



PLANNING BOARD MEETING AGENDA

July 24, 2024 at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

Phone: 845-354-0400 | Fax: 845-354-4097

CALL TO ORDER

CONTINUED PUBLIC HEARING

- 1. CONTINUED PUBLIC HEARING ON THE APPLICATION SUBMITTED BY ROCKLAND TREE EXPERT CO., INC. DBA IRA WICKES/ARBORISTS FOR AN AMENDED SITE PLAN AND SPECIAL PERMIT.** Affecting property located on the South side of McNamara Road, 0 feet West of Union Road. Designated on the Town of Ramapo Tax Map as Parcel ID#42.13-1-22. Subject property is located at 11 McNamara Road.

PUBLIC HEARING

- 2. PUBLIC HEARING ON THE APPLICATION SUBMITTED BY JAY COURT HOLDINGS, LLC FOR PRELIMINARY & FINAL PLAT APPROVAL OF THE 3 LOT SUBDIVISION KNOWN AS JAY COURT HOLDINGS SUBDIVISION.** Affecting property located on the north side of East Willow Tree Road, approximately 200 feet from the intersection of Rainbow Court. Designated on the Town of Ramapo Tax Map as Parcel ID #41.08-1-34 & 41.08-1-44.2. Subject property is located at 2 Charlotte Drive & 106 East Willow Tree Road.

DISCUSSIONS

- 3. DISCUSSION ON THE APPLICATION OF ANSHEI CHESD FOR REVISED SITE PLAN AND SPECIAL PERMIT APPROVAL FOR A NEIGHBORHOOD GATHERING TO CONSTRUCT A SYNAGOGUE.** Affecting property located on the south side of Lime Kiln Road. Designated on the Town of Ramapo Tax Map as Parcel ID#41.06-1-26. Subject property located at 62 Lime Kiln Road.
- 4. CONSIDERATION OF REQUEST FOR EXTENSION OF TIME FOR FINAL PLAT APPROVAL FOR A THREE-LOT SUBDIVISION FOR ABY EAST, LLC.** Affecting property located at the intersection of McNamara Road and Pomona Road. Designated on the Town of Ramapo Tax Map as Parcel ID #33.17-2-1. Subject property located at 1 East Lane.
- 5. CONSIDERATION OF REQUEST FOR EXTENSION OF TIME FOR FINAL PLAT APPROVAL FOR A FOUR-LOT SUBDIVISION FOR SARELCO, LLC.** Affecting property located on the westerly side of McNamara Road 0 feet north of Pomona Lane designated on the Town of Ramapo Tax Map as Section 33.17, Block 2, Lot 6. Subject property is located at 231 McNamara Road.

APPROVAL OF MINUTES

6. June 26, 2024

ADJOURNMENT

January 3, 2024

Village of Wesley Hills Planning Board
432 Route 306
Wesley Hills, NY 10952

Attn. Chair Brown and Honorable members of the Planning Board

Re: Wickes Arborists – 11 McNamara Road
Response to Site Plan and Special Permit Review comments

Dear Chair Brown,

The following are in response to comments prepared by Brooker Engineering, PLLC dated May 23, 2023.

- 1. Special Permit notes are provided in a condensed format. We defer to the Planning Board Attorney if this is an acceptable format. Expanded info does not appear to be provided in the latest narrative.**

Response: Comment Noted.

- 2. Our office takes no objection to the location of additional access to Union Road for emergency services.**

Response: Comment Noted.

- 3. Existing material storage containment areas appear not to be in conformance with the Village code. Four 100 cubic yard containers are depicted on the plans and described in the narrative. Code allows a maximum of 25 CY for stone/gravel per container and 50 CY per container for other materials.**

Response: The Stipulation of Settlement provides the storage of 400 cubic yards of mulch and/or woodchips in storage structures with a 100 cubic yard capacity. No storage of stone and/or gravel is proposed.

- 4. Confirmation is requested by the applicant that gravel is a suitable finished surface for ADA parking & accessible route area.**

Response: The ADA compliant parking spaces and accessible route are now being proposed to have concrete pavement.

- 5. Further information is requested for the intended method of parking space delineation. Striping paint may not be suitable for permanent markings on a gravel surface.**

Response: The markings on the plans are to demonstrate there is enough room for the proposed parking spaces. Painted striping will not be done on the gravel surface. The parking is primarily for employee parking which can be monitored.

- 6. Proposed concrete curb limits to be confirmed. Previous plan set included only a limited area of concrete curb along the border of the rain garden to convey and pretreat stormwater runoff.**

Civil Tec Engineering & Surveying P.C.

139 Lafayette Avenue, 2nd Floor, Suffern, NY 10901 Tel 845.547.2241 Fax 845.547.2243

111 Main Street, Chester, NY 10918 Tel 845.610.3621

Civil-Tec.com

Response: The Concrete curb is to be installed along the border of the rain garden to channel the flow into the rain garden through the pretreatment structures. The remaining concrete curbing has been removed.

7. **Discussion is requested for the parking and material storage area to the southwest in regard to sufficient traffic maneuverability. Conflicts may exist for ‘heavy duty’ and ‘very heavy duty’ trucks.**

Response: The company exists, and the use of heavy duty and very heavy-duty trucks occurs on a regular basis. Any conflicts are resolved internally.

8. **Our office defers to the Building Inspector / ZBA if minor driveway modifications triggers requirements of 230-34-C for a blacktop or comparable surface for at least 50 feet from the right-of-way on McNamara Road.**

Response: Comment noted.

9. **Various site plan elements appear to be absent from the previously approved site plan, including but not limited to:**

- a. “No left turn for trucks” signage
- b. Fire zone signage
- c. Proposed fence limits
- d. Block wall adjustments (or note current heights)
- e. Lighting Plan

A thorough review shall be performed to confirm all previously approved site plan elements have been incorporated to the new plans.

Response: A thorough review of the approved site plan was performed, and revisions were made to the plans.

Grading, Drainage, Utilities Plan

10. **Grading detail is limited. Additional spot grades shall be provided to demonstrate:**

- a. **Maximum pitch of 2% at ADA spaces is achieved.**
- b. **Positive discharge to catch basins/flo-gard prefilters.**

Response: Additional spot grades have been provided to clarify the proposed grading in the named areas.

11. **Additional drop curbs appear necessary to accommodate proposed configuration of catch basins/flo-gard prefilters. Outlet of catch basin to be clarified. Detail suggests a piped overflow is needed. Grading/inverts to be confirmed.**

Response: An additional Drop curbs and an additional flo-gard pre-filter have been proposed. The overflow has been designed to flow overland in a grass swale to McNamara Road drainage system. An underdrain is not required in the rain garden if the soil infiltration rate is not sufficient. If soil testing determines an underrating is required, we will design it before construction.

- 12. It is unclear why a catch/basin/flo-gard is not provided for the northern most curb cut near the entrance of McNamara.**

Response: A flo-gard unit has been proposed in the northern most curb cut location.

- 13. The discharge point for the underdrain system and domed overflow riser are absent from the plan. Overflow invert, underdrain invert, and discharge location & invert shall be provided.**

Response: Overflow has been designed to flow overland in a grass swale to McNamara Road drainage system.

Landscaping & Erosion Control Plan

- 14. Various landscaping plan elements appear to be absent from the previously approved site plan, including but not limited to:**

a. Raised bed planting schedule

Response: Raised Bed planting schedule is provided.

b. Bamboo Plantings (show existing and proposed limits if necessary)

Response: Bamboo plantings have been removed from the details and planting schedules. Native Rain Garden plants have been indicated.

c. Trees to be relocated

Response: Trees to be relocated have been labeled.

d. Rain garden planting schedule

Response: The Rain Garden Planting schedule is provided.

- 15. It is noted that the proposed scope of work appears to be under an acre of disturbance and therefore a SWPPP is not required. Approximate disturbance area shall be noted.**

Response: The Limits of Disturbance has been indicated and the area of disturbance is 27,297 s.f.

Details

- 16. Grass-crete detail/cross section to be provided.**

Response: Additional Details have been provided.

- 17. Range of rain garden soil media/stone depths to be removed and replaced with actual design depths. Elevations to be indicated on detail including domed riser, top of bank, mulch, soil media, stone, and underdrain inverts.**

Response: Additional Details are provided.

- 18. All applicable details from previously approved plans shall be transferred and incorporated into the new plan set.**

Response: Additional Details are provided.

The following are in response to comments prepared by Nelson Pope Voorhis dated May 22, 2023.

Zoning Comments

1.A ZBA variance will be required for impervious surface ratio as proposed at 0.46.

Response: Comment noted.

Planning Comments

2. We have no problem with the gated emergency access drive connecting the east parking area to Union Road. We believe this would satisfy the condition of the Court decision without any undue adverse impact to Union Road. The grasscrete installation will provide a lawn appearance and will not add impervious surfaces to the site.

Response: Comment noted.

3. We appreciate the gravel removal west of the main driveway and restoration of the stream bank with the installation of the “proposed landscape berm.” Please provide details of the height and plant materials proposed for this berm feature as part of the landscape plan (which were not included on sheet 3).

Response: Additional details have been provided.

4. We note that on sheet 3 a rain garden is proposed east of the main driveway. We note that on existing conditions sheet 4, about a dozen large trees (including one 24” and one 16”) are located within this rain garden area but are not shown as “to be removed.” Typically when a rain garden is constructed, and underdrain system must be installed, which would require the clearing of all existing vegetation. Please clarify what will happen to the large existing trees if a rain garden is installed in this area indicated.

Response: The existing trees in the rain garden location will be removed. The trees to be removed have been indicated on the plans.

5. We note that in the northeast area of the Arborist parking lot (closest to the existing dwelling), the removal of five trees (two are 14” diameter) is proposed, to make way for two overnight truck parking spaces. Could these not be placed on an already cleared and disturbed part of the site? Please provide additional information on the parking demand for the various types of vehicles proposed to be parked on the site. Are 29 automobile parking spaces needed? Are truck parking spaces needed? Please consider whether the gravel parking area expansion proposed, as compared to the existing gravel area, is necessary for the proposed operations. If proposed additional parking can be reduced, it will lessen the size of the ZBA variance need for the impervious surfaces ratio.

Response: The location of the two overnight parking spaces was requested by the planning board during the previous approval process. The car parking spaces are required for employee parking.

GML/SEQRA Comments

6. GML review of the project by the Rockland County Planning Department will be needed as the site fronts on two County roads. The project application must be circulated to the Village of New Hempstead for their review and comments per GML 239-nn.

Response: Comment noted.

7. Before the previous approval of this project, by resolution 10-16, the Planning Board granted a negative declaration of environmental significance for this unlisted action. We will defer to the opinion of the Planning Board Attorney regarding how re-affirming this Negative Declaration should be handled, given the Court's holding in this case. Please let me know if you have any questions or comments regarding this review.

Response: Comment noted.

The following are in response to comments prepared by Lange Planning and Consulting dated July 31, 2023.

- 1. Traffic needs to be assessed with the number of daily vehicles projected and the impacts on the county roads determined. I could not find any information regarding ingress and egress trips or peak rates.**

Response: A traffic study is being prepared to address the comment.

- 2. Did the design for the rain garden include percolation tests or was it based on theoretical constructs. I would recommend percolation tests to be completed.**

Response: Percolation tests have not been completed. The minimum percolation rate was used for design purposes. Percolation and soil logs will be provided when available.

- 3. The emergency access road should align with Fairway Oval on New Hempstead Road for better traffic flow.**

Response: The emergency access road has been widened to 26 feet wide as requested by the Fire inspector and realigned to be compatible with Fairway Oval. Traffic flow was not a consideration for this access is only for emergency access use and not for traffic.

- 4. Did Rockland County Department of Highways comment on the emergency access connection?**

Response: Rockland County Department of Highway's comments and responses are attached.

5. **Although the plans show lines demarking parking spaces, gravel surfaces will not preserve the lines. How will the spaces be maintained?**

Response: The car parking spaces are primarily for employee parking. Painted parking spaces are not required. The lines are for design purposes.

6. **The concept of gravel as the travelway surface is not ideal. Did the Village consider more permanent pavement? Permanent curbs are proposed.**

Response: The gravel parking area has been in use for many years and works well for this use. The permanent curbs are only located around the rain garden to funnel the stormwater through the pretreatment structures.

7. **The use of gravel as the surface for mixing and moving materials seems inappropriate as it will not last, nor will it maintain drainage under active conditions.**

Response: The material storage units detail provides a concrete floor. The mixing and moving of materials has been an ongoing activity for many years without any major problems.

8. **It appears that the rain garden will be draining a significant area as sufficient elevation for the property all show a slope forward to the rain garden. The distance exceeds 100 linear feet of runoff. Will this small rain garden be sufficient?**

Response: The rain garden is large enough to provide water quality volume for the project. Rain Garden calculations are attached.

9. **No details were provided for the proposed landscaping berm, the elevation is lower than the nearby 486 contour line.**

Response: The grading has been revised and more details have been provided.

10. **As mentioned in the narrative, granting of this special permit will travel with the property. Is this what the Village of Wesley Hills desires as the long term(forever) use of the property? It appears to me that an interim solution rather than a permanent solution might be a better alternative.**

Response: Comment noted.

The following are in response to comments prepared by Wesley Hill Fire Inspector dated July 10, 2023.

1 – I would look for the access road to be 26 feet wide. I know on the proposal it shows 20 feet wide, however with the size of the fire trucks and the fire load at this location I would ask kindly to consider the extra width for the fire service.

Response: The Grasscrete Emergency Access Road has been widened to 26 feet wide.

2 – The crash gate on the property line would require a Knox Box lock on this so the F.D would be able to open at their discretion

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Response: A Knox Box has been noted on the site plan.

3 – The parking lot be re-done with the appropriate Fire Zones and parking spots allowing for the Fire Department to operate accordingly.

Response: The Fire zones and signage has been located on the site plan.

4 – Confirm the correct Fire Department is on the proposed drawings.

Response: The Fire Department has been revised.

5 – Make sure the road is not on top of a septic tank.

Response: The abandoned septic tank is in the front yard of the existing house and not in the location of the Emergency access road.

The following are in response to comments prepared by Rockland County Sewer District #1 dated July 24, 2023.

1. The sanitary sewers from this site are connected to the District's sewer system.

- a. **Upon review of this application, the District has determined that an impact fee is required, in accordance with Section 502A and 1317 of the Rockland County Sewer Use Law as last amended in 2010.**

Response: Comment noted.

- b. **Approval of this application for an emergency access road onto a 96,083 s.f. lot in the R-35 District,**

- i. **To which tax rolls dating back to 2012 assign two (2) sewer units,**
- ii. **Which contains a commercial structure with a landscaping business, and**
- iii. **Which contains a residential structure with a two-family dwelling,**

will result in one (1) additional sewer unit. Therefore, the applicant must submit a check in the amount of one thousand eight hundred fifty dollars (\$1850.00) payable to Rockland County Sewer District #1 within thirty (30) days of Planning Board approval.

Response: Comment noted.

- c. **If the use or occupancy of the property exceeds three (3) units (e.g. with additional dwelling units), the District will further review and the owner will have to pay an additional impact fee.**

Response: Comment noted.

- d. **We request that the Planning Board notify the District upon approval of the project.**

Response: Comment noted.

2. **As this is a non-residential project, Rockland County Sewer District No. 1's "Commercial/Non-residential Wastewater Questionnaire" and the County Planning Information Certification must be submitted to and approved by this office for the landscaping business. The business owner must sign the Wastewater questionnaire.**

Response: The "Commercial/Non-residential Wastewater Questionnaire" will be submitted when appropriate.

The following are in response to comments prepared by Rockland County Center for Environmental Health dated July 17, 2023.

1. **Application is to be made to the RCDOH for review of the stormwater management system for compliance with the County Mosquito Code.**

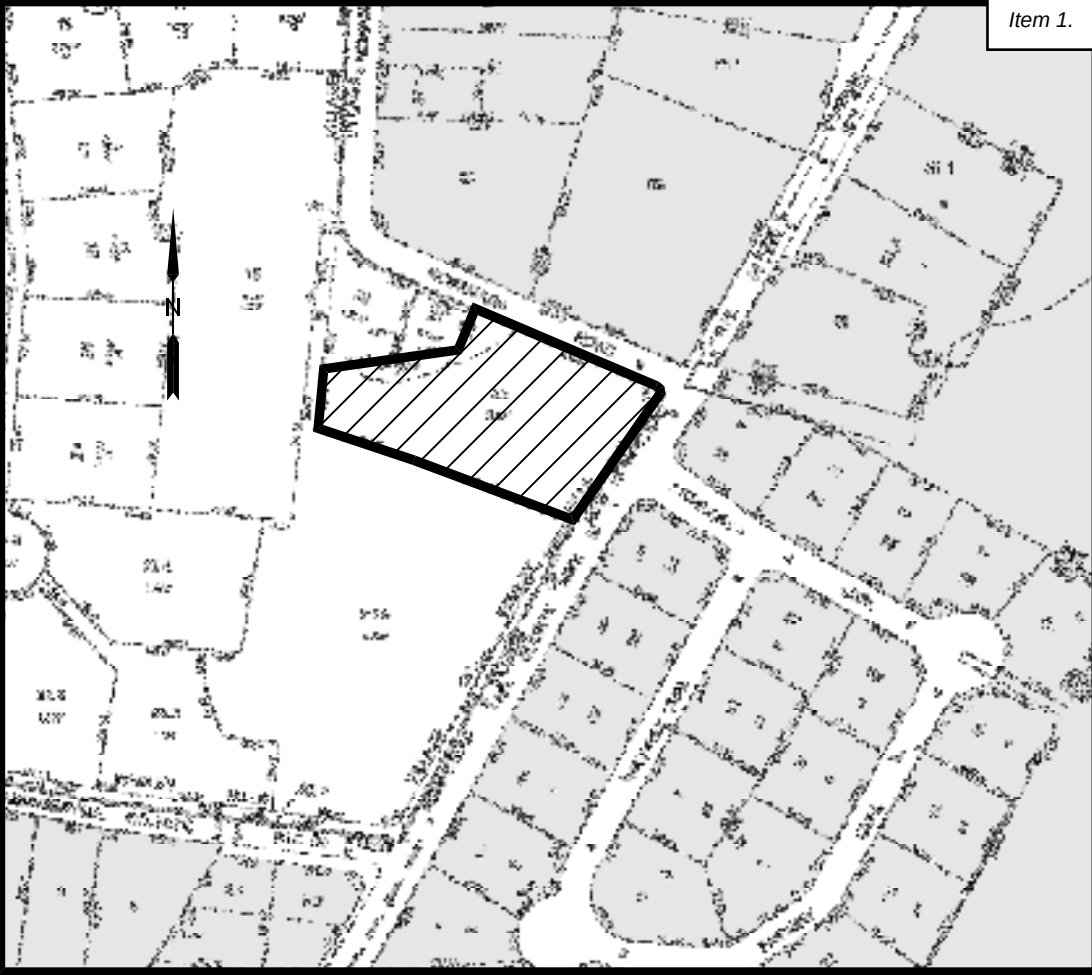
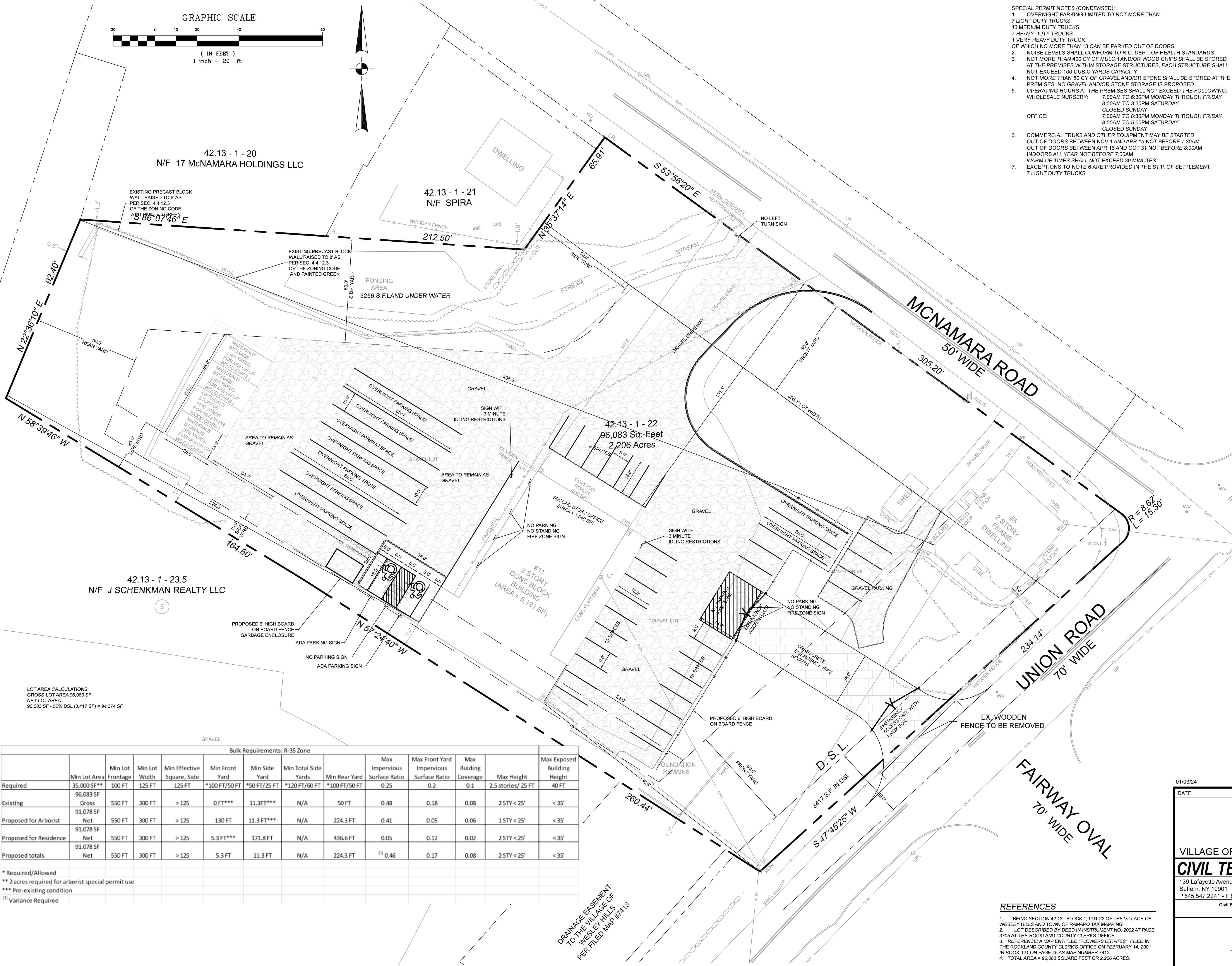
Response: The Mosquito Breeding suppression Application will be made when applicable.

The following are in response to comments prepared by Rockland County Highway Department in an email dated September 5, 2023.

- **The proposed emergency access shall be gated and closed unless there would be an emergency at the site. The Village will have to enforce it to mitigate the potential traffic congestion issues and promote traffic safety in the area.**

Response: Comment noted.

The responses to the comments prepared by Rockland County Planning Department dated July 24, 2023, were prepared by the applicant's attorney, Ira M. Emanuel, Esq., and are attached.



VICINITY MAP
1" = 300'

- SITE PLAN NOTES:
- THIS IS LOT SECTION 42.13 BLOCK 1 LOT 22 AS SHOWN ON THE TOWN OF RAMAPO TAX MAPS.
 - AREA OF TRACT: 2.21 ACRES
 - ZONE: R-35
 - USE: ARBORISTS
 - RECORD OWNER: IJJ, LLC
11 MCNAMARA ROAD
SPRING VALLEY, NY 10977
 - APPLICANT: SAME AS ABOVE
 - FIRE DISTRICT: MOLESTON FIRE DISTRICT
 - SCHOOL DISTRICT: EAST RAMAPO
 - WATER DISTRICT: VEOLIA WATER
 - SEWER DISTRICT: ROCKLAND COUNTY SEWER DISTRICT NO. 1
 - DATUM: NAVD88
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. ELECTRIC SERVICE SHALL BE CONDUIT OF NOT LESS THAN 2 INCH DIAMETER.
 - THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE EXCEPT AS SHOWN ON THIS PLAN, SUBJECT TO THE FINDINGS OF A COMPLETE AND UP TO DATE TITLE SEARCH.
 - NO SIGN(S) OTHER THAN THOSE SHOWN ON THIS DRAWING ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD. TENANTS ARE TO BE ADVISED OF THIS CONDITION.
 - THE UNDERSIGNED, OWNER AND/OR APPLICANT, AS A CONDITION OF APPROVAL OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE WITHIN SITE DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS AS SHOWN THEREON AS CONDITION OF THE ISSUANCE OF A BUILDING PERMIT. THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.
- | APPLICANT | DATE | OWNER | DATE |
|---|------|-------|------|
| 17. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN AS-BUILT LANDSCAPING DRAWING SHALL BE SUBMITTED TO THE BUILDING INSPECTOR, PLANNING BOARD, AND DEPARTMENT OF PUBLIC WORKS WHICH IS CERTIFIED BY A LANDSCAPING ARCHITECT LICENSED TO PRACTICE IN THE STATE OF NEW YORK. SAID CERTIFIED LANDSCAPING DRAWING SHALL INDICATE THE DEGREE OF COMPLETION OF SAID LANDSCAPING IMPROVEMENTS IN ACCORDANCE WITH THE APPROVED SITE PLAN. | | | |
| 18. PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO: | | | |
- LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR DATE:
BOUNDARY AND TOPOGRAPHIC SURVEYS ARE FROM ACTUAL FIELD MEASUREMENTS UNDER THE DIRECTION OF STEPHEN DOLSON, PLS COMPLETED ON MAY 2022.
19. ALL ENCROACHMENTS SHALL BE RELOCATED.

- SPECIAL PERMIT NOTES (CONDENSED):
- OVERNIGHT PARKING LIMITED TO NOT MORE THAN 7 LIGHT DUTY TRUCKS
13 MEDIUM DUTY TRUCKS
7 HEAVY DUTY TRUCKS
1 VERY HEAVY DUTY TRUCK
OF WHICH NO MORE THAN 13 CAN BE PARKED OUT OF DOORS
 - NOISE LEVELS SHALL CONFORM TO R.C. DEPT. OF HEALTH STANDARDS
 - NOT MORE THAN 400 CY OF MULCH AND/OR WOOD CHIPS SHALL BE STORED AT THE PREMISES WITHIN STORAGE STRUCTURES. EACH STRUCTURE SHALL NOT EXCEED 100 CUBIC YARDS CAPACITY.
 - NOT MORE THAN 50 CY OF GRAVEL AND/OR STONE SHALL BE STORED AT THE PREMISES. NO GRAVEL AND/OR STONE STORAGE IS PROPOSED.
 - OPERATING HOURS AT THE PREMISES SHALL NOT EXCEED THE FOLLOWING:
WHOLESALE NURSERY: 7:00AM TO 6:30PM MONDAY THROUGH FRIDAY
8:00AM TO 3:30PM SATURDAY
CLOSED SUNDAY
7:00AM TO 8:30PM MONDAY THROUGH FRIDAY
8:00AM TO 5:00PM SATURDAY
CLOSED SUNDAY
 - COMMERCIAL TRUKS AND OTHER EQUIPMENT MAY BE STARTED OUT OF DOORS BETWEEN NOV 1 AND APR 15 NOT BEFORE 7:30AM OUT OF DOORS BETWEEN APR 16 AND OCT 31 NOT BEFORE 8:00AM INDOORS ALL YEAR NOT BEFORE 7:00AM
WARM UP TIMES SHALL NOT EXCEED 30 MINUTES
EXCEPTIONS TO NOTE 6 ARE PROVIDED IN THE STIP. OF SETTLEMENT.
7 LIGHT DUTY TRUCKS

- REFERENCES
- BEING SECTION 42.13, BLOCK 1, LOT 22 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPPING.
 - LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2002 AT PAGE 3705 AT THE ROCKLAND COUNTY CLERKS OFFICE.
 - REFERENCE A MAP ENTITLED "FLOWERS ESTATES" FILED IN THE ROCKLAND COUNTY CLERKS OFFICE ON FEBRUARY 14, 2001 IN BOOK 121 ON PAGE 45 AS MAP NUMBER 7413.
 - TOTAL AREA = 96,083 SQUARE FEET OR 2.206 ACRES.

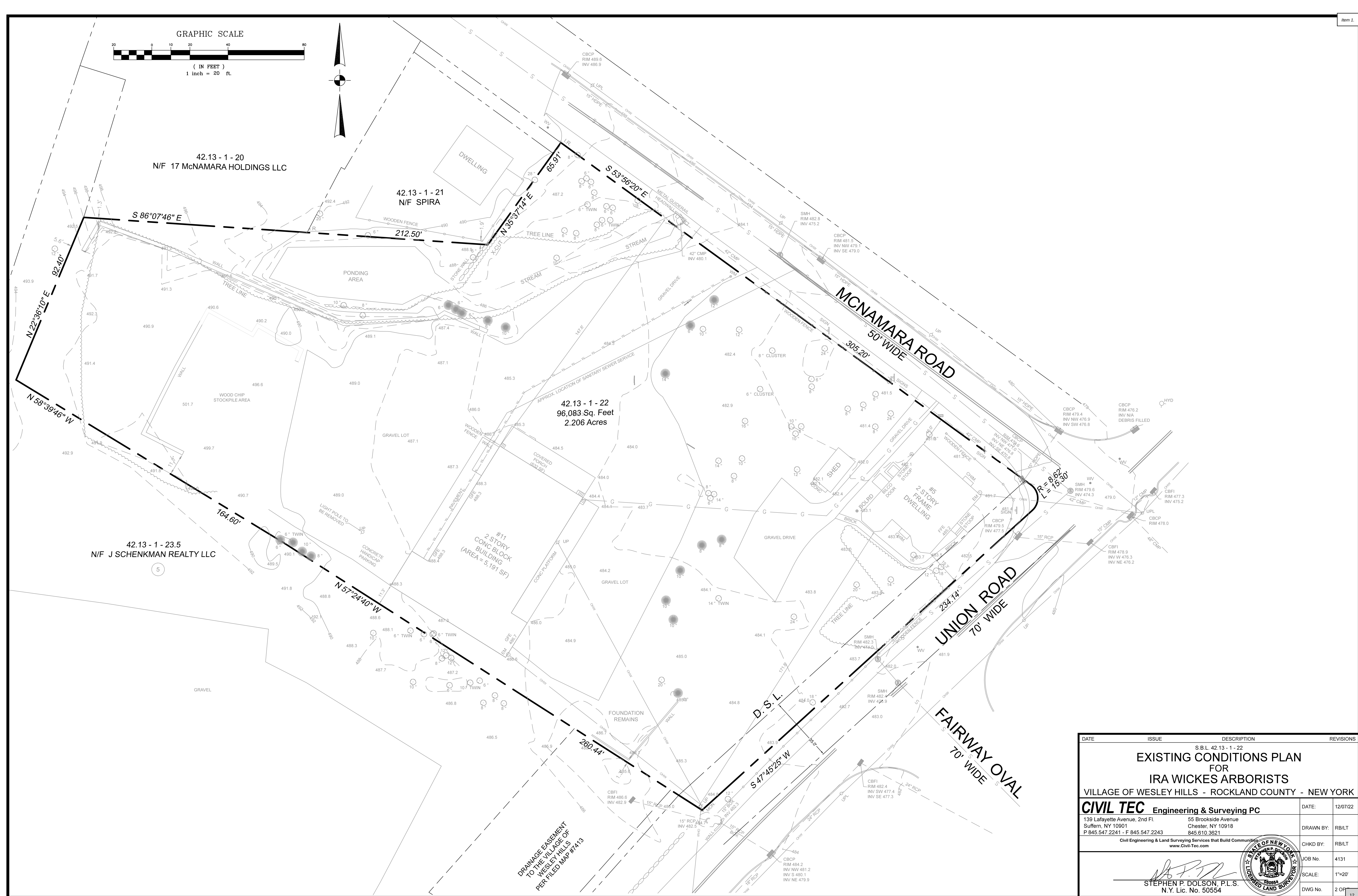
LOT AREA CALCULATIONS:
GROSS LOT AREA 96,083 SF
NET LOT AREA
96,083 SF - 50% DSL (3,417 SF) = 94,374 SF

Bulk Requirements: R-35 Zone												
	Min Lot Area	Min Lot Frontage	Min Lot Width	Min Effective Square, Side	Min Front Yard	Min Side Yard	Min Total Side Yards	Min Rear Yard	Max Impervious Surface Ratio	Max Front Yard Impervious Surface Ratio	Max Building Coverage	Max Height
Required	35,000 SF**	100 FT	125 FT	125 FT	*100 FT/50 FT	*50 FT/25 FT	*120 FT/60 FT	*100 FT/50 FT	0.25	0.2	0.1	2.5 stories/ 25 FT
Existing	96,083 SF Gross	550 FT	300 FT	> 125	0 FT***	11.3 FT***	N/A	50 FT	0.48	0.18	0.08	2 STY < 25'
Proposed for Arborist	91,078 SF Net	550 FT	300 FT	> 125	130 FT	11.3 FT***	N/A	224.3 FT	0.41	0.05	0.06	1 STY < 25'
Proposed for Residence	91,078 SF Net	550 FT	300 FT	> 125	5.3 FT***	171.8 FT	N/A	436.6 FT	0.05	0.12	0.02	2 STY < 25'
Proposed totals	91,078 SF Net	550 FT	300 FT	> 125	5.3 FT	11.3 FT	N/A	224.3 FT	(1) 0.46	0.17	0.08	2 STY < 25'

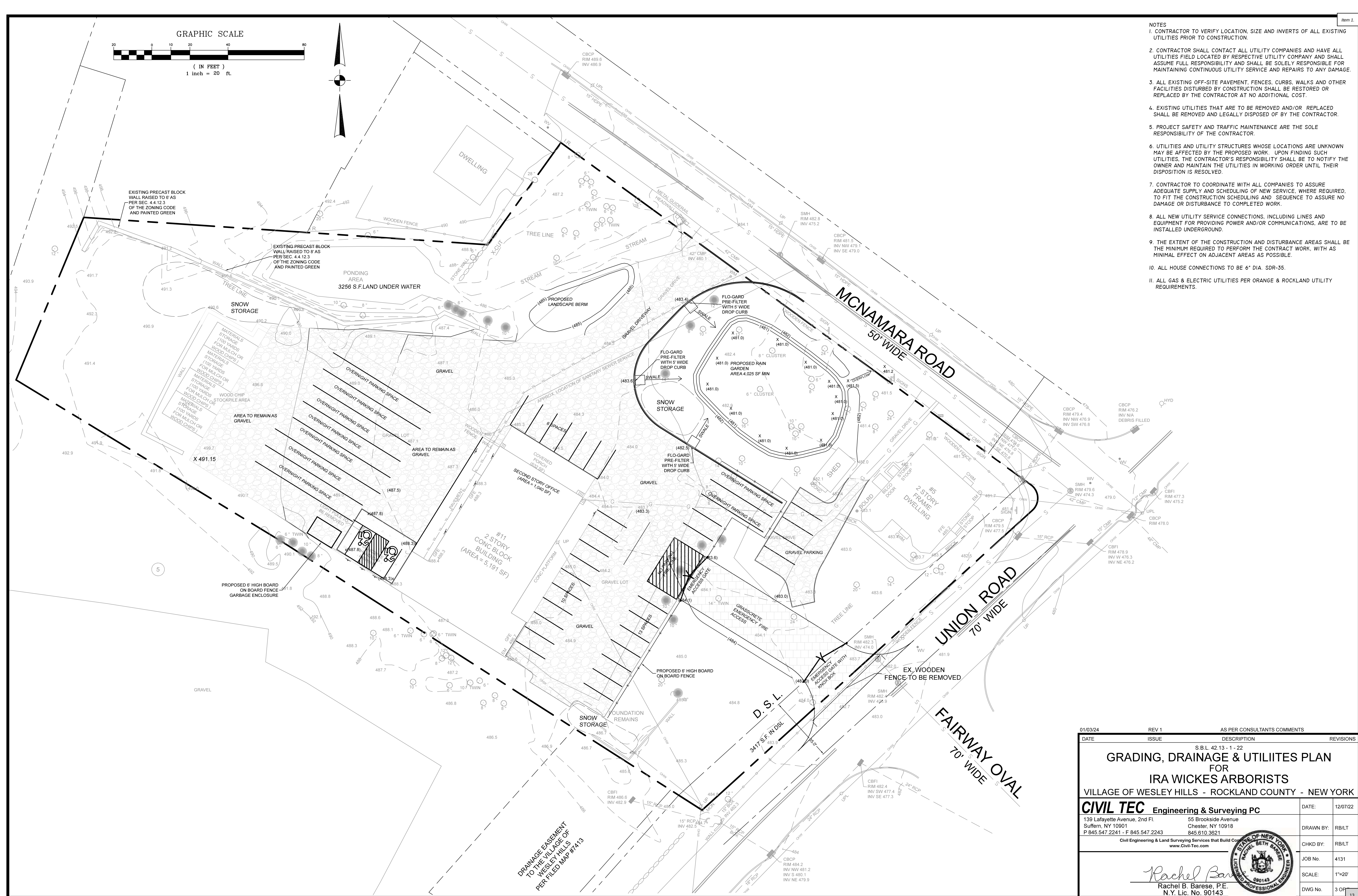
* Required/Allowed
** 2 acres required for arborist special permit use
*** Pre-existing condition
(1) Variance Required

DRAINAGE EASEMENT
TO THE VILLAGE OF
WESLEY HILLS
PER FILED MAP #7413

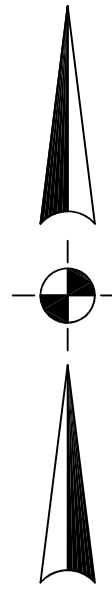
01/03/24	REV 1	AS PER CONSULTANTS COMMENTS	
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L 42.13 - 1-22			
SITE PLAN			
FOR			
IRA WICKES ARBORISTS			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC		DATE:	12/07/22
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845 547 2241 - F 845 547 2243		55 Brookside Avenue Chester, NY 10918 845 610 3621	DRAWN BY: RB/LT
Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com		CHKD BY: RB/LT	JOB No. 4131
Rachel B. Barese, P.E. N.Y. Lic. No. 90143		SCALE: 1"=20'	DWG No. 1 OF 11



- NOTES
1. CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 2. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.
 3. ALL EXISTING OFF-SITE PAVEMENT, FENCES, CURBS, WALKS AND OTHER FACILITIES DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
 4. EXISTING UTILITIES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
 5. PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 6. UTILITIES AND UTILITY STRUCTURES WHOSE LOCATIONS ARE UNKNOWN MAY BE AFFECTED BY THE PROPOSED WORK. UPON FINDING SUCH UTILITIES, THE CONTRACTOR'S RESPONSIBILITY SHALL BE TO NOTIFY THE OWNER AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.
 7. CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ADEQUATE SUPPLY AND SCHEDULING OF NEW SERVICE, WHERE REQUIRED, TO FIT THE CONSTRUCTION SCHEDULING AND SEQUENCE TO ASSURE NO DAMAGE OR DISTURBANCE TO COMPLETED WORK.
 8. ALL NEW UTILITY SERVICE CONNECTIONS, INCLUDING LINES AND EQUIPMENT FOR PROVIDING POWER AND/OR COMMUNICATIONS, ARE TO BE INSTALLED UNDERGROUND.
 9. THE EXTENT OF THE CONSTRUCTION AND DISTURBANCE AREAS SHALL BE THE MINIMUM REQUIRED TO PERFORM THE CONTRACT WORK, WITH AS MINIMAL EFFECT ON ADJACENT AREAS AS POSSIBLE.
 10. ALL HOUSE CONNECTIONS TO BE 6" DIA. SDR-35.
 11. ALL GAS & ELECTRIC UTILITIES PER ORANGE & ROCKLAND UTILITY REQUIREMENTS.



DATE	ISSUE	DESCRIPTION	REVISIONS
01/03/24	REV 1	AS PER CONSULTANTS COMMENTS	
S.B.L. 42.13 - 1 - 22			
GRADING, DRAINAGE & UTILITES PLAN			
FOR			
IRA WICKES ARBORISTS			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 12/07/22
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901			DRAWN BY: RB/LT
P 845 547 2241 - F 845 547 2243			CHKD BY: RB/LT
55 Brookside Avenue Chester, NY 10918			JOB No. 4131
P 845 547 2241 - F 845 547 2243			SCALE: 1"=20'
Civil Engineering & Land Surveying Services that Build Confidence www.Civil-Tec.com			DWG No. 3 OF 13
Rachel B. Barese, P.E. N.Y. Lic. No. 90143			



(IN FEET)
1 inch = 20 ft.

(IN FEET)
1 inch = 20 ft.

- 1) Mutch all plant beds and trees with a 4" depth of sugar cane or licorice root mulch.
- 2) Stake all trees with 2 cedar stakes, rubber hose around tree (6" or above grade) and twisted #10 gauge galvanized wire.
- 3) Plant pits shall be 12" wider and 6" deeper than the root ball. Remove all existing soil and backfill with a mixture of one part peat-humus to 4 parts topsoil. Add 3 year Eesey grow fertilizer packets (or equal) – 1 per inch of tree caliper or per 12" height of shrub.
- 4) Guarantee all plants and workmanship for two planting seasons.
- 5) All planting shall be placed under the direction of an appropriate licensed design professional. Notify 48 hours prior to planting.
- 6) Provide the Town of Ramapo building inspector with a copy of the State Certificate of Source for all plant material.
- 7) All plant material shall be nursery grown and shall conform to the American Association of Nursery Men's Standards.

Adipose Tissue KCTD13 Recombination Specifications, Dunnigan, Tessa Lynn Dietrich Gander

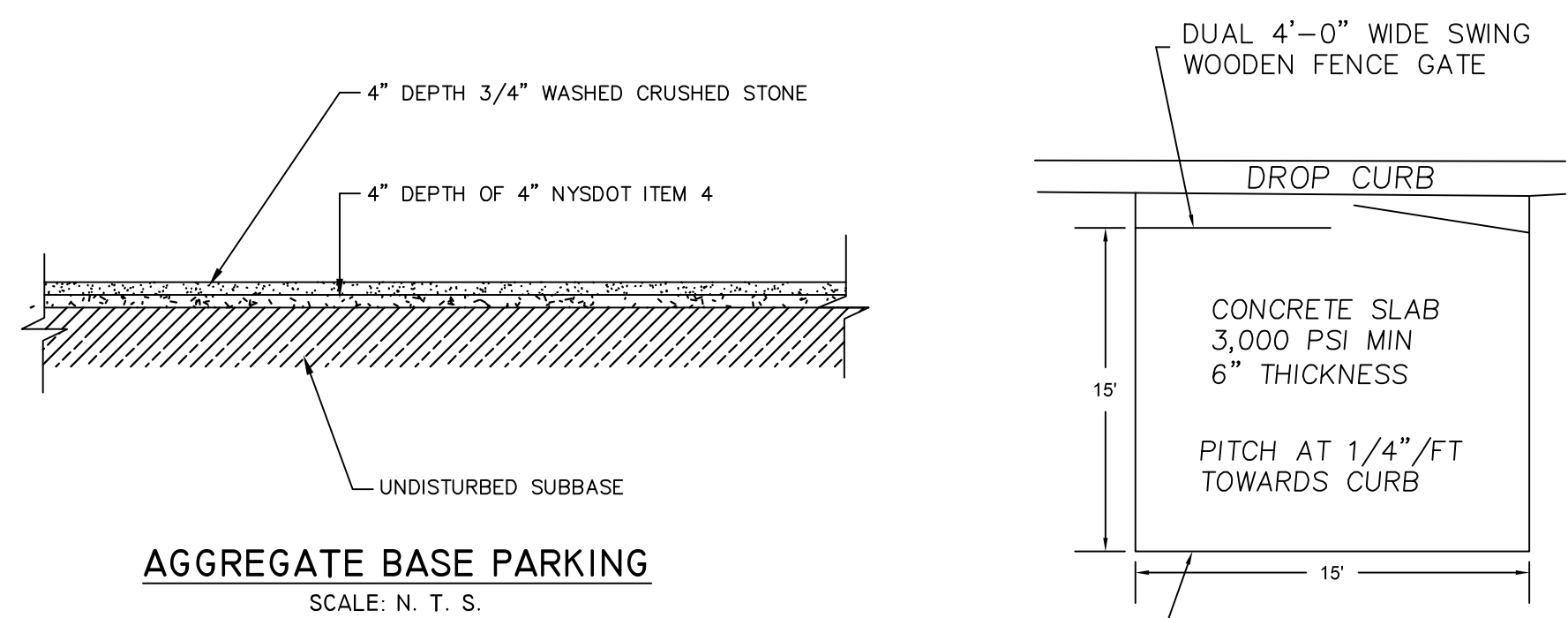
1. A TEMPORARY SEEDING SHALL BE APPLIED TO DISTURBED AREAS THAT ARE LEFT BARE FOR 15 DAYS UNLESS CONSTRUCTION WILL BEGIN WITHIN 30 DAYS. IF CONSTRUCTION IS SUSPENDED OR COMPLETED, AREAS SHALL BE SEEDED DOWN OR MULCHED IMMEDIATELY.
2. STRUCTURAL MEASURES MUST BE MAINTAINED TO BE EFFECTIVE. IN GENERAL, THESE MEASURES MUST BE PERIODICALLY INSPECTED TO INSURE STRUCTURAL INTEGRITY, DETECT VANDALISM DAMAGE, AND FOR CLEANING AND REPAIR WHENEVER NECESSARY.
3. DURING CONSTRUCTION, ALL STRUCTURES SHALL BE INSPECTED WEEKLY AND AFTER EVERY MAJOR CURB CUT.
4. EROSION CONSTRUCTION, INSPECTION SHALL BE MADE AT LEAST SEMI-ANNUALLY AND AFTER EVERY RAIN.
5. THE STORM DRAIN INLET STRUCTURES SHALL BE PROTECTED WITH A FILTER BERM UNTIL THE AREA IS STABILIZED WITH VEGETATION OR THE BASE COURSE OF PAVEMENT IS INSTALLED.
6. CONSIDER LIMITING LAND DISTURBANCE TO ONLY THAT AREA NECESSARY FOR DEVELOPMENT.
7. THE MACADAM SURFACE SHALL BE SWEEP "BROOM CLEAN" AT THE END OF EACH DAY DURING THE CONSTRUCTION PHASE OF THE SIDEWALKS AND CURB.
8. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT ALL POINTS WHERE A DISTURBED AREA MEETS AN IMPERVIOUS SURFACE, THIS INCLUDES ALL NEW DRIVEWAY CONNECTIONS ALONG THE NEW ROADWAY.
9. CONSTRUCTION EQUIPMENT SHALL BE LIMITED TO THOSE AREAS WITHIN THE SILT FENCE SEDIMENT PROTECTION. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, THE AREA COMPACTED BY MACHINERY SHALL BE DICED OR OTHERWISE LOOSENED TO A DEPTH OF 12 INCHES PRIOR TO FINAL GRADING WITH TOPSOIL AND SEEDING.

NOTES

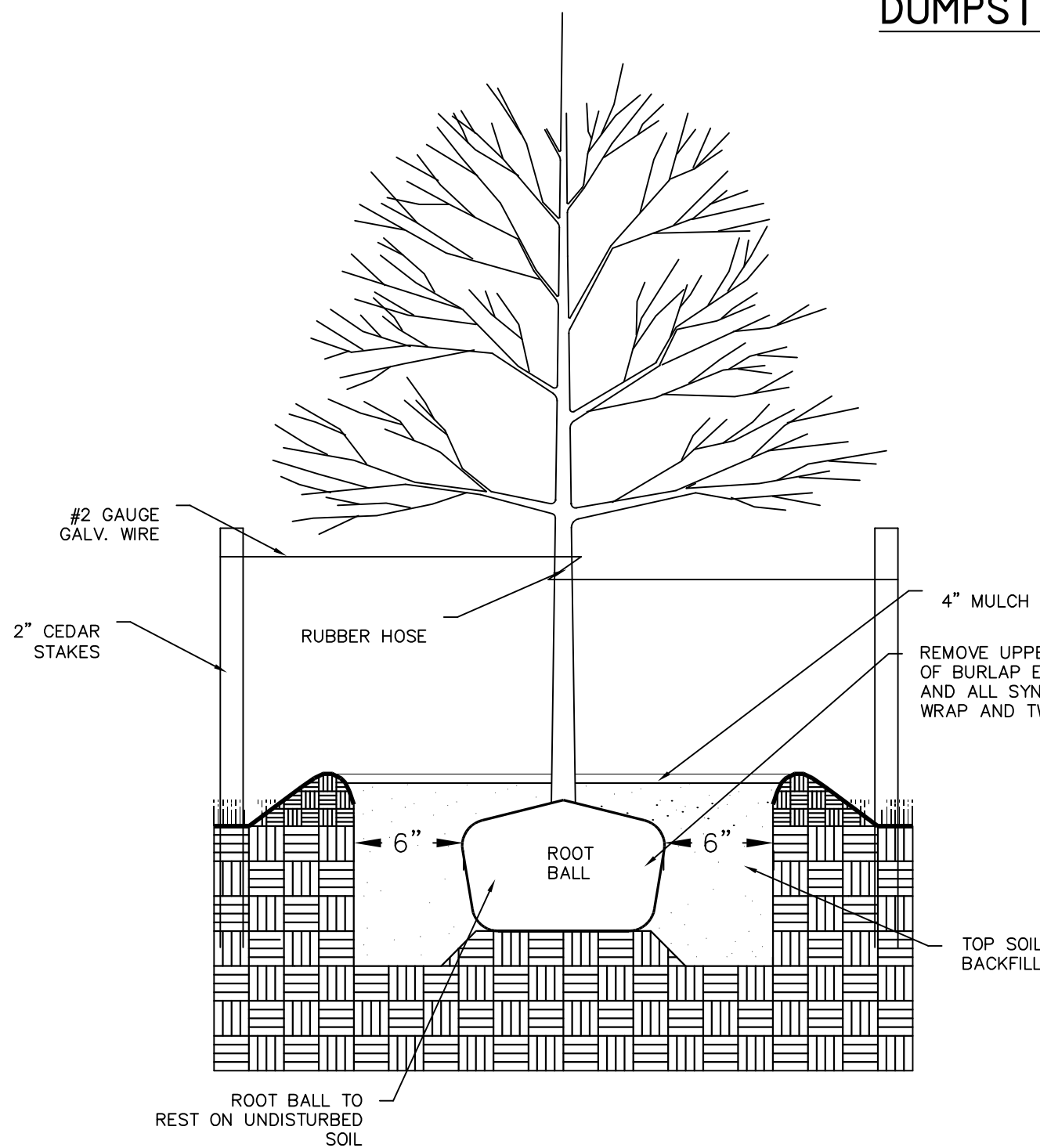
-

- 1) Temporary sedimentation entrapment areas shall be provided at key locations to intercept and clarify silt laden runoff from the site. These may be excavated or may be created utilizing earthen berms, rip-rap or crushed stone dams, hay bales, or other suitable materials. Diversion swales, berms, or other channelization shall be constructed to ensure that all silt laden waters are directed into the entrapment areas, which shall not be permitted to fill in, but shall be cleaned periodically during the course of construction. The collected silt shall be deposited in areas safe from further erosion.
- 2) All disturbed areas, except roadways, which will remain unfinished for more than 30 days shall be temporarily seeded with ½ lb. of ryegrass or mulched with 100 lbs. of straw or hay per 1,000 square feet. Roadways shall be stabilized as rapidly as practicable by the installation of the base course.
- 3) Silt that leaves the site in spite of the required precautions shall be collected and removed as directed by appropriate municipal authorities.
- 4) At the completion of the project, all temporary siltation devices shall be removed.

Rachel B. Barese, P.E.
N.Y. Lic. No. 90143

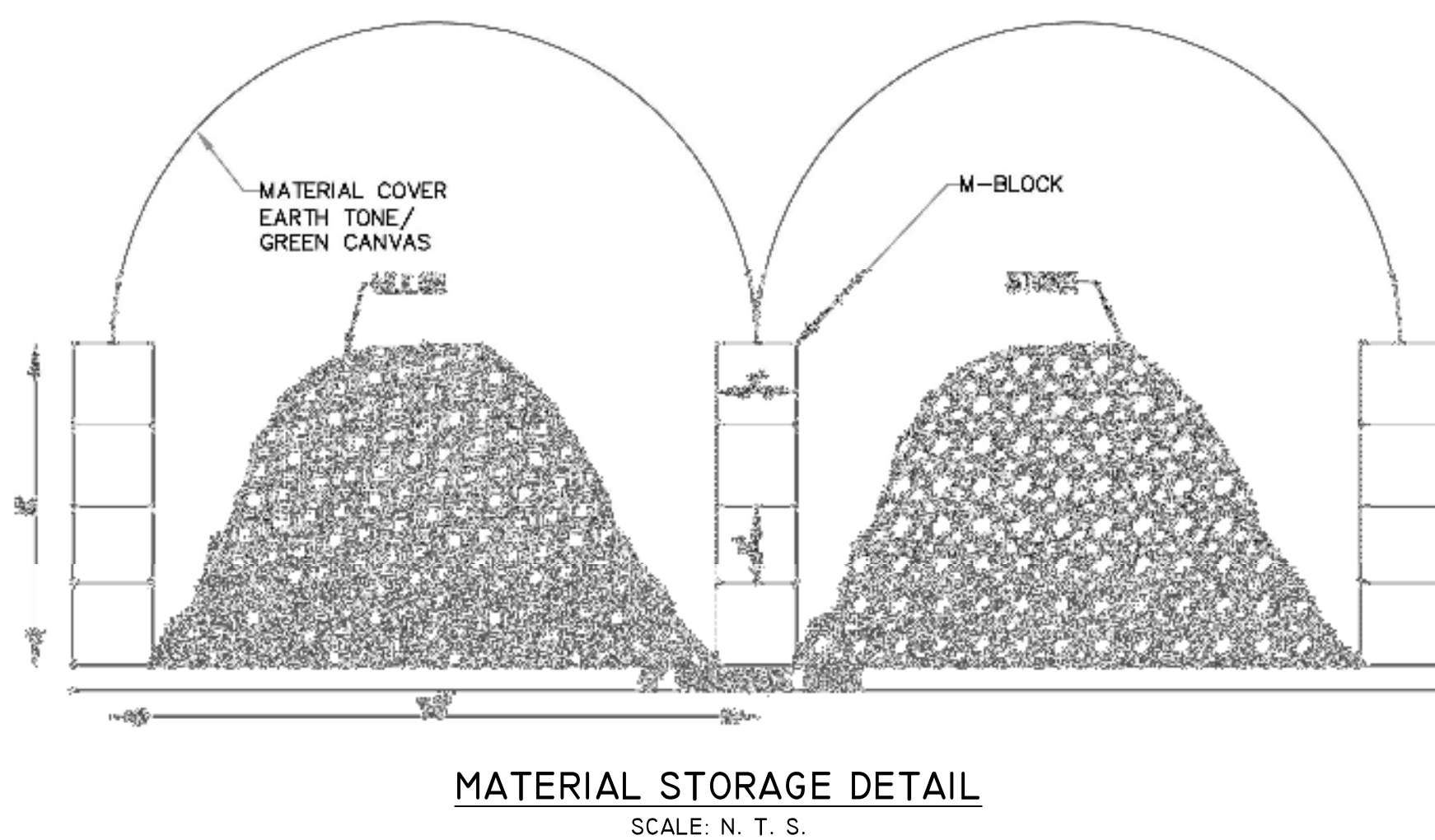
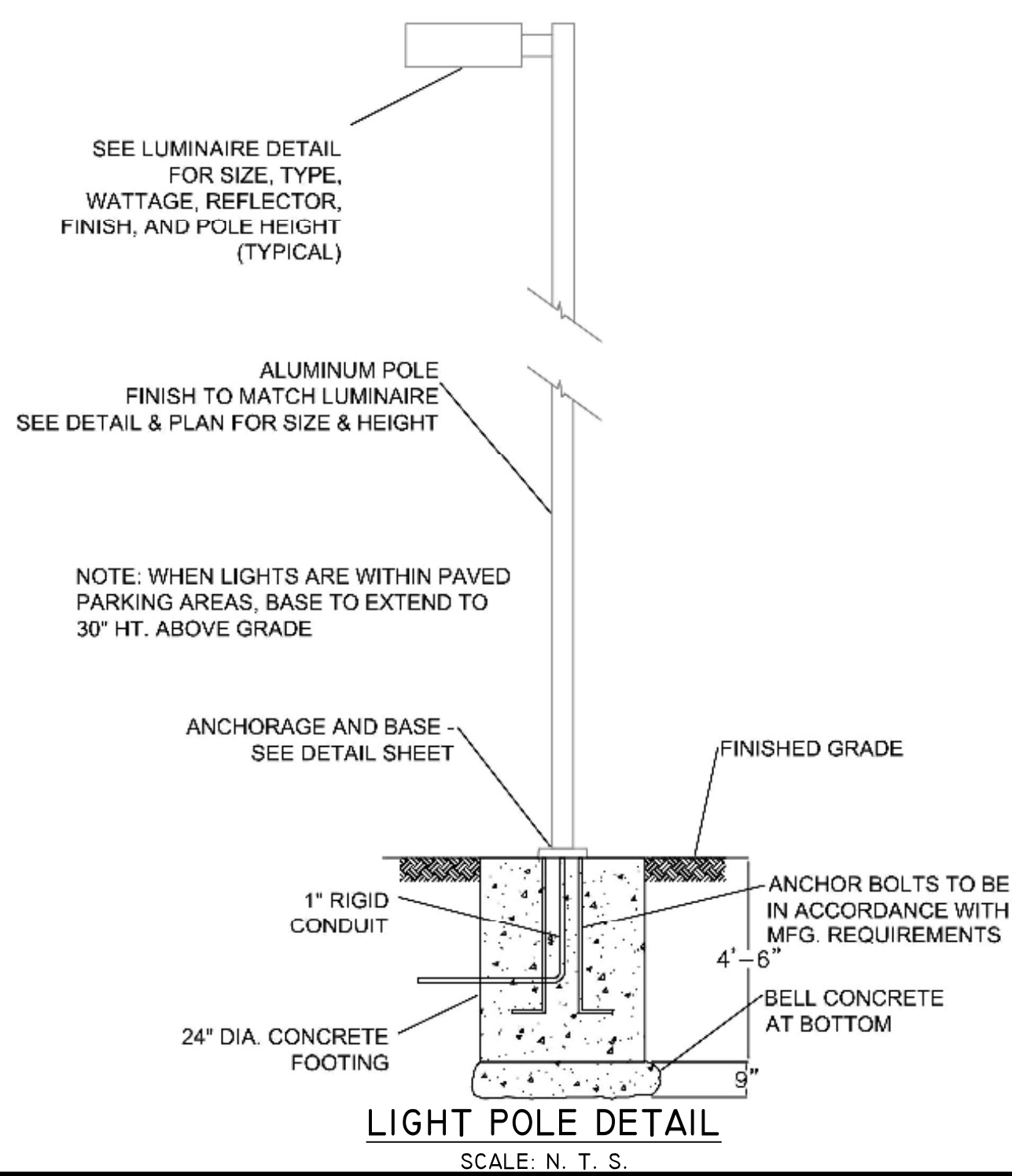


DUMPSTER ENCLOSURE DETAIL
SCALE: N. T. S.



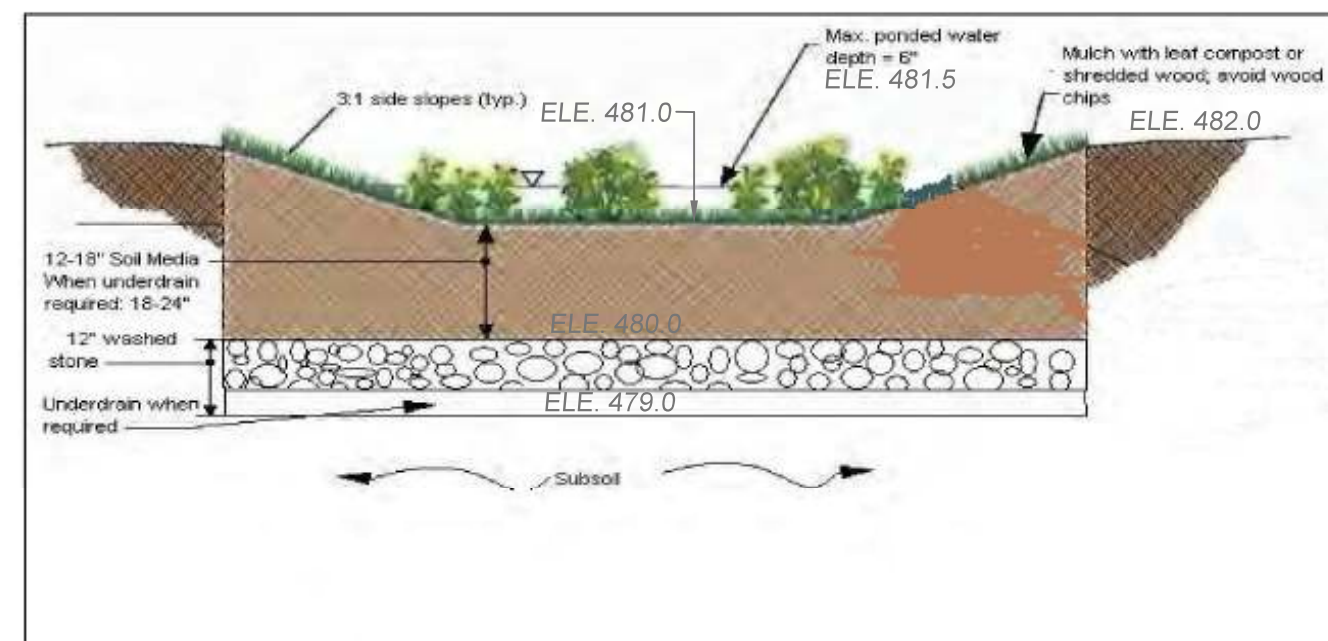
TREE PLANTING DETAIL
SCALE: N. T. S.

- NOTES:
- EXCAVATE A HOLE THAT IS 12" WIDER & 6" DEEPER THAN THE ROOTBALL.
 - REMOVE ANY STRINGS TIED AROUND TRUNK OR STEM BUT LEAVE BURLAP IN TACT.
 - TOPSOIL MIX FOR BACKFILL TO BE 2 PARTS TOPSOIL, 1 PART SAND & 1 PART HUMUS.
 - BUILD DEPRESSION AROUND PLANT & FILL WITH MULCH.
 - STAKE ALL TREES WITH 2" CEDAR STAKES.

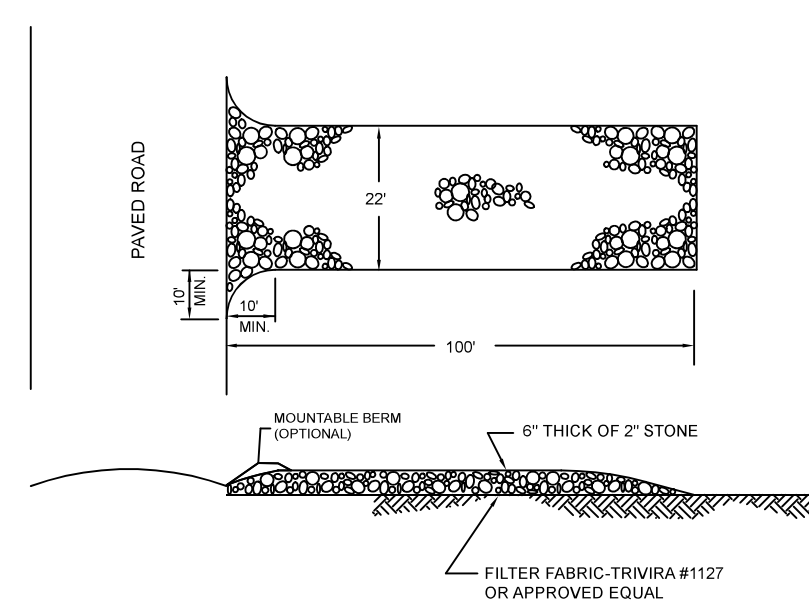


Shrub	Flowering Plant
Black Hawthorn	Common Hawthorn
Thorned Blackberry	Common Blackberry
Blackberry	Common Blackberry
Black Raspberry	Common Raspberry
Black Currant	Common Currant
Black Elder	Common Elder
Black Honeysuckle	Common Honeysuckle
Black Locust	Common Locust
Black Mulberry	Common Mulberry
Black Nightshade	Common Nightshade
Black Olive	Common Olive
Blackberry	Common Blackberry
Black Raspberry	Common Raspberry
Black Currant	Common Currant
Black Elder	Common Elder
Black Honeysuckle	Common Honeysuckle
Black Locust	Common Locust
Black Mulberry	Common Mulberry
Black Nightshade	Common Nightshade
Black Olive	Common Olive

Figure 5.41 Profile of a typical rain garden

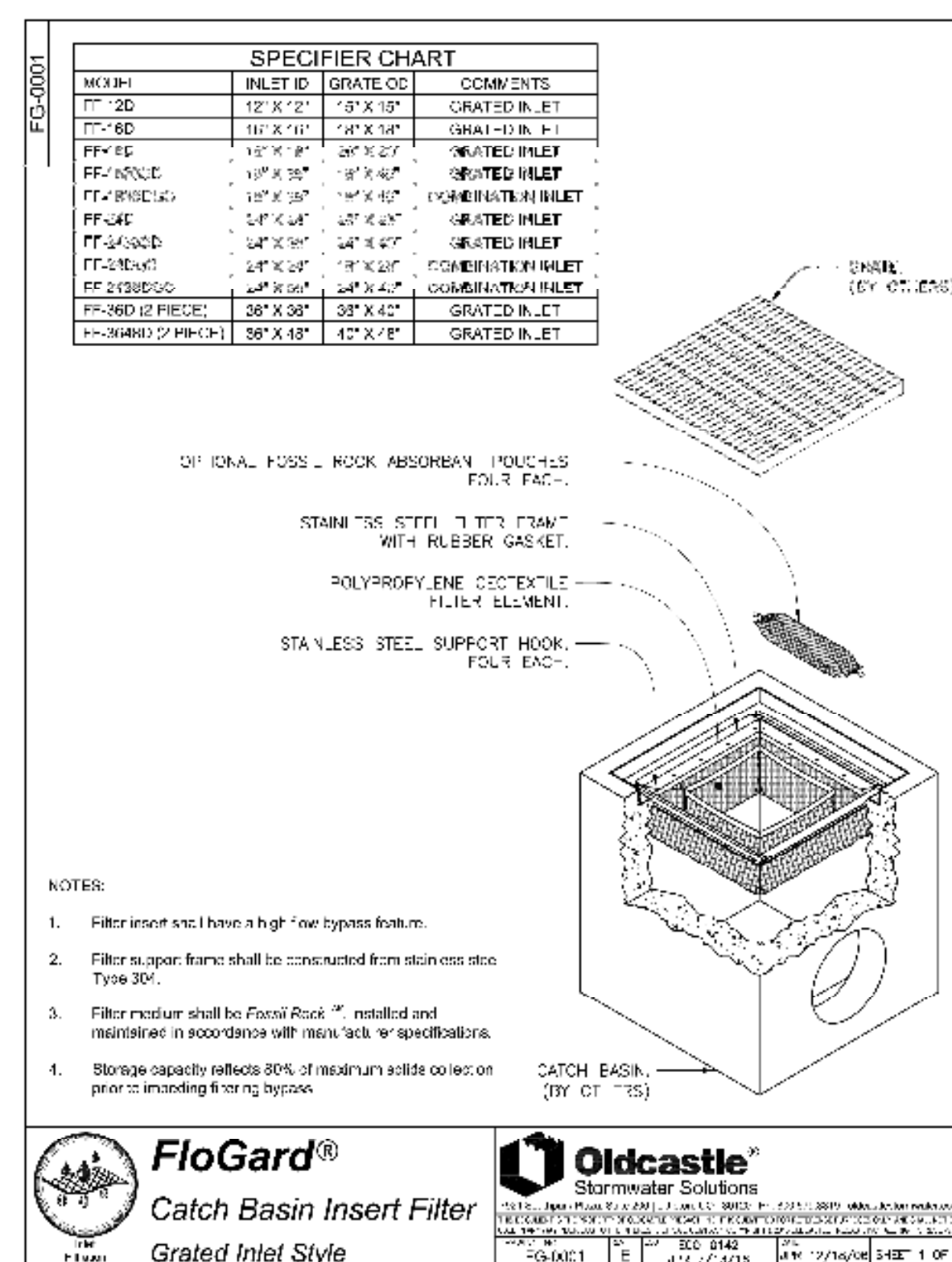
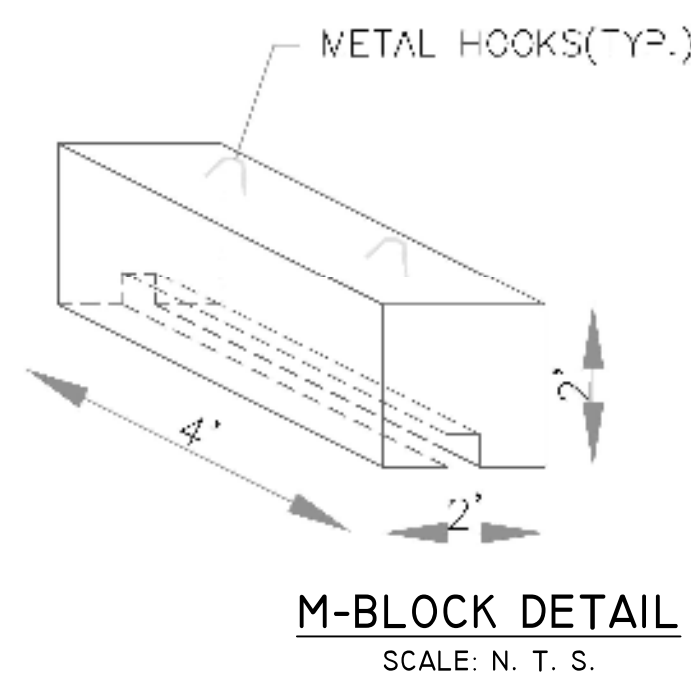


RAIN GARDEN DETAIL
SCALE: N. T. S.



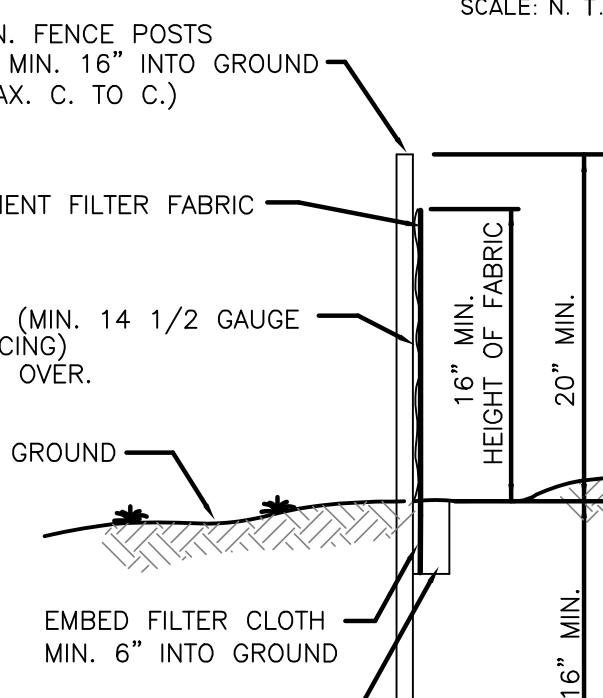
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

- CONSTRUCTION SPECIFICATIONS
- STONE SIZE - USE 2 INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 - THICKNESS - NOT LESS THAN 6 INCHES.
 - WIDTH - 12 FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR FEET IF SINGLE ENTRANCE TO SITE.
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



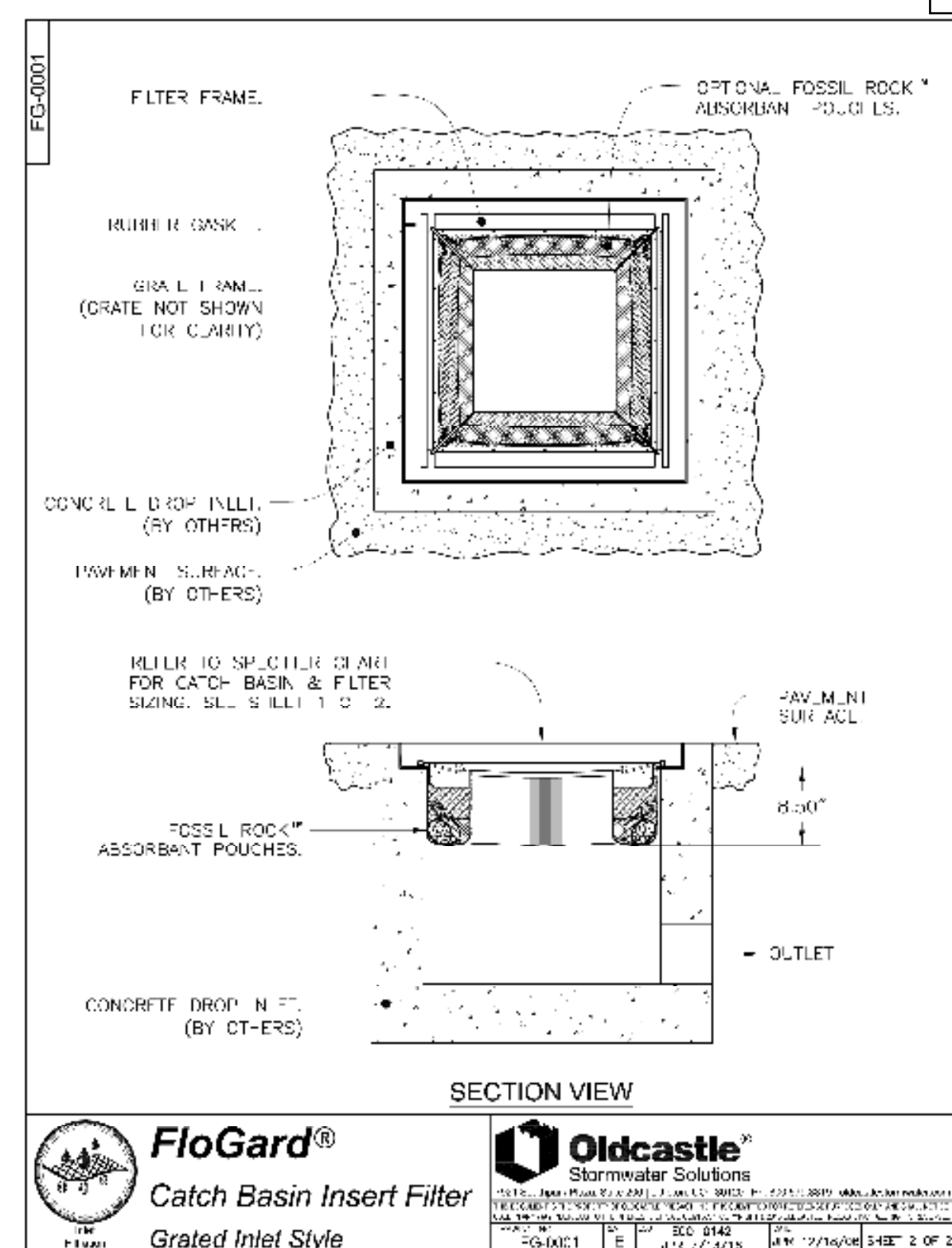
FloGard®
Catch Basin Insert Filter
Grated Inlet Style

Oldcastle®
Stormwater Solutions
Catch Basin Insert Filter
Grated Inlet Style



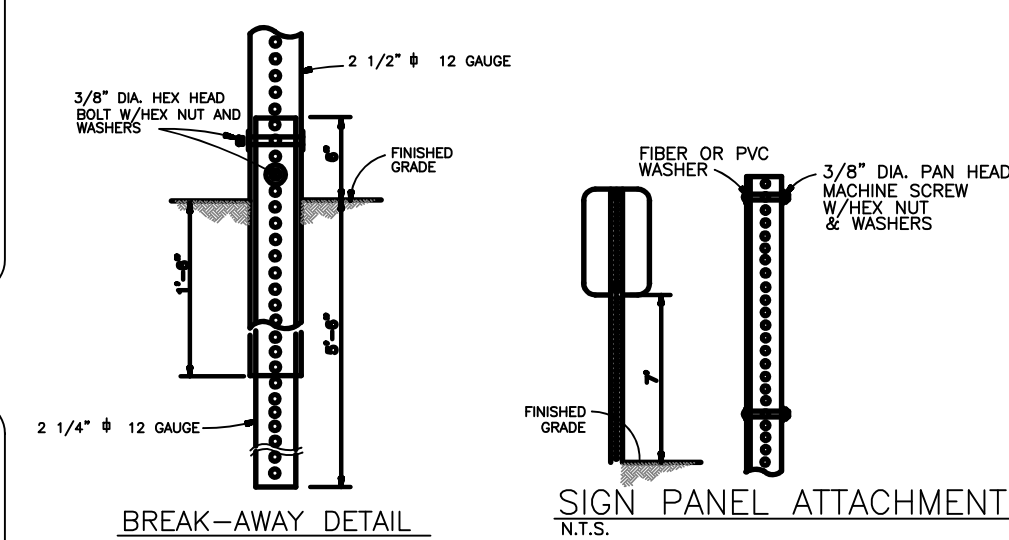
SECTION
SILT FENCE
N.T.S.

- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
 - POST TO BE STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD.
 - FILTER CLOTH TO BE MIRAFI 100X STABILINKA T140N OR APPROVED EQUAL.
 - PREFABRICATED UNIT - GEOFAB. ENVIROFENCE OR APPROVED EQUAL.

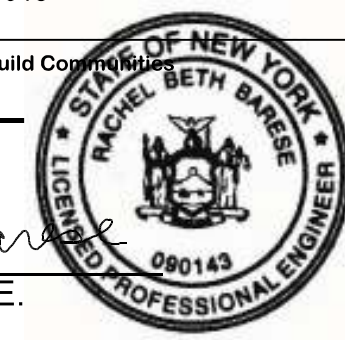


FloGard®
Catch Basin Insert Filter
Grated Inlet Style

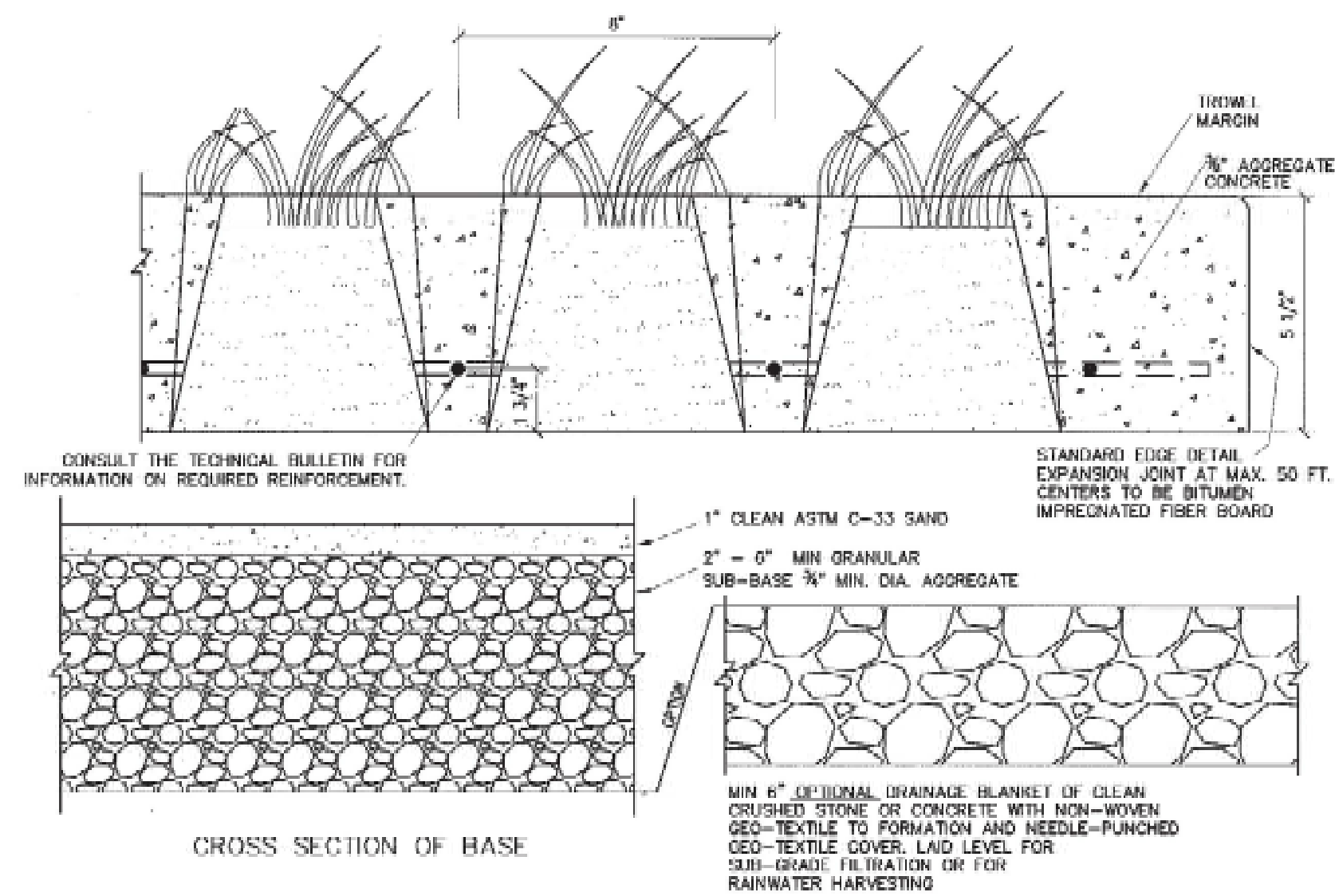
Oldcastle®
Stormwater Solutions
Catch Basin Insert Filter
Grated Inlet Style



01/03/24	REV 1	AS PER CONSULTANTS COMMENTS	
DATE	ISSUE	DESCRIPTION	REVISIONS
		S.B.L. 42.13 - 1-22	
		DETAILS	
		FOR	
		IRA WICKES ARBORISTS	
		VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK	
		CIVIL TEC Engineering & Surveying PC	
		139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243	DATE: 12/07/22 DRAWN BY: RB/LT CHKD BY: RB/LT JOB No. 4131 SCALE: 1"=20' DWG No. 5 OF 5
		55 Brookside Avenue Chester, NY 10918 845.610.3621	
		Civil Engineering & Land Surveying Services that Build Confidence www.Civil-Tec.com	
		Rachel B. Barese, P.E. N.Y. Lic. No. 90143	



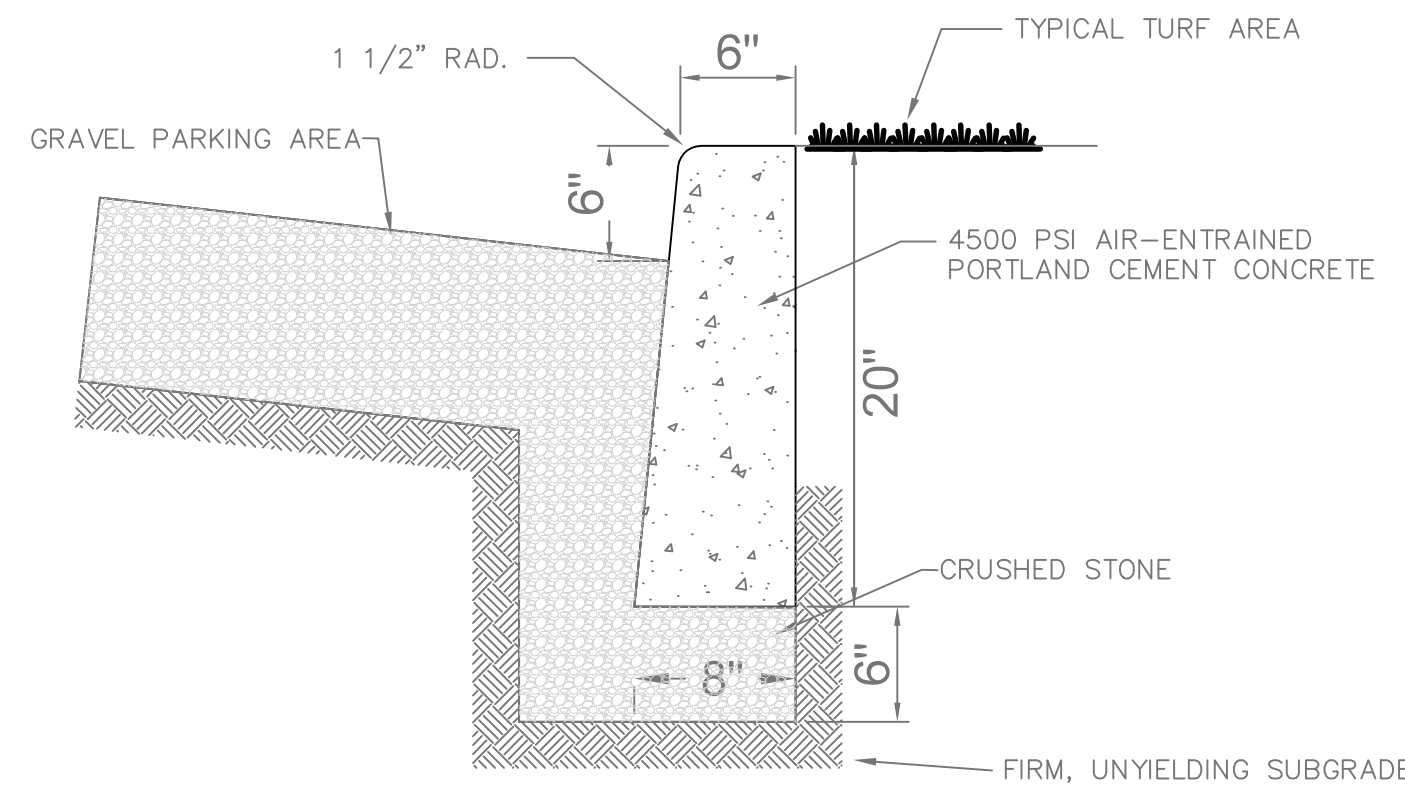
SINGLE USE 5 1/2" MOLDED PULP VOID GRASSED SYSTEM



DATE: 03/02/2007

GRASSCRETE PERVIOUS PAVEMENT DETAIL

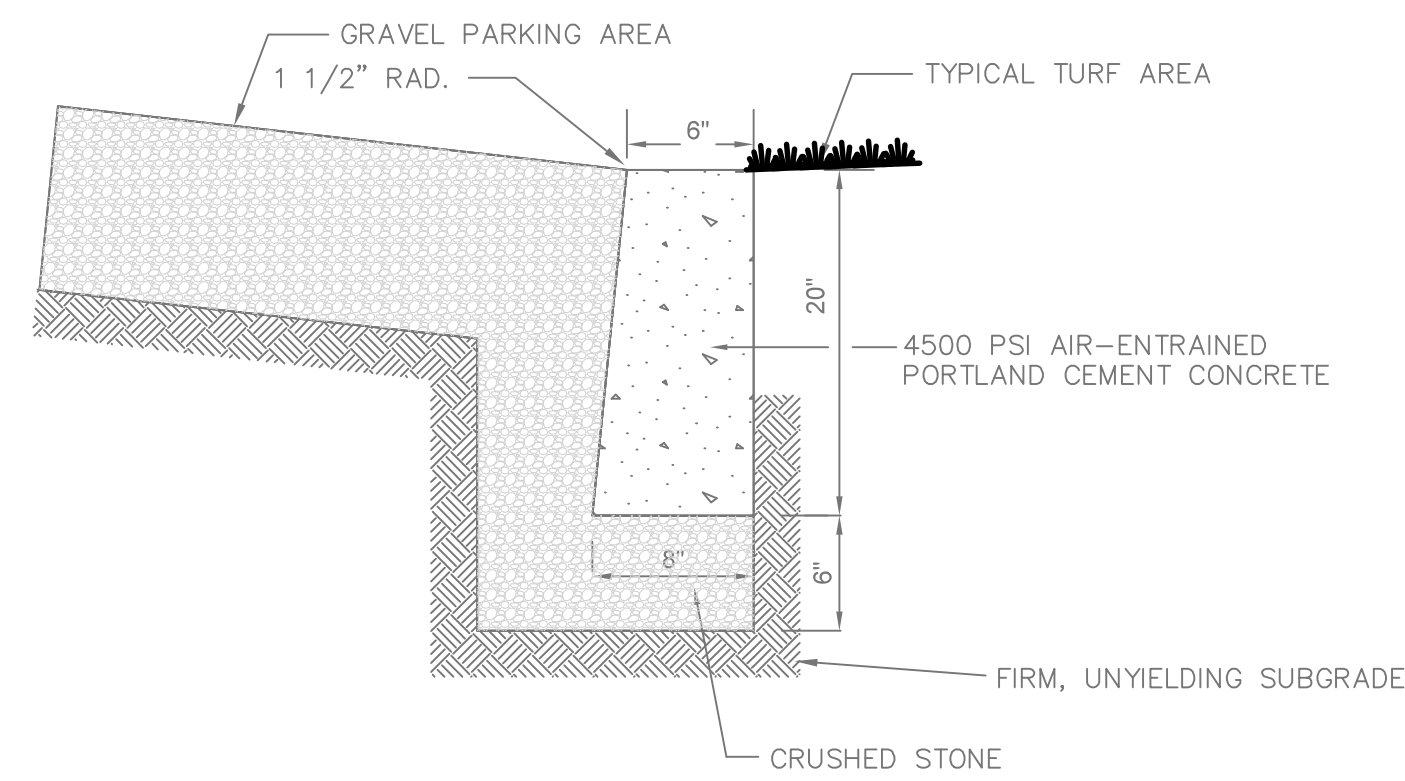
SCALE: N. T. S.



NOTE: PROVIDE EXPANSION JOINT AT 20'-0" MAX.

CONCRETE CURB DETAIL

NOT TO SCALE



CONCRETE DROP CURB DETAIL

NOT TO SCALE

DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 42.13 - 1 - 22			
DETAILS			
FOR			
IRA WICKES ARBORISTS			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 01/03/24
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243	55 Brookside Avenue Chester, NY 10918 845.610.3621		DRAWN BY: RB/LT
Civil Engineering & Land Surveying Services that Build Confidence www.Civil-Tec.com			CHKD BY: RB/LT
JOB No. 4131			SCALE: 1"=20'
DWG No. 6 OF 16			

Rachel B. Barese, P.E.
N.Y. Lic. No. 90143





Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	0.59 fc	1.52 fc	0.02 fc	76.0:1	29.5:1



Memorandum

To: Village of Wesley Hills Planning Board

From: Jonathan T. Lockman, AICP

Re: IJJ, LLC, dba Ira Wickes, Arborist, 11 McNamara Road
 SBL# 42.14-1-22

Date: January 11, 2024

cc: Matthew Trainor, P.E., Village Engineer
 Frank Brown, Esq., Planning Board Attorney
 Alicia Schultz, Deputy Village Clerk
 John Layne, Building Inspector
 Ira Emanuel, Esq., for the Applicant
 Rachel Barese, P.E., for the Applicant

Received and reviewed for this memorandum:

- Responses to GML Review, Letter from Ira Emanuel, Esq., Emanuel Law P.C., to Planning Board, Application for Site Plan/Special Permit, for IJJ LLC, dated January 3, 2024.
- Responses to Brooker and NPV memoranda, Village of New Hempstead/John Lange, Wesley Hills Fire Inspector, RC Sewer District #1, RC Center for Environmental Health, and RC Highway Dept.; from CivilTec Engineering + Surveying, dated January 3, 2024.
- Site Plan Set, 7 Sheets, for Ira Wickes Arborists, stamped by Rachel Barese, P.E., Civil Tec Engineering and Surveying PC, dated December 7, 2022, with latest revision date of January 3, 2024, as follows:
 - o 1, Site Plan
 - o 2, Existing Condition Plan
 - o 3, Grading, Drainage & Utilities Plan
 - o 4, Landscaping & Erosion Control Plan
 - o 5, 6, Details
 - o 7, Lighting Plan (by Visual, dated October 11, 2023)

Project Summary

The subject application is for a site plan approval and special permit for an existing Arborist operation. The Village of Wesley Hills Planning Board approved a site plan and special permit in May of 2010. However, the project was subject to a legal challenge. The SC Appellate division, 2nd Department annulled the approvals on November 24, 2021. The Court annulled the approvals because of the lack of a practical access to a second major road, and impervious surfaces in excess of 0.25 (25%). The applicant's attorney has provided a comprehensive history of the case in the Narrative Summary, should the Board wish to understand further details.

The 2.21-acre (gross) subject lot is located in the R-35 District at the southwest corner of McNamara Road (C.R. 67) and Union Road (C.R. 80). The applicant is proposing to continue to use the existing two-story concrete block commercial building as well as the two-story frame dwelling that already exists on the property. In response to the Court's first objection to the 2010 approvals, a new proposed feature is a grasscrete emergency gated fire access drive off Union Road. In response to the Court's second objection to the 2010 approvals, the applicant will apply for a ZBA variance for the excess impervious surfaces. (In its 2010 approvals, the Planning Board relied upon the interpretation that the excess impervious surface was a legally nonconforming preexisting condition for which a variance was not required – and the Court did not agree.)

Zoning Comments

1. A ZBA variance will be required for impervious surface ratio as proposed at 0.46.

Planning Comments

2. Regarding comment 2 of our previous memorandum dated May 22, 2023, **we have no problem with the gated emergency access drive connecting the east parking area to Union Road.** We believe this would satisfy the condition of the Court decision without any undue adverse impact to Union Road. The grasscrete installation will provide a lawn appearance and will not add impervious surfaces to the site. **A comment letter was received from the Fire Inspector dated July 10, 2023, and the latest design on sheet 1 of the site plan set indicates it will be 26 feet in width as requested.**
3. Regarding comment 3 of our previous memorandum, we appreciate the gravel removal west of the main driveway and restoration of the stream bank with the installation of the "proposed landscape berm." As requested, the height and plant materials proposed for this berm feature are now indicated on the landscaping plan (sheet 4), and our comment has been resolved.
4. Regarding comment 4 of our previous memorandum, the tree removals required for the construction of the proposed rain garden are now shown, and our comment has been resolved.
5. Regarding comment 5 of our previous memorandum, the proposed removal of five trees to make way for two overnight truck parking spaces, remains on the plans, as requested by the Planning Board. Our comment has been resolved.

GML/SEQRA Comments

6. GML review of the project by the Rockland County Planning Department was required as the site fronts on two County roads. The project application was also circulated to the Village of New Hempstead for their review and comments per GML 239-nn.

A GML review letter was received, dated July 24, 2023. The applicant's attorney has provided responses to comments in a letter dated January 3, 2024. **The applicant has not requested the Planning Board to override any of the GML comments.**

A comment letter from the Village of New Hempstead was received, dated August 1, 2023, prepared by Village Planner John Lange. The applicant's engineer has provided responses to

comments in a letter dated January 3, 2024. **New Hempstead's comments have been addressed, except for the requested traffic study and percolation tests, which have not yet been conducted.**

7. Before the previous approval of this project, by resolution 10-16, the Planning Board granted a negative declaration of environmental significance for this unlisted action. At the last Planning Board meeting where this matter was discussed on July 26, 2023, the applicant promised an EAF Part III submittal reviewing the previous neg dec and its supporting background documents and updating any of the supporting documentation that needed new, refreshed information to reflect any changed conditions since 2016. The applicant indicated that a new traffic study will be undertaken, in response to comments from New Hempstead (see comment 6 above). **Please submit a part III SEQRA document as discussed.**

Please let me know if you have any questions or comments regarding this review.

Items Submitted on or about July 21, 2023

- Responses to RC Highway Dept., from Rhonda Smith, CivilTec Engineering + Surveying, dated July 13, 2023.
- Letter from Elizabeth Mello, P.E., Rockland County Center for Environmental Health, dated July 17, 2023.
- Site Plan Set (identical to those submitted in May 2023), 5 Sheets, for Ira Wickes Arborists, stamped by Rachel Barese, P.E., Civil Tec Engineering and Surveying PC, dated December 7, 2022, as follows:
 - o 1, Site Plan
 - o 2, Existing Condition Plan
 - o 3, Grading, Drainage & Utilities Plan
 - o 4, Landscaping & Erosion Control Plan
 - o 5, Details

Items Reviewed for our Previous Memorandum, dated May 22, 2023

- Application for Site Plan/Special Permit, for IJJ LLC, dated March 20, 2023.
- Narrative Summary, re: Rockland Tree Expert Co., Inc., by Ira Emanuel, Esq., Emanuel Law P.C., dated March 16, 2023.
- Water Quality Assessment, by Environmental Management Ltd., and Geovation Engineering, P.C., dated March 30, 2007.
- Document entitled "Copy of Best Management Plan for preparation and storage of plant health materials, Exhibit 4," with transmittal letter, submitted by James Wickes, dated August 3, 2006 (contains NYSDEC Publication DSHM-PES-05-03 Pesticide Storage Guidelines, with latest revisions August 11, 2005).
- Resolutions 10-16 Negative Declaration, 10-17 Special Permit, and 10-18 Site Plan, of the Planning Board of the Village of Wesley Hills
- Stipulation of Settlement, Justice Court, Village of Wesley Hills, in re: "People of the State of New York v. Ira Wickes Arborist/Ira F. Wickes Jr. and Esther Wickes, signed September 8, 2004.

- Supreme Court of the State of New York, Appellate Division: Second Judicial Department, In the Matter of Neil Marcus, appellant v. Planning Board of the Village of Wesley Hills, et al., Decision and Order, dated November 24, 2021.
- Site Plan Set, 5 Sheets, for Ira Wickes Arborists, stamped by Rachel Barese, P.E., Civil Tec Engineering and Surveying PC, dated December 7, 2022, as follows:
 - o 1, Site Plan
 - o 2, Existing Condition Plan
 - o 3, Grading, Drainage & Utilities Plan
 - o 4, Landscaping & Erosion Control Plan
 - o 5, Details



Memorandum

To: Village of Wesley Hills Planning Board

From: Jonathan T. Lockman, AICP

Re: IJJ, LLC, dba Ira Wickes, Arborist, 11 McNamara Road
SBL# 42.14-1-22

Date: May 22, 2023

cc: Matthew Trainor, P.E., Village Engineer
Frank Brown, Esq., Planning Board Attorney
Alicia Schultz, Deputy Village Clerk
John Layne, Building Inspector
Ira Emanuel, Esq., for the Applicant
Rachel Barese, P.E., for the Applicant

Received and reviewed for this memorandum:

- Application for Site Plan/Special Permit, for IJJ LLC, dated March 20, 2023.
- Narrative Summary, re: Rockland Tree Expert Co., Inc., by Ira Emanuel, Esq., Emanuel Law P.C., dated March 16, 2023.
- Water Quality Assessment, by Environmental Management Ltd., and Geovation Engineering, P.C., dated March 30, 2007.
- Document entitled "Copy of Best Management Plan for preparation and storage of plant health materials, Exhibit 4," with transmittal letter, submitted by James Wickes, dated August 3, 2006 (contains NYSDEC Publication DSHM-PES-05-03 Pesticide Storage Guidelines, with latest revisions August 11, 2005).
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Project Summary

The subject application is for a site plan approval and special permit for an existing Arborist operation. The Village of Wesley Hills Planning Board approved a site plan and special permit in May of 2010. However, the project was subject to a legal challenge. The SC Appellate division, 2nd Department annulled the approvals on November 24, 2021. The Court annulled the approvals because of the lack of a practical access to a second major road, and impervious surfaces in excess of 0.25 (25%). The applicant's attorney has provided a comprehensive history of the case in the Narrative Summary, should the Board wish to understand further details.

