILLAGE OF ARDSLEY, NY 10502

Drawing Title:  
PROPOSED FLOOR PLAN,  
DETAILS

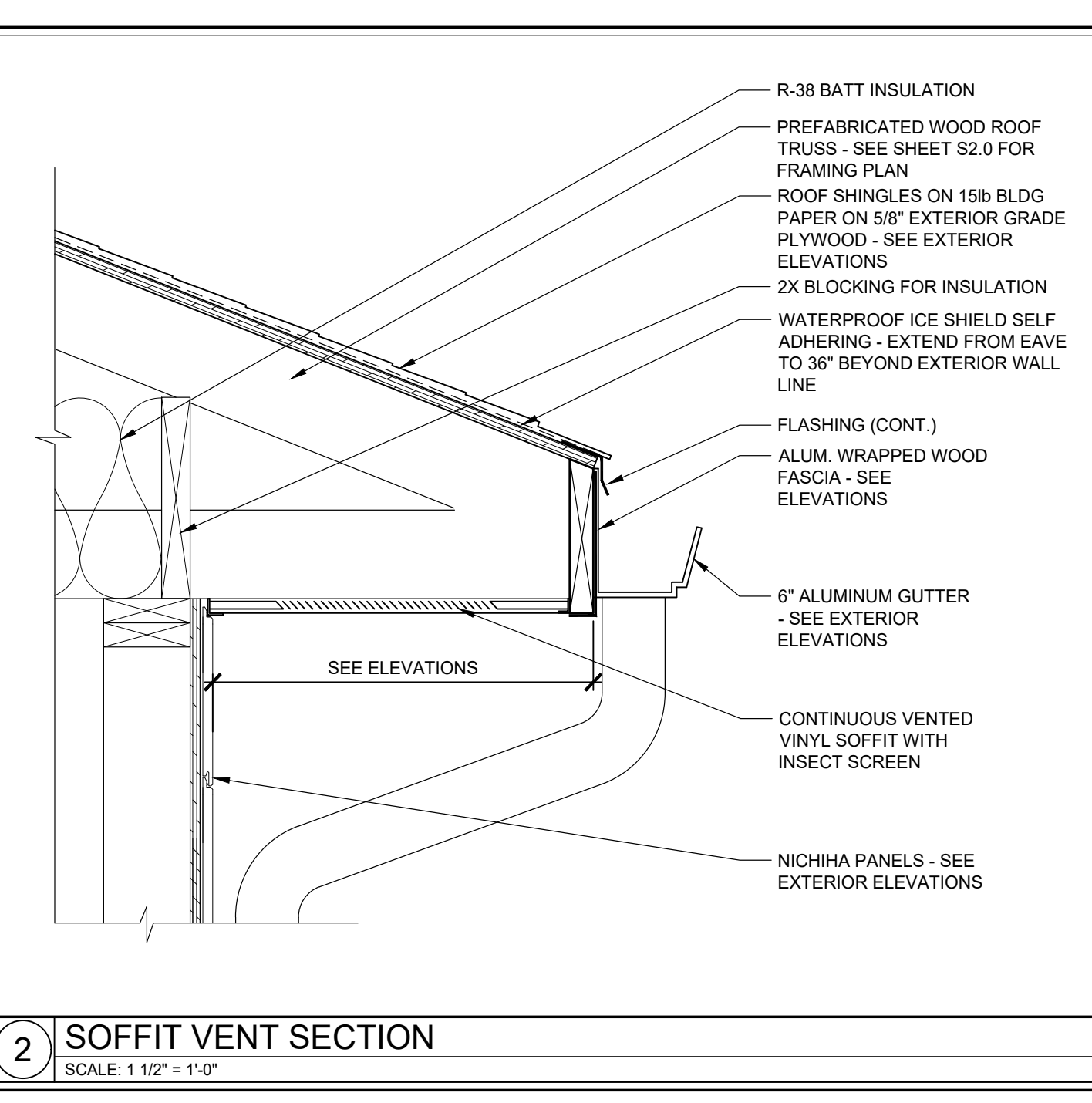
Date:	01/09/2024	Dwg No.:	A
Drawn By:	NB	Scale:	1.0
Checked By:	AM		
Job No.:	22-028		1 of 9

© Copyright 2024 - gka Architects, PC





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



**2 SOFFIT VENT SECTION**  
SCALE: 1 1/2" = 1'-0"

**gka**  
ARCHITECTS, P.C.  
Gary Kliesch and  
Associate Architects  
36 Ames Avenue  
Rutherford, NJ 07070  
Tel. 201.896.0333  
Fax. 201.896.9469  
email@gkanda.biz

**Gary Kliesch**  
A.I.A., N.C.A.R.B., N.C.I.D.

NJ: AI 13332	CT: ARI.0009367
NY: 023619	PA: RA-015112-B
FL: AR95782	DE: SS-0007765
WI: 11190-S	D.C.: ARC101938
MD: 14129	MI: 1301064135
SC: 8935	IN: AR12200158
GA: RA 013883	MA: 10610
VA: 401016373	WV: 4569
NC: 11736	IL: 001.023586
NH: 04487	TX: 30377
AL: 9035	IA: ARC08262
N.C.I.D.: 211D00025000	TN: 107813

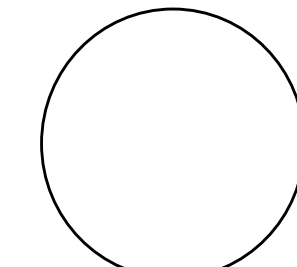
No.	Date
Drawing Issues / Revisions	

PROPOSED:  
**RETAIL BUILDING SHELL**  
657 SAW MILL RIVER ROAD,  
VILLAGE OF ARDSLEY, NY 10502

Drawing Title:  
PROPOSED ROOF PLAN,  
SOFFIT VENT SECTION

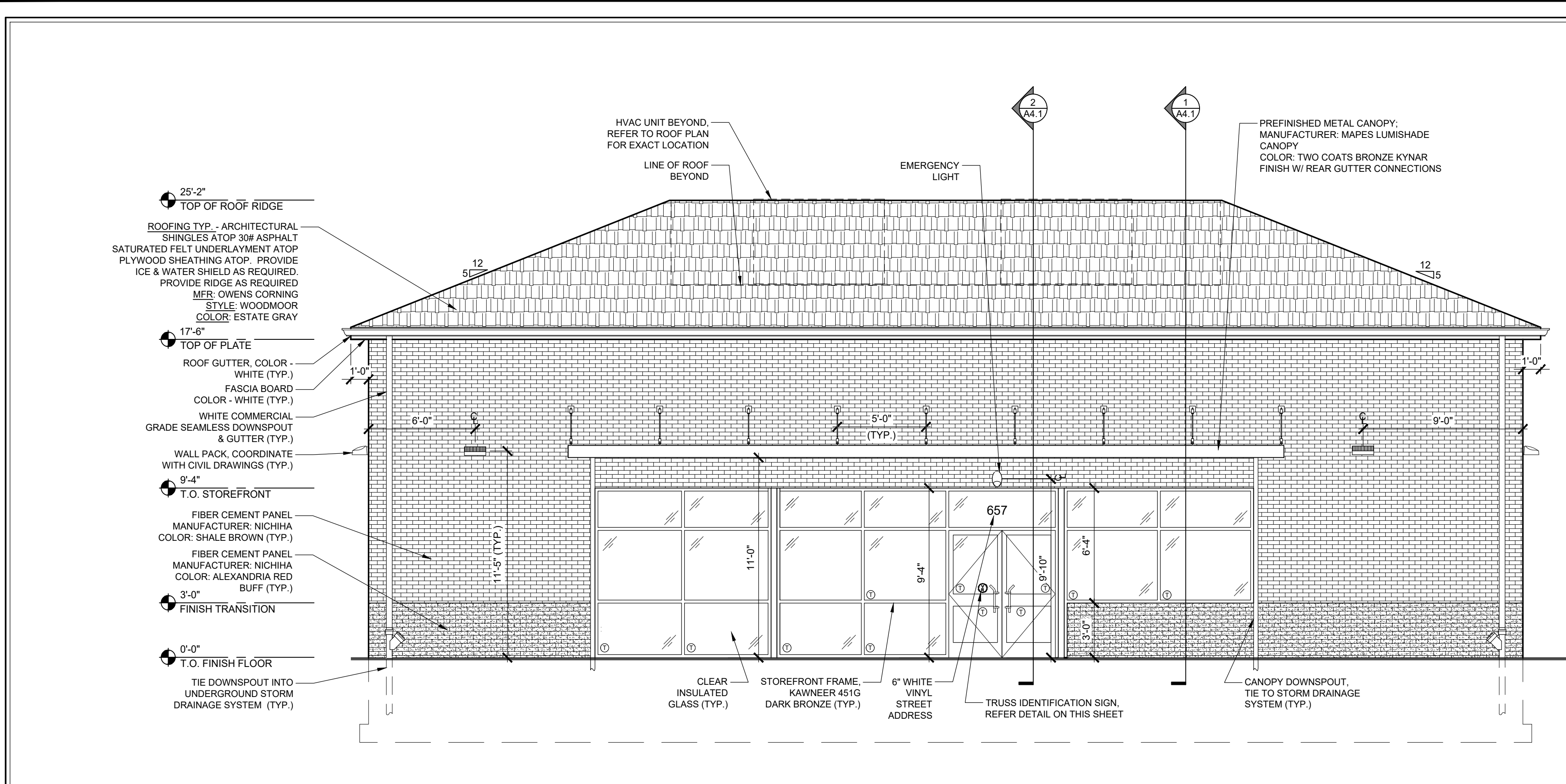
Date: 01/09/2024	Dwg No. <b>A</b> <b>2.0</b>
Drawn By: NB	
Checked By: AM	
Job No: 22-028	2 of 9



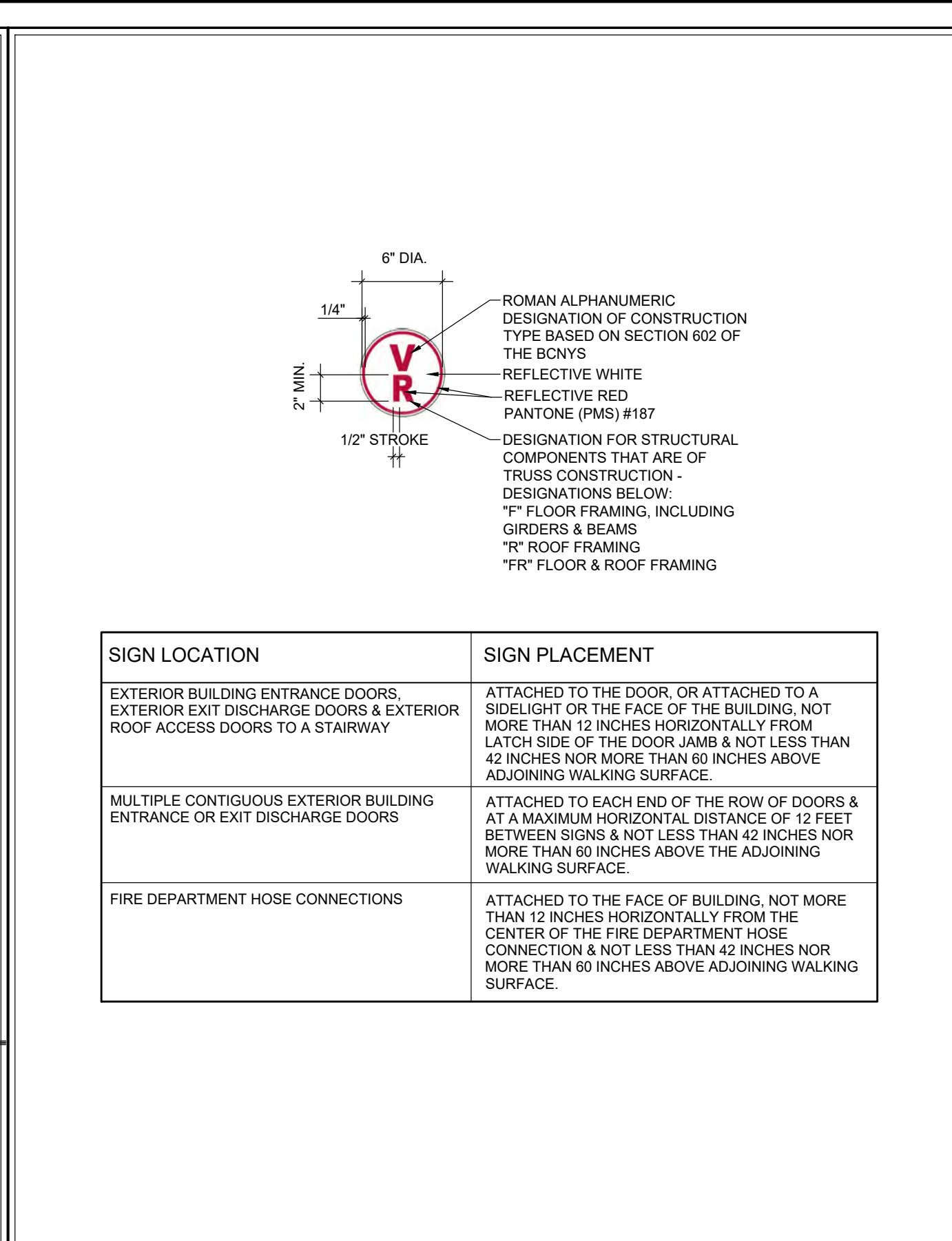


**Gary Kliesch**  
A.I.A., N.C.A.R.B., N.C.I.D.

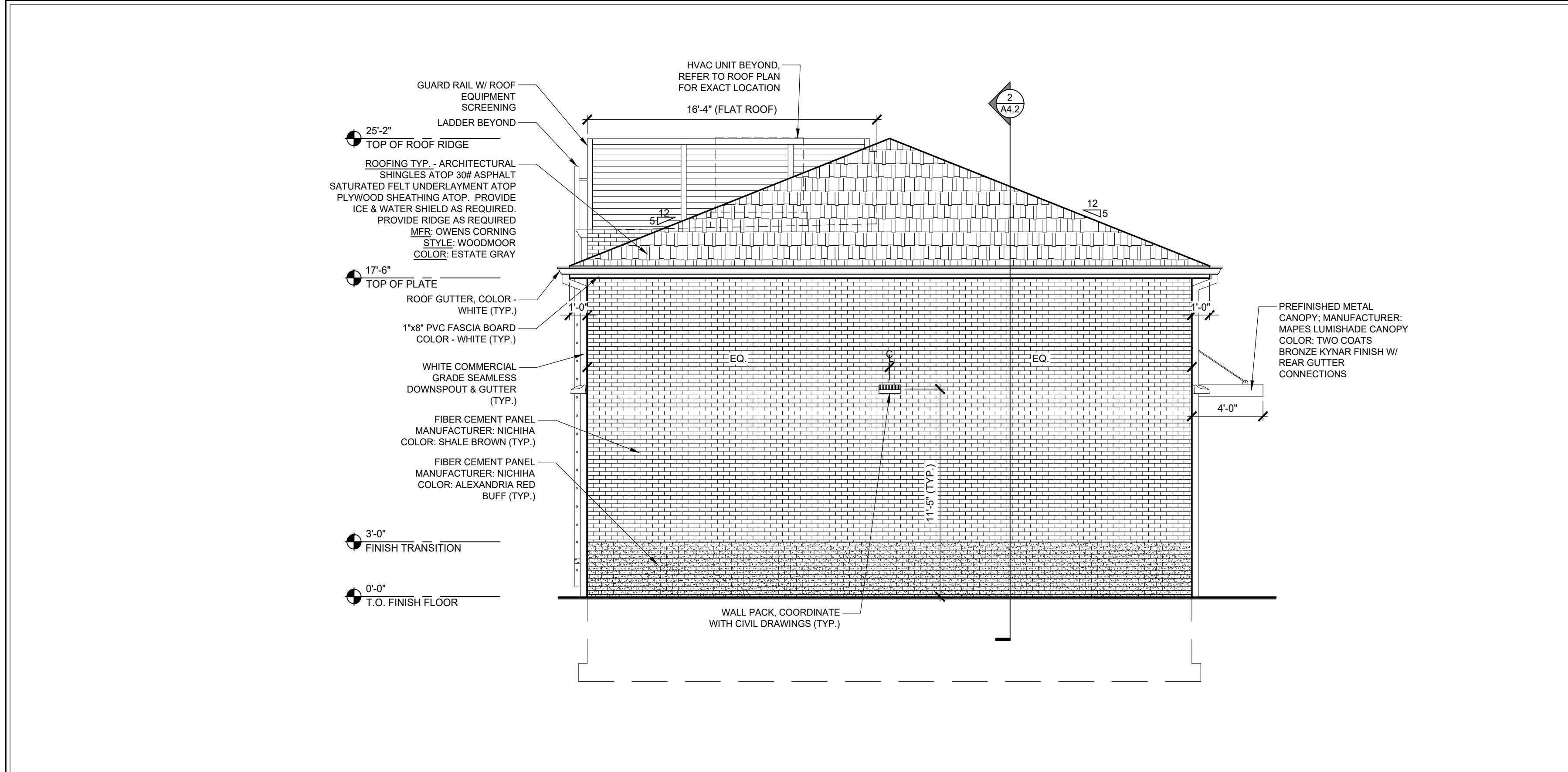
NJ: AI 13332	CT: ARI.0009367
NY: 023619	PA: RA-015112-B
FL: AR95782	DE: SS-0007785
WI: 11190-5	D.C.: ARC101938
MD: 14129	MI: 1301064135
SC: 8935	IN: AR12200158
GA: RA 013883	MA: 10610
VA: 401016373	WV: 4569
NC: 11736	IL: 001.023586
NH: 04487	TX: 30377
AL: 9035	IA: ARC08262
NJCID: 21D00025000	TN: 107813



**1 FRONT ELEVATION (WEST: SAW MILL RIVER ROAD)**  
SCALE: 1/4" = 1'-0"



**3 TRUSS IDENTIFICATION SIGN DETAIL**  
NTS

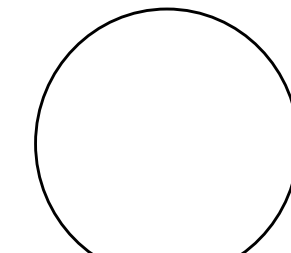


**2 SIDE ELEVATION (NORTH)**  
SCALE: 1/4" = 1'-0"

Date:	
No.   Drawing Issues/Revisions:	

PROPOSED:  
**RETAIL BUILDING SHELL**  
657 SAW MILL RIVER ROAD,  
VILLAGE OF ARDSLEY, NY 10502

Drawing Title: EXTERIOR ELEVATIONS, SIGN DETAIL	
Date: 01/09/2024	Dwg No. <b>A</b>
Drawn By: NB	<b>3.0</b>
Checked By: AM	
Job No: 22-028	3 of 9



**Gary Kliesch**  
A.I.A., N.CARB, N.CID

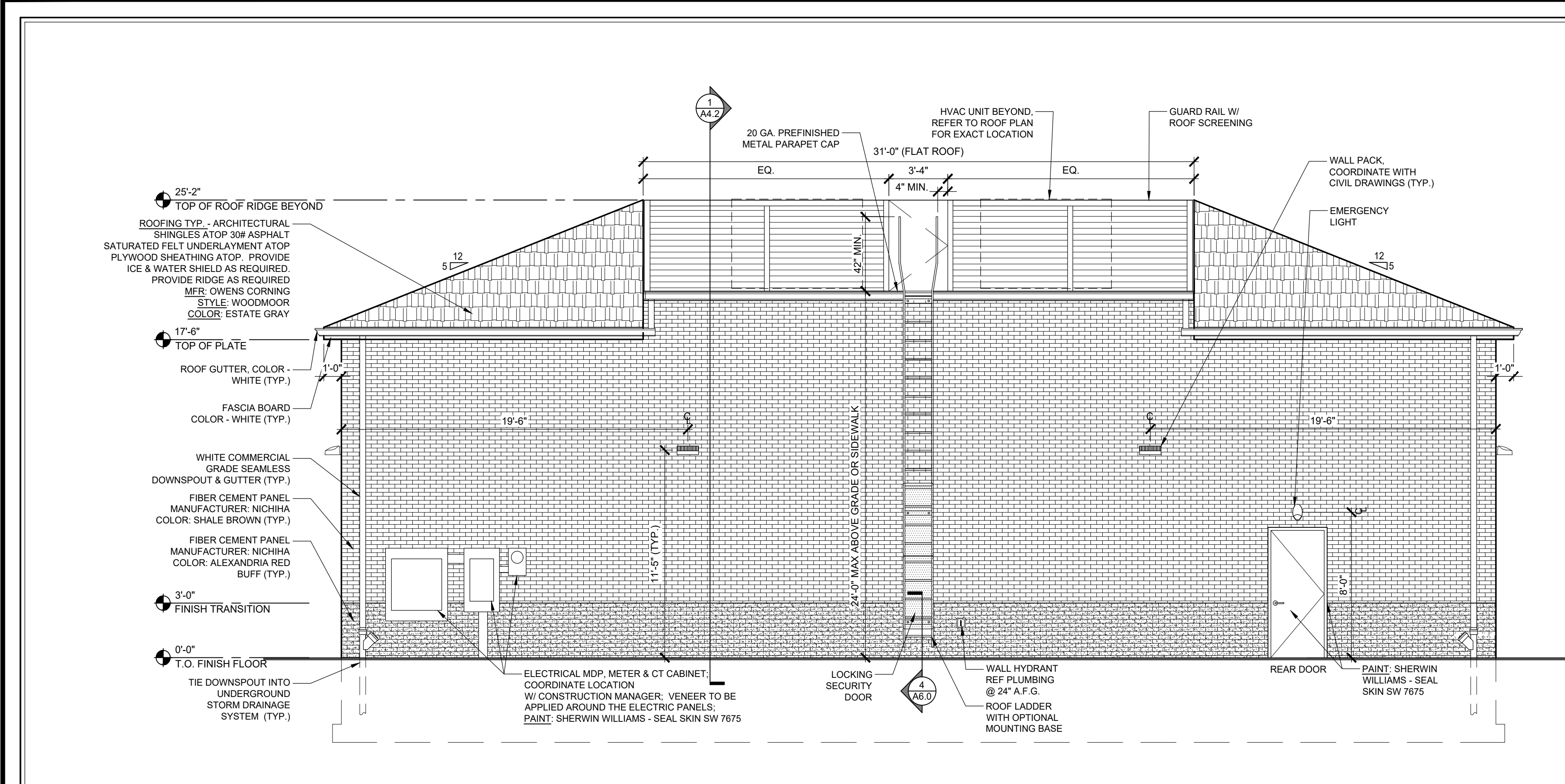
NJ: AI 13332	CT: ARI.0009367
NY: 025619	PA: RA-015112-B
FL: AR95782	DE: SS-0007785
WI: 11190-5	D.C.: ARC101938
MD: 14129	MI: 1301064135
SC: 8935	IN: AR12200158
GA: RA 013883	MA: 10610
VA: 401016373	WV: 4569
NC: 11736	IL: 001.023586
NH: 04487	TX: 30377
AL: 9035	IA: ARC08262
NJCID: 21D00025000	TN: 107813

Date:	
No.   Drawing Issues/Revisions:	

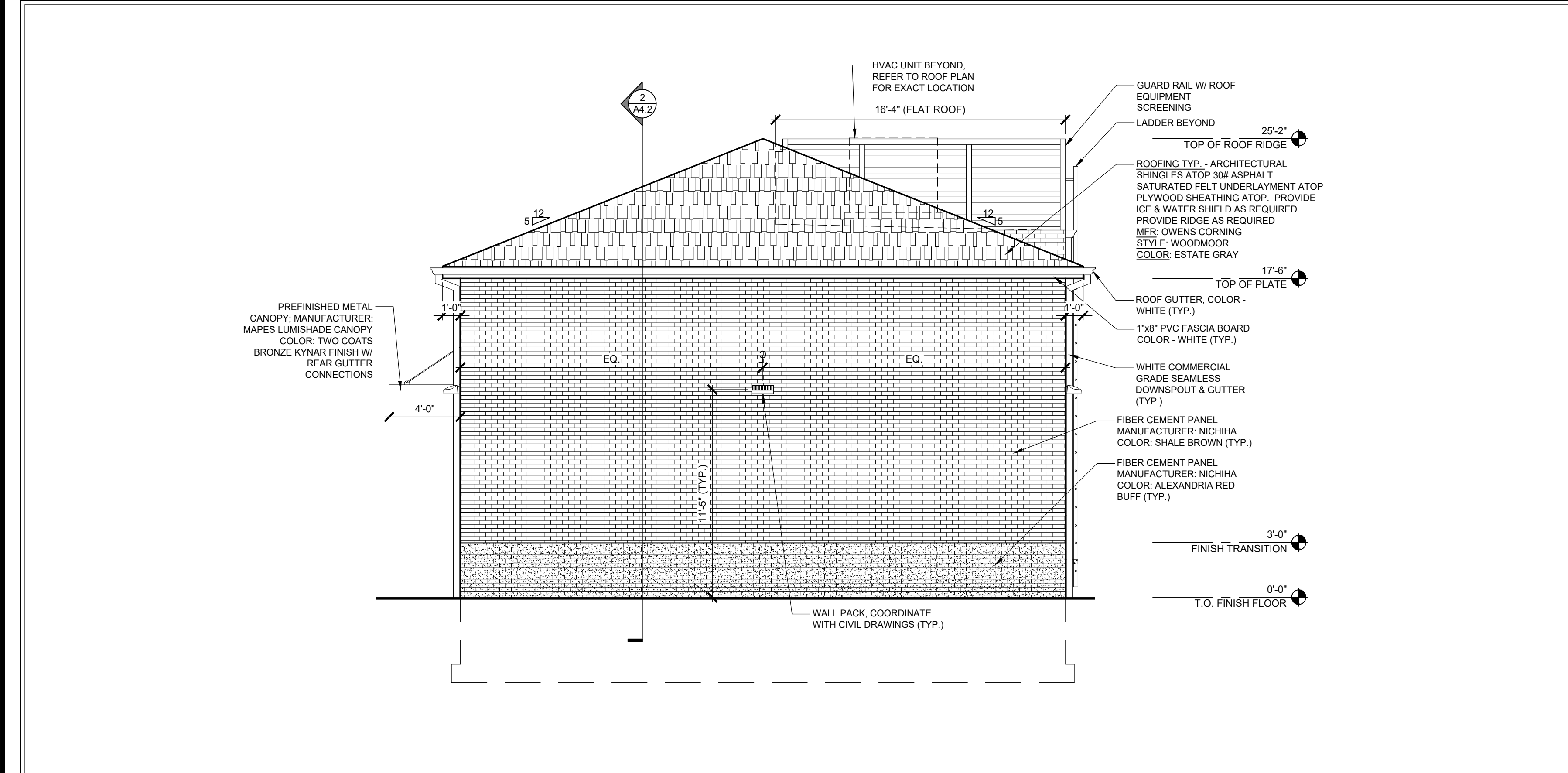
PROPOSED:  
**RETAIL BUILDING SHELL**  
657 SAW MILL RIVER ROAD,  
VILLAGE OF ARDSLEY, NY 10502

Drawing Title:  
**EXTERIOR ELEVATIONS  
(CONT.)**

Date:	01/09/2024	Dwg No.	<b>A</b> <b>3.1</b>
Drawn By:	NB		
Checked By:	AM		
Job No:	22-028		4 of 9

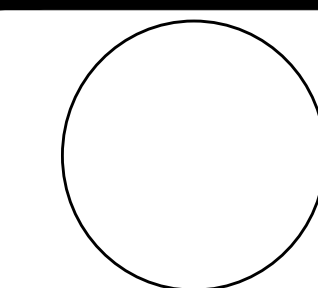


**1 REAR ELEVATION (EAST)**  
SCALE: 1/4" = 1'-0"



**2 SIDE ELEVATION (SOUTH)**  
SCALE: 1/4" = 1'-0"





Gary Kliesch

A.I.A., N.C.A.R.B., N.C.I.D.

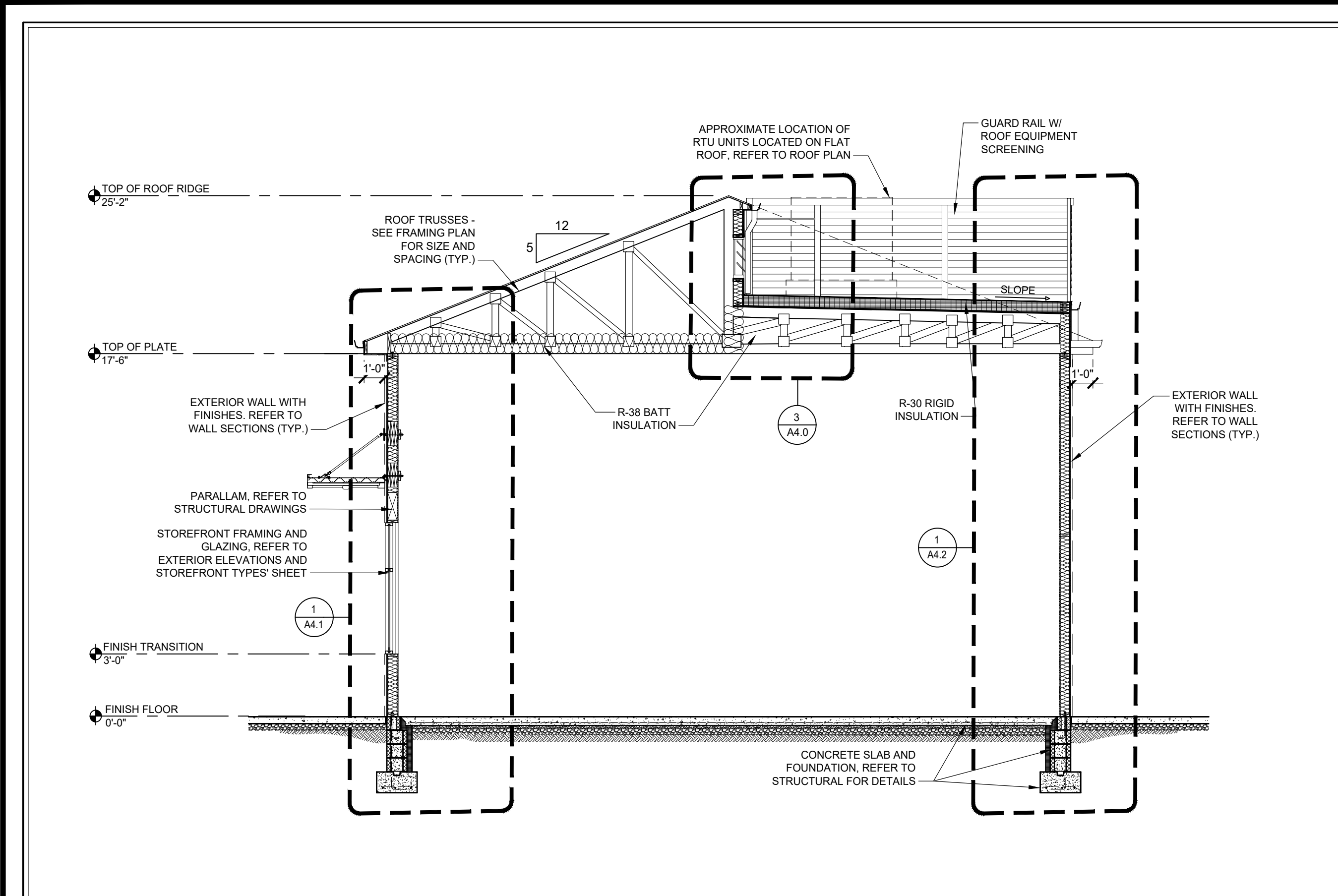
N.J. AI 13332	CT: ARI.0009367
NY: 025619	PA: RA-015112-B
FL: AR95782	DE: SS-0007765
WI: 11190-5	D.C.: ARC101938
MD: 14129	MI: 1301064135
SC: 8935	IN: AR12200158
GA: RA 013883	MA: 10610
VA: 401016373	WV: 4569
NC: 11736	IL: 001.023586
NH: 04487	TX: 30377
AL: 9035	IA: ARC08262
N.C.I.D. 21D00025000	TN: 107813

No. | Drawing Issues / Revisions

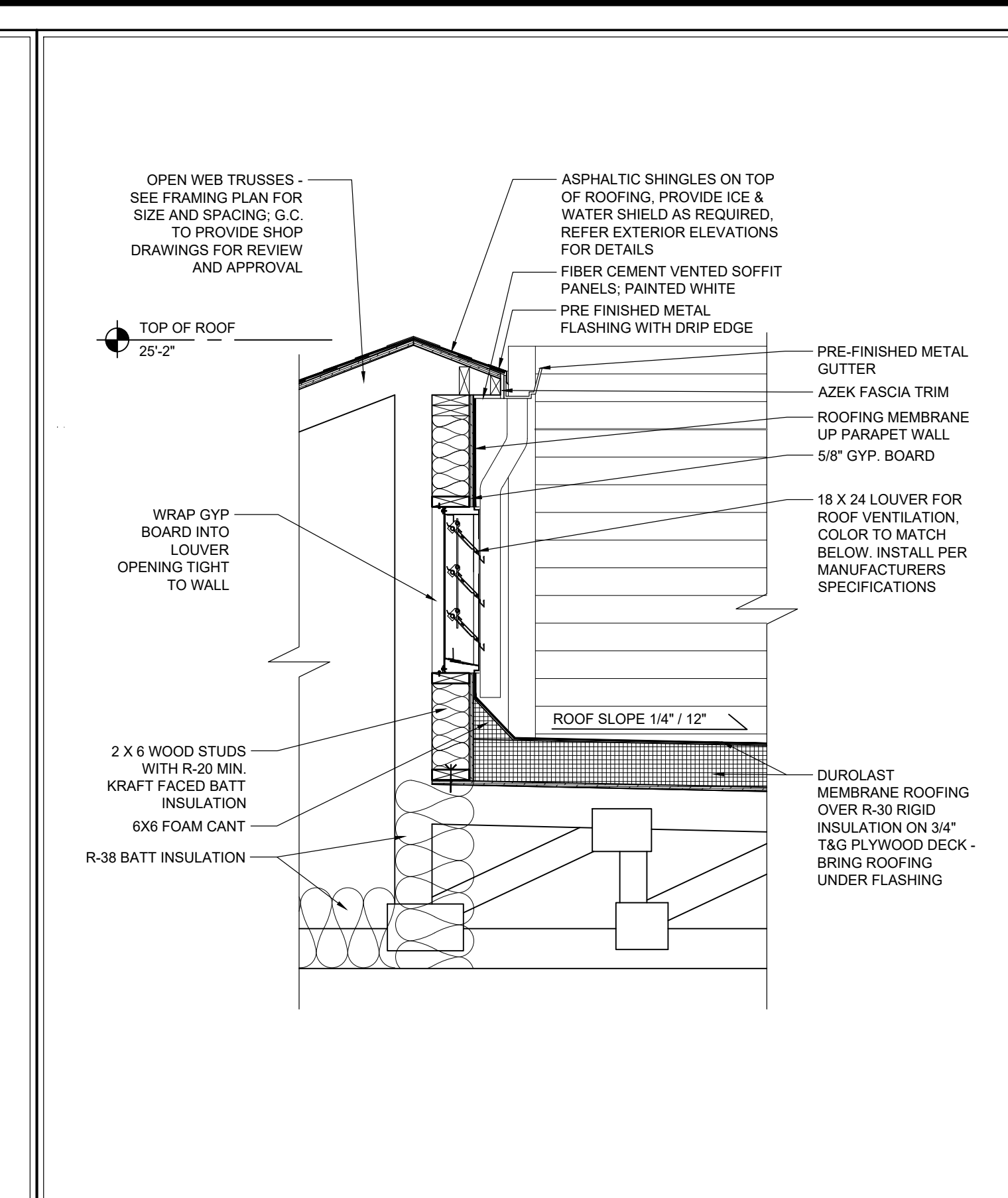
PROPOSED:  
**RETAIL BUILDING SHELL**  
657 SAW MILL RIVER ROAD,  
VILLAGE OF ARDSLEY, NY 10502

Drawing Title:  
BUILDING SECTIONS,  
PARAPET SECTION

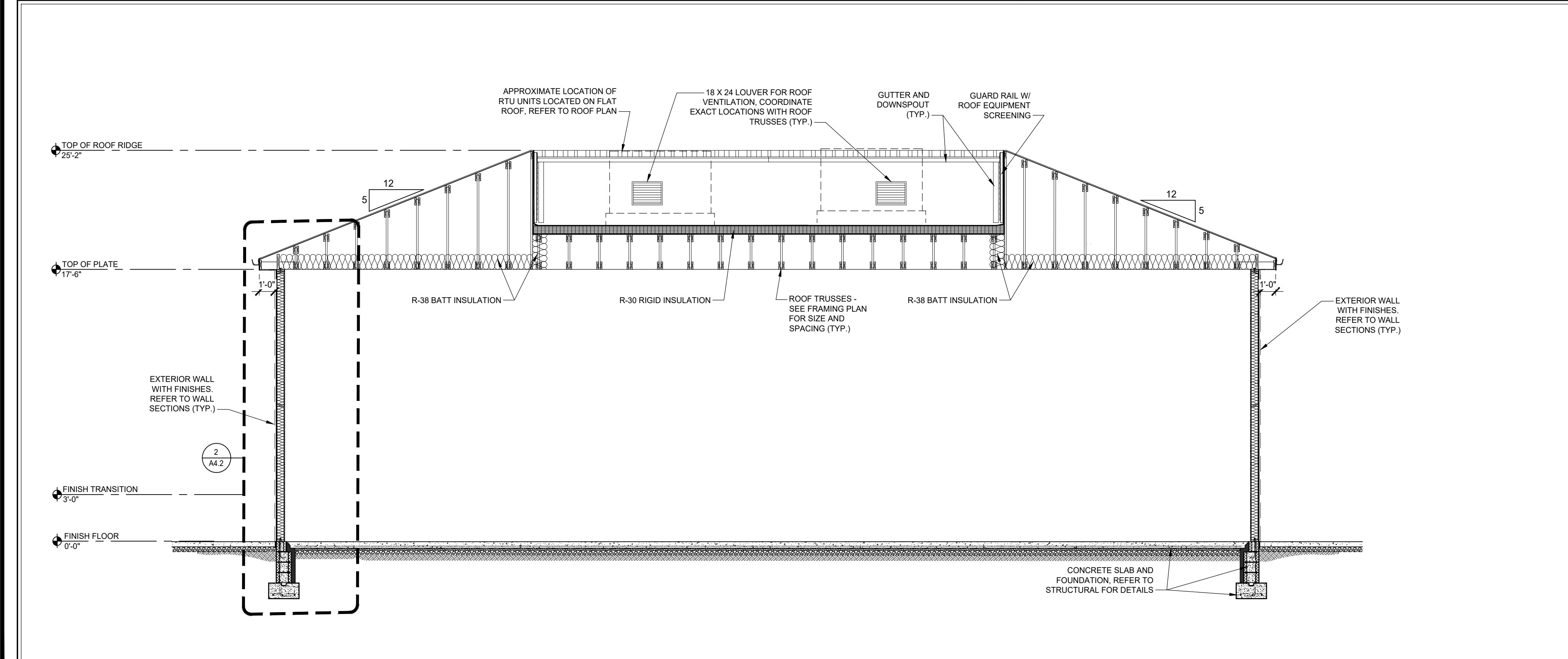
Date:	Dwg No.
01/09/2024	A
Drawn By:	4.0
NB	
Checked By:	
AM	
Job No:	5 of 9
22-028	



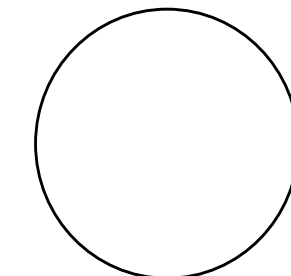
**1 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



**3 PARAPET SECTION**  
SCALE: 3/4" = 1'-0"



**2 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



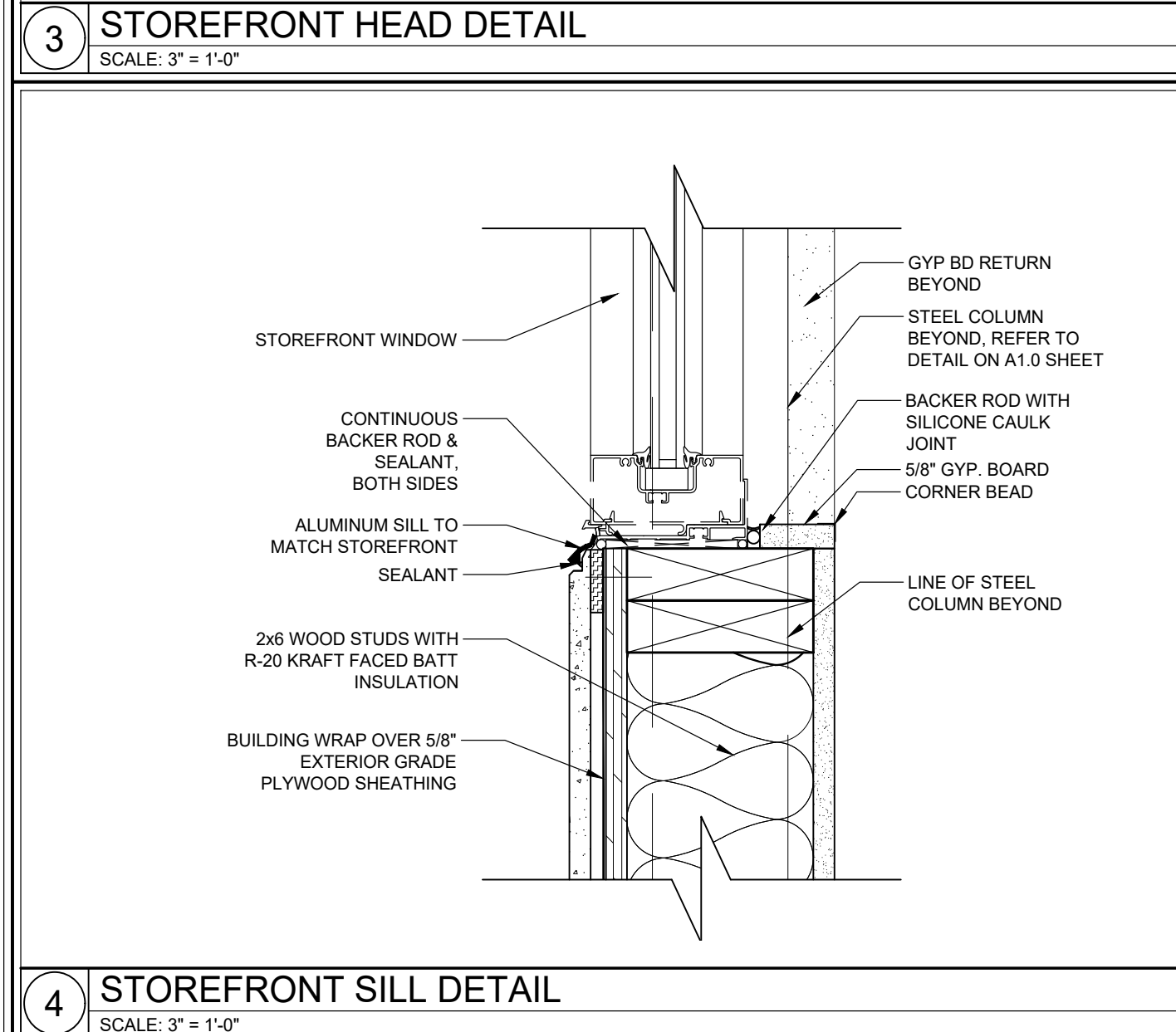
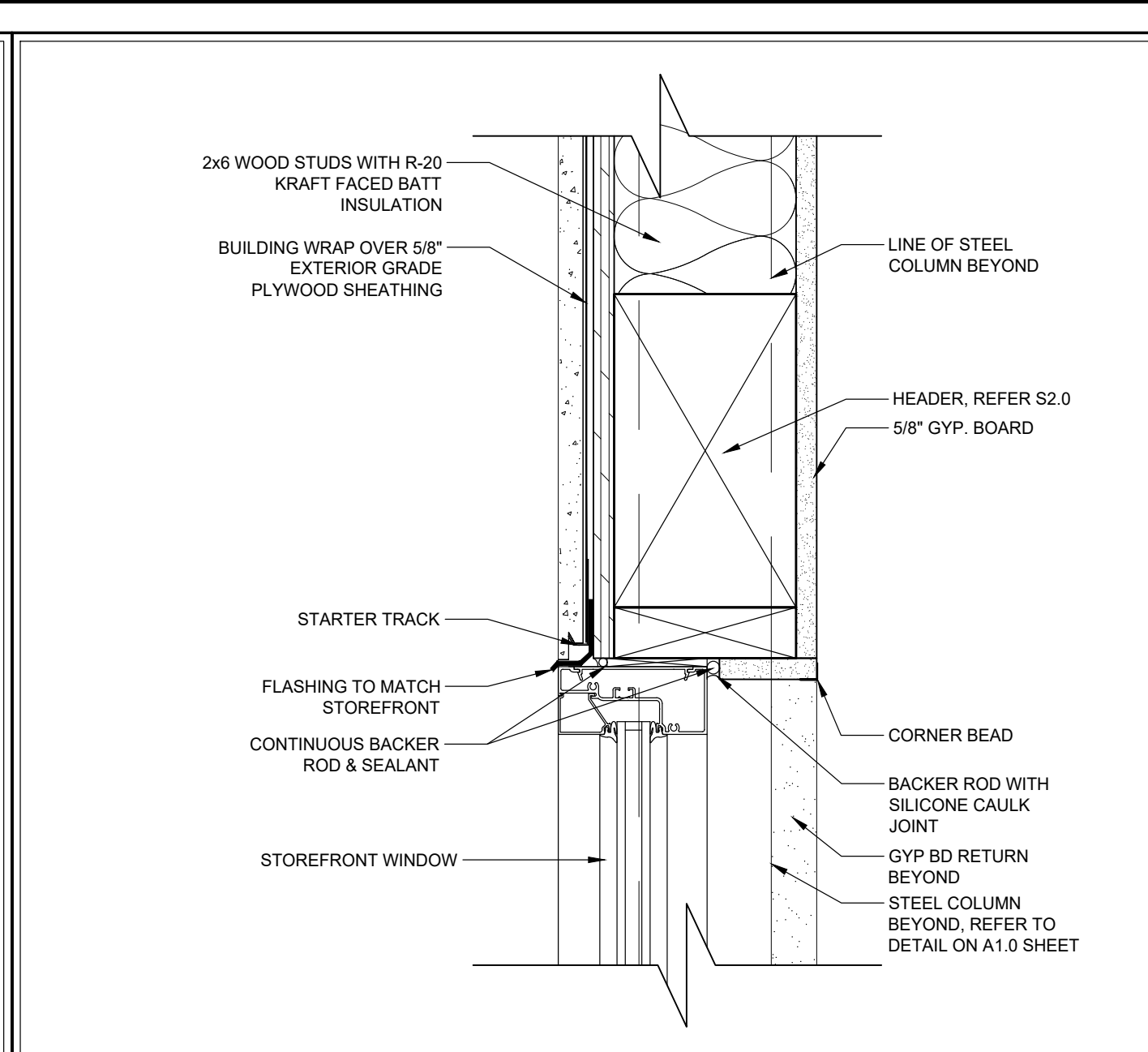
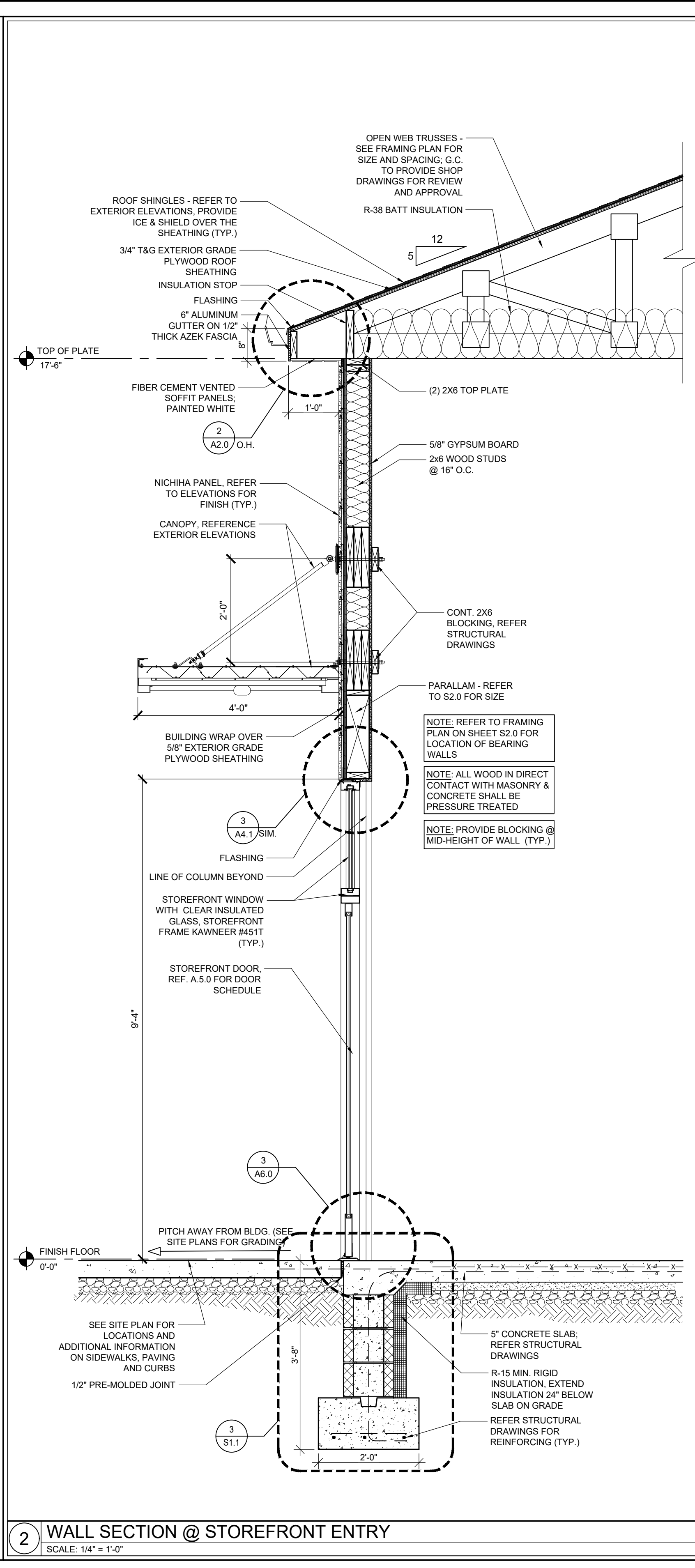
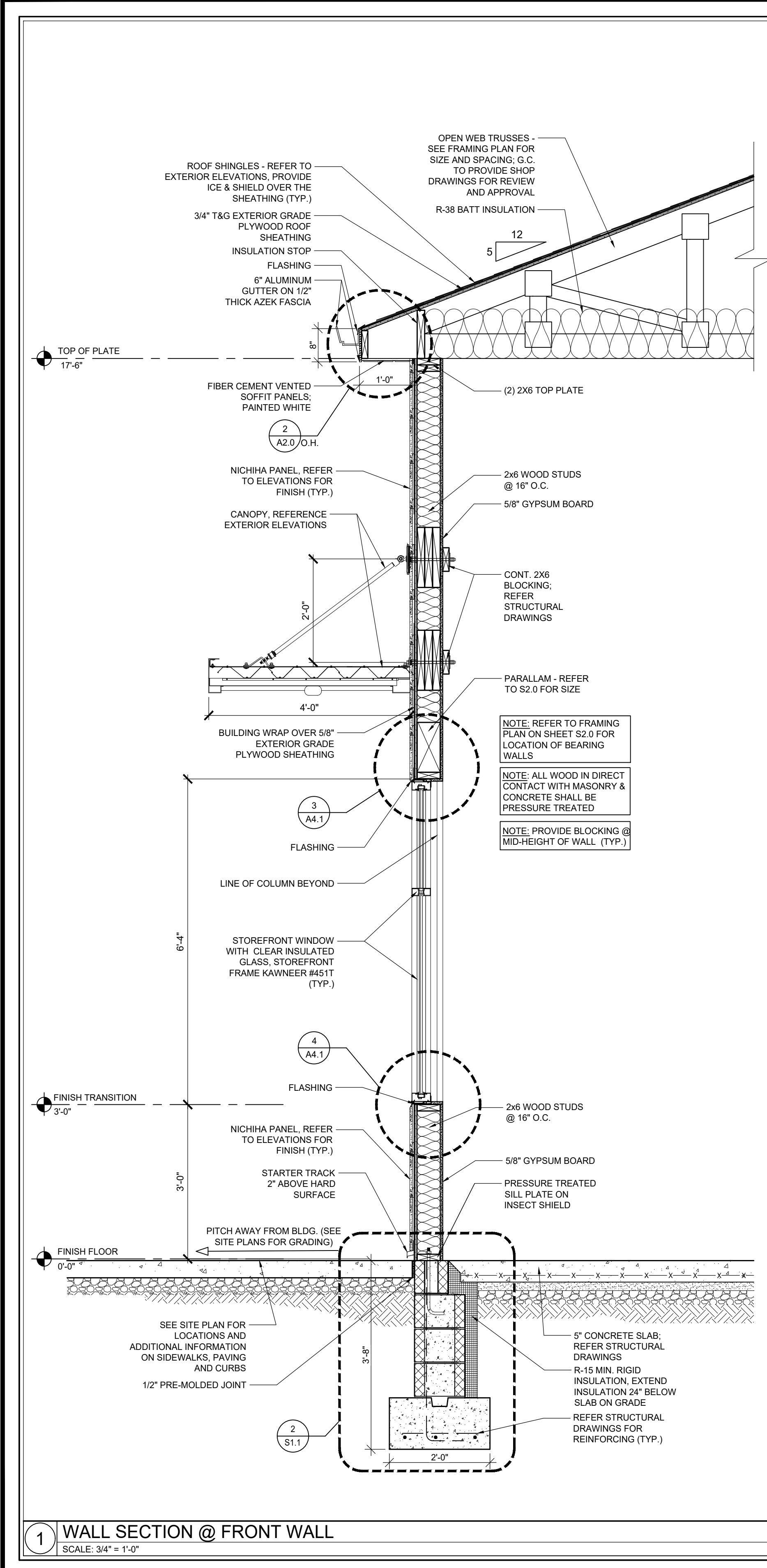
Gary Kliesch  
A.I.A., N.C.A.R.B., N.C.I.D.

