



WAREHOUSE
FLOOR PLAN
SCALE: N.T.S.

OFFICE SPACE 1,090 S.F./250 S.F. = 4 SPACES
WAREHOUSE SPACE 15,780 S.F./1,200 S.F. = 13 SPACES
17 PARKING SPACES REQUIRED

1" = 1/2" = 0"

0 20 40
SCALE IN FEET

WARNING: IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

ANDY CHEUNG, P.E.
N.Y.P.E. LIC. NO. 084461 DATE

REV	DATE	DESCRIPTION
1	1/3/22	REVISED PARKING SPACES

DRAWN BY: AC
DESIGNED BY: AC
CHECKED BY: AC
APPROVED BY: AC
SEPTEMBER 2021
DATE CREATED

AC ENGINEERING, PLLC
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120 LAFAYETTE AVE.
WHITE PLAINS, NEW YORK 10603
SITE PLAN

DRAWING NO.
2
PROJECT NO.
WP-121LA-BEL-SI

File: D:\Projects - acengineering.com\AC\WP-120A-BEL-SI\CAD Drawings (1)\WP-01 REV 1-3-22.dwg Layout: SITE PLAN 120 User: Andy Cheung on 03/03/2022 - 4:46pm

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January 3, 2022

To: Town of North Castle Planning Department

RE: 120 Lafayette Ave.- Staff Report September 27, 2021 Response to Comments

To Whom it May Concern:

This memo serves as a summary of responses to the September 27, 2021 meeting related to the building and parking configuration, in particular Item 1 and 2 under “General Comments”. All other comments are to be addressed by others.

General Comments

1. The building formerly Sherman Pressure Casting is now utilized as a warehouse for Bellantoni Landscape. The warehouse is currently being utilized for equipment and material storage. It also serves as additional parking.
2. A total of 17 off-site parking spaces are required. 10 of these spaces are located on the street. A variance is currently being sought to allow for 10 parking spaces on the street.

Please feel free to contact us if you should have any questions or require additional clarification.

Respectfully submitted,

AC Engineering, PLLC.



Andy Cheung, P.E., CPESC
Principal Engineer

Cc: Michael Bellantoni – Owner

APPLICATION NAME & NUMBER

120 Lafayette Ave [2021-022] – Site Development Plan for Rooftop Solar
SBL 122.12-1-8

Below are the comments from the memos from the planning board

Procedural Comments Answered:

Comment Number and Answer:

3.) The Applicant should indicate whether there are any building or ground mounted equipment at the point of interconnection. If so, those elements should be depicted on the site plan.

Answer: Please see plan

4.) The Applicant shall provide a plan for the operation and maintenance of the solar installation to the satisfaction of the Building Department. The plan shall include measures for maintaining safe access to the installation, adequate security as well as general procedures for operational maintenance of the installation.

Answer: The system comes with the following safety details

- 1 Rapid shutdown at the each panel level via the Solar edge optimizers one optimizer per 2 panels
- 2 A/C disconnect on the roof as shown on site plan
- 3 Maser A/C shutoff by the point of interconnection also reflected on the site plan
- 4 Solar labelling of all equipment
- 5 Online monitoring and reporting at the panel and inverter and system level
- 6 a 5 yr Labor and 25 yr materials warranty – including daily real time monitoring
- 7 Solar installer is located 2 miles away for any service needs
- 8 Complete fire access to the roof
- 9 complete ladder access and staging access to the roof
- 10 panels only cover 65 per cent of the overall roof footprint

5.) The Applicant should confirm that all panels will be flush mounted to the roof.

Answer: Confirming that the panels will be flush to the roof - no more than 9.5 inches high - ballasted, non penetrating

6.) The Applicant will need to submit a project summary, electrical schematic, and site plan to the North White Plains Fire Chief. In addition, upon request, the Applicant shall cooperate with emergency service providers in developing an emergency response plan. All means of shutting down the solar installation shall be clearly marked in the plan and in the field. In addition, the Applicant shall identify a responsible person for public inquiry throughout the life of the installation.

Answer: Final as built plans will be sent to the fire department as well as an offer to the fire department for a site visit when completed – Site visit to be conducted by the project manager James Glover GHES Solar

7.) The Applicant shall submit a suitable legal agreement, in form satisfactory to the Town Attorney, assuring the Town that the applicant will deposit cash or file a surety bond or other security acceptable to the Town Board (such as a Letter of Credit) for the removal and restoration of the site should the solar collector cease

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to perform its originally intended function for more than 12 consecutive months. The amount of said bond or other security shall be determined by the Town Board.

In the event that the issuer of the bond or other security furnished to the Town hereunder becomes insolvent or, for any reason, disaffirms the validity of such security, the applicant shall notify the Town Board immediately and replace the invalid security with a new bond or other security acceptable to the Town Board within thirty (30) days thereafter. The existence of a valid bond, letter of credit or other security shall be a condition precedent to the validity of any permits issued or to be issued in connection with this approval.

Answer: To be filed by James Glover GHES Solar

Regards,

Michael Bellantoni Jr.

Michael Bellantoni, Jr., CLP, CLT

Michael Bellantoni, Inc.

Landscape Industry Certified Manager & Technician

ISA Certified Arborist #NY-5761A

CT Licensed Arborist

ISA Tree Risk Assessment Qualified

NYSDEC Erosion & Sediment Control Certified

Certified Turfgrass Professional

Certified Pesticide Applicator NY/CT

OSHA Certified