The 2.21-acre subject lot is located in the R-35 District at the southwest corner of McNamara Road (C.R. 67) and Union Road (C.R. 80). The applicant is proposing to continue to use the existing two-story concrete block commercial building as well as the two-story frame dwelling that already existing on the property. In response to the Court's first objection to the 2010 approvals, a new proposed feature is a grasscrete emergency gated fire access drive off of Union Road. In response to the Court's second objection to the 2010 approvals, the applicant will apply for a ZBA variance for the excess impervious surfaces. (In its 2010 approvals, the Planning Board relied upon the interpretation that the excess impervious surface was a legally nonconforming preexisting condition for which a variance was not required – and the Court did not agree.)

A aerial photograph of the site (from Google Maps, 2023) is shown below for reference.



Zoning Comments

1. A ZBA variance will be required for impervious surface ratio as proposed at 0.46.

Planning Comments

2. We have no problem with the gated emergency access drive connecting the east parking area to Union Road. We believe this would satisfy the condition of the Court decision without any undue adverse impact to Union Road. The grasscrete installation will provide a lawn appearance and will not add impervious surfaces to the site.
3. We appreciate the gravel removal west of the main driveway and restoration of the stream bank with the installation of the "proposed landscape berm." Please provide details of the height and plant materials proposed for this berm feature as part of the landscape plan (which were not included on sheet 3).
4. We note that on sheet 3 a rain garden is proposed east of the main driveway. We note that on existing conditions sheet 4, about a dozen large trees (including one 24" and one 16") are located within this rain garden area but are not shown as "to be removed." Typically when a rain garden is constructed, and underdrain system must be installed, which would require the clearing of all existing vegetation. Please clarify what will happen to the large existing trees if a rain garden is installed in this area indicated.
5. We note that in the northeast area of the Arborist parking lot (closest to the existing dwelling), the removal of five trees (two are 14" diameter) is proposed, to make way for two overnight truck parking spaces. Could these not be placed on an already cleared and disturbed part of the site? Please provide additional information on the parking demand for the various types of vehicles proposed to be parked on the site. Are 29 automobile parking spaces needed? Are truck parking spaces needed? Please consider whether the gravel parking area expansion proposed, as compared to the existing gravel area, is necessary for the proposed operations. If proposed additional parking can be reduced, it will lessen the size of the ZBA variance need for the impervious surfaces ratio.

GML/SEQRA Comments

6. GML review of the project by the Rockland County Planning Department will be needed as the site fronts on two County roads. The project application must be circulated to the Village of New Hempstead for their review and comments per GML 239-nn.
7. Before the previous approval of this project, by resolution 10-16, the Planning Board granted a negative declaration of environmental significance for this unlisted action. We will defer to the opinion of the Planning Board Attorney regarding how re-affirming this Negative Declaration should be handled, given the Court's holding in this case.

Please let me know if you have any questions or comments regarding this review.

STATE ENVIRONMENTAL QUALITY REVIEW NOTICE OF INTENT TO BECOME LEAD AGENCY

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Planning Board of the Village of Wesley Hills hereby indicates its intent to assume Lead Agency status for the below-referenced project.

Involved Agencies objecting to the Village of Wesley Hills assuming Lead Agency status for this action must inform the Board in writing within 30 days at the address below:

Contact Person: Vera Brown, Chairman
Village Hall
432 Route 306
Wesley Hills, NY 10952
(845) 354-0400

Title of Action: IJJ LLC d/b/a Wickes/Arborists
Site Plan & Special Permit Application for Existing Operation

Date: July 26, 2023

SEQR Status: Unlisted

Description of Action:

The subject application is for a site plan approval and special permit for an existing Arborist operation. The Village of Wesley Hills Planning Board approved a site plan and special permit in May of 2010. However, the project was subject to a legal challenge. The SC Appellate division, 2nd Department annulled the approvals on November 24, 2021. The Court annulled the approvals because of the lack of a practical access to a second major road, and impervious surfaces in excess of 0.25 (25%).

The applicant is proposing to continue to use the existing two-story concrete block commercial building as well as the two-story frame dwelling that already exist on the property. In response to the Court's first objection to the 2010 approvals, a new proposed feature is a grasscrete emergency gated fire access drive off of Union Road. In response to the Court's second objection to the 2010 approvals, the applicant will apply for a ZBA variance for the excess impervious surfaces. (In its 2010 approvals, the Planning Board relied upon the interpretation that the excess impervious surface was a legally nonconforming preexisting condition for which a variance was not required – and the Court did not agree.)

Location: The 2.21-acre subject lot is located in the R-35 District at 11 McNamara Road, at the southwest corner of McNamara Road (C.R. 67) and Union Road (C.R. 80).

Application and Background Documents

The application and background documents may be found at this link:

<https://bit.ly/3qbx3XW>

If paper copies are preferred, please contact the Village of Wesley Hills Building Department, Alicia Schultz, at (845) 354-0400 or buildingdept@wesleyhills.org

Involved Agency Circulation: This notice is being sent to the following Involved Agencies:

Variances

Wesley Hills Zoning Board of Appeals
Village Hall
432 Route 306
Wesley Hills, NY 10952

Sewer Hookups, Water Hookups, Road Opening

Town of Ramapo DPW/Highway Department
16 Pioneer Avenue
Tallman, NY 10982

Sewer Hookups

Rockland County Sewer District #1
4 Route 340
Orangeburg, NY 10962

Sewer Extension, Mosquito Control

Rockland County Health Dept
Robert L. Yeager Health Center
50 Sanatorium Rd, Bldg D
Pomona, NY 10970

Driveway

Rockland County Highway Department
23 New Hempstead Road
New City, NY 10956

Interested Agency Circulation: This notice is being sent to the following Interested Agencies:

Rockland County Department of Planning
50 Sanatorium Road, Building T
Pomona, NY 10970

Rockland County Drainage Agency
23 New Hempstead Road
New City, New York 10956

Fire Inspector, Village of Wesley Hills
432 Route 306
Wesley Hills, New York 10952-1221



RECEIVED

AUG - 4 2023

The Village of New Hempstead **VILLAGE OF WESLEY HILLS**
The Planning Board

108 Old Schoolhouse Rd. • New City, NY 10956
• (845) 354-8100 • FAX (845) 354-7121 •

8/1/2023

VILLAGE OF WESLEY HILLS
432 ROUTE 306
WESLEY HILLS, NY 10952

RE: GML RESPONSE-11 MCNAMARA RD.-42.13-1-22

Dear Board Members,

The Village of New Hempstead has reviewed the above referenced proposal. Attached please find the comments provided by the Village Planner, John Lange with Lange Planning and Consulting.

Thank you for providing us with the opportunity to respond to this project. Please keep us informed of all developments in this project.

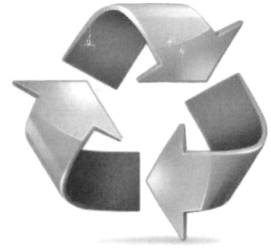
All the best,

Allison Weinraub
Village Clerk-Treasurer

108 Old Schoolhouse Rd. • New City, NY 10956
• (845) 354-8100 • FAX (845) 354-7121 •

Lange Planning and Consulting

Land Use, Environment, & Sustainability Planning



Date: July 31, 2023

To: Mayor Abe Sicker
CC: Mr. Mel Poliakoff - Planning Board Chairman,
Village of New Hempstead

Ref: Ira Wickes Arborist - Special Permit Application

Mayor and Chairman,

As requested, this office has reviewed the following documents as a basis for preparing this review letter. This is in response to the Rockland Count GML letter which noted that the Village should review the proposal for impacts to community character, traffic, water quality and quantity, drainage, stormwater and sanitary sewer service. The documents are:

1. July 24th 2023 GML review letter from the Rockland County Planning Department
2. Set of Plans dated July 18th 2023 consisting of 5 sheets from CivilTech Engineering
3. A short form EAF dated November 22, 2022 from CivilTech Engineering
4. A project narrative from Ira Emanuel dated March 16, 2023 consisting of 8 pages
5. A Stormwater Summary dated December 2022 prepared by CivilTec Engineering

General Comments:

The site is located on 2.2 acres in an R-35 zone. It borders two county roads, MacNamara Road and New Hempstead Road. The current application is the result of changes from existing law suits and Village changes to the Special Permit

Environmental Comments:

The narrative provided noted that a full EAF form was provided. However, only a short form (3 page) EAF was provided. Although the County GML asked for the Village of New Hempstead to review the impact of traffic, no traffic information was provided.

The narrative noted that this operation has been in existence since 1972. It noted that despite planning approval from the Town of Ramapo, the use has never been a legally permitted use. As such a stipulation agreement between the Wickes Family and the Village Board was created which the Village Board would "consider" the adoption of an amendment to the Zoning Law which permitted arborist services, landscape services and wholesale nurseries in the Village. The amendment, Local Law 3 of 2006 was adopted on June 13, 2006. The special permit conditions listed on the plans included the following:

Lange Planning and Consulting
1511 Yellow Sand Lane, Odenton Md. 21113

SPECIAL PERMIT NOTES (CONDENSED):

1. OVERNIGHT PARKING LIMITED TO NOT MORE THAN
7 LIGHT DUTY TRUCKS
13 MEDIUM DUTY TRUCKS
7 HEAVY DUTY TRUCKS
1 VERY HEAVY DUTY TRUCK
OF WHICH NO MORE THAN 13 CAN BE PARKED OUT OF DOORS
2. NOISE LEVELS SHALL CONFORM TO R.C. DEPT. OF HEALTH STANDARDS
3. NOT MORE THAN 400 CY OF MULCH AND/OR WOOD CHIPS SHALL BE STORED AT THE PREMISES
4. NOT MORE THAN 50 CY OF GRAVEL AND/OR STONE SHALL BE STORED AT THE PREMISES
5. OPERATING HOURS AT THE PREMISES SHALL NOT EXCEED THE FOLLOWING:
WHOLESALE NURSERY: 7:00AM TO 6:30PM MONDAY THROUGH FRIDAY
8:00AM TO 3:30PM SATURDAY
CLOSED SUNDAY
OFFICE: 7:00AM TO 8:30PM MONDAY THROUGH FRIDAY
8:00AM TO 5:00PM SATURDAY
CLOSED SUNDAY
6. COMMERCIAL TRUCKS AND OTHER EQUIPMENT MAY BE STARTED
OUT OF DOORS BETWEEN NOV 1 AND APR 15 NOT BEFORE 7:30AM
OUT OF DOORS BETWEEN APR 16 AND OCT 31 NOT BEFORE 8:00AM
INDOORS ALL YEAR NOT BEFORE 7:00AM
WARM UP TIMES SHALL NOT EXCEED 30 MINUTES
7. EXCEPTIONS TO NOTE 6 ARE PROVIDED IN THE STIP. OF SETTLEMENT.
7 LIGHT DUTY TRUCKS

A review of the Rockland County GIS aerial and the Google Earth aerial of the site noted the following:

1. A large frontend loader
2. A second earth moving machine
3. Fourteen other trucks of various sizes
4. Existing site has no hard surface pavement
5. Existing site has no curbs
6. Existing site has access only to McNamara Road.

Evidence of these conditions is presented below:

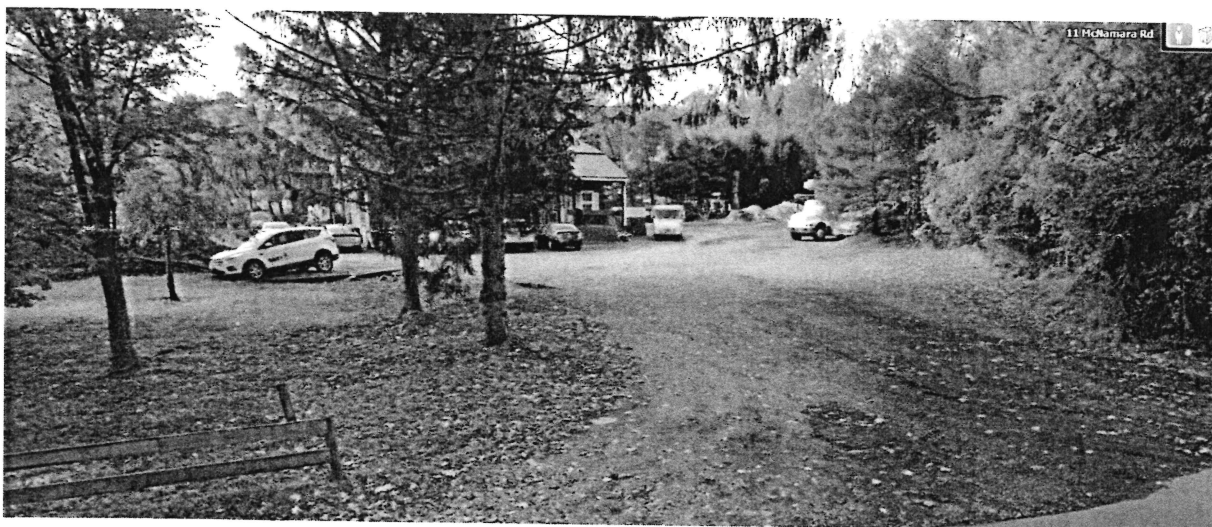


Figure 1 - Site entrance on McNamara Road



Figure 2 - Existing Conditions Google Earth Aerial

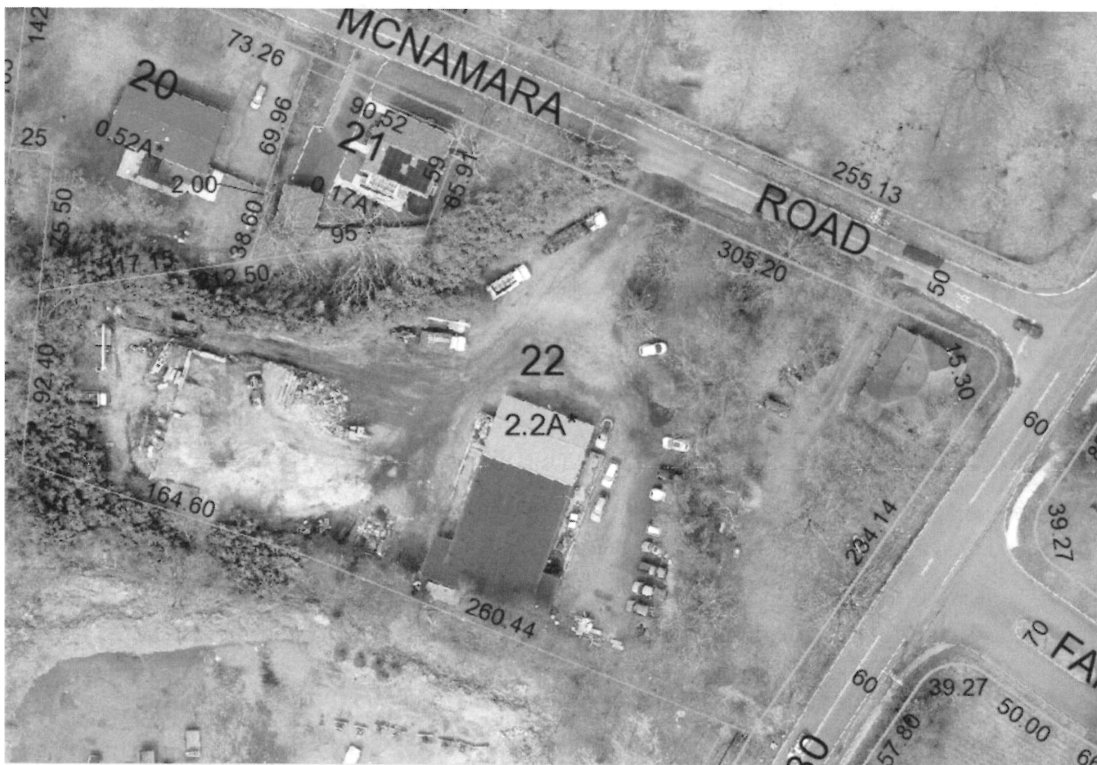


Figure 3 - RCPD Aerial showing heavy earth moving equipment

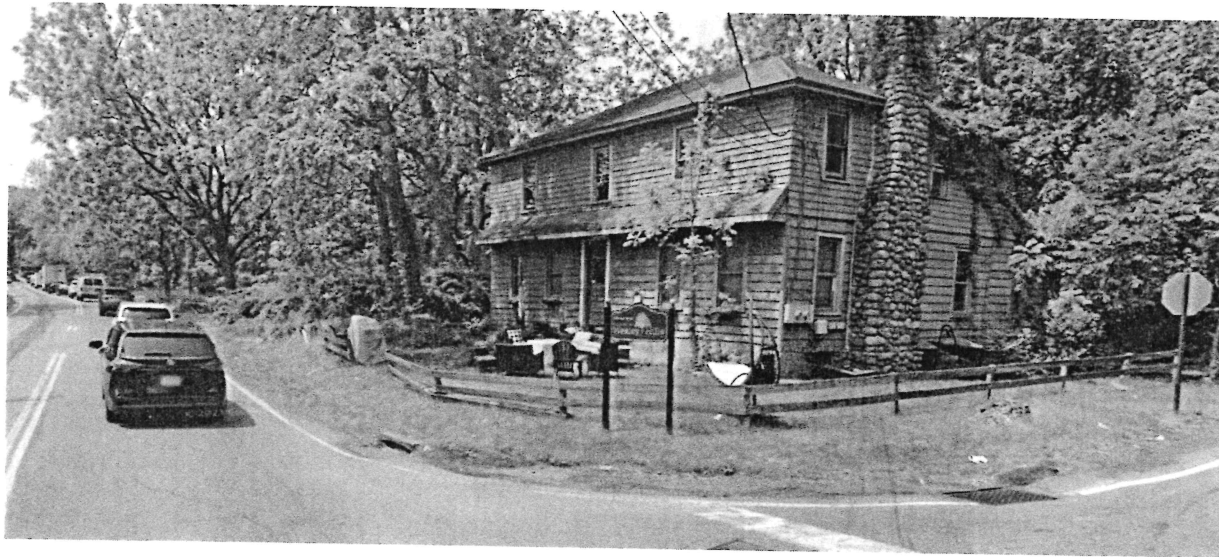


Figure 4 - Intersection of New Hempstead Road and McNamara Road – Note heavy traffic on New Hempstead

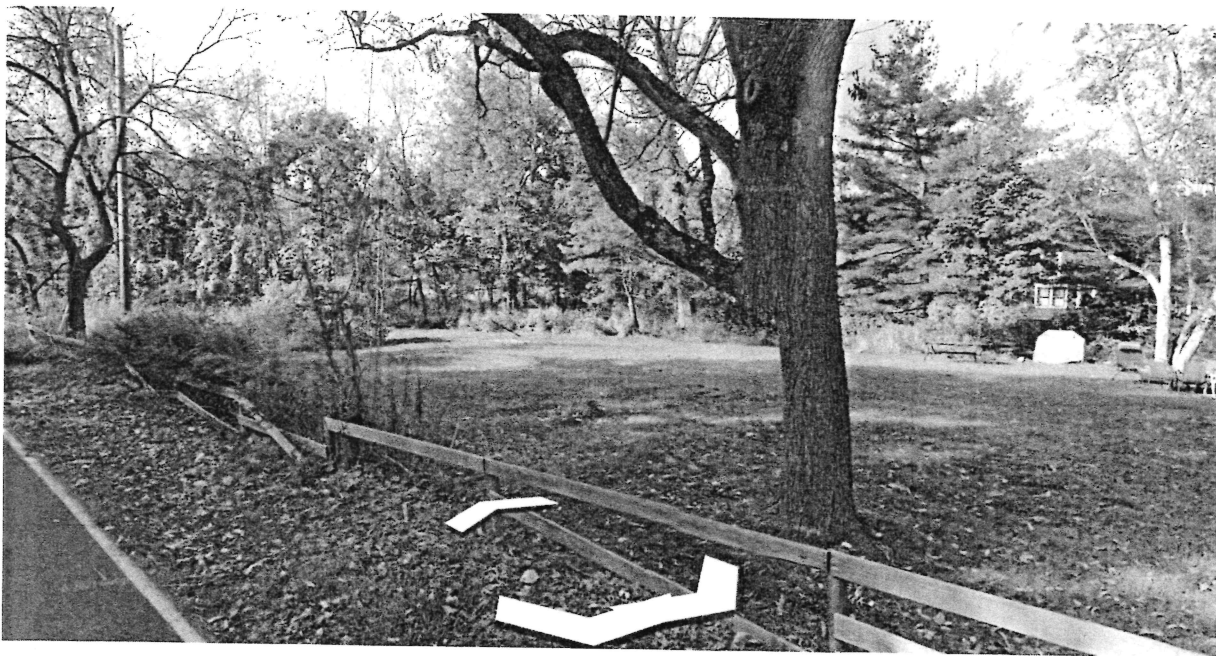


Figure 5 - No access from New Hempstead Road

Based upon this office's review of all of the documents provided LPC offers the following comments:

1. Traffic needs to be assessed with the number of daily vehicles projected and the impacts on the county roads determined. I could not find any information regarding ingress and egress trips or peak rates.
2. Did the design for the rain garden include percolation tests or was it based on theoretical constructs. I would recommend percolation tests to be completed

3. The emergency access should align with Fairway Oval on New Hempstead Road for better traffic flow.
4. Did Rockland County Department of Highways comment on the emergency access connection?
5. Although the plans show lines demarking parking spaces, gravel surfaces will not preserve the lines. How will the spaces be maintained?
6. The concept of gravel as the travel way surface is not ideal. Did the Village consider more permanent paving? Permanent curbs are proposed.
7. The use of gravel as the surface for mixing and moving materials seems inappropriate as it will not last, nor will it maintain drainage under active conditions.
8. It appears that the rain garden will be draining a significant area as the elevation for the property all show a slope forward to the rain garden. The distance exceeds 100 linear feet or runoff. Will this small rain garden be sufficient?
9. No details were provided for the proposed landscaping berm; the elevation is lower than the nearby 486 contour line.
10. As mentioned in the narrative, granting of this special permit will travel with the property. Is this what the Village of Wesley Hills desires as the long term (forever) use of the property? It appears to me that an interim solution rather than a permanent solution might be a better alternative.

Should you have any questions regarding any of these comments, please do not hesitate to contact me.

Kind regards,



John F. Lange

Village Planning Consultant



EMANUEL LAW P.C.

Ira M. Emanuel, Esq. | Amy Mele, Esq. *Of Counsel*
Counsel to Freeman & Loftus, RLLP

Four Laurel Road
 New City, NY 10956

Info@EmanuelLaw.com

www.EmanuelLaw.com

Tel: 845-634-4141

January 3, 2024

Planning Board, Village of Wesley Hills
 432 Route 306
 Wesley Hills, NY 10952

Re: Rockland Tree Experts Co., Inc., d/b/a Ira Wickes/Arborists

Dear Members:

We represent the applicant in the above matter, which seeks approval of a site plan and special permit to continue an arborist/landscaping service at the subject site. The Rockland County Planning Department issued a GML review dated July 24, 2023, which recommended modifications to the project. The review was triggered by the site's proximity to two County roads (Union Rd/New Hempstead Rd and McNamara Rd) and the Village of New Hempstead.

The applicant's responses follow.

1 Special permit uses are, by definition, subject to a higher standard of review than as-of-right uses. The Village shall be satisfied that the arborist service, landscape surface, and wholesale nursery complies with the general standards for special permit uses outlined in Section 230-22, as well as the individual standards and requirements listed in Section 230-26N.

The applicant's narrative addresses the special permit requirements.

2 Section 230-26N(2) requires the proposed use to have frontage on, and practical access to, two major roads. Standard access to the site is via McNamara road and emergency access will be provided from Union Road. Since "practical access" is not defined in the Village Code, the Planning Board shall be assured that this requirement is met for the site.

Comment noted.

3 Section 230-26N(12) prohibits the grinding or chipping of trees, branches, and stumps; preparation of mulch or other material resulting from the decomposition of organic material; storage of mulch produced elsewhere except in compartments and areas expressly designated for such storage and in amounts in compliance with Subsection N(6); and the on-site retail sale of plants or other materials. The project narrative states

the site complies with the first three restrictions, but does not address the retail sale of plants and other materials. The Planning Board shall be assured that no on-site sales of these materials will occur.

There will be no on-site retail sales.

4 Section 230-26N(13) states that the applicant must demonstrate that the proposed activities will not result in a degradation of surface water or groundwater quality by the submission of a water quality assessment. The project narrative indicates the assessment was prepared in January 2005. The Planning Board shall determine whether this is sufficient, or if a new one must be prepared since over 15 years have passed since the previous assessment was prepared.

Comment noted.

5 The applicant shall satisfactorily address the comments made by the Rockland County Highway Department in their letter dated June 13, 2023.

The applicant responded to the Rockland County Highway Department by letter dated July 17, 2023 (copy attached). The applicant will continue to work with the Department to resolve differences.

6 As per their letter dated July 17, 2023, application is to be made to the Rockland County Department of Health for review of the stormwater management system to ensure compliance with the County Mosquito Code.

Agreed.

7 The Village of New Hempstead is one of the reasons this proposal was referred to this department for review. The municipal boundary is along the northern and eastern property lines of the site. New York State General Municipal Law states that the purposes of Sections 239-I, 239-m and 239-n shall be to bring pertinent inter-community and county-wide planning, zoning, site plan and subdivision considerations to the attention of neighboring municipalities and agencies having jurisdiction. Such review may include inter-community and county-wide considerations with respect to the compatibility of various land uses with one another; traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities; and the protection of community character as regards to predominant land uses, population density, and the relation between residential and nonresidential areas. In addition, Section 239-nn was enacted to encourage the coordination of land use development and regulation among adjacent municipalities, and as a result development occurs in a manner which is supportive of the goals and objectives of the general area.

The Village of New Hempstead must be given the opportunity to review the proposal and its impact on community character, traffic, water quantity and quality, drainage,

stormwater runoff and sanitary sewer service. The areas of countywide concern noted above that directly impact the Village of New Hempstead must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.

Comment noted. The Village of New Hempstead submitted comments in a letter dated August 1, 2023.

8 Section 230-26N(7) of the Village's zoning regulations states "The preparation of all plant health materials shall be conducted in an environmentally safe manner on the premises in accordance with all other relevant laws and regulations." The application, storage, or sale of pesticides requires licenses from the New York State Department of Environmental Conservation (NYSDEC). More information can be found at <https://www.dec.ny.gov/permits/96354.html> and <https://www.dec.ny.gov/regulations/8527.html>. The Village must be assured that all necessary licenses from the NYSDEC have been obtained if any pesticides are to be used, stored, or sold on the site.

The applicant possesses all necessary NYSDEC licenses for storage of pesticides on-site (copies attached). No pesticides are sold or applied on-site.

9 Prior to the start of construction or grading, all soil and erosion control measures must be in place for the site. These measures must meet the latest edition (November 2016) of the New York State Standards for Erosion and Sediment Control.

Comment noted.

10 There shall be no net increase in the peak rate of discharge from the site at all design points.

The applicant has submitted drainage calculations showing compliance with this standard.

11 A total of 28 standard parking spaces are proposed, with one accessible space included. As required by the Americans with Disabilities Act (ADA), parking areas with 26 - 50 spaces must provide at least two accessible spaces, one of which must be van-accessible. An additional accessible space must be provided to comply with ADA standards.

An additional accessible parking space has been added to the right of the existing proposed space near the southwestern corner of the building.

12 Areas designated for snow removal must be clearly delineated on the site plan and in the field so that the plow drivers will know where to place the snow piles. Providing specific locations on the site for the snow piles will reduce the loss of available parking spaces meant to be used by employees. In addition, this will help to protect the proposed landscaping from damage due to the weight of the snow and salt intrusion.

Snow storage has been shown in three locations: in the western portion of the site, adjacent to the materials storage bins and opposite the building entrance, and at the southeastern corner of the site.

13 The garbage enclosure to the west of the accessible space appears to encroach into the southernmost truck space. The enclosure must be relocated, or the truck spaces redesigned, so that there are no conflicts.

The garbage enclosure has been redesigned to eliminate any conflicts.

14 No SEQRA documentation was provided with this application. When our department reviewed the site plan and special permit in February 2010, a Full Environmental Assessment Form was submitted. Updated SEQRA documents must be submitted.

A short EAF was submitted with the initial application materials. As the action is an Unlisted action under SEQRA, a short EAF is acceptable.

15 The project narrative references several sections of the Village Zoning Code, such as Sections 4.3.7 and 6.9.16. This is a former version of the Code and it is no longer structured in this manner. The Zoning Code is now Chapter 230 of the Village Code. The project narrative must be corrected to reference the current Code.

Subsequent versions of the narrative will refer to new code numbers. The substance of the code sections cited has not changed.

16 No lighting plan was provided. If any new lighting is proposed, a lighting plan shall be submitted that demonstrate that the intensity of the candle lumens is less than 0.1 at the property line.

No new lighting is proposed.

17 If any new signage is proposed, it must be shown on the site plan and conform to Section 230-26N(11). If any variances are required for the signage, we request the opportunity to review them, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).

Comment noted.

18 We request the opportunity to review any variances that may be needed to implement the proposed site plan, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).

Comment noted.

19 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.

Comment noted.

20 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County departments are prohibited from issuing a County permit, license, or approval until the report is filed with the County Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner report approving the proposed action; or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.

Comment noted.

21 The following additional comment is offered strictly as an observation and is not part of our General Municipal Law (GML) review. The board may have already addressed this point or may disregard it without any formal vote under the GML process:

21.1 Section 230-17B of the Village Code, as posted online at ecode360.com, indicates arborist services, landscape services, and/or wholesale nurseries are a permitted special permit use in the R-50, R-20, and R-15 zoning districts, but not the R-35 zoning district. This shall be corrected.

The applicant has no control over the content of online code postings by or on behalf of the Village. This is an internal Village administration matter.

Very truly yours,
EMANUEL LAW P.C.



By: _____
Ira M. Emanuel, Esq.

Cc: Client

PLANNING BOARD
Village of Wesley Hills
Rockland County, New York

Resolution# 23-30

WICKES ARBORISTS SPECIAL PERMIT & SITE PLAN

WHEREAS, Rockland Tree Expert, Inc. d/b/a Ira Wickes, Arborist made application for approval of a special permit and a site plan for the use of premises located on the southerly side of McNamara Road and the westerly side of Union Road known as 11 McNamara Road and designated on the Town of Ramapo Tax Map as Section 42.13, Block 1, Lot 22 as an arborist service in or about 2006; and

WHEREAS, on May 26, 2010, this Board granted said application; and

WHEREAS, judicial review of this Board's grant of approvals was sought, resulting in a decision by the Appellate Division, Second Department annulling the said approvals (Matter of Marcus v. Plannina Board of the Villaae of Wesley Hills, Case Nos. 2017-05963 and 2017-12184); and

WHEREAS, the Appellate Division in said decision remitted the matter to this Board with a directive to issue new determinations denying the said applications for the reasons set forth in its decision;

NOW, THEREFORE, BE IT RESOLVED, that such previous application of Rockland Tree Expert, Inc. d/b/a Ira Wickes, Arborist for approval *Of* a special permit and site plan heretofore made as set forth above is hereby denied for the following reasons, as determined by the Appellate Division: (1) failure to provide actual access to a second major road as a consequence of incorrectly deciding that potential practical access to a second major road was sufficient to satisfy the requirement of the Zoning Law for practical access thereto, and (2) having an impervious surface ratio greater than the maximum ratio permitted by the Zoning Law; and

BE IT FURTHER RESOLVED, that nothing herein shall be deemed to prevent the applicant from reapplying for said approvals of

revised plans that are consistent with the decision of the Appellate Division.

Dated: August 30, 2023

WICKES ABORIST
TRAFFIC IMPACT STUDY
VILLAGE OF NEW HEMPSTEAD, NY

February 12, 2024

Prepared By:
Harry Baker & Associates
190 Old Colony Road
Hyannis, Ma 02601

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6. TRIP DISTRIBUTION
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8. 2025 BUILD 4:00 PM TO 5:00 PM PEAK HOUR TRAFFIC

INTRODUCTION

Wickes Arborist is located on McNamara Road in the Village of Wesley Hills. The site is located in an R-35 zone with a lot size of 2.2 acres. Located near the southerly border of the property is a two-story concrete block building having a gross square footage of 6,321 sq. ft. In this building are offices, workspace, storage, and truck and trailer parking. The parking lot is constructed with gravel and the access is from McNamara Road. There is also a two-family home located in the northeasterly corner with accessory structures.

The current site plan has been revised from the 2010 plan that was submitted and approved by the Village's Planning Board. We have added emergency access to Union Road. The site will now have two access points in compliance with the current zoning. Even with this emergency access point, vehicles will use the McNamara Road driveway.

There are currently 18 employees. Two will stay on site and the remainder take a truck and go into the for their daily work. Most employees arrive between 6:30 to 7:00 am. As you can see from the traffic counts, there are a few that arrive after 7:00 am. Between 7:00 am and 8:00 am, the trucks leave the yard. As shown in the traffic counts, not all the trucks leave by 8:00 am and not all of the trucks go into the field each day. There are days when there are two-person crews due to the nature of that day's work.

Over the next few years, Wickes hopes to add six additional employees. Several may stay on site to oversee material deliveries, but the remainder will team up with a current truck driver to create a two-person team. There will be no additional trucks added to the fleet.

Figure 1 shows the project location. We have based our analysis on the site plan prepared by Civil Tec, dated December 7, 2022. For traffic purposes, the future build-year is 2025.

The purpose of this study is to determine the potential traffic impact of the proposed increase in staff will have on the adjacent roadway network, and where necessary, make recommendations for roadway improvements necessary to serve the existing and future traffic volumes.

EXISTING ROADWAY NETWORK

The proposed project is located on McNamara Road. A description of the existing local roadway system is provided below.

- Union Road (CR80) is a two-lane roadway that runs in a north-south direction under the control of Rockland County. It

Untitled Map

Write a description for your map.

Legend

Item 1.

Brant Point Wildlife Sand

Bungalow Bar

Dubos Point Wildlife Sanctuary

Feature 1

Feature 2

Jamaica Bay Wildlife Refuge

Marina 59

Rockaway Brewing Company

Stop & Shop

Tacoway Beach (SUMMER ONLY)



PROJECT LOCATION

PROJECT LOCATION
FIGURE 1

begins at its intersection with Maple Avenue in Spring Valley and continues north to the intersection of Summit/Park Road/New Hempstead Road/Hempstead Road at its northern terminus. The posted speed limit is 30-mph. Near the project site, Union Road has one travel lane in each direction. The land-use composition is comprised of single-family homes. There are signalized intersections along Union Road. At the project site, McNamara Road (CR67) intersects approaching from the west forming a T-intersection.

- McNamara Road (CR67) is a two-lane roadway that runs in an east-west direction under the control of Rockland County. The posted speed limit is 30 mph. It begins at the intersection of Union Road and continues west and then turns north to its terminus at Pomona Road. Development in the vicinity is comprised of single-family homes.

EXISTING TRAFFIC CONDITIONS – WEEKDAY

Manual Traffic Counts -

In order to properly assess the impacts of the proposed project, manual turning movement counts were taken during a typical weekday. The manual counts were conducted on Tuesday, December May 5, 2023, at the following intersections:

- Union Road/McNamara Road – unsignalized
- McNamara Road/Wickes Arborist Driveway – unsignalized

The traffic counts were conducted in 15-minute intervals. The counts were classified by cars, trucks, buses, and school buses. Full size school buses were considered trucks for this study.

The time periods analyzed are as follows:

- 7:00 to 8:00 am and 4:00-5:00 pm.

The traffic volumes are shown in **Figures 2 and 3** and show the peak our traffic. Appendix C shows the traffic counts for the manual counts.

The current staff has 18 employees. Most arrive before 7 am to get their trucks ready and leave between 7 to 8 am. The trucks return between 4 and 5 pm. On a typical day, there are 16 staff members in the field and 2 in the office. Deliveries of materials such as mulch, stone, and wood chips are made throughout the day. Deliveries are based on project needs. Therefore, there could be days when there

are no deliveries. The company does work on Saturday and Sundays, as necessary. Vehicles typically leave by 9 am and return when the project is completed. These projects are typically related to the removal of debris. There are also deliveries made of wood chips.

Capacity Analysis

The Synchro 11 software (standard Highway Capacity Manual) was used to calculate the Level of Service for each intersection. The traffic analysis is performed by calculating the capacity of the facility (e.g., intersection approach roadway) to process traffic. In general, the capacity of a facility is defined as the maximum number of vehicles or pedestrians that can reasonably be expected to traverse a point or section of roadway during a given time period under prevailing roadway, traffic, and control conditions. Therefore, capacity analyses are a set of procedures used to estimate the traffic carrying capabilities of facilities over a range of defined operational conditions. They provide tools for the analysis and improvement of existing facilities and for the planning and design of future facilities.

Unsignalized Intersections

The operation of signalized intersections in the Study Area was analyzed by applying the Percentile Delay Methodology included in the Synchro 11 traffic signal software (latest version approved by NYSDOT).

LOS can be characterized for the entire intersection, each intersection approach, and each lane group. Control delay alone is used to characterize LOS for the entire intersection or an approach. Delay quantifies the increase in travel time due to traffic signal control. It is also a surrogate measure of driver discomfort and fuel consumption. The volume-to-capacity ratio quantifies the degree to which a phase's capacity is utilized by a lane group.

LOS A describes operation with a control delay of 10 seconds per vehicle or less and volume-to capacity ratio no greater than 1.0. This level is typically assigned when the volume-to capacity ratio is low and either progression is exceptionally favorable or the cycle length is very short. If it is due to favorable progression, most vehicles arrive during the green indication and travel through the intersection without stopping.

LOS B describes operation with a control delay between 10 and 20 seconds per vehicle or less and volume-to capacity ratio no greater than 1.0. This level is typically assigned when the volume-to capacity ratio is low and either progression is exceptionally favorable or the cycle length is very short. More vehicles will stop than with LOS A.

LOS C describes operation with a control delay between 20 and 35 seconds per vehicle or less and volume-to capacity ratio no greater than 1.0. This level is typically assigned when the volume-to capacity ratio is moderate. Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may appear at this level. The number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.

LOS D describes operation with a control delay between 35 and 55 seconds per vehicle or less and volume-to capacity ratio no greater than 1.0. This level is typically assigned when the volume-to capacity ratio is high and either progression is ineffective, or the cycle length is long. Many vehicles stop and individual cycle failures are noticeable.

LOS E describes operation with a control delay between 55 and 80 seconds per vehicle or less and volume-to capacity ratio no greater than 1.0. This level is typically assigned when the volume-to capacity ratio is high, progression is unfavorable, and the cycle length is long. Individual cycle failures are frequent.

LOS F describes operation with a control delay is greater than 80 seconds per vehicle or less and volume-to capacity ratio greater than 1.0. This level is typically assigned when the volume-to capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.

A lane group can incur a delay less than 80 seconds per vehicle when the volume-to capacity ratio exceeds 1.0. This condition typically occurs when the cycle length is short, the signal progression is favorable, or both. As a result, both the delay and volume-to capacity ratio are considered when lane group LOS is established. A ratio of 1.0 or more indicates that cycle capacity is fully utilized and represents failure from a capacity perspective (just as delay in excess of 50 seconds per vehicle represents failure from a delay perspective.)

The LOS criteria for both TWSC and AWSC unsignalized intersections are summarized in **Table 1**.

Control Delay Per Vehicle	Level of Service (LOS)	
	v/c ratio $\leq$ 1.0	v/c ratio $\geq$ 1.0
≤ 10.0 Seconds	A	F
>10.0 and 15.0 seconds	B	F
>15.0 and 25.0 seconds	C	F
>25.0 and 35.0 seconds	D	F
>35.0 and 50.0 seconds	E	F
>50.0 seconds	F	F
Source: Transportation Research Board 2016 <i>Highway Capacity Manual</i>		

Note: (1) For TWSC intersections, the LOS criteria apply to each lane on a given approach and to each approach on the minor street (for TWSC intersections.) LOS is not calculated for major-street approaches or for the intersection as a whole.

Note that the LOS criteria for unsignalized intersections are somewhat different from the criteria used in signalized intersections. At TWSC intersections, drivers on the stop-controlled approaches are required to select gaps in the major-street flow in order to execute crossing or turning maneuvers. In the presence of a queue, each driver on the controlled approach must also use some time to move into the front-of-queue position and prepare to evaluate gaps in the major-street flow. AWSC intersections require drivers on all approaches to stop before proceeding into the intersection.

The results of the existing capacity analyses are shown in **Tables 2** for the existing conditions.

At the Union Road/McNamara Road intersection, the McNamara Road eastbound approach is operating at LOS “D” in the morning peak hour. The remaining approaches and intersections are operating at LOS “C” or better.

2025 NO-BUILD CONDITIONS

The no-build conditions represent the traffic volumes that would be on the street network prior to the completion of the development. We used a background growth rate of 1.02% based on the NYMTC projections for Rockland County.

The traffic volumes are shown in **Figures 3 and 4** show the peak hour traffic

The results the weekday capacity analyses are shown in **Tables 3** for the 2025 no-build conditions.

At the Union Road/McNamara Road intersection, the McNamara Road eastbound approach is projected to change from LOS “C” to “D” in the evening peak hour.

The remaining approaches will remain at the LOS for the existing conditions.,

2025 BUILD CONDITIONS

There are currently 18 employees. Two will stay on site and the remainder take a truck and go into the for their daily work. Most employees arrive between 6:30 to 7:00 am. As you can see from the traffic counts, there are a few that arrive after 7:00 am. Between 7:00 am and 8:00 am, the trucks leave the yard. As shown in

TABLE 2
CAPACITY ANALYSIS SUMMARY
2023 EXISTING CONDITIONS WEEKDAY
UNSIGNALIZED INTERSECTIONS

	7:00-8:00 V/C			4:00-5:00 V/C		
	LOS	Ratio	Delay	LOS	Ratio	Delay
Union Road/McNamara Road						
Union Road						
Northbound Lt + Th	A	0.09	9.3	A	0.08	9.1
McNamara Road						
Eastbound Lt + Rt	D	0.58	31.2	C	0.48	24.7
McNamara Road/Wickes Driveway						
McNamara Road						
Westbound Lt + th	A	0.00	7.6	A	0.00	0.0
Wickes Driveway						
Northbound Lt + Rt	B	0.01	10.6	A	0.01	10.0

the traffic counts, not all the trucks leave by 8:00 am and not all of the trucks go into the field each day. There are days when there are two-person crews due to the nature of that day's work.

Over the next few years, Wickes hopes to add six additional employees. Several may stay on site to oversee material deliveries, but the remainder will team up with a current truck driver to create a two-person team. There will be no additional trucks added to the fleet. For this analysis, we have assumed that six new cars will enter between 7:00 am and 8:00 am and leave between 4:00 pm and 5:00 pm. There will be no change in the truck operations.

Figure 6 shows the distribution for the six vehicle trips and **Figures 7 and 8** show the peak hour traffic volumes for the 2025 Build condition.

There will be no change in the LOS for any of the movements from the No-Build to the Build conditions.

CALCULATION OF SIGHT DISTANCE

The intersection sight distance is based on the AASHTO Design Manual "A Policy for Geometric Design of Highways and Streets." Chapter 9 discusses the sight triangle requirements for a stop-controlled intersection and how to calculate the sight distance.

The sight triangle area must be clear of obstructions so a driver sitting in the driveway can see oncoming traffic and vice versa. Plantings in the sight triangle should not be more than two feet high. It is preferable that there be no plantings in the sight triangle.

The intersection sight distance is calculated based on the formula on Page 9-37. For a left turn from stop, Table 9-5 provides the Time Gap in seconds for the Design Speed of Major Road. For a passenger car, the Time Gap is 7.5 seconds. For a single unit truck, 9.5 seconds and for a combination truck 11.5 seconds. We measured the sight distance in the field and the results are as follows:

For the existing driveway on McNamara Road, if approaching from the east to make a right-turn into the driveway, the sight distance is 313 feet. Looking to the right making a left-turn out of the driveway, the sight distance is 222 feet to the stop bar on McNamara Road at its intersection with Union Road. For 30 mph, the required sight distance is 335 feet. The stopping sight distance is 200 feet. We are short by 22 feet for the intersection sight distance but do meet the stopping sight distance. Since we meet the stopping sight distance, the location of the driveway is acceptable.

TABLE 3
CAPACITY ANALYSIS SUMMARY
2025 NO-BUILD CONDITIONS WEEKDAY
UNSIGNALIZED INTERSECTIONS

	7:00-8:00 V/C			4:00-5:00 V/C		
	LOS	Ratio	Delay	LOS	Ratio	Delay
Union Road/McNamara Road						
Union Road						
Northbound Lt + Th	A	0.09	9.3	A	0.08	9.1
McNamara Road						
Eastbound Lt + Rt	D	0.60	33.4	D	0.50	25.9
McNamara Road/Wickes Driveway						
McNamara Road						
Westbound Lt + th	A	0.00	7.6	A	0.00	0.0
Wickes Driveway						
Northbound Lt + Rt	B	0.01	10.7	A	0.01	10.0

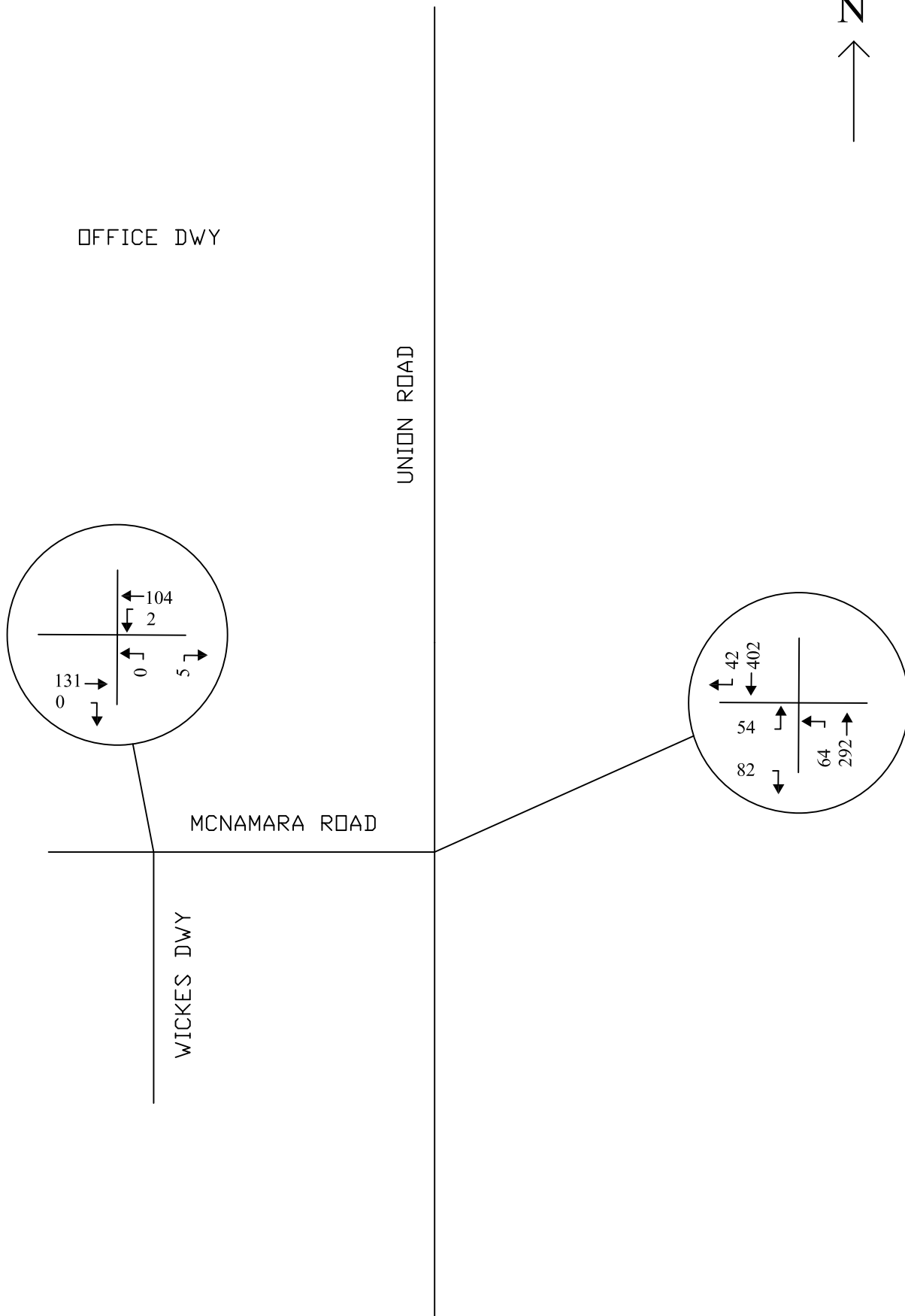
TABLE 4
CAPACITY ANALYSIS SUMMARY
2025 BUILD CONDITIONS WEEKDAY
UNSIGNALIZED INTERSECTIONS

	7:00-8:00 V/C			4:00-5:00 V/C		
	LOS	Ratio	Delay	LOS	Ratio	Delay
Union Road/McNamara Road						
Union Road						
Northbound Lt + Th	A	0.10	9.4	A	0.08	9.1
McNamara Road						
Eastbound Lt + Rt	D	0.61	34.1	D	0.52	26.7
McNamara Road/Wickes Driveway						
McNamara Road						
Westbound Lt + th	A	0.00	7.6	A	0.00	0.0
Wickes Driveway						
Northbound Lt + Rt	B	0.01	10.7	A	0.02	9.9

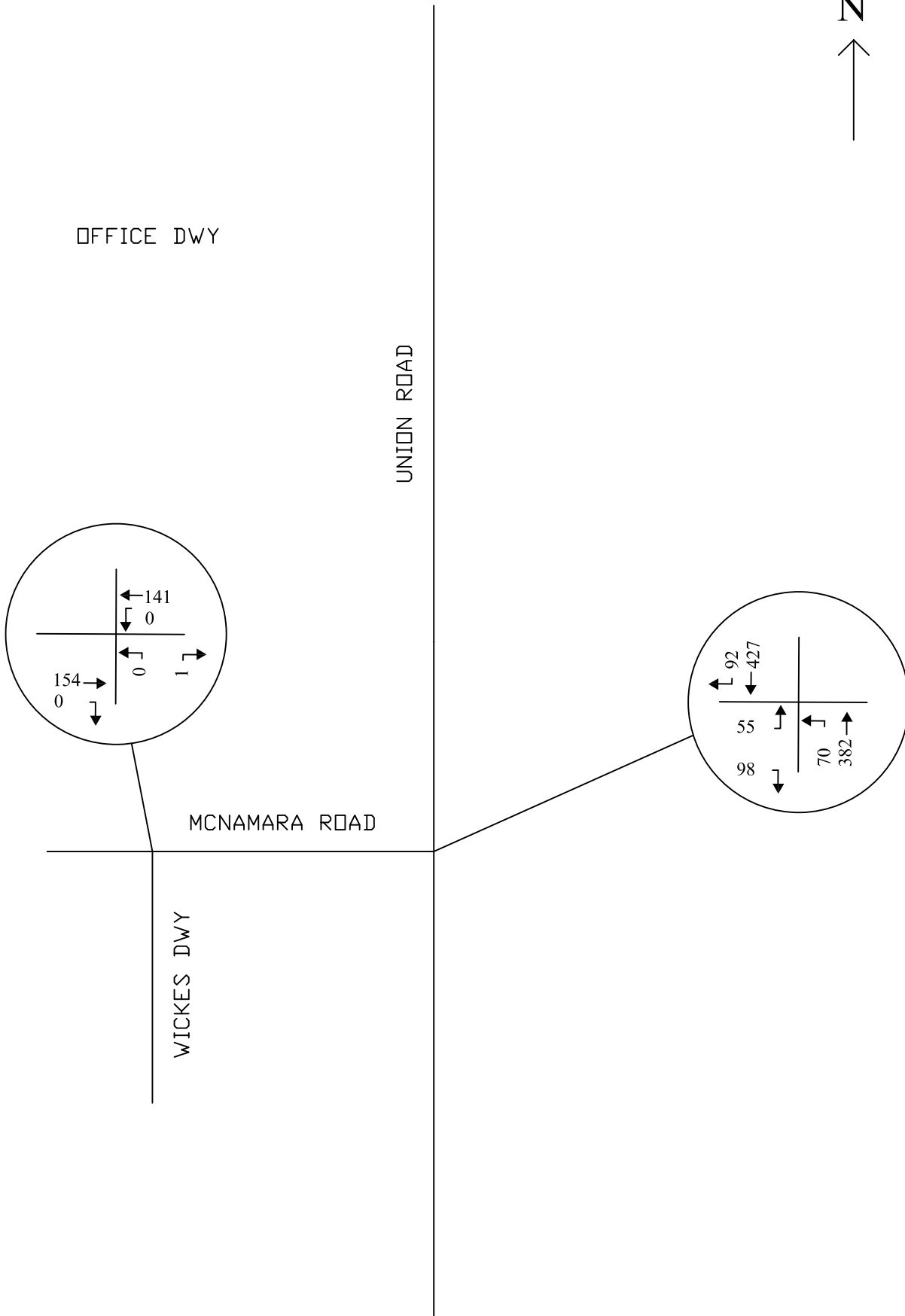
CONCLUSIONS

1. The existing Wickes Arborist business plans to add six new employees over the next several years.
2. The LOS for the existing driveway is “A” or “B” and the McNamara Road eastbound approach is projected to operate at LOS “D” when these employees are added.

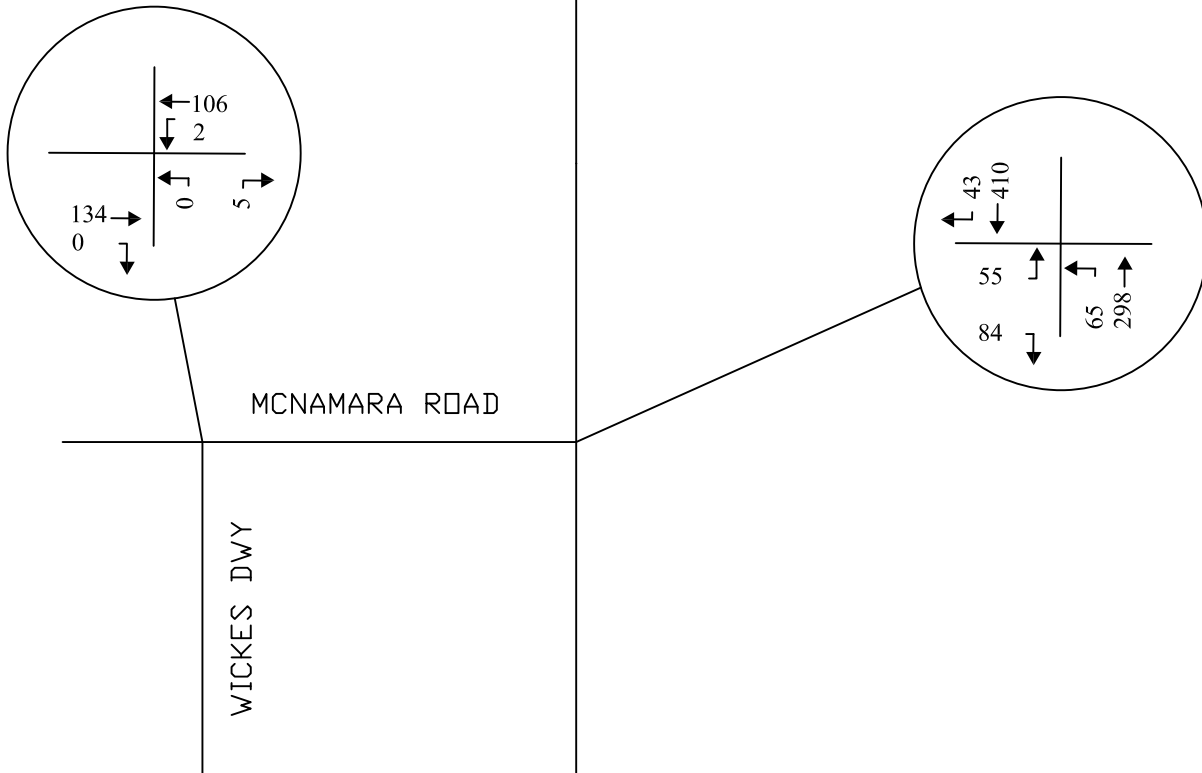
APPENDIX A TRAFFIC VOLUME FIGURES



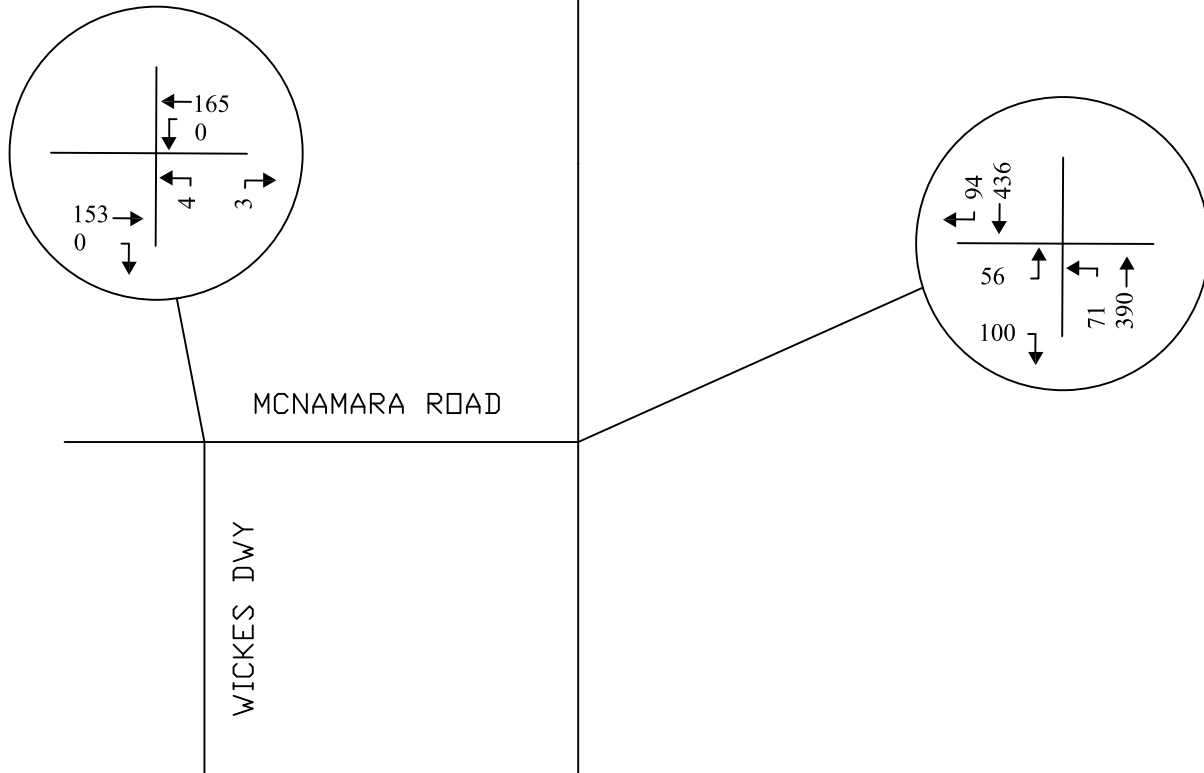
2023 EXISTING AM PEAK HOUR TRAFFIC
7:00 AM - 8:00 AM
FIGURE 2



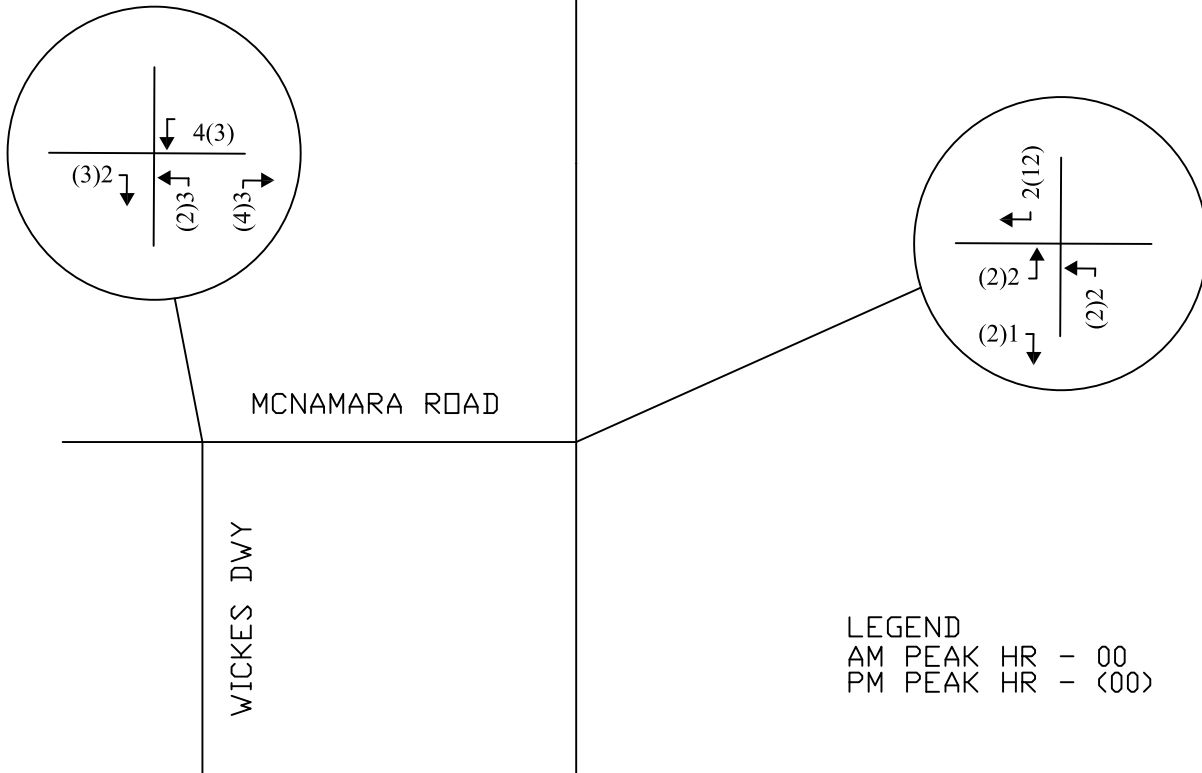
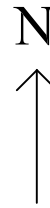
2023 EXISTING PM PEAK HOUR TRAFFIC
4:00 PM - 5:00 PM
FIGURE 3



2025 NO-BUILD AM PEAK HOUR TRAFFIC
7:00 AM - 8:00 AM
FIGURE 4



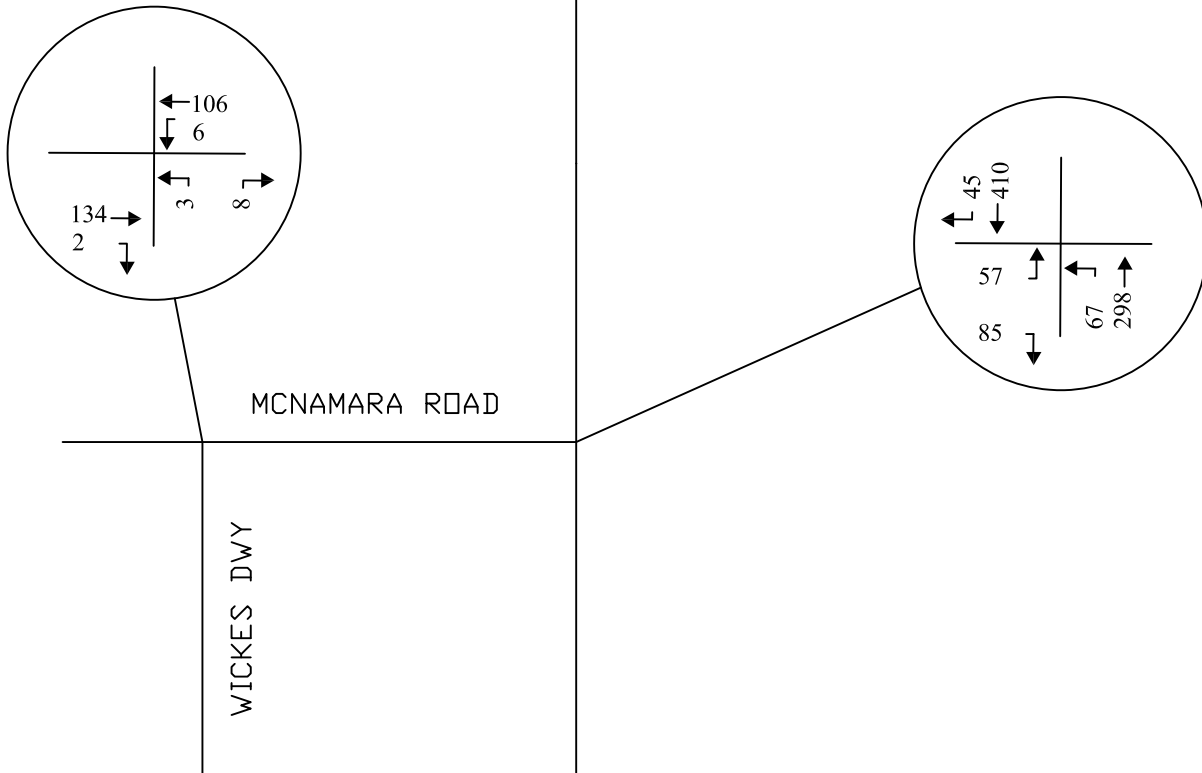
2025 NO-BUILD PM PEAK HOUR TRAFFIC
4:00 PM - 5:00 PM
FIGURE 5



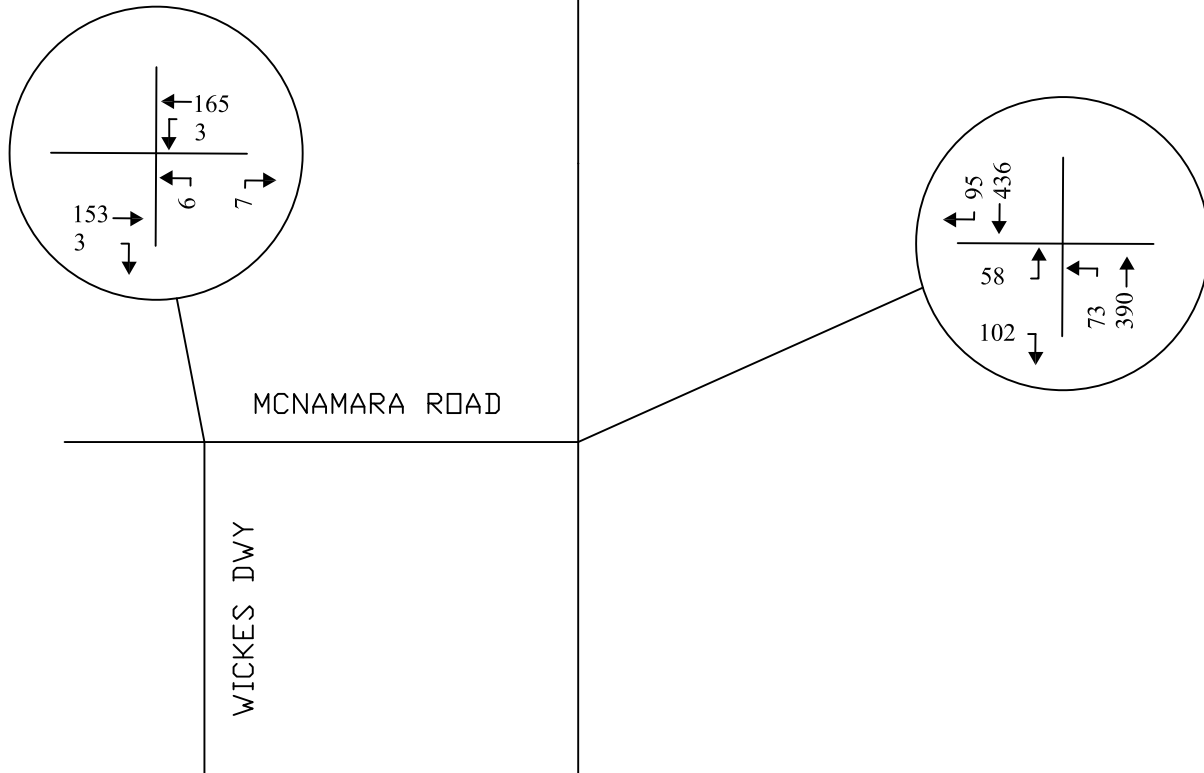
LEGEND
AM PEAK HR - 00
PM PEAK HR - (00)

TRIP DISTRIBUTION

FIGURE 6



2025 NO-BUILD AM PEAK HOUR TRAFFIC
7:00 AM - 8:00 AM
FIGURE 4



2025 BUILD PM PEAK HOUR TRAFFIC
4:00 PM - 5:00 PM
FIGURE 8

APPENDIX B CAPACITY ANALYSIS SUMMARIES

CAPACITY ANALYSIS SUMMARY EXISTING CONDITIONS

Intersection						
Int Delay, s/veh	5.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	54	83	64	292	402	42
Future Vol, veh/h	54	83	64	292	402	42
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	76	76	76	76	76	76
Heavy Vehicles, %	11	16	17	14	12	17
Mvmt Flow	71	109	84	384	529	55

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1109	557	584	0	-	0
Stage 1	557	-	-	-	-	-
Stage 2	552	-	-	-	-	-
Critical Hdwy	6.51	6.36	4.27	-	-	-
Critical Hdwy Stg 1	5.51	-	-	-	-	-
Critical Hdwy Stg 2	5.51	-	-	-	-	-
Follow-up Hdwy	3.599	3.444	2.353	-	-	-
Pot Cap-1 Maneuver	223	504	921	-	-	-
Stage 1	556	-	-	-	-	-
Stage 2	559	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	197	504	921	-	-	-
Mov Cap-2 Maneuver	197	-	-	-	-	-
Stage 1	492	-	-	-	-	-
Stage 2	559	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	31.2	1.7	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	921	-	312	-	-
HCM Lane V/C Ratio	0.091	-	0.578	-	-
HCM Control Delay (s)	9.3	0	31.2	-	-
HCM Lane LOS	A	A	D	-	-
HCM 95th %tile Q(veh)	0.3	-	3.4	-	-

Intersection						
Int Delay, s/veh	0.3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	131	0	2	104	0	5
Future Vol, veh/h	131	0	2	104	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	66	66	66	66	66	66
Heavy Vehicles, %	11	0	0	17	0	100
Mvmt Flow	198	0	3	158	0	8

Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	198	0	362	198
Stage 1	-	-	-	-	198	-
Stage 2	-	-	-	-	164	-
Critical Hdwy	-	-	4.1	-	6.4	7.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	4.2
Pot Cap-1 Maneuver	-	-	1387	-	641	646
Stage 1	-	-	-	-	840	-
Stage 2	-	-	-	-	870	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1387	-	640	646
Mov Cap-2 Maneuver	-	-	-	-	640	-
Stage 1	-	-	-	-	840	-
Stage 2	-	-	-	-	868	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	10.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	646	-	-	1387	-
HCM Lane V/C Ratio	0.012	-	-	0.002	-
HCM Control Delay (s)	10.6	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection

Int Delay, s/veh 3.9

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations 

Traffic Vol, veh/h 55 98 70 382 427 92

Future Vol, veh/h 55 98 70 382 427 92

Conflicting Peds, #/hr 0 0 0 0 0 0

Sign Control Stop Stop Free Free Free Free

RT Channelized - None - None - None

Storage Length 0 - - - - -

Veh in Median Storage, # 0 - - 0 0 -

Grade, % 0 - - 0 0 -

Peak Hour Factor 93 93 93 93 93 93

Heavy Vehicles, % 13 14 13 14 9 9

Mvmt Flow 59 105 75 411 459 99

Major/Minor Minor2 Major1 Major2

Conflicting Flow All 1070 509 558 0 - 0

Stage 1 509 - - - - -

Stage 2 561 - - - - -

Critical Hdwy 6.53 6.34 4.23 - - -

Critical Hdwy Stg 1 5.53 - - - - -

Critical Hdwy Stg 2 5.53 - - - - -

Follow-up Hdwy 3.617 3.426 2.317 - - -

Pot Cap-1 Maneuver 233 541 960 - - -

Stage 1 582 - - - - -

Stage 2 550 - - - - -

Platoon blocked, % - - -

Mov Cap-1 Maneuver 209 541 960 - - -

Mov Cap-2 Maneuver 209 - - - - -

Stage 1 523 - - - - -

Stage 2 550 - - - - -

Approach EB NB SB

HCM Control Delay, s 24.7 1.4 0

HCM LOS C

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h) 960 - 344 - -

HCM Lane V/C Ratio 0.078 - 0.478 - -

HCM Control Delay (s) 9.1 0 24.7 - -

HCM Lane LOS A A C - -

HCM 95th %tile Q(veh) 0.3 - 2.5 - -

Intersection						
Int Delay, s/veh	0.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	150	0	0	162	4	3
Future Vol, veh/h	150	0	0	162	4	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	13	0	0	10	0	0
Mvmt Flow	167	0	0	180	4	3
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	167	0	347	167
Stage 1	-	-	-	-	167	-
Stage 2	-	-	-	-	180	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1423	-	654	882
Stage 1	-	-	-	-	867	-
Stage 2	-	-	-	-	856	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1423	-	654	882
Mov Cap-2 Maneuver	-	-	-	-	654	-
Stage 1	-	-	-	-	867	-
Stage 2	-	-	-	-	856	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0		10	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	735	-	-	1423	-	
HCM Lane V/C Ratio	0.011	-	-	-	-	
HCM Control Delay (s)	10	-	-	0	-	
HCM Lane LOS	B	-	-	A	-	
HCM 95th %tile Q(veh)	0	-	-	0	-	

CAPACITY ANALYSIS SUMMARY 2025 NO-BUILD CONDITIONS

Intersection						
Int Delay, s/veh	5.5					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	55	84	65	298	410	43
Future Vol, veh/h	55	84	65	298	410	43
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	76	76	76	76	76	76
Heavy Vehicles, %	11	16	17	14	12	17
Mvmt Flow	72	111	86	392	539	57

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1132	568	596	0	-	0
Stage 1	568	-	-	-	-	-
Stage 2	564	-	-	-	-	-
Critical Hdwy	6.51	6.36	4.27	-	-	-
Critical Hdwy Stg 1	5.51	-	-	-	-	-
Critical Hdwy Stg 2	5.51	-	-	-	-	-
Follow-up Hdwy	3.599	3.444	2.353	-	-	-
Pot Cap-1 Maneuver	216	497	911	-	-	-
Stage 1	550	-	-	-	-	-
Stage 2	552	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	190	497	911	-	-	-
Mov Cap-2 Maneuver	190	-	-	-	-	-
Stage 1	483	-	-	-	-	-
Stage 2	552	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	33.4	1.7	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	911	-	303	-	-
HCM Lane V/C Ratio	0.094	-	0.604	-	-
HCM Control Delay (s)	9.4	0	33.4	-	-
HCM Lane LOS	A	A	D	-	-
HCM 95th %tile Q(veh)	0.3	-	3.7	-	-

Intersection						
Int Delay, s/veh	0.3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	134	0	2	106	0	5
Future Vol, veh/h	134	0	2	106	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	66	66	66	66	66	66
Heavy Vehicles, %	11	0	0	17	0	100
Mvmt Flow	203	0	3	161	0	8
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	203	0	370	203
Stage 1	-	-	-	-	203	-
Stage 2	-	-	-	-	167	-
Critical Hdwy	-	-	4.1	-	6.4	7.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	4.2
Pot Cap-1 Maneuver	-	-	1381	-	634	641
Stage 1	-	-	-	-	836	-
Stage 2	-	-	-	-	867	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1381	-	633	641
Mov Cap-2 Maneuver	-	-	-	-	633	-
Stage 1	-	-	-	-	836	-
Stage 2	-	-	-	-	865	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	0.1		10.7		
HCM LOS	B					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	641	-	-	1381	-	
HCM Lane V/C Ratio	0.012	-	-	0.002	-	
HCM Control Delay (s)	10.7	-	-	7.6	0	
HCM Lane LOS	B	-	-	A	A	
HCM 95th %tile Q(veh)	0	-	-	0	-	

Intersection

Int Delay, s/veh 4.1

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations 

Traffic Vol, veh/h 56 100 71 390 436 94

Future Vol, veh/h 56 100 71 390 436 94

Conflicting Peds, #/hr 0 0 0 0 0 0

Sign Control Stop Stop Free Free Free Free

RT Channelized - None - None - None

Storage Length 0 - - - - -

Veh in Median Storage, # 0 - - 0 0 -

Grade, % 0 - - 0 0 -

Peak Hour Factor 93 93 93 93 93 93

Heavy Vehicles, % 13 14 13 14 9 9

Mvmt Flow 60 108 76 419 469 101

Major/Minor Minor2 Major1 Major2

Conflicting Flow All 1091 520 570 0 - 0

Stage 1 520 - - - - -

Stage 2 571 - - - - -

Critical Hdwy 6.53 6.34 4.23 - - -

Critical Hdwy Stg 1 5.53 - - - - -

Critical Hdwy Stg 2 5.53 - - - - -

Follow-up Hdwy 3.617 3.426 2.317 - - -

Pot Cap-1 Maneuver 226 533 950 - - -

Stage 1 575 - - - - -

Stage 2 544 - - - - -

Platoon blocked, % - - -

Mov Cap-1 Maneuver 202 533 950 - - -

Mov Cap-2 Maneuver 202 - - - - -

Stage 1 515 - - - - -

Stage 2 544 - - - - -

Approach EB NB SB

HCM Control Delay, s 25.9 1.4 0

HCM LOS D

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h) 950 - 336 - -

HCM Lane V/C Ratio 0.08 - 0.499 - -

HCM Control Delay (s) 9.1 0 25.9 - -

HCM Lane LOS A A D - -

HCM 95th %tile Q(veh) 0.3 - 2.7 - -

Intersection						
Int Delay, s/veh	0.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	153	0	0	165	4	3
Future Vol, veh/h	153	0	0	165	4	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	13	0	0	10	0	0
Mvmt Flow	170	0	0	183	4	3

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	170
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	4.1	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	2.2	-
Pot Cap-1 Maneuver	-	1420	-
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	1420	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	10
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	731	-	-	1420	-
HCM Lane V/C Ratio	0.011	-	-	-	-
HCM Control Delay (s)	10	-	-	0	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0	-	-	0	-

CAPACITY ANALYSIS SUMMARY 2025 BUILD CONDITIONS

Intersection						
Int Delay, s/veh	5.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	55	84	67	298	410	45
Future Vol, veh/h	55	84	67	298	410	45
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	76	76	76	76	76	76
Heavy Vehicles, %	11	16	17	14	12	17
Mvmt Flow	72	111	88	392	539	59

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1137	569	598	0	-	0
Stage 1	569	-	-	-	-	-
Stage 2	568	-	-	-	-	-
Critical Hdwy	6.51	6.36	4.27	-	-	-
Critical Hdwy Stg 1	5.51	-	-	-	-	-
Critical Hdwy Stg 2	5.51	-	-	-	-	-
Follow-up Hdwy	3.599	3.444	2.353	-	-	-
Pot Cap-1 Maneuver	214	496	909	-	-	-
Stage 1	549	-	-	-	-	-
Stage 2	550	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	187	496	909	-	-	-
Mov Cap-2 Maneuver	187	-	-	-	-	-
Stage 1	481	-	-	-	-	-
Stage 2	550	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	34.1	1.7	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	909	-	300	-	-
HCM Lane V/C Ratio	0.097	-	0.61	-	-
HCM Control Delay (s)	9.4	0	34.1	-	-
HCM Lane LOS	A	A	D	-	-
HCM 95th %tile Q(veh)	0.3	-	3.7	-	-

Intersection						
Int Delay, s/veh	0.3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	134	2	4	106	0	5
Future Vol, veh/h	134	2	4	106	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	66	66	66	66	66	66
Heavy Vehicles, %	11	0	0	17	0	100
Mvmt Flow	203	3	6	161	0	8

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	206	0	378
Stage 1	-	-	-	-	205
Stage 2	-	-	-	-	173
Critical Hdwy	-	-	4.1	-	6.4
Critical Hdwy Stg 1	-	-	-	-	5.4
Critical Hdwy Stg 2	-	-	-	-	5.4
Follow-up Hdwy	-	-	2.2	-	3.5
Pot Cap-1 Maneuver	-	-	1377	-	628
Stage 1	-	-	-	-	834
Stage 2	-	-	-	-	862
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1377	-	625
Mov Cap-2 Maneuver	-	-	-	-	625
Stage 1	-	-	-	-	834
Stage 2	-	-	-	-	858

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	10.7
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	640	-	-	1377	-
HCM Lane V/C Ratio	0.012	-	-	0.004	-
HCM Control Delay (s)	10.7	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection						
Int Delay, s/veh	4.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	58	102	71	390	436	94
Future Vol, veh/h	58	102	71	390	436	94
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	13	14	13	14	9	9
Mvmt Flow	62	110	76	419	469	101
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	1091	520	570	0	-	0
Stage 1	520	-	-	-	-	-
Stage 2	571	-	-	-	-	-
Critical Hdwy	6.53	6.34	4.23	-	-	-
Critical Hdwy Stg 1	5.53	-	-	-	-	-
Critical Hdwy Stg 2	5.53	-	-	-	-	-
Follow-up Hdwy	3.617	3.426	2.317	-	-	-
Pot Cap-1 Maneuver	226	533	950	-	-	-
Stage 1	575	-	-	-	-	-
Stage 2	544	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	202	533	950	-	-	-
Mov Cap-2 Maneuver	202	-	-	-	-	-
Stage 1	515	-	-	-	-	-
Stage 2	544	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	26.7	1.4		0		
HCM LOS	D					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	950	-	334	-	-	
HCM Lane V/C Ratio	0.08	-	0.515	-	-	
HCM Control Delay (s)	9.1	0	26.7	-	-	
HCM Lane LOS	A	A	D	-	-	
HCM 95th %tile Q(veh)	0.3	-	2.8	-	-	

Intersection						
Int Delay, s/veh	0.4					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	153	0	0	165	6	7
Future Vol, veh/h	153	0	0	165	6	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	13	0	0	10	0	0
Mvmt Flow	170	0	0	183	7	8

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	170	0	353
Stage 1	-	-	-	-	170
Stage 2	-	-	-	-	183
Critical Hdwy	-	-	4.1	-	6.4
Critical Hdwy Stg 1	-	-	-	-	5.4
Critical Hdwy Stg 2	-	-	-	-	5.4
Follow-up Hdwy	-	-	2.2	-	3.5
Pot Cap-1 Maneuver	-	-	1420	-	649
Stage 1	-	-	-	-	865
Stage 2	-	-	-	-	853
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1420	-	649
Mov Cap-2 Maneuver	-	-	-	-	649
Stage 1	-	-	-	-	865
Stage 2	-	-	-	-	853

Approach	EB	WB	NB
HCM Control Delay, s	0	0	9.9
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	755	-	-	1420	-
HCM Lane V/C Ratio	0.019	-	-	-	-
HCM Control Delay (s)	9.9	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

APPENDIX C TRAFFIC COUNTS

COUNT TYPE: Turning Movement
NODE ID:
LOCATION 1: Wickes Driveway
LOCATION 2: McNamara Rd
BOROUGH CODE:
COLLECT DATE:
START DATE: 12/05/2023
START TIME: 07:00:00
END DATE: 12/05/2023
END TIME: 19:00:00
PERIOD: 2
INTERVAL (Min): 15
COMMENT:

Item 1.

From	To	DIR	WB L	WB T	WB U	NB L	NB R	NB U	EB T	EB R	EB U			
		Vehicle Class												
07:00:00	07:15:00	Auto	0	12	0	0	0	0	21	0	0	33		
		Trucks	0	0	0	0	0	0	0	0	0	0		
		Bus	0	5	0	0	0	0	1	0	0	6	39	
07:15:00	07:30:00	Auto	1	11	0	0	0	0	26	0	0	38		
		Trucks	0	0	0	0	5	0	0	0	0	5		
		Bus	0	2	0	0	0	0	2	0	0	4	47	
07:30:00	07:45:00	Auto	0	21	0	0	0	0	33	0	0	54		
		Trucks	0	0	0	0	0	0	1	0	0	1		
		Bus	0	5	0	0	0	0	4	0	0	9	64	
07:45:00	08:00:00	Auto	1	42	0	0	0	0	37	0	0	80		
		Trucks	0	1	0	0	0	0	1	0	0	2		
		Bus	0	5	0	0	0	0	5	0	0	10	92	242 0.66
08:00:00	08:15:00	Auto	0	50	0	0	0	0	27	0	0	77		
		Trucks	0	0	0	0	1	0	1	0	0	2		
		Bus	0	5	0	0	0	0	4	0	0	9	88	291
08:15:00	08:30:00	Auto	0	39	0	1	0	0	34	0	0	74		
		Trucks	0	0	0	0	0	0	0	0	0	0		
		Bus	0	6	0	0	0	0	8	0	0	14	88	332
08:30:00	08:45:00	Auto	0	44	0	0	0	0	34	0	0	78		
		Trucks	0	2	0	0	0	0	1	0	0	3		
		Bus	0	3	0	0	0	0	2	0	0	5	86	354
08:45:00	09:00:00	Auto	0	42	0	0	1	0	57	0	0	100		
		Trucks	0	0	0	0	0	0	0	0	0	0		
		Bus	0	2	0	0	0	0	3	0	0	5	105	367 0.87
16:00:00	16:15:00	Auto	0	35	0	4	2	0	41	0	0	82		
		Trucks	0	0	0	0	0	0	1	0	0	1		
		Bus	0	4	0	0	0	0	2	0	0	6	89	
16:15:00	16:30:00	Auto	0	45	0	0	0	0	24	0	0	69		
		Trucks	0	2	0	0	0	0	0	0	0	2		
		Bus	0	5	0	0	0	0	4	0	0	9	80	
16:30:00	16:45:00	Auto	0	29	0	0	1	0	32	0	0	62		
		Trucks	0	1	0	0	0	0	3	0	0	4		
		Bus	0	1	0	0	0	0	5	0	0	6	72	
16:45:00	17:00:00	Auto	0	36	0	0	0	0	33	0	0	69		
		Trucks	0	1	0	0	0	0	3	0	0	4		
		Bus	0	3	0	0	0	0	2	0	0	5	78	319 0.90
17:00:00	17:15:00	Auto	0	48	0	0	0	0	52	0	0	100		
		Trucks	0	0	0	0	0	0	1	0	0	1		
		Bus	0	1	0	0	0	0	6	0	0	7	108	338 0.78
17:15:00	17:30:00	Auto	0	41	0	0	0	0	24	0	0	65		
		Trucks	0	0	0	0	0	0	0	0	0	0		
		Bus	0	1	0	0	0	0	4	0	0	5	70	328
17:30:00	17:45:00	Auto	0	39	0	0	0	0	36	0	0	75		
		Trucks	0	0	0	0	0	0	0	0	0	0		
		Bus	0	3	0	0	0	0	2	0	0	5	80	336
17:45:00	18:00:00	Auto	0	34	0	0	0	0	34	0	0	68		
		Trucks	0	0	0	0	0	0	1	0	0	1		
		Bus	0	2	0	0	0	0	3	0	0	5	74	332
8:00-9:00		WB L WBTH				NBLT	NBRT		EBST	EBRT		Totals		
		Auto	0	175		1	1		152	0		329		
		Trucks	0	2		0	1		2	0		5		
		Bus	0	16		0	0		17	0		33		
		Totals	0	193		1	2		171	0		367		
		% HV	#####	9%		0%	50%		11%	#####		10%		
		PHF	0.87	0.87		0.87	0.87		0.87	0.87		0.87		
4:15-5:15		WB L WBTH				NBLT	NBRT		EBST	EBRT		Totals		
		Auto	0	158		0	1		141	0		300		
		Trucks	0	4		0	0		7	0		11		
		Bus	0	10		0	0		17	0		27		
		Totals	0	154		0	1		141	0		296		
		% HV	#####	9%		#####	0%		17%	#####		13%		
		PHF	0.78	0.78		0.78	0.78		0.78	0.78		0.78		
7:00-8:00		WB L WBTH				NBLT	NBRT		EBST	EBRT		Totals		
		Auto	2	86		0	0		117	0		205		
		Trucks	0	1		0	5		2	0		8		
		Bus	0	17		0	0		12	0		29		
		Totals	2	104		0	5		131	0		242		
		% HV	0%	17%		#####	100%		11%	#####		15%		
		PHF	0.66	0.66		0.66	0.66		0.66	0.66		0.66		
4:00-5:00		WB L WBTH				NBLT	NBRT		EBST	EBRT		Totals		
		Auto	0	145		4	3		130	0		282		
		Trucks	0	4		0	0		7	0		11		
		Bus	0	13		0	0		13	0		26		
		Totals	0	162		4	3		150	0		319		
		% HV	#####	10%		0%	0%		13%	#####		12%		
		PHF	0.90	0.90		0.90	0.90		0.90	0.90		0.90		

COUNT TYPE: Turning Movement
 NODE ID:
 LOCATION 1: Union Rd
 LOCATION 2: McNamara Rd
 BOROUGH CODE:
 COLLECT DATE:
 START DATE: 12/05/2023
 START TIME: 07:00:00
 END DATE: 12/05/2023
 END TIME: 19:00:00
 PERIOD: 2
 INTERVAL (Min): 15
 COMMENT:

Item 1.

From	To	Vehicle Class	DIR	SB T	SB R	SB U	NB L	NB T	NB U	EB L	EB R	EB U			
07:00:00	07:15:00	Auto		55	4	0	8	43	0	12	10	0	132		
		Trucks		2	0	0	0	2	0	0	0	0	4		
		Bus		8	1	0	4	9	0	0	1	0	23	159	
07:15:00	07:30:00	Auto		77	7	0	5	54	0	16	9	0	168		
		Trucks		6	0	0	0	2	0	4	1	0	13		
		Bus		8	1	0	1	8	0	1	1	0	20	201	
07:30:00	07:45:00	Auto		113	9	0	12	67	0	11	22	0	234		
		Trucks		6	0	0	0	4	0	0	1	0	11		
		Bus		7	1	0	4	6	0	1	3	0	22	267	
07:45:00	08:00:00	Auto		108	15	0	28	88	0	9	28	0	276		
		Trucks		2	1	0	0	4	0	0	1	0	8		
		Bus		10	3	0	2	5	0	0	5	0	25	309	936 0.76
08:00:00	08:15:00	Auto		90	21	0	29	81	0	12	15	0	248		
		Trucks		3	0	0	0	4	0	0	2	0	9		
		Bus		11	1	0	4	3	0	0	4	0	23	280	1057
08:15:00	08:30:00	Auto		80	16	0	23	75	0	13	21	0	228		
		Trucks		2	0	0	0	2	0	0	0	0	4		
		Bus		8	2	0	4	5	0	2	4	0	25	257	1113
08:30:00	08:45:00	Auto		93	15	0	29	76	0	17	19	0	249		
		Trucks		4	2	0	0	2	0	1	0	0	9		
		Bus		9	1	0	2	5	0	1	1	0	19	277	1123
08:45:00	09:00:00	Auto		108	15	0	27	80	0	19	39	0	288		
		Trucks		3	0	0	0	3	0	0	0	0	6		
		Bus		4	0	0	2	13	0	2	1	0	22	316	1130 0.89
16:00:00	16:15:00	Auto		100	23	0	12	97	0	17	26	0	275		
		Trucks		4	0	0	0	4	0	0	1	0	9		
		Bus		10	2	0	2	9	0	0	2	0	25	309	
16:15:00	16:30:00	Auto		97	29	0	16	93	0	9	15	0	259		
		Trucks		1	2	0	0	2	0	0	0	0	5		
		Bus		11	2	0	3	12	0	1	4	0	33	297	
16:30:00	16:45:00	Auto		89	13	0	16	64	0	11	21	0	214		
		Trucks		3	0	0	1	3	0	2	1	0	10		
		Bus		6	0	0	1	6	0	2	3	0	18	242	
16:45:00	17:00:00	Auto		104	19	0	17	76	0	11	22	0	249		
		Trucks		1	0	0	1	5	0	2	1	0	10		
		Bus		1	2	0	1	11	0	0	2	0	17	276	1124
17:00:00	17:15:00	Auto		91	20	0	28	87	0	11	41	0	278		
		Trucks		1	0	0	0	2	0	0	1	0	4		
		Bus		6	1	0	0	4	0	1	5	0	17	299	1114 0.93
17:15:00	17:30:00	Auto		99	20	0	21	80	0	6	18	0	244		
		Trucks		2	0	0	0	1	0	0	0	0	3		
		Bus		3	0	0	1	8	0	1	3	0	16	263	1080
17:30:00	17:45:00	Auto		73	21	0	18	57	0	12	24	0	205		
		Trucks		0	0	0	0	0	0	0	0	0	0		
		Bus		5	0	0	3	4	0	2	0	0	14	219	1057
17:45:00	18:00:00	Auto		97	13	0	21	79	0	12	22	0	244		
		Trucks		1	0	0	0	1	0	0	1	0	3		
		Bus		3	0	0	2	3	0	2	1	0	11	258	1039 0.87
8:00-9:00		SBST	SBRT				NBLT	NBST		EBLT	EBRT		Totals		
		Auto		371	67		108	312		61	94		1013		
		Trucks		12	2		0	11		1	2		28		
		Bus		32	4		12	26		5	10		89		
		Totals		415	73		120	349		67	106		1130		
		% HV		11%	8%		10%	11%		9%	11%		10%		
		PHF		0.89	0.89		0.89	0.89		0.89	0.89		0.89		
4:15-5:15		SBST	SBRT				NBLT	NBST		EBLT	EBRT		Totals		
		Auto		381	81		77	320		42	99		1000		
		Trucks		6	2		2	12		4	3		29		
		Bus		24	5		5	33		4	14		85		
		Totals		411	88		84	365		50	116		1114		
		% HV		7%	8%		8%	12%		16%	15%		10%		
		PHF		0.93	0.93		0.93	0.93		0.93	0.93		0.93		
7:00-8:00		SBST	SBRT				NBLT	NBST		EBLT	EBRT		Totals		
		Auto		353	35		53	252		48	69		810		
		Trucks		16	1		0	12		4	3		36		
		Bus		33	6		11	28		2	10		90		
		Totals		402	42		64	292		54	82		936		
		% HV		12%	17%		17%	14%		11%	16%		13%		
		PHF		0.76	0.76		0.76	0.76		0.76	0.76		0.76		
4:00-5:00		SBST	SBRT				NBLT	NBST		EBLT	EBRT		Totals		
		Auto		390	84		61	330		48	84		997		
		Trucks		9	2		2	14		4	3		34		
		Bus		28	6		7	38		3	11		93		
		Totals		427	92		70	382		55	98		1124		
		% HV		9%	9%		13%	14%		13%	14%		11%		
		PHF		0.93	0.93		0.93	0.93		0.93	0.93		0.93		



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PLANNING BOARD VILLAGE OF WESLEY HILLS

ROCKLAND TREE EXPERT CO., INC.
 d/b/a IRA WICKES/ARBORIST

EAF PART III - SUPPLEMENT

At the Planning Board's meeting of January 24, 2024, the Board, as lead agency, recognized that a negative declaration was previously granted to this project and that the proposed changes to the project as a result of the Appellate Division's order were minor. The Board recognized that most of the environmental review previously performed was still valid. It asked for updates on two items: (1) a repeated test of well water quality to support the original testing for chemicals and petroleum products; and (2) an updated traffic impact study ("TIS") to determine if the predicted traffic from the original TIS was still in range and to assess current conditions.

- (1) Ground Water Analysis - Attached are reports from SimpleLab, an EPA-registered laboratory, providing test results of samples taken from the well head located at the subject property on May 13, 2024. The first report simply states the levels of materials found in the water. The second report evaluates the sample. On the second report, called a "Tap Score Report", no health concerns were detected.
- (2) Traffic Impact Study - An updated Traffic Impact Study ("TIS") was prepared by Harry Baker and Associates, dated February 12, 2024, and previously submitted to the Board. The TIS discussed existing conditions and calculated the impact of the proposed project based on a 2025 Build Year. The TIS noted that the applicant expected to add up to six additional employees and included that data in its conclusions. The TIS concluded that the site driveway will operate at Levels of Service ("LOS") A or B and that the McNamara Road eastbound approach to Union Road will operate at LOS D under both the 2025 Build and No-Build conditions. In other words, the proposed project will have no adverse impact on traffic.

Dated: June 20, 2024
 New City, New York

EMANUEL LAW P.C.

by: 
 Ira M. Emanuel

VILLAGE OF WESLEY HILLS PLANNING BOARD

ROCKLAND TREE EXPERT CO., INC.
d/b/a IRA WICKES/ARBORISTS
SPECIAL PERMIT AND SITE PLAN

FULL ENVIRONMENTAL ASSESSMENT FORM
PART 3

Exhibit 11

Traffic Impact Information:
review of RC Highway
Department data and traffic
study conducted for Yeshiva
Darchei Noam

**Traffic Summary
Attachment TS-1
Rockland County Highway Department Data**

The following stations are monitored by the County of Rockland for traffic in the project area:

Sta.	Road	Route	Location
403	New Hempstead	80	just west of Route 45
418	Grandview	80	just east of Route 306
492	McNamara	67	between East Willow Tree and New Hempstead

However, the Rockland County Highway Department website does not have any recent (less than 10 years old) data for these roads.

Upon inquiry it was determined that data were collected in 2005 on McNamara Road, Station 492, on August 24 and 25th. The location is just west/north of the project site. These data were collected using a “Nu-Metrics Traffic Analyzer”. Details are as follows:

Item	Northbound (away from New.Hemp.Rd.)	Southbound (towards New.Hemp.Rd.)
Total 48-hr volume	3,067	3,020
AADT (per direction)	1,534	1,510
Peak 15 min (5pm)	42	
Peak 15 min (7:45am)		44
Headway during peak	20.9 secs	20.0 secs
Percent cars	97.0	97.2
Percent trucks/buses	0.7	0.7
Percent small trucks	2.1	1.8

So, the peak morning hour would be 176 vehicles (4 times 44). [This converts to 3 a minute which matches with the headway count).

Using these data, the impact of Ira Wickes/arborists on the traffic is as follows:

General	These measurements were taken while the facility was in operation, which is the same as currently proposed. Therefore, there is no impact on these measurements and no potential increase in impact.
---------	--

AM Peak	The AM peak hour, if extrapolated, would be from 7:30 to 8:30 am. The EAF calls for a peak trip generation of 30 per hour, which would occur prior to and at the start of the peak AM hour. Assuming half of Wickes trucks leave during the peak hours, less than 9% of the measured traffic belongs to Wickes. During school periods, this percentage will be less.
PM Peak	Generally, during summer operations, truck returns to the site are scattered and are later than the PM Peak hour. Obviously, the opposite occurs during the shorter and colder days. In addition, trucks can return from either direction so their component of the measured traffic is a lower percentage.
Conclusion	Traffic generation from this site was included in the Rockland County Traffic Study, and is less than 2% of the measured vehicle counts. Therefore, there is no potential increase in impact.

**Traffic Summary
Attachment TS-2
Traffic Impact and Access Analysis for Darchei Noam School**

TRAFFIC IMPACT & ACCESS ANALYSIS

Darchei Noam School
New Hempstead Road
New Hempstead, New York

Prepared for:
Yeshiva Darchei Noam

Prepared by:
FREDERICK P. CLARK ASSOCIATES, INC.
Rye, New York • Fairfield, Connecticut

January 2003

EXISTING CONDITIONS

This section of the report describes field surveys, existing peak hour traffic hour volumes for weekday School-related peak periods and Sunday mornings to coincide with peak arrival and departure times for Sunday morning classes. This section also provides a discussion of accident history along New Hempstead Road, capacity analysis procedures and results.