N.J. A1 13332	CT: ARI.0009367
NY: 023619	PA: RA-015112-B
FL: AR95782	DE: SS-0007785
WI: 11190-5	D.C.: ARC101938
MD: 14129	MI: 1301064135
SC: 8935	IN: AR12200158
GA: RA 013883	MA: 10610
VA: 401016373	WV: 4569
NC: 11736	IL: 001.023586
NH: 04487	TX: 30377
AL: 9035	IA: ARC08262
N.C.I.D. 21D00025000	TN: 107813

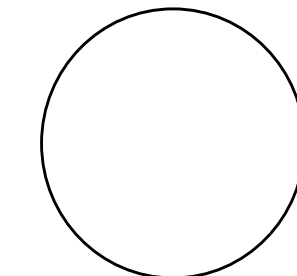
Date:	
Drawn By:	
Checked By:	
Job No:	

PROPOSED:  
**RETAIL BUILDING SHELL**  
657 SAW MILL RIVER ROAD,  
VILLAGE OF ARDSLEY, NY 10502

Drawing Title: WALL SECTIONS, DETAILS	
Date: 01/09/2024	Dwg No. A 4.1
Drawn By: NB	Checked By: AM
Job No: 22-028	6 of 9







Gary Kliesch  
A.I.A., N.C.A.R.B., N.C.I.D.

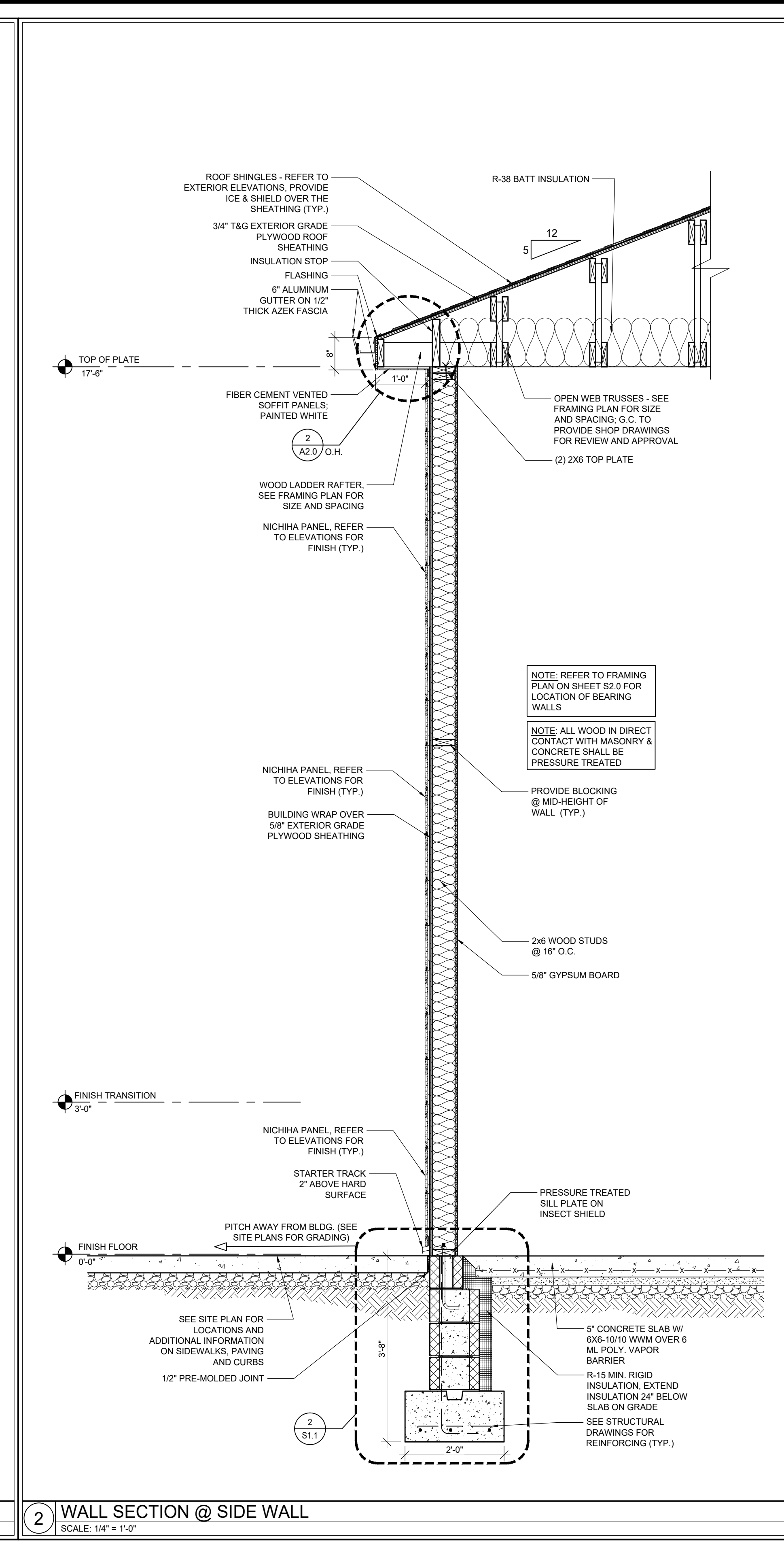
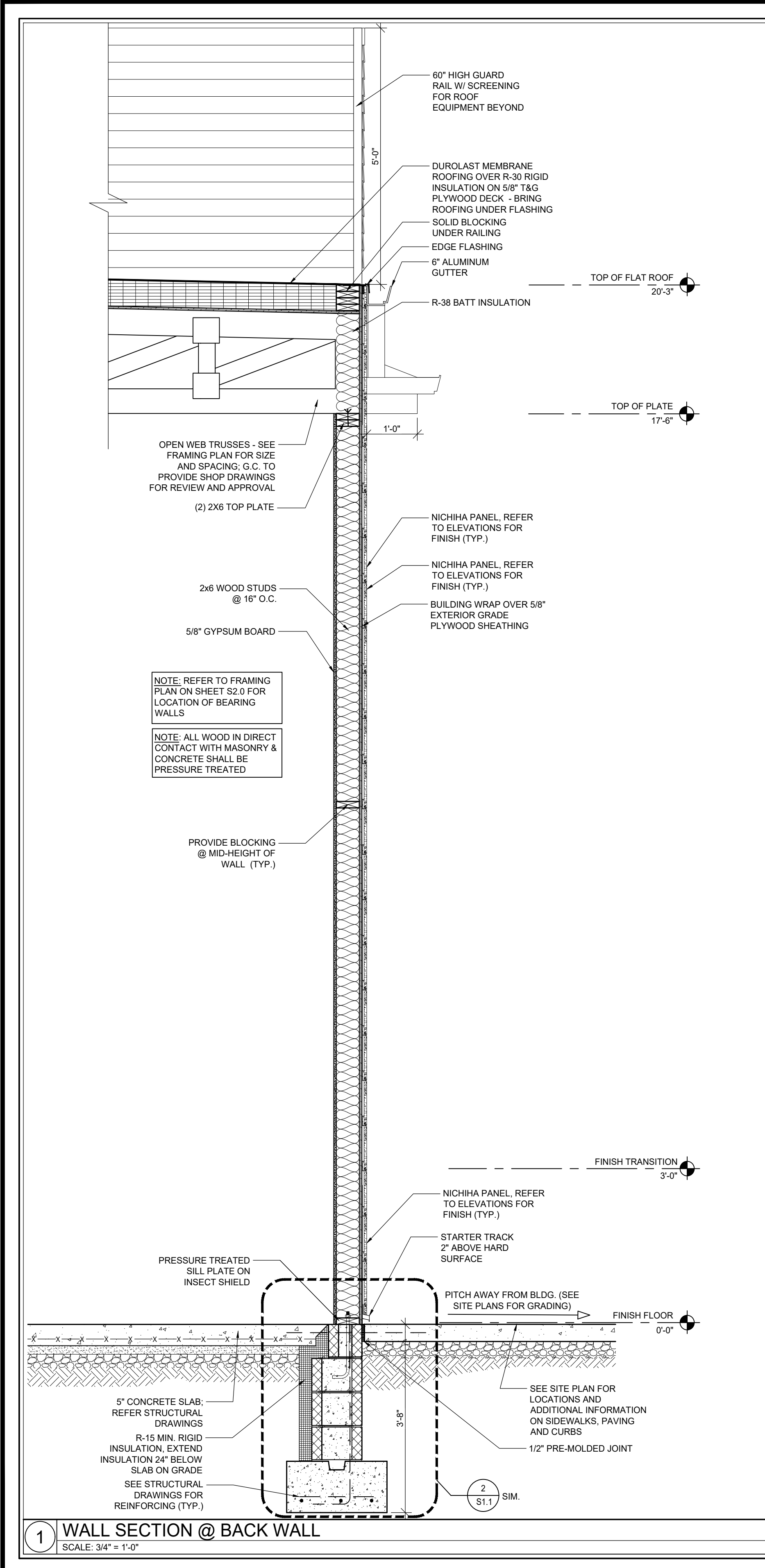
N.J. AI 13332	CT: ARI.0009367
NY: 023619	PA: RA-015112-B
FL: AR95782	DE: SS-0007785
WI: 11190-5	D.C.: ARC101938
MD: 14129	MI: 1301064135
SC: 8935	IN: AR12200158
GA: RA 013883	MA: 10610
VA: 401016373	WV: 4569
NC: 11736	IL: 001.023586
NH: 04487	TX: 30377
AL: 9035	IA: ARC08262
N.C.I.D. 21D00025000	TN: 107813

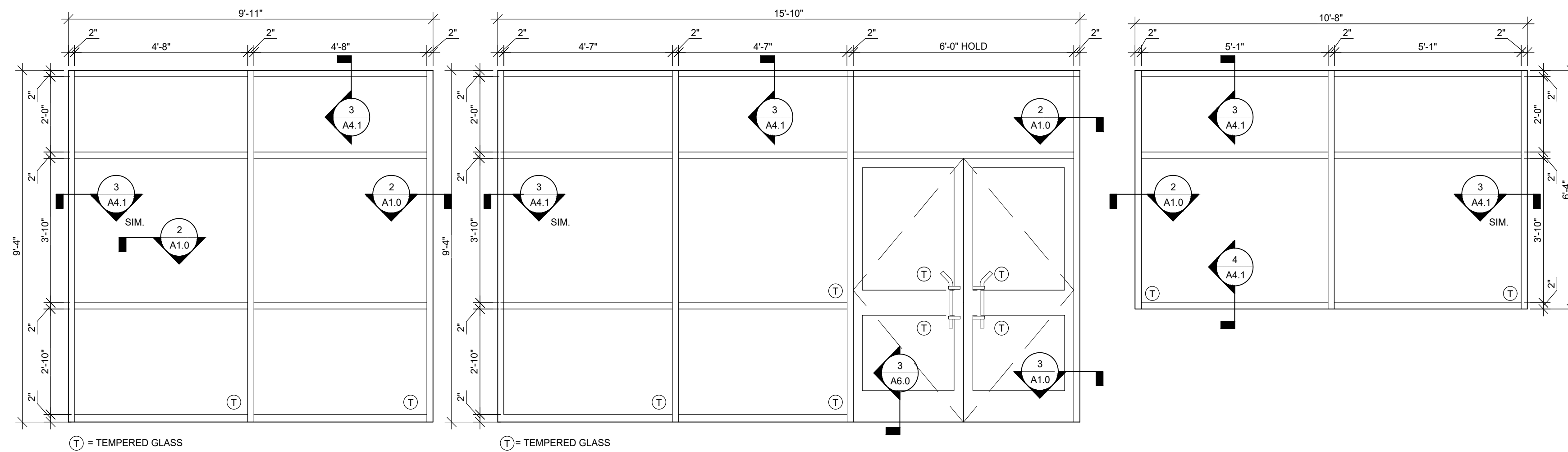
Date:	
Revisions:	
No.:	

PROPOSED:  
**RETAIL BUILDING SHELL**  
657 SAW MILL RIVER ROAD,  
VILLAGE OF ARDSLEY, NY 10502

Drawing Title:  
WALL SECTIONS (CONT.)

Date:	01/09/2024	Dwg No.:	<b>A 4.2</b>
Drawn By:	NB		
Checked By:	AM		
Job No.:	22-028	7 of 9	

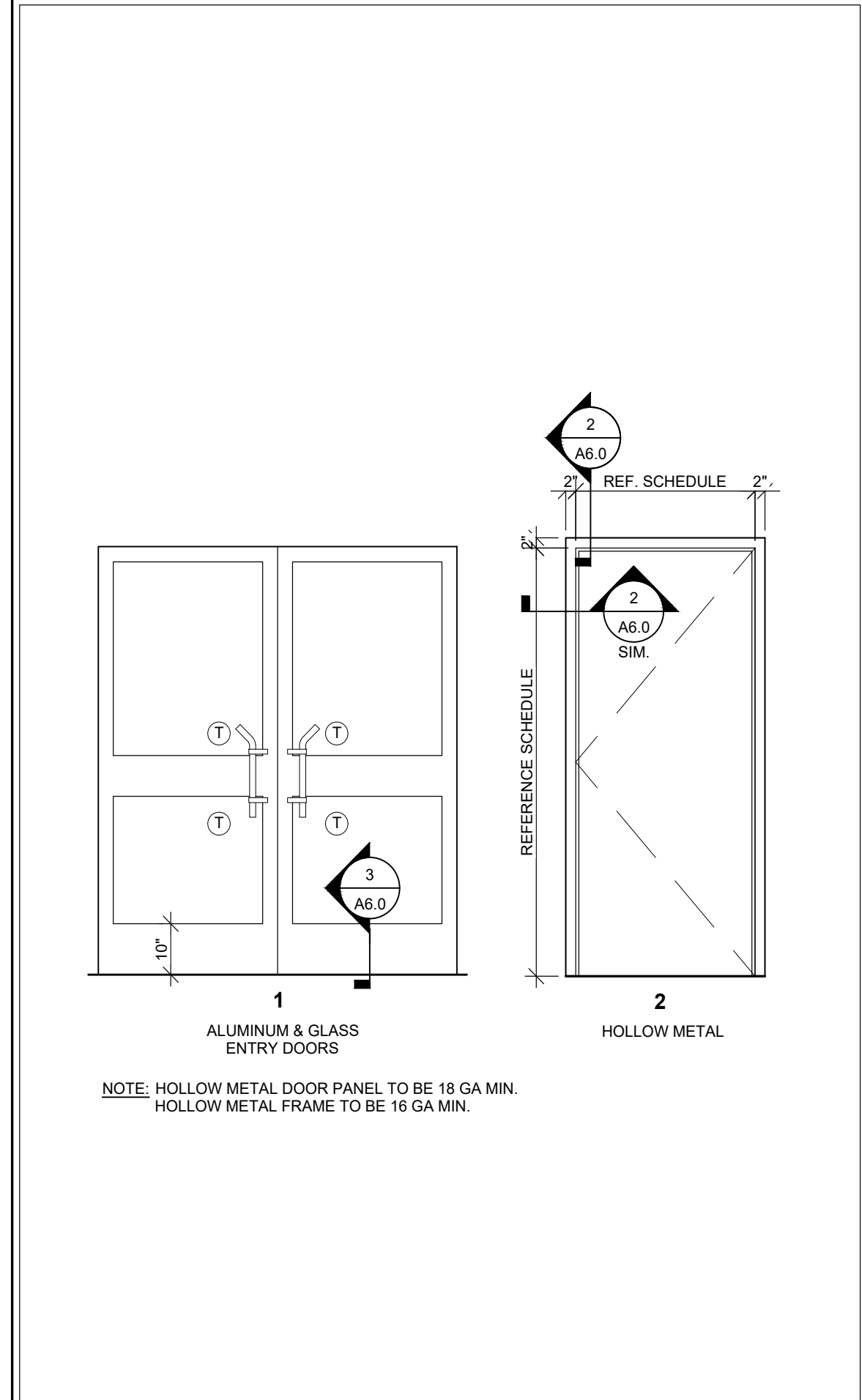




INSULATING GLASS UNIT										FRAME		COMMENTS
OUTDOOR LITE	INDOOR LITE	AIR SPACE	SHGC	U-FACTOR	VT	SURFACE 1 (EXTERIOR)	SURFACE 2	SURFACE 3	SURFACE 4 (INTERIOR)	DARK BRONZE	KAWNEER MODEL 451T CENTER GLAZED	
6MM	6MM	1/2"	.23	.24	.51	CLEAR	CLEAR	CLEAR	CLEAR	X	X	WEST

NOTE: REFERENCE MATERIAL SPECIFICATIONS ON THIS SHEET FOR GLAZING REQUIREMENTS.

**1 STOREFRONT FRAMES AND SCHEDULE**  
SCALE: 1/2" = 1'-0"



**2 DOOR FRAMES**  
SCALE: 1/2" = 1'-0"

DOOR NUMBER	WIDTH	HEIGHT	DOOR FRAME	HARDWARE SET	MATERIALS				COMMENTS	
					DOOR THICKNESS	ALUMINUM	GLASS	METAL		ALUMINUM
1	STOREFRONT	6'-0"	7'-0"	1	1 3/4"	X	X	X	1	TEMPERED GLASS LITES
2	REAR DOOR	3'-0"	7'-0"	2	1 3/4"	X	X	X	2	

NOTES: DOORS #1 & #2 SHALL HAVE EXITING AT ALL TIMES W/O THE USE OF A KEY.

**3 DOOR SCHEDULE**  
SCALE: 1/4" = 1'-0"

**DOOR HARDWARE SCHEDULE - DOOR HARDWARE FURNISHED AND INSTALLED BY GC UNLESS NOTED OTHERWISE.**

PAIR 3'-0" X 7'-0" KAWNEER CUSTOM DOORS

**HARDWARE SET NO. 1 (ENTRY DOOR)**

HARDWARE LISTED BELOW IS INCLUDED WITH KAWNEER STOREFRONT AND DOORS ORDER. SEE CONTACT INFORMATION BELOW.

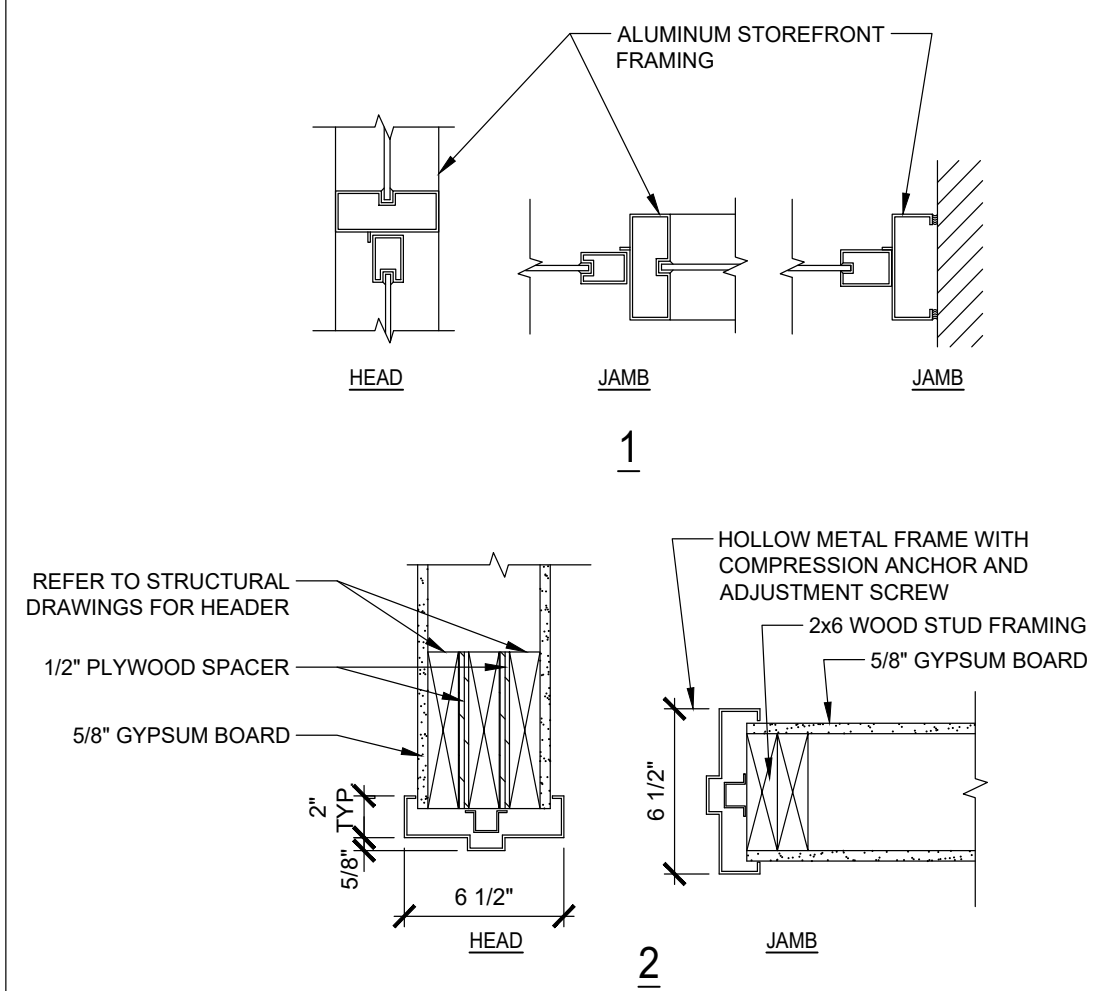
- 1-1/2 PAIR KAWNEER STANDARD BUTT HINGES (3 PER LEAF)
- ADAMS-RITE MS 1850A DEADLOCK WITH (2) 1-5/32" (29.4) DIAMETER 5 PIN CYLINDERS. (ACTIVE LEAF)
- ADAMS-RITE #4086 THREE-POINT LOCK W/ EXIT LOCK INDICATOR & SIGNAGE
- KAWNEER CO-3/1 CP SINGLE ACTING PUSH HARDWARE. US32D FINISH
- CUSTOM PULL BY TRIMCO - HEALTHY HARDWARE. COPPER ALLOY. HAND FREE, CU-BENT-PULLS
- PUSH BAR BY TRIMCO - 740EG-330-4.630
- NORTON 1801 SURFACE CLOSE. WITH BACKCHECK. WITHOUT HOLD OPEN
- KAWNEER STANDARD 1/2" X 4" MILL FINISH ALUMINUM THRESHOLD
- 10" BLACK KYDEX WEAR SHIELD ON BOTTOM DOOR RAILS (INTERIOR ONLY)

HARDWARE SET KAWNEER CONTACT INFO.  
CONTACT: CHERYL WILKERSON CHERYL.WILKERSON@ARCONIC.COM 317.771.9263 P

**HARDWARE SET NO. 2 (REAR EXIT)**

1-1/2 PAIR BUTTS	BB1191 26D	HAGER
1 EA LOCK GUARD	341D 32D	HAGER
1 EA CLOSER	540D PA 2-S HDHOS ALM	HAGER
1 EA THRESHOLD	413S MIL	HAGER
1 EA SWEEP	802S B MIL	HAGER
1 EA DOOR VIEWER	1756 US26D	HAGER
1 SET WEATHER STRIP	800S B MIL	HAGER
1 SET LOCKSET	347D WTN US26D	HAGER

**4 HARDWARE SCHEDULE**  
SCALE: 1/4" = 1'-0"



**5 DOOR JAMB AND HEAD DETAILS**  
NTS

**MATERIALS SPECIFICATIONS**

**MAPES CANOPY AWNING**

- MAPES ARCHITECTURAL CANOPIES
- ROLL FORMED LUMISHADE ALUMINUM CANOPY WITH INTERNAL DRAINAGE. INSTALL PER MANUFACTURER'S SPECIFICATIONS
- FINISH: BRONZE BAKED ENAMEL

**CONTACT:**  
MAPES CANOPIES, LLC  
7746 NORTH 56TH STREET  
LINCOLN, NE 68514  
PHONE: 888-273-1132  
WEBSITE: MAPES.COM/CANOPY

**NICHHA FIBER CEMENT PANELS**

- NICHHA (FIBER CEMENT)
- INSTALLING CONTRACTOR MUST BE NICHHA TRAINED
- WARRANTY INFO (80 YEARS)
- PRIOR TO BIDDING, CONSTRUCTION PROJECT MANAGER TO CONTACT NICHHA, ATTN: JAMES WUESTE
- NICHHA APPROVED CONTRACTOR NAMES AND ORDERING INFO CAN BE PROVIDED BY CONTACTING NICHHA AT (770)85-9466  
ATTENTION: JAMES WUESTE  
JWUESTE@NICHHA.COM OR WWW.NICHHA.COM

**ROOFING**

- DURO-LAST ROOFING, INC. APPROVED CONTRACTOR NAMES CAN BE PROVIDED BY CALLING DURO-LAST ROOFING, INC. - MOLLY GEHRLS AT (89) 758-6344 OR BY EMAIL AT MGEHRLS@DURO-LAST.COM
- INSTALL A WHITE 60 MIL SINGLE-PLY MEMBRANE ROOFING SYSTEM THAT IS FABRICATED OF A 16X14 WEFT INSERTED LOW-SHRINK, ANTI-WICKING POLYESTER FABRIC AND HAS A THERMOPLASTIC MATERIAL LAMINATED TO BOTH SIDES AS MANUFACTURED BY DURO-LAST ROOFING, INC.
- ON ALL PARAPET LOCATIONS, WRAP PARAPET WITH NEW PRE-MANUFACTURED PARAPET FLASHINGS BY DURO-LAST ROOFING AND TERMINATE ON EXTERIOR OF WALL. INSTALL NEW PIERCE SNAP ON COMPRESSION METAL EDGE. COLOR TO BE CHOSEN BY THE OWNER AS MANUFACTURED BY EXCEPTIONAL METALS, INC. WHEN INSULATION TO BE ADDED USE THE NEW DURO-GUARD POLYISOCYANURATE INSULATION.
- FURNISH AND INSTALL NEW 2" X 4" X 8" SAFETY STRIPS, FULL SKIRT WALK PADS (ITEM NUMBER 1086) AROUND ALL SERVICEABLE ROOFTOP UNITS. DURO-LAST ROOF TRAC III PADS MUST BE INSTALLED BY WELDING THE 3 INCH SKIRTS COMPLETELY TO THE DECK MEMBRANE WITH A FULL 1-1/2" WELD TO PREVENT THE WALK PADS FROM DRAINING.
- INSTALL THE MEMBRANE SYSTEM PER ALL LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS.

**ROOF ACCESS**

- EXTERIOR (PROTOTYPICAL)  
ROOF LADDER: ALACO LADDER COMPANY MODEL #661 WITH H300 SECURITY DOOR AND OPTIONAL WALL MOUNTED BASE. ALL COMPONENTS MUST BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

PADLOCK (GC SUPPLIED): MASTER LOCK COMMERCIAL MODEL #21 KEYPED PADLOCK

FINISH: POWDER COAT DARK BRONZE.

**CONTACT SUE RITCHEY AT ALACO LADDER COMPANY**  
PHONE: 1-888-310-7040 OR 1-208-245-1585 (DIRECT)  
EMAIL: SUE@ALACOLADDER.COM

- INTERIOR  
ROOF HATCH: (OPTIONAL)  
30" X 36" PREASSEMBLED SINGLE-LEAF INSULATED PAINT-BOND ROOF  
SCUTTLE EQUAL TO BILDG TYPE S ROOF HATCH. PROVIDE INTERIOR PADLOCK. GIVE KEYS TO CONSTRUCTION PROJECT MANAGER.

ROOF HATCH GRAB BAR AVAILABLE THROUGH LADDERPORT SHALL BE INSTALLED.

**CONTACT MICHELE ORAS AT LADDERPORT**  
PHONE: 1-800-770-8851 OR 1-249-437-7100 (DIRECT)  
EMAIL: MICHELE@LADDERPORT.COM

**EXTERIOR GLAZING**

- THE SYSTEM SHALL BE SUNGUARD S/NX 5123 WITH THE FOLLOWING MINIMUM REQUIREMENTS:  
VISIBLE LIGHT TRANSMITTANCE: 51%  
U-VALUE (ARGON) 24  
SOLAR HEAT GAIN COEFFICIENT: .23
- ARCHITECT SHALL BE RESPONSIBLE FOR SPECIFYING A FENESTRATION SYSTEM THAT CONFORMS TO THE LOCALLY ADOPTED ENERGY CODE AND ALL REQUIREMENTS OF THE LOCAL JURISDICTION.
- SITE SPECIFIC GLAZING REQUIREMENTS ARE AS FOLLOWS (TO BE COMPLETED BY THE ARCHITECT OF RECORD):

CLIMATE ZONE	SHGC	U-FACTOR
6B	0.23	0.24

- PROVIDED AND INSTALLED BY CONTRACTOR.

**6 MATERIAL SPECIFICATIONS**  
NTS

**gka**  
ARCHITECTS, PC  
Gary Kliesch and  
Associate Architects  
36 Ames Avenue  
Rutherford, NJ 07070  
Tel. 201.896.0333  
Fax. 201.896.9469  
email@gkanda.biz

**Gary Kliesch**  
A.I.A., NCARB, NJCD

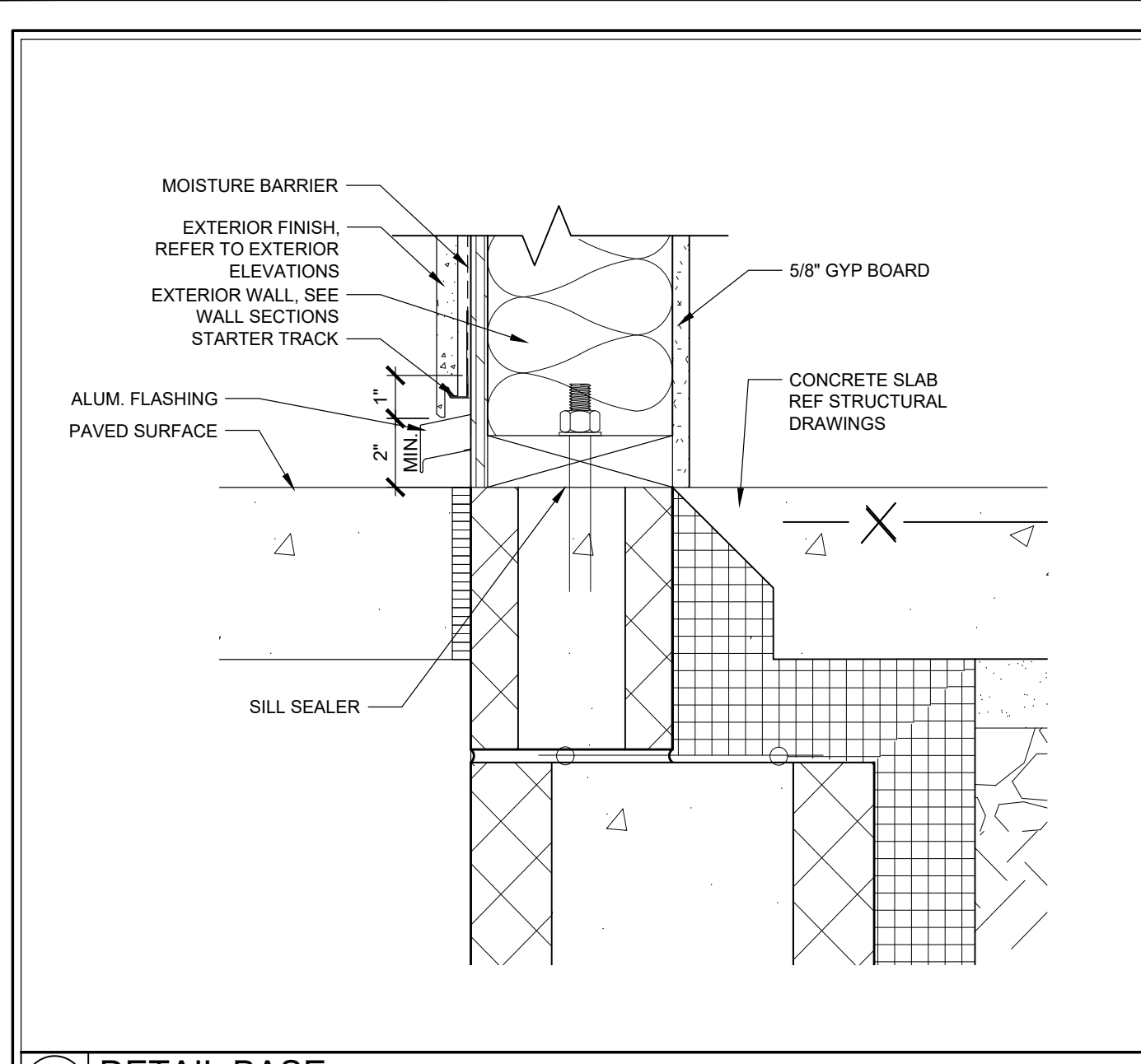
NJ: A1 13332	CT: ARI 0009387
NY: 025618	PA: RA-015112-B
FL: AR95782	DE: SS-0007765
WI: 11190-5	D.C.: ARC101938
MD: 14129	MI: 1301064135
SC: 8935	IN: AR12200158
GA: RA 013883	MA: 10610
VA: 401016373	WV: 4569
NC: 11736	IL: 001.023586
NH: 04487	TX: 30377
AL: 9035	IA: ARC08262
NJCD: 21D0002500	TN: 107813

Date:	
Scale:	
Revision:	
Issue:	

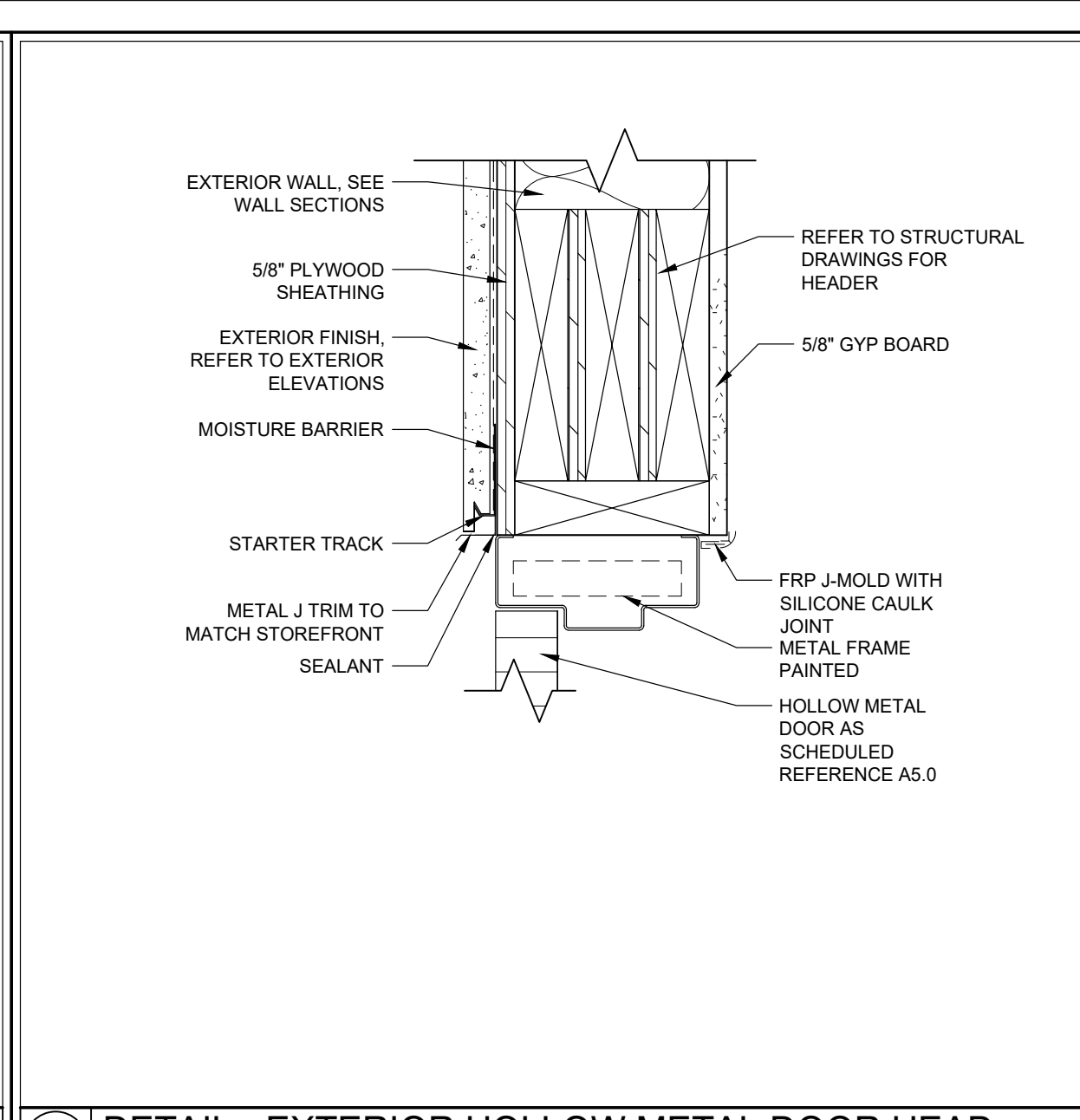
PROPOSED:  
**RETAIL BUILDING SHELL**  
657 SAW MILL RIVER ROAD,  
VILLAGE OF ARDSLEY, NY 10502

Drawing Title:  
**STOREFRONT & DOOR SCHEDULES, DOOR JAMB & HEAD DTLS, MATERIAL SPECS**

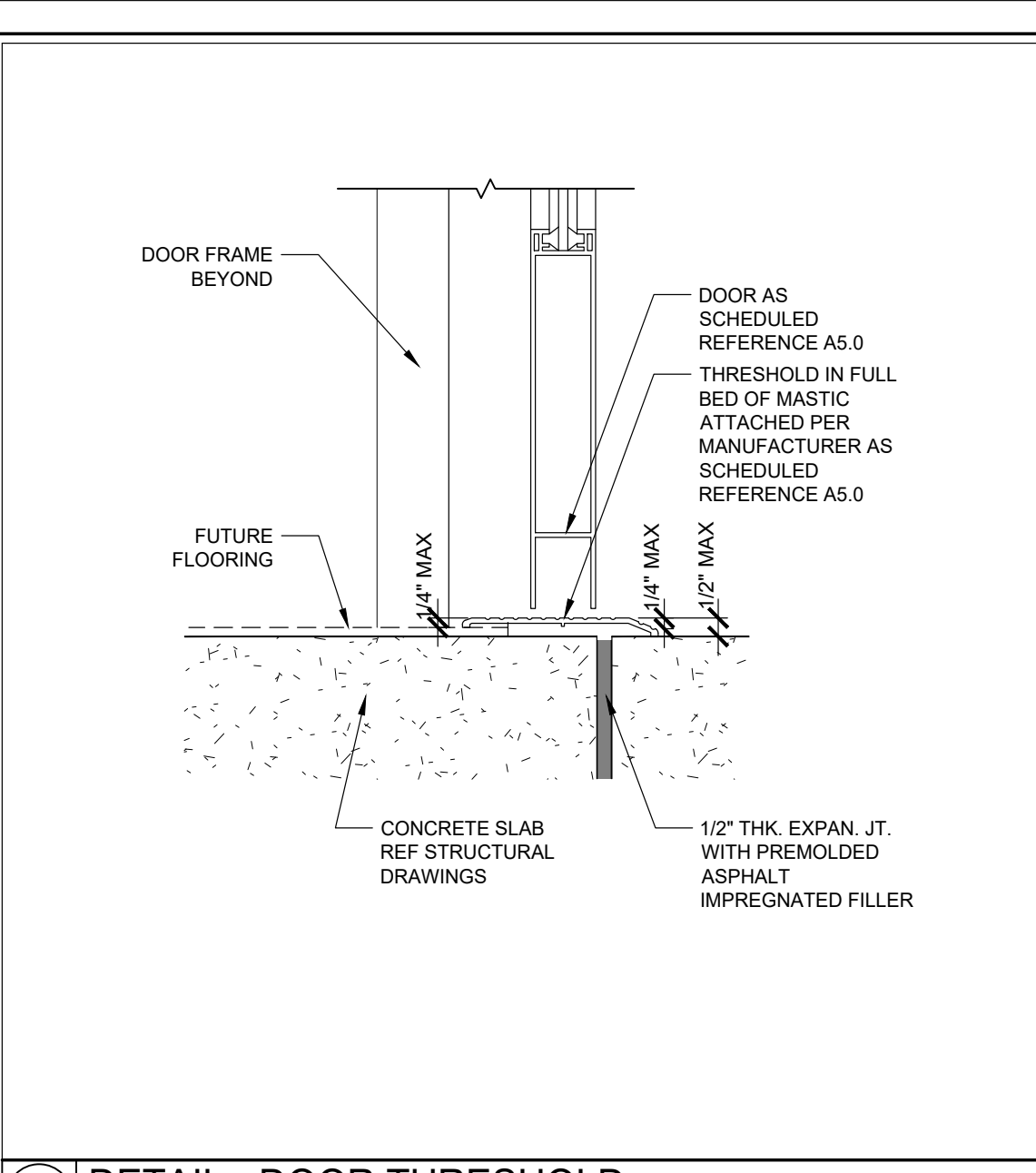
Date:	Dwg No.
01/09/2024	A
Drawn By:	A 5.0
NB	
Checked By:	AM
Job No:	8 of 9
22-028	



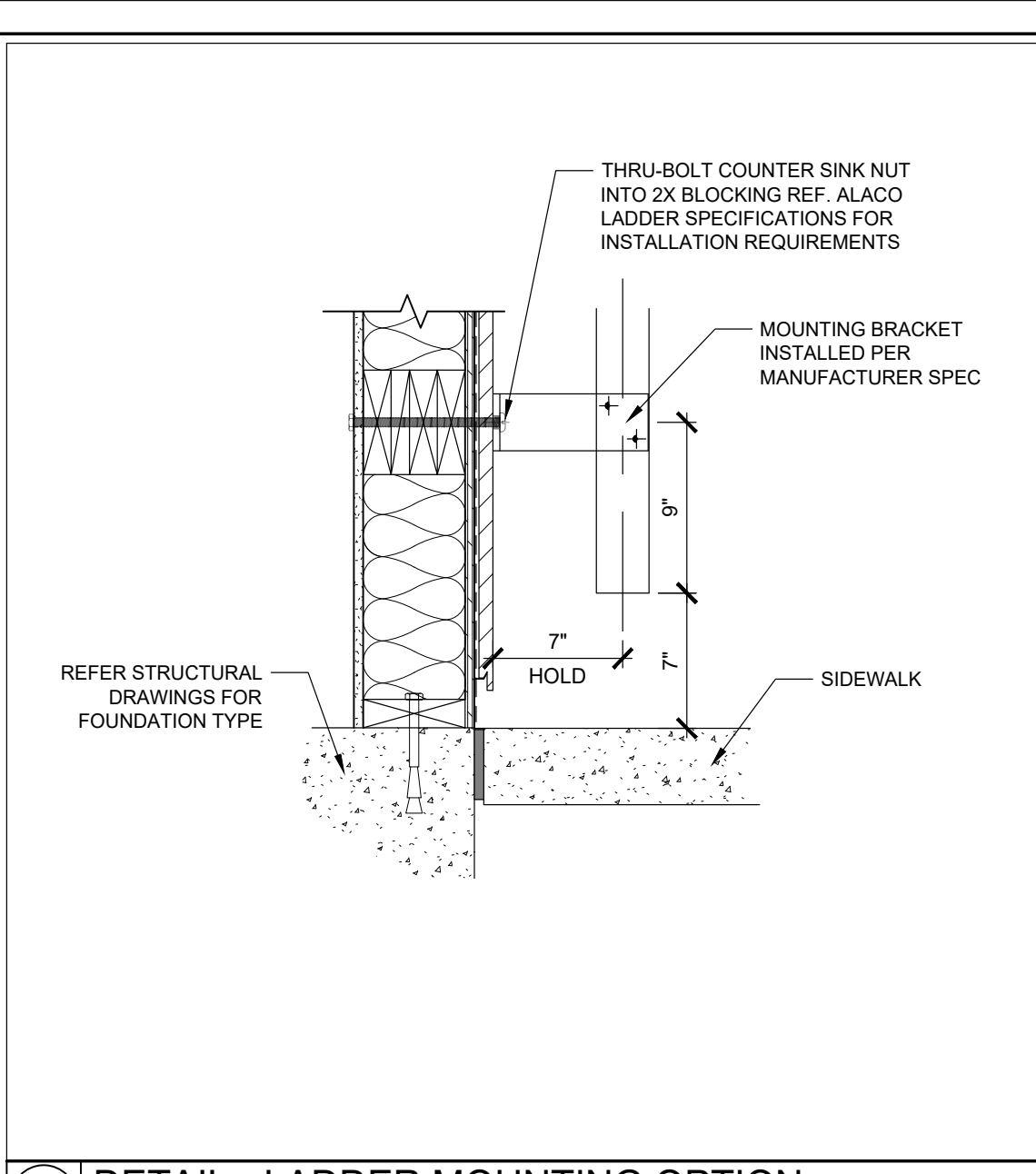
**1** DETAIL BASE  
SCALE: 3" = 1'-0"



**2** DETAIL - EXTERIOR HOLLOW METAL DOOR HEAD  
SCALE: 3" = 1'-0"



**3** DETAIL - DOOR THRESHOLD  
SCALE: 3" = 1'-0"



**4** DETAIL - LADDER MOUNTING OPTION  
SCALE: 1 1/2" = 1'-0"

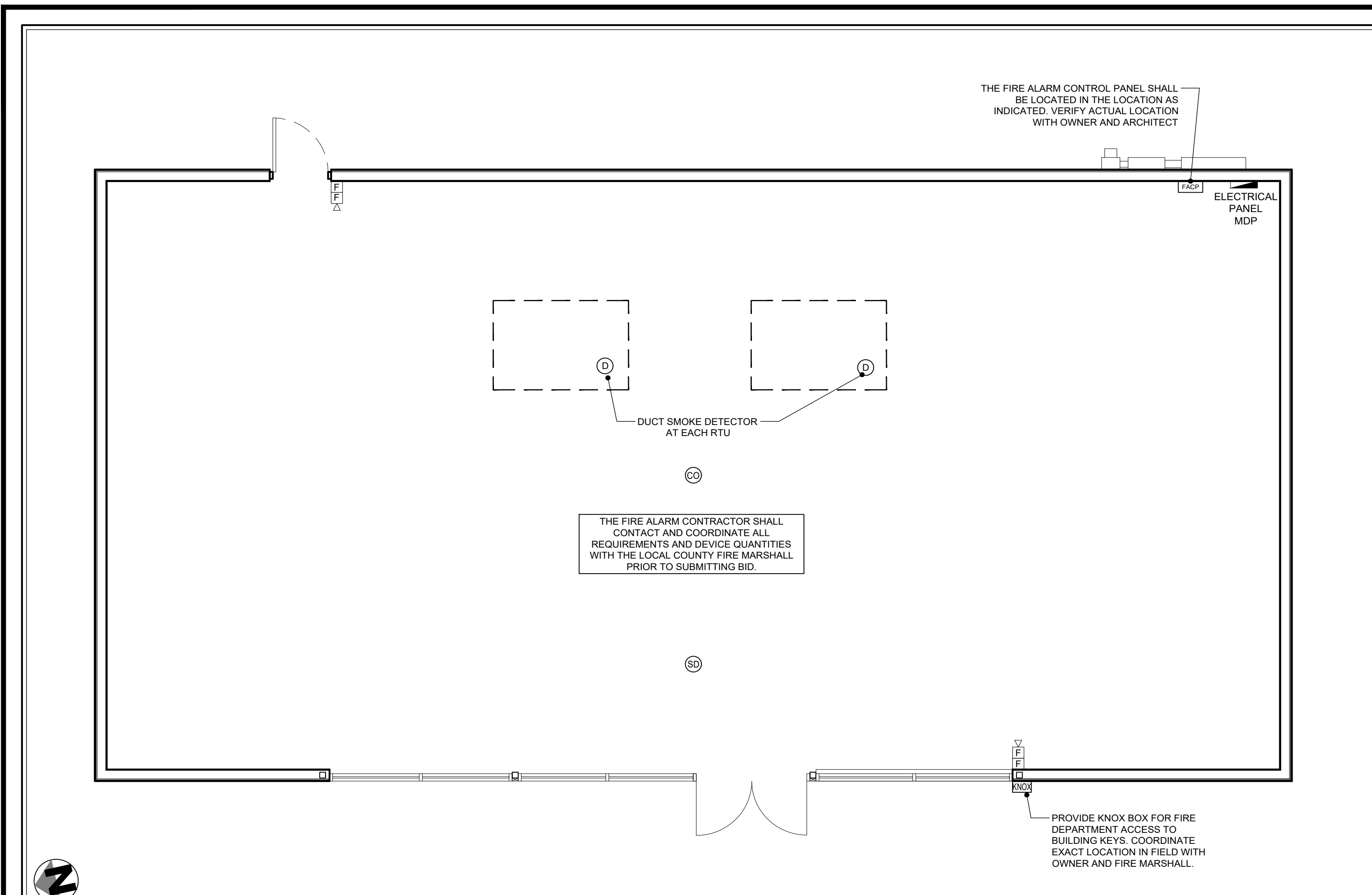
**gka**  
ARCHITECTS, P.C.  
Gary Kliesch and  
Associate Architects  
36 Ames Avenue  
Rutherford, NJ 07070  
Tel. 201.896.0333  
Fax. 201.896.9469  
email@gkanda.biz

**Gary Kliesch**  
A.I.A., N.CARB, N.C.I.D.  
NJ: AI 13332 CT: ARI 0009367  
NY: 025618 PA: RA-015112-B  
FL: AR95782 DE: SS-0007765  
WI: 11190-5 D.C.: ARC101938  
MD: 14129 ME: 1301064135  
SC: 8935 IN: AR12200158  
GA: RA 013883 MA: 10610  
VA: 401016373 WV: 4569  
NC: 11736 IL: 001.023586  
NH: 04487 TX: 30377  
AL: 9035 IA: ARC08262  
N.C.I.D.: 211000025000 TN: 107813

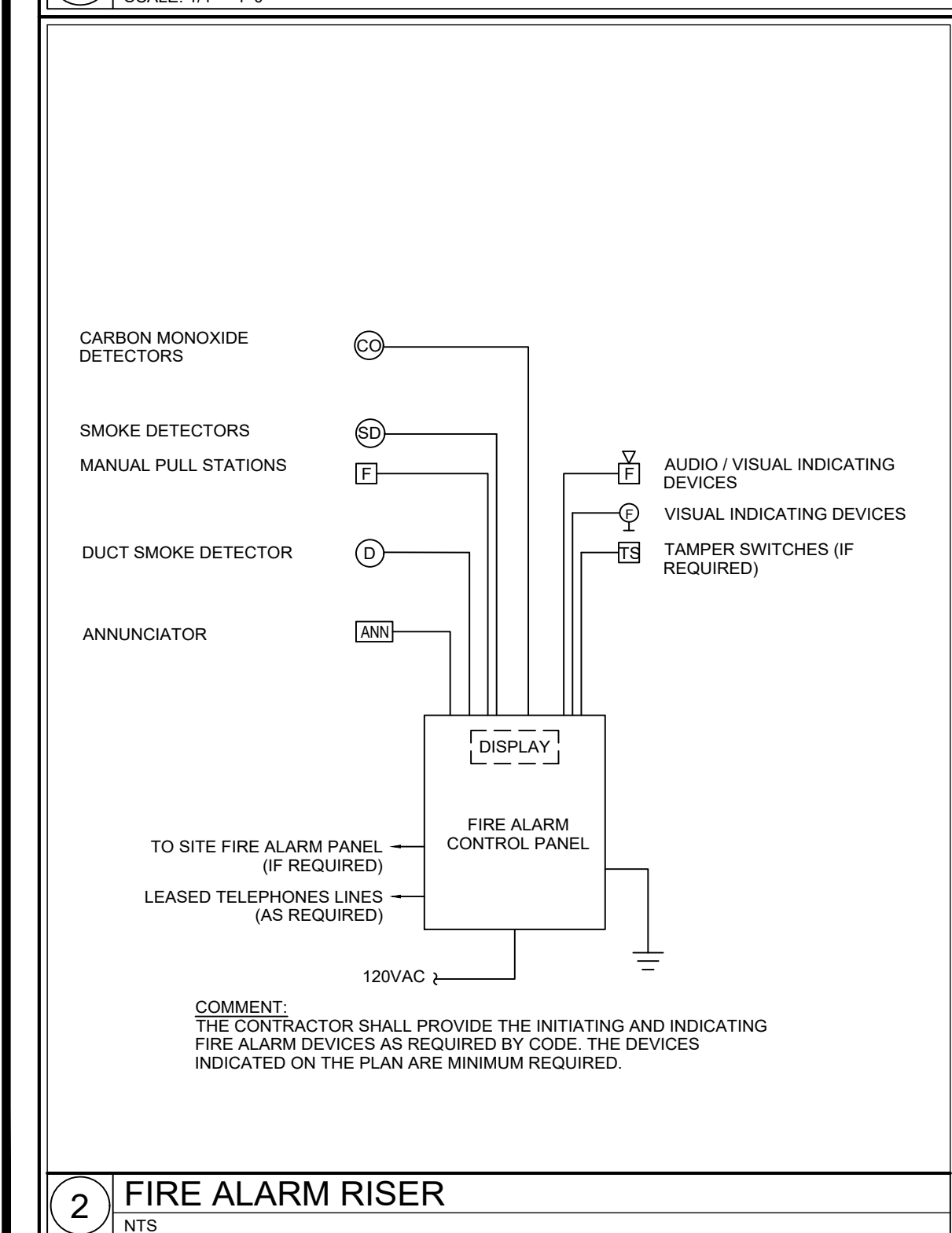
Date

PROPOSED:  
**RETAIL BUILDING SHELL**  
657 SAW MILL RIVER ROAD,  
VILLAGE OF ARDSLEY, NY 10502

Drawing Title: DETAILS	
Date: 01/09/2024	Dwg No. A 6.0
Drawn By: NB	Checked By: AM
Job No: 22-028	9 of 9



**1 FIRE ALARM SCHEMATIC PLAN**  
SCALE: 1/4" = 1'-0"



**2 FIRE ALARM RISER**  
NTS

**FIRE ALARM GENERAL NOTES**

- THIS DRAWING IS PROVIDED FOR REFERENCE AND COORDINATION. THE FIRE ALARM PLAN DEPICTS THE GENERAL LAYOUT AND INTENT OF THE FIRE ALARM SYSTEM AND DOES NOT NECESSARILY REFLECT EXACT QUANTITIES AND LOCATIONS REQUIRED BY CODE. THE CONTRACTOR MUST DETERMINE THE ACTUAL QUANTITY OF DEVICES REQUIRED BASED UPON ACTUAL FIELD / CONSTRUCTED CONDITIONS REQUIRED AS PER NFPA CHAPTER 12 SECTION 5-5.5 "LOCATION AND SPACING."
- THE FIRE ALARM INITIATION SYSTEM SHALL CONSIST OF SMOKE DUCT DETECTORS, MANUAL PULL STATIONS PLACED AT THE ENTRANCE TO EACH EXTERIOR EXIT. THE FIRE ALARM INDICATION SYSTEM SHALL CONSIST OF HORNS AND STROBES TO PROVIDE AUDIBLE AND VISUAL ANNUNCIATION. THE ENTIRE SYSTEM SHALL BE CONTROLLED VIA THE FIRE ALARM CONTROL PANEL.
- ALL WORK TO BE IN ACCORDANCE WITH ALL LOCAL AUTHORITIES, OWNER'S INSURANCE UNDERWRITER AND OWNER'S REQUIREMENTS. DETERMINE SCOPE OF WORK PRIOR TO SUBMITTING BID.
- FURNISH AND INSTALL ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR FIRE ALARM SYSTEM. TO BE WIRED, CONNECTED AND LEFT IN FIRST CLASS OPERATING CONDITION. FINAL CONNECTIONS AND SYSTEM CHECKOUT TO BE PERFORMED BY A NICET LEVEL II OR GREATER CERTIFIED FIRE ALARM TECHNICIAN OR THAT IS FACTORY CERTIFIED FOR THE TYPE OF SYSTEM TO BE INSTALLED.
- FIRE ALARM SYSTEM SHALL BE AS MANUFACTURED BY EDWARDS SYSTEMS TECHNOLOGY, NOTIFIER, SIMPLEX OR APPROVED EQUAL.
- ALL FIRE ALARM WIRING SHALL BE INSTALLED WITHIN EMT CONDUIT.
- VISUAL FIRE ALARMS (STROBES) SHALL HAVE MINIMUM 5'-0" CLEARANCE FROM ANY OBSTRUCTIONS AND SHALL BE RATED AT 75 CANDELA MINIMUM. ALL THE STROBES SHALL BE SYNCHRONIZED.
- VERIFY THAT SMOKE DUCT DETECTORS ARE FACTORY INSTALLED IN EACH AIR CONDITIONING UNIT GREATER THAN 2000 CFM. CONTRACTOR SHALL PROVIDE INTERCONNECTION AND WIRE TO THE FIRE ALARM CONTROL PANEL. DUCT DETECTORS SHALL HAVE REMOTE TEST STATIONS. CONTRACTOR SHALL VERIFY QUANTITIES PRIORS TO BID INSTALLATION. IF SMOKE DUCT DETECTORS ARE NOT FACTORY INSTALLED, THE EC SHALL FURNISH AND INSTALL SMOKE DETECTORS THAT ARE COMPATIBLE WITH THE FIRE ALARM SYSTEM.
- PROVIDE FIRE ALARM WIRING CONNECTIONS TO EACH DEVICE.
- NO CIRCUIT OR POWER SUPPLY SHALL BE LOADED TO MORE THAN 70% OF ITS RATED CAPACITY.
- CONTRACTOR SHALL ALLOW ENOUGH FLEXIBILITY IN BID PRICE TO INCLUDE ADDITIONAL FIRE ALARM DEVICES IF REQUESTED BY THE FIRE MARSHALL.
- RISER DIAGRAM ON THIS DRAWING IS FOR DESIGN PURPOSES ONLY. FIRE ALARM CONTRACTOR SHALL PROVIDE A COMPLETE RISER DIAGRAM WITH ACTUAL FIELD WIRING AND CONDUIT SIZES AS REQUIRED.

