HKP | HARFENIST KRAUT & PERLSTEIN LLP

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January 25, 2021
VIA E-MAIL

Chairman Carthy and Members of the Planning Board
Town of North Castle
15 Bedford Road
Armonk, New York 10504

Re: ***375 Main Street – Site Plan Approval***
Section 108.03, Block 1, Lot 75

Dear Chairman Carthy and Members of the Board:

As you know, we represent NY Fuel Distributors, LLC (the "Applicant") in connection with the above-referenced property (the "Subject Property"). We respectfully submit herewith the following amended plans and supplemental information for your consideration at your upcoming meeting on February 8, 2021.

- Proposed Site Improvement Plans prepared by Bronzino Engineering last revised January 25, 2021:
  - C-001.00: Cover Sheet
  - C-002.00: Existing Site Plan
  - C-003.00: Proposed Site Plan
  - C-004.00: Proposed Grading, Drainage & Utility Plan
  - C-005.00: Proposed Landscaping Plan
  - C-006.00: Proposed Lighting Plan
  - C-007.00: Proposed Fuel Truck Path Plan
  - C-008.00: Proposed Building Floor Plan
  - C-009.00: Proposed Building Elevations I
  - C-010.00: Proposed Building Elevations II
  - C-011.00: Proposed Canopy Elevations & Signage Details
  - C-012.00: Site Details I
  - C-013.00: Site Details II
  - C-014.00: Site Details III
  - C-015.00: Site Details IV

Executive Summary

The Applicant has spent the past few months revising the plans to address the comments of the Town Planner, Engineering Consultant and the New York State Department of Transportation. In addition, we have presented the project to the Conservation Board and the Architectural Review Board. The revisions to the proposed plans and response to consultant comments are addressed below.

Responses to Planning Department Comments

1. *The Application for site plan approval requires referral to the Westchester County Planning Board pursuant to § 239-m of New York State General Municipal Law (GML). This referral is required because the subject site is located within 500 feet of NY Route 28.*

    a. The Applicant understands the Town made this referral on March 20, 2020. The Applicant is unaware whether the County Planning Board issued any comments.

2. *The Proposed Action would be classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA).*

    a. The Planning Board is acting as Lead Agency for review of the project.

3. *A Public Hearing for the proposed site plan will need to be scheduled.*

    a. The Applicant is prepared for a public hearing to be scheduled.

4. *The site plan should be forwarded to the Chief of Police, Fire Inspector and the Armonk Fire Chief so that they may make any pertinent recommendations to the Planning Board including, but not limited to, the designation of no-parking zones, emergency vehicle access or any other issues deemed important to providing emergency services.*

    a. The Applicant understands this referral was made on March 20, 2020. The Applicant is unaware whether the Board received any comments in return.

5. *Pursuant to Section 12-18(1) of the Town Code, all site development plans submitted to the Planning Board are required to be referred to the Architectural Review Board (ARB) for review and comment.*

    a. The Applicant met with the Architectural Review Board on December 2, 2020 and January 20, 2021. The Applicant incorporated the comments of the Board from the first meeting and the Board approved the project design at the latter meeting. The

Board requested the Applicant consider incorporating a few trees in the planting bed behind the proposed structure. If the Planning Board concurs with that suggestion the Applicant will incorporate those changes into the proposed landscaping.

6. *The new signage requires referral to the Architectural Review Board pursuant to Section 355-16(3) of the Town Code.*

    a. Since this matter was last before the Planning Board the Applicant has eliminated the proposed freestanding sign and is instead proposing a monument sign. The proposed monument sign was further reduced in size in response to comments from the Architectural Review Board and was ultimately approved by the Architectural Review Board at their meeting on January 20, 2021.

7. *The site plan depicts several elements that are located within the NYSDOT right-of-way for NYS Route 128. The Applicant will need to secure approval from the NYSDOT.*

    a. The Applicant has consulted with the NYSDOT and they have tentatively approved the site driveways and proposed pedestrian improvements. Final approval will be obtained in connection with the requisite Highway Work Permit.

8. *The site plan depicts several elements that are located within the Kent Place right-of-way. The Applicant will need to secure approval from the North Castle Highway Department.*

    a. The Applicant will seek approval from the Highway Department.

9. *The Town Board has provided the following comments to the Planning Board with respect to this application:*

    With regard to the proposed site plan, the Town Board members requested that the Planning Board consider the following:

    Positioning of the building and whether the front of the convenience store face Kent Place or Main Street; the proposed number of fuel bays; and that the exterior design of the building is complementary to existing Town architecture.

    a. The site layout and orientation of the building and location of the fuel pumps was generally accepted by the Planning Board at the last meeting the application was heard. The project has now been reviewed and approved by the Architectural Review Board and the exterior design of the building was very well received by the Board.

10. *The Applicant at the May 28, 2020 Planning Board meeting stated that outdoor sales and display of merchandise may be proposed. If so, the Applicant will need to obtain a Town*

Board special use permit pursuant to Section 355-40.F of the Town Code. The site plan should also be revised to depict any area proposed for outside display and sales.

a. The plans depict the location of the propane exchange to the side of the building and proposed location of the outdoor display area for items typically stored outdoors at convenience stores like firewood, windshield washer fluid, etc. The Applicant understands that a special use permit will be required from the Town Board for those elements.

11. *As requested, the proposed fence along the side property line has been removed and replaced with landscaping on the adjacent property.*

a. A copy of the license agreement with the owner of the adjacent property, Cardile Enterprises, LLC, has been provided to the Town Attorney.

12. *The site plan depicts the proposed canopy no closer than 8 feet to Main Street. The Building Department should confirm that the proposed encroachment is permitted.*

a. The Applicant confirmed the canopy encroachment was permitted with the Building Inspector in June 2020. The Building Inspector will follow the determination of the Zoning Board of Appeals from October 1989 concerning Gas Station Canopies. A copy of the minutes from that meeting and a memo to the Planning Board concerning the same are submitted herewith.

13. *The site contains encroachments from the adjacent property located at 1 Kent Place. The site plan has been revised to depict the locations of the encroachments and their future status.*

a. The Applicant has agreed to enter into a license agreement with the neighboring property owner to allow some of the encroachments to remain and to accommodate a portion of a walkway to the rear of the neighboring property. A copy of the license agreement has been provided to the Town Attorney. The Applicant understands that the neighboring property owner has an application pending before the Planning Board and that variances may be required to allow some of those encroachments to remain. The Applicant will cooperate with the neighboring property owner in pursuing any necessary approvals.

14. *Generally the Planning Department continues to have concerns with the proposed site circulation and access. It is recommended that the Applicant investigate whether a one way circulation pattern may better serve this constrained site with one curb cut off of Main Street and an exit onto Kent Place.*

a. The site layout was discussed at length at the last Planning Board meeting where this application was heard. We understood the Board was generally accepting of the site

layout and traffic circulation. The Applicant has also revised the driveway configuration and signage to prohibit left turns into the northerly driveway on Main Street, so that driveway will only be accessible by motorists traveling southbound along Main Street.

15. *The site plan depicts a new paved picnic area. While this feature can be a nice amenity, it is strongly recommended that the surface be revised. The Applicant should think about a grass picnic area or a paver patio. In addition, this area should be improved with attractive street furniture, which should be depicted on the site plan as this area will be a highly visible feature in the Armonk Hamlet.*

    a. The site plan has been revised to depict two picnic tables in the area and the Applicant is proposing to surface the area with concrete pavers.

16. *The proposed air pump and vacuum cleaner are located in off street parking spaces. The Planning Board at the May 28, 2020 meeting directed the Applicant to remove the vacuum from the site plan. The Applicant should also give consideration to relocating the air pump to a location that is less impactful to the adjacent restaurant.*

    a. The site plan has been revised to provide a combo air/vac unit that is away from the entrance to Amore. In addition, the Building Inspector has advised the Applicant that the air and vacuum, as well as the propane exchange and generator, are not considered structures for setback purposes.

17. *The site plan appears to depict 5,566 square feet of Town-regulated wetland buffer disturbance. The Applicant will need to prepare a mitigation plan that is twice the area of proposed disturbance within the buffer.*

    a. The Applicant appeared before the Conservation Board on November 17, 2020. The Conservation Board approved of the Applicant's request to pay a fee in lieu of mitigation planting. The Conservation Board requested that they be consulted when the Town plans to use the funds to provide suggested areas for planting.

18. *The site plan should be revised to depict all proposed signage – free standing, building mounted and others. The Applicant should submit an exhibit depicting conformance with Section 355-16 of the Town Code.*

    a. All proposed signage is depicted on the architectural elevations included in the site plan package. The building mounted signage is limited to the front and rear of the building and will comply with the Town Code. The proposed monument sign will require a variance as the sign is 34.29 square feet and the maximum permitted is 25.08 square

feet.[1] The Applicant has removed the previously proposed signage on the side of the building and reduced the area of the monument sign from the original concept by eliminating some of the additional pricing panels. The Applicant will make an application to the Zoning Board of Appeals for the requisite variance.

19. *The Applicant should explain the note on the site plan stating that all drawings shall be read and not scaled. All submitted site plans should be able to be scaled when being reviewed.*

    a. The note has been removed.

Responses to Consulting Town Engineer Comments

1. *The Existing Site Plan has been expanded, as previously requested, to include all existing, on-site features, as well as those along Main Street, Kent Place and the encroachments from the neighboring Amore Pizzeria, including various walkways, framed storage shed, walls and patio and a portion of the rear of the main building. With the exception of the storage shed, shown to be removed, the applicant provided an updated proposed site plan to show all encroachments to remain, per a license agreement. The Applicant shall provide a draft copy of the license agreement for review by the Town Attorney.*

    a. The draft license agreement has been provided to the Town Attorney for review.

2. *As previously requested, the Existing Site Plan shall clearly illustrate the limits of all items to be removed, such as curb, sidewalk, fence, etc. The applicant should confirm the ownership and future status of the stockade fence to the south. While it is installed on the neighboring property, it appears to have served the prior service station to screen outdoor storage areas to the rear of the building and may no longer be required.*

    a. The Applicant has entered into a license agreement with the neighboring property owner to remove the stockade fence and utilize a portion of the neighboring property for construction staging and landscaping. A copy of the license agreement has been provided to the Town Attorney.

3. *As previously noted, an unnamed stream, tributary to the Byram River, traverses the property to the south. The stream is a New York State Department of Environmental Conservation (NYSDEC) Class C Stream. While no disturbance to the stream bed or banks are proposed, and permitting from the NYSDEC is not expected, it is a locally-regulated watercourse. The applicant shall confirm with the NYSDEC, whether any permitting is necessary.*

[1] Section 355-16 of the Code provides that for freestanding signage in the CB district the maximum size is 20 square feet plus 1 square foot for each 3 linear feet the building façade exceeds 50 feet. The façade is approximately 65'-4" which equates to a maximum permitted freestanding sign of 25.08 square feet.

a. The watercourse is classified as a Class C Stream. Accordingly the stream is not considered a "Protected Stream" by the NYSDEC and no permitting with NYSDEC is necessary.

4. *As previously noted, the 100-foot wetland buffer associated with the off-site stream extends onto the subject site. As such, the applicant will be required to prepare a Wetland Mitigation Plan to demonstrate compliance with Chapter 340, Wetlands and Watercourse Protection of the Town Code. As indicated by the applicant, the site does not have the available area to support the required 2:1 mitigation ratio for unavoidable disturbances. As such, the applicant will either be required to provide suitable off-site mitigation, or a payment in-lieu fee as permitted by the Code. The plan should be referred to the Conservation Board for review and consideration.*

    a. The Applicant intends to make a payment in-lieu of mitigation planting as permitted by the Code due to the lack of sufficient planting area on site. The Applicant met with the Conservation Board on November 17, 2020 and they agreed that payment in-lieu was an acceptable approach under the circumstances.

5. *As shown on FEMA Firm Panels 36119C0164F and 36119C0277F, effective September 28, 2007, the property is located partially within a FEMA Floodplain and Floodway, Zone AE, with an Elevation of 379. As previously requested, the floodplain and floodway boundaries and associated elevations shall be illustrated on the plan with references to the effective FIRM Maps. A Floodplain Development Permit will be required. The plan must demonstrate compliance with Chapter 177, Flood Damage Prevention of the Town Code, specifically, as it relates to encroachments within a floodway, compensatory storage volume and elevations of buildings and utilities. Section 177-17.A of the Town Code requires that the lowest floor be elevated to at least two (2) feet above the base flood elevation; or be floodproofed so that the structure is watertight below two feet above the base flood level. The plan proposes the floor elevation at Elev. 380.5, requiring that the building be floodproofed. The Applicant shall note the base flood elevation on the proposed site plan and elevation of the of the proposed flood proofing/flood gates. The applicant shall provide a construction detail of the proposed flood gates and a cut/fill analysis to demonstrate no net loss in flood storage in the flood plain.*

    a. The floodplain and floodway boundaries and elevations are now shown on the existing and proposed site plan. The Applicant has removed any encroachment from the floodway and appropriate details and information have been added to the plan. With the updated survey information the proposed building is actually outside of the floodplain. The Applicant will work through any required floodproofing with the Town Engineer and Building Department during the building permit review process.

6. *As previously requested, the Site Plan has been revised to correctly illustrate the required 30 feet rear yard to demonstrate that the proposed building meets the required setback. However, Town Zoning Code requires that gasoline pumps not be located nearer than 15 feet to a lot*

line. The site plan should be dimensioned to demonstrate compliance with this, it appears the 15 feet is not provided.

a. The setback to the fuel pumps is now shown on the site plan and is in excess of 15 feet.

7. *As previously noted, the plan provides the required eleven (11) off-street parking spaces by including the four (4) vehicle fueling positions provided at the dispensers. The Planning Board should discuss whether this is appropriate, otherwise an area variance will be required.*

    a. The Planning Board seemed to be accepting of this approach at the last meeting the application was heard.

8. *As previously noted, the plan does not provide the required 25 foot backup aisle for Spaces #10 and #11. While access to these spaces is limited, it is understood that they are proposed for employee parking. The proposed site plan shows a backup aisle of 16 feet 3 inches. The Planning Board should discuss whether the proposed access is adequate for its intended use. The applicant may require an area variance from the Zoning Board for the reduced backup aisle.*

    a. The Applicant consulted with the Building Inspector who advised that a variance would be required for the deficiency in the backup aisle for Spaces #10 and #11. The Applicant intends to seek the variance from the Zoning Board of Appeals.

9. *The plan proposes new curb cuts providing two-way access (two (2) on Main Street and one (1) on Kent Place) to improve vehicle circulation. In addition, curb and sidewalk is proposed along the property frontage. Traffic circulation must be carefully evaluated for the site, including, customer access, refuse collection and fuel deliveries, as well as their interaction with current traffic conditions on Main Street and Kent Place and the intersection of Main Street and Kent Place/Bedford Road. The applicant has removed the previously proposed third fuel dispenser, which appears to have improved accessibility and circulation. As previously noted, we would recommend that traffic movements for the above scenarios and curb cut locations be reviewed by the Town's Traffic Consultant.*

    a. The Town's Traffic Consultant reviewed the plans and issued a memo to the Planning Board on June 12, 2020. The Town's Traffic Consultant was generally accepting of the proposed site layout and traffic circulation. Since that time the project has been modified to limit the northerly driveway on Main Street to be right-turn ingress only. In addition, the Applicant has incorporated recommendations from the Town consultants to modify the curb line and provide pedestrian improvements.

10. *As previously recommended, the applicant has provided a fuel truck maneuvering plan illustrating the path of a WB-50 Design Vehicle. As shown, the trailer will enter from the northbound lane on Main Street, through the site and exit onto Kent Place to continue north*

on Main Street. The existing movement requires traversing spaces striped for parallel parking on Kent Place. While fuel deliveries are proposed to occur during off-peak hours, the Board should discuss whether the route, as proposed, is acceptable. We recommended the applicant also perform a turning analysis showing the truck making a right turn from Kent Place onto Main Street, heading southbound.

a. The additional requested turning analysis has been included on the plan. The Applicant notes that the site currently receives fuel deliveries and the Applicant is unaware of any issues or complaints concerning the same.

11. *As previously noted, improvements along Main Street (NYS Route 128) will require approval of permits by the New York State Department of Transportation (NYSDOT). Streetscape improvements along Kent Place and Main Street should continue to be coordinated with existing streetscape along Main Street to the north of the intersection. On August 27, 2020, the applicant met with this office and the Highway Department to discuss general improvements within the right-of-way. The applicant shall continue to coordinate with this office and the Highway Department about improvements and seek approval from the NYSDOT.*

    a. The NYSDOT has generally approved of the proposed plans and improvements. Final approval will be obtained by the Applicant during the Highway Work Permit process.

12. *As previously noted, the proposed sidewalks along Main Street and Kent Place should be equipped with ADA accessible drop curbs. Currently, pedestrian crosswalks exist at Kent Place and the north side of the Main Street/Bedford Road intersection. The Planning Board should consider whether additional crosswalks are warranted across the south side of the Main Street/Bedford Road intersection and across Bedford Road. If so, the proposed drop curb locations at the corner of Main Street and Kent Place will require modification. The plan should illustrate the additional crosswalks, if required. The applicant shall note locations of all ADA accessible ramps on the proposed site plan and provide appropriate ADA ramp details, as per NYSDOT standards.*

    a. The plans have been updated to provide all connection and curbing details.

13. *As previously requested, the plan shall include sight line profiles for all access points to demonstrate adequate visibility for vehicles entering/exiting the site.*

    a. The requested sight line profiles have been added to Sheet C-007.00.

14. *As requested, the applicant has provided an updated lighting plan demonstrating reduction in light level. The applicant shall note the hours of operations on the lighting plan.*

    a. The station is proposed to operate 24 hours a day and a note has been added to the lighting plan.

15. *As previously requested, the applicant shall prepare a Stormwater Management and Erosion and Sediment Control Plan. Stormwater quality and quantity controls shall be designed in accordance with the NYS Stormwater Management Design Manual and mitigate increases in peak stormwater runoff rates through the 100-year storm event. The applicant has provided drainage calculations; however, they will require revision to include a pre- and post-developed hydrologic site analysis, per the NYS Stormwater Management Design Manual demonstrating no increase of runoff flows into the town stormwater sewer. Drainage maps shall be provided illustrating areas of pervious and impervious surfaces to support the data used in the calculation. Finally, the rainfall data for the 100-year storm event shall be updated based on the NRCS Extreme Precipitation Database (9.16 inch).*

    a. The plans have been updated and the requested information provided. In addition, submitted herewith is an Engineer's Report of Storm Water Quantity dated January 11, 2021 and prepared by Bronzino Engineering, P.C.

16. *The Erosion and Sediment Control Plan shall be revised to include a suggested construction sequence, illustrate areas for contractor staging and stockpiling of materials and locate and detail necessary measures to prevent soil erosion. The current Erosion and Sediment Control Plan (C-004.00), dated September 11, 2020, shows construction staging located on the adjoining property. The plan shall be revised to eliminate this. Any sediment and erosion control details provided on the plan, which are not applicable, should be removed.*

    a. The proposed construction phasing plan is shown on Sheet C-014.00. Construction staging will occur on the neighboring property pursuant to a license agreement between the Applicant and the neighboring property owner.

17. *As previously requested, the existing site plan shall illustrate the location of all existing gas, water, electrical, stormwater sewer, and sanitary sewer services both within property limits and on Kent Place and Main Street. The existing plan shall also note that existing services to be removed shall be cut and capped at the main line. The proposed utility plan shall show proposed water, electrical, gas, stormwater sewer, and sanitary sewer services, including pipe material, size, and invert elevations and their connections to the main line, as appropriate. The plan shall include details for utility trenches and road restoration.*

    a. The Applicant does not have survey information on all existing utility services in and around the property. The Applicant will provide the requested information during the development of construction drawings during the building permit review process.

18. *The plans shall include details of all proposed improvements and temporary erosion control measures. With regard to the details provided, we note the following:*

    a. As previously noted, the location of the proposed One-Way signs shall be illustrated on the Site Plan. If the No Left Turn sign is no longer proposed, the detail should be removed from the plans.

    b. As previously noted, the concrete curb detail should be corrected to reference the Town of North Castle and the pavement layer thicknesses shall be revised to comply with Town Highway Department and/or NYSDOT standards, as applicable.

    c. As previously noted, the Typical Striping Detail should be corrected to reference the Town of North Castle;

    d. As previously noted, the Light Pole Detail shall be coordinated with the notes on the Site Lighting Plan with regard to pole height and pole base height.

        a. The location of the proposed signage is noted on the site plan. The other details have been corrected as requested.

Conclusion

We look forward to presenting the revised plans to you at your upcoming meeting and resuming the processing of this application. The Applicant understands that variances from the Zoning Board of Appeals are required for the deficiency in the backup aisle for spaces #10 & #11, as well as for the proposed size of the monument sign. The next filing deadline for the Zoning Board of Appeals is February 9, 2021, the day after your next meeting. Accordingly, we respectfully request that at that meeting the Planning Board refer this project to the Zoning Board of Appeals so that we may make the March 4, 2021 meeting.

Thank you for your attention to this matter.

Very truly yours,
HARFENIST KRAUT & PERLSTEIN, LLP

By: *Leo K. Napior*
Leo K. Napior

PROPOSED SITE IMPROVEMENTS
TO
SHELL GAS STATION
375 MAIN STREET
ARMONK, NY

LIST OF DRAWINGS

SHEET #	DRAWING #	TITLE
1	C-001.00	COVER SHEET
2	C-002.00	EXISTING SITE PLAN
3	C-003.00	PROPOSED SITE PLAN
4	C-004.00	PROPOSED GRADING, DRAINAGE & UTILITY PLAN
5	C-005.00	PROPOSED LANDSCAPING PLAN
6	C-006.00	PROPOSED LIGHTING PLAN
7	C-007.00	PROPOSED FUEL TRUCK PATH PLAN
8	C-008.00	PROPOSED BUILDING FLOOR PLAN
9	C-009.00	PROPOSED BUILDING ELEVATIONS I
10	C-010.00	PROPPSED BUILDING ELEVATIONS II
11	C-011.00	PROPOSED CANOPY ELEVATIONS & SIGNAGE DETAILS
12	C-012.00	SITE DETAILS I
13	C-013.00	SITE DETAILS II
14	C-014.00	SITE DETAILS III
15	C-015.00	SITE DETAILS IV

N
LOCATION PLAN
NOT TO SCALE

BRONZINO ENGINEERING, P.C.
100-3 SOUTH JERSEY AVE.
EAST SETAUKET, NY 11733
631-751-8299

CLIENT
NY DEALER STATIONS
235 MAMARONECK AVE.
WHITE PLAINS, NY 10605

No.	DESCRIPTION	DATE
2	REVISED AS PER TOWN COMMENTS	1/25/21
1	REVISED FOR TOWN FILING	9/11/20

ROBERT W. BRONZINO
STATE OF NEW YORK
ROBERT W. BRONZINO
LICENSED PROFESSIONAL ENGINEER
077015
NEW YORK PROFESSIONAL ENGINEER 077015

DOB APPROVAL:

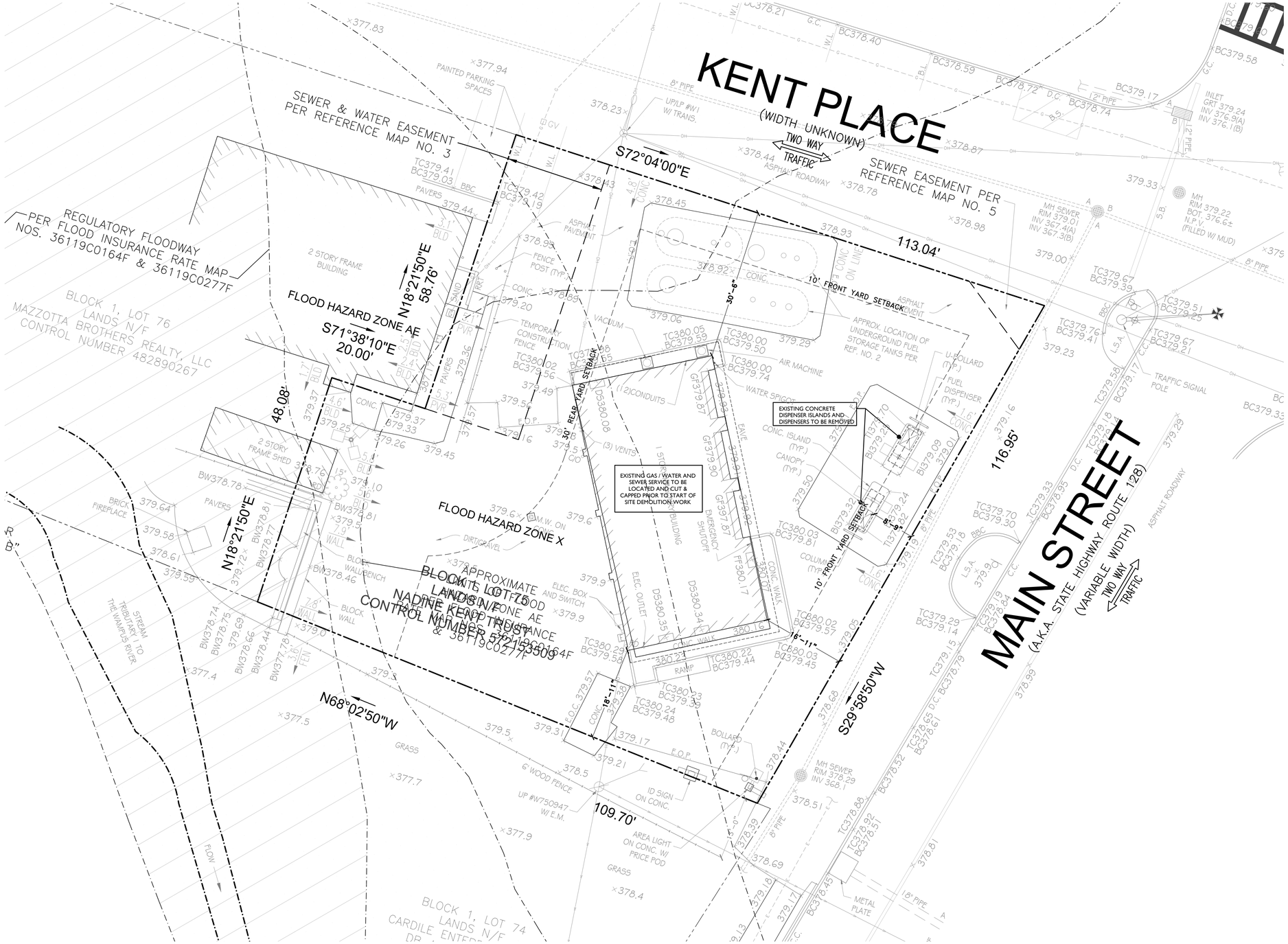
PROJECT:
PROPOSED SITE IMPROVEMENTS TO SHELL GAS STATION
375 MAIN STREET
ARMONK, NY

