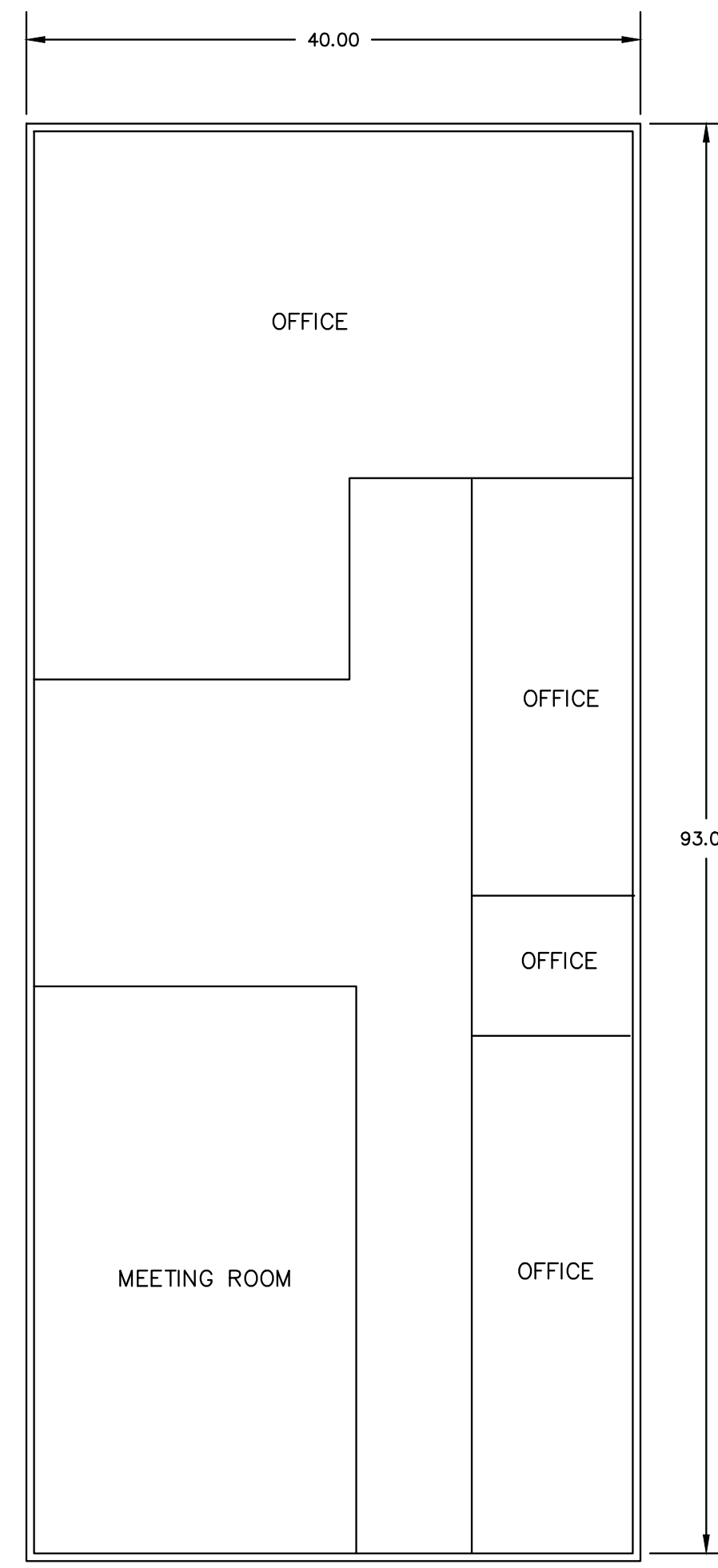