**FIRE PROTECTION / SPRINKLER NOTES**

- ALL DESIGN AS PER N.F.P.A. #13. CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES AND LOCAL PLUMBING AND FIRE INSPECTORS REQUIREMENTS.
- CONNECT TO EXISTING SPRINKLER SYSTEM WITHIN THE BUILDING FOR ALL NECESSARY VALVES, SAFETIES, ALARMS, F.D. SIGNS, ETC. AS REQUIRED BY FIRE DEPT. CONTRACTOR TO VERIFY LOCATION WITH THE LANDLORD. HEADS IN COOKING AND FOOD PREP AREAS SHALL HAVE A RATINGS OF AT LEAST 212 DEG. F. HEADS IN EATING AREAS SHALL HAVE A RATING OF 155 DEG. F. (THEY ARE TO BE CONFIRMED AND ADJUSTED PER NFPA CODE). ALL HEADS SHALL BE PENDANT RECESSED, CHROME FINISHED WITH DEFLECTORS DESIGNED FOR FINISHED SPACES.
- PIPE SIZING MATERIALS FITTINGS, ETC. SHALL CONFORM TO NFPA 13 CODES.
- CONTRACTOR SHALL OBTAIN ANY AND ALL APPROVALS AND PRESENT OWNER WITH APPROVAL PERMITS. CONTRACTOR SHALL ALSO INCLUDE IN HIS CONTRACT ANY AND ALL REQUIREMENTS REQUESTED BY THESE DEPARTMENTS AND ALL CERTIFICATES OF OCCUPANCY APPROVALS THAT HE WILL PRESENT TO OWNER AT JOB COMPLETION.
- BEFORE SUBMITTING HIS BID, CONTRACTOR SHALL VISIT AND EXAMINE SITE, BUILDING CONDITIONS, ETC. BEFORE PRESENTING BID - AND INCLUDE ALL CONDITIONS REQUIRED TO COMPLETE HIS PROJECT.
- CONTRACTORS SHALL PERFORM ALL PRESSURE, MECHANICAL, AND OPERATIONAL TESTS WITH PRESENCE OF THE PROPER AUTHORITIES AND RECEIVED APPROVAL IN ADDITION TO MAKING ALL NECESSARY REPAIRS AND OR CORRECTIONS THAT MIGHT BE FOUND DURING TESTS.
- CONTRACTOR SHALL GUARANTEE ENTIRE SYSTEM AND ALL STATIC PRESSURE, LATENT AND OPERATIONAL COMPONENTS INCLUDING ALL WATER LEAKS, MALFUNCTIONAL HEADS OR ALARMS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF PROJECT BY OWNERS.
- ALL PIPES TO BE HUNG, SUGGESTED AS PER N.F.P.A. AND COMPLYING W/ SUPPORT REQUIREMENTS OF SEISMIC ZONE II.
- PIPE TYPE TO BE SCHEDULE 40 STEEL W/ CAST IRON THREADED, CLASS 125 ANSI B16.4 FITTINGS OR EQUAL AS APPROVED BY N.F.P.A. 13 & STATE & LOCAL CODES.
- SPRINKLER SHOP DRAWINGS TO BE APPROVED BY LANDLORD PRIOR TO CONSTRUCTION

**gk+a**  
ARCHITECTS, P.C.  
Gary Kliesch and Associate Architects  
36 Ames Avenue  
Rutherford, NJ 07070  
Tel. 201.896.0333  
Fax. 201.896.9469  
email@gkanda.biz

Gary Kliesch  
A.I.A., N.CARB., N.C.I.D.

NJ: AI 13332	CT: ARI 0009367
NY: 025619	PA: RA-01512-B
FL: AR95782	DE: S5-000785
WI: 11190-5	D.C.: ARC101938
MD: 14129	Mi: 1301064135
SC: 8935	IN: AR12200158
GA: RA 013883	MA: 10610
VA: 401016373	WV: 4569
NC: 11736	IL: 001.023586
NH: 04487	TX: 30377
AL: 9035	IA: ARC08262
N.C.I.D.: 21D00025000	TN: 107813

No.	Drawing Issues / Revisions	Date

PROPOSED:

**RETAIL BUILDING SHELL**  
657 SAW MILL RIVER ROAD,  
VILLAGE OF ARDSLEY, NY 10502

Drawing Title:  
**FIRE ALARM PLAN, FIRE ALARM DIAGRAM & NOTES, SPRINKLER NOTES**

Date:	Dwg No.
01/09/2024	FP 1.0
Drawn By:	
NB	
Checked By:	
AM	
Job No:	1 of 1
22-028	

CONCRETE:

- 1.) ALL DETAILING, FABRICATION AND PLACING OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH THE ACI DETAILING MANUAL SP-66 (LATEST REVISION).
- 2.) ALL CONCRETE SHALL BE NORMAL WEIGHT UNLESS OTHERWISE NOTED AND DEVELOP A MINIMUM STRENGTH IN 28 DAYS AS FOLLOWS:  
FOOTINGS AND FOUNDATION WALLS: 3,500 PSI  
SLAB-ON-GRADE: 3,000 PSI  
SLUMP SHALL BE 4" (± 1" TOLERANCE). NO ADMIXTURES ARE PERMITTED WITHOUT THE ENGINEER'S WRITTEN PERMISSION OTHER THAN ENTRAINED AIR. CONCRETE EXPOSED TO WEATHER, SUCH AS THAT USED IN FOUNDATION WALLS AND SLABS-ON-GRADE, SHALL CONTAIN 5% ENTRAINED AIR (±1% TOLERANCE). FLYASH IS NOT PERMITTED.
- 3.) ALL GROUT UNDER LOAD BEARING STEEL COLUMNS SHALL BE OF NON-SHRINKAGE TYPE WITH A MINIMUM COMPRESSIVE STRENGTH OF 7,500 AT 28 DAYS.
- 4.) THE CONTRACTOR SHALL SUBMIT THE CONCRETE MIX DESIGN TO THE ENGINEER FOR APPROVAL TOGETHER WITH LABORATORY RESULTS ATTESTING THAT THE MIXES CAN ATTAIN THE MINIMUM STRENGTH REQUIRED IN ACCORDANCE WITH CHAPTER 3 OF ACI 318-05.
- 5.) ALL REINFORCING BARS SHALL BE DEFORMED BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.
- 6.) ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WITH A MINIMUM YIELD STRENGTH OF 75 KSI. LAP ONE MESH SIZE AT SIDES AND ENDS, AND WIRE TOGETHER. WELDED WIRE FABRIC SHALL BE SUPPLIED IN SHEETS ONLY.
- 7.) THE MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON THE DRAWINGS:  
FOOTINGS: 3"  
FND. WALLS & PIERS: 1 1/2" (#5 & SMALLER)  
2" (#6 & LARGER)  
SLABS-ON-GRADE: 2"
- 8.) CONTROLLED INSPECTION TO BE PERFORMED BY THE OWNER'S TESTING AGENCY.
- 9.) THE NEW CONCRETE SLABS SHALL BE PROTECTED FROM LOSS OF SURFACE MOISTURE FOR NOT LESS THAN 7 DAYS BY USING A CURING COMPOUND CONFORMING TO ASTM C309 OR BY WET BURLAP OR A PLASTIC MEMBRANE. CURING SHALL BE IN ACCORDANCE WITH ACI SPECIFICATIONS.
- 10.) ALL CONCRETE WORK, MIX DESIGN, INSPECTIONS, TESTING, FORMWORK, ETC. SHALL CONFORM WITH THE REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE.
- 11.) CONCRETE FORMWORK SHALL REMAIN IN PLACE FOR A MINIMUM 7 DAYS FOR WALL FORMS AND 21 DAYS FOR BEAM FORMS UNLESS OTHERWISE DIRECTED BY THE ENGINEER. AFTER SUCH TIME, ALL CONCRETE FORMWORK SHALL BE REMOVED.
- 12.) CONFORM TO ACI HOT AND COLD WEATHER CONCRETING REQUIREMENTS, ACI 305 AND ACI 306, LATEST REVISIONS.
- 13.) ALL REINFORCING BARS SHALL BE SECURELY HELD IN PLACE WHILE POURING CONCRETE. IF REQUIRED, ADDITIONAL BARS OR STIRRUPS SHALL BE FURNISHED BY THE CONTRACTOR TO PROVIDE PROPER SUPPORT FOR ALL BARS.
- 14.) NO WELDING OF REINFORCING WILL BE PERMITTED.

GENERAL PLAN NOTES:

1. 5" CONCRETE SLAB ON GRADE W/6"x6" 10'10" W.I.M. OVER 6 MIL. VAPOR BARRIER ON 2" SAND OVER 4" OF CRUSHED STONE - HAUNCH SLAB TO MEET FOUNDATION.
2. SEE PLUMBING & ELECTRICAL DWGS. FOR LOCATIONS OF ALL FLOOR DRAINS & SLAB PENETRATIONS.
3. SEE ARCH. DWGS. FOR DIMENSIONS NOT SHOWN.
4. COORDINATE DOOR LOCATIONS WITH ARCH. DWGS.
5. COORDINATE LOCATIONS OF PLUMBING LINES W/ PLUMBER PRIOR TO POURING FOOTINGS & SLAB-ON-GRADE.
6. REFERENCE CIVIL DWGS. FOR ALL EXTERIOR SIDEWALKS, RAMPS & STOOPS.

CONCRETE GENERAL NOTES

- 3300.1 ALL DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE ACI STANDARD "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" (ACI 315).
- 3300.2 ALL CONCRETE SHALL DEVELOP A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI. EXCEPT CONCRETE FOR SLAB-ON-GRADE & DUMPSTER SLAB SHALL DEVELOP A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI. ALL CONCRETE SHALL HAVE A 5" SLUMP MAX.
- 3300.3 ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60.
- 3300.4 ALL REINFORCING BAR SPLICES SHALL BE 48 BAR DIAMETERS.
- 3300.5 ALL REINFORCING BAR HOOKS SHALL BE ACI STANDARD 90 DEGREE HOOK, UNLESS NOTED OTHERWISE.
- 3300.6 PROVIDE TWO #4 X 4'-0" LONG DIAGONAL BARS CENTERED IN SLAB AT ALL RE-ENTRANT CORNERS.
- 3300.7 PROVIDE CORNER BARS IN TURNDOWN SLABS & FOOTINGS SAME SIZE & SPACING AS LONGITUDINAL REINFORCING.
- 3300.8 PROVIDE (1) #4 HOOP WITH 6" LAP IN SLAB-ON-GRADE AROUND FLOOR DRAINS, COLUMNS & ALL SLAB PENETRATIONS 3" IN DIAMETER OR GREATER. ALSO INSTALL AROUND ELECTRICAL CONDUIT GROUPINGS 3" IN DIAMETER OR GREATER.
- 3300.9 WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. PROVIDE MESH IN FLAT SHEETS.
- 3300.10 WIRE FABRIC REINFORCING SHALL LAP 6" AND BE SECURELY WIRED AT EACH SIDE AND END.
- 3300.11 SMOOTH DOWELS SHALL BE STEEL CONFORMING TO ASTM A36.
- 3300.12 ALL SLOTS, SLEEVES AND OTHER EMBEDDED ITEMS SHALL BE SET BEFORE CONCRETE IS PLACED. SEE ARCHITECTURAL, ELECTRICAL, MECHANICAL AND VENDOR'S DRAWINGS FOR SIZES & LOCATIONS.
- 3300.13 ELECTRICAL CONDUIT TO BE PLACED BELOW SLAB SHALL BE LOCATED BY ELECTRICIAN PRIOR TO PLACEMENT OF WWF SHEETS. SLAB SHALL BE THICKENED IN THESE AREAS TO ACCOMMODATE A MINIMUM OF 3" TOP COVERING AND 3" BOTTOM CLEARANCE.
- 3300.14 LIMIT THE WIDTH OF CONDUIT GROUP TO 3'-0" AS IT PASSES UNDER A CONTINUOUS FOOTING. AS MUCH AS POSSIBLE, ALIGN THE CONDUIT GROUP PERPENDICULAR TO THE FOOTING AS IT PASSES UNDER THE FOOTING.
- 3300.15 EXTERIOR CONCRETE SHALL BE ENTRAINED WITH 5% TO 7% OF AIR.
- 3300.16 MAXIMUM NET ALLOWABLE BEARING PRESSURE FOR FOOTINGS = 4,000 PSF. FOOTINGS SHALL BEAR ON SUBGRADE PREPARED PER THE RECOMMENDATION GIVEN IN THE SOILS REPORT. FOOTINGS SHALL BEAR AT OR BELOW MINIMUM BEARING DEPTH. MINIMUM BEARING DEPTH IS 36" BELOW LOWEST ADJACENT FINISHED GRADE.

STRUCTURAL STEEL GENERAL NOTES

- 5100.1 ALL DETAILING, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDING.
- 5100.2 HOLLOW STRUCTURAL SECTION (HSS) SHALL CONFORM TO ASTM A500, GRADE B WITH A YIELD STRENGTH OF 46 KSI.
- 5100.3 ALL OTHER STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A36.
- 5100.4 ALL ANCHOR RODS SHALL CONFORM TO ASTM F1554, GRADE 36. NUTS FOR ANCHOR RODS SHALL CONFORM TO ASTM A563, GRADE A, HEAVY HEX AND ANCHOR ROD WASHERS SHALL CONFORM TO FS F-W-92.
- 5100.5 ALL WELDING SHALL CONFORM TO THE SPECIFICATIONS OF THE AMERICAN WELDING SOCIETY. WELDING ELECTRODES SHALL BE E-70 SERIES. WELDING SHALL BE DONE BY A CERTIFIED WELDER.
- 5100.6 ALL BOLTS SHALL BE TIGHTENED TO A SNUG-TIGHT CONDITION. A SNUG TIGHT CONDITION IS DEFINED AS THE TIGHTNESS ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH. ALL CONNECTED ELEMENTS MUST BE BROUGHT INTO SNUG CONTACT.
- 5100.7 BEARING ENDS OF ALL COLUMNS SHALL BE SQUARE CUT.
- 5100.8 NO OPENINGS SHALL BE CUT IN STRUCTURAL MEMBERS UNLESS SHOWN ON THE DRAWINGS.
- 5100.9 ANCHOR ROD HOLES IN BASE PLATES SHALL BE SIZED IN ACCORDANCE WITH AISC "DETAILING FOR STEEL CONSTRUCTION".

REQUIRED SPECIAL INSPECTIONS (BY TESTING AGENCY)  
THE FOLLOWING ITEMS REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH CHAPTER 17 OF THE 2020 BUILDING CODE OF NEW YORK STATE

CONCRETE CONSTRUCTION (TABLE 1705.3)

- REINFORCING STEEL INSTALLATION
- CAST-IN PLACE ANCHOR BOLTS
- VERIFY DESIGN MIX
- FRESH CONCRETE SAMPLING
- CONCRETE PLACEMENT
- CONCRETE CURING OPERATIONS
- EVALUATION OF CONCRETE STRENGTH

SOILS (TABLE 1705.6)

- VERIFY MATERIALS BELOW ARE ADEQUATE TO ACHIEVE DESIGN BEARING CAPACITY
- VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER BEARING MATERIAL
- PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS
- VERIFY SITE PREPARATION WITH SOILS REPORT
- VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL

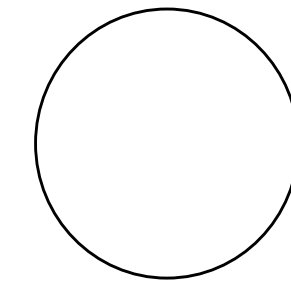
REQUIRED SPECIAL INSPECTION NOTES:

1. REFER TO PROJECT SPECIFICATION FOR ADDITIONAL QUALITY CONTROL/QUALITY ASSURANCE REQUIREMENTS.
2. GENERAL CONTRACTOR SHALL COORDINATE ANY ADDITIONAL SPECIAL INSPECTION REQUIREMENTS WITH OWNER AND APPLICABLE BUILDING AUTHORITIES.
3. SPECIAL INSPECTIONS ARE THE RESPONSIBILITY OF THE OWNER.
4. THE NAMES OF PERSONS OR FIRMS WHO ARE TO PERFORM THE SPECIAL INSPECTIONS SHALL BE FORWARDED TO THE BUILDING OFFICIAL FOR APPROVAL.
5. THE SPECIAL INSPECTOR(S) SHALL COMPLETE AND SUBMIT ALL FORMS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.



Gary Kliesch and Associate Architects

36 Ames Avenue  
Rutherford, NJ 07070  
Tel. 201.896.0333  
Fax. 201.896.9469  
email@gkanda.biz



Gary Kliesch  
A.I.A., N.CARB, N.CID

NJ: A1 13332	CT: ARI.0009367
NY: 025619	PA: RA-015112-B
FL: AR95782	DE: SS-0007765
WI: 11190-6	D.C.: ARC101938
MD: 14129	MI: 1301064135
SC: 8935	IN: AR12200158
GA: RA 013883	MA: 10610
VA: 401016373	WV: 4569
NC: 11736	IL: 001.023586
NH: 04487	TX: 30377
AL: 9035	IA: ARC08262
N.CID: 21D00025000	TN: 107813

Date	
No. Drawing Issues/Revisions	

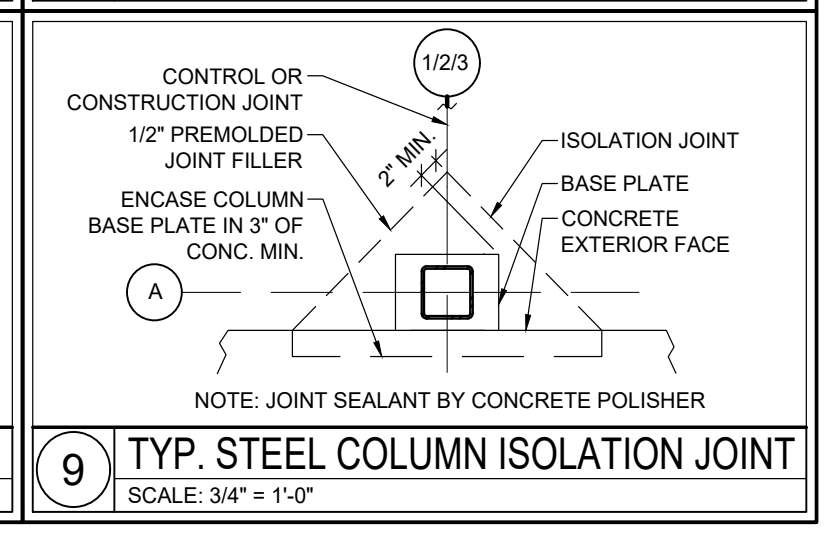
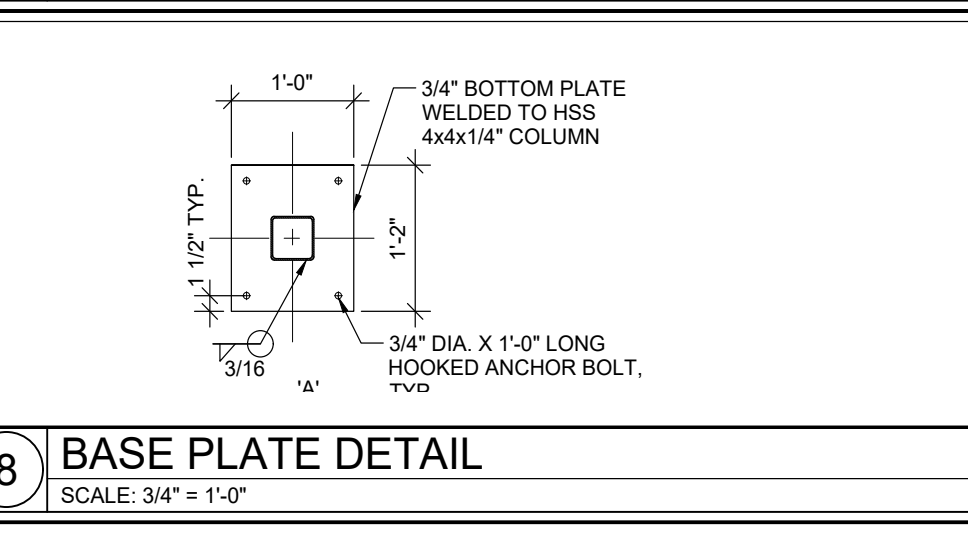
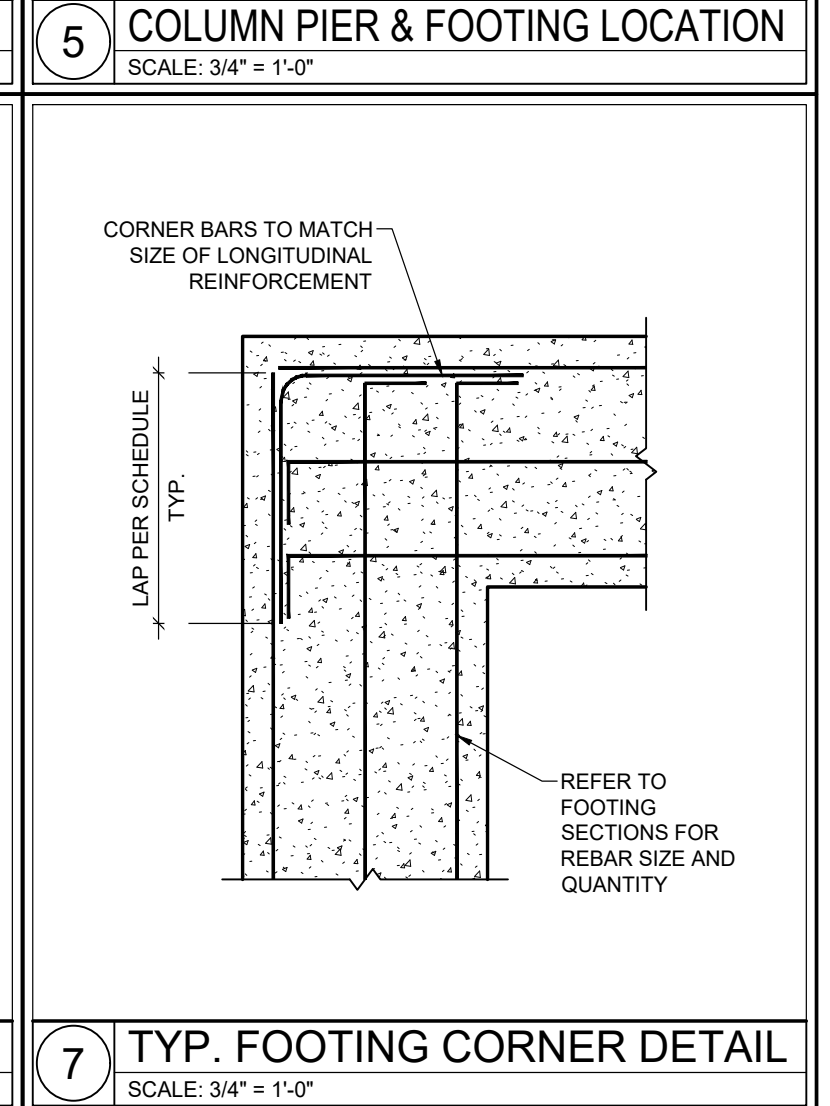
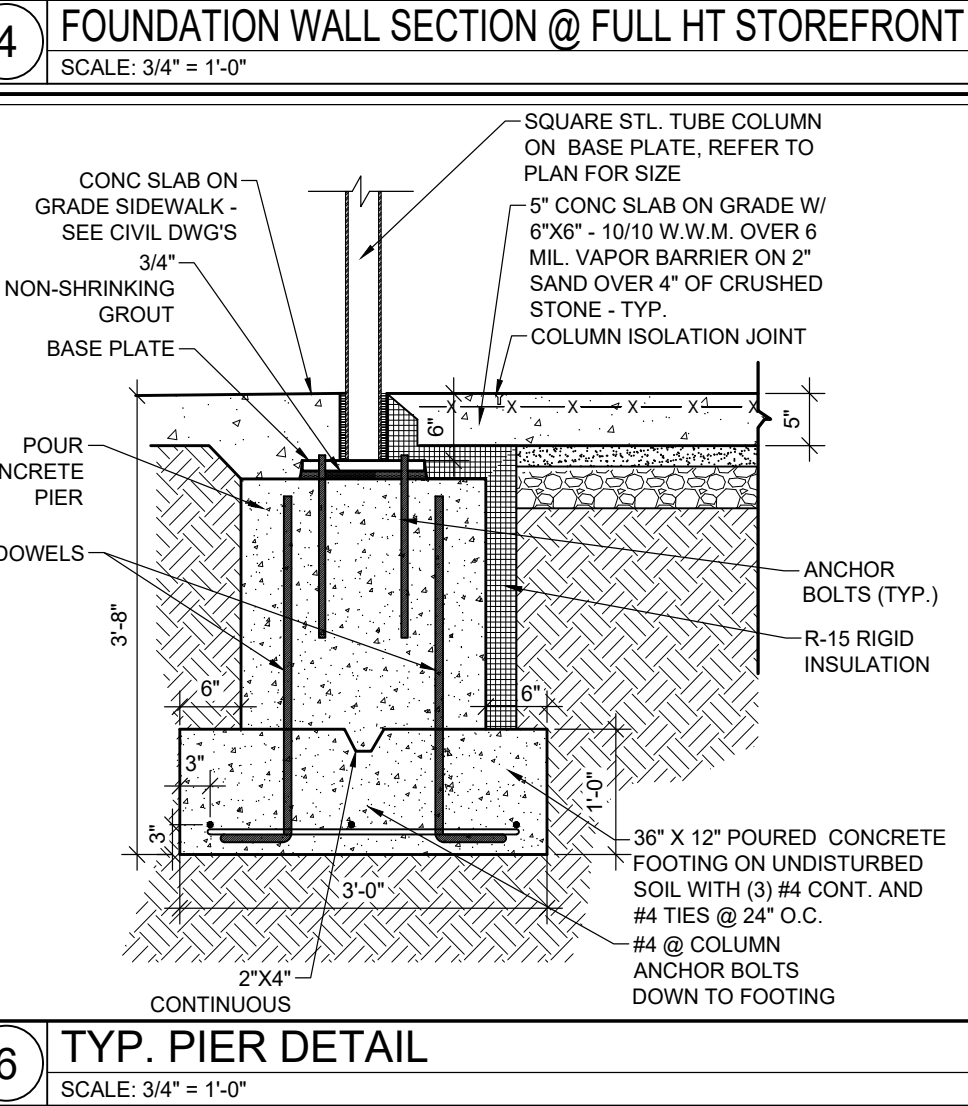
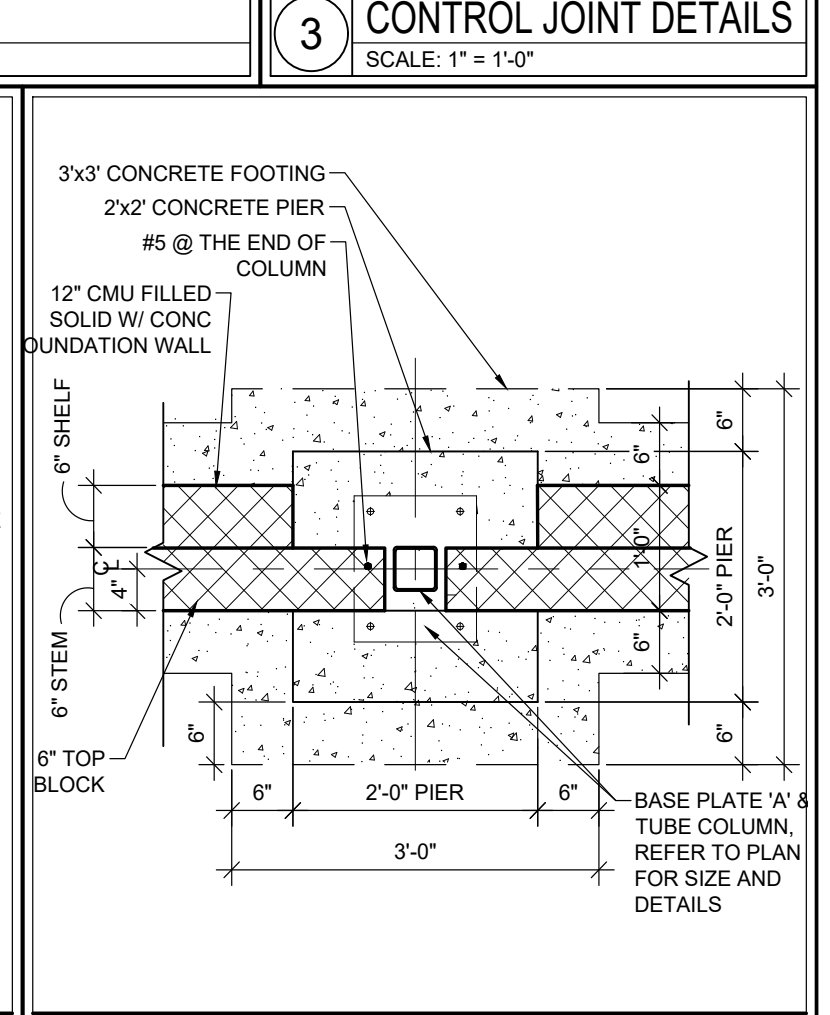
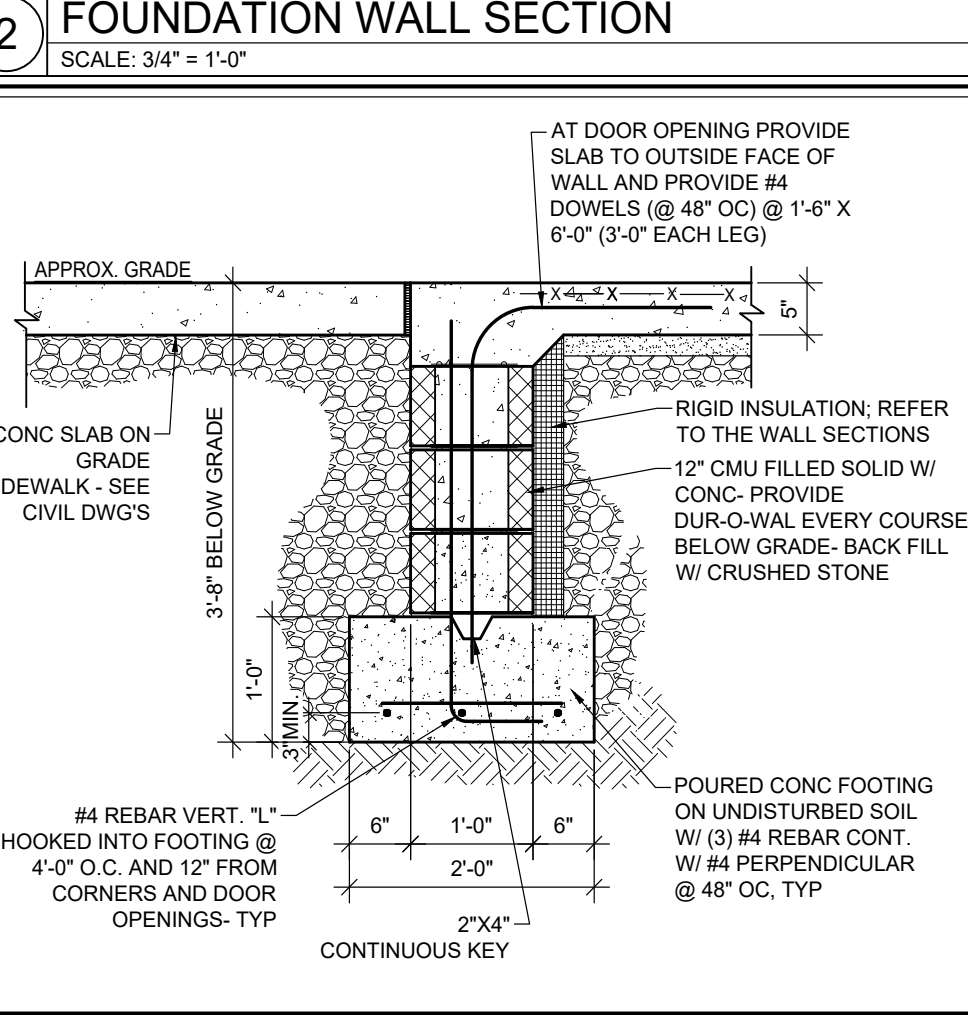
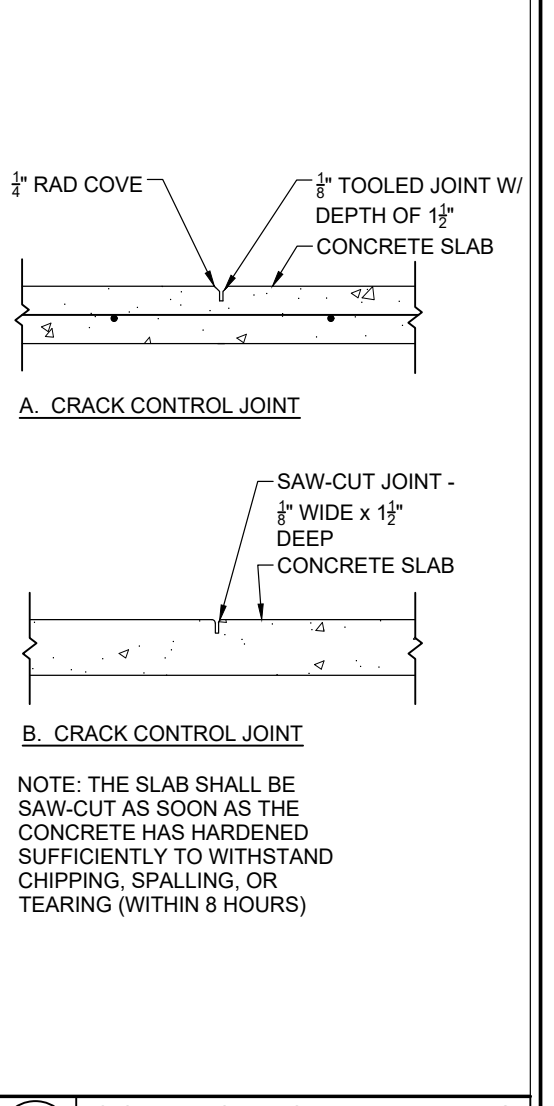
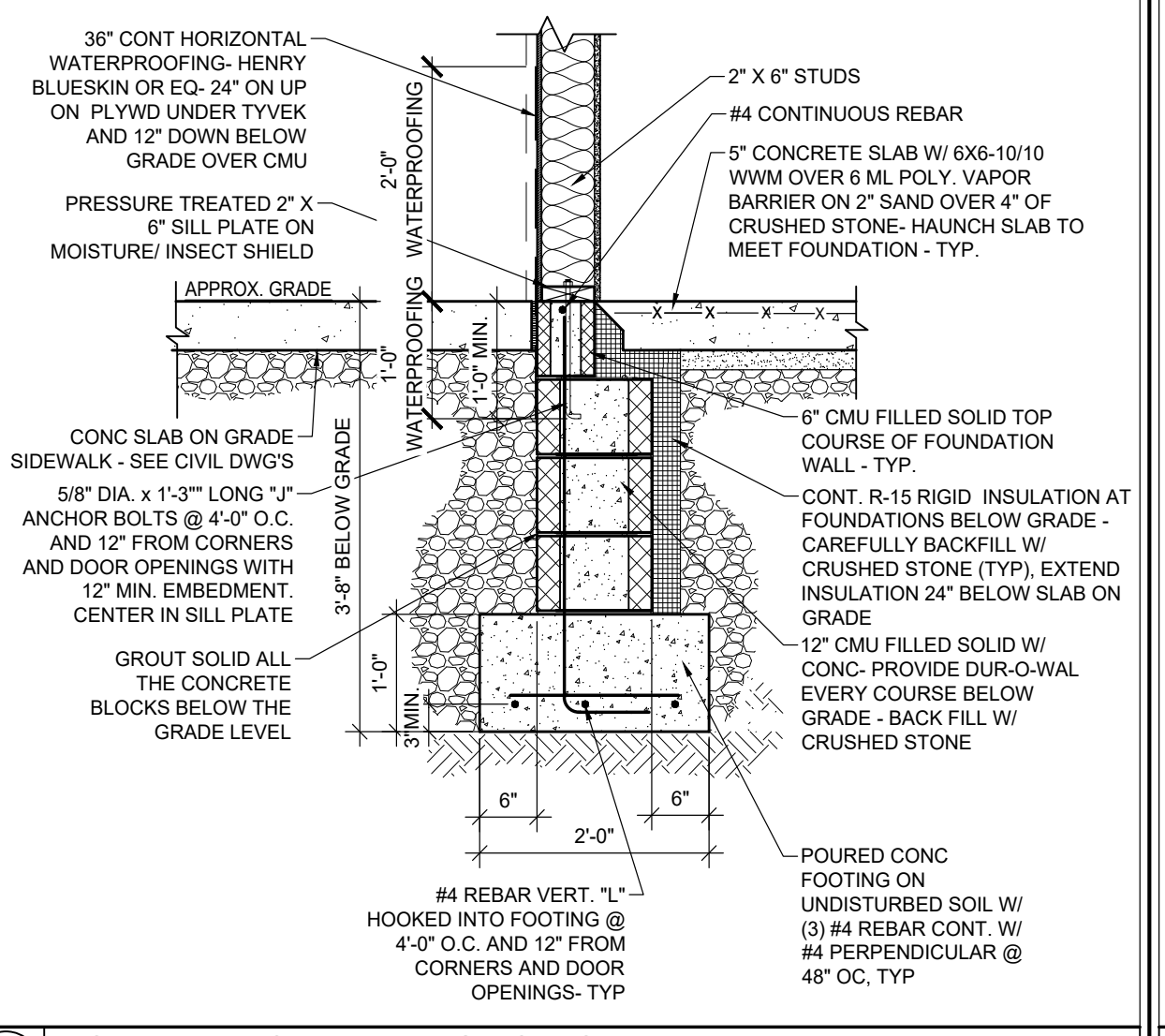
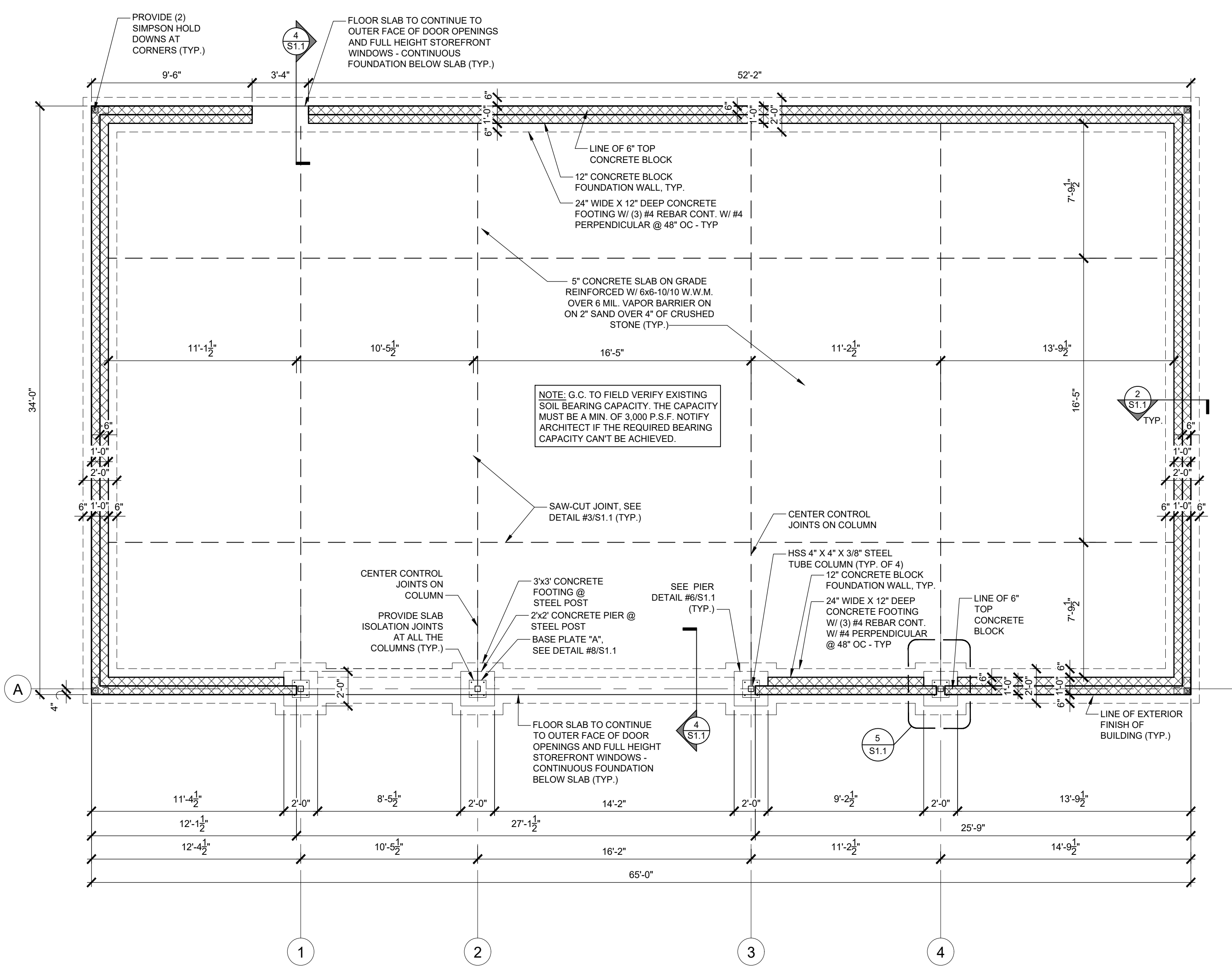
PROPOSED:

**RETAIL BUILDING SHELL**  
657 SAW MILL RIVER ROAD,  
VILLAGE OF ARDSLEY, NY 10502

Drawing Title: STRUCTURAL NOTES	
Date: 01/09/2024	Dwg No. S 1.0
Drawn By: NB	
Checked By: AM	
Job No: 22-028	1 of 3



- GENERAL PLAN NOTES**
- 5" CONCRETE SLAB ON GRADE W/ 6"x10" W.W.M. OVER 6 MIL. VAPOR BARRIER ON 2" SAND OVER 4" OF CRUSHED STONE - HAUNCH SLAB TO MEET FOUNDATION.
  - SEE ARCH. DWGS. FOR DIMENSIONS NOT SHOWN.
  - COORDINATE DOOR LOCATIONS WITH ARCH. DWGS.
  - COORDINATE LOCATIONS OF PLUMBING LINES W/ PLUMBER PRIOR TO POURING FOOTINGS & SLAB-ON-GRADE.
  - REFERENCE CIVIL DWGS. FOR ALL EXTERIOR SIDEWALKS, RAMPS & STOOPS.
  - SEE DRAWING S1.0 FOR GENERAL STRUCTURAL NOTES.



**gka**  
ARCHITECTS, P.C.  
Gary Kliesch and Associate Architects  
36 Ames Avenue  
Rutherford, NJ 07070  
Tel. 201.896.0333  
Fax. 201.896.9469  
email@gkanda.biz

**Gary Kliesch**  
A.I.A., N.CARB, N.C.D.  
NJ: AI 13332 CT: ARI 0009367  
NY: 025619 PA: RA-015112-B  
FL: AR95782 DE: SS-0007785  
WI: 11190-5 D.C.: ARC101938  
MD: 14129 MI: 1301064135  
SC: 8935 IN: ARI2200158  
GA: RA 013883 MA: 10610  
VA: 401016373 WV: 4569  
NC: 11736 IL: 001.023586  
NH: 04487 TX: 30377  
AL: 9035 IA: ARC08262  
NCID: 21D00025000 TN: 107813

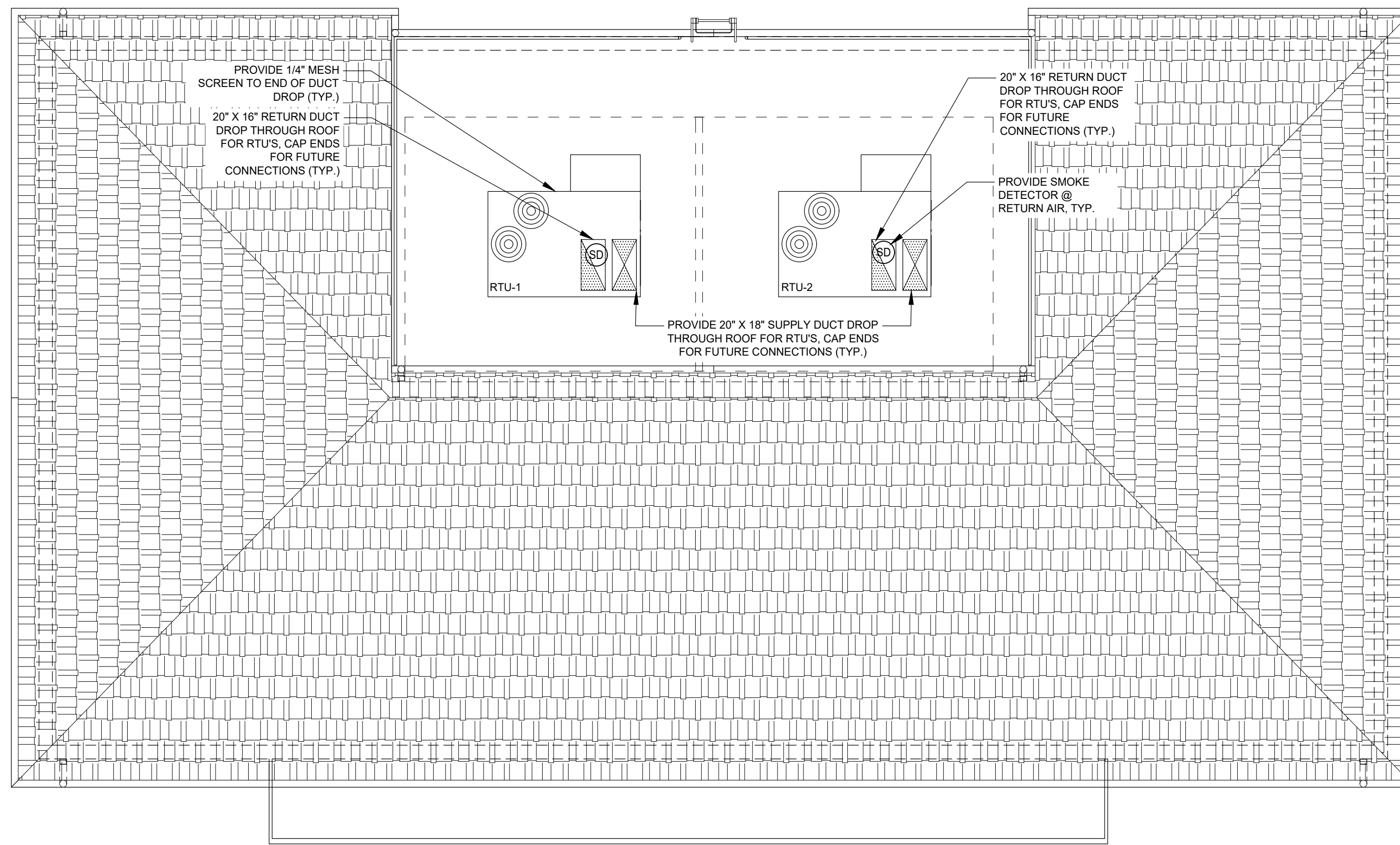
Rev.	
1	Issue/Revisions

**PROPOSED:**  
**RETAIL BUILDING SHELL**  
657 SAW MILL RIVER ROAD,  
VILLAGE OF ARDSLEY, NY 10502

Drawing Title: <b>FOUNDATION PLAN AND DETAILS</b>	
Date: 01/09/2024	Dwg No. <b>S</b>
Drawn By: NB	<b>1.1</b>
Checked By: AM	
Job No: 22-028	2 of 3







**MECHANICAL NOTES**

1. THIS CONTRACTOR SHALL PERFORM ALL WORK SO AS TO CONFORM WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL AUTHORITIES JURISDICTION.
2. VISIT THE SITE AND NOTE ALL EXISTING CONDITIONS AS WELL AS CONDITIONS TO BE MET BEFORE SUBMITTING BID. LACK OF THOROUGH UNDERSTANDING SHALL NOT CONSTITUTE AN EXCUSE FOR ERRORS OR OMISSIONS, NOR FOR THE REQUEST OF EXTRA COMPENSATION. THE EXACT LOCATION OF ALL EXISTING EQUIPMENT TO BE VERIFIED IN THE FIELD.
3. CONTRACTOR SHALL PREPARE SHOP DRAWINGS TO SHOW LOCATION AND ARRANGEMENT OF ALL NEW EQUIPMENT, INTERFERING EXISTING CONDITIONS, REROUTING AND EXTENDING OF SERVICES. SHOP DRAWINGS MUST BE SUBMITTED AND APPROVED PRIOR TO STARTING WORK.
4. HVAC CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED PERMITS AND ARRANGE FOR ALL REQUIRED INSPECTIONS.
5. CONTRACTOR SHALL GUARANTEE ALL WORK PERFORMED AND MATERIAL SUPPLIED BY HIM OR HER FOR A PERIOD OF ONE YEAR FROM DATE OF OWNERS ACCEPTANCE.
6. THIS CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DAMAGE INCURRED TO EXISTING PIPING, DUCTS, EQUIPMENT DURING NEW WORK. CONTRACTOR TO REROUTE, EXTEND, AND MODIFY ANY EXISTING SITE AND BUILDING SERVICES AS REQUIRED TO DO NEW WORK, BUT SHALL MAINTAIN CONTINUITY OF ALL EXISTING SYSTEMS. THIS WORK MUST BE VERIFIED ON SITE, AND SHALL BE INCLUDED WITH BID.
7. THIS CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DAMAGE CAUSED BY THE OVERLOADING OF THE STRUCTURE WHICH OCCURRED FROM THE HOISTING AND RIGGING OF EQUIPMENT AND MATERIALS, AND SHALL BE REPAIRED AT NO EXTRA COST TO THE OWNER.
8. ALL A.T.C. & CONTROL WIRING SHALL BE A PART OF THIS CONTRACT IN ITS ENTIRETY.
9. MECHANICAL CONTRACTOR TO VERIFY ALL ELECTRICAL POWER ON JOB SITE PRIOR TO ORDERING NEW EQUIPMENT.
10. COORDINATE, AS REQUIRED, TO ASSURE PROPER AND ADEQUATE PROVISIONS IN THE WORK OF THE OTHER TRADES FOR INTERFACE WITH THIS SYSTEM.
11. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.
12. UPON COMPLETION OF THE INSTALLATION EACH SYSTEM SHALL BE CLEANED AND ALL SAFETY FEATURES SHALL BE TESTED IN THE PRESENCE OF THE OWNER / REPRESENTATIVE. CONTRACTOR SHALL BALANCE ALL NEW AIR SYSTEMS AT THE COMPLETION OF THIS WORK IN ACCORDANCE WITH GIVEN AIR QUANTITIES. PROVIDE ADJUSTABLE SHEAVES TO YIELD AIR QUANTITIES (CFM) AS LISTED. TYPICAL FOR NEW AND EXISTING SYSTEMS - SEE DRAWINGS. ADJUSTMENTS SHOULD ENSURE DRAFT-FREE AND EVEN TEMPERATURE DISTRIBUTION THROUGHOUT THE BUILDING. THE FINAL ADJUSTMENT SHOULD INCLUDE (1) HEATING AND (1) COOLING SEASON.