Roadways

As previously noted, the subject property is located along the southerly side of New Hempstead Road (designated County Route 80) in the Village of New Hempstead, New York. This roadway is a two-way, two-lane, east-west roadway in the immediate vicinity of the subject property. This road begins to the west as a continuation of Union Road in the immediate vicinity of Grandview Avenue, which continues as County Route 80 to the west. It continues to the east intersecting Summit Park Drive (County Route 51)/Hempstead Road and North Main Street, designated New York Route 45. This road continues to the east and intersects at a full-movement interchange at the Palisades Interstate Parkway. The road has a posted speed limit of 30 miles per hour and most intersections are controlled with STOP signs on the side street local approaches, except for the intersection of Summit Park Drive/Hempstead Road, which is controlled with a two-phase traffic signal and the intersection with North Main Street, which is controlled by a multi-phase traffic signal.

North Main Street is a north-south, two-lane, two-way, State-maintained roadway located to the east of the subject property. This road has a posted speed limit of 45 miles per hour. Summit Park Drive is also a north-south, County-maintained roadway located to the east of the subject property.

Hempstead Road is a continuation of Summit Park Drive; however, a Village-maintained roadway. it is a narrow, two-lane road with a posted speed limit of 30 miles per hour and a sidewalk provided along the westerly side.

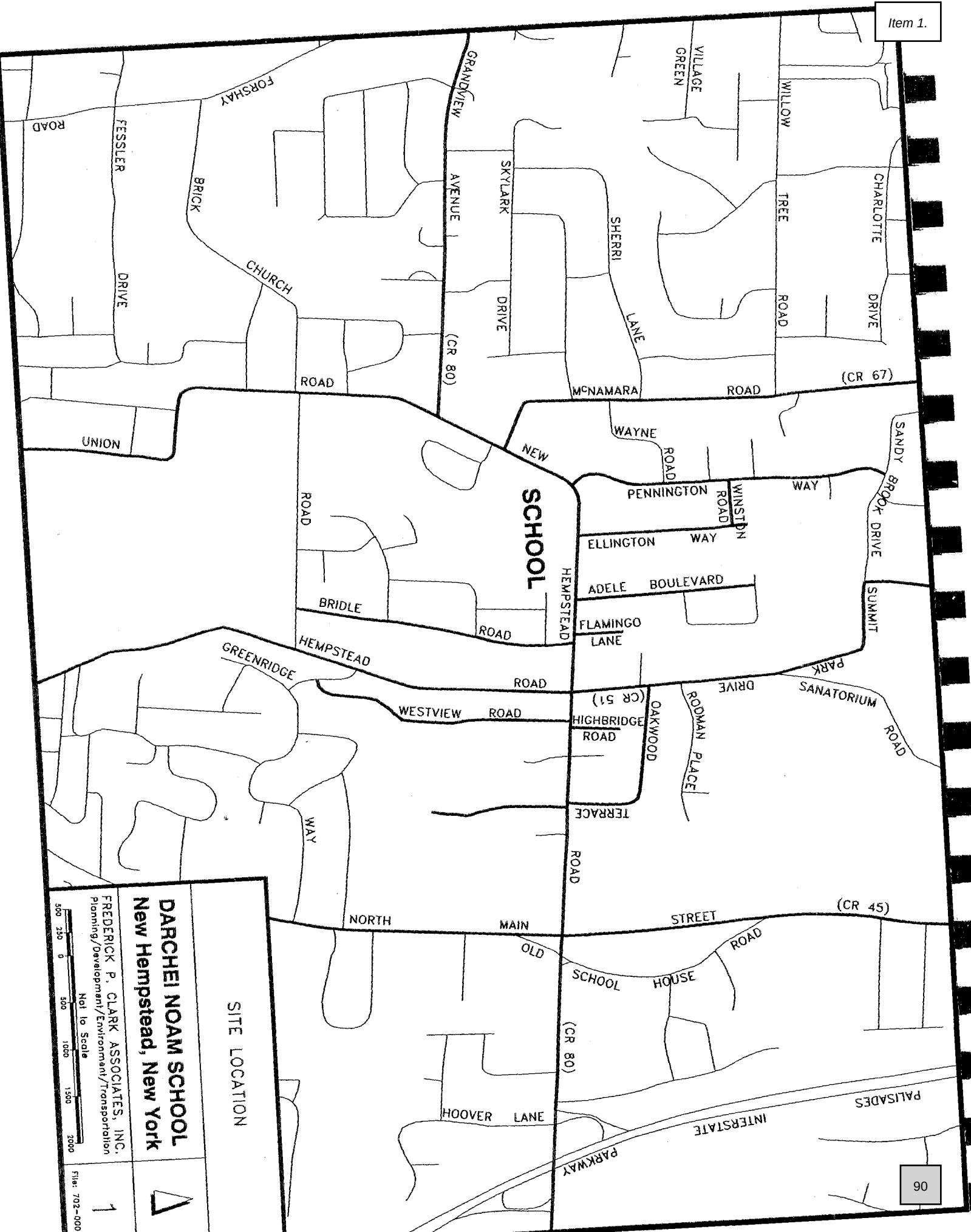
McNamara Road is generally a north-south, County-maintained roadway, which is designated County Route 67, beginning at New Hempstead Road and located west of the subject property. This two-lane road provides access to surrounding areas north of the property. It begins at New Hempstead Road at a STOP sign-controlled intersection.

Grandview Avenue (designated County Route 80) is an east-west, two-lane, two-way roadway beginning at the Union Road/New Hempstead Road intersection. As noted above, this road is a continuation of County Route 80 on New Hempstead Road. It has a posted speed limit of 30 miles per hour.

Pennington Way is a local, north-south, two-lane, two-way local roadway beginning at New Hempstead Road and immediately west of the subject property. This road is controlled with a STOP sign at New Hempstead Road. This road also provides a sidewalk along the westerly side. It is important to note that most roads in the Study Area do not include sidewalks.

Ellington Way is a local Village-maintained roadway beginning at New Hempstead Road directly opposite the proposed access drive to the School. It is a road that serves a residential development and intersects Winston Road, which intersects Pennington Way. Ellington Way is a wide roadway controlled with a STOP sign at the New Hempstead Road intersection.

Other roads, which intersect New Hempstead Road, include Adele Boulevard, Flamingo Lane and Bridle Road. Other roadways identified by residents along New Hempstead Road and east of the Summit Park Drive/Hempstead Road intersection include the intersections of Westview Road, Highbridge Road and Oak Wood Terrace. However, it is important to note that there are other local roadways east of the Oak Wood Terrace intersection, which intersect New Hempstead Road. Figure 1 shows the site location in relation to regional and local roadways. Figure 2 shows a summary of roadway inventory and photographs are included in the Appendix of area roadways. To develop baseline traffic conditions on area roadways and nearby intersections, manual traffic volume surveys were conducted by Frederick P. Clark Associates, Inc. at the following intersections along New Hempstead Road:

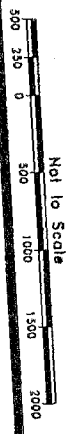


DARCHEI NOAM SCHOOL
New Hempstead, New York

FREDERICK P. CLARK ASSOCIATES, INC.
Planning/Development/Environment/Transportation

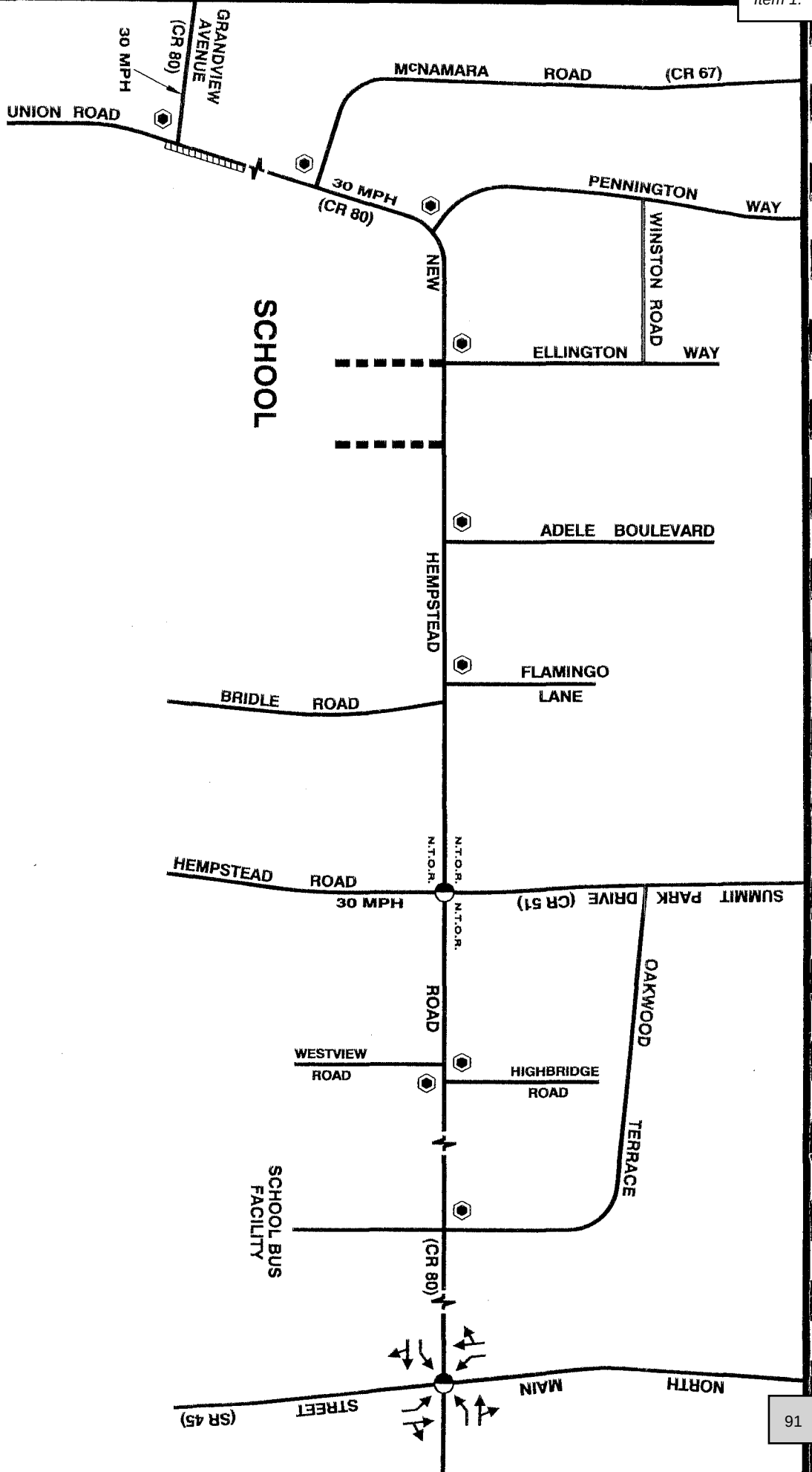
1

SITE LOCATION



File: 702-00019

- LEGEND
- TRAFFIC LANE DIRECTION
 - TRAFFIC SIGNAL
 - N.T.O.R. NO TURN ON RED ALLOWED
 - ⬢ STOP SIGN
 - ∞ MPH SPEED LIMIT
 - ▤ EXISTING SIDEWALK
 - ▦ SCHOOL ACCESS



INVENTORY/TRAFFIC CONTROL

DARCHEI NOAM SCHOOL
New Hempstead, New York



FREDERICK P. CLARK ASSOCIATES, INC.
Planning/Development/Environment/Transportation
Not to Scale

- North Main Street (Route 45);
- Oakwood Terrace/School Bus facility;
- Highbridge Road;
- Westview Road;
- Summit Park Drive/Hempstead Road;
- Bridle Road;
- Flamingo Lane;
- Adele Boulevard;
- Ellington Way;
- McNamara Road; and,
- Grandview Avenue.

These field surveys were conducted during typical weekdays and at major intersections on Sunday mornings to coincide with the anticipated hours of activity for the proposed School. Therefore, the weekday surveys were conducted from 7:00 to 9:00 A.M. and from 2:00 to 7:00 P.M. The Sunday morning surveys were conducted from 8:30 to 10:00 A.M. and from 11:00 A.M. to 1:30 P.M. These field surveys were conducted in 15-minute increments to identify peaking characteristics and peak hour conditions. Also, to coincide with the anticipated peaking characteristics of the School-related traffic, peak hour volumes were identified for these intersections for both the morning, weekday afternoon, Sunday morning and Sunday midday conditions.

For the purposes of identifying peak hour conditions for the weekday morning, traffic volumes for 8:00 to 9:00 A.M. were identified to coincide with the anticipated peaking characteristics for drop-off activities for the School. For the weekday afternoon, the 3:15 to 4:15 P.M. time period was selected to coincide with the majority of students anticipated to be dismissed. However, in both time periods, it is important to note a certain level of students will either be dropped off or dismissed outside the identified peak hour for the School. It is anticipated that extra-curricular School activities will be

spread out over a period of time to reduce the impact on area roadways. Again, this is discussed in a later section.

Based on the results of the field surveys identifying peak hour conditions, two-way volumes for New Hempstead Road and other area roadways were identified. It was found that New Hempstead Road carries the highest two-way volume adjacent to the subject property during the weekday morning time period with 926 vehicles. For comparison purposes, Route 45 has a two-way volume, north of the New Hempstead Road intersection of 892 vehicles during this same time period. Other roadways, such as Ellington Way, has a peak two-way volume of 38 vehicles during the weekday afternoon peak hour. Table 1 shows a more detailed breakdown of recorded two-way volumes for each of the four peak hours identified for the purposes of conducting this traffic analysis. Figures 3 through 6 show peak hour volumes by turning movements at each of the 12 intersections included in this traffic analysis.

Accident History

Accident history was obtained from the New York State Department of Transportation (NYSDOT) for a three-year period beginning May 1, 1998 through April 30, 2001. The Study Area included New Hempstead Road from Union Road to Route 45. During the 36-month period there were 65 reported accidents with 45 accidents occurring at intersections. It was found that approximately 33 percent involved rear-end collisions, 27 percent involved right-angle accidents and 15 percent included left turning vehicles. There were no accidents reported at the Ellington Way intersection. As many as 9 accidents occurred at the Summit Park Road/Hempstead Road intersection in one year. Table 2 lists each accident and Table 3 summarizes accidents by intersection.

Capacity Analysis Procedures – Signalized and Unsignalized Intersections

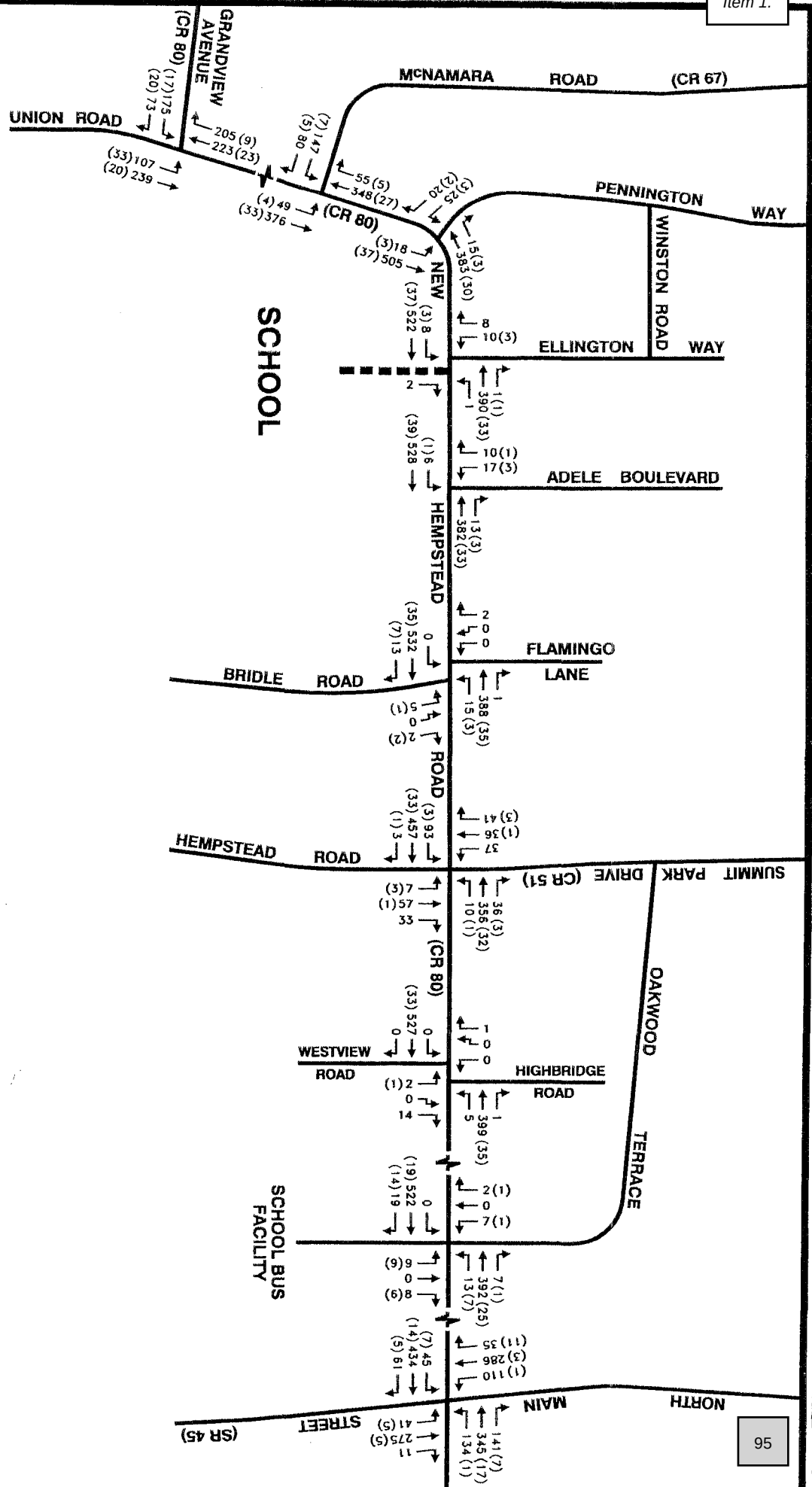
Procedures have been established by the Transportation Research Board through which roadway segments and intersections can be tested to determine their ability to accommodate traffic volumes. These procedures are described in this section.

Table 1
 2002 EXISTING TWO-WAY VOLUMES – PEAK HOURS
 Darchei Noam School
 New Hempstead, New York

ROADWAY SEGMENT	VEHICLES			
	Weekday Morning	Weekday Afternoon	Sunday Morning	Sunday Midday
New Hempstead Road (C.R. 80) east of Route 45	1,175	1,168	456	813
New Hempstead Road (C.R. 80) at site	926	896	323	623
Grandview Avenue (C.R. 80) west of Union Road	560	467	199	345
Route 45, north of New Hempstead Road	892	1,062	350	662
Summit Park Drive (C.R. 51), north of New Hempstead Road	300	390	58	101
Ellington Way, north of New Hempstead Road	27	38	17	25
McNamara Road, north of New Hempstead Road	331	210	102	191
Union Road, south of C.R. 80	642	467	199	345

Frederick P. Clark Associates, Inc.

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Note: Field surveys conducted on Wednesday, September 18, Tuesday October 29, Wednesday October 30, and Monday November 4, 2002.

LEGEND

00	ALL VEHICLES
(00)	SCHOOL BUSES
	SCHOOL ACCESS

DARCHEI NOAM SCHOOL.
New Hempstead, New York

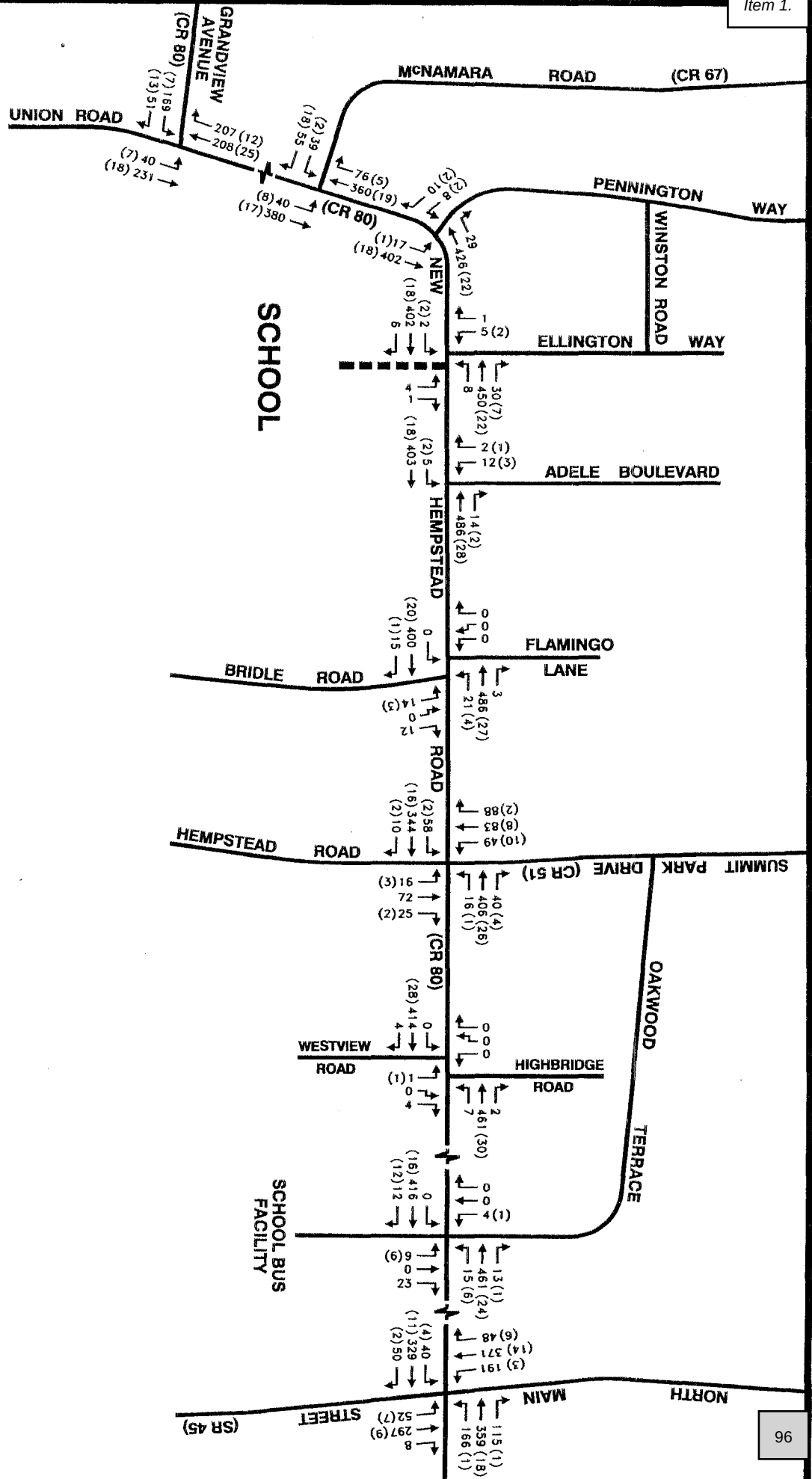
2002 EXISTING TRAFFIC VOLUMES
WEEKDAY MORNING SCHOOL PEAK HOUR
(8:00 - 9:00 AM)



FREDERICK P. CLARK ASSOCIATES, INC.
Planning/Development/Environment/Transportation

Not to Scale

File: 702-000fig3



Note: Field surveys conducted on Wednesday,
September 18, Tuesday October 29,
Wednesday October 30, and Monday
November 4, 2002.

LEGEND

- 00 ALL VEHICLES
- (00) SCHOOL BUSES
- SCHOOL ACCESS

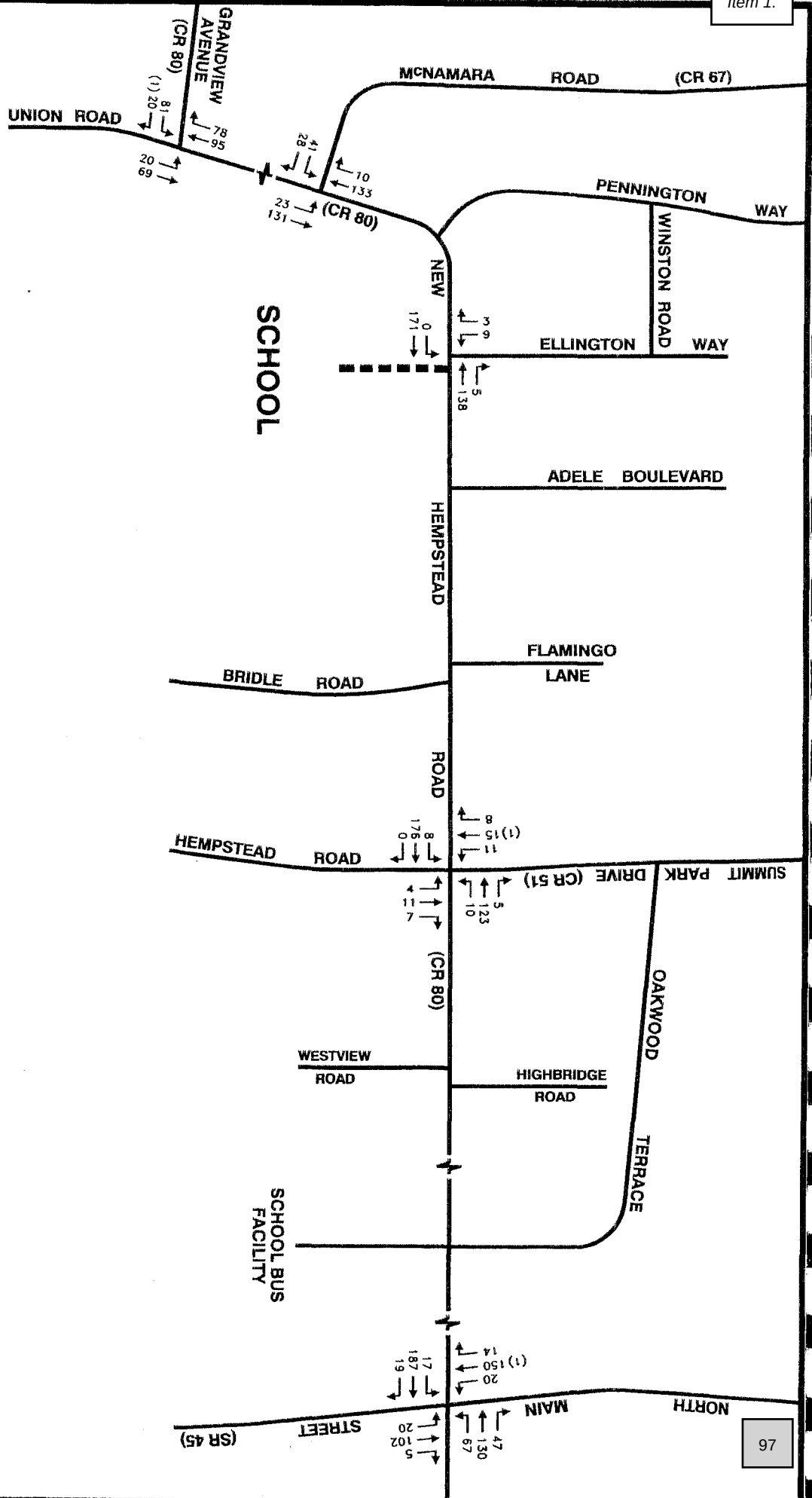
2002 EXISTING TRAFFIC VOLUMES
WEEKDAY AFTERNOON SCHOOL PEAK HOUR
(3:15 - 4:15 PM)

DARCHEI NOAM SCHOOL
New Hempstead, New York



FREDERICK P. CLARK ASSOCIATES, INC.
Planning/Development/Environment/Transportation
Not to Scale

File: 702-0001g4



Note: Field surveys conducted on Sunday, November 3, 2002.

LEGEND
00 ALL VEHICLES
(00) SCHOOL BUSES
SCHOOL ACCESS

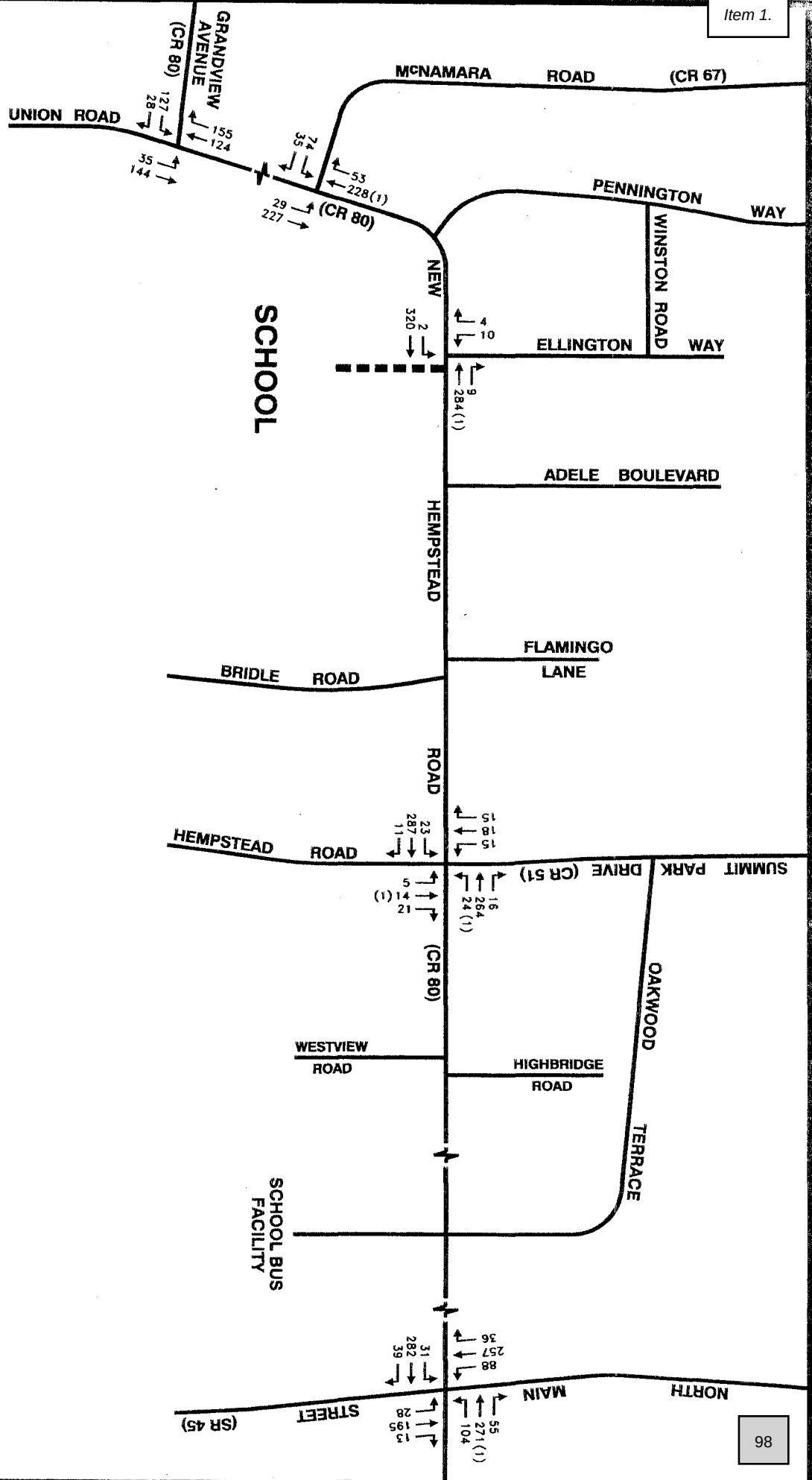
2002 EXISTING TRAFFIC VOLUMES
SUNDAY MORNING ARRIVAL PERIOD
(8:30 - 9:30 AM)

DARCHEI NOAM SCHOOL
New Hempstead, New York

FREDERICK P. CLARK ASSOCIATES, INC.
Planning/Development/Environment/Transportation
Not to Scale



5



SCHOOL

SCHOOL BUS FACILITY

Note: Field surveys conducted on Sunday, November 3, 2002.

- LEGEND**
- 00 ALL VEHICLES
 - (00) SCHOOL BUSES
 - SCHOOL ACCESS

2002 EXISTING TRAFFIC VOLUMES
SUNDAY MIDDAY DISMISSAL HOUR
(12:30 - 1:30 PM)

DARCHEI NOAM SCHOOL
New Hempstead, New York

FREDERICK P. CLARK ASSOCIATES, INC.
Planning/Development/Environment/Transportation
Not to Scale

File: 702-000196



Table 2
 ACCIDENT SUMMARY – COUNTY ROUTE 80
 Darchei Noam School
 New Hempstead, New York

LOCATION	DAY/DATE	INJURIES	VEHICLES INVOLVED	ROAD CONDITIONS	WEATHER	TIME	TYPE OF ACCIDENT	PROBABLE CAUSE
Route 80 between Sansberry Lane and Union Road	Monday 12/20/99	0	1	Snow/ice	Cloudy	7:00 AM	Fixed object	Pavement slippery
Route 80 between Sansberry Lane and Union Road	Thursday 12/24/98	0	3	Snow/ice	Snow	6:00 AM	Rear-end	Pavement slippery
Route 80 at Union Road	Wednesday 5/20/98	0	2	Dry	Cloudy	1:00 PM	Rear-end	Unsafe speed
Route 80 at Union Road	Friday 8/21/98	1	2	Dry	Clear	5:00 PM	Left turn	Failed to grant right-of-way
Route 80 at Union Road	Thursday 12/3/98	0	2	Dry	Cloudy	2:00 PM	Right angle	Driver inattention
Route 80 at Union Road	Wednesday 1/13/99	0	2	Wet	Cloudy	9:00 AM	Left turn (same direction)	Unknown
Route 80 at Union Road	Thursday 6/17/99	2	2	Wet	Cloudy	11:00 PM	Rear-end	Unsafe speed
Route 80 at Union Road	Tuesday 3/21/00	1	2	Dry	Cloudy	2:00 PM	Right angle	Failed to grant right-of-way
Route 80 at Union Road	Wednesday 6/14/00	1	2	Dry	Cloudy	1:00 PM	Left turn (same direction)	Failed to grant right-of-way
Route 80 at Union Road	Sunday 9/3/00	1	2	Dry	Cloudy	7:00 AM	Right angle	Failed to grant right-of-way
Route 80 at Union Road	Monday 9/25/00	0	2	Dry	Clear	11:00 AM	Right angle	Failed to grant right-of-way
Route 80 at Union Road	Monday 3/12/01	1	2	Dry	Clear	8:00 AM	Right turn	Unknown
Between Union Road and Fairway Oval	Thursday 11/26/98	1	2	Wet	Cloudy	7:00 PM	Right angle	Failed to grant right-of-way
Route 80 at Fairway Oval	Wednesday 1/31/01	1	2	Dry	Clear	4:00 PM	Right angle	Failed to grant right-of-way
Route 80 at McNamara Road	Tuesday 9/8/98	0	2	We	Cloudy	4:00 PM	Right angle	Failed to grant right-of-way
Route 80 at McNamara Road	Thursday 2/18/99	0	2	Wet	Cloudy	4:00 PM	Right angle	Failed to grant right-of-way
Route 80 at McNamara Road	Sunday 4/4/99	0	2	Dry	Cloudy	11:00 AM	Left turn	Improper turn
Route 80 at McNamara Road	Monday 4/26/99	0	2	Dry	Clear	5:00 PM	Rear-end	Following too close

Table 2 (cont'd.)

LOCATION	DAY/DATE	INJURIES	VEHICLES INVOLVED	ROAD CONDITIONS	WEATHER	TIME	TYPE OF ACCIDENT	PROBABLE CAUSE
Route 80 at McNamara Road	Wednesday 5/19/99	1	3	Wet	Rain	6:00 PM	Fixed object	--
Route 80 at McNamara Road	Monday 11/22/99	1	2	Wet	Cloudy	9:00 AM	Rear-end	Unsafe speed
Route 80 at McNamara Road	Monday 9/4/00	1	2	Dry	Cloudy	4:00 PM	Right angle	Failed to grant right-of-way
Between McNamara and Pennington Way	Tuesday 11/10/98	1	1	Wet	Rain	11:00 AM	Fixed object	Tire failure/pavement slippery
Between McNamara and Pennington Way	Thursday 12/14/00	0	3	Snow/Ice	Snow	8:00 AM	Unknown	Unknown
Between McNamara and Pennington Way	Thursday 1/25/01	0	2	Dry	Clear	11:00 AM	Right turn	Unknown
Between McNamara and Pennington Way	Tuesday 3/6/01	0	1	Snow/Ice	Snow	Unknown	Fixed object	Slippery pavement
Between McNamara and Pennington Way	Friday 3/9/01	0	2	Snow/Ice	Snow	8:00 AM	Rear-end	Following too close
Route 80 at Pennington Way	Friday 11/27/98	1	2	Dry	Clear	11:00 AM	Rear-end	Following too close
Route 80 at Pennington Way	Tuesday 3/16/99	1	1	Dry	Clear	8:00 AM	Fixed object	Unknown
Route 80 at Pennington Way	Wednesday 11/1/00	1	3	Dry	Clear	3:00 PM	Unknown	Glare
Between Pennington Way and Flamingo Lane	Friday 4/27/01	1	1	Dry	Clear	10:00 AM	Pedestrian/bicyclist	Driver lane use improper
Between Bridle Road and Hempstead Road	Wednesday 9/23/98	1	4	Dry	Clear	6:00 PM	Rear-end	Following too close
Between Bridle Road and Hempstead Road	Wednesday 1/13/99	0	2	Snow/Ice	Freezing rain	5:00 PM	Head-on	Unsafe speed
Between Bridle Road and Hempstead Road	Tuesday 8/3/99	0	2	Dry	Clear	8:00 AM	Rear-end	Glare
Between Bridle Road at Hempstead Road	Saturday 9/16/00	0	2	Dry	Clear	7:00 AM	Right angle	Glare, view obstructed
Route 80 at Hempstead Road	Monday 5/18/98	3	2	Dry	Clear	11:00 AM	Left turn	Failure to grant right-of-way
Route 80 at Hempstead Road	Wednesday 10/20/99	0	2	Wet	Cloudy	3:00 PM	Rear-end	Following too close
Route 80 at Hempstead Road	Tuesday 1/25/00	0	1	Slush	Snow	9:00 AM	Fixed object	Unknown (turning)
Route 80 at Hempstead Road	Friday 10/27/00	0	1	Dry	Cloudy	8:00 AM	Fixed object	Improper turn

Table 2 (cont'd.)

LOCATION	DAY/DATE	INJURIES	VEHICLES INVOLVED	ROAD CONDITIONS	WEATHER	TIME	TYPE OF ACCIDENT	PROBABLE CAUSE
Route 80 at Hempstead Road	Sunday 12/24/00	1	2	Wet	Cloudy	11:00 PM	Right angle	Pavement slippery
Route 80 at Hempstead Road	Wednesday 12/27/00	3	2	Dry	Clear	12:00 PM	Right angle	Traffic control disregarded
Between Hempstead Road and Westview Road	Tuesday 9/21/99	1	2	Wet	Rain	12:00 PM	Rear-end	Pavement slippery, following too close
Between Hempstead Road and Westview Road	Wednesday 11/17/99	0	1	Unknown	Unknown	3:00 PM	Fixed object	Avoiding object in road
Route 80 at Westview Road	Sunday 3/25/01	0	2	Dry	Clear	2:00 PM	Overtaking	Following too close
Between Westview and Highridge Road	Sunday 3/4/01	0	1	Snow/ice	Snow	4:00 PM	Fixed object	Pavement slippery
Route 80 at Highridge Road	Tuesday 10/26/99	3	3	Dry	Clear	7:00 PM	Rear-end	Following too close
Route 80 at Highridge Drive	Monday 11/20/00	0	1	Wet	Rain	6:00 PM	--	Avoiding object in road
Route 80 at Apple Gate	Tuesday 12/8/98	0	2	Wet	Rain	4:00 PM	Rear-end	Pavement slippery, following too close
Between Apple Gate and Route 45	Thursday 6/22/00	2	3	Dry	Clear	6:00 PM	Rear-end	Following too close
Between Apple Gate and Route 45	Thursday 6/22/00	2	3	Dry	Clear	6:00 PM	Rear-end	Following too close
Between Apple Gate and Route 45	Sunday 11/12/00	1	1	Dry	Clear	4:00 AM	--	Avoiding object in road
Route 80 at Route 45	Saturday 8/29/98	0	2	Dry	Clear	7:00 PM	Rear-end	Driver inattention
Route 80 at Route 45	Thursday 5/20/99	1	2	Dry	Clear	10:00 AM	Overtaking	Failure to yield right-of-way
Route 80 at Route 45	Tuesday 7/13/99	2	2	Dry	Clear	4:00 PM	Rear-end	Following too close
Route 80 at Route 45	Monday 9/27/99	2	2	Dry	Cloudy	11:00 AM	Rear-end	Following too close
Route 80 at Route 45	Saturday 12/4/99	0	2	Dry	Clear	3:00 PM	Rear-end	Driver inattention
Route 80 at Route 45	Wednesday 12/8/99	1	2	Dry	Clear	7:00 PM	Left turn	Traffic control disregarded
Route 80 at Route 45	Sunday 1/30/00	3	2	Snow/ice	Snow	8:00 PM	Rear-end	Unsafe speed
Route 80 at Route 45	Wednesday 3/29/00	1	3	Dry	Cloudy	12:00 PM	Rear-end	Driver inattention

Table 2 (cont'd.)

LOCATION	DAY/DATE	INJURIES	VEHICLES INVOLVED	ROAD CONDITIONS	WEATHER	TIME	TYPE OF ACCIDENT	PROBABLE CAUSE
Route 80 at Route 45	Monday 4/24/00	1	2	Dry	Clear	2:00 PM	Right angle	View obstructed, limited
Route 80 at Route 45	Sunday 5/7/00	1	2	Dry	Clear	4:00 PM	Right angle	Failure to yield right-of-way
Route 80 at Route 45	Wednesday 5/17/0-0	2	2	Dry	Clear	11:00 AM	Rear-end	Following too close
Route 80 at Route 45	Wednesday 9/20/00	0	2	Dry	Clear	2:00 PM	Right angle	Failure to yield right-of-way
Route 80 at Route 45	Wednesday 9/20/00	0	2	Dry	Clear	4:00 PM	Rear-end	Driver inattention
Route 80 at Route 45	Thursday 12/28/00	1	2	Dry	Clear	1:00 PM	Left turn (against)	Failure to yield right-of-way
Route 80 at Route 45	Monday 4/16/01	0	2	Dry	Cloudy	10:00 AM	Right turn (with)	Passenger distraction

Source: New York State Department of Transportation, time period from May 1, 1998 through April 30, 2001

Frederick P. Clark Associates, Inc.

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Table 3
 CHARACTERISTICS OF ACCIDENTS AT INTERSECTIONS - MAY 1, 1998 - APRIL 30, 2001
 Darchet Noam School
 New Hempstead, New York

INTERSECTION	REAR END	RIGHT ANGLE	LEFT TURN	RIGHT TURN	OVER- TAKING	FIXED OBJECT	ANIMAL	UNKNOWN	TOTAL
May 1, 1998 - April 30, 1999									
New Hempstead Road/ Grandview Avenue/Union Road	1	1	2						4
New Hempstead Road at McNamara Road	1	2	1						4
New Hempstead Road at Pennington Way	1					1			2
New Hempstead Road at Summit Park Drive/ Hempstead Road			1						1
New Hempstead Road at Westview Road/Highridge Road									0
New Hempstead Road at Route 45	1								1
YEARLY TOTAL	4	3	4	0	0	1	0	0	12
May 1, 1999 - April 30, 2000									
New Hempstead Road/Grandview Avenue/Union Road	1	1							2
New Hempstead Road at McNamara Road	1					1			2
New Hempstead Road at Pennington Way									0
New Hempstead Road at Summit Park Drive/Hempstead Road	1					1			2
New Hempstead Road at Westview Road/Highridge Road	1								1
New Hempstead Road at Route 45	5	1	1		1				8
YEARLY TOTAL	9	2	1	0	1	2	0	0	15
May 1, 2000 - April 30, 2001									
New Hempstead Road/Grandview Avenue/Union Road		2	1	1					4
New Hempstead Road at McNamara Road		1						1	1
New Hempstead Road at Pennington Way									1
New Hempstead Road at Summit Park Drive/Hempstead Road		2				1			3
New Hempstead Road at Westview Road/Highridge Road					1		1		3
New Hempstead Road at Route 45	2	2	1	1					6
YEARLY TOTAL	2	7	2	2	1	2	1	1	18
Three-Year Totals									
New Hempstead Road/Grandview Avenue/Union Road	2	4	3	1	0	0	0	0	10
New Hempstead Road at McNamara Road	2	3	1	0	0	1	0	0	7
New Hempstead Road at Pennington Way	1	0	0	0	0	1	0	1	3
New Hempstead Road at Summit Park Drive/Hempstead Road	2	4	1	0	0	2	0	0	9
New Hempstead Road at Westview Road/Highridge Road	1	0	0	0	1	2	1	0	5
New Hempstead Road at Route 45	8	3	2	1	1	0	0	0	15
GRAND TOTAL	15	12	7	2	2	5	1	1	45

Source: New York State Department of Transportation

Includes accidents within 50 feet of listed intersections

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Two methods of analysis are needed to evaluate intersections. These methods are based on procedures found in the Highway Capacity Manual (Special Report No. 209, Fourth Edition, 2000 update) and are described below.

Signalized Intersections - Capacity at signalized intersections is defined for each lane group. Lane group capacity is the maximum hourly rate at which vehicles may pass through the intersection under prevailing traffic, roadway, and signalization conditions. The flow rate is generally measured or projected for a 15-minute peak period, and capacity is stated in vehicles per hour.

Traffic conditions include volumes on each approach, the distribution of vehicles by movement (left, through, right), the vehicle type distribution within each movement, the location and use of bus stops within the intersection area, pedestrian crossing flows, and parking movements within the intersection area.

Roadway conditions include the basic geometry of the intersection, including the number and width of lanes, grades, and lane-use allocations (including parking lanes). Signalization conditions include a full definition of the signal phasing, timing, type of control, and signal progression on each approach.

Level of Service for a signalized intersection is defined in terms of the average control delay per vehicle for each lane group and approach and for the intersection as a whole during a peak 15-minute period during a peak 1-hour period. Six Levels of Service from A to F have been established as measures of vehicle delay. These levels and their related delay terms are as follows:

LEVEL OF SERVICE	CONTROL DELAY (SECONDS PER VEHICLE)
A	≤ 10.0
B	10.1 to 20.0
C	20.1 to 35.0
D	35.1 to 55.0
E	55.1 to 80.0
F	more than 80.0

More specific definitions of the six levels are best given by the Highway Capacity Manual:

Level of Service A - describes operations with very low delay, i.e., less than or equal to 10.0 seconds per vehicle. This occurs when progression is extremely favorable and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delays.

Level of Service B - describes operations with delays in the range of 10.1 to 20.0 seconds per vehicle. This generally occurs with good progression and/or cycle lengths. More vehicles stop than for Level of Service A, causing higher levels of average delay.

Level of Service C - describes operations with delay in the range of 20.1 to 35.0 seconds per vehicle. These higher delays may result from fair progression and/or short cycle lengths. Individual cycle failures may begin to appear in this level. The number of vehicles stopping is significant, although many still pass through the intersection without stopping.

Level of Service D - describes operations with delay in the range of 35.1 to 55.0 seconds per vehicle. At Level D, the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths or high

volume to capacity (V/C) ratios. Many vehicles stop and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.

Level of Service E - describes operations with delay in the range of 55.1 to 80.0 seconds per vehicle. This is considered to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent occurrences.

Level of Service F - describes operations with delay in excess of 80.0 seconds per vehicle. This is considered to be unacceptable to most drivers. This condition often occurs with oversaturation, i.e. when arrival flow rates exceed the capacity of the intersection. It may also occur at high V/C ratios below 1.00 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.

Unsignalized Intersections – Highway Capacity Manual 2000, Chapter 17, analyzes the capacity and level of service of two-way STOP-controlled (TWSC) and all-way STOP-controlled (AWSC) intersections. Level of service (LOS) for a TWSC intersection is determined by the computed or measured control delay and is defined for each minor movement. Control delay is defined as the total elapsed time from the time a vehicle stops at the end of the queue to the time the vehicle departs from the STOP line. Control delay includes initial deceleration delay, queue move-up time, stopped delay and final acceleration delay. Control delay per vehicle for AWSC is computed for each lane and each approach. The approach delay is the weighted average of the delay on each lane and the intersection delay is the weighted average of the delay on each approach.

LEVEL OF SERVICE	CONTROL DELAY (SECONDS PER VEHICLE)
A	≤ 10.0
B	10.1 to 15.0
C	15.1 to 25.0
D	25.1 to 35.0
E	35.1 to 50.0
F	more than 50.0

Capacity Analysis Results

Results of the analysis of the two signalized intersections along New Hempstead Road, which were included in the traffic analysis, show both operate at acceptable levels of service during each of the peak hours included for purposes of evaluating impact from the proposed School. The New Hempstead Road/Route 45 intersection operates at overall Level of Service "C" or better during the weekday time periods and an overall Level of Service "B" during both the morning time periods. The New Hempstead Road/Summit Park Drive/Hempstead Road intersection operates at an overall Level of Service "B" or better during each of the four peak hours analyzed.

The unsignalized intersections along New Hempstead Road, which were included in the analysis, focus on the intersections with the highest volumes recorded on the side street approaches, results show that each operates at Levels of Service "D" or better during the peak hours analyzed, except for the eastbound Grandview Avenue approach to New Hempstead Road. This approach operates at Level of Service "F" during the morning peak hour; however, Level of Service "C" or better during each of the other three time periods. Table 4 shows the results of the analysis for existing conditions.

Table 4
 EXISTING CONDITIONS – LEVEL OF SERVICE SUMMARY – PEAK SCHOOL HOURS
 Darchei Noam School
 New Hempstead, New York

INTERSECTION	APPROACH/ MOVEMENT	EXISTING CONDITIONS			
		Weekday Morning	Weekday Afternoon	Sunday Morning	Sunday Midday
New Hempstead Road (CR 80) at New York State Route 45 (Signalized)	EB L	B/17.0	B/16.2	B/14.7	B/15.1
	TR	D/35.9	C/21.7	B/16.8	B/18.8
	WB L	B/17.5	B/13.8	A/8.0	B/10.7
	TR	B/10.8	B/10.3	A/7.9	A/8.8
	NB L	B/18.4	C/26.0	B/15.7	B/16.5
	TR	C/21.5	C/22.3	B/16.9	B/19.0
	SB L	C/23.3	D/47.9	B/15.7	B/18.6
	TR	C/23.8	C/31.9	B/18.1	C/21.7
	Overall	C/22.6	C/23.1	B/14.2	B/16.4
New Hempstead Road (CR 80) at Summit park Drive (CR 51)/Hempstead Road (Signalized)	EB LTR	B/12.9	A/9.1	A/7.0	A/7.8
	WB LTR	A/8.5	A/9.1	A/6.7	A/7.7
	NB LTR	B/16.7	B/7.1	B/15.7	A/15.9
	SB LTR	B/17.3	C/21.5	B/15.9	A/16.1
	Overall	B/12.1	B/12.1	A/8.2	A/8.7
New Hempstead Road (CR 80) at Ellington Way/Site Entrance Drive (Unsignalized)	EB L	A/8.8	B/10.3	A/7.5	A/8.0
	WB L	A/8.6	A/8.3	A/7.6	A/8.0
	NB LTR	B/11.9	C/19.5	N/A	--
	SB LTR	C/19.1	C/22.5	B/10.4	B/14.3
New Hempstead Road (CR 80) at Pennington Way (Unsignalized)	NB L	A/8.4	A/8.6		
	EB LR	C/16.7	C/16.0	N/A	N/A
New Hempstead Road (CR 80) at McNamara Road (CR 67) (Unsignalized)	NB L	A/8.5	A/8.8	A/7.6	A/8.0
	EB LR	D/34.7	C/17.3	B/10.4	B/14.5
New Hempstead Road (CR 80)/Grandview Avenue (CR 80)/Union Road (Unsignalized)	NB L	A/9.5	A/8.6	A/7.6	A/7.9
	EB LR	F/76.0	C/21.4	B/10.7	B/13.6

Level of Service/Average Vehicle Delay.

EB =Eastbound

NB = Northbound

L = Left turn

R = Right turn

WB =Westbound

SB = Southbound

T = Through

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CLIENT INFORMATION

Client: Jim Wickes
Requested On: Apr 29, 2024
Phone:
Email: jim@irawickes.com

hello@gosimplelab.com

EPA LAB ID: CT00008
Louisa Viens
Dayville, CT

TESTING PERFORMED

Testing Requested: Advanced Home Water Test
Matrix: Drinking Water
Testing / Report ID: YST82D

SAMPLE INFORMATION

Collection Date: May 13, 2024
Collected By: Jim Wickes
Received Date: May 15, 2024
Reported On: May 21, 2024
Sample Location: well head
Sample Address: 11 MCNAMARA RD, Spring Valley, NY
10977, United States

TESTING NOTES

There were no problems with analytical events associated with this report unless noted. Quality control data is within laboratory defined or method specified acceptance limits except where noted. If you have any questions regarding these test results, please contact hello@gosimplelab.com

SUMMARY ANALYSIS

ANALYTE	UNIT	RESULT	METHOD	EVALUATION
pH	pH	7.7	SM 4500-H+B	OK
Total Dissolved Solids	mg/L	571	SM 2510 B	
Turbidity	NTU	0.23	SM 2130 B	
Conductivity	umhos/cm	980	SM 2510 B	
Hardness (Ca,Mg)	mg/L	314.95		
Hardness (Total)	mg/L	315.22		
Grains per gallon	Grains	18.44		
Alkalinity (as CaCO3)	mg/L	240	SM 2320 B	
Langelier Saturation Index		0.54		
Sodium Adsorption Ratio		1.42		
Total THMs	µg/L	0		

TEST RESULTS

ANALYTE	UNIT	RESULT	MDL	METHOD	EVALUATION
1,1,1,2 Tetrachloroethane	µg/L	NOT DETECTED	0.21	EPA 524.2	
1,1,1 Trichloroethane	µg/L	NOT DETECTED	0.08	EPA 524.2	
1,1,2,2 Tetrachloroethane	µg/L	NOT DETECTED	0.1	EPA 524.2	

1,1,2 Trichloroethane	µg/L	NOT DETECTED	0.15	EPA 524.2	Item 1.
1,1 Dichloroethane	µg/L	NOT DETECTED	0.11	EPA 524.2	
1,1 Dichloroethylene	µg/L	NOT DETECTED	0.15	EPA 524.2	
1,1 Dichloropropene	µg/L	NOT DETECTED	0.17	EPA 524.2	
1,2,3 Trichlorobenzene	µg/L	NOT DETECTED	0.28	EPA 524.2	
1,2,3 Trichloropropane	µg/L	NOT DETECTED	0.21	EPA 524.2	
1,2,4 Trichlorobenzene	µg/L	NOT DETECTED	0.24	EPA 524.2	
1,2,4 Trimethylbenzene	µg/L	NOT DETECTED	0.11	EPA 524.2	
1,2 Dichlorobenzene	µg/L	NOT DETECTED	0.13	EPA 524.2	
1,2 Dichloroethane	µg/L	NOT DETECTED	0.08	EPA 524.2	
1,2 Dichloropropane	µg/L	NOT DETECTED	0.13	EPA 524.2	
1,3,5 Trimethylbenzene	µg/L	NOT DETECTED	0.1	EPA 524.2	
1,3 Dichlorobenzene	µg/L	NOT DETECTED	0.12	EPA 524.2	
1,3 Dichloropropane	µg/L	NOT DETECTED	0.14	EPA 524.2	
1,4 Dichlorobenzene	µg/L	NOT DETECTED	0.1	EPA 524.2	
2,2 Dichloropropane	µg/L	NOT DETECTED	0.21	EPA 524.2	
Aluminum	mg/L	NOT DETECTED	0.00618	EPA 200.7	
Antimony	mg/L	NOT DETECTED	3.0E-5	EPA 200.8	
Arsenic	mg/L	NOT DETECTED	7.0E-5	EPA 200.8	
Barium	mg/L	0.232	0.0001	EPA 200.8	< HGL
Benzene	µg/L	NOT DETECTED	0.13	EPA 524.2	
Beryllium	mg/L	NOT DETECTED	5.0E-5	EPA 200.8	
Boron	mg/L	0.0309	0.00312	EPA 200.7	< HGL
Bromobenzene	µg/L	NOT DETECTED	0.18	EPA 524.2	
Bromochloromethane	µg/L	NOT DETECTED	0.11	EPA 524.2	
Bromodichloromethane	µg/L	NOT DETECTED	0.09	EPA 524.2	
Bromoform	µg/L	NOT DETECTED	0.11	EPA 524.2	
Bromomethane	µg/L	NOT DETECTED	0.24	EPA 524.2	
Cadmium	mg/L	NOT DETECTED	7.0E-5	EPA 200.8	
Calcium	mg/L	78.8	0.0351	EPA 200.7	
Carbon Tetrachloride	µg/L	NOT DETECTED	0.16	EPA 524.2	
Chloride	mg/L	130	1.37	EPA 300.0	
Chlorobenzene	µg/L	NOT DETECTED	0.08	EPA 524.2	
Chloroethane	µg/L	NOT DETECTED	0.18	EPA 524.2	
Chloroform	µg/L	NOT DETECTED	0.44	EPA 524.2	
Chloromethane	µg/L	NOT DETECTED	0.13	EPA 524.2	
Chlorotoluene 2	µg/L	NOT DETECTED	0.08	EPA 524.2	
Chlorotoluene 4	µg/L	NOT DETECTED	0.12	EPA 524.2	
Chromium (Total)	mg/L	NOT DETECTED	2.0E-5	EPA 200.8	
cis 1,2 Dichloroethylene	µg/L	NOT DETECTED	0.2	EPA 524.2	

cis 1,3 Dichloropropene	µg/L	NOT DETECTED	0.13	EPA 524.2	Item 1.
Cobalt	mg/L	NOT DETECTED	1.0E-5	EPA 200.8	
Copper	mg/L	NOT DETECTED	4.0E-5	EPA 200.8	
Dibromochloromethane	µg/L	NOT DETECTED	0.14	EPA 524.2	
Dibromochloropropane	µg/L	NOT DETECTED	0.39	EPA 524.2	
Dibromomethane	µg/L	NOT DETECTED	0.18	EPA 524.2	
Dichlorodifluoromethane	µg/L	NOT DETECTED	0.12	EPA 524.2	
Dichloromethane	µg/L	NOT DETECTED	0.31	EPA 524.2	
E. coli	P/A	NOT DETECTED		SM 9223B	
Ethylbenzene	µg/L	NOT DETECTED	0.08	EPA 524.2	
Ethylene dibromide	µg/L	NOT DETECTED	0.1	EPA 524.2	
Fluoride	mg/L	NOT DETECTED	0.005	EPA 300.0	
Hexachlorobutadiene	µg/L	NOT DETECTED	0.2	EPA 524.2	
Iron	mg/L	NOT DETECTED	0.00428	EPA 200.7	
Isopropylbenzene	µg/L	NOT DETECTED	0.11	EPA 524.2	
Lead	mg/L	NOT DETECTED	5.0E-5	EPA 200.8	
Lithium	mg/L	NOT DETECTED	0.00555	EPA 200.7	
Magnesium	mg/L	28.7	0.00896	EPA 200.7	
Manganese	mg/L	0.0157	0.0001	EPA 200.8	< HGL
Mercury	mg/L	NOT DETECTED	0.0001	EPA 200.8	
Methyl Tertiary Butyl Ether	µg/L	NOT DETECTED	0.24	EPA 524.2	
Molybdenum	mg/L	NOT DETECTED	4.0E-5	EPA 200.8	
m,p Xylene	µg/L	NOT DETECTED	0.13	EPA 524.2	
Naphthalene	µg/L	NOT DETECTED	0.1	EPA 524.2	
n Butylbenzene	µg/L	NOT DETECTED	0.17	EPA 524.2	
Nickel	mg/L	NOT DETECTED	0.0001	EPA 200.8	
Nitrate (as N)	mg/L	3.06	0.005	EPA 300.0	< HGL
Nitrite (as N)	mg/L	NOT DETECTED	0.002	EPA 300.0	
n Propylbenzene	µg/L	NOT DETECTED	0.1	EPA 524.2	
o Xylene	µg/L	NOT DETECTED	0.11	EPA 524.2	
Phosphorus	mg/L	NOT DETECTED	0.0755	EPA 200.7	
p Isopropyltoluene	µg/L	NOT DETECTED	0.11	EPA 524.2	
Potassium	mg/L	1.18	0.0437	EPA 200.7	
sec Butylbenzene	µg/L	NOT DETECTED	0.06	EPA 524.2	
Selenium	mg/L	NOT DETECTED	0.0004	EPA 200.8	
Silica	mg/L	8.28	0.0177	EPA 200.7	
Silver	mg/L	NOT DETECTED	3.0E-5	EPA 200.8	
Sodium	mg/L	57.8	0.188	EPA 200.7	
Strontium	mg/L	0.0591	0.00011	EPA 200.7	< HGL
Styrene	µg/L	NOT DETECTED	0.14	EPA 524.2	

Sulfate	mg/L	15.2	0.671	EPA 300.0	< HGL	Item 1.
tert Butylbenzene	µg/L	NOT DETECTED	0.16	EPA 524.2		
Tetrachloroethylene	µg/L	NOT DETECTED	0.13	EPA 524.2		
Thallium	mg/L	NOT DETECTED	6.0E-5	EPA 200.8		
Tin	mg/L	NOT DETECTED	4.0E-5	EPA 200.8		
Titanium	mg/L	NOT DETECTED	0.00019	EPA 200.7		
Toluene	µg/L	NOT DETECTED	0.12	EPA 524.2		
Total Coliform	P/A	NOT DETECTED		SM 9223B		
trans 1,3 Dichloropropene	µg/L	NOT DETECTED	0.11	EPA 524.2		
Trichloroethylene	µg/L	NOT DETECTED	0.17	EPA 524.2		
Trichlorofluoromethane	µg/L	NOT DETECTED	0.1	EPA 524.2		
Uranium	mg/L	NOT DETECTED	3.0E-5	EPA 200.8		
Vanadium	mg/L	NOT DETECTED	3.0E-5	EPA 200.8		
Vinyl Chloride	µg/L	NOT DETECTED	0.07	EPA 524.2		
Zinc	mg/L	NOT DETECTED	0.00495	EPA 200.7		

How To Read Your SimpleLab PDF Report

Your results are being evaluated with the Health Guidance Level.

This is a health protective, non-enforceable drinking water benchmark. HGL is based on the most protective human health benchmark used among public health agencies for a contaminant. Drinking water at or near the HGL over the course of your lifetime is thought to be safe.

MDL: Method Detection Limit. MDL is the lowest concentration of an analyte which testing instrumentation and the analysis team is configured to measure.

How To Read Your SimpleLab PDF Report

Item 1.

Your results are being evaluated with the Simple Lab Recommendation.

This is a health protective, non-enforceable drinking water benchmark. SLR is based on the most protective human health benchmark used among public health agencies for a contaminant. Drinking water at or near the SLR over the course of your lifetime is thought to be safe.

MOL: Method Detection Limit. MDL is the lowest concentration of an analyte which testing instrumentation and the analysis team configured to measure.



Did you know?

This Tap Score report is easier to understand when viewed online. Access in-depth information about every detection, including health risks and treatment solutions.

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Sample Info

Sharing

tap score
EVALUATION

84

OUT
OF 99

Health: 95
No concerns
detected

Aesthetics: 45
3 concerns detected

Plumbing: 60
2 concerns detected

FILTRATION
& TREATMENT

Certificate of Analysis: YST82D
Drinking Water | Labs

May 13, 2024
09:25 AM

well head
11 MCNAMARA RD

Not treated
Private Well

All Results

Properties

Health

Aesthetics 3

Plumbing 2

Treatment

Comparisons

Search

Change Evaluation

Glossary

Parameter		Result	Evaluation: HGL	Method, MDL and RL		Analysis Date	Details
	Nitrate (as N) Inorganics	3.06 PPM	HGL: 10 PPM	EPA 300.0 MDL 0.005 PPM	RL 0.5 PPM	15 May 2024	View
	Barium Metals	0.232 PPM	HGL: 2 PPM	EPA 200.8 MDL 0.0001 PPM	RL 0.0051 PPM	15 May 2024	View
	Boron Inorganics	0.0309 PPM	HGL: 0.5 PPM	EPA 200.7 MDL 0.00312 PPM	RL 0.0051 PPM	15 May 2024	View
	Manganese Metals	0.0157 PPM	HGL: 0.1 PPM	EPA 200.8 MDL 0.0001 PPM	RL 0.001 PPM	15 May 2024	View
	Strontium Metals	0.0591 PPM	HGL: 3 PPM	EPA 200.7 MDL 0.000112 PPM	RL 0.0102 PPM	15 May 2024	View
		15.2		EPA 300.0			

	Sulfate		PPM	HGL: 500 PPM	MDL 0.671 PPM	RL 1 PPM	15 May 2024	View	Item 1.
	Alkalinity (as CaCO3)		240	No HGL exists	SM 2320 B		15 May 2024	View	
	Bicarbonate	▼	291.23	No HGL exists	Bicarbonate		15 May 2024	View	
	Calcium		78.8	No HGL exists	EPA 200.7		15 May 2024	View	
	Minerals		PPM		MDL 0.0351 PPM	RL 0.05 PPM			
	Carbonate	▼	0.673	No HGL exists	Carbonate		15 May 2024	View	
	Minerals		PPM						
	Chloride		130	No HGL exists	EPA 300.0		15 May 2024	View	
	Inorganics		PPM		MDL 1.37 PPM	RL 5 PPM			
	Conductivity		980	No HGL exists	SM 2510 B		15 May 2024	View	
	Properties		umhos/cm		MDL 1 umhos/cm	RL 1 umhos/cm			
	CSMR	▼	8.55	No HGL exists	CSMR		15 May 2024	View	
	Properties								
	Grains per gallon	▼	18.44	No HGL exists	GPG		15 May 2024	View	
	Properties		Grains						
	Hardness (Ca,Mg)	▼	314.95	No HGL exists	Hardness (Ca,Mg)		15 May 2024	View	
	Properties		PPM						
	Hardness (Total)	▼	315.22 (Total)	No HGL exists	Hardness (Total)		15 May 2024	View	
	Properties		PPM						
	Langelier Saturation Index		0.54	No HGL exists	Langelier Saturation Index		15 May 2024	View	
	Properties								
	Magnesium		28.7	No HGL exists	EPA 200.7		15 May 2024	View	
	Minerals		PPM		MDL 0.00896 PPM	RL 0.051 PPM			
	pH		7.7	No HGL exists	SM 4500-H+B		15 May 2024	View	
	Properties								
	Potassium		1.18	No HGL exists	EPA 200.7		15 May 2024	View	
	Minerals		PPM		MDL 0.0437 PPM	RL 0.204 PPM			
	Silica		8.28	No HGL exists	EPA 200.7		15 May 2024	View	
	Inorganics		PPM		MDL 0.0177 PPM	RL 2.18 PPM			
			57.8	No HGL exists	EPA 200.7		15 May 2024	View	115

	Sodium	PPM		MDL 0.188 PPM	RL 1.02 PPM		
	Sodium Adsorption Ratio  Properties	1.42	No HGL exists	SAR		15 May 2024	View
	Total Dissolved Solids	571	No HGL exists	SM 2510 B		15 May 2024	View
	Properties	PPM		MDL 1.92 PPM	RL 1.92 PPM		
	Turbidity	0.23	No HGL exists	SM 2130 B		15 May 2024	View
	Properties	NTU		MDL 0.039 NTU	RL 0.1 NTU		
	1,1 Dichloroethane	Not Detected		EPA 524.2		15 May 2024	View
	VOCs			MDL 0.11 PPB	RL 0.5 PPB		
	1,1 Dichloroethylene	Not Detected		EPA 524.2		15 May 2024	View
	VOCs			MDL 0.15 PPB	RL 0.5 PPB		
	1,1 Dichloropropene	Not Detected		EPA 524.2		15 May 2024	View
	VOCs			MDL 0.17 PPB	RL 0.5 PPB		
	1,1,1 Trichloroethane	Not Detected		EPA 524.2		15 May 2024	View
	VOCs			MDL 0.08 PPB	RL 0.5 PPB		
	1,1,1,2 Tetrachloroethane	Not Detected		EPA 524.2		15 May 2024	View
	VOCs			MDL 0.21 PPB	RL 0.5 PPB		
	1,1,2 Trichloroethane	Not Detected		EPA 524.2		15 May 2024	View
	VOCs			MDL 0.15 PPB	RL 0.5 PPB		
	1,1,2,2 Tetrachloroethane	Not Detected		EPA 524.2		15 May 2024	View
	VOCs			MDL 0.1 PPB	RL 0.5 PPB		
	1,2 Dichlorobenzene	Not Detected		EPA 524.2		15 May 2024	View
	VOCs			MDL 0.13 PPB	RL 0.5 PPB		
	1,2 Dichloroethane	Not Detected		EPA 524.2		15 May 2024	View
	VOCs			MDL 0.08 PPB	RL 0.5 PPB		
	1,2 Dichloropropane	Not Detected		EPA 524.2		15 May 2024	View
	VOCs			MDL 0.13 PPB	RL 0.5 PPB		
	1,2,3 Trichlorobenzene	Not Detected		EPA 524.2		15 May 2024	View
	VOCs			MDL 0.28 PPB	RL 0.5 PPB		
	1,2,3 Trichloropropane	Not Detected		EPA 524.2		15 May 2024	View
	VOCs			MDL 0.21 PPB	RL 0.5 PPB		
		Not Detected		EPA 524.2		15 May 2024	View

Item 1.

	1,2,4 Trichlorobenzene	Not Detected	MDL 0.24 PPB	RL 0.5 PPB	15 May 2024	View	Item 1.
	1,2,4 Trimethylbenzene VOCs		EPA 524.2 MDL 0.11 PPB	RL 0.5 PPB			
	1,3 Dichlorobenzene VOCs	Not Detected	EPA 524.2 MDL 0.12 PPB	RL 0.5 PPB	15 May 2024	View	
	1,3 Dichloropropane VOCs	Not Detected	EPA 524.2 MDL 0.14 PPB	RL 0.5 PPB	15 May 2024	View	
	1,3,5 Trimethylbenzene VOCs	Not Detected	EPA 524.2 MDL 0.1 PPB	RL 0.5 PPB	15 May 2024	View	
	1,4 Dichlorobenzene VOCs	Not Detected	EPA 524.2 MDL 0.1 PPB	RL 0.5 PPB	15 May 2024	View	
	2,2 Dichloropropane VOCs	Not Detected	EPA 524.2 MDL 0.21 PPB	RL 0.5 PPB	15 May 2024	View	
	Aluminum Metals	Not Detected	EPA 200.7 MDL 0.00618 PPM	RL 0.051 PPM	15 May 2024	View	
	Antimony Metals	Not Detected	EPA 200.8 MDL 0.00003 PPM	RL 0.001 PPM	15 May 2024	View	
	Arsenic Metals	Not Detected	EPA 200.8 MDL 0.00007 PPM	RL 0.001 PPM	15 May 2024	View	
	Benzene Petroleum Compounds	Not Detected	EPA 524.2 MDL 0.13 PPB	RL 0.5 PPB	15 May 2024	View	
	Beryllium Metals	Not Detected	EPA 200.8 MDL 0.00005 PPM	RL 0.001 PPM	15 May 2024	View	
	Bromobenzene VOCs	Not Detected	EPA 524.2 MDL 0.18 PPB	RL 0.5 PPB	15 May 2024	View	
	Bromochloromethane Disinfection Byproducts	Not Detected	EPA 524.2 MDL 0.11 PPB	RL 0.5 PPB	15 May 2024	View	
	Bromodichloromethane Disinfection Byproducts	Not Detected	EPA 524.2 MDL 0.09 PPB	RL 0.5 PPB	15 May 2024	View	
	Bromoform Disinfection Byproducts	Not Detected	EPA 524.2 MDL 0.11 PPB	RL 0.5 PPB	15 May 2024	View	
	Not Detected		EPA 524.2 MDL 0.24 PPB	RL 0.5 PPB	15 May 2024	View	117

 Bromomethane Cadmium Metals	Not Detected	EPA 200.8 MDL 0.00007 PPM RL 0.001 PPM	15 May 2024	View	Item 1.
 Carbon Tetrachloride VOCs	Not Detected	EPA 524.2 MDL 0.16 PPB RL 0.5 PPB	15 May 2024	View	
 Chlorobenzene VOCs	Not Detected	EPA 524.2 MDL 0.08 PPB RL 0.5 PPB	15 May 2024	View	
 Chloroethane VOCs	Not Detected	EPA 524.2 MDL 0.18 PPB RL 0.5 PPB	15 May 2024	View	
 Chloroform Disinfection Byproducts	Not Detected	EPA 524.2 MDL 0.44 PPB RL 0.5 PPB	15 May 2024	View	
 Chloromethane VOCs	Not Detected	EPA 524.2 MDL 0.13 PPB RL 0.5 PPB	15 May 2024	View	
 Chlorotoluene 2 VOCs	Not Detected	EPA 524.2 MDL 0.08 PPB RL 0.5 PPB	15 May 2024	View	
 Chlorotoluene 4 VOCs	Not Detected	EPA 524.2 MDL 0.12 PPB RL 0.5 PPB	15 May 2024	View	
 Chromium (Total) Metals	Not Detected	EPA 200.8 MDL 0.00002 PPM RL 0.001 PPM	15 May 2024	View	
 cis 1,2 Dichloroethylene VOCs	Not Detected	EPA 524.2 MDL 0.2 PPB RL 0.5 PPB	15 May 2024	View	
 cis 1,3 Dichloropropene VOCs	Not Detected	EPA 524.2 MDL 0.13 PPB RL 0.5 PPB	15 May 2024	View	
 Cobalt Metals	Not Detected	EPA 200.8 MDL 0.00001 PPM RL 0.001 PPM	15 May 2024	View	
 Copper Metals	Not Detected	EPA 200.8 MDL 0.00004 PPM RL 0.001 PPM	15 May 2024	View	
 Dibromochloromethane Disinfection Byproducts	Not Detected	EPA 524.2 MDL 0.14 PPB RL 0.5 PPB	15 May 2024	View	
 Dibromochloropropane VOCs	Not Detected	EPA 524.2 MDL 0.39 PPB RL 0.5 PPB	15 May 2024	View	
 Dibromomethane Disinfection Byproducts	Not Detected	EPA 524.2 MDL 0.18 PPB RL 0.5 PPB	15 May 2024	View	118

	Dichlorodifluoromethane VOCs	Not Detected	EPA 524.2 MDL 0.12 PPB RL 0.5 PPB	15 May 2024	View	Item 1.
	Dichloromethane VOCs	Not Detected	EPA 524.2 MDL 0.31 PPB RL 0.5 PPB	15 May 2024	View	
	E. coli Bacteria	Not Detected	SM 9223B	15 May 2024	View	
	Ethylbenzene Petroleum Compounds	Not Detected	EPA 524.2 MDL 0.08 PPB RL 0.5 PPB	15 May 2024	View	
	Ethylene dibromide VOCs	Not Detected	EPA 524.2 MDL 0.1 PPB RL 0.5 PPB	15 May 2024	View	
	Fluoride Inorganics	Not Detected	EPA 300.0 MDL 0.005 PPM RL 0.1 PPM	15 May 2024	View	
	Hexachlorobutadiene VOCs	Not Detected	EPA 524.2 MDL 0.2 PPB RL 0.5 PPB	15 May 2024	View	
	Iron Metals	Not Detected	EPA 200.7 MDL 0.00428 PPM RL 0.05 PPM	15 May 2024	View	
	Isopropylbenzene VOCs	Not Detected	EPA 524.2 MDL 0.11 PPB RL 0.5 PPB	15 May 2024	View	
	Lead Metals	Not Detected	EPA 200.8 MDL 0.00005 PPM RL 0.0004 PPM	15 May 2024	View	
	Lithium Metals	Not Detected	EPA 200.7 MDL 0.00555 PPM RL 0.051 PPM	15 May 2024	View	
	m,p Xylene Petroleum Compounds	Not Detected	EPA 524.2 MDL 0.13 PPB RL 0.5 PPB	15 May 2024	View	
	Mercury Metals	Not Detected	EPA 200.8 MDL 0.0001 PPM RL 0.0002 PPM	15 May 2024	View	
	Methyl Tertiary Butyl Ether Petroleum Compounds	Not Detected	EPA 524.2 MDL 0.24 PPB RL 0.5 PPB	15 May 2024	View	
	Molybdenum Metals	Not Detected	EPA 200.8 MDL 0.00004 PPM RL 0.001 PPM	15 May 2024	View	
	Naphthalene Petroleum Compounds	Not Detected	EPA 524.2 MDL 0.1 PPB RL 0.5 PPB	15 May 2024	View	

	n Butylbenzene VOCs	Not Detected	EPA 524.2 MDL 0.17 PPB RL 0.5 PPB	15 May 2024	View Item 1.
	Nickel Metals	Not Detected	EPA 200.8 MDL 0.0001 PPM RL 0.001 PPM	15 May 2024	View
	Nitrite (as N) Inorganics	Not Detected	EPA 300.0 MDL 0.002 PPM RL 0.1 PPM	15 May 2024	View
	n Propylbenzene VOCs	Not Detected	EPA 524.2 MDL 0.1 PPB RL 0.5 PPB	15 May 2024	View
	o Xylene Petroleum Compounds	Not Detected	EPA 524.2 MDL 0.11 PPB RL 0.5 PPB	15 May 2024	View
	Phosphorus Inorganics	Not Detected	EPA 200.7 MDL 0.0755 PPM RL 1.02 PPM	15 May 2024	View
	p Isopropyltoluene VOCs	Not Detected	EPA 524.2 MDL 0.11 PPB RL 0.5 PPB	15 May 2024	View
	sec Butylbenzene VOCs	Not Detected	EPA 524.2 MDL 0.06 PPB RL 0.5 PPB	15 May 2024	View
	Selenium Metals	Not Detected	EPA 200.8 MDL 0.0004 PPM RL 0.0051 PPM	15 May 2024	View
	Silver Metals	Not Detected	EPA 200.8 MDL 0.00003 PPM RL 0.001 PPM	15 May 2024	View
	Styrene VOCs	Not Detected	EPA 524.2 MDL 0.14 PPB RL 0.5 PPB	15 May 2024	View
	tert Butylbenzene VOCs	Not Detected	EPA 524.2 MDL 0.16 PPB RL 0.5 PPB	15 May 2024	View
	Tetrachloroethylene VOCs	Not Detected	EPA 524.2 MDL 0.13 PPB RL 0.5 PPB	15 May 2024	View
	Thallium Metals	Not Detected	EPA 200.8 MDL 0.00006 PPM RL 0.0004 PPM	15 May 2024	View
	Tin Metals	Not Detected	EPA 200.8 MDL 0.00004 PPM RL 0.0041 PPM	15 May 2024	View
	Titanium Metals	Not Detected	EPA 200.7 MDL 0.000194 PPM RL 0.00204 PPM	15 May 2024	View 120

	Toluene Petroleum Compounds	Not Detected	EPA 524.2 MDL 0.12 PPB RL 0.5 PPB	15 May 2024	View Item 1.
	Total Coliform Bacteria	Not Detected	SM 9223B	15 May 2024	View
	trans 1,3 Dichloropropene VOCs	Not Detected	EPA 524.2 MDL 0.11 PPB RL 0.5 PPB	15 May 2024	View
	Trichloroethylene VOCs	Not Detected	EPA 524.2 MDL 0.17 PPB RL 0.5 PPB	15 May 2024	View
	Trichlorofluoromethane VOCs	Not Detected	EPA 524.2 MDL 0.1 PPB RL 0.5 PPB	15 May 2024	View
	Uranium Metals	Not Detected	EPA 200.8 MDL 0.0000306 PPM RL 0.001 PPM	15 May 2024	View
	Vanadium Metals	Not Detected	EPA 200.8 MDL 0.00003 PPM RL 0.001 PPM	15 May 2024	View
	Vinyl Chloride VOCs	Not Detected	EPA 524.2 MDL 0.07 PPB RL 0.5 PPB	15 May 2024	View
	Zinc Metals	Not Detected	EPA 200.7 MDL 0.00495 PPM RL 0.0051 PPM	15 May 2024	View
	Total THMs Disinfection Byproducts	Not Detected	Total THMs	15 May 2024	View

Add self-test

End of results. [Questions?](#)

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Item 1.



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June 10, 2024

Chair Lon Lieberman
Village of Wesley Hills Planning Board
Village Hall
432 Route 306
Wesley Hills, NY 10952

Traffic Review
Wickes Arborist
11 McNamara Rd, Spring Valley, NY 10977
Colliers Engineering & Design Project No. 24005883A

Dear Mr. Lieberman & Planning Board Members,

Colliers Engineering & Design has conducted a review of the Wickes Arborists application for Amended Site Plan Approval to add an emergency access connection to the site from Union Road opposite Fairway Oval. Our review of the Project included a review of the following documents:

- Site Plan for Ira Wickes Arborists prepared by Civil Text Engineering & Surveying PC latest revision January 3, 2024.
- Wickes Arborists Traffic Impact Study (TIS) prepared by Harry Baker Associates dated February 12, 2024.

The following outlines the various areas reviewed. Our comments, which include additional items to be clarified or addressed in the analysis are identified in bold at the end.

Project Description

Wickes Arborists is an existing tree, lawn and landscape services company that has been in operation for several decades. The facility is located at the southwest corner of the intersection of Union Road (CR 80) and McNamara Road (CR 67) in the Village of Wesley Hills. The site is located within the R-35 zone and is improved by an approximate 6,321 sq. ft. building used for office & workspace, storage & truck/trailer parking related to the Wickes Arborists operation. There is also an existing two-family home located in the north easter corner of the property.

Site plan approval was previously issued by the Village of Wesley Hills Planning Board in 2010, and the current proposal to add an emergency access driveway is being pursued in compliance with the current zoning code. Under the proposed site plan amendment, access to the facility will remain via the existing driveway connection to McNamara Road (CR 67), with the emergency access connection to Union Road (CR 80) gated at all times and only available for use by emergency vehicles.

As identified in the TIS, there are currently 18 employees. Two employees remain on site daily while the remainder arrive and depart in trucks and go into the field for their daily work. Most employees

arrive between 6:30 to 7:00 am with some arriving after 7:00 am. Between 7:00 am and 8:00 am, the majority of trucks leave the yard for work destinations, although not all trucks go into the field each day depending on the type and nature of work required. Over the next few years, Wickes Arborists intends to add up to six additional employees. Several may stay on site to oversee material deliveries, but the remainder will team up with current truck drivers to create two-person teams. There will be no additional trucks added to the fleet.

General

Overall, the TIS was prepared in accordance with the industry standard procedures and methodology in evaluating and assessing development proposals as related to access and potential traffic impacts. The specific components of the study which we reviewed included each of the following:

Existing Traffic Conditions

The TIS collected traffic volume data at the intersections of Union Road (CR 80)/McNamara Road (CR 67) and McNamara Road (CR 67)/Wickes Arborists Driveways. Based on our review of the site area and the existing and proposed operations of the facility, the extents of data collection and the study area appear appropriate.

The description of the area roadways covers key factors and identifies the roadway system adequately. In establishing the existing traffic volumes, the manual intersection movement turning counts were also reviewed and copies of the data are included in Appendix C of the study.

2025 No-Build Conditions

The study accounted for a background growth rate of 1.02% percent per year based on NYMTC projections for Rockland County. A 2025 design year was utilized to assess the future traffic impacts of the Project at full build out. The growth rate and design year utilized in the analyses are appropriate. Note that no other significant project developments in the area were identified that would add additional traffic to the study area.

2025 Build Conditions

The analysis assumes six new cars will enter between 7:00 AM and 8:00 AM and leave between 4:00 PM and 5:00 PM associated with the six new employees anticipated to be added over the next several years. This is appropriate given the use of the site.

The additional traffic was assigned to the roadway network as identified on Figures No. 6 & 7 of the TIS. These assignments of the additional site generated traffic volumes to the roadway network are appropriate.

Review of Capacity Analysis

The TIS provides capacity analysis results for the intersections of Union Road (CR 80)/McNamara Road (CR 67) and McNamara Road (CR 67)/Wickes Arborists Driveways based on the procedures of the Highway Capacity Manual and the Synchro Version 11 analysis software. The capacity analysis methodology is appropriate. A review of the analysis summaries provided in Appendix B also indicates that the lane geometry, traffic volumes, peak hour factors, truck percentages and other items critical to the capacity analysis were modeled accurately.

The capacity analysis results are summarized in Tables No. 2, 3 and 4 of the TIS. The results indicate that both of the studied intersections will operate at acceptable levels of service with the Project.

Sight Distance

A sight distance analysis is provided in the TIS for the existing driveway connection to McNamara Road (CR 67). The analysis indicates that the minimum required stopping sight distance of 200-ft., which is required for the safe operation of the intersection, is provided for vehicles both entering and exiting the driveway. However, the provided sight distances fall short of the recommended intersection sight distances for the 30 MPH posted speed limit, which are recommended to allow for driver comfort along the roadway. Since the available sight distances exceed the minimum required stopping sight distance in all directions, it can be concluded that the driveway intersection, which is an existing driveway, will continue to operate safely.

Comments

1. The morning peak hour time period selected for analysis was identified as 7:00 AM – 8:00 AM. It is assumed this time period was selected because it coincides with the peak of truck traffic exiting the site. However, it should be noted that the actual AM Peak Hour of the roadway occurs between 8:00 AM – 9:00 AM with approximately 20% more traffic along the roadway during that time period. Regardless, the site does not generate any significant traffic during the 8:00 AM – 9:00 AM, therefore the analysis of the 7:00 AM – 8:00 AM time period is appropriate.
2. It is noted in the TIS that most employees arrive between 6:30 AM and 7:00 AM, but the traffic volume data provided in Appendix C indicates that count data collection started at 7:00AM, missing the peak time of employee arrival. Additional count data for the 6:30 – 7:00 AM time period should be provided, or the time periods of traffic data collection justified.
3. The traffic volume data collection was conducted on Tuesday December 5, 2023. Given the time of year of this data collection, information should be provided by the Applicant indicating whether this is a representative time period for peak operations of the facility. Additional data collection at the site access location may be necessary to identify the actual traffic conditions during a more representative time of the year.

4. Related to both Items 2 & 3 above, a review of the existing traffic volume data has been prepared by our office to assess the actual existing traffic volumes generated by the Wickes Arborists' use. Based on this review the peak hours of traffic generation for the facility observed during the traffic counts occurred between 7:15 AM to 8:15 AM and between 4:00 PM to 5:00 PM. The traffic generation volumes for the facility are summarized in Tables No. 1 below:

Table No. 1 - Existing Traffic Generation Peak Hour Summary

	Enter		Exit		Total
	Passenger Cars	Trucks	Passenger Cars	Trucks	
AM Peak Hour (7:15 AM - 8:15 AM)	2	0	0	6	8
PM Peak Hour (4:00 PM - 5:00 PM)	0	0	7	0	7

A further detailed breakdown of the full two hours of traffic generation data for the facility is provided in Table No. 2 attached. As can be seen from the tables it appears that the data collection missed the peak period of employee arrivals in the morning and the peak period of trucks returning to the site in the afternoon. Also, based on the data, only a total of seven (7) employees were observed leaving the site in the two-hour afternoon period observed. This suggests the possibility that the date of data collection does not represent a period of peak operation for the facility since it is noted in the TIS that the Wickes Arborists currently has 18 total employees. As noted above additional data collection may be necessary to confirm that the data is representative of typical operations of the facility.

5. Information on the number of trucks operated by Wickes Arborists should be provided. Based on the site plan it appears there is the ability to store up to 16 trucks on the site, but from the data collection a total of six (6) trucks were observed departing the site in the morning two-hour period observed. The actual number of trucks operated by the facility should be confirmed.
6. The TIS indicates that the facility does operate on Saturday and Sunday, but no indication is given about the intensity of operations on these days. It is assumed by our office that the weekend operations are on an as needed basis, but further information should be provided as confirmation of this assumption.
7. The TIS indicates that the sight distance analysis conducted for the Site Driveway connection to McNamara Road (CR 67) is based on field measurements. It is not stated when these measurements occurred, but it is assumed that they occurred around the same time as the traffic data collection in December 2023 when there would not have been leaves on the trees. It should be confirmed that the available sight distances, when measured at a point 14.5-ft. back from the McNamara Road (CR 67) travel lane, can be achieved during leaf on conditions. As shown in the image below looking east along McNamara Road (CR 67) towards the driveway location, it appears some pruning of vegetation may be required.



McNamara Road (CR 67) Looking East Towards Site Driveway
(Image Source: Google)

8. A sight distance analysis for the proposed emergency access driveway connection to Union Road (CR 80) should be provided.
9. The Rockland County Highway Department should be contacted relative to the proposed emergency access driveway connection to Union Road (CR 80). A Rockland County Road Work Permit will be required for the construction of this driveway.

Summary/Conclusion

Based on our review of the Project, the addition of six (6) additional employees along with the addition of the gated emergency access driveway will not result in any significant traffic-related impacts in the vicinity of the site. The six (6) additional employees will not result in a significant change in the operations of the long-standing Wickes Arborists use. The above comments should be addressed to clarify the analysis and other items; however, the resulting changes will not significantly change the analysis results and conclusions of the report.

Sincerely,

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

Richard D'Andrea, P.E., PTOE
Department Manager



Memorandum

To: Village of Wesley Hills Planning Board

From: Jonathan T. Lockman, AICP

Re: IJJ, LLC, dba Ira Wickes, Arborist, 11 McNamara Road
SBL# 42.14-1-22

Date: June 25, 2024

cc: Glenn McCreedy, P.E., Village Engineer
Bruce Minsky, Esq., Planning Board Attorney
Alicia Schultz, Deputy Village Clerk
John Layne, Building Inspector
Ira Emanuel, Esq., for the Applicant
Rachel Barese, P.E., for the Applicant

Received and reviewed for this memorandum:

- EAF Part III Supplement, for Rockland Tree Expert Co., Inc., d/b/a Ira Wickes/Arborist, signed by Ira M. Emanuel, Esq., Emanuel Law P.C., dated June 20, 2024.
- FEAF Part III Exhibit 11, Traffic Impact Information: review of RC Highway Department data and traffic study conducted for Yeshiva Darchei Noam, prepared by Frederick P. Clark Associates, Inc., dated January 2003.
- Wickes Arborist Traffic Impact Study, prepared by Harry Baker & Associates, dated February 12, 2024.
- Water Testing Report, #YST82D, for Jim Wickes, collected May 13, 2024, by Simplelab, dated May 21, 2024.
- Certificate of Analysis, for YST82D, Tap Score Report, for Jim Wickes, dated June 19, 2024.
- Planning Board Traffic Engineering Consultant's Report, from Richard D'Andrea PE, Colliers Engineering, to Planning Board, dated June 10, 2024.

Project Summary

The subject application is for a site plan approval and special permit for an existing Arborist operation. The Village of Wesley Hills Planning Board approved a site plan and special permit in May of 2010. However, the project was subject to a legal challenge. The SC Appellate division, 2nd Department annulled the approvals on November 24, 2021. The Court annulled the approvals because of the lack of a practical access to a second major road, and impervious surfaces in excess of 0.25 (25%). The applicant's attorney has provided a comprehensive history of the case in the Narrative Summary, should the Board wish to understand further details.

The 2.21-acre (gross) subject lot is located in the R-35 District at the southwest corner of McNamara Road (C.R. 67) and Union Road (C.R. 80). The applicant is proposing to continue to use the existing two-story concrete block commercial building as well as the two-story frame dwelling that already exists on the property. In response to the Court's first objection to the 2010 approvals, a new proposed feature is a grasscrete emergency gated fire access drive off Union Road. In response to the Court's second objection to the 2010 approvals, the applicant will apply for a ZBA variance for the excess impervious surfaces. (In its 2010 approvals, the Planning Board relied upon the interpretation that the excess impervious surface was a legally nonconforming preexisting condition for which a variance was not required – and the Court did not agree.)

Zoning Comments

1. A ZBA variance will be required for impervious surface ratio as proposed at 0.46. **The ZBA cannot act until the Planning Board concludes its SEQRA review.**

Planning Comments

2. Comments 2 through 5 of our previous memorandum, dated January 11, 2024, have been resolved.

GML/SEQRA Comments

3. GML review of the project by the Rockland County Planning Department was required as the site fronts on two County roads. The project application was also circulated to the Village of New Hempstead for their review and comments per GML 239-nn.

A GML review letter was received, dated July 24, 2023. The applicant's attorney has provided responses to comments in a letter dated January 3, 2024. **The applicant has not requested the Planning Board to override any of the GML comments.**

A comment letter from the Village of New Hempstead was received, dated August 1, 2023, prepared by Village Planner John Lange. The applicant's engineer has provided responses to comments in a letter dated January 3, 2024. **New Hempstead's comments have been addressed with the submission of a revised traffic study and water testing results.**

4. Before the previous approval of this project, by resolution 10-16, the Planning Board granted a negative declaration of environmental significance for this unlisted action. As requested by the Planning Board at its meeting held on July 26, 2023, the applicant has provided an EAF Part III, with updated water testing and a new traffic impact study. The new traffic study dated February 12, 2024, was reviewed by a traffic engineering consultant retained by the Wesley Hills Planning Board, **Richard D'Andrea, PE., of Colliers Engineering. His summary conclusion in his review letter dated June 10, 2024, states:**

Based on our review of the Project, the addition of six (6) additional employees along with the addition of the gated emergency access driveway will not result in any significant traffic-related impacts in the vicinity of the site. The six (6) additional employees will not result in a significant change in the operations of the long-standing Wickes Arborists use. The above comments should be addressed to clarify the analysis and other items; however, the resulting changes will not significantly change the analysis results and conclusions of the report.

The Planning Board should ask the applicant's traffic consultant, Mr. Baker, to address Mr. D'Andrea's request for additional information.

5. We will **defer to the Village Engineer's review of the water testing** results.
6. **The Planning Board should discuss whether the traffic information and water testing results, as submitted, will be sufficient to make a decision to amend its previous negative declaration for this project, or whether any additional information will be required.**

Please let me know if you have any questions or comments regarding this review.

Items Submitted on or about July 21, 2023

- Responses to RC Highway Dept., from Rhonda Smith, CivilTec Engineering + Surveying, dated July 13, 2023.
- Letter from Elizabeth Mello, P.E., Rockland County Center for Environmental Health, dated July 17, 2023.
- Site Plan Set (identical to those submitted in May 2023), 5 Sheets, for Ira Wickes Arborists, stamped by Rachel Barese, P.E., Civil Tec Engineering and Surveying PC, dated December 7, 2022, as follows:
 - 1, Site Plan
 - 2, Existing Condition Plan
 - 3, Grading, Drainage & Utilities Plan
 - 4, Landscaping & Erosion Control Plan
 - 5, Details

Items Reviewed for our Previous Memorandum, dated May 22, 2023

- Application for Site Plan/Special Permit, for IJJ LLC, dated March 20, 2023.
- Narrative Summary, re: Rockland Tree Expert Co., Inc., by Ira Emanuel, Esq., Emanuel Law P.C., dated March 16, 2023.
- Water Quality Assessment, by Environmental Management Ltd., and Geovation Engineering, P.C., dated March 30, 2007.
- Document entitled "Copy of Best Management Plan for preparation and storage of plant health materials, Exhibit 4," with transmittal letter, submitted by James Wickes, dated August 3, 2006 (contains NYSDEC Publication DSHM-PES-05-03 Pesticide Storage Guidelines, with latest revisions August 11, 2005).
- Resolutions 10-16 Negative Declaration, 10-17 Special Permit, and 10-18 Site Plan, of the Planning Board of the Village of Wesley Hills
- Stipulation of Settlement, Justice Court, Village of Wesley Hills, in re: "People of the State of New York v. Ira Wickes Arborist/Ira F. Wickes Jr. and Esther Wickes, signed September 8, 2004.
- Supreme Court of the State of New York, Appellate Division: Second Judicial Department, In the Matter of Neil Marcus, appellant v. Planning Board of the Village of Wesley Hills, et al., Decision and Order, dated November 24, 2021.
- Site Plan Set, 5 Sheets, for Ira Wickes Arborists, stamped by Rachel Barese, P.E., Civil Tec Engineering and Surveying PC, dated December 7, 2022, as follows:
 - 1, Site Plan

- 2, Existing Condition Plan
- 3, Grading, Drainage & Utilities Plan
- 4, Landscaping & Erosion Control Plan
- 5, Details

Items Reviewed for our Previous Memorandum, dated January 11, 2024

- Responses to GML Review, Letter from Ira Emanuel, Esq., Emanuel Law P.C., to Planning Board, Application for Site Plan/Special Permit, for IJJ LLC, dated January 3, 2024.
- Responses to Brooker and NPV memoranda, Village of New Hempstead/John Lange, Wesley Hills Fire Inspector, RC Sewer District #1, RC Center for Environmental Health, and RC Highway Dept.; from CivilTec Engineering + Surveying, dated January 3, 2024.
- Site Plan Set, 7 Sheets, for Ira Wickes Arborists, stamped by Rachel Barese, P.E., Civil Tec Engineering and Surveying PC, dated December 7, 2022, with latest revision date of January 3, 2024, as follows:
 - 1, Site Plan
 - 2, Existing Condition Plan
 - 3, Grading, Drainage & Utilities Plan
 - 4, Landscaping & Erosion Control Plan
 - 5, 6, Details
 - 7, Lighting Plan (by Visual, dated October 11, 2023)

May 15, 2024

Village of Wesley Hills
432 Route 306
Wesley Hills, New York 10952

Re: 2 Charlotte Drive, 110 & 106 Willow Tree Road
Spring Valley, NY, 10977
Tax Lots 41.08-1-34, 44.1, & 44.2

The attached subdivision is for Tax Lots 41.08-1-34, 44.1 & 44.2. The properties are known as 2 Charlotte Drive, 110 & 116 Willow Tree Road in the Village of Wesley Hills. The applicant is seeking to revise the lot lines to end up with two lots in the end. The existing residences were recently demolished. Our plan still shows the prior residences as they were still up when the survey was completed last month. The application proposes a single family residence for each lot. No variances are required.

PART I

RECEIVED
VILLAGE OF WESLEY HILLSName of Municipality VILLAGE OF WESLEY HILLS Date

MAY 15 2024

BUILDING,
PLANNING & ZONING

Please check all that apply:

☒ Planning Board	☐ Municipal Board
☐ Zoning Board of Appeals* (Fill out Part II of this form.)	☐ Historical Board
	☐ Architectural Review
☒ Subdivision	☒ Pre-preliminary/Sketch
<u>3</u> Number of Lots	☐ Preliminary
☐ Site Plan	☐ Final
☐ Special Permit	☐ Conditional Use
☐ Zoning Code Amendment	☐ Zone Change
☐ Variance	

Applicant: JAY COURT HOLDINGS LLC Phone # 845-494-7382Address: 6 JAY COURT, MONSEY, NY 10952
Street Name & Number (Post Office)Project Name: JAY COURT HOLDINGSTax Map Lot No. 44.08-1-44.1 Map Date 5-15-2444.08-1-44.2, 41.08-1-34 Current Zoning R-35Location: On the North side of E. Willow Tree Road
200 feet EAST of RAINBOW COURT in the
town of RAMAPO hamlet/village of Wesley Hills.Acreage of Parcel 4.764 Zoning District R-35School District East Ramapo Postal District MonseyFire District Hillcrest F.D. Ambulance District HillcrestWater District Veolia Sewer District Rock. Cty Sewer Dist #1

Project Description: (If additional space required, please attach a narrative summary.)

SEE ATTACHED NARRATIVE

If subdivision:

- 1) Is any variance from the subdivision regulations required? N/A
- 2) Is any open space being offered? NO If so, what amount? _____
- 3) Is this a standard or average density subdivision? Standard

If site plan:

- 1) Total size of building(s) in square feet N/A
- 2) Proposed addition N/A
- 3) Number of dwelling units N/A

If special permit, list special permit use and what the property will be used for.

N/A

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area. NO

Are there streams on the site? If yes, please provide the names. NO

Are there wetlands on the site? If yes, please provide the names and type. NO

Project History: Has this project ever been reviewed before? NO

If so, provide a narrative, including the list case number, name, date, and the board you appeared before.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

N/A

Property Owner: JAY COURT HOLDINGS LLC Phone # 845-494-7382

Address 6 JAY COURT MONROE NY 10952
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: CIVIL TEC Phone # 845-547-2241

Address 139 Lafayette Avenue SUFFERN NY 10901
Street Name & Number (Post Office) State Zip code

Attorney: NONE Phone # _____

Address _____
Street Name & Number (Post Office) State Zip code

Contact Person: Steve Saffer Phone # 845-494-7382

Address PO Box 515 POMONA NY 10970
Street Name & Number (Post Office) State Zip code

VILLAGE OF WESLEY HILLS

432 Route 306
 Wesley Hills, New York 10952
 (845) 354-0400 Fax: (845) 354-4097

AFFIDAVIT OF OWNERSHIP

STATE OF NEW YORK }
 COUNTY OF ROCKLAND } SS:
 VILLAGE OF WESLEY HILLS }

DANA GOLDSTEIN

being duly sworn, deposes and

says that he/she resides at

6 JAY COURT

Monsey, NY 10952

in the County of Rockland, State of New York; that he/she is the owner in

fee of all that certain lot, piece or parcel of land situated, lying and being

in the Village of Wesley Hills, and designated on the Town of Ramapo

44.08-1-44.1, 44.08-1-44.2, 44.08-1-34

Map as Section No. _____ Lot No. _____ and that he/she hereby

authorizes the attached application to be submitted in his/her behalf and

that the statements of fact contained in said application are true.

The applicant is the (owner) (contract vendee) of the said property.

JAY COURT HOLDINGS LLC BY
 owner: [Signature] DANA GOLDSTEIN
 SOLE MEMBER

Address:

6 JAY COURT

Monsey, NY 10952

Sworn to before me this

14th day of May 2024

[Signature]
 Notary Public



Applicant's Signature and Certification

State of New York)
County of Rockland) SS.: Ramapo
Town/Village of Ramapo

I, Steven Saffer, hereby depose and say that all the
above statements contained in the papers submitted herewith are true.

St Saffer

Mailing Address

P.O. Box 515
RAMONA, NY 10970

SWORN to before this

15th day of May, 2024

Notary Public

CAMILLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01GU6337245
MY COMMISSION EXPIRES 02/22/2028

Owner/Applicant's Consent Form to Visit Property

I, DANA GOLDSTEIN, owner/applicant of the property
described in application submitted to the town/village board, planning board, zoning
board of appeals, and/or supporting staff, do hereby give permission to members of said
boards and/or supporting staff to visit the property in question for the purposes incidental
to the within application at a reasonable time during the day and upon reasonable notice
to the owner or tenant in possession.

JAY COURT HOLDINGS LLC BY
DANA GOLDSTEIN, SOLE MEMBER
Dana Goldstein
Owner/Applicant

SWORN to before this

14th day of May, 2024

Sandra Beth Saffer

Notary Public

SANDRA BETH SAFFER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA6436883
Qualified in Rockland County
My Commission Expires July 25, 2028

This property is within **500 feet** of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE
STATE GENERAL MUNICIPAL LAW, SECTIONS 239 K, L, M, AND N.

☐ State or County Road	☐ State or County Park
☐ County/State Land or Right-of-Way	☐ County Stream
☐ Municipal Boundary	☐ County Facility

List name(s) of facility checked above.

N/A

Location of Parcel(s)

Referral Agencies: *(Please check with the Village Office to make sure that the appropriate agencies, as needed, receive copies of your application and plans for their review.)*

☐ RC Highway Department	☐ Town of Ramapo Dept. of Public Works
☐ RC Drainage Agency	☐ RC Dept. of Planning
☐ RC Soil and Water Cons. Dist.	☐ RC Dept. of Environmental Health
☐ NYS Dept. of Transportation	☐ NYS Dept. of Environmental Conservation
☐ RC Sewer District #1	☐ Town of Ramapo Building Dept.
☐ Rockland County 911	

Adjacent Municipality

N/A

(AS APPLICABLE)

TO ALL APPLICANTS - YOU MUST SEND A COPY OF APPLICATIONS AND PLANS TO:

Regional Manager
Orange and Rockland
75 West Route 59
Spring Valley, NY 10977

I have informed the above checked agencies and Orange and Rockland on _____.

Signature

Date

Affidavit of Ownership/Owner's Consent

State of New York)
 County of Rockland) SS.: Ramapo
 Town/Village of _____)

I, DANA GOLDSTEIN being duly sworn, hereby
 depose and say that I reside at: 6 JAY COURT

Monsey, NY 10952
 in the county of Rockland in the state of New York

I am the (* SOLE member of Jay Court Holdings LLC) owner in fee simple of premises located at:

44.08-1-44.1, 44.08-1-44.2, 41.08-1-34
 described in a certain deed of said premises recorded in the Rockland County Clerk's
 Office in Liber _____ of conveyances, page _____.

Said premises have been in my/its possession since 2/16/24. Said premises are
 also known and designated on the Town of Ramapo

44.08-1-44.1, 44.08-1-44.2
 Tax Map Lot - No. 41.08-1-34
 Current Zoning R-35

Map Date 5-15-24

I hereby authorize the within application on my behalf, and that the statements of fact
 contained in said application are true, and agree to be bound by the determination of the
 board. Also, I do hereby give permission to the Village of Wesley Hills, its agents,
 servants and employees to enter upon the above described property solely for the
 purposes incidental to the within application at reasonable times upon reasonable notice
 to the owner or tenant in possession.

Owner
 Mailing Address

JAY COURT HOLDINGS LLC BY
DANA GOLDSTEIN, SOLE MEMBER
[Signature]
6 JAY COURT
Monsey, NY 10952

SWORN to before this
14th day of May, 2024

[Signature]
 Notary Public

SANDRA BETH SAFFER
 NOTARY PUBLIC, STATE OF NEW YORK
 Registration No. 01SA6436883
 Qualified in Rockland County
 My Commission Expires July 25, 2026

* If owner is a corporation, fill in the office held by deponent and name of corporation,
 and provide a list of all directors, officers and stockholders owning more than 5% of
 any class of stock.

Affidavit Pursuant to Section 809 of the General Municipal Law

Item 2.

State of New York)

County of Rockland) SS.: Wesley Hills

Town/Village of _____

I, Steven Saffer, being duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted herewith are true and that the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and post office address

DANA GOLDSTEIN
6 JAY COURT
MONSIEY, NY 10952

certifies that he is owner or agent of all that certain lot, piece or parcel of land and/or building described in this application **and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner** in connection with this application for the relief below set forth:

2. To the PLANNING BOARD of the ~~Town~~/Village of
Wesley Hills (Board, Commission or Agency), Rockland County, New York:

Application, petition or request is hereby submitted for:

- ☐ Variance or modification from the requirement of Section _____;
- ☐ Special permit per the requirements of Section _____;
- ☒ Review and approval of proposed subdivision plat;
- ☐ Exemption from a plat or official map;
- ☐ An order to issue a certificate, permit or license;
- ☐ An amendment to the Zoning Ordinance or Official Map or change thereof;
- ☐ Other (explain) _____;

To permit construction, maintenance and use of _____

To Change 3 lots into 2 lots

3. Premises affected are in a R-35 zone and from the town of Ramapo tax map, the property is know as:

Tax Map Lot - No. 44.08-1-44.2, 44.08-1-44.1, 41.08-1-34

4. There is no state officer, Rockland County Officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

5. That to the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of WESLEY HILLS in the petition, request or application or in the property or subject matter to which it relates:
(if none, so state)

a. Name and address of officer or employee Steven Saffer

b. Nature of interest General Contractor

c. If stockholder, number of shares N/A

d. If officer or partner, nature of office and name of partnership N/A

e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. N/A

f. In the event of corporate ownership: A list of all directors, officers and stockholders of each corporation owning more than five (5%) percent of any class of stock, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town/Village of WESLEY HILLS.

I, DANA GOLDSTEIN, do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Mailing Address

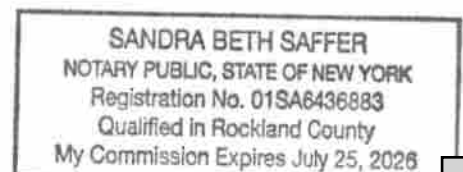
6 JAY COURT
Monsey, NY 10952

JAY COURT HOLDINGS LLC
BY DANA GOLDSTEIN
SOLE MEMBER

SWORN to before this

14th day of May, 2024

Sandra Beth Saffer
Notary Public



DISCLAIMER

APPLICANT TAKES FULL RESPONSIBILITY FOR RESEARCHING THE TAX MAP FOR THE LIST OF NAMES OF PROPERTY OWNERS ON THE ENCLOSED **AFFIDAVIT OF MAILING LIST**, AND SUPPLYING THE NECESSARY AMOUNT OF LABELED STAMPED ENVELOPES.

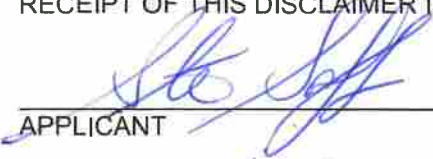
THE APPLICANT'S ENVELOPES MUST COINCIDE WITH THE LIST. THE CLERK'S RESPONSIBILITY IS LIMITED TO CHECKING NAMES ON THE ENVELOPES AGAINST THE AFOREMENTIONED AFFIDAVIT BEFORE MAILING THEM.

RECEIVED
VILLAGE OF WESLEY HILLS

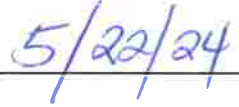
MAY 22 2024

BUILDING,
PLANNING & ZONING

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED



APPLICANT



DATED

MAY 22 2024

State of New York)
County of Rockland) SS.:

Town/Village of Wesley Hills

I, Steven Satter being duly sworn deposes and says that
he is the applicant, agent or attorney for applicant, in the matter of the petition before the
PLANNING (board) in the town/village
of Wesleyville affecting property located at
2 Charlotte Road 110 E Willow, Rockland County, New York.

That the following are all of the owners of property 500 feet (distance) from the premises as to which this application is being taken.

SECTION/BLOCK/LOT	NAME	ADDRESS
-------------------	------	---------

SEE ATTACHED



SWORN to before this

22nd day of May, 2024

Notary Public

CAMILLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01GU6337245
MY COMMISSION EXPIRES 02/22/2028

Item 2.

RECEIVED
VILLAGE OF WESLEY HILLS
MAY 22 2024
BUILDING,
PLANNING & ZONING

SUBJECT

Item 2.

11/41.08-1-45
EAST WILLOW TREE LLC
36TH FLOOR
225 BROADWAY
NEW YORK, NY 10007

11/41.08-1-42
BENISZ MARK & ELIZABETH
5 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-2-56
HOOK JONATHAN & NAOMI
6 DEERWOOD RD
WESLEY HILLS, NY 10977

11/41.08-2-55
LOEBENBERG LEGACY TRUST
8 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-50.2
BARKO ALEKSEY & ANNA
6 MARISA DR
SPRING VALLEY, NY 10977

RECEIVED
VILLAGE OF WESLEY HILLS
MAY 22 2024
BUILDING,
PLANNING & ZONING

11/41.08-1-41
ENGELSTEIN YARON
7 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-2-54
GREENWALD MOISHE &
NICOLE A
10 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-57
KLEIN ESTHER & JACOB
7 MARISA DR
WESLEY HILLS, NY 10977

11/41.08-1-44.2
JAY COURT HOLDINGS LLC
6 JAY COURT
MONSEY, NY 10952

11/41.08-1-46
SCHECTER EDUARDO
& LEOPOLD MARICA
120 WILLOW TREE RD E
SPRING VALLEY, NY 10977

11/41.08-1-47.1
AHAVAT YISRAEL OF
WESLEY HILLS
126 E WILLOW TREE
WESLEY HILLS, NY 10977

11/41.08-1-40
MAKOWSKY FRADY & ABRAHAM
9 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-2-53
KURTZ SETH & CHAYA
REVOCABLE TRUST
12 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-56
CIBORSKI THOMAS F &
REBECCA T
11 PEARL DR
MONSEY, NY 10952

11/41.08-1-34
JAY COURT HOLDINGS LLC
6 JAY COURT
MONSEY, NY 10952

11/41.08-1-33
ROSENBERG SUSAN
1 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-1-39
TAUB SAMUEL & GITY
1363 EAST 31ST
BROOKLYN, NY 11210

11/41.08-2-51
COHN HENOCHE & MIRJAM
14 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-1-50.3
KAMINETZKY JEFFREY &
SPIVAK CHERYL
8 MARISA DR
SPRING VALLEY, NY 10977

11/41.08-2-52
POLLAK STUART & ESTHER
14 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-55
BIRNBAUM FAMILY RUTH WANG
REVOCABLE TRUST
9 MARISA DR
SPRING VALLEY, NY 10977

11/41.08-1-35
SPIRA ABRAHAM & TZIPORA
4 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-1-38
BOOK SAMUEL &
ZICHERMAN-BOOK ZIPORA
15 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-32
ABRAMS SHEILA REVOCABLE
LIVING TRUST
3 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-1-37
GLUBERMAN KAREN
47 WAATERS EDGE
CONGERS, NY 10920

11/41.08-1-51
WANOUNOU DAVID & SHOSHANA
12 MARISA DR
SPRING VALLEY, NY 10977

11/41.08-2-10
POLLACK MENACHEM M & JUDY
17 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-1-36
ROSENBERG MOSHE
16 RYAN RD
EDISON, NJ 08817

11/41.08-1-26
MULLER ISAAC & MICHELLE
17 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-31
PEPPER ZELDA TRUST THE
5 CHARLOTTE DR
SPRING VALLEY, NY 10977

label size 1" x 2-5/8" compatible with Avery® 5160/8160			Staples.		
04A-U1			Item 2.		
11/41.08-1-52	11/41.08-1-25	11/41.08-1-27	11/41.08-1-30	11/41.08-1-47.2	11/41.08-1-47.3
SHATKIN JASON A &	DEERWOOD TRUST	PERKOWSKI JOEL & MIRIAM	GREENFIELD JOSEPH &	SCHWARTZ ARON Z &	BRODIE DONI J & LEAH
DEBORAH M	5 FIELDCREST DR	13 CHARLOTTE DR	BARUCHOV JORDANA	LICHTENSTEIN RACHELLE	7 SOUNDVIEW DR
17 MARISA DRIVE	MONSEY, NY 10952	SPRING VALLEY, NY 10977	3 TOBEY LA	4 ROCHELLE LANE	SPRING VALLEY, NY 10977
SPRING VALLEY, NY 10977			MONSEY, NY 10952	WESLEY HILLS, NY 10977	
11/41.08-1-28	11/41.08-1-29				
DAVIDSON NICHOLAS &	GELMAN DOV & LENORE				
JENNIFER	LIVING TRUST				
11 CHARLOTTE DR	9 CHARLOTTE DR				
SPRING VALLEY, NY 10977	SPRING VALLEY, NY 10977				
11/41.08-1-47.4	11/41.08-1-47.3				
EICHORN AHARON S &	BRODIE DONI J & LEAH				
RIFKI	7 SOUNDVIEW DR				
5 PLUMBUSH ROAD	SPRING VALLEY, NY 10977				
SUFFERN, NY 10901					

Item 2.

146

41.07-2-25

11/41.08-1-45
EAST WILLOW TREE LLC
36TH FLOOR
225 BROADWAY
NEW YORK, NY 10007

11/41.12-1-17
SCHWARTZ HENRY & SILA
10 SKYLINE TERR
SPRING VALLEY, NY 10977

11/41.12-2-1
TAMBOR JACOB
2 MARK DRIVE
SPRING VALLEY, NY 10977

11/41.12-1-6
97 E WILLOW TREE ROAD LLC
97 E WILLOW TREE RD
SPRING VALLEY, NY 10977-101

11/41.12-1-9
SELTZER PAUL & DEVORAH
115 E WILLOW TREE RD
SPRING VALLEY, NY 10977

11/41.12-1-3
ASH ROCHEL & URIEL
96 WILLOW TREE RD E
SPRING VALLEY, NY 10977

11/41.08-1-43
BEREN JONATHAN & DENISE
3 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-2-56
HOOK JONATHAN & NAOMI
6 DEERWOOD RD
WESLEY HILLS, NY 10977

11/41.08-1-41
ENGELSTEIN YARON
7 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-44.2
JAY COURT HOLDINGS LLC
6 JAY COURT
MONSEY, NY 10952

11/41.12-1-19
LERER DANIEL & RIVKA
2 SKYLINE TERR
WESLEY HILLS, NY 10977

11/41.12-1-16
16 SKYLINE TERRACE LLC
16 SKYLINE TERR
WESLEY HILLS, NY 10977

11/41.12-2-62
BARKHORDAR SIAMAK & SOROH
T
1907 PREUSS RD
LOS ANGELES, CA 90034

11/41.12-1-7
103 E WILLOW TREE ROAD
LLC & HANDLER ASHER
103 E WILLOW TREE RD
SPRING VALLEY, NY 10977

11/41.12-1-10
ZWIEBEL MORDECHAI LEIB &
LANDAU FRIEDA
123 E WILLOW TREE RD
SPRING VALLEY, NY 10977

11/41.12-1-2
WEINSTEIN DAVID & SABRINA
LEGACY TRUST
102 E WILLOW TREE RD
WESLEY HILLS, NY 10977

11/41.08-1-50.1
GUTWEIN TUVIA
& SPITZER FRADY
11 N RIGAUD RD
SPRING VALLEY, NY 10977

11/41.08-2-55
LOEBENBERG LEGACY TRUST
8 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-47.5
ABRAHAM ZISHE & ZELDA
132 WILLOW TREE RD E
SPRING VALLEY, NY 10977

11/41.08-1-46
SCHECTER EDUARDO
& LEOPOLD MARICA
120 WILLOW TREE RD E
SPRING VALLEY, NY 10977

11/41.12-1-18
GELBEIN ADAM & JUDITH
6 SKYLINE TERR
SPRING VALLEY, NY 10977

11/41.12-1-15
KAIMAN MARK & ERICA
12 RAINBOW CT
SPRING VALLEY, NY 10977

11/41.12-1-5
STEFANSKY AARON & FAYE
DINAH
91 WILLOW TREE RD E
SPRING VALLEY, NY 10977

11/41.12-1-8
109 E WILLOW TREE
ROAD LLC
C/O HANDLER ASHER
109 E WILLOW TREE RD
SPRING VALLEY, NY 10977
11/41.12-1-4
HAGER LIPA
2 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-2-57
GRUBER DAVID
4 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-42
BENISZ MARK & ELIZABETH
5 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-50.2
BARKO ALEKSEY & ANNA
6 MARISA DR
SPRING VALLEY, NY 10977

11/41.08-2-54
GREENWALD MOISHE &
NICOLE A
10 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-47.1
AHAVAT YISRAEL OF
WESLEY HILLS
126 E WILLOW TREE
WESLEY HILLS, NY 10977

RECEIVED
VILLAGE OF WESLEY HILLS
MAY 22 2024
BUILDING,
PLANNING & ZONING

11/41.08-1-40
MAKOWSKY FRADY & ABRAHAM
9 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-2-53
KURTZ SETH & CHAYA
REVOCABLE TRUST
12 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-34
JAY COURT HOLDINGS LLC
6 JAY COURT
MONSEY, NY 10952

11/41.08-1-33
ROSENBERG SUSAN
1 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-1-39
TAUB SAMUEL & GITY
1363 EAST 31ST
BROOKLYN, NY 11210

11/41.08-2-51
COHN HENOCHE & MIRJAM
14 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-1-50.3
KAMINETZKY JEFFREY &
SPIVAK CHERYL
8 MARISA DR
SPRING VALLEY, NY 10977

11/41.08-2-52
POLLAK STUART & ESTHER
14 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-35
SPIRA ABRAHAM & TZIPORA
4 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-1-38
BOOK SAMUEL &
ZICHERMAN-BOOK ZIPORA
15 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-32
ABRAMS SHEILA REVOCABLE
LIVING TRUST
3 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-1-37
GLUBERMAN KAREN
47 WAATERS EDGE
CONGERS, NY 10920

11/41.08-1-51
WANOUNOU DAVID & SHOSHANA
12 MARISA DR
SPRING VALLEY, NY 10977

11/41.08-2-10
POLLACK MENACHEM M & JUDY
17 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-1-36
ROSENBERG MOSHE
16 RYAN RD
EDISON, NJ 08817

11/41.08-1-26
MULLER ISAAC & MICHELLE
17 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-31
PEPPER ZELDA TRUST THE
5 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-1-27
PERKOWSKI JOEL & MIRIAM
13 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-1-28
DAVIDSON NICHOLAS &
JENNIFER
11 CHARLOTTE DR
SPRING VALLEY, NY 10977

11/41.08-1-30
GREENFIELD JOSEPH &
BARUCHOV JORDANA
3 TOBEY LA
MONSEY, NY 10952

11/41.08-1-44.1
JAY COURT HOLDINGS LLC
6 JAY CT
MONSEY, NY 10952

11/41.08-1-47.4
EICHORN AHARON S &
RIFKI
5 PLUMBUSH ROAD
SUFFERN, NY 10901

11/41.08-1-47.3
BRODIE DONI J & LEAH
7 SOUNDVIEW DR
SPRING VALLEY, NY 10977

11/41.08-1-47.2
SCHWARTZ ARON Z &
LICHTENSTEIN RACHELLE
4 ROCHELLE LANE
WESLEY HILLS, NY 10977

Item 2.

149

RECEIVED
VILLAGE OF WESLEY HILLS
MAY 22 2024
BUILDING,
PLANNING & ZONING

11/41.12-1-14
KOLBER LIORA OVADIA
11 RAINBOW CT
SPRING VALLEY, NY 10977

11/41.12-1-18
GELBEIN ADAM & JUDITH
6 SKYLINE TERR
SPRING VALLEY, NY 10977

11/41.12-1-15
KAIMAN MARK & ERICA
12 RAINBOW CT
SPRING VALLEY, NY 10977

11/41.12-1-6
97 E WILLOW TREE ROAD LLC
97 E WILLOW TREE RD
SPRING VALLEY, NY 10977-101

11/41.12-1-9
SELTZER PAUL & DEVORAH
115 E WILLOW TREE RD
SPRING VALLEY, NY 10977

11/41.12-1-4
HAGER LIPA
2 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-2-57
GRUBER DAVID
4 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-42
BENISZ MARK & ELIZABETH
5 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-50.2
BARKO ALEKSEY & ANNA
6 MARISA DR
SPRING VALLEY, NY 10977

11/41.08-2-54
GREENWALD MOISHE &
NICOLE A
10 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-45
EAST WILLOW TREE LLC
36TH FLOOR
225 BROADWAY
NEW YORK, NY 10007

11/41.12-1-17
SCHWARTZ HENRY & SILA
10 SKYLINE TERR
SPRING VALLEY, NY 10977

11/41.12-2-62
BARKHORDAR SIAMAK & SOROH
T
1907 PREUSS RD
LOS ANGELES, CA 90034

11/41.12-1-7
103 E WILLOW TREE ROAD
LLC & HANDLER ASHER
103 E WILLOW TREE RD
SPRING VALLEY, NY 10977

11/41.12-1-10
ZWIEBEL MORDECHAI LEIB &
LANDAU FRIEDA
123 E WILLOW TREE RD
SPRING VALLEY, NY 10977

11/41.12-1-3
ASH ROCHEL & URIEL
96 WILLOW TREE RD E
SPRING VALLEY, NY 10977

11/41.08-1-43
BEREN JONATHAN & DENISE
3 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-2-56
HOOK JONATHAN & NAOMI
6 DEERWOOD RD
WESLEY HILLS, NY 10977

11/41.08-1-41
ENGELSTEIN YARON
7 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-44.2
JAY COURT HOLDINGS LLC
6 JAY COURT
MONSEY, NY 10952

11/41.12-1-19
LERER DANIEL & RIVKA
2 SKYLINE TERR
WESLEY HILLS, NY 10977

11/41.12-1-16
16 SKYLINE TERRACE LLC
16 SKYLINE TERR
WESLEY HILLS, NY 10977

11/41.12-1-5
STEFANSKY AARON & FAYE
DINAH
91 WILLOW TREE RD E
SPRING VALLEY, NY 10977

11/41.12-1-8
109 E WILLOW TREE
ROAD LLC
C/O HANDLER ASHER
109 E WILLOW TREE RD
SPRING VALLEY, NY 10977
11/41.12-1-11
APPLE SPRINGS LLC
318 AVENUE M
BROOKLYN, NY 11230

11/41.12-1-2
WEINSTEIN DAVID & SABRINA
LEGACY TRUST
102 E WILLOW TREE RD
WESLEY HILLS, NY 10977

11/41.08-1-50.1
GUTWEIN TUVIA
& SPITZER FRADY
11 N RIGAUD RD
SPRING VALLEY, NY 10977

11/41.08-2-55
LOEBENBERG LEGACY TRUST
8 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-47.5
ABRAHAM ZISHE & ZELDA
132 WILLOW TREE RD E
SPRING VALLEY, NY 10977

11/41.08-1-46
SCHECTER EDUARDO
& LEOPOLD MARICA
120 WILLOW TREE RD E
SPRING VALLEY, NY 10977

RECEIVED
VILLAGE OF WESLEY HILLS
MAY 22 2024
BUILDING,
PLANNING & ZONING

11/41.08-1-47.1
AHAVAT YISRAEL OF
WESLEY HILLS
126 E WILLOW TREE
WESLEY HILLS, NY 10977

11/41.08-1-40
MAKOWSKY FRADY & ABRAHAM
9 DEERWOOD RD
SPRING VALLEY, NY 10977

11/41.08-1-44.1
JAY COURT HOLDINGS LLC
6 JAY CT
MONSEY, NY 10952

11/41.08-1-47.4
EICHORN AHARON S &
RIFKI
5 PLUMBUSH ROAD
SUFFERN, NY 10901

11/41.08-1-47.3
BRODIE DONI J & LEAH
7 SOUNDVIEW DR
SPRING VALLEY, NY 10977

11/41.08-1-47.2
SCHWARTZ ARON Z &
LICHTENSTEIN RACHELLE
4 ROCHELLE LANE
WESLEY HILLS, NY 10977

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 2 Charlotte Drive, 110 & 116 Willow Tree Road			
Project Location (describe, and attach a location map): 2 Charlotte Drive, 110 & 116 Willow Tree Road, Wesley Hills, NY			
Brief Description of Proposed Action: Proposed subdivision to go from 3 lots to 2 lots for single family residences.			
Name of Applicant or Sponsor: Jay Court Holdings LLC		Telephone: 845-494-7382 E-Mail:	
Address: 6 Jay Court			
City/PO: Monsey		State: NY	Zip Code: 10952
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: subdivision-PB, sewer-Ramapo DPW & RCSD No. 1			YES ☒
3. a. Total acreage of the site of the proposed action? _____ 4.75 acres b. Total acreage to be physically disturbed? _____ 2 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 4.75 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

		NO	YES	Item 2.
5. Is the proposed action,				
a. A permitted use under the zoning regulations?		☐	☒	☐
b. Consistent with the adopted comprehensive plan?		☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____		☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
		☒	☐	
b. Are public transportation services available at or near the site of the proposed action?		☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		☐	☒	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____ _____		☐	☒	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____ _____		☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
		☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES	
		☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ NYSDEC wetland mapper and ACOE wetland mapper show no wetlands on site. _____ _____				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

- ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☒ Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

NO	YES
☒	☐

16. Is the project site located in the 100-year flood plan?

NO	YES
☒	☐

17. Will the proposed action create storm water discharge, either from point or non-point sources?

If Yes,

NO	YES
☐	☒

a. Will storm water discharges flow to adjacent properties?

☒	☐
-------------------------------------	--------------------------

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

☒	☐
-------------------------------------	--------------------------

If Yes, briefly describe:

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

If Yes, explain the purpose and size of the impoundment:

NO	YES
☒	☐

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

If Yes, describe:

NO	YES
☒	☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

If Yes, describe:

NO	YES
☒	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Civil Tec Engineering & Surveying PC

Date: 5-15-24

Signature: Nachul B.

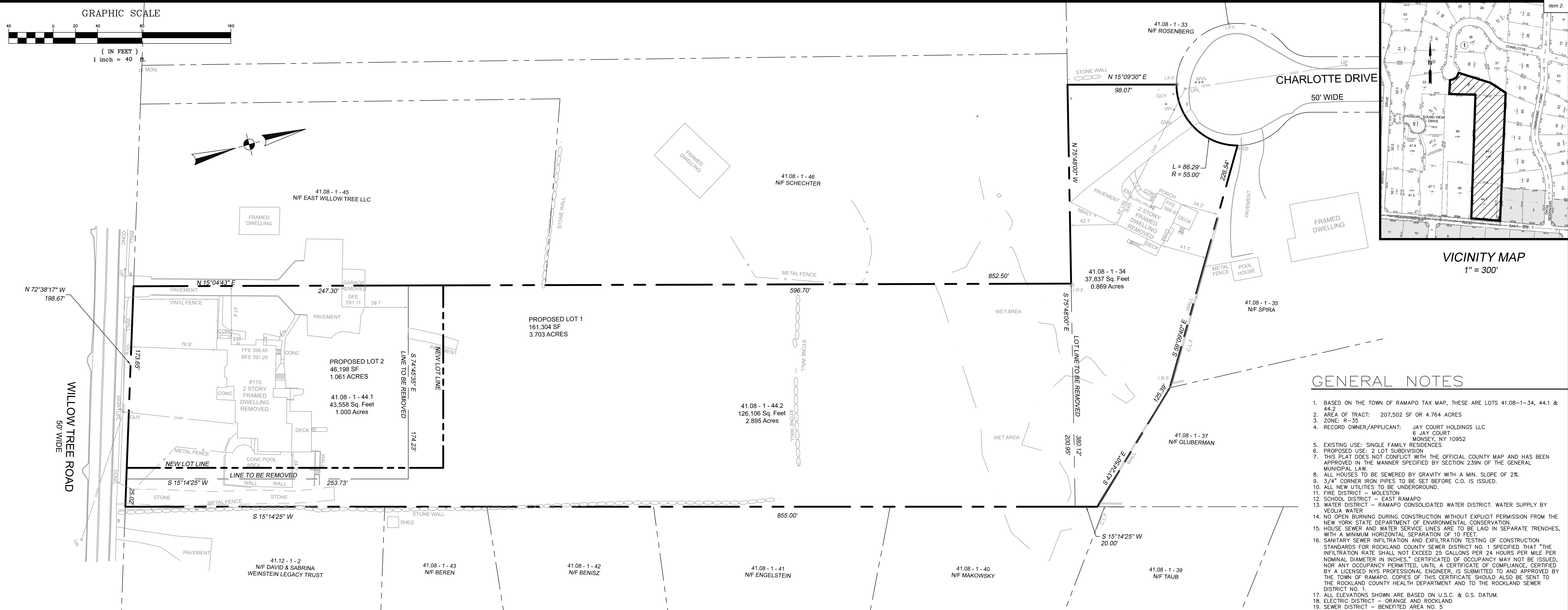
Title: Project Engineer



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



REFERENCES

1. BEING SECTION 41.08, BLOCK 1, LOTS 34, 44.1 & 44.2 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPING
2. LOT 34 DESCRIBED BY DEED IN INSTRUMENT NO. 2021 AT PAGE 40444 AT THE ROCKLAND COUNTY CLERKS OFFICE
3. LOT 44.1 DESCRIBED BY DEED IN INSTRUMENT NO. 2022 AT PAGE 34277 AT THE ROCKLAND COUNTY CLERKS OFFICE
4. LOT 44.2 DESCRIBED BY DEED IN INSTRUMENT NO. 2020 AT PAGE 26029 AT THE ROCKLAND COUNTY CLERKS OFFICE
5. LOT 34 BEING LOT 8 IN BLOCK A ON A MAP ENTITLED "MAYFLOWER KNOLLS IN POMONA", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JULY 26, 1963 IN BOOK 66 ON PAGE 70 AS MAP NUMBER 3150.
6. LOTS 44.1 & 44.2 BEING LOTS 1 & 2 ON A MAP ENTITLED "SUBDIVISION PLAT FOR MOSKOWITZ", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON SEPTEMBER 20, 2010 IN BOOK 128 ON PAGE 60 AS MAP NUMBER 8116.
7. REFERRING TO A MAP ENTITLED "SUBDIVISION MAP OF SECTION 2 AND 3 OF RAINBOW RIDGE", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON NOVEMBER 26, 1962 IN BOOK 65 ON PAGE 47 AS MAP NUMBER 3056.
8. REFERRING TO A MAP ENTITLED "FINAL SUBDIVISION PLAT OF PROPERTY OF FRED & ELIZABETH METZ", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JULY 3, 1986 IN BOOK 106 ON PAGE 2 AS MAP NUMBER 5920.
9. TOTAL AREA OF LOT 34 = 37,837 SQUARE FEET OR 0.869 ACRES.
10. TOTAL AREA OF LOT 44.1 = 43,558 SQUARE FEET OR 1.000 ACRES.
11. TOTAL AREA OF LOT 44.2 = 126,106 SQUARE FEET OR 2.895 ACRES.

Bulk Requirements: R-35 Single Family Residence													
	Min Lot Area	Min Lot Frontage	Min Lot Width	Min Effective Square	Min Front Yard	Min Side Yard	Min Total Side Yard	Min Rear Yard	Max Impervious Surface Ratio	Max Front Yard Impervious Surface Ratio	Max Building Coverage	Max Building Height	Max Exposed Building Height
Required	35,000 SF	100 FT	125 FT / 75 FT cul-de-sac	125 FT	50 FT	25 FT	60 FT	50 FT	0.25	0.2	0.1	2.5 stories/ 25 FT	40 FT
Existing Lot 44.1	43,558 SF	174 FT	174 FT	125 FT	76.9 FT	0 FT*	24.2 FT*	39.1 FT*	0.27*	0.05	0.11*	2 Stories	<40 FT
Existing Lot 44.2	126,106 SF	25 FT*	199 FT	125 FT	N/A	N/A	N/A	N/A	0.003	N/A	N/A	N/A	N/A
Existing Lot 34	37,837 SF	86 FT*	138 FT	125 FT	65.1 FT	34.2 FT	135.7 FT	42.1 FT*	0.13	0.1	0.04	2 Stories	<40 FT
* Existing Condition													

Bulk Requirements: R-35 Single Family Residence													
	Min Lot Area	Min Lot Frontage	Min Lot Width	Min Effective Square	Min Front Yard	Min Side Yard	Min Total Side Yard	Min Rear Yard	Max Impervious Surface Ratio	Max Front Yard Impervious Surface Ratio	Max Building Coverage	Max Building Height	Max Exposed Building Height
Required	35,000 SF	100 FT	125 FT / 75 FT cul-de-sac	125 FT	50 FT	25 FT	60 FT	50 FT	0.25	0.2	0.1	2.5 stories/ 25 FT	40 FT
Proposed Lot 1	161,304 SF	121 FT	138 FT	125 FT	244 FT	38 FT	115 FT	204 FT	0.16	0.17	0.05	<25 FT	<40 FT
Proposed Lot 2	46,198 SF	163 FT	164 FT	125 FT	50 FT	35 FT	112 FT	191 FT	0.08	0.07	0.04	<25 FT	<40 FT

WE HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY US AND MADE FROM AN ACTUAL SURVEY COMPLETED BY US ON APRIL 24, 2024.

OWNERS APPROVAL

THE OWNER OR HIS REPRESENTATIVE HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE TOWN OF RAMAPO, ALL STREETS, MUNICIPAL USES, PARKS, AND REQUIRED UTILITIES SHOWN ON THE WITHIN SUBDIVISION PLAT AND CONSTRUCTION PLANS IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION.

OWNER OR REPRESENTATIVE _____ DATE _____
APPROVED FOR FILING

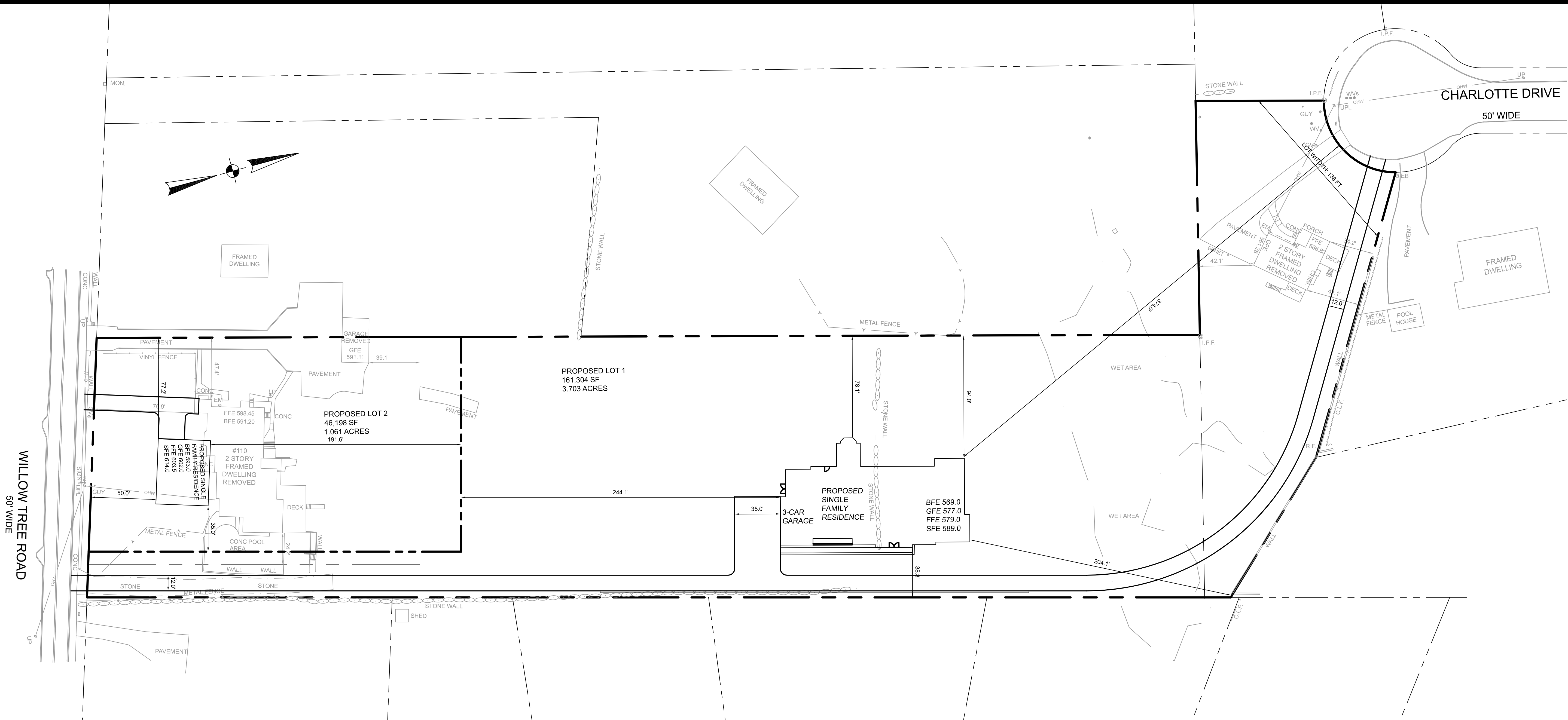
OWNER OR REPRESENTATIVE _____ DATE _____

ROCKLAND COUNTY DRAINAGE AGENCY APPROVAL

APPROVED FOR FILING

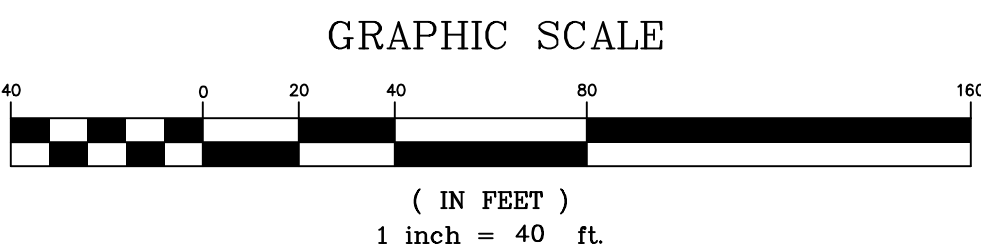
CHAIRMAN ROCKLAND COUNTY DRAINAGE AGENCY _____ DATE _____

DATE	ISSUE	DESCRIPTION	REVISIONS
		S.B.L 41.08 - 1 - 34, 44.1 & 44.2	
		SUBDIVISION PLAT	
		FOR	
		2 CHARLOTTE DRIVE, 110 & 106 WILLOW TREE ROAD	
		VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK	
		CIVIL TEC Engineering & Surveying PC	
	DATE:	4/29/24	
	DRAWN BY:	RB/LT	
	CHKD BY:	RB/LT	
	JOB No.	4354	
	SCALE:	1"=40'	
	DWG No.	1 OF 156	

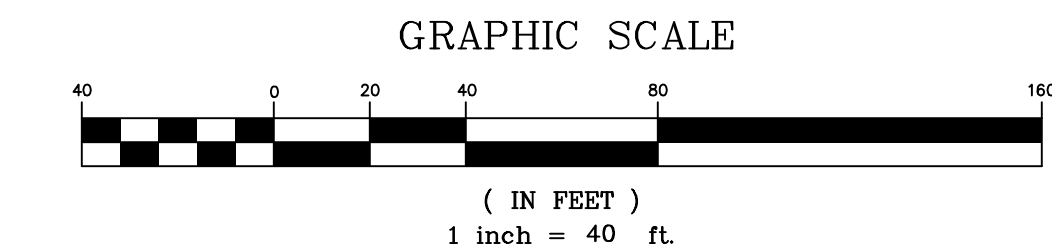
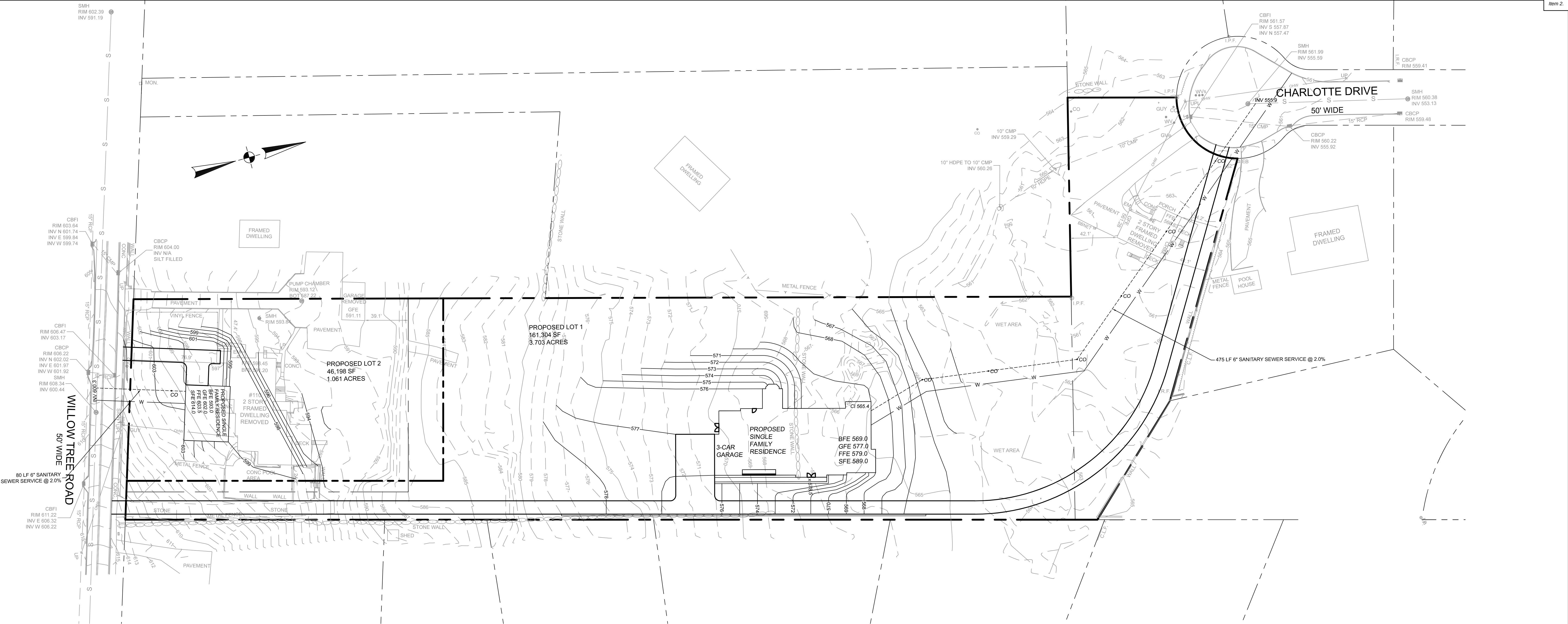


Bulk Requirements: R-35 Single Family Residence													
	Min Lot Area	Min Lot Frontage	Min Lot Width	Min Effective Square	Min Front Yard	Min Side Yard	Min Total Side Yard	Min Rear Yard	Max Impervious Surface Ratio	Max Front Yard Impervious Surface Ratio	Max Building Coverage	Max Building Height	Max Exposed Building Height
Required	35,000 SF	100 FT	125 FT / 75 FT cul-de-sac	125 FT	50 FT	25 FT	60 FT	50 FT	0.25	0.2	0.1	2.5 stories/ 25 FT	40 FT
Existing Lot 44.1	43,588 SF	174 FT	174 FT	125 FT	76.9 FT	0 FT*	24.2 FT*	39.1 FT*	0.27*	0.05	0.11*	2 stories	<40 FT
Existing Lot 44.2	126,106 SF	25 FT*	199 FT	125 FT	N/A	N/A	N/A	N/A	0.003	N/A	N/A	N/A	N/A
Existing Lot 34	37,837 SF	86 FT*	138 FT	125 FT	65.1 FT	34.2 FT	135.7 FT	42.1 FT*	0.13	0.1	0.04	2 stories	<40 FT
* Existing Condition													

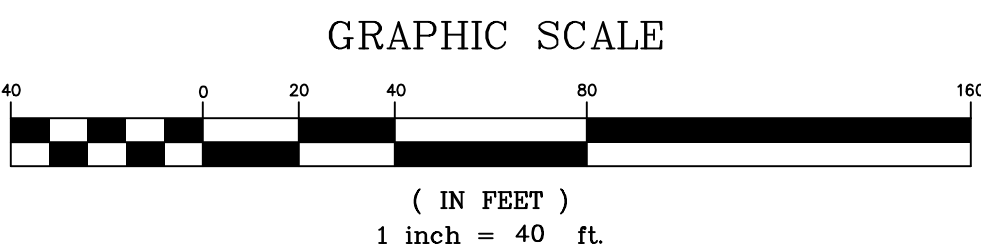
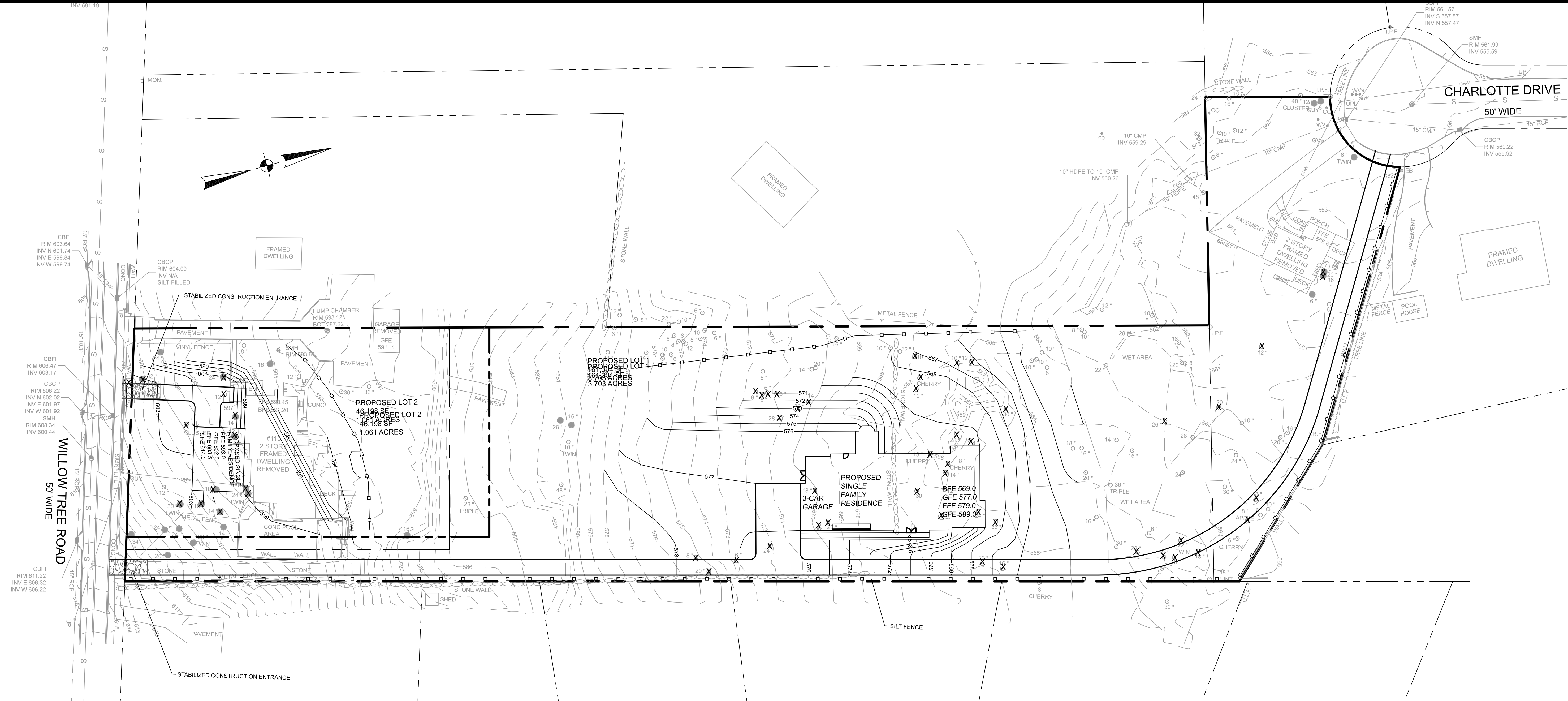
Bulk Requirements: R-35 Single Family Residence													
	Min Lot Area	Min Lot Frontage	Min Lot Width	Min Effective Square	Min Front Yard	Min Side Yard	Min Total Side Yard	Min Rear Yard	Max Impervious Surface Ratio	Max Front Yard Impervious Surface Ratio	Max Building Coverage	Max Building Height	Max Exposed Building Height
Required	35,000 SF	100 FT	125 FT / 75 FT cul-de-sac	125 FT	50 FT	25 FT	60 FT	50 FT	0.25	0.2	0.1	2.5 stories/ 25 FT	40 FT
Proposed Lot 1	161,304 SF	121 FT	138 FT	125 FT	244 FT	38 FT	115 FT	204 FT	0.16	0.17	0.05	<25 FT	<40 FT
Proposed Lot 2	46,198 SF	163 FT	164 FT	125 FT	50 FT	35 FT	112 FT	191 FT	0.08	0.07	0.04	<25 FT	<40 FT



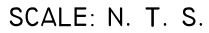
DATE	ISSUE	DESCRIPTION	REVISIONS
		S.B.L. 41.08 - 1 - 34, 44.1 & 44.2	
		LAYOUT PLAN	
		FOR	
		2 CHARLOTTE DRIVE, 110 & 106 WILLOW TREE ROAD	
		VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK	
CIVIL TEC Engineering & Surveying PC			DATE: 4/29/24
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: RB/LT
111 Main Street Chester, NY 10918 845.610.3621			CHKD BY: RB/LT
Civil Engineering & Land Surveying Services that Build C www.Civil-Tec.com			JOB No. 4354
			SCALE: 1"=40'
 Rachel B. Barese, P.E. N.Y. Lic. No. 90143			DWG No. 2 OF 157



DATE	ISSUE	DESCRIPTION	REVISIONS
		S.B.L. 41.08 - 1 - 34, 44.1 & 44.2	
		GRADING, DRAINAGE & UTILITIES	
		FOR	
		2 CHARLOTTE DRIVE, 110 & 106 WILLOW TREE ROAD	
		VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK	
		CIVIL TEC Engineering & Surveying PC	
		139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243	
		111 Main Street Chester, NY 10918 845.610.3621	
		Civil Engineering & Land Surveying Services that Build C www.Civil-Tec.com	
		<i>Rachel B. Barese</i> Rachel B. Barese, P.E. N.Y. Lic. No. 90143	
DATE:	4/29/24		
DRAWN BY:	RB/LT		
CHKD BY:	RB/LT		
JOB No.	4354		
SCALE:	1"=40'		
DWG No.	30		



DATE	ISSUE	DESCRIPTION	REVISIONS
		S.B.L. 41.08 - 1 - 34, 44.1 & 44.2	
EROSION CONTROL PLAN			
FOR			
2 CHARLOTTE DRIVE, 110 & 106 WILLOW TREE ROAD			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 4/29/24
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: RB/LT
111 Main Street Chester, NY 10918 845.610.3621			CHKD BY: RB/LT
Civil Engineering & Land Surveying Services that Build C www.Civil-Tec.com			JOB No. 4354
SCALE: 1"=40'			DWG No. 40
			159



Village of Wesley Hills
Public Hearing Notice

PLEASE TAKE NOTICE that a Public Hearing will be continued before the Planning Board of the Village of Wesley Hills on the 24th day of July 2024 at 7:30 PM at the Village Hall, 432 Route 306, Wesley Hills, New York 10952, to consider the application submitted by Jay Court Holdings, LLC for approval of preliminary & final plats for a proposed three-lot subdivision.

The subject premises are situated on the northerly side of East Willow Tree Road, known as designated on the Town of Ramapo Tax Maps as Section 44.08, Block 1, Lot 44.1, in an R-35 Zoning District.

Copies of the aforesaid application are available for public review at the office of the Deputy Village Clerk, Village of Wesley Hills, 432 Route 306, Wesley Hills, New York 10952 between the hours of 9 AM and 4 PM Mondays through Fridays, exclusive of holidays.

Date: Wesley Hills, New York
July 10, 2024

Alicia Schultz
Deputy Village Clerk



Glenn McCreedy, P.E., C.M.E.
Stuart Strow, P.E., C.F.M.

July 22, 2024

Village of Wesley Hills
Building Department
432 Route 306
Wesley Hills, New York 10952

Attn: Alicia Schultz, Building Clerk

Re: 2 Charlotte Drive, 110 & 106 Willow Tree Road
Three-lot Subdivision
Tax Lots 41.08-1-34, 44.1 & 44.2
2 Charlotte Drive, 110 & 106 Willow Tree Road
Village of Wesley Hills, New York
CDW #WH24-601 Charlotte-Willow Tree Subdivision

Dear Ms. Schultz,

We have received and reviewed:

1. Application for three-lot Subdivision, Pre-preliminary/Sketch, received May 15, 2024.
2. Subdivision Plat "2 Charlotte Drive, 110 & 106 Willow Tree Road", prepared by CivilTec Engineering and Surveying PC, dated April 29, 2024, signed and sealed by Rachel B. Barese, PE.
3. Narrative Summary, prepared by CivilTec Engineering and Surveying PC, dated May 15, 2024.
4. SEAS, prepared by CivilTec Engineering and Surveying PC, dated May 15, 2024.

We have performed a general review of the Subdivision sketch and offer the below comments. A detailed review will be performed as the project progresses in the Planning Board application process.

1. The narrative summary should be expanded to provide a more detailed description of the project.
2. Dimensions of the proposed lot lines shall be shown on the sketch plat.
3. Applicant to define how rear and side yards were chosen.
4. Applicant to explain the need for the proposed through driveway between Willow Tree Road and Charlotte Drive.
5. Applicant to explain the proposed location of the driveway along the entirety of the easterly property line.
6. Existing buildings shown on the Site Plan should be labeled to indicate that they no longer exist, and a survey note can be added to explain why they are shown.
7. Applicant to provide impervious surface area, building coverage, and building height calculations.
8. The dimensions of the proposed buildings are not provided. Footprint of the proposed residence on Lot 1 is approximately 8,400 SF; footprint of the proposed residence on Lot 2 is approximately 1,800 SF. Applicant to confirm if the proposed structure on Lot 1 is intended to be used as a single-family residence.
9. A retaining wall with a height of approximately 5-feet is proposed on the east side of the proposed house on Lot 1. TW and BW elevations shall be provided. A retaining wall detail shall also be provided.

10. Grading for the full length of the proposed driveways shall be provided.
11. Stormwater management measures shall be provided in accordance with the Village and NYSDEC requirements.
12. Approximate location of water main in Willow Tree Road and in Charlotte Drive to be shown on the Plot Plan.
13. Applicant to clarify if the shared driveway between tax lots 44.1 and 45 will remain.
14. Applicant to clarify if the decorative wall along the sidewalk on Willow Tree Road is to remain.

Please contact our office if you have any questions. We will continue our review upon receipt of updated/revised plan submissions and materials.

Very truly yours,



Civil Design Works, LLC
Alena Guckian, P.E.
Senior Project Engineer

W:\Projects\WH\2024\WH24-601 - Charlotte-Willow Tree Subdivision\Correspondence\Review Letters\2024-07-22_Charlotte-Willow Tree.docx



BROOKER ENGINEERING
a division of Weston & SampsonSM

74 Lafayette Avenue, Suite 501, Suffern, NY 10901
Tel: 845.357.4411

Item 2.

June 26, 2024

Village of Wesley Hills
432 Route 306
Wesley Hills, New York 10952

Attn: Alicia Schultz, Building Department

Re: 2 Charlotte Drive, 110 & 106 East Willow Tree Road Subdivision
Tax Lot #41.08-1-34, 41.08-1-44.2, 41.08-1-44.1
Subdivision Sketch Plat Review

Dear Planning Board Members,

Our office has reviewed the submission documents for the above-referenced project which includes the following documents:

- Narrative Summary, dated May 15, 2024, prepared by Civil Tec Engineering & Surveying PC
- Planning Board Application, not dated, for Pre-preliminary/Sketch Subdivision.
- Subdivision & Construction Plan Set, dated April 29, 2024, prepared by Civil Tec Engineering & Surveying PC
- Short Environmental Assessment Form Part 1, dated May 15, 2024, prepared by Civil Tec Engineering & Surveying PC

Our comments are as follows:

General

1. The current submission is to be considered a Sketch Plat with respect to review procedure. Preliminary Plat submission to be accompanied by a stormwater pollution prevention plan (SWPPP) consistent with the requirements of Chapter 181, Stormwater Management, Article I, for preliminary subdivision plat approval. The SWPPP shall meet the performance and design criteria and standards in Chapter 181, Article I. The approved preliminary subdivision plat shall be consistent with the provisions of Chapter 181, Article I. It is noted that a Short Environmental Assessment Form Part 1 has been included with the current submission.
2. Architectural Plan Set for dwelling on Proposed Lot 1 to be provided.
3. Boundary & Topographic Survey signed and sealed by Professional Land surveyor to be provided.

Short Environmental Assessment Form – Part 1

4. Applicant to correct addresses utilized in Name of Action or Project and Project Location.
5. Part 1-3(b) indicates that approximately 2 acres of land is to be physically disturbed. A stormwater pollution prevention plan shall be required for land disturbance over 1 acre.
6. Part 1-12(b) has been checked 'Yes' indicating that the project site, or any portion of it, is located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory. Applicant to coordinate with SHPO.
7. Part 1-13(a) has been checked 'Yes' indicating that any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency. The Applicant has noted that the NYSDEC wetland mapper and ACOE wetland mapper show no wetlands on site.

Subdivision Plat (Sheet 1 of 5) – Subject to Chapter 193 Subdivision of Land

8. Section 193-26-D of Village of Wesley Hills Code indicates that, "Lots shall not, in general, derive access from a collector street, but shall front on a minor interior street. Where driveway access from a collector street may be necessary for two or more adjoining lots, the Planning Board may require that such lots be served by a combined access drive in order to limit the possible traffic hazard on such street. Any such driveways, where permitted, shall be designed in such a way as to provide adequate and convenient area for the turnaround of vehicles so as to avoid requiring them to back into traffic on such streets". Proposed Lot 1 derives access on both East Willow Tree Road (Collector Road) and Charlotte Drive (Local Road).
9. Section 193-26-E of Village of Wesley Hills Code indicates that, "Lots fronting on two streets, other than corner lots, shall be avoided except where deemed essential by the Planning Board in order to provide separation of residential development from major or collector streets or to overcome problems of topography or orientation. The Planning Board may require access limitations and/or buffer landscaping for such double frontage lots where the Board determines that such measures would be appropriate". Proposed Lot 1 fronts on both East Willow Tree Road and Charlotte Drive. Village of Wesley Hills Planning Board to review and determine if Lot 1 fronting on two streets is essential.
10. Metes & bounds for proposed lot lines to be provided.
11. Approval block for Village of Wesley Hills Planning Board Chairperson to be provided.

Layout Plan (Sheet 2 of 5)

12. The Layout Plan indicates that the existing garage that straddles the western property line of Proposed Lot 2 is to be removed. Applicant to provide additional information regarding if the existing driveway is to be removed/relocated off of Proposed Lot 2 as the Layout Plan provides separate access to the site with a proposed driveway connecting to East Willow Tree Road. Plan to indicate existing structures/surfaces to be removed/to remain. Our office defers to the Planning Board Attorney on determination if Tax Lot #41.08-1-45 (114 East Willow Tree Road) should be party to the Application as the proposed action appears to impact the parking and access for the adjacent property.
13. Proposed driveways connecting to East Willow Tree Road will require a concrete depressed curb and concrete apron to accommodate the existing sidewalk. Village of Wesley Hills Standard Detail for Concrete Curb, Concrete Depressed Curb, Concrete Sidewalk to be provided. Detail for concrete apron to be provided.
14. Material of proposed driveways to be provided.
15. Existing bituminous curb in Charlotte Drive to be replaced in kind where existing driveway for 2 Charlotte Drive is to be removed. This is to be noted on the plans.
16. Layout Plan to note that all disturbed areas within the Village right-of-way to be restored with minimum 4" of topsoil and seed.
17. Calculations for Maximum Impervious Surface Ratio, Maximum Front Yard Impervious Surface Ratio, and Maximum Building Coverage to be provided for both lots.
18. Frontage on Charlotte Drive and East Willow Tree Road shall not be combined to satisfy minimum lot frontage requirements. Separate lot frontages to be provided on the Bulk Table for both street frontages.
19. Applicant to confirm minimum provided lot width for Proposed Lot 1 has been determined as per definition of lot width in the Village of Wesley Hills Zoning Code.
20. Applicant to confirm minimum front yard setback to East Willow Tree Road for Proposed Lot 1.

Grading, Drainage, & Utilities Plan (Sheet 3 of 5)

21. Proposed retaining wall along eastern property line to be labeled. Top/bottom of wall elevations to be provided. Based upon the current grading, it appears that the wall will exceed 4' in height. Retaining wall greater than 4' in height to be designed by Professional Engineer. Design calculations and detail to be provided.
22. Driveway slopes to be provided. Proposed driveways shall meet the standards set forth in Section 230-34 for one-family dwellings.
23. Material of proposed sanitary sewer service to be provided.
24. Additional grading to be provided for extent of driveway and disturbed areas where applicable.
25. Pertinent utilities to be shown, including electrical, cable, telephone, and gas connections to be provided.

26. Proposed stormwater mitigation to be provided with applicable information and details to be provided in accordance with Stormwater Management Report/SWPPP required with Preliminary Plat submission.
27. Cleanouts (potentially sanitary sewer) and a drainage pipe originating from TL #41.08-1-46 (120 E Willow Tree Road) appear to cross TL #41.08-1-34 (2 Charlotte Drive). Applicant to advise if any existing easements are present for the utility and drainage.

Erosion Control Plan (Sheet 4 of 5)

28. Overlapping proposed Tax Lot information to be corrected.
29. Clearing/Disturbance Limit Line to be provided. Area of disturbance to be indicated on plan.
30. Silt fence on Proposed Lot 2 to be extended along western property line.
31. Additional silt fence to be provided along northern limit of disturbance for grading associated with the proposed dwelling on Lot 1.
32. Topsoil Stockpile and Concrete Washout areas to be provided on plan.
33. Tree protection to be provided for trees to remain within the proposed limit of disturbance.

Details (Sheet 5 of 5)

34. Village of Wesley Hills Standard Detail for Concrete Curb, Concrete Depressed Curb, Concrete Sidewalk to be provided.
35. Detail for concrete apron to be provided.
36. Applicant to confirm provided Building Sewer Cleanout detail is intended to be utilized.

Our office will continue our review upon receipt of revised plans and stormwater management report/SWPPP (required for Preliminary Plat submission).

Sincerely,

Devon Palmieri

WESTON & SAMPSON, PE, LS, LA, Architects, PC
Devon Palmieri, EIT
Engineer III

CC: CC. Jonathan Lockman, AICP – Village Planner
Bruce Minsky, Esq.- Planning Board Attorney
Camille Guido-Downey – Village Clerk
John Layne – Building Inspector
Rachel Barese, PE – Applicant's Engineer

Y:\VILLAGES\WH Wesley Hills\WH0213 - 2 Charlotte & 106+110 E Willow Tree Subdivision\2024-06-26 PB Review.docx



06/26/2024

Congregation Anshei Chesed
62 Lime Kiln Rd, Suffern, NY 10901

The applicant seeks to construct a Neighborhood House of Worship at 62 Lime Kiln Rd. This project was previously approved by the Planning Board on August 28, 2019. At the time, the plan was for a House of Worship and a detached Rabbi's residence. The applicant now seeks amended site plan approval to remove the Rabbi's residence and to adjust the building footprint slightly. The building, which was approved as a 2-story building, will now be just one story. The changes require no variances.

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date 02/20/2024

Please check all that apply:

☒ Planning Board ☐ Zoning Board of Appeals* <i>(Fill out Part II of this form.)</i>	☐ Municipal Board ☐ Historical Board ☐ Architectural Review
☐ Subdivision ☐ Number of Lots ☐ Site Plan	☐ Pre-preliminary/Sketch ☐ Preliminary ☐ Final
☐ Special Permit ☐ Zoning Code Amendment ☐ Variance	☐ Conditional Use ☐ Zone Change

Applicant: Anshei Chesed Inc **Phone #** 845-354-2646

Address: 62 Lime Kiln Rd, Suffern, NY 10901

Street Name & Number (Post Office)

Project Name: Cong Anshei Chesed

Tax Map Lot No. 41.06-1-26 Map Date _____
 _____ Current Zoning R-50

Location: On the South side of Lime Kiln Road,
200 feet East of Wilder Rd in the
 town of Ramapo hamlet/village of Wesley Hills.

Acreage of Parcel <u>1.21</u>	Zoning District <u>R-50</u>
School District <u>East Ramapo</u>	Postal District _____
Fire District <u>Monsey Fire District</u>	Ambulance District _____
Water District <u>Veolia</u>	Sewer District <u>RCSD1</u>

Project Description: *(If additional space required, please attach a narrative summary.)*

Amended site plan for a neighborhood place of worship.

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Total size of building(s) in square feet _____
- 2) Proposed addition _____
- 3) Number of dwelling units _____

If **special permit**, list special permit use and what the property will be used for.

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area. _____

Are there **streams** on the site? If yes, please provide the names. _____

Are there **wetlands** on the site? If yes, please provide the names and type. _____

Project History: Has this project ever been reviewed before? Yes

If so, provide a narrative, including the list case number, name, date, and the board you appeared before. Planning Board

#19-37 Anshei Chesed approved on August 28, 2019

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

Property Owner: **Anshei Chesed Inc** Phone # **845-354-2646**

Address	62 Lime Kiln Road	Suffern	NY	10901
	Street Name & Number	(Post Office)	State	Zip code

Engineer/Architect/Surveyor: Mayerfeld Architecture PLLC Phone # 845.354.0001

Address	15 Lyncrest Drive	Monsey	NY	10952
	Street Name & Number	(Post Office)	State	Zip code

Attorney: Paul s. Baum, Esq. Phone # 845-205-4556

Address	155 N Main St, New City, New York 10956			
	Street Name & Number	(Post Office)	State	Zip code

Contact Person: Mendy@fastforwardpermit.com Phone # 845.533.4473

Address <u>P.O.Box 141, Tallman, NY 10982</u>				
	Street Name & Number	(Post Office)	State	Zip code

VILLAGE OF WESLEY HILLS

432 Route 306
 Wesley Hills, New York 10952
 (845) 354-0400 Fax: (845) 354-4097

AFFIDAVIT OF OWNERSHIP

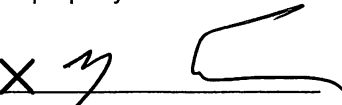
STATE OF NEW YORK }
 COUNTY OF ROCKLAND } SS:
 VILLAGE OF WESLEY HILLS }

Rabbi Yakov Twerski – Trustee being duly sworn, deposes and
 says that he/she resides at _____

62 Lime Kiln Rd, Suffern, NY 10901

in the County of Rockland, State of New York; that he/she is the owner in
 fee of all that certain lot, piece or parcel of land situated, lying and being
 in the Village of Wesley Hills, and designated on the Town of Ramapo
 Map as Section No. 41.06 Lot No. 1 and that he/she hereby
 authorizes the attached application to be submitted in his/her behalf and
 that the statements of fact contained in said application are true.

The applicant is the (owner) (contract vendee) of the said property.

Owner: X 

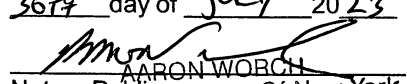
Address: 62 Lime Kiln Road

Suffern, NY, 10901

AFFIRMED

~~Sworn~~ to before me this

30th day of July 2023


 AARON WORCH
 Notary Public, State Of New York
 No. 01WO6069455
 Qualified In Queens County
 Commission Expires February 04, 2025

This property is within **500 feet** of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE
STATE GENERAL MUNICIPAL LAW, SECTIONS 239 K, L, M, AND N.

☒ State or County Road	☐ State or County Park
☐ County/State Land or Right-of-Way	☐ County Stream
☐ Municipal Boundary	☐ County Facility

List name(s) of facility checked above. Lime Kiln Rd - Rt 84 and Wilder Rd – Rt 81

Location of Parcel(s) On Lime Kiln Rd, 200 ft East of Wilder Rd

Referral Agencies: *(Please check with the Village Office to make sure that the appropriate agencies, as needed, receive copies of your application and plans for their review.)*

☒ RC Highway Department	☐ Town of Ramapo Dept. of Public Works
☐ RC Drainage Agency	☒ RC Dept. of Planning
☐ RC Soil and Water Cons. Dist.	☐ RC Dept. of Environmental Health
☐ NYS Dept. of Transportation	☐ NYS Dept. of Environmental Conservation
☐ RC Sewer District #1	☐ Town of Ramapo Building Dept.
☐ Rockland County 911	

Adjacent Municipality _____

(AS APPLICABLE)

TO ALL APPLICANTS - YOU MUST SEND A COPY OF APPLICATIONS AND PLANS TO:

Regional Manager
Orange and Rockland
75 West Route 59
Spring Valley, NY 10977

I have informed the above checked agencies and Orange and Rockland on _____.

Signature

Date

Applicant's Signature and Certification

State of New York)
County of Rockland) SS.:
Town/Village of Wesley Hills)

I, Rabbi Yakov Twerski – Trustee, hereby depose and say that all the above statements contained in the papers submitted herewith are true.

Mailing Address

X 62 Lime Kiln Road
Suffern, NY, 10901

AFFIRMED

SWORN to before this

30TH day of JULY, 2023

AARON WORCH
Notary Public, State Of New York
No. 01WO6069455
Qualified In Queens County
Commission Expires February 04, 2026

Owner/Applicant's Consent Form to Visit Property

I, Rabbi Yakov Twerski – Trustee, owner/applicant of the property described in application submitted to the town/village board, planning board, zoning board of appeals, and/or supporting staff, do hereby give permission to members of said boards and/or supporting staff to visit the property in question for the purposes incidental to the within application at a reasonable time during the day and upon reasonable notice to the owner or tenant in possession.

X Owner/Applicant

AFFIRMED

SWORN to before this

30TH day of JULY, 2023

AARON WORCH
Notary Public, State Of New York
No. 01WO6069455
Qualified In Queens County
Commission Expires February 04, 2026

Affidavit of Ownership/Owner's Consent

State of New York)
 County of Rockland) SS.:
 Town/Village of Wesley Hills)

I, Rabbi Yakov Twerski – Trustee being duly sworn, hereby
 depose and say that I reside at: 62 Lime Kiln Rd, Suffern, NY 10901

in the county of Ramapo in the state of NY.

I am the (* Rabbi Yakov Twerski – Trustee) owner in fee simple of premises located at:
62 Lime Kiln Road, Suffern, NY 10901

described in a certain deed of said premises recorded in the Rockland County Clerk's
 Office in Liber _____ of conveyances, page _____.

Said premises have been in my/its possession since _____. Said premises are
 also known and designated on the Town of Ramapo

Tax Map Lot – No. 41.06-1-26 Map Date _____
 Current Zoning R-50

I hereby authorize the within application on my behalf, and that the statements of fact
 contained in said application are true, and agree to be bound by the determination of the
 board. Also, I do hereby give permission to the Village of Wesley Hills, its agents,
 servants and employees to enter upon the above described property solely for the
 purposes incidental to the within application at reasonable times upon reasonable notice
 to the owner or tenant in possession.

Owner
 Mailing Address

62 Lime Kiln Road, Suffern, NY 10901

AFFIRMED

SWORN to before this

30th day of July, 2023

Aaron Woroch

AARON WORCH
 Notary Public, State of New York
 No. 01WC6069455
 Qualified In Queens County
 Commission Expires February 04, 2026

* If owner is a corporation, fill in the office held by deponent and name of corporation,
 and provide a list of all directors, officers and stockholders owning more than 5% of
 any class of stock.

Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)
 County of Rockland) SS.:
 Town/Village of Wesley Hills)

I, Rabbi Yakov Twerski – Trustee, being duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted herewith are true and that the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and post office address

Anshei Chesed Inc

62 Lime Kiln Road, Suffern, NY 10901

certifies that he is owner or agent of all that certain lot, piece or parcel of land and/or building described in this application **and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner** in connection with this application for the relief below set forth:

2. To the Planning Board of the Town/Village of

(Board, Commission or Agency)

Wesley Hills, Rockland County, New York:

Application, petition or request is hereby submitted for:

- () Variance or modification from the requirement of Section _____;
- () Special permit per the requirements of Section _____;
- () Review and approval of proposed subdivision plat;
- () Exemption from a plat or official map;
- () An order to issue a certificate, permit or license;
- () An amendment to the Zoning Ordinance or Official Map or change thereof;
- ☒ Other (explain) Amended site plan for neighborhood house of worship.;

To permit construction, maintenance and use of House of Worship

3. Premises affected are in a R-50 zone and from the town of Ramapo tax map, the property is know as:

Tax Map Lot – No. 41.06-1-26

4. There is no state officer, Rockland County Officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

5. That to the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of Wesley Hills in the petition, request or application or in the property or subject matter to which it relates:
(if none, so state)

a. Name and address of officer or employee none

b. Nature of interest _____

c. If stockholder, number of shares _____

d. If officer or partner, nature of office and name of partnership _____

e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. _____

f. In the event of corporate ownership: A list of all directors, officers and stockholders of each corporation owning more than five (5%) percent of any class of stock, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town/Village of Wesley Hills.

I, Rabbi Yakov Twerski – Trustee, do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Mailing Address

62 Lime Kiln Road,

Suffern, NY 10901

AFFIRMED

SWORN to before this

30th day of July, 2023



AARON WORCH
Notary Public, State of New York
No. 01WO6069455

Qualified In Queens County
Commission Expires February 04, 2026

DISCLAIMER

APPLICANT TAKES FULL RESPONSIBILITY FOR RESEARCHING THE TAX MAP FOR THE LIST OF NAMES OF PROPERTY OWNERS ON THE ENCLOSED **AFFIDAVIT OF MAILING LIST**, AND SUPPLYING THE NECESSARY AMOUNT OF LABELED STAMPED ENVELOPES.

THE APPLICANT'S ENVELOPES MUST COINCIDE WITH THE LIST. THE CLERK'S RESPONSIBILITY IS LIMITED TO CHECKING NAMES ON THE ENVELOPES AGAINST THE AFOREMENTIONED AFFIDAVIT BEFORE MAILING THEM.

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

G. Twerski
APPLICANT

02/20/2024
DATED

PROPOSED HOUSE OF WORSHIP FOR:

62 LIME KILN ,
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

CONG TOREI ZAHAV ANSHEI CHESSED

INDEX

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A-101	FOUNDATION PLAN
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A-104	ROOF PLAN AND PLUMBING RISER DIAGRAM
A-201	FRONT ELEVATION
A-202	RIGHT ELEVATION
A-203	LEFT ELEVATION
A-204	REAR ELEVATION
A-301	DETAILS
SP-01	SPECIFICATIONS
SP-02	SPECIFICATIONS
E-101	ELECTRICAL PLANS

RELEASE DATE:

6/29/2023
11-2-2023 REVISED AS PER CLIENT
11-28-2023 REVISED AS PER CLIENT
12-27-2023 REVISED AS PER B.D.



412 N. MAIN STREET. SUITE 301
MONROE NY 10950 845-781-4222
LARRY@LHARTMANDESIGN.COM

THIRD PARTY PLANS NOTES:

SPRINKLER: A SPRINKLER PLAN SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT INCLUDING REQUIRED ROOM SIZE AND CLEARANCES (ENTIRE BUILDING TO BE SPRINKLED) AND SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO INSULATION

HVAC & EMP: A MECHANICAL PLAN WHICH INCLUDES HVAC, MECHANICAL, PLUMBING, PLUMBING RISER DETAIL, FUEL RISER DETAIL AND FUEL GAS RISER PLANS COMPLYING WITH THE INTERNATIONAL MECHANICAL, PLUMBING, FUEL GAS, AND BUILDING CODE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO INSULATION OF ANY MECHANICAL SYSTEMS.

MECHANICAL ENGINEER TO PROVIDE MAINTENANCE INFORMATION AND SYSTEM COMMISSIONING SPECIFICATIONS ACCORDING TO SECTION C408 OF THE ECCCNY'S FOR ALL SPECIFIED MECHANICAL SYSTEM

ELEVATOR: A ELEVATOR PLAN SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO INSULATION OF THE ELEVATOR

STEEL: PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL PROVIDE FABRICATION AND ERECTION DRAWINGS (SHOP DRAWINGS), SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. NO WORK SHALL COMMENCE WITHOUT APPROVED SHOP DRAWINGS. CONTRACTOR TO HIRE A CERTIFIED THIRD PARTY TO DO THE STEEL ERECTION SPECIAL INSPECTION AND SHOULD CERTIFY THE STEEL WELDING AND BOLTING ACCORDING TO SECTION 1704 OF THE NYS BUILDING CODE

THE NET CLEAR OPENING (UNLESS IT MEETS THE MINIMUM REQUIRED SIZE OR DIMENSIONS)

SIGNAGE NOTES:

PROVIDE SIGNAGE FOR SPRINKLERS, STANDPIPES, AND ELEVATORS ACCORDING TO THE INC AND TREE NFPA

HOISTWAY NOTES:

DOOR OR WINDOW OPENINGS TO A HOISTWAY OR SHAFTWAY FROM THE INTERIOR OF THE BUILDING SHALL BE PLAINLY MARKED WITH THE WORD "SHAFTWAY" IN RED LETTERS NOT LESS THAN 6 INCHES HIGH ON A WHITE BACKGROUND. SUCH WARNING SIGNS SHALL BE PLACED SO AS TO BE READILY DISCERNIBLE.

FIRE IDENTIFICATION NOTES:

FIRE PROTECTION EQUIPMENT SHALL BE IDENTIFIED IN AN APPROVED MANNER ACCORDING TO SECTION 509.1 OF THE NYSFC. ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR THE USE OF THE FIRE DEPARTMENT. APPROVED SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATION SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.

INSPECTION NOTES:

OWNER OR OWNER'S AGENT SHALL HIRE A THIRD PARTY TO DO THE SPECIAL INSPECTIONS AS SPECIFIED IN CHAPTER 17 OF THE NYS BUILDING CODE. INSPECTIONS SHALL INCLUDE BUT NOT BE LIMITED TO SOILS, REINFORCED CONCRETE, EXCAVATION AND FILLING,

REINFORCED CONCRETE

- SLUMP, AIR CONTENT, AND TEMPERATURE TEST OF DESIGN MIX
- SIZE AND PLACEMENT OF REBAR
- SIZE AND PLACEMENT OF ANCHORS CAST IN CONCRETE
- SHAPE AND PLACEMENT OF REBAR

SOILS

- SOIL BEARING CAPACITY (SHALL BE 4000 PSF)
- MATERIAL AND LIFT THICKNESS OF COMPACTED SOIL.
- CAPACITY TEST OF COMPACTED FILL

THE THIRD PARTY SHALL SUBMIT ALL REPORTS AFTER EACH INSPECTION TO THE LOCAL BUILDING DEPARTMENT

SOIL BEARING CAPACITY SHALL BE 4000 PSF. CONTRACTOR TO SUBMIT SOIL TEST REPORT PRIOR OF POURING OF ANY CONCRETE

1704.3.1 CONTENT OF STATEMENT OF SPECIAL INSPECTIONS

THE STATEMENT OF SPECIAL INSPECTIONS SHALL IDENTIFY THE FOLLOWING:

1. THE MATERIALS, SYSTEMS, COMPONENTS AND WORK REQUIRED TO HAVE SPECIAL INSPECTIONS OR TESTS BY THE BUILDING OFFICIAL OR BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR EACH PORTION OF THE WORK.
2. THE TYPE AND EXTENT OF EACH SPECIAL INSPECTION.
3. THE TYPE AND EXTENT OF EACH TEST.
4. ADDITIONAL REQUIREMENTS FOR SPECIAL INSPECTIONS OR TESTS FOR SEISMIC OR WIND RESISTANCE AS SPECIFIED IN SECTIONS 1705.11, 1705.12 AND 1705.13.
5. FOR EACH TYPE OF SPECIAL INSPECTION, IDENTIFICATION AS TO WHETHER IT WILL BE CONTINUOUS SPECIAL INSPECTION, PERIODIC SPECIAL INSPECTION OR PERFORMED IN ACCORDANCE WITH THE NOTATION USED IN THE REFERENCED STANDARD WHERE THE INSPECTIONS ARE DEFINED.

WINDOW NOTES

EMERGENCY ESCAPE & RESCUE OPENINGS

—BASEMENTS WITH HABITABLE SPACE & EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE & RESCUE OPENING.

—SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE FINISH FLOOR

—WINDOW WELL REQUIREMENT FOR BELOW GRADE EMERGENCY & RESCUE OPENING SHALL BE AS FOLLOWS. HORIZONTAL DIMENSIONS THAT ALLOW THE DOOR OR WINDOW TO BE FULLY OPENED, W/ A MINIMUM NET CLEAR AREA OF 9 SF & A MINIMUM HORIZ. PROJECTION & WIDTH OF 36" (A LADDER OR STEPS SHALL BE PERMITTED TO ENCR OACH A MAXIMUM OF 6" INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.)

—WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44" SHALL BE EQUIPPED W/A PERMANENTLY AFFIXED LADDER OR STEPS.

—MIN. OPENING AREA—5.7 SQ. FT.

—GRADE FLOOR OPENINGS—5.0 SQ. FT.

—MIN. OPENINGS HGHT—24" —MIN. OPENING WIDTH—20"

PROVIDE TEMPERED GLAZING IN THE FOLLOWING ...

ALL GLAZING IN DOORS
ALL WINDOWS WITH BOTTOM EDGE LESS THAN 18" A.F.F.
ALL WINDOWS OVER HOT TUBS, BATHS, ETC...
ALL WINDOWS IN STAIRWAYS OR STAIRWAY LANDINGS

CONTRACTOR TO CHECK WITH WINDOW MANUFACTURER REP. TO VERIFY WINDOWS THAT REQUIRE TEMPER GLASS. CONTRACTOR TO VERIFY WINDOW QUANTITY AND DESIGNATION BEFORE ORDERING WINDOWS.

RAMP NOTES:

- ALL RAMPS TO COMPLY WITH SECTION 1012 OF BUILDING CODE.
- THE CLEAR WIDTH OF A RAMP SHALL BE MINIMUM 44 INCHES AND THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE MINIMUM 36 INCHES,
- RAMPS SHALL NOT REDUCE IN WIDTH IN THE DIRECTION OF EGRESS TRAVEL. PROJECTIONS INTO THE REQUIRED RAMP AND LANDING WIDTH ARE PROHIBITED. DOORS OPENING ONTO A LANDING SHALL NOT REDUCE THE CLEAR WIDTH TO LESS THAN 42 INCHES
- THE RAMP LANDING LENGTH SHALL BE 60 INCHES MINIMUM.
- ALL RAMPS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPES PERMITTED FOR THE TYPE OF CONSTRUCTION OF THE BUILDING, EXCEPT THAT WOOD HANDRAILS SHALL BE PERMITTED FOR ALL TYPES OF CONSTRUCTION.

- THE SURFACE OF RAMPS SHALL BE OF SLIP-RESISTANT MATERIALS THAT ARE SECURELY ATTACHED.
- OUTDOOR RAMPS AND OUTDOOR APPROACHES TO RAMPS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.

- RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL HAVE HANDRAILS ON BOTH SIDES.
- EDGE PROTECTION: CURB, RAIL, WALL OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4-INCH- DIAMETER SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4 INCHES OF THE FLOOR OR GROUND SURFACE.

- THE FLOOR OR GROUND SURFACE OF THE RAMP RUN OR LANDING SHALL EXTEND 12 INCHES (305 MM) MINIMUM BEYOND THE INSIDE FACE OF A HANDRAIL

BATHROOM NOTES:

- ALL BATHROOMS FINISH MATERIALS TO COMPLY WITH SECTION 1210 OF NYS BUILDING CODE
- ALL BATHROOMS, WATER CLOSETS, GRAB BARS, DISPENSERS, SINKS, MIRRORS, AND URINALS TO COMPLY WITH SECTION 1109 OF THE IBC AND SECTION 6 OF THE ICC A117.1-2009

EGRESS NOTES:

- EXIT DOOR HARDWARE TO COMPLY WITH SECTION 1010 OF NYS BUILDING CODE

TRUSS NOTES:

- TRUSS MANUFACTURER TO DESIGN AND PROVIDE TO BUILDING DEPARTMENT 3 SETS OF FLOOR TRUSS AND ROOF TRUSS DRAWINGS SIGNED AND SEALED BY MANUFACTURER'S NYS LICENSED ENGINEER. TRUSS PLANS TO ALSO INCLUDE THE OPENING FOR ATTIC HATCHES, SKYLIGHTS, ATTIC STAIRS, CANTILEVER FLOOR TRUSSES, OR/AND TRUSSES SUPPORTING LOAD FROM ABOVE (IF APPLICABLE) AND SHOULD BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO INSTALLATION
- ANY ALTERATIONS TO TRUSSES MUST BE APPROVED BY THE TRUSS MANUFACTURER
- A FULL TRUSS REPORT, CERTIFIED BY THE LICENSED DESIGN PROFESSIONAL, SHALL BE SUBMITTED STATING THE INSTALLATION CONFORMS TO TRUSS DESIGN DRAWINGS, TRUSSES ARE UNALTERED FROM DESIGN AND ALL BRACINGS AND ATTACHMENTS ARE INSTALLED ACCORDING TO THE DRAWINGS PRIOR TO SCHEDULING FRAMING INSPECTION.
- ALL FLOOR TRUSSES AND GIRDER TRUSSES TO BE INSTALLED @ 16" O.C AND SHOULD ALIGN WITH STUD UNDERNEATH TO BE DESIGNED BY MANUFACTURE'S NYS LICENSED ENGINEER AND SHOULD COMPLY WITH THE LATEST NYS BUILDING CODE.
- TRUSS MANUFACTURER TO DESIGN ROOF TRUSS LOAD ACCORDING TO THE DESIGN CRITERIA ON SHEET SP-01 AND TABLE ON A-103
- TRUSS MANUFACTURER TO DETERMINE ALL CONCENTRATED AND UNIFORM LOADS TO BE SUPPORTED BY TRUSSES AT EFFECTED LOCATIONS
- ALL LVL BEAMS SUPPORTING TRUSSES CAN BE SUBSTITUTED WITH A GIRDER TRUSS AND SHOULD BE DESIGNED BY MANUFACTURER'S NYS LICENSED ENGINEER AND SUBMITTED (3) COPIES TO THE BUILDING DEPARTMENT PRIOR OF ISSUANCE OF C OF O.

OCCUPANT LOAD CALCULATIONS PER ROOM			
ROOM	SQ FT.	OCCUPANT LOAD PER S.F.	OCCUPANT LOAD PER ROOM
BASEMENT FLOOR			
PARTY ROOM	3212	15 SF NET	215 OCCUPANTS
WARMING KITCHEN	502	200 SF GROSS	3 OCCUPANTS
TOTAL OCCUPANTS FOR BASEMENT LEVEL			218 OCCUPANTS
FIRST FLOOR			
ASSEMBLY ROOM #3	701	15 SF NET	47 OCCUPANTS
LIBRARY	708	100 SF GROSS	7 OCCUPANTS
ASSEMBLY ROOM #4	321	15 SF NET	22 OCCUPANTS
OFFICE	120	100 SF GROSS	2 OCCUPANTS
ASSEMBLY ROOM #1	2460	15 SF NET	165 OCCUPANTS
ASSEMBLY ROOM #2	540	15 SF NET	36 OCCUPANTS
TOTAL OCCUPANTS FOR FIRST LEVEL			279 OCCUPANTS
TOTAL OCCUPANTS FOR ALL LEVELS			497 OCCUPANTS

APPLICABLE NYS CODES:

- A) 2020 BUILDING CODE OF NEW YORK STATE (BCNYS)
- B) 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE (ECCCNY'S)
- C) 2020 NYS PLUMBING CODE, MECHANICAL CODE, FIRE CODE AND FUEL GAS CODE

CLASSIFICATION OF WORK:
NEW CONSTRUCTION

CHAPTER 3-BUILDING DATA

GROUP A-3 ASSEMBLY

CHAPTER 5

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE				
OCCUPANCY	SPRINKLER	TYPE OF CONSTRUCTION	MAX. HEIGHT	ACTUAL HEIGHT
GROUP A-3	YES	TYPE 5-B	60'	29'

TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE				
OCCUPANCY	SPRINKLER	TYPE OF CONSTRUCTION	MAX. STORIES	ACTUAL STORIES
GROUP A-3	YES	TYPE 5-B	2	2

TABLE 506.2 ALLOWABLE AREA IN SQUARE FEET				
OCCUPANCY	SPRINKLER	TYPE OF CONSTRUCTION	MAX. AREA	ACTUAL AREA
GROUP A-3	YES	TYPE 5-B	18,000	15,423

CHAPTER 6 TYPES OF CONSTRUCTION

TABLE 601

BUILDING ELEMENT	TYPE V
STRUCTURAL FRAME	B
BEARING WALLS EXTERIOR INTERIOR	0
NONBEARING WALLS AND PARTITIONS EXTERIOR	SEE TABLE 602
NONBEARING WALLS AND PARTITIONS INTERIOR	0
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0

SECTION 602 FIRE RESISTANCE RATING OF EXTERIOR WALL

WALL	FIRE SEPARATION DISTANCE FROM INTERIOR LOT LINE, CENTERLINE OF STREET OR IMAGINARY LINE BETWEEN TWO BUILDINGS	FIRE RATING REQUIRED	FIRE RATING PROVIDED
RIGHT	MORE THAN 30'	0	0
REAR	MORE THAN 30'	0	0
LEFT	MORE THAN 30'	0	0
FRONT	MORE THAN 30'	0	0

CHAPTER 7

TABLE 716.5 OPENING FIRE PROTECTION ASSEMBLIES

1 HR WALL SHAFTS & STAIRWAYS	60 MINUTE FIRE RATED DOOR
1 HR WALL ALL OTHER	40 MINUTE FIRE RATED DOOR
1 HR WALL EXTERIOR	40 MINUTE FIRE RATED DOOR

CHAPTER 8 INTERIOR FINISHES:

TABLE 803.11 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

	GROUP A-3
VERTICAL EXITS AND PASSAGE WAYS	B
EXIT ACCESS CORRIDORS AND OTHER EXIT WAYS	B
ROOMS AND ENCLOSED SPACES	C

CHAPTER 9-FIRE PROTECTION SYSTEMS :

(903)	SPRINKLER SYSTEM	-REQUIRED
(905)	STAND PIPE	-NOT REQUIRED
(906.1)	PORTABLE FIRE EXTINGUISHERS	-REQUIRED
(907)	SMOKE AND FIRE DETECTION SYSTEM	-REQUIRED
(907.2.1)	PULL STATIONS *	-REQUIRED
(907.2.1.1)	EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM	-REQUIRED

* EXCEPTION: MANUAL FIRE ALARM BOXES ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 AND THE OCCUPANT NOTIFICATION APPLIANCES WILL ACTIVATE THROUGHOUT THE NOTIFICATION ZONES UPON SPRINKLER WATER FLOW.

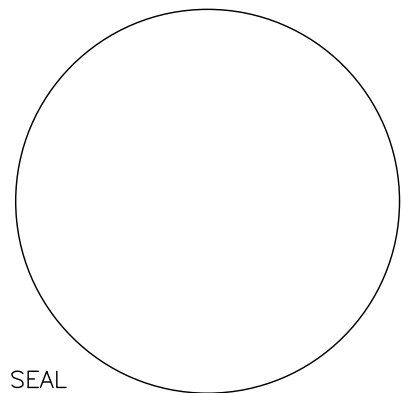
CHAPTER 10 MEANS OF EGRESS:

SECTION 1006 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS
2 EXITS REQUIRED >2 EXITS PROVIDED



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PROPOSED HOUSE OF WORSHIP FOR:
CONG. TOREI ZAHAV
ANSHEI CHESED
62 LIME KILN RD, VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

WRITTEN STATEMENT

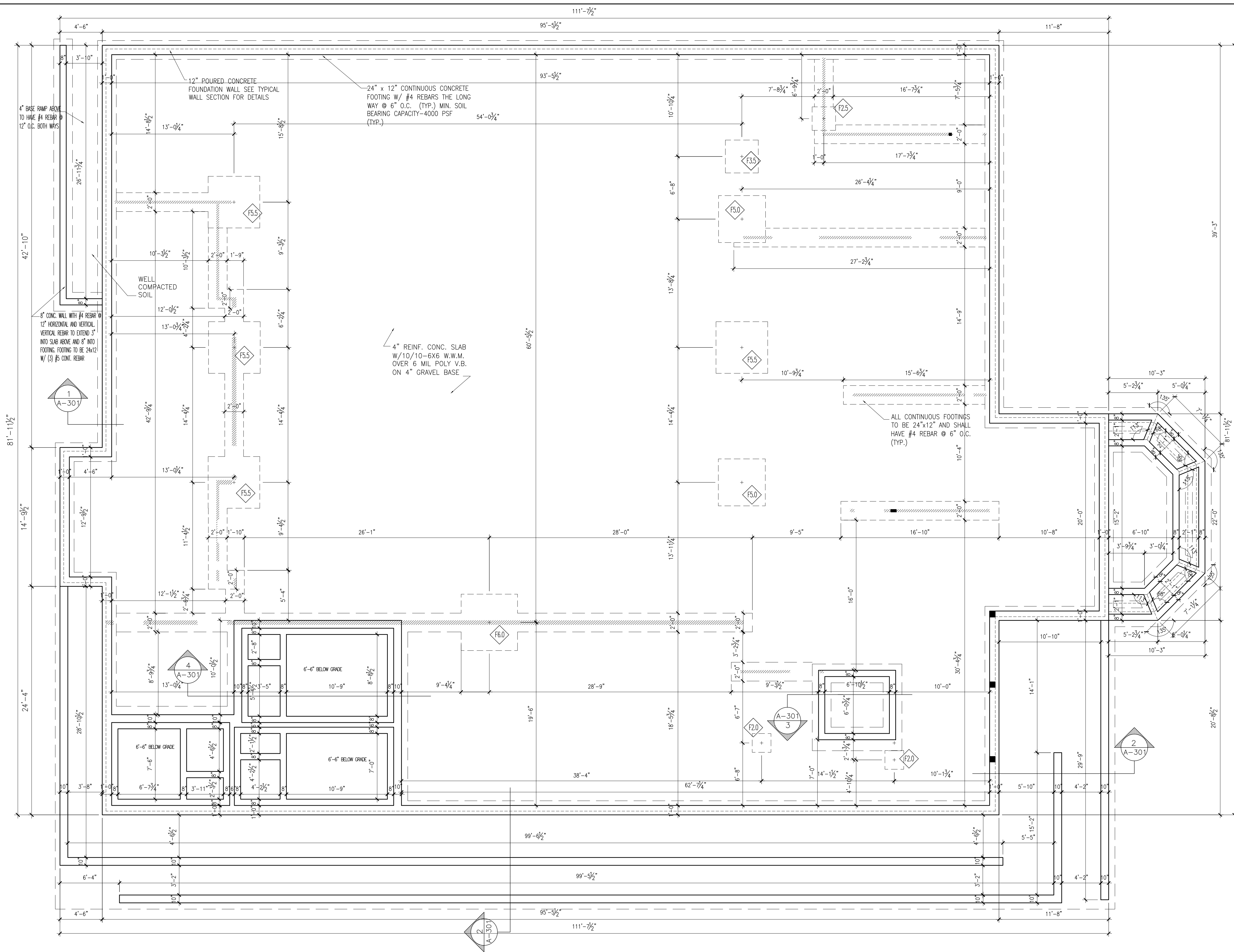
TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, AS CURRENTLY IN EFFECT.

Project No. YZ102
Drawn By: LH
Reviewed By: JR
Date JUN. 29, 2023

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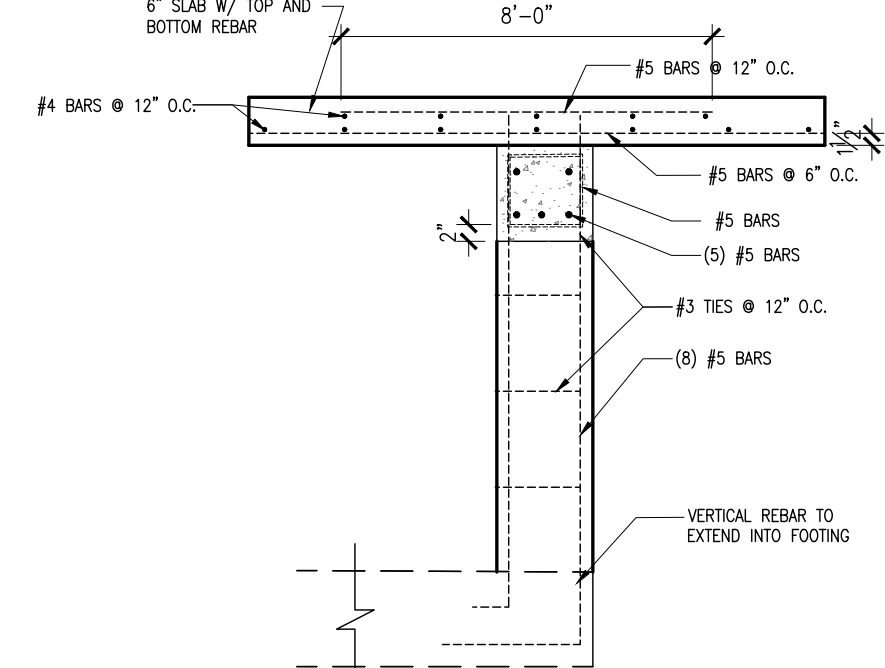
N-101



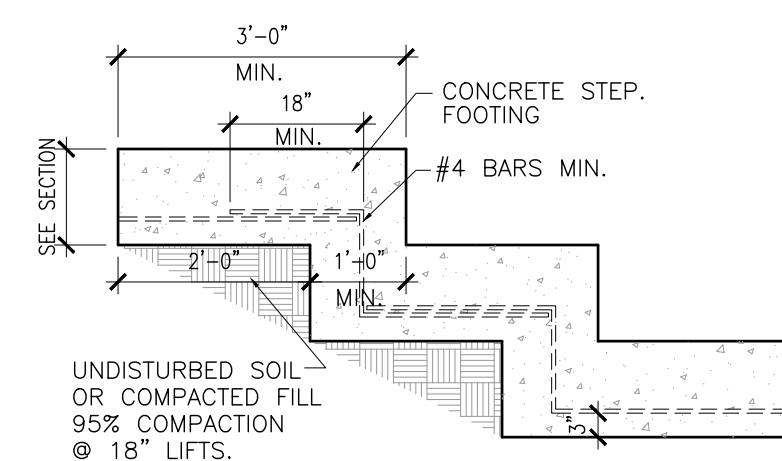
1 FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

FOOTING LEGEND

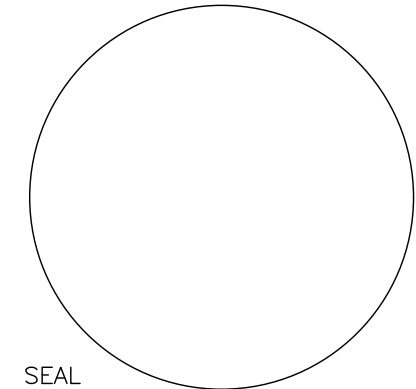
F1.5	1'-6" x 1'-6" BY 12" THICK W/ #4 REBARS @ 6" O.C. BOTH WAYS BOTTOM
F2.0	2'-0" x 2'-0" BY 12" THICK W/ #4 REBARS @ 6" O.C. BOTH WAYS BOTTOM
F2.5	2'-6" x 2'-6" BY 12" THICK W/ #4 REBARS @ 6" O.C. BOTH WAYS BOTTOM
F3.0	3'-0" x 3'-0" BY 12" THICK W/ #4 REBARS @ 6" O.C. BOTH WAYS BOTTOM
F3.5	3'-6" x 3'-6" BY 12" THICK W/ #4 REBARS @ 6" O.C. BOTH WAYS BOTTOM
F4.0	4'-0" x 4'-0" BY 16" THICK W/ #4 REBARS @ 6" O.C. BOTH WAYS BOTTOM
F4.5	4'-6" x 4'-6" BY 16" THICK W/ #4 REBARS @ 6" O.C. BOTH WAYS BOTTOM
F5.0	5'-0" x 5'-0" BY 16" THICK W/ #4 REBARS @ 6" O.C. BOTH WAYS BOTTOM
F5.5	5'-6" x 5'-6" BY 16" THICK W/ #4 REBARS @ 6" O.C. BOTH WAYS BOTTOM
F6.0	6'-0" x 6'-0" BY 16" THICK W/ #4 REBARS @ 6" O.C. BOTH WAYS BOTTOM



3 CONC. COLUMN DETAIL
SCALE: 1/2" = 1'-0"



2 STEPPED FOOTING DETAIL
SCALE: 1/2" = 1'-0"



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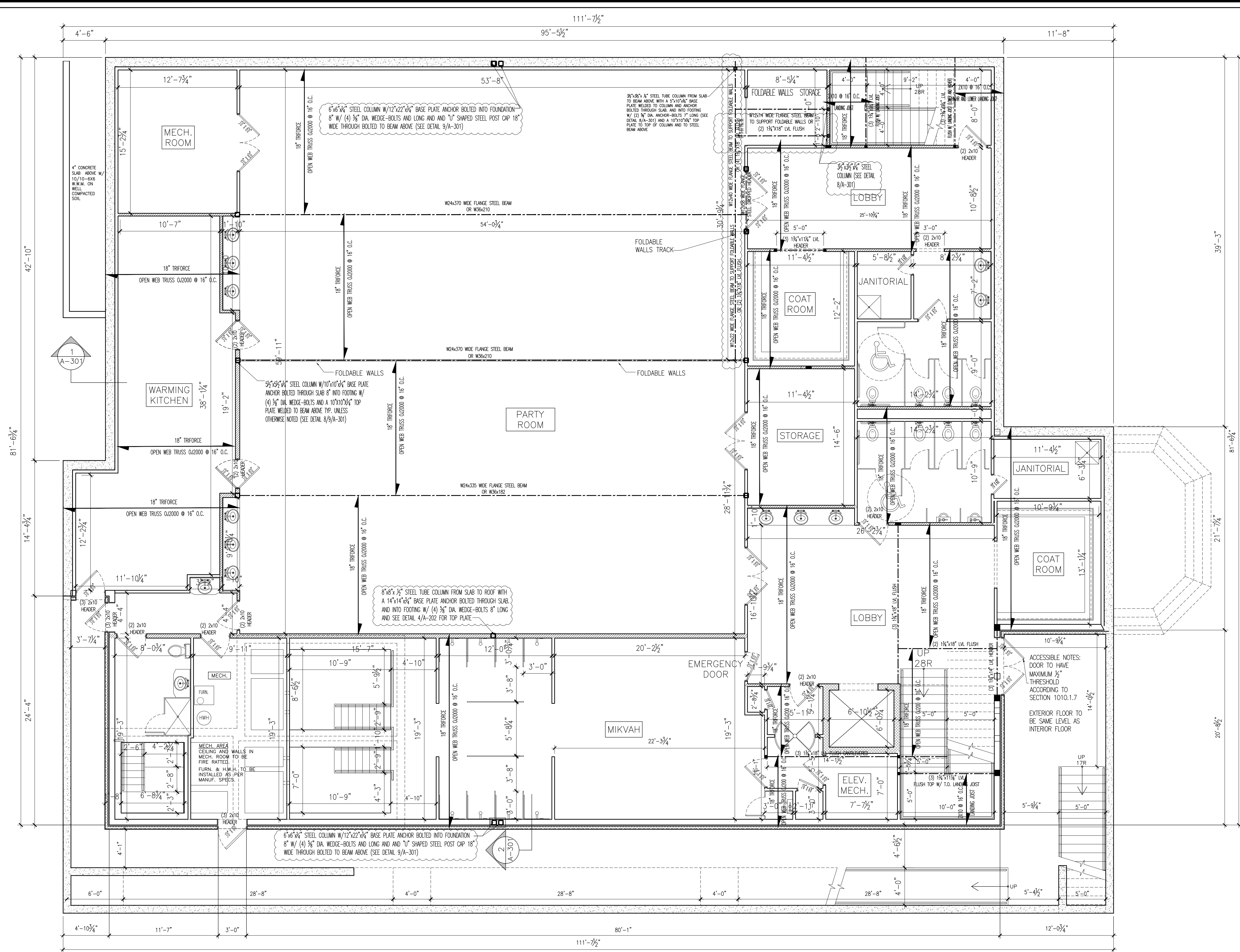
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1 BASEMENT PLAN
A-102 SCALE: 3/16" = 1'-0"

2 BOTTOM PLATE DETAIL
A-102 SCALE: 1/4" = 1'-0"

WALL LEGEND

2x4 OR 2x6 WALL BEARING PARTITION

NEW 2x4 WALL FOR INTERIOR AND 2x8 FOR EXTERIOR

— WOOD POST IN A WALL

— POINT LOAD FROM ABOVE

— HARD WIRED SMOKE DETECTOR CEILING MOUNTED

— CARBON MONOXIDE DETECTOR CEILING MOUNTED

BLOWER DOOR AND DUCT LEAKAGE NOTE:

A CERTIFIED PROFESSIONAL THIRD PARTY SHALL PERFORM A BLOWER DOOR TEST AND DUCT LEAKAGE TEST AND A REPORT/ CERTIFICATION SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO ISSUANCE OF A C.O.C.

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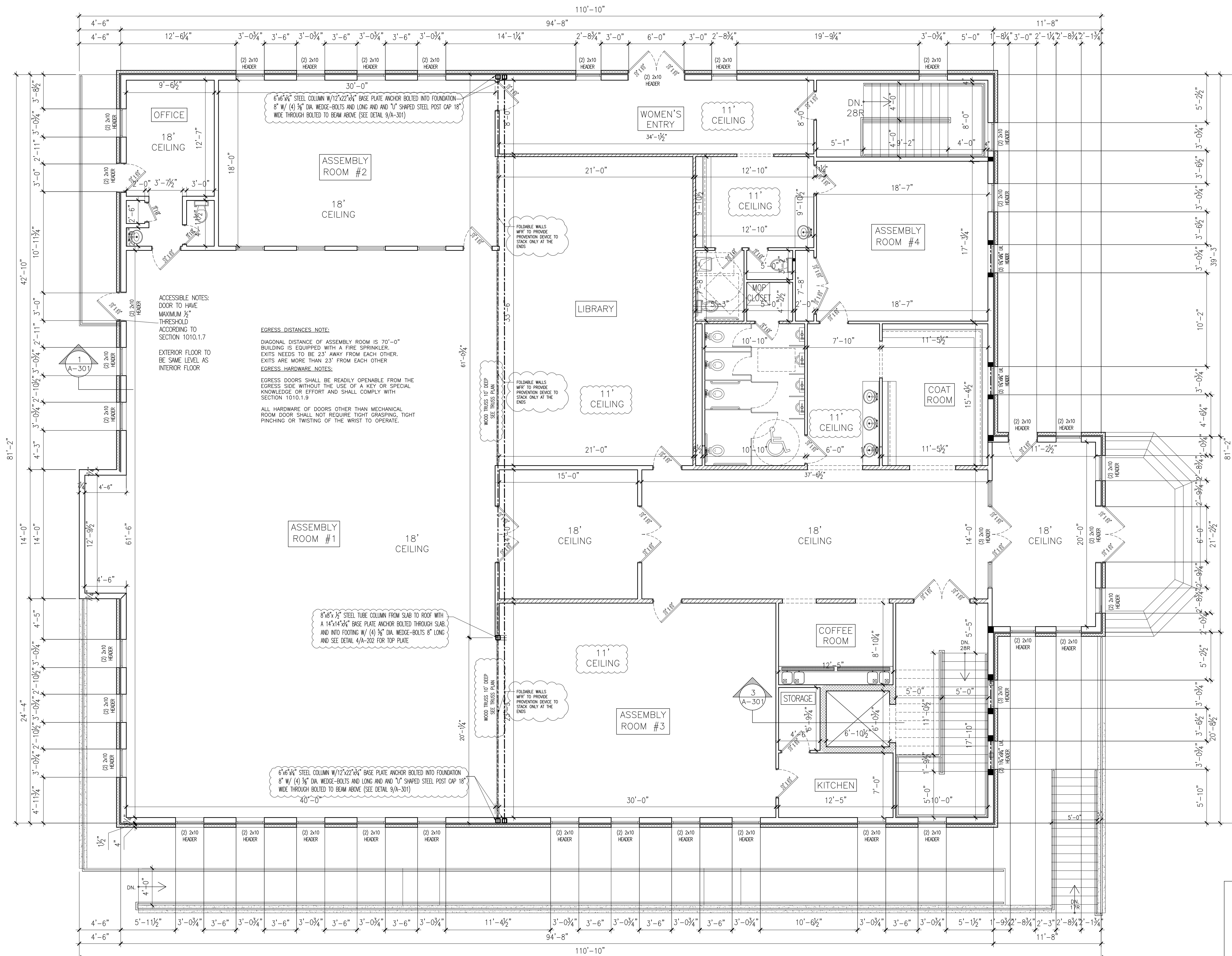
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A-102



1 FIRST FLOOR PLAN
A-103

SCALE: 3/16" = 1'-0"

FRAMING NOTES:

- ALL POSTS WITHIN A WALL (NOT SPECIFIED ON PLAN THE AMOUNT OF STUDS) SUPPORTING A BEAM ABOVE TO HAVE AT LEAST A MIN. OF 3 2X, IF BEAM IS WIDER THAN 4.5" ADD 2X TO COVER FULL WIDE OF BEAM ABOVE
- ALL BEARING WALLS TO HAVE BLOCKING WITH A MAX SPACING OF 4'-0".
- ALL FLUSH BEAMS TO BE ATTACHED TO PERPENDICULAR BEAMS AND JOISTS WITH PROPER FULL HEIGHT SIMPSON STRONG-TIE HANGERS
- PROVIDE DOUBLE JACK STUDS UNDER ALL HEADERS THAT ARE 48" LONG OR LONGER
- ALL DECK LUMBER TO BE PRESSURE TREATED
- ALL PRESSURE TREATED WOOD FASTENERS TO BE HOT DIP GALVANIZED OR STAINLESS STEEL
- PROVIDE SOLID BLOCKING BETWEEN JOIST FOR ALL CONSECRATED LOADS FROM ABOVE CONTINUING DOWN IN WALL BELOW

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ANSHEI CHESED

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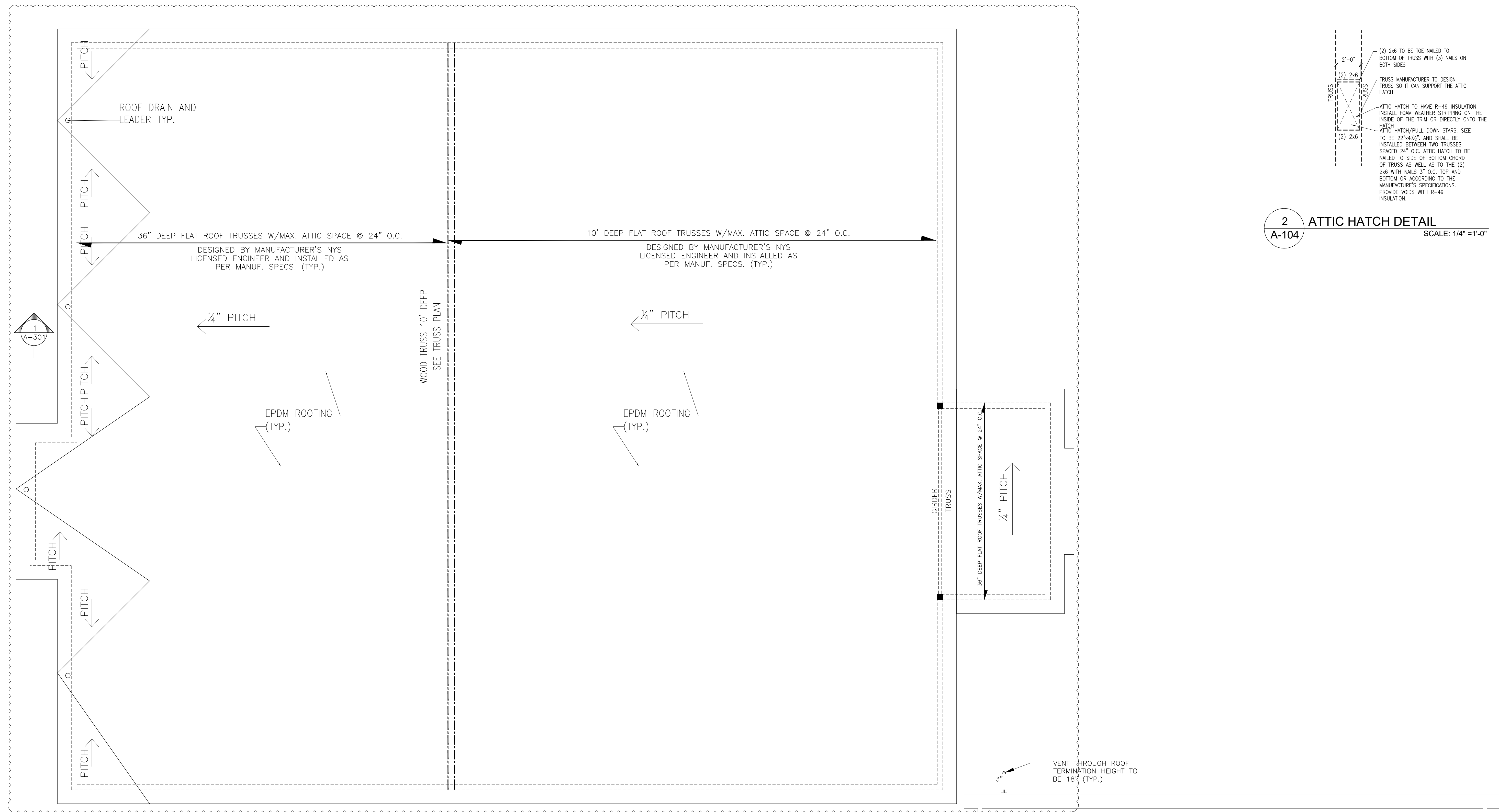
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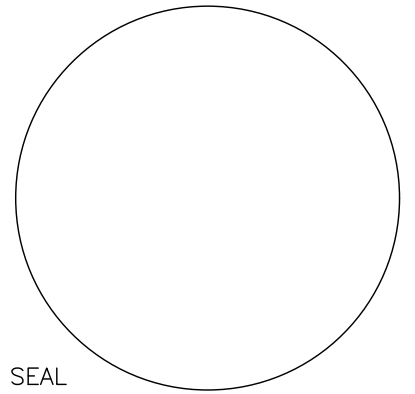
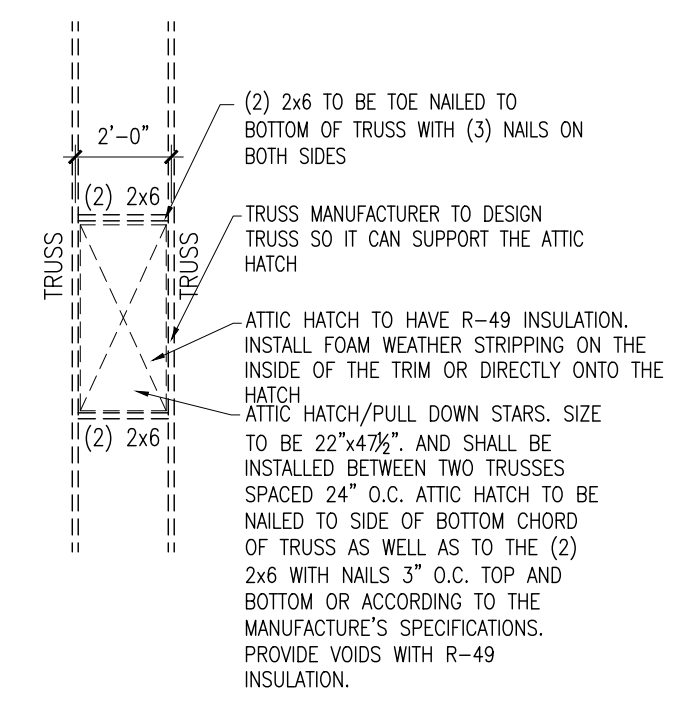
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2 ATTIC HATCH DETAIL
A-104 SCALE: 1/4" = 1'-0"



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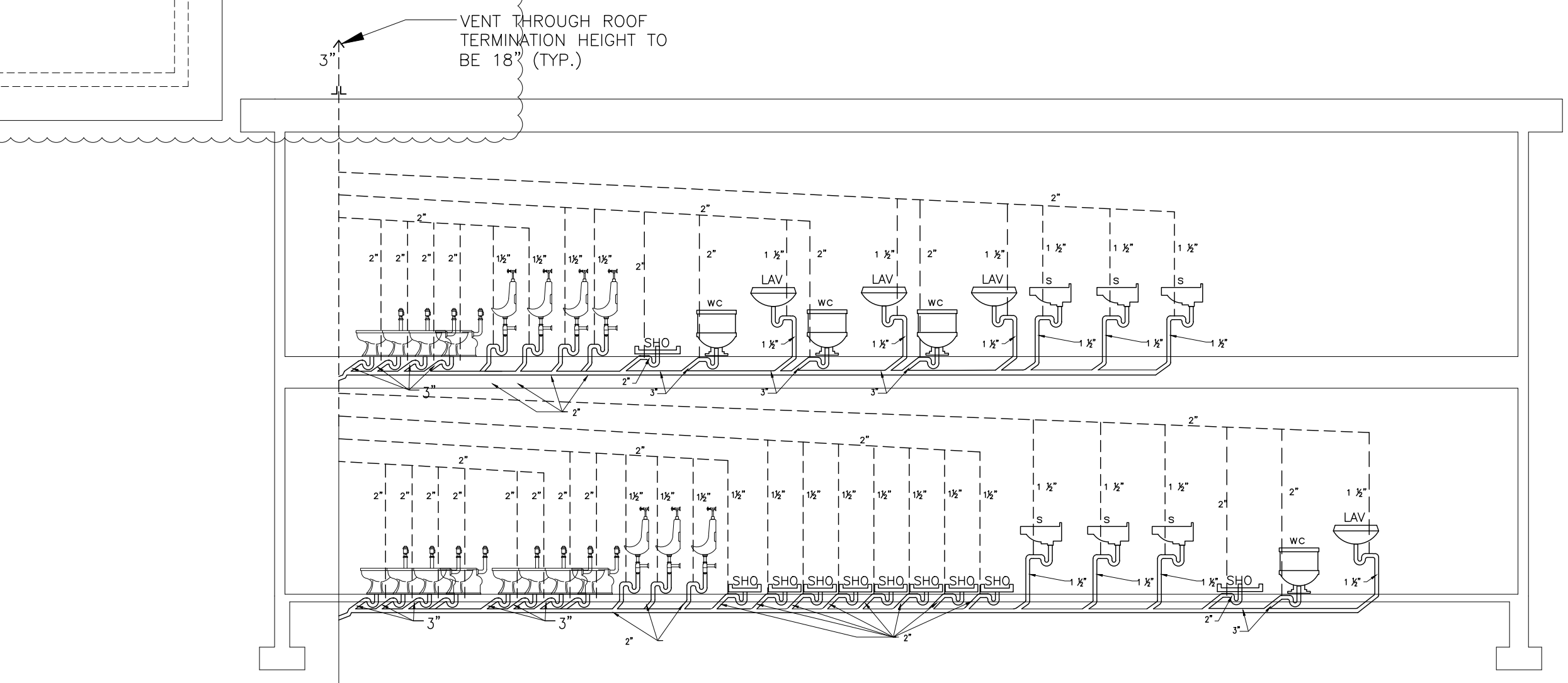
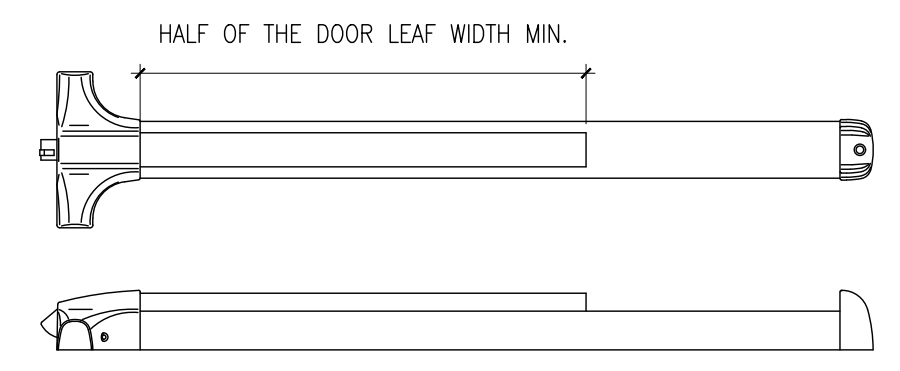
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A-104

PANIC DOOR HARDWARE NOTES:

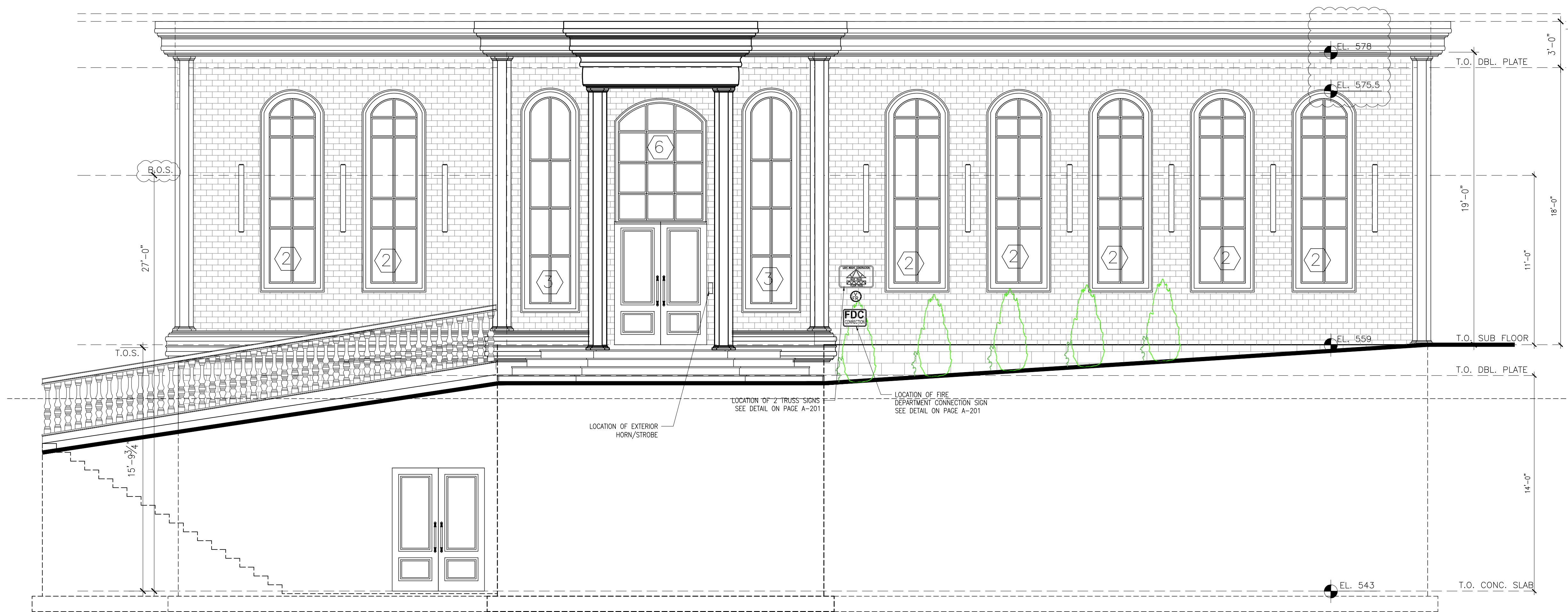
- ALL EXIT DOOR HARDWARE TO COMPLY WITH SECTION 1008 OF NYS BUILDING CODE
- THE ACTUATING PORTION OF THE RELEASING DEVICE SHALL EXTEND AT LEAST ONE-HALF OF THE DOOR LEAF WIDTH
- THE MAXIMUM UNLATCHING FORCE SHALL NOT EXCEED 15 POUNDS (67 N).
- HARDWARE DEVICES SHALL BE INSTALLED 34 INCHES (864 MM) MINIMUM AND 48 INCHES (1219 MM) MAXIMUM ABOVE THE FINISHED FLOOR.



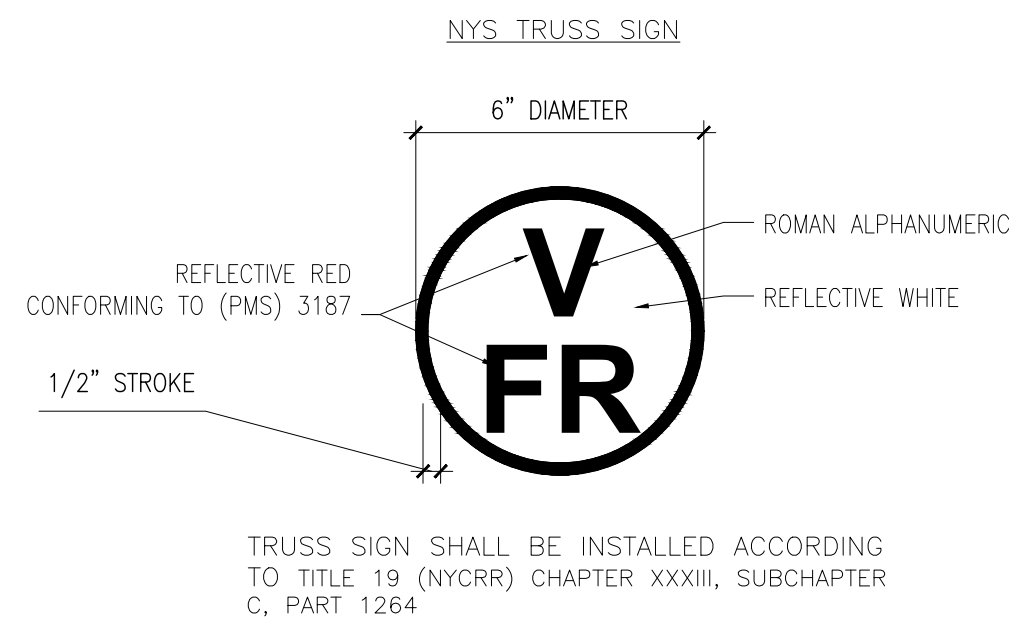
2 PLUMBING RISER DIAGRAM
A-104 SCALE: 3/16" = 1'-0"

TRUSS NOTES:

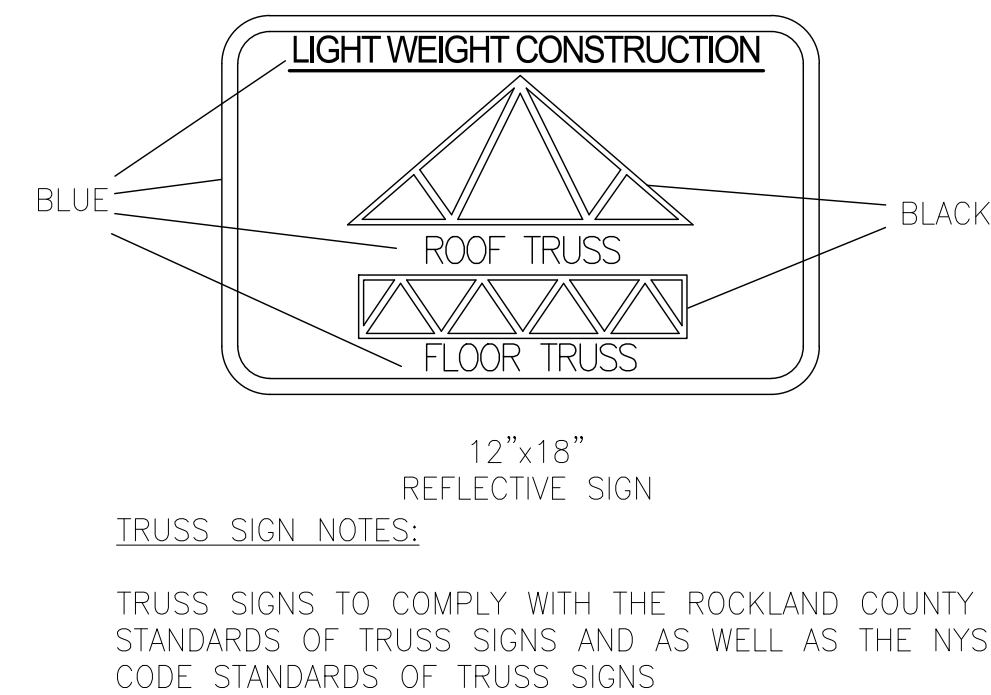
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- A FULL TRUSS REPORT, CERTIFIED BY THE LICENSED DESIGN PROFESSIONAL, SHALL BE SUBMITTED STATING THE INSTALLATION CONFORMS TO TRUSS DESIGN DRAWINGS, TRUSSES ARE UNALTERED FROM DESIGN AND ALL BRACINGS AND ATTACHMENTS ARE INSTALLED ACCORDING TO THE DRAWINGS PRIOR TO SCHEDULING OF FRAMING INSPECTION.
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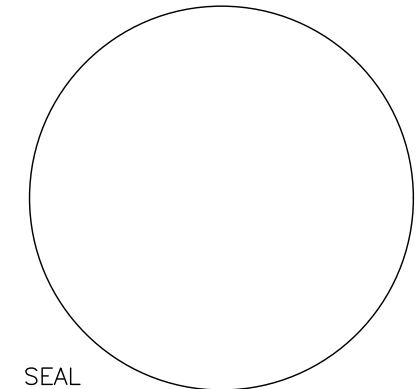
1
A-201 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3
A-201 TRUSS SIGNS
SCALE: NTS



4
A-201 FDC CONNECTION
SCALE: NTS



LICENSE NO.: 082844

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PROPOSED HOUSE OF WORSHIP FOR:
CONG. TOREI ZAHAV
ANSHEI CHESED
62 LIME KILN RD, VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

WRITTEN STATEMENT

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, AS CURRENTLY IN EFFECT.

Project No. Y2102

Drawn By: LH

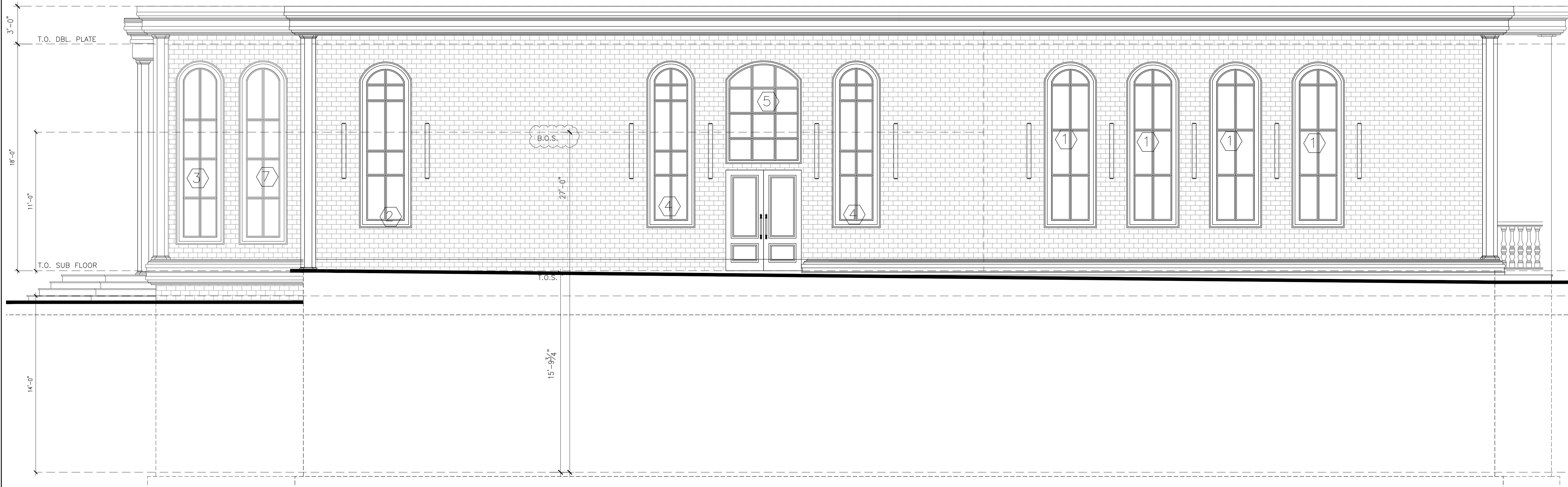
Reviewed By: JR

Date JUN. 29, 2023

REVISIONS:

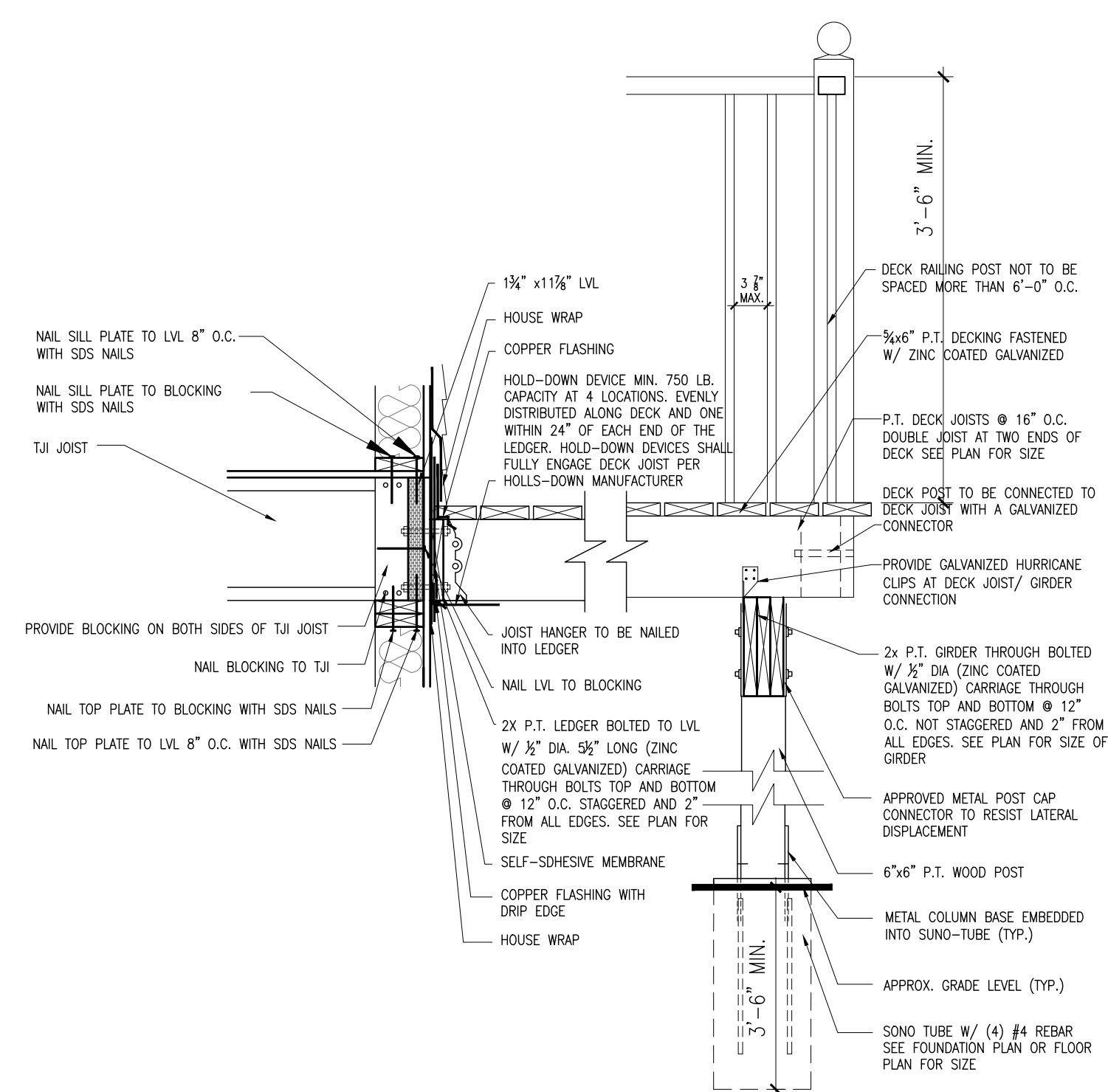
6/29/2023 RELEASED FOR PERMITS
11-2-2023 REVISED AS PER CLIENT
11-28-2023 REVISED AS PER CLIENT
12-27-2023 REVISED AS PER B.D.

A-202



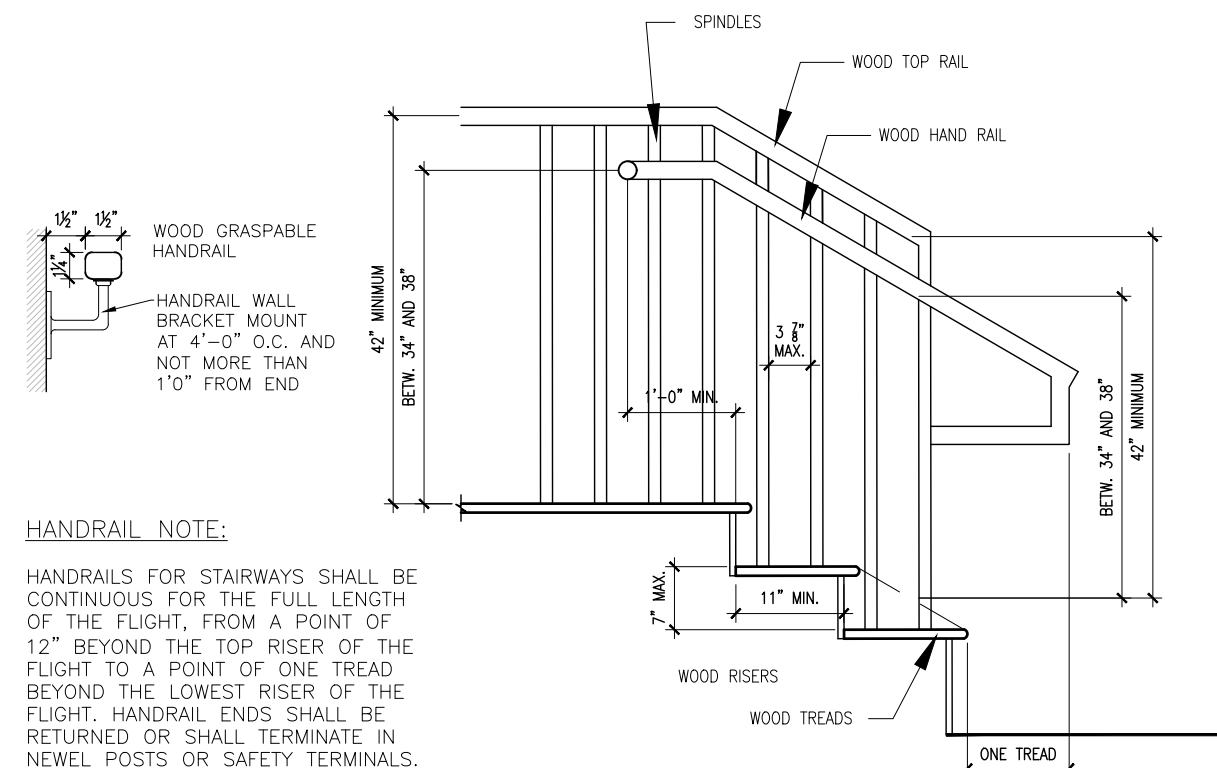
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A-202 RIGHT ELEVATION

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



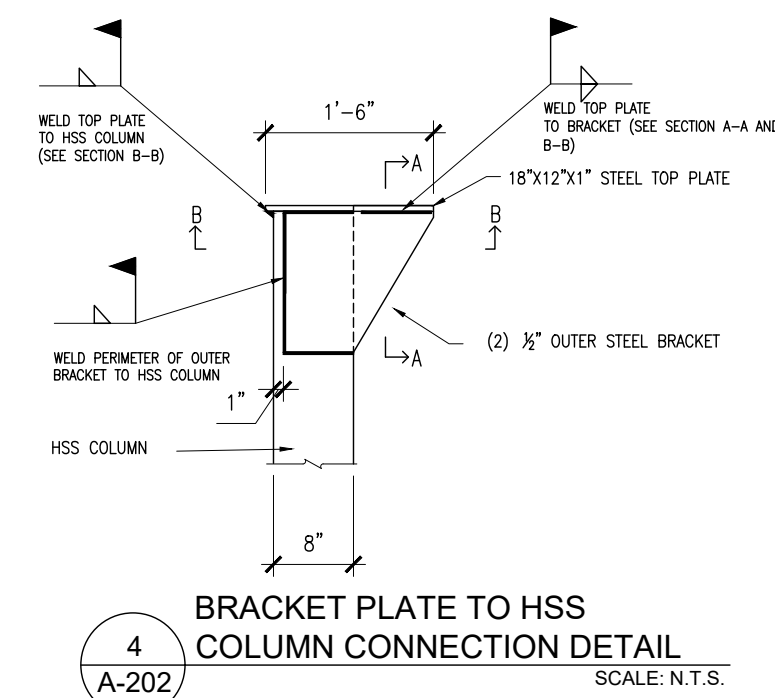
2
A-202 DECK DETAIL

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



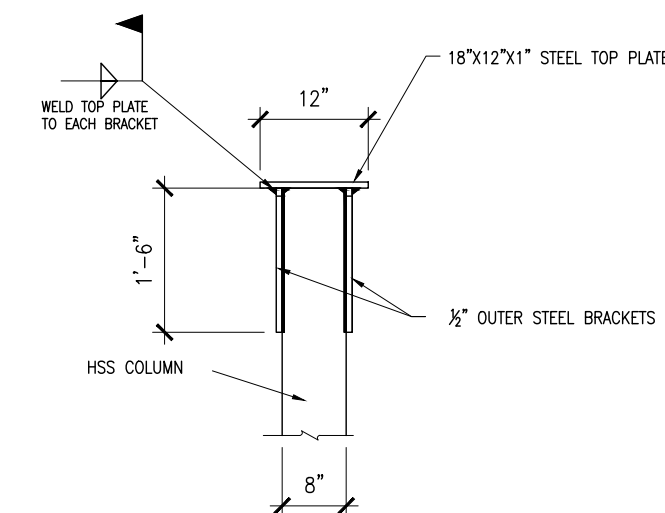
3
A-202 WOOD STAIR AND HANDRAIL DETAIL

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

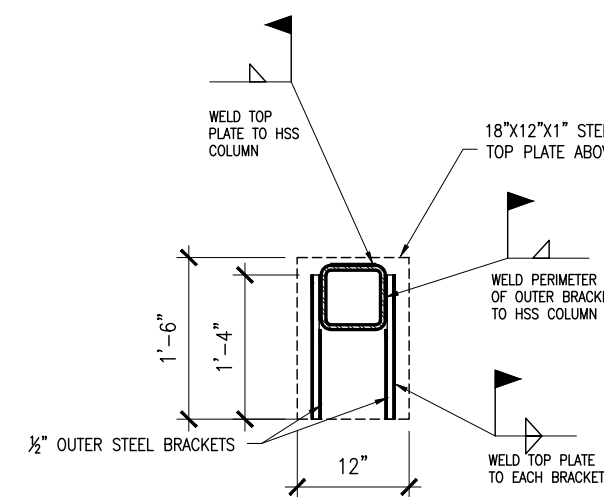


4
A-202 BRACKET PLATE TO HSS COLUMN CONNECTION DETAIL

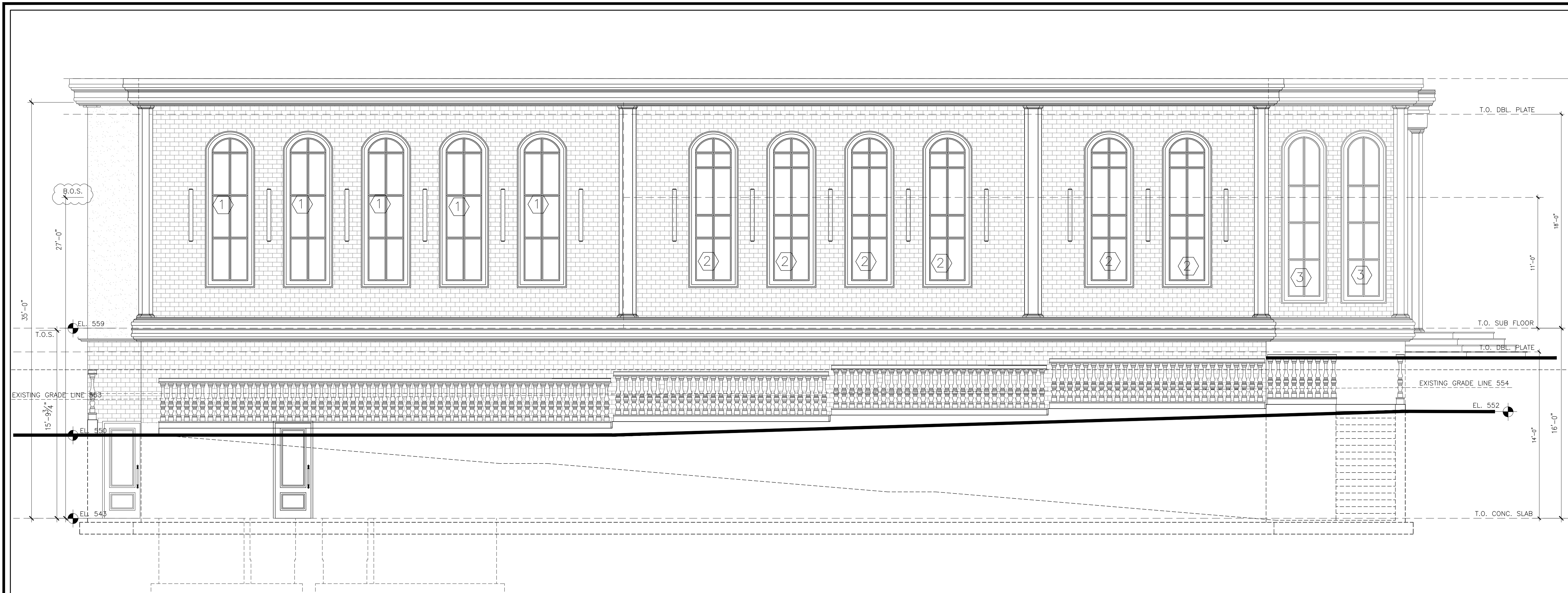
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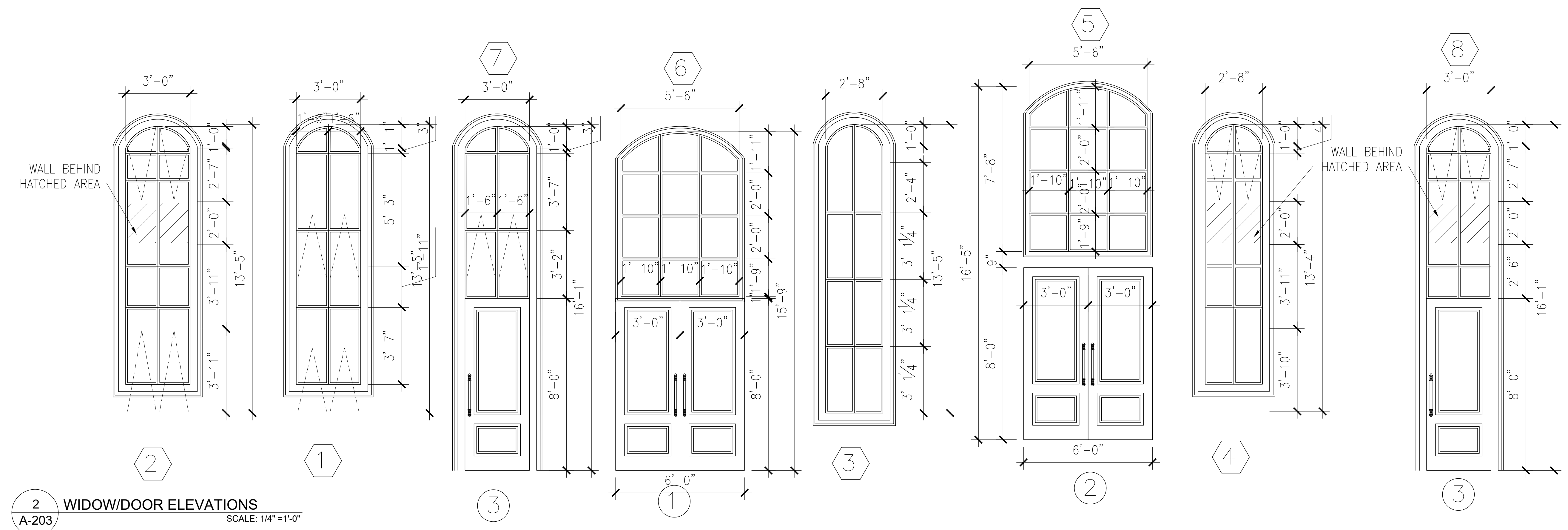
A-A



B-B



1 LEFT ELEVATION
A-203 SCALE: N.T.S.



2 WIDOW/DOOR ELEVATIONS
A-203 SCALE: 1/4" = 1'-0"



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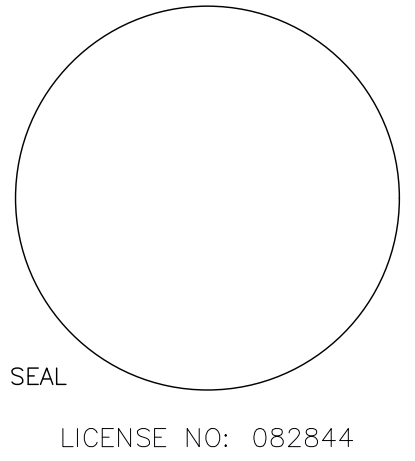
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ANSHEI CHESED
62 LIME KILN RD, VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

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Project No. Y2102
Drawn By: LH
Reviewed By: JR
Date JUN. 29, 2023

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A-203



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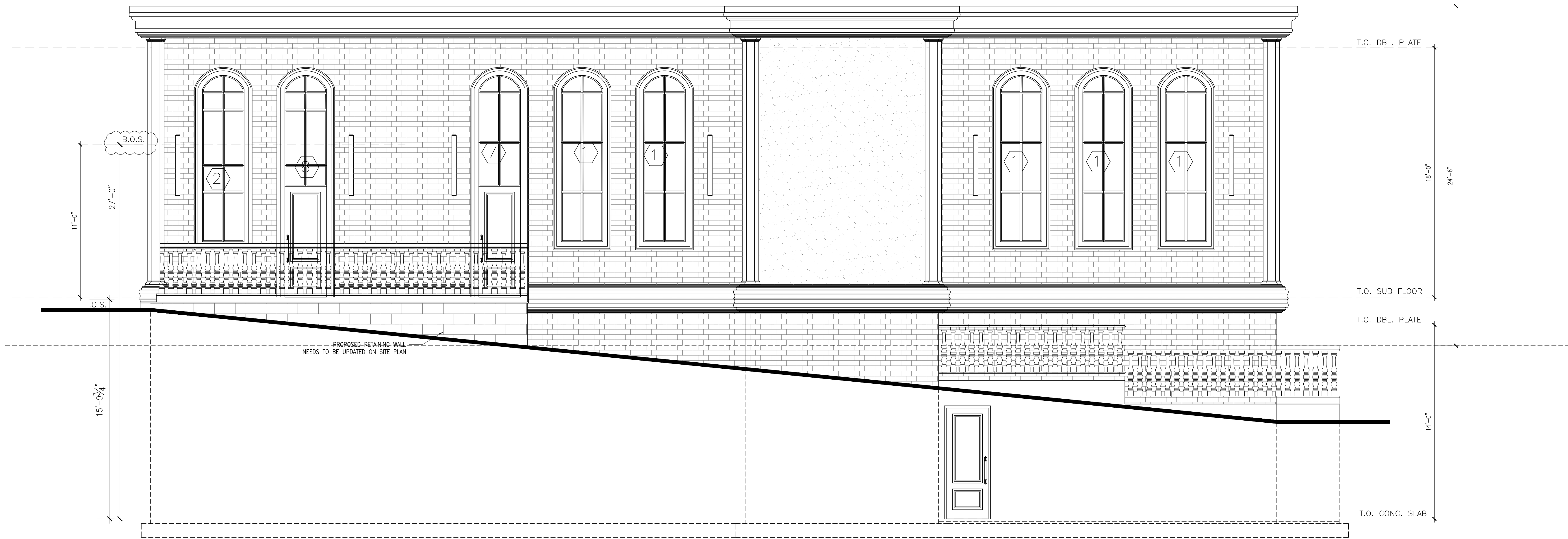
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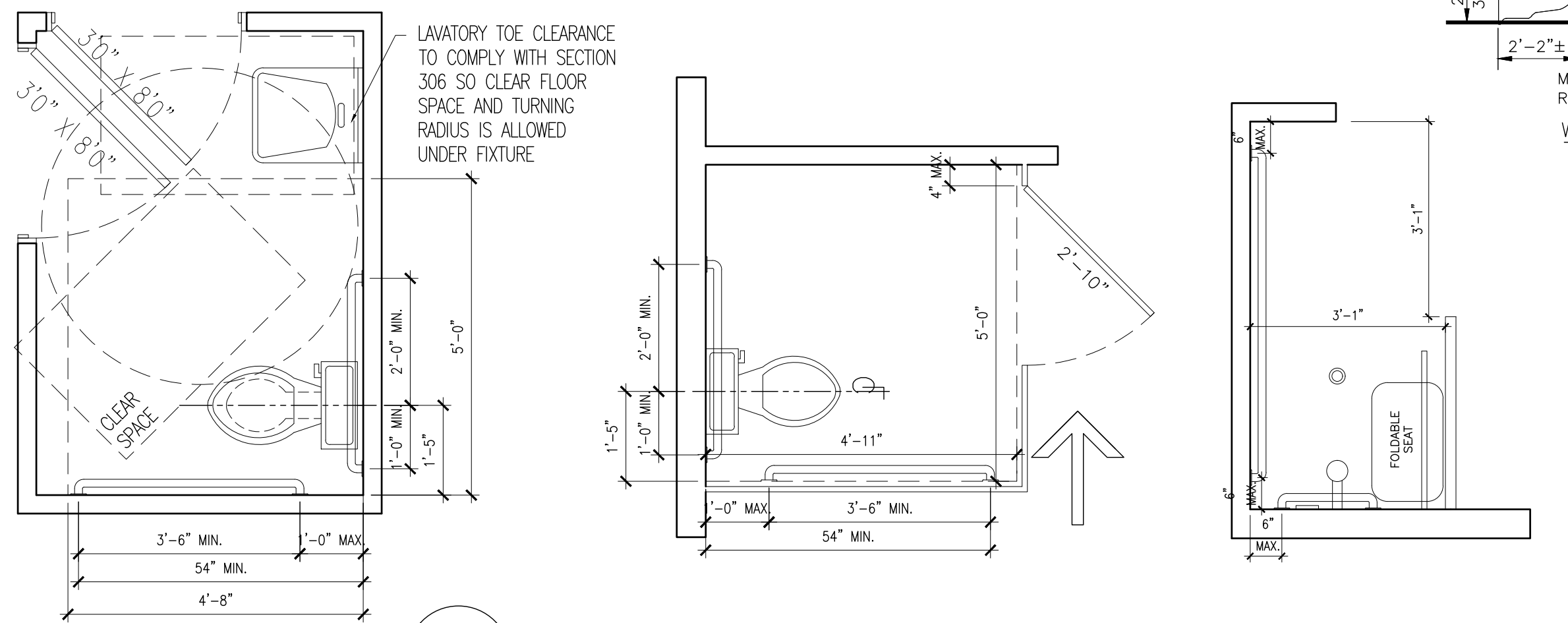
Project No. YZ102
Drawn By: LH
Reviewed By: JR
Date JUN. 29, 2023

REVISIONS:
6/29/2023 RELEASED FOR PERMITS
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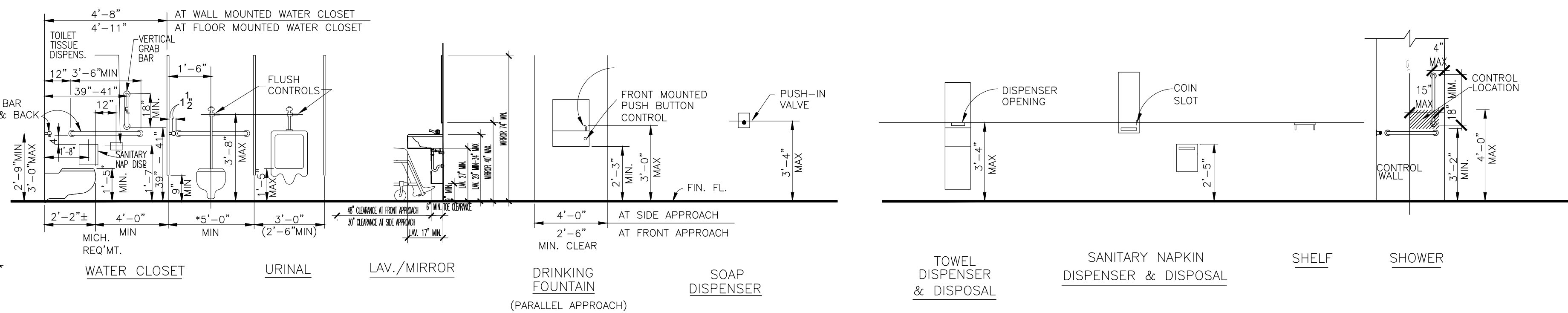
A-204



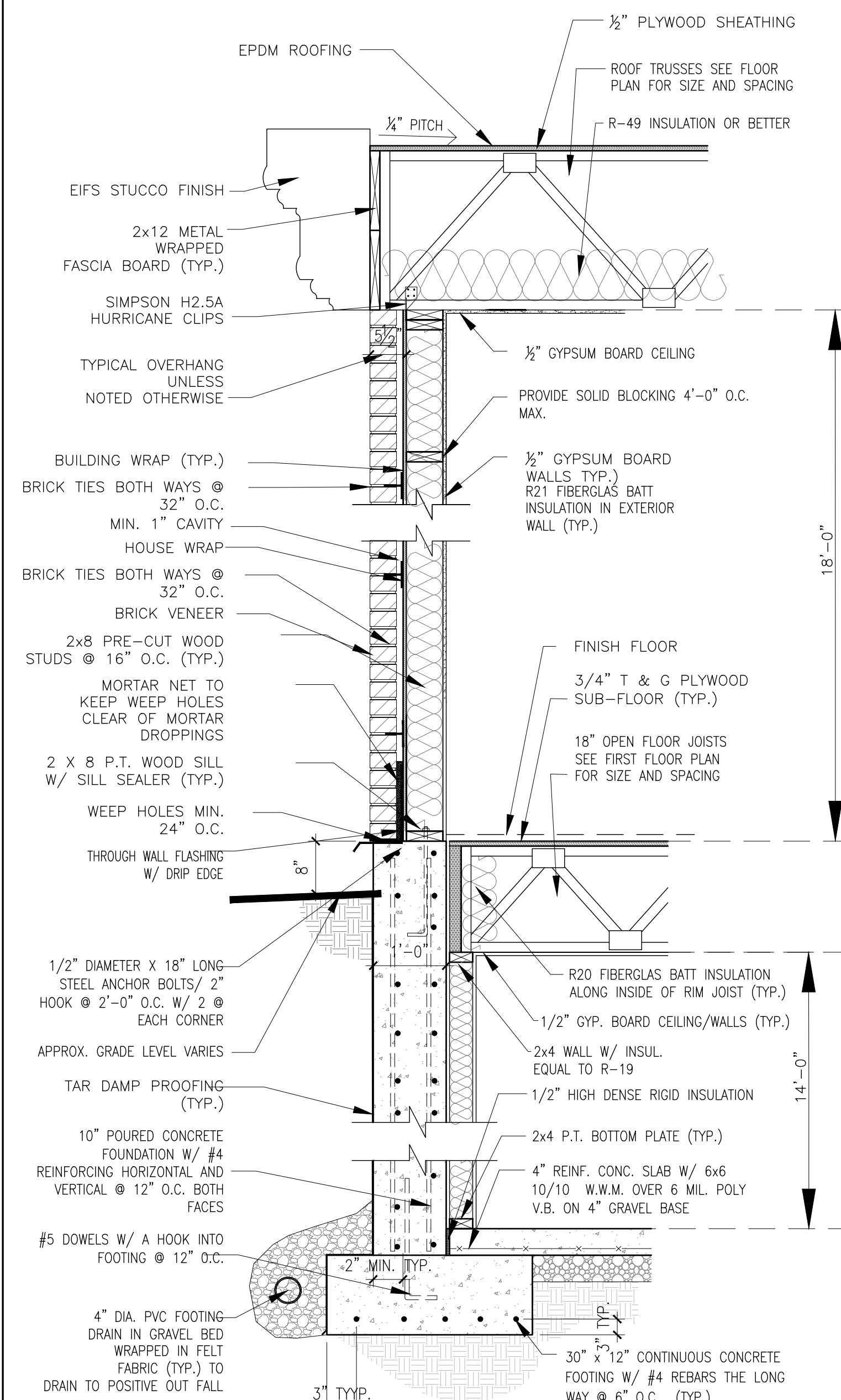
1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



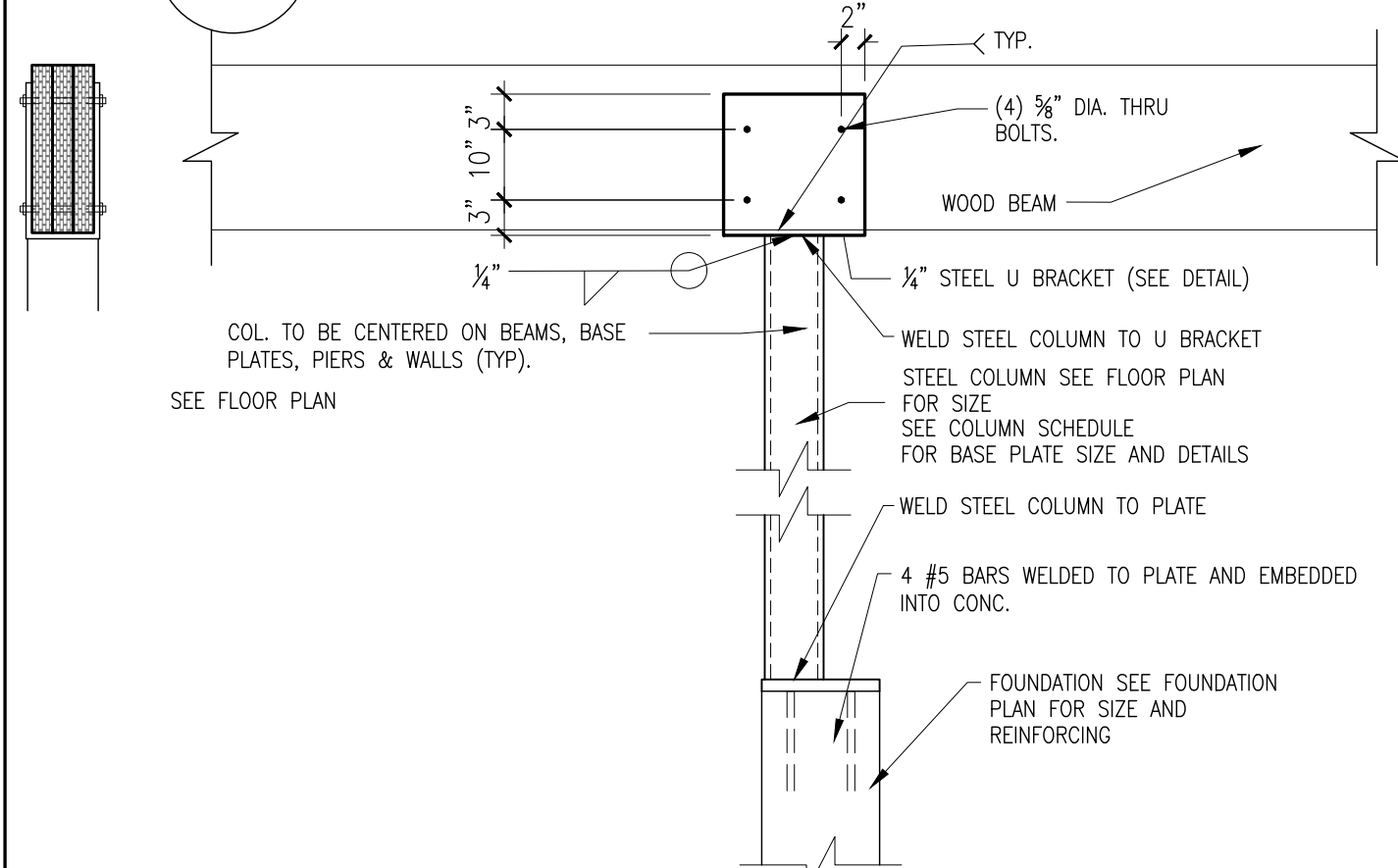
2 TYPICAL ADA TOILET ROOM, TOILET COMPARTMENT AND SHOWER
SCALE: 1/2" = 1'-0"



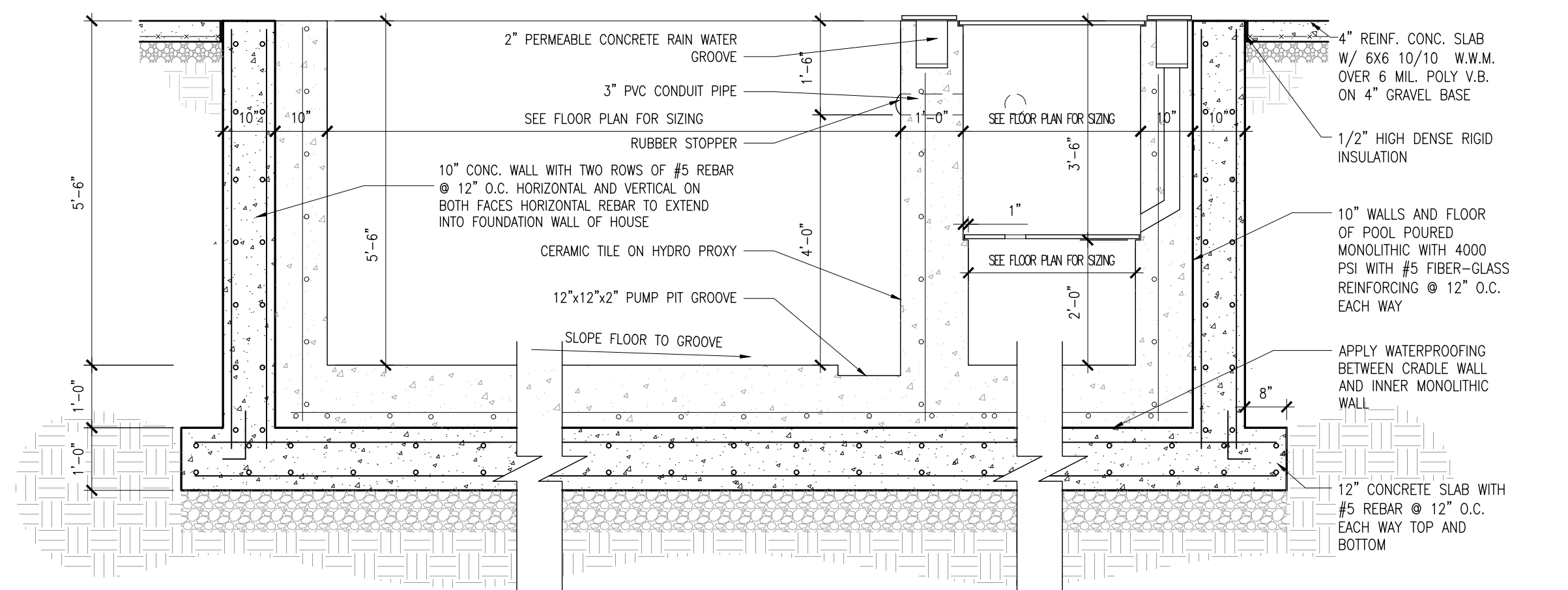
A.D.A. MOUNTING HEIGHTS FOR FIXTURES & ACCESSORIES



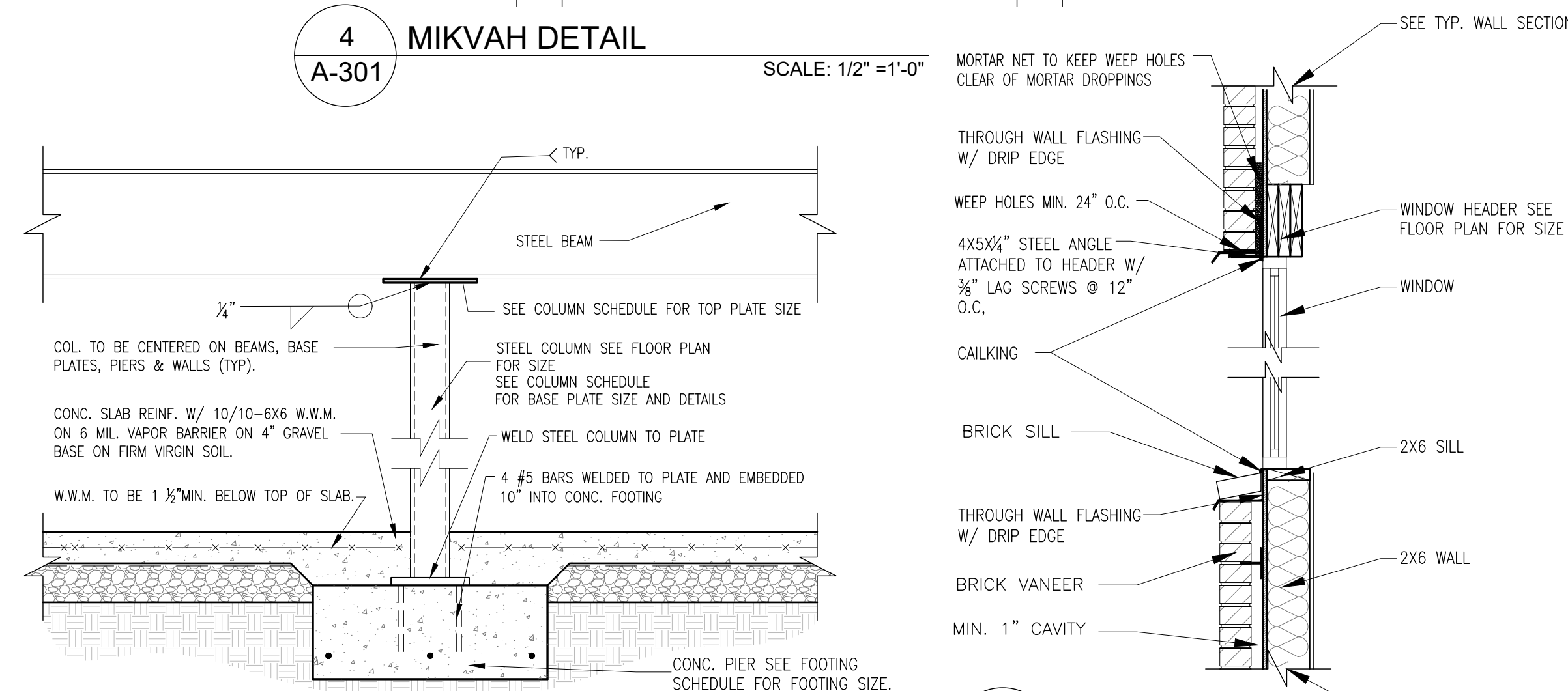
1 TYP. WALL SECTION
A-301
SCALE: 3/4" = 1'-0"



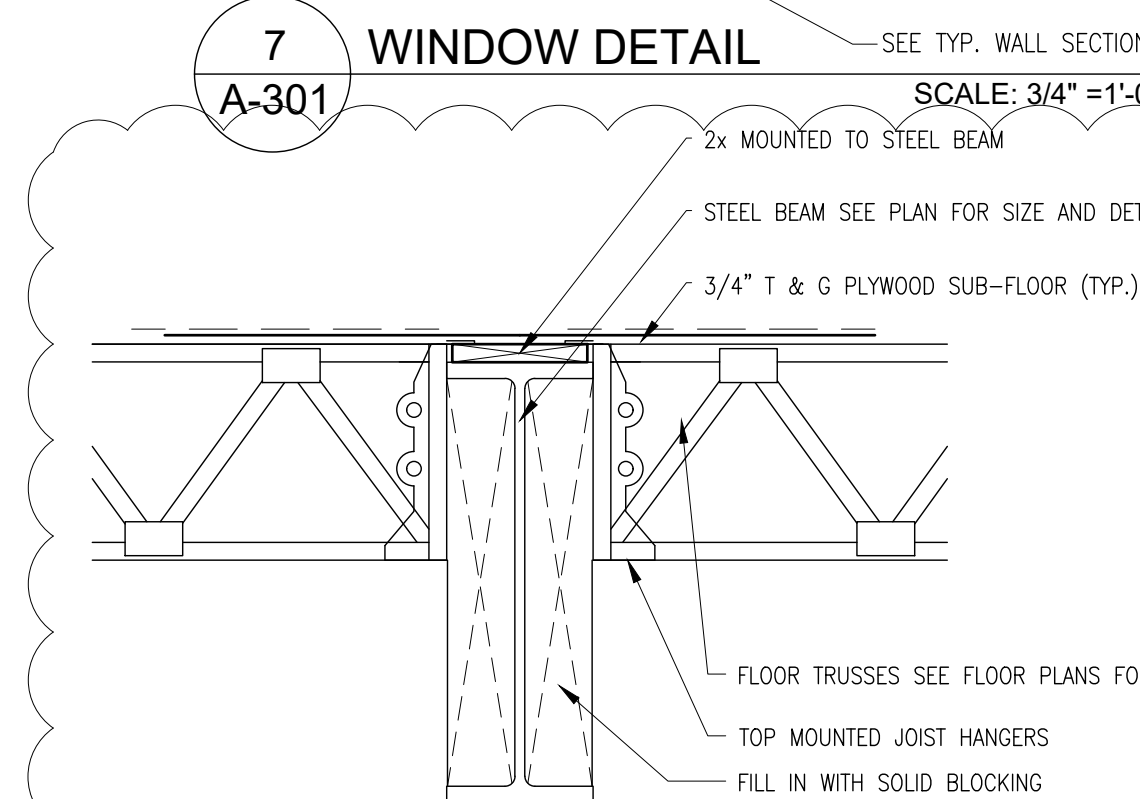
9 STEEL COLUMN/WOOD BEAM
TO FOUNDATION DETAIL
A-301
SCALE: 3/4" = 1'-0"



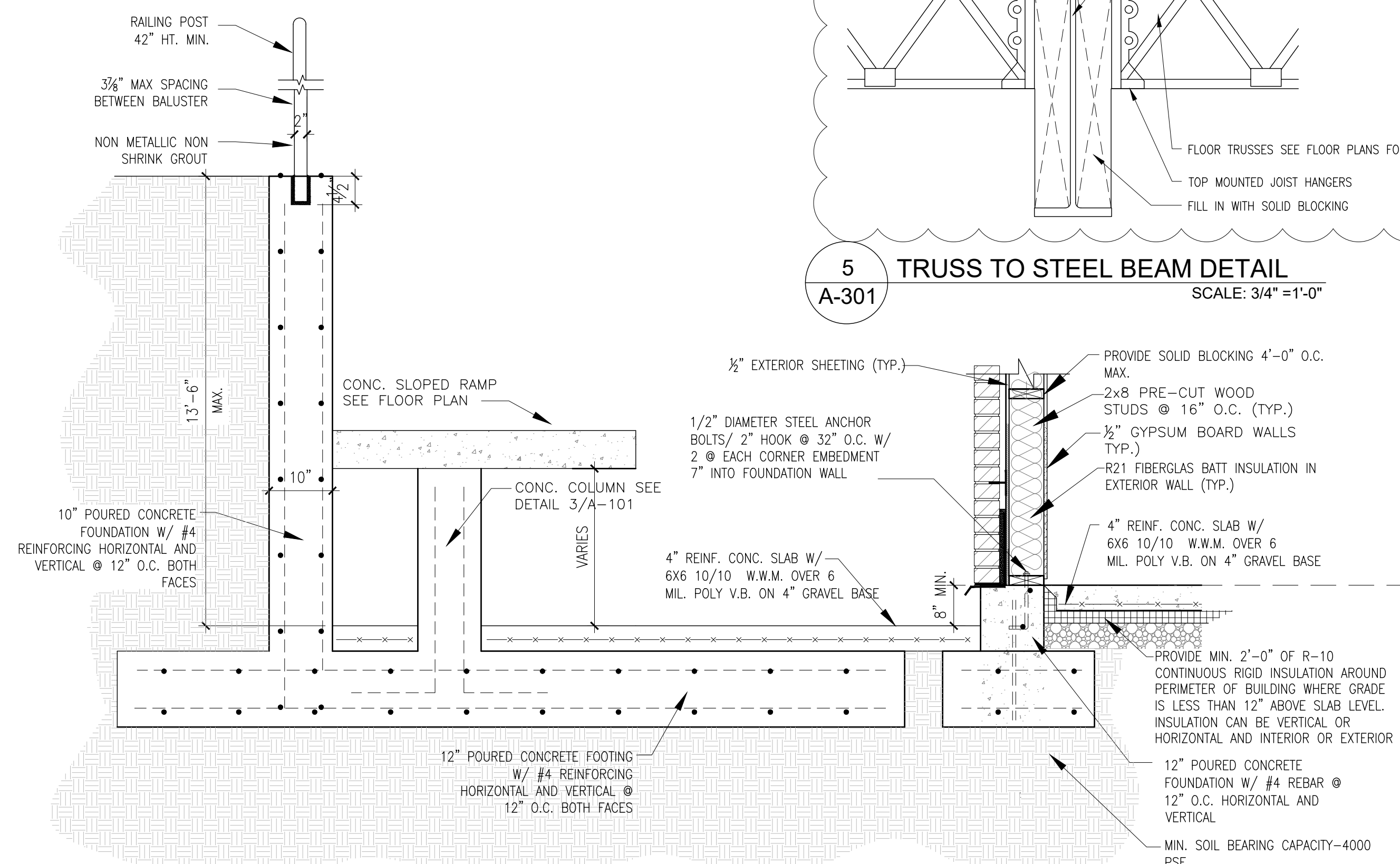
4 MIKVAH DETAIL
A-301
SCALE: 1/2" = 1'-0"



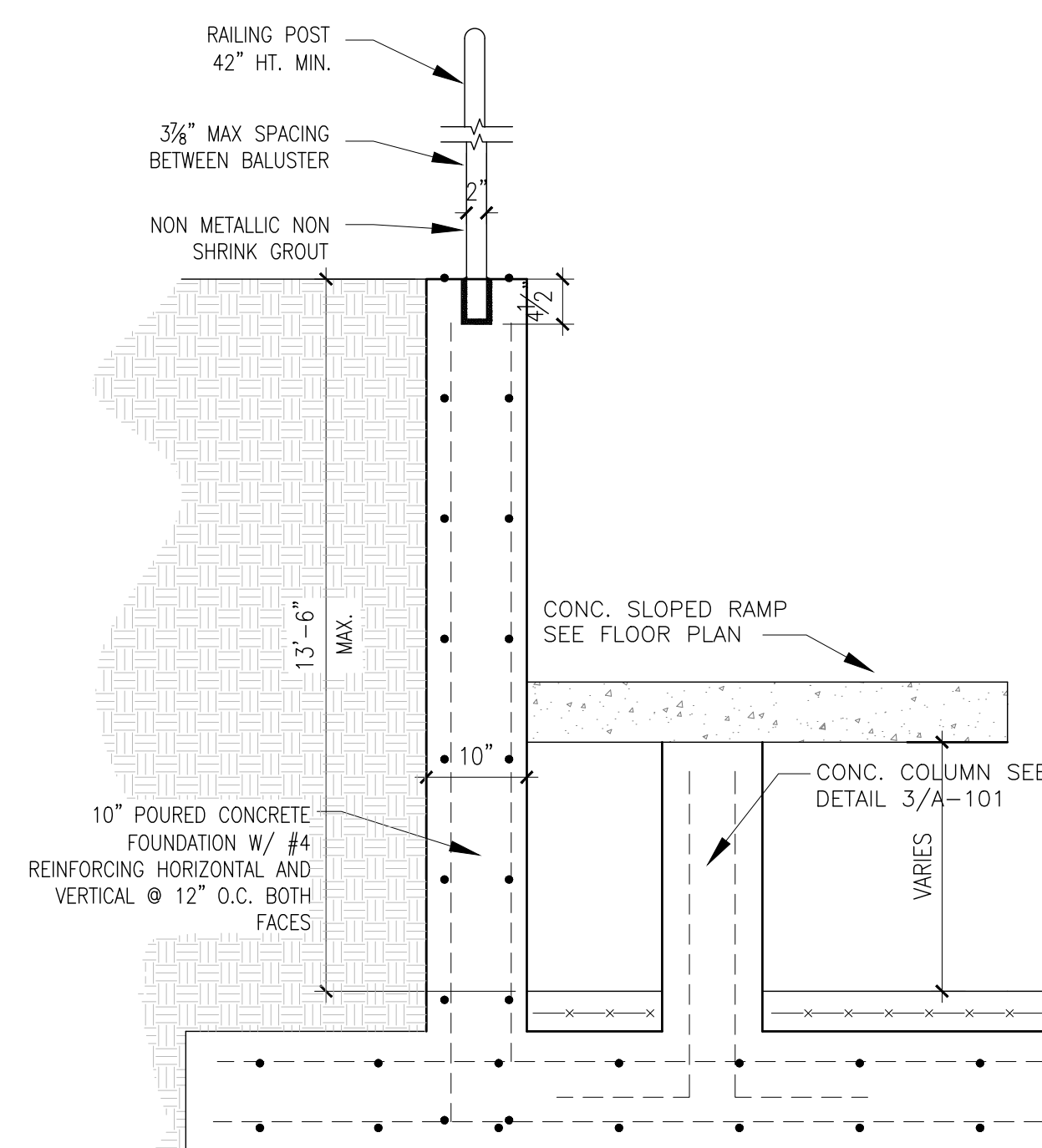
8 STEEL BEAM/COLUMN
TO FOOTING DETAIL
A-301
SCALE: 3/4" = 1'-0"



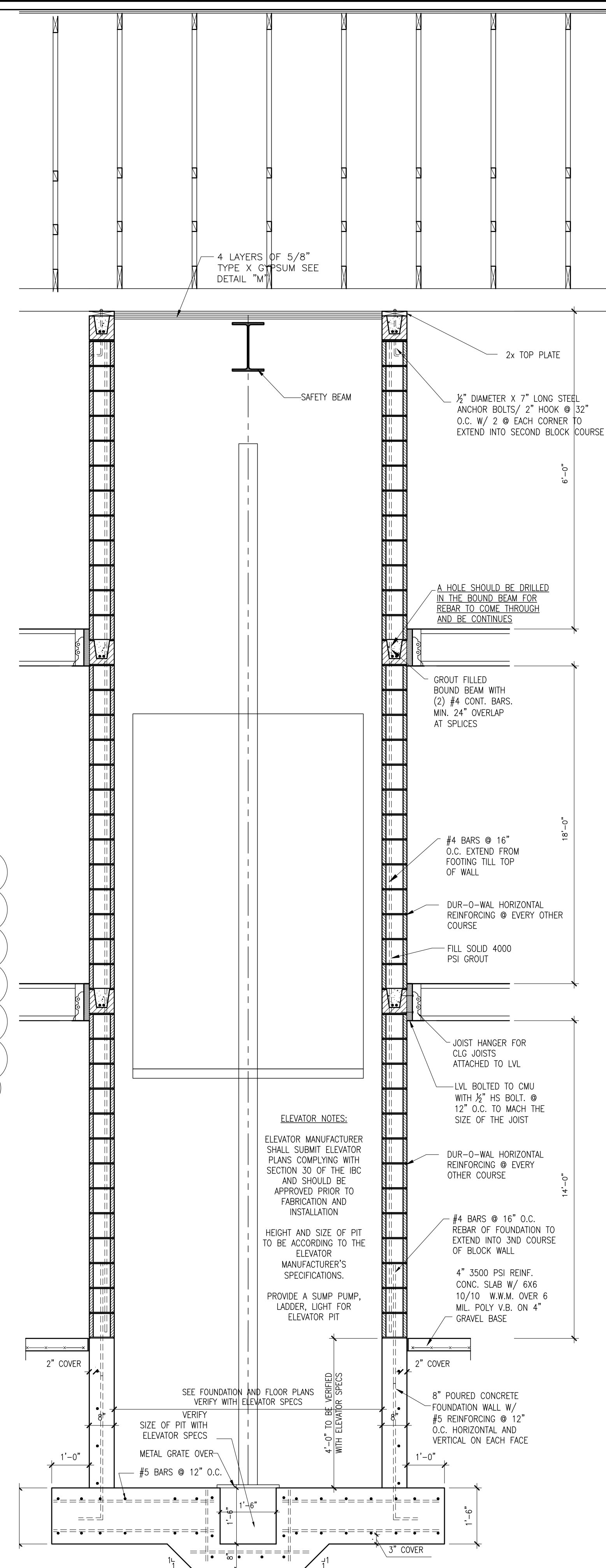
7 WINDOW DETAIL
A-301
SCALE: 3/4" = 1'-0"



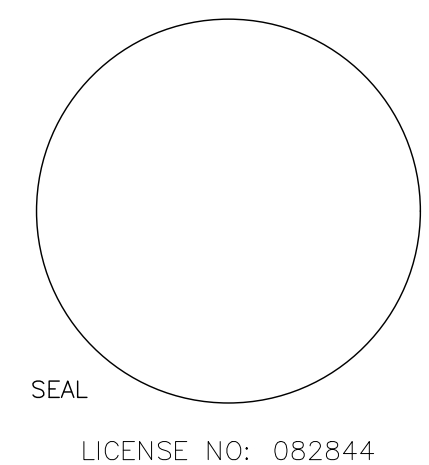
5 TRUSS TO STEEL BEAM DETAIL
A-301
SCALE: 3/4" = 1'-0"



2 RETAINING WALL DETAIL
A-301
SCALE: 3/4" = 1'-0"



3 ELEVATOR SHAFT
A-301
SCALE: 1/2" = 1'-0"



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Project No. Y2102

Drawn By: LH

Reviewed By: JR

Date JUN. 29, 2023

REVISIONS:

6/29/2023 RELEASED FOR PERMITS
11-2-2023 REVISED AS PER CLIENT
11-28-2023 REVISED AS PER CLIENT
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WIND AND CLIMATIC DESIGN CRITERIA										
CLIMATE ZONE	GROUND SNOW LOAD	WIND		SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS
		SPEED (mph)	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITE	DECAY			
5	30	115	B	MODERATE	42"	MODERATE TO HEAVY	SLIGHT TO MODERATE	6	YES	

ROOF LIVE LOAD =21 LB / DEAD LOAD =15 LB
ROOF MEMBERS DEFLECTION LIMITS 360 / LIVE 240 TOTAL
WIND EXPOSURE =B
RAINFALL INTENSITY (IN/HR): 6.7
BASED ON RAINFALL AVERAGES IN NEW YORK CITY, NEW YORK (10 YEARS)

SECTION 303.4: GROUP A-3

FOUNDATION NOTES

SECTION 303.4. GROUP A–3

ALL CONSTRUCTION MEANS AND METHODS SHALL CONFORM TO THE LATEST EDITION OF THESE BUILDING CODES.

- A) 2020 BUILDING CODE OF NEW YORK STATE (BCNYS)
B) 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE (ECCONS)
C) 2020 NYS PLUMBING CODE, MECHANICAL CODE, FIRE CODE AND FUEL GAS CODE

GENERAL NOTES

- CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE PRIOR TO COMMENCEMENT OF WORK.
- THE STRUCTURES DEPICTED IN THESE PLANS ARE DESIGNED TO BE SELF-SUPPORTING ONLY WHEN FULLY ERECTED AND COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND PROVISION OF ALL REQUIRED TEMPORARY SUPPORTS, SHORING, BRACING, ETC.
- CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
- CONTRACTOR TO COORDINATE THEIR WORK WITH ALL OTHER TRADES SO AS NOT TO CAUSE ANY UNNECESSARY DELAYS IN PROJECT.
- CONTRACTOR TO BE RESPONSIBLE FOR APPROVALS AND FINAL INSPECTIONS OF HIS WORK BY LOCAL BUILDING INSPECTIONS.
- CONTRACTOR SHALL PREPARE ALL SURFACES AND INSTALL ALL MATERIALS AS PER MANUFACTURERS RECOMMENDATIONS.
- ALL HORIZONTAL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF FURRING. ALL VERTICAL DIMENSIONS ARE TO TOP OFF SUB-FLOOR OR FACE OF CEILING FRAMING.
- STAIRS TO HAVE A MAXIMUM OF 7" RISERS AND A MINIMUM OF 11" TREAD DEPTH. (STAIRS WITHIN A UNIT CAN HAVE A MAXIMUM OF 7¾" RISERS AND A MINIMUM OF 10" TREAD DEPTH). NOISING SHALL BE PROVIDED FOR A TREAD LESS THAN 11" AND SHALL BE BETWEEN ¾" AND 1¼". MINIMUM STAIR HEAD ROOM TO BE 6'-8"
- DO NOT CUT, DRILL, REMOVE, OR DAMAGE STRUCTURAL MEMBERS IN ANY WAY WITHOUT WRITTEN CONSENT OF THE ARCHITECT OR ENGINEER.
- DRILL WOOD WHICH IS LIKELY TO SPLIT BEFORE NAILING. REPLACE ALL SPLIT PIECES.
- ALL STUDS, SILL, AND POSTS SHALL BE SPRUCE-PINE-FIR ALLOWING 75% NO.1 AND 25% NO. 2 GRADE
- ALL BEAMS, JOISTS, RAFTERS, AND HEADERS SHALL BE KD-NO. 1 DOUGLAS-FIR 19% MAXIMUM MOISTURE CONTENT. DENSE NO. 2 GRADE OR BETTER (UNLESS DRAWING CALLS FOR ENGINEERED LUMBER)
- OTHER FRAMING LUMBER TO BE NO. 2 SPF
- ALL INTERIOR DOOR HEADERS IN NON-BEARING WALLS TO BE BUILT WITH (2) 2x8 AND ALL DOOR HEADERS IN BEARING WALLS TO BE BUILT WITH (2) 2x10, UNLESS OTHERWISE NOTED
- ALL JOIST UNDERNEATH ALL BATHTUBS TO BE DOUBLED
- EXTERIOR WALLS TO BE 2x6 WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE
- EXTERIOR SHEATHING TO BE 1/2" CDX EXTERIOR PLYWOOD UNLESS NOTED OTHERWISE
- EXTERIOR SIDING SHALL BE (SELECTED BY OWNER) UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS TO BE 2x4 STUDS WITH 1/2" THICK GYPSUM WALL BOARD - UNLESS NOTED OTHERWISE.
- ALL WET WALLS SHALL BE WATER RESISTANT GYPSUM WALL BOARD.
- PROVIDE 5/8" TYPE "X" GYPSUM WALL BOARD WHERE INDICATED FOR FIRE RATING.
- PROVIDE A MINIMUM OF ¾" GYPSUM BOARD TO UNDERSIDE OF ALL FLOOR FRAMING MEMBERS (EVEN IN UNFINISHED SPACES) AS REQUIRED BY CODE
- ALL EXTERIOR DECKING AND POSTS SHALL BE PRESSURE TREATED (WOLMANIZED OR OSMOSE).
- ALL WOOD IN CONTACT W/ CONC. OR GRADE TO BE NO. 2 GRADE SOUTHERN YELLOW PINE AND BE PRESSURE TREATED. (WOLMANIZED OR OSMOSE) TO PREVENT AGAINST TERMITES AND DECAY.
- CABINETS/CASEWORK TO BE DESIGNED BY OTHERS. CABINET DESIGNER SHOULD FIELD MEASURE AREA OF WORK AFTER DRYWALL INSULATION FOR PROPER FITTING.
- ALL SELECTIONS OF FINISHED MATERIALS, STAINS, COLORS, ETC. TO BE SELECTED BY OWNER UNLESS NOTED OTHERWISE.
- ALL WALL AND CEILING FINISHES SHALL COMPLY WITH TABLE 803.1.3 OF THE 2020 BCNYS FOR FLAME SPREAD.
- MOISTURE CONTROL IN ALL FRAMED WALLS, FLOORS AND ROOF/CEILINGS COMPRISING ELEMENTS OF THE BLDG. THERMAL ENVELOPE, A VAPOR RETARDER SHALL BE INSTALLED ON THE WARM IN WINTER SIDE OF THE INSULATION.
- PROVIDE A HARD-WIRED SMOKE DETECTOR AT THE FOLLOWING LOCATIONS:
A. IN EACH SLEEPING ROOM.
B. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM.
C. ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS
- PROVIDE A HARD-WIRED CARBON MONOXIDE ALARM OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN ALL DWELLINGS THAT CONTAIN A FUEL FIRED APPLIANCE OR IS ATTACHED TO A GARAGE THAT HAS AN OPENING TO THE DWELLING.
- ALL HABITABLE ROOMS SHALL HAVE NATURAL LIGHT NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS, AND NOT LESS THAN 4 PERCENT OF NATURAL VENTILATION.
- SECTION 903.2.8 AN AUTOMATIC SPRINKLER SYSTEM INSTALLED ACCORDING TO SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP "R" FIRE AREA

FOUNDATION NOTES

- CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE PRIOR TO COMMENCEMENT OF WORK.
- CONCRETE MATERIAL . READY MIXED CONCRETE SHALL HAVE A 28 DAYS COMPRESSIVE STRENGTH (F'c) OF 4000 PSI UNLESS OTHERWISE NOTED
- CONCRETE SLABP SHALL BE NO MORE THAN 5" BEFORE ADDITION OF WATER REDUCING ADMIXTURES.
- ALL FOOTINGS TO BE MIN. 3'-6" BELOW GRADE ON LEVEL UNDISTURBED SOIL OR ENGINEERED FILLS.
- REINF. BARS SHALL BE OF DEFORMED BILLET STEEL NOT LESS THAN 60,000 P.S.I. (GRADE 60)
- ALL SPICES OF REINF. BARS SHALL NOT BE LAPPED LESS THAN 30 BAR DIAMETERS.
- ALL SPICES OF WELDED WIRE FABRIC SHALL BE LAPPED BY (2) SPACINGS OF CROSS WIRE. COVERING OF 2".
- ALL W.W.F. SHALL CONFORM TO THE LATEST A.S.T.M. SPECIFICATIONS FOR WELDED WIRE FABRIC.
- ALL REINF. STEEL SHALL HAVE A MIN. CONCRETE COVER OF 2".
- PROVIDE INSULATION UNDER ALL SILL PLATES.
- MIN. SOIL BEARING CAPACITY – 4000 P.S.F.
- ALL CONCRETE FORMWORK IS TO REMAIN IN PLACE FOR A MINIMUM OF 24 HOURS AFTER POUR.
- MAXIMUM UNBALANCED BACKFILL TO BE NO MORE THAN 6'-0" UNLESS NOTED OTHERWISE
- FOOTING SHOULD BE STEPPED WHERE THE SLOPE OF THE BOTTOM SURFACE OF THE FOOTING WOULD EXCEED 10% (1 VERTICAL. 10 HORIZONTAL.)
- SLAB THICKNESS TO BE MINIMUM 4"
- SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS AT 32" O.C. MIN. WITH A BOLT LOCATED WITHIN 12" OF THE END OF EACH PLATE
- SECTION. BOLTS SHOULD BE MIN. 1/2" DIAMETER AND SHALL EXTEND AT LEAST 12" INTO MASONRY/CONCRETE
- ANCHOR STRAPS MAY BE USED IF THEY ARE SPACED APPROPRIATELY TO PROVIDE EQUIVALENT ANCHORAGE TO ANCHOR BOLTS
- BRACE FOUNDATION WALL ADEQUATELY PRIOR TO BACK FILL
- DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACE LOCATED BELOW GRADE. DRAINS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM. GRAVEL OR CRUSHED STONE DRAINS SHALL EXTEND AT LEAST 12" BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6" ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. (DRAINAGE SYSTEM IS NOT REQUIRED WHEN FOUNDATION IS INSTALLED ON WELL-DRAINED GROUND ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM , GROUP 1 SOILS.)

FLOOR NOTES

- STRUCTURAL STEEL TO BE A36 AND RECEIVE ONE COAT OF RUST INHIBITIVE PAINT. ALL PLATES AND CONNECTIONS TO BE DESIGNED BY FABRICATOR (SHOP DRAWINGS) AND SHALL HAVE A STAMP FROM AN ENGINEER. (UNLESS ALL THE STEEL COMPONENTS ARE SPECIFIED IN THIS PLAN, THAN NO SHOP DRAWINGS ARE REQUIRED)
- ALL LUMBER MATERIALS SHALL BE NEW, SOUND, DRY MATERIAL FREE FROM DEFECTS AND IMPERFECTIONS WHERE BY THE STRENGTH MAY BE IMPAIRED AND SHALL BE OF THE SIZES INDICATED ON THE DRAWINGS.
- FLOOR JOISTS TO BE DOUBLED BELOW ALL INTERIOR PARTITIONS RUNNING PARALLEL TO THE JOISTS FRAMING.
- SUB FLOOR TO BE CDX PLYWOOD, OR OSB TONGUE-AND-GROVE, CLUED AND SCREWED. FLOOR AREAS SCHEDULED FOR CERAMIC TILE FINISH TO HAVE AN ADDITIONAL LAYER CEMENT BOARD
- MINIMUM FLOOR JOISTS BEARING SHALL BE AT LEAST 1 1/2" ON WOOD AND AT LEAST 3" ON MASONRY OR CONCRETE. FLOOR JOIST FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP NOT LESS THAN 3" AND SHOULD BE NALED TOGETHER WITH A MINIMUM OF THREE 10D FACE NAILS
- FLOOR JOISTS LARGER THAN 2X12 SHALL BE SUPPORTED Laterally BY SOLID BLOCKING OR DIAGONAL WOOD OR METAL BRIDGING AT INTERVALS NOT EXCEEDING 8 FEET.
- WOOD TRUSSES SHALL NOT BE CUT, NOTCHED, SPLICED, OR OTHERWISE ALTERED. TRUSSES DESIGN DRAWING PREPARED BY A LICENSED ENGINEER SHALL BE PROVIDED TO CODE ENFORCEMENT OFFICER PRIOR TO INSULATION.
- END JOISTS IN SUBFLOORING SHALL OCCUR OVER SUPPORTS.
- PARTICLEBOARD USED FOR FLOOR UNDERLAYMENT SHALL BE MIN. ¾" THICK AND SHALL CONFORM TO TYPE PBU.
- ALL ENGINEER LUMBER TO BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.
- ALL SIMPSON (OR OTHER) FASTENERS TO BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.
- DOUBLE THE JOIST UNDERNEATH BATH AREA

ELECTRICAL

- ALL WORK TO COMPLY WITH THE N.E.C. AS WELL AS CHAPTER 27 OF THE 2020 BUILDING CODE OF NYS (BCNYS)

WALL CONSTRUCTION

- ALL STUDS SHALL BE 16" O.C. AND SHALL BE TOE NAILED UNLESS OTHERWISE NOTED
- DOUBLE TOP PLATES SHALL BE LAPPED AT CORNERS WITH END JOINTS BEING OFFSET AT LEAST 24"
- STUDS MAY BE NOTCHED MAX 25% OF ITS WIDTH IN A BEARING WALL, MAX 40% OF ITS WIDTH IN A NON-BEARING WALL.
- ANY STUD MAY BE DRILLED/BORED TO A MAX OF 40% OF ITS WIDTH IF A MIN. OF 5/8" IS MAINTAINED FROM STUD FACE, AND HOLE IS NOT LOCATED IN THE SAME SECTION AS A NOTCH/CUT
- FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION 718.2.4
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
 - FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION 718.2.5
- FIRE BLOCKING SHALL CONSIST OF 2X LUMBER OR UNFACED FIBERGLASS BATT INSULATION USED AS FIRE BLOCKING SHALL FILL THE ENTIRE CROSS SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16 INCHES (406 MM) MEASURED VERTICALLY. WHEN PIPING, CONDUIT OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION.
- DRAFTSTOPPING SHALL BE PROVIDED WHERE CEILING IS SUSPENDED UNDER THE FLOOR FRAMING OR FLOORS FRAMING IS CONSIDERED OF TRUSS-TYPE OPEN-WEB AND THERE IS A USABLE SPACE BOTH ABOVE AND BELOW THE OBSTRUCTION.
- DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS, WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW.
- EXTERIOR SHEATHING SHALL BE EITHER 1/2" APA-RATED PLYWOOD SHEATHING OR 1/2" STRUCTURAL FIBERBOARD SHEATHING
- BRACED WALL PANELS SHALL BEGIN NO MORE THAN 12 1/2 FEET FROM EACH END OF THE BRACED WALL LINE
- WOOD STRUCTURAL PANEL WALL SHEATHING MARKED "EXPOSURE 1" OR "EXTERIOR" ARE CONSIDERED WATER REPELLENT SHEATHING UNDER THE CODE
- CORROSION-RESISTANT FLASHING SHALL BE INSTALLED TO ENSURE PROPER RUNOFF AND WATERPROOFING AT THESE LOCATIONS
 - VALLEYS, MIN. 24" UP BOTH SLOPES
 - ALL ROOF/WALL INTERSECTIONS MIN. 12" VERT.
 - ALL ROOF PENETRATIONS
 - WINDOW/DOOR HEADS
 - SILLS AND THRESHOLDS
 - MASONRY/FRAME WALL INTERSECTING
 - OTHER AREAS AS PER PROPER CONSTRUCTION PRACTICE

PLUMBING

- ALL WORK TO COMPLY WITH THE CHAPTER 29 OF THE 2020 BUILDING CODE OF NEW YORK STATE (BCNYS) AND THE 2020 PLUMBING CODE OF NEW YORK STATE (PCNYS)
- WATER HEATERS WITH VERTICAL PIPE RISERS SHALL HAVE A HEAT TRAP ON BOTH THE INLET & OUTLET OF THE WATER HEATER UNLESS THE WATER HEATER HAS AN INTEGRAL HEAT TRAP OR IS PART OF CIRCULATING SYSTEM.
- PLUMBING AND DRAINAGE SYSTEM TO BE TESTED AS PER CODE.
- ALL PLUMBING LINES IN EXTERIOR WALLS OR IN CONCEALED AREAS OR EXPOSED UNHEATED AREA TO BE INSULATED WITH R-5 BATTS MIN.

ENERGY NOTES

BUILDING TO COMPLY WITH

- CHAPTER 13 OF THE 2020 BUILDING CODE OF NEW YORK STATE (BCNYS)
- COMMERCIAL PROVISIONS OF THE 22020 ENERGY CONSERVATION CODE OF NEW YORK STATE (ECCONS)

SECTION 402 BUILDING THERMAL ENVELOPE

BUILDING ENVELOPE TO COMPLY WITH SECTION C402 OF THE ENERGY CONSERVATION CODE OF NEW YORK STATE (ECCONS)

BUILDING ENVELOPE TO BE ACCORDING TO ATTACHED COMCHECK

THE THERMAL ENVELOPE OF BUILDINGS SHALL COMPLY WITH SECTIONS C402.5.1 THROUGH C402.5.8, OR THE BUILDING THERMAL ENVELOPE SHALL BE TESTED IN ACCORDANCE WITH ASTM E 779 AT A PRESSURE DIFFERENTIAL OF 0.3 INCH WATER GAUGE (75 PA) OR AN EQUIVALENT METHOD APPROVED BY THE CODE OFFICIAL AND DEEMED TO COMPLY WITH THE PROVISIONS OF THIS SECTION WHEN THE TESTED AIR LEAKAGE RATE OF THE BUILDING THERMAL ENVELOPE IS NOT GREATER THAN 0.40 CFM/FT² (0.2 L/S ·M²). WHERE COMPLIANCE IS BASED ON SUCH TESTING, THE BUILDING SHALL ALSO COMPLY WITH SECTIONS C402.5.5, C402.5.6 AND C402.5.7.

SECTION C403 SYSTEMS

BUILDING MECHANICAL SYSTEMS SHALL COMPLY WITH SECTION C403 OF THE ENERGY CONSERVATION CODE OF NEW YORK STATE (ECCONS)

HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DETROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD.

SUPPLY AND RETURN AIR DUCTS AND PLENUMS SHALL BE INSULATED WITH A MINIMUM OF R-8 INSULATION WHERE LOCATED IN UNCONDITIONED SPACES AND WHERE LOCATED OUTSIDE THE BUILDING WITH A MINIMUM OF R-12 INSULATION WHERE LOCATED WITHIN A BUILDING ENVELOPE ASSEMBLY. THE DUCT OR PLENUM SHALL BE SEPARATED FROM THE BUILDING EXTERIOR OR UNCONDITIONED OR EXEMPT SPACES BY A MINIMUM OF R-12 INSULATION

SEALING; DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE INTERNATIONAL BUILDING CODE OR INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE.

MECHANICAL SYSTEMS AND EQUIPMENT SERVING THE BUILDING HEATING, COOLING OR VENTILATING NEEDS SHALL COMPLY WITH SECTIONS C403.2.1 THROUGH C403.2.16.

THE OUTPUT CAPACITY OF HEATING AND COOLING EQUIPMENT SHALL BE WITH A MANUAL CONTROL. THE LIGHT REDUCTION IN ACCORDANCE WITH SECTION C403.2.1. A SINGLE PIECE OF EQUIPMENT PROVIDING BOTH HEATING AND COOLING SHALL SATISFY THIS PROVISION FOR ONE FUNCTION WITH THE CAPACITY FOR THE OTHER FUNCTION AS SMALL AS POSSIBLE, WITHIN AVAILABLE EQUIPMENT OPTIONS.

DESIGN LOADS ASSOCIATED WITH HEATING, VENTILATING AND AIR CONDITIONING OF THE BUILDING SHALL BE DETERMINED IN ACCORDANCE WITH ANSI/ASHRAE/ACCA STANDARD 183 OR BY AN APPROVED EQUIVALENT COMPUTATIONAL PROCEDURE USING THE DESIGN PARAMETERS SPECIFIED IN CHAPTER 3. HEATING AND COOLING LOADS SHALL BE ADJUSTED TO ACCOUNT FOR LOAD REDUCTIONS THAT ARE ACHIEVED WHERE ENERGY RECOVERY SYSTEMS ARE UTILIZED IN THE HVAC SYSTEM IN ACCORDANCE WITH THE ASHRAE HVAC SYSTEMS AND EQUIPMENT HANDBOOK BY AN APPROVED EQUIVALENT COMPUTATIONAL PROCEDURE.

SECTION C405 ELECTRICAL POWER AND LIGHTING SYSTEMS

ALL ELECTRIC POWER AND LIGHTING TO COMPLY WITH SECTION C405 OF THE IECC

BUILDING TO HAVE TIME-SWITCH CONTROLS FOR ALL THE ROOMS ACCORDING TO SECTION C405.2.2 OF THE IECC

EACH SPACE PROVIDED WITH TIME-SWITCH CONTROLS SHALL ALSO BE PROVIDED WITH A MANUAL CONTROL FOR LIGHT REDUCTION IN ACCORDANCE WITH SECTION C405.2.2.2. TIME-SWITCH CONTROLS SHALL INCLUDE AN OVERRIDE SWITCHING DEVICE THAT COMPLIES WITH THE FOLLOWING:

- HAVE A MINIMUM 7-DAY CLOCK.
- BE CAPABLE OF BEING SET FOR SEVEN DIFFERENT DAY TYPES PER WEEK.
- INCORPORATE AN AUTOMATIC HOLIDAY "SHUTOFF" FEATURE, WHICH TURNS OFF ALL CONTROLLED LIGHTING LOADS FOR AT LEAST 24 HOURS AND THEN RESUMES NORMALLY SCHEDULED OPERATIONS.
- HAVE PROGRAM BACKUP CAPABILITIES, WHICH PREVENT THE LOSS OF PROGRAM AND TIME SETTINGS FOR AT LEAST 10 HOURS, IF POWER IS INTERRUPTED.
- INCLUDE AN OVERRIDE SWITCH THAT COMPLIES WITH THE FOLLOWING:

- THE OVERRIDE SWITCH SHALL BE A MANUAL CONTROL.
- THE OVERRIDE SWITCH, WHEN INITIATED, SHALL PERMIT THE CONTROLLED LIGHTING TO REMAIN ON FOR NOT MORE THAN 2 HOURS.
- ANY INDIVIDUAL OVERRIDE SWITCH SHALL CONTROL THE LIGHTING FOR AN AREA NOT LARGER THAN 5,000 SQUARE FEET (465 M²).

BUILDING TO BE EQUIPPED WITH LIGHT-REDUCTION CONTROLS ACCORDING TO SECTION C405.2.2.2

BUILDING TO BE EQUIPPED WITH DAYLIGHT RESPONSIVE CONTROLS ACCORDING TO SECTION C405.2.3 OF THE ECCONS INTERNALLY ILLUMINATED EXIT SIGNS SHALL NOT BE MORE THAN 5 WATTS PER SIDE.

INTERIOR LIGHTING POWER SHALL BE ACCORDING TO SECTION C405.4 OF THE IECC

EXTERIOR LIGHTING POWER SHALL BE ACCORDING TO SECTION C405.5 OF THE IECC

LOAD DESIGN

TABLE 1607.1 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS AND CONCENTRATED LOADS (in pounds per square foot)				
USE	LIVE LOAD	DEAD LOAD	LIVE DEFLECTION	DEAD DEFLECTION

ALL ROOMS NOT NOTED	100	20	L/480	L/240
ASSEMBLY (MOVEABLE SEATS) AND LOBBIES	100	20	L/600	L/360
DECKS	100	20	L/480	L/240
STAIRS ¹	100	20	L/480	L/240
GUARDRAILS AND HANDRAILS ²	200			
UNINHABITABLE ATTICS WITHOUT STORAGE ¹	10	15	L/360	L/240
UNINHABITABLE ATTICS WITH STORAGE ^{1,3,4}	20	15	L/360	L/240

F. THE MINIMUM CONCENTRATED LOAD OF 300LB ON STAIR TREADS SHALL BE APPLIED ON AN AREA OF 2 INCHES BY 2 INCHES. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH THE UNIFORM LOAD.

H. SEE SECTION 1604.8.3 FOR DECKS ATTACHED TO EXTERIOR WALLS.

I. UNINHABITABLE ATTICS WITHOUT STORAGE ARE THOSE WHERE THE MAXIMUM CLEAR HEIGHT BETWEEN THE JOISTS AND RAFTERS IS LESS THAN 42 INCHES, OR WHERE THERE ARE TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATIONS CAPABLE OF ACCOMMODATING AN ASSUMED RECOGNIZABLE 42 INCHES IN HEIGHT BY 24 INCHES IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES. THIS LIVE LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENTS.

J. UNINHABITABLE ATTICS WITH STORAGE ARE THOSE WHERE THE MAXIMUM CLEAR HEIGHT BETWEEN THE JOISTS AND RAFTERS IS 42 INCHES OR GREATER, OR WHERE THERE ARE TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATIONS CAPABLE OF ACCOMMODATING AN ASSUMED RECOGNIZABLE 42 INCHES IN HEIGHT BY 24 INCHES IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES.

THE LIVE LOAD NEED ONLY BE APPLIED TO THOSE PORTIONS OF THE JOISTS OR TRUSS BOTTOM CHORDS WHERE BOTH OF THE FOLLOWING CONDITIONS ARE MET:

- THE ATTIC AREA IS ACCESSIBLE FROM AN OPENING NOT LESS THAN 20 INCHES IN WIDTH BY 30 INCHES IN LENGTH THAT IS LOCATED WHERE THE CLEAR HEIGHT IN THE ATTIC IS NOT LESS THAN 30 INCHES
- THE SLOPES OF THE JOISTS OR TRUSS BOTTOM CHORDS ARE NOT GREATER THAN TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL.

THE REMAINING PORTIONS OF THE JOISTS OR TRUSS BOTTOM CHORDS SHALL BE DESIGNED FOR A UNIFORMLY DISTRIBUTED CONCURRENT LIVE LOAD OF NOT LESS THAN 10 POUNDS PER SQUARE FOOT.

Z. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 kN/M) IN ACCORDANCE WITH SECTION 4.5.1.1 OF ASCE 7. GLASS HANDRAIL ASSEMBLIES AND GUARDS SHALL COMPLY WITH SECTION 2407.

HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (89.9 kN) IN ACCORDANCE WITH SECTION 4.5.1.1 OF ASCE 7.

INTERMEDIATE RAILS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILERS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 50 POUNDS (222 kN) IN ACCORDANCE WITH SECTION 4.5.1.1 OF ASCE 7.

GENERAL NOTES:

- ALL EGRESS COMPONENTS TO COMPLY WITH CHAPTER 10 OF THE NYS FIRE CODE
- PROVIDE AN APPROVED TYPE KNOX BOX LISTED IN ACCORDANCE WITH UL 1037. KNOX BOX TO COMPLY WITH SECTION 506 OF THE NYS IFC

FRAMING NOTES:

- ALL POSTS WITHIN A WALL TO HAVE AT LEAST 1 2x FOR EACH LVL IN BEAM ABOVE AND A MIN. OF 3
- ALL LVL SIZES ARE ON THE PLANS. LVL SHOULD BE MIN. 1.9E GRADE WITH A TENSION STRESS OF 1,555 PSI
- ALL 2X4 BEARING WALLS THAT SUPPORT MORE THAN 1 FLOOR OR ATTIC TO HAVE (2) ROWS OF BLOCKING (½" SPAN AND ¾" SPAN). ALL 2x6 BEARING WALLS OR 2x4 WALLS THAT SUPPORT ONLY ONE FLOOR OR ATTIC TO HAVE (1) ROW OF BLOCKING (MID-SPAN)
- ALL FLUSH BEAMS TO BE ATTACHED TO PERPENDICULAR BEAMS AND JOISTS WITH PROPER FULL HEIGHT SIMPSON STRONG-TIE HANGERS
- PROVIDE DOUBLE JACK STUDS UNDER ALL HEADERS THAT ARE 48" LONG OR LONGER
- ALL DECK LUMBER TO BE PRESSURE TREATED
- ALL PRESSURE TREATED WOOD FASTENERS TO BE ZINC COATED GALVANIZED

STAIRS NOTES:

- ALL STAIRWAYS TO COMPLY WITH SECTION 1011 OF BUILDING CODE.
- ALL STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPES PERMITTED FOR THE TYPE OF CONSTRUCTION OF THE BUILDING, EXCEPT THAT WOOD HANDRAILS SHALL BE PERMITTED FOR ALL TYPES OF CONSTRUCTION.
- THE WALKING SURFACE OF TREADS AND LANDINGS OF A STAIRWAY SHALL NOT BE SLOPED STEEPER THAN ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL (2-PERCENT SLOPE) IN ANY DIRECTION. STAIRWAY TREADS AND LANDINGS SHALL HAVE A SOLID SURFACE. FINISH FLOOR SURFACES SHALL BE SECURELY ATTACHED.
- OUTDOOR STAIRWAYS AND OUTDOOR APPROACHES TO STAIRWAYS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.

RAMP NOTES:

- ALL RAMPS TO COMPLY WITH SECTION 1012 OF BUILDING CODE.
- THE CLEAR WIDTH OF A RAMP SHALL BE MINIMUM 44 INCHES AND THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE MINIMUM 36 INCHES.
- RAMPS SHALL NOT REDUCE IN WIDTH IN THE DIRECTION OF EGRESS TRAVEL. PROJECTIONS INTO THE REQUIRED RAMP AND LANDING WIDTH ARE PROHIBITED. DOORS OPENING ONTO A LANDING SHALL NOT REDUCE THE CLEAR WIDTH TO LESS THAN 42 INCHES
- THE RAMP LANDING LENGTH SHALL BE 60 INCHES MINIMUM.
- ALL RAMPS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPES PERMITTED FOR THE TYPE OF CONSTRUCTION OF THE BUILDING, EXCEPT THAT WOOD HANDRAILS SHALL BE PERMITTED FOR ALL TYPES OF CONSTRUCTION.
- THE SURFACE OF RAMPS SHALL BE OF SLIP-RESISTANT MATERIALS THAT ARE SECURELY ATTACHED.
- OUTDOOR RAMPS AND OUTDOOR APPROACHES TO RAMPS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.
- RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL HAVE HANDRAILS ON BOTH SIDES.
- EDGE PROTECTION: CURB, RAIL, WALL OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4-INCH-DIAMETER SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4 INCHES OF THE FLOOR OR GROUND SURFACE.
- THE FLOOR OR GROUND SURFACE OF THE RAMP RUN OR LANDING SHALL EXTEND 12 INCHES (305 MM) MINIMUM BEYOND THE INSIDE FACE OF A HANDRAIL

BATHROOM NOTES:

- ALL BATHROOMS FINISH MATERIALS TO COMPLY WITH SECTION 1209 OF NYS BUILDING CODE
- ALL BATHROOMS, WATER CLOSETS, GRAB BARS, DISPENSERS, SINKS, MIRRORS, AND URINALS TO COMPLY WITH SECTION 1109 OF THE NYS BUILDING CODE AND SECTION 6 OF THE ICC A117.1-2009

EGRESS NOTES:

- EXIT DOOR TO COMPLY WITH SECTION 1010. DOOR HARDWARE TO COMPLY WITH SECTION 1010.1.9 OF NYS BUILDING CODE

TRUSS NOTES:

- TRUSS MANUFACTURER TO DESIGN AND PROVIDE TO BUILDING DEPARTMENT 3 SETS OF FLOOR TRUSS AND ROOF TRUSS DRAWINGS SIGNED AND SEALED BY MANUFACTURER'S NYS LICENSED ENGINEER. TRUSS PLANS TO ALSO INCLUDE THE OPENING FOR ATTIC HATCHES, SKYLIGHTS, ATTIC STAIRS, CANTILEVER FLOOR TRUSSES, OR/AND TRUSSES SUPPORTING LOAD FROM ABOVE (IF APPLICABLE) AND SHOULD BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO INSTALLATION
- ANY ALTERATIONS TO TRUSSES MUST BE APPROVED BY THE TRUSS MANUFACTURER
- A FULL TRUSS REPORT, CERTIFIED BY THE LICENSED DESIGN PROFESSIONAL, SHALL BE SUBMITTED STATING THE INSTALLATION CONFORMS TO TRUSS DESIGN DRAWINGS. TRUSSES ARE UNALTERED FROM DESIGN AND ALL BRACINGS AND ATTACHMENTS ARE INSTALLED ACCORDING TO THE DRAWINGS PRIOR TO SCHEDULING FRAMING INSPECTION.
- ALL FLOOR TRUSSES AND GIRDER TRUSSES TO BE INSTALLED @ 16" O.C AND SHOULD ALIGN WITH STUD UNDERNEATH TO BE DESIGNED BY MANUFACTURE'S NYS LICENSED ENGINEER AND SHOULD COMPLY WITH THE LATEST NYS BUILDING CODE.
- TRUSS MANUFACTURER TO DESIGN ROOF TRUSS LOAD ACCORDING TO THE DESIGN CRITERIA ON SHEET SP-01 AND TABLE ON SP-02
- TRUSS MANUFACTURER TO DETERMINE ALL CONCENTRATED AND UNIFORM LOADS TO BE SUPPORTED BY TRUSSES AT EFFECTED LOCATIONS
- ALL LVL BEAMS SUPPORTING TRUSSES CAN BE SUBSTITUTED WITH A GIRDER TRUSS AND SHOULD BE DESIGNED BY MANUFACTURER'S NYS LICENSED ENGINEER AND SUBMITTED (3) COPIES TO THE BUILDING DEPARTMENT PRIOR OF ISSUANCE OF C OF O.

HVAC

- PROVIDE FRESH AIR INTAKE AS REQUIRED IN MECHANICAL ROOM AND APPROVED FLUE AS PER MANUFACTURERS SPECS. ALL WORK TO MEET REQUIREMENTS OF THE 2020 MECHANICAL CODE OF NYS (MCNYS)
- ALL DUCTWORK OUTSIDE OF CONDITIONED SPACE TO BE INSULATED WITH A MIN. OF R-8. IF DUCTWORK IS WITH IN CONDITIONED ENVELOPE NO INSULATION IS REQUIRED.

WALL FINISH

- CAULK AND/ OR SEAL ALL EXPOSED EXTERIOR AND INTERIOR JOINTS DIRECTLY EXPOSED TO WEATHER INFILTRATION ABUTTING TWO MATERIALS OR SURFACES, SETTING BEDS, UNDER FLASHING, GAPS IN MATERIALS, ETC.
- STONE VENEER TO BE CULTURED STONE SIMULATED STONE PRODUCT MANUFACTURED BY STONE PRODUCTS CORPORATION OR EQUIVALENT. COLORS AND STYLE CHOICES AS PRESENTED BY DEVELOPER. INSTALL AS PER MANUFACTURERS SPECIFICATIONS INCLUDING THE USE OF METAL LATH AND APPLICATION COAT OVER CONCRETE FOUNDATION

FRAMING NOTES

- ALL POSTS WITHIN A WALL TO HAVE AT LEAST 1 2x FOR EACH LVL IN BEAM ABOVE AND A MIN. OF 3
- ALL BEARING WALLS TO HAVE BLOCKING WITH A MAX SPACING OF 4'-0".
- ALL FLUSH BEAMS TO BE ATTACHED TO PERPENDICULAR BEAMS AND JOISTS WITH PROPER FULL HEIGHT SIMPSON STRONG-TIE HANGERS
- PROVIDE DOUBLE JACK STUDS UNDER ALL HEADERS THAT ARE 48" LONG OR LONGER
- ALL DECK LUMBER TO BE PRESSURE TREATED
- ALL PRESSURE TREATED WOOD FASTENERS TO BE HOT DIP GALVANIZED OR STAINLESS STEEL
- PROVIDE SOLID BLOCKING BETWEEN JOIST FOR ALL CONSECRATED LOADS FROM ABOVE CONTINUING DOWN IN WALL BELOW



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PROPOSED HOUSE OF WORSHIP FOR:
CONG. TOREI ZAHAV
ANSHEI CHESED
62 LIME KILN RD, VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

WRITTEN STATEMENT
TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, AS CURRENTLY IN EFFECT.

Project No. Y2102
Drawn By: LH
Reviewed By: JR
Date JUN. 29, 2023

REVISIONS:
6/29/2023 RELEASED

FIRE ALARM NOTES

- MANUAL FIRE ALARM BOXES SHALL BE LOCATED NOT MORE THAN 5 FEET (1524 MM) FROM THE ENTRANCE TO EACH EXIT, IN BUILDINGS NOT PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2. ADDITIONAL MANUAL FIRE ALARM BOXES SHALL BE LOCATED SO THAT THE DISTANCE OF TRAVEL TO THE NEAREST BOX DOES NOT EXCEED 200 FEET (60 960 MM).
- THE HEIGHT OF THE MANUAL FIRE ALARM BOXES SHALL BE NOT LESS THAN 42 INCHES (1067 MM) AND NOT MORE THAN 48 INCHES (1372 MM) MEASURED VERTICALLY, FROM THE FLOOR LEVEL TO THE ACTIVATING HANDLE OR LEVER OF THE BOX.
- A FIRE ALARM SYSTEM SHALL BE INSTALLED AND MONITORED IN ACCORDANCE WITH SECTIONS 907.6.1 THROUGH 907.6.6.2 AND NFPA 72.
- WIRING SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 70 AND NFPA 72. WIRELESS PROTECTION SYSTEMS UTILIZING RADIO-FREQUENCY TRANSMITTING DEVICES SHALL COMPLY WITH THE SPECIAL REQUIREMENTS FOR SUPERVISION OF LOW-POWER WIRELESS SYSTEMS IN NFPA 72.
- THE PRIMARY AND SECONDARY POWER SUPPLY FOR THE FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 72. EXCEPTION: BACK-UP POWER FOR SINGLE-STATION AND MULTIPLE-STATION SMOKE ALARMS AS REQUIRED IN SECTION 907.2.10.6.
- EACH FLOOR SHALL BE ZONED SEPARATELY AND A ZONE SHALL NOT EXCEED 22,500 SQUARE FEET (2090 M²). THE LENGTH OF ANY ZONE SHALL NOT EXCEED 300 FEET (91 440 MM) IN ANY DIRECTION. EXCEPTION: AUTOMATIC SPRINKLER SYSTEM ZONES SHALL NOT EXCEED THE AREA PERMITTED BY NFPA 13.
- A ZONING INDICATOR PANEL AND THE ASSOCIATED CONTROLS SHALL BE PROVIDED IN AN APPROVED LOCATION. THE VISUAL ZONE INDICATION SHALL LOCK IN UNTIL THE SYSTEM IS RESET AND SHALL NOT BE CANCELED BY THE OPERATION OF AN AUDIBLE-ALARM SILENCING SWITCH.
- FIRE ALARM SYSTEMS REQUIRED BY THIS CHAPTER OR BY THE FIRE CODE OF NEW YORK STATE SHALL BE MONITORED BY AN APPROVED SUPERVISING STATION IN ACCORDANCE WITH NFPA 72. EXCEPTION: MONITORING BY A SUPERVISING STATION IS NOT REQUIRED FOR:
 - SINGLE- AND MULTIPLE-STATION SMOKE ALARMS REQUIRED BY SECTION 907.2.10.
 - SMOKE DETECTORS IN GROUP 1-3 OCCUPANCIES.
 - AUTOMATIC SPRINKLER SYSTEMS IN ONE- AND TWO-FAMILY DWELLINGS.

FIRE DAMPERS NOTES

717.2 INSTALLATION
FIRE DAMPERS, SMOKE DAMPERS, COMBINATION FIRE/SMOKE DAMPERS AND CEILING RADIATION DAMPERS LOCATED WITHIN AIR DISTRIBUTION AND SMOKE CONTROL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION, THE MANUFACTURER'S INSTRUCTIONS AND THE DAMPERS' LISTING.

717.2.1 SMOKE CONTROL SYSTEM
WHERE THE INSTALLATION OF A FIRE DAMPER WILL INTERFERE WITH THE OPERATION OF A REQUIRED SMOKE CONTROL SYSTEM IN ACCORDANCE WITH SECTION 909, APPROVED ALTERNATIVE PROTECTION SHALL BE UTILIZED, WHERE MECHANICAL SYSTEMS INCLUDING DUCTS AND DAMPERS UTILIZED FOR NORMAL BUILDING VENTILATION SERVE AS PART OF THE SMOKE CONTROL SYSTEM, THE EXPECTED PERFORMANCE OF THESE SYSTEMS IN SMOKE CONTROL MODE SHALL BE ADDRESSED IN THE RATIONAL ANALYSIS REQUIRED BY SECTION 909.4.

717.2.2 HAZARDOUS EXHAUST DUCTS
FIRE DAMPERS FOR HAZARDOUS EXHAUST DUCT SYSTEMS SHALL COMPLY WITH THE MECHANICAL CODE OF NEW YORK STATE.

FIRE DAMPERS MUST COMPLY WITH THE REQUIREMENTS OF UL 555 SMOKE DAMPERS MUST COMPLY WITH THE REQUIREMENTS OF UL 555S AND CEILING RADIATION DAMPERS MUST COMPLY WITH THE REQUIREMENTS OF UL 555C.

THE HOURLY FIRE-PROTECTION RATING OF THE FIRE DAMPERS TO BE 1.5 HOUR

DOOR NOTES

DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES (864MM) MINIMUM AND 48 INCHES (1219MM) MAXIMUM ABOVE THE FINISHED FLOOR.

ALL DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT AND THAT THE UNLATCHING OF ANY LEAF MUST NOT REQUIRE MORE THAN ONE OPERATION.

THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS (22 N). THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION. FOR OTHER SWINGING DOORS, AS WELL AS SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15-POUND (67 N) FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30-POUND (133 N) FORCE. THE DOOR SHALL SWING TO A FULL-OPEN POSITION WHEN SUBJECTED TO A 15-POUND (67 N) FORCE.

ALL DOORS REQUIRED TO BE ACCESSIBLE MUST NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

ALL THRESHOLDS DO NOT EXCEED -0.5INCH IN HEIGHT, RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4 INCH (6.4 MM) AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50-PERCENT SLOPE).

DOORS FROM INDIVIDUAL DWELLING UNITS ARE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL.

SIDE-HINGED AND PIVOTED SWINGING FIRE DOOR ASSEMBLIES SHALL BE TESTED IN ACCORDANCE WITH NFPA (252)USING POSITIVE PRESSURE METHOD AS SPECIFIED IN THE STANDARD) OR UL 10C.

THERMAL- AND SOUND-INSULATING MATERIALS

720.1 GENERAL
INSULATING MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION, WHERE A FLAME SPREAD INDEX OR A SMOKE-DEVELOPED INDEX IS SPECIFIED IN THIS SECTION, SUCH INDEX SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E84 OR UL 723. ANY MATERIAL THAT IS SUBJECT TO AN INCREASE IN FLAME SPREAD INDEX OR SMOKE-DEVELOPED INDEX BEYOND THE LIMITS HEREIN ESTABLISHED THROUGH THE EFFECTS OF AGE, MOISTURE OR OTHER ATMOSPHERIC CONDITIONS SHALL NOT BE PERMITTED. INSULATING MATERIALS, WHEN TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION, SHALL INCLUDE FACINGS, WHEN USED, SUCH AS VAPOR RETARDERS, VAPOR PERMEABLE MEMBRANES AND SIMILAR COVERINGS, AND ALL LAYERS OF SINGLE AND MULTILAYER REFLECTIVE FOIL INSULATION AND SIMILAR MATERIALS.

- FIBERBOARD INSULATION SHALL COMPLY WITH CHAPTER 23.
- FOAM PLASTIC INSULATION SHALL COMPLY WITH CHAPTER 26.
- DUCT AND PIPE INSULATION AND DUCT AND PIPE COVERINGS AND LININGS IN PLENUMS SHALL COMPLY WITH THE MECHANICAL CODE OF NEW YORK STATE.
- ALL LAYERS OF SINGLE AND MULTILAYER REFLECTIVE PLASTIC CORE INSULATION SHALL COMPLY WITH SECTION 2614.

720.2 CONCEALED INSTALLATION
INSULATING MATERIALS, WHERE CONCEALED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

EXCEPTION: CELLULOSIC FIBER LOOSE-FILL INSULATION COMPLYING WITH THE REQUIREMENTS OF SECTION 720.6 SHALL NOT BE REQUIRED TO MEET A FLAME SPREAD INDEX REQUIREMENT BUT SHALL BE REQUIRED TO MEET A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN ACCORDANCE WITH CAN/ULC S102.2.

720.2.1 FACINGS
WHERE SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES IN BUILDINGS OF TYPE III, IV OR V CONSTRUCTION, THE FLAME SPREAD AND SMOKE-DEVELOPED LIMITATIONS DO NOT APPLY TO FACINGS, COVERINGS, AND LAYERS OF REFLECTIVE FOIL INSULATION THAT ARE INSTALLED BEHIND AND IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, WALL OR FLOOR FINISH.

EXCEPTION: ALL LAYERS OF SINGLE AND MULTILAYER REFLECTIVE PLASTIC CORE INSULATION SHALL COMPLY WITH SECTION 2614.

720.3 EXPOSED INSTALLATION
INSULATING MATERIALS, WHERE EXPOSED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

EXCEPTION: CELLULOSIC FIBER LOOSE-FILL INSULATION COMPLYING WITH THE REQUIREMENTS OF SECTION 720.6 SHALL NOT BE REQUIRED TO MEET A FLAME SPREAD INDEX REQUIREMENT BUT SHALL BE REQUIRED TO MEET A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN ACCORDANCE WITH CAN/ULC S102.2.

720.3.1 ATTIC FLOORS
EXPOSED INSULATION MATERIALS INSTALLED ON ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLUX OF NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER WHEN TESTED IN ACCORDANCE WITH ASTM E970.

720.4 LOOSE-FILL INSULATION
LOOSE-FILL INSULATION MATERIALS THAT CANNOT BE MOUNTED IN THE ASTM E84 OR UL 723 APPARATUS WITHOUT A SCREEN OR ARTIFICIAL SUPPORTS SHALL COMPLY WITH THE FLAME SPREAD AND SMOKE-DEVELOPED LIMITS OF SECTIONS 720.2 AND 720.3 WHEN TESTED IN ACCORDANCE WITH CAN/ULC S102.2.

EXCEPTION: CELLULOSIC FIBER LOOSE-FILL INSULATION SHALL NOT BE REQUIRED TO MEET A FLAME SPREAD INDEX REQUIREMENT WHEN TESTED IN ACCORDANCE WITH CAN/ULC S102.2, PROVIDED THAT SUCH INSULATION HAS A SMOKE-DEVELOPED INDEX OF MORE THAN 450 AND COMPLIES WITH THE REQUIREMENTS OF SECTION 720.6.

720.5 ROOF INSULATION
THE USE OF COMBUSTIBLE ROOF INSULATION NOT COMPLYING WITH SECTIONS 720.2 AND 720.3 SHALL BE PERMITTED IN ANY TYPE OF CONSTRUCTION PROVIDED THAT INSULATION IS COVERED WITH APPROVED ROOF COVERINGS DIRECTLY APPLIED THERE TO.

720.6 CELLULOSIC FIBER LOOSE-FILL INSULATION AND SELF-SUPPORTED SPRAY-APPLIED CELLULOSIC INSULATION
CELLULOSIC FIBER LOOSE-FILL INSULATION AND SELF-SUPPORTED SPRAY-APPLIED CELLULOSIC INSULATION SHALL COMPLY WITH CPSC 16 CFR PARTS 1209 AND 1404. EACH PACKAGE OF SUCH INSULATING MATERIAL SHALL BE CLEARLY LABELED IN ACCORDANCE WITH CPSC 16 CFR PARTS 1209 AND 1404.

720.7 INSULATION AND COVERING ON PIPE AND TUBING
INSULATION AND COVERING ON PIPE AND TUBING SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

EXCEPTION: INSULATION AND COVERING ON PIPE AND TUBING INSTALLED IN PLENUMS SHALL COMPLY WITH THE MECHANICAL CODE OF NEW YORK STATE.

PACKAGES AND CONTAINERS OF FOAM PLASTIC INSULATION AND FOAM PLASTIC INSULATION COMPONENTS DELIVERED TO THE JOB SITE SHALL BEAR THE LABEL OF AN APPROVED AGENCY SHOWING THE MANUFACTURER'S NAME, PRODUCT LISTING, PRODUCT IDENTIFICATION AND INFORMATION SUFFICIENT TO DETERMINE THAT THE END USE WILL COMPLY WITH THE CODE REQUIREMENTS.

UNLESS OTHERWISE INDICATED IN THIS SECTION, FOAM PLASTIC INSULATION AND FOAM PLASTIC CORES OF MANUFACTURED ASSEMBLIES SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 75 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHERE TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E84 OR UL 723. LOOSE-FILL-FORM FOAM PLASTIC INSULATION SHALL BE TESTED AS BOARD STOCK FOR THE FLAME SPREAD AND SMOKE-DEVELOPED INDICES.

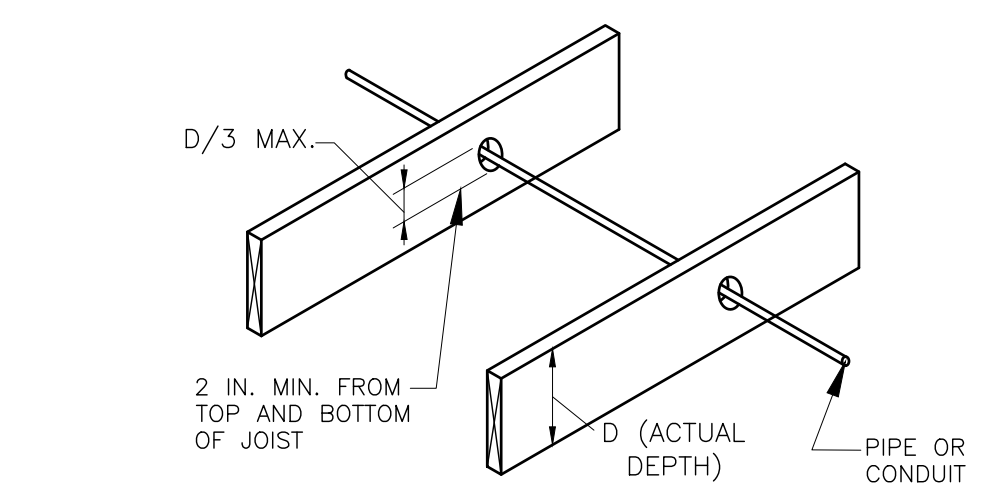
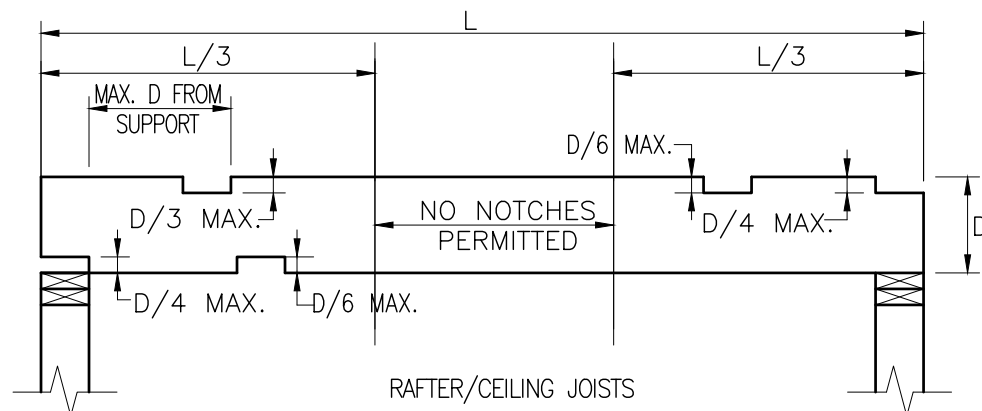
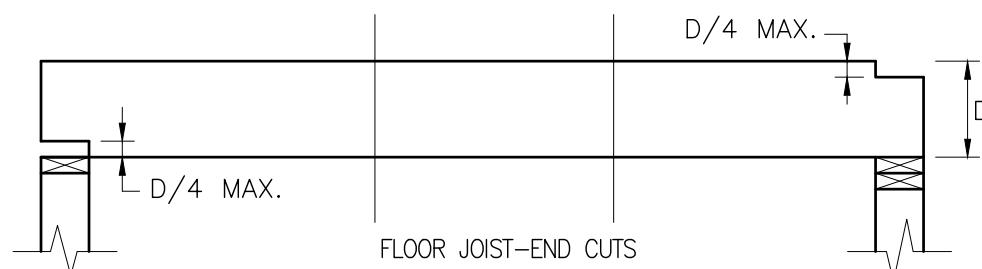
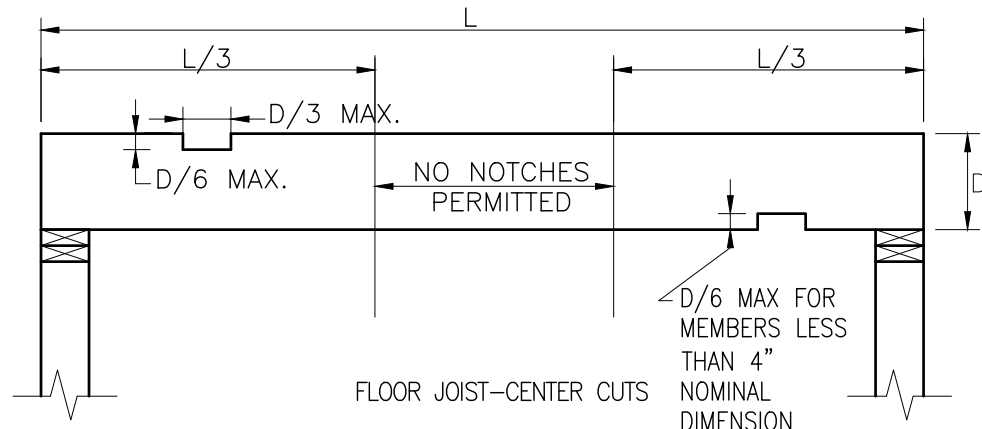
TABLE 2304.10.1 FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
Roof		
1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3-8d common (21/2" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3/4" gage staples, 7/16" crown	Each end, toenail
Blocking between rafters or truss not at the wall top plate, to rafter or truss	2-8d common (21/2" × 0.131") 2-3" × 0.131" nails 2-3/4" gage staples	Each end, toenail
Flat blocking to truss and web filler	16d common (31/2" × 0.162") @ 8" o.c. 3" × 0.131" nails @ 8" o.c. 3" × 14 gage staples @ 8" o.c.	Face nail
2. Ceiling joists to top plate	3-8d common (21/2" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3/4" gage staples, 7/16" crown	Each joist, toenail
3. Ceiling joist not attached to parallel rafter, laps over partitions (no thrust) (see Section 2308.7.3.1, Table 2308.7.3.1)	3-16d common (31/2" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3/4" gage staples, 7/16" crown	Face nail
4. Ceiling joist attached to parallel rafter (heel joint) (see Section 2308.7.3.1, Table 2308.7.3.1)	Per Table 2308.7.3.1	Face nail
5. Collar tie to rafter	3-10d common (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3/4" gage staples, 7/16" crown	Face nail
6. Rafter or roof truss to top plate (See Section 2308.7.5, Table 2308.7.5)	3-16d common (3" × 0.148"); or 3-16d box (31/2" × 0.135); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3/4" gage staples, 7/16" crown	Toenail
7. Roof rafters to ridge valley or hip rafters; or roof rafter to 2-inch ridge beam	2-16d common (31/2" × 0.162"); or 3-3" × 0.131" nails; or 3-3/4" gage staples, 7/16" crown; or 3-16d common (3" × 0.148"); or 4-16d box (31/2" × 0.135); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3/4" gage staples, 7/16" crown	End nail
Wall		
8. Stud to stud (not at braced wall panels)	16d common (31/2" × 0.162"); or 10d box (3" × 0.128"); or 3" × 0.131" nails; or 3-3/4" gage staples, 7/16" crown	24" o.c. face nail
9. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common (31/2" × 0.162"); or 12" o.c. face nail	16" o.c. face nail
10. Built-up header (2" to 2" header)	16d common (31/2" × 0.162"); or 16" o.c. each edge, face nail	16" o.c. face nail
11. Continuous header to stud	16d box (31/2" × 0.135); or 4-8d common (21/2" × 0.131"); or 4-10d box (3" × 0.128")	Toenail
12. Top plate to top plate	16d common (31/2" × 0.162"); or 10d box (3" × 0.128"); or 3" × 0.131" nails; or 3" 14 gage staples, 7/16" crown	16" o.c. face nail
13. Top plate to top plate, at end joints	8-16d common (31/2" × 0.162"); or 12-10d box (3" × 0.128"); or 12-3" × 0.131" nails; or 12-3/4" gage staples, 7/16" crown	Each side of end joint, face nail (minimum 24" lap splice length each side of end joint)
14. Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (31/2" × 0.162"); or 16" o.c. face nail	16" o.c. face nail
15. Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2-16d common (31/2" × 0.162"); or 3-16d box (31/2" × 0.135); or 4-3" × 0.131" nails; or 4-3/4" gage staples, 7/16" crown	16" o.c. face nail
16. Stud to top or bottom plate	4-8d common (21/2" × 0.131"); or 4-16d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3/4" gage staples, 7/16" crown; or 3-10d box (3" × 0.128"); or 3-3/4" gage staples, 7/16" crown	Toenail
17. Top plates, laps at corners and intersections	2-16d common (31/2" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3/4" gage staples, 7/16" crown	End nail
18. 1" brace to each stud and plate	2-8d common (21/2" × 0.131"); or 2-16d box (3" × 0.128"); or 2-3" × 0.131" nails; or 2-3/4" gage staples, 7/16" crown	Face nail
19. 1" × 6" sheathing to each bearing	2-8d common (21/2" × 0.131"); or 2-10d box (3" × 0.128")	Face nail
20. 1" × 8" and wider sheathing to each bearing	3-8d common (21/2" × 0.131"); or 3-10d box (3" × 0.128")	Face nail

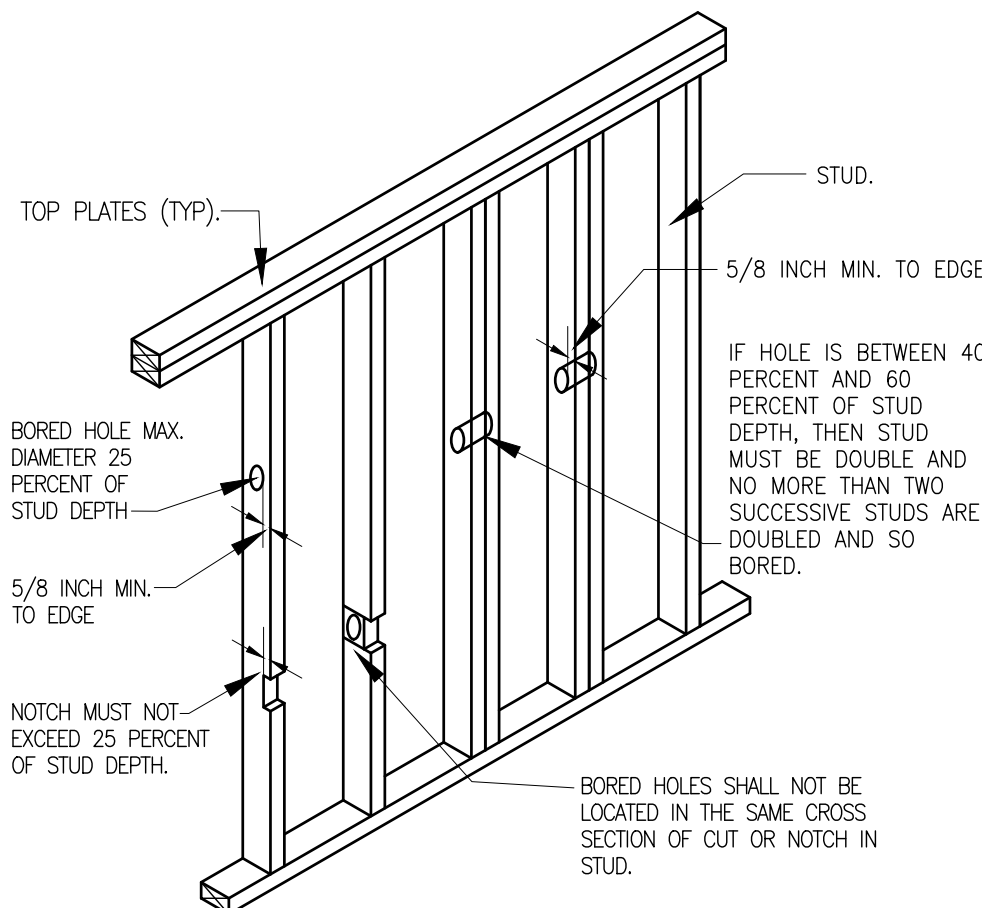
Floor		
21. Joist to sill, top plate, or girder	3-8d common (21/2" × 0.131"); or floor 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3/4" gage staples, 7/16" crown	Toenail
22. Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common (21/2" × 0.131"); or 10d box (3" × 0.128"); or 3" × 0.131" nails; or 3" 14 gage staples, 7/16" crown	6" o.c., toenail
23. 1" × 6" subfloor or less to each joist	2-8d common (21/2" × 0.131"); or 2-10d box (3" × 0.128")	Face nail
24. 2" subfloor to joist or girder	2-16d common (31/2" × 0.162")	Face nail
25. 2" planks (plank & beam — floor & roof)	2-16d common (31/2" × 0.162")	Each bearing, face nail
26. Built-up girders and beams, 2" lumber layers	10d box (3" × 0.128"); or 3" 14 gage staples, 7/16" crown And: 2-20d common (4" × 0.192"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3/4" gage staples, 7/16" crown	24" o.c. face nail at top and bottom staggered on opposite sides Ends and at each splice, face nail
27. Ledger strip supporting joists or rafters	3-16d common (31/2" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3/4" gage staples, 7/16" crown	Each joist or rafter, face nail
28. Joist to band joist or rim joist	3-16d common (31/2" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3/4" gage staples, 7/16" crown	End nail
29. Bridging or blocking to joist, rafter or truss	2-8d common (21/2" × 0.131"); or 2-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 2-3/4" gage staples, 7/16" crown	Each end, toenail

Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing		
	Edges (inches)	Intermediate supports (inches)
30. 3/8" — 3/2"	6d common or deformed (2" × 0.113") (subfloor and wall)	6 12
	8d common or deformed (21/2" × 0.131") (load) or RRSR-01 (23/8" × 0.131") nail (roof)	6 12
	23/8" × 0.131" nail (subfloor and wall)	6 12
	13/4" 16 gage staple, 7/16" crown (subfloor and wall)	4 8
31. 19/32" — 3/2"	23/8" × 0.131" nail (roof)	4 8
	13/4" 16 gage staple, 7/16" crown (roof)	3 6
32. 3/2" — 1 3/4"	8d common (21/2" × 0.131"); or 6d deformed (2" × 0.113") (subfloor and wall)	6 12
	10d common (3" × 0.148"); or 8d deformed (21/2" × 0.131")	4 8
33. 3/2" fiberboard sheathing ^b	Other exterior wall sheathing	3 6
34. 3/2" fiberboard sheathing ^b	11/2" galvanized roofing nail (7/16" head diameter); or 11/4" 16 gage staple with 7/16" or 1" crown	3 6
Wood structural panels, combination subfloor underlayment to framing		
35. 3/2" and less	8d common (21/2" × 0.131"); or 6d deformed (2" × 0.113")	6 12
36. 3/4" — 1"	8d common (21/2" × 0.131"); or 8d deformed (21/2" × 0.131")	6 12
37. 1 1/2" — 1 3/2"	10d common (3" × 0.148"); or 8d deformed (21/2" × 0.131")	6 12
Panel siding to framing		
38. 3/2" or less	6d corrosion-resistant siding (17/8" × 0.180"); or 6d corrosion-resistant casing (2" × 0.099")	6 12
39. 3/2"	8d corrosion-resistant siding (23/8" × 0.128"); or 8d corrosion-resistant casing (21/2" × 0.131")	6 12
Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing		
40. 3/2"	4d casing (11/2" × 0.080"); or 4d finish (11/2" × 0.072")	6 12
41. 3/2"	6d casing (2" × 0.089"); or 6d finish (Panel supports at 24 inches)	6 12

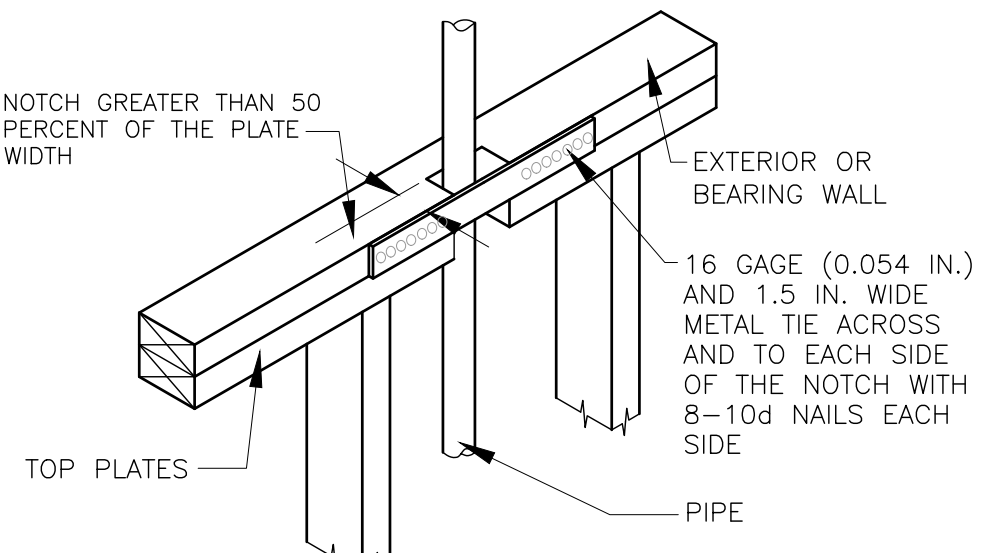
- For S1: 1 inch = 25.4 mm.
- Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
 - Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
 - Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.
 - RRSR-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F 1667.



1
A-103
NOTCHING DETAILS
SCALE: 1/2" = 1'-0"



2
A-103
EXTERIOR WALL PENETRATION
SCALE: N.T.S.



3
A-103
TOP PLATE PENETRATION
SCALE: N.T.S.



WARNING: IT IS A VIOLATION OF NY STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT, TO ALTER THESE DOCUMENTS IN ANY WAY. IF ALTERED, THE ACTING ENGINEER/ARCHITECT SHALL AFFIX HIS OR HER SEAL AND THE WORDING "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

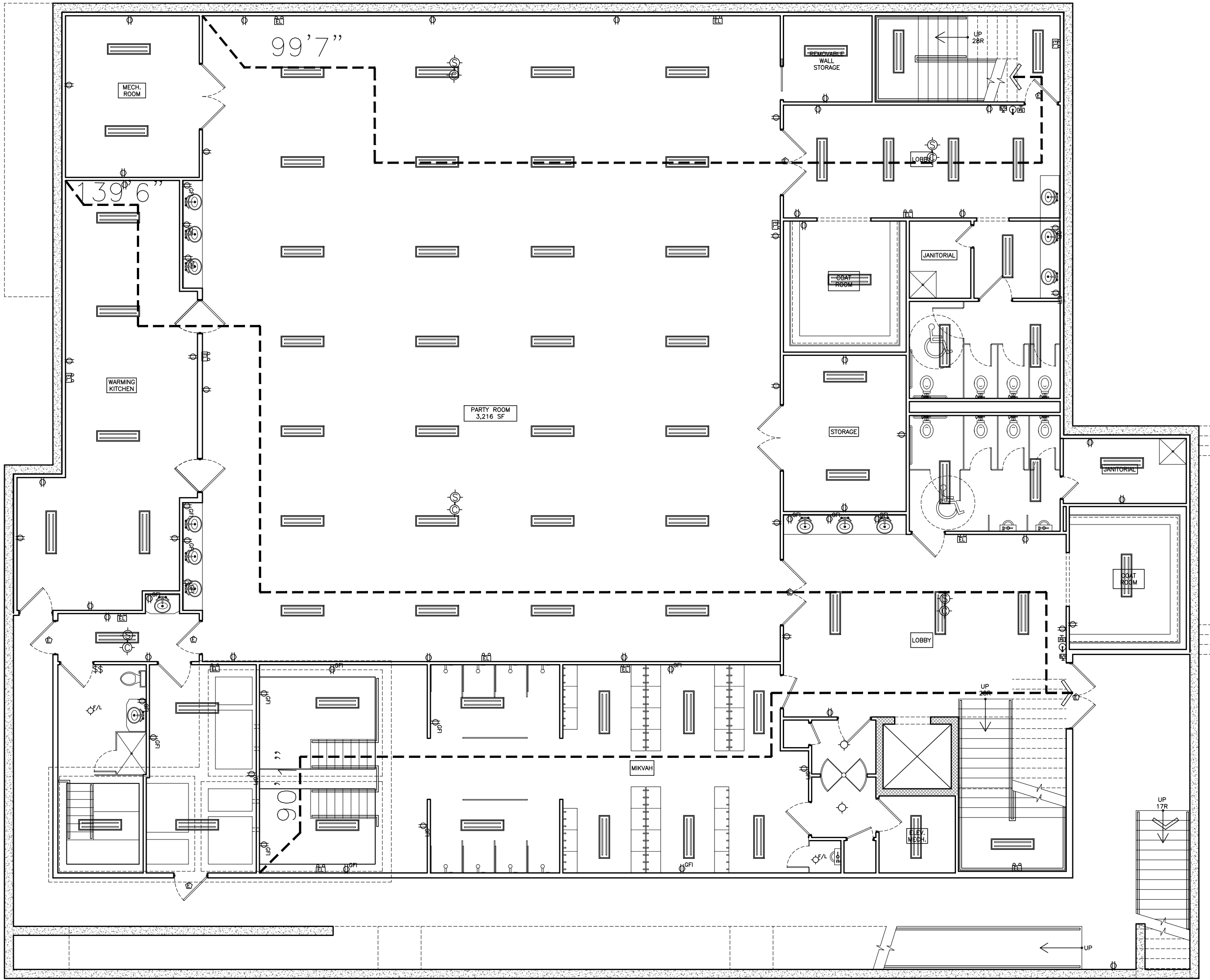
PROPOSED HOUSE OF WORSHIP FOR:
CONG. TOREI ZAHAV
ANSHEI CHESED
62 LIME KILN RD, VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

WRITTEN STATEMENT
TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, AS CURRENTLY IN EFFECT.

Project No. Y102
Drawn By: LH
Reviewed By: JR
Date JUN. 29, 2023

REVISIONS:
6/29/2023 RELEASED FOR PERMITS
11-2-2023 REVISED AS PER CLIENT
11-28-2023 REVISED AS PER CLIENT
12-27-2023 REVISED AS PER B.D.

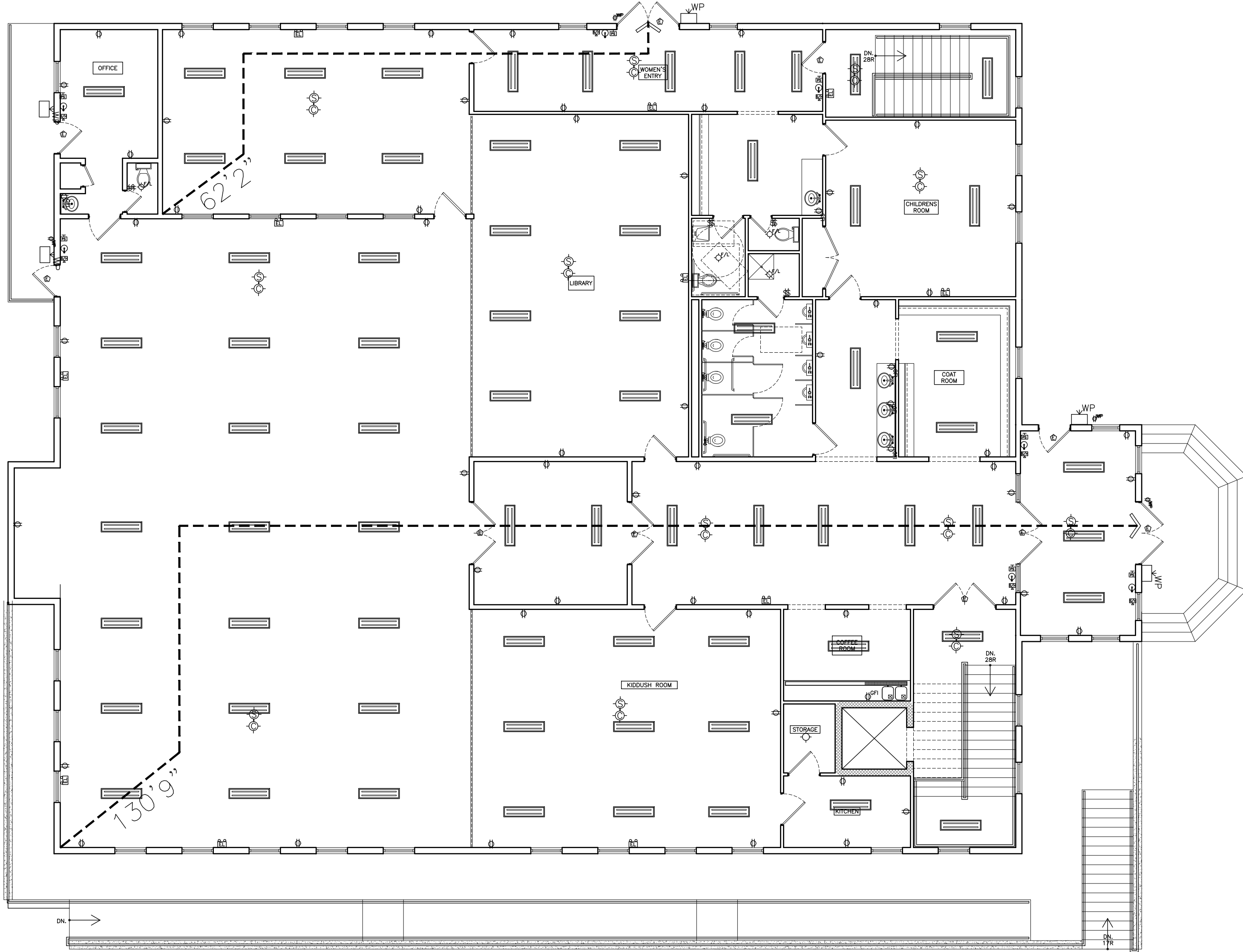
SP-02



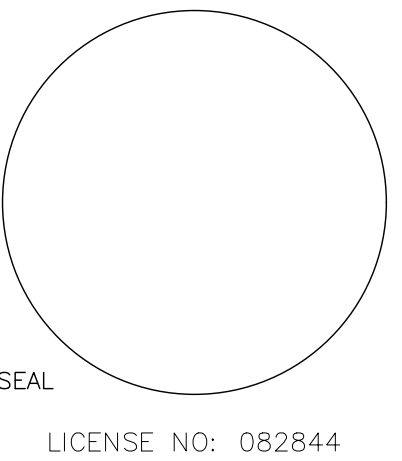
1 BASEMENT FLOOR ELECTRICAL PLAN
E-101
SCALE: 3/16" = 1'-0"

- DUST DETECTORS SMOKE
- WP — EXTERIOR WALL MOUNTED SURFACE INCANDESCENT LIGHT FIXTURE W/ WATERPROOF COVER
- CEILING MOUNTED RECESSED LED LIGHT FIXTURE AS SELECTED BY OWNER
- WP — CEILING MOUNTED WATERPROOF RECESSED LED LIGHT FIXTURE AS SELECTED BY OWNER
- H/S — HORN/STROBE
- STB — HORN/STROBE
- PS — PULL STATION
- ANN — ANNUNCIATOR PANEL

- ### ELECTRICAL SYMBOLS
- | | | |
|---|---|---|
| — SINGLE POLE SWITCH | — SELF-LUMINATION SIGN WITH SELF-CONTAINED BATTERY BACK-UP POWER SOURCE | — CEILING MOUNTED LINEAR FLUORESCENT 4 BULB 48" LONG T8 32W FIXTURE |
| — 3 WAY SWITCH | WP — EXTERIOR WALL MOUNTED SURFACE INCANDESCENT LIGHT FIXTURE W/ WATERPROOF COVER | — CEILING MOUNTED DUCTED EXHAUST FAN W/ LIGHT FIXTURE |
| — DUPLEX OUTLET | — CEILING MOUNTED SURFACE INCANDESCENT LIGHT FIXTURE AS SELECTED BY OWNER | — HARD WIRED INTERCONNECTED SMOKE DETECTOR— CEILING MOUNTED SMOKE DETECTOR TO BE AUDIO AND VISUAL |
| — EXTERIOR OUTLET IN WATERPROOF BOX W/ LID | WP — CEILING MOUNTED WATERPROOF AND VAPOR TIGHT LINEAR FLUORESCENT 4 BULB 48" LONG T8 32W FIXTURE | — INTERCONNECTED CARBON MONOXIDE DETECTOR CEILING MOUNTED CARBON MONOXIDE DETECTOR TO BE AUDIO AND VISUAL |
| GFI — GROUND FAULT INTERRUPT OUTLET | | |
| EL — BATTERY POWERED EMERGENCY LIGHTS | | |
| WP EL — WATERPROOF BATTERY POWERED EMERGENCY LIGHTS | | |



2 FIRST FLOOR ELECTRICAL PLAN
E-101
SCALE: 3/16" = 1'-0"



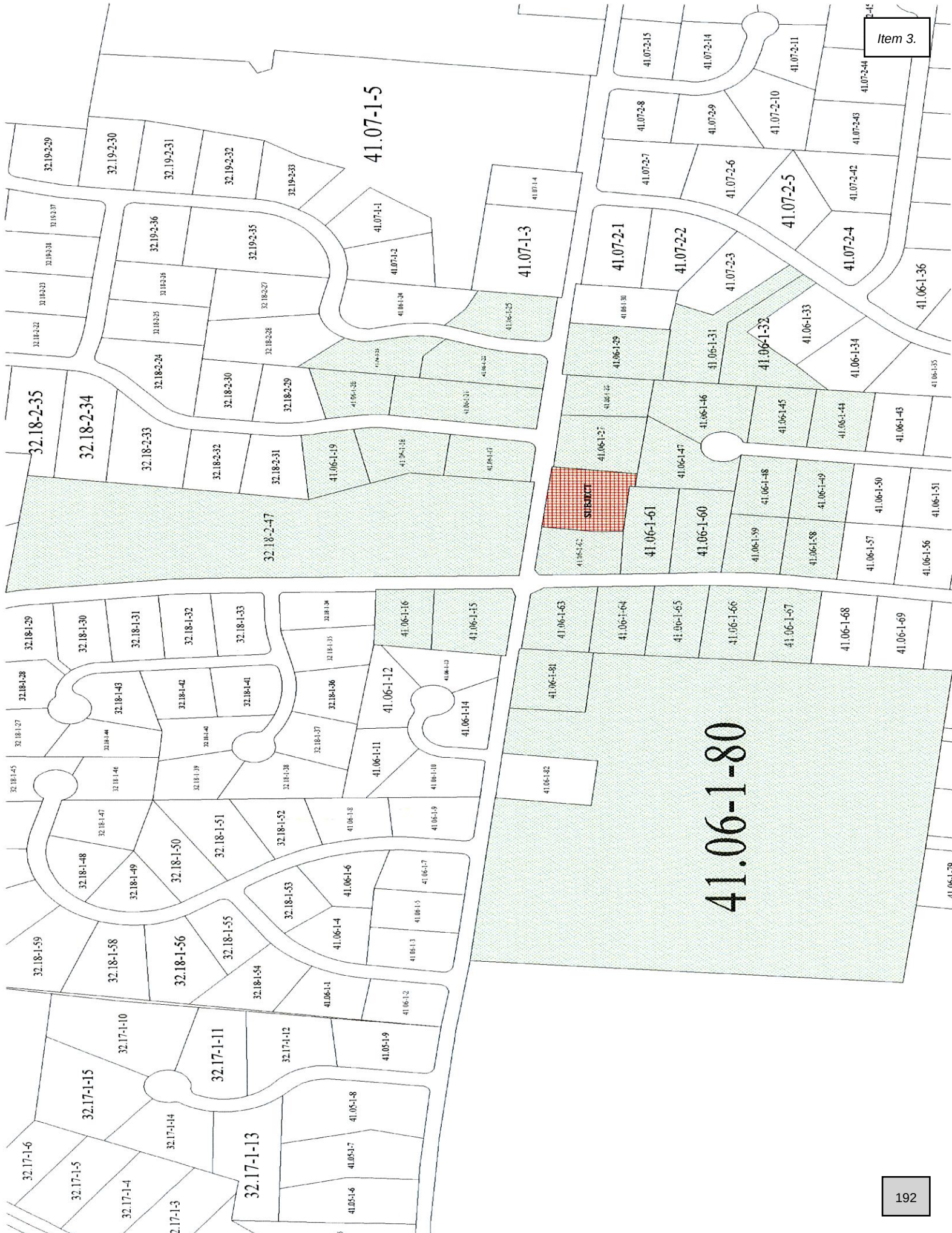
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PROPOSED HOUSE OF WORSHIP FOR:
CONG. TOREI ZAHAV
ANSHEI CHESED
62 LIME KILN RD, VILLAGE OF WESLEY HILLS
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WRITTEN STATEMENT
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Project No. YZ102
Drawn By: LH
Reviewed By: JR
Date JUN. 29, 2023

REVISIONS:
6/29/2023 RELEASED FOR PERMITS
11-2-2023 REVISED AS PER CLIENT
11-28-2023 REVISED AS PER CLIENT
12-27-2023 REVISED AS PER B.D.



Item 3.

11/41.06-1-44
BRAND ASHER
20 DIKE DRIVE
MONSEY, NY 10952

11/41.06-1-67
BARNETT AYALA
45 WILDER RD
MONSEY, NY 10952

11/41.06-1-59
KLEIN AVIGDOR & LEAH
46 WILDER RD
MONSEY, NY 10952

11/41.06-1-60
WEINER LEONARD
206 E 38TH STREET 3RD FLOOR
NEW YORK, NY 10016

11/41.06-1-65
SOKOL YONAH &
WEBER ZEHAVA
49 WILDER RD
MONSEY, NY 10952

11/41.06-1-64
YAGOD FAMILY TRUST
51 WILDER RD
MONSEY, NY 10952

11/41.06-1-27
EISENSTADT HELEN
976 EAST 23RD ST
BROOKLYN, NY 11210

11/41.06-1-63
GUTERL JUDITH
53 WILDER RD
MONSEY, NY 10952

11/41.06-1-25
CHESIR YISROEL & TEHILA
1 POWDER HORN DR
SUFFERN, NY 10901

11/41.06-1-22
WEISS ABRAHAM & MERYL
1146 EAST 26TH ST
BROOKLYN, NY 11210

11/41.06-1-49
HERZKA ROBERT & EMILY
19 DIKE DRIVE
MONSEY, NY 10952

11/41.06-1-45
BRAND ASHER & SHOSHANA
20 DIKE DR
MONSEY, NY 10952

11/41.06-1-32
9 CAREFREE LLC
1251 E 29TH ST
BROOKLYN, NY 11210

11/41.06-1-31
WEISS SAMUEL A
985 18TH ST E
BROOKLYN, NY 11230

11/41.06-1-47
KRAMER MARILYN
1161 E21 SE
BROOKLYN, NY 11210

11/41.06-1-29
ZAHLER CHAIM
5 THORNBROOK LA
SUFFERN, NY 10901

11/41.06-1-26
ANSHEI CHESD INC
C/O TWERSKI YAKOV
48 WILDER ROAD
MONSEY, NY 10952

11/41.06-1-81
HOROWITZ SAMUEL & SHERRY
72 LIME KILN ROAD
SUFFERN, NY 10901

11/41.06-1-17
LUNDER MARC AND Yael
6 VANESSA DRIVE
SUFFERN, NY 10901

11/41.06-1-21
TIFERES YISRAEL
57 LIME KILN RD
SUFFERN, NY 10901

11/41.06-1-58
STEINBERG ZEV & MARY
LEGACY TRUST
44 WILDER RD
MONSEY, NY 10952

11/41.06-1-48
LAMPERT ROBERT C & ANDREA
21 DIKE DR
MONSEY, NY 10952

11/41.06-1-66
TEPFER ELLIOT &
BERKOVITS LEAH AHUVA
47 WILDER ROAD
WESLEY HILLS, NY 10952

11/41.06-1-46
22 DIKE DRIVE LLC
C/O ZAHLER JACOB J &
SHAINDY
22 DIKE DR
MONSEY, NY 10952
 11/41.06-1-61
REICH JONAH
50 WILDER RD
WESLEY HILLS, NY 10952

11/41.06-1-28
SCHWARTZ LAUREN &
ZELMANOVITZ STUART
54 LIME KILN ROAD
SUFFERN, NY 10901

11/41.06-1-62
ALPERT CYNTHIA T
64 LIME KILN RD
SUFFERN, NY 10901

11/41.06-1-80
RAMAPO TOWN OF
237 RT 59
SUFFERN, NY 10901

11/41.06-1-15
WEINBERG JOSEPH D
61 WILDER RD
SUFFERN, NY 10901

11/41.06-1-16
GOSHEN ACQUISITION CORP
P.O.BOX 1029
GOSHEN, NY 10924

11/41.06-1-18
BAMBERGER TODD & AMY
3 ROBLE RD
SUFFERN, NY 10901

11/41.06-1-20
ROSENBERG WARREN
SHANNON
6 ROBLE RD
SUFFERN, NY 10901

11/41.06-1-19
LEVIN SHMUEL DOVID &
SCHWARTZ HEATHER
5 ROBLE RD
SUFFERN, NY 10901

11/41.06-1-23
FISCHBEIN STEVEN
4 POWDER HORN DR
WESLEY HILLS, NY 10901

11/32.18-2-47
RHODES PROPERTY INC
54 WILDER RD
SUFFERN, NY 10901

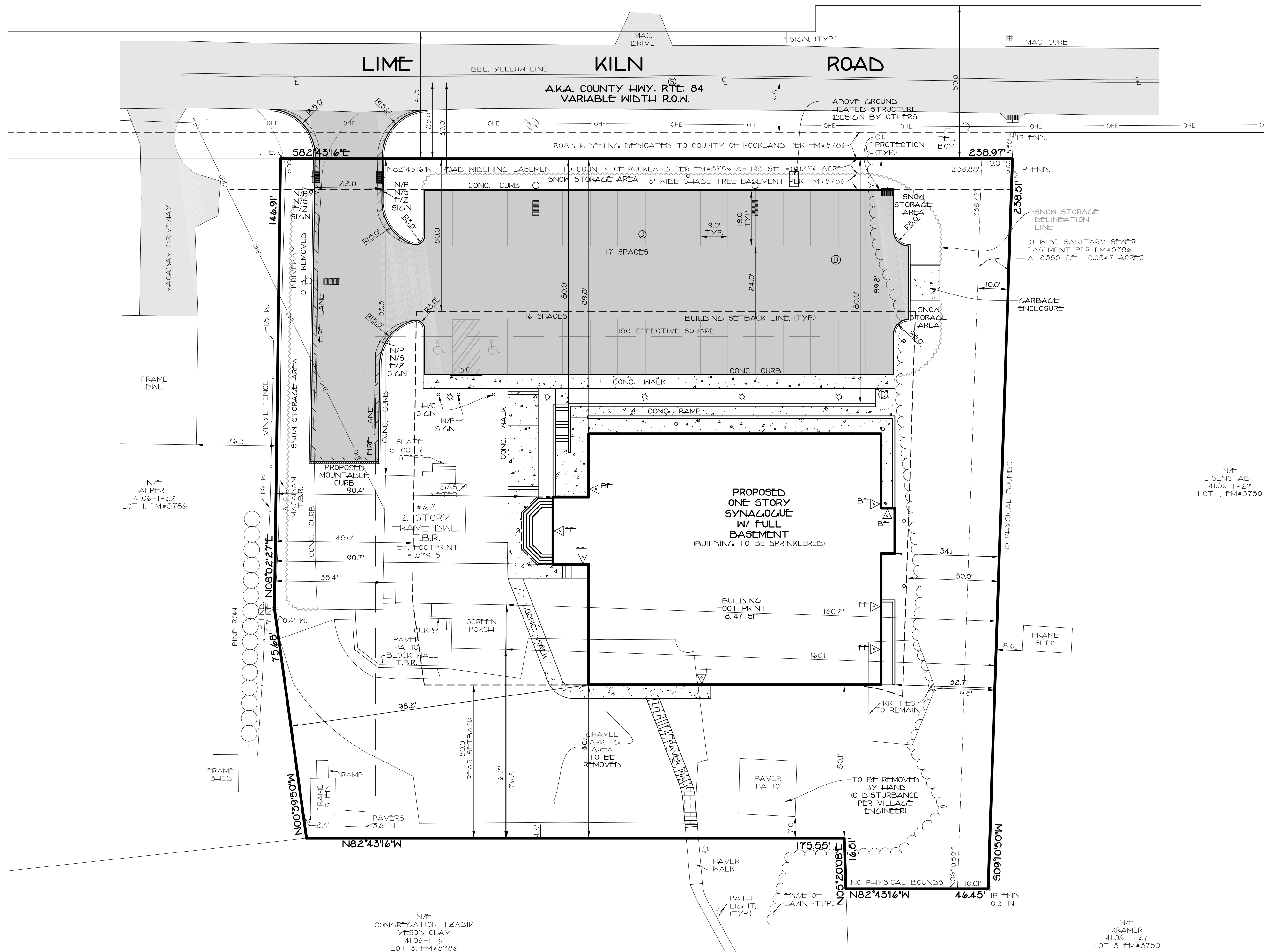
MAP REFERENCE:

BEING KNOWN AND DESIGNATED AS LOT 2 ON A CERTAIN MAP ENTITLED "SHEEHAN" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON AUGUST 16, 1985 AS MAP #5786.

"MINOR SUBDIVISION FOR JOHN LESKO" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON AUGUST 7, 1968 AS MAP #3750.

DEED REFERENCE:

2014/26969
2015/2363
2004/47754
2004/64337
2007/31308



APPROX.
LOCATION
OF ADJ.
BLDG.

N/T:
CISENSTADT
4106-1-27
LOT 1, FM#3750

N/T:
KRAMER
4106-1-47
LOT 3, FM#3750

N/T:
CONGREGATION TZADIK
YESOD OLAM
4106-1-61
LOT 3, FM#5786

APPROX.
LOCATION
OF ADJ.
BLDG.

EXISTING	PROPOSED	ITEMS
---	---	PROPERTY LINE
---	---	BUILDING SETBACK LINE
⊙	⊙	SAN SEWER MANHOLE
○	○	CLEAN-OUT
⊕	⊕	DRAINAGE MANHOLE
⊕	⊕	CATCH BASIN
W	W	WATER VALVE
G	G	GAS VALVE
U	U	UTILITY POLE
—	—	OVERHEAD ELECTRIC
—	—	WIRE

NET LOT AREA CALCULATIONS

GROSS LOT AREA=52,872 SF.
=1.2138 ACRES
MINUS 75% OF SEWER EASEMENT AREA=2,385 SF.
2,385 X .75=1,789
MINUS 75% OF RD. WIDENING EASEMENT=1,195 SF.
1,195 X .75=896
52,872 - 2,385 - 1,789 - 896
NET LOT AREA=50,887 SF.
=1.1521 ACRES

BULK TABLE

ZONE:	MINIMUM LOT AREA	LOT FRONTAGE (FEET)	LOT WIDTH (FEET)	MINIMUM EFFECTIVE SQUARE	FRONT YARD (FEET)	SIDE YARD (FEET)	TOTAL SIDE YARD (FEET)	REAR YARD (FEET)	MAXIMUM BUILDING COVERAGE	MAXIMUM IMPERVIOUS SURFACE RATIO	MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO	MAXIMUM BUILDING HEIGHT (FTS)	MAXIMUM EXPOSED BUILDING HEIGHT
REQUIRED	50,000	100	150	150	50	30	75	50	0.15	0.25	0.20	25'/2.5	40'
EXISTING	50,887	239	239	150	103.3	35.4	195.5	61.7	1879 50887 = 0.03	4.64 50887 = 0.09	123 24291 = 0.05	25'/2.5	40'
PROPOSED	50,887	239	239	150	80	32	124	50	SYNAGOGUE	SYNAGOGUE	SYNAGOGUE	SYNAGOGUE	22.9

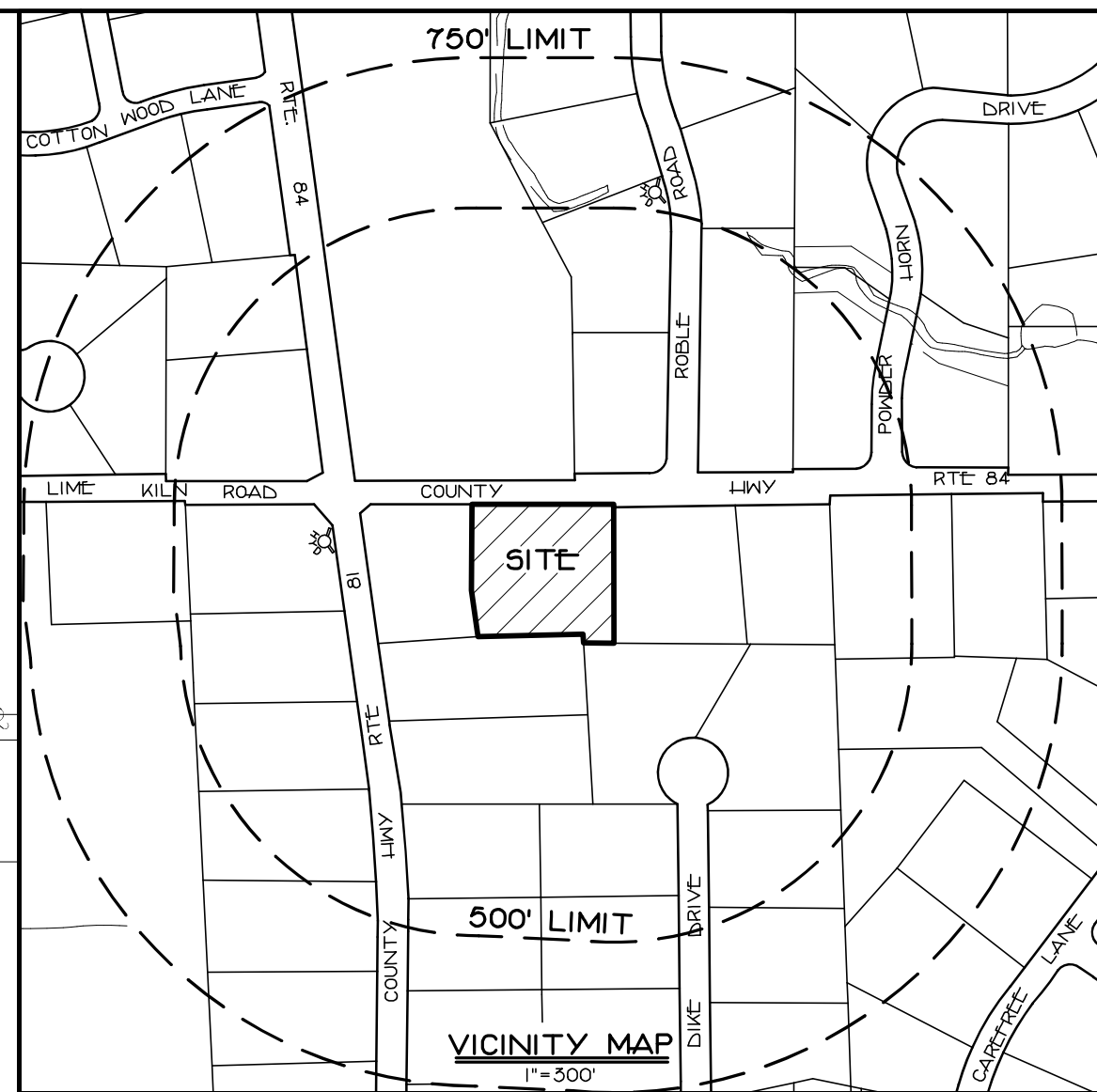
*VARIANCE GRANTED JUNE 13, 2019, ALSO GRANTED WERE A VARIANCE TO PERMIT 2 PRINCIPAL BUILDINGS ON A LOT AND TO PERMIT OFF-SITE PARKING

33 TOTAL PARKING SPACES PROVIDED AFTER DWELLING IS REMOVED

STEVEN M. SPARACO, PE
18 NORTH MAIN STREET
HARRIMAN, NEW YORK 10926
(845) 782-8543



APPROX.
LOCATION
OF ADJ.
BLDG.

**NOTES:**

- THIS IS A SITE PLAN OF TAX LOT 4106-1-26 AS SHOWN ON THE VILLAGE OF WESLEY HILLS TAX MAP.
- GROSS LOT AREA: 52,872 SF = 1.2138 AC.
- ZONE: R-50
- EXISTING & PROPOSED USE: SYNAGOGUE
- RECORD OWNER: ANSHEI CHESED
62 LIME KILN ROAD
WESLEY HILLS, NY 10901
- APPLICANT: ANSHEI CHESED
62 LIME KILN ROAD
WESLEY HILLS, NY 10901
- FIRE DISTRICT: MONSIEUR FIRE DISTRICT
- SCHOOL DISTRICT: EAST RAMAPO CENTRAL SCHOOL DISTRICT
- WATER SUPPLY: RAMAPO CONSOLIDATED
- SEWER DISTRICT: BENEFITTED AREA #5
- DATUM: USGS
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCH DIAMETER.
- THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR OTHER RESERVATIONS OF LAND RELATING TO THIS SITE EXCEPT AS SHOWN ON THIS PLAN.
- NO SIGNS OTHER THAN THOSE SHOWN ON THIS PLAN ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD. (TENANTS ARE TO BE ADVISED OF THIS CONDITION)
- THE UNDERSIGNED OWNER AND/OR APPLICANT AS CONDITION OF APPROVAL OF THIS SITE PLAN HEREBY AGREES TO COMPLETE THE WITHIN SITE PLAN DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS SHOWN THEREON AS A CONDITION OF THE ISSUANCE OF A BUILDING PERMIT. THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.

APPLICANT DATE

OWNER DATE

REVISIONS

REV: NEW ARCH PLANS -
6/12/2024

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF WESLEY HILLS, NY, ON THE DAY OF 20, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, EMBLEM, MODIFICATION OR REVISION OF THIS PLAN AS APPROVED SHALL VOID THIS APPROVAL. SIGNED THIS DAY OF 20.

CHAIRMAN

CLERK

AMENDED SITE PLAN**PLANIMETRIC PLAN**

FOR

ANSHEI CHESED

LOCATED IN

VILLAGE OF WESLEY HILLS

TOWN OF RAMAPO

ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE

20 10 0 20 40 60

SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING • LAND SURVEYING
SITE PLANNING

18 NORTH MAIN STREET
P.O. BOX 818
HARRIMAN, NY 10926
TEL: (845) 782-8543
FAX: (845) 782-5901
SPARACO@SPARACOENGINEERING.COM WBYLS1@GMAIL.COM

YB-3664

SEP. 01, 2023

1"=20'

1 OF 7

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

16-NY-CES-755
REQUIRES 2 WORKING DAYS NOTICE PRIOR TO START OF ANY UNDERGROUND WORK
DIG SAFELY NEW YORK
WWW.DIGSAFELYNEWYORK.COM
1-800-962-7962

TAX LOT: SECTION 41.06, BLOCK 1, LOT 26

GENERAL NOTES:

- CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.
- ALL EXISTING OFF-SITE PAVEMENT, FENCES, CURBS, WALKS AND OTHER FACILITIES DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
- EXISTING UTILITIES & STRUCTURES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
- PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- UTILITIES AND UTILITY STRUCTURES WHOSE LOCATIONS ARE UNKNOWN MAY BE AFFECTED BY THE PROPOSED WORK. UPON FINDING SUCH UTILITIES, THE CONTRACTORS RESPONSIBILITY SHALL BE TO NOTIFY THE OWNER AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.
- CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ADEQUATE SUPPLY AND SCHEDULING OF NEW SERVICE WHERE REQUIRED, TO FIT THE CONSTRUCTION SCHEDULING AND SEQUENCE TO ASSURE NO DAMAGE OR DISTURBANCE TO COMPLETED WORK.
- ALL NEW UTILITY SERVICE CONNECTIONS, INCLUDING LINES AND EQUIPMENT FOR PROVIDING POWER AND/OR COMMUNICATIONS, ARE TO BE INSTALLED UNDERGROUND.
- THE EXTENT OF THE CONSTRUCTION AND DISTURBANCE AREAS SHALL BE THE MINIMUM REQUIRED TO PERFORM THE CONTRACT WORK WITH AS MINIMAL EFFECT ON ADJACENT AREAS AS POSSIBLE.
- ALL NEW STORM DRAINAGE PIPING TO BE SMOOTH BORE CORRUGATED HIGH DENSITY POLYETHYLENE HDPE UNLESS OTHERWISE SPECIFIED.
- ROOF LEADERS (WHERE REQUIRED) TO BE 6" DIA. HOPE PIPE AND KILL OUTLET TO DOWNSPOUTS ADJACENT TO THE PROPOSED BUILDINGS.
- ALL NEW WATER MAINS AND RELATED APPURTENANCES TO BE SPECIFIED BY ARCHITECTS MECHANICAL ENGINEER.
- ALL SANITARY HOUSE CONNECTIONS TO BE 6" DIA. CAST IRON WITH A MINIMUM GRADE OF 2% TO THE FIRST CLEAN OUT OUTSIDE THE BUILDING. BEYOND THE FIRST CLEAN OUT, SDR 35 PVC PIPE MAY BE USED IN LIEU OF CAST IRON.
- ANY SUBSTITUTIONS TO BE REQUESTED IN WRITING AND APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS WITH REGARDS TO DEMOLITION AND DISPOSAL OF EXISTING STRUCTURES.
- ANY EXISTING HOUSE CONNECTION PROPOSED TO BE ABANDONED MUST BE PLUGGED BETWEEN THE EDGE OF THE RIGHT-OF-WAY AND THE CURB LINE WITH A PERMANENT WATER TIGHT PLUG OR CAP ENCASED IN CONCRETE.
- WHERE FINISHED GRADE ELEVATION AT BUILDING WALL IS LESS THAN 24" BELOW THE FINISHED FLOOR CONSULT WITH ARCHITECT FOR CHANGES IN FOUNDATION AND SILL DESIGN.
- CONTRACTOR TO OBTAIN AND SUBMIT SHOP DRAWINGS FOR ALL STRUCTURES TO DESIGN ENGINEER FOR REVIEW AND APPROVAL BEFORE MANUFACTURING.
- RETAINING WALLS SHALL BE LESS THAN 4 FEET IN HEIGHT. RETAINING WALLS MORE THAN 4 FEET IN HEIGHT ARE REQUIRED TO BE DESIGNED BY A CERTIFIED STRUCTURAL ENGINEER.
- AN EXTERIOR CHECK VALVE SHALL BE PROVIDED ON THE SOIL LINE IF THE LOWEST FLOOR TO BE SERVICED IS BELOW THE UPSTREAM MANHOLE RIM ELEVATION.

EROSION CONTROL INFORMATION**EROSION AND SEDIMENT CONTROL PLAN - CONSTRUCTION SEQUENCE**

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATIONS AND INSTALLATION OF PROPOSED STRUCTURES AND/OR UTILITIES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND/OR STABILIZED.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE AS INDICATED ON PLAN.
- INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AND DOWN SLOPE OF ALL AREAS DESIGNATED FOR TOPSOIL STOCKPILING.
- CONSTRUCT BERMS, TEMPORARY SHALES AND PIPES AS NECESSARY TO DIRECT RUNOFF TO TEMPORARY SEDIMENTATION ENTRAPMENT AREAS.
- CLEAR EXISTING TREES, VEGETATION AND EXISTING STRUCTURES FROM AREAS TO BE FILLED OR EXCAVATED. STRIP AND STOCKPILE TOPSOIL FROM AREAS TO BE DISTURBED. SEED STOCKPILED TOPSOIL WITH TEMPORARY RYE GRASS COVER.
- PERFORM EXCAVATION AND FILL TO BRING LAND TO DESIRED GRADE. ANY DISTURBED AREAS TO REMAIN BARE SHOULD BE SEEDDED WITH TEMPORARY RYE GRASS.
- INSTALL UNDERGROUND UTILITIES, MANHOLES AND CATCH BASINS, GRATES OF CURB AND FIELD INLETS SHOULD BE LEFT AT ELEVATIONS WHICH PERMIT PROPER COLLECTION OF SURFACE RUNOFF.
- INSTALL INLET PROTECTION AT CURB AND FIELD INLETS.
- CONSTRUCT CURBS AND INSTALL BASE AND BINDER COURSES OF PAVED AREAS. RAISE GRATES OF THE CURB AND FIELD INLETS ACCORDINGLY.
- COMPLETE THE GRADING.
- INSTALL SURFACE COURSE OF PAVEMENT. RAISE GRATES OF CURBS AND FIELD INLETS TO FINAL ELEVATION.
- UPON COMPLETION OF CONSTRUCTION ALL DISTURBED AREAS ARE TO BE SEEDDED WITH 1/2 LB. OF RYE GRASS PER 1000 SQUARE FEET OR DISTURBED AREA. ALL TEMPORARY DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
- FOR INDIVIDUAL HOUSE & SEPTIC CONSTRUCTION FOLLOW STEPS #1 TO #13 WHERE APPLICABLE.
- BARE SOIL SHOULD BE SEEDDED WITHIN 14 DAYS OF EXPOSURE. WHENEVER CONSTRUCTION IS SUSPENDED OR COMPLETED, AREAS SHOULD BE SEEDDED DOWN OR MULCHED IMMEDIATELY. UPON COMPLETION, A PERENNIAL MIX NEEDS TO BE USED TO ENSURE CONTINUAL STABILIZATION.

STANDARD EROSION CONTROL NOTES

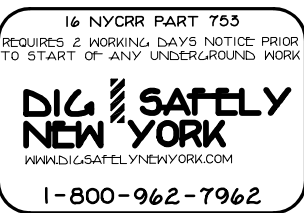
AN EROSION CONTROL SYSTEM WILL BE UTILIZED BY THE DEVELOPER TO MINIMIZE THE PRODUCTION OF SEDIMENT FROM THE SITE. METHODS TO BE UTILIZED WILL BE THOSE FOUND MOST EFFECTIVE FOR THE SITE AND SHALL INCLUDE ONE OR MORE OF THE FOLLOWING AS APPLICABLE:

- TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP, CRUSHED STONE DAMS, OR OTHER SUITABLE MATERIALS. DIVERSION SHALES, BERMS, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS. WADIS SHALL BE CLEARED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
- ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDDED WITH 1/2 LB. OF RYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICAL BY INSTALLATION OF THE BASE COURSE.
- SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
- AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
- PROVIDE INLET PROTECTION TO ALL INLETS ON SITE. (SEE DETAIL)

WATER MAIN SAFETY NOTES:

- WHEN WORKING AT OR NEAR A LIVE WATER MAIN EVERY EFFORT IS TO BE MADE TO MAINTAIN STABILITY.
- EXISTING THURST BLOCKS ARE NOT TO BE REMOVED UNLESS THE WATER MAIN HAS BEEN PROPERLY RESTRAINED USING MEANS ACCEPTABLE TO THE LOCAL WATER COMPANY OR DEPARTMENT.
- WHEN POSSIBLE, A WATER MAIN SHOULD BE TURNED OFF AND PRESSURE RELIEVED BEFORE EXPOSING MAIN.

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

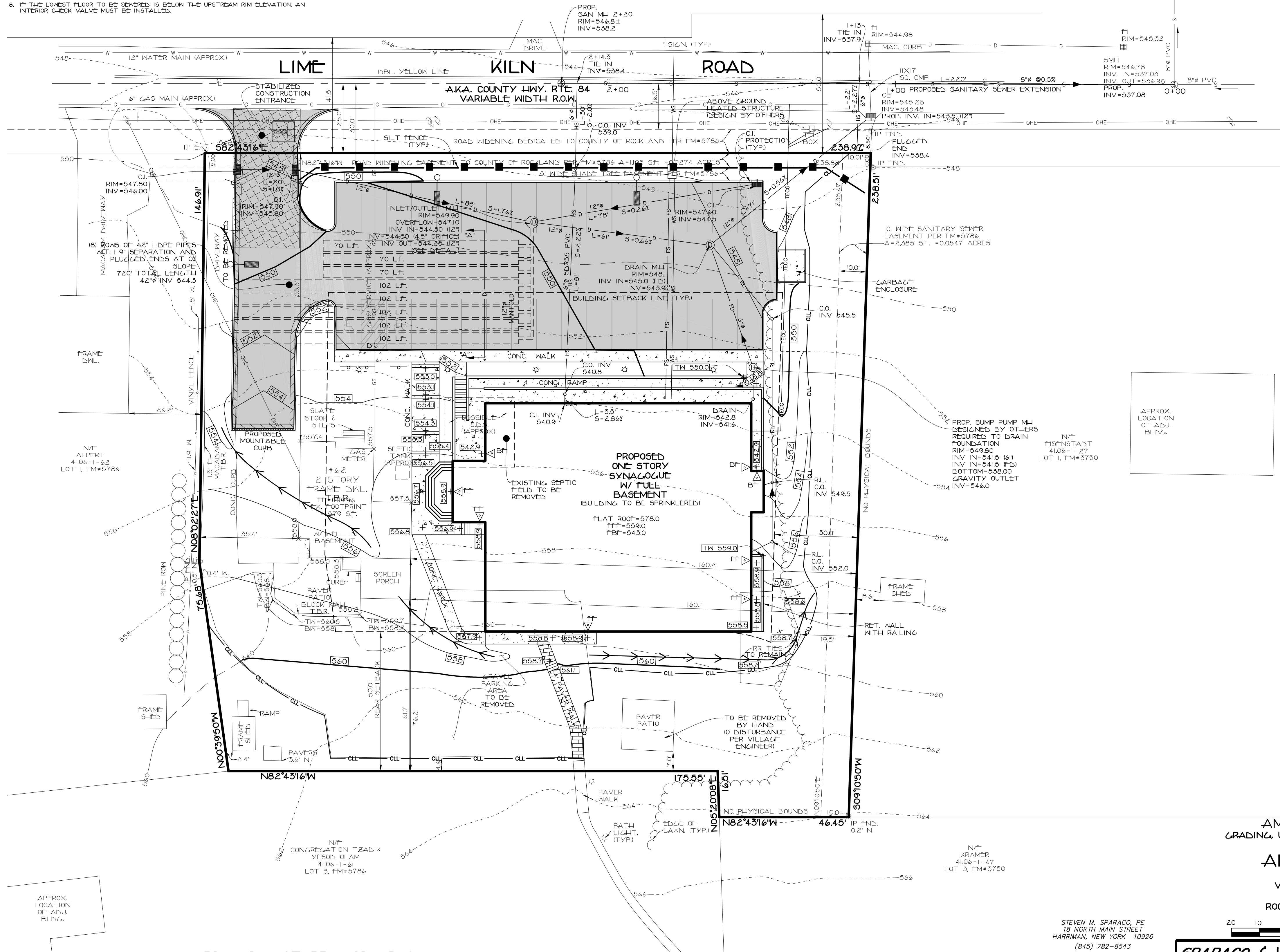
**TOWN OF RAMAPO SEWER NOTES:**

- SANITARY SEWER CONSTRUCTION SHALL CONFORM TO ALL ROCKLAND COUNTY SEWER DISTRICT NO. 1 STANDARDS AND SPECIFICATIONS. THIS INCLUDES BUT IS NOT LIMITED TO RELATIVE AIR VACUUM AND DEFLECTION OF ALL MAINLINE SEWER AND MANHOLE CONSTRUCTION.
- SANITARY SEWER INFILTRATION AND EXFILTRATION RATE SHALL NOT EXCEED 25 GALLONS PER 24 HOURS PER MILE PER NOMINAL DIAMETER IN INCHES.
- VACUUM TESTING OF MANHOLES SHALL BE CONDUCTED IN ACCORDANCE WITH TOWN OF RAMAPO GUIDELINES.
- THE TOWN OF RAMAPO, RCSD NO. 1 AND THE ROCKLAND COUNTY HEALTH DEPARTMENT SHALL RECEIVE AND APPROVE CERTIFICATION OF TEST RESULTS FROM A NYS LICENSED PROFESSIONAL ENGINEER BEFORE SEWERS ARE DEEMED COMPLETED.
- AN AS-BUILT SURVEY OF THE SEWER MAIN EXTENSION SHALL BE SUBMITTED TO THE TOWN OF RAMAPO, RCSD NO. 1 AND THE ROCKLAND COUNTY HEALTH DEPARTMENT UPON COMPLETION OF THIS PROJECT.
- ALL EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION FROM AVAILABLE INFORMATION COLLECTED IN THE FIELD AND PREVIOUSLY DOCUMENTED. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND ELEVATION OF ALL UTILITIES THAT MIGHT BE IN CONFLICT WITH SANITARY WORK BEING PROPOSED.
- ALL SEWER CONNECTIONS TO BE INSTALLED AT A MINIMUM OF 2.0% SLOPE.
- IF THE LOWEST FLOOR TO BE SERVED IS BELOW THE UPSTREAM RIM ELEVATION, AN INTERIOR CHECK VALVE MUST BE INSTALLED.

AVERAGE GRADE PLANE CALC.

$$\begin{aligned} &554.0 \\ &560.0 \\ &558.0 \\ &557.9 \\ &2,220.4 / 4 = 555.1 \text{ AVERAGE GRADE} \end{aligned}$$

$$\begin{aligned} &\text{ROOF HEIGHT} - \text{AVERAGE GRADE} = \text{BUILDING HEIGHT} \\ &578.0 - 555.1 = 22.9 \end{aligned}$$



LEGEND		
EXISTING	PROPOSED	ITEMS
---	---	PROPERTY LINE
---	---	BUILDING SETBACK LINE
S	S	SANITARY SEWER
U-S	U-S	SEWER SERVICE
CO	CO	CLEAN-OUT
W	W	WATER MAIN
WS	WS	WATER SERVICE
FS	FS	FIRE SERVICE
WV	WV	WATER VALVE
CM	CM	GAS MAIN
CS	CS	GAS SERVICE
GV	GV	GAS VALVE
D	D	DRAIN PIPE
DM	DM	DRAINAGE MANHOLE
CB	CB	CATCH BASIN
RL	RL	ROOF LEADER
FD	FD	FOOTING DRAIN
UD	UD	UTILITY POLE
UE	UE	UNDERGROUND ELECTRIC
OE	OE	OVERHEAD ELECTRIC
540	540	10' CONTOUR INTERVAL
542	542	2' CONTOUR INTERVAL
552.5	552.5	SPOT GRADE
TH	TH	WALL & CURB ELEV.
IP	IP	CURB INLET PROTECTION
SE	SE	STABILIZED CONSTRUCTION ENTRANCE
SF	SF	SILT FENCE

AMENDED SITE PLAN
GRADING, UTILITIES & EROSION CONTROL PLAN
FOR
ANSHEI CHESÉD
LOCATED IN
VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK
GRAPHIC SCALE

20 10 0 10 20 30 40 50 60
GRAPHIC SCALE

STEVEN M. SPARACO, PE
18 NORTH MAIN STREET
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SPARACO@STEVESELSNY.COM WBYLS1@GMAIL.COM

YB-3664

SEP. 01, 2023

1"=20'

2 OF 7

AREA OF DISTURBANCE 43.49% SF

NOTE:

AREA OF DISTURBANCE TO BE STAKED OUT
AND DELINEATED WITH CONSTRUCTION FENCE
AND MONITORED THROUGHOUT CONSTRUCTION.

TAX LOT: SECTION 41.06, BLOCK 1, LOT 26

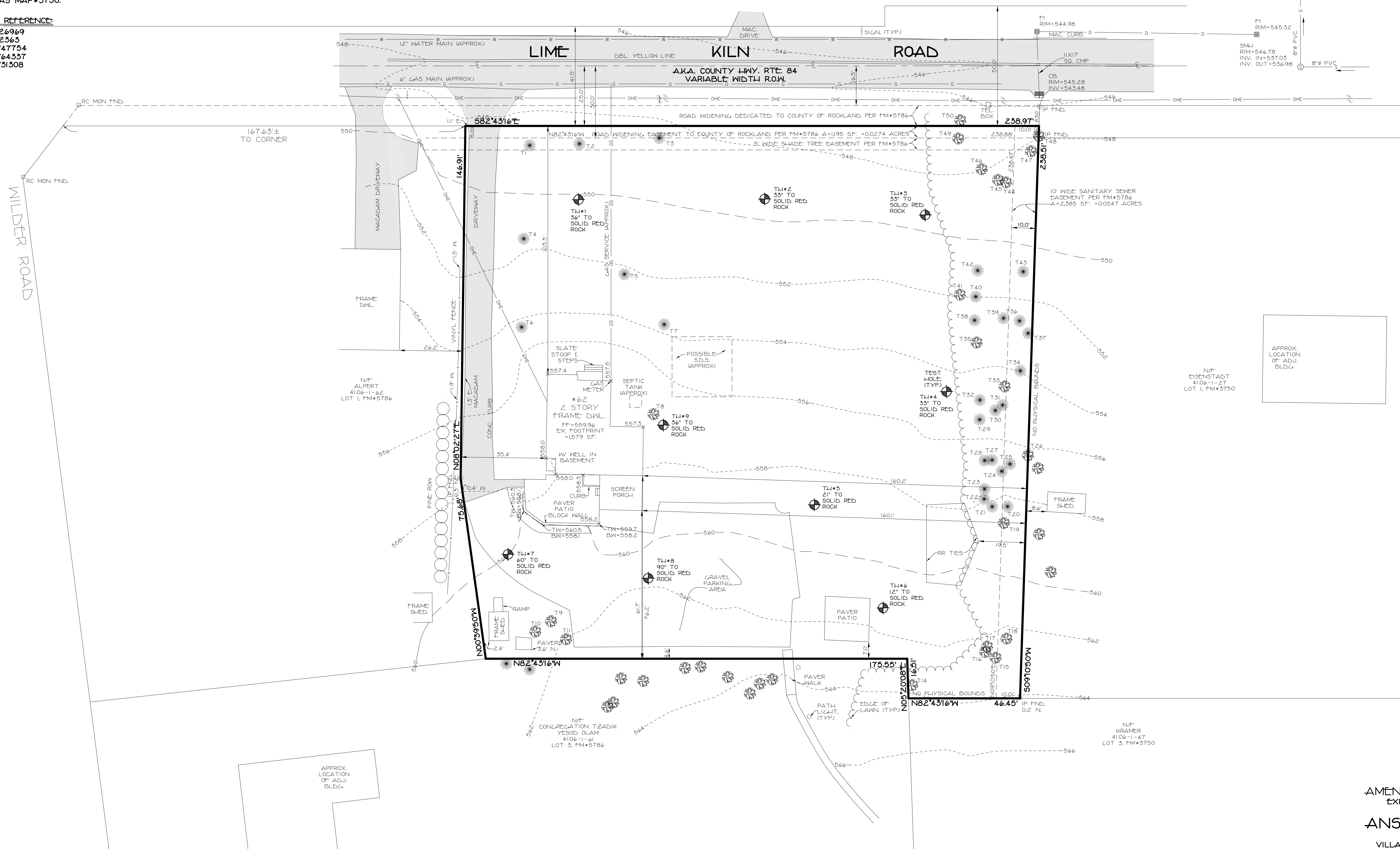
MAP REFERENCE:

BEING KNOWN AND DESIGNATED AS LOT 2 ON A CERTAIN MAP ENTITLED "SHEEHAN" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON AUGUST 16, 1985 AS MAP#5786.

"MINOR SUBDIVISION FOR JOHN LESKO" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON AUGUST 7, 1968 AS MAP#3750.

DEED REFERENCE:

2014/26969
2015/2363
2004/47754
2004/64337
2007/31308



TREE LIST		
NO.	SPECIES	DIA. (INCHES)
T1	SPRUCE	44
T2	SPRUCE	48
T3	SPRUCE	48
T4	SPRUCE	48
T5	SPRUCE	40
T6	SPRUCE	50
T7	SPRUCE	48
T8	BIRCH TRIPLE	12
T9	CHERRY ORN.	10
T10	BIRCH GROUP	8
T11	BIRCH	8
T12	ASH	40 REMOVED
T13	CHERRY ORN.	30 REMOVED
T14	CHERRY	16
T15	LOCUST	10
T16	LOCUST	12
T17	LOCUST	8
T18	CHERRY	8
T19	CHERRY TWIN	10
T20	PINE	20
T21	PINE	12
T22	PINE	24
T23	PINE	24
T24	PINE	12
T25	PINE	10
T26	MAPLE	20
T27	PINE	20
T28	PINE	8
T29	SPRUCE	20
T30	SPRUCE	14
T31	PINE	12
T32	SPRUCE	30
T33	HICKORY	12
T34	PINE	8
T35	OAK	20
T36	PINE	10
T37	PINE	30
T38	SPRUCE	24
T39	PINE	12
T40	SPRUCE	24
T41	MAPLE	10
T42	SPRUCE	12
T43	SPRUCE	30
T44	HICKORY	8
T45	CHERRY	10
T46	HICKORY	14
T47	WALNUT	10
T48	LOCUST	12
T49	MAPLE	16
T50	MAPLE	8

AMENDED SITE PLAN
EXISTING CONDITIONS
FOR
ANSHEI CHESED
LOCATED IN
VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

I HEREBY CERTIFY THAT THIS SITE PLAN WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON: 7/28/15

UNAUTHORIZED ANY OTHER ADDITION TO THIS PLAN IS A VIOLATION OF THE NEW YORK STATE EMBLEM ACT. COPIES OF THIS MAP NOT BEING MADE BY THE SURVEYOR OR ENGINEER SHALL BE VOID.

George D. Langberg
GEORGE D. LANGBERG, PLS. #050911 ©

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YB-3664

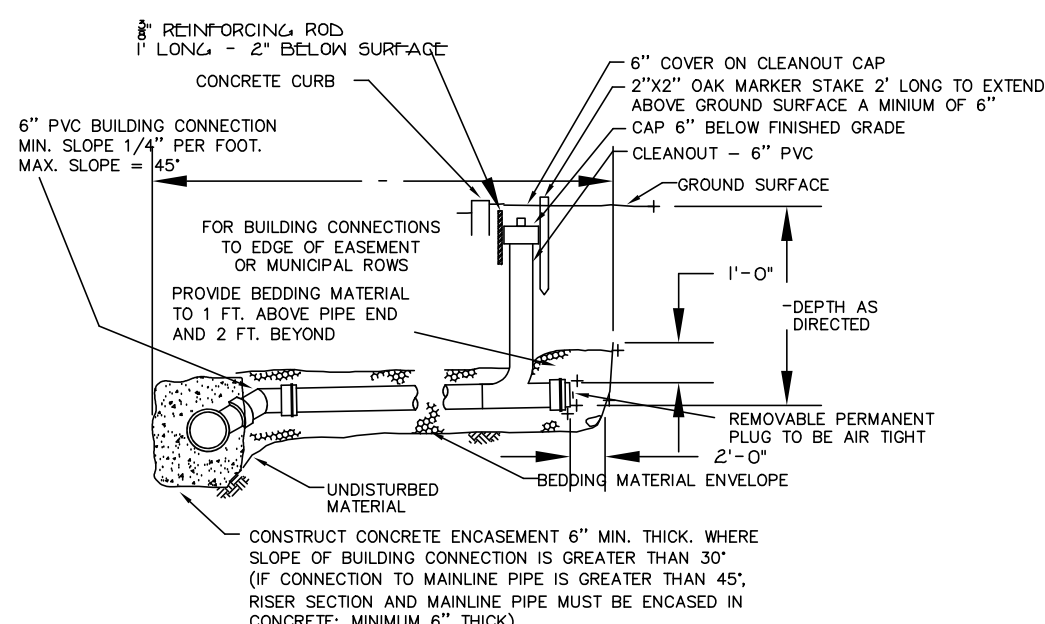
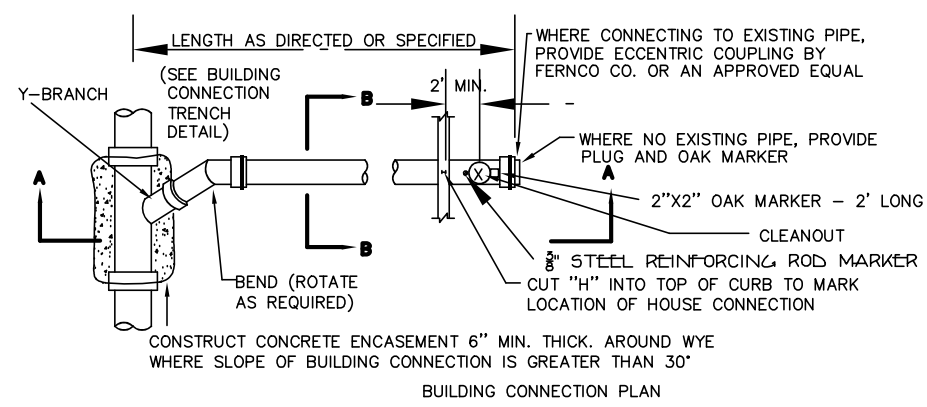
SEP. 01, 2023

1"=20'

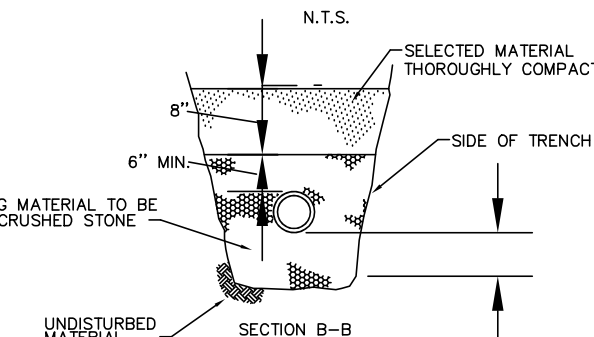
4 OF 7

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

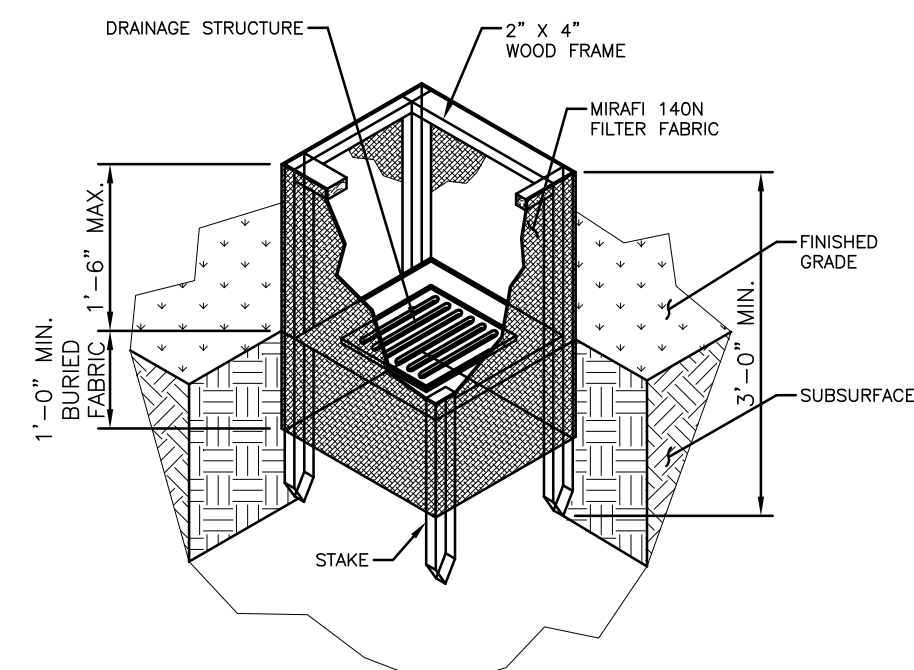
16-NYSD PART 755
REQUIRES 2 WORKING DAYS NOTICE PRIOR TO START OF ANY UNDERGROUND WORK
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WWW.DIGSAFELYNEWYORK.COM
1-800-962-7962



**BUILDING CONNECTION ELEVATION
BUILDING CONNECTION DETAIL**
N.T.S.

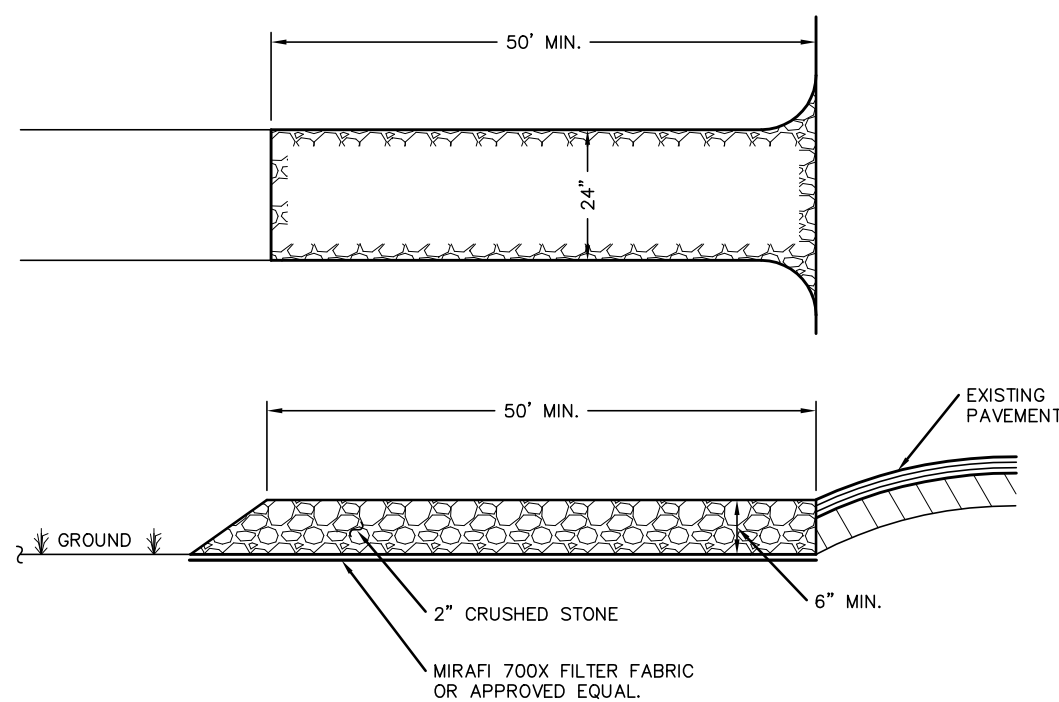


**BUILDING CONNECTION
TRENCH DETAIL**
N.T.S.



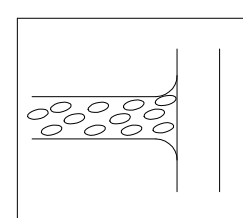
- NOTES:**
1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
 2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
 3. STAKE MATERIALS WILL BE STANDARD 2" X 4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
 4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPACES GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
 5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
 6. A 2" X 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.
 7. SYMBOL:

FIELD INLET PROTECTION DETAIL
N.T.S.

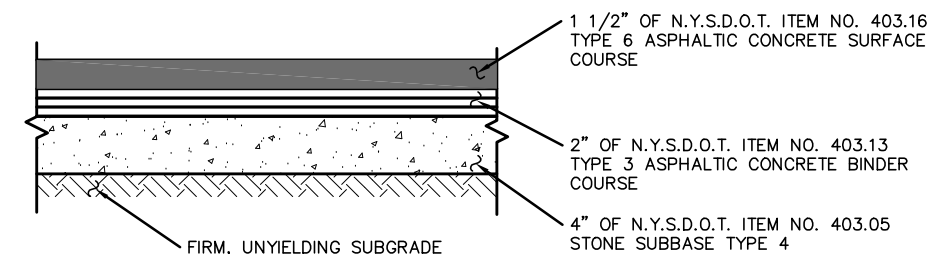
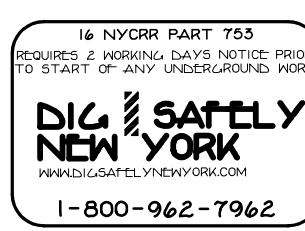


- NOTES:**
1. ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC ROADS.

STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

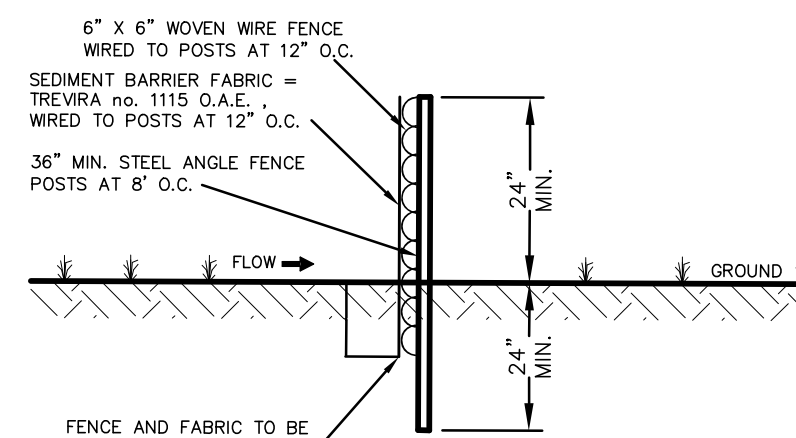


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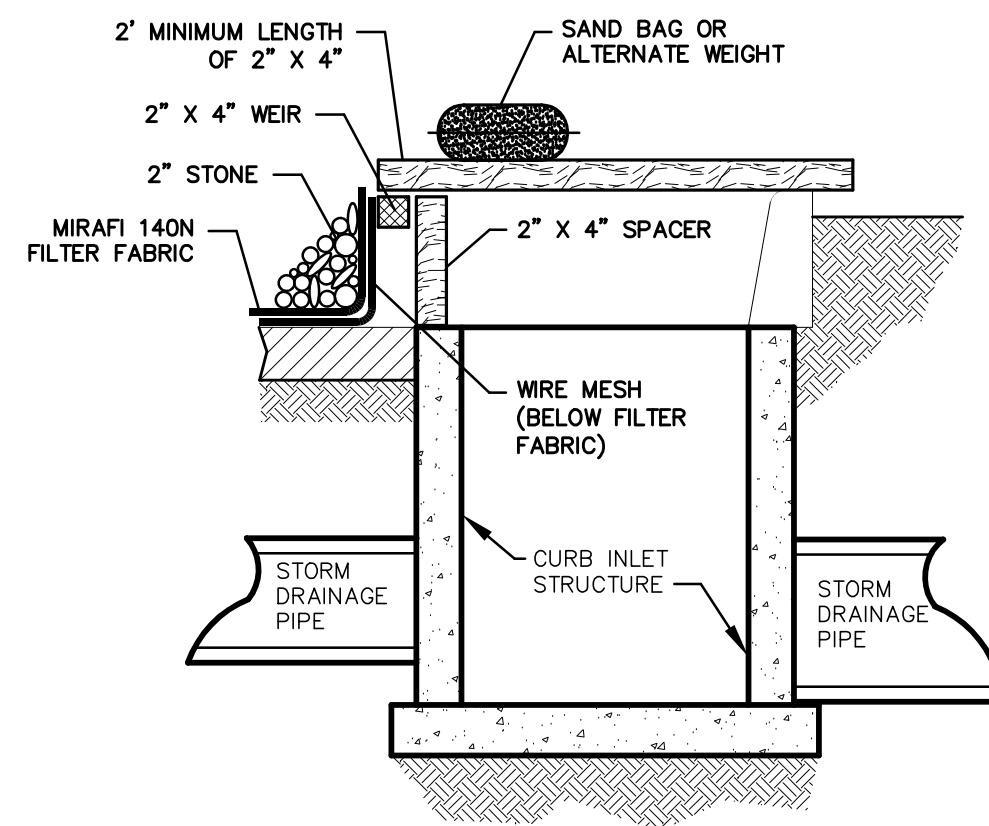
- NOTES:**
1. THIS SECTION TO BE UTILIZED AT PARKING LOTS FOR PASSENGER CAR PARKING AND AISLES ONLY. NOT FOR USE AT ROADS, DRIVEWAYS OR LOADING ZONES.

PAVEMENT SECTION- PARKING LOT
N.T.S.



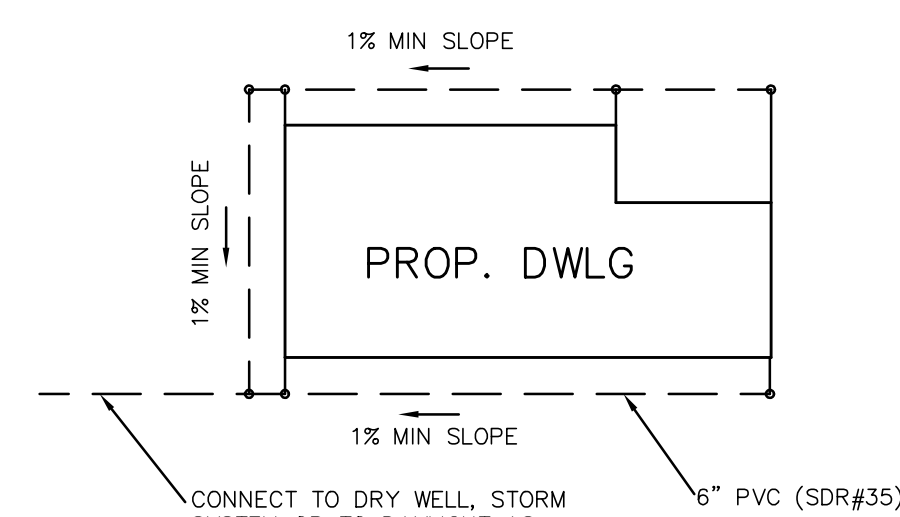
- NOTES:**
1. THIS FENCE IS AN ALTERNATE TO HAY BALE SEDIMENT BARRIER.
 2. MAINTAIN FENCE TO INSURE SEDIMENT ENTRAPMENT QUALITIES DURING CONSTRUCTION.
 3. REMOVE EXCESS SILT PERIODICALLY AND WHEN BULGES DEVELOPE.
 4. FENCE SYMBOL ON PLAN:

SEDIMENT BARRIER FENCE
N.T.S.



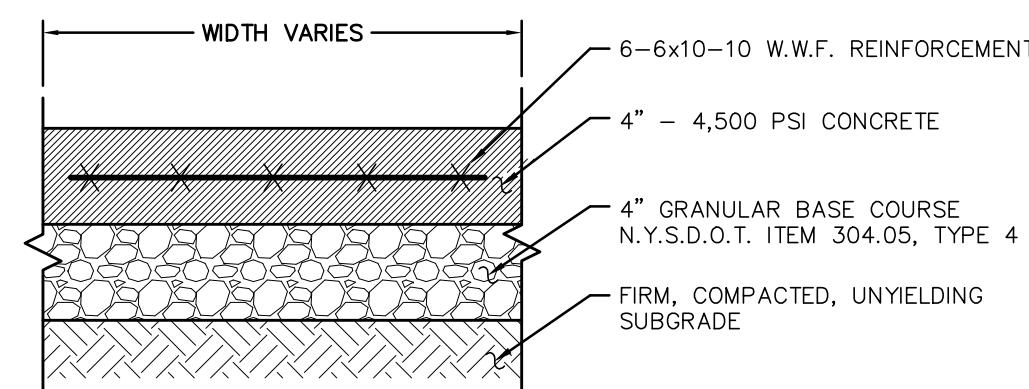
- NOTES:**
1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
 2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2" X 4" CONSTRUCTION GRADE LUMBER.
 3. WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30 INCH MINIMUM WIDTH WITH A LENGTH 4 FEET LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY NAILED TO A 2" X 4" WEIR.
 4. THE WEIR SHALL BE SECURELY NAILED TO 2" X 4" SPACERS 9 INCHES LONG SPACED NO MORE THAN 6 FEET APART.
 5. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" X 4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SAND BAGS OR ALTERNATE WEIGHTS.
 6. SYMBOL:

CURB INLET PROTECTION DETAIL
N.T.S.



- NOTES:**
1. CONNECT ALL ROOF LEADERS TO 6" PVC SEE ARCHITECT PLAN FOR LEADER LOCATIONS

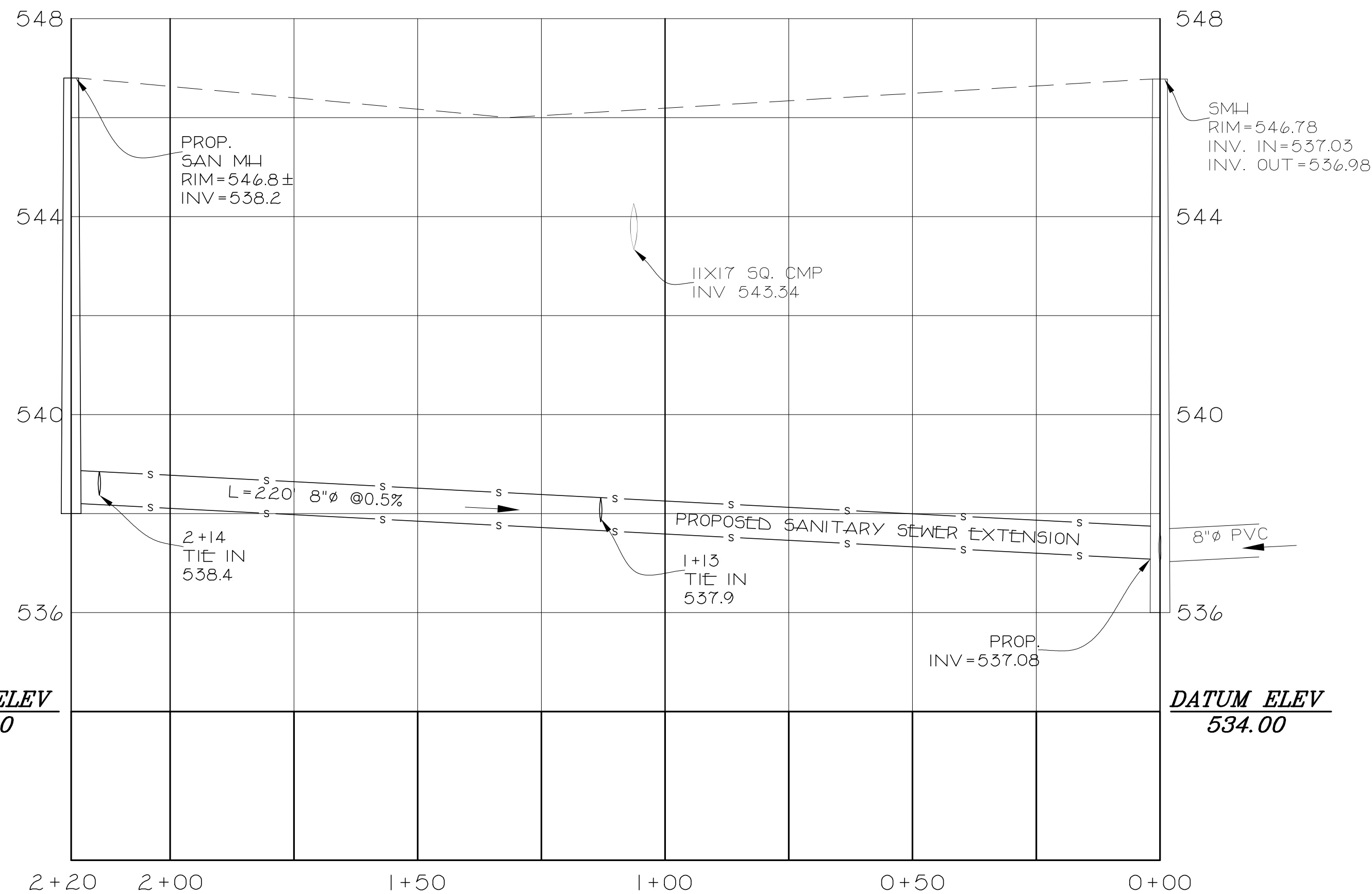
TYPICAL ROOF DRAIN SCHEMATIC
N.T.S.



- NOTES:**
1. BROOM FINISH EACH SQUARE AT 90' TO PRECEDING SQUARE.
 2. PLACE JOINTS EQUAL TO WALK WIDTH OR AS SHOWN ON PLAN.
 3. INSTALL 1/2" PRE-MOLDED EXPANSION JOINT FILLER AT 24' O.C. MAX. AND AGAINST CONCRETE CURBS, BUILDINGS AND OTHER STRUCTURES.

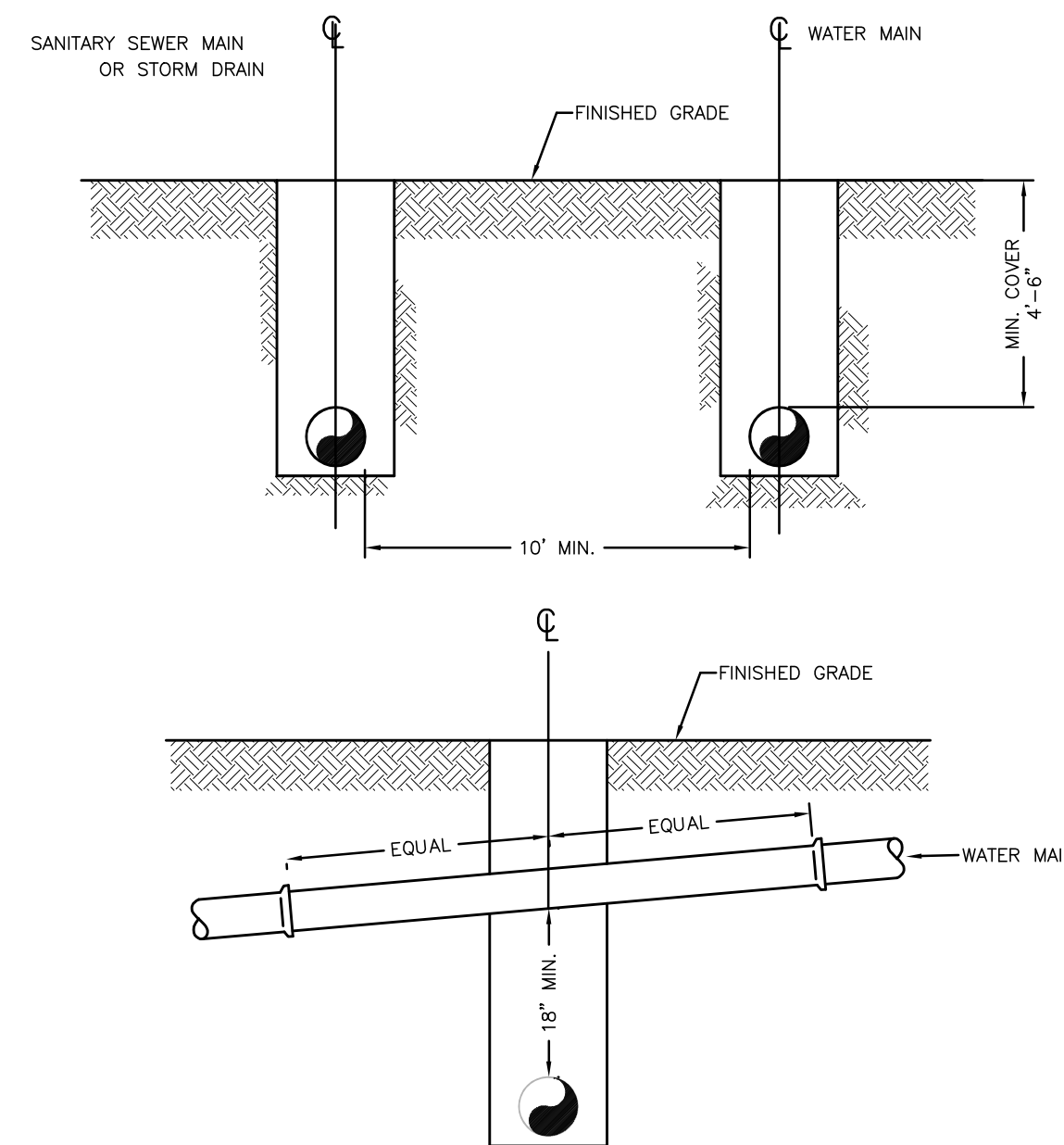
CONCRETE SIDEWALK DETAIL
N.T.S.

DATUM ELEV
534.00



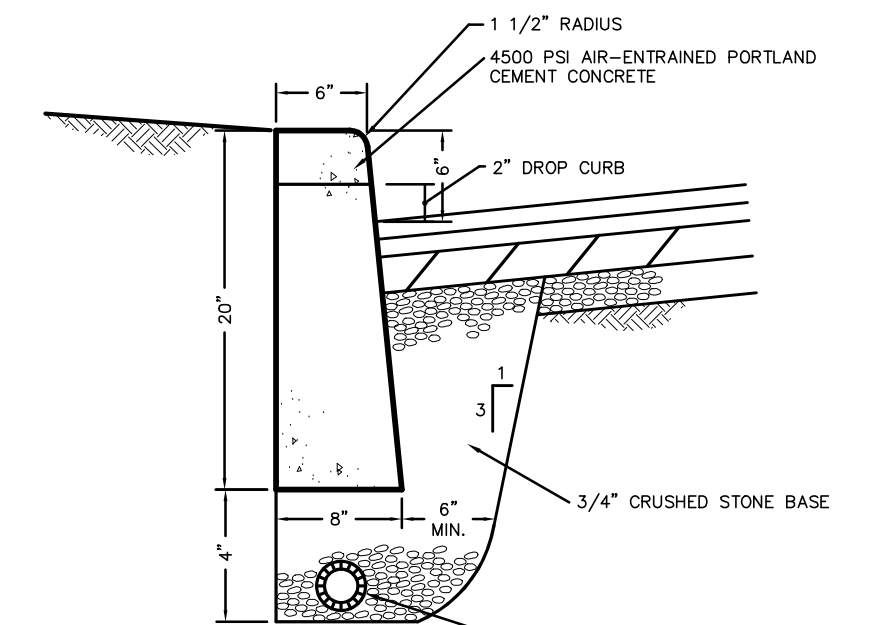
SEWER PROFILE IN LIME KILN ROAD

SCALE: H-1"=20', V-1"=2'



1. AT LOCATIONS WHERE WATER AND SEWER/STORM MAINS CROSS:
2. A MINIMUM 18 INCH VERTICAL SEPARATION SHALL BE MAINTAINED.
3. A FULL LENGTH OF SEWER/STORM PIPE AND FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT ALL PIPE JOINTS ARE LOCATED AS FAR AS POSSIBLE FROM THE POINT OF CROSSING.

TYPICAL WATER & SEWER/STORM SEPARATION
N.T.S.

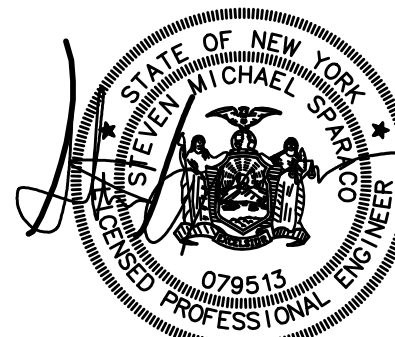


- NOTES:**
1. CURB SHALL BE CAST IN PLACE.
 2. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN FOOT INTERVALS, TO FULL DEPTH OF CURB.
 3. UNDERDRAIN MAY BE ELIMINATED IN PARKING LOTS AND OTHER NON-PUBLIC FACILITIES.

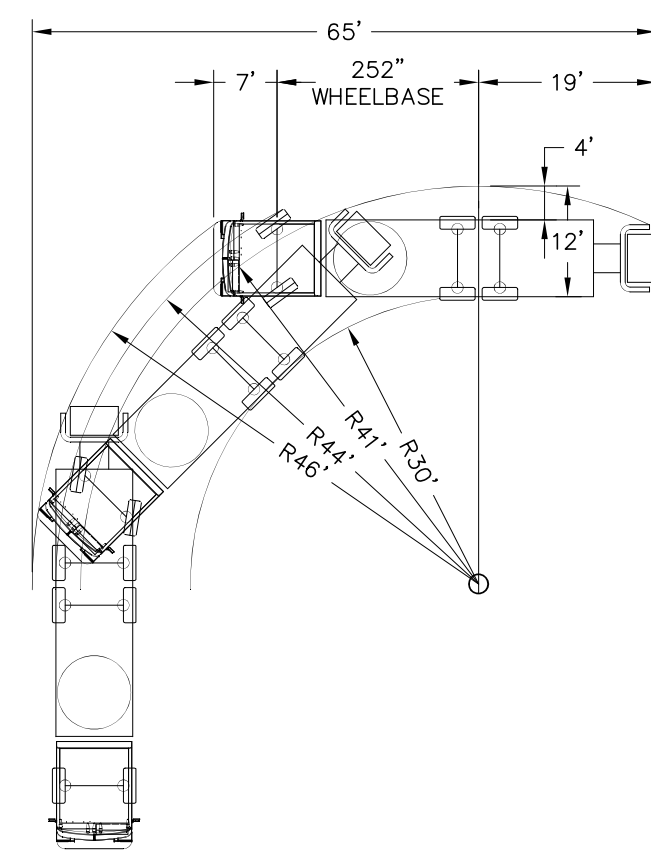
CURB DETAIL- CONCRETE
N.T.S.

AMENDED SITE PLAN
DETAILS-I
FOR
ANSHEI CHESÉ
LOCATED IN
VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK
GRAPHIC SCALE
20 10 0 20 40 60

STEVEN M. SPARACO, PE
18 NORTH MAIN STREET
HARRIMAN, NEW YORK 10926
(845) 782-8543



SPARACO & YOUNGBLOOD, PLLC CIVIL ENGINEERING • LAND SURVEYING SITE PLANNING 18 NORTH MAIN STREET P.O. BOX 818 HARRIMAN, N.Y. 10926 TEL: (845) 782-8543 FAX: (845) 782-5901 SPARACO@SPARACOENGINEERING.COM WBYLS1@GMAIL.COM		YB-3664 SEP. 01, 2023 AS NOTED 5 OF 7
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16 NYCRR PART 705
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18 NORTH MAIN STREET
HARRIMAN, NEW YORK 10926
(845) 782-8543



YB-3664
EP. 01, 2023
1"=20'
7 of 7

5. No parking associated with the special permit use shall be allowed on Wilder Road.
6. The existing structure on the site must be vacated, and its certificate of occupancy shall be revoked, 4 weeks after issuance of the certificate of occupancy for the new structure on the site. The existing structure on the site shall be demolished within 8 weeks thereafter.

and BE IT FURTHER RESOLVED, that this Board hereby overrides, and compliance shall not be required with, the following modifications set forth in said letter report of the Rockland County Department of Planning for the reasons set forth hereinbelow:

- (a) Modification 5, because the high groundwater level on and in the vicinity of the site makes the use of permeable pavers to be impractical;
- (b) Modification 12, because that modification contradicts the requirement of the Rockland County Highway Department dated July 3, 2018; and
- (c) Modification 13, because that modification contradicts Section 230-54B(10) of the Code of the Village of Wesley Hills which establishes exterior lighting requirements for special permit uses in the Village, and the applicant must comply with the Village's requirements.

and BE IT FURTHER RESOLVED, that the architectural plans entitled "Cong. Derech Emes, 34 Wilder Rd., Village of Wesley Hills, NY", dated May 20, 2018, prepared by Mayerfeld Architecture PLLC, are hereby approved, subject to incorporation of the materials presented to the Planning Board on August 28, 2019 and described in the Minutes of that meeting.

Upon vote, this motion carried unanimously.

CONTINUED PUBLIC HEARING ON THE APPLICATION OF ANSHEI CHESD FOR A SPECIAL PERMIT FOR A NEIGHBORHOOD GATHERING AND SITE PLAN APPROVAL TO CONSTRUCT A SYNAGOGUE. Affecting property located on the south side of Lime Kiln Road. Designated on the Town of Ramapo Tax Map as Parcel ID#41.06-1-26. Subject property located at 62 Lime Kiln Road.

Bill Johnson, the Applicant's Engineer, appeared on behalf of the Applicant and presented a revised site plan dated 7/16/19 last revised on 8/5/19 and revised Architectural plans dated 8/7/19.

Chairwoman Brown questioned the changes made to the plans? Mr. Johnson answered that the revised plans include a phasing plan showing the use of the property throughout the steps of the process. Mr. Johnson stated that in phase one, the existing building will remain in use and the rear of the property will have a gravel area in which the Congregants will be able to park their vehicles and access the Synagogue. Bill Johnson stated that the area of disturbance will be staked out and a fence will be placed prior to construction. Mr. Johnson stated that the footing drains for the Rabbi's residence are shown on the revised plans. As per the Village Planner's request, Mr.

Johnson stated that specifications of the lights are 3,220 lumens. Bill Johnson stated that the landscaping will be completed in the second phase of construction and that the Architectural plans show the grading of the handicap ramps.

Matt Trainor questioned the height of the retaining wall? Bill Johnson stated that the notes on the plans show the height.

Jeff Osterman questioned whether there would be ADA access throughout phase one? Bill Johnson answered yes, through the main entrance.

Jeff Osterman stated that the lighting requirement is 8' and the Applicant must ensure that the light pole is not knocked down. Stanley Mayerfeld, the Applicant's Architect, stated that a boulder can be placed in front of the light pole.

Stanley Mayerfeld stated that there are 35 onsite parking spaces. Mr. Mayerfeld stated that the Congregation across the street has offered to share a portion of their parking lot for large functions.

Frank Brown questioned if the Board was satisfied with the number of parking spaces? The Board answered yes.

Chairwoman Brown questioned if anyone from the public wished to speak. No one wished to speak.

Chairwoman Brown made a motion to close the Public Hearing, seconded by Rachel Taub. Upon vote, this motion carried unanimously.

Lon Lieberman made a motion to approve the following resolution, seconded by Alexandra Wren:

Resolution # 19-36

ANSHEI CHESSED INC. SPECIAL PERMIT

WHEREAS, Anshei Chesed Inc. has applied for a special permit for a neighborhood gathering on premises located on the southerly side of Lime Kiln Road known as 62 Lime Kiln Road and designated on the Town of Ramapo Tax Map as Section 41.06, Block 1, Lot 26, and

WHEREAS, a duly advertised public hearing was held on said application at the Village Hall, 432 Route 306, Wesley Hills, New York, on January 9, 2019, and was continued on February 27, 2019, March 27, 2019, May 1, 2019, June 26, 2019, July 24, 2019, and August 28, 2019, at which times all interested parties present were given an opportunity to be heard; and

WHEREAS, said application was referred to the Rockland County Department of Planning for review pursuant to General Municipal Law sections 239-1 and 239-m, and by letter

report dated January 22, 2019, the Rockland County Department of Planning notified this Planning Board that it had approved the application subject to conditions set forth therein; and

WHEREAS, heretofore on May 1, 2019, by Resolution # 19-21, this Board determined that the proposed project will not have a significant impact on the environment as defined by the State Environmental Quality Review Act (SEQRA); and

WHEREAS, on June 13, 2019, the Zoning Board of Appeals of the Village of Wesley Hills granted variances for such application subject to conditions set forth therein, all of which have a satisfied or are required to be satisfied by the conditions of this Resolution;

NOW, THEREFORE, BE IT RESOLVED, that said application for a special permit for a neighborhood gathering is hereby granted, subject to the following conditions:

1. There shall be compliance with all conditions imposed by the Zoning Board of Appeals in connection with the granting of such variances.
2. The neighborhood gathering shall be operated in conformance with the representations set forth in the narrative summary submitted to the Planning Board by the applicant dated December 19, 2018, a copy of which document is attached to this Resolution and made a part hereof.
3. There shall be compliance with conditions 1 through 8, 10 through 12, and 14 through 25 set forth in the letter report of the Rockland County Department of Planning dated January 22, 2019, a copy of which letter report is attached to this Resolution and made a part hereof.
4. There shall be compliance with all conditions set forth in the letter of the Rockland County Sewer District No. 1 dated February 8, 2019, a copy of which letter is attached to this Resolution and made a part hereof.
5. There shall be compliance with conditions 1 and 3 through 5 set forth in the letter of the Rockland County Highway Department dated January 24, 2019, a copy of which letter is attached to this Resolution and made a part hereof.
6. There shall be compliance with all conditions set forth in the memorandum of Brooker Engineering, PLLC dated August 19, 2019, a copy of which memorandum is attached to this Resolution and made a part hereof.
7. There shall be compliance with all conditions set forth in the letter of Town of Ramapo Department of Public Works dated August 1, 2019, a copy of which letter is attached to this Resolution and made a part hereof.
8. There shall be compliance with all conditions set forth in the letter of the Rockland County Office of Fire and Emergency Services dated December 31, 2018, a copy of which letter is attached to this Resolution and made a part hereof.

9. No parking associated with the special permit use shall be allowed on Lime Kiln Road.
10. Pursuant to section 230-26G(1)(f) of the Code of the Village of Wesley Hills (formerly sections 6.9.8a.6 of the Zoning Law of the Village of Wesley Hills), the Planning Board hereby determines that the provision of 57 parking spaces, including 24 of which may be located off-site, as shown on the applicant's site plan and as referred to in the applicant's aforementioned narrative summary, will be sufficient for the neighborhood gathering to be able to operate in a manner that is consistent with public safety and neighborhood character. That determination is based on the applicant's representations concerning its presently intended operation of the neighborhood gathering. Therefore, pursuant to section 230-26G(1)(f) of the Code of the Village of Wesley Hills and pursuant to section 230-26G(1)(g) of the Code of the Village of Wesley Hills (which sets forth discretion which the Planning Board is authorized to consider exercising pursuant to the aforementioned variances granted by the Zoning Board of Appeals):
 - a. The Planning Board allows 4 parking spaces on Lot 41.06-1-62, 4 parking spaces on Lot 41.06-1-27, 4 parking spaces on Lot 41.06-1-47, 4 parking spaces on Lot 41.06-1-46, 4 parking spaces on Lot 41.06-1-48, and 4 parking spaces on Lot 41.16-1-45 to count towards satisfaction of the parking requirement, providing that at all times the Village shall have in its file written permission for such parking executed by all then current owners of the said respective lots. Each year during the month of January, the then operator of the neighborhood gathering shall file such written permission with the Village. If such filing is not made, the Village shall notify the operator; and in the event of failure to file such written permission within 30 days of such notification, the permission for such off-site parking shall be deemed to have been revoked. If at any time the ownership of any of the said lots shall change for any reason whatsoever, the then operator of the neighborhood gathering, within 30 days of such change in ownership, shall submit to the Village a new document in writing giving permission for such parking, executed by all of the then current owners of that lot; and, in the event of a failure to provide such new permission document, the permission for such parking to continue on that lot shall be deemed to have been revoked. If at any time any of the owners of any of the said lots shall revoke such permission for any reason whatsoever, or shall be deemed (pursuant to the provisions of either of the two previous sentences) to have revoked such permission, the parking spaces on that lot will no longer be counted towards satisfaction of the parking requirement, and the then operator of the neighborhood gathering on the subject premises, within 30 days of such revocation or deemed revocation, shall apply to the Planning Board for a modification of this special permit, which application must show the provision of all of the parking spaces no longer counted in a replacement location deemed adequate and sufficient by the Planning Board.
 - b. In the event that permission to use any of the said lots for off-site parking is revoked or deemed to be revoked in accordance with the provisions of paragraph 10a

hereinabove, and if the then operator of the neighborhood gathering on the subject premises shall fail to apply to the Planning Board for a modification of this special permit to show the provision of all of the parking spaces no longer counted in a suitable replacement location in accordance with the requirements of paragraph 10a hereinabove, then the special permit shall be deemed to be revoked.

- c. The Planning Board reserves the authority, at any time within seven years after issuance of the certificate of occupancy for the entire proposed new building, if it shall have determined that a genuine issue has arisen concerning the sufficiency of the parking requirement to enable the neighborhood gathering to continue to operate in a manner that is consistent with public safety and neighborhood character, and on notice to the then owner of the subject premises and the then operator of the neighborhood gathering on said premises, to adopt a resolution directing the then owner of the subject premises and the then operator of the neighborhood gathering on said premises to appear before the Planning Board at a subsequent public hearing for a consideration of whether the special permit shall be revised to require additional parking spaces.
11. If, at any time within one year of the issuance of a certificate of occupancy for the new structure on the subject lot, the Planning Board shall determine that the light emanating from the subject property is excessive, the applicant shall appear before this Board for approval of a revised landscaping plan and/or window treatments.
12. The kiddush room shall be used only for celebratory events for bona fide members of the applicant's congregation. As agreed to by the applicant, any person who purports to become a "member" of the congregation for a temporary period only that is restricted to the date of such event and/or a short period of time around such date shall not be deemed to be a bona fide member, for the purposes of enforcing this condition. However, this condition shall not apply to celebratory events held on occasions when driving is not permitted.
13. The kiddush room may not be used as a commercial catering facility, which is not a permitted use in the R-50 Zoning District, and its availability for such use shall not be advertised in any manner.
14. No truck or any vehicle designed to serve as a mobile commercial kitchen for catering purposes shall be allowed to idle on the site for a continuous period of more than 10 minutes.
15. No generator shall be used on the site except for emergency situations when power is lost.

and BE IT FURTHER RESOLVED, that this Board hereby overrides, and compliance shall not be required with, the following modifications set forth in said letter

report of the Rockland County Department of Planning for the reasons set forth hereinbelow:

- (a) Modification 9, because that modification contradicts Section 230-54B(10) of the Code of the Village of Wesley Hills which establishes exterior lighting requirements for special permit uses in the Village, and the applicant must comply with the Village requirements; and
- (b) Modification 13, because the high groundwater level on and in the vicinity of the site make the use of permeable pavers to be impractical.

Upon vote, this motion carried unanimously.

Stanley Mayerfeld presented to the Board the architectural rendering of the proposed project. Mr. Mayerfeld stated that building will include a stucco siding with black steel windows. Mr. Mayerfeld stated that the Synagogue has existing natural landscaping screening.

Chairwoman Brown questioned if the Board had any comments? The Board did not have any comments.

Rachel Taub made a motion to approve the following resolution, seconded by Chairwoman Brown:

Resolution # 19-37

ANSHEI CHESED, INC. SITE PLAN

WHEREAS, Anshei Chesed, Inc. has applied to the Planning Board for approval of a site plan for a neighborhood gathering on premises located on the southerly side of Lime Kiln Road known as 62 Lime Kiln Road and designated on the Town of Ramapo Tax Map as Section 41.06, Block 1, Lot 26, and

WHEREAS, a duly advertised public hearing was held on said application at the Village Hall, 432 Route 306, Wesley Hills, New York, on January 9, 2019, and was continued on February 27, 2019, March 27, 2019, May 1, 2019, June 26, 2019, July 24, 2019, and August 28, 2019, at which times all interested parties present were given an opportunity to be heard; and

WHEREAS, said site plan application was referred to the Rockland County Department of Planning for review pursuant to General Municipal Law sections 239-1 and 239-m, and by letter report dated January 22, 2019, the Rockland County Department of Planning notified this Planning Board that it had approved the application subject to conditions set forth therein; and

WHEREAS, heretofore on May 1, 2019, by Resolution # 19-21, this Board determined that the proposed project will not have significant impact on the environment as defined by the State Environment Quality Review Act (SEQRA); and

WHEREAS, on June 13, 2019, the Zoning Board of Appeals of the Village of Wesley Hills granted variances for such application subject to conditions set forth therein, all of which have been satisfied or are required to be satisfied by the conditions of this Resolution;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby exercises the discretion granted to it by Section 230-53C(1) of the Code of the Village of Wesley Hills to determine that the 25-foot buffer screening requirement shall be waived along the westerly and northerly lot lines of the subject premises because the proposed vegetation to be installed will satisfy the same purpose; and

BE IT FURTHER RESOLVED, that said application for approval of a site plan is hereby granted for the site plan entitled "Phase I & Phase II Planimetric Plan for Anshei Chesed located in Village of Wesley Hills, Town of Ramapo, Rockland County, New York", prepared by Sparaco & Youngblood, PLLC, dated July 16, 2019 and last revised August 5, 2019, subject to the following conditions:

1. There shall be compliance with all conditions imposed by the Zoning Board of Appeals in connection with the granting of such variances.
2. There shall be compliance with conditions 1 through 8, 10 through 12, and 14 through 25 set forth in the letter report of the Rockland County Department of Planning dated January 22, 2019, a copy of which letter report is attached to this Resolution and made a part hereof.
3. There shall be compliance with all conditions set forth in the letter of the Rockland County Sewer District No.1 dated February 8, 2019, a copy of which letter is attached to this Resolution and made a part hereof.
4. There shall be compliance with conditions 1 and 3 through 5 set forth in the letter of the Rockland County Highway Department dated January 24, 2019, a copy of which letter is attached to this Resolution and made a part hereof.
5. There shall be compliance with all conditions set forth in the memorandum of Brooker Engineering, PLLC dated August 19, 2019, a copy of which memorandum is attached to this Resolution and made a part hereof.
6. There shall be compliance with all conditions set forth in the letter of the Town of Ramapo Department of Public Works dated August 1, 2019, a copy of which letter is attached to this Resolution and made a part hereof.
7. There shall be compliance with all conditions set forth in the letter of the Rockland County Office of Fire and Emergency Services dated December 31, 2018, a copy of which letter is attached to this Resolution and made a part hereof.
8. No parking associated with the special permit use shall be allowed on Lime Kiln Road.

and BE IT FURTHER RESOLVED, that this Board hereby overrides, and compliance shall not be required with, the following modifications set forth in said letter report of the Rockland County Department of Planning for the reasons set forth hereinbelow:

- (a) Modification 9, because that modification contradicts Section 230-54B(10) of the Code of the Village of Wesley Hills which establishes exterior lighting requirements for special permit uses in the Village, and the applicant must comply with the Villages requirements; and
- (b) Modification 13, because the high groundwater level on and in the vicinity of the site makes the use of permeable pavers to be impractical.

And BE IT FURTHER RESOLVED, that the architectural plans entitled “Anshei Chesed, Village of Wesley Hills, Rockland County, NY”, dated August 7, 2019, prepared by Mayerfeld Architecture PLLC, are hereby approved, subject to incorporation of the materials presented to the Planning Board of August 28, 2019 and described in the Minutes of that meeting.

Upon vote, this motion carried unanimously.

CLEARING/FILLING/EXCAVATION PERMIT APPLICATION OF SHIMON AND SHIFRA KREISEL. Affecting property located on the west side of Wilder Road. Designated on the Town of Ramapo Tax Map as Parcel ID#32.14-1-3.5. Subject property located at 85 Wilder Road.

John Atzl, the Applicants’ Engineer, appeared on behalf of the Applicants and presented a site plan dated 5/2/19 showing how the Applicants plan on filling their backyard to create a flat, more usable space. Mr. Atzl stated that the chain link fence will be removed from the Conservation Easement as per the Village Engineer’s comments.

Chairwoman Brown questioned if the Village Professionals had any concerns? Matt Trainor answered yes and stated that the maximum slope allowable is 1:2.

John Atzl stated that the plans will be revised to show the correct slope.

Jeff Osterman stated that the stockade fence in the Conservation Easement must be removed.

John Atzl stated that the fence will be removed.

Jeff Osterman stated that the grading is close to the Conservation Easement and he wants to ensure that the line is staked out.

Alexandra Wren made a motion to approve the following resolution, seconded by Vera Brown:

Resolution # 19-38

KREISEL FILLING AND EXCAVATION PERMIT



Rockland County

Ed Day, Rockland County Executive

Item 3.

RECEIVED

JUN 12 2023

ROCKLAND COUNTY SEWER DISTRICT #1

4 Route 340

Orangeburg, New York 10962

Phone: (845) 365-6111 Fax: (845) 365-6686

RCSD@co.rockland.ny.us

VILLAGE OF WESLEY HILLS

Michael Specht
Chairman

Michael R. Saber, P.E.
Executive Director

June 7, 2023

Mr. John Layne
Village of Wesley Hills
432 Route 306
Monsey, NY 10952

Re: 62 Lime Kiln Road-Anshei Chesed - Tax Lot 41.06-1-26

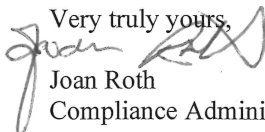
Dear Mr. Layne:

Our office is in receipt of and has reviewed both a Commercial Wastewater Discharge Questionnaire and the County Planning Information Certification Form (including backup) prepared by Yakov Twerski for the above referenced project, dated May 30, 2023, a site plan by Sparaco & Youngblood last updated on May 8, 2023, and a set of plans by Mayerfeld Architecture last updated on March 12, 2023. Before the district can approve this project, the following items must be addressed:

- The applicant must submit a check in the amount of five thousand five hundred fifty dollars (\$5,550.00) payable to Rockland County Sewer District No. 1 for the impact fee:
- The attached wastewater questionnaire must be completed and signed by an owner/principle of this facility:
- The applicant must resubmit plans showing all fixtures in the kitchens, prep areas and party room (including floor drains) and;
- The applicant must include in the plans the installation of a 1,000-gallon grease interceptor that meets district specifications (attached). Plans must show all fixtures in the food service area and party room connecting to the grease interceptor.

The district requests that no Certificate of Use be Issued until your office receives an approval letter from the district. If you have any questions, please contact the district at 845-365-6111.

Very truly yours,


Joan Roth
Compliance Administrator

Encl (2)

cc: M.R. Saber, P.E. M. Dolphin, PE M. Castro D. Gregory M. Sadowski-TOR DPW
 E. Mello, P.E. – RCHD P. Robertson-RCHD
 Steve Sparaco, Sparaco & Youngblood, 18 North Main Street, PO Box 818, Harriman, NY 10926
 Mayerfeld Architecture, 15 Lyncrest Drive, Monsey, NY 10952
 Yakov Twerski – 48 Wilder Road, Monsey, NY 10952
 Fast Forward Permit, PO Box 141, Tallman, NY 10982
 File: TOR 41.06-1-26 – 62 Lime Kiln Road-Anshei Chesed Reader

ROCKLAND COUNTY SEWER DISTRICT NO. 1

(845) 365-6111
FAX (845) 365-6686

Item 3.

**QUESTIONNAIRE TO BE FILED BY DISCHARGERS PREPARING/DISPENSING FOOD ON
LOCATION (CW01)**

Name of Project: _____

Address of Project: _____ Tax/Lot/Block No.: _____

Applicants' Name: _____ Telephone No.: _____

Owner of Property: _____ Telephone No.: _____

Name of Engineer/Architect: _____ Telephone No.: _____

Is this Facility: ☐ An Addition ☐ New ☐ Existing ☐ Change of Ownership

1. Will food be prepared at this location? ☐ Yes ☐ No

2. Will food be served at this location? ☐ Yes ☐ No On reusable plates ☐ Yes ☐ No

3. Is this a restaurant/cafeteria? ☐ Yes ☐ No

4. Is this a place of worship? ☐ Yes ☐ No If Yes, number of families _____

5. Does or will the facility have a fryer? ☐ Yes ☐ No

6. Does or will the facility have a grill? ☐ Yes ☐ No

7. Is there an existing grease trap at this location? ☐ Yes ☐ No

8. If yes to No. 7, then give details: _____

9. Does the facility have a 3-compartment sink? ☐ Yes ☐ No

10. The location of the sewer this facility is or will be discharging to: _____

11. The total seating capacity (excluding the bar): _____ Number of employees: Part time: _____ Full Time: _____

12. Does the facility have a bar? ☐ Yes ☐ No If yes, it's seating capacity: _____

13. Does the facility have a separate water meter? ☐ Yes ☐ No Gallons Per Day, Used or Expected: _____

14. Does the facility provide takeout food? ☐ Yes ☐ No If yes, % takeout: _____

15. Does this facility cater or provide to catering services? ☐ Yes ☐ No If yes, average meals per day: _____

16. Hours of operation for the kitchen: _____

17. For Banquet Halls, seating capacity: _____

Remarks, if any: _____

I certify under penalty of Law that I have personally examined and familiar with the information submitted herein and based on inquiry of those individuals immediately responsible for obtaining information, I believe the information above is true, accurate and complete. I am aware of the Rockland County Sewer Use Law as last amended in 2010 and that there are significant penalties for submitting false information.

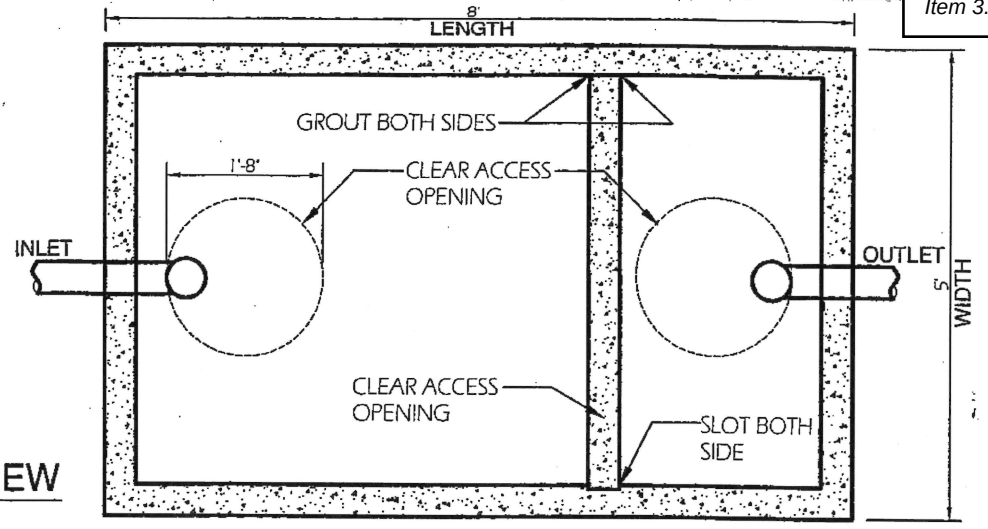
Name/Title: _____ Signature: _____

Date: _____ Email: _____

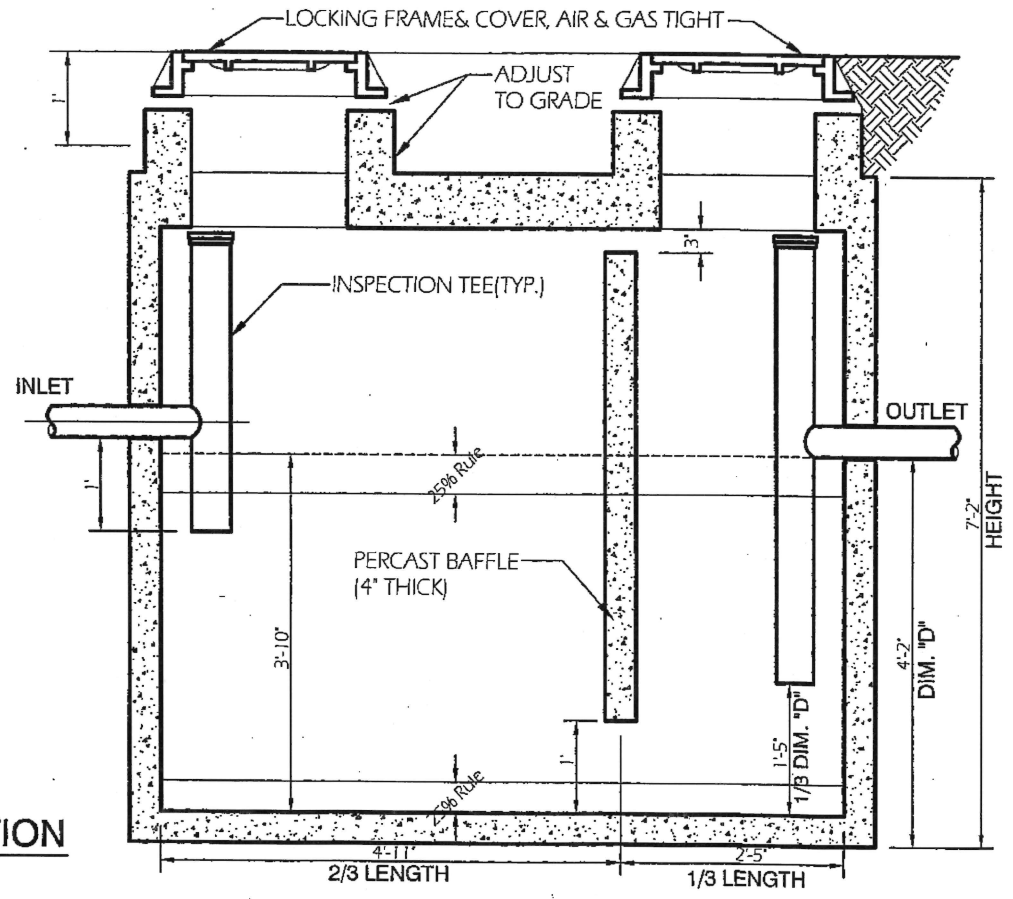
Mailing _____

Address: _____ Tel: _____

PLAN VIEW



SECTION



(CAPACITY = 1,000 GAL.)

GREASE TRAP SECTION DETAIL

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

AIL
-0"

D
A-2

EXIST
REPL

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970
Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Acting Commissioner

Richard M. Schiafo
Deputy Commissioner

July 17, 2024

Wesley Hills Planning Board
432 Route 306
Wesley Hills, NY 10952

Tax Data: 41.06-1-26

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M

Map Date: 06/12/2024

Date Review Received: 07/11/2024

Item: *Congregation Anshei Chesed - 62 Lime Kiln Road (GML-24-0109)*

An amended site plan and special permit to demolish the single-family residence currently on the site, and to adjust the footprint and remove one story from a previously approved two-story neighborhood house of worship. The 1.21-acre parcel is located in the R-50 zoning district.

The southern side of Lime Kiln Road, approximately 190 feet east of Wilder Road

Reason for Referral:

County Route 84 - Lime Kiln Rd, County Route 81 - Wilder Rd

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

Recommend the Following Modifications

- 1 The Village shall be satisfied that the proposed Neighborhood Gathering complies with the general standards for special permit uses outlined in Section 230-22, as well as the individual standards and requirements listed in Section 230-26G.
- 2 An updated review must be completed by the Rockland County Highway Department, any comments or concerns addressed, and all required permits obtained.
- 3 An updated review must be completed by the County of Rockland Department of Health, any comments or concerns addressed, and any required permits obtained.
- 4 A review of the June 12, 2024 site plan shall be completed by the Rockland County Sewer District No. 1 and all required permits obtained. In addition, the applicant must satisfy the conditions of their June 7, 202 letter.

Congregation Anshei Chesed - 62 Lime Kiln Road (GML-24-0109)

- 5 A review of the Fire Truck Turn plan must be completed by the Rockland County Office of Fire and Emergency Services, the Village of Wesley Hills Fire Inspector, or the Monsey Fire District to ensure that the site is designed in a safe manner and that there is easy access to the structure, in the event of an emergency.
- 6 Prior to the start of construction or grading, all soil and erosion control measures must be in place for the site. These measures must meet the latest edition (November 2016) of the New York State Standards for Urban Erosion and Sediment Control.
- 7 A stormwater pollution prevention plan (SWPPP) was not provided. The SWPPP, if required, shall conform to the current regulations, including the New York State Stormwater Management and Design Manual (January 2015) and local ordinances.
- 8 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 9 Sections 360-26G(1)(c) requires that a neighborhood gathering must comply with the impervious surface ratio and front yard impervious surface ratio requirements with those requirements for a single-family dwelling within the same zoning district. In addition, Section 260-26G(1)(d) states that the maximum building coverage is 0.15. The bulk table on the June 12, 2024 revision of the site plan leaves these three requirements blank for the proposed neighborhood gathering. These standards must be provided, and their calculations shown to confirm their accuracy. If any variances are needed from these standards, we request the opportunity to review them, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).
- 10 For installation of a sanitary sewer system, engineering plans and specifications shall be reviewed and approved by the Rockland County Department of Health prior to construction.
- 11 The snow storage areas must be revised. The western storage area is comprised of landscaping. This landscaping will be damaged by the weight of the snow and salt intrusion. The Village shall determine whether the remaining snow storage areas are sufficient, or if this area needs to be relocated.
- 12 The Planning Board shall be assured that the row of Dwarf Boxwoods along the northern lot line are sufficiently tall and dense to block the headlights of parked cars from shining into the County right-of-way. In addition, this department recommends that the applicant use plants that are native to New York for the proposed landscaping to help preserve and promote biodiversity. Native plants are better adapted to the local climate and soils, making them easier to care for, and result in the need for less fertilizer, pesticides, and use of water. They also have deeper root systems that help prevent erosion and increased runoff into local waterbodies. A pdf titled "Native Plants for Gardening and Landscaping Fact Sheets" that lists native species and the environments in which they can grow can be found on the New York State Department of Environmental Conservation's website:
<https://www.dec.ny.gov/get-involved/living-green/sustainable-landscaping>
- 13 The Village shall be satisfied that the proposed lighting plan demonstrates the intensity of the candle lumens is less than 0.1 at the property line.
- 14 All proposed signage must be shown on the site plan and conform to the Village requirements found in Chapter 230, Article XI, and Section 230-26G(1)(i) of the Village Code. If any variances are required for the signage, we request the opportunity to review them, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).
- 15 Pursuant to New York State General Municipal Law (GML) Sections 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County's Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.
- 16 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017,

Congregation Anshei Chesed - 62 Lime Kiln Road (GML-24-0109)

County agencies are prohibited from issuing a county permit, license, or approval until the report is filed with the County's Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner's report approving the proposed action or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Marshall Katz, Wesley Hills
Rockland County Department of Health
Rockland County Highway Department
Rockland County OFES
Rockland County Planning Board
Rockland County Sewer District No. 1
Monsey Fire District
Sparaco & Youngblood, PLLC

*New York State General Municipal Law § 239(5) requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.

The review undertaken by the County of Rockland Department of Planning is pursuant to and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions nor determines whether the proposed action reviewed implicates the Religious Land Use and Institutionalized Persons Act. The County of Rockland Department of Planning defers to the municipality referring the proposed action to render such opinions and make such determinations as appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Pursuant to New York State General Municipal Law §§ 239-m and 239-n, the referring body shall file a report of its final action with the County of Rockland Department of Planning within thirty (30) days after the final action. A referring body that acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.



MEMORANDUM

TO: Lon Lieberman, Chairman
Members, Village of Wesley Hills Planning Board

FROM: Jonathan T. Lockman, AICP
Brennan Duarte, Planning Analyst

DATE: July 17, 2024

RE: Congregation Anshei Chesed, 62 Lime Kiln Road
SBL: 41.06-1-26

CC: John Layne, Building Inspector
Alicia Schultz, Deputy Village Clerk
Eve Mancuso, P.E., Village Engineer
Bruce Minsky, Esq., Planning Board Attorney
Steven Sparaco, PE, Engineer for the Applicant

Items Reviewed for this Memorandum

- Project Narrative, by Fast Forward Permits, dated June 26, 2024.
- Planning Board Application, signed by Rabbi Yakov Twerski, Trustee, dated February 20, 2024.
- Comment Memorandum for Planning Board, RE: Check Print Review by Matthew Trainor, PE, of Brooker Engineering, dated July 28, 2023.
- Letter from Joan Roth, Rockland County Sewer District #1, to Building Inspector, re: Anshei Chesed, dated June 7, 2023.
- Site Vicinity Map Mailing Labels, undated.
- Email transmission from Frank Brown to Eve Mancuso, PE, dated December 5, 2023
- Email transmission from Building Department to Eve Mancuso, PE, dated December 5, 2023.

Site Plans

- Amended Site Plan set, 7 pages, stamped by Steven Sparaco, PE, dated September 1, 2023.
 - 1: Planimetric Plan
 - 2: Grading, Utilities, and Erosion Control Plan
 - 3: Planting and Lighting Plan
 - 4: Existing Conditions
 - 5: Details – 1
 - 6: Details – 2
 - 7: Fire Truck Turns
- Site Plan set, 8 pages, stamped by Steven Sparaco, PE, dated July 16, 2019, with latest revision date of May 8, 2023, submitted for Check Print Review, with the following sheets:

- 1: Phase I & Phase II Planimetric Plan
- 2: Phase I Grading, Utilities, and Erosion Control Plan
- 3: Phase II Grading, Utilities, and Erosion Control Plan
- 4: Planting and Lighting Plan
- 5: Existing Conditions
- 6: Details – 1
- 7: Details – 2
- 8: Fire Truck Turns
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 - 3: Phase II Grading, Utilities, and Erosion Control Plan
 - 4: Planting and Lighting Plan
 - 5: Existing Conditions
 - 6: Details – 1
 - 7: Details – 2
 - 8: Fire Truck Turns

Architectural Plans

- Architectural Plans, 14 pages by Hartman Design, unstamped, dated June 29, 2024, with latest revision date of December 27, 2023, with the following sheets:
 - Cover page
 - N-101: Notes and Code Analysis
 - A-101: Foundation Plan
 - A-102: Basement Floor Plan
 - A-103: First Floor Plan
 - A-104: Roof Plan and Plumbing Riser Diagram
 - A-201: Front Elevation
 - A-202: Right Elevation
 - A-203: Left Elevation
 - A-204: Rear Elevation
 - A-301: Details
 - SP-01: Specifications
 - SP-02: Specifications
 - E-101: Electrical Plans

Project Summary

The Applicant is constructing a neighborhood House of Worship at 62 Lime Kiln Road. This project was previously approved in August 2019 and the Applicant is now seeking approval for an amended site plan. The original plan called for a two-story building with a new, detached accessory Rabbi's residence. The amendment requested would remove the new Rabbi's residence from the plan and would reduce the House of Worship building from two stories to one story. The footprint of the building would be increased from 7,393 square feet to 8,147 square feet.

The site is located on the south side of Lime Kiln Road in the R-50 zoning district. The site currently contains a two-story dwelling and driveway. "Neighborhood Facility" uses are permitted in the R-50 zoning district with a special permit, subject to the standards of §230-26C.

Comments

1. It appears that the bulk and area standards of §230-17 and the Table of Dimensional Requirements for yards can be met without the need for any variances. However, values are missing from the Bulk Table on sheet 1. Please complete the bulk table and show proposed values for Maximum Building Coverage, Maximum Impervious Surface Ratio, Maximum Front Yard Impervious Surface Ratio, and Maximum Exposed Building Height. Please provide the proposed maximum building height in feet, using the methodology of the definition in §230-5. A note indicated that a variance was granted on June 13, 2019, but none of the values in the table are marked with an asterisk. Please clarify.
2. It is unclear whether the existing two-story frame dwelling is proposed to be removed in this version of the site plan. Please confirm the proposed removal of the existing house and indicate with a label on the amended site plan.
3. In general, as the house of worship project is being reduced in size, and the parking lot is remaining the same, it does not appear that parking will be problem. Please provide a required parking calculation, showing that the 33 proposed parking spaces shown will meet Village requirements. The note under the bulk table indicates 35 parking spaces are provided, but it appears that the parking lot has 17 spaces on the north side and 16 spaces on the south side.
4. The proposed building footprint has been enlarged slightly. The Village Engineer should determine whether any adjustments to the previously approved stormwater management system will be required.
5. Please show the photometric light spread from the proposed light poles, path lights, and wall mounted lighting.
6. Overall, there needs to be a more detailed narrative to fully understand what is being proposed, including the operations of the proposed synagogue, and the functions in each of the rooms shown on the new architectural plans. How are the functions and programming at the proposed house of worship changed with the reduction of the building from two stories to one story, and the enlargement of the building footprint? Please specify all the details on numbers of members, seating capacity, uses and purposes as required in §230-26C.(4). Please demonstrate that with the proposed building reduction, traffic levels and usage levels associated with the prior approval will remain the same or less, so the SEQRA review may be reaffirmed.

SEQR/GML Comments

7. Please complete and submit a SEAF Part 1 form.
8. It appears that GML Review will be required, as Lime Kiln Road is a County Road.



07/28/2024

Congregation Anshei Chesed
62 Lime Kiln Rd, Suffern, NY 10901

Please let this serve as a response to the Rockland County Dept of Planning Letter dated July 17, 2024 as follows:

Comments #1-8 – Agreed

Comment #9 – The plan has been revised and the bulk table is now updated

Comment #10 – Agreed

Comment #11 – The plan has been revised and the snow storage area near the road has been removed

Comment #12 - We request an override as far as it is required as the landscaping has been previously approved by the Planning Board

Comments #13-16 – Agreed



Glenn McCreedy, P.E., C.M.E.
Stuart Strow, P.E., C.F.M.

July 22, 2024

Village of Wesley Hills
432 Route 306
Wesley Hills, New York 10952

Attn: Alicia Schultz, Building Department

Re: Congregation Anshei Chesed
Amended Site Plan Review
Tax Lot 41.06-1-26
62 Lime Kiln Road,
Village of Wesley Hills, New York
CDW #WH24-602

Dear Ms. Schultz,

Our office has received and reviewed the submission of the above referenced project:

- Amended Site Plan for Anshei Chesed, prepared by Sparaco and Youngblood, PLLC, dated September 1, 2023, revised June 12, 2024.
- Previously approved Site Plan Anshei Chesed, prepared by Sparaco and Youngblood, PLLC, dated July 16, 2019, revised May 8, 2023.
- Site Plan Anshei Chesed, prepared by Sparaco and Youngblood, PLLC, dated September 1, 2023.
- Site Plan for Anshei Chesed, prepared by Sparaco and Youngblood, PLLC, dated July 16, 2019, revised September 13, 2019.
- Narrative prepared by Fast Forward Permits, dated June 26, 2024.
- Check print review letter, prepared by Brooker Engineering, PLLC, dated July 28, 2023.
- Architectural Plans "Cong Torei Zahav Anshei Chesed", prepared by Hartman Design, dated June 29, 2023, last revised on December 27, 2023.
- Architectural Plans "Cong Torei Zahav Anshei Chesed", prepared by Hartman Design, dated June 29, 2023, last revised on May 30, 2024.

This project was previously granted a Special Permit and site plan approval for use as a Neighborhood Gathering Place in 2019. The project was also granted several variances by the ZBA in 2019. The current application now proposes reducing the scope of the previously approved project. The previously approved 2-story Rabbi's residence is no longer proposed, and the proposed synagogue is now a 1-story building with a basement instead of the previously proposed and approved 2-story with basement.

We offer the following comments:

1. The narrative summary should be updated to clearly and thoroughly describe the proposed project and revisions. A comparison between the previous approvals and currently proposed revisions for bulk items such as Building Coverage, Impervious Surface Ratios, etc. should be provided in the narrative.
2. The Bulk Table on Drawing #1 is incomplete. The Building Coverage, Impervious Surface Ratio, Front Yard Impervious Surface Ratio and Exposed Building Height should be provided. Back-up calculations for these items should also be shown on the plans.
3. The applicant shall confirm if the previously approved variances are needed and if they remain valid. The notes provided on the Site Plan and Bulk Table shall be corrected accordingly.

4. The Planning Board should consider whether it is necessary to review, reaffirm or modify the Special Permit.
5. The Applicant shall confirm whether the drainage system has been changed. If the drainage system is proposed to be resized the Applicant shall provide an updated drainage report.

Please contact our office if you have any questions. We will continue our review upon receipt of updated/revised plan submissions and materials.

Very truly yours,



Civil Design Works, LLC
Alena Guckian, P.E.
Senior Project Engineer

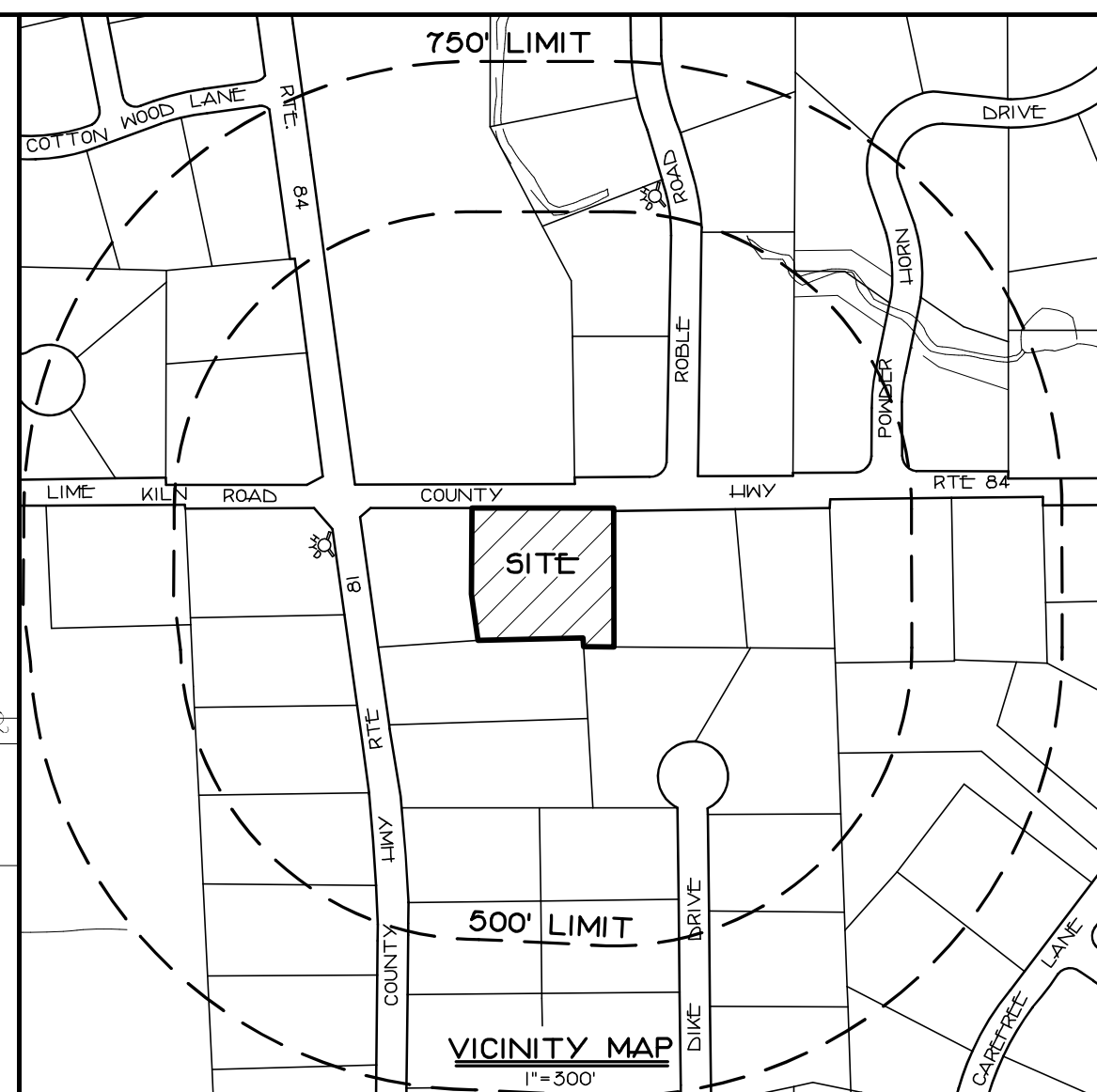
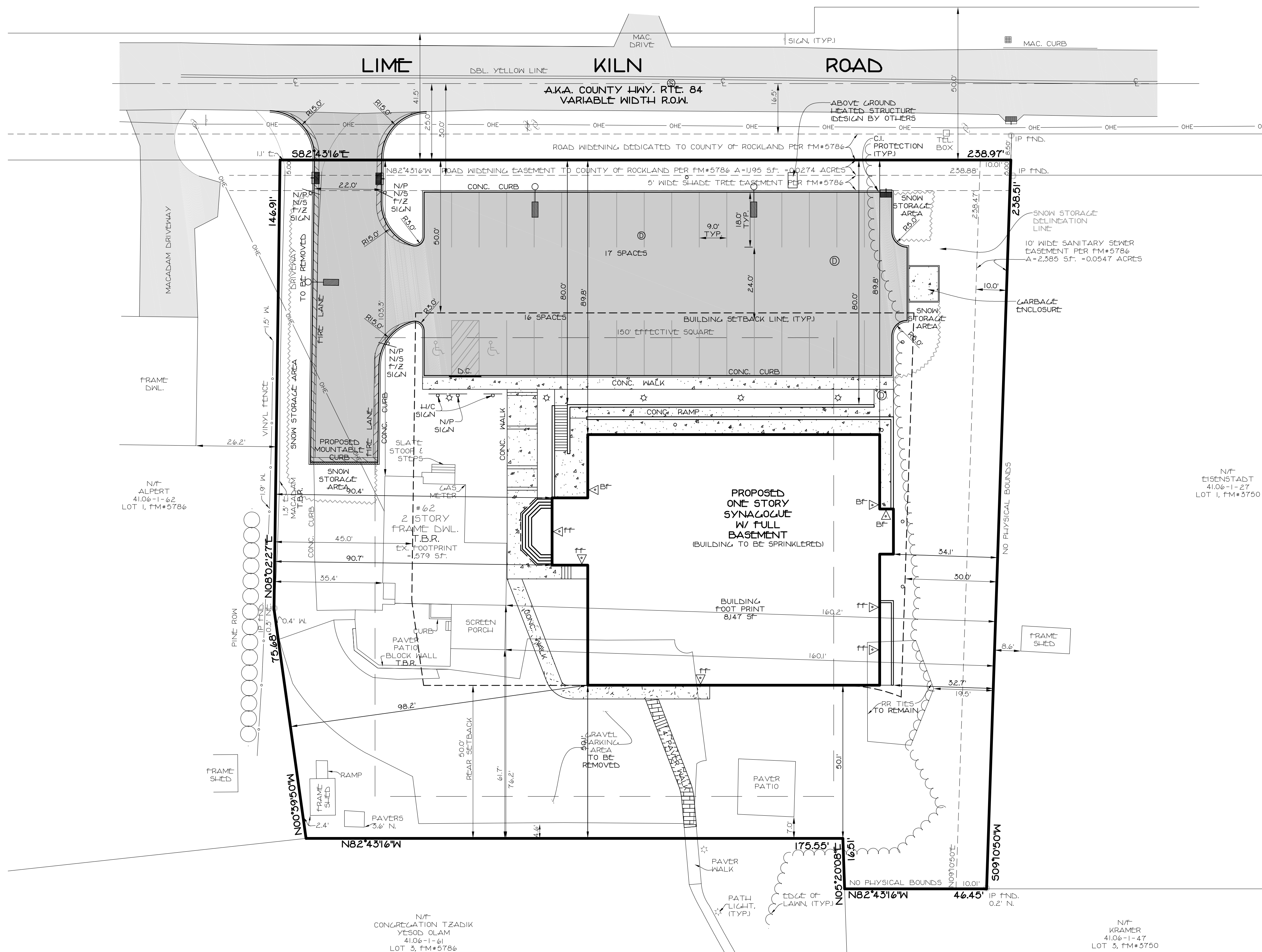
W:\Projects\WH\2024\WH24-602 - 62 Lime Kiln Road\Correspondence\Review Letters\2024-07-22 Site Plan review.docx

BEING KNOWN AND DESIGNATED AS LOT 2 ON A CERTAIN MAP ENTITLED "SHEEHAN" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON AUGUST 16, 1985 AS MAP#5786.

"MINOR SUBDIVISION FOR JOHN LESKO" FILED IN THE
ROCKLAND COUNTY CLERK'S OFFICE ON AUGUST 7,
1968 AS MAP*3750.

DEED REFERENCE:

2014/26969
2015/2363
2004/47754
2004/64337
2007/31308



NOTES:

1. THIS IS A SITE PLAN OF TAX LOT 4106-1-26 AS SHOWN ON THE VILLAGE OF WESLEY HILLS TAX MAP.
2. GROSS LOT AREA: 52,872 SF = 1.2198 AC.
3. ZONE: R-50
4. EXISTING & PROPOSED USE: SYNAGOGUE
5. RECORD OWNER: ANSHEI CHESED
62 LIME KILN ROAD
WESLEY HILLS , NY 10901
6. APPLICANT: ANSHEI CHESED
62 LIME KILN ROAD
WESLEY HILLS , NY 10901
7. FIRE DISTRICT: MONSIEY FIRE DISTRICT
8. SCHOOL DISTRICT: EAST RAMAPO CENTRAL SCHOOL DISTRICT
9. WATER DISTRICT: RAMAPO CONSOLIDATED
10. WATER SUPPLIED BY: VECOLIA NORTH AMERICA
11. SEWER DISTRICT: BENNETTEND AREA #3
12. DATUM: UGCS
13. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCH DIAMETER.
14. THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR OTHER RESERVATIONS OF LAND RELATING TO THIS SITE, EXCEPT AS SHOWN ON THIS PLAN.
15. NO SIGNS OTHER THAN THOSE SHOWN ON THIS PLAN ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD.
(TENANTS ARE TO BE ADVISED OF THIS CONDITION)
16. THE UNDERSIGNED OWNER AND/OR APPLICANT AS CONDITION OF APPROVAL OF THIS SITE PLAN HEREBY AGREES TO COMPLETE THE WITHIN SITE PLAN DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS SHOWN THEREON AS A CONDITION OF THE ISSUANCE OF A BUILDING PERMIT.
THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.

APPLICANT	DATE
-----------	------

OWNER _____ DATE _____

17. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN AS-BUILT LANDSCAPING DRAWING SHALL BE SUBMITTED TO THE BUILDING INSPECTOR, PLANNING BOARD AND DEPARTMENT OF PUBLIC WORKS WHICH IS CERTIFIED BY A LANDSCAPED ARCHITECT LICENSED TO PRACTICE IN THE STATE OF NEW YORK. SAID CERTIFIED LANDSCAPING DRAWING SHALL INDICATE THE DEGREE OF COMPLETION OF SAID LANDSCAPING IMPROVEMENTS IN ACCORDANCE WITH THE APPROVED SITE PLAN.

REVISIONS

REV: NEW ARCH PLANS -
6/12/2024
REV: BULK TABLE, SNOW AREAS
7/18/2024

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF WESLEY HILLS, N.Y. ON THE DAY OF 20
SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL. SIGNED THIS DAY OF 20

CHAIRMAN

CTFRK

AMENDED SITE PLAN

PLANIMETRIC PLAN

FOR

ANSWER CHECKED

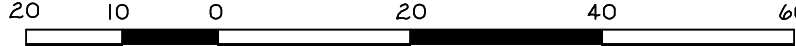
LOCATED IN

VILLAGE OF WESLEY HILLS

TOWN OF RAMAPO
BOONVILLE AND COUNTY, NEW YORK

GRAPHIC SCALE

20



SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING * LAND SURVEYING
* SITE PLANNING


 18 NORTH MAIN STREET
 P.O. BOX 818
 LIARIMAN, N.Y. 10926
 TEL: (845) 782-8543
 FAX: (845) 782-5901


SPARACO.STEVE@SELSYS.COM WYLS1@GMAIL.COM

YB-3664

EP. 01, 2023

1"=20'

1 of 3

LEGEND		
EXISTING	PROPOSED	ITEMS
		PROPERTY LINE
		BUILDING SETBACK LINE
		SAN SEWER MANHOLE
		CLEAN-OUT
		DRAINAGE MANHOLE
		CATCH BASIN
		WATER VALVE
		GAS VALVE
		UTILITY POLE
		OVERHEAD ELECTRIC
		LOW VOLT WIRE

NET LOT AREA CALCULATIONS	
GROSS LOT AREA	= 52,872 S.F.
	= 1,2158 ACRES
MINUS 75% OF SEWER EASEMENT AREA	= 2,385 S.F.
	$2,385 \times .75 = 1,789$
MINUS 75% OF RD. WIDENING EASEMENT	= 1,195 S.F.
	$1,195 \times .75 = 896$
	$52,872 - 2,685 = 50,187$
NET LOT AREA	= 50,187 S.F.
	= 1,1521 ACRES

ZONE	MINIMUM LOT AREA	LOT FRONTAGE (FEET)	LOT WIDTH (FEET)	MINIMUM EFFECTIVE SQUARE YARD	FRONT YARD (FEET)	SIDE YARD (FEET)	TOTAL SIDE YARD (FEET)	REAR YARD (FEET)	MAXIMUM BUILDING COVERAGE	MAXIMUM IMPROVISED SURFACE RATIO	MAXIMUM FRONT YARD IMPROVISED SURFACE RATIO	MAXIMUM BUILDING HEIGHT/STVS	MAXIMUM EXPOSED BUILDING HEIGHT			
R-50																
REQUIRED	50,000	100	150	150	50	30	75	50	0.15	0.25	0.20	25'/2.5	40'			
EXISTING	50,187	239	239	150	103.3	35.4	195.5	61.7	1579 50,187	-0.03	4566 24,591	-0.09	1215 24,591	-0.05	25'/2.5	40'
PROPOSED	50,187	239	239	150	80	32	124	50	8,47 50,187	0.16**	2,4615 50,187	-0.50**	14,027 21,953	-0.65*	22.9	40'

* VARIANCES GRANTED JUNE 13, 2019 AS NOTED IN BULK TABLE ABOVE. AT THIS ZBA, A VARIANCE TO PERMIT 2 PRINCIPAL BUILDINGS ON A LOT AND TO PERMIT OFF-SITE PARKING WERE GRANTED AND A TOTAL OF 33 PARKING SPACES PROVIDED AFTER THE EXISTING DWELLING IS REMOVED.

** VARIANCE FOR A 0.20 MAXIMUM BUILDING COVERAGE WAS APPROVED AS WELL AS A VARIANCE FOR 0.5% MAXIMUM DEVELOPMENT COVERAGE ON 6-13-19 FROM THE ZBA, WHICH ARE LARGER THAN CURRENTLY PROPOSED.

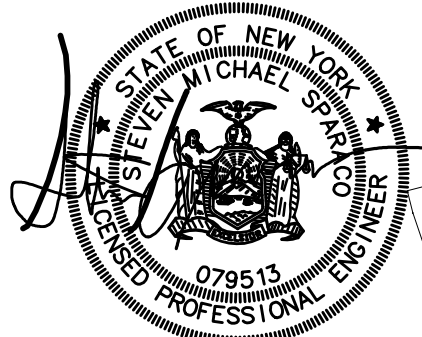
ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

16 NYCRR PART 753
REQUIRES 2 WORKING DAYS NOTICE PRIOR
TO START OF ANY UNDERGROUND WORK

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HARRIMAN, NEW YORK 10926
(845) 782-8543



APPROX.
LOCATION
OF ADJ.
BLDG.

TAX LOT: SECTION 41.06, BLOCK 1, LOT 26

GENERAL NOTES:

- CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.
- ALL EXISTING OFF-SITE PAVEMENT, FENCES, CURBS, WALKS AND OTHER FACILITIES DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
- EXISTING UTILITIES & STRUCTURES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
- PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- UTILITIES AND UTILITY STRUCTURES WHOSE LOCATIONS ARE UNKNOWN MAY BE AFFECTED BY THE PROPOSED WORK. UPON FINDING SUCH UTILITIES, THE CONTRACTORS RESPONSIBILITY SHALL BE TO NOTIFY THE OWNER AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.
- CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ADEQUATE SUPPLY AND SCHEDULING OF NEW SERVICE WHERE REQUIRED, TO FIT THE CONSTRUCTION SCHEDULING AND SEQUENCE TO ASSURE NO DAMAGE OR DISTURBANCE TO COMPLETED WORK.
- ALL NEW UTILITY SERVICE CONNECTIONS, INCLUDING LINES AND EQUIPMENT FOR PROVIDING POWER AND/OR COMMUNICATIONS, ARE TO BE INSTALLED UNDERGROUND.
- THE EXTENT OF THE CONSTRUCTION AND DISTURBANCE AREAS SHALL BE THE MINIMUM REQUIRED TO PERFORM THE CONTRACT WORK WITH AS MINIMAL EFFECT ON ADJACENT AREAS AS POSSIBLE.
- ALL NEW STORM DRAINAGE PIPING TO BE SMOOTH BORE CORRUGATED HIGH DENSITY POLYETHYLENE HDPE UNLESS OTHERWISE SPECIFIED.
- ROOF LEADERS (WHERE REQUIRED) TO BE 6" DIA. HOPE PIPE AND WILL OUTLET TO DOWNSPOUTS ADJACENT TO THE PROPOSED BUILDINGS.
- ALL NEW WATER MAINS AND RELATED APPURTENANCES TO BE SPECIFIED BY ARCHITECTS MECHANICAL ENGINEER.
- ALL SANITARY HOUSE CONNECTIONS TO BE 6" DIA. CAST IRON WITH A MINIMUM GRADE OF 2% TO THE FIRST CLEAN OUT OUTSIDE THE BUILDING. BEYOND THE FIRST CLEAN OUT, SDR 35 PVC PIPE MAY BE USED IN LIEU OF CAST IRON.
- ANY SUBSTITUTIONS TO BE REQUESTED IN WRITING AND APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS WITH REGARDS TO DEMOLITION AND DISPOSAL OF EXISTING STRUCTURES.
- ANY EXISTING HOUSE CONNECTION PROPOSED TO BE ABANDONED MUST BE PLUGGED BETWEEN THE EDGE OF THE RIGHT-OF-WAY AND THE CURB LINE WITH A PERMANENT WATER TIGHT PLUG OR CAP ENCASED IN CONCRETE.
- WHERE FINISHED GRADE ELEVATION AT BUILDING WALL IS LESS THAN 24" BELOW THE FINISHED FLOOR CONSULT WITH ARCHITECT FOR CHANGES IN FOUNDATION AND SILL DESIGN.
- CONTRACTOR TO OBTAIN AND SUBMIT SHOP DRAWINGS FOR ALL STRUCTURES TO DESIGN ENGINEER FOR REVIEW AND APPROVAL BEFORE MANUFACTURING.
- RETAINING WALLS SHALL BE LESS THAN 4 FEET IN HEIGHT. RETAINING WALLS MORE THAN 4 FEET IN HEIGHT ARE REQUIRED TO BE DESIGNED BY A CERTIFIED STRUCTURAL ENGINEER.
- AN EXTERIOR CHECK VALVE SHALL BE PROVIDED ON THE SOIL LINE IF THE LOWEST FLOOR TO BE SERVICED IS BELOW THE UPSTREAM MANHOLE RIM ELEVATION.

EROSION CONTROL INFORMATION**EROSION AND SEDIMENT CONTROL PLAN - CONSTRUCTION SEQUENCE**

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATIONS AND INSTALLATION OF PROPOSED STRUCTURES AND/OR UTILITIES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND/OR STABILIZED.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE AS INDICATED ON PLAN.
- INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AND DOWN SLOPE OF ALL AREAS DESIGNATED FOR TOPSOIL STOCKPILING.
- CONSTRUCT BERMS, TEMPORARY SHALES AND PIPES AS NECESSARY TO DIRECT RUNOFF TO TEMPORARY SEDIMENTATION ENTRAPMENT AREAS.
- CLEAR EXISTING TREES, VEGETATION AND EXISTING STRUCTURES FROM AREAS TO BE FILLED OR EXCAVATED. STRIP AND STOCKPILE TOPSOIL FROM AREAS TO BE DISTURBED. SEED STOCKPILED TOPSOIL WITH TEMPORARY RYE GRASS COVER.
- PERFORM EXCAVATION AND FILL TO BRING LAND TO DESIRED GRADE. ANY DISTURBED AREAS TO REMAIN BARE SHOULD BE SEEDDED WITH TEMPORARY RYE GRASS.
- INSTALL UNDERGROUND UTILITIES, MANHOLES AND CATCH BASINS, GRATES OF CURB AND FIELD INLETS SHOULD BE LEFT AT ELEVATIONS WHICH PERMIT PROPER COLLECTION OF SURFACE RUNOFF.
- INSTALL INLET PROTECTION AT CURB AND FIELD INLETS.
- CONSTRUCT CURBS AND INSTALL BASE AND BINDER COURSES OF PAVED AREAS. RAISE GRATES OF THE CURB AND FIELD INLETS ACCORDINGLY.
- COMPLETE THE GRADING.
- INSTALL SURFACE COURSE OF PAVEMENT. RAISE GRATES OF CURBS AND FIELD INLETS TO FINAL ELEVATION.
- UPON COMPLETION OF CONSTRUCTION ALL DISTURBED AREAS ARE TO BE SEEDDED WITH 1/2 LB. OF RYE GRASS PER 1000 SQUARE FEET OR DISTURBED AREA. ALL TEMPORARY DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
- FOR INDIVIDUAL HOUSE & SEPTIC CONSTRUCTION FOLLOW STEPS #1 TO #13 WHERE APPLICABLE.
- BARE SOIL SHOULD BE SEEDDED WITHIN 14 DAYS OF EXPOSURE. WHENEVER CONSTRUCTION IS SUSPENDED OR COMPLETED, AREAS SHOULD BE SEEDDED DOWN OR MULCHED IMMEDIATELY. UPON COMPLETION, A PERENNIAL MIX NEEDS TO BE USED TO ENSURE CONTINUAL STABILIZATION.

STANDARD EROSION CONTROL NOTES

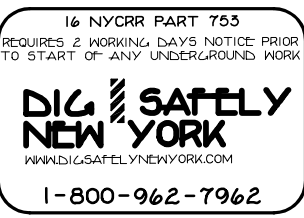
AN EROSION CONTROL SYSTEM WILL BE UTILIZED BY THE DEVELOPER TO MINIMIZE THE PRODUCTION OF SEDIMENT FROM THE SITE. METHODS TO BE UTILIZED WILL BE THOSE FOUND MOST EFFECTIVE FOR THE SITE AND SHALL INCLUDE ONE OR MORE OF THE FOLLOWING AS APPLICABLE:

- TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP, CRUSHED STONE DAMS, OR OTHER SUITABLE MATERIALS. DIVERSION SHALES, BERMS, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS. WADIS SHALL BE CLEARED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
- ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDDED WITH 1/2 LB. OF RYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICAL BY INSTALLATION OF THE BASE COURSE.
- SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
- AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
- PROVIDE INLET PROTECTION TO ALL INLETS ON SITE. (SEE DETAIL)

WATER MAIN SAFETY NOTES:

- WHEN WORKING AT OR NEAR A LIVE WATER MAIN EVERY EFFORT IS TO BE MADE TO MAINTAIN STABILITY.
- EXISTING THURST BLOCKS ARE NOT TO BE REMOVED UNLESS THE WATER MAIN HAS BEEN PROPERLY RESTRAINED USING MEANS ACCEPTABLE TO THE LOCAL WATER COMPANY OR DEPARTMENT.
- WHEN POSSIBLE, A WATER MAIN SHOULD BE TURNED OFF AND PRESSURE RELIEVED BEFORE EXPOSING MAIN.

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

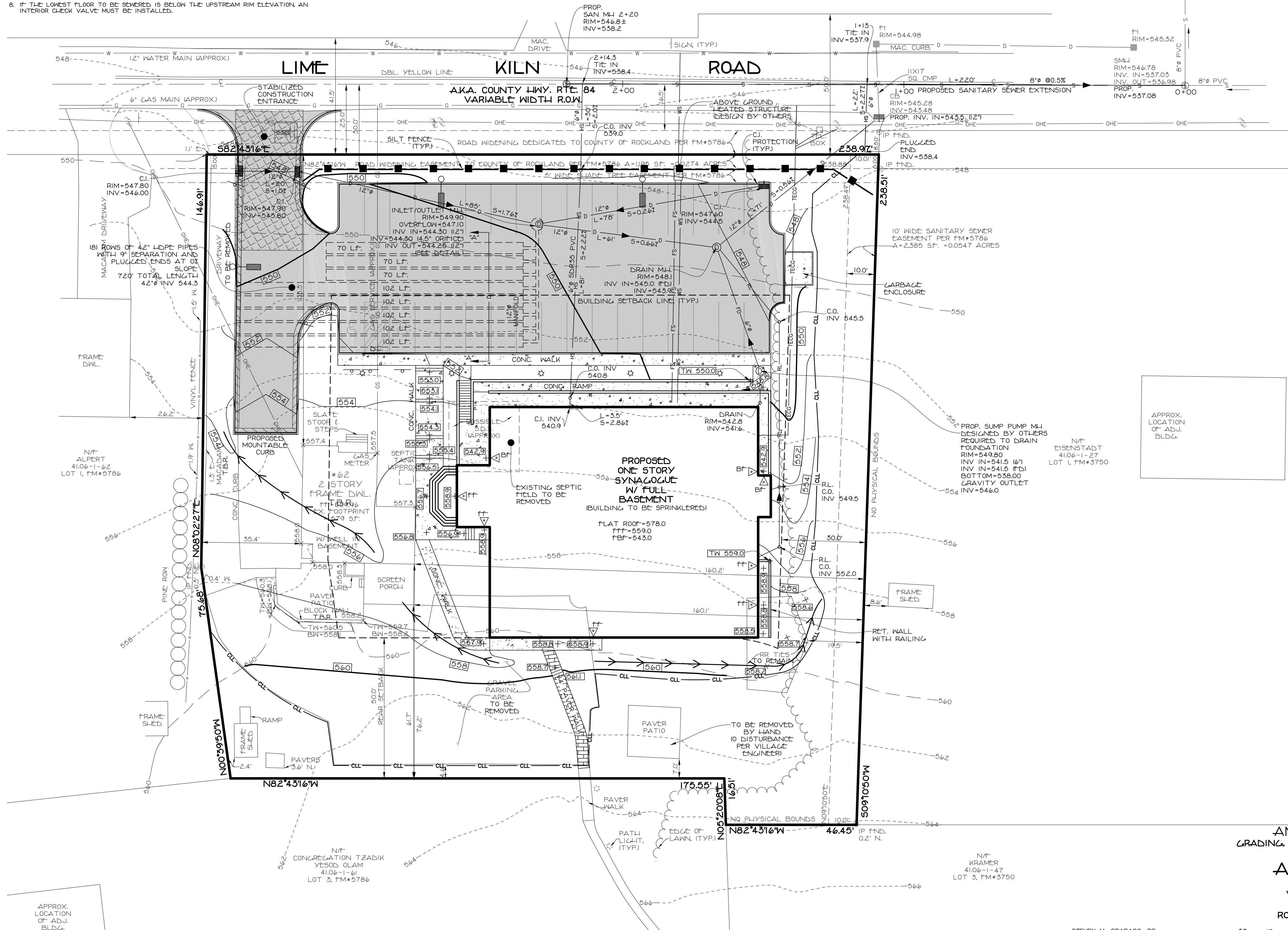
**TOWN OF RAMAPO SEWER NOTES:**

- SANITARY SEWER CONSTRUCTION SHALL CONFORM TO ALL ROCKLAND COUNTY SEWER DISTRICT NO. 1 STANDARDS AND SPECIFICATIONS. THIS INCLUDES BUT IS NOT LIMITED TO RELATIVE AIR VACUUM AND DEFLECTION OF ALL MAINLINE SEWER AND MANHOLE CONSTRUCTION.
- SANITARY SEWER INFILTRATION AND EXFILTRATION RATE SHALL NOT EXCEED 25 GALLONS PER 24 HOURS PER MILE PER NOMINAL DIAMETER IN INCHES.
- VACUUM TESTING OF MANHOLES SHALL BE CONDUCTED IN ACCORDANCE WITH TOWN OF RAMAPO GUIDELINES.
- THE TOWN OF RAMAPO, RCSD NO. 1 AND THE ROCKLAND COUNTY HEALTH DEPARTMENT SHALL RECEIVE AND APPROVE CERTIFICATION OF TEST RESULTS FROM A NYS LICENSED PROFESSIONAL ENGINEER BEFORE SEWERS ARE DEEMED COMPLETED.
- AN AS-BUILT SURVEY OF THE SEWER MAIN EXTENSION SHALL BE SUBMITTED TO THE TOWN OF RAMAPO, RCSD NO. 1 AND THE ROCKLAND COUNTY HEALTH DEPARTMENT UPON COMPLETION OF THIS PROJECT.
- ALL EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION FROM AVAILABLE INFORMATION COLLECTED IN THE FIELD AND PREVIOUSLY DOCUMENTED. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND ELEVATION OF ALL UTILITIES THAT MIGHT BE IN CONFLICT WITH SANITARY WORK BEING PROPOSED.
- ALL SEWER CONNECTIONS TO BE INSTALLED AT A MINIMUM OF 2:01 SLOPE.
- IF THE LOWEST FLOOR TO BE SERVED IS BELOW THE UPSTREAM RIM ELEVATION, AN INTERIOR CHECK VALVE MUST BE INSTALLED.

AVERAGE GRADE PLANE CALC.

$$\begin{aligned} &554.0 \\ &560.0 \\ &558.0 \\ &557.9 \\ &2,220.4 / 4 = 555.1 \text{ AVERAGE GRADE} \end{aligned}$$

$$\begin{aligned} &\text{ROOF HEIGHT} - \text{AVERAGE GRADE} = \text{BUILDING HEIGHT} \\ &578.0 - 555.1 = 22.9 \end{aligned}$$

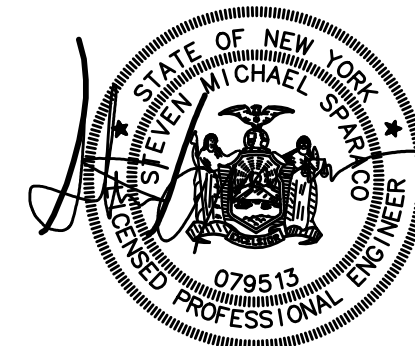


LEGEND		
EXISTING	PROPOSED	ITEMS
---	---	PROPERTY LINE
---	---	BUILDING SETBACK LINE
S	S	SANITARY SEWER
U-S	U-S	SEWER SERVICE
CO	CO	CLEAN-OUT
W	W	WATER MAIN
W-S	W-S	WATER SERVICE
FS	FS	FIRE SERVICE
WV	WV	WATER VALVE
U-S	U-S	GAS MAIN
U-S	U-S	GAS SERVICE
U-S	U-S	GAS VALVE
D	D	DRAIN PIPE
D	D	DRAINAGE MANHOLE
CB	CB	CATCH BASIN
RL	RL	ROOF LEADER
FD	FD	FOOTING DRAIN
U-E	U-E	UTILITY POLE
U-E	U-E	UNDERGROUND ELECTRIC
U-E	U-E	OVERHEAD ELECTRIC
560	560	10' CONTOUR INTERVAL
562	562	2' CONTOUR INTERVAL
558.5	558.5	SPOT GRADE
TH	TH	WALL & CURB ELEV.
IP	IP	CURB INLET PROTECTION
SE	SE	STABILIZED CONSTRUCTION ENTRANCE
SF	SF	SILT FENCE

AMENDED SITE PLAN
GRADING, UTILITIES & EROSION CONTROL PLAN
FOR
ANSHEI CHESÉD
LOCATED IN
VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK
GRAPHIC SCALE

20 10 0 10 20 30 40 50 60
GRAPHIC SCALE

STEVEN M. SPARACO, PE
18 NORTH MAIN STREET
HARRIMAN, NEW YORK 10926
(845) 782-8543



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FAX: (845) 782-8501
SPARACO@SPARACOENGINEERING.COM WBYLS1@GMAIL.COM

YB-3664

SEP. 01, 2023

1"=20'

2 OF 7

AREA OF DISTURBANCE 43.496 SF

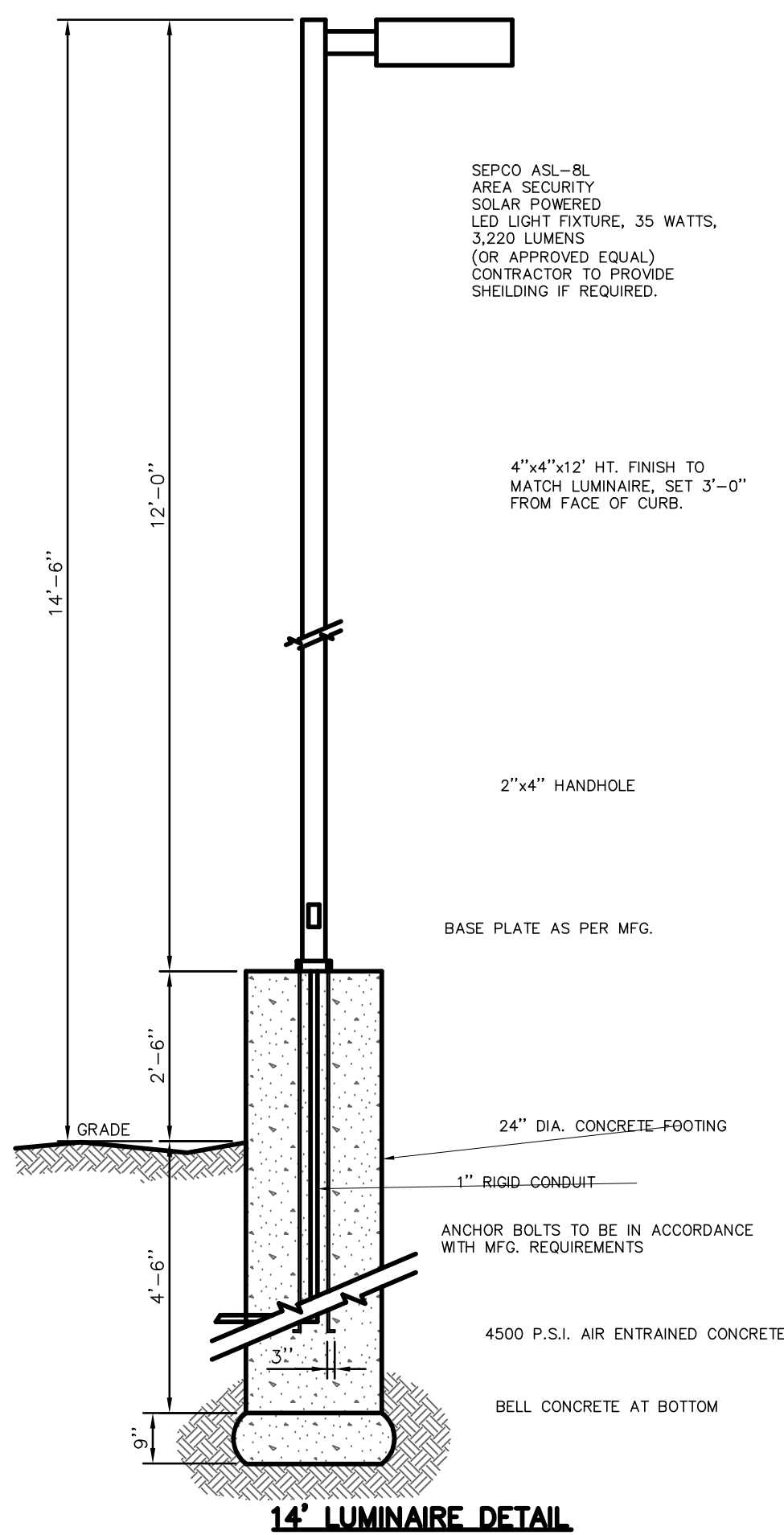
NOTE:

AREA OF DISTURBANCE TO BE STAKED OUT
AND DELINEATED WITH CONSTRUCTION FENCE
AND MONITORED THROUGHOUT CONSTRUCTION.

TAX LOT: SECTION 41.06, BLOCK 1, LOT 26

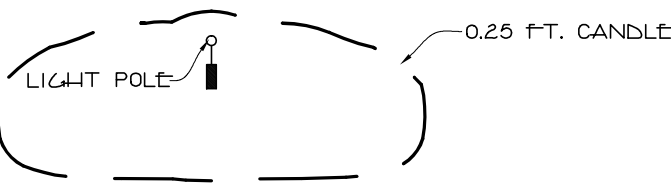
PLANTING NOTES:

1. ALL PLANTING SHALL BE PLACED UNDER DIRECTION OF AN APPROPRIATE LICENSED DESIGN PROFESSIONAL. NOTIFY 48 HOURS PRIOR TO PLANTING.
2. MULCH ALL PLANTED AREAS WITH A 4" DEPTH OF LICORICE ROOT OR SUGAR CANE MULCH.
3. STAKE ALL TREES WITH 2" CEDAR STAKES, RUBBER HOSE AROUND TREE 5' ABOVE GROUND AND TWISTED #10 GAUGE GALVANIZED WIRE.
4. PLANT PITS SHALL BE 12" WIDER AND 6" DEEPER THAN THE ROOT BALL. REMOVE ALL EXISTING SOIL AND BACKFILL WITH A MIXTURE OF ONE PART PEAT-LUMUS TO FOUR PARTS TOPSOIL. ADD THREE YEAR RELEASE GROW FERTILIZER PACKETS (OR EQUAL) - ONE YEAR PER INCH OF THREE CALIPER OR PER 12" HEIGHT OF SHRUB.
5. PROVIDE THE TOWN OF ORANGETOWN BUILDING INSPECTOR WITH A COPY OF THE STATE CERTIFICATE OF SOURCE FOR ALL PLANT MATERIALS. ALL PLANTS SHALL BE NURSERY GROWN.
6. ALL PLANT MATERIALS SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE SUBJECT TO THE APPROVAL OF THE DESIGN PROFESSIONAL PRIOR TO PLANTING.
7. GUARANTEE ALL PLANTS AND WORKMANSHIP FOR TWO PLANTING SEASONS.
8. THAT ALL LANDSCAPING SHALL BE MAINTAINED ON A REGULAR BASIS AND REPLACED AS NEEDED AND AS SHOWN ON THE LANDSCAPING PLAN.

**14' LUMINAIRE DETAIL**

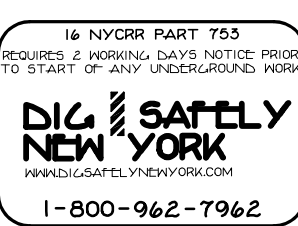
N.T.S.

NOTE: LIGHT HEADS SHALL BE ADJUSTED AND CUT-OFFS INSTALLED TO PREVENT LIGHT FROM PROJECTING ON TO NEIGHBORING PROPERTIES AND R.O.W.

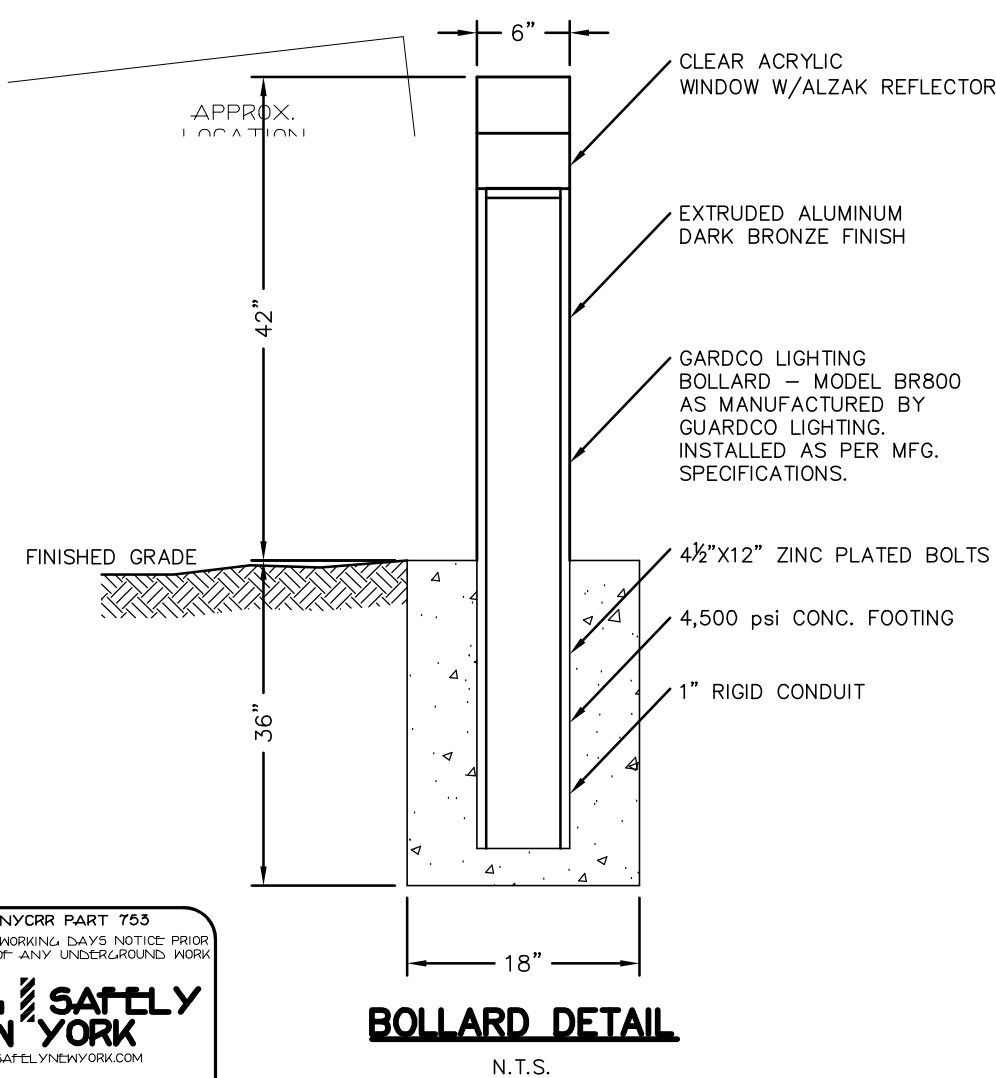
**TYPICAL ISOLUX**

N.T.S.

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1-800-962-7962

**BOLLARD DETAIL**

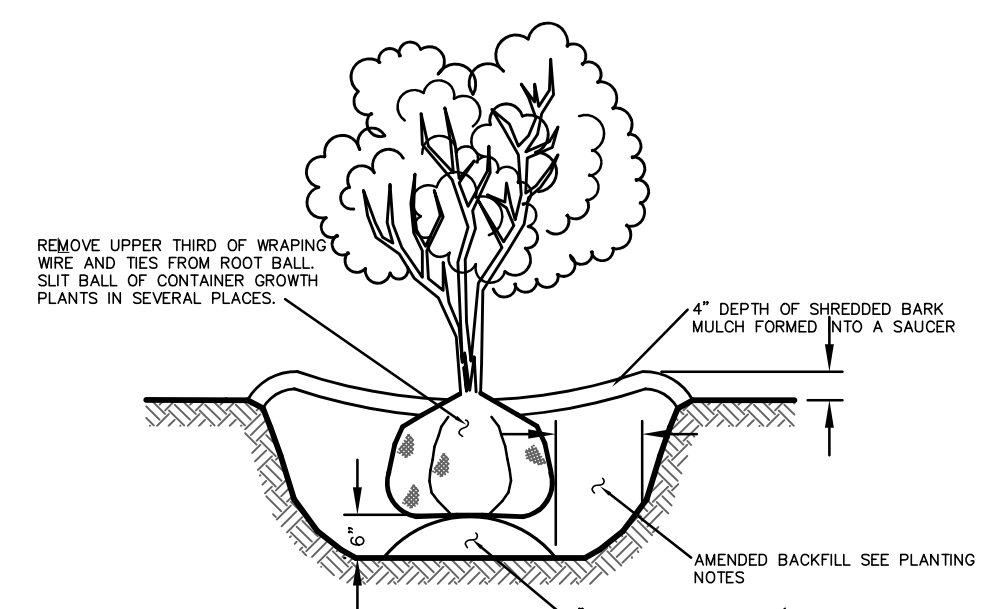
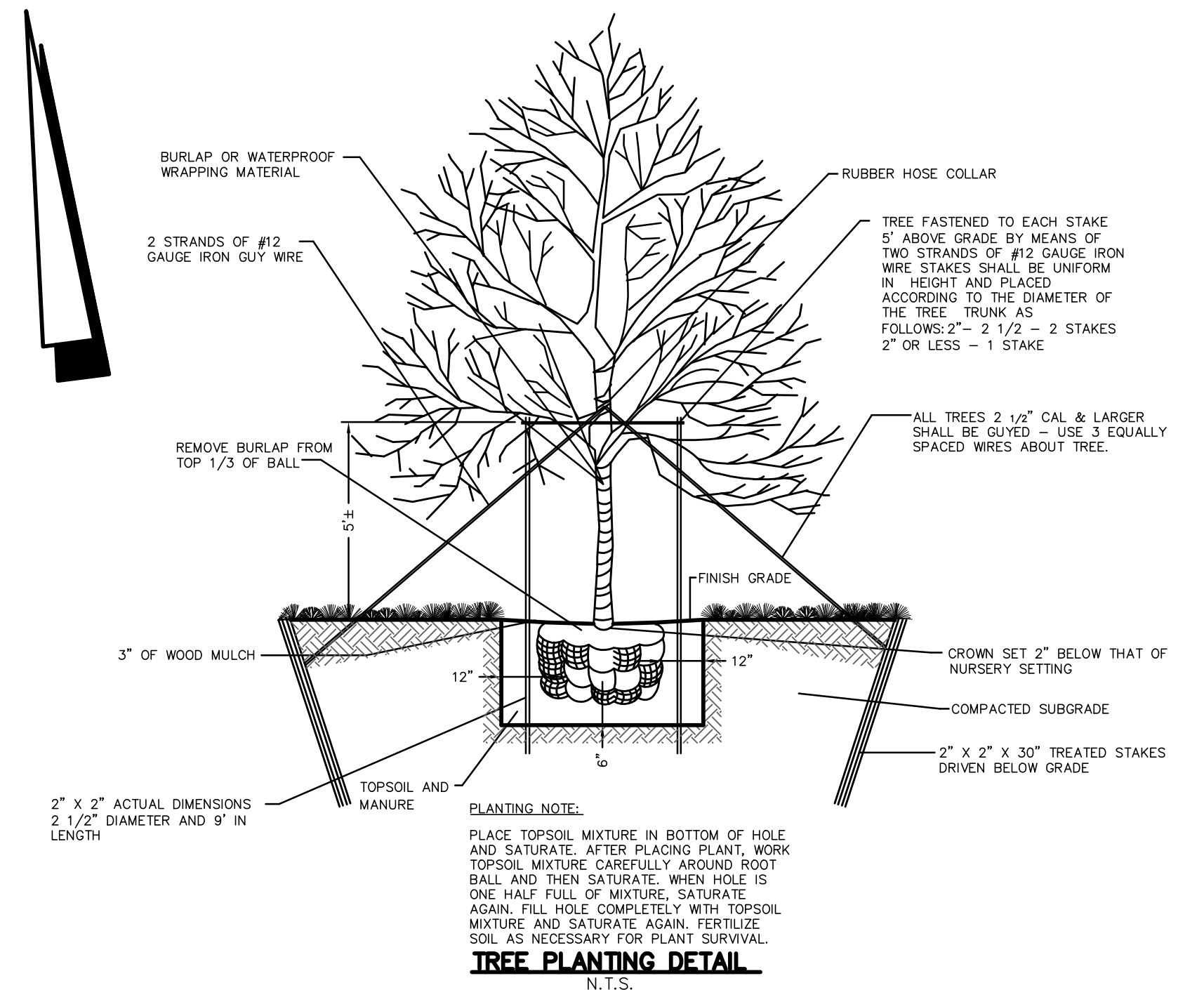
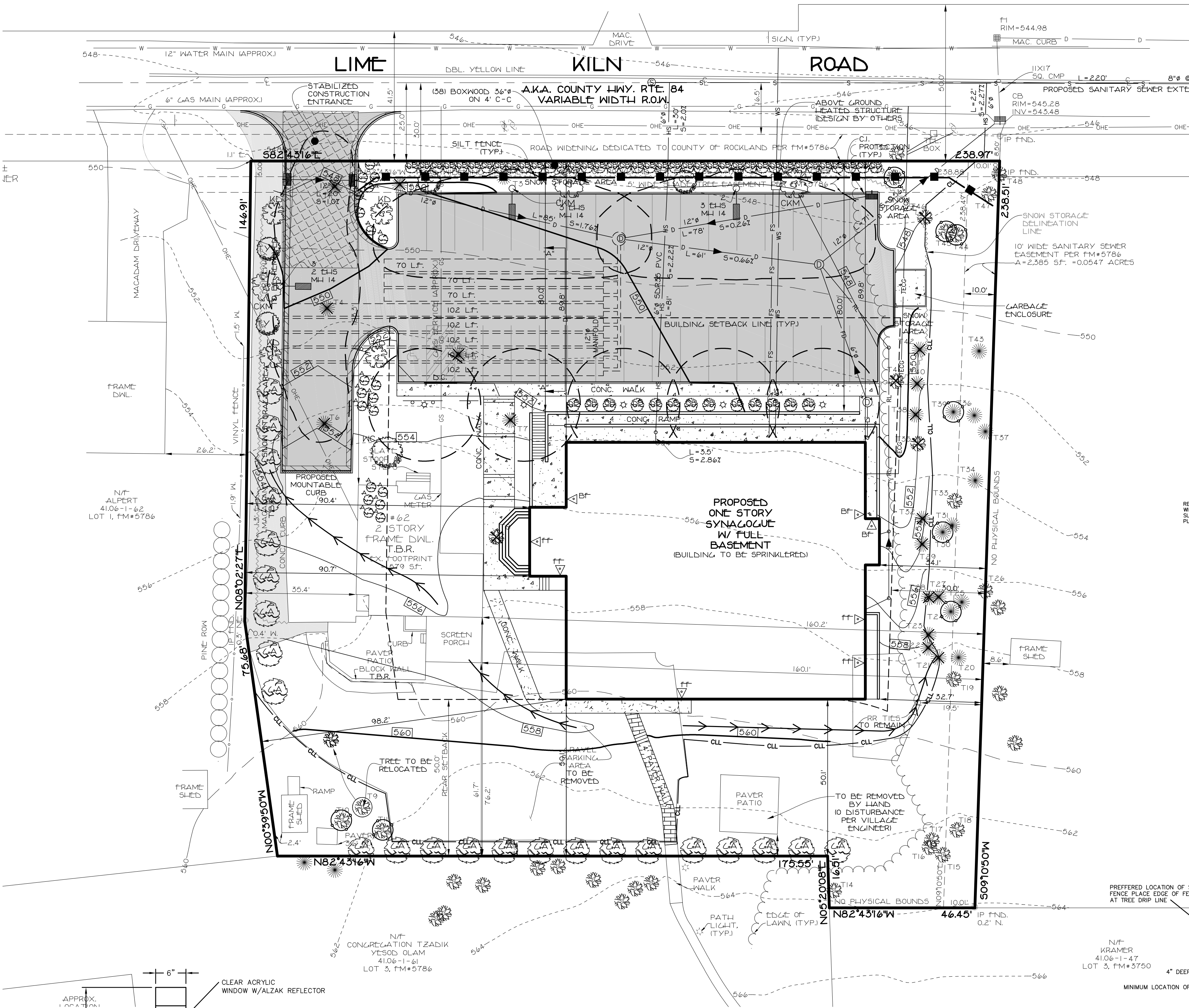
N.T.S.

LIGHTING LEGEND

- 3 SEPCO ASL AREA SECURITY SOLAR POWERED LED LIGHT FIXTURE (TYP) 14' HEIGHT 35 WATTS 3220 LUMENS
- 5 GARDCO LIGHTING BOLLARD - MODEL BR800 100W LPS 42" HEIGHT

PLANTING SCHEDULE

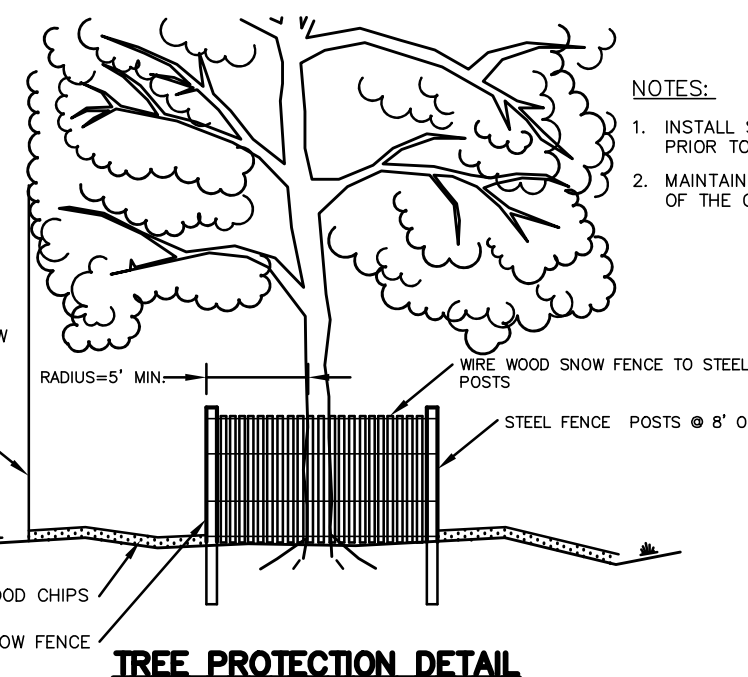
KEY	COMMON NAME	BOTANICAL NAME	QTY.	SIZE	SPACING
CKM	CRIMSON KING MAPLE	ACER PLATANOIDES (LIMB TO 8' HIGHER)	3	2 1/2" B & B	AS SHOWN
CC	CANADIAN CHERRY	PRUNUS VIRGINIANA (LIMB TO 8' HIGHER)	2	2 1/2" B & B	AS SHOWN
A	AZALEA	RHODODENDRON TSUTSUSI	20	24" DIA. POTTED	AS SHOWN
BB	DWARF BOXWOOD	BUXUS SEMPERVIRENS	13	18" DIA. POTTED	AS SHOWN
TY	ENGLISH YEW	TAXUS BACCATA	2	4' HGT. B & B	AS SHOWN
KD	KOUA DOGWOOD	CORNUS KOUA	4	2 1/2" B & B	AS SHOWN
CA	GIANT ARBOREVIATAE	TIJULIA OCCIDENTALIS	23	6' HGT. B & B	AS SHOWN
WC	WEeping CHERRY	PRUNUS SUBHIRTELLA 'PENDULA'	1	4' HGT. B & B	AS SHOWN



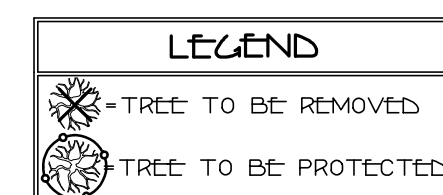
- PLANTING NOTES:
1. EXCAVATE A HOLE THAT IS 6" WIDER ON EACH SIDE AND 6" DEEPER THAN ROOT
 2. REMOVE ANY STRING TIED AROUND TRUNK OR STEM BUT LEAVE BURLAP IN TACT.
 3. AMENDED BACKFILL: 4 PARTS TOPSOIL TO 1 PART EACH PEAT HUMUS & DEHYDRATED COW MANURE.
 4. WHERE WIRE BASKET IS ALL THAT HOLDS ROOT BALL TOGETHER, CUT WIRES DO NOT REMOVE.
 5. SET GROWN OF ROOT BALL 2" ABOVE FINISHED GRADE.
 6. BUILD DEPRESSION AROUND PLANT AND FILL WITH MULCH.
 7. FOR PLANTS NOT IN CONTAINERS OR BALLED, PRUNE BRANCHES BY 1/4, RETAIN NORMAL PLANT SHAPE.

SHRUB PLANTING DETAIL

N.T.S.



- NOTES:
1. INSTALL SNOW FENCE TREE PROTECTION PRIOR TO ANY CLEARING OR EXCAVATION.
 2. MAINTAIN SNOW FENCE FOR THE DURATION OF THE CONSTRUCTION PERIOD.

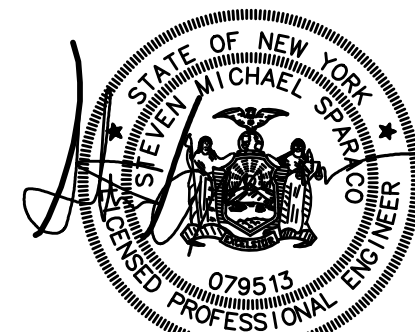


AMENDED SITE PLAN
PLANTING & LIGHTING PLAN
FOR
ANSHEI CHESD
LOCATED IN
VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE

20 10 0 20 40 60

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YB-3664

SEP. 01, 2023

1"=20'

3 OF 7

TAX LOT: SECTION 41.06, BLOCK 1, LOT 26

MAP REFERENCE:

BEING KNOWN AND DESIGNATED AS LOT 2 ON A CERTAIN MAP ENTITLED "SHEEHAN" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON AUGUST 16, 1985 AS MAP#5786.

"MINOR SUBDIVISION FOR JOHN LESKO" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON AUGUST 7, 1968 AS MAP#3750.

DEED REFERENCE:

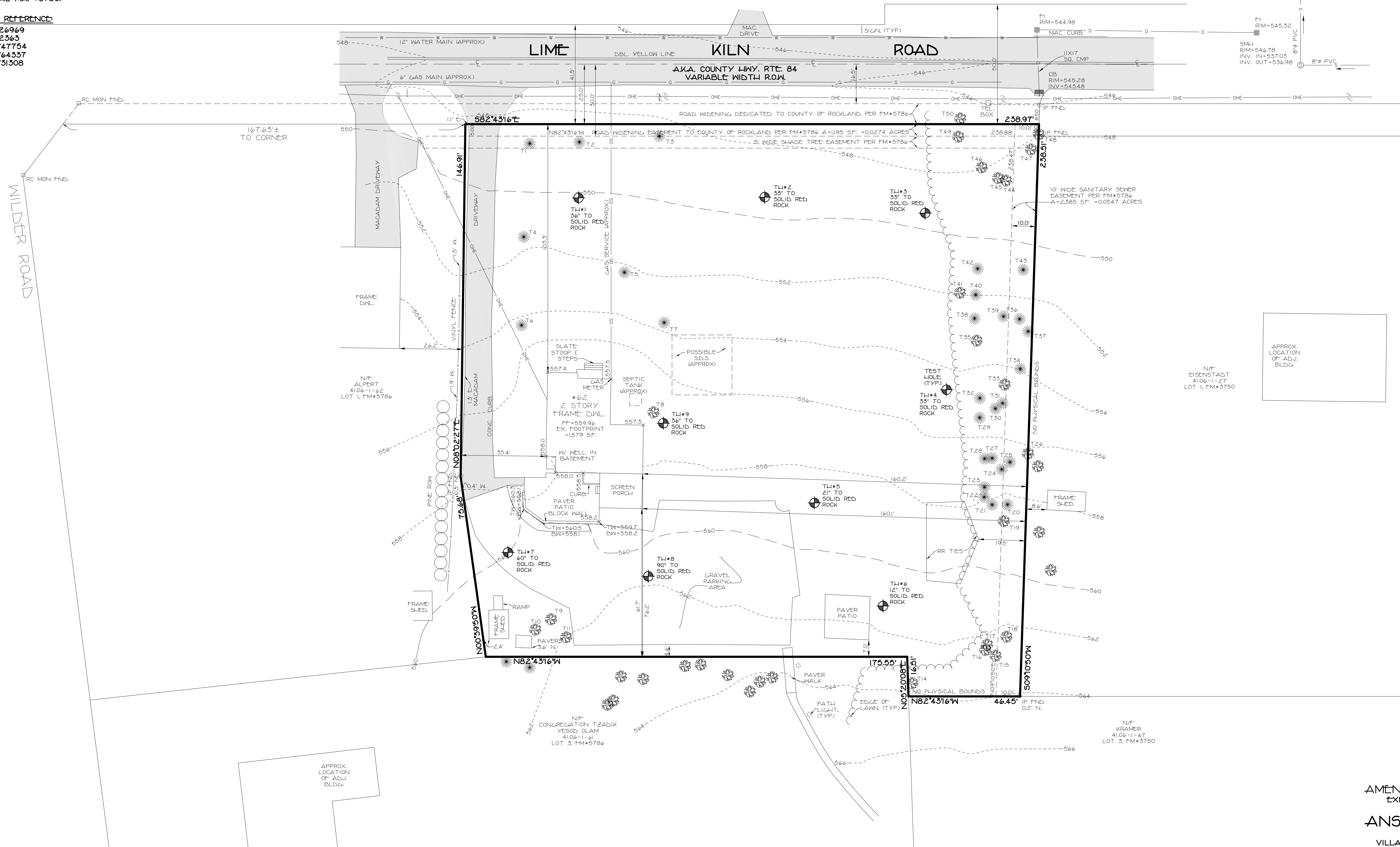
2014/26969

2015/2363

2004/47754

2004/64337

2007/31308



TREE LIST		
NO.	SPECIES	DIA. (INCHES)
T1	SPRUCE	44
T2	SPRUCE	48
T3	SPRUCE	48
T4	SPRUCE	48
T5	SPRUCE	40
T6	SPRUCE	50
T7	SPRUCE	48
T8	BIRCH TRIPLE	12
T9	CHERRY ORN.	10
T10	BIRCH GROUP	8
T11	BIRCH	8
T12	ASH	40 REMOVED
T13	CHERRY ORN.	30 REMOVED
T14	CHERRY	16
T15	LOCUST	10
T16	LOCUST	12
T17	LOCUST	8
T18	CHERRY	8
T19	CHERRY TWIN	10
T20	PINE	20
T21	PINE	12
T22	PINE	24
T23	PINE	24
T24	PINE	12
T25	PINE	10
T26	MAPLE	20
T27	PINE	20
T28	PINE	8
T29	SPRUCE	20
T30	SPRUCE	14
T31	PINE	12
T32	SPRUCE	30
T33	HICKORY	12
T34	PINE	8
T35	OAK	20
T36	PINE	10
T37	PINE	30
T38	SPRUCE	24
T39	PINE	12
T40	SPRUCE	24
T41	MAPLE	10
T42	SPRUCE	12
T43	SPRUCE	30
T44	HICKORY	8
T45	CHERRY	10
T46	HICKORY	14
T47	WALNUT	10
T48	LOCUST	12
T49	MAPLE	16
T50	MAPLE	8

AMENDED SITE PLAN
EXISTING CONDITIONS
FOR
ANSHEL CHESED
LOCATED IN
VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

I HEREBY CERTIFY THAT THIS SITE PLAN
WAS PREPARED BY ME AND WAS MADE FROM AN
ACTUAL SURVEY COMPLETED BY ME ON: 7/28/15

UNAUTHORIZED ADDITION TO THIS
PLAN IS A VIOLATION OF THE
NEW YORK STATE EMBLEM ACT. COPIES OF THIS
MAP NOT BEING MADE BY THE SURVEYOR
OR ENGINEER SHALL BE VOID.

George D. Langberg
GEORGE D. LANGBERG, PLS. #050911 ©

SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING • LAND SURVEYING
SITE PLANNING
18 NORTH MAIN STREET
P.O. BOX 818
HARRIMAN, N.Y. 10926
TEL: (845) 782-8545
FAX: (845) 782-5901
SPARACO@SPARACOENGINEERING.COM WBYLS1@GMAIL.COM

YB-3664

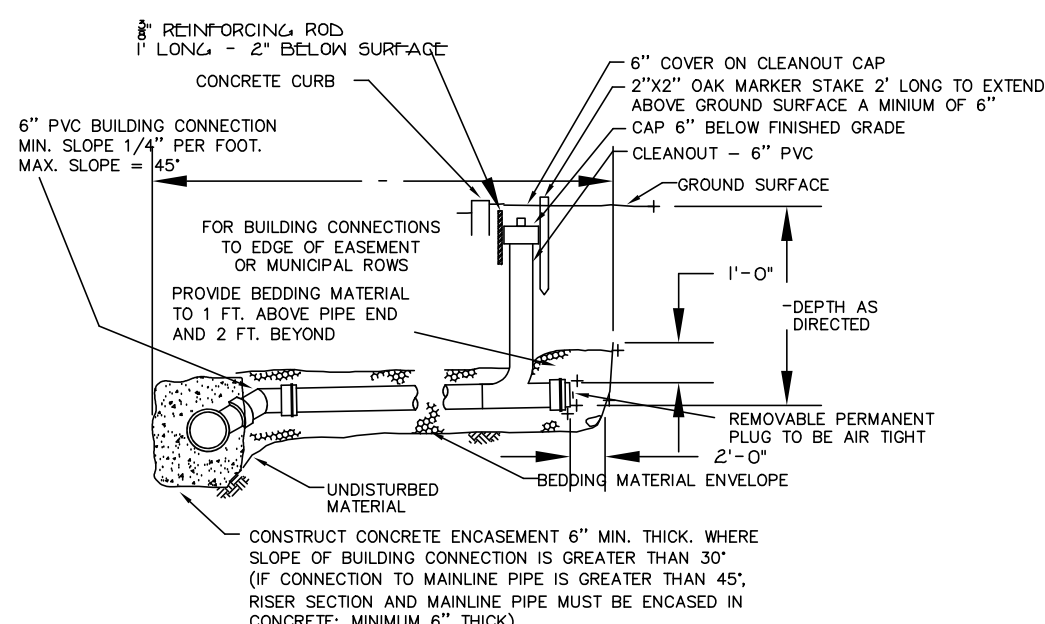
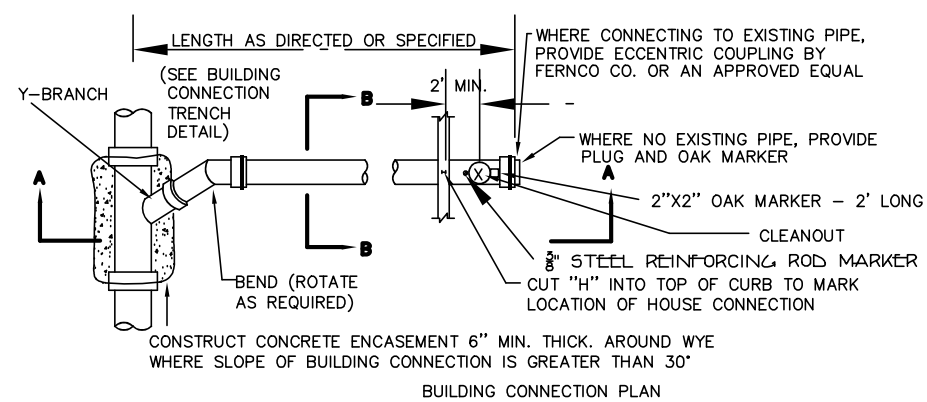
SEP. 01, 2023

1"=20'

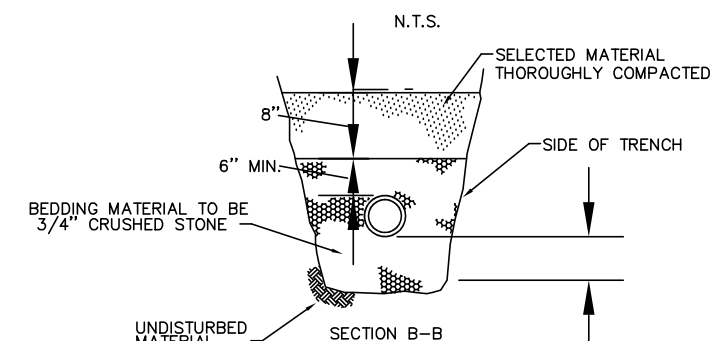
4 OF 7

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM
AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE
LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO
HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR
TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR
SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL
UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH
NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS
MAY NOT BE SHOWN ON THIS DRAWING.

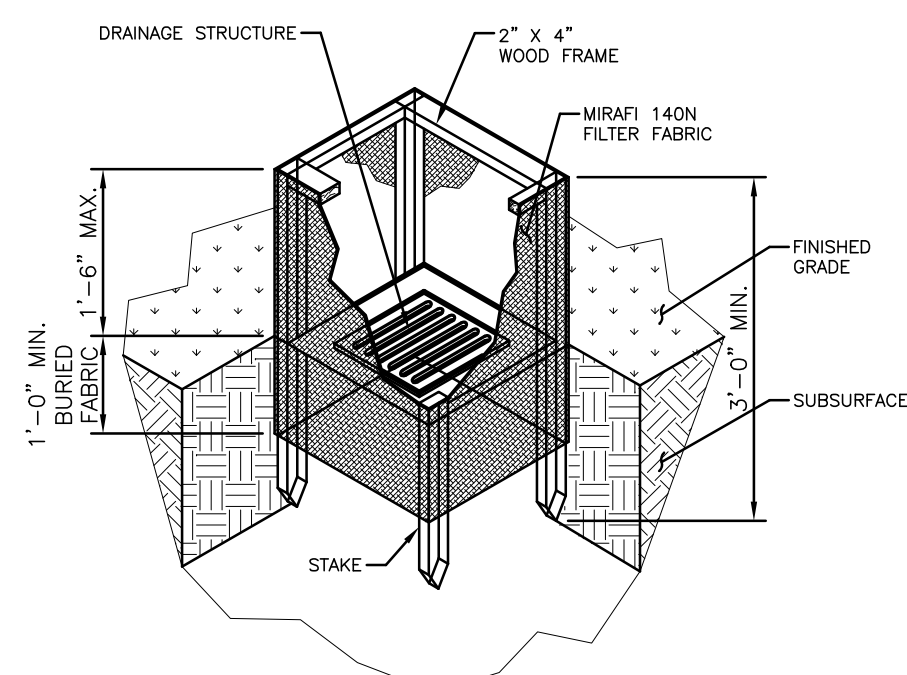
16-NYSPR PART 755
REQUIRES 2 WORKING DAYS NOTICE PRIOR
TO START OF ANY UNDERGROUND WORK
**DIG SAFELY
NEW YORK**
WWW.DIGSAFELYNEWYORK.COM
1-800-962-7962



**BUILDING CONNECTION ELEVATION
BUILDING CONNECTION DETAIL**
N.T.S.



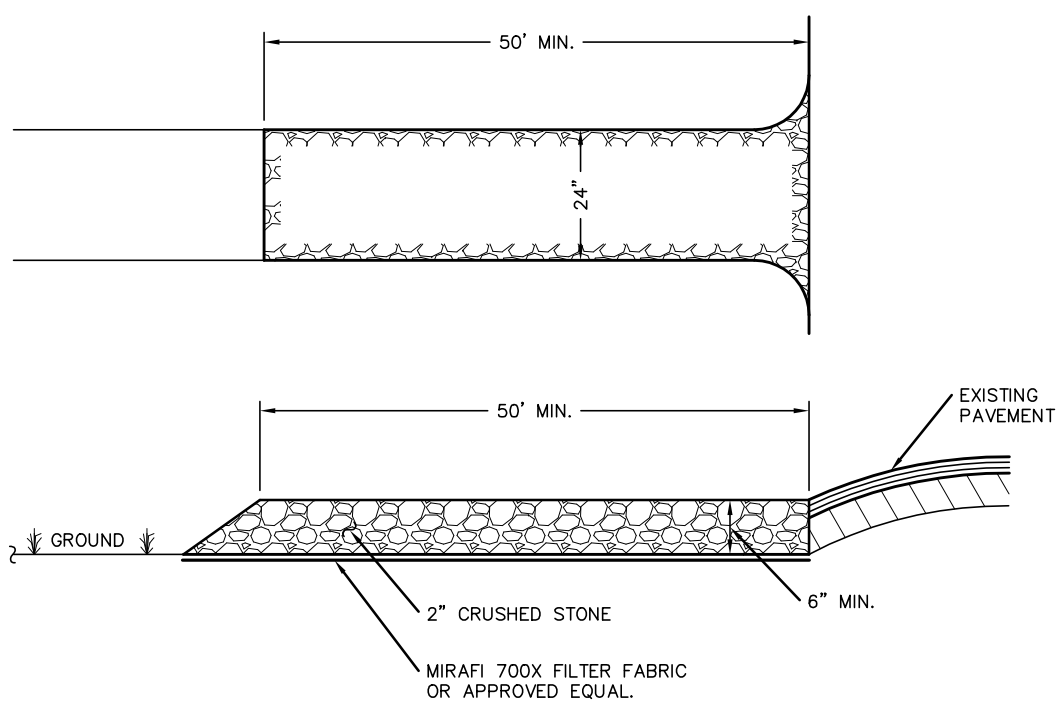
**BUILDING CONNECTION
TRENCH DETAIL**
N.T.S.



NOTES:

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" X 4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPACES GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" X 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.
7. SYMBOL:

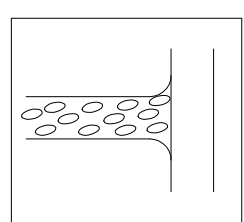
FIELD INLET PROTECTION DETAIL
N.T.S.



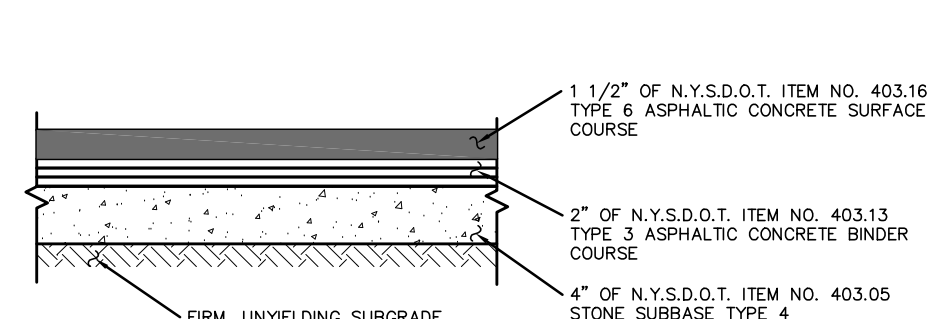
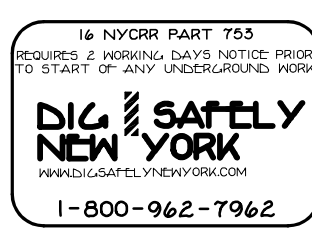
NOTES:

1. ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC ROADS.

STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



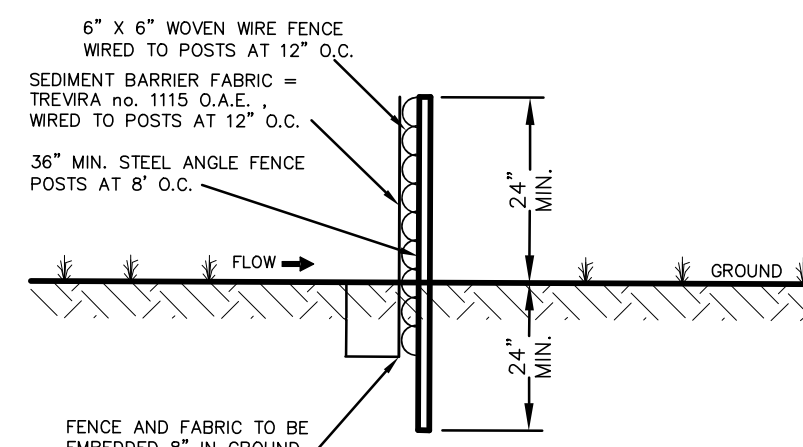
ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



NOTES:

THIS SECTION TO BE UTILIZED AT PARKING LOTS FOR PASSENGER CAR PARKING AND AISLES ONLY. NOT FOR USE AT ROADS, DRIVEWAYS OR LOADING ZONES.

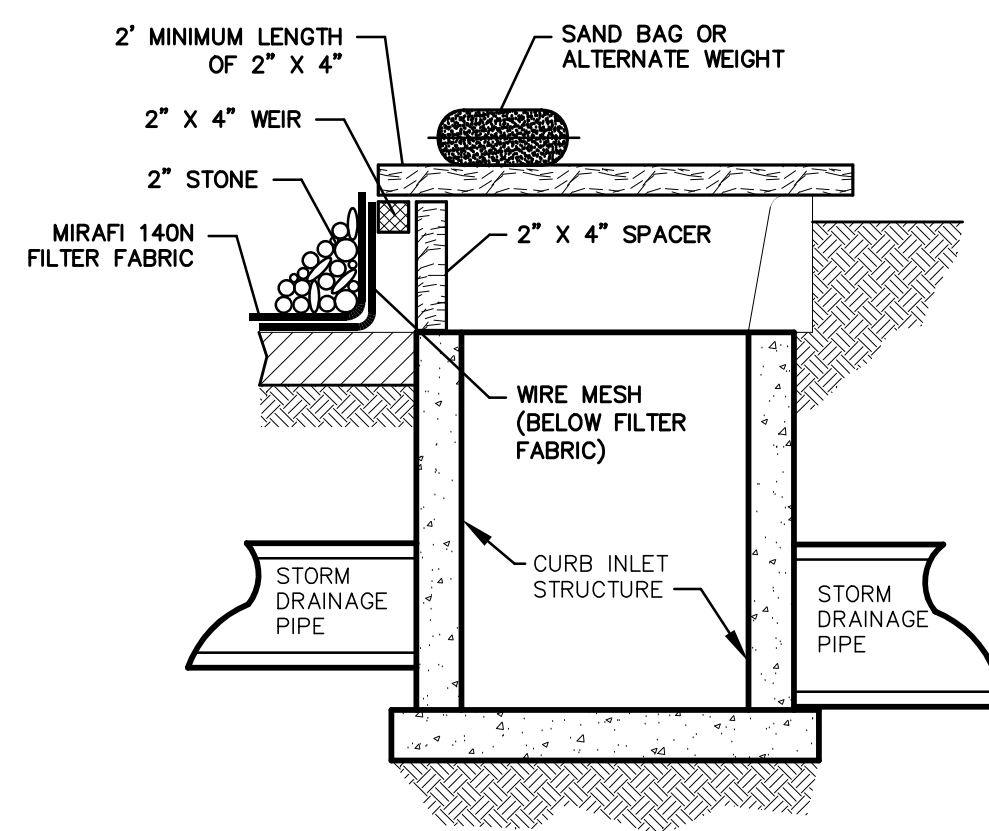
PAVEMENT SECTION- PARKING LOT
N.T.S.



NOTES:

1. THIS FENCE IS AN ALTERNATE TO HAY BALE SEDIMENT BARRIER.
2. MAINTAIN FENCE TO INSURE SEDIMENT ENTRAPMENT QUALITIES DURING CONSTRUCTION.
3. REMOVE EXCESS SILT PERIODICALLY AND WHEN BULGES DEVELOPE.
4. FENCE SYMBOL ON PLAN:

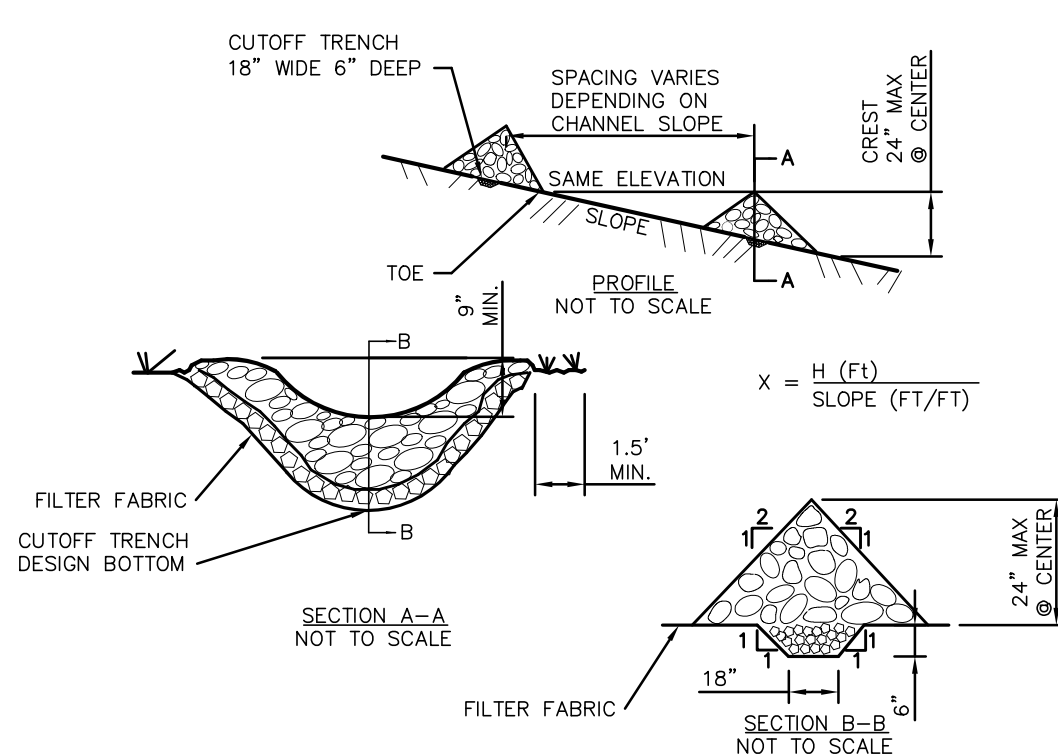
SEDIMENT BARRIER FENCE
N.T.S.



NOTES:

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2" X 4" CONSTRUCTION GRADE LUMBER.
3. WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30 INCH MINIMUM WIDTH WITH A LENGTH 4 FEET LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY NAILED TO A 2" X 4" WEIR.
4. THE WEIR SHALL BE SECURELY NAILED TO 2" X 4" SPACERS 9 INCHES LONG SPACED NO MORE THAN 6 FEET APART.
5. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" X 4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SAND BAGS OR ALTERNATE WEIGHTS.
6. SYMBOL:

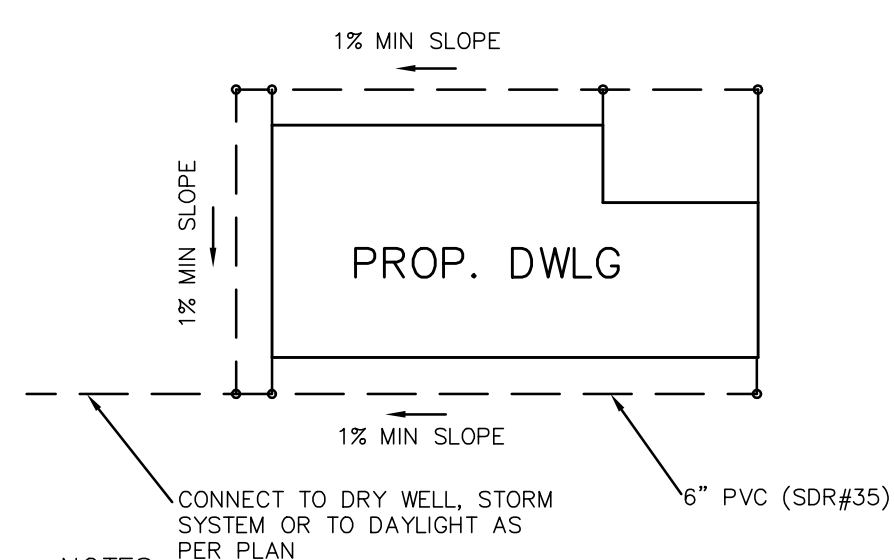
CURB INLET PROTECTION DETAIL
N.T.S.



CONSTRUCTION SPECIFICATIONS

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BEHIND CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.
6. MAXIMUM DRAINAGE AREA 2 ACRES.
7. SYMBOL:

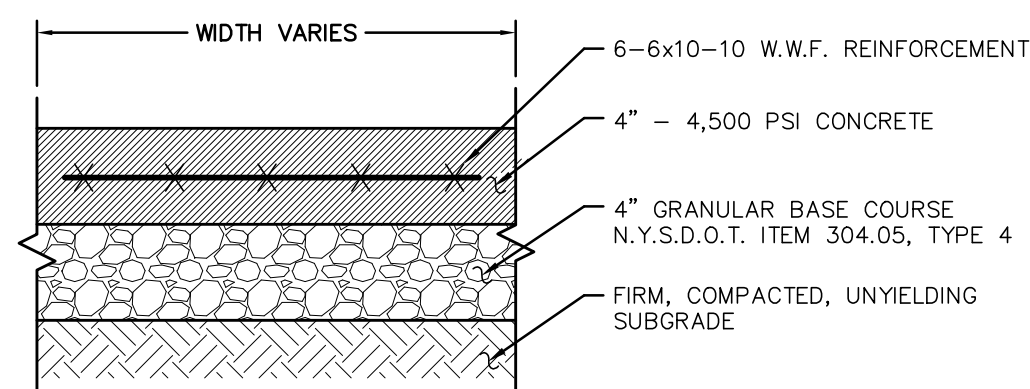
CHECK DAM
N.T.S.



NOTES:

1. CONNECT ALL ROOF LEADERS TO 6" PVC SEE ARCHITECT PLAN FOR LEADER LOCATIONS

TYPICAL ROOF DRAIN SCHEMATIC
N.T.S.

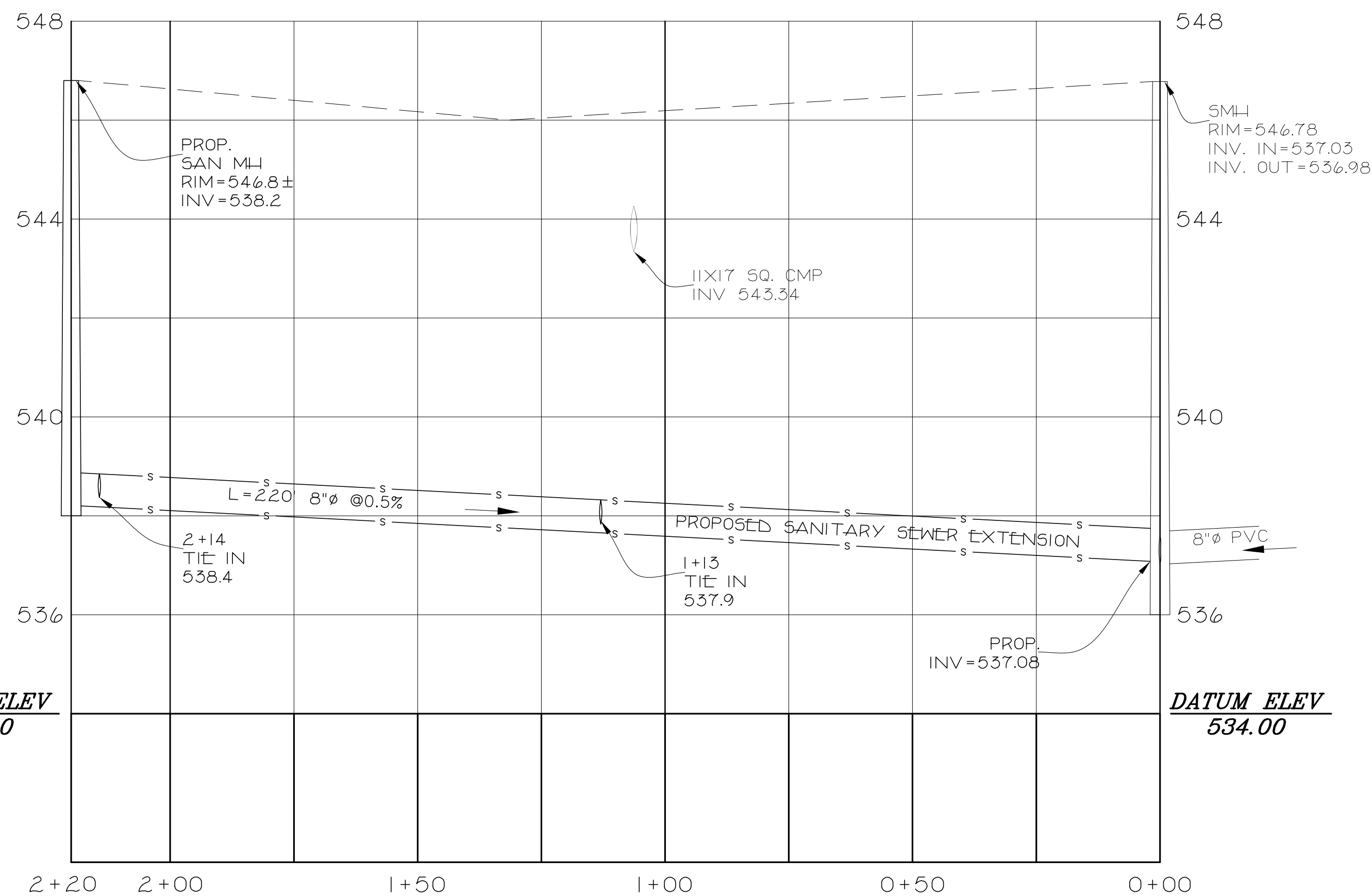


NOTES:

1. BROOM FINISH EACH SQUARE AT 90' TO PRECEDING SQUARE.
2. PLACE JOINTS EQUAL TO WALK WIDTH OR AS SHOWN ON PLAN.
3. INSTALL 1/2" PRE-MOLDED EXPANSION JOINT FILLER AT 24' O.C. MAX. AND AGAINST CONCRETE CURBS, BUILDINGS AND OTHER STRUCTURES.

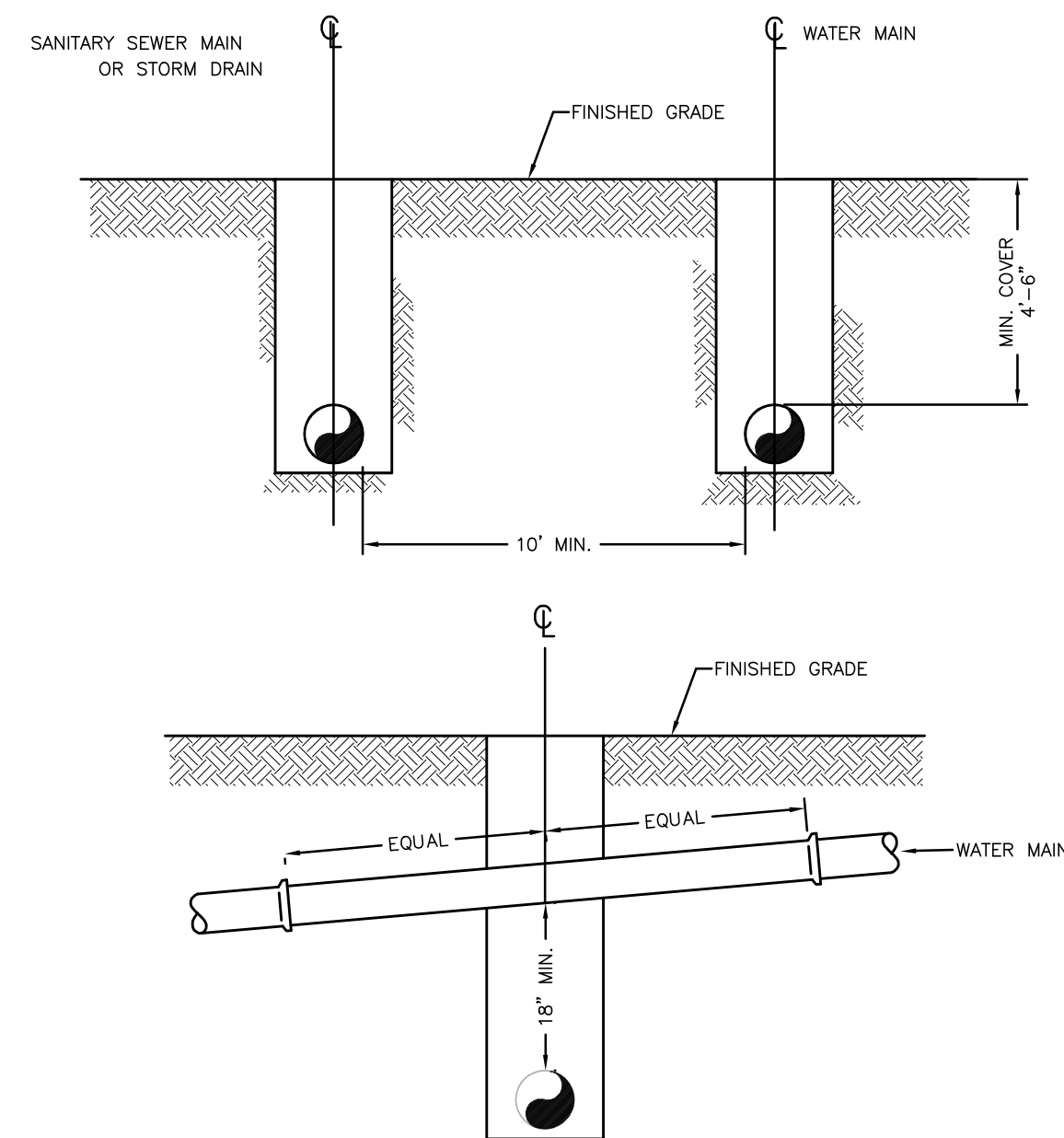
CONCRETE SIDEWALK DETAIL
N.T.S.

DATUM ELEV
534.00



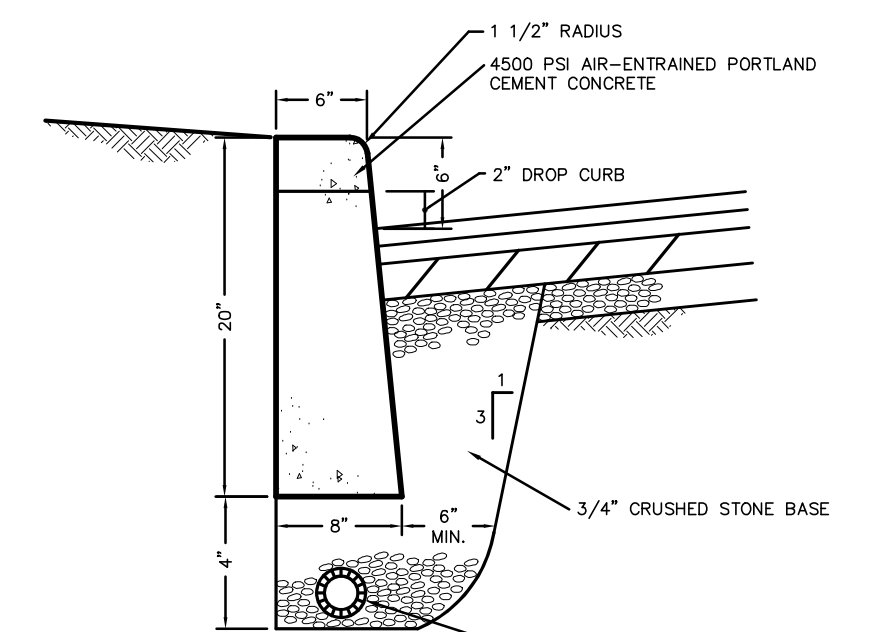
SEWER PROFILE IN LIME KILN ROAD

SCALE: H-1"=20', V-1"=2'



1. AT LOCATIONS WHERE WATER AND SEWER/STORM MAINS CROSS:
2. A MINIMUM 18 INCH VERTICAL SEPARATION SHALL BE MAINTAINED.
3. A FULL LENGTH OF SEWER/STORM PIPE AND FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT ALL PIPE JOINTS ARE LOCATED AS FAR AS POSSIBLE FROM THE POINT OF CROSSING.

TYPICAL WATER & SEWER/STORM SEPARATION
N.T.S.



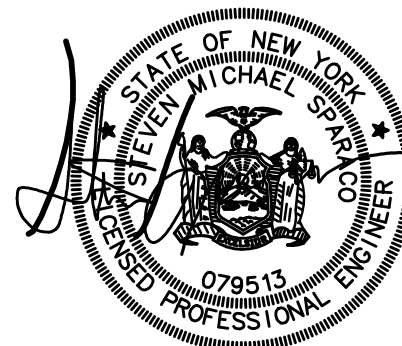
NOTES:

1. CURB SHALL BE CAST IN PLACE.
2. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN FOOT INTERVALS, TO FULL DEPTH OF CURB.
3. UNDERDRAIN MAY BE ELIMINATED IN PARKING LOTS AND OTHER NON-PUBLIC FACILITIES.

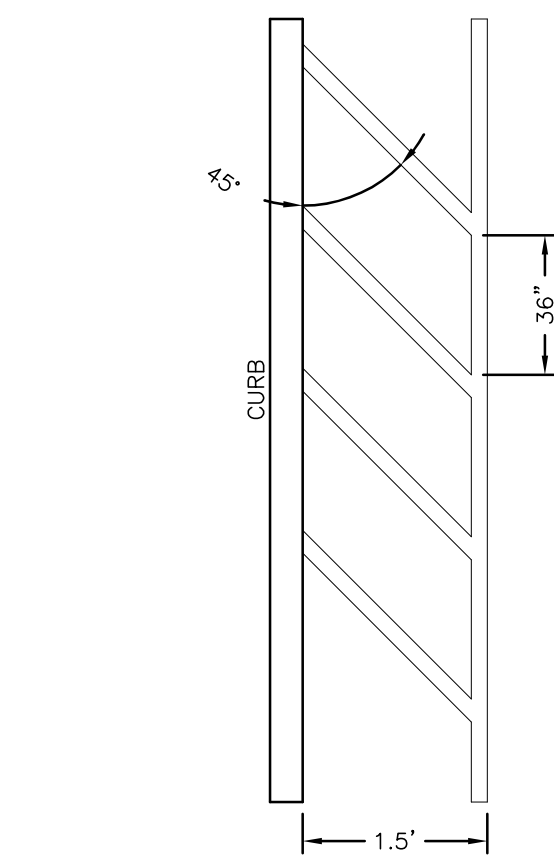
CURB DETAIL- CONCRETE
N.T.S.

AMENDED SITE PLAN
DETAILS-I
FOR
ANSHEI CHESÉ
LOCATED IN
VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK
GRAPHIC SCALE
20 10 0 20 40 60

STEVEN M. SPARACO, PE
18 NORTH MAIN STREET
HARRIMAN, NEW YORK 10926
(845) 782-8543

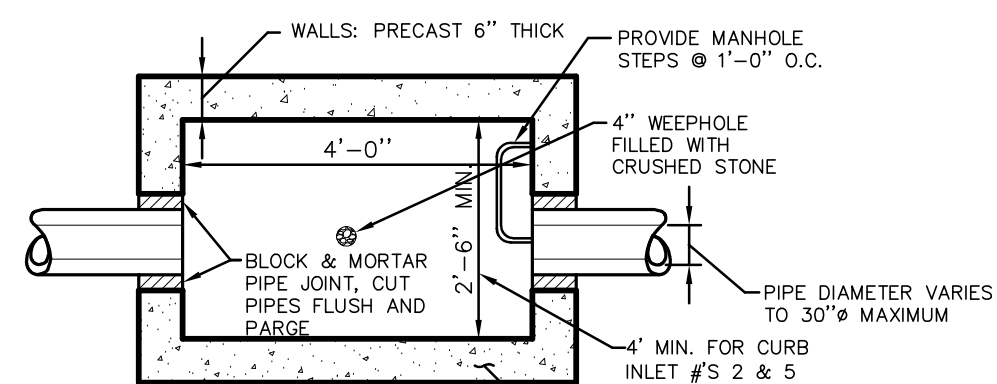


SPARACO & YOUNGBLOOD, PLLC CIVIL ENGINEERING • LAND SURVEYING SITE PLANNING 18 NORTH MAIN STREET P.O. BOX 818 HARRIMAN, N.Y. 10926 TEL: (845) 782-8543 FAX: (845) 782-5901 SPARACO@SPARACOENGINEERING.COM WBYLS1@GMAIL.COM		YB-3664 SEP. 01, 2023 AS NOTED 5 OF 7
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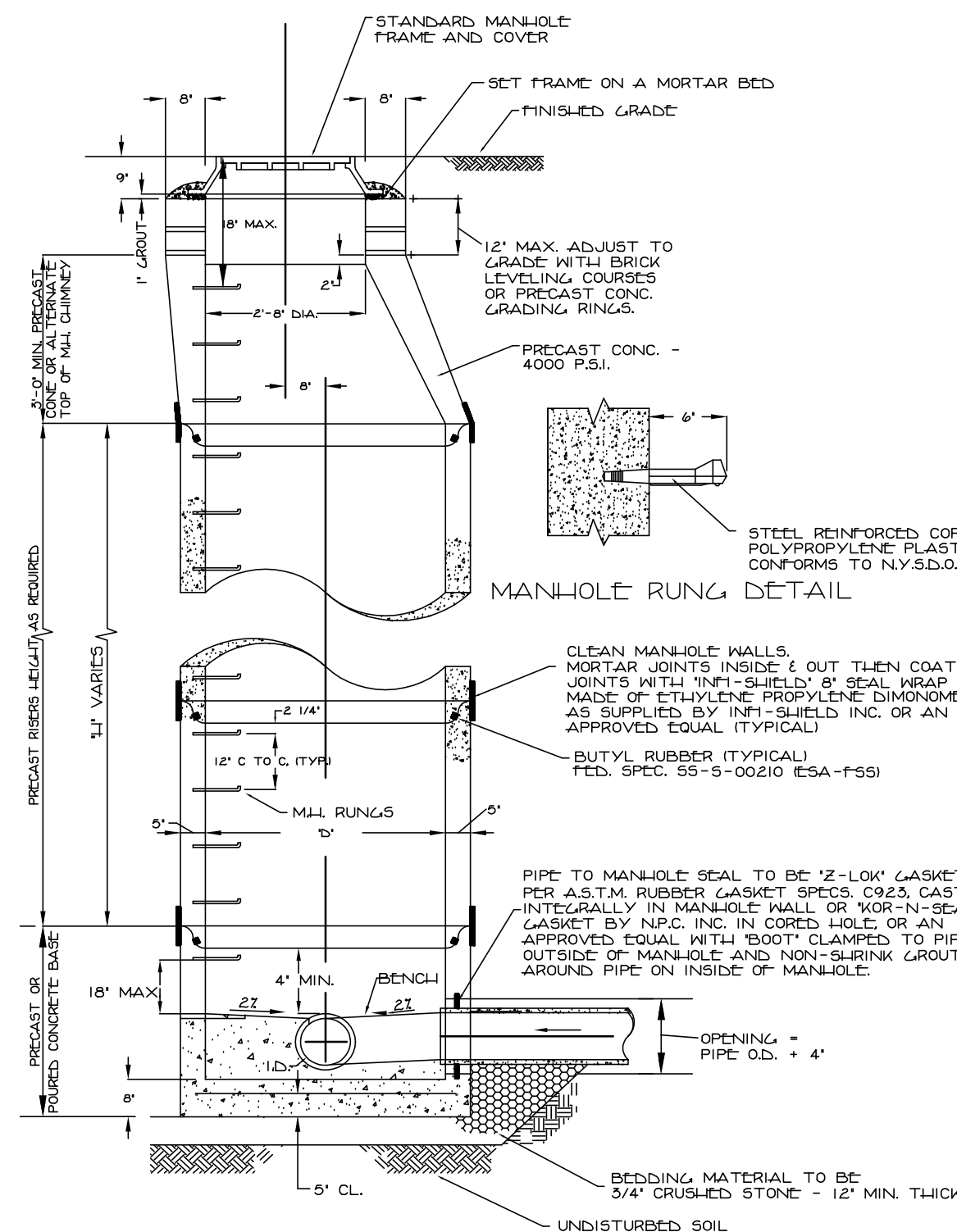


FIRE ZONE STRIPPING
PAINT STRIPES WITH BRIGHT YELLOW
EXTERIOR GRADE ROADWAY PAINT

- DRAINAGE MANHOLE (DMH)**
N.T.S.



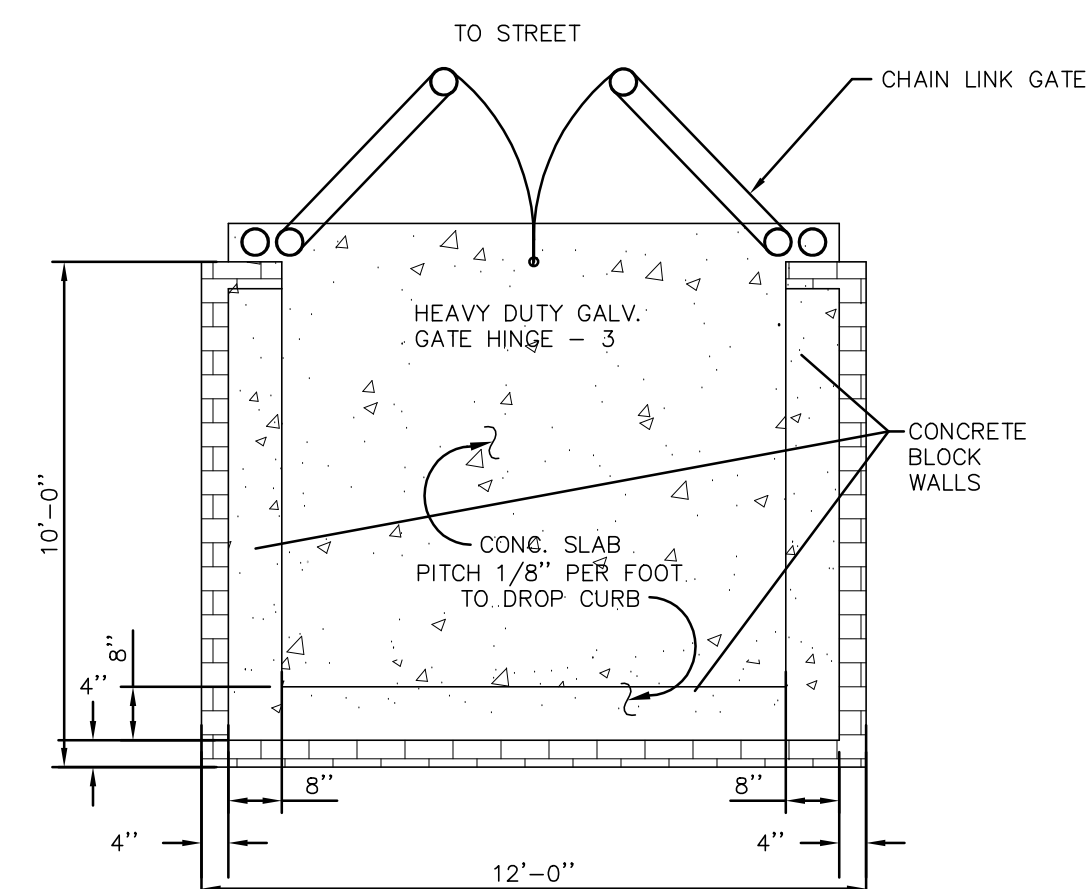
- CATCH BASIN, CURB INLET (CI) WITH**
TYPE N HEAD & FIELD INLET (FI) DETAIL



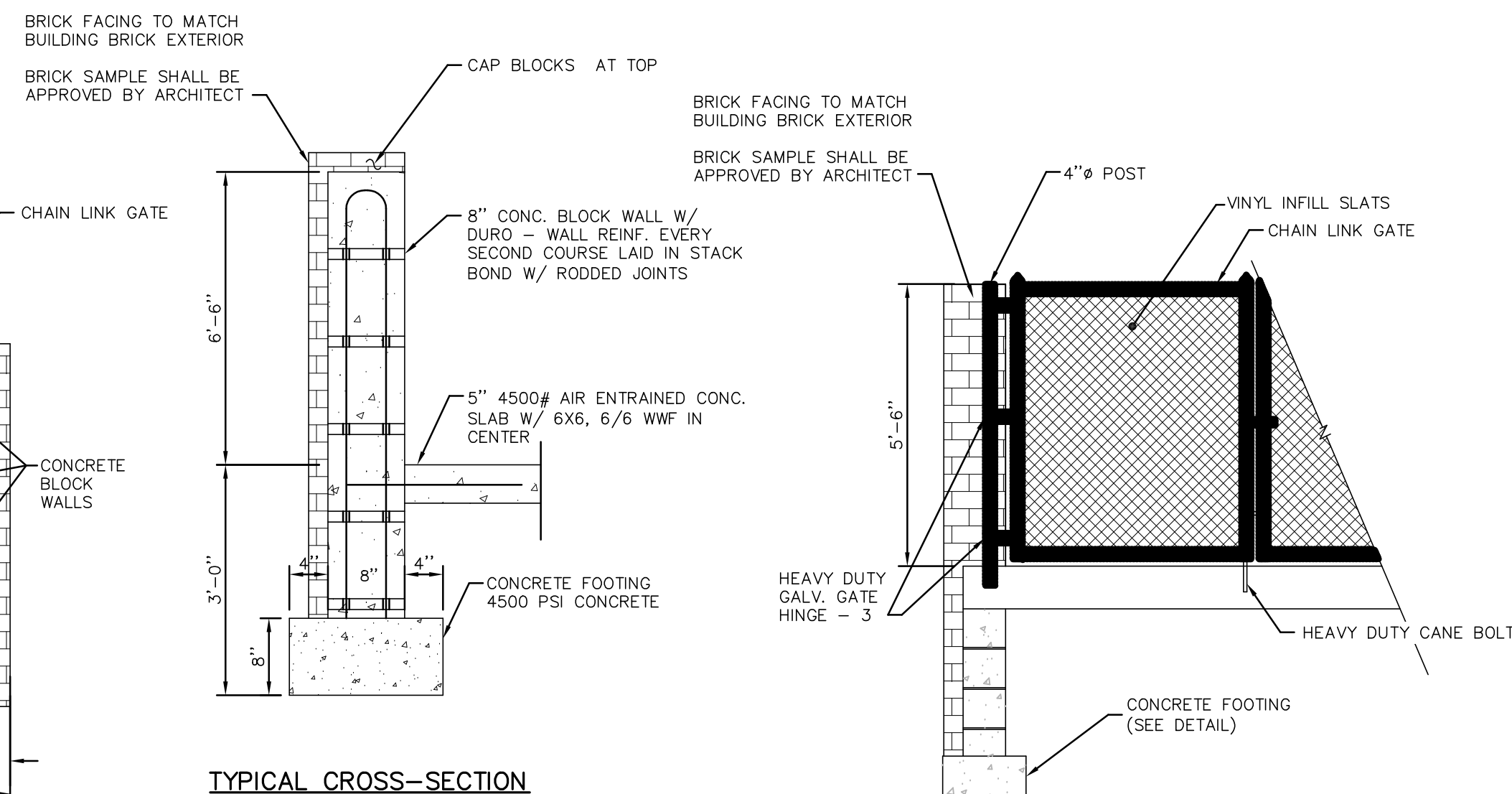
PRECAST STANDARD MANHOLE SECTION



TYPICAL NO PARKING / NO
STANDING / FIRE ZONE SIGN DETAIL
N.T.S.



PLAN VIEW

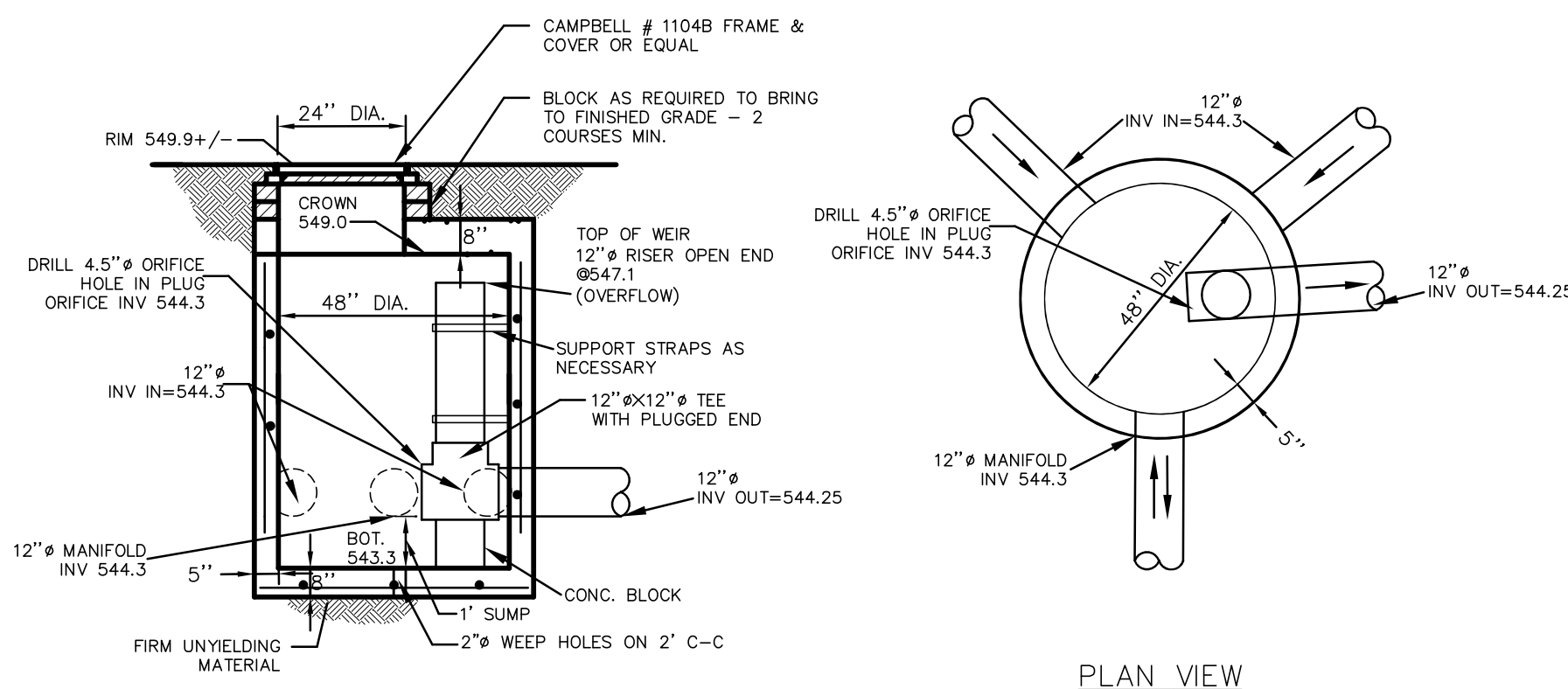


TYPICAL CROSS-SECTION

FRONT VIEW