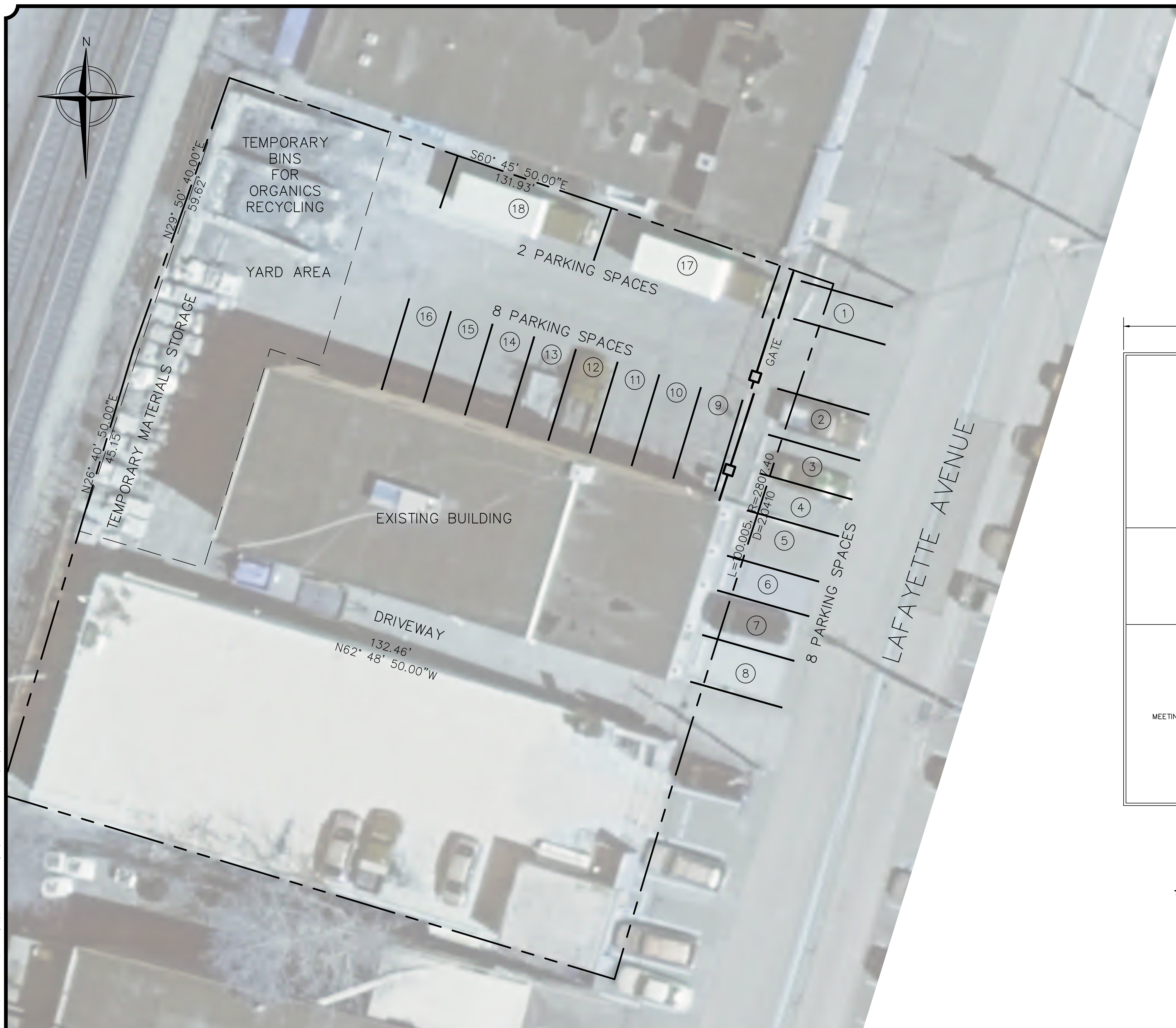