**gka**  
ARCHITECTS, P.C.  
Gary Kliesch and  
Associate Architects  
36 Ames Avenue  
Rutherford, NJ 07070  
Tel. 201.896.0333  
Fax. 201.896.9469  
email@gkanda.biz

**Gary Kliesch**  
A.I.A., N.C.A.R.B., N.C.I.D.

NJ: AI 13332	CT: ARI 0009367
NY: 023619	PA: RA-015112-B
FL: AR95782	DE: SS-0007765
WI: 11190-5	D.C.: ARC101938
MD: 14129	MI: 1301064135
SC: 8935	IN: AR12200158
GA: RA 013883	MA: 10610
VA: 401016373	WV: 4569
NC: 11736	IL: 001.023586
NH: 04487	TX: 30377
AL: 9035	IA: ARC08262
N.C.I.D.: 21D00025000	TN: 107813

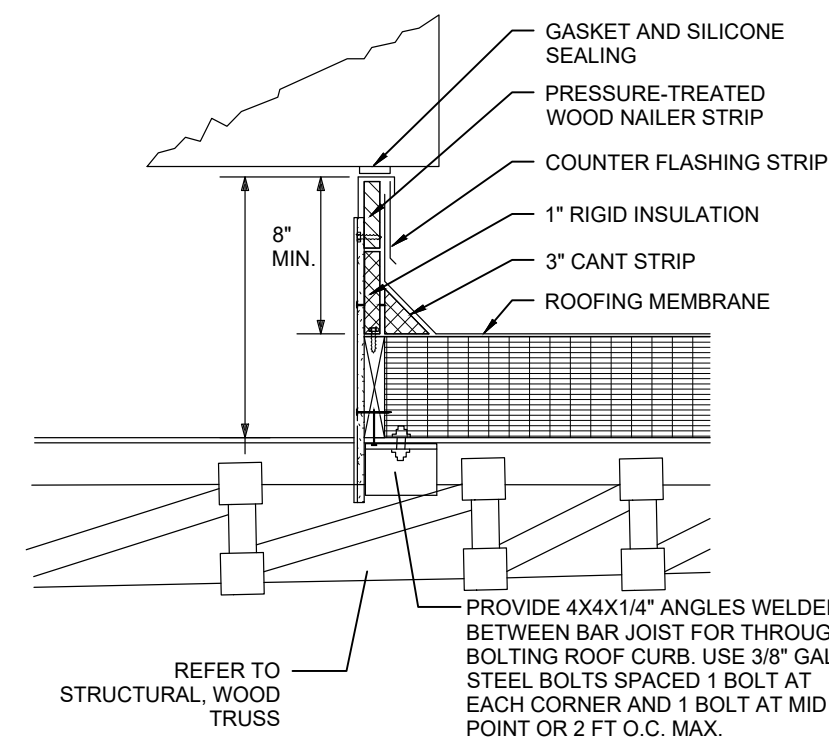
**1 MECHANICAL ROOF PLAN**  
SCALE: 1/4" = 1'-0"

**ROOF TOP UNIT SCHEDULE**

UNIT ID	MANUFACTURER	EFFICIENCY	MODEL	AREA SERVED	NOMINAL TONS	SUPPLY FAN			ELECTRIC HEAT		COOLING				ELECTRICAL				OPERATING WEIGHT (LBS)			
						TOTAL CFM	OUTSIDE AIR CFM	EXTERNAL STATIC PRESSURE(IN. W.G.)	NOMINAL KW	OUTPUT MBH	TOTAL MBH	SENSIBLE MBH	AMBIENT DB (°F)	ENTERING DB / WB(°F)	STAGES	VOLTS	PHASE	MCA(A)		MOC(P/A)	EER	IEER
RTU-1	CARRIER	HIGH	50HC-E08	SEE PLAN	7.5	3000	250	1.0	32	100.3	96	81.2	95	80/67	2	208/230	3	105	110	12.2	14.0	1300
RTU-2	CARRIER	HIGH	50HC-E08	SEE PLAN	7.5	3000	250	1.0	32	100.3	96	81.2	95	80/67	2	208/230	3	105	110	12.2	14.0	1300

- NOTES:  
 A. PROVIDE FILTER WITH EACH UNIT.  
 B. SMOKE DETECTORS TO BE PROVIDED AND INSTALLED BY CARRIER. LOCATE AS SHOWN ON PLAN.  
 C. PROVIDE WITH STANDARD ROOF CURB AND ACCESSORIES.  
 D. OUTDOOR AMBIENT DESIGN TEMPERATURE 95 DEG. F.  
 E. SET FAN OPERATION TO CONTINUOUS.  
 F. PROVIDE WITH I/O FLEX CONTROL MODULE.  
 G. PROVIDE WITH CONDENSER COIL HAIL GUARD (LOUVERED DESIGN).  
 H. PROVIDE WITH PRE-COATED OUTDOOR COILS WITHIN A 5 MILE RADIUS OF ANY SALT OR BRACKISH WATER.

PROVIDE 1"x1/8" STEEL STRAP AT ALL CORNERS & NOT TO EXCEED 4'-0" O/C EACH ANCHORED W/ 4 #12 BY 3" LONG GALV. SCREWS TO ROOF CURB & W/ 4 #12 BY 1" LONG SCREWS TO RTU. THROUGH BOLT RTU TO CURB WITH 3/8" BOLTS, ONE AT EACH CORNER.  
 FACTORY CURB: NRCA APPROVED, 16 GAUGE, SQUARE WITHIN 1/8" ON DIAGONAL MEASUREMENT. WITH A MINIMUM OF 8" ABOVE TOP OF ROOF. WHEN IN DOUBT PROVIDE 16" OR GREATER CURB.

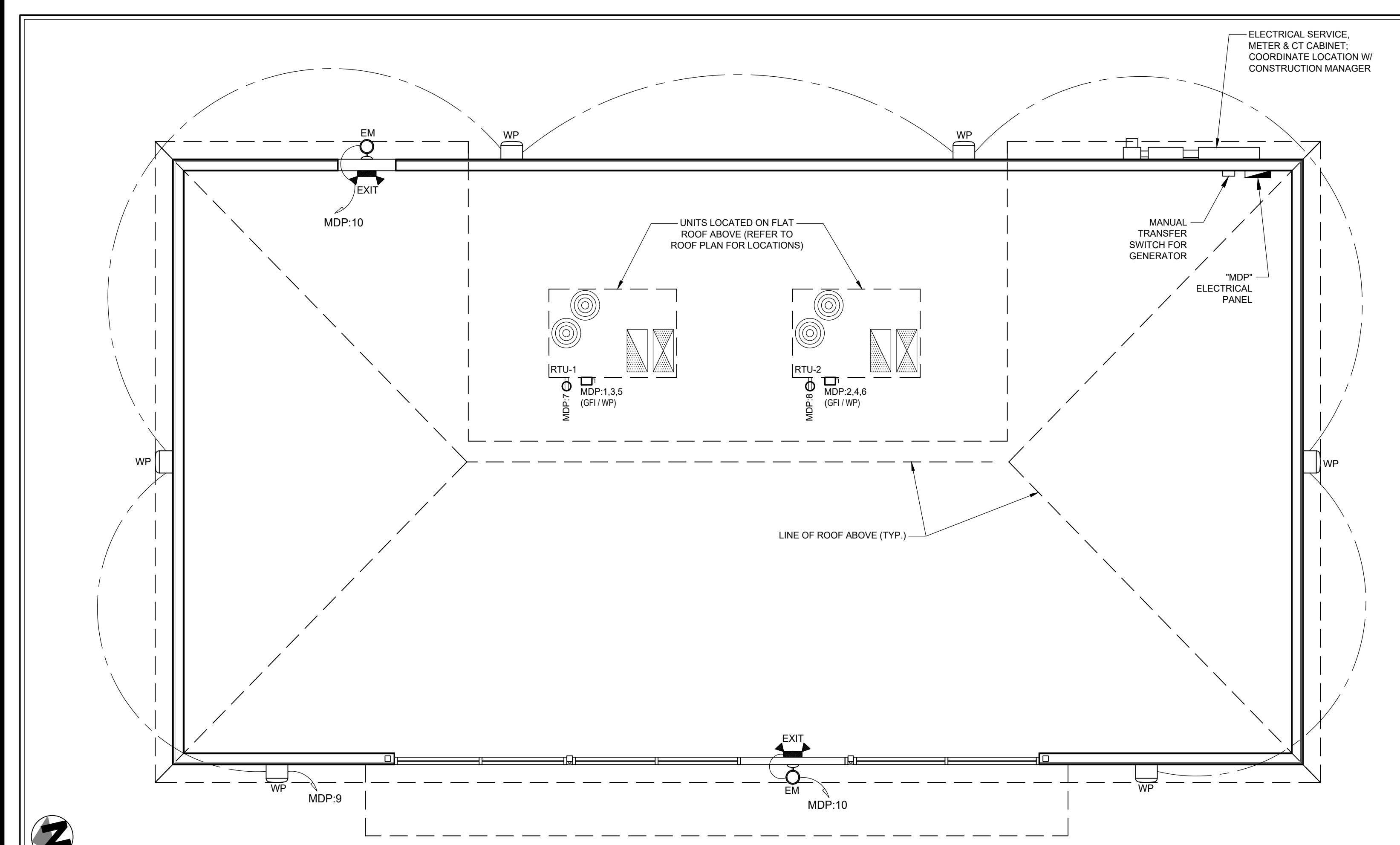


**2 ROOF CURB DETAIL**  
NTS

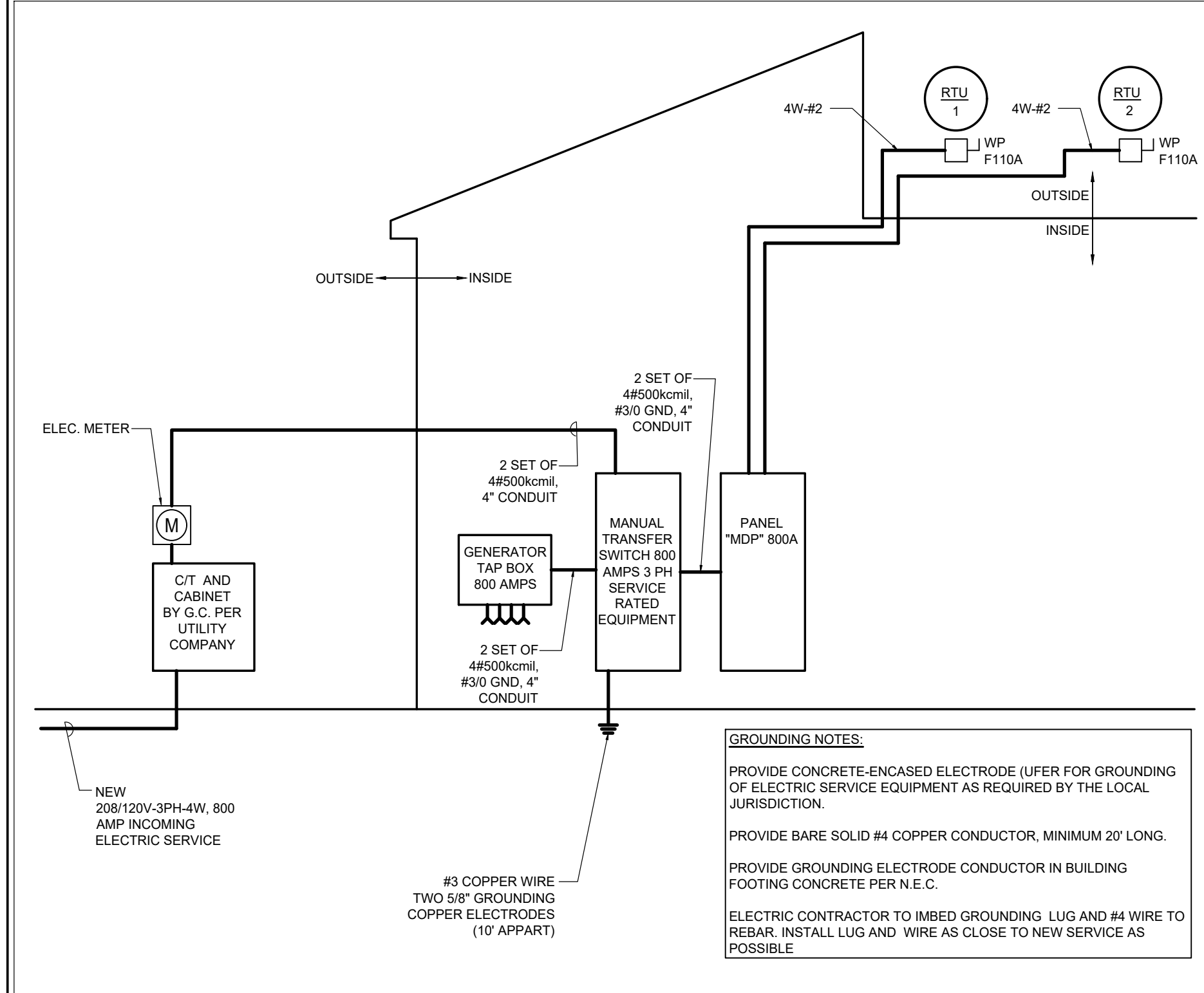
Date:	
No.:	Drawing Issues / Revisions

PROPOSED:  
**RETAIL BUILDING SHELL**  
 657 SAW MILL RIVER ROAD,  
 VILLAGE OF ARDSLEY, NY 10502

Drawing Title: MECHANICAL PLAN, ROOF TOP UNIT SCHEDULE DETAIL AND NOTES	
Date: 01/09/2024	Dwg No. M 1.0
Drawn By: NB	
Checked By: AM	
Job No: 22-028	1 of 1



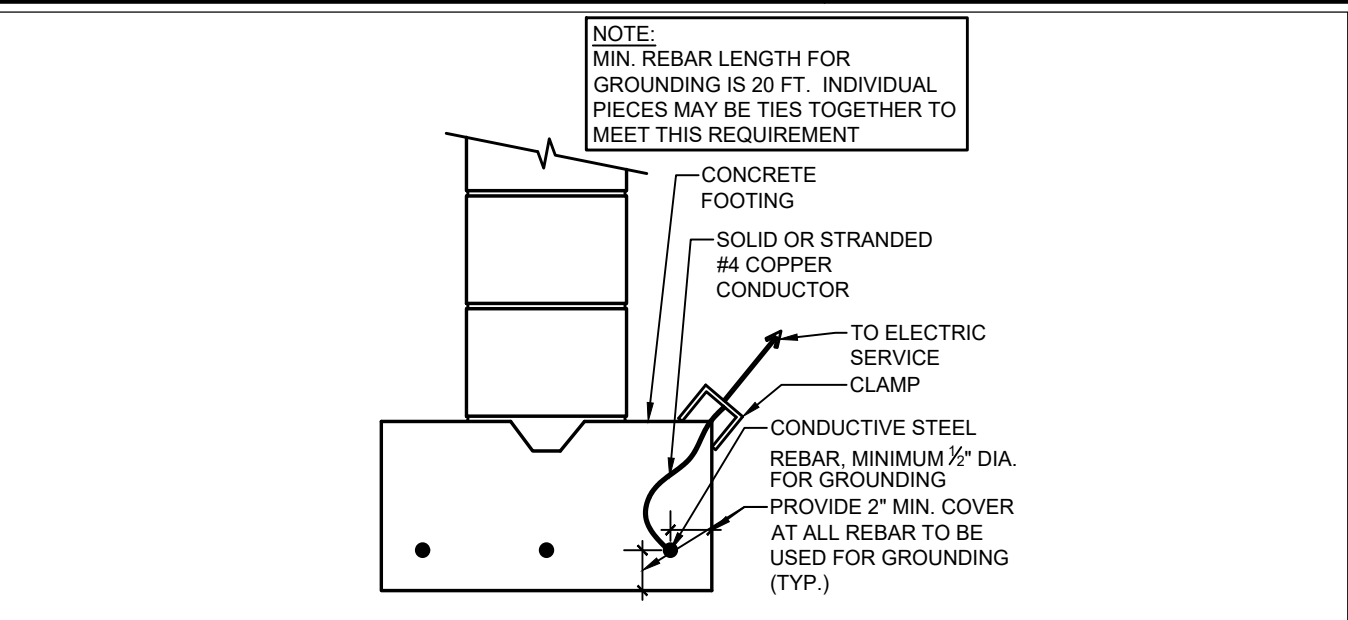
**1 ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"



**2 ELECTRICAL RISER DIAGRAM**  
NTS

BREAKER SIZE	BRANCH CIRCUIT WIRING & CONDUIT SIZE
1P15A	2#12, #12G-3/4" C
1P20A	2#12, #12G-3/4" C
2P20A	2#12, #12G-3/4" C
2P25A	2#10, #10G-3/4" C
3P20A	3#12, #12G-3/4" C
2P30A	2#10, #10G-3/4" C
3P30A	3#10, 10G-3/4" C
2P40A	2#8, #10G-3/4" C
3P40A	3#8, #10G-1" C
2P50A	2#6, #10G-1" C
3P50A	3#6, #10G-1" C
2P60A	2#4, #10G-3/4" C
3P60A	3#4, #10G-1 1/4" C
2P70A	2#4G, #8G-1" C
3P70A	3#4, #8G-1 1/4" C
3P100A	4#2, #8G-1 1/2" C

- ELECTRICAL SYMBOLS**
- EM: EMERGENCY LED 2 LAMP, WALL MOUNTED
  - EXIT: LED EXIT (RED LETTERS) LIGHT AND EMERGENCY BATTERY LIGHTING UNIT
  - WP: EXTERIOR LED WALL PACK, 11'-6" A.F.F.
  - DISCONNECT SWITCH, HEAVY DUTY TYPE, MOTOR RATED, WP-WEATHERPROOF.
  - DUPLX RECEPTACLE, +16" A.F.F. GENERALLY, 20 AMP RATED, GF-GROUND FAULT TYPE, WP-WEATHERPROOF, MOUNTED ABOVE LAVATORY INDICATED. COORDINATE IN FIELD WITH ARCHITECT DRAWINGS LETTER AND # INDICATED PANEL AND CIRCUIT WHERE CONNECTED TO.
  - CIRCUIT DESIGNATION TO PANEL TICKS INDICATES # OF WIRES OVER TWO.



**3 GROUNDING DETAIL**  
NTS

**ELECTRICAL SPECIFICATIONS**

- 16.1 Electrical**
- General Notes:**
- In addition to compliance with all local, county, state, and other pertinent codes and regulations, G.C. must comply with: National Electrical Code (latest edition), Requirements of Underwriters Laboratory Inc., OSHA, NFPA, and Utility Co.
  - Electric service shall be coordinated with the Utility Company. Contractor shall pay any fees levied for service. Provide meter cans or c/t cabinets as required.
  - Contractor shall obtain and pay for both rough and final underwriters or other approved inspection agency certificate of "electrical inspection". These certificates shall be presented with request for final payment.
  - Coordinate exact location of all fixtures and outlets with architectural drawings and equipment supplier's recommendations.
  - Contractor shall visit site to gain familiarity with all conditions of area.
  - Contractor shall provide temporary power and light during course of construction. Power consumed shall be paid for by the owner.
  - All work shall be guaranteed for a period of one year from date of acceptance by owner/architect.
  - Contractor shall do cutting, drilling and patching to a like condition for installation of his or her work. Provide 3M fireproofing compound on all conduits passing through fire rated partitions.
  - Contractor to remove and reinstall all ceiling tiles as required for the installation of his or her work. Replace all ceiling tiles broken during removal.
  - During construction, contractor shall remove all debris and store at location as directed by owner. No items shall be left as a hazard during working hours. Coordinate with owner areas that work can be done in.
  - Ground all systems and equipment according to N.E.C. Provide supplemental ground as required. Ground electrode conductors to be sized as required.
  - The contractor shall furnish and install all wiring, equipment, material, etc. required except as noted.
  - All wiring installed under this contract shall be tested for proper connections, short circuits and grounds prior to completion of work.
  - Contractor to coordinate all electrical hookups and equipment order to verify latest equipment and proper quantities are shown. Notify architect of any discrepancies.
  - Contractor to confirm entire load and service supply to building and coordinate electric panels accordingly.
- Electrical Notes**
- All wiring devices shall be as manufactured by Hubbell or GE, 20A rated, specification grade color of devices for all areas shall be Ivory for toggle switches and White for convenience outlets. All finished device plates shall be brushed stainless steel or approved equal.
  - All wirenuts shall be 3M wing nut type with interior copper thread coils.
  - All branch circuit wiring and panel feeders shall be THHN/THWN 600V, cu. All wiring installed in damp location shall be THWN 600V, cu.
  - Panel shall be as manufactured by Square D, labeled suitable for service entrance equipment. Panels shall not be bolt-on breaker type. Coordinate interrupting capacity of panels and all breakers w/ Utility Co.; Provide type written directories for all panels per circuit usage.
  - Raceways and Conduits: All raceways within return air ceilings shall be EMT with steel set screw fittings. Short connections to lighting fixtures shall be flexible metallic raceway. Short final connections to all new and existing vibrating equipment shall be sealite. MC cable may be used above hung ceilings and in partition walls where allowed by code and approved by the architect, in this case EMT shall be used from the panel to the first outlet then MC cable thereafter. EMT shall be used in voids of block walls. EMT shall be used where run exposed in all unfinished areas. Surface metal raceway (Wire Mold) shall be used where run exposed in finished areas. Schedule 40 PVC conduit may be used in poured concrete slabs and walls with steel elbow exiting pour and use of green ground wire. All panel feeders shall be EMT. All wiring methods must conform to Article #518 of the National Electric Code current edition.
  - All conduit 2-1/2" & larger, busways, bus duct, switchboards, generators, transformers and other floor mounted electrical equipment shall be laterally braced in accordance with current adopted local building code.
  - Provide GFI W.P. outlet and "Stonco VK1GC" fixture with prismatic lexan globe and cast guard mounted on 1" conduit pipe stanchion strapped to roof top mechanical unit. Fixture to be mounted at 5'-0" above unit. Provide switch for light at access to roof or where directed by owner / architect, wire to 120V. circuit in interior space with 2 #12- 3/4" conduit.
  - Only copper conductors to be used. All contractors to run in metallic tubing in exposed location. As applicable, BX cable can be used unless prohibited by code. Minimum size of conductor, AWG No. 12. (or to be determined by load requirements)
  - Do not connect more than 8 general duplex receptacles to one 20 amp circuit.
  - Relocate all wiring and devices as required to conform with new or modified layout. Electrical contractor to disconnect all wiring not in use.
  - Control wiring shall not be less than #14 AWG.
  - All conduits passing through partitions are to be appropriately sleeved and sealed.
  - All outlet boxes shall be steel, extra deep with grounding pigtails (grounding push-clips are not acceptable) - provide proper type connectors at all boxes for conduit and BX cables.
  - All conduits entering and leaving panel board, wireways, and pullboxes shall be labeled with indelible marker as to circuits and locations served.
  - The bank circuit feeding the emergency and exit lights shall be the same circuit as that serving normal lighting in the area and connected ahead of any local switches. Unit equipment shall supply emergency illumination for a period of at least 1 hour (60 minutes).

LOAD WATTS		PANEL MDP		208/120V 3PH, 4W		SQUARE D		LOAD WATTS		
A	B	C	LOAD DESCRIPTION	CIR BKR TRIP NO.	800A	NO. TRIP	LOAD DESCRIPTION	A	B	C
9967			RTU #1	110	1	1	RTU #2	9967		
	9967		RTU SERVICE RECEPTACLE	5	6	6	RTU SERVICE RECEPTACLE	180		180
180	200		EXTERIOR LIGHTING	20	9	9	EM LIGHTING			
			SPARE	-	11	-	SPARE			
			SPARE	-	13	-	SPARE			
			SPARE	-	15	-	SPARE			
			SPARE	-	17	-	SPARE			
			SPARE	-	19	-	SPARE			
			SPARE	-	21	-	SPARE			
			SPARE	-	23	-	SPARE			
			SPARE	-	25	-	SPARE			
			SPARE	-	27	-	SPARE			
			SPARE	-	29	-	SPARE			
			SPARE	-	31	-	SPARE			
			SPARE	-	33	-	SPARE			
			SPARE	-	35	-	SPARE			
			SPARE	-	37	-	SPARE			
			SPARE	-	39	-	SPARE			
			SPARE	-	41	-	SPARE			
10,147	10,147	9,967	TOTAL CONNECTED	60,542 W			ESTIMATED DEMAND	60,416 W	210 AMPS	10,147 / 10,147 / 9,967

PANELBOARD DEMAND CALCULATION:		PANELBOARD SUMMARY:	
CONTINUOUS LOADS	WATTS	CONNECTED DEMAND	60,542 W
GENERAL LIGHTING	380.0 W	25% LARGEST MOTOR	0.0 KVA
EM	0.0 W	TOTAL	60,416 W
MVAC	59,802.0 W		
SUB TOTAL CONTINUOUS LOADS	60,182 x 1.00 (DEMAND FACTOR) = 60,182 W		
NON-CONTINUOUS LOADS	WATTS		
EQUIPMENT	0.0 W		
GENERAL OTHER	360.0 W		
SUB TOTAL NON-CONTINUOUS LOADS	360 W x .65 (DEMAND FACTOR) = 234 W		

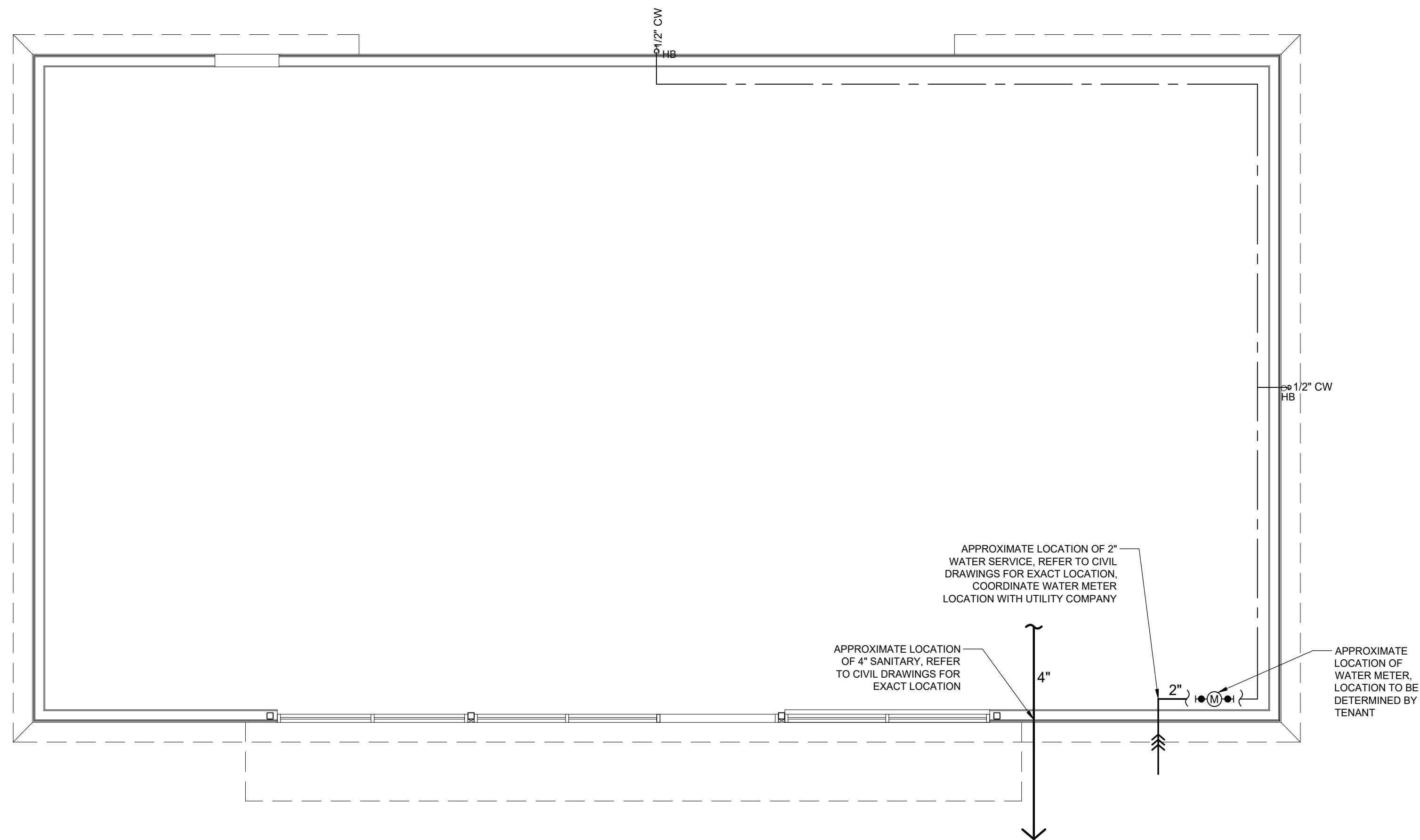
**gka**  
ARCHITECTS, P.C.  
**Gary Kliesch and Associate Architects**  
36 Ames Avenue  
Rutherford, NJ 07070  
Tel. 201.896.0333  
Fax. 201.896.9469  
email@gkanda.biz

**Gary Kliesch**  
A.I.A., N.CARB, N.C.I.D.  
NJ: AI 13332 CT: ARI 0009367  
NY: 025619 PA: RA-015112-B  
FL: AR95782 DE: SS-0007765  
WI: 11190-5 DC: ARC101938  
MD: 14129 MI: 1301064135  
SC: 8935 IN: AR12200158  
GA: RA 013883 MA: 10610  
VA: 401016373 WV: 4569  
NC: 11736 IL: 001.023586  
NH: 04487 TX: 30377  
AL: 9035 IA: ARC08262  
N.C.I.D. 21D00025000 TN: 107813

Date:	
By:	
Checked:	
Job No.:	

PROPOSED:  
**RETAIL BUILDING SHELL**  
657 SAW MILL RIVER ROAD,  
VILLAGE OF ARDSLEY, NY 10502

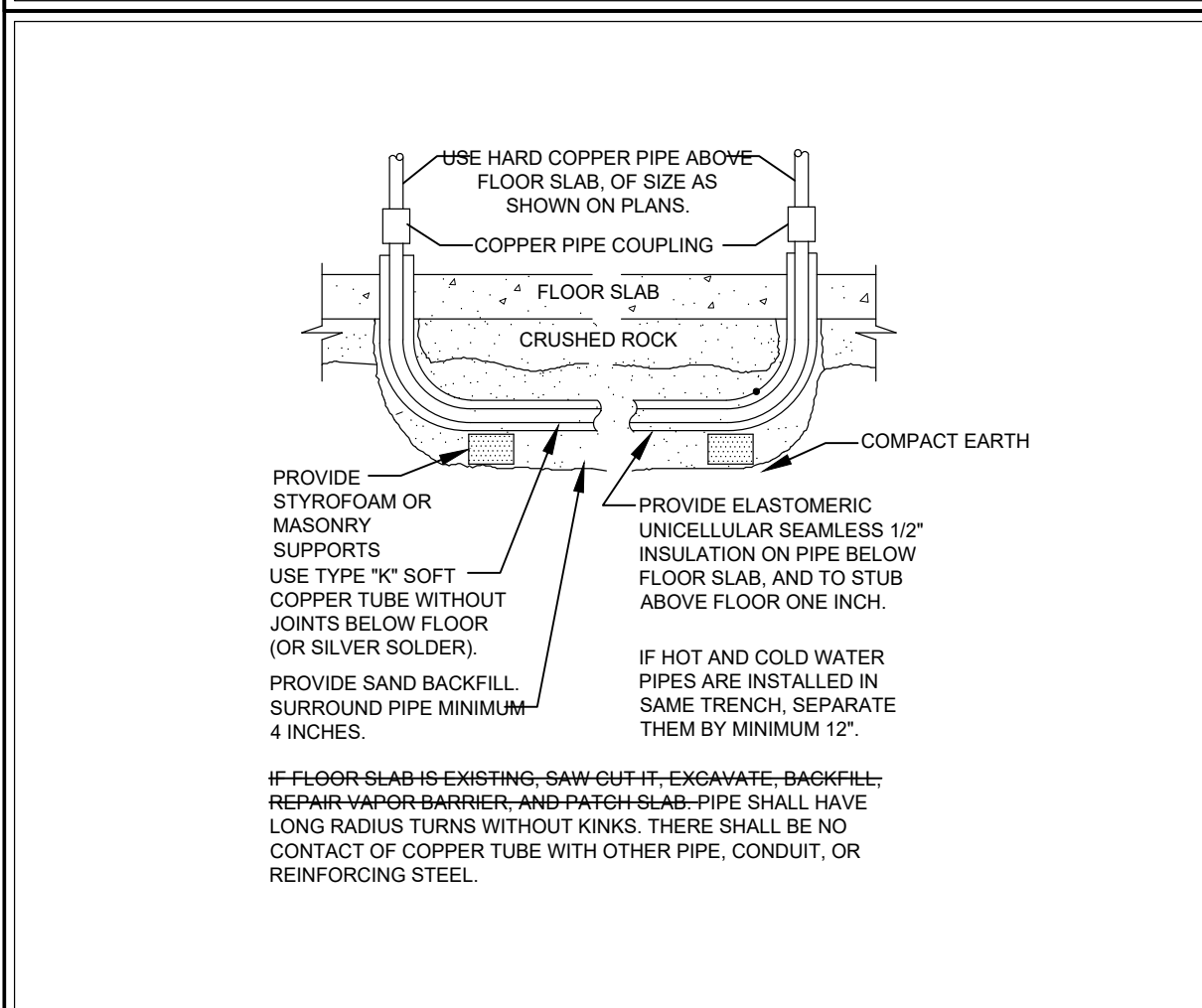
Drawing Title:  
**ELECTRICAL PLAN, RISER DIAGRAM, PANEL SCHEDULES, SPECIFICATIONS**  
Date: 01/09/2024 Dwg No. **E 1.0**  
Drawn By: NB  
Checked By: AM  
Job No: 22-028 1 of 1



**1 PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

**PLUMBING NOTES**

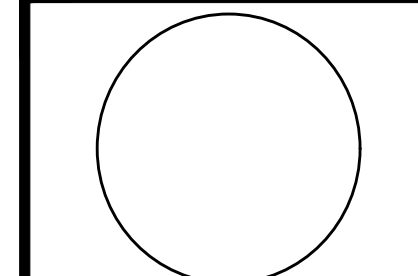
1. ALL WORK SHALL COMPLY WITH ALL LOCAL AND STATE CODES AND AUTHORITIES HAVING JURISDICTION.
2. EACH CONTRACTOR IS RESPONSIBLE FOR HAVING THOROUGH KNOWLEDGE OF ALL DRAWINGS AND SPECIFICATIONS AS THEY RELATE TO THIS WORK. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED DUE TO LACK OF THIS KNOWLEDGE.
3. PROVIDE ALL MATERIALS FOR A COMPLETE INSTALLATION IN ALL RESPECTS READY FOR INTENDED USE AND IN STRICT ACCORDANCE WITH STATE AND LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS.
4. COORDINATE SEWER AND WATER CONNECTIONS WITH CIVIL AND AHJ. PROVIDE PRESSURE REDUCING VALVE AND BACKFLOW PREVENTER AS SHOWN OR REQUIRED BY AHJ. VERIFY INVERT AND SLOPE OF INCOMING SANITARY SEWER BEFORE TRENCHING.
5. ALL SEWER PIPING BELOW SLAB TO BE 2" DIAMETER MINIMUM.
6. PROVIDE ACCESS DOORS TO ALL CONCEALED VALVES AND CLEAN-OUTS; AND NOT ABOVE AN ACCESSIBLE CEILING.
7. PROVIDE TRAP SEAL PRIMERS AND 1/2" COPPER TUBING CONNECTION TO ALL FLOOR DRAINS AS SHOWN OR AS REQUIRED BY AHJ. CONTRACTOR SHALL VERIFY REQUIREMENTS.
8. INSTALL VTR'S, EXHAUST FANS, AND FLUES A MINIMUM 5'-0" FROM PARAPET OR OUTSIDE WALL AND 10'-0" MINIMUM FROM EQUIPMENT WITH OUTSIDE AIR INTAKE.
9. INSTALL WATER PIPE ON INSIDE OF EXTERIOR WALL INSULATION TO PREVENT FREEZING.
10. WHEN DEEP FROST LOCATIONS ARE ENCOUNTERED, ROUTE SANITARY LINES UNDER BUILDING AS MUCH AS POSSIBLE.
11. PROVIDE PVC SLEEVE FOR ALL COLD/HOT WATER FLOOR PIPE PENETRATIONS. MAKE SLEEVE LARGE ENOUGH FOR INSULATION. SEAL WITH GRAY MASTIC AND ENSURE OF NO WATER PENETRATIONS.
12. PROVIDE AND INSTALL WATTS 8A VACUUM BREAKER ON ANY THREADED EXTERIOR OR INTERIOR FAUCETS.
13. ALL WATER SHUT-OFF VALVES SHALL BE "BALL LOCK" TYPE. PROVIDE SHUT-OFF VALVES AT EACH TERMINATION POINT OF ASSOCIATED EQUIPMENT.
14. PROVIDE SEISMIC BRACING BASED ON APPROPRIATE SEISMIC ZONE REQUIREMENTS PER LOCAL AND NATIONAL CODES. CONTRACTOR'S RESPONSIBILITY INCLUDES STRUCTURAL ENGINEER'S CERTIFICATION ON DETAILS SUBMITTED FOR PERMITTING.



**2 WATER PIPE UNDER SLAB DETAIL**  
NTS



**Gary Kliesch and Associate Architects**  
36 Ames Avenue  
Rutherford, NJ 07070  
Tel. 201.896.0333  
Fax. 201.896.9469  
email@gkanda.biz



**Gary Kliesch**  
A.I.A., N.CARB, N.C.I.D.  
NJ: AI 13332 CT: ARI 0009367  
NY: 025619 PA: RA-015112-B  
FL: AR95782 DE: SS-0007765  
WI: 11190-S D.C.: ARC101938  
MD: 14129 MI: 1301064135  
SC: 8935 IN: AR12200158  
GA: RA 013883 MA: 10610  
VA: 401016373 WV: 4569  
NC: 11736 IL: 001.023586  
NH: 04487 TX: 30377  
AL: 9035 IA: ARC08262  
N.C.I.D.: 211D00025000 TN: 107813

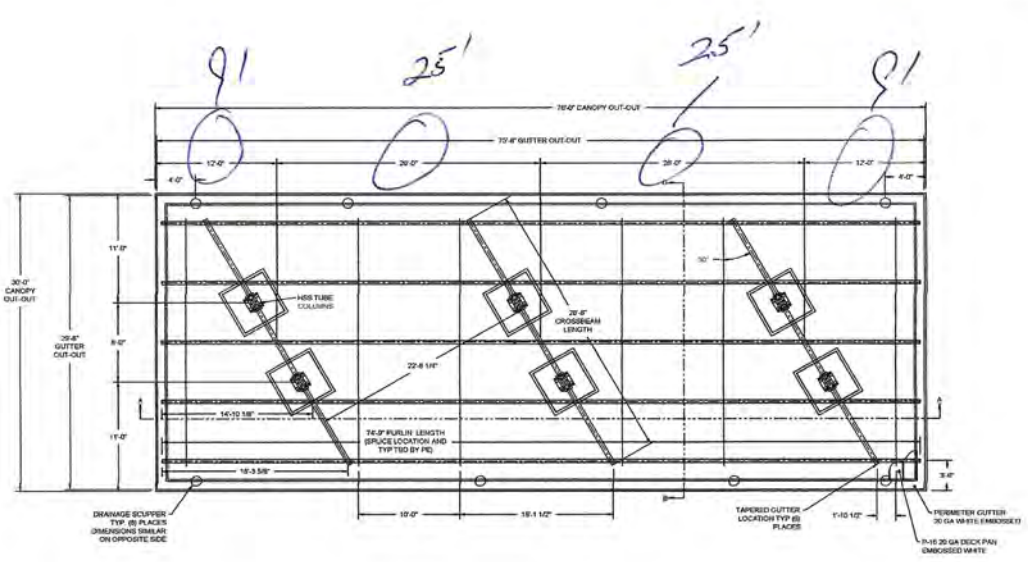
Date:	
No. Drawing Issues / Revisions:	

**PROPOSED:**  
**RETAIL BUILDING SHELL**  
657 SAW MILL RIVER ROAD,  
VILLAGE OF ARDSLEY, NY 10502

Drawing Title: <b>PLUMBING PLAN, NOTES, DETAIL</b>	
Date: 01/09/2024	Dwg No. <b>P 1.0</b>
Drawn By: NB	Checked By: AM
Job No: 22-028	1 of 1

© Copyright 2024 - gk+a Architects, PC





CLASS USE:

NOTE:  
SECTION (A-A) AND (B-B) ARE ON PAGE (2)

Austin Mohawk & Co., LLC  
2175 Biscanone Place  
Coca, NY 13021  
Phone: 315.783.8000  
Toll Free: 1.800.763.1110  
Fax: 315.783.8070  
Website: www.austinhawk.com  
Email: info@austinhawk.com

**AUSTIN MOHAWK**  
engineered building systems

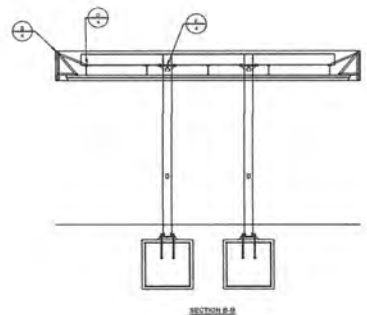
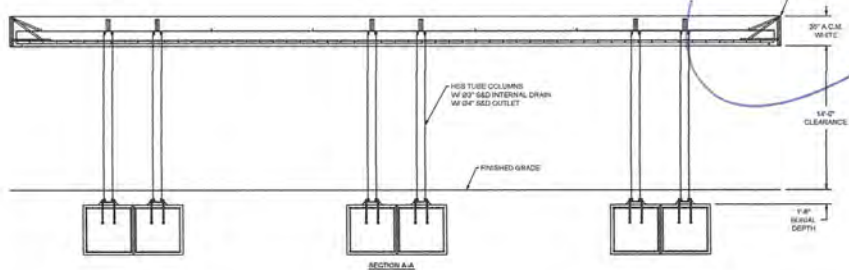
AUSTIN MOHAWK & CO., LLC  
2175 BISCANONE PLACE  
COCA, NY 13021  
PHONE: 315.783.8000  
TOLL FREE: 1.800.763.1110  
FAX: 315.783.8070  
WEBSITE: www.austinhawk.com  
EMAIL: info@austinhawk.com

PRELIMINARY DRAWING  
NOT FOR CONSTRUCTION

JOB # -	
QUOTE # Q0210897	DRAWING # 21-053
30'-0" X 76'-0" X 6' COLUMN CANOPY	
CUSTOMER: WILDGO	
LOCATION: ARDSLEY, NY	
SCALE: N.T.S. DRAWN BY: AJM	
DATE: 3.9.23	SHEET: 1 OF 4

30' x 68'

36" Awl



**AUSTIN MOHAWK**  
engineered building systems

AUSTIN MOHAWK & CO., LLC  
2175 BEECH GROVE PLACE  
UTICA, NY 13501  
PHONE: 315.793.3000  
TOLL FREE: 1.800.765.3110  
FAX: 315.793.0370  
WEBSITE: www.austinmohawk.com  
EMAIL: info@austinmohawk.com

PRELIMINARY DRAWING  
NOT FOR CONSTRUCTION

JOB # -

QUOTE # Q0210597	DRAWING # 21-053
---------------------	---------------------

32'-0" X 76'-0" X 8 COLUMN CANOPY

CUSTOMER: WILDCCO

LOCATION: ARDSLEY, NY

SCALE: N.T.S. DRAWN BY: AJM

DATE: 3.9.23 SHEET: 2 OF 4

© Austin Mohawk & Co., LLC. All rights reserved. This drawing is the property of Austin Mohawk & Co., LLC. It is to be used only for the project and location specified. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Austin Mohawk & Co., LLC.



NOT FOR CONSTRUCTION

COPYRIGHT © 2024 BY JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of JMC. Any modification or alteration to this document without the prior written permission of JMC is prohibited.

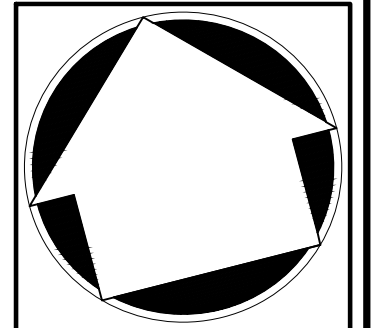


INTERIOR PHOTOS  
OF EXISTING  
FUELCO. GAS  
STATION  
LOCATED AT 85  
VIRGINIA ROAD IN  
VALHALLA, NEW  
YORK

APPLICANT/OWNER:  
**THORNWOOD FOUR CORNERS LLC.**  
25 SAINT CHARLES STREET  
THORNWOOD, NY 10594

ARCHITECT:  
**GK+A ARCHITECTS, PC**  
36 AMES AVENUE  
RUTHERFORD, NEW JERSEY 07070

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.jmcpic.com](http://www.jmcpic.com)



**PHOTOS OF EXISTING  
FUELCO. GAS STATION**

**GAS STATION / CONVENIENCE MARKET**  
657 SAW MILL RIVER ROAD  
VILLAGE OF ARDSLEY, NEW YORK

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

No.	Revision	Date	By
1.	REVISED PER BOARD OF TRUSTEES COMMENTS	01/31/2024	RB

Drawn: **KRM** Approved: **RJP**  
Scale: **N.T.S.**  
Date: **01/31/2024**  
Project No: **18175**  
1875-01 C-800-PICTURES --- SDR  
Drawing No:  
**P-1**

*Previous Editions Obsolete*



NOT FOR CONSTRUCTION

COPYRIGHT © 2023 BY JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of JMC. Any modification or alteration to this document without the prior written permission of JMC is strictly prohibited.



EXTERIOR PHOTOS OF EXISTING FUELCO. GAS STATION LOCATED AT 85 VIRGINIA ROAD IN VALHALLA, NEW YORK

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

No.	Revision	Date	By
1.	REVISED PER BOARD OF TRUSTEES COMMENTS	01/31/2024	RB

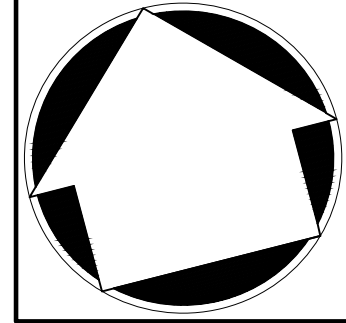
Drawn: **KRM** Approved: **RJP**  
 Scale: **N.T.S.**  
 Date: **01/31/2024**  
 Project No: **18175**  
 Drawing No: **P-2**

Previous Editions Obsolete

APPLICANT/OWNER:  
**THORNWOOD FOUR CORNERS LLC.**  
 25 SAINT CHARLES STREET  
 THORNWOOD, NY 10594

ARCHITECT:  
**GK+A ARCHITECTS, PC**  
 36 AMES AVENUE  
 RUTHERFORD, NEW JERSEY 07070

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.jmcpic.com



PHOTOS OF EXISTING  
**FUELCO. GAS STATION**

GAS STATION / CONVENIENCE MARKET  
 857 SAW MILL RIVER ROAD  
 VILLAGE OF ARDSLEY, NEW YORK



**NOTICE OF PUBLIC HEARING**

**PLEASE TAKE NOTICE**, that the Board of Trustees of the Village of Ardsley will hold a public hearing on Tuesday, February 20, 2024 at 8:00 p.m. or soon thereafter at Village Hall-Court Room Facility, 507 Ashford Avenue, Ardsley, NY 10502 to discuss the proposed permit to convert the vacant space located at 652 Saw Mill River Road into a youth wellness center.

Please check the calendar on the Village website for meeting details at [www.ardsleyvillage.com](http://www.ardsleyvillage.com) or email the Village Clerk at [arocco@ardsleyvillage.com](mailto:arocco@ardsleyvillage.com).

All residents and taxpayers are invited to attend and be heard. The meeting will be able to be seen live on Channel 75 (Cablevision) or Channel 32/35 (Verizon). Members of the public can also listen to the meeting via Zoom platform by dialing via phone+1 929 205 6099, Meeting ID: 876 8895 6372 Passcode: 499588

Further details on this application is available at the Clerk's office, 507 Ashford Avenue, Ardsley, NY during normal office hours Monday through Friday 9:00 am-4:00 pm.

Written comments may be sent to the Village Clerk at [arocco@ardsleyvillage.com](mailto:arocco@ardsleyvillage.com) or sent via regular mail to 507 Ashford Ave, Ardsley, NY 10502. All comments will be shared with the Board of Trustees and questions will be answered as quickly as possible.


All residents and taxpayers are invited to attend.

BY ORDER OF THE BOARD OF TRUSTEES OF THE  
VILLAGE OF ARDSLEY, NEW YORK

Ann Marie Rocco  
Village Clerk  
Dated: February 9, 2024

## MEMO

TO: Mayor Kaboolian  
Village Board of Trustees

FROM: Larry J. Tomasso 

DATE: February 16, 2024

RE: Life Through Hoops, LLC, 692 Saw Mill River Road

As you know, Albert David Boykin of Life Through Hoops, LLC, applied for a permit to convert the former Alaya Dance Studio at 692 Saw Mill Road into a youth wellness studio (see attached letter). This is a permitted use in the B-1 General Business District and VB approval is required pursuant to §200-65A of the Village Code.