SECTION: 2	2	BLOCK: 11	11
LOT: 6.6	6.6	FIRE DIST:	2

DRAWING TITLE:
COVER SHEET

PROJECT #:	190808
SCALE:	AS NOTED
DATE:	5/11/20
DRAWING NO:	C-001.00
SHEET NO:	1 OF 15

B-SCAN



FLOOD PLAIN FLOOD STORAGE

THE EXISTING AND PROPOSED ELEVATIONS WITHIN THE FLOOD PLAN ARE ABOVE THE FLOODPLAIN ELEVATION OF 379', THEREFORE THERE WILL BE NO NET LOSS OF FLOOD STORAGE IN THE FLOOD PLAIN AREA

EXISTING SITE PLAN

SCALE: 1" = 10 FEET

BRONZINO ENGINEERING, P.C.
100-3 SOUTH JERSEY AVE.
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077015
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DOB APPROVAL:

PROJECT:
PROPOSED SITE IMPROVEMENTS TO SHELL GAS STATION
375 MAIN STREET
ARMONK, NY

SECTION:	2	BLOCK:	11
LOT:	6.6	FIRE DIST:	2

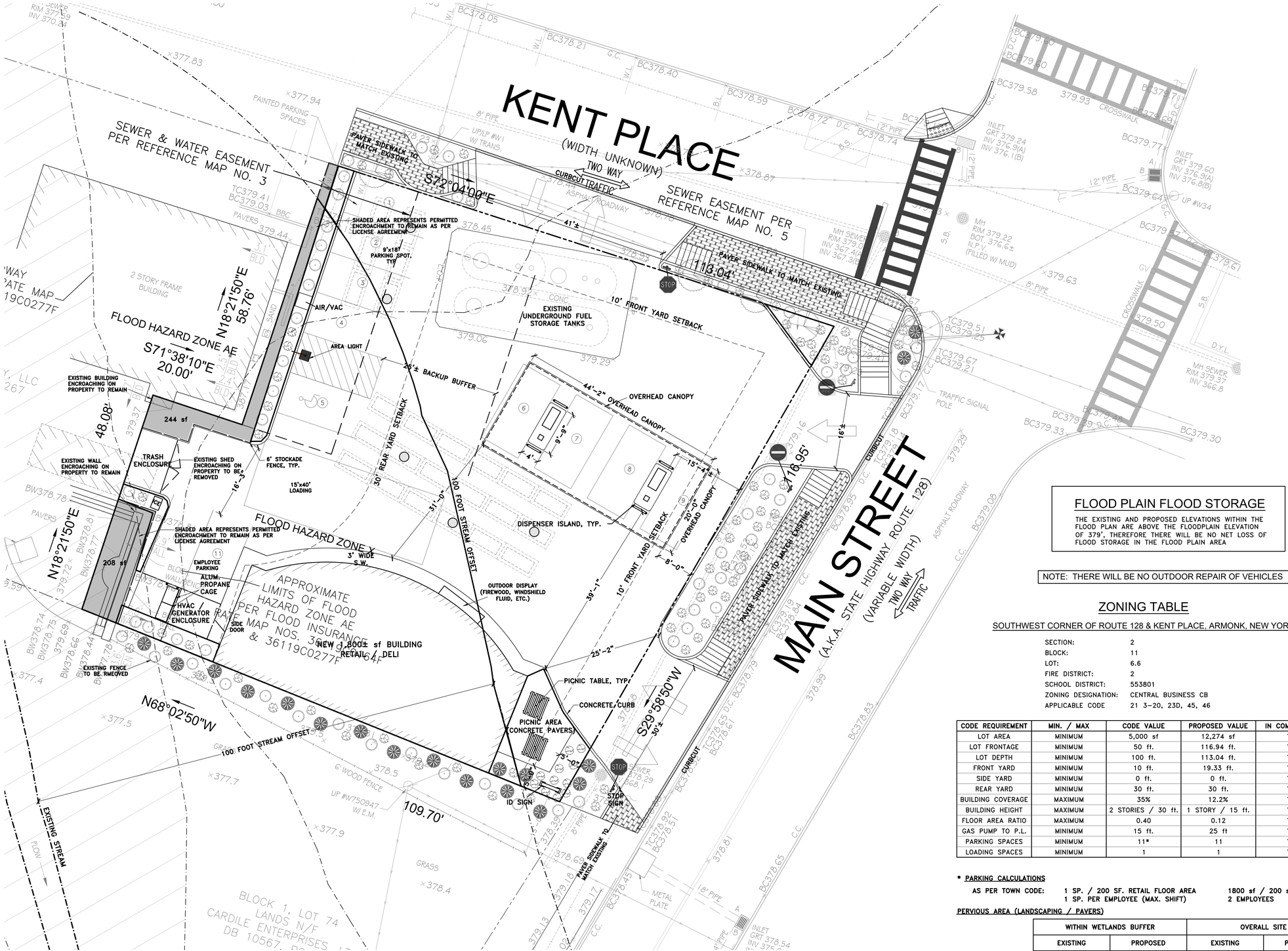
DRAWING TITLE:
EXISTING SITE PLAN

PROJECT #:	190906
SCALE:	AS NOTED
DATE:	5/11/20

DRAWING NO:
C-002.00

SHEET NO:
2 OF 15

B-SCAN



PROPOSED SITE PLAN
SCALE: 1" = 10 FEET

FLOOD PLAIN FLOOD STORAGE

THE EXISTING AND PROPOSED ELEVATIONS WITHIN THE FLOOD PLAN ARE ABOVE THE FLOODPLAIN ELEVATION OF 379', THEREFORE THERE WILL BE NO NET LOSS OF FLOOD STORAGE IN THE FLOOD PLAIN AREA

NOTE: THERE WILL BE NO OUTDOOR REPAIR OF VEHICLES

ZONING TABLE

SOUTHWEST CORNER OF ROUTE 128 & KENT PLACE, ARMONK, NEW YORK

SECTION:	2
BLOCK:	11
LOT:	6.6
FIRE DISTRICT:	2
SCHOOL DISTRICT:	553801
ZONING DESIGNATION:	CENTRAL BUSINESS CB
APPLICABLE CODE	21 3-20, 23D, 45, 46

CODE REQUIREMENT	MIN. / MAX	CODE VALUE	PROPOSED VALUE	IN COMPLIANCE?
LOT AREA	MINIMUM	5,000 sf	12,274 sf	YES
LOT FRONTAGE	MINIMUM	50 ft.	116.94 ft.	YES
LOT DEPTH	MINIMUM	100 ft.	113.04 ft.	YES
FRONT YARD	MINIMUM	10 ft.	19.33 ft.	YES
SIDE YARD	MINIMUM	0 ft.	0 ft.	YES
REAR YARD	MINIMUM	30 ft.	30 ft.	YES
BUILDING COVERAGE	MAXIMUM	35%	12.2%	YES
BUILDING HEIGHT	MAXIMUM	2 STORIES / 30 ft.	1 STORY / 15 ft.	YES
FLOOR AREA RATIO	MAXIMUM	0.40	0.12	YES
GAS PUMP TO P.L.	MINIMUM	15 ft.	25 ft	YES
PARKING SPACES	MINIMUM	11*	11	YES
LOADING SPACES	MINIMUM	1	1	YES

*** PARKING CALCULATIONS**

AS PER TOWN CODE: 1 SP. / 200 SF. RETAIL FLOOR AREA — 1800 sf / 200 sf = 9 SP.
1 SP. PER EMPLOYEE (MAX. SHIFT) — 2 EMPLOYEES = 2 SP.
11 SP.

PERVIOUS AREA (LANDSCAPING / PAVERS)

WITHIN WETLANDS BUFFER		OVERALL SITE	
EXISTING	PROPOSED	EXISTING	PROPOSED
3,392 SF	345 SF	3,332 SF	950 SF

IMPERVIOUS AREA (ASPHALT, CANOPY BUILDINGS, CONCRETE

WITHIN WETLANDS BUFFER		OVERALL SITE	
EXISTING	PROPOSED	EXISTING	PROPOSED
2,174 SF	5,222 SF	8,942 SF	11,324 SF

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077015

DOB APPROVAL:

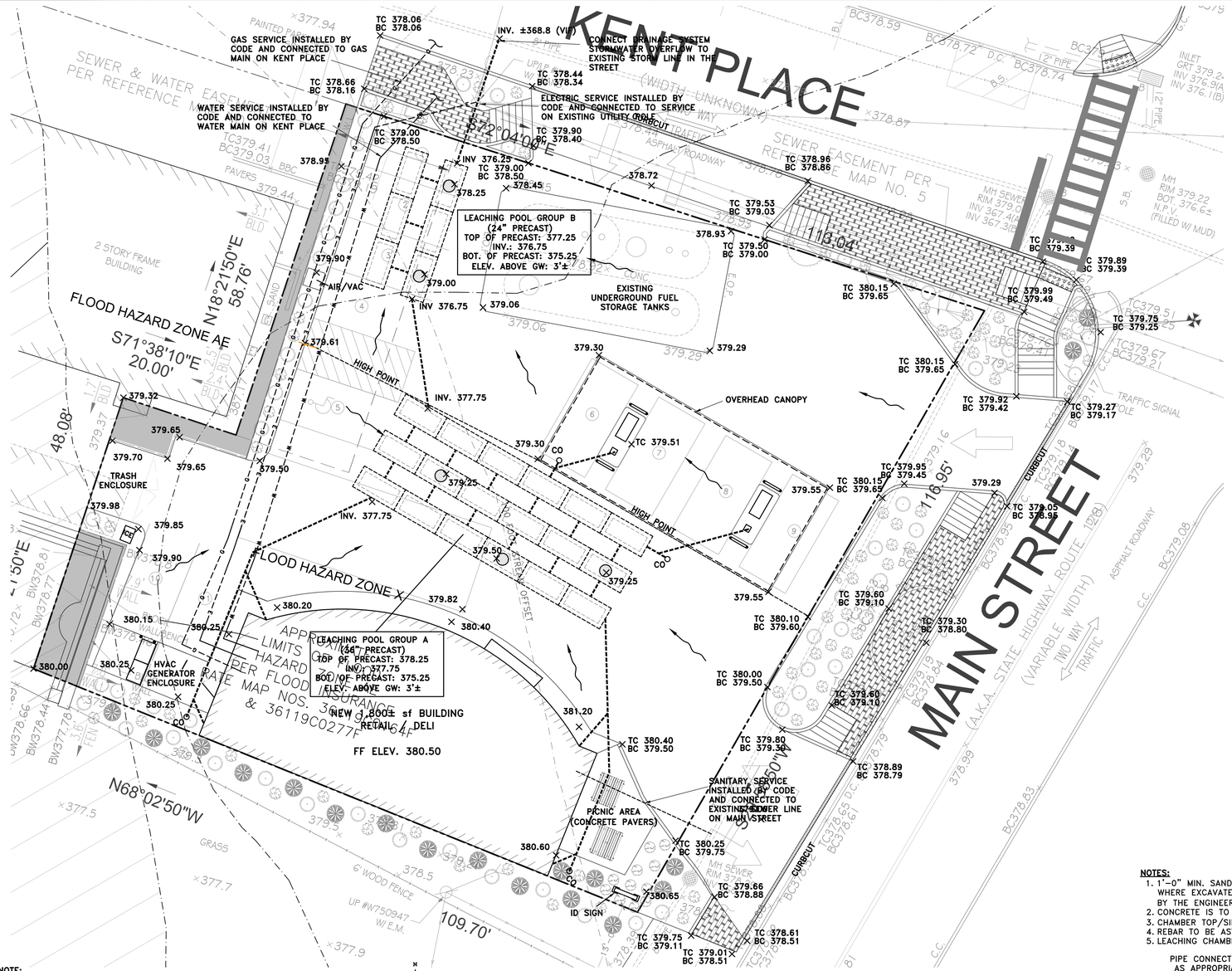
PROJECT:
PROPOSED SITE IMPROVEMENTS TO SHELL GAS STATION
375 MAIN STREET
ARMONK, NY

SECTION:	2	BLOCK:	11
LOT:	6.6	FIRE DIST:	2

DRAWING TITLE:
PROPOSED SITE PLAN

PROJECT #:	190906
SCALE:	AS NOTED
DATE:	5/11/20
DRAWING NO:	C-003.00
SHEET NO:	3 OF 15

B-SCAN



PROPOSED GRADING, DRAINAGE & UTILITY PLAN

SCALE: 1" = 10 FEET

CLEAN OUT DETAIL

NOT TO SCALE

DRAINAGE MAP LEGEND

IMPERVIOUS AREA	▩
PERVIOUS AREA	▨

EXISTING DRAINAGE MAP

SCALE: 1" = 40 FEET

PROPOSED DRAINAGE MAP

SCALE: 1" = 40 FEET

DRAINAGE / UTILITY NOTES

1. WHERE SANITARY SYSTEM IS TO BE INSTALLED, ALL UNSUITABLE MATERIAL SHALL BE REMOVED AND THOSE AREAS BACKFILLED WITH SUITABLE MATERIAL AS DIRECTED BY THE ENGINEER
2. PUBLIC WATER IS AVAILABLE IN THE STREET AND THE NEW STRUCTURES SHALL BE CONNECTED TO THE PUBLIC WATER SYSTEM AS PER CODE
3. ELECTRIC SERVICE IS AVAILABLE IN THE STREET AND THE NEW STRUCTURES SHALL BE CONNECTED TO THE PUBLIC ELECTRIC SYSTEM AS PER CODE
4. THE PROPOSED BUILDING SANITARY SYSTEM SHALL BE INSTALLED AS PER CODE.
5. THE MINIMUM DISTANCE BETWEEN SANITARY AND STORM DRAINAGE STRUCTURES IS 20'
6. THE MINIMUM DISTANCE BETWEEN WATER LINE AND SEPTIC STRUCTURES IS 10'
7. THE MINIMUM DISTANCE BETWEEN WATER LINE AND STORM DRAINAGE STRUCTURES IS 10'
8. THE MIN. DISTANCE BETWEEN WATER & UNDERGROUND ELECTRIC/TELEPHONE LINES IS 10'
9. ALL INTERCONNECTING PIPE BETWEEN STORM WATER LEACHING POOLS SHALL BE 8" DIAMETER CORRUGATED PLASTIC PIPE.
10. ALL CONNECTIONS BETWEEN ROOF LEADERS AND LEACHING POOLS SHALL BE 6" SCHEDULE 80 PVC UNLESS OTHERWISE NOTED.
11. ROOF DRAINS SHALL BE 6" SCH 40 C.I. PIPE
12. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DO NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES
13. STORM WATER RETENTION SYSTEM DESIGNED BASED ON THE FOLLOWING CRITERIA:
    - 100 YEAR STORM (24 HOUR DURATION)
    - NOAA, ATLAS 14, VOLUME 10, VERSION WHERE POINT PRECIPITATION FREQUENCY ESTIMATE IS 8.41 INCHES
14. DRAINAGE SYSTEM DESIGN USES DATA OBTAINED BY SOIL PERCOLATION TEST (INFILTRATION TEST) PERFORMED BY TECTONIC, IN REPORT DATED 9/3/20 AND PERFORMED ON 9/1/20 WHERE
    - THE ESTIMATED INFILTRATION RATE = 4.5 INCHES PER HOUR
    - GROUNDWATER WAS FOUND AT APPROXIMATELY 7.5 FEET BELOW GRADE (ELEVATION 372±)

NYS STORMWATER QUANTITY CALCULATIONS FOR EXTREME FLOOD PROTECTION

	PEAK FLOW	VOLUME RUNOFF
EXISTING	2.31 CFS	8,083 CF
PROPOSED	2.58 CFS	9,173 CF

Vs Vr = 0.18

REQUIRED STORAGE = 1,651 CF

DRAINAGE CALCULATIONS

EXISTING CONDITIONS

ACTUAL AREA (SF)	USE	MATERIAL	RUNOFF COEFF.	EFFECTIVE AREA (SF)
6,975	PARKING / DRIVEWAY	ASPHALT	1.00	6,975
3,332	LANDSCAPING	MULCH / GRASS	0.10	333
1,603	ROOF DRAINAGE	N/A	1.00	1,603
364	WALKWAYS	CONCRETE	1.00	364
			TOTAL:	9,275

PROPOSED CONDITIONS

ACTUAL AREA (SF)	USE	MATERIAL	RUNOFF COEFF.	EFFECTIVE AREA (SF)
8,091	PARKING / DRIVEWAY	ASPHALT	1.00	8,091
950	LANDSCAPING	MULCH / GRASS	0.10	95
2,683	ROOF DRAINAGE	N/A	1.00	2,683
550	WALKWAYS	CONCRETE	1.00	550
			TOTAL:	11,419

TOTAL CHANGE IN EFFECTIVE AREA = 11,419 SF – 9,275 SF = 2,144 SF

TOTAL DRAINAGE STORAGE REQUIRED = 9.16 IN x (1 FT/12 IN) x 2,144 SF = 1,651 CF

USE: (18) 3 FOOT HIGH PRECAST RECTANGULAR LEACHING STRUCTURES WITH THE FOLLOWING PROPERTIES:

EFFECTIVE AREA: 25.38 SF
EFFECTIVE HEIGHT: 2.50 FT
EFFECTIVE VOLUME = 63.45 CF

} (18 x 63.45 CF) + (18 x 25.38 SF x (4.5 IN / 12 IN)) = 1,313.42 CF

(6) 2 FOOT HIGH PRECAST RECTANGULAR LEACHING STRUCTURES WITH THE FOLLOWING PROPERTIES:

EFFECTIVE AREA: 25.38 SF
EFFECTIVE HEIGHT: 1.50 FT
EFFECTIVE VOLUME = 38.07 CF

} ······(6 x 38.07 CF) + (5 x 25.38 SF x (4.5 IN / 12 IN)) = 285.53 CF

(15) 3 FOOT LONG x 18" DIAMETER INTERCONNECTING PIPES ······ 79.50 CF

TOTAL STORAGE PROVIDED = 1,678.45 CF

FLOOD PLAIN FLOOD STORAGE

THE EXISTING AND PROPOSED ELEVATIONS WITHIN THE FLOOD PLAN ARE ABOVE THE FLOODPLAIN ELEVATION OF 379', THEREFORE THERE WILL BE NO NET LOSS OF FLOOD STORAGE IN THE FLOOD PLAIN AREA

NOTES:
1. 1'-0" MIN. SAND AND GRAVEL COLLAR AROUND STRUCTURE WHERE EXCAVATED MATERIAL IS UNSUITABLE AS DETERMINED BY THE ENGINEER AND/OR TOWN INSPECTOR
2. CONCRETE IS TO BE 4,000 PSI AT 28 DAYS
3. CHAMBER TOP/SIDES TO BE COVERED WITH FILTER FABRIC
4. REBAR TO BE ASTM A-615 GRADE 60
5. LEACHING CHAMBER SHALL BE SET ON COMPACTED SUBGRADE

3 FEET DEEP PRECAT RECTANGULAR LEACHING POOL

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631-751-8299

CLIENT
NY DEALER STATIONS
235 MAMARONECK AVE.
WHITE PLAINS, NY 10605

No.	DESCRIPTION	DATE
2	REVISED AS PER TOWN COMMENTS	1/25/21
1	REVISED FOR TOWN FILING	9/11/20

ROBERT W. BRONZINO
077015
PROFESSIONAL ENGINEER
NEW YORK STATE LICENSE No. 077015

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DOB APPROVAL:

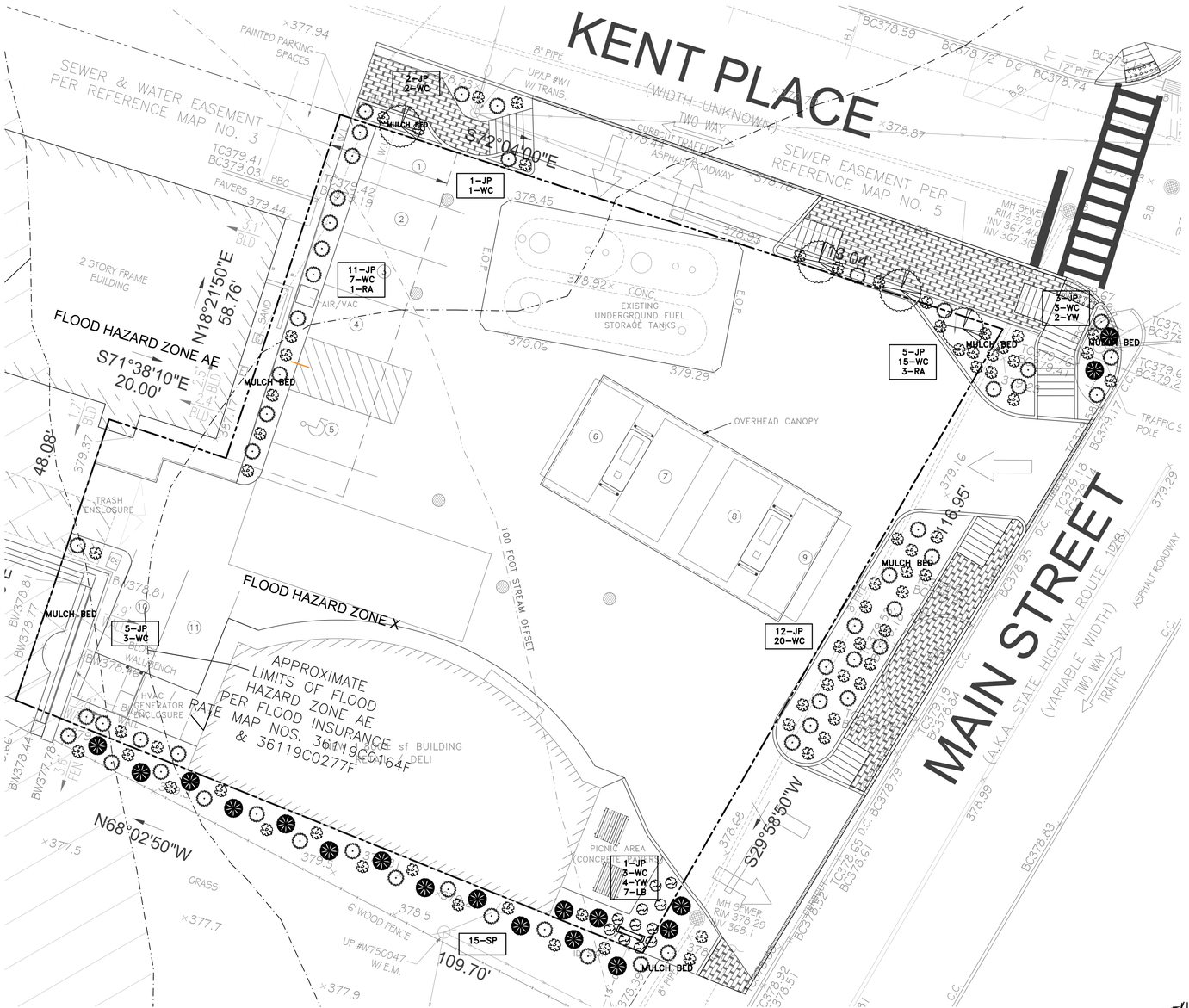
PROJECT:
PROPOSED SITE IMPROVEMENTS TO SHELL GAS STATION
375 MAIN STREET
ARMONK, NY

SECTION:	2	BLOCK:	11
LOT:	6.6	FIRE DIST:	2

DRAWING TITLE:
PROPOSED GRADING, DRAINAGE & UTILITY PLAN

PROJECT #:	190906
SCALE:	AS NOTED
DATE:	5/11/20
DRAWING NO:	C-004.00
SHEET NO:	4 OF 15

B-SCAN



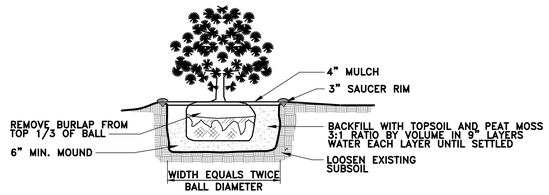
PROPOSED LANDSCAPING PLAN
SCALE: 1" = 10 FEET

LANDSCAPE LEGEND

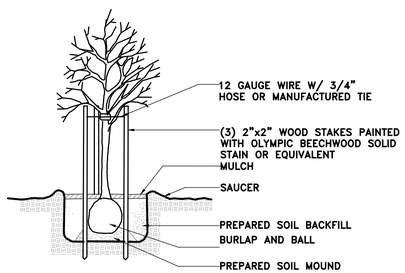
SYMBOL	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SPACING	SIZE
	JP	40	JUNIPERUS HORIZONTALIS "PLUMOSA"	ANDORRA JUNIPER	18"–24" O.C.	12"–18" HIGH
	WC	53	JUNIPERUS HORIZONTALIS "WILTONII"	WILTON CARPET JUNIPER	18"–24" O.C.	LESS THAN 6" HIGH
	YW	6	TAXUS BACCATA	ENGLISH YEW	5' O.C.	30"–36" HIGH
	LB	11	LINDERA BENZOIN	SPICE BUSH	3'–4' O.C.	18"–24" HIGH
	RA	3	RETICULATA AMURENSIS JAPONICA	"IVORY SILK" TREE LILAC	N/A	4' TO 5'HIGH 2–1/2" TO 3", B & B
	SP	15	STANDISHII X PLICATA	GREEN GIANT ARBORVITAE	5'–6'	4' TO 5'HIGH 2–1/2" TO 3", B & B
FA			FLOWERING ANNUALS (IF REQUIRED)			

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. NO PLANTS SHALL BE INSTALLED BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE ARCHITECT OR EQUAL.
4. ALL PLANTS SHALL BE SPRAYED WITH A ANTIDESSICANT WITHIN 24 HOURS AFTER PLANTING, AND AGAIN AT THE BEGINNING OF THEIR FIRST WINTER.
5. ALL PLANTS SHALL BE INSTALLED AS PER THE DETAILS AND CONTRACT SPECIFICATIONS.
6. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN, IF NECESSARY DURING THE FIRST GROWING SEASON.
7. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
8. ALL PLANTING BEDS SHALL BE MULCHED WITH 4" OF SHREDDED BARK MULCH OVER A SYNTHETIC WEED BARRIER FABRIC.
9. THE CONTRACTOR SHALL FURNISH A ONE YEAR WARRANTY ON ALL PLANT MATERIALS.
10. ALL PLANT MATERIALS SHALL BE INSTALLED USING STANDARD ACCEPTABLE LANDSCAPE PRACTICES.
11. ALL EXISTING TREES AND WOODED AREAS AS DEPICTED SHALL BE RETAINED UNLESS SPECIFIED ELSEWHERE ON THIS PLAN. WHERE REQUIRED, EXISTING TREES SHALL BE APPROPRIATELY TRIMMED TO ACCOMMODATE CONSTRUCTION AND PEDESTRIAN USE OF SIDEWALK.
12. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION. ANY NEW PLANTS NOT SO MAINTAINED ARE TO BE REPLACED WITH PLANTS OF COMPARABLE TYPE AND SIZE AT THE BEGINNING OF THE NEXT GROWING SEASON.
13. NO PLANTINGS AT THE DRIVEWAYS SHALL VIOLATE ANY LINES OF SIGHT.
14. ALL PROPOSED SODDED AREAS SHALL CONSIST OF TOPSOIL, LIME, FERTILIZER AND SOD.
15. PROPOSED FROST PROOF LAWN HYDRANTS SHALL BE SPACED SO THAT ALL LANDSCAPED AREAS CAN BE WATERED WITH A 75 FOOT LENGTH HOSE. (PROVIDED BY OWNER).
16. STAKES TO BE DRIVEN INTO UNDISTURBED SOIL.
17. PRUNE ALL BROKEN OR DAMAGED BRANCHES.
18. GROUND LINE TO BE THE SAME AS EXISTED AT NURSERY.
19. FOLLOW DETAIL ABOVE FOR SHRUB PLANTING NO STAKING NECESSARY.
20. MATERIALS WITH A FALL PLANTING HAZARD SHALL BE HANDLED ACCORDINGLY.
21. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS.
22. PURSUANT TO TOWN CODE, ALL LANDSCAPING AS SHOWN ON AN APPROVED SITE PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH HEALTHY NEW PLANTS OF COMPARABLE SIZE, TYPE AND QUALITY AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
23. ADDITIONAL LANDSCAPING MAY BE REQUIRED SUBSEQUENT TO POST–CONSTRUCTION LANDSCAPING INSPECTION(S) TO INSURE CONFORMANCE WITH THE REQUIREMENT OF THE TOWN CODE.