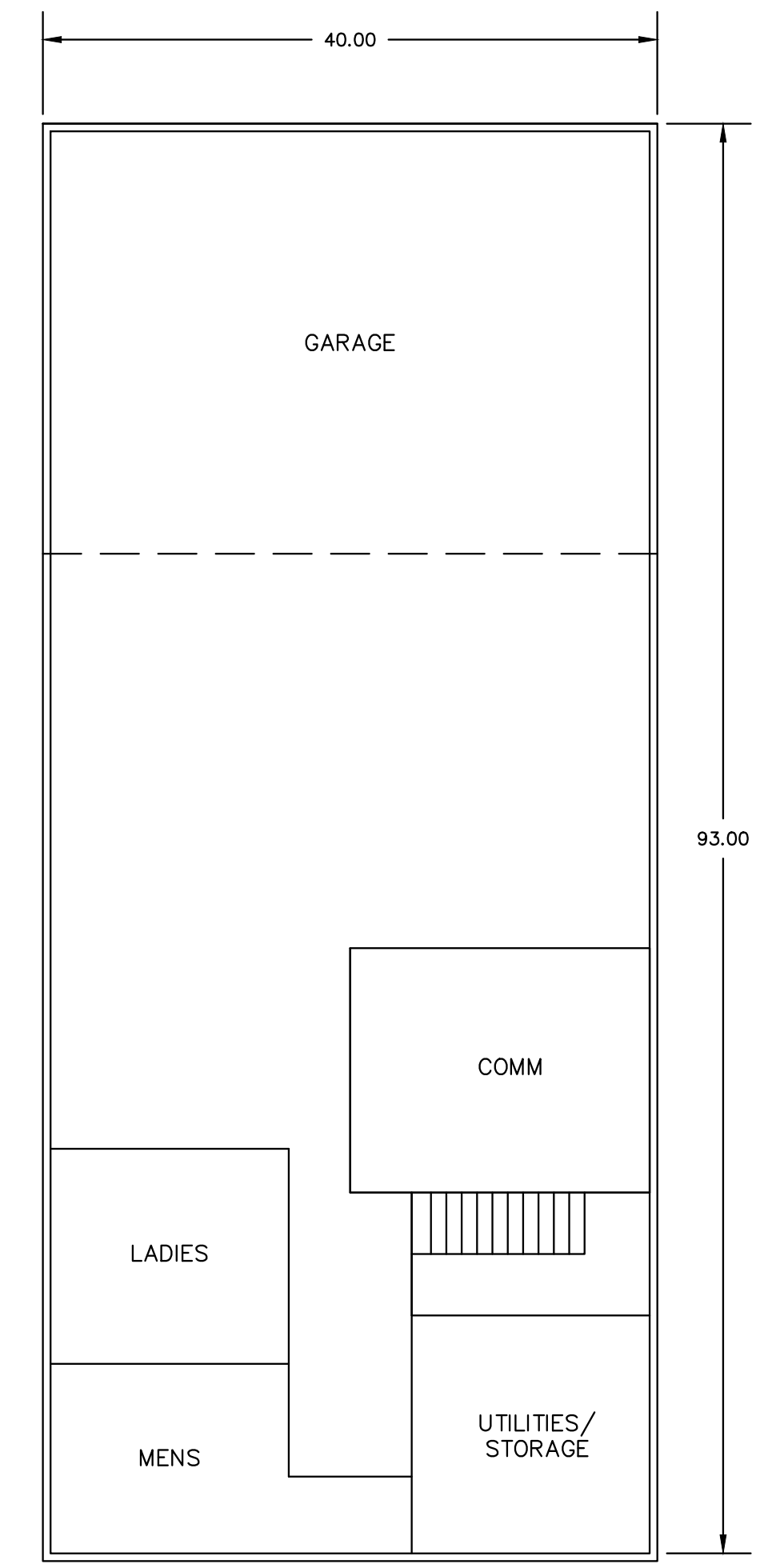
The D:\D:\Draw - acengineering.com\AC\WP-121LA-BEL-SI\JOB-01 REV 1-3-22.dwg Layout SITE PLAN 121 User: Andy Cheung on 03/2022 - 4:43pm