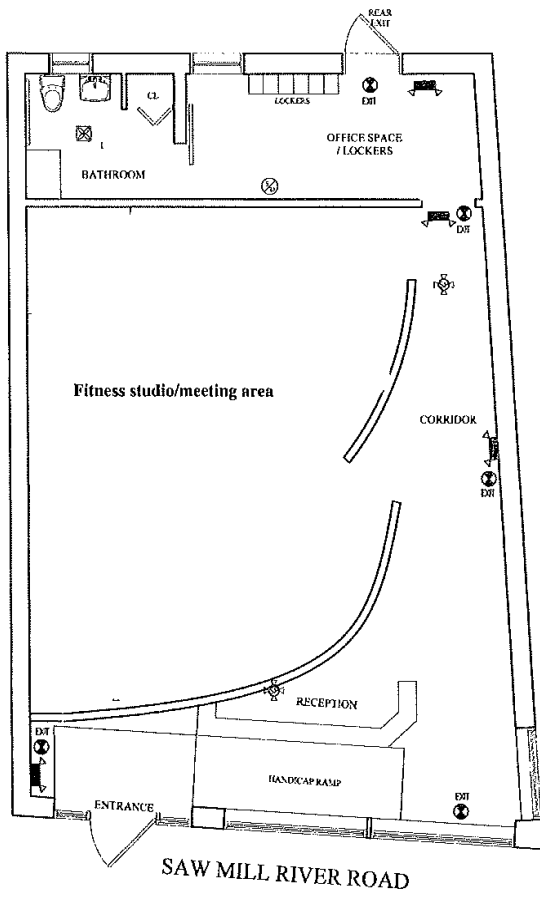
As part of the public hearing process, the VB must determine the parking requirement for this business. Five parking spaces are “grandfathered” as retail/business use parking and four off-street spaces are available behind the building.

The useable area of the space is approximately 750 square feet which has a maximum occupant load of 15 people based on the NYS Building Code. The business owner stated that there will be no more than 15 participants in each class and that the participants will be dropped off and picked up. He also stated that the classes will be staggered to ensure that drop off and pick up do not occur simultaneously. Based on this information, it appears that 9 parking spaces are more than sufficient.

Any approvals should also contain the following conditions:

1. The applicant must provide plans for the remainder of the build-out showing full compliance with the NYS Building Code.
2. The applicant must obtain the required permits prior to commencing construction for the build-out.
3. The applicant must obtain a sign permit and BAR approval for all proposed signage.
4. The hours of operation should be identified/confirmed.
5. Classes should be limited to 15 students.
6. The gate leading to the parking area shall be opened during business hours.
7. The employees shall obtain parking permits from the village.
8. The business owner or property owner must install a key box (Knox Box) on the building in a location approved by the Ardsley Fire Chief.
9. Any conditions the VB deems appropriate.

Let me know if you need any additional information.



Albert David Boykin  
Founder/Director  
Life Thru Hoops Prep  
411 Westchester Ave, suite 6W  
Port Chester NY 10573  
Boykin.lifethruhoopsprep@gmail.com  
914-364-1232  
1/11/24

Larry Tomasso  
Building Inspector  
Village of Ardsley  
507 Ashford Ave  
Ardsley, NY 10502

Subject: Letter of Intent for Lease of Premises

Dear Larry Tomasso,

I am writing to express my sincere intent and enthusiasm to establish a wellness studio that will not only promote physical well-being but also foster personal growth and development among the youth in our community. This venture aims to provide a comprehensive array of services, including learning workshops, mentorship programs, counseling sessions, yoga, dance lessons, and sports recovery services.

Our wellness studio will be a multi-use facility, uniquely positioned to cater to the needs of the youth, offering a safe and inclusive space where they can explore various avenues for holistic well-being. The studio's diverse programs will address both physical and mental aspects of health, empowering our clients to lead balanced and fulfilling lives.

#### Key Features of Our Wellness Studio:

- **Learning Workshops and Mentorship Programs:** We will organize workshops and mentorship programs to provide valuable life skills, personal development strategies, and mentorship opportunities to guide our youth towards a positive future.
- **Counseling Sessions:** Professional counseling services will be available to address mental health concerns and provide a supportive environment for individuals facing challenges in their personal lives.
- **Yoga, Dance Lessons, and Sports Recovery Services:** Our studio will offer a variety of fitness and recovery services, including yoga and dance lessons, as well as specialized sports recovery programs, ensuring a well-rounded approach to physical health.
- **Convenient Drop-off and Pick-up Services:** Recognizing the busy schedules of parents and guardians, we will facilitate a drop-off and pick-up system to free up parking spaces for surrounding businesses, making our wellness studio an accessible and convenient choice for the community.
- **Small Group Sessions:** To ensure personalized attention and a close-knit community atmosphere, each group lesson will be limited to a maximum of 15 participants. This will allow for individualized guidance and foster a sense of camaraderie among our clients.
- **Personal Office Space:** The studio will serve as a personal office for one full-time employee, ensuring efficient operations and the availability of support for our clients.

We are confident that our wellness studio will not only contribute to the physical and mental well-being of the youth in our community but also become an integral part of the local business landscape. We believe that by investing in the holistic development of our youth, we are nurturing a healthier, happier, and more productive community.

Thank you for considering our proposal. We look forward to the opportunity to discuss this venture further and explore potential collaboration.

#### Employee and Business Hours:

- We anticipate having one full-time employee on-site during regular business hours.
- Business Hours: 9:00 am to 10:00 pm, Monday to Sunday.
- Our business model will cater predominately to drop off and pick clients.

Thank you for considering our application. We look forward to the opportunity to collaborate and create a thriving and vibrant space at 692 Saw Mill River Rd, Ardsley, NY.

Sincerely,

Albert David Boykin

Founder/Director

Life Thru Hoops Prep

Boykin.lifethruhoopsprep@gmail.com

914-364-1232



**NOTICE OF PUBLIC HEARING**  
**TAX OVERRIDE**

**PLEASE TAKE NOTICE** that the Board of Trustees of the Village of Ardsley will hold a public hearing on Tuesday, February 20, 2024 at 8:00 p.m. or soon thereafter at Ardsley Village Hall-Court Room, 507 Ashford Avenue, Ardsley, NY 10502 to consider a resolution to override the property tax levy for fiscal year 2024-2025.

**Section 1. Legislative Intent**

It is the intent of this local law to allow the Village of Ardsley to adopt a budget for the fiscal year commencing June 1, 2024 that requires a real property tax levy in excess of the “tax levy limit” as defined by General Municipal Law § 3-c.

**Section 2. Authority**

This local law is adopted pursuant to subdivision 5 of General Municipal Law §3-c, which expressly authorizes a local government’s governing body to override the property tax cap for the coming fiscal year by the adoption of a local law approved by a vote of sixty percent (60%) of said governing body.

**Section 3. Tax Levy Limit Override**

The Village Board of Trustees of the Village of Ardsley, County of Westchester, is hereby authorized to adopt a budget for the fiscal year commencing June 1, 2024 that requires a real property tax levy in excess of the amount otherwise prescribed in General Municipal Law §3-c.

**Section 4. Severability**

If a court determines that any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm or corporation, or circumstance is invalid or unconstitutional, the court’s order or judgment shall not affect, impair, or invalidate the remainder of this local law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this local law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

**Section 5. Effective date**

This local law shall take effect immediately upon filing with the Secretary of State by the Village Clerk.

Written comments may be sent to the Village Clerk at [arocco@ardsleyvillage.com](mailto:arocco@ardsleyvillage.com) and the Village Manager at [jcerretani@ardsleyvillage.com](mailto:jcerretani@ardsleyvillage.com) or sent via regular mail to Ardsley Village Hall, 507 Ashford Ave., Ardsley, NY 10502. All comments will be shared with the Board of Trustees and questions will be answered as quickly as possible.

All residents and taxpayers are invited to attend and be heard.

BY ORDER OF THE BOARD OF TRUSTEES OF THE  
VILLAGE OF ARDSLEY, NEW YORK

Ann Marie Rocco  
Village Clerk  
Dated: February 9, 2024



## MINUTES

### Ardsey Village Board of Trustees

---

**8:00 PM - Monday, February 5, 2024**

507 Ashford Avenue & Zoom Platform

Present: Mayor Nancy Kaboolian  
Deputy Mayor/Trustee Steven Edelstein  
Trustee Andy Di Justo  
Trustee Barry McGoey arrived at 8:37 p.m.  
Trustee Sheila Narayanan  
Village Manager Joseph L. Cerretani  
Village Clerk Ann Marie Rocco  
Village Attorney David E. Venditti

Absent:

#### **1. CALL TO ORDER-PLEDGE OF ALLEGIANCE-ROLL CALL**

- 1.1 The Regular Meeting of the Village of Ardsley Board of Trustees was held on Monday, February 5, 2024 at Village Hall, Court Facility, 507 Ashford Avenue, Ardsley, NY 10502. Mayor Kaboolian called to order the Regular Meeting at 8:01 p.m.

Members Present:

Mayor Nancy Kaboolian  
Deputy Mayor/Trustee Steve Edelstein  
Trustee Andy DiJusto  
Trustee Barry McGoey arrived at 8:37 pm  
Trustee Sheila Narayanan

Also present were: Village Manager, Joseph Cerretani, Interim Village Attorney, David Venditti, and Village Clerk, Ann Marie Rocco

**2. CONTINUATION OF PUBLIC HEARING** In the Matter of the Proposed Development Located at 657 Saw Mill River Road in the Village of Ardsley.

2.1 Mayor Kaboolian read the Public Notice into the record:

**NOTICE OF RESCHEDULING PUBLIC HEARING**

**FOR THE PROPOSED DEVELOPMENT AT 657 SAW MILL RIVER ROAD  
IN THE VILLAGE OF ARDSLEY**

**NOTICE IS HEREBY GIVEN**, that the adjournment and continuation of the Public Hearing on the proposed development at 657 Saw Mill River Road in the Village of Ardsley was cancelled due to inclement weather on January 16, 2024.

The Village Board of the Village of Ardsley hereby reschedules the public hearing in the matter of the proposed development at 657 Saw Mill River Road in the Village of Ardsley to Tuesday, February 20, 2024 at 8:00 pm or soon thereafter at Ardsley Village Hall-Court Room, 507 Ashford Avenue, Ardsley, NY 10502.

Please check the calendar on the village website for meeting details at: [www.ardsleyvillage.com](http://www.ardsleyvillage.com)

Further details on this amendment is available at the Clerk's office, 507 Ashford Avenue, Ardsley, NY during normal office hours Monday through Friday 9:00 am-4:00 pm.

Written comments may be sent to the Village Clerk at [arocco@ardsleyvillage.com](mailto:arocco@ardsleyvillage.com) or sent via regular mail to 507 Ashford Ave, Ardsley, NY 10502. All comments will be shared with the Board of Trustees and questions will be answered as quickly as possible.

All residents and taxpayers are invited to attend.

BY ORDER OF THE BOARD OF TRUSTEES OF THE  
VILLAGE OF ARDSLEY, NEW YORK

Ann Marie Rocco  
Village Clerk  
Dated: January 26, 2024

2.2 This Public Hearing was adjourned to and will be continued to the Tuesday, February 20th, 2024 Board of Trustees Meeting beginning at 8:00 p.m. or soon thereafter.

**3. PUBLIC HEARING** In the Matter of Amending Section 190-60 of the Ardsley Village Code Entitled "Schedule XII: Parking Prohibited at All Times"

- 3.1 Mayor Kaboolian opened the Public Hearing at 8:03 p.m. in the matter of amending Section 190-60 of the Ardsley Village Code Entitled " Schedule XII Parking Prohibited at All Times" and read the public notice into the record.

**AMENDING SECTION 190-60 OF THE ARDSLEY VILLAGE CODE ENTITLED "SCHEDULE XII: PARKING PROHIBITED AT ALL TIMES"**

**NOTICE IS HEREBY GIVEN**, that the Public Hearing on the proposed amendments of section 190-60 of the Ardsley Village Code entitled "Schedule XII: Parking Prohibited at all times" was cancelled due to inclement weather on January 16, 2024.

The Village Board of the Village of Ardsley hereby reschedules the public hearing in the matter of the proposed amendments of section 190-60 of the Ardsley Village Code entitled "Schedule XII: Parking Prohibited at all times" to Monday, February 5, 2024 at 8:00 p.m. or soon thereafter at Ardsley Village Hall-Court Room, 507 Ashford Avenue, Ardsley, NY 10502.

Please check the calendar on the village website for meeting details at: [www.ardsleyvillage.com](http://www.ardsleyvillage.com)

Further details on this amendment is available at the Clerk's office, 507 Ashford Avenue, Ardsley, NY during normal office hours Monday through Friday 9:00 am-4:00 pm.

Written comments may be sent to the Village Clerk at [arocco@ardsleyvillage.com](mailto:arocco@ardsleyvillage.com) or sent via regular mail to 507 Ashford Ave, Ardsley, NY 10502. All comments will be shared with the Board of Trustees and questions will be answered as quickly as possible.

All residents and taxpayers are invited to attend.

BY ORDER OF THE BOARD OF TRUSTEES OF THE  
VILLAGE OF ARDSLEY, NEW YORK

Ann Marie Rocco  
Village Clerk  
Dated: January 26, 2024

Chief Piccolino spoke on this public hearing and the parking situation on Concord Road in the area of Heatherdell Road. This will limit parking/no parking from Heatherdell Road to Morningside. Due to the curvature in the road we have had near

head on collisions and several complaints. Since we have posted signs we have seen a difference.

### 3.2 Closing of the Public Hearing

Moved by Trustee Edelstein, Seconded by Trustee Narayanan and passed unanimously.

**RESOLVED, that the Public Hearing be closed in the matter of the Amending Section 190-60 of the Ardsley Village Code Entitled "Schedule XII Parking Prohibited At All Times" at 9:38 p.m.**

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan & Trustee Edelstein

Nays: None

Abstained: None

## 4. ARDSLEY HISTORICAL SOCIETY ANNUAL REPORT

### 4.1 Peter Marcus, Ardsley Historical Society President read the following report:

During 2023, the Ardsley Historical Society ("AHS") continued its active engagement with the Ardsley community. Last year we had 152 dues paying members, including nearly 50 former residents, 10 business sponsors, and 25 new members. 2023 marked the 41st anniversary of the Society's creation and our 2023 calendar reflected many of the Society's accomplishments over that time.

2023 saw us continue a new chapter in our goals of further enriching the experience for our members and deepening our community ties, particularly with Ardsley's schools.

We continued to enhance our website, where we uploaded all of our past newsletters and additionally 29 editions (412 pages) of Masterson Press and 35 editions (140 pages) of the Ardsley Sun Leader, as well as posting new photographs, and adding various links, including video links for three programs: The History of the New Croton Aqueduct in Ardsley, The Great Hunger Memorial, and Jackie Robinson & Branch Rickey: The Men who broke baseball's Color Barrier. We also added a search capability so users can locate specific information in our PDF documents (newsletters, newspapers, etc.).

Our website is now integrated with analytics software that allows us to track page and site performance, and also allows for electronic payments for membership and donations. We now average 700 page views a month. We also updated our website's list of business sponsors and encouraged our members to support them.



Our Summer Newsletter, again in color, was very well received. It contained articles relating to Revolutionary War history in the Ardsley area, especially focusing on the six-week joint encampment during the summer of 1781 of the American troops, led by General George Washington, and the French troops, led by the Comte de Rochambeau. The two generals' decisions and actions during this six-week encampment led directly to the end of the war when the British general, Lord Cornwallis was forced to surrender on October 19, 1781 at the Battle of Yorktown (Virginia).

The significance of this encampment can be better understood in the context of all the related locations: George Washington's troops' encampment along Heatherdell Road (including the areas where Concord Road Elementary School and the High School now stand); Washington's headquarters at Joseph Appleby's farmhouse (no longer in existence but understood to have been located on Secor Road near where the WFAS radio station tower is located); the French troops' encampment (on and near the Sunningdale Country Club property on Underhill Road); and General Rochambeau's headquarters at the Odell House on Ridge Road (now undergoing restoration with plans to eventually become a museum). Generals Washington and Rochambeau met frequently at the Odell House to plan their strategy.

In 2004, the Village of Ardsley approved a resolution to accept a NY State grant for the purchase and installation of six historical markers to commemorate the role our area played during the Revolutionary War. These markers were installed in 2008 (4 in Ardsley and 2 in Greenburgh on the property of the Odell House), and in 2009 President Obama made the encampment and associated roads part of the Washington-Rochambeau Revolutionary Route National Historic Trail ([w3R-US.org](http://w3R-US.org)). On the pages of our summer newsletter, we examined each of these 6 markers plus 2 additional markers that were later installed (one for the French Camp, in 2014, and the other for the American Camp in 2022). The centerfold map of the newsletter shows the relative locations of each of the markers.

Throughout the year, Gary Rappaport, one of our directors, continued his Timepiece series, including stories entitled "What's in a Name ? The Origins of Ardsley and the 5-Hive," "America's Divided Loyalties" and "Yesterday's papers;" thank you Gary, for your significant contributions.

In addition to website improvements, our upcoming events and other Society news are reported on Ardsley Connect as well as on Facebook, where we have also added photographs and other content. We also continue to expand our digital inventory as people generously make donations of articles, photographs, and other memorabilia as well as monetary contributions. In December we also created an Instagram page to try and attract interest from the student population, present and past.

Last year's High School extern (Luke Farberman) took on several tasks: he updated captions on our photo repository (on Smug Mug) and scanned the senior sections of 15

Ardasley High School yearbooks. This latter task will help us be more responsive for future high school reunions.

As in all other years, we continued to offer programs to both our members and the general public at no charge. On March 19, we offered “The Great Hunger Memorial” by Jim Houlihan. This program was our most popular in recent memory with over 70 people attending. On May 7, we conducted our annual business meeting that included the featured presentation “Jackie Robinson & Branch Rickey: The Men Who Broke Baseball’s Color Barrier” by John Vorperian. We received excellent feedback on this program and the recorded program is now on our website for access by our members. On September 10, Mary Calvi presented a program on her latest book, *If a Poem Could Live and Breathe: A Novel of Teddy Roosevelt’s First Love*. There was a great deal of audience participation and we recorded this program as well; it will be on our website for our members in the very near future. On September 15, our President, Peter Marcus, delivered a presentation to 22 residents of The Atria about the History of the Ardsley Community.

Another of the programs is a repeat program I’ve had the privilege of doing for several years, “The Ardsley Community” for all the second grade classes at Concord Road School. On February 6 via Zoom I covered topics like How Ardsley Got Its Name, Pickle factories, the Impact of the Railroad and Early Schools in Ardsley.

Among the highlights of 2023 was our Society’s excellent collaboration with the Ardsley Middle School’s Local History Club for interested students, created by Middle School Teachers Andrew Nappi and Sean Grady. Artifacts they selected for display were moved from the Middle School lobby to the High School where they remained until the end of March. At the end of March, these artifacts were moved back to the Middle School lobby where they remained until the end of May. On September 30 nine students from the History club attended the Odell House’s Colonial Day and they enjoyed participating in their activities very much.

Our two historical markers (Ardsley Train Station and the Revolutionary War Encampment) both have QR Code signs that remain active. In 2023 we had 98 scans at the Train Station marker and 76 scans at the Encampment marker. The signs are linked to our website pages which provide more information to anyone who scans the QR Code. Both markers are now listed on CLIO (a list of places of interest that is maintained by Westchester County Historical Society).

On Memorial Day, we opened the American Legion building and our Village Historian, Rob Pellegrino, gave tours of the museum to residents after the Village’s Memorial Day parade ceremony ended. On Veterans Day we sent out a link to our membership telling them about the Living History program that was being broadcast on the local public access TV channel. We also unlocked the 1995 video program on our website about the 14 Ardsley high school graduates who made the supreme sacrifice during WWII and who are honored with a star on the Roll of Honor in Pascone Park.

The AHS enjoys supporting other Ardsley organizations. On March 12, we supported the Garden Club's event at the Community Center by hanging up 3 of their quilts. On April 15, we attended the Ardsley Little League parade and we staffed a table at McDowell Park with some of our memorabilia. We also took photos of the coaches and members of the team we sponsored. On June 24, we supported MVR's (McCartney, Verino & Rosenberry) 100th anniversary celebration at Pascone Park by hosting a table with some of the organization's artifacts and having the Village Historian open the American Legion Museum for tours. Before its use as a meeting place for WWI veterans, the museum was McCartney's original offices. On August 31, we assisted Sharon Colabello with the presentation of the new Military Tribute Banners at Pascone Park. We also gave Tim Lamorte (Editor of the Rivertowns Enterprise) a tour of the American Legion Museum. On September 19, two Ardsley Girl Scout leaders attended our Board meeting to discuss their plans for Ardsley's 100th Anniversary celebration planned for 2024. We promised to provide them with access to our photographs and newsletter articles as well as to an old girl scout uniform. We also provided them with some ideas for their "gold star" projects. In November, we tried to assist the Village with organizing a trip for the seniors to visit the Jackie Robinson Museum in NY City. Due to a lack of interest, the trip had to be canceled. Hopefully, the trip can be rescheduled by expanding the audience.

On several occasions during 2023 we met with the Ardsley School Superintendent to discuss installing the WWII memorial on the high school property. This was the memorial that commemorated the 14 Ardsley high school students who enlisted in WWII after graduation and were killed in the line of duty. In 1954, the Honor Society at the former Ashford Avenue School (now Ashford Court Condominiums) raised money for the marker and had the memorial erected in the school courtyard. Unfortunately, when the new high school opened in 1958 this memorial was never relocated there.

In October, the Society's President updated the Ardsley History Timeline by adding an introduction as well as entries for the Girl Scouts, this year's Juneteenth celebration, and MVR's 100th anniversary celebration. In November, we created our own YouTube channel and we have since moved all of our program recordings there for easier access. In December, a high school junior (Sari Barnattan) volunteered to be an intern for the next two years. She wants to try to expand interest in our organization, especially among young people. Throughout the year she will be adding posts to our new Instagram page.

As always, the Village Historian and I have continued to respond to inquiries from current and former village residents. These inquiries include requests for information and pictures about past events, their ancestors, and their homes. Our archives have been a great resource in responding to these inquiries and we welcome them.

Our Society, in addition to its core mission, has extended itself to support two other important ongoing historical projects that will ultimately highlight the Ardsley School

District area's strong connection to the Revolutionary War. One is the ongoing Odell House Restoration, where General Rochambeau was headquartered and regularly met with George Washington and his officers during the six-week long encampment in our area. We supported the *Follow the French* audio tour on May 20, where one of our members (Pierre Fontaine) created extraordinary 3D model kits of the Odell House for students to assemble. We also supported Colonial Day on September 30. At the event, reenactors demonstrated cooking, blacksmithing, medicinal, and wool-spinning skills. In addition, militia reenactors demonstrated marching and drills. Most significant was the Museum of the American Revolution's agreement to allow the replica of General Washington tent, used throughout the War, to travel to the site, together with the associated docents, and be assembled for visitors to enter.

During 2023, our organization has also actively supported the RW250 initiative (an organization that is working to promote events that focus on the 250th Anniversary of the Revolutionary War) in Westchester. We've communicated information about the many events and activities (both in person and online) that took place in Westchester. On September 27, President Marcus attended the RW250 County-wide Summit that took place at the Westchester County Center. This event was well-attended by multiple organizations and historical societies. Planning for activities to celebrate our country's 250th anniversary in 2026 is already underway.

2024 has begun with our latest calendar which was mailed to all AHS members at the end of December. The calendar showcases some of our recent programs on local and national history.

Our Winter Newsletter, again in color, is currently at the printer. It will be mailed to all Village residents. Included are articles about two treasures in Ardsley history: one a place, the other a person. For the place, Matt Arone performed an extensive investigation of both present and previous owners of the Riviera Bakehouse which will be closing its doors at the end of January after 70 years of doing business in Ardsley. Follow along as Matt begins at their original location in the Ardsley Village Green and concludes at the current location on Saw Mill River Road next to Carvel. I am sure that as people read this article, they will have their own fond memories of sweets they purchased from Riviera and how much they enjoyed them.

For the person, Sharon Colabello writes about her father, Marty Engleman, and Marty's Mug and Munch, his restaurant. However, Marty was much more than the restaurant, and you can read it to share in Sharon's walk down memory lane.

Our newest endeavor, in its earliest stages, is to create a short YouTube video that highlights certain key people, places, and/or events central to Ardsley's history. Our working title is "Ardsley: more than a great school district." We also plan to continue to support and participate in the RW250 initiative and the Odell House restoration.

One of our primary goals is to build on our collaboration with the Ardsley School District beyond the Middle School Local History Club, which will necessarily remain

a focus. As before, our goal remains to explore ways to encourage students and teachers to learn about our area's history. On January 30, President Marcus once again delivered a program on Zoom about The Ardsley Community for all of the second grade classes at Concord Road School. He covered topics including How Ardsley Got Its Name, Pickle factories, the Impact of the Railroad, and Early Schools in Ardsley.

As noted above, the memorial plaque listing the 14 young men who died in WWII was located, in part through the efforts of the Society, and we will be continuing our efforts to see the plaque, and a replica of the monument on which it appeared, located in an appropriate place of reverence on the Ardsley High School grounds. Part of those efforts will necessarily involve seeking significant funding to realize that goal.

We would also like to obtain recognition for Adolph Lewisohn (ideally a readily visible sign or plaque) in connection with the new Village DPW Garage, currently under construction. Another notable, to say the least, is Alexander Hamilton. The original address of Concord Elementary when it opened in 1953 was Alexander Hamilton Avenue, the name of the street that is now a stub next to the entrance to the school. In fact, the official address of the home on that stub is 25 Alexander Hamilton Avenue, and the Society believes that it would be appropriate to restore a street sign at that stub. Accordingly, we ask that we be given an opportunity to meet with one or more Trustees to discuss these efforts further.

Of course, these are just a few of the many activities and endeavors we have planned for 2024.

The AHS has two openings on our Board of Directors as well as an opening for an editor for our newsletters, and someone interested in working on our archives. We also welcome ideas and articles for consideration for publication. If you have an interest in Ardsley history, please contact me for more information (Pete Marcus at 914-393-3222).

Of course, we are always happy to have new members. To become a member or to renew your membership go to our website ([ardsleyhistoricalsociety.org](http://ardsleyhistoricalsociety.org)) and under "membership" you can either pay by credit card or go to the bottom of the page and download our membership application, enclose your check and mail it to our PO Box (523). Our next monthly Board meeting is scheduled for Tuesday, February 20, at 7:30 at the Ardsley Public Library. All Ardsley residents are welcome to attend.

I can't close out 2023 without expressing our gratitude to Trish Lacy who has made the community center available to us for our programs with their increased attendance; David DiGregorio for his department's help with displaying our banner on the Village bulletin board, and Trustee DiJusto who has regularly attended our meetings with a sincere interest and desire to be of assistance.

Respectfully Submitted,

Peter Marcus, President

**5. DPW GARAGE UPDATE**

- 5.1 Andrew Laidlaw, Calgi Construction Management was present to discuss the change orders that are listed on the agenda and provided a general overall update on the new Highway Garage construction project.

All members of the Board were in agreement to move forward with this installation.

**6. BOARD DISCUSSION**

6.1 Police Department Radio Tower

- Chief Piccolino provided the Board with a short presentation regarding the installation of a radio communications tower. The proposed site is behind the old Highway Garage on Elm Street. This tower would improve LTE service. This would be strictly radio communication for the Police Department. Dobbs Ferry would also be using this tower as well.

All members of the Board were in agreement with giving the Police Chief and the Village Manager to move forward with this project.

6.2 Development of 410-460 Saw Mill River Road, Town of Greenburgh

- Mayor Kaboolian explained based upon the plans they have submitted it looks like it will be warehouse and trucks will be in and out all day. Mayor Kaboolian would like to have our consultants take a look at this project development and to send a letter to the Town of Greenburgh expressing our concerns on the traffic on 9a.

**7. APPROVAL OF MINUTES:**

7.1 January 2, 2024 Regular Meeting Minutes

Moved by Trustee McGoey, Seconded by Trustee DiJusto and passed unanimously.

**RESOLVED, that the Village Board of the Village of Ardsley hereby approves the minutes of the Regular Meeting of Tuesday, January 2, 2024 as submitted.**

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan & Trustee Edelstein



Nays: None  
Abstained: None

7.2 January 18, 2024 Special Meeting Minutes

Moved by Trustee McGoey, Seconded by Trustee DiJusto and passed unanimously.

**RESOLVED, that the Village Board of the Village of Ardsley hereby approves the minutes of the Regular Meeting of Thursday, January 18, 2024 as submitted.**

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trutee DiJusto, Trustee McGoey, Trustee Narayanan & Trustee Edelstein

Nays: None

Abstained: None

**8. DEPARTMENT REPORTS**

**1. LEGAL**

- 1.a Interim Village Attorney, David E. Venditti did not have anything to report but is available for executive session if needed.

**2. MANAGER**

- 2.a Village Manager, Joseph L. Cerretani read the following report:

**JANUARY WEATHER EVENTS:** Since the start of the New Year, we had numerous snow, ice, and rain events over the past month, one of which even resulted in the cancellation of our last Board Meeting. I would like to thank David and the DPW team on their hard work and dedication in keeping roads safe and clear during our recent weather events; they have all really done a great job. I would also like to thank Chief Piccolino and the Ardsley Police Department, Chief Knoesel and the Ardsley Fire Department, and ASVAC for their efforts keeping the community safe during these weather events as well.

**DPW PROJECT UPDATE:** We do have some important and good news for the DPW Garage project. We received the new, permanent transformer for the site on Friday last week. The electrical team will now be focusing their efforts on getting that equipment on line, which will in turn allow us to get the heat working, which will then allow the other services such as water to come on line. We have a few change orders for the project that are on tonight's agenda for Board consideration. We are fortunate tonight to have Andrew Laidlaw and Calgi Construction Management who will be providing further updates and technical insights on the project.

**ELECTRIC VEHICLE CHARGING STATIONS:** The Village has applied for funding under the Westchester County MI3 Grant program and the “Make Ready” incentive program through ConEdison. The programs will fund the installation of 8 EV charging ports at Village Hall, 14 charging ports at the front parking lot at Pascone Park, 6 charging ports in the rear parking lot at Pascone Park, and 8 charging ports at McDowell Park. The gross costs of all of these projects is \$517,262.18; however, leveraging these two programs, the net cost to the Village will be \$0 for the 36 charging ports. We will be notified about grant awards by the end of May. I would like to thank many people who assisted with this process, starting with the Mayor and Board, who had provided the guidance and direction to prioritize this and seek funding for this project. I would also like to thank David DiGregorio and Dennis Oke who conducted the site visits with the engineers and provided feedback on best locations, Larry Tomasso who helped me review and complete technical components to the grant applications, and David Venditti who provided counsel on the necessary agreements to submit these applications. This really was a team effort and I am hopeful that our efforts are fruitful this spring.

**OVERNIGHT PARKING PERMITS:** Residents are reminded to renew their overnight parking permits for 2024 with the Police Desk. For applications and information, kindly telephone the Police Desk at 693-1700.

**ALARM PERMITS:** Residents are reminded to renew their alarm permits for 2024 with the Village Clerk. Any questions, please contact the Village Clerk at 914-693-1550.

**2024-2025 BUDGET:**The budget process has begun! All department have submitted their budget request packets and we are all beginning to work through these and get estimates put together on capital items and projects throughout the Village. The Village Manager’s Tentative Budget will be submitted to the Board of Trustees and made available to the public by March 20, as required by New York State Village Law.

**OFFICE/DEPARTMENT CLOSURES:** The Highway Department will be CLOSED on Monday, February 12, 2024 in observance of Lincoln's Birthday. All other offices will remain Open on Monday February 13th. Refuse & Recycle Schedule as follows:

- Monday, February 12, 2024-NO Refuse Collection.
- Tuesday, February 13, 2024- There WILL BE Village Refuse collection.
- Schedule remains the same Wednesday-Friday.

All Village Offices will be CLOSED on Monday, February 19th in observance of President’s Day. Recycle & Refuse Schedule as follows:

- Monday, February 19, 2024- No Refuse Collection.
- Tuesday, February 20, 2024- There WILL BE Village Refuse collection.

- Schedule remains the same Wednesday-Friday.

### 3. TREASURER/ABSTRACT REPORT

3.a Mayor Kaboolian accepted the Acknowledgement of Receipt of Report on Uncollected Taxes:

Treasurer’s Return of Unpaid  
Taxes as of February 1, 2024  
Village of Ardsley

Fiscal Year June 1, 2023 – May 31, 2024	
Budget Appropriation	\$13,812,702
Taxes collected by Treasurer through and including January 31, 2024	\$13,306,906
Uncollected taxes as of January 31, 2024	505,796
 Total Tax Levy	
\$13,812,702	

3.b February 5, 2024 Abstract Report:  
Village Manager, Joseph Cerretani read the February 6, 2023 Abstract Report as follows: From the General Fund: \$112,353.37 from the Trust & Agency Fund: \$10,013.75 and from the Capital Fund: \$607,764.71, Sewer Fund: \$0.00.

Moved by Trustee Narayanan, Seconded by Trustee Edelstein and passed unanimously.

**RESOLVED, that the Village Board of the Village of Ardsley hereby authorizes the Village Treasurer to make the following payments: From the General Fund: \$112,353.37 from the Trust & Agency Fund: \$10,013.75 and from the Capital Fund: \$607,764.71 Sewer Fund: \$0.00.**

Carried by the following votes: 5-0-0  
Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan & Trustee Edelstein  
Nays: None  
Abstained: None

### 4. MAYOR’S ANNOUNCEMENTS

- 4.a Mayor Kaboolian announced the following:
- Attended the African American Men of Westchester MLK Luncheon.
  - Participated in a mock trial with Judge, Associate Judge and Boy Scouts. The trial was about texting and driving.

- Attended WMOA meeting.

**5. COMMITTEE & BOARD REPORTS**

- 5.a
- Trustee DiJusto did not have anything to report.
  - Trustee McGoey did not have anything to report
  - Trustee Narayanan attended Library meeting were they discussed their focus on budgets and long term space planning. Specifically to designate a quiet space.
  - Trustee Edelstein announced the following:
    - Black History Event will take place on February 10th at the Community Center beginning at 1:00 pm
    - Lunar New Year will begin on February 10th. Check out the books that are on display at the Ardsley Public Library.
    - Ramadan/Eid Celebration will take place on March 8th beginning at 6pm at Legion Park
    - Ardsley Spring Garden Festival will take place on March 10th beginning at 12:00 pm at the Community Center.

**9. OLD BUSINESS:**

- 9.1 Consider a Resolution to Amend Section 190-60 of the Ardsley Village Code Entitled: "Schedule XII Parking Prohibited at all times"

Moved by Trustee Edelstein, Seconded by Trustee Narayanan and passed unanimously.

**RESOLVED, that the Village Board of the Village of Ardsley hereby amends Section 190-60 of the Ardsley Village Code entitled "Schedule XII Parking Prohibited at All Times" as follows:**

**No text to be deleted. New text is Bold Underlined**

**Section 190-60 Schedule XII: Parking Prohibited at All Times**

**In accordance with provisions of Section 190-17, no person shall park a vehicle at any time upon any of the following described streets or parts of streets:**

<b>Name of Street</b>	<b>Side</b>	<b>Location</b>
<b>Colony St Thruway</b>	<b>North</b>	<b>Saw Mill River Road to NYS</b>



- 10.2 Consider to Approve Work Change Order Number 4 for Deletion of Drains and Assorted Piping and Upsizing Water Line for Wash Bay Equipment for the New Highway Garage

Moved by Trustee McGoey, Seconded by Trustee DiJusto and passed unanimously.

**WHEREAS, on June 6, 2022, the Village Board of the Village Ardsley unanimously approved a resolution to award a bid with alternates for the water installation for the new highway garage to L. J. Cappola, Inc. located at 40 Farrington Rd, Brewster, NY 10509 in the amount of \$758,500.00; and**

**WHEREAS, it has been determined that there were changes made to the contract drawings that resulted in the deletion of 2 drains and associated piping and the upsizing of the water line for wash bay equipment; and**

**WHEREAS, the Engineer, Highway Foreman and Village Manager have reviewed and approved the work in the field;**

**NOW THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Ardsley hereby approves work change order number 4 in the amount of \$2,366.45 related to the deletion of 2 drains and associated piping and the upsizing of the water line for wash bay equipment.**

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan & Trustee Edelstein

Nays: None

Abstained: None

- 10.3 Consider a Resolution to Approve Work Change Order Number 5 for the Addition of a Pressure Reducing Valve on the Domestic Water Rig for the New Highway Garage

Moved by Trustee Narayanan, Seconded by Trustee Edelstein and passed unanimously.

**WHEREAS, on June 6, 2022, the Village Board of the Village Ardsley unanimously approved a resolution to award a bid with alternates for the water installation for the new highway garage to L. J. Cappola, Inc. located at 40 Farrington Rd, Brewster, NY 10509 in the amount of \$758,500.00; and**

**WHEREAS, it has been determined that as per the response to Request for Proposals #67, it is necessary to add a pressure reducing valve on the domestic water rig; and**



**WHEREAS, the Engineer, Highway Foreman and Village Manager have reviewed and approved the work in the field;**

**NOW THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Ardsley hereby approves work change order number 5 in the amount of \$5,841.30 related to the addition of a pressure reducing valve on the domestic water rig.**

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan & Trustee Edelstein

Nays: None

Abstained: None

- 10.4 Consider a Resolution to Approve Work Change Order Number 6 for the Additional Work Related to the Addition of a Washer/Dryer, Condensate Pump, and Washer Boxes for the New Highway Garage

Moved by Trustee Edelstein, Seconded by Trustee Narayanan and passed unanimously.

**WHEREAS, on June 6, 2022, the Village Board of the Village Ardsley unanimously approved a resolution to award a bid with alternates for the water installation for the new highway garage to L. J. Cappola, Inc. located at 40 Farrington Rd, Brewster, NY 10509 in the amount of \$758,500.00; and**

**WHEREAS, it has been determined that it was appropriate to include a washer and dryer in the plans for the new facility; and**

**WHEREAS, the Engineer, Highway Foreman and Village Manager have reviewed and approved the work in the field;**

**NOW THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Ardsley hereby approves work change order number 6 in the amount of \$8,134.71 related to the additional work related to the addition of a washer/dryer, condensate pump and washer boxes.**

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayana & Trustee Edelstein

Nays: None

Abstained: None

- 10.5 Consider a Resolution to Approve Work Change Order Number 7 for the Additional Work Related to the Insulation of the Waste and Vent PVC Pipe in the Administration Plenum Ceiling for the New Highway Garage

Moved by Trustee DiJusto, Seconded by Trustee McGoey and passed unanimously.

**WHEREAS, on June 6, 2022, the Village Board of the Village Ardsley unanimously approved a resolution to award a bid with alternates for the water installation for the new highway garage to L. J. Cappola, Inc. located at 40 Farrington Rd, Brewster, NY 10509 in the amount of \$758,500.00; and**

**WHEREAS, it has been determined through a Request for Information that it was appropriate to insulate the waste and vent PVC pipe in the Administration plenum ceiling; and**

**WHEREAS, the Engineer, Highway Foreman and Village Manager have reviewed and approved the work in the field;**

**NOW THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Ardsley hereby approves work change order number 7 in the amount of \$8,222.50 related to the additional work related to the insulation of the waste and vent PVC pipe in the Administration plenum ceiling.**

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan & Trustee Edelstein

Nays: None

Abstained: None

- 10.6 Consider a Resolution to Approve Work Change Order Number 8 for the Additional Work Related to Running a 3/4" Make-Up Water Line to the Boiler for the New Highway Garage

Moved by Trustee McGoey, Seconded by Trustee DiJusto and passed unanimously.

**WHEREAS, on June 6, 2022, the Village Board of the Village Ardsley unanimously approved a resolution to award a bid with alternates for the water installation for the new highway garage to L. J. Cappola, Inc. located at 40 Farrington Rd, Brewster, NY 10509 in the amount of \$758,500.00; and**

**WHEREAS, it has been determined through Request for Information P-21 that it was appropriate to run a 3/4" make-up water line to the boiler; and**

**WHEREAS, the Engineer, Highway Foreman and Village Manager have reviewed and approved the work in the field;**

**NOW THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Ardsley hereby approves work change order number 8 in the amount of \$6,621.57 related to the additional work related to running a ¾” make-up water line to the boiler.**

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan & Trustee Edelstein

Nays: None

Abstained: None

- 10.7 Consider a Resolution to Approve Work Change Order Number 9 for an Additional Sprinkler Head in the Compressor Room for the New Highway Garage

Moved by Trustee Narayanan, Seconded by Trustee Edelstein and passed unanimously.

**WHEREAS, on June 6, 2022, the Village Board of the Village Ardsley unanimously approved a resolution to award a bid for the fire suppression sprinkler system for the new highway garage to SRI located at 1060 Central Avenue, Albany, NY 12205 in the amount of \$230,000.00; and**

**WHEREAS, it has been determined to accommodate the increased size of the compressor room, an additional sprinkler head would be necessary; and**

**WHEREAS, the Engineer, Highway Foreman and Village Manager have reviewed and approved the work in the field;**

**NOW THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Ardsley hereby approves work change order number 9 in the amount of \$1,020.00 related to the additional sprinkler head in the compressor room.**

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan, Trustee Edelstein

Nays: None

Abstained: None

- 10.8 Consider a Resolution to Approve Work Change Order Number 10 for Furnishing One Step Transformer for the New Highway Garage

Moved by Trustee Edelstein, Seconded by Trustee Narayanan and passed unanimously.

**WHEREAS, on June 6, 2022, the Village Board of the Village Ardsley unanimously approved a resolution to award a bid with alternates for the electrical contracting for the**

**new highway garage to RLJ Electric Corp. located at 860 Washington St, Peekskill NY in the amount of \$1,359,000; and**

**WHEREAS, it has been determined to provide additional temporary power to the site, it was necessary to furnish one 225kva 208/480v step up transformer for electrical service to the facility; and**

**WHEREAS, the Engineer, Highway Foreman and Village Manager have reviewed and approved the work in the field;**

**NOW THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Ardsley hereby approves work change order number 10 in the amount of \$10,385.98 related to the purchase of one 225kva 208/480v step up transformer for electrical service to the facility.**

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan & Trustee Edelstein

Nays: None

Abstained: None

- 10.9 Consider a Resolution to Approve Work Change Order Number 11 for the Excavation and Restoration for Underground Raceways Associated with the Modified Electrical Service for the New Highway Garage

Moved by Trustee DiJusto, Seconded by Trustee McGoey and passed unanimously.

**WHEREAS, on June 6, 2022, the Village Board of the Village Ardsley unanimously approved a resolution to award a bid with alternates for the electrical contracting for the new highway garage to RLJ Electric Corp. located at 860 Washington St, Peekskill NY in the amount of \$1,359,000; and**

**WHEREAS, it has been determined to provide additional temporary power to the site, it was necessary to include excavation and restoration for underground raceways associated with the modified electrical service, including a concrete equipment pad; and**

**WHEREAS, the Engineer, Highway Foreman and Village Manager have reviewed and approved the work in the field;**

**NOW THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Ardsley hereby approves work change order number 11 in the amount of \$11,275.00 related to the excavation and restoration for underground raceways associated with the modified electrical service.**

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan & Trustee

Edelstein  
Nays: None  
Abstained: None

- 10.10 Consider a Resolution to Suspend Parking Meter Fees in the Village of Ardsley through May 1, 2024

Moved by Trustee McGoey, Seconded by Trustee DiJusto and passed unanimously.

**RESOLVED, that the Village Board of the Village of Ardsley hereby suspends parking meter fees at all metered parking spaces in the Village of Ardsley through May 1, 2024; and**

**BE IT FURTHER RESOLVED, that all other parking rules and regulations, including but not limited to posted time limits, shall remain in full effect.**

Carried by the following votes: 5-0-0  
Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan & Trustee Edelstein  
Nays: None  
Abstained: None

- 10.11 Consider a Resolution Declaring Lead Agency and Scheduling a Public Hearing for Life Through Hoops, LLC. 652 Saw Mill River Road

Moved by Trustee DiJusto, Seconded by Trustee McGoey and passed unanimously.

**RESOLVED, that the Village Board of the Village of Ardsley hereby declares itself Lead Agency for site plan approval for a proposed permit to convert the former Alaya Dance Studio at 692 Saw Mill River Road into a youth wellness studio.**

**NOW THERE FORE BE IT FURTHER RESOLVED, that the Village Board of the Village of Ardsley hereby schedules a public hearing on Tuesday, February 20, 2024 at 8:00 p.m. or soon thereafter to discuss the proposed permit.**

Carried by the following votes: 5-0-0  
Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan & Trustee Edelstein  
Nays: None  
Abstained: None

- 10.12 Consider a Resolution Authorizing the Village Manager to Sign a Contract for Legal Counsel Services with Interim Village Attorney David E. Venditti, Esq. Murtagh, Cossu, Venditti & Castro-Blanco, LLP

Moved by Trustee Naryanan, Seconded by Trustee Edelstein and passed unanimously.

**RESOLVED, that the Village Board of the Village of Ardsley hereby authorizes the Village Manager to execute the proposed contract for Legal Counsel services with Interim Village Attorney, David E. Venditti Esq., Murtagh, Cossu, Venditti & Castro-Blanco, LLP, located at 222 Bloomingdale Road Suite 202, White Plains, NY 10605 from January 1, 2024 through June 30, 2024.**

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan & Trustee Edelstein

Nays: None

Abstained: None

10.13 Consider a Resolution to Approve the Annual Certification of the Volunteer Fire Fighter Service Award List for 2023

Moved by Trustee Edelstein, Seconded by Trustee Naryanan and passed unanimously.

**WHEREAS, in 1991 the Village of Ardsley established a Volunteer Fire Fighters Service Award Program, and**

**WHEREAS, it is the responsibility of a participating volunteer fire company to maintain all required records on forms prescribed by the governing board of the Village of Ardsley, and**

**WHEREAS, in accordance with General Municipal Law, Article 11-A, Service Award Programs, Section 219-a.2.d, Ardsley Engine Company No. 1 has furnished the Village Board of Trustees a list, certified under oath, identifying those volunteer members who have qualified for credit under the award program for calendar year 2023, and**

**WHEREAS, the Village Board of Trustees has reviewed the list of Ardsley Engine Company, No. 1**

**BE IT RESOLVED, that the Village Board of Trustees hereby approves the annual certification of the service award list for 2023 and that the approved list of certified members be returned to Ardsley Engine Company No. 1 and posted for at least 30 days for review by the membership.**

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan & Trustee Edelstein

Nays: None

Abstained: None



10.14 Consider a Resolution to Appoint Jeff Rosen as a Member to the Planning Board

Moved by Trustee Edelstein, Seconded by Trustee Naryanan and passed unanimously.

**RESOLVED, that the Mayor of the Village of Ardsley hereby makes the appointment of Jeff Rosen as a member to the Planning Board effective immediately through December 3, 2029.**

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan & Trustee Edelstein

Nays: None

Abstained: None

10.15 Consider a Resolution to Appoint Andy Laub as an Alternate Member to the Board of Architectural Review

Moved by Trustee DiJusto, Seconded by Trustee McGoey and passed unanimously.

**RESOLVED, that the Mayor of the Village of Ardsley hereby makes the appointment of Andy Laub as an alternate member to the Board of Architectural Review completing the unexpired term of Sun Lee, effective February 5, 2024 through December 1, 2025.**

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan & Trustee Edelstein

Nays: None

Abstained: None

10.16 Consider a Resolution to Schedule a Public Hearing-Tax Override for Fiscal Year 2024-2025

Moved by Trustee DiJusto, Seconded by Trustee McGoey and passed unanimously.

**RESOLVED, that the Village Board of the Village of Ardsley hereby schedules a public hearing on Tuesday, February 20, 2024 in the Municipal Building–Court Room Facility, 507 Ashford Avenue, Ardsley, New York, to consider a resolution to override the property tax levy for fiscal year 2024-2025.**

#### **Section 1. Legislative Intent**

**It is the intent of this local law to allow the Village of Ardsley to adopt a budget for the fiscal year commencing June 1, 2024 that requires a real property tax levy in excess of the “tax levy limit” as defined by General Municipal Law § 3-c.**

**Section 2. Authority**

This local law is adopted pursuant to subdivision 5 of General Municipal Law §3-c, which expressly authorizes a local government’s governing body to override the property tax cap for the coming fiscal year by the adoption of a local law approved by a vote of sixty percent (60%) of said governing body.

**Section 3. Tax Levy Limit Override**

The Village Board of Trustees of the Village of Ardsley, County of Westchester, is hereby authorized to adopt a budget for the fiscal year commencing June 1, 2024 that requires a real property tax levy in excess of the amount otherwise prescribed in General Municipal Law §3-c.

**Section 4. Severability**

If a court determines that any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm or corporation, or circumstance is invalid or unconstitutional, the court’s order or judgment shall not affect, impair, or invalidate the remainder of this local law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this local law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

**Section 5. Effective date**

This local law shall take effect immediately upon filing with the Secretary of State by the Village Clerk.

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan & Trustee Edelstein

Nays: None Abstained: None

**11. CORRESPONDENCE**

11.1 Email received from Mr. Apter regarding Public Hearing: 657 Saw Mill River Road:

Can you please tell me who is the owner of the land that housed the former Getty gas station. If the current developer has not purchased the land yet, pending approval of their plans, do you know the price that has been agreed upon or what the asking price is? Has the town any plans to offer the developer who would like to get their plans approved a tax abatement of any length?

Thank you for your time.  
Bob Apter Resident of Ardsley

The attached document expresses my feelings related to the proposal for the gas station/convenience store on Saw Mill River Road.

Please relate that this document has also been sent to The Rivertowns Enterprise as a Letter To The Editor, although I don't know whether they will choose to print it in a future edition.

Thank you, Bob Apter

I endorse this limiting proposal but it will likely force more to park on Morningside - this is increasingly a problem. We need a limit on parking on Morningside during the hours school buses are running. So you are not solving the problem - just moving it. We need to get people out of their cars and using the bus as much as reasonably possible. The other problem we have is school buses idling in the area. We need the Ardsley police to address this.

[Letter to Rivertowns Enterprise](#)

- 11.2 Email received from Mr. Rappaport regarding Public Hearing in the matter of Amending Section 190-60 of the Ardsley Village Code "Entitled "Schedule XII Parking Prohibited at all times".

I endorse this limiting proposal but it will likely force more to park on Morningside - this is increasingly a problem. We need a limit on parking on Morningside during the hours school buses are running. So you are not solving the problem - just moving it. We need to get people out of their cars and using the bus as much as reasonably possible.

The other problem we have is school buses idling in the area. We need the Ardsley police to address this.

## **12. VISITORS**

- 12.1 Ardsley resident Mr. Jeff Rosen was present to provide the Board with a brief background of his experience and his interest on serving on the Ardsley Planning Board.
- 12.2 Ardsley resident, Andy Laub was present to provide the Board with a brief background of his experience and his interest on serving on the Board of Architectural Review. This is his third time joining the board and he looking forward to re-joining again and is appreciative for this opportunity.
- 12.3 Bushra Sidiki was present to speak on the crescent display on the corner of Ashford Ave. and 9A. to signify the month of Ramadan in March and will last about 30 days and continues with Eid which is another 3 days. The display will be up for roughly 35 days. The crescent moon signifies when Ramadan starts after looking at the moon.

All members of the Board were in agreement with moving forward with the display.

**13. CALL FOR EXECUTIVE SESSION-LEGAL ADVICE**

**14. ADJOURNMENT OF MEETING**

14.1 Adjournment

Moved by Trustee McGoe, Seconded by Trustee DiJusto and passed unanimously.

**RESOLVED, that the Village Board of the Village of Ardsley Hereby adjourns the regular meeting of Monday, February 5, 2024 to enter into Executive Session for Legal Advice at 10:10 p.m. and will not return.**

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoe, Trustee Narayanan & Trustee Edelstein

Nays: None

Abstained: None

**15. UPCOMING EVENTS**

- February 8th Easy Native Shrubs for Your Yard 7:30 pm
- February 8th Books & Banter Book Club 7:00 pm
- February 10th HAPPY LUNAR NEW YEAR!
- February 10th AMDI Black History Event 1:00 pm
- February 12th HIGHWAY DEPT. CLOSED-LINCOLN'S BIRTHDAY
- February 19th President's Day-ALL VILLAGE OFFICES CLOSED
- March 10th Ardsley Spring Gardening Festival 12:00 pm

**16. UPCOMING MEETINGS**

- February 6th Board of Architectural Review Meeting 8:00 pm
- February 6th Ardsley Pollinator Pathway Meeting 8:30pm
- February 11th Multicultural Diversity Inclusion Committee Meeting 8:00 pm
- February 12th Planning Board Meeting 8:00 pm
- February 15th Library Board Meeting 7:30 pm
- February 20th Board of Architectural Review Meeting 8:00 pm
- February 28th Zoning Board of Appeals Meeting 8:00 pm

**17. NEXT BOARD MEETING**

- February 20th Board of Trustees Legislative Meeting 8:00 pm
- February 26th Board of Trustees Work Session 7:30 pm

---

Village Clerk, Ann Marie Rocco

---

Date:

Let's make the January 16<sup>th</sup> hearing about the proposed gas station and convenience store on 9A the last hearing that the Village Board must have about this proposal. I urge the Village Board to once and for all refuse permission for this proposal to go any further and end this process.

Here are just a few reasons why that is the decision that should be made.

The Village of Ardsley is about one square mile and has a population of about 5,000 people. We have three gas stations within our village and multiple convenience stores. The three gas stations charge well in excess for fuel than the many stations on Central Avenue. The Ardsley Market which has been in business for many years now is literally across the street from this proposed convenience store. They have been a good neighbor, are in a very small strip mall with limited parking and have survived and deserve to continue to do so without unneeded competition just a couple of hundred feet away.

The map that was published in The Rivertown's Enterprise shows that the developer is trying to be all things to all people, but they have not succeeded. They have included a "dog park". It is 15 feet by 24 feet. That's about large enough for two chihuahua's. Where are the dog owners going to park their cars when then bring their dogs there? There is a "meditation park" hidden in one of the corners of the property. No size is indicated and there is no indication if there will be benches, tables, umbrellas, etc. Really, a meditation park? If electric cars are going to be more prevalent in the future, why is there only 1 EV charging station? They show the location of a "free air station". How long will it be before they start charging for air? If you drive on Saw Mill River Road in the northbound direction, you already know that the road adjacent to this area is usually backed up with cars waiting for the light to change. This proposal will just exacerbate that situation. We already have to deal with the backup on Saw Mill River Road by the car wash. Traffic is already a problem in our town. Why should we make it worse.

Here's a possible solution to the use of that land. Who currently owns it? Why doesn't the town purchase it and make it a grassy area with some benches? What would it cost the town to buy it? We all talk about making Ardsley "greener", let's do it and call this area the "Ardsley Green".

Bob Apter



# ABSTRACT FOR VILLAGE BOARD MEETING OF FEBRUARY 20th, 2024

GENERAL FUND \$301,148.75

TRUST & AGENCY FUND \$2,939.17

CAPITAL FUND \$960.00

SEWER FUND \$2,125.54

Date	Vendor Name	Description	Amount
2/15/2024	STATE COMPTROLLER	Dec 2023 Court Fees & Fines	\$10,884.00
2/9/2024	Atlantic A Program of De Lage	Service for February 2024	<u>\$174.04</u>
		<b>Village Court Subtotal</b>	<b>\$11,058.04</b>
2/7/2024	VINCENT GIORDANO	Service for 1-22-24 to 2-2-24	\$275.00
2/7/2024	ALFREDO DIVITTO	Service for 1-22-24 to 2-2-24	\$440.00
1/31/2024	CARDMEMBER SERVICE	NFPA Membership	\$175.00
1/31/2024	CARDMEMBER SERVICE	NFPA Fire Codes subscription	<u>\$1,552.50</u>
		<b>Building Dept. Subtotal</b>	<b>\$2,442.50</b>
2/13/2024	CON EDISON	Usage for 1-8 to 2-7	\$921.79
2/15/2024	OPTIMUM	Usage for 2-8 to 3-7	\$41.53
1/12/2024	CARDMEMBER SERVICE	Dollar General-Senior Event	\$11.26
2/15/2024	SAM'S CLUB/SYNCHRONY BANK	Shortage previous payment	\$20.11
2/15/2024	SAM'S CLUB/SYNCHRONY BANK	Fee Charges	\$39.99
2/15/2024	SAM'S CLUB/SYNCHRONY BANK	Interest	\$11.90
1/12/2024	CARDMEMBER SERVICE	Family Dollar Store -Seniors	\$37.50
1/12/2024	CARDMEMBER SERVICE	Shop Rite Senior Expenses	\$19.67
2/14/2024	CARDMEMBER SERVICE	Stagioni Senior Event	\$194.22
2/13/2024	NATIONAL ENTERTAINMENT TECHNOL	easter eggs	\$800.00
2/13/2024	iCamp	instructor	\$870.40
2/15/2024	TOWN OF GREENBURGH	youth basketball	\$3,140.00

2/7/2024	SIGNARAMA	New Hanukkah Banner	\$200.00
2/13/2024	CON EDISON	Usage for 1-8 to 2-7	\$1,590.73
2/13/2024	Veolia Water NY Inc-VWW-RD1	Usage 1-5 to 2-5	\$128.23
2/15/2024	Veolia Water NY Inc-VWW-RD1	Usage for 1-5 to 2-5	\$49.75
2/13/2024	MATELLI BROS ELEC INC	Thermostat Wire at CC	\$500.00
2/9/2024	Atlantic A Program of De Lage	Service for February 2024	\$64.42
2/9/2024	Gurquan Tanwir	Chess Instructor	<u>\$2,992.00</u>
		<b>Community Center Subtotal</b>	<b>\$11,633.50</b>

2/13/2024	ESS INC.	ESS-RADIOS	\$599.57
1/12/2024	CARDMEMBER SERVICE	Motorola Speaker Microphone	\$275.72
2/13/2024	FIREFIGHTER'S EQUIP. OF NY, IN	FIREFIGHTER EQUIPMENT	\$209.31
2/13/2024	AAA EMERGENCY SUPPLY CO	AAA-TOOLS	\$14.40
2/13/2024	AAA EMERGENCY SUPPLY CO	AAA-GLOVES	\$508.80
2/13/2024	AAA EMERGENCY SUPPLY CO	AAA-HELMET	\$1,795.00
2/13/2024	MES	MES-BOOTS	\$489.00
2/13/2024	READERS HARDWARE INC	READERS-SUPPLIES	\$43.55
2/13/2024	READERS HARDWARE INC	READERS-SUPPLIES	\$47.94
2/13/2024	READERS HARDWARE INC	READERS-SUPPLIES	\$170.64
1/12/2024	CARDMEMBER SERVICE	Ink Cartridge	\$177.98
2/13/2024	TOLLS BY MAIL PAYMENT CENTER	TOLLS	\$16.27
1/12/2024	CARDMEMBER SERVICE	Fire Door Close Signs	\$55.56
2/13/2024	AAA EMERGENCY SUPPLY CO	AAA-HYDROTEST	\$35.00
2/13/2024	O.S.P. FIRE PROTECTION	OSP-EXTINGUISHER INSPECTION	\$746.00
2/13/2024	ARDSLEY TIRE & AUTO CENTER	ARDSLEY TIRE- 2013	\$125.00
2/13/2024	CON EDISON	Usage for 1-8 to 2-7	\$5,285.29
2/13/2024	Veolia Water NY Inc-VWW-RD1	Usage 1-5 to 2-5	\$123.53
2/13/2024	Veolia Water NY Inc-VWW-RD1	Usage 1-5 to 2-5	\$267.25
2/15/2024	VERIZON WIRELESS	Usage 12-24 to 1-23	\$348.96
2/13/2024	D.P. WOLFF INC	DP WOLFF - SERVICE	\$2,215.00
2/7/2024	VILLAGE OF DOBBS FERRY	January Diesel Usage	\$337.07
2/7/2024	VILLAGE OF DOBBS FERRY	January Gas Usage	\$636.81
1/12/2024	CARDMEMBER SERVICE	LT Fredericks FDNY Training	<u>\$80.00</u>
		<b>Fire Dept. Subtotal</b>	<b>\$14,603.65</b>

2/14/2024	CARDMEMBER SERVICE	EZPass	\$69.65
2/14/2024	CARDMEMBER SERVICE	EZPass	\$185.00
2/13/2024	Veolia Water NY Inc-VWW-RD1	Usage 1-5 to 2-5	\$92.92
2/13/2024	OPTIMUM	Usage for 2-8 to 3-7	\$211.91
1/12/2024	CARDMEMBER SERVICE	Fuse Kit	\$13.89

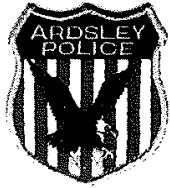
2/13/2024	KIMBALL-MIDWEST	nuts/washers/cap screws	\$403.18
2/13/2024	AIRGAS	acetylene refill	\$146.44
2/13/2024	CURRY CHEVROLET	pump/grommet	\$22.38
2/15/2024	JESCO INC	filters/fuel/elements/oil	\$603.26
2/15/2024	GABRIELLI TRUCK SALES LTD	blower motor	\$363.96
2/7/2024	PARTS AUTHORITY	Degreaser	\$53.34
2/7/2024	PARTS AUTHORITY	Plugs	\$47.02
2/7/2024	PARTS AUTHORITY	Hose	\$40.02
2/7/2024	PARTS AUTHORITY	Degreaser	\$62.93
2/7/2024	READERS HARDWARE INC	Gloves	\$42.16
2/15/2024	CORSI TIRE	tires	\$1,253.28
2/13/2024	CON EDISON	Usage for 1-8 to 2-7	\$1,621.92
2/15/2024	PARKWAY PEST SERVICES	February Pest Service	\$150.00
2/7/2024	READERS HARDWARE INC	Trash Can, Kerosene, Thermostat	\$118.88
2/7/2024	READERS HARDWARE INC	Degreaser, Car Wash	\$21.98
2/7/2024	VILLAGE OF DOBBS FERRY	December Diesel Usage	\$7,129.55
2/7/2024	VILLAGE OF DOBBS FERRY	December Gas Usage	\$1,162.60
2/14/2024	JAMES J HAHN ENGINEERING PC	General Engineering	\$246.25
2/13/2024	SEA BOX INC	container rental	\$250.00
2/15/2024	SAW MILL STONE & MASONRY SUPPL	concrete bags	\$27.75
2/15/2024	SAW MILL STONE & MASONRY SUPPL	cement	\$45.56
2/15/2024	SAW MILL STONE & MASONRY SUPPL	cement	\$37.38
2/15/2024	SAW MILL STONE & MASONRY SUPPL	cement/block/bricks	\$111.26
2/7/2024	READERS HARDWARE INC	Plugs, Tarp	\$188.87
2/7/2024	READERS HARDWARE INC	Liners	\$27.18
2/7/2024	READERS HARDWARE INC	Knife, Door Sweep	\$35.17
2/7/2024	READERS HARDWARE INC	Garbage Can	\$104.97
2/7/2024	READERS HARDWARE INC	Chain, Pad Lock, Asphalt	\$111.38
2/7/2024	READERS HARDWARE INC	Rustoleum	\$16.58
2/15/2024	READERS HARDWARE INC	Asphalt	\$37.98
2/14/2024	JAMES J HAHN ENGINEERING PC	2023 Milling & Paving	\$3,536.25
2/14/2024	JAMES J HAHN ENGINEERING PC	2022 Milling & Paving	\$1,282.50
2/15/2024	PRO ASPHALT LLC	Winter Mix	\$762.00
2/15/2024	PRO ASPHALT LLC	Winter Mix	\$532.80
2/15/2024	PRO ASPHALT LLC	Winter Mix	\$909.60
2/13/2024	King Fences	fence wire	\$70.00
1/30/2024	King Fences	fence wire	\$70.00
2/13/2024	THALLE INDUSTRIES	tracking stone	\$1,125.60
2/7/2024	Valley Forge Iron Works, Inc	Grating	\$900.00
2/9/2024	Atlantic Salt Inc	Salt Purchase	<u>\$12,430.93</u>

		<b>Highway Dept. Subtotal</b>	<b>\$36,676.28</b>
2/7/2024	TOLLS BY MAIL PAYMENT CENTER	Toll Bill 17711170823	\$3.54
2/14/2024	CARDMEMBER SERVICE	EZPass	\$24.66
2/14/2024	CARDMEMBER SERVICE	EZPass	\$55.00
2/14/2024	CARDMEMBER SERVICE	EZPass	\$55.00
2/14/2024	CARDMEMBER SERVICE	Drinking Supplies	\$72.00
2/13/2024	VERIZON	Usage for 2/2 to 3/1	\$68.80
2/13/2024	Verizon	Invoice Dated 2-10-24	\$0.57
2/7/2024	VILLAGE OF DOBBS FERRY	January Gas Usage	\$3,088.05
2/14/2024	CARDMEMBER SERVICE	Spokeo	\$44.85
2/6/2024	EAGLE PT GUN T J MORRIS & SON	Annual ammunition order	\$340.00
2/13/2024	Municipal Emergency Service	Replacement tint meters	\$829.50
2/13/2024	Eastern Communications LTD	Replacement radio mics	\$1,305.04
2/13/2024	Eastern Communications LTD	Shipping	\$14.70
2/13/2024	CORSI TIRE	replacement tires car 94	\$671.76
2/13/2024	CURRY CHEVROLET	vehicle maintenance	\$123.79
2/13/2024	CURRY CHEVROLET	vehicle maintenance	\$66.10
2/13/2024	PARTS AUTHORITY	car 98 maintenance	\$213.19
2/13/2024	PARTS AUTHORITY	car 98 maintenance	\$14.27
2/13/2024	SCARSDALE FORD INC.	repair car 92	\$200.70
2/13/2024	ARDSLEY MOTORS	Vehicle inspections	\$74.00
2/9/2024	Atlantic A Program of De Lage	Service for February 2024	\$185.02
1/23/2024	CARDMEMBER SERVICE	IACP conference	\$500.00
1/23/2024	CARDMEMBER SERVICE	Training	\$150.00
1/23/2024	CARDMEMBER SERVICE	firearms training	\$500.00
1/23/2024	CARDMEMBER SERVICE	firearms training	\$1,000.00
1/23/2024	CARDMEMBER SERVICE	firearms training	\$766.00
1/23/2024	CARDMEMBER SERVICE	firearms training	\$4.44
1/23/2024	CARDMEMBER SERVICE	FBI membership renewal	\$130.00
1/31/2024	CARDMEMBER SERVICE	IACP conference	\$445.00
1/31/2024	CARDMEMBER SERVICE	Fuel for class	\$90.00
2/13/2024	EAGLE PT GUN T J MORRIS & SON	Ammo for training	\$390.22
1/12/2024	CARDMEMBER SERVICE	Cleaning Supplies	<u>\$54.27</u>
		<b>Police Dept. Subtotal</b>	<b>\$11,480.47</b>
2/13/2024	WEST PAYMENT CENTER	online/software subscription	\$295.20
2/13/2024	Gannett NY-NJ LocaliQ	657 smr rd ad for ph	\$174.30
2/13/2024	Gannett NY-NJ LocaliQ	amending section 190-60	\$178.00
1/31/2024	CARDMEMBER SERVICE	zoom training class	\$60.00

2/14/2024	CARDMEMBER SERVICE	NYCOM Training	\$100.00
2/7/2024	WCMCTA	Clerks & Treasurer luncheon	\$40.00
2/9/2024	Atlantic A Program of De Lage	Service for February 2024	\$227.27
2/7/2024	WCMCTA	Clerks & Treasurer luncheon	\$40.00
2/7/2024	MURTAGH,COSSU,VENDITTI &CASTRO	Legal Services	\$6,128.75
2/7/2024	MURTAGH,COSSU,VENDITTI &CASTRO	Legal Services	\$6,128.75
2/14/2024	CARDMEMBER SERVICE	The Lock UP	\$243.00
7/3/2023	Staples	Various Office Supplies	\$15.79
7/3/2023	Staples	Various Office Supplies	\$117.02
7/3/2023	Staples	Various Office Supplies	\$179.15
7/3/2023	Staples	Various Office Supplies	\$154.78
7/3/2023	Staples	Various Office Supplies	\$1,471.43
1/12/2024	CARDMEMBER SERVICE	Wall Calendars	\$18.90
1/12/2024	CARDMEMBER SERVICE	Drinking Supplies	\$62.72
1/12/2024	CARDMEMBER SERVICE	Webcam	\$58.20
1/12/2024	CARDMEMBER SERVICE	Bluetooth Ear Buds	\$29.85
2/7/2024	FEDEX	Delivery Charges	\$39.37
2/13/2024	Veolia Water NY Inc-VWW-RD1	Usage 1-5 to 2-5	\$263.43
2/13/2024	Veolia Water NY Inc-VWW-RD1	Usage 1-5 to 2-5	\$123.53
2/13/2024	CABLEVISION LIGHTPATH INC.	Usage for February 2024	\$2,255.73
2/13/2024	OPTIMUM	Usage for 2-8 to 3-7	\$120.22
2/13/2024	OPTIMUM	Usage for 2-8 to 3-7	\$200.94
2/15/2024	VERIZON WIRELESS	Usage 12-24 to 1-23	\$137.28
2/8/2024	ACME EXTERMINATING	February Service	\$89.00
2/12/2024	ADT Commercial	Alarm Service	\$210.00
2/7/2024	A1 COMPUTER SERVICES INC.	IT Support & Spam Support	\$1,116.00
2/14/2024	CARDMEMBER SERVICE	YouTube	\$13.99
2/14/2024	CARDMEMBER SERVICE	Adobe	\$22.75
2/7/2024	A1 COMPUTER SERVICES INC.	IT Support & Spam Support	\$1,625.00
1/12/2024	CARDMEMBER SERVICE	Laminating Paper	\$22.17
2/7/2024	TOWN OF GREENBURGH	13707 Usage 10-19 to 1-19-24	\$20.00
2/7/2024	TOWN OF GREENBURGH	13709 Usage 10-19 to 1-19-24	\$49.08
2/7/2024	TOWN OF GREENBURGH	20481 Hydrant 2-1 to 1-31-24	\$395.00
2/12/2024	TOWN OF GREENBURGH	Water Usage Hydrants	\$1,185.00
2/8/2024	CON EDISON	Usage for 12-31 to 1-31	\$483.38
1/12/2024	CARDMEMBER SERVICE	Black History Month Supplies	\$66.95
1/12/2024	CARDMEMBER SERVICE	Black History Cake Toppers	\$33.32
6/21/2023	GEORGE MALONE	Cable Access Broadcast/Editing	\$856.47
1/12/2024	CARDMEMBER SERVICE	Books CEAC Committee	\$99.90
2/9/2024	Carolyn Summers	Native Trees & Northern Garden	\$250.00

2/7/2024	NYS EMPLOYEES' HEALTH INS	March 2024 Premium	\$187,052.69
2/12/2024	Mona Swanson	Reimbursement for Event	\$600.00
2/15/2024	TOWN OF GREENBURGH	Food Scrap Recycling Kits	<u>\$200.00</u>
		<b>Village Hall Subtotal</b>	<b>\$213,254.31</b>
		<b>General Fund Total</b>	<b>\$301,148.75</b>
2/12/2024	VESO LIFE	Term Life Insurance	\$1,698.67
2/7/2024	ALLISON MASTROGIACOMO	Babysitting Course Certificate	\$153.00
2/7/2024	PLANNING & DEVELOPMENT ADVISOR	18 Mt. View Subdivision Review	<u>\$1,087.50</u>
		<b>Trust &amp; Agency Total</b>	<b>\$2,939.17</b>
2/7/2024	NYS Dept of Environmental	Speedy Permit Renewal	\$110.00
2/8/2024	GEORGE MALONE	Footage 6-13-23 to 6-15-23	<u>\$850.00</u>
		<b>New Highway Garage Project</b>	<b><u>\$960.00</u></b>
		<b>Capital Fund Total</b>	<b>\$960.00</b>
2/7/2024	Delaware Engineering, D.P.C.	Service through 12-31-23	\$726.80
2/7/2024	MINOL, INC	January Invoice	<u>\$1,398.74</u>
		<b>Sewer Fund Total</b>	<b>\$2,125.54</b>





**POLICE DEPARTMENT**  
**VILLAGE OF ARDSLEY**

INCORPORATED 1896



**Anthony D. Piccolino**  
CHIEF of POLICE  
TEL. 914-693-1700  
FAX: 914-693-8298

Municipal Building  
507 Ashford Ave  
Ardsley NY 10502

WESTCHESTER COUNTY

**Monthly Report December – 2023**

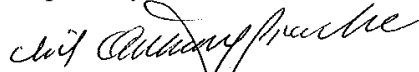
Property lost or stolen -\$ 22,823.34  
Property Recovered---- \$ 11.99  
Court fines and fees --- \$ 43,174.00  
Alarm fines and fees--- \$ 3590.00

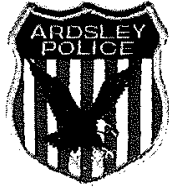
Traffic Accidents----- 9  
Arrests----- 7  
Calls for service----- 250  
Investigations----- 12  
Impounded vehicles----- 2

UTT summonses issued---- 20  
Parking summonses issued- 106  
Appearance tickets issued— 5  
Total summonses issued---- 131

**For monthly statistics, please see attached**

Respectfully submitted,

  
Anthony D. Piccolino  
Chief of police



**POLICE DEPARTMENT**  
**VILLAGE OF ARDSLEY**

INCORPORATED 1896



**Anthony D. Piccolino**  
CHIEF of POLICE  
TEL. 914-693-1700  
FAX: 914-693-8298

MUNICIPAL BUILDING  
507 ASHFORD AVENUE ARDSLEY, NEW YORK 10502

WESTCHESTER COUNTY

**DECEMBER EVENTS 2023**

**Training**

**Total training for the month of December-----136 hrs.** Which consisted of training in Taser, OC, Baton and rescue response scenarios.

**COMMUNITY POLICING (CPO)**

- Westchester County Police K9 handler demonstration at Ardsley High School Science and Forensics class
- Christmas Tree Lighting
- Concord Road Elementary School, High School and Middle School BLERT Training: Discussed Emergency Management scenarios and response
- Westchester County Drugs and Alcohol Free Youth Coalition meeting: Updates on Marijuana legality and response
- Toy Drive: Cookies, Cocoa and Photos with Santa alongside the Children's Cancer Society of America
- Blue Santa Event for the children of Maria Fareri's Children's Hospital at Westchester Medical Center
- Concord Road Elementary School and Middle School Lockdown Drill
- Assisted Ardsley Fire Department with the Santa Run
- NYE "Sneakerball" for NYC children with disabilities at House of Sports: APD and Ardsley CVS donated cases of water for the event
- NYS Juvenile Association Meeting

- Menorah Lighting
- Senior Citizen Christmas Party and Dance
- 5 Child Car Seats Installed

**Community information.**

We congratulate community-policing officer Det Anthony Vacca on his resignation after nearly 22 years with the Ardsley Police Department. Officer Tina Abbott is our new community-policing officer and we wish her great success.

No shave November was a great success, \$600 was donated to St Jude's children's hospital.

ARDSLEY POLICE DEPARTMENT

MONTHLY STATISTIC REPORT

Activity From 12/01/2023 Thru 12/31/2023

Type of Activity			MTD	YTD
<b>Arrests</b>			7	72
Sex- Male - MTD:	6	YTD:	59	
Female - MTD:	1	YTD:	13	
Unknown- MTD:	0	YTD:	0	
Class- Felony- MTD:	1	YTD:	14	
Misd - MTD:	4	YTD:	53	
Violat- MTD:	2	YTD:	5	
<b>Blotters</b>			250	3184
<b>Cases</b>			12	155
Class- Felony- MTD:	3	YTD:	39	
Misd - MTD:	5	YTD:	78	
Violat- MTD:	4	YTD:	37	
<b>Citations</b>			20	727
Type- Parking- MTD:	0	YTD:	0	
Traffic- MTD:	20	YTD:	725	
Summons- MTD:	0	YTD:	1	
<b>Field Interviews</b>			0	0
<b>Impounds</b>			2	45
<b>Juveniles</b>			0	0
Sex- Male - MTD:	0	YTD:	0	
Female - MTD:	0	YTD:	0	
Unknown- MTD:	0	YTD:	0	
Class- Felony- MTD:	0	YTD:	0	
Misd - MTD:	0	YTD:	0	
Violat- MTD:	0	YTD:	0	
<b>Medical Aided</b>			0	0
<b>Traffic Accidents</b>			9	118
Type- Fatal- MTD:	0	YTD:	0	
Injury- MTD:	1	YTD:	15	
Other- MTD:	8	YTD:	103	

Blotter/CC #	Date & Time	Location of Assignment	Call Type	Disposition	Officer Assigned
AP-002937-23	12/01/2023 -09:51	ASHFORD AVE ARDSLEY	CHILD SEAT	RENDERED	041
AP-002938-23	12/01/2023 -12:31	ASHFORD AVE ARDSLEY	ADMINISTRATIVE		
AP-002941-23	12/01/2023 -13:00	ASHFORD AVE ARDSLEY	PROPERTY- TURNED IN	NOTIFICATION MADE	
AP-002939-23	12/01/2023 -13:42	ASHFORD AVE ARDSLEY	CHILD SEAT	RENDERED	041
AP-002940-23	12/01/2023 -13:44	ASHFORD AV ARDSLEY	SUSPICIOUS ACTIVITY	REPORT TAKEN	041
AP-002942-23	12/01/2023 -14:15	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	046
AP-002943-23	12/01/2023 -14:27	ASHFORD AVE ARDSLEY	HANDICAPPED PERMIT	NO PRESS RELEASE	
AP-002944-23	12/01/2023 -16:21	ASHFORD AVE ARDSLEY	HANDICAPPED PERMIT	RENDERED	
AP-002945-23	12/01/2023 -18:05	AMERICAN LEGION DR ARDSLEY	ALARM - FALSE	DISPATCHED	043
AP-002946-23	12/01/2023 -18:54	AUGUSTINE AV ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	043
AP-002947-23	12/02/2023 -11:21	CENTER ST ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	043
AP-002948-23	12/02/2023 -12:17	JUDSON AVE ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	047
AP-002949-23	12/02/2023 -13:55	SAW MILL RIVER RD ARDSLEY	DISPUTE	DISPATCHED	047
AP-002950-23	12/02/2023 -14:43	VICTORIA RD ARDSLEY	ANIMAL COMPLAINT	DISPATCHED	043
AP-002951-23	12/02/2023 -21:57	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	045
AP-002952-23	12/02/2023 -23:39	EASTERN DR ARDSLEY	ALARM - FALSE	DISPATCHED	043
AP-002953-23	12/03/2023 -10:24	ASHFORD AVE ARDSLEY	PROPERTY-LOST	NO PRESS RELEASE	
AP-002954-23	12/03/2023 -17:00	MAJOR APPLEBY RD ARDSLEY	AMBULANCE	DISPATCHED	041
AP-002955-23	12/03/2023 -19:10	MAIN ST DOBBS FERRY	AMBULANCE	DISPATCHED	
AP-002958-23	12/04/2023 -09:02	SHELDON ST ARDSLEY	AMBULANCE	DISPATCHED	
AP-002959-23	12/04/2023 -10:04	ASHFORD AVE ARDSLEY	ADMINISTRATIVE		
AP-002960-23	12/04/2023 -10:42	SAW MILL RIVER RD ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002961-23	12/04/2023 -14:04	ASHFORD AVE ARDSLEY	COURT MATTER	NO PRESS RELEASE	
AP-002962-23	12/04/2023 -15:30	CENTER ST ARDSLEY	AIDED	DISPATCHED	047
AP-002963-23	12/04/2023 -16:23	ASHFORD AVE ARDSLEY	ADMINISTRATIVE		
AP-002964-23	12/04/2023 -16:55	CENTER ST ARDSLEY	AUTO ACCIDENT	DISPATCHED	046
AP-002965-23	12/04/2023 -18:22	BRAMBLEBROOK RD ARDSLEY	FIRE RESPONSE	DISPATCHED	046
AP-002966-23	12/04/2023 -18:51	JUDSON AVE ARDSLEY	AUTO ACCIDENT	DISPATCHED	046
AP-002967-23	12/04/2023 -20:49	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002968-23	12/05/2023 -07:04	SPRINGWOOD AVE ARDSLEY	AMBULANCE	DISPATCHED	039
AP-002969-23	12/05/2023 -19:51	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002970-23	12/05/2023 -20:46	SAW MILL RIVER PKWY ARDSLEY	AMBULANCE	DISPATCHED	
AP-002971-23	12/05/2023 -23:29	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	041
AP-002972-23	12/06/2023 -06:15	JOYCE ROAD HARTSDALE	AMBULANCE	DISPATCHED	
AP-002973-23	12/06/2023 -07:58	ASHFORD AVE ARDSLEY	ADMINISTRATIVE	NOTIFICATION MADE	
AP-002974-23	12/06/2023 -12:45	CENTER ST ARDSLEY	AUTO ACCIDENT	DISPATCHED	045
AP-002975-23	12/06/2023 -13:38	ASHFORD AVE ARDSLEY	ADMINISTRATIVE		
AP-002976-23	12/06/2023 -13:45	ASHFORD AVE ARDSLEY	ADMINISTRATIVE		
AP-002977-23	12/06/2023 -13:47	ASHFORD AVE ARDSLEY	FOA		028
AP-002978-23	12/06/2023 -14:08	ASHFORD AVE ARDSLEY	ADMINISTRATIVE		
AP-002979-23	12/06/2023 -19:59	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002980-23	12/06/2023 -22:04	KING ST ARDSLEY	FIRE RESPONSE	DISPATCHED	038
AP-002981-23	12/06/2023 -22:43	SAW MILL RIVER RD ARDSLEY	PROPERTY DAMAGE	DISPATCHED	046
AP-002982-23	12/07/2023 -04:45	SAW MILL RIVER RD ARDSLEY	AIDED	DISPATCHED	038
AP-002983-23	12/07/2023 -09:22	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	045
AP-002984-23	12/07/2023 -09:53	SAW MILL RIVER RD GREENBURGH	AMBULANCE		043
AP-002985-23	12/07/2023 -10:33	SAW MILL RIVER RD ARDSLEY	CIVIL MATTER	DISPATCHED	045
AP-002986-23	12/07/2023 -12:59	ORLANDO AVE ARDSLEY	AMBULANCE	DISPATCHED	043
AP-002987-23	12/07/2023 -13:30	POWDERHORN RD ARDSLEY	ALARM - FALSE	DISPATCHED	043
AP-002988-23	12/07/2023 -14:18	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002989-23	12/07/2023 -16:24	CROTON CT ARDSLEY	BUILDING SECURITY	DISPATCHED	041
AP-002990-23	12/07/2023 -17:10	SAW MILL RIVER RD ARDSLEY	TRAFFIC	DISPATCHED	041
AP-002991-23	12/07/2023 -18:20	SAW MILL RIVER RD GREENBURGH	FOA	DISPATCHED	046
AP-002992-23	12/07/2023 -20:28	BEACON HILL DR ARDSLEY	FIRE RESPONSE	DISPATCHED	046
AP-002993-23	12/07/2023 -23:02	SAW MILL RIVER RD ARDSLEY	DISORDERLY CONDUCT	DISPATCHED	041
AP-002994-23	12/08/2023 -08:32	EASTERN DR ARDSLEY	AMBULANCE	DISPATCHED	045

Blotter/CC #	Date & Time	Location of Assignment	Call Type	Disposition	Officer Assigned
AP-002995-23	12/08/2023 -11:52	ASHFORD AVE ARDSLEY	ADMINISTRATIVE		
AP-002996-23	12/08/2023 -13:34	SAW MILL RIVER RD ELMSFORD	HOT LINE	PATROL ADVISED	
AP-002997-23	12/08/2023 -14:35	CROSS RD ARDSLEY	AMBULANCE	DISPATCHED	041
AP-002998-23	12/08/2023 -15:33	VILLAGE GRN ARDSLEY	WELFARE CHECK	DISPATCHED	041
AP-002999-23	12/08/2023 -15:49	SAW MILL RIVER ROAD ARDSLEY	WELFARE CHECK	DISPATCHED	047
AP-003000-23	12/09/2023 -10:22	GRANDVIEW AVE ARDSLEY	AMBULANCE	DISPATCHED	045
AP-003001-23	12/09/2023 -11:07	DELLWOOD LN ARDSLEY	AMBULANCE	DISPATCHED	041
AP-003002-23	12/09/2023 -12:38	ASHFORD AVE ARDSLEY	TRAFFIC	DISPATCHED	045
AP-003003-23	12/09/2023 -14:55	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-003004-23	12/09/2023 -15:32	SAW MILL RIVER ROAD ARDSLEY	POLICE INFORMATION	DISPATCHED	041
AP-003005-23	12/09/2023 -16:19	JUDSON AVE ARDSLEY	FIRE RESPONSE	DISPATCHED	041
AP-003006-23	12/09/2023 -19:39	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	041
AP-003007-23	12/10/2023 -02:38	FARM RD ARDSLEY	NOISE COMPLAINT	DISPATCHED	038
AP-003008-23	12/10/2023 -02:53	SAW MILL RIVER RD ARDSLEY	AIDED		038
AP-003009-23	12/10/2023 -07:14	SAW MILL RIVER RD ARDSLEY	ALARM - FALSE	DISPATCHED	033
AP-003016-23	12/11/2023 -04:18	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	038
AP-003017-23	12/11/2023 -07:40	ASHFORD AVE ARDSLEY	TRAFFIC	DISPATCHED	036
AP-003018-23	12/11/2023 -09:46	CONCORD RD ARDSLEY	FIRE RESPONSE	DISPATCHED	046
AP-003019-23	12/11/2023 -09:58	I 87 N ARDSLEY	AMBULANCE	DISPATCHED	
AP-003020-23	12/11/2023 -12:40	PEARL ST NEW YORK	COURT MATTER		
AP-003021-23	12/11/2023 -12:55	CENTER ST ARDSLEY	PUBLIC UTILITIES	DISPATCHED	046
AP-003022-23	12/11/2023 -13:26	ASHFORD AVE ARDSLEY	ROAD HAZZARD	DISPATCHED	036
AP-003023-23	12/11/2023 -15:51	ASHFORD AVE ARDSLEY	CHILD SEAT	RENDERED	041
AP-003024-23	12/11/2023 -18:18	SAW MILL RIVER RD ARDSLEY	WELFARE CHECK	DISPATCHED	047
AP-003028-23	12/12/2023 -09:27	ASHFORD AVE ARDSLEY	FINGER PRINTING	RENDERED	048
AP-003029-23	12/12/2023 -10:20	ASHFORD AVE ARDSLEY	CHILD SEAT	RENDERED	041
AP-003030-23	12/12/2023 -13:39	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	047
AP-003031-23	12/12/2023 -19:08	VIRGINIA AVE DOBBS FERRY	MUTUAL AID	DISPATCHED	045
AP-003032-23	12/12/2023 -19:18	AUGUSTINE AVE ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	036
AP-003033-23	12/12/2023 -20:31	WESTERN DR ARDSLEY	NOISE COMPLAINT	DISPATCHED	045
AP-003034-23	12/13/2023 -07:39	SAW MILL RIVER RD ARDSLEY	FIRE RESPONSE	NOTIFICATION MADE	
AP-003035-23	12/13/2023 -11:35	SAW MILL RIVER RD ARDSLEY	TRAFFIC	DISPATCHED	033
AP-003036-23	12/13/2023 -13:32	ASHFORD AVE ARDSLEY	CHILD SEAT	RENDERED	041
AP-003037-23	12/13/2023 -13:37	ASHFORD AVE ARDSLEY	HANDICAPPED PERMIT	RENDERED	
AP-003038-23	12/13/2023 -14:14	ASHFORD BRIDGE ARDSLEY	TRAFFIC	DISPATCHED	033
AP-003039-23	12/13/2023 -14:54	KENSINGTON RD ARDSLEY	FIRE RESPONSE	DISPATCHED	037
AP-003040-23	12/13/2023 -17:16	ALDEN PLACE HARTSDALE	AMBULANCE	DISPATCHED	
AP-003041-23	12/13/2023 -17:52	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	043
AP-003042-23	12/13/2023 -18:37	FARM RD ARDSLEY	AMBULANCE	DISPATCHED	043
AP-003043-23	12/13/2023 -20:03	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-003044-23	12/13/2023 -21:03	SAW MILL RIVER RD ARDSLEY	ALARM - FALSE	DISPATCHED	045
AP-003045-23	12/13/2023 -21:30	ALDEN PLACE HARTSDALE	AMBULANCE	DISPATCHED	
AP-003046-23	12/14/2023 -02:23	SAWMILL RIVER RD ARDSLEY	AIDED	DISPATCHED	039
AP-003047-23	12/14/2023 -05:46	SAWMILL RIVER RD ARDSLEY	AIDED	DISPATCHED	039
AP-003048-23	12/14/2023 -09:43	ASHFORD AVE ARDSLEY	ADMINISTRATIVE		
AP-003049-23	12/14/2023 -10:37	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-003050-23	12/14/2023 -11:56	ASHFORD AVE ARDSLEY	PUBLIC UTILITIES	DISPATCHED	042
AP-003051-23	12/14/2023 -15:29	CANTERBURY RD WHITE PLAINS	AMBULANCE	DISPATCHED	
AP-003052-23	12/14/2023 -16:11	ASHFORD AVE ARDSLEY	HANDICAPPED PERMIT	NO PRESS RELEASE	
AP-003054-23	12/14/2023 -17:59	ASHFORD AVE ARDSLEY	WARRANT ACTIVITY	NOTIFICATION MADE	028
AP-003053-23	12/14/2023 -18:01	HAMILTON ST DOBBS FERRY	AMBULANCE	DISPATCHED	
AP-003055-23	12/15/2023 -01:51	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-003056-23	12/15/2023 -03:11	ARDSLEY RD ARDSLEY	HOT LINE	DISPATCHED	038
AP-003057-23	12/15/2023 -09:10	SYLVIA AVE ARDSLEY	AUTO ACCIDENT	DISPATCHED	047
AP-003058-23	12/15/2023 -15:16	HUNTLEY DR ARDSLEY	AUTO ACCIDENT	DISPATCHED	042
AP-003059-23	12/15/2023 -17:00	PROSPECT AV ARDSLEY	ANIMAL COMPLAINT		045



Blotter/CC #	Date & Time	Location of Assignment	Call Type	Disposition	Officer Assigned
AP-003060-23	12/15/2023 -17:14	SAW MILL RIVER RD ARDSLEY	SUSPICIOUS ACTIVITY	REPORT TAKEN	046
AP-003061-23	12/15/2023 -19:18	AUGUSTINE AV ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	045
AP-003062-23	12/15/2023 -19:42	BRAMBLEBROOK RD ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	043
AP-003063-23	12/16/2023 -00:13	SAW MILL RIVER PKWY ARDSLEY	AMBULANCE	DISPATCHED	
AP-003064-23	12/16/2023 -10:04	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	048
AP-003065-23	12/16/2023 -12:43	SAW MILL RIVER RD ARDSLEY	AUTO ACCIDENT	DISPATCHED	048
AP-003066-23	12/16/2023 -14:33	EUCLID AV ARDSLEY	AMBULANCE	DISPATCHED	047
AP-003067-23	12/16/2023 -15:11	CROSS RD ARDSLEY	DISPUTE	DISPATCHED	047
AP-003068-23	12/16/2023 -20:35	WALNUT ST DOBBS FERRY	HOT LINE	PATROL ADVISED	
AP-003069-23	12/16/2023 -20:46	PLEASANTVILLE	HOT LINE	PATROL ADVISED	
AP-003070-23	12/16/2023 -23:29	SEYMOUR ST YONKERS	AMBULANCE	DISPATCHED	
AP-003071-23	12/17/2023 -09:05	POWDERHORN RD ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	047
AP-003072-23	12/17/2023 -11:05	ASHFORD AVE ARDSLEY	AMBULANCE	DISPATCHED	044
AP-003073-23	12/17/2023 -11:08	SAW MILL RIVER RD ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	047
AP-003074-23	12/17/2023 -12:01	SAW MILL RIVER RD ARDSLEY	AUTO ACCIDENT	REPORT TAKEN	046
AP-003075-23	12/17/2023 -13:00	SAW MILL RIVER PKWY YONKERS	HOT LINE	DISPATCHED	047
AP-003076-23	12/17/2023 -21:03	CONCORD RD ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	033
AP-003078-23	12/18/2023 -09:12	ASHFORD AV ARDSLEY	FOA	NOTIFICATION MADE	
AP-003080-23	12/18/2023 -10:23	HEATHERDELL RD ARDSLEY	TRAFFIC	DISPATCHED	043
AP-003079-23	12/18/2023 -10:31	FOREST BLVD ARDSLEY	AMBULANCE	DISPATCHED	
AP-003081-23	12/18/2023 -11:32	ASHFORD AVE ARDSLEY	FIRE RESPONSE	DISPATCHED	
AP-003082-23	12/18/2023 -12:58	ELM ST ARDSLEY	FIRE RESPONSE	DISPATCHED	045
AP-003083-23	12/18/2023 -13:57	RIVERVIEW AVE ARDSLEY	SERVICE OF PROCESS	DISPATCHED	045
AP-003084-23	12/18/2023 -14:57	ASHFORD AVE ARDSLEY	COURT MATTER		
AP-003085-23	12/18/2023 -15:07	ASHFORD AVE ARDSLEY	COURT MATTER	NO PRESS RELEASE	
AP-003086-23	12/18/2023 -15:13	MILL CT ARDSLEY	PROPERTY DAMAGE	DISPATCHED	043
AP-003087-23	12/18/2023 -15:46	LOOKOUT PL ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	047
AP-003088-23	12/18/2023 -16:12	ASHFORD AVE ARDSLEY	COURT MATTER	NO PRESS RELEASE	
AP-003089-23	12/18/2023 -17:46	SAW MILL RIVER RD ARDSLEY	TRAFFIC	DISPATCHED	046
AP-003090-23	12/18/2023 -18:37	PENNY LANE SCARSDALE	HOT LINE	NO PRESS RELEASE	
AP-003091-23	12/18/2023 -18:37	SAW MILL RIVER RD ARDSLEY	V & T ARREST	ARREST MADE	046
AP-003092-23	12/19/2023 -02:07	GRENDEL PL ARDSLEY	ALARM - FALSE	DISPATCHED	039
AP-003093-23	12/19/2023 -15:13	ASHFORD AVE ARDSLEY	PUBLIC UTILITIES	DISPATCHED	045
AP-003094-23	12/19/2023 -17:15	SAW MILL RIVER ROAD ARDSLEY	ABANDONED VEHICLE	DISPATCHED	037
AP-003095-23	12/19/2023 -18:26	ASHFORD AVE ARDSLEY	PUBLIC UTILITIES	DISPATCHED	037
AP-003096-23	12/19/2023 -19:35	ASHFORD AVE ARDSLEY	AUTO ACCIDENT	DISPATCHED	046
AP-003097-23	12/19/2023 -20:34	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-003098-23	12/19/2023 -21:14	SAW MILL RIVER RD ARDSLEY	BUILDING SECURITY	DISPATCHED	046
AP-003099-23	12/20/2023 -07:17	AGNES CIR ARDSLEY	ROAD HAZZARD	NOTIFICATION MADE	
AP-003100-23	12/20/2023 -08:09	AMERICAN LEGION DR ARDSLEY	ROAD HAZZARD	NOTIFICATION MADE	
AP-003101-23	12/20/2023 -09:49	ASHFORD AVE ARDSLEY	CHILD SEAT	RENDERED	041
AP-003102-23	12/20/2023 -10:35	AMERICAN LEGION DR ARDSLEY	ALARM - FALSE	DISPATCHED	043
AP-003103-23	12/20/2023 -11:45	BEDFORD ROAD PLEASANTVILLE	HOT LINE	DISPATCHED	041
AP-003104-23	12/20/2023 -13:30	FARM RD ARDSLEY	AIDED	RENDERED	041
AP-003105-23	12/20/2023 -13:35	ASHFORD AVE ARDSLEY	FINGER PRINTING	NO PRESS RELEASE	
AP-003106-23	12/20/2023 -17:42	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-003107-23	12/21/2023 -08:08	CRESTVIEW PL ARDSLEY	FIRE RESPONSE	DISPATCHED	043
AP-003108-23	12/21/2023 -10:45	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	045
AP-003109-23	12/21/2023 -12:35	ABINGTON AVE ARDSLEY	AMBULANCE	DISPATCHED	043
AP-003110-23	12/21/2023 -13:08	SAW MILL RIVER ROAD ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	043
AP-003111-23	12/21/2023 -13:29	KENSINGTON RD ARDSLEY	ABANDONED 911	DISPATCHED	045
AP-003112-23	12/21/2023 -15:15	SPRAIN BROOK PKWY	AMBULANCE	DISPATCHED	
AP-003113-23	12/21/2023 -15:41	ASHFORD AVE ARDSLEY	TRAFFIC	DISPATCHED	047
AP-003114-23	12/21/2023 -17:49	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-003115-23	12/21/2023 -19:19	SAW MILL RIVER RD ARDSLEY	AIDED	DISPATCHED	047
AP-003116-23	12/21/2023 -19:33	KENSINGTON RD ARDSLEY	SUSPICIOUS ACTIVITY	INVESTIGATED	047

Blotter/CC #	Date & Time	Location of Assignment	Call Type	Disposition	Officer Assigned
AP-003120-23	12/22/2023 -14:25	SYLVIA LANE ARDSLEY	ALARM - FALSE	DISPATCHED	041
AP-003121-23	12/22/2023 -15:06	ASHFORD AVE ARDSLEY	AUTO ACCIDENT -	DISPATCHED	041
AP-003122-23	12/22/2023 -17:06	SAW MILL RIVER RD ARDSLEY	AIDED	DISPATCHED	047
AP-003123-23	12/22/2023 -17:29	HEATHERDELL RD ARDSLEY	ALARM - FALSE	DISPATCHED	047
AP-003124-23	12/22/2023 -18:45	CAPTAIN HONEYWELL RD ARDSLEY	AIDED	DISPATCHED	047
AP-003125-23	12/23/2023 -09:17	DOBBS FERRY RD GREENBURGH	AMBULANCE		
AP-003126-23	12/23/2023 -10:15	HILLTOP RD ARDSLEY	AMBULANCE		042
AP-003127-23	12/23/2023 -10:35	AMERICAN LEGION DR ARDSLEY	DISPUTE	INVESTIGATED	047
AP-003128-23	12/23/2023 -14:03	FOREST BLVD ARDSLEY	AMBULANCE		
AP-003129-23	12/23/2023 -15:12	ASHFORD AVE ARDSLEY	GENERAL INFORMATION		047
AP-003130-23	12/23/2023 -16:11	AMERICAN LEGION DR ARDSLEY	ALARM - FALSE	DISPATCHED	033
AP-003131-23	12/23/2023 -20:30	ASHFORD AVE ARDSLEY	AMBULANCE	DISPATCHED	033
AP-003132-23	12/24/2023 -01:53	ASHFORD AVE ARDSLEY	DOMESTIC DISPUTE	INVESTIGATED	039
AP-003133-23	12/24/2023 -03:59	ARDSLEY	HOT LINE		
AP-003134-23	12/24/2023 -15:40	LAWRENCE ST ARDSLEY	FOA	PATROL ADVISED	045
AP-003135-23	12/24/2023 -19:27	POLICE PLAZA PATH NEW YORK	WARRANT ACTIVITY	NO PRESS RELEASE	
AP-003136-23	12/24/2023 -22:43	WINDSONG RD ARDSLEY	NOISE COMPLAINT	DISPATCHED	043
AP-003137-23	12/25/2023 -11:39	SHERIDAN AVE BRONX	WARRANT	ARREST MADE	046
AP-003138-23	12/25/2023 -18:34	JORDAN LANE ARDSLEY	FIRE RESPONSE		043
AP-003139-23	12/25/2023 -21:06	RIVERVIEW AVE ARDSLEY	AMBULANCE	DISPATCHED	043
AP-003142-23	12/26/2023 -09:04	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	042
AP-003143-23	12/26/2023 -09:34	EDGEWOOD RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-003144-23	12/26/2023 -09:47	B DANA RD VALHALLA	WARRANT ACTIVITY	NO PRESS RELEASE	
AP-003145-23	12/26/2023 -12:27	SECOR RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-003146-23	12/26/2023 -13:33	SHERWOOD AVE YONKERS	HOT LINE	PATROL ADVISED	
AP-003147-23	12/26/2023 -14:05	EUCLID AVE ARDSLEY	AMBULANCE	DISPATCHED	033
AP-003149-23	12/26/2023 -15:33	ASHFORD AVE ARDSLEY	ADMINISTRATIVE	NO PRESS RELEASE	
AP-003150-23	12/26/2023 -19:31	ASHFORD AVE ARDSLEY	SERVICE OF PROCESS	NOTIFICATION MADE	042
AP-003154-23	12/27/2023 -15:27	ASHFORD AVE ARDSLEY	PROPERTY-LOST	REPORT TAKEN	
AP-003155-23	12/27/2023 -18:08	ASHFORD AVE ARDSLEY	SERVICE OF PROCESS	RENDERED	028
AP-003156-23	12/28/2023 -03:16	SHORTHILL RD ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	033
AP-003157-23	12/28/2023 -09:36	SAW MILL RIVER RD ARDSLEY	ALARM - FALSE	DISPATCHED	047
AP-003158-23	12/28/2023 -09:46	ASHFORD AVE ARDSLEY	ADMINISTRATIVE		
AP-003159-23	12/28/2023 -10:14	ASHFORD AVE ARDSLEY	ADMINISTRATIVE		
AP-003160-23	12/28/2023 -11:56	ASHFORD AVE ARDSLEY	HANDICAPPED PERMIT	RENDERED	
AP-003161-23	12/28/2023 -16:00	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	048
AP-003162-23	12/28/2023 -18:02	STEW LENORDS DR YONKERS	MULTI AGENCY	PATROL ADVISED	
AP-003163-23	12/28/2023 -18:21	PARKWAY NORTH YONKERS	HOT LINE	PATROL ADVISED	
AP-003164-23	12/28/2023 -18:40	SAW MILL RIVER ROAD ARDSLEY	PROPERTY- TURNED IN	DISPATCHED	048
AP-003165-23	12/28/2023 -19:32	SAW MILL RIVER ROAD ARDSLEY	AIDED	DISPATCHED	048
AP-003167-23	12/28/2023 -20:40	SAW MILL RIVER RD ARDSLEY	ANIMAL COMPLAINT	DISPATCHED	048
AP-003168-23	12/29/2023 -09:22	SAW MILL RIVER RD ARDSLEY	PROPERTY-LOST	REPORT TAKEN	046
AP-003169-23	12/29/2023 -09:38	SAW MILL RIVER RD ARDSLEY	AIDED	REPORT TAKEN	046
AP-003170-23	12/29/2023 -09:50	SAW MILL RIVER ROAD ARDSLEY	LARCENY - PETIT	DISPATCHED	046
AP-003171-23	12/29/2023 -10:13	SPRAIN RD GREENBURGH	AMBULANCE	DISPATCHED	
AP-003172-23	12/29/2023 -12:09	ASHFORD AVE ARDSLEY	WARRANT		
AP-003173-23	12/29/2023 -12:36	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	047
AP-003174-23	12/29/2023 -12:48	SAW MILL RIVER RD ARDSLEY	GENERAL INFORMATION	REPORT TAKEN	
AP-003175-23	12/30/2023 -00:30	RIDGE RD ARDSLEY	BURGLARY	DISPATCHED	044
AP-003176-23	12/30/2023 -01:21	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-003177-23	12/30/2023 -02:47	HEATHERDELL RD ARDSLEY	AIDED	DISPATCHED	044
AP-003178-23	12/30/2023 -08:25	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	045
AP-003179-23	12/30/2023 -09:27	CAPTAIN HONEYWELL RD ARDSLEY	AMBULANCE	DISPATCHED	043
AP-003180-23	12/30/2023 -10:31	SAW MILL RIVER RD ARDSLEY	FIRE RESPONSE	DISPATCHED	045
AP-003181-23	12/30/2023 -10:51	SAW MILL RIVER RD ARDSLEY	FIRE RESPONSE	NOTIFICATION MADE	045
AP-003182-23	12/30/2023 -11:04	ASHFORD BRIDGE ARDSLEY	AIDED	RENDERED	043

Blotter/CC #	Date & Time	Location of Assignment	Call Type	Disposition	Officer Assigned
AP-003183-23	12/30/2023 -15:09	BRAMBLEBROOK RD ARDSLEY	CIVIL MATTER	DISPATCHED	043
AP-003184-23	12/30/2023 -18:50	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-003185-23	12/30/2023 -22:59	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	037
AP-003186-23	12/31/2023 -20:07	MT VIEW AV ARDSLEY	DISPUTE	REPORT TAKEN	047
				TOTAL PRIORITY CALLS	==> 228

Blotter/CC #	Date & Time	Location of Assignment	Call Type	Disposition	Officer Assigned
AP-002956-23	12/03/2023 -21:36	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	041
AP-002957-23	12/03/2023 -22:50	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	041
AP-003010-23	12/10/2023 -11:21	SAW MILL RIVER RD ARDSLEY	V & T ARREST	ARREST MADE	046
AP-003011-23	12/10/2023 -12:53	RIDGE RD ARDSLEY	ALARM - FALSE	INVESTIGATED	046
AP-003012-23	12/10/2023 -14:26	SAW MILL RIVER ROAD ARDSLEY	LARCENY - PETIT	REPORT TAKEN	046
AP-003013-23	12/10/2023 -16:29	LOUIS PASCONE ARDSLEY	AMBULANCE	DISPATCHED	046
AP-003014-23	12/10/2023 -18:49	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-003015-23	12/10/2023 -19:32	LAWRENCE ST DOBBS FERRY	FOA	RENDERED	046
AP-003025-23	12/12/2023 -00:49	HEATHERDELL RD ARDSLEY	DISPUTE	INVESTIGATED	033
AP-003026-23	12/12/2023 -02:54	NEW YORK STATE TRWY YONKERS	REAL TIME CRIME	INVESTIGATED	033
AP-003027-23	12/12/2023 -05:25	EAST MAIN ST ELMSFORD	HOT LINE	PATROL ADVISED	039
AP-003077-23	12/18/2023 -03:15	MCKINLEY PL ARDSLEY	ALARM - FALSE	INVESTIGATED	039
AP-003117-23	12/21/2023 -23:54	SAW MILL RIVER RD ARDSLEY	AIDED	INVESTIGATED	044
AP-003118-23	12/22/2023 -01:06	SAW MILL RIVER RD ARDSLEY	AIDED	RENDERED	044
AP-003119-23	12/22/2023 -11:59	VILLAGE GREEN ST ARDSLEY	PARKING COMPLAINT	DISPATCHED	046
AP-003140-23	12/26/2023 -01:24	LOOKOUT PL ARDSLEY	AMBULANCE	DISPATCHED	039
AP-003141-23	12/26/2023 -03:55	BONAVENTURE AVE ARDSLEY	AMBULANCE	DISPATCHED	039
AP-003148-23	12/26/2023 -14:29	MARKWOOD RD ARDSLEY	PUBLIC UTILITIES	DISPATCHED	033
AP-003151-23	12/27/2023 -02:43	SWANSTON LN ARDSLEY	AMBULANCE	DISPATCHED	039
AP-003152-23	12/27/2023 -08:15	SAW MILL RIVER RD ARDSLEY	DEATH CASES	DISPATCHED	047
AP-003153-23	12/27/2023 -08:28	SAW MILL RIVER RD ARDSLEY	AMBULANCE	NOTIFICATION MADE	047
AP-003166-23	12/28/2023 -20:21	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	

TOTAL PRIORITY 1 CALLS ==> 22  
GRAND TOTAL ==> 250

**BIOTTER ACTIVITY REPORT**  
By Time of Day

FOR DATE RANGE OF 12/01/2023 TO 12/31/2023

Call Type	Invalid Time	0001-0200	0201-0400	0401-0600	0601-0800	0801-1000	1001-1200	1201-1400	1401-1600	1601-1800	1801-2000	2001-2200	2201-2400	TOTALS
ABANDONED 911	0	0	0	0	0	0	0	1	0	0	0	0	0	1
ABANDONED VEHICLE	0	0	0	0	0	0	0	0	0	1	0	0	0	1
ADMINISTRATIVE	0	0	0	0	1	2	3	3	2	1	0	0	0	12
AIDED	0	1	3	2	0	1	1	1	1	1	3	0	1	15
ALARM - FALSE	0	0	2	0	1	1	1	2	1	2	1	1	1	13
AMBULANCE	0	3	2	1	2	11	8	5	8	4	5	6	4	59
ANIMAL COMPLAINT	0	0	0	0	0	0	0	0	1	1	0	1	0	3
AUTO ACCIDENT	0	0	0	0	0	1	0	3	1	1	2	0	0	8
AUTO ACCIDENT - INJURY	0	0	0	0	0	0	0	0	1	0	0	0	0	1
BUILDING SECURITY	0	0	0	0	0	0	0	0	0	1	0	1	0	2
BURGLARY	0	1	0	0	0	0	0	0	0	0	0	0	0	1
CHILD SEAT INSTALLATION	0	0	0	0	0	2	1	2	1	0	0	0	0	6
CIVIL MATTER	0	0	0	0	0	0	1	0	1	0	0	0	0	2
COURT MATTER	0	0	0	0	0	0	0	1	3	1	0	0	0	5
DEATH CASES	0	0	0	0	0	1	0	0	0	0	0	0	0	1
DISORDERLY CONDUCT	0	0	0	0	0	0	0	0	0	0	0	0	1	1
DISPUTE	0	1	0	0	0	0	1	1	1	0	0	1	0	5
DOMESTIC DISPUTE	0	1	0	0	0	0	0	0	0	0	0	0	0	1
FINGER PRINTING	0	0	0	0	0	1	0	1	0	0	0	0	0	2
FIRE RESPONSE	0	0	0	0	1	2	3	1	1	1	2	1	1	13
FOA	0	0	0	0	0	1	0	1	1	0	2	0	0	5
GENERAL INFORMATION	0	0	0	0	0	0	0	1	1	0	0	0	0	2
HANDICAPPED PERMIT	0	0	0	0	0	0	1	1	1	2	0	0	0	5
HOT LINE	0	0	2	1	0	0	1	3	0	0	2	0	0	11
LARCENY - PETIT	0	0	0	0	0	1	0	0	1	0	0	0	0	2
MULTI AGENCY..	0	0	0	0	0	0	0	0	0	0	1	0	0	1
MUTUAL AID	0	0	0	0	0	0	0	0	0	0	1	0	0	1
NOISE COMPLAINT	0	0	1	0	0	0	0	0	0	0	0	1	1	3
PARKING COMPLAINT	0	0	0	0	0	0	1	0	0	0	0	0	0	1
PERSONNEL	0	1	0	0	0	0	2	0	2	2	3	4	0	14
POLICE INFORMATION	0	0	0	0	0	0	0	0	1	0	0	0	0	1
PROPERTY DAMAGE	0	0	0	0	0	0	0	0	1	0	0	0	1	2
PROPERTY- TURNED IN	0	0	0	0	0	0	0	1	0	0	1	0	0	2
PROPERTY-LOST	0	0	0	0	0	1	1	0	1	0	0	0	0	3

**BLOTTER ACTIVITY REPORT**  
**By Time of Day**  
 FOR DATE RANGE OF 12/01/2023 TO 12/31/2023

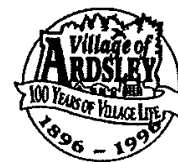
Call Type	Invalid Time	0001-0200	0201-0400	0401-0600	0601-0800	0801-1000	1001-1200	1201-1400	1401-1600	1601-1800	1801-2000	2001-2200	2201-2400	TOTALS
PUBLIC UTILITIES	0	0	0	0	0	0	1	1	2	0	1	0	0	5
REAL TIME CRIME CENTER	0	0	1	0	0	0	0	0	0	0	0	0	0	1
ROAD HAZARD	0	0	0	0	1	1	0	1	0	0	0	0	0	3
SERVICE OF PROCESS	0	0	0	0	0	0	0	1	0	0	2	0	0	3
SUSPICIOUS ACTIVITY	0	0	1	0	0	1	2	3	1	1	5	1	0	15
TRAFFIC	0	0	0	0	1	0	2	1	2	2	0	0	0	8
V & T ARREST	0	0	0	0	0	0	1	0	0	0	1	0	0	2
WARRANT	0	0	0	0	0	0	1	1	0	0	0	0	0	2
WARRANT ACTIVITY	0	0	0	0	0	1	0	0	0	1	1	0	0	3
WELFARE CHECK	0	0	0	0	0	0	0	0	2	0	1	0	0	3
<b>Totals:</b>	0	0	12	4	7	28	32	36	38	22	34	19	10	250





**POLICE DEPARTMENT**  
**VILLAGE OF ARDSLEY**

INCORPORATED 1896



**Anthony D. Piccolino**

CHIEF of POLICE  
TEL: 914-693-1700  
FAX: 914-693-8298

Municipal Building  
507 Ashford Ave  
Ardsley NY 10502

WESTCHESTER COUNTY

**Monthly Report January – 2024**

Property lost or stolen - \$	154.42
Property Recovered---- \$	0
Court fines and fees --- \$	41,573.00
Alarm fines and fees--- \$	1075.00

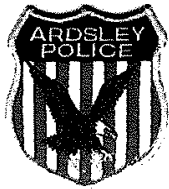
Traffic Accidents-----	9
Arrests-----	7
Calls for service-----	295
Investigations-----	15
Impounded vehicles-----	3

UTT summonses issued----	21
Parking summonses issued-	175
Appearance tickets issued—	6
Total summonses issued-----	202

**For monthly statistics, please see attached**

Respectfully submitted,

Anthony D. Piccolino  
Chief of police



**POLICE DEPARTMENT**  
**VILLAGE OF ARDSLEY**

INCORPORATED 1896



**Anthony D. Piccolino**

CHIEF of POLICE  
TEL: 914-693-1700  
FAX: 914-693-8298

MUNICIPAL BUILDING  
507 ASHFORD AVENUE ARDSLEY, NEW YORK 10502

WESTCHESTER COUNTY

**JANUARY EVENTS 2024**

**Training**

**Total training for the month of January-----75 hrs.** Which consisted of training in Ghost guns, Child seat installations and Swatting calls

**COMMUNITY POLICING (CPO)**

- Participated in the Westchester County for Drug and Alcohol Free Youth Coalition meeting to discuss Gambling issues with the youth
- Senior citizens pizza lunch
- Greenburgh Youth Court Mock Trials (met twice for the month of January)
- Help chaperone the Senior Revue at Ardsley High School
- Senior citizens gingerbread house making
- Ardsley Middle School BLERT Training- Emergency Management Table Top Exercise
- Introduction to local business to create update contact information sheet
- K.N.O.W 2 Prevent webinar on protective power of caregivers and the youth
- Car Seat Technician 4 day course and certification – car seat check event at Bloomington Fire Department
- 8 Car Seats installed

On January 19, 2024 I attended a showing of “Bear Witness” which is Raw footage of the Hamas terror attack on the Israeli people on October 7, 2023. The event was sponsored by the Westchester Jewish Council.

The footage was taken from Hamas body cameras, CCTV cameras as well as recorded phone footage from many of the victims.

To say that it was horrific would be an understatement. Unfortunately, I can’t unsee what I saw.

**BLOTTER ACTIVITY REPORT**

By Time of Day  
FOR DATE RANGE OF 01/01/2024 TO 01/31/2024

Call Type	Invalid Time	0001-0200	0201-0400	0401-0600	0601-0800	0801-1000	1001-1200	1201-1400	1401-1600	1601-1800	1801-2000	2001-2200	2201-2400	TOTALS
ABANDONED 911	0	0	0	0	0	0	0	1	1	0	0	0	0	2
ADMINISTRATIVE	0	0	0	0	1	1	2	0	2	1	0	0	0	7
AIDED	0	1	0	0	1	1	0	1	5	1	0	2	0	12
ALARM - FALSE	0	0	1	0	2	4	0	4	0	1	2	0	0	14
AMBULANCE	0	4	4	1	10	8	14	9	4	9	6	8	3	80
ANIMAL COMPLAINT	0	0	0	0	0	1	0	2	1	3	0	0	0	7
AUTO ACCIDENT	0	0	0	0	0	1	1	1	2	0	2	1	0	8
AUTO ACCIDENT - INJURY	0	0	0	0	0	0	1	0	2	0	0	0	0	3
BUILDING SECURITY	0	1	0	0	0	0	0	0	0	0	0	0	0	1
BURGLARY	0	0	1	0	0	0	0	0	0	0	0	0	0	1
CHILD SEAT INSTALLATION	0	0	0	0	0	0	1	2	3	0	1	0	0	7
CIVIL MATTER	0	0	0	0	0	0	0	0	0	0	0	0	1	1
COURT MATTER	0	0	0	0	0	0	0	1	1	1	0	0	0	3
DISPUTE	0	0	0	0	0	0	3	0	1	3	1	1	0	9
DOG COMPLAINT	0	0	0	0	0	0	2	0	1	2	0	0	0	5
DOMESTIC DISPUTE	0	0	0	0	0	2	0	0	1	2	1	0	0	6
FINGER PRINTING	0	0	0	0	0	1	0	0	0	0	0	0	0	1
FIRE RESPONSE	0	1	0	1	1	2	3	2	0	4	2	3	0	19
FOA	0	0	0	0	0	1	0	0	1	1	0	0	1	4
FRAUD	0	0	0	0	0	0	1	1	0	0	0	0	0	2
GENERAL INFORMATION	0	0	0	0	0	0	0	0	0	1	0	0	0	1
HANDICAPPED PERMIT	0	0	0	0	0	0	2	3	1	1	0	0	0	7
HARASSMENT	0	0	0	0	0	0	0	0	0	0	0	1	0	1
HOT LINE	0	0	0	1	1	0	1	1	0	0	1	0	0	5
IMPOUNDS	0	0	0	0	0	2	0	0	0	0	0	0	0	2
LARCENY - PETIT	0	0	0	0	0	0	1	0	0	1	0	0	0	2
PARKING COMPLAINT	0	0	0	0	0	1	1	1	1	1	0	0	0	5
PERSONNEL	0	0	0	0	0	2	2	2	1	4	4	1	0	16
PROPERTY DAMAGE	0	0	0	0	0	0	0	0	0	0	0	0	1	1
PUBLIC UTILITIES	0	0	0	0	0	0	0	0	2	0	1	0	0	3
REAL TIME CRIME CENTER	0	2	1	0	0	0	0	0	0	0	0	1	0	4
ROAD HAZARD	0	0	1	0	2	4	0	1	2	1	2	1	0	14
SCHOOL CLOSING/DELAY	0	0	0	0	2	0	0	1	0	0	0	1	0	4
SUSPICIOUS ACTIVITY	0	1	2	0	1	0	0	1	2	4	3	1	1	16

**BLOTTER ACTIVITY REPORT**

By Time of Day  
FOR DATE RANGE OF 01/01/2024 TO 01/31/2024

Call Type	Invalid time	0001-0200	0201-0400	0401-0600	0601-0800	0801-1000	1001-1200	1201-1400	1401-1600	1601-1800	1801-2000	2001-2200	2201-2400	TOTALS
TRAFFIC	0	0	0	0	0	0	0	0	0	2	1	0	1	4
UNFOUNDED	0	0	1	0	0	2	0	0	0	2	1	1	0	7
V & T ARREST	0	0	0	0	0	0	0	1	0	0	0	0	0	1
WARRANT	0	0	0	0	1	1	0	1	1	0	0	0	0	4
WELFARE CHECK	0	0	0	0	1	0	2	1	0	1	1	0	0	6

Totals: 0 10 11 3 23 34 37 37 35 46 29 22 8 295

ARDSLEY POLICE DEPARTMENT

MONTHLY STATISTIC REPORT

Activity From 01/01/2024 Thru 01/31/2024

Type of Activity			MTD	YTD
<b>Arrests</b>			7	7
Sex- Male - MTD:	7	YTD:	7	
Female - MTD:	0	YTD:	0	
Unknown- MTD:	0	YTD:	0	
Class- Felony- MTD:	2	YTD:	2	
Misd - MTD:	2	YTD:	2	
Violat- MTD:	3	YTD:	3	
<b>Blotters</b>			295	295
<b>Cases</b>			15	15
Class- Felony- MTD:	3	YTD:	3	
Misd - MTD:	3	YTD:	3	
Violat- MTD:	8	YTD:	8	
<b>Citations</b>			21	21
Type- Parking- MTD:	0	YTD:	0	
Traffic- MTD:	21	YTD:	21	
Summons- MTD:	0	YTD:	0	
<b>Field Interviews</b>			0	0
<b>Impounds</b>			3	3
<b>Juveniles</b>			0	0
Sex- Male - MTD:	0	YTD:	0	
Female - MTD:	0	YTD:	0	
Unknown- MTD:	0	YTD:	0	
Class- Felony- MTD:	0	YTD:	0	
Misd - MTD:	0	YTD:	0	
Violat- MTD:	0	YTD:	0	
<b>Medical Aided</b>			0	0
<b>Traffic Accidents</b>			9	9
Type- Fatal- MTD:	0	YTD:	0	
Injury- MTD:	4	YTD:	4	
Other- MTD:	5	YTD:	5	

ARDSLEY POLICE DEPARTMENT

Blotter/CC #	Date & Time	Location of Assignment	Call Type	Disposition	Officer Assigned
AP-000001-24	01/01/2024 -00:47	ASHFORD AVE ARDSLEY	FIRE RESPONSE	DISPATCHED	033
AP-000002-24	01/01/2024 -01:28	VICTORIA RD ARDSLEY	AMBULANCE	DISPATCHED	033
AP-000003-24	01/01/2024 -02:40	87 NORTH	REAL TIME CRIME	DISPATCHED	045
AP-000004-24	01/01/2024 -03:48	SHERBROOKE RD HARTSDALE	AMBULANCE	DISPATCHED	
AP-000005-24	01/01/2024 -08:31	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	046
AP-000006-24	01/01/2024 -10:24	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-000007-24	01/01/2024 -13:58	SAW MILL RIVER RD ARDSLEY	ALARM - FALSE	DISPATCHED	046
AP-000008-24	01/01/2024 -14:21	KING ST ARDSLEY	PUBLIC UTILITIES	DISPATCHED	046
AP-000009-24	01/02/2024 -01:47	SAWMILL RIVER RD ARDSLEY	AIDED	DISPATCHED	033
AP-000010-24	01/02/2024 -09:19	EXETER PL ARDSLEY	FIRE RESPONSE	DISPATCHED	038
AP-000011-24	01/02/2024 -09:37	ASHFORD AVE ARDSLEY	PERSONNEL	DISPATCHED	
AP-000012-24	01/02/2024 -10:24	FARM RD ARDSLEY	FIRE RESPONSE	DISPATCHED	038
AP-000013-24	01/02/2024 -13:37	ASHFORD AVE ARDSLEY	WARRANT	REPORT TAKEN	025
AP-000015-24	01/02/2024 -17:29	AMERICAN LEGION DR ARDSLEY	GENERAL INFORMATION	NO PRESS RELEASE	
AP-000018-24	01/03/2024 -06:19	KING ST ARDSLEY	ROAD HAZZARD	DISPATCHED	038
AP-000019-24	01/03/2024 -11:19	SAW MILL RIVER RD ARDSLEY	DOG COMPLAINT	DISPATCHED	047
AP-000020-24	01/03/2024 -13:52	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	047
AP-000022-24	01/03/2024 -18:27	ELM ST ARDSLEY	AUTO ACCIDENT	DISPATCHED	047
AP-000023-24	01/03/2024 -21:58	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	042
AP-000024-24	01/04/2024 -02:15	SAW MILL RIVER RD ARDSLEY	BURGLARY	INVESTIGATED	038
AP-000025-24	01/04/2024 -04:51	I287	HOT LINE	PATROL ADVISED	
AP-000026-24	01/04/2024 -09:37	CROSS RD ARDSLEY	AMBULANCE	DISPATCHED	038
AP-000027-24	01/04/2024 -09:48	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-000028-24	01/04/2024 -10:01	CENTER ST ARDSLEY	AMBULANCE	DISPATCHED	047
AP-000029-24	01/04/2024 -10:36	MORNINGSIDE RD ARDSLEY	AMBULANCE	DISPATCHED	1038
AP-000030-24	01/04/2024 -12:14	ASHFORD AVE ARDSLEY	AMBULANCE	DISPATCHED	038
AP-000031-24	01/04/2024 -12:31	ASHFORD AVE ARDSLEY	HANDICAPPED PERMIT	NO PRESS RELEASE	
AP-000032-24	01/04/2024 -12:47	SECOR RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-000033-24	01/04/2024 -15:32	LOOKOUT PL ARDSLEY	AIDED	DISPATCHED	047
AP-000034-24	01/04/2024 -16:19	SAW MILL RIVER ROAD ARDSLEY	DOG COMPLAINT	DISPATCHED	046
AP-000035-24	01/04/2024 -17:00	ALMENA AV ARDSLEY	SUSPICIOUS ACTIVITY	PATROL ADVISED	046
AP-000036-24	01/04/2024 -21:30	SAW MILL RIVER PKWY NB HASTINGS ON	REAL TIME CRIME	DISPATCHED	046
AP-000037-24	01/05/2024 -10:09	ASHFORD AV ARDSLEY	DISPUTE		046
AP-000038-24	01/05/2024 -10:55	SAW MILL RIVER RD ARDSLEY	LARCENY - PETIT	DISPATCHED	046
AP-000040-24	01/05/2024 -12:37	ASHFORD AVE ARDSLEY	AIDED	NOTIFICATION MADE	037
AP-000041-24	01/05/2024 -15:19	SAW MILL RIVER RD ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	045
AP-000042-24	01/05/2024 -16:43	FARM RD ARDSLEY	AMBULANCE	DISPATCHED	045
AP-000043-24	01/05/2024 -16:57	SAW MILL RIVER RD ARDSLEY	ALARM - FALSE	DISPATCHED	045
AP-000044-24	01/05/2024 -17:30	SAW MILL RIVER RD ARDSLEY	DISPUTE	DISPATCHED	045
AP-000045-24	01/05/2024 -18:31	ASHFORD AVE ARDSLEY	CHILD SEAT	RENDERED	041
AP-000046-24	01/05/2024 -18:40	HEATHERDELL RD ARDSLEY	TRAFFIC	DISPATCHED	041
AP-000047-24	01/05/2024 -19:33	RIDGE RD ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	045
AP-000048-24	01/05/2024 -20:58	LARCHMONT ST ARDSLEY	AIDED	DISPATCHED	045
AP-000049-24	01/06/2024 -09:03	AMERICAN LEGION DR ARDSLEY	ALARM - FALSE	DISPATCHED	046
AP-000050-24	01/06/2024 -09:43	CONCORD RD ARDSLEY	UNFOUNDED	DISPATCHED	041
AP-000051-24	01/06/2024 -15:16	RIVERVIEW AVE ARDSLEY	DOG COMPLAINT	DISPATCHED	041
AP-000052-24	01/06/2024 -17:21	TAPPAN TER ARDSLEY	AMBULANCE	DISPATCHED	041
AP-000053-24	01/06/2024 -19:20	SAW MILL RIVER RD ARDSLEY	AUTO ACCIDENT	DISPATCHED	046
AP-000054-24	01/06/2024 -19:45	SAW MILL RIVER PKWY ARDSLEY	AMBULANCE	DISPATCHED	
AP-000055-24	01/06/2024 -20:52	SAW MILL RIVER RD ARDSLEY	AUTO ACCIDENT	DISPATCHED	041
AP-000056-24	01/06/2024 -22:02	SAW MILL RIVER RD ARDSLEY	CIVIL MATTER	DISPATCHED	041
AP-000057-24	01/07/2024 -06:24	WESTERN DR ARDSLEY	ALARM - FALSE	DISPATCHED	033
AP-000058-24	01/07/2024 -06:35	LINCOLN AVE ARDSLEY	AMBULANCE	DISPATCHED	039
AP-000059-24	01/07/2024 -08:42	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	039
AP-000060-24	01/07/2024 -09:37	MCKINLEY PL ARDSLEY	ANIMAL COMPLAINT	DISPATCHED	047
AP-000061-24	01/07/2024 -13:02	REVERE RD ARDSLEY	ROAD HAZZARD	NOTIFICATION MADE	



ARDSLEY POLICE DEPARTMENT

PRIORITY CALLS

Blotter/CC #	Date & Time	Location of Assignment	Call Type	Disposition	Officer Assigned
AP-000062-24	01/08/2024 -07:08	BROADWAY DOBBS FERRY	AMBULANCE	DISPATCHED	
AP-000063-24	01/08/2024 -07:52	ASHFORD AVE ARDSLEY	WELFARE CHECK	RENDERED	033
AP-000064-24	01/08/2024 -10:19	SAW MILL RIVER RD ARDSLEY	DISPUTE	DISPATCHED	047
AP-000065-24	01/08/2024 -13:51	CHESTNUT ST ARDSLEY	AMBULANCE	DISPATCHED	
AP-000066-24	01/08/2024 -14:36	ASHFORD AVE ARDSLEY	ADMINISTRATIVE	NO PRESS RELEASE	
AP-000067-24	01/08/2024 -15:42	VILLAGE GREEN ST ARDSLEY	AUTO ACCIDENT	DISPATCHED	041
AP-000068-24	01/08/2024 -16:26	ASHFORD AVENUE ARDSLEY	COURT MATTER	NO PRESS RELEASE	
AP-000069-24	01/08/2024 -18:04	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	045
AP-000070-24	01/08/2024 -20:20	ARDSLEY RD ARDSLEY	AMBULANCE	DISPATCHED	041
AP-000071-24	01/09/2024 -08:00	ASHFORD AVE ARDSLEY	WARRANT	NO PRESS RELEASE	042
AP-000072-24	01/09/2024 -08:38	CONCORD RD ARDSLEY	AMBULANCE	DISPATCHED	038
AP-000073-24	01/09/2024 -09:24	LARCHMONT ST ARDSLEY	AMBULANCE	DISPATCHED	047
AP-000074-24	01/09/2024 -09:45	LOOKOUT PL ARDSLEY	AMBULANCE	DISPATCHED	047
AP-000075-24	01/09/2024 -11:24	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	047
AP-000076-24	01/09/2024 -11:33	ASHFORD AVE ARDSLEY	HANDICAPPED PERMIT	NO PRESS RELEASE	
AP-000077-24	01/09/2024 -13:16	SAW MILL RIVER RD ARDSLEY	FIRE RESPONSE	DISPATCHED	038
AP-000078-24	01/09/2024 -13:24	CAPT HONEYWELL RD ARDSLEY	FRAUD	DISPATCHED	047
AP-000079-24	01/09/2024 -13:54	FARM RD ARDSLEY	SCHOOL CLOSING/DELAY	NOTIFICATION MADE	
AP-000080-24	01/09/2024 -14:03	ASHFORD AVE ARDSLEY	DISPUTE	DISPATCHED	038
AP-000081-24	01/09/2024 -16:10	CONCORD RD ARDSLEY	FIRE RESPONSE	DISPATCHED	
AP-000082-24	01/09/2024 -19:04	REVERE RD ARDSLEY	FIRE RESPONSE	DISPATCHED	046
AP-000083-24	01/10/2024 -02:10	FAITH LN ARDSLEY	UNFOUNDED	DISPATCHED	033
AP-000084-24	01/10/2024 -02:13	SAW MILL RIVER RD ARDSLEY	ROAD HAZZARD	DISPATCHED	044
AP-000085-24	01/10/2024 -02:35	LARCHMONT ST ARDSLEY	AMBULANCE	DISPATCHED	033
AP-000086-24	01/10/2024 -04:40	REVERE RD ARDSLEY	FIRE RESPONSE	DISPATCHED	044
AP-000087-24	01/10/2024 -06:06	KING ST ARDSLEY	ROAD HAZZARD	NOTIFICATION MADE	
AP-000088-24	01/10/2024 -06:43	AMERICAN LEGION DR ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	033
AP-000089-24	01/10/2024 -07:29	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	044
AP-000090-24	01/10/2024 -07:57	ALMENA AVE ARDSLEY	AMBULANCE	DISPATCHED	038
AP-000091-24	01/10/2024 -09:57	SAW MILL RIVER ROAD ARDSLEY	ALARM - FALSE	DISPATCHED	038
AP-000092-24	01/10/2024 -11:25	RIDGE RD ARDSLEY	FIRE RESPONSE	DISPATCHED	047
AP-000093-24	01/10/2024 -12:04	CHESHIRE LANE GREENBURGH	AMBULANCE	DISPATCHED	
AP-000094-24	01/10/2024 -12:53	ASHFORD AVE ARDSLEY	HANDICAPPED PERMIT	RENDERED	
AP-000095-24	01/10/2024 -15:15	HEMLOCK RD HARTSDALE	AMBULANCE	DISPATCHED	
AP-000096-24	01/10/2024 -15:22	ASHFORD AVE ARDSLEY	HANDICAPPED PERMIT	RENDERED	
AP-000097-24	01/10/2024 -15:51	ASHFORD BRIDGE ARDSLEY	AIDED	DISPATCHED	046
AP-000098-24	01/10/2024 -16:28	RIVERVIEW AVE ARDSLEY	FIRE RESPONSE	DISPATCHED	037
AP-000099-24	01/10/2024 -16:54	ASHFORD AVE ARDSLEY	ADMINISTRATIVE	NO PRESS RELEASE	
AP-000100-24	01/10/2024 -17:11	MCKINLEY PL ARDSLEY	ANIMAL COMPLAINT	DISPATCHED	046
AP-000101-24	01/10/2024 -17:26	FARM RD ARDSLEY	AIDED	DISPATCHED	046
AP-000102-24	01/11/2024 -07:26	EXETER PL ARDSLEY	AMBULANCE	DISPATCHED	041
AP-000103-24	01/11/2024 -09:14	BRONX RIVER ROAD YONKERS	IMPOUNDS	INVESTIGATED	028
AP-000104-24	01/11/2024 -09:45	SAW MILL RIVER RD ARDSLEY	FIRE RESPONSE	DISPATCHED	041
AP-000105-24	01/11/2024 -10:44	CROSS RD ARDSLEY	WELFARE CHECK	DISPATCHED	041
AP-000106-24	01/11/2024 -10:55	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-000107-24	01/11/2024 -11:19	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	048
AP-000108-24	01/11/2024 -11:27	WESTERN DR ARDSLEY	AMBULANCE	DISPATCHED	041
AP-000109-24	01/11/2024 -11:52	ASHFORD AVE ARDSLEY	HANDICAPPED PERMIT	RENDERED	
AP-000111-24	01/11/2024 -13:33	SAW MILL RIVER RD ARDSLEY	AUTO ACCIDENT	DISPATCHED	048
AP-000112-24	01/11/2024 -19:40	SAW MILL RIVER RD ARDSLEY	DOMESTIC DISPUTE	DISPATCHED	046
AP-000113-24	01/11/2024 -20:47	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	037
AP-000114-24	01/11/2024 -21:29	SAW MILL RIVER RD ARDSLEY	AIDED	DISPATCHED	046
AP-000115-24	01/12/2024 -01:08	EUCLID AVE ARDSLEY	AMBULANCE	DISPATCHED	044
AP-000116-24	01/12/2024 -10:54	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-000117-24	01/12/2024 -15:50	HILLSIDE PL ARDSLEY	ABANDONED 911	DISPATCHED	046
AP-000118-24	01/12/2024 -16:21	SAW MILL RIVER RD ARDSLEY	DOMESTIC DISPUTE		046

ARDSLEY POLICE DEPARTMENT

Blotter/CC #	Date & Time	Location of Assignment	Call Type	Disposition	Officer Assigned
AP-000119-24	01/12/2024 -18:19	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	033
AP-000120-24	01/13/2024 -10:15	OAK HILL RD ARDSLEY	AMBULANCE	DISPATCHED	041
AP-000121-24	01/13/2024 -14:23	SECOR RD HARTSDALE	FOA	DISPATCHED	041
AP-000122-24	01/13/2024 -17:12	SAW MILL RIVER RD ARDSLEY	DISPUTE	DISPATCHED	041
AP-000123-24	01/13/2024 -17:54	RIDGE RD ARDSLEY	FIRE RESPONSE	DISPATCHED	041
AP-000124-24	01/13/2024 -17:59	WILDWOOD LN ARDSLEY	FIRE RESPONSE	DISPATCHED	038
AP-000125-24	01/13/2024 -18:46	FOREST BLVD ARDSLEY	AMBULANCE	DISPATCHED	
AP-000126-24	01/13/2024 -23:17	SAW MILL RIVER RD ARDSLEY	PROPERTY DAMAGE	DISPATCHED	041
AP-000127-24	01/14/2024 -00:27	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	033
AP-000128-24	01/14/2024 -07:49	HILLTOP RD ARDSLEY	AMBULANCE	DISPATCHED	047
AP-000129-24	01/14/2024 -08:45	MOUNTAINVIEW AVE ARDSLEY	ROAD HAZZARD	NOTIFICATION MADE	
AP-000130-24	01/14/2024 -11:03	WINDSONG RD ARDSLEY	FIRE RESPONSE	DISPATCHED	047
AP-000131-24	01/14/2024 -11:38	SAW MILL RIVER RD ARDSLEY	WELFARE CHECK	DISPATCHED	045
AP-000132-24	01/14/2024 -13:45	ASHFORD AV ARDSLEY	ALARM - FALSE	PATROL ADVISED	
AP-000133-24	01/14/2024 -15:06	ASFORD AVE ARDSLEY	DOMESTIC DISPUTE	DISPATCHED	047
AP-000134-24	01/14/2024 -21:47	SPRAIN RD SCARSDALE	AMBULANCE	DISPATCHED	
AP-000135-24	01/14/2024 -22:46	SAW MILL RIVER PKWY IRVINGTON	AMBULANCE	DISPATCHED	
AP-000136-24	01/14/2024 -23:14	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	047
AP-000137-24	01/15/2024 -03:33	BOULDER RIDGE RD SCARSDALE	AMBULANCE	DISPATCHED	
AP-000138-24	01/15/2024 -03:56	HILLSIDE AVE ARDSLEY	AMBULANCE	DISPATCHED	039
AP-000139-24	01/15/2024 -07:07	SAW MILL RIVER RD ARDSLEY	ALARM - FALSE	DISPATCHED	033
AP-000140-24	01/15/2024 -08:45	HEATHERDELL RD ARDSLEY	ROAD HAZZARD	NOTIFICATION MADE	
AP-000141-24	01/15/2024 -08:56	EXETER PL ARDSLEY	ROAD HAZZARD	NOTIFICATION MADE	
AP-000142-24	01/15/2024 -09:43	AGNES CIR ARDSLEY	ROAD HAZZARD	NOTIFICATION MADE	
AP-000143-24	01/15/2024 -10:31	ASHFORD AVE ARDSLEY	ADMINISTRATIVE	NO PRESS RELEASE	
AP-000144-24	01/15/2024 -11:07	ASHFORD AVE ARDSLEY	ADMINISTRATIVE	NO PRESS RELEASE	
AP-000145-24	01/15/2024 -14:27	SAW MILL RIVER RD ARDSLEY	SUSPICIOUS ACTIVITY	ARREST MADE	046
AP-000146-24	01/15/2024 -15:00	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	046
AP-000147-24	01/15/2024 -16:15	EUCLID AVE ARDSLEY	FOA	DISPATCHED	047
AP-000148-24	01/15/2024 -16:25	GRANDVIEW AVE ARDSLEY	AMBULANCE	DISPATCHED	047
AP-000149-24	01/15/2024 -16:32	MOUNTAINVIEW AVE ARDSLEY	ROAD HAZZARD	DISPATCHED	
AP-000150-24	01/15/2024 -17:17	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-000151-24	01/15/2024 -18:07	ASHFORD AVE ARDSLEY	ROAD HAZZARD	PATROL ADVISED	
AP-000152-24	01/15/2024 -20:07	FARM RD ARDSLEY	SCHOOL CLOSING/DELAY	NOTIFICATION MADE	
AP-000153-24	01/15/2024 -20:10	CENTER ST ARDSLEY	FIRE RESPONSE	NOTIFICATION MADE	038
AP-000154-24	01/16/2024 -05:09	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	033
AP-000155-24	01/16/2024 -07:01	FARM RD ARDSLEY	SCHOOL CLOSING/DELAY	NOTIFICATION MADE	
AP-000156-24	01/16/2024 -12:11	HEMLOCK RD HARTSDALE	AMBULANCE	DISPATCHED	
AP-000158-24	01/16/2024 -13:56	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-000159-24	01/16/2024 -14:05	EUCLID AVE ARDSLEY	AIDED	DISPATCHED	037
AP-000160-24	01/16/2024 -14:36	HUNTLEY DR ARDSLEY	ROAD HAZZARD	NOTIFICATION MADE	
AP-000161-24	01/16/2024 -15:50	ALMENA AVE ARDSLEY	ROAD HAZZARD	NOTIFICATION MADE	
AP-000162-24	01/16/2024 -16:02	VICTORIA RD ARDSLEY	WELFARE CHECK	DISPATCHED	038
AP-000163-24	01/16/2024 -18:13	SAW MILL RIVER RD ARDSLEY	ALARM - FALSE	DISPATCHED	047
AP-000164-24	01/17/2024 -06:26	FARM RD ARDSLEY	SCHOOL CLOSING/DELAY	PATROL ADVISED	
AP-000165-24	01/17/2024 -11:18	BOULDER RIDGE RD SCARSDALE	AMBULANCE	DISPATCHED	
AP-000166-24	01/17/2024 -16:35	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-000167-24	01/17/2024 -17:52	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	037
AP-000168-24	01/17/2024 -19:03	HEATHERDELL RD ARDSLEY	SUSPICIOUS ACTIVITY		037
AP-000169-24	01/17/2024 -19:25	AGNES CIR ARDSLEY	ROAD HAZZARD	DISPATCHED	045
AP-000170-24	01/18/2024 -07:02	TAFT LN ARDSLEY	AMBULANCE	DISPATCHED	048
AP-000171-24	01/18/2024 -07:22	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	048
AP-000172-24	01/18/2024 -11:50	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	037
AP-000173-24	01/18/2024 -12:02	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-000174-24	01/18/2024 -13:20	SAW MILL RIVER RD ARDSLEY	V & T ARREST	ARREST MADE	046
AP-000175-24	01/18/2024 -13:41	SAW MILL RIVER RD ELMSFORD	HOT LINE	PATROL ADVISED	

Blotter/CC #	Date & Time	Location of Assignment	Call Type	Disposition	Officer Assigned
AP-000176-24	01/18/2024 -15:14	ASHFORD AVE ARDSLEY	ADMINISTRATIVE	NO PRESS RELEASE	
AP-000177-24	01/18/2024 -16:04	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-000178-24	01/19/2024 -00:05	ASHFORD AVE E ARDSLEY	REAL TIME CRIME	PATROL ADVISED	
AP-000179-24	01/19/2024 -06:28	ELMSFORD	HOT LINE	PATROL ADVISED	
AP-000180-24	01/19/2024 -06:40	REST AVE ARDSLEY	FIRE RESPONSE	DISPATCHED	039
AP-000181-24	01/19/2024 -09:54	ASHFORD AV ARDSLEY	FOA	PATROL ADVISED	
AP-000182-24	01/19/2024 -11:33	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	047
AP-000183-24	01/19/2024 -11:34	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	046
AP-000184-24	01/19/2024 -12:13	SAW MILL RIVER RD ARDSLEY	ABANDONED 911	DISPATCHED	046
AP-000185-24	01/19/2024 -13:01	HIDDEN GLEN RD SCARSDALE	AMBULANCE	DISPATCHED	
AP-000186-24	01/19/2024 -15:01	ELM ST ARDSLEY	AUTO ACCIDENT	DISPATCHED	046
AP-000188-24	01/19/2024 -17:08	HEATHERDELL RD ARDSLEY	TRAFFIC	DISPATCHED	041
AP-000189-24	01/19/2024 -17:42	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	045
AP-000190-24	01/19/2024 -18:24	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-000191-24	01/19/2024 -20:59	SAW MILL RIVER PKWY ARDSLEY	AMBULANCE	DISPATCHED	
AP-000192-24	01/19/2024 -21:47	HEATHERDELL RD ARDSLEY	ROAD HAZZARD	DISPATCHED	041
AP-000193-24	01/20/2024 -00:39	PARK AVE ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	039
AP-000194-24	01/20/2024 -02:49	MAJOR APPELEY RD ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	039
AP-000195-24	01/20/2024 -07:26	RIVERVIEW AVE ARDSLEY	AMBULANCE	DISPATCHED	041
AP-000196-24	01/20/2024 -08:22	ASHFORD AV ARDSLEY	AIDED	DISPATCHED	041
AP-000197-24	01/20/2024 -13:28	SAW MILL RIVER ROAD ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	041
AP-000199-24	01/20/2024 -18:47	ADDYMAN SQUARE ARDSLEY	DISPUTE	DISPATCHED	047
AP-000200-24	01/20/2024 -20:23	RIVERVIEW AVE ARDSLEY	FIRE RESPONSE	DISPATCHED	047
AP-000201-24	01/21/2024 -00:59	DOBBS FERRY RD GREENBURGH	REAL TIME CRIME	PATROL ADVISED	
AP-000202-24	01/21/2024 -04:00	SAW MILL RIVER RD ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	028
AP-000203-24	01/21/2024 -08:46	ELM ST ARDSLEY	AMBULANCE	DISPATCHED	047
AP-000204-24	01/21/2024 -09:35	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	047
AP-000205-24	01/21/2024 -12:02	ABINGTON AVE ARDSLEY	ANIMAL COMPLAINT	DISPATCHED	038
AP-000206-24	01/21/2024 -17:23	MOUNTAINVIEW AVE ARDSLEY	DISPUTE	DISPATCHED	033
AP-000207-24	01/21/2024 -17:53	MOUNTAINVIEW AVE ARDSLEY	DOMESTIC DISPUTE		033
AP-000208-24	01/21/2024 -18:19	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-000210-24	01/22/2024 -08:42	SAW MILL RIVER RD ARDSLEY	DOMESTIC DISPUTE	DISPATCHED	047
AP-000211-24	01/22/2024 -08:56	SAW MILL RIVER RD ARDSLEY	DOMESTIC DISPUTE	DISPATCHED	047
AP-000212-24	01/22/2024 -09:25	SAW MILL RIVER RD ARDSLEY	ALARM - FALSE	DISPATCHED	038
AP-000213-24	01/22/2024 -09:56	ASHFORD AVE ARDSLEY	FINGER PRINTING	NO PRESS RELEASE	028
AP-000214-24	01/22/2024 -10:05	ARDSLEY	HOT LINE	PATROL ADVISED	047
AP-000215-24	01/22/2024 -10:40	SAW MILL RIVER RD ARDSLEY	AUTO ACCIDENT	DISPATCHED	047
AP-000216-24	01/22/2024 -11:18	FARM RD ARDSLEY	DISPUTE	NO PRESS RELEASE	
AP-000217-24	01/22/2024 -12:56	ASHFORD AVE ARDSLEY	HANDICAPPED PERMIT	RENDERED	
AP-000218-24	01/22/2024 -13:50	EASTERN DR ARDSLEY	ANIMAL COMPLAINT	DISPATCHED	038
AP-000219-24	01/22/2024 -13:55	HEATHERDELL RD ARDSLEY	ALARM - FALSE	DISPATCHED	047
AP-000220-24	01/22/2024 -13:57	ASHFORD AVE ARDSLEY	COURT MATTER	NO PRESS RELEASE	
AP-000221-24	01/22/2024 -15:51	ASHFORD AVE ARDSLEY	WARRANT	NO PRESS RELEASE	028
AP-000222-24	01/22/2024 -19:27	JUDSON AVE ARDSLEY	FIRE RESPONSE	DISPATCHED	038
AP-000223-24	01/22/2024 -19:43	SAW MILL RIVER RD ELMSFORD	HOT LINE	PATROL ADVISED	
AP-000224-24	01/22/2024 -20:10	SAW MILL RIVER RD ARDSLEY	HARASSMENT	INVESTIGATED	046
AP-000225-24	01/22/2024 -20:38	WESTERN DR ARDSLEY	FIRE RESPONSE	DISPATCHED	038
AP-000226-24	01/22/2024 -20:52	SAW MILL RIVER RD ARDSLEY	UNFOUNDED	DISPATCHED	046
AP-000227-24	01/22/2024 -21:08	SAW MILL RIVER RD ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	046
AP-000229-24	01/23/2024 -10:24	SLATER ROAD NEW BRITIAN	FRAUD	CONFIDENTIAL	045
AP-000230-24	01/23/2024 -11:59	CROSS RD ARDSLEY	AMBULANCE	DISPATCHED	041
AP-000231-24	01/23/2024 -12:23	JUDSON AV ARDSLEY	FIRE RESPONSE	DISPATCHED	041
AP-000233-24	01/23/2024 -16:24	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	046
AP-000234-24	01/23/2024 -16:32	ASHFORD AVE ARDSLEY	HANDICAPPED PERMIT		
AP-000235-24	01/24/2024 -06:56	MT VIEW ARDSLEY	AIDED	DISPATCHED	041
AP-000236-24	01/24/2024 -11:22	SAW MILL RIVER RD ARDSLEY	AUTO ACCIDENT -	DISPATCHED	041

Blotter/CC #	Date & Time	Location of Assignment	Call Type	Disposition	Officer Assigned
AP-000237-24	01/24/2024 -14:23	HEATHERDELL RD ARDSLEY	AUTO ACCIDENT -	DISPATCHED	045
AP-000238-24	01/24/2024 -14:36	ASHFORD AVE ARDSLEY	CHILD SEAT	RENDERED	041
AP-000239-24	01/24/2024 -16:42	SAW MILL RIVER RD ARDSLEY	LARCENY - PETIT	DISPATCHED	046
AP-000240-24	01/24/2024 -16:58	HEATHERDELL RD ARDSLEY	UNFOUNDED	DISPATCHED	037
AP-000241-24	01/24/2024 -17:47	SAW MILL RIVER RD ARDSLEY	AMBULANCE	INVESTIGATED	037
AP-000242-24	01/24/2024 -20:07	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-000243-24	01/25/2024 -06:50	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	048
AP-000244-24	01/25/2024 -07:23	ASHFORD AVE ARDSLEY	ADMINISTRATIVE	NO PRESS RELEASE	
AP-000245-24	01/25/2024 -15:15	CONCORD RD ARDSLEY	AIDED	DISPATCHED	047
AP-000246-24	01/25/2024 -15:41	SAW MILL RIVER RD ARDSLEY	AUTO ACCIDENT -	DISPATCHED	047
AP-000247-24	01/25/2024 -16:40	LARCHMONT ST ARDSLEY	DOG COMPLAINT	DISPATCHED	038
AP-000248-24	01/25/2024 -17:05	KENSINGTON RD ARDSLEY	UNFOUNDED	DISPATCHED	047
AP-000249-24	01/25/2024 -18:24	BEACON HILL DR ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	038
AP-000250-24	01/25/2024 -18:41	JORDAN LN ARDSLEY	ALARM - FALSE	DISPATCHED	047
AP-000251-24	01/25/2024 -18:48	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	038
AP-000252-24	01/25/2024 -22:45	LINCOLN AVE ARDSLEY	AMBULANCE	DISPATCHED	047
AP-000253-24	01/26/2024 -10:20	MORNINGSIDE RD ARDSLEY	AMBULANCE	DISPATCHED	041
AP-000254-24	01/26/2024 -10:25	PIETRO PL DOBBS FERRY	AMBULANCE	DISPATCHED	
AP-000255-24	01/26/2024 -14:10	ASHFORD AVE ARDSLEY	CHILD SEAT	RENDERED	041
AP-000256-24	01/26/2024 -16:14	ASHFORD AVE ARDSLEY	TRAFFIC	DISPATCHED	047
AP-000257-24	01/26/2024 -16:48	GRANDVIEW AV ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	038
AP-000258-24	01/26/2024 -18:00	SAW MILL RIVER RD ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	047
AP-000259-24	01/26/2024 -22:22	DANFORTH AVE DOBBS FERRY	FOA	DISPATCHED	047
AP-000260-24	01/27/2024 -12:04	SYLVIA LN ARDSLEY	AMBULANCE	DISPATCHED	028
AP-000261-24	01/27/2024 -18:45	AMERICAN LEGION DR ARDSLEY	UNFOUNDED	UNFOUNDED	
AP-000263-24	01/28/2024 -14:47	MCKINLEY PL ARDSLEY	ANIMAL COMPLAINT	DISPATCHED	046
AP-000264-24	01/28/2024 -19:20	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-000265-24	01/29/2024 -01:58	BRAMBLEBROOK RD ARDSLEY	AMBULANCE	DISPATCHED	033
AP-000266-24	01/29/2024 -09:31	SAW MILL RIVER RD ARDSLEY	IMPOUNDS	REPORT TAKEN	046
AP-000267-24	01/29/2024 -13:08	PLAINVIEW AVE ARDSLEY	ALARM - FALSE	DISPATCHED	047
AP-000269-24	01/29/2024 -14:00	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	046
AP-000268-24	01/29/2024 -14:03	ASHFORD AVENUE ARDSLEY	COURT MATTER	NO PRESS RELEASE	
AP-000270-24	01/29/2024 -16:30	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-000271-24	01/29/2024 -16:59	HUNTLEY DR ARDSLEY	ANIMAL COMPLAINT	DISPATCHED	046
AP-000272-24	01/29/2024 -17:20	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-000273-24	01/29/2024 -20:36	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	045
AP-000274-24	01/30/2024 -08:34	ASHFORD AVE ARDSLEY	AUTO ACCIDENT	DISPATCHED	041
AP-000275-24	01/30/2024 -09:16	ASHFORD AVE ARDSLEY	ADMINISTRATIVE	NO PRESS RELEASE	
AP-000276-24	01/30/2024 -09:20	ASHFORD AVE ARDSLEY	WARRANT	NOTIFICATION MADE	028
AP-000277-24	01/30/2024 -10:16	ASHFORD AVE ARDSLEY	CHILD SEAT	RENDERED	
AP-000278-24	01/30/2024 -12:40	OVERLOOK RD ARDSLEY	WELFARE CHECK	DISPATCHED	041
AP-000279-24	01/30/2024 -13:31	ASHFORD AVE ARDSLEY	CHILD SEAT	RENDERED	
AP-000280-24	01/30/2024 -13:42	ASHFORD AVE ARDSLEY	CHILD SEAT	RENDERED	
AP-000281-24	01/30/2024 -14:28	MAPLE ST ARDSLEY	AMBULANCE	DISPATCHED	
AP-000282-24	01/30/2024 -14:34	ASHFORD AVE ARDSLEY	CHILD SEAT	RENDERED	
AP-000283-24	01/30/2024 -15:09	HILLSIDE PL ARDSLEY	AMBULANCE	DISPATCHED	041
AP-000284-24	01/30/2024 -15:24	ELM ST ARDSLEY	PUBLIC UTILITIES	NOTIFICATION MADE	
AP-000285-24	01/30/2024 -17:13	WINDSONG RD ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	041
AP-000286-24	01/30/2024 -18:07	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-000287-24	01/31/2024 -00:14	SAW MILL RIVER RD ARDSLEY	BUILDING SECURITY	INVESTIGATED	044
AP-000288-24	01/31/2024 -03:07	WAYNE CT ARDSLEY	ALARM - FALSE	DISPATCHED	044
AP-000289-24	01/31/2024 -08:22	BEACON HILL RD ARDSLEY	ALARM - FALSE	DISPATCHED	038
AP-000290-24	01/31/2024 -09:06	ASHFORD AVE ARDSLEY	UNFOUNDED	DISPATCHED	038
AP-000291-24	01/31/2024 -11:49	LARCHMONT ST ARDSLEY	DOG COMPLAINT	DISPATCHED	038
AP-000292-24	01/31/2024 -16:12	ASHFORD AV ARDSLEY	AMBULANCE	DISPATCHED	045
AP-000293-24	01/31/2024 -18:11	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	

Blotter/CC #	Date & Time	Location of Assignment	Call Type	Disposition	Officer Assigned
AP-000294-24	01/31/2024 -18:31	SAW MILL RIVER RD ARDSLEY	WELFARE CHECK	DISPATCHED	045
AP-000295-24	01/31/2024 -21:05	HILLSIDE PL ARDSLEY	AMBULANCE	DISPATCHED	041
AP-000296-24	01/31/2024 -23:04	WILMOTH AVE ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	041

TOTAL PRIORITY CALLS ==> 283

Blotter/CC #	Date & Time	Location of Assignment	Call Type	Disposition	Officer Assigned
AP-000014-24	01/02/2024 -15:57	SAW MILL RIVER RD ARDSLEY	AIDED	RENDERED	047
AP-000016-24	01/02/2024 -21:09	SAW MILL RIVER ROAD ARDSLEY	AMBULANCE	DISPATCHED	047
AP-000017-24	01/02/2024 -21:36	FLINTLOCK LN ARDSLEY	DISPUTE	REPORT TAKEN	042
AP-000021-24	01/03/2024 -14:32	CONCORD RD ARDSLEY	PARKING COMPLAINT	DISPATCHED	036
AP-000039-24	01/05/2024 -11:22	KING ST ARDSLEY	PARKING COMPLAINT	DISPATCHED	037
AP-000157-24	01/16/2024 -12:51	AMERICAN LEGION DR ARDSLEY	PARKING COMPLAINT	DISPATCHED	038
AP-000187-24	01/19/2024 -17:05	ABINGTON AVE ARDSLEY	PARKING COMPLAINT	DISPATCHED	045
AP-000198-24	01/20/2024 -16:22	HEATHERDELL RD ARDSLEY	ANIMAL COMPLAINT		
AP-000209-24	01/21/2024 -18:52	ADDYMAN SQUARE ARDSLEY	PUBLIC UTILITIES	DISPATCHED	038
AP-000228-24	01/23/2024 -09:47	LINCOLN AVE ARDSLEY	PARKING COMPLAINT	DISPATCHED	041
AP-000232-24	01/23/2024 -14:45	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-000262-24	01/27/2024 -22:13	I87 S/B ARDSLEY	TRAFFIC	INVESTIGATED	047

TOTAL PRIORITY 1 CALLS ==> 12  
 GRAND TOTAL ==> 295



**BUILDING INSPECTOR'S REPORT**  
**For the Month and Fiscal Year To Date - December 2023**

	<u>Current Fiscal Year</u>		<u>Prior Fiscal Year</u>		<u>Fiscal Year to Date</u>		<u>Fiscal Year</u>	<u>Prior Fiscal Year to Date</u>	
	<u>December</u>		<u>December</u>				<u>Budget</u>		
	#	\$ Amount	#	\$ Amount	#	\$ Amount	\$ Amount	#	\$ Amount
BUILDING PERMITS	7	10,330.00	10	13,045.00	79	68,285.00	<b>125,000.00</b>	96	131,310.00
APPLICATION FEES	7	375.00	10	750.00	87	5,175.00	-	81	4,875.00
C/O'S	0	0.00	11	305.00	92	2,160.00	-	68	1,655.00
PLUMBING PERMITS	3	590.00	9	1,191.00	60	8,233.00	<b>13,000.00</b>	63	9,015.00
ELECTRICAL PERMITS	5	480.00	11	1,320.00	55	6,330.00	<b>7,000.00</b>	64	7,050.00
TITLE SEARCH & COMPLIANCE LETTER	3	154.50	4	209.50	45	2,305.50	-	63	3,566.25
MISC FEES	0	0.00	2	300.00	6	13,145.00	-	19	5,040.00
<b>TOTALS</b>	<b>25</b>	<b>\$11,929.50</b>	<b>57</b>	<b>\$17,120.50</b>	<b>424</b>	<b>\$ 105,633.50</b>	<b>\$ 145,000.00</b>	<b>454</b>	<b>\$ 162,511.25</b>
BUILDING INSPECTIONS PERFORMED	31		81		530			558	
ZONING INSPECTIONS PERFORMED	14		4		73			129	
FIRE INSPECTIONS PERFORMED	0		3		5			5	
VIOLATION NOTICES ISSUED	8		2		34			61	
WARNING NOTICES ISSUED	1		2		20			26	
APPEARANCE TICKETS ISSUED	2		0		2			7	

The fire inspections listed above were performed by the Building Inspector. The Fire Inspector will issue a separate report.

**Please note the new format to the monthly permit report that is available in our new software. All permits (building, plumbing & electrical) are in one report and a summary by permit type is included. The applications and COs are still shown on separate printouts.**

## Village of Ardsley

### Ardsley Permit Report From 12/01/2023 To 12/31/2023

Department	Application Date	Permit Date	Permit Number	Permit Type	Permit Status	Parcel Owner	Work Printkey / Address	Use Group	Company	Contractor	Work Description	Fee Total	Cost of Construction	Sq Footage	Expiration Date	Days Inactive	Parcel Zone	Flood Zone	Flags
Building	12/6/2023	12/6/2023	E-2023-1749	ELECTRICAL PERMIT	OPEN	CHU YUANMING 48 WESTERN DR ARDSLEY NY 10502	6.50-31-10 / 48 WESTERN DR		EZ ELECTRIC	EZ ELECTRIC520 HIGHLAND AVE NYACK NY 10960 (845)598-8024	Electrical wiring for the new in-ground swimming pool	\$75.00	\$4,031.00		12/5/2025	21	R-1		No Flags
Building	12/13/2023	12/13/2023	E-2023-1750	ELECTRICAL PERMIT	OPEN	SWANSON, ARTHUR 5 EXETER PL ARDSLEY NY 10502	6.90-90-3 / 5 EXETER PL		ROBERT SCHWAMB LTD	ROBERT SCHWAMB LTDPO BOX 604 CROTON NY 10520 (914)497-3371	Electrical wiring for the interior alterations and for the basement legalization	\$150.00	\$4,000.00		12/12/2025	14	R-3		No Flags
Building	12/13/2023	12/13/2023	P-2023-2074	HVAC HEAT PUMP	OPEN	GENCI HASA 57 PROSPECT AVE ARDSLEY NY 10502	6.80-75-19 / 57 PROSPECT AVE		HVAC EXPERTS INC	GENCI HASA	Install a new Mitsubishi hyper heating HVAC system throughout the house	\$240.00	\$12,000.00		12/12/2025	14	R-3		No Flags
Building	5/4/2023	12/20/2023	2023-7557	DRIVEWAY/CURB CUT	OPEN	914-426-3833 MASIELLO, KENNETH D 37 BEACON HILL RD ARDSLEY NY 10502	6.50-31-32 / 37 BEACON HILL RD	U	MORETTI LANDSCAPING & LAWN CARE INC	MORETTI LANDSCAPING & LAWN CARE INCPO BOX 149 ARDSLEY NY 10502 914-494-0029	Widen the existing curb cut as per the approved plans	\$40.00	\$1,700.00		12/19/2025	23	R-3		No Flags
Building	12/13/2023	12/20/2023	2023-7558	CHANGE OF USE	OPEN	914-693-2827 SAW MILL EXECUTIVE PARK LTD. 109 SPENCER PLACE MAMARONECK NY 10543	/ 545 SAW MILL RIVER RD	B	WELL-BEING & PSYCHOLOGICAL SERVICES, PLLC	No name found	Convert vacant office space to a psychologist office	\$0.00			12/19/2025	7	No Zone		No Flags
Building	12/13/2023	12/20/2023	2023-7559	ROOF/SIDING	OPEN	PATEL,	6.20-7-10 /	OFD	NELSON'S HOME	NELSON'S	Install new	\$125.00	\$8,000.00		12/19/2025	9	R-3		No

## Village of Ardsley

### Ardsley Permit Report From 12/01/2023 To 12/31/2023

Building	12/20/2023	12/20/2023	P-2023-2075	HVAC	OPEN	KALPANA R 80 HEATHERDELL RD ARDSLEY NY 10502 914-980-5486 ARDSLEY ASSOCIATES LLC PO BOX 8195 WHITE PLAINS NY 10602 914-683-3600 JPS NY INC	80 HEATHERDELL RD 6.20-3-5 / 875A SAW MILL RIVER RD	IMPROVEMENT INC STONECREST CAPITAL ACCT INC	HOME IMPROVEMENT INC132 HIGHLAND ST PORT CHESTER NY 10573 (914)373-9440 STONECREST CAPITAL ACCT INC PO BOX 8195 WHITE PLAINS NY 10602 (914)683-3600	siding as per the approved specifications Install a new rooftop HVAC unit for Szechuan City	\$250.00	\$16,000.00	12/19/2025	7	B-3	No Flags
Building	12/27/2023	12/27/2023	P-2023-2076	PLUMBING PERMIT	OPEN	694 SAW MILL RIVER RD ARDSLEY NY 10502 JEFFREY KOEPELE 154 HEATHERDELL RD ARDSLEY NY 10502 (607)745-8578 TANVIR HOSSAIN	6.50-18-14 / 69B SAW MILL RIVER RD 6.30-14-58 / 154 HEATHERDELL RD	SAM DAHDAL INC NORWAY ELECTRIC CORP	SAM DAHDAL INC106 SCHOOL ST YONKERS NY 10701 914-968-1107 NORWAY ELECTRIC CORP961 EAST 173RD STREET BRONX NY 10460 (718) 992-5500	Replace a 3/4" water service line from the curb valve to the meter Electrical wiring for the interior alterations	\$100.00	\$6,200.00	12/26/2025	0	B-1	No Flags
Building	12/27/2023	12/27/2023	E-2023-1751	ELECTRICAL PERMIT	OPEN	575 ASHFORD AVE ARDSLEY NY 10502 (607)745-8578 TANVIR HOSSAIN	6.80-63-8 / 575 ASHFORD AVE	DE FALCO & SONS ELECTRICAL CONTRACTORS LLC	DE FALCO & SONS ELECTRICAL CONTRACTORS LLC120 JEFFERSON CT YORKTOWN NY 10598 914-282-1067	Electrical wiring for the new Geothermal HVAC system	\$75.00	\$2,000.00	12/26/2025	0	R-3	No Flags
Building	12/27/2023	12/27/2023	E-2023-1753	ELECTRICAL PERMIT	OPEN	INAMDAR, RUJUL	6.30-10-10 / 20 LOOKOUT PL	MAKAR ELECTRIC, INC	MAKAR ELECTRIC, INC1005	200 amp electrical service	\$75.00	\$2,000.00	12/26/2025	0	R-3	No Flags



# Village of Ardsley

Ardsley Permit Report  
From 12/01/2023 To 12/31/2023

Count By TypeGroup

TypeGroup	Count	Fees	Cost Of Construction	Sq Feet
Building	7	\$10,330.00	\$529,950.00	0.00
Electrical	5	\$480.00	\$18,531.00	0.00
Plumbing	3	\$590.00	\$34,200.00	0.00
Total:	15	\$11,400.00	\$582,681.00	0.00

# Village of Ardsley

## Ardsley Permit Report From 12/01/2023 To 12/31/2023

Count by Type					
Type	Count	Fees	Cost Of Construction	Sq Feet	
CHANGE OF USE	1	\$0.00	\$0.00	0.00	
COMMERCIAL ADDITION	1	\$9,760.00	\$487,200.00	0.00	
DRIVEWAY/CURB CUT	1	\$40.00	\$1,700.00	0.00	
ELECTRICAL PERMIT	5	\$480.00	\$18,531.00	0.00	
FENCE	2	\$280.00	\$13,250.00	0.00	
HVAC	1	\$250.00	\$16,000.00	0.00	
HVAC HEAT PUMP	1	\$240.00	\$12,000.00	0.00	
PLUMBING PERMIT	1	\$100.00	\$6,200.00	0.00	
ROOF/SIDING	2	\$250.00	\$27,800.00	0.00	
<b>Total:</b>	<b>15</b>	<b>\$11,400.00</b>	<b>\$582,681.00</b>	<b>0.00</b>	



## Village of Ardsley

### M5 Application Report From 12/01/2023 To 12/31/2023

Department	Application Date	Application Number	Application Type	Application Status	Days Open	Parcel Owner	Work Address	Work PrintKey	Contractor	Work Description	Created By	Fee Total	Cost of Construction
Building	12/6/2023	2023-158	SIGN	PENDING	21	1007-11 YONKERS AVE LLC 1463 MIDLAND AVE, SUITE 1 BRONXVILLE NY 10708 914-793-8239	468-472 ASHFORD AVE	6.50-18-2	1007-11 YONKERS AVE LLC	Install an LED window sign	Itomasso@ardsleyvillage.com	\$75.00	\$700.00
Building	12/6/2023	2023-159	SOLAR ELECTRIC SYSTEM	PENDING	21	TEJASWINI GADICHERLA4 COLUMBIA RD ARDSLEY NY 10502	4 COLUMBIA RD	6.20-4-22	VENTURE HOME SOLAR LLC67 WEST STREET, SUITE 211 BROOKLYN NY 11222 813-935-2000	Install a new roof mount PV array	Itomasso@ardsleyvillage.com	\$75.00	\$35,912.00
Building	12/13/2023	2023-160	FENCE	APPROVED	14	DARA GREENBERG36 MT VIEW AVE ARDSLEY NY 10502 (716)906-9839	36 MT VIEW AVE	6.90-89-32	COLONY FENCE774 W HARTSDALE RD WHITE PLAINS NY 10607 914-497-3442	Install new sections of fence in the rear yard as per the approved plans	Itomasso@ardsleyvillage.com	\$75.00	\$4,000.00
Building	12/13/2023	2023-161	ROOF/SIDING	APPROVED	14	PATEL, KALPANA R80 HEATHERDELL RD ARDSLEY NY 10502 914-980-5486	80 HEATHERDELL RD	6.20-7-10	NELSON'S HOME IMPROVEMENT INC132 HIGHLAND ST PORT CHESTER NY 10573 (914)373-9440	Install new siding as per the approved specifications	Itomasso@ardsleyvillage.com		\$8,000.00
Building	12/13/2023	2023-162	CHANGE OF USE	APPROVED	14	SAW MILL EXECUTIVE PARK LTD.109 SPENCER PLACE MAMARONECK NY 10543	545 SAW MILL RIVER RD		No name found	Convert vacant office space to a psychologist office	Itomasso@ardsleyvillage.com	\$75.00	\$0.00
Building	12/22/2023	2023-163	ROOF/SIDING	APPROVED	5	MALONE, GARY J & KATHLEEN, KELLY1 DELL	1 DELL LN	6.60-38-7	DONALD W BROWN HOME IMPROVEMENT LLC402	Install new roof materials as per the	Itomasso@ardsleyvillage.com		\$19,800.00

## Village of Ardsley

### M5 Application Report From 12/01/2023 To 12/31/2023

Department	Application Date	Application Number	Application Type	Application Status	Days Open	Parcel Owner	Work Address	Work PrintKey	Contractor	Work Description	Created By	Fee Total	Cost of Construction
						LN ARDSLEY NY 10502 914-693-3977			WARBURTON AVE HASTINGS NY 10706 (914) 478-1629	approved specifications			
Building	12/27/2023	2023-164	RESIDENTIAL ALTERATION/RENOVATION	PENDING	0	PISANTI, JOSEPH611 ASHFORD AVENUE ARDSLEY NY 10502	611 ASHFORD AVE	6.90-90-8	ERIC JACOBSEN, RA32 CLARK RD LYME CT 06371 860-227-6303	Interior alterations to create an Accessory Dwelling Unit in the basement	ltomasso@ardsleyvillage.com	\$75.00	\$57,360.00
<b>Total:</b>	<b>7</b>											<b>\$375.00</b>	<b>\$125,772.00</b>

# Village of Ardsley

M5 Application Report  
 From 12/01/2023 To 12/31/2023

Count by Type

Type	Count	Fees	Cost Of Construction
CHANGE OF USE	1	\$75.00	\$0.00
FENCE	1	\$75.00	\$4,000.00
RESIDENTIAL ALTERATION/RENOVATION	1	\$75.00	\$57,360.00
ROOF/SIDING	2	\$0.00	\$27,800.00
SIGN	1	\$75.00	\$700.00
SOLAR ELECTRIC SYSTEM	1	\$75.00	\$35,912.00
<b>Total:</b>	<b>7</b>	<b>\$375.00</b>	<b>\$125,772.00</b>

### Village of Ardsley

Ardsley Certificate Report  
From 12/01/2023 To 12/31/2023

#### Certificate Details

Parcel ID	Legal Address	Permit Number	Permit Type	Work Description	Certificate Number	Certificate Type	Certificate Date	Certificate Contacts	Certificate Fees
-----------	---------------	---------------	-------------	------------------	--------------------	------------------	------------------	----------------------	------------------

**Village of Ardsley**

Ardsley Certificate Report  
From 12/01/2023 To 12/31/2023

Count by Type		
Type	Count	Fees
Total:	0	\$0.00

**BUILDING INSPECTOR'S REPORT**  
**For the Month and Fiscal Year To Date - January 2024**

	<u>Current Fiscal Year</u>		<u>Prior Fiscal Year</u>		<u>Fiscal Year to Date</u>		<u>Fiscal Year</u>	<u>Prior Fiscal Year to Date</u>	
	<u>January</u>		<u>January</u>				<u>Budget</u>		
	#	\$ Amount	#	\$ Amount	#	\$ Amount	\$ Amount	#	\$ Amount
BUILDING PERMITS	8	8,375.00	11	5,490.00	87	76,660.00	<b>125,000.00</b>	107	136,800.00
APPLICATION FEES	13	750.00	11	675.00	100	5,925.00	-	92	5,550.00
C/O'S	3	85.00	31	240.00	95	2,245.00	-	99	1,895.00
PLUMBING PERMITS	3	355.00	9	2,080.00	63	8,588.00	<b>13,000.00</b>	72	11,095.00
ELECTRICAL PERMITS	3	255.00	12	1,155.00	58	6,585.00	<b>7,000.00</b>	76	8,205.00
TITLE SEARCH & COMPLIANCE LETTER	3	207.75	2	104.00	48	2,513.25	-	65	3,670.25
MISC FEES	0	0.00	1	145.00	6	13,145.00	-	20	5,185.00
<b>TOTALS</b>	<u>33</u>	<u>\$ 10,027.75</u>	<u>77</u>	<u>\$ 9,889.00</u>	<u>457</u>	<u>\$ 115,661.25</u>	<u>\$ 145,000.00</u>	<u>531</u>	<u>\$ 172,400.25</u>
BUILDING INSPECTIONS PERFORMED	47		101		577			659	
ZONING INSPECTIONS PERFORMED	11		5		84			134	
FIRE INSPECTIONS PERFORMED	1		0		6			5	
VIOLATION NOTICES ISSUED	5		3		39			64	
WARNING NOTICES ISSUED	4		4		24			30	
APPEARANCE TICKETS ISSUED	0		0		2			7	

The fire inspections listed above were performed by the Building Inspector. The Fire Inspector will issue a separate report.

The misc fees listed above were collected to cover permit renewal fees and for jobs where the cost of construction exceeded the amount originally stated on the building permit.

The building inspector completed 1 day of required in-service training this month.



## Village of Ardsley

**Ardsley Permit Report**  
From 01/01/2024 To 01/31/2024

Permit Number	Permit Date	Application Date	Permit Type	Permit Status	Parcel Owner	Work Printkey / Address	Use Group	Work Description	Fee Total	Cost of Construction	Sq Footage	Expiration Date	Parcel Zone
2024-7564	1/10/2024	11/28/2023	SOLAR ELECTRIC SYSTEM	OPEN	SANDRA NYANOR 538 ALMENA AVE ARDSLEY NY 10502 (646)409-7977	6.70-51-2 / 538 ALMENA AVE	OFD	Install a new roof mount PV array	\$440.00	\$21,773.00		1/9/2026	R-3
2024-7565	1/18/2024	1/9/2024	ROOF/SIDING	OPEN	ZACCHIO, JOSEPH & ANNE M 529 ALMENA AVE ARDSLEY NY 10502 914-330-4087	6.100-93-2 / 529 ALMENA AVE	OFD	Install new siding materials as per the approved specifications	\$125.00	\$29,960.00		1/17/2026	R-3
2024-7566	1/18/2024	1/9/2024	ROOF/SIDING	OPEN	MALITSIS, NICHOLAS G. 28 PROSPECT AVE ARDSLEY NY 10502 646-853-4331	6.80-80-4 / 28 PROSPECT AVE	OFD	Install new roofing materials as per the approved plans	\$125.00	\$10,900.00		1/17/2026	R-3
2024-7567	1/18/2024	1/10/2024	ROOF/SIDING	OPEN	DESIMONE, MICHAEL 36 WILMOTH AVE	6.90-83-21 / 36 WILMOTH AVE	OFD	Install new roofing materials as per the approved specifications	\$125.00	\$23,200.00		1/17/2026	R-3

## Village of Ardsley

**Ardsley Permit Report**  
From 01/01/2024 To 01/31/2024

Permit Number	Permit Date	Application Date	Permit Type	Permit Status	Parcel Owner	Work Printkey / Address	Use Group	Work Description	Fee Total	Cost of Construction	Sq Footage	Expiration Date	Parcel Zone
2024-7568	1/18/2024	12/6/2023	SIGN	OPEN	ARDSLEY NY 10502 1007-11 YONKERS AVE LLC 1463 MIDLAND AVE, SUITE 1 BRONXVILLE NY 10708 914-793-8239	6.50-18-2 / 468-472 ASHFORD AVE	U	Install a wall sign and an LED window sign as per the approved plans	\$60.00	\$2,800.00		1/17/2025	No Zone
2024-7569	1/18/2024	11/29/2023	RESIDENTIAL ADDITION	OPEN	MICHAEL LENIHAN 88 HILLTOP RD ARDSLEY NY 10502 914-433-4273	6.60-38-17 / 88 HILLTOP RD	OFD	First and second story additions and interior alterations	\$6,000.00	\$299,500.00		1/17/2026	No Zone
2024-7570	1/25/2024	1/10/2024	RESIDENTIAL ALTERATION/RENOVATION	OPEN	ROBERT V PILUSO(TRUST) 48 PROSPECT AVE ARDSLEY NY 10502 914-433-0807	6.80-82-4 / 48 PROSPECT AVE	U	Legalize the construction of a raised concrete patio in the rear yard and the conversion of the unfinished second story dormer into habitable space including 2 bedrooms and a full	\$1,440.00	\$36,000.00		1/24/2026	R-3

## Village of Ardsley

**Ardsley Permit Report**  
From 01/01/2024 To 01/31/2024

Permit Number	Permit Date	Application Date	Permit Type	Permit Status	Parcel Owner	Work Printkey / Address	Use Group	Work Description	Fee Total	Cost of Construction	Sq Footage	Expiration Date	Parcel Zone
2024-7571	1/30/2024	1/8/2024	TANK	OPEN	MATTHEW & EVELYN YEOW OBERLANDER 95 RIDGE RD ARDSLEY NY 10502	6.100-94-4.3 / 95 RIDGE RD	U	bath.  Install a new oil tank as per the approved plans	\$60.00	\$2,450.00		1/29/2025	R-3
E-2024-1754	1/10/2024	1/10/2024	ELECTRICAL PERMIT	OPEN	SANDRA NYANOR 538 ALMENA AVE ARDSLEY NY 10502	6.70-51-2 / 538 ALMENA AVE		Electrical wiring for the new PV array	\$105.00	\$7,000.00		1/9/2026	R-3
E-2024-1755	1/10/2024	1/10/2024	ELECTRICAL PERMIT	OPEN	(646)409-7977 LANE, ELLEN M 126 HUNTLEY DR ARDSLEY NY 10502	6.30-15-7 / 126 HUNTLEY DR		Overhead electrical service repair	\$75.00	\$1,500.00		1/9/2026	R-3
E-2024-1756	1/25/2024	1/25/2024	ELECTRICAL PERMIT	OPEN	JOY ROSEN(TRUST) 50 PARK AVE ARDSLEY NY 10502	6.50-31-63 / 50 PARK AVE		Electrical wiring for the new PV array	\$75.00	\$1,500.00		1/24/2026	R-1
P-2024-2077	1/10/2024	1/10/2024	WATER HEATER	OPEN	917-774-5464 WELS, JONATHAN	6.50-22-2 / 32 CAPTAIN		Replace the water heater	\$75.00	\$1,800.00		1/9/2026	R-3



## Village of Ardsley

**Ardsley Permit Report**  
From 01/01/2024 To 01/31/2024

Permit Number	Permit Date	Application Date	Permit Type	Permit Status	Parcel Owner	Work Printkey / Address	Use Group	Work Description	Fee Total	Cost of Construction	Sq Footage	Expiration Date	Parcel Zone
					32 CAPT HONEYWELLS RD ARDSLEY NY 10502	HONEYWELLS RD							
P-2024-2078	1/10/2024	1/10/2024	PLUMBING PERMIT	OPEN	ROSALIND GEORGE 154 HEATHERDELL RD ARDSLEY NY 10502 (607)475-8578	6.30-14-58 / 154 HEATHERDELL RD	OFD	Plumbing for the interior alterations	\$115.00	\$3,800.00		1/9/2026	R-1
					DNAC REALTY LLC 24035 PINE STREET DOUGLASTON NY 11363	6.50-35-4 / 500 ASHFORD AVE	B	Plumbing for the new addition and interior alterations and renovation, 12 plumbing fixtures.	\$165.00	\$12,700.00		1/24/2026	B-1
Total:14									\$8,985.00	\$454,883.00	0.00		

## Village of Ardsley

Ardsley Permit Report  
From 01/01/2024 To 01/31/2024

Count By TypeGroup

TypeGroup	Count	Fees	Cost Of Construction	Sq Feet
Building	8	\$8,375.00	\$426,583.00	0.00
Electrical	3	\$255.00	\$10,000.00	0.00
Plumbing	3	\$355.00	\$18,300.00	0.00
Total:	14	\$8,985.00	\$454,883.00	0.00

## Village of Ardsley

Ardsley Permit Report  
From 01/01/2024 To 01/31/2024

Count by Type				
Type	Count	Fees	Cost Of Construction	Sq Feet
ELECTRICAL PERMIT	3	\$255.00	\$10,000.00	0.00
PLUMBING PERMIT	2	\$280.00	\$16,500.00	0.00
RESIDENTIAL ADDITION	1	\$6,000.00	\$299,500.00	0.00
RESIDENTIAL ALTERATION/RENOVATION	1	\$1,440.00	\$36,000.00	0.00
ROOF/SIDING	3	\$375.00	\$64,060.00	0.00
SIGN	1	\$60.00	\$2,800.00	0.00
SOLAR ELECTRIC SYSTEM	1	\$440.00	\$21,773.00	0.00
TANK	1	\$60.00	\$2,450.00	0.00
WATER HEATER	1	\$75.00	\$1,800.00	0.00
<b>Total:</b>	<b>14</b>	<b>\$8,985.00</b>	<b>\$454,883.00</b>	<b>0.00</b>



## Village of Ardsley

### M5 Application Report From 01/01/2024 To 01/31/2024

Department	Application Date	Application Number	Application Type	Application Status	Days Open	Parcel Owner	Work Address	Work PrintKey	Contractor	Work Description	Created By	Fee Total	Cost of Construction
Building	1/8/2024	2024-001	TANK	APPROVED	22	MATTHEW & EVELYN YEOW OBERLANDER95 RIDGE RD ARDSLEY NY 10502	95 RIDGE RD	6.100-94-4.3	PLITNICK PLUMBING & HEATING INC59 MAIN STREET DOBBS FERRY NY 10522 (914) 693-1885	Install a new oil tank as per the approved plans	Itomasso@ardsleyvillage.com	\$75.00	\$2,450.00
Building	1/9/2024	2024-002	ROOF/SIDING	APPROVED	21	MALITSIS, NICHOLAS G.28 PROSPECT AVE ARDSLEY NY 10502 646-853-4331	28 PROSPECT AVE	6.80-80-4	PERRY VERRONE LLC12 CENTER ST PLEASANTVILLE NY 10570 914-747-7663	Install new roofing materials as per the approved plans	Itomasso@ardsleyvillage.com		\$10,900.00
Building	1/9/2024	2024-003	STANDBY GENERATOR	PENDING	21	MALHOTRA, ASHWANI & SUSHMA27 OVERLOOK RD ARDSLEY NY 10502	27 OVERLOOK RD	6.30-14-4	BH INTERIORS INC355 COLUMBUS AVE VALHALLA NY 10595 (917)569-7841	Install a new standby generator as per the approved specifications	Itomasso@ardsleyvillage.com		\$16,500.00
Building	1/9/2024	2024-004	SIGN	PENDING	21	LOVE 50%, SYLVIA & BARBARA KATZ 50%, FILOME 11 BILTMORE AVE YONKERS NY 10710 914-804-4221	715 SAW MILL RIVER RD	6.50-34-9	LOVE 50%, SYLVIA & BARBARA KATZ 50%, FILOME	Replace the existing awning and sign	Itomasso@ardsleyvillage.com	\$75.00	\$5,500.00
Building	1/9/2024	2024-005	COMMERCIAL ALTERATION/RENOVATION	PENDING	21	ARDSLEY ASSOCIATES110 W 34TH ST, 9TH FLOOR NEW YORK NY 10001-0807 212-239-8580	717-725 SAW MILL RIVER RD		JOSEPH FERNANDEZ575 WHITE PLAINS RD EASTCHESTER NY 10709 914-713-8888	Interior alterations to convert the vacant commercial space into a personal services establishment/nail salon. Prior use of space was a nail salon	Itomasso@ardsleyvillage.com	\$75.00	\$20,200.00
Building	1/9/2024	2024-006	ROOF/SIDING	APPROVED	21	ZACCCHIO, JOSEPH & ANNE M529 ALMENA AVE ARDSLEY NY 10502 914-330-4087	529 ALMENA AVE	6.100-93-2	FRANZOSO CONTRACTING INC33 CROTON POINT AVE CROTON NY 10520 914-	Install new siding materials as per the approved specifications	Itomasso@ardsleyvillage.com		\$29,960.00

## Village of Ardsley

### M5 Application Report

From 01/01/2024 To 01/31/2024

Department	Application Date	Application Number	Application Type	Application Status	Days Open	Parcel Owner	Work Address	Work PrintKey	Contractor	Work Description	Created By	Fee Total	Cost of Construction
Building	1/10/2024	2024-007	COMMERCIAL ALTERATION/RENOVATION	PENDING	20	JMD ARDSLEY LLC4 WEST OAK LANE WEST HARRISON NY 10604 914-641-4339	692 SAW MILL RIVER RD		271-4572 No name found	Minor alterations to convert the former dance studio into a sports fitness center	Itomasso@ardsleyvillage.com	\$75.00	\$1,000.00
Building	1/10/2024	2024-008	FENCE	PENDING	20	CHU YUANMING48 WESTERN DR ARDSLEY NY 10502	48 WESTERN DR	6.50-31-10	CHU YUANMING	Install a new fence in the rear yard as per the approved plans	Itomasso@ardsleyvillage.com	\$75.00	\$29,500.00
Building	1/10/2024	2024-009	ROOF/SIDING	APPROVED	20	DESIMONE, MICHAEL36 WILMOTH AVE ARDSLEY NY 10502	36 WILMOTH AVE	6.90-83-21	HASTINGS ROOFING INC975 NEPPERHAN AVE YONKERS NY 10703 (914) 375-3671	Install new roofing materials as per the approved specifications	Itomasso@ardsleyvillage.com		\$23,200.00
Building	1/10/2024	2024-010	SOLAR ELECTRIC SYSTEM	PENDING	20	WISKIND, MIHAEL J25 BRAMBLEBROOK RD ARDSLEY NY 10502 914-830-3646	25 BRAMBLE BROOK RD	6.80-67-17	SUNRUN INSTALLATION SERVICES775 FIERO LANE SAN LUIS OBISPIO CA 93401 845-271-9524	Install a new rooftop PV array	Itomasso@ardsleyvillage.com	\$75.00	\$13,000.00
Building	1/10/2024	2024-011	RESIDENTIAL ALTERATION/RENOVATION	APPROVED	20	ROBERT V PILUSO(TRUST)48 PROSPECT AVE ARDSLEY NY 10502 914-433-0807	48 PROSPECT AVE	6.80-82-4	ANDREW PAUL COLLINGHAM74 WESTMORELAND AVE WHITE PLAINS NY 10606 914-527-4708	Legalize the conversion of the unfinished second story dormer into habitable space including 2 bedrooms and a full bath.	Itomasso@ardsleyvillage.com	\$150.00	\$36,000.00
Building	1/18/2024	2024-012	SOLAR ELECTRIC SYSTEM	PENDING	12	LINK, RICHARD & RIVKA15 COLUMBIA RD ARDSLEY NY 10502	15 COLUMBIA RD	6.20-4-28	MOMENTUM SOLAR45 FAIRCHILD AVE PLAINVIEW NY 11803 516-218-5824	Install a new rooftop PV array	Itomasso@ardsleyvillage.com	\$75.00	\$31,600.00
Building	1/25/2024	2024-013	SIGN	PENDING	5	ARDSLEY ASSOCIATES110 W 34TH ST, 9TH FLOOR NEW YORK NY	717-725 SAW MILL RIVER RD		SIGNARAMA267 S CENTRAL AVE HARTSDALE NY 10530 914-328-3111	Install a new wall sign	Itomasso@ardsleyvillage.com	\$75.00	\$5,850.00

# Village of Ardsley

## M5 Application Report From 01/01/2024 To 01/31/2024

Department	Application Date	Application Number	Application Type	Application Status	Days Open	Parcel Owner	Work Address	Work PrintKey	Contractor	Work Description	Created By	Fee Total	Cost of Construction
						10001-0807 212-239-8580							
Total:	13											\$750.00	\$225,660.00

# Village of Ardsley

M5 Application Report  
From 01/01/2024 To 01/31/2024

Count by Type

Type	Count	Fees	Cost Of Construction
COMMERCIAL ALTERATION/RENOVATION	2	\$150.00	\$21,200.00
FENCE	1	\$75.00	\$29,500.00
RESIDENTIAL ALTERATION/RENOVATION	1	\$150.00	\$36,000.00
ROOF/SIDING	3	\$0.00	\$64,060.00
SIGN	2	\$150.00	\$11,350.00
SOLAR ELECTRIC SYSTEM	2	\$150.00	\$44,600.00
STANDBY GENERATOR	1	\$0.00	\$16,500.00
TANK	1	\$75.00	\$2,450.00
<b>Total:</b>	<b>13</b>	<b>\$750.00</b>	<b>\$225,660.00</b>



## Village of Ardsley

Ardsley Certificate Report  
From 01/01/2024 To 01/31/2024

### Certificate Details

Certificate Number	Parcel ID	Legal Address	Permit Number	Permit Type	Work Description	Certificate Type	Certificate Date	Certificate Contacts	Certificate Fees
2024-5699	6.50-31-32	37 BEACON HILL RD	2023-7557	DRIVEWAY/CURB CUT	Widen the existing curb cut as per the approved plans	CC	1/18/2024	<ul style="list-style-type: none"> <li>•Contractor - MORETTI LANDSCAPING amp; LAWN CARE INC</li> <li>•Owner - MASIELLO, KENNETH D</li> </ul>	<ul style="list-style-type: none"> <li>•CERTIFICATE OF OCCUPANCY: \$15 Paid: Yes Date: 01/18/2024 CERTFEE: 15</li> </ul>
2024-5700	6.50-31-3	36 WESTERN DR	2023-7536	RESIDENTIAL ADDITION	Single story additions	CO	1/18/2024	<ul style="list-style-type: none"> <li>•Architect - CARLO ENZO, RA</li> <li>•Contractor - BLACKSTONE CONSTRUCTION BUILDERS INC</li> <li>•Owner - SANYAL, ABHIJIT</li> </ul>	<ul style="list-style-type: none"> <li>•CERTIFICATE OF OCCUPANCY: \$25 Paid: Yes Date: 01/18/2024 CERTFEE: 25</li> </ul>
2024-5701	6.30-10-4	8 LOOKOUT PL	2021-7168	RESIDENTIAL ADDITION	Construct a two story addition and interior alterations and renovation.	CO	1/25/2024	<ul style="list-style-type: none"> <li>•Owner - WEINSTEIN, ERIC D amp; MC CAULEY, MEGAN</li> <li>•Contractor - FRANKS HOME IMPROVEMENTS</li> </ul>	<ul style="list-style-type: none"> <li>•CERTIFICATE OF OCCUPANCY: \$45.00 Paid: Yes Date: 01/25/2024 CERTFEE: 45.00</li> </ul>

## Village of Ardsley

Ardsley Certificate Report  
From 01/01/2024 To 01/31/2024

Certificate Number	Parcel ID	Legal Address	Permit Number	Permit Type	Work Description	Certificate Type	Certificate Date	Certificate Contacts	Certificate Fees
								•Engineer - MJ McGARVEY PE, PC	



## Village of Ardsley

Ardsley Certificate Report  
From 01/01/2024 To 01/31/2024

### Count by Type

Type	Count	Fees
CC	1	\$15.00
CO	2	\$70.00
Total:	3	\$85.00

## **BUILDING DEPARTMENT UPDATE**

### **January 2024**

This summary does not include all of the additional issues that the building department is involved with including but not limited to the drafting of Village Code amendments, the implementation and update of the hazard mitigation plan, the updating of the Census Bureau maps, the implementation of the comp plan, the sanitary sewer and storm drain mapping project, the new highway garage project, the completion of the cable TV room upgrade, the Rec Center HVAC system and the upgrading of our IT infrastructure and enhancements to cybersecurity and ransomware protection.

I don't want to diminish the contributions other staff members made to any of these projects, but it should be noted that the building department has been involved with all of these issues since day one and continues to be involved. Some examples are:

#### Sewer mapping

Worked with prior VM to convince the board it was needed, interviewed engineering firms, tried to establish a consortium of municipalities and ultimately ensured project was implemented despite all other municipalities backing out, Covid and staffing changes.

#### Highway garage:

Worked with prior VM and engineers to ensure the parcel was viable for construction, even without easement changes. Met with Greenburgh regarding easement, had environmental assessments performed, worked with engineers to assess a use for the old house. All this was done before the village even purchased the property. After purchase, we worked with the design team, reviewed plans for code compliance, issued permits and continue to inspect the project for code compliance and IT needs.

#### Comp Plan:

Worked with prior VM to convince the board that a downtown redevelopment plan was needed. Interviewed planners and presented a list of qualified planners to VB for consideration. Worked with consultants to finalize comp plan and DARIS. Currently working with developers to actually get projects going and working with VM to update the zoning code further.

#### Hazard Mitigation:

We had previously discussed the 100+ hours required to implement the plan. Now I update the plan on a semi-annual basis. The most recent update was required to apply for several grants.

#### Code Revisions:

The majority of the code revisions you adopted were written by the building department.

#### Commercial Projects:

##### 657 SMRR former Getty station:

- The Planning Board completed their review at the December meeting and they have forwarded their comments to the VB for use during the public hearing. The applicant also appeared before the BAR to finalize the aesthetic design of the building and canopy.

Some notable improvements to the site include a dog walking area, a picnic area and increased green space.

- The Village Board opened the public hearing in September.

#### 3 American Legion:

- Work had been progressing very slowly, but the pace has increased. Most of the required interior rough-in inspections have been completed, and sheetrock should start soon. Site work has also been progressing and the retaining walls are being constructed.

#### 701 SMRR:

- I met with the owner and his design team on March 24<sup>th</sup> to review their proposed site plan. The proposal is for a 4 story building with approximately 20 apartments above and commercial space on the main level. In order to alleviate parking constraints, they reduced the commercial space in order to provide additional parking spaces at the rear of the building.
- This proposal is possible due to the recent code changes that were made pursuant to the comp plan.
- I had anticipated that they would be presenting the application to the VB in November, but I have not heard from them.
- Appearance Tickets have been issued for continued violations on the property.

#### 800 SMRR:

- The Thai restaurant is open is open for business.
- The Day Day Spa is open for business.
- Work is progressing on the Ramen Noodle Shop, but there were issues with ConEd gas supply that delayed the project. A propane tank was installed and work is nearing competition.
- The shopping center will be fully occupied once the Ramen Noodle Shop opens.

#### 774 SMRR:

- We received an application to demolish the 3 family dwelling and to construct a 9 unit apartment building.
- The Village Board declared itself Lead Agency and referred the applicant to the PB and BAR for review and comment. The applicant appeared before the PB in February, and the PB made several recommendations regarding the site and building façade. The applicant is revising the plans, and the application will be back on the PB agenda and on the BAR agenda soon. This application is also possible due to the recent code changes that were made pursuant to the comp plan.
- Unfortunately, there were delays due to the driveway configuration, but the applicant is working with NYSDOT to address their concerns. The applicant will return to the boards within the next few months.

#### Addyman Square:

- Work is nearing completion at Liebman's Deli.

#### Subdivisions and New Residential Construction:

- We had anticipated that work would begin on the 13 lot subdivision at Cross/Sprain Road in the spring of 2021. It is my understanding that the owner is considering selling the property to another developer. There is no additional information to report at this time.
- A two lot subdivision was approved on Ridge Road. The lots now have Shady Rd addresses. The existing house was demolished, and infrastructure work began late 2021. The building permits were issued in March 2022, but work has not started yet. The owner is considering selling the properties and there is a potential buyer. They returned to the Planning Board for a redesign of the sanitary sewer extension and received approval. They are awaiting County approval on the new sewer design.
- The road work for the 4 lot subdivision on Fairmont Avenue was to have been completed by summer 2023. I do not have a completion date at this time.
- COs were issued for new houses at 33 Judson Avenue and 13 Dellwood Lane last fall.
- The Planning Board approved the site plan for a new house at 182 Heatherdell Road and building code plan review is completed. The permits will be issued once the County approves the water main extension.
- The PB approved the site plan for the new house at 7 Dellwood Lane. Building code plan review is in progress.
- 26 Lincoln Ave: A three lot subdivision was approved in 2022 but the maps were not filed with the County in a timely manner, so the approvals expired. The property owner filed new applications and will appear on the February PB agenda.

#### Misc. Building Permits:

- Building permit activity has been good despite ongoing inflation, supply chain issues and increased interest rates, all of which impacted the construction industry disproportionately. The number of houses being sold has been lower than usual due to the lack of inventory. This impacts permit activity since many new owners take out permits for improvements once they move into a new house. We'll have to wait and see how this will affect new permits for this fiscal year but permit activity has decreased by 35% as compared to the same time period last fiscal year.
- We just completed the process of updating the building department software, Municipality. The current version, which we've been using since 2011 is no longer being supported by the developer so we upgraded to Municipality 5 which is a cloud-based system. We went live with the new software on 10/3/23. I have spent many hours over the last few months working out all of the bugs with the software developer. To date, I have upwards of 120 hours of time invested in the software upgrade.

#### Code Enforcement:

- Code enforcement activities continue to be robust throughout the residential and commercial districts.
- A total of 69 violation notices were issued for the 2023 calendar year in addition to more than 45 warning notices. The vast majority have been resolved.
- We have been focusing on property maintenance in the business district with emphasis on the appearance of the building facades (peeling paint, stains, etc.) and landscaped areas. Progress has been made on several key problem properties and the redevelopment of the long vacant former gas station properties will alleviate two long-term problem spots.

## Parks and Recreation Report

Good evening Mayor and Board of Trustees. As you know the Recreation Department has been busy running numerous programs and Special Events for the residents of Ardsley. During the last couple of months we ran our holiday Special Events which included our Christmas Tree Lighting and our Menorah Lighting, these events seem to double in size each year. We would like to take this opportunity to thank all who help make our Special Events successful, the Highway department, Police Department, ASVAC and our gem Lorraine Kuhn. We believe in teamwork!!!!

To Date, we have several **Winter Classes** running, Youth Basketball, Adult open gym, 7<sup>th</sup> and 8<sup>th</sup> grade developmental basketball, 3 different levels of Chess Classes, Mind Craft 3D, Adult Zumba, Adult Zumba and toning and acting classes. Since our last report back in November we have taken in roughly an additional 240 registrations.

This Spring we are adding a few more new programs they include Pre-K to 6<sup>th</sup> grade developmental basketball, pickle ball for kids and adults and Friday Field Night at Pascone Park.

Our Facilities Report is as follows: **The Community Center** continues to be very well rented, to date we have taken in close to \$18,000. With another 3 months to go we anticipate at least another \$6,000 by the end of May. (With end of the year parties/graduations) etc...

As for our **Parks** we collected between Cricket, AYSO, Greenburgh United, Just in Time, The Yankee Camp, One day Food Truck Permits and Park Rentals close to \$13,000, with 3 months left we anticipate at least another \$4,000. We will see an increase in Parks Revenue in the Spring due to field rentals, Cricket and Pickle ball.

As we approach the Spring we will be hosting our popular Easter Egg hunt at Pascone Park on Saturday March 30<sup>th</sup> (This year we purchased 5,000 eggs), our annual 5K race Sunday May 5<sup>th</sup> and our well attended Food Truck Friday event on May 10<sup>th</sup>.

The Recreation Department and Multi-Cultural Committee continue to have a strong working relationship and work hand in hand on numerous additional Special Events throughout the year for the residents of the community, these events include The Lunar New Year, The Holi Event, Juneteenth, the Pride event, the Diwali event, The Italian Heritage Festival and more.

**The Ardsley Seniors** have been keeping busy, this Month they had lunch at Stagiones, and a healthcare check from Drs. United. Next week Iron Health is coming to do a falling & balancing prevention presentation and a representative from Westchester County Traffic Safety will be doing a presentation on older and wiser driver. For March we will be hosting a St. Patrick's day luncheon at the Rec Center and then a luncheon at the Saw Mill Tavern. At the end of the month Officer Abbot will be doing a fraud and scam prevention presentation. This year we are having the Seniors put together our special Easter baskets for our Annual Easter Egg Hunt March 30<sup>th</sup>. To date we have wellness forms filled out from each senior in case of bad weather, they will be contacted and checked up on.

To date they are still looking for a Youth Advocate.



**RESOLUTION GRANTING PERMISSION TO CONVERT THE  
VACANT SPACE LOCATED AT 692 SAW MILL RIVER ROAD INTO  
A YOUTH WELLNESS CENTER FOR LIFE THROUGH HOOPS, LLC.**


**RESOLVED**, that the Village Board of the Village of Ardsley hereby authorizes the proposed change of use to convert the existing vacant space Located at 692 Saw Mill River Road into a Youth Wellness Center for Life Through Hoops, LLC. as presented by the applicant subject to the following conditions:

Any approvals should contain the following conditions:

1. The applicant must provide plans for the remainder of the build-out showing full compliance with the NYS Building Code.
2. The applicant must obtain the required permits prior to commencing construction for the build-out.
3. The applicant must obtain a sign permit and BAR approval for all proposed signage.
4. The hours of operation should be identified/confirmed.
5. Classes should be limited to 15 students.
6. The gate leading to the parking area shall be opened during business hours.
7. The employees shall obtain parking permits from the village.
8. The business owner or property owner must install a key box (Knox Box) on the building in a location approved by the Ardsley Fire Chief.

## MEMO

TO: Mayor Kaboolian  
Village Board of Trustees

FROM: Larry J. Tomasso 

DATE: February 16, 2024

RE: Life Through Hoops, LLC, 692 Saw Mill River Road

As you know, Albert David Boykin of Life Through Hoops, LLC, applied for a permit to convert the former Alaya Dance Studio at 692 Saw Mill Road into a youth wellness studio (see attached letter). This is a permitted use in the B-1 General Business District and VB approval is required pursuant to §200-65A of the Village Code.

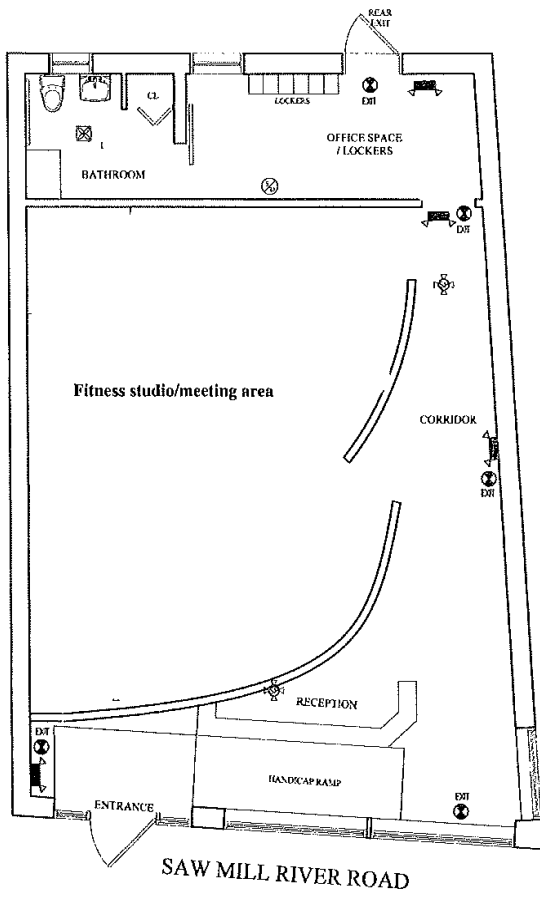
As part of the public hearing process, the VB must determine the parking requirement for this business. Five parking spaces are “grandfathered” as retail/business use parking and four off-street spaces are available behind the building.

The useable area of the space is approximately 750 square feet which has a maximum occupant load of 15 people based on the NYS Building Code. The business owner stated that there will be no more than 15 participants in each class and that the participants will be dropped off and picked up. He also stated that the classes will be staggered to ensure that drop off and pick up do not occur simultaneously. Based on this information, it appears that 9 parking spaces are more than sufficient.

Any approvals should also contain the following conditions:

1. The applicant must provide plans for the remainder of the build-out showing full compliance with the NYS Building Code.
2. The applicant must obtain the required permits prior to commencing construction for the build-out.
3. The applicant must obtain a sign permit and BAR approval for all proposed signage.
4. The hours of operation should be identified/confirmed.
5. Classes should be limited to 15 students.
6. The gate leading to the parking area shall be opened during business hours.
7. The employees shall obtain parking permits from the village.
8. The business owner or property owner must install a key box (Knox Box) on the building in a location approved by the Ardsley Fire Chief.
9. Any conditions the VB deems appropriate.

Let me know if you need any additional information.



Albert David Boykin  
Founder/Director  
Life Thru Hoops Prep  
411 Westchester Ave, suite 6W  
Port Chester NY 10573  
Boykin.lifethruhoopsprep@gmail.com  
914-364-1232  
1/11/24

Larry Tomasso  
Building Inspector  
Village of Ardsley  
507 Ashford Ave  
Ardsley, NY 10502

Subject: Letter of Intent for Lease of Premises

Dear Larry Tomasso,

I am writing to express my sincere intent and enthusiasm to establish a wellness studio that will not only promote physical well-being but also foster personal growth and development among the youth in our community. This venture aims to provide a comprehensive array of services, including learning workshops, mentorship programs, counseling sessions, yoga, dance lessons, and sports recovery services.

Our wellness studio will be a multi-use facility, uniquely positioned to cater to the needs of the youth, offering a safe and inclusive space where they can explore various avenues for holistic well-being. The studio's diverse programs will address both physical and mental aspects of health, empowering our clients to lead balanced and fulfilling lives.

#### Key Features of Our Wellness Studio:

- **Learning Workshops and Mentorship Programs:** We will organize workshops and mentorship programs to provide valuable life skills, personal development strategies, and mentorship opportunities to guide our youth towards a positive future.
- **Counseling Sessions:** Professional counseling services will be available to address mental health concerns and provide a supportive environment for individuals facing challenges in their personal lives.
- **Yoga, Dance Lessons, and Sports Recovery Services:** Our studio will offer a variety of fitness and recovery services, including yoga and dance lessons, as well as specialized sports recovery programs, ensuring a well-rounded approach to physical health.
- **Convenient Drop-off and Pick-up Services:** Recognizing the busy schedules of parents and guardians, we will facilitate a drop-off and pick-up system to free up parking spaces for surrounding businesses, making our wellness studio an accessible and convenient choice for the community.
- **Small Group Sessions:** To ensure personalized attention and a close-knit community atmosphere, each group lesson will be limited to a maximum of 15 participants. This will allow for individualized guidance and foster a sense of camaraderie among our clients.
- **Personal Office Space:** The studio will serve as a personal office for one full-time employee, ensuring efficient operations and the availability of support for our clients.

We are confident that our wellness studio will not only contribute to the physical and mental well-being of the youth in our community but also become an integral part of the local business landscape. We believe that by investing in the holistic development of our youth, we are nurturing a healthier, happier, and more productive community.

Thank you for considering our proposal. We look forward to the opportunity to discuss this venture further and explore potential collaboration.

#### Employee and Business Hours:

- We anticipate having one full-time employee on-site during regular business hours.
- Business Hours: 9:00 am to 10:00 pm, Monday to Sunday.
- Our business model will cater predominately to drop off and pick clients.

Thank you for considering our application. We look forward to the opportunity to collaborate and create a thriving and vibrant space at 692 Saw Mill River Rd, Ardsley, NY.

Sincerely,

Albert David Boykin

Founder/Director

Life Thru Hoops Prep

Boykin.lifethruhoopsprep@gmail.com

914-364-1232



## **RESOLUTION REGARDING OVERRIDE TO PROPERTY TAX LEVY 2024-2025**

**RESOLVED**, that the Village Board of the Village of Ardsley hereby enacts a local law establishing a property tax levy in excess of the limit established in General Municipal Law Section 3-c as follows:

### **Section 1. Legislative Intent**

It is the intent of this local law to allow the Village of Ardsley to adopt a budget for the fiscal year commencing June 1, 2024 that requires a real property tax levy in excess of the “tax levy limit” as defined by General Municipal Law § 3-c.

### **Section 2. Authority**

This local law is adopted pursuant to subdivision 5 of General Municipal Law §3-c, which expressly authorizes a local government’s governing body to override the property tax cap for the coming fiscal year by the adoption of a local law approved by a vote of sixty percent (60%) of said governing body.

### **Section 3. Tax Levy Limit Override**

The Village Board of Trustees of the Village of Ardsley, County of Westchester, is hereby authorized to adopt a budget for the fiscal year commencing June 1, 2024 that requires a real property tax levy in excess of the amount otherwise prescribed in General Municipal Law §3-c.

### **Section 4. Severability**

If a court determines that any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm or

Village of Ardsley Board of Trustees Agenda-February 20, 2024

corporation, or circumstance is invalid or unconstitutional, the court's order or judgment shall not affect, impair, or invalidate the remainder of this local law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this local law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

**Section 5. Effective date**

This local law shall take effect immediately upon filing with the Secretary of State by the Village Clerk.

## **RESOLUTION CALLING FOR AN INCREASE IN AIM FUNDING**

**WHEREAS**, the Aid and Incentives for Municipalities (AIM) program plays a critical role in funding essential municipal services for cities and villages across New York State; and

**WHEREAS**, city and village officials share the same priorities as our state leaders which is to make New York safer and more affordable; and

**WHEREAS**, New York's local governments, who are on the frontlines of controlling property tax affordability and ensuring public safety, are integral to achieving those goals; and

**WHEREAS**, the State has not increased AIM funding in 15 years and according to the Bureau of Labor Statistics, inflation has increased by nearly 45% during that same period; and

**WHEREAS**, this neglect from the State has led to rising municipal tax burdens and harmful disinvestment in essential municipal services and staff; and

**WHEREAS**, the property tax cap further limits the ability of local governments to properly fund the services their residents need; and

**WHEREAS**, the challenges of rising inflation, the increasing costs of labor and supplies, and the end of extraordinary federal aid, only accentuate the need for an increase in AIM funding; and

**WHEREAS**, the Governor's 2024-25 Executive Budget proposes to keep AIM funding flat; and

**WHEREAS**, an increase in AIM funding would reduce the local tax burden and help revitalize communities across New York;

**NOW, THEREFORE, BE IT RESOLVED** that the Village Board of the Village of Ardsley urges Governor Hochul to work with the leaders of the Senate and Assembly and increase AIM funding in the 2024-25 adopted State Budget.

*A copy of this resolution shall be sent to Governor Kathy Hochul, Senate Majority Leader Andrea Stewart-Cousins, Assembly Speaker Carl Heastie, Assemblymember MaryJane Shimsky and the New York State Conference of Mayors.*

**RESOLUTION APPOINTING POLICE OFFICER  
ZACHARY PACK**

**RESOLVED**, that the Village Board of the Village of Ardsley hereby appoints Zachary pack to the position of Police Officer Fourth Grade, contingent upon successfully meeting all Civil Service requirements at the annual salary of \$75,230.00, effective February 21, 2024; and

**BE IT FURTHER RESOLVED**, that in accordance with the civil service rules and regulations of the Westchester County Department of Human Resources such appointment is subject to a probationary period of not less than 12 weeks and no more than 52 weeks.