SHRUB PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
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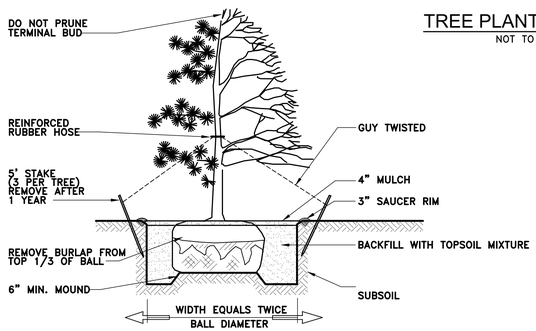

EVERGREEN PLANTING DETAIL
NOT TO SCALE

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No.	DESCRIPTION	DATE
2	REVISED AS PER TOWN COMMENTS	1/25/21
1	REVISED FOR TOWN FILING	9/11/20

ROBERT W. BRONZINO
STATE OF NEW YORK
ROBERT W. BRONZINO
LICENSED PROFESSIONAL ENGINEER
077015
NEW YORK

DOB APPROVAL:

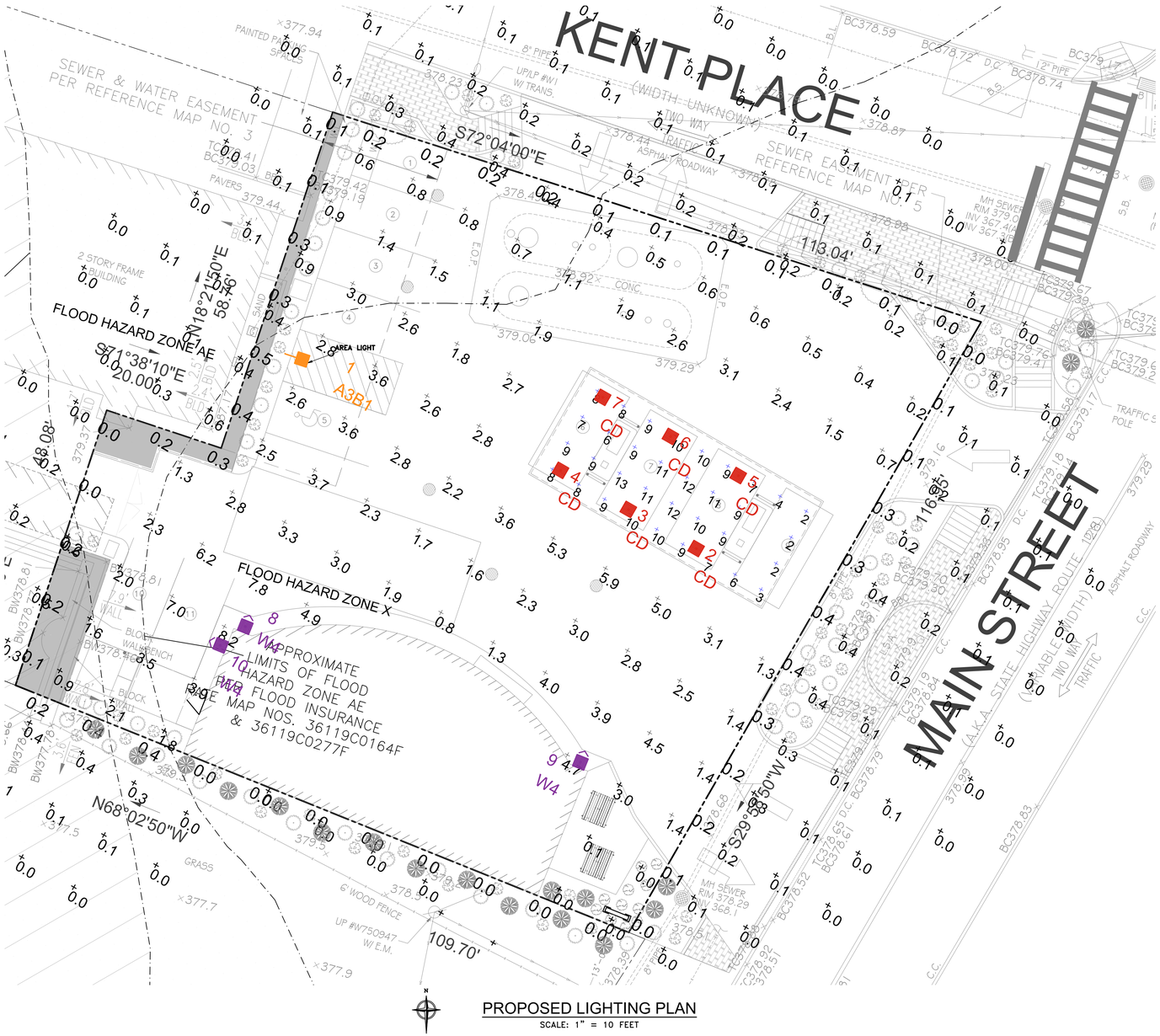
PROJECT:
PROPOSED SITE IMPROVEMENTS TO SHELL GAS STATION
375 MAIN STREET
ARMONK, NY

SECTION:	2	BLOCK:	11
LOT:	6.6	FIRE DIST:	2

DRAWING TITLE:
PROPOSED LANDSCAPING PLAN

PROJECT #:	190906
SCALE:	AS NOTED
DATE:	5/11/20
DRAWING NO:	C–005.00
SHEET NO:	5 OF 15

B–SCAN



PROPOSED LIGHTING PLAN
SCALE: 1" = 10 FEET

SEE DRAWING C-015 FOR LIGHTING FIXTURE DETAILS AND SPECIFICATIONS

NOTE: THESTATION WILL BE OPEN 24 HOURS A DAY

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	A3B1	15
2	CD	15
3	CD	15
4	CD	15
5	CD	15
6	CD	15
7	CD	15
8	W4	12
9	W4	12
10	W4	12

LIGHTING NOTES

1. ILLUMINATION LEVELS ARE THE RESULT OF REQUESTS BY OTHERS. RED LEONARD ASSOCIATES / BRONZINO ENGINEERING, P.C. IS NOT RESPONSIBLE FOR INCIDENTS CAUSED BY INSUFFICIENT LIGHTING AND DOES NOT RECOMMEND THESE LEVELS FOR SECURITY AND SAFETY REASONS.
2. FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LATF	DIMMING LUMEN MULTIPLIER	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	1	A3B1	SINGLE	5083	1.030	1.000	1.030	B1-U0-G2	70	70	CREE, INC.	ARE-EDG-3MB-DA-04-E-UL-XX-525
	6	CD	SINGLE	7349	1.030	0.400	0.412	B2-U0-G1	21.76	130.56	CREE, INC.	CAN-304-SL-RS-04-E-UL-XX-525-57K-DIM (SET @ 3.0V)
	3	W4	SINGLE	4270	1.030	1.000	1.030	B1-U0-G1	31	93	CREE, INC.	XSPW-B-WM-4ME-4L-57K-UL-XX

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DOB APPROVAL:

PROJECT:
PROPOSED SITE IMPROVEMENTS TO SHELL GAS STATION
375 MAIN STREET
ARMONK, NY

SECTION:	2	BLOCK:	11
LOT:	6.6	FIRE DIST:	2

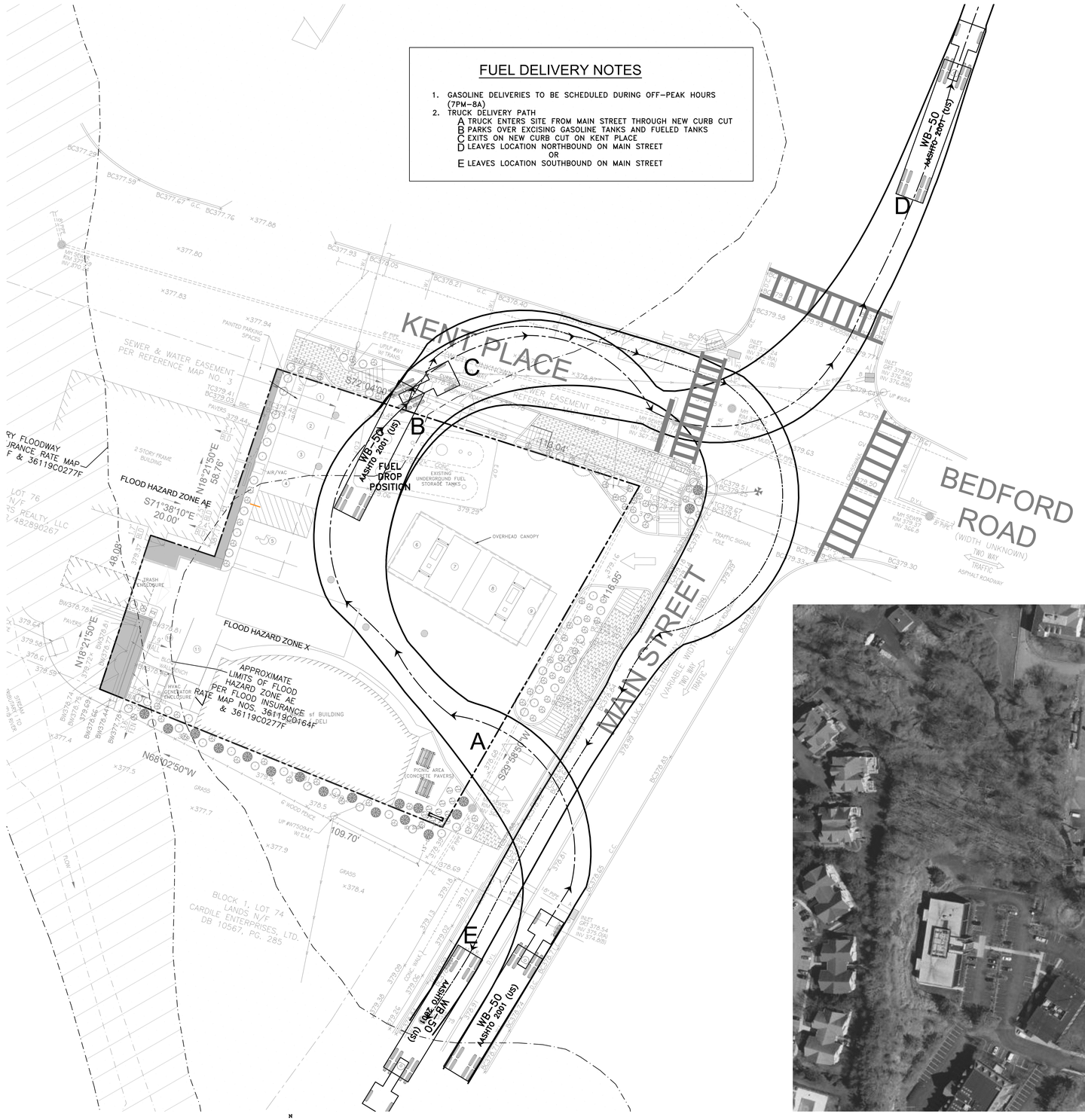
DRAWING TITLE:
PROPOSED LIGHTING PLAN

PROJECT #:	190906
SCALE:	AS NOTED
DATE:	5/11/20
DRAWING NO:	C-006.00
SHEET NO:	6 OF 15

B-SCAN

FUEL DELIVERY NOTES

1. GASOLINE DELIVERIES TO BE SCHEDULED DURING OFF-PEAK HOURS (7PM-8A)
2. TRUCK DELIVERY PATH
   - A TRUCK ENTERS SITE FROM MAIN STREET THROUGH NEW CURB CUT
   - B PARKS OVER EXCISING GASOLINE TANKS AND FUELED TANKS
   - C EXITS ON NEW CURB CUT ON KENT PLACE
   - D LEAVES LOCATION NORTHBOUND ON MAIN STREET
     OR
   - E LEAVES LOCATION SOUTHBOUND ON MAIN STREET



PROPOSED FUEL TRUCK PATH PLAN
SCALE: 1/16" = 1'-0"

PROPOSED SITE LINE PLAN
SCALE: 1" = 100 FEET

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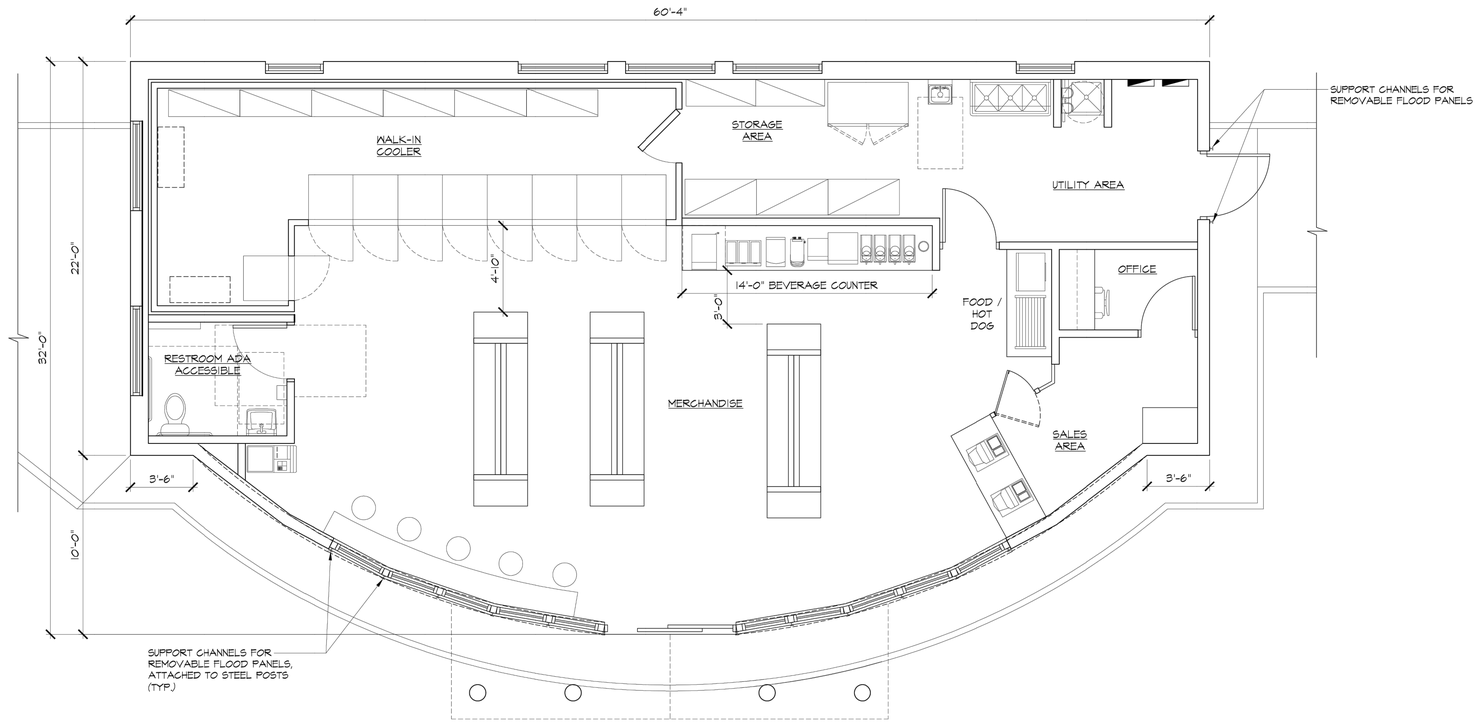
LOT:	6.6	FIRE DIST:	2

DRAWING TITLE:
PROPOSED FUEL TRUCK PATH PLAN

PROJECT #:	190906
SCALE:	AS NOTED
DATE:	5/11/20
DRAWING NO:	C-007.00
SHEET NO:	7 OF 15

B-SCAN



PROPOSED BUILDING FLOOR PLAN

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

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375 MAIN STREET
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DRAWING TITLE:
PROPOSED BUILDING FLOOR PLAN

PROJECT #:	190906
SCALE:	AS NOTED
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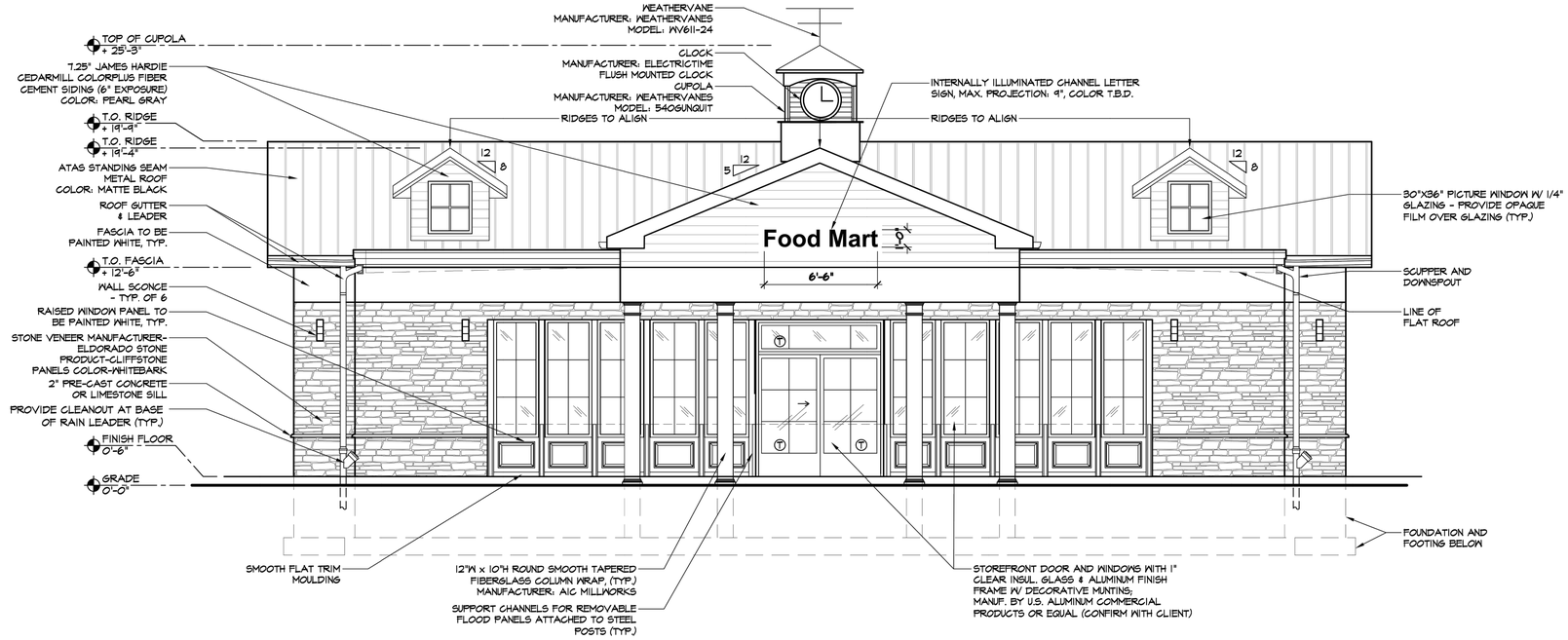
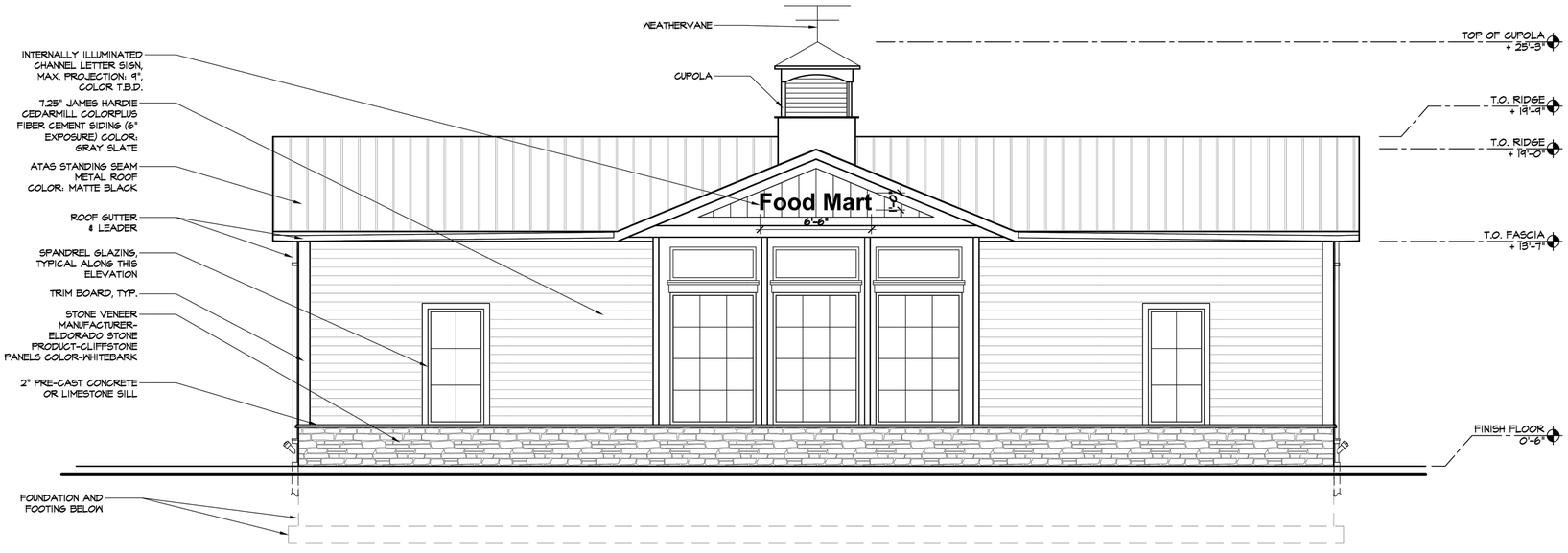
DRAWING NO:	C-008.00
SHEET NO:	8 OF 15

B-SCAN



PROPOSED NORTH ELEVATION (KENT PLACE)

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



PROPOSED SOUTH ELEVATION

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

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DOB APPROVAL:

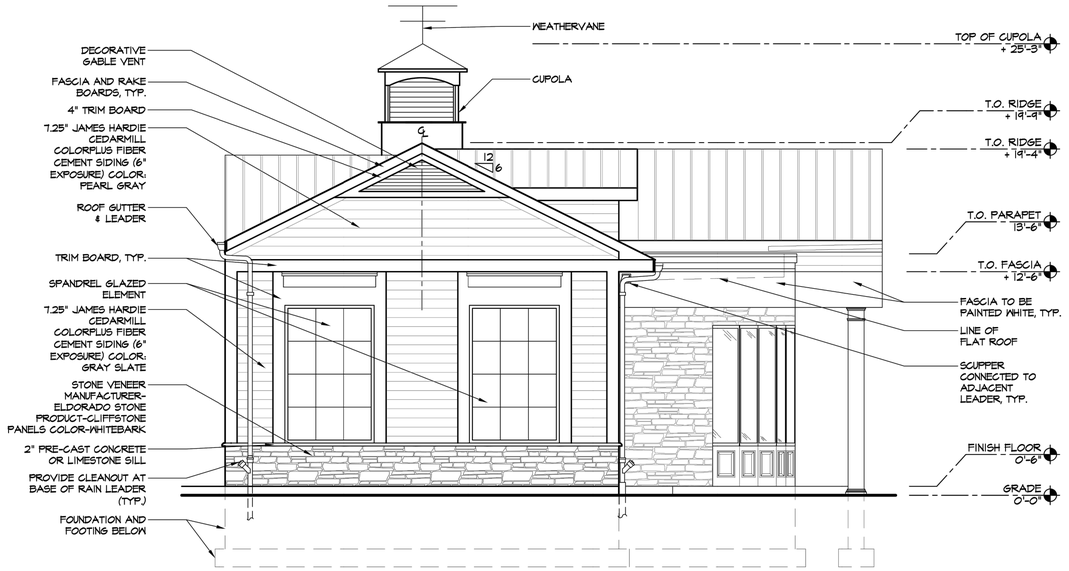
PROJECT:
PROPOSED SITE IMPROVEMENTS TO SHELL GAS STATION
375 MAIN STREET
ARMONK, NY

SECTION:	2	BLOCK:	11
LOT:	6.6	FIRE DIST:	2

DRAWING TITLE:
PROPOSED BUILDING ELEVATIONS I

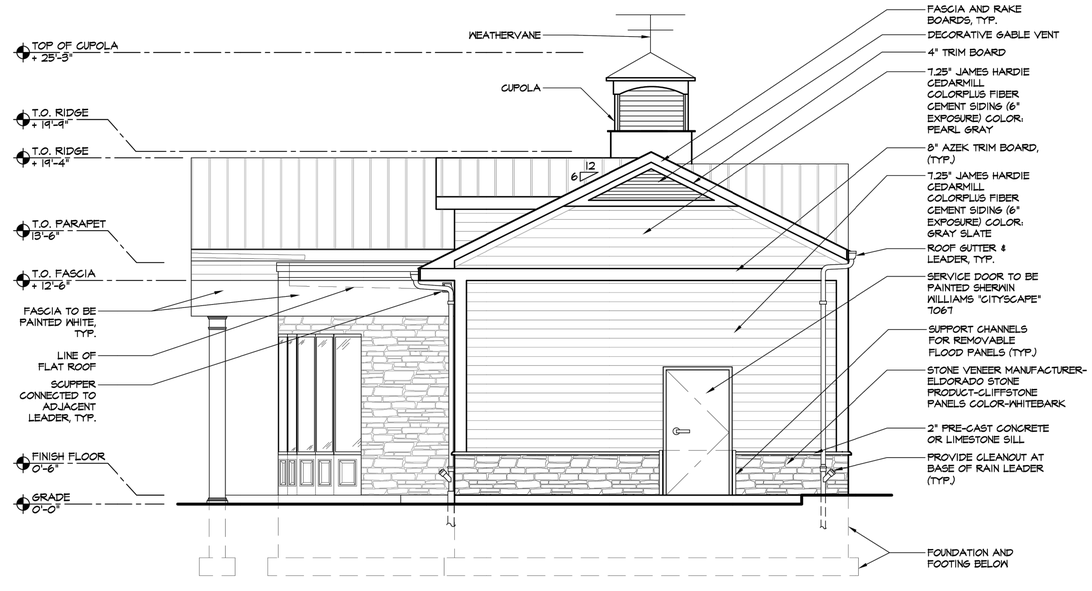
PROJECT #:	190906
SCALE:	AS NOTED
DATE:	5/11/20
DRAWING NO:	C-009.00
SHEET NO:	9 OF 15

B-SCAN



PROPOSED EAST ELEVATION (MAIN STREET)

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



PROPOSED WEST ELEVATION

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

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375 MAIN STREET
ARMONK, NY

SECTION:	2	BLOCK:	11
LOT:	6.6	FIRE DIST:	2

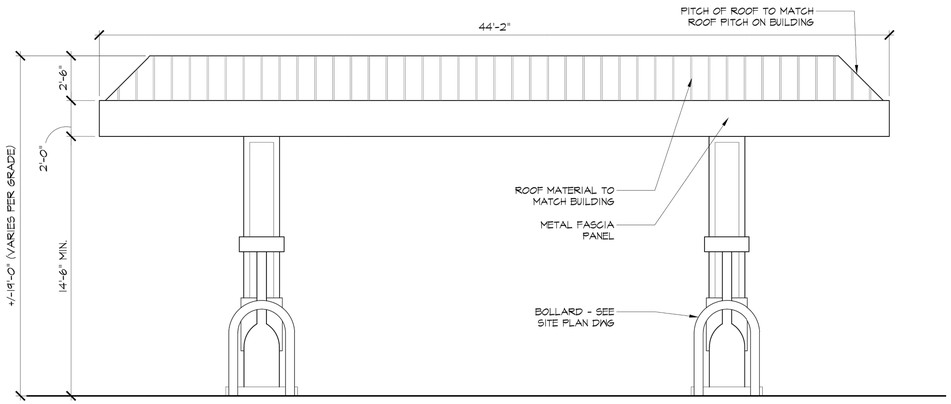
DRAWING TITLE:
PROPOSED BUILDING ELEVATIONS II

PROJECT #:	190906
SCALE:	AS NOTED
DATE:	5/11/20

DRAWING NO:
C-010.00

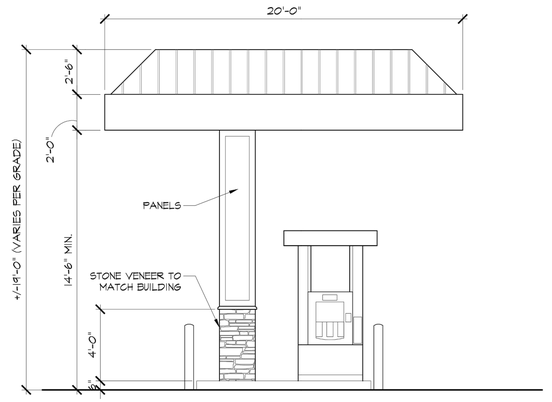
SHEET NO:
10 OF 15

B-SCAN



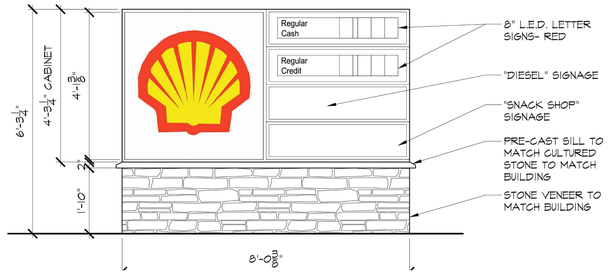
PROPOSED CANOPY NORTH ELEVATION

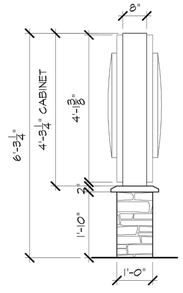
SCALE: 1/4" = 1'-0"



PROPOSED CANOPY EAST ELEVATION

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





PROPOSED ID SIGN ELEVATIONS (34.29 sf)

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

BRONZINO ENGINEERING, P.C.
100-3 SOUTH JERSEY AVE.
EAST SETAUKET, NY 11733
631-751-8299

CLIENT
NY DEALER STATIONS
235 MAMARONECK AVE.
WHITE PLAINS, NY 10605

No.	DESCRIPTION	DATE
2	REVISED AS PER TOWN COMMENTS	1/25/21
1	REVISED FOR TOWN FILING	9/11/20

ROBERT W. BRONZINO
STATE OF NEW YORK
ROBERT W. BRONZINO
LICENSED PROFESSIONAL ENGINEER
077015
NEW YORK LICENSED PROFESSIONAL ENGINEER 077015

DOB APPROVAL:

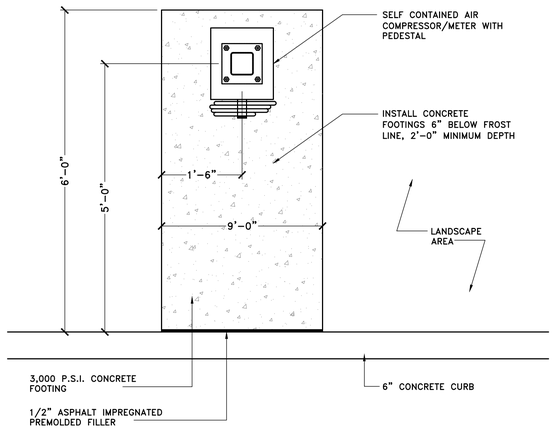
PROJECT:
PROPOSED SITE IMPROVEMENTS TO SHELL GAS STATION
375 MAIN STREET
ARMONK, NY

SECTION:	2	BLOCK:	11
LOT:	6.6	FIRE DIST:	2

DRAWING TITLE:
PROPOSED CANOPY ELEVATIONS AND SIGNAGE DETAILS

PROJECT #:	190906
SCALE:	AS NOTED
DATE:	5/11/20
DRAWING NO:	C-011.00
SHEET NO:	11 OF 15

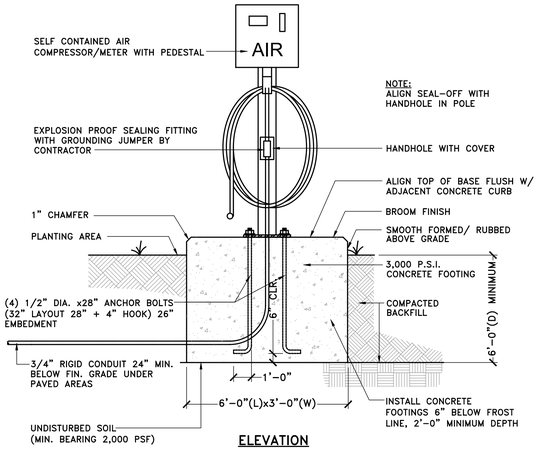
B-SCAN



PLAN VIEW

AIR TOWER PAD

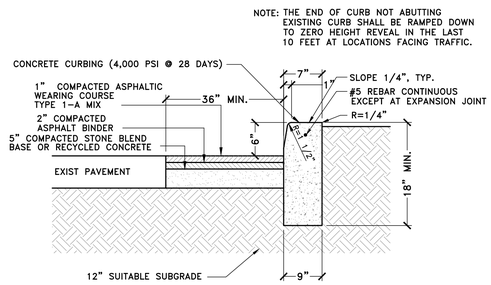
SCALE: 3/4" = 1'-0"



ELEVATION

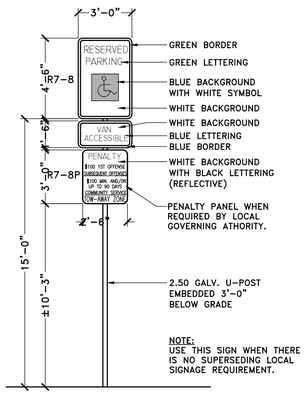
AIR TOWER DETAIL

SCALE: 3/4" = 1'-0"



TOWN OF NEW CASTLE CONCRETE CURB DETAIL

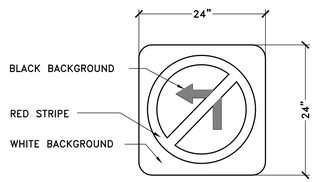
NOT TO SCALE



NOTE: USE THIS SIGN WHEN THERE IS NO SUPERSEDING LOCAL SIGNAGE REQUIREMENT.

A.D.A. ACCESSIBLE PARKING SIGN

SCALE: 3/4" = 1'-0"

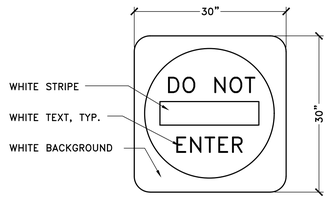


R3-2

ALL SIGNS TO BE IN ACCORDANCE WITH NYS-MUTCD

"NO LEFT TURN" SIGN DETAIL

NOT TO SCALE

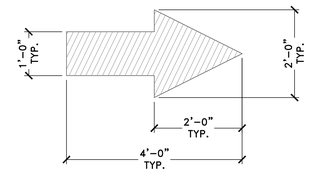


R5-1

ALL SIGNS TO BE IN ACCORDANCE WITH NYS-MUTCD

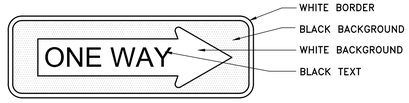
"DO NOT ENTER" SIGN DETAIL

NOT TO SCALE



NOTE: PAVEMENT ARROWS TO BE APPLIED WITH WHITE THERMOPLASTIC REFLECTORIZED PAINT (NYS-DOT ITEM # 687.0101)

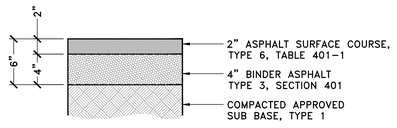
PAVEMENT ARROW DETAIL



ALL SIGNS TO BE IN ACCORDANCE WITH NYS-MUTCD

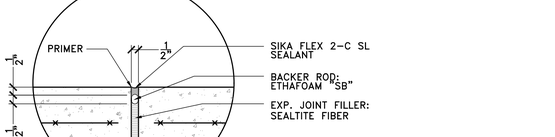
"ONE WAY" SIGN DETAIL

NOT TO SCALE



ASPHALT PAVING DETAIL

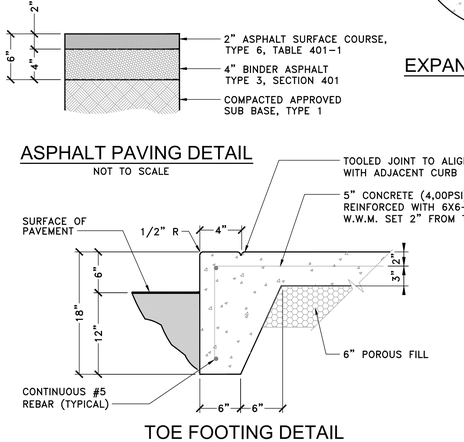
NOT TO SCALE



NOTE:
EXPANSION JOINT DETAIL TO BE USED AT CONCRETE SLABS WITHIN 20 FEET OF FUEL ISLANDS AND OVER TANKS.

EXPANSION JOINT DETAIL

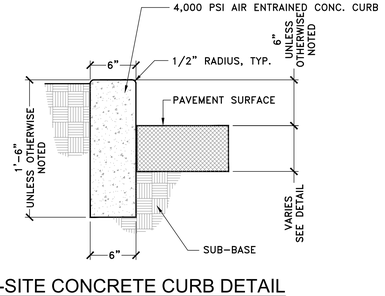
NOT TO SCALE



TOE FOOTING DETAIL

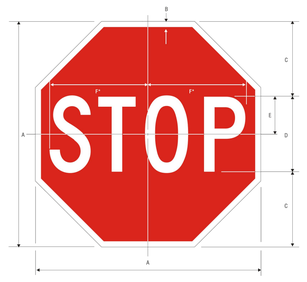
NOT TO SCALE

NOTE: TRANSVERSE JOINTS SHALL BE 1/2" FULL DEPTH ASPHALT IMPREGNATED FIBER EXP. JOINT RECESSED 1/4" IN FROM THE FRONT FACE AND TOP OF THE CURB @ 20'-0" MAXIMUM



ON-SITE CONCRETE CURB DETAIL

NOT TO SCALE



R1-1
STOP

*Reduce spacing 40%

	A	B	C	D	E	F
C	18	.375	6	6 C	3	7.75
	24	.625	8	8 C	4	10
	30	.75	10	10 C	5	12.5
	36	.875	12	12 C	6	15
	48	1.25	16	16 C	8	20

COLORS: LEGEND — WHITE (RETROREFLECTIVE)
BACKGROUND — RED (RETROREFLECTIVE)

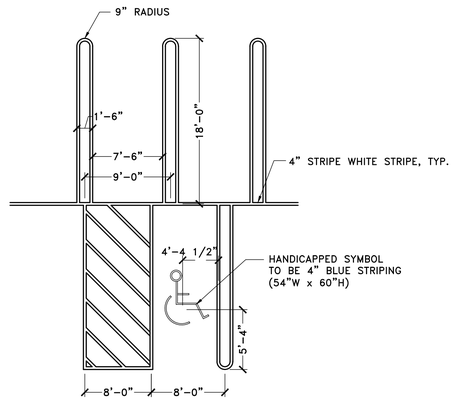
1-1

R1-1

ALL SIGNS TO BE IN ACCORDANCE WITH NYS-MUTCD

"STOP" SIGN DETAIL

NOT TO SCALE



TOWN OF NORTH CASTLE TYPICAL PARKING AND STRIPING DETAIL

NOT TO SCALE

BRONZINO ENGINEERING, P.C.
100-3 SOUTH JERSEY AVE.
EAST SETAUKET, NY 11733
631-751-8299

CLIENT
NY DEALER STATIONS
235 MAMARONECK AVE.
WHITE PLAINS, NY 10605

No.	DESCRIPTION	DATE
2	REVISED AS PER TOWN COMMENTS	1/25/21
1	REVISED FOR TOWN FILING	9/11/20

ROBERT W. BRONZINO
STATE OF NEW YORK
ROBERT W. BRONZINO
LICENSED PROFESSIONAL ENGINEER
NEW YORK 077015

DOB APPROVAL:

PROJECT:
PROPOSED SITE IMPROVEMENTS TO SHELL GAS STATION
375 MAIN STREET
ARMONK, NY

SECTION:	2	BLOCK:	11
LOT:	6.6	FIRE DIST:	2

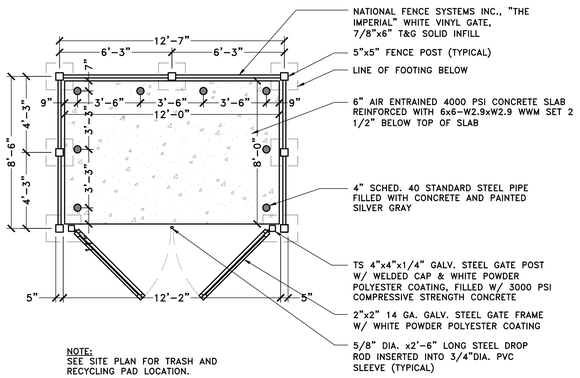
DRAWING TITLE:
PROPOSED SITE DETAILS I

PROJECT #:	190906
SCALE:	AS NOTED
DATE:	5/11/20

DRAWING NO:
C-012.00

SHEET NO:
12 OF 15

B-SCAN



NOTE:
SEE SITE PLAN FOR TRASH AND RECYCLING PAD LOCATION.

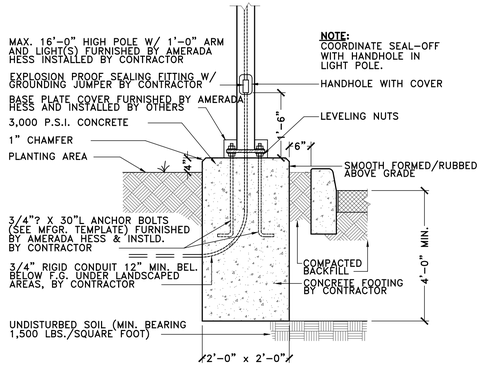
VINYL TRASH PAD ENCLOSURE

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

TRASH ENCLOSURE

1. (2) 6'-0" H x 5'-3" W "CLASSIC VINYL - BONNEVILLE WHITE -GATES WITH WELDED HINGES
2. (2) 4" x 4" x 10' STEEL POSTS COATED WHITE
3. (6) 6'-0" HIGH x 7'-0" WIDE PVC SECTIONS - UNASSEMBLED
4. (7) 5" x 5" x 9' PVC POSTS WITH CAPS
5. (1) DROP ROD ASSEMBLY
6. (1) SLIDE BOLT ASSEMBLY

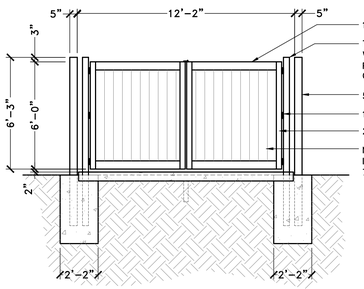
PVC FENCE POSTS SHALL BE INSTALLED AS PER ASCE 7-93 STANDARD LOCAL EXPOSURE CATEGORY DESCRIPTION CLASS B, 100 MPH WIND & W/ A MINIMUM EMBEDMENT DEPTH OF 30" AND 1 POST REINFORCEMENT



NOTE:
COORDINATE SEAL-OFF WITH HANDHOLE IN LIGHT POLE.

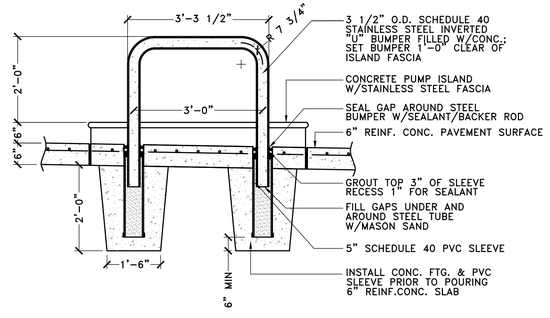
LIGHT POLE DETAIL AT LANDSCAPED AREAS

NOT TO SCALE



FRONT ELEVATION VINYL GATE

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

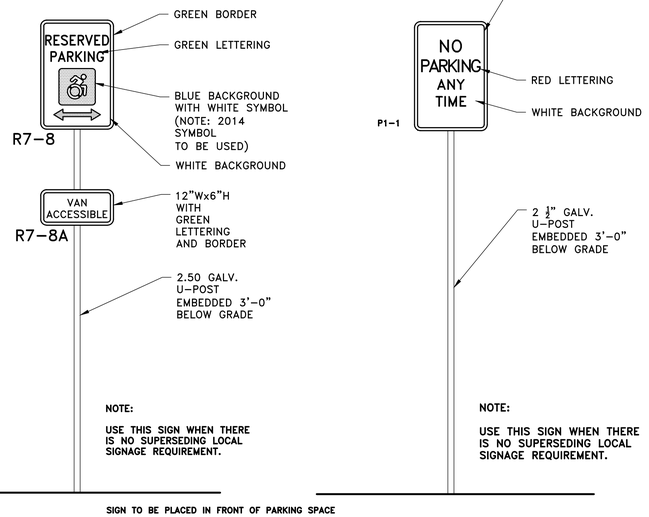


"U" POLE BUMPER DETAIL

NOT TO SCALE

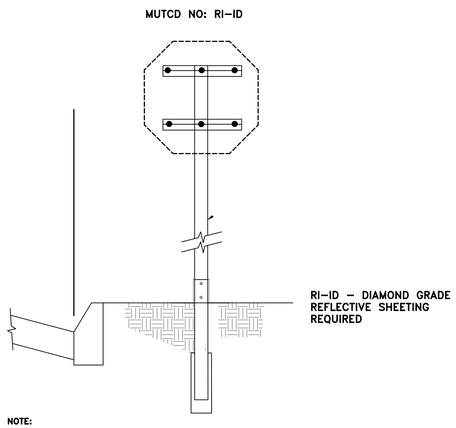
TYPICAL SIGN SCHEDULE	
DESCRIPTION	MUTCD SERIES
"STOP" SIGN	R1-1
"SPEED LIMIT 30 MPH" SIGN	R2-1
STORMWATER MANAGEMENT FACILITY NOTIFICATION SIGN	-
PEDESTRIAN WARNING SIGN	R1-5

NOTE: SEE "LMG" DRAWINGS FOR SIGN LOCATIONS AND QUANTITIES.



A.D.A ACCESSIBLE PARKING AND ACCESS AISLE SIGNAGE

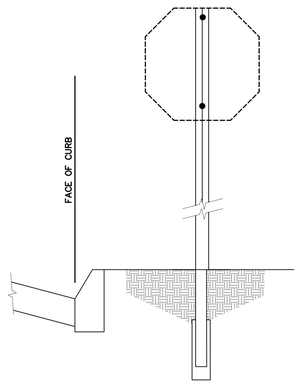
NOT TO SCALE



NOTE:
1. THIS DETAIL SHALL BE USED FOR ALL OTHER SIGN MOUNTING EXCEPT STREET SIGNS.

STOP SIGN MOUNTING DETAIL (NYSDOT)

NOT TO SCALE



TYPICAL SIGN MOUNTING DETAIL

NOT TO SCALE

BRONZINO ENGINEERING, P.C.
100-3 SOUTH JERSEY AVE.
EAST SETAUKET, NY 11733
631-751-8299

CLIENT
NY DEALER STATIONS
235 MAMARONECK AVE.
WHITE PLAINS, NY 10605

No.	DESCRIPTION	DATE
2	REVISED AS PER TOWN COMMENTS	1/25/21
1	REVISED FOR TOWN FILING	9/11/20

ROBERT W. BRONZINO
STATE OF NEW YORK
ROBERT W. BRONZINO
LICENSED PROFESSIONAL ENGINEER
077015
NEW YORK

DOB APPROVAL:

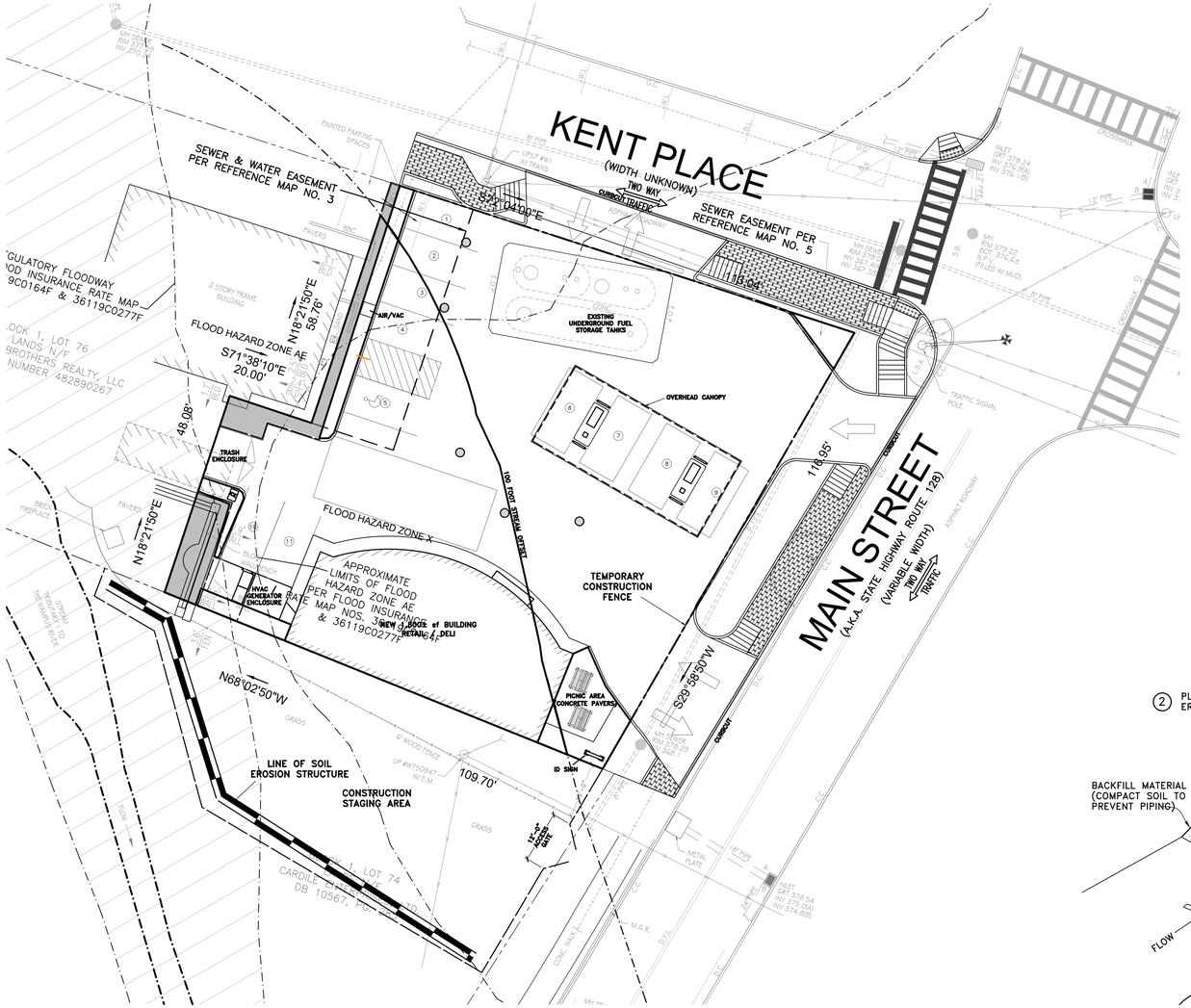
PROJECT:
PROPOSED SITE IMPROVEMENTS TO SHELL GAS STATION
375 MAIN STREET
ARMONK, NY

SECTION:	2	BLOCK:	11
LOT:	6.6	FIRE DIST:	2

DRAWING TITLE:
PROPOSED SITE DETAILS II

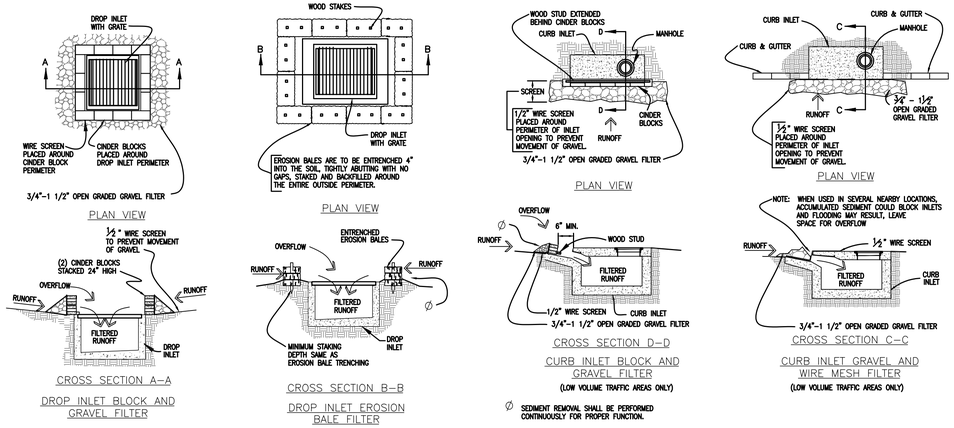
PROJECT #:	190906
SCALE:	AS NOTED
DATE:	5/11/20
DRAWING NO:	C-013.00
SHEET NO:	13 OF 15

B-SCAN

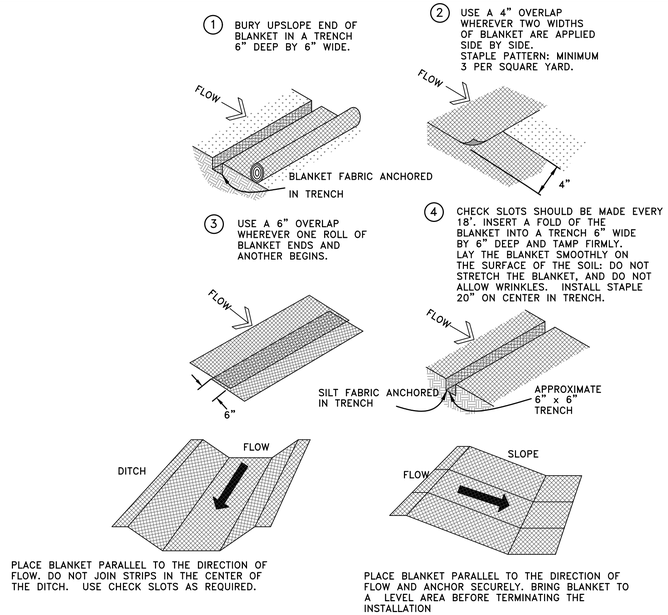


PROPOSED CONSTRUCTION PHASING PLAN

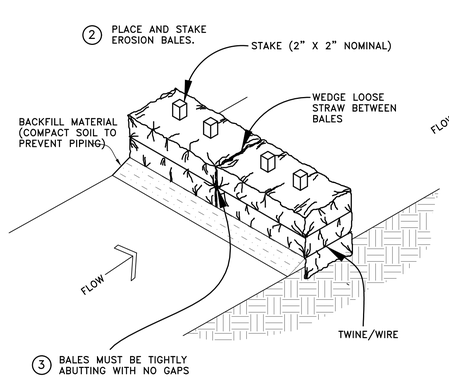
SCALE: 1/16" = 1'-0"



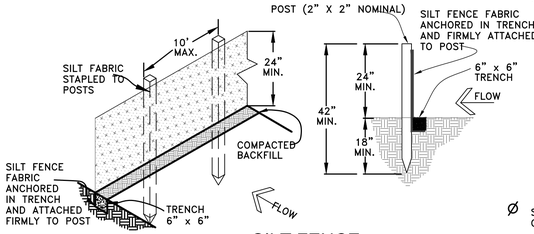
Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.



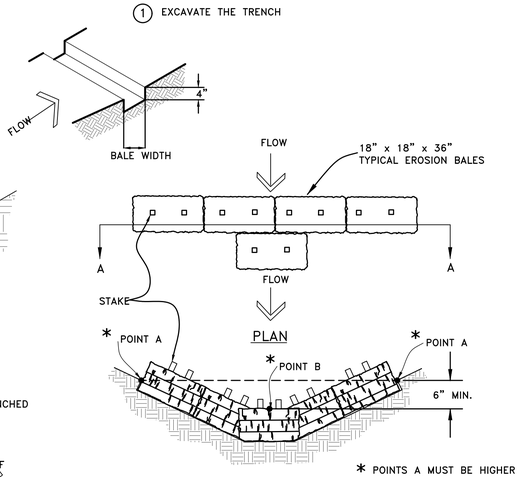
SOIL RETENTION BLANKETS



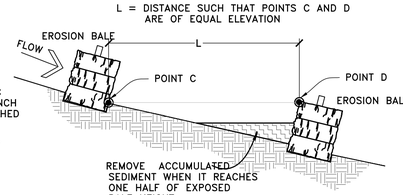
EROSION BALE TRENCHING AND STAKING (TYP)



SILT FENCE



SECTION A-A



CHANNEL PROFILE SPACING BETWEEN EROSION BALES

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

BRONZINO ENGINEERING, P.C.
100-3 SOUTH JERSEY AVE.
EAST SETAUKET, NY 11733
631-751-8299

CLIENT
NY DEALER STATIONS
235 MAMARONECK AVE.
WHITE PLAINS, NY 10605

No.	DESCRIPTION	DATE
2	REVISED AS PER TOWN COMMENTS	1/25/21
1	REVISED FOR TOWN FILING	9/11/20

ROBERT W. BRONZINO
STATE OF NEW YORK
LICENSED PROFESSIONAL ENGINEER
077015

DOB APPROVAL:

PROJECT:
PROPOSED SITE IMPROVEMENTS TO SHELL GAS STATION
375 MAIN STREET
ARMONK, NY

SECTION:	2	BLOCK:	11
LOT:	6.6	FIRE DIST:	2

DRAWING TITLE:
PROPOSED SITE DETAILS III

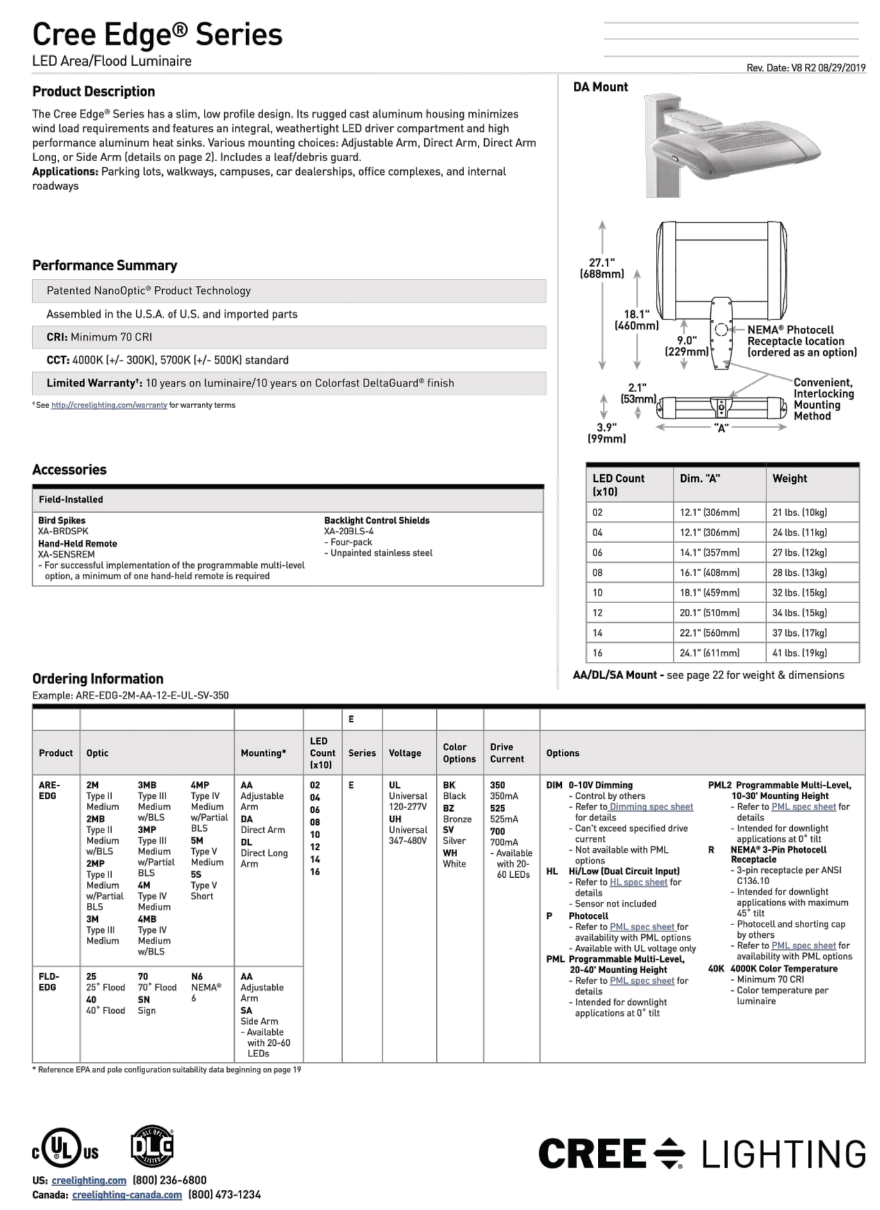
PROJECT #:	190906
SCALE:	AS NOTED
DATE:	5/11/20
DRAWING NO:	C-014.00
SHEET NO:	14 OF 15

B-SCAN

PRODUCT	QTY	LABEL	DESCRIPTION
AREA			
	1	A3B1	ARE-EDG-3MB-DA-04-E-UL-XX-525

PRODUCT	QTY	LABEL	DESCRIPTION
CANOPY			
	6	CD	CAN-304-SL-RS-04-E-UL-XX-525-57K-DIM (SET @ 3.0V)

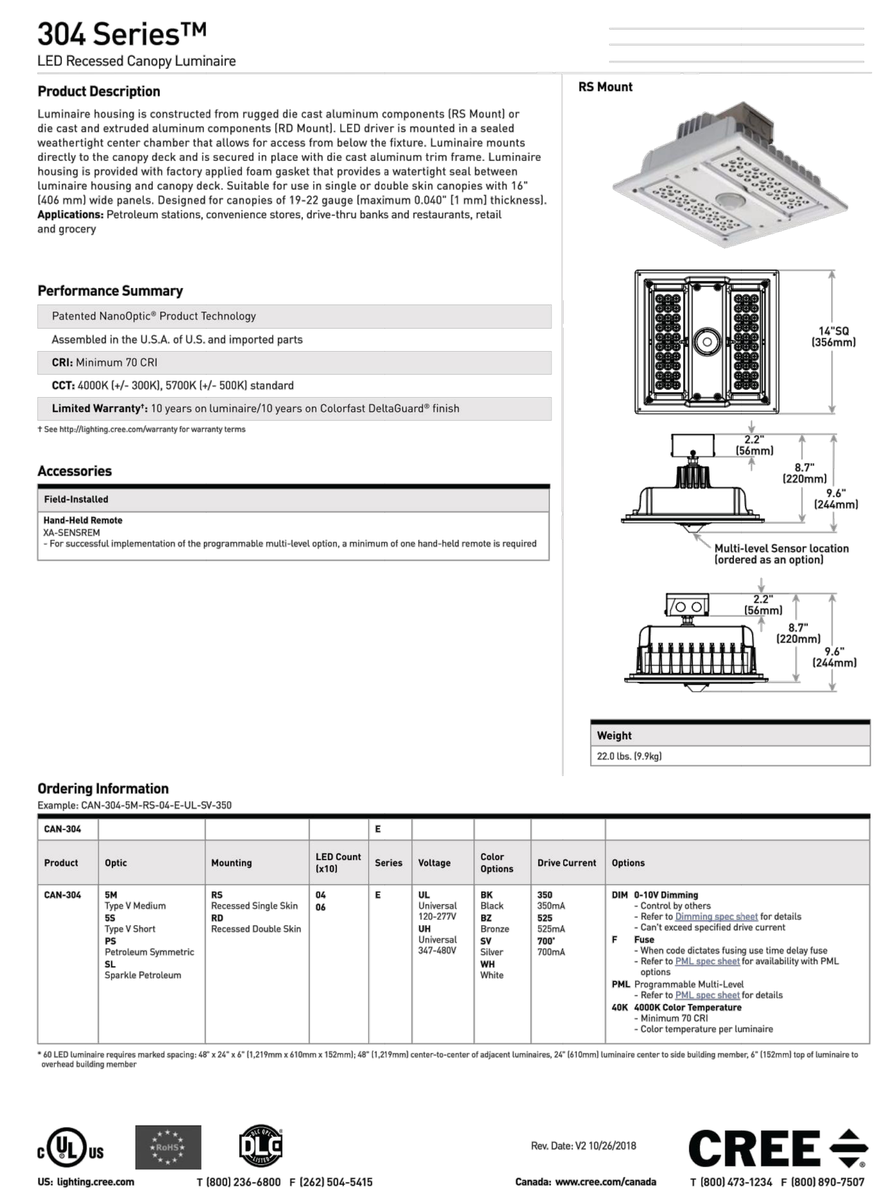
PRODUCT	QTY	LABEL	DESCRIPTION
WALL MOUNTED			
	3	W4	XSPW-B-WM-4ME-4L-57K-UL-XX



Cree Edge® Series

LED Area/Flood Luminaire

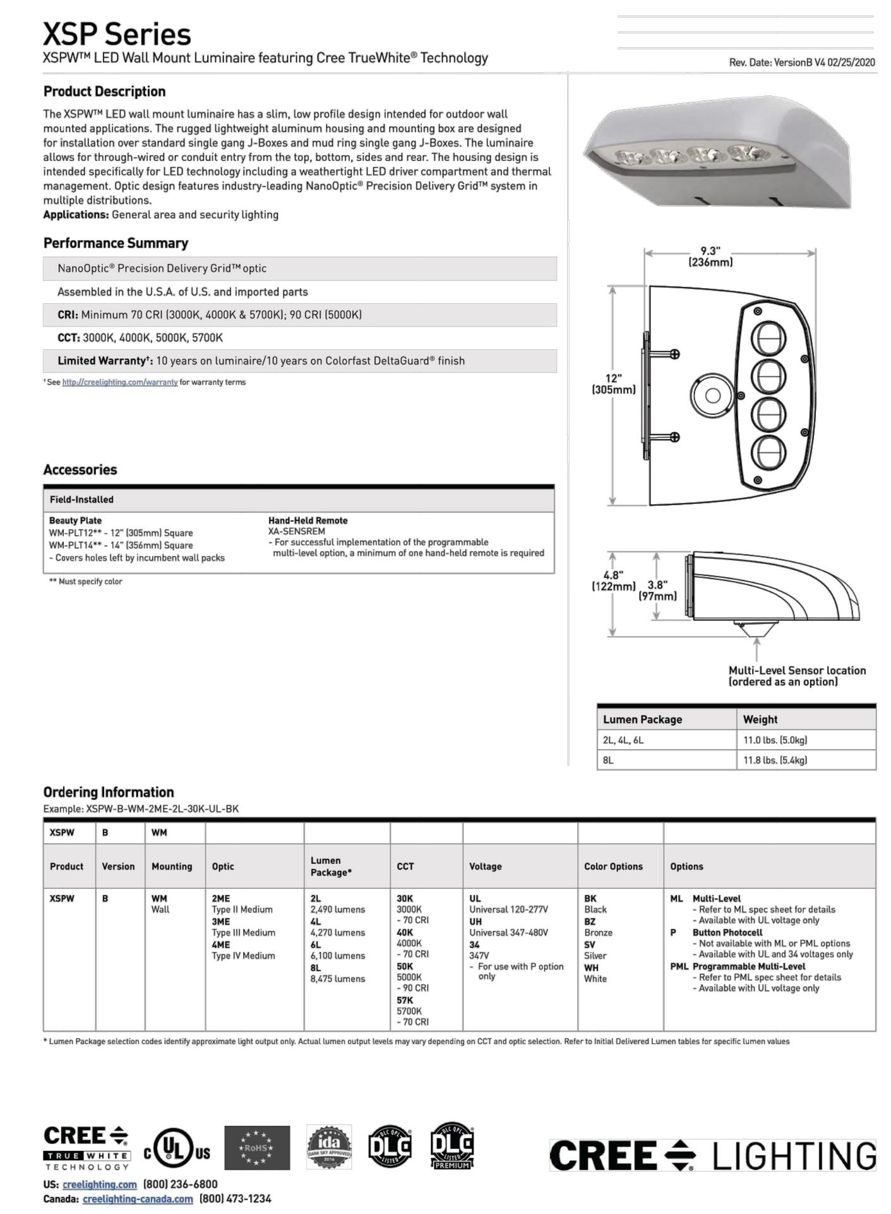
CREE LIGHTING



304 Series™

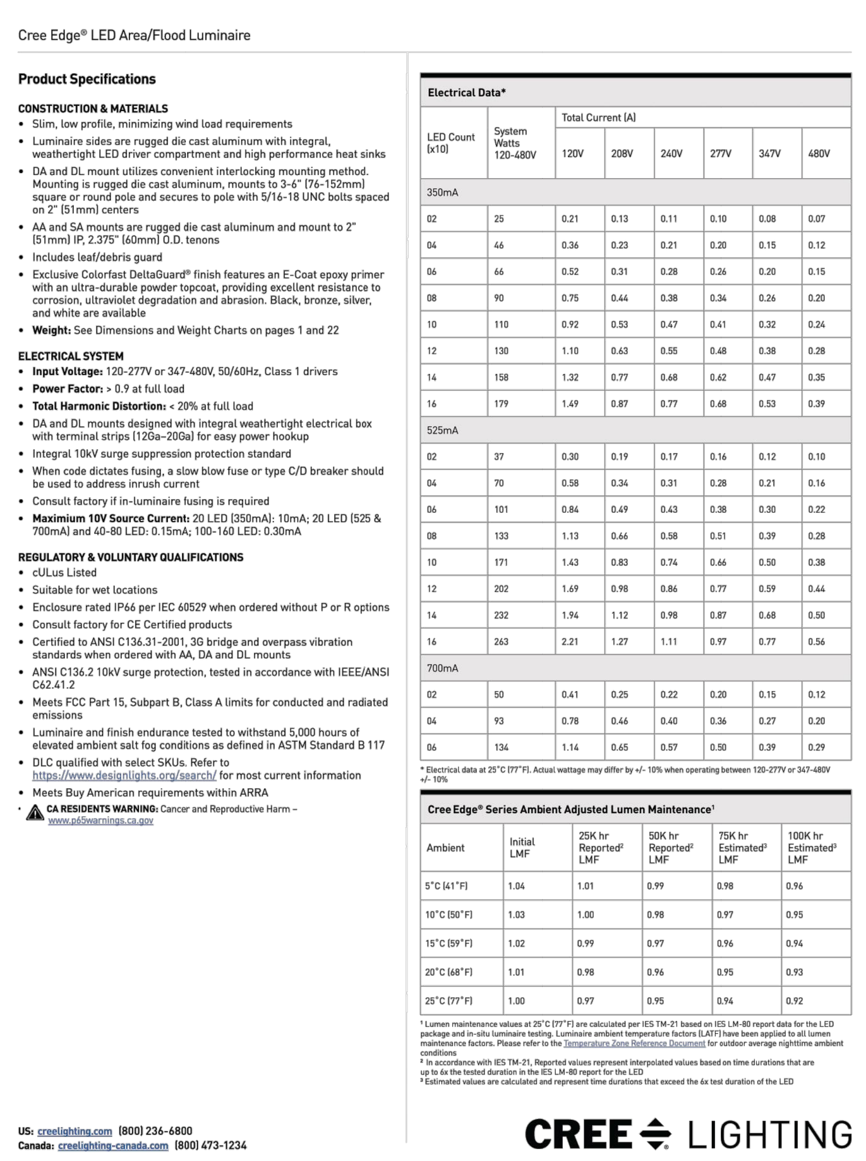
LED Recessed Canopy Luminaire

CREE

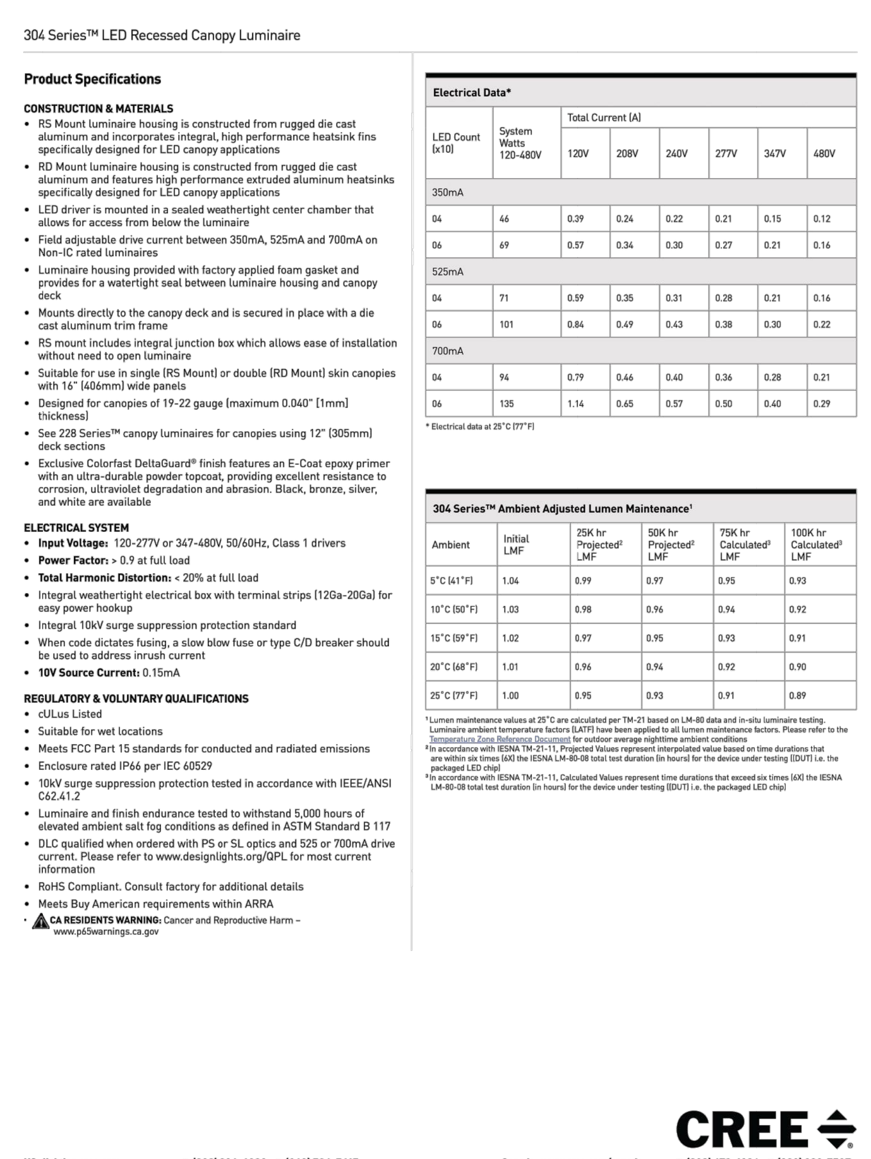


XSP Series

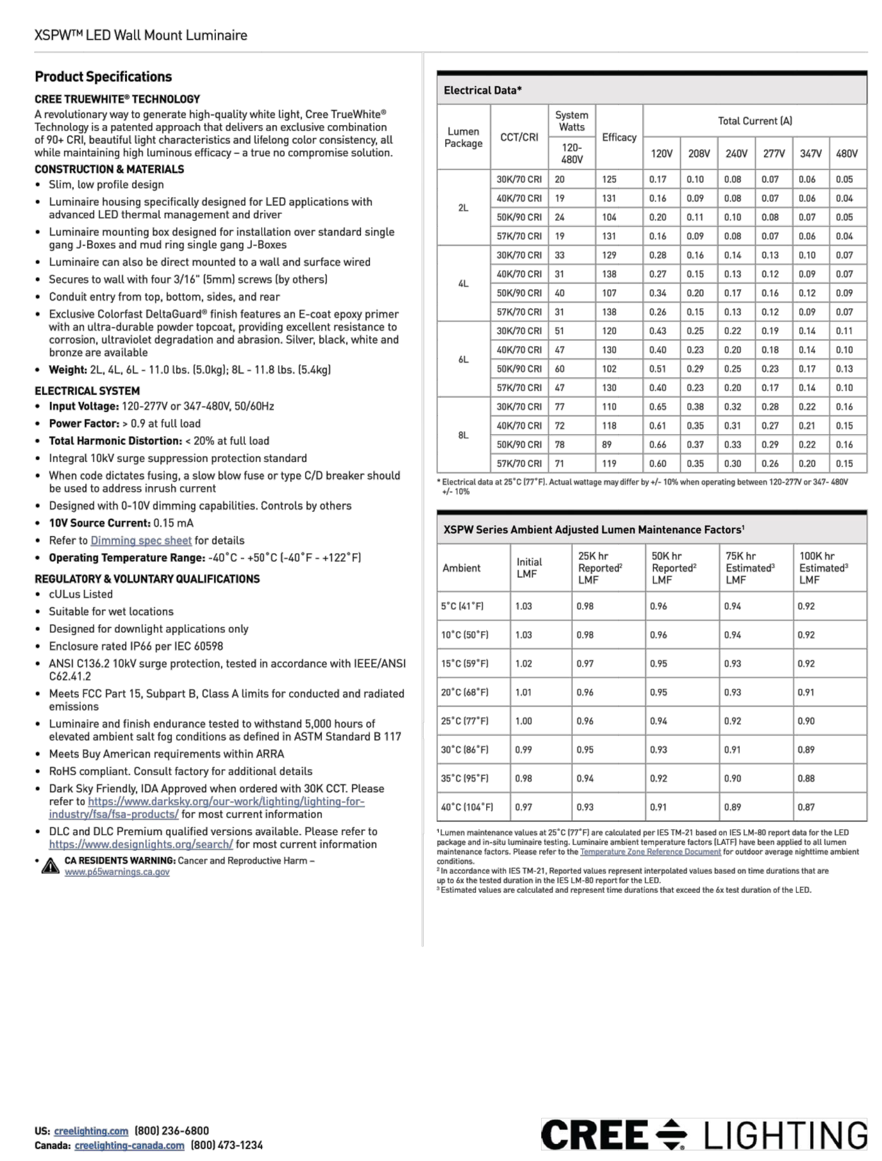
CREE LIGHTING



CREE LIGHTING



CREE



CREE LIGHTING

REDLEONARD ASSOCIATES

513.574.9500 | REDLEONARD.COM

NY FUELS

375 MAIN ST
ARMONK, NY

RL-6732-S1-R1

BRONZINO ENGINEERING, P.C.

100-3 SOUTH JERSEY AVE.
EAST SETAUKET, NY 11733
631-751-8299

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ROBERT W. BRONZINO

DOB APPROVAL:

PROJECT:
PROPOSED SITE IMPROVEMENTS TO SHELL GAS STATION
375 MAIN STREET
ARMONK, NY

SECTION: 2	BLOCK: 11
LOT: 6.6	FIRE DIST: 2

DRAWING TITLE:
PROPOSED SITE DETAILS IV

PROJECT #:	190906
SCALE:	AS NOTED
DATE:	5/11/20

DRAWING NO:
C-015.00

SHEET NO:
15 OF 15

B-SCAN

TOWN OF
NORTH CASTLE
CONSERVATION
BOARD

17 BEDFORD ROAD
ARMONK, NY 10504
TEL: 914 273 0346
FAX: 914 273 3554
www.northcastleny.com

DATE: January 5, 2021

MEMO TO: Christopher Carthy, Chair
& Planning Board Members

FROM: Jane Black, Co-Chair
John Krupa, Co-Chair

RE: **Wetland Permit Approval**
375 Main Street
Sec. 108.03, Blk. 1, Lot 75

This application was presented before the Conservation Board on November 16, 2020. The application includes the reconstruction of the existing Shell Service Station property, which shall result in a new gas station with four fuel dispensers (two pump islands) and a +/- 1,800 sq. foot convenience store. The present vehicle repair services will be discontinued. Approximately 100% of the project will be impervious surfaces.

A significant portion of the project site is within the 100 foot wetland buffer of Whippoorwill Brook. The project will result in an increase of impervious surface within the wetland buffer from 2,174 sq. ft. to 5,222 sq. feet, with a total disturbance of approximately 5,567 sq. feet. In accordance with Chapter 340- Wetlands and Watercourse Protection of the Town Code, the applicant is required to provide 2:1 mitigation for unavoidable disturbance to wetland/wetland buffers, but for the enhancement and promotion of green space, preferably along the Whippoorwill Brook corridor, if possible. The Board agreed that the offsite mitigation is necessary and was approved by the Conservation Board. The Conservation Board would be pleased to provide input during discussions on the use of such funds.

JM/JB/JK

cc: L. Napior, Esq.
A. Kaufman, Town Planner
R. Baroni, Esq.
J. Berra, Town Board Liaison
A. Simon, Town Clerk
J. Kellard, Kellard Sessions Consulting
Conservation Board

ENGINEER'S REPORT OF STORM WATER QUANTITY

AT

PROPOSED SITE IMPROVEMENTS TO SHELL GAS STATION
325 MAIN STREET, ARMONK NY
SECTION 2, BLOCK 11, LOT 6.6

PREPARED FOR:

NY DEALER STATIONS, LLC
235 MAMARONECK AVENUE
WHITE PLAINS, NY

PREPARED BY:

BRONZINO ENGINEERING, P.C.
100-3 SOUTH JERSEY AVENUE
EAST SETAUKET, NY 11733

January 11, 2021

BRONZINO ENGINEERING, P.C.

100-3 SOUTH JERSEY AVE.
EAST SETAUKET, NY 11733
PHONE: 631-751-8299
FAX: 631-751-8599

January 11, 2021

COVER AREA BREAKDOWN

Total Study Area	= 0.282 Acres (12,274 sf)
EXISTING CONDITIONS	
Impervious Area	= 0.205 Acres (8,942sf) (includes Building Area)
Building Area	= 0.037 Acres (1,603 sf)
Pervious Area	= 0.076 Acres (3,332 sf)
PROPOSED CONDITIONS	
Impervious Area	= 0.260 Acres (11,324 sf) (includes Building Area)
Building Area	= 0.062 Acres (2,683 sf)
Pervious Area	= 0.022 Acres (950 sf)

HYDROLOGIC INPUT DATA

The NRCS Extreme Precipitation Database data for this site (included in this report) identifies the 24 hour, one hundred year storm event as follows:

100-yr 24-hr = 9.16 inches

As identified in Figure B-2: Approximate geographic boundaries for NRCS (SCS) rainfall distribution in the USDA NRCS TR-55 Urban Hydrology for Small Watersheds, the Synthetic Rainfall Distribution for this site is Type III.

As the site is mostly impervious and considered to be small with a flow path under 100' the minimum Tc value was utilized as follows:

Tc = 5 minutes

According to the NRCS soil survey obtained from the USDA website, soils on the site consist of UvB Urban land-Riverhead complex soils. As this soil group is not classified with a Hydrologic Sol Group, the soil map of the surrounding area has been included. In examination of the USGS Topo maps Glenville Quadrangle and Mount Kisco Quadrangle, the area nearby around a stream is what is classified as Fluvaquents-Udifluvents has a hydrologic soil group rating of A/D where A is for drained areas and D for undrained areas as indicated by the NRCS soils report. Additional areas nearby are indicated as CsD and CrC which have a hydrologic soil group rating of B. Due to these nearby areas, the unknown characteristics of the UvB rating, and as an additional factor of safety, the existing soils are considered to be of Hydrologic Soil Group B and the proposed soils are considered to be of hydrologic soils group C. The soil information is indicated in the USDA NRCS Soils Report with Hydrologic Soul Group Map included in this report.

TOTAL EXTREME FLOOD CONTROL CRITERIA (QF, 100-YEAR RUNOFF VOLUME):

In accordance with Section 4.6 of the NYSDEC Stormwater Design Manual, the proposed post-development stormwater management practices satisfy the Qf requirements which are met by the proposed on-site stormwater management system. The Qf volume reduction requirements were computed following the NYS Stormwater Management Design Manual, Section 4.6 (pages 4-12 through 4-13).

The USDA NRCS TR-20 method was used to calculate pre- and post-development runoff volumes for use in computing Qf criteria. Attached are the hydrographs for pre- and post-development conditions calculated utilizing Hydraflow Hydrgraphs software and are summarized as follows:

Qf (100 year 24-hour storm)

Pre development = 8,083 cu-ft (0.19 Ac-ft)
= 2.31 cfs

Post development = 9,173 cu-ft (0.21 Ac-ft)
= 2.58 cfs

The NYS Stormwater Quantity Calculations find that the Qf reduction volumes required are as follows:

Qf (100-yr) = 1,651cu-ft (0.04 Ac-ft)

The proposed stormwater management system (including the precast rectangular leaching structures) is designed to capture and infiltrate the entire reduction volume requirement and has a volume capacity of 1,678.45 cubic feet (0.04 acre-feet). As such, additional runoff generated from the 100-year storm event will be contained entirely in the onsite stormwater management system.

The boundaries of the predevelopment 100-year flood plain are maintained and no increase in runoff/flow rate is proposed, therefore the proposed post-development stormwater management practices satisfy the Qf requirements.

NYS Stormwater Quantity Calculations

100-yr 24-hr Rainfall	9.16	IN
Rainfall Distribution	Type III	
Hydrologic Soil Gorup	B	For Existing Pervious
	C	For Proposed Pervious
CN	98	For Impervious area
	61	For Existing Pervious area
	74	For Proposed Pervious area
Total Study Area	12,274	SF
Proposed Impervious Area	11,324	SF
Proposed Pervious Area	950	SF

Qf - Extreme Flood Protection (100-yr) [ref: NYSSWMDM Section 4.6]			
qo, peak pre-devloped runoff	2.31	CFS	see TR-20 calculations
qi, peak post-developed runoff	2.58	CFS	see TR-20 calculations
qo / qi, Discharge Ratio	0.895	-	
Vs/Vr	0.18	-	ref: NYSSWDM Figure 8.6
V, Post-developed Volume of runoff	9,173	CF	see TR-20 calculations
Vs, Volume of Storage Required	0.038	acre-ft	
REQUIRED Vs =	**1,651**	**CF = Required Storage**	

Extreme Precipitation Tables

Northeast Regional Climate Center

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

Smoothing	Yes
State	New York
Location	
Longitude	73.714 degrees West
Latitude	41.125 degrees North
Elevation	0 feet
Date/Time	Thu, 07 Jan 2021 09:03:59 -0500

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.34	0.51	0.64	0.84	1.05	1.30	**1yr**	0.90	1.23	1.50	1.85	2.28	2.81	3.18	**1yr**	2.48	3.06	3.56	4.27	4.91	**1yr**
2yr	0.40	0.62	0.77	1.02	1.28	1.60	**2yr**	1.11	1.49	1.84	2.27	2.79	3.43	3.86	**2yr**	3.04	3.71	4.27	5.06	5.73	**2yr**
5yr	0.47	0.74	0.92	1.24	1.58	2.00	**5yr**	1.36	1.84	2.30	2.86	3.52	4.31	4.89	**5yr**	3.81	4.70	5.46	6.35	7.11	**5yr**
10yr	0.53	0.83	1.05	1.43	1.85	2.36	**10yr**	1.60	2.15	2.74	3.40	4.19	5.13	5.85	**10yr**	4.54	5.63	6.57	7.54	8.37	**10yr**
25yr	0.62	0.98	1.25	1.73	2.30	2.96	**25yr**	1.98	2.66	3.44	4.29	5.29	6.45	7.42	**25yr**	5.71	7.14	8.41	9.47	10.40	**25yr**
50yr	0.70	1.12	1.44	2.01	2.71	3.51	**50yr**	2.34	3.13	4.10	5.12	6.30	7.69	8.89	**50yr**	6.80	8.55	10.15	11.25	12.25	**50yr**
100yr	0.79	1.28	1.65	2.34	3.19	4.17	**100yr**	2.75	3.68	4.88	6.11	7.53	9.16	10.66	**100yr**	8.11	10.25	12.24	13.37	14.44	**100yr**
200yr	0.90	1.47	1.90	2.73	3.77	4.96	**200yr**	3.25	4.33	5.82	7.30	8.99	10.93	12.78	**200yr**	9.67	12.29	14.77	15.90	17.03	**200yr**
500yr	1.08	1.78	2.31	3.36	4.70	6.23	**500yr**	4.06	5.37	7.34	9.22	11.36	13.81	16.26	**500yr**	12.22	15.64	18.95	20.00	21.19	**500yr**

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.26	0.40	0.48	0.65	0.80	0.98	**1yr**	0.69	0.96	1.30	1.60	1.99	2.57	2.65	**1yr**	2.27	2.55	3.16	3.66	4.35	**1yr**
2yr	0.39	0.61	0.75	1.01	1.25	1.49	**2yr**	1.08	1.46	1.70	2.18	2.75	3.33	3.74	**2yr**	2.95	3.59	4.13	4.89	5.57	**2yr**
5yr	0.43	0.67	0.83	1.13	1.44	1.75	**5yr**	1.25	1.71	1.98	2.58	3.23	3.99	4.53	**5yr**	3.54	4.36	5.03	5.85	6.60	**5yr**
10yr	0.47	0.72	0.89	1.25	1.61	1.97	**10yr**	1.39	1.92	2.21	2.94	3.66	4.60	5.24	**10yr**	4.07	5.04	5.83	6.56	7.49	**10yr**
25yr	0.51	0.77	0.96	1.38	1.81	2.29	**25yr**	1.56	2.24	2.56	3.46	4.32	5.52	6.37	**25yr**	4.89	6.13	7.12	7.58	8.85	**25yr**
50yr	0.53	0.81	1.01	1.46	1.96	2.57	**50yr**	1.69	2.51	2.86	3.94	4.91	6.37	7.40	**50yr**	5.64	7.12	8.28	8.35	10.04	**50yr**
100yr	0.57	0.86	1.07	1.55	2.13	2.87	**100yr**	1.83	2.81	3.21	4.49	5.57	7.36	8.60	**100yr**	6.51	8.27	9.64	9.23	11.38	**100yr**
200yr	0.60	0.91	1.15	1.66	2.32	3.22	**200yr**	2.00	3.15	3.59	5.13	6.34	8.51	10.00	**200yr**	7.53	9.61	11.25	10.11	12.92	**200yr**
500yr	0.65	0.96	1.24	1.80	2.55	3.75	**500yr**	2.20	3.67	4.17	6.15	7.56	10.34	12.22	**500yr**	9.15	11.75	13.81	11.32	15.27	**500yr**

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.37	0.57	0.70	0.94	1.16	1.41	**1yr**	1.00	1.38	1.59	2.08	2.63	3.07	3.50	**1yr**	2.72	3.37	3.83	4.62	5.30	**1yr**
2yr	0.43	0.66	0.81	1.10	1.36	1.58	**2yr**	1.17	1.55	1.82	2.31	2.90	3.55	3.99	**2yr**	3.14	3.84	4.41	5.36	5.96	**2yr**
5yr	0.52	0.80	0.99	1.35	1.72	2.02	**5yr**	1.49	1.98	2.32	2.97	3.72	4.64	5.29	**5yr**	4.11	5.09	5.87	6.83	7.66	**5yr**
10yr	0.61	0.94	1.17	1.63	2.10	2.43	**10yr**	1.82	2.38	2.82	3.60	4.52	5.69	6.52	**10yr**	5.04	6.27	7.28	8.41	9.32	**10yr**
25yr	0.78	1.19	1.47	2.11	2.77	3.14	**25yr**	2.39	3.07	3.66	4.64	5.81	7.46	8.63	**25yr**	6.60	8.30	9.70	11.08	12.06	**25yr**
50yr	0.93	1.41	1.76	2.53	3.41	3.81	**50yr**	2.94	3.73	4.46	5.63	7.05	9.15	10.66	**50yr**	8.09	10.25	12.05	13.67	14.65	**50yr**
100yr	1.12	1.70	2.13	3.07	4.21	4.64	**100yr**	3.64	4.54	5.44	6.85	8.58	11.22	13.18	**100yr**	9.93	12.67	14.97	16.85	17.81	**100yr**
200yr	1.35	2.04	2.58	3.74	5.21	5.64	**200yr**	4.50	5.52	6.64	8.31	10.41	13.76	16.28	**200yr**	12.18	15.65	18.60	20.79	21.66	**200yr**
500yr	1.76	2.61	3.36	4.89	6.95	7.30	**500yr**	6.00	7.14	8.64	10.74	13.46	18.03	21.54	**500yr**	15.95	20.71	24.78	27.56	28.03	**500yr**

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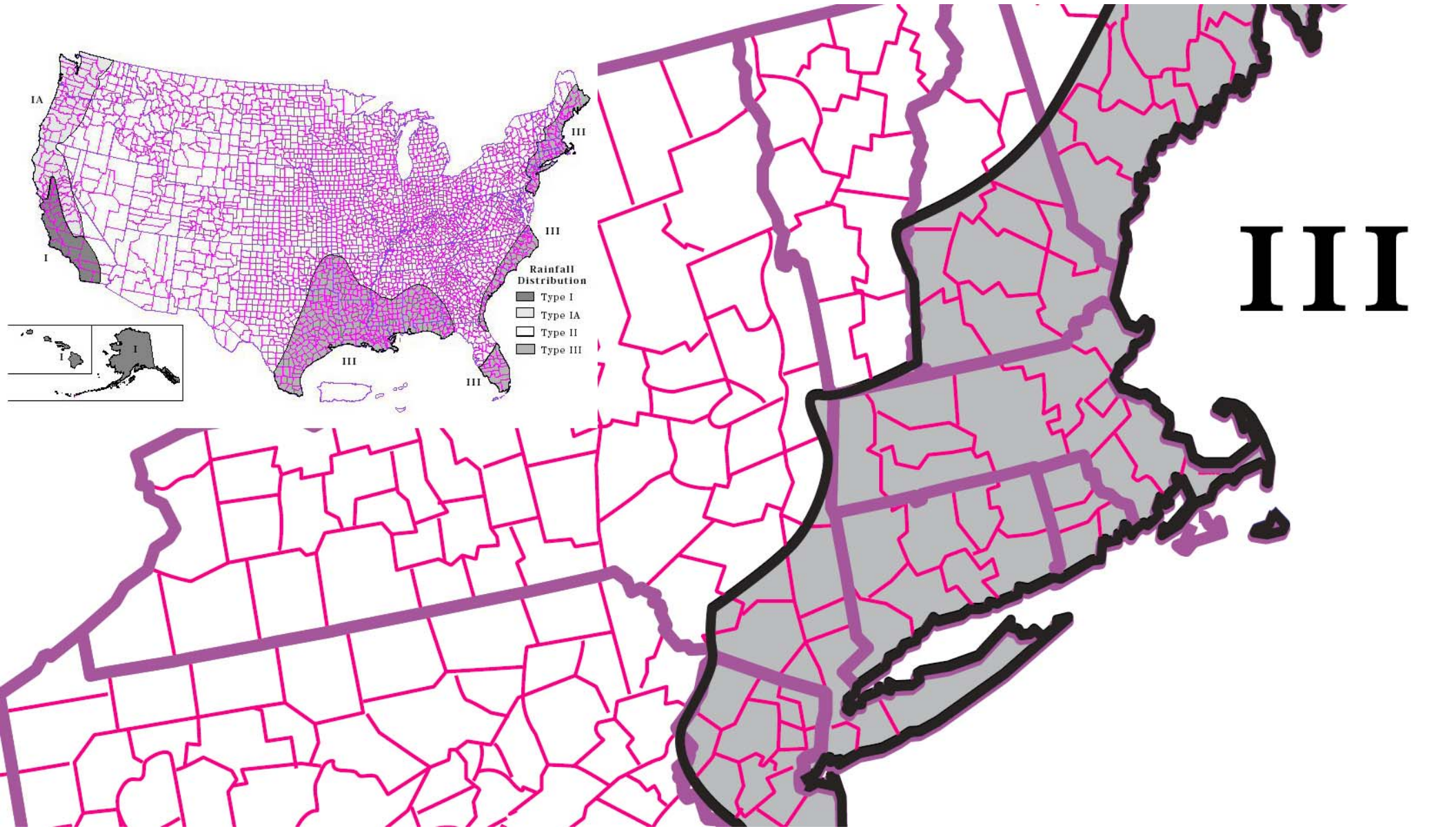

IA
III
III
I
Rainfall Distribution
Type I
Type IA
Type II
Type III
I
I
III
III
III

Table 2-2a Runoff curve numbers for urban areas [1/]

Cover description: Cover type and hydrologic condition	Average percent impervious area [2/]	Curve numbers for hydrologic soil group: A	B	C	D
Fully developed urban areas (vegetation established)					
Open space (lawns, parks, golf courses, cemeteries, etc.) [3/]:					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) [4/]		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
Developing urban areas					
Newly graded areas (pervious areas only, no vegetation) [5/]		77	86	91	94
Idle lands (CN's are determined using cover types similar to those in table 2-2c).					

[1] Average runoff condition, and $I_a = 0.2S$.

[2] The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.

[3] CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.

[4] Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.

[5] Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

Table of Contents

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow Hyd(s)	Peak Outflow (cfs)								Hydrograph description
			1-Yr	2-Yr	3-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	
1	SCS Runoff	-------	-------	-------	-------	-------	-------	-------	-------	1.91	Existing Impervious
2	SCS Runoff	-------	-------	-------	-------	-------	-------	-------	-------	0.40	Existing Pervious
3	Combine	1, 2	-------	-------	-------	-------	-------	-------	-------	2.31	Existing Total
4	SCS Runoff	-------	-------	-------	-------	-------	-------	-------	-------	2.42	Proposed Impervious
5	SCS Runoff	-------	-------	-------	-------	-------	-------	-------	-------	0.16	Proposed Pervious
6	Combine	4, 5	-------	-------	-------	-------	-------	-------	-------	2.58	Proposed Total

Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description
1	SCS Runoff	1.91	1	724	6,845	----	------	------	Existing Impervious
2	SCS Runoff	0.40	1	725	1,238	----	------	------	Existing Pervious
3	Combine	2.31	1	724	8,083	1, 2	------	------	Existing Total
4	SCS Runoff	2.42	1	724	8,681	----	------	------	Proposed Impervious
5	SCS Runoff	0.16	1	725	492	----	------	------	Proposed Pervious
6	Combine	2.58	1	724	9,173	4, 5	------	------	Proposed Total

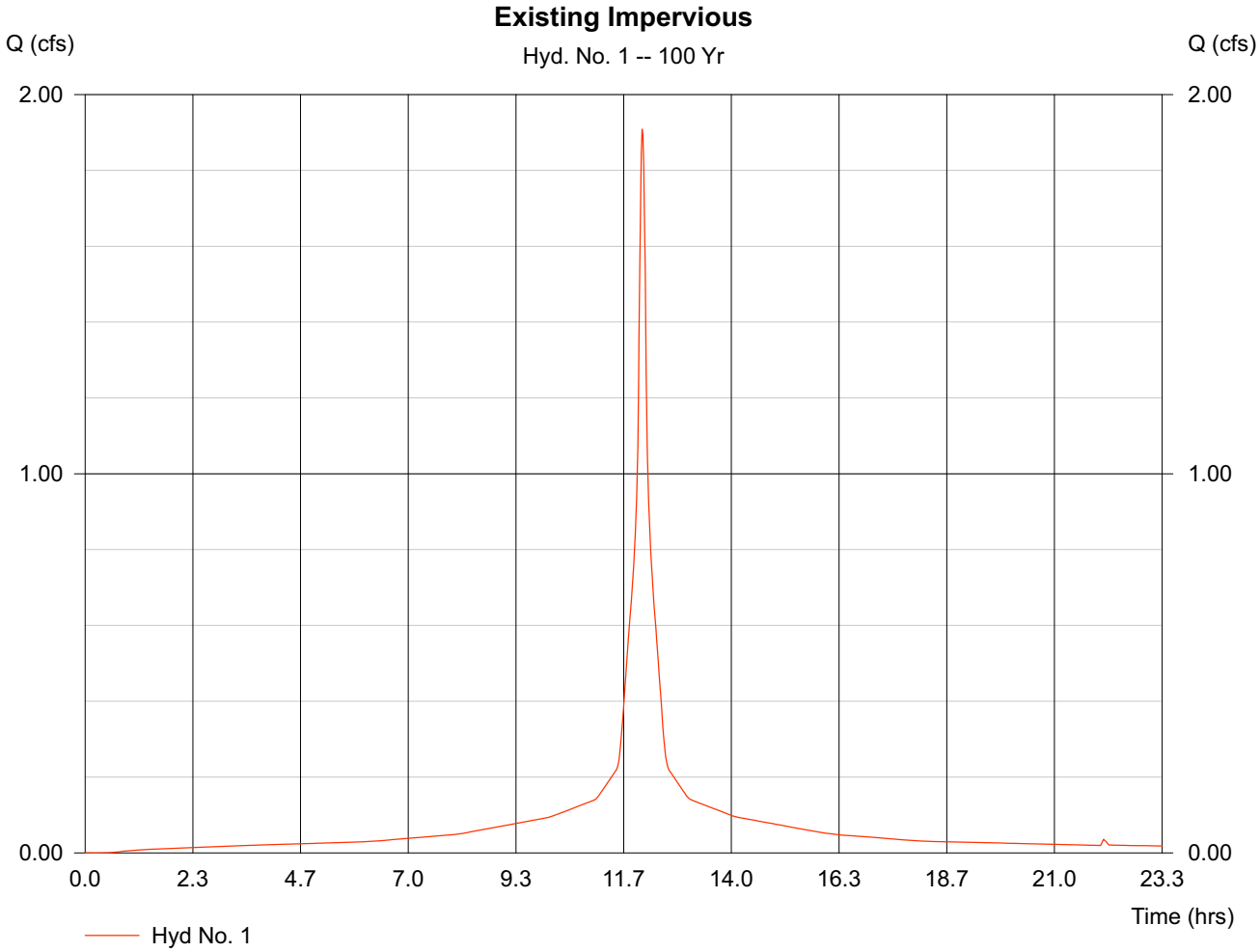
Hydrograph Plot

Hyd. No. 1

Existing Impervious

Hydrograph type	= SCS Runoff	Peak discharge	= 1.91 cfs
Storm frequency	= 100 yrs	Time interval	= 1 min
Drainage area	= 0.205 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 5.00 min
Total precip.	= 9.16 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

Hydrograph Volume = 6,845 cuft



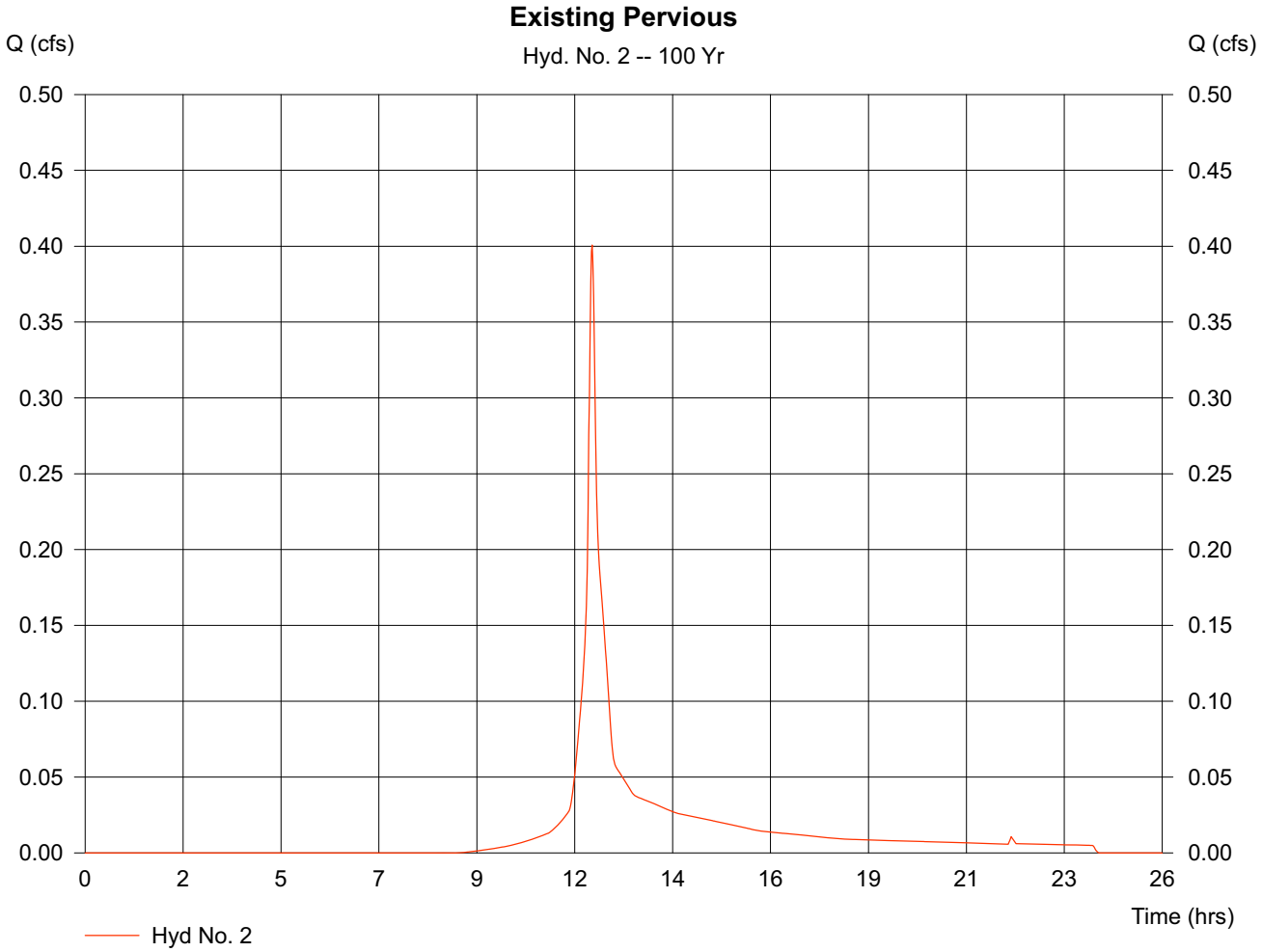
Hydrograph Plot

Hyd. No. 2

Existing Pervious

Hydrograph type	= SCS Runoff	Peak discharge	= 0.40 cfs
Storm frequency	= 100 yrs	Time interval	= 1 min
Drainage area	= 0.076 ac	Curve number	= 61
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 5.00 min
Total precip.	= 9.16 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

Hydrograph Volume = 1,238 cuft



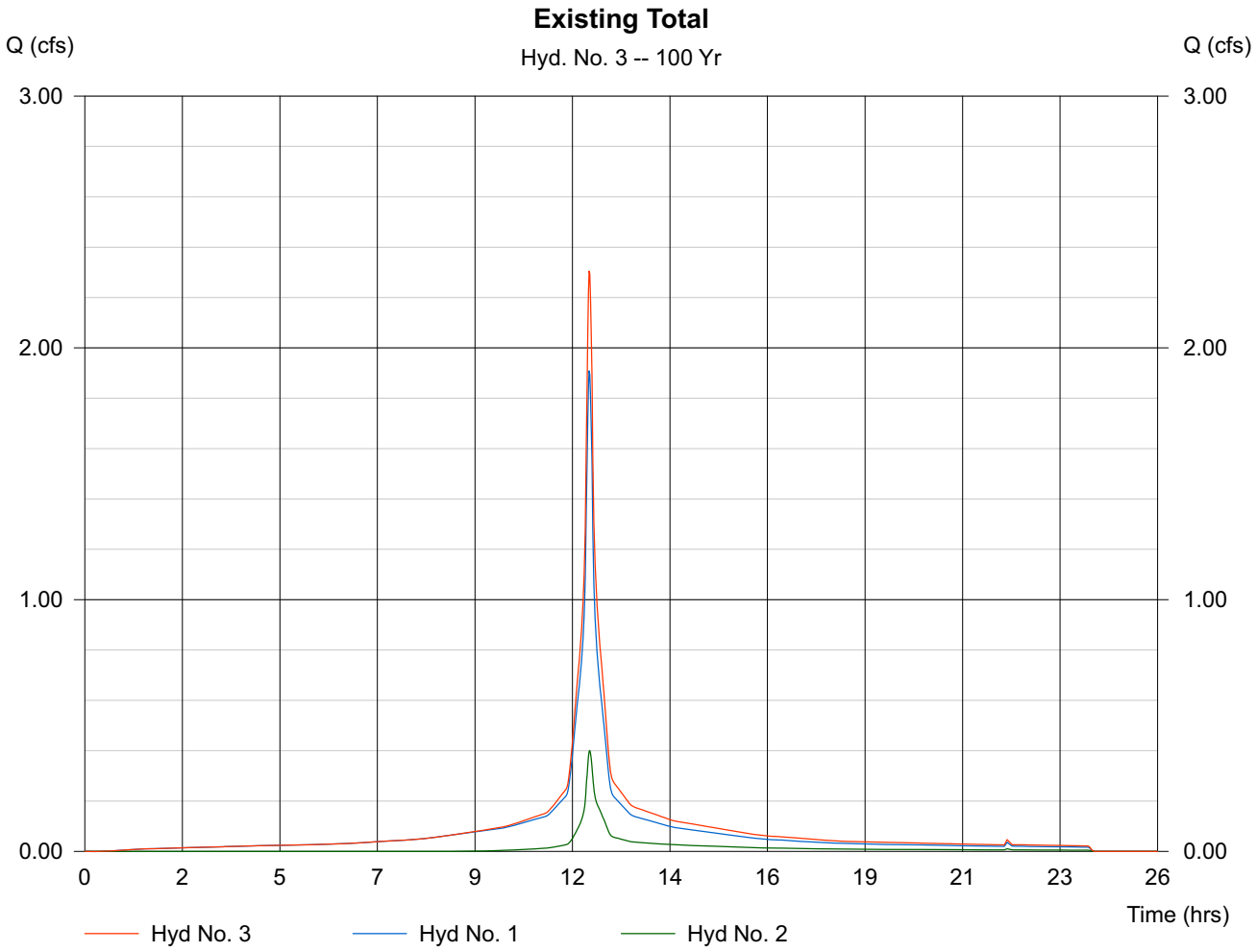
Hydrograph Plot

Hyd. No. 3

Existing Total

Hydrograph type	= Combine	Peak discharge	= 2.31 cfs
Storm frequency	= 100 yrs	Time interval	= 1 min
Inflow hyds.	= 1, 2		

Hydrograph Volume = 8,083 cuft



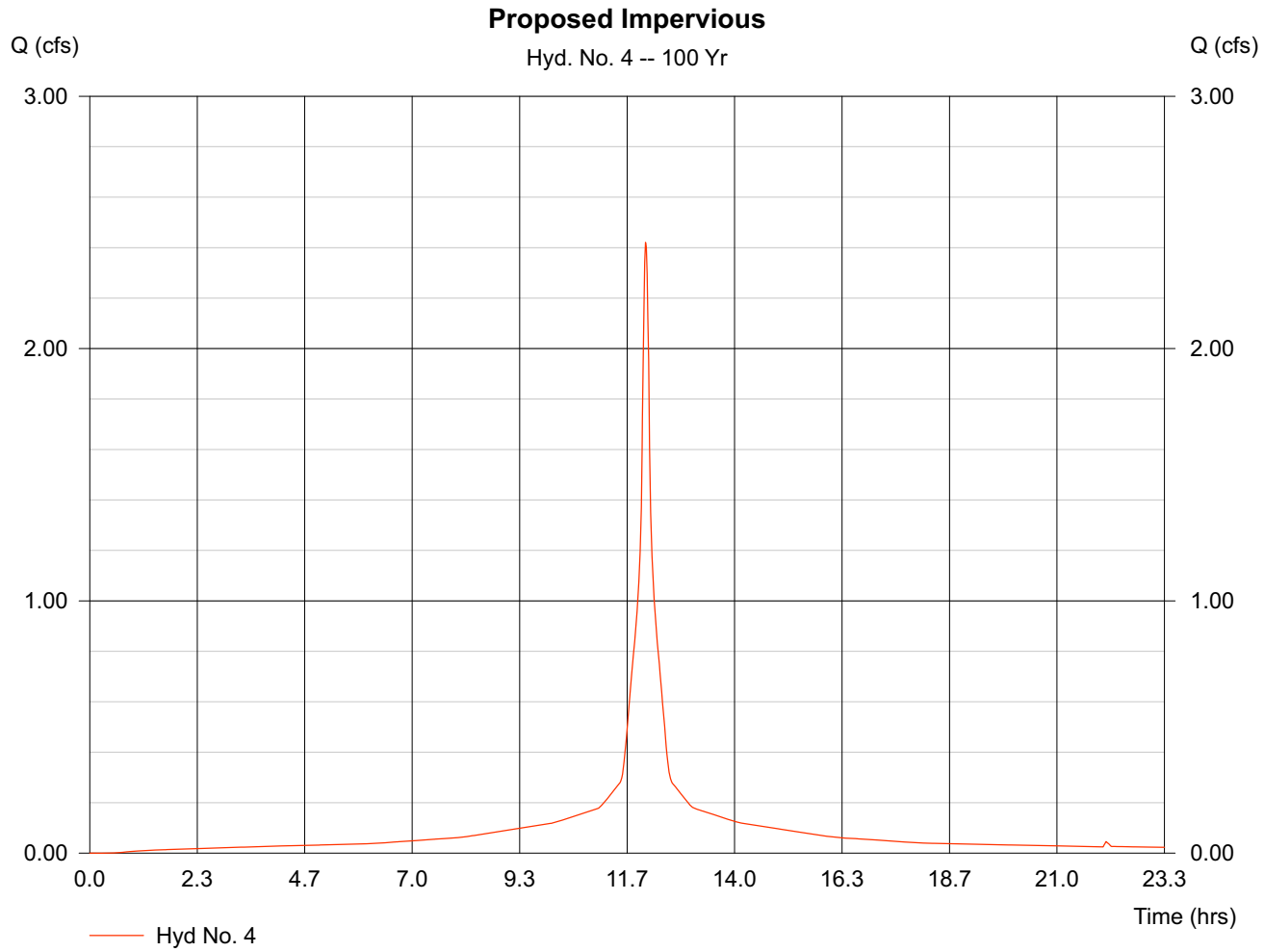
Hydrograph Plot

Hyd. No. 4

Proposed Impervious

Hydrograph type	= SCS Runoff	Peak discharge	= 2.42 cfs
Storm frequency	= 100 yrs	Time interval	= 1 min
Drainage area	= 0.260 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 5.00 min
Total precip.	= 9.16 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

Hydrograph Volume = 8,681 cuft



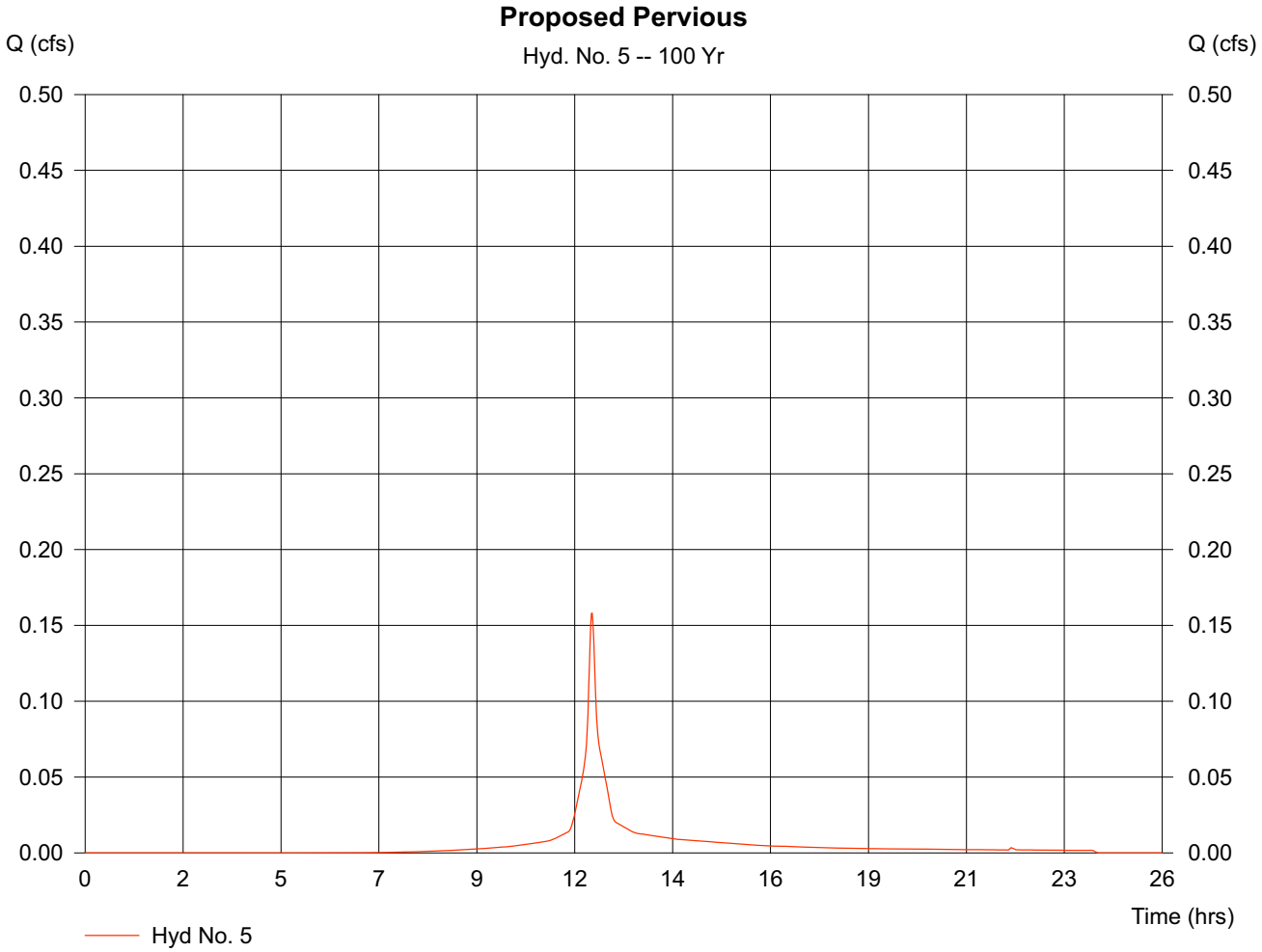
Hydrograph Plot

Hyd. No. 5

Proposed Pervious

Hydrograph type	= SCS Runoff	Peak discharge	= 0.16 cfs
Storm frequency	= 100 yrs	Time interval	= 1 min
Drainage area	= 0.022 ac	Curve number	= 74
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 5.00 min
Total precip.	= 9.16 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

Hydrograph Volume = 492 cuft



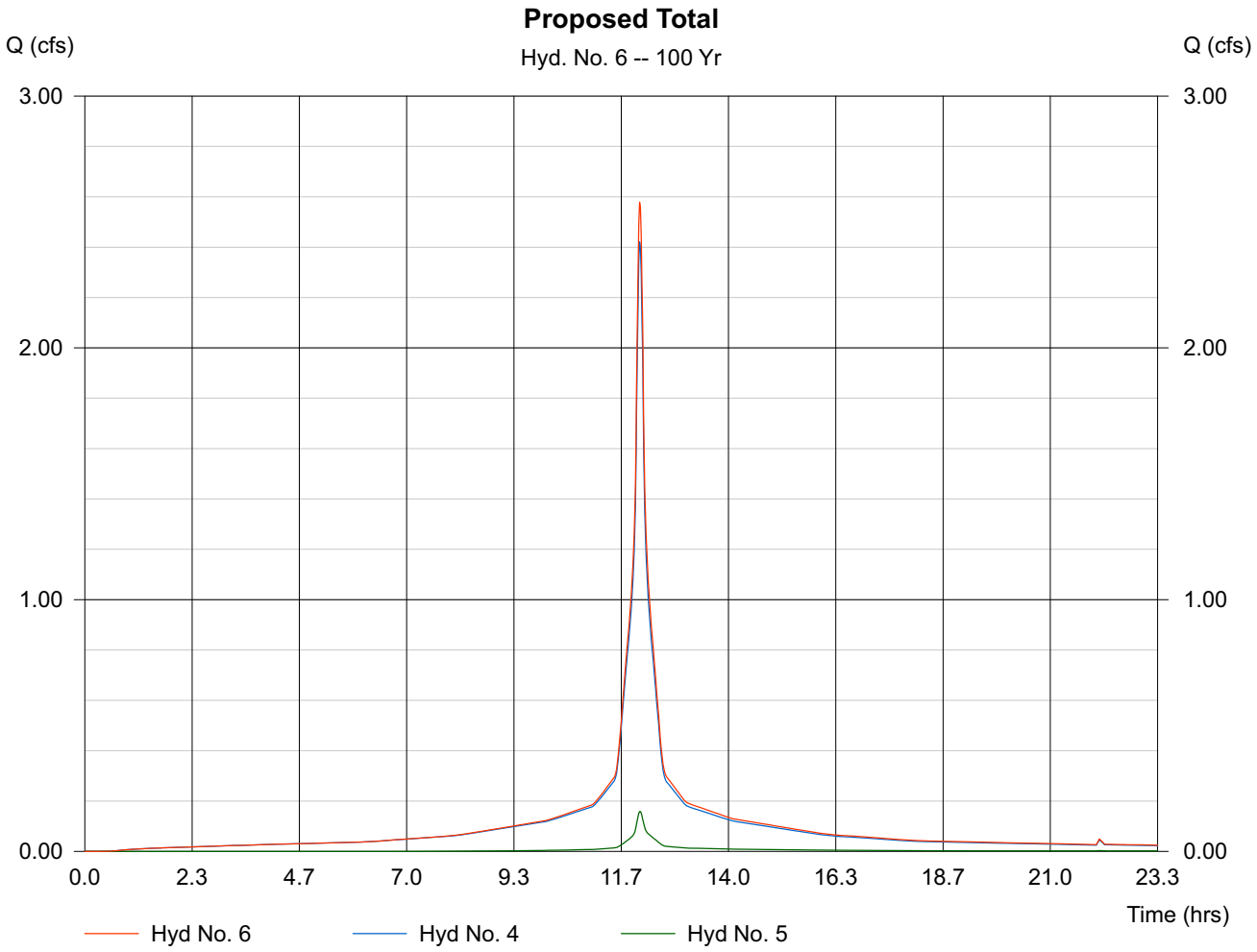
Hydrograph Plot

Hyd. No. 6

Proposed Total

Hydrograph type	= Combine	Peak discharge	= 2.58 cfs
Storm frequency	= 100 yrs	Time interval	= 1 min
Inflow hyds.	= 4, 5		

Hydrograph Volume = 9,173 cuft



United States Department of Agriculture

NRCS

Natural Resources Conservation Service

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

21002

January 9, 2021

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).

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.

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Contents

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

Map Scale: 1:3,720 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

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: Dec 31, 2009—Oct 16, 2017

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
CrC	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	4.9	9.4%
CsD	Chatfield-Charlton complex, 15 to 35 percent slopes, very rocky	4.8	9.3%
Ff	Fluvaquents-Udifluvents complex, frequently flooded	4.8	9.3%
Ub	Udorthents, smoothed	0.1	0.2%
Uc	Udorthents, wet substratum	0.3	0.6%
UvB	Urban land-Riverhead complex, 2 to 8 percent slopes	36.8	71.1%
Totals for Area of Interest		**51.7**	**100.0%**

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, 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

CrC—Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky

Map Unit Setting

National map unit symbol: 2w698
Elevation: 0 to 1,550 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: Not prime farmland

Map Unit Composition

Charlton, very stony, and similar soils: 50 percent
Chatfield, very stony, and similar soils: 30 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Charlton, Very Stony

Setting

Landform: Hills, ridges
Landform position (two-dimensional): Backslope, shoulder, summit
Landform position (three-dimensional): Crest, side slope, nose slope
Down-slope shape: Linear, convex
Across-slope shape: Convex
Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile

Oe - 0 to 2 inches: moderately decomposed plant material
A - 2 to 4 inches: fine sandy loam
Bw - 4 to 27 inches: gravelly fine sandy loam
C - 27 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 3 to 15 percent
Surface area covered with cobbles, stones or boulders: 1.6 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 8.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: B
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Description of Chatfield, Very Stony

Setting

Landform: Ridges, hills
Landform position (two-dimensional): Backslope, shoulder, summit
Landform position (three-dimensional): Crest, side slope, nose slope
Down-slope shape: Convex
Across-slope shape: Linear, convex
Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material
A - 1 to 2 inches: fine sandy loam
Bw - 2 to 30 inches: gravelly fine sandy loam
2R - 30 to 40 inches: bedrock

Properties and qualities

Slope: 3 to 15 percent
Surface area covered with cobbles, stones or boulders: 1.6 percent
Depth to restrictive feature: 20 to 41 inches to lithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 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: Low (about 4.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: B
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Minor Components

Rock outcrop

Percent of map unit: 5 percent
Hydric soil rating: No

Sutton, very stony

Percent of map unit: 5 percent
Landform: Ground moraines, hills
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Hollis, very stony

Percent of map unit: 5 percent
Landform: Ridges, hills
Landform position (two-dimensional): Backslope, shoulder, summit

Landform position (three-dimensional): Crest, side slope, nose slope
Down-slope shape: Convex
Across-slope shape: Linear, convex
Hydric soil rating: No

Leicester, very stony

Percent of map unit: 5 percent
Landform: Drainageways, depressions
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

CsD—Chatfield-Charlton complex, 15 to 35 percent slopes, very rocky

Map Unit Setting

National map unit symbol: 2w69k
Elevation: 0 to 1,290 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: Not prime farmland

Map Unit Composition

Chatfield, very stony, and similar soils: 45 percent
Charlton, very stony, and similar soils: 35 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Chatfield, Very Stony

Setting

Landform: Ridges, hills
Landform position (two-dimensional): Backslope, shoulder, summit
Landform position (three-dimensional): Crest, side slope, nose slope
Down-slope shape: Convex
Across-slope shape: Linear, convex
Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material
A - 1 to 2 inches: fine sandy loam
Bw - 2 to 30 inches: gravelly fine sandy loam
2R - 30 to 40 inches: bedrock

Properties and qualities

Slope: 15 to 35 percent
Surface area covered with cobbles, stones or boulders: 1.6 percent
Depth to restrictive feature: 20 to 41 inches to lithic bedrock
Drainage class: Well drained

Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 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: Low (about 4.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: B
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Description of Charlton, Very Stony

Setting

Landform: Hills, ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear, convex
Across-slope shape: Convex
Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile

Oe - 0 to 2 inches: moderately decomposed plant material
A - 2 to 4 inches: fine sandy loam
Bw - 4 to 27 inches: gravelly fine sandy loam
C - 27 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 15 to 35 percent
Surface area covered with cobbles, stones or boulders: 1.6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
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 8.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: B
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Minor Components

Leicester, very stony
Percent of map unit: 6 percent
Landform: Hills, ground moraines, depressions, drainageways
Landform position (two-dimensional): Toeslope, footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave, linear
Across-slope shape: Concave
Hydric soil rating: Yes

Hollis, very stony
Percent of map unit: 5 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

Rock outcrop
Percent of map unit: 5 percent
Landform: Ridges, hills
Hydric soil rating: No

Sutton, very stony
Percent of map unit: 4 percent
Landform: Hills, 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

Ff—Fluvaquents-Udifluvents complex, frequently flooded

Map Unit Setting
National map unit symbol: bd8k
Elevation: 100 to 3,000 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
Fluvaquents and similar soils: 50 percent
Udifluvents and similar soils: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Fluvaquents

Setting

Landform: Flood plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Alluvium with highly variable texture

Typical profile

H1 - 0 to 5 inches: gravelly silt loam
H2 - 5 to 70 inches: very gravelly silt loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to very high (0.06 to 19.98 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: FrequentNone
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 15 percent
Available water capacity: Moderate (about 6.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: A/D
Hydric soil rating: Yes

Description of Udifluvents

Setting

Landform: Flood plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Alluvium with a wide range of texture

Typical profile

H1 - 0 to 4 inches: gravelly silt loam
H2 - 4 to 70 inches: very gravelly loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to very high (0.06 to 19.98 in/hr)
Depth to water table: About 24 to 72 inches
Frequency of flooding: FrequentNone
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water capacity: Low (about 5.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Sun

Percent of map unit: 3 percent
Landform: Depressions
Hydric soil rating: Yes

Knickerbocker

Percent of map unit: 2 percent
Hydric soil rating: No

Riverhead

Percent of map unit: 2 percent
Hydric soil rating: No

Ridgebury

Percent of map unit: 2 percent
Landform: Depressions
Hydric soil rating: Yes

Leicester

Percent of map unit: 2 percent
Landform: Depressions
Hydric soil rating: Yes

Hinckley

Percent of map unit: 2 percent
Hydric soil rating: No

Palms

Percent of map unit: 1 percent
Landform: Swamps, marshes
Hydric soil rating: Yes

Carlisle

Percent of map unit: 1 percent
Landform: Marshes, swamps
Hydric soil rating: Yes

Ub—Udorthents, smoothed

Map Unit Setting

National map unit symbol: bd7f
Elevation: 0 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

Udorthents, smoothed, and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udorthents, Smoothed

Typical profile

H1 - 0 to 4 inches: gravelly loam
H2 - 4 to 70 inches: very gravelly loam

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: 40 to 60 inches to lithic bedrock
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 5.95 in/hr)
Depth to water table: About 18 to 48 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water capacity: Low (about 4.6 inches)

Minor Components

Urban land

Percent of map unit: 5 percent
Hydric soil rating: Unranked

Udorthents, wet substratum

Percent of map unit: 5 percent
Hydric soil rating: No

Leicester

Percent of map unit: 2 percent
Hydric soil rating: No

Hollis

Percent of map unit: 2 percent
Hydric soil rating: No

Charlton

Percent of map unit: 2 percent
Hydric soil rating: No

Riverhead

Percent of map unit: 2 percent
Hydric soil rating: No

Sun

Percent of map unit: 2 percent
Landform: Depressions
Hydric soil rating: Yes

Uc—Udorthents, wet substratum

Map Unit Setting

National map unit symbol: bd7g
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

Udorthents, wet substratum, and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udorthents, Wet Substratum

Typical profile

H1 - 0 to 4 inches: gravelly loam
H2 - 4 to 72 inches: very gravelly loam

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: 40 to 60 inches to lithic bedrock
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 5.95 in/hr)
Depth to water table: About 6 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water capacity: Low (about 4.6 inches)

Minor Components

Udorthents

Percent of map unit: 5 percent
Hydric soil rating: No

Urban land

Percent of map unit: 5 percent
Hydric soil rating: Unranked

Raynham

Percent of map unit: 2 percent
Hydric soil rating: Yes

Fredon

Percent of map unit: 2 percent
Landform: Depressions
Hydric soil rating: Yes

Paxton
Percent of map unit: 2 percent
Hydric soil rating: No

Ipswich
Percent of map unit: 2 percent
Landform: Tidal marshes
Hydric soil rating: Yes

Hinckley
Percent of map unit: 2 percent
Hydric soil rating: No

UvB—Urban land-Riverhead complex, 2 to 8 percent slopes

Map Unit Setting
National map unit symbol: bd7w
Elevation: 0 to 660 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: 50 percent
Riverhead and similar soils: 25 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Riverhead

Setting
Landform: Terraces, deltas
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy glaciofluvial deposits overlying stratified sand and gravel

Typical profile
H1 - 0 to 6 inches: loam
H2 - 6 to 25 inches: sandy loam
H3 - 25 to 30 inches: loamy sand
H4 - 30 to 60 inches: loamy sand

Properties and qualities
Slope: 2 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)

Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 4.4 inches)

Minor Components

Knickerbocker
Percent of map unit: 5 percent
Hydric soil rating: No

Hinckley
Percent of map unit: 5 percent
Hydric soil rating: No

Udorthents
Percent of map unit: 5 percent
Hydric soil rating: No

Pompton
Percent of map unit: 5 percent
Hydric soil rating: No

Charlton
Percent of map unit: 3 percent
Hydric soil rating: No

Udifluvents
Percent of map unit: 1 percent
Hydric soil rating: No

Fluvaquents
Percent of map unit: 1 percent
Landform: Flood plains
Hydric soil rating: Yes

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

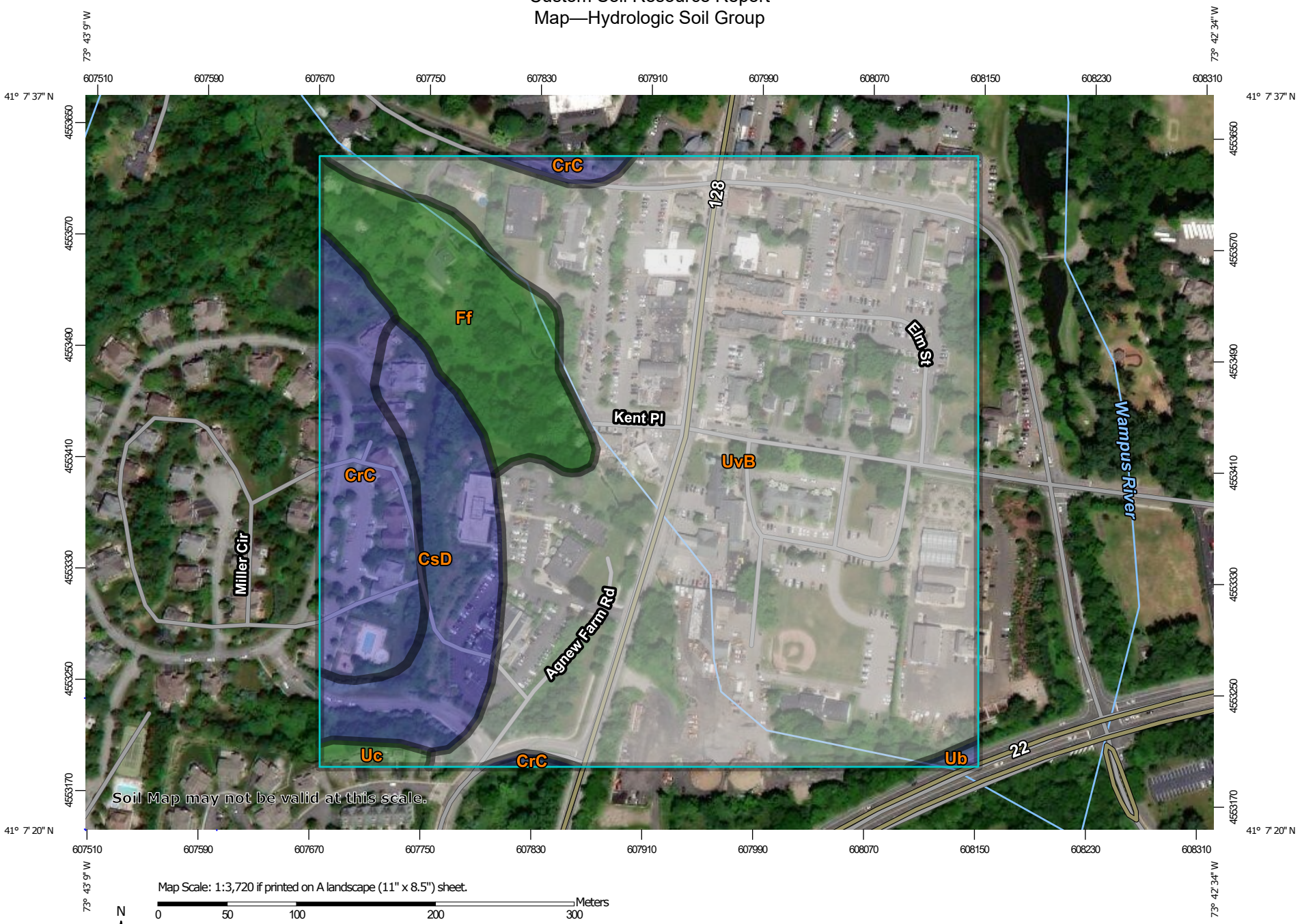
Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.



Map Scale: 1:3,720 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

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: Dec 31, 2009—Oct 16, 2017

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.

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CrC	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	B	4.9	9.4%
CsD	Chatfield-Charlton complex, 15 to 35 percent slopes, very rocky	B	4.8	9.3%
Ff	Fluvaquents-Udifluvents complex, frequently flooded	A/D	4.8	9.3%
Ub	Udorthents, smoothed	B	0.1	0.2%
Uc	Udorthents, wet substratum	A/D	0.3	0.6%
UvB	Urban land-Riverhead complex, 2 to 8 percent slopes		36.8	71.1%
Totals for Area of Interest			**51.7**	**100.0%**

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Zoning Board of Appeals
Town of North Castle
15 Bedford Road - Town Hall
Armonk, New York 10504

MINUTES OF THE OCTOBER 5, 1989 MEETING
TOWN HALL, 8:00 P.M.

Present: Robert Schmidt
George Nagle
John Klem
Steven Yanovsky
Roland Baroni, Esq.
Gudrun LeLash, Secretary

Mr. Schmidt called the meeting to order at 8:10 p.m. The minutes of the September 7, 1989 meeting were approved as submitted upon a motion by Mr. Klem which was seconded by Mr. Nagle. All others voted aye.

The adjourned public hearing on the variance request by Trafalgar House Real Estate, Inc., west side of King Street, Section 3, Block 4, Lot 3B, for an area variance from the requirements of Sections 426.932, 426.934, 465.32 and 464 of the Zoning Ordinance to permit the expansion of the existing Kingsmead Office Building (held over from May 4, 1989) was reopened. However, due to the absence of Zoning Board of Appeals member Marjorie Durand, the applicant's attorney, Anthony Veneziano, asked that the hearing be adjourned until all members are present. Mr. Nagle moved to adjourn the hearing until the next meeting and keep it open. Mr. Klem seconded the motion, and all members present voted aye. The applicant agreed to renotice to the relevant interested parties.

The hearing on the request of George F. and Helen R. Krell, 90 Cox Avenue, Section 2, Block 5, Lot 22-0, for a variance to permit an above ground swimming pool to remain on their premises, which pool does not comply with the side and rearyard setback requirements of the North Castle Zoning Ordinance, was opened. A letter from Building Inspector Palamarczuk was noted for the record. Attorney Francis O'Neill asked that the hearing be adjourned due to the lack of a full board. Mr. Nagle moved to adjourn the matter, Mr. Klem seconded, and all members present voted aye. Neighbors have been notified.

Regarding the Whalen matter (held over from September 7, 1989), 6 Labriola Court, Section 2, Block 11, Lot 13-4, requesting a use variance to allow a "Package Delivery Distribution Center" in a RELIP zone, Attorney O'Neill asked to keep the hearing open. Mr. Nagle seconded the motion, and all members

present voted aye.

The hearing on the request of Dominick Martino, 1 Emmalon Circle, Section 6, Block 1, Lot 21B, 21B1, 21B2, for a variance to permit construction of a two-family house on a lot with no frontage on a town approved road was opened. A memo from Planning Board Chairman, Piers Curry, dated August 23, 1989, and a verified petition from Judge Matthew F. Coppola 1987 were noted for the record. This matter has been before the Zoning Board of Appeals on two separate occasions. A variance was granted in 1979 according to Mr. Robert Law, attorney for the applicant. However, no building was done in the course of one year, and the variance expired. In 1985 the applicant requested another variance, but it was denied by a vote of three to two. Subsequently an Article 78 proceeding was instituted before Judge Coppola who reversed the Zoning Board of Appeals' decision and granted the variance. Attorney Law mentioned that he was not sure exactly why the matter still required a action by this Board since the judge's verdict should stand. Although time has passed, there have been no changes in the circumstances. Mr. Klem suggested that since this Board only allows one year to implement a variance, perhaps the time period on the court decision has elapsed as well.

Mr. Law continued that this parcel of land is now zoned for ~~two~~ two-family houses, Two of which presently exist. Mr. Martino proposes to create a third lot (for another house) which would meet all standards except that it has no frontage on a town road. It does have a 16 foot easement (considered sufficient by town standards for ingress and egress) between the two existing houses. Mr. Law maintained that thirteen parking spaces can be provided although only twelve are required. There is a parking problem on the street, but that is a police concern, not the applicant's. He has more parking than other houses. Mr. Law continued that the "landlocking" of the parcel was not self-created. The lot was landlocked during earlier transactions not involving Mr. Martino. It has always been landlocked. It was determined that the record of 1975 and 1987 should be incorporated in the current file as well as a copy of the "Return" which would include letters from the fire district, the applicant's positions, etc.

There were discussions about earlier court actions and why Mr. Martino did not construct in a timely fashion. The applicant had not complied with a Zoning Board of Appeals criterion to drop a court action, according to Mr. Baroni. In

addition, in the interim Mr. Martino had surgery. These issues and the town's appeal of Judge Coppola's decision took time, which would explain why Mr. Martino did not build in the1987-88 year. The question was asked as to whether Mr. Martino had adhered to the ninth condition of the variance (to drop his suit). Mr. Yanovsky asked if the court decision made the current discussions moot, and Mr. Baroni responded that this is a new hearing. It offers a chance to hear any new information and to learn of any changes. If the outcome were to be negative, the applicant would probably go before the judge again. Mr. Law said that there had been no changes in the plans.

Neighbor Lillian Gambino, 8 Emmalon Avenue, said that she had objected to the variance request in 1985. She felt that there would be a problem with firetruck ingress and egress. She added that the current fire chief agrees with her. She would like the fire inspector to look at the parking situation which is terrible. How can another two family house be added with this parking situation? Mr. Schmidt said that the applicant has made the requisite parking available. The question would be a matter of policing the area; this is not the province of the Zoning Board of Appeals. Mrs. Gambino reiterated that this is a terrible situation. There is currently a gate that is never open which accesses the parking in the rear. It is only for Mr. Martino's car. The fire department should try to get a truck through in the early morning or late afternoon hours. Mr. Schmidt said that this is an enforcement problem.

Mrs. Betty Combs, a neighbor, said that this is a matter for the Zoning, Planning and Town Boards. The area has over-construction and over-population. Mr. Klem countered that the Zoning Board of Appeals does not make zoning law. Zones are different in different areas of town. Variances are granted based on specific individual considerations. Mrs. Combs countered that the granting of variances has created the problems. Mr. Schmidt said that in this case the court had ~~turned over~~ OVERTURNED the Board's denial of a variance, but this seldom occurs.

Mr. Nagle said that the October 1, 1987 minutes refer to the earlier suit, and that the applicant was in non-compliance because he did not withdraw his suit against the town relating to the Magnotta issue. The applicant did not comply with the judge's conditions. Mr. Baroni suggested that perhaps the file should be brought in to document the situation. Attorney Law said that the condition had not been a reasonable one. There were further discussions on the matter.

Ms. Gambino asked if granting a variance were automatic, and Mr. Klem

answered that the ordinance allows variance relief for specific circumstances as a form of release valve.

Mr. Schmidt asked what can be done regarding the parking problem, and Mr. Baroni said that the Board could consider granting the variance based on the October 1, 1987 meeting and the conditions stipulated at the time. Mr. Law said that there was a problem with the condition involving the removal of the chain link fence - it has a ten-foot wide gate. Perhaps instead of removing the fence, something could be done about the gate. Mr. Schmidt asked if 10 feet instead of 16 were too constricted. Mr. Klem asked if these conditions were reasonable to which Mr. Law responded that his client had difficulty with the matter of the gate: it is frequently closed. Mr. Schmidt asked how, with the firetruck problem, can the driveway be closed off. Regarding the parking problem, Mr. Law said that the applicant would be willing to include that the lessee be allowed to park offstreet.

Neighbor Roy Combs then rose and identified himself as a retired fire officer. He said that a ladder truck would have difficulty with a ten-foot opening to which Mr. Schmidt added that he would prefer to have no gate at all.

Mr. Nagle then moved to approve the requested variance with the conditions as listed in the Zoning Board of Appeals minutes of October 1, 1987 to wit:
1. that the entire distance between the existing two houses should be paved, as requested by the fire chief;
2. that the existing chain link fence be removed, as requested by the fire chief;
3. that the new dwelling be set out on the East Side of the property, as stipulated by the fire chief;
4. that all electrical, telephone, cable television wires be run underground ;
5. that a "no parking" sign be posted in the access between the two houses and that "no parking" be monitored and enforced by the building inspector and fire inspector;
6. ~~that~~ A minimum of 13 off-street parking spaces be provided and that it be reviewed by the Planning Board, and that this off-street parking be unobstructed at all times as far as chaining off the property or in any way impeding the residents of the houses from using their parking;
7. that no further development of this parcel be allowed;
8. that the Planning Board entertain the concept of placing a note on the subdivision plat that no further subdivision be allowed on lot 3;
9. that three parking places be added as stipulated on the map which has been

provided;
10. that appropriate nomenclature related to informing the lessees of the parking restrictions be contained in the leases of all people renting any of the property and that conform as stipulated with the letter of September 22, 1987 from Mr. Martino's attorney, Robert Law, to the town attorneys, as follows: "Tenant has been advised that there is a parking problem on Emmalon Avenue and that landlord has provided additional parking spaces for tenants and their guests. Tenant will, whenever possible, use these parking spaces and request that his guests also use these parking spaces."

Mr. Klem seconded the motion. Messrs. Schmidt, Nagle and Klem voted aye, and Mr. Yanovsky voted no. The motion was carried.

The public hearing was opened regarding the request of Lawrence Massaro, 29 Washington Place, Section 6, Block 3, Lot 16, for a 30 foot variance for the westernmost lot on Subdivision Survey Map from Section 421 of the Ordinance which requires a 50 foot frontage. A letter of denial dated July 26, 1989 from Planning Board Chairman Piers Curry as well as correspondence in favor of the request from neighbors Catherine Lopez, Michael Sicuranzo, Leonard Curcio, Helen Massaro and Marie DeMarco, and one letter in opposition from neighbors Roy and Betty Combs were duly noted for the record. Mr. Basil DeLaCruz spoke on behalf of Laurence Massaro and asked that the matter be adjourned until a full Board was present. Mr. Klem suggested that perhaps it could be opened and testimony heard in view of the fact that there were interested individuals present this evening. He would vote against a motion to carry the entire matter over to the next meeting. Mr. Yanovsky agreed, especially based on the size of the audience.

Thereupon, Mr. DeLaCruz proceeded to present his case which was an appeal from a denial by the Planning Board for insufficient frontage in an R2F zone. The requirements are that a lot should contain 5,000 square feet with a mean width of 50 feet and road frontage of 50 feet. This parcel has over 11,000 square feet., and it meets the average width requirement as it has 63-64 feet of width. However, the frontage is only 20 feet. Mr. DeLaCruz said that the appeal is based on the taking of his client's right to build the site. It is an economic hardship; there are plans to build a two family house that would sell for $400,000, and there is a housing shortage; this would broaden the tax base of the town; and the town could collect more taxes. Mr. Klem interjected that raising the tax base is not a proper basis for this board. It is not appropriate

nor material. Mr. Nagle suggested that since Mr. Massaro owned the adjacent parcel, perhaps a swap could be made to eliminate or decrease the need for a variance? Mr. DeLaCruz answered that the total frontage of the lots is 85 feet, and 50 feet are needed for the present residence. If the Board wished, the applicant could possibly increase the size of the relevant frontage and reduce the size of the variance. The sideyards would be in conformity. In the interest of the character of the neighborhood, Mr. Nagle asked if there were other lots in the area which lack frontage, to which Mr. DeLaCruz responded that he did not know. Perhaps information could be presented at the next hearing.

Mr. Ralph Petrosino, 44 Washington Place, said that the variance request for the use of this property should not be considered a hardship. Up until one and one-half years ago the lot could have been accessed on the other side, but Mr. Massaro erected a house. Prior to that, the site was not landlocked. He discussed the fact that the area is overbuilt. Parking laws are not enforced. Mr. DeLaCruz responded that the parcel was subdivided in 1977, twelve years ago, and it belongs to Mr. Massaro's wife. In addition, a small piece from the Combs property was involved. Mr. Blas Diaz, 48 Washington Avenue, said that this construction will not conform to the neighborhood; there are no flag lots; Mr. Massaro parks commercial vehicles there; there are illegal tenants, etc. Mr. DeLaCruz said that there are other violations in the neighborhood. These matters should be brought to the attention of the individuals in charge of enforcement. Mr. Nagle suggested that perhaps the Building Inspector should be sent there.

Mr. Roy Combs, who has lived on the corner of Washington and Denim Place for 28 years, said that he did give ten feet of land to Mr. Ciringi 27 years ago because of a driveway infringement. He continued with the following comments: Mr. Ciringi kept the land well. Prior to the subdivision there was ample parking, but after, the applicants at #29 blacktopped an area for parking. Three renters vehicles are parked in other places. When this lot is sold, where will anyone park? The front lawn will have to be blacktopped. There are surveyors across the street. Mr. Combs mentioned the possibility of five or six more two family houses.

Mrs. Combs added that most of the rest of the neighborhood consists of 50 X 100 foot lots, mostly single family with offstreet parking. She asked that Board members look at it. Mr. Schmidt countered that the entire street is zoned for two family. Mr. DeLaCruz mentioned that the property across the street belongs

to Helen Massaro at which point Mr. Schmidt continued that who owns the property is not completely germane. He explained that the area was underbuilt regarding zoning. Mrs. Combs objected that there is overbuilding in the area: there are actually four family houses where two family would be appropriate. Mr. Baroni interjected that this is all under the jurisdiction of the three member Building Department.

Mr. Don McMath, 5 Denim Place, asked who was in charge of drainage: Mr. Massaro's backyard turns into a swamp in the rain. Mr. Baroni answered that the Planning Board will review this matter, and the town Engineering Department will study the drainage situation. Solutions to drainage problems can usually be engineered. Mr. Combs added that there used to be a drainage ditch on the property that was piped. It connects to North Broadway. He implied that there may be a question of wetlands here.

Mr. Klem moved to adjourn the Massaro matter matter and keep it open until the next meeting. Mr. Nagle seconded the motion, and all members present voted aye. The motion was carried. Mr. Nagle mentioned that he would like to see information regarding the size of other lots in the area.

Mr. Schmidt opened a discussion of an interpretation of the Armonk Garage Site Plan (Robert Porpora), 350 Main Street, Section 2, Block 16, Lot 1A - regarding the question of whether the westerly edge of the new canopy over the pumps is an eave and therefore permitted to intrude into the required 10 foot frontyard setback by 2 feet, in accordance with Zoning Ordinance 412.03. The applicant's attorney, Mr. VanVoorhis, and Building Inspector Palamarczuk had differing opinions on this matter. Ms. Blanche Alter, planning consultant with F.P. Clark Associates, said that the Planning Board often approves of one set of plans, and then, as the process goes forward and plans get more and more finalized, encroachments into setbacks occur. Mr. Schmidt said that it was his ~~opinion~~ UNDERSTANDING that the roof and stoop are not counted for setback requirement purposes. Ms. Alter said that Building Inspector Palamarczuk was concerned that the carport might become a habitable space in the future. Attorney VanVoorhis described the plans. The roof being referred to overhangs the pumps. It overhangs into the relevant area by two feet, but can go to three, although no nearer than 8 feet of the lot line.

Mr. Schmidt said that this is a question of the definition of roof versus overhang. The word "~~eve~~ EAVE" should mean overhang. The question should be

whether this ~~eave~~ EAVE could be brought down to the ground into a solid structure. Mr. Nagle termed the ~~eave~~ EAVE as a building projection. Mr. Klem said it is a matter of whether it is a supporting structure. This object (~~eave~~ EAVE) projects beyond the supporting structure. DECISION TAKEN BY THE ZBA, IN THIS INSTANCE, THAT THIS WAS AN EAVE.

Mr. Klem moved to adjourn the meeting at 10:30 p.m., and all members voted aye.

Respectfully submitted,

Gudrun W. LeLash

Gudrun W. LeLash
Secretary

Minutes filed by: DATE

Linda D. Feire
10/24/89

MEMORANDUM

To: Town of North Castle Planning Board

From: Frederick P. Clark Associates

Date: October 18, 1989

Subject: Canopies for Services Stations - (Eaves)

As you may recall, I went to the last ZBA meeting to get an interpretation from the ZBA on whether gas station canopies can intrude into the required setback space. Mr. VanVoorhis was also at the meeting on behalf of Armonk Garage.

Section 412.03 of the Zoning Ordinance clearly states that only

> Architectural features, such as window sills, belt courses, chimneys, cornices, eaves or bay windows may project up to three (3) feet into any required yard, but not nearer than eight (8) feet from the lot line any case, provided that the area of such architectural features on any wall shall not exceed one-fourth (1/4) the area of said wall.

Section 412.02 of the Zoning Ordinance - Porches, carports and Garages states the following:

> No porch may project into any required yard. Any two-story or any enclosed porch or garage, or having a roof capable of being enclosed, shall be considered as part of the building in determining the yard requirements, amount of lot coverage or floor area ratio.

The Town Building Inspector, felt that either Section cited above could apply to canopies but that Section 412.02 should govern. Tony's concern was that a service station canopy could be enclosed like a carport. The ZBA did not take this view.

Since I have been the Town's Planning Consultant, there have been a number of applications for service station canopies and several more which will be forthcoming. I have evaluated each on a site by site basis and there was always the questions whether Section 412.02 cited above should pertain to this specific use. The building inspector, Tony Palamarczuk and I have tried to keep the approved setbacks within the boundaries of preexisting conditions (in other words within the approve building envelope of the previous structure). In the case of Armonk Garage, there was no previous canopy to use as guide.

The ZBA interpreted the ordinance to mean that canopies should be treated in the same fashion as eaves and therefore, can partially

intrude into the setback. This means that the Armonk Garage site plan can be approved as it was reviewed by the Planning Board. In the future, all service station applications with canopies should follow the standards set forth in 412.03 and be treated as eaves.

Blanche Alter

cc: Roland Baroni, Esq.
Town Board
ZBA
Marty Goldstein, P.E.
Joan Vetare
Anne Marie Kelly
Tony Palamarczuk