1" = 1/2" = 0"

0 10 20  
SCALE IN FEET



**OFFICE SPACE  
1ST FLOOR**  
**FLOOR PLAN**  
SCALE: N.T.S.



**WAREHOUSE  
LOWER LEVEL**  
**FLOOR PLAN**  
SCALE: N.T.S.

OFFICE SPACE 3,720 S.F./250 S.F. = 15 SPACES  
WAREHOUSE SPACE 3,720 S.F./1,200 S.F. = 3 SPACES  
18 PARKING SPACES REQUIRED

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

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

**AC ENGINEERING, PLLC**

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SOMERS, NY 10589  
(914) 260-4239  
EMAIL: ACHEUNG@ACENGINEERINGPLLC.COM

121 LAFAYETTE AVE.  
WHITE PLAINS, NEW YORK 10603  
SECTION 122.12 BLOCK 1 LOT 39

**SITE PLAN**

DRAWING NO.  
**1**  
PROJECT NO.  
WP-121LA-BEL-SI

# AC ENGINEERING, PLLC

9 DUNHILL DR.  
SOMERS, NY 10589  
(914) 260-4239  
acheung@acengineeringpllc.com



January 3, 2022

To: Town of North Castle Planning Department

RE: 121 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 Items 1, 2, 3, and 4 under “General Comments”. All other comments are to be addressed by others.

## General Comments

1. The building is currently used as an office and warehouse for materials and owned by Bellantoni Landscape. 123 Lafayette Ave, is currently being utilized as a contractor’s yard and parking combined.
2. A total of 18 off-site parking spaces are required. 8 of these spaces are located on the street and 10 are located on 123 Lafayette Ave next to the office building. A variance is currently being sought to allow for parking on the street.
3. The yard area has been separated from the parking areas on the revised site plan.
4. The yard area used for materials storage and organic recycling are part of Bellantoni’s landscaping operations. The yard area is approximately 3,050 SF as shown in the revised site plan. 119, 121, and 123 Lafayette Ave. owned by Bellantoni Landscape total 19,863 SF. The yard area is approximately 15% of the total owned lot area. There is a gate typically closed to Lafayette Ave. which screens the back of the property where the yard is located.

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

Respectfully submitted,

**AC Engineering, PLLC.**

A handwritten signature in blue ink, appearing to read 'Andy Cheung', with a stylized flourish at the end.

Andy Cheung, P.E., CPESC  
Principal Engineer

Cc: Michael Bellantoni – Owner

APPLICATION NAME & NUMBER

**121 Lafayette Ave** [2021-022] – Site Development Plan for Rooftop Solar

SBL 122.12-1-39

Below are the comments from the memos from the planning board

Procedural Comments Answered:

Comment Number and Answer:

1., 2., 3.) Parking plan and/or variance to be submitted. There are a limited number of physical parking spaces that meet town requirements. We are making best with the lay of the land.

5.) The Applicant is proposing a roof addition (overhang) for additional solar panels. The Applicant should submit a site plan depicting the location of the roof addition in relation to the property lines. The plan shall also contain a zoning conformance table.

Answer: Please see plan submitted. Town Building Department has stamped version

6.) The Applicant should submit a proposed building elevation depicting the roof modifications. The elevation should clearly depict the height of the proposed roof addition over the driveway. The Applicant should demonstrate that the proposed roof addition would not preclude vehicles and trucks from utilizing the driveway.

Answer: No roof modifications are required for this project. The panels on the awning will be less than 36 inches from the wall of the building - identified on the site plan It will not interfere with any driving traffic – especially now that 7 panels will be relocated to the back of the building

8.) 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: Equipment and point of interconnection included on the site plan page 2 and the one line diagram page 4

9.) 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: O and M and safety plan

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

11.) To be filed by James Glover GHES Solar

Regards,

*Michael Bellantoni Jr.*

Michael Bellantoni, Jr., CLP, CLT

Michael Bellantoni, Inc.

LANDSCAPING/DESIGN • IRRIGATION • MASONRY • DRAINAGE

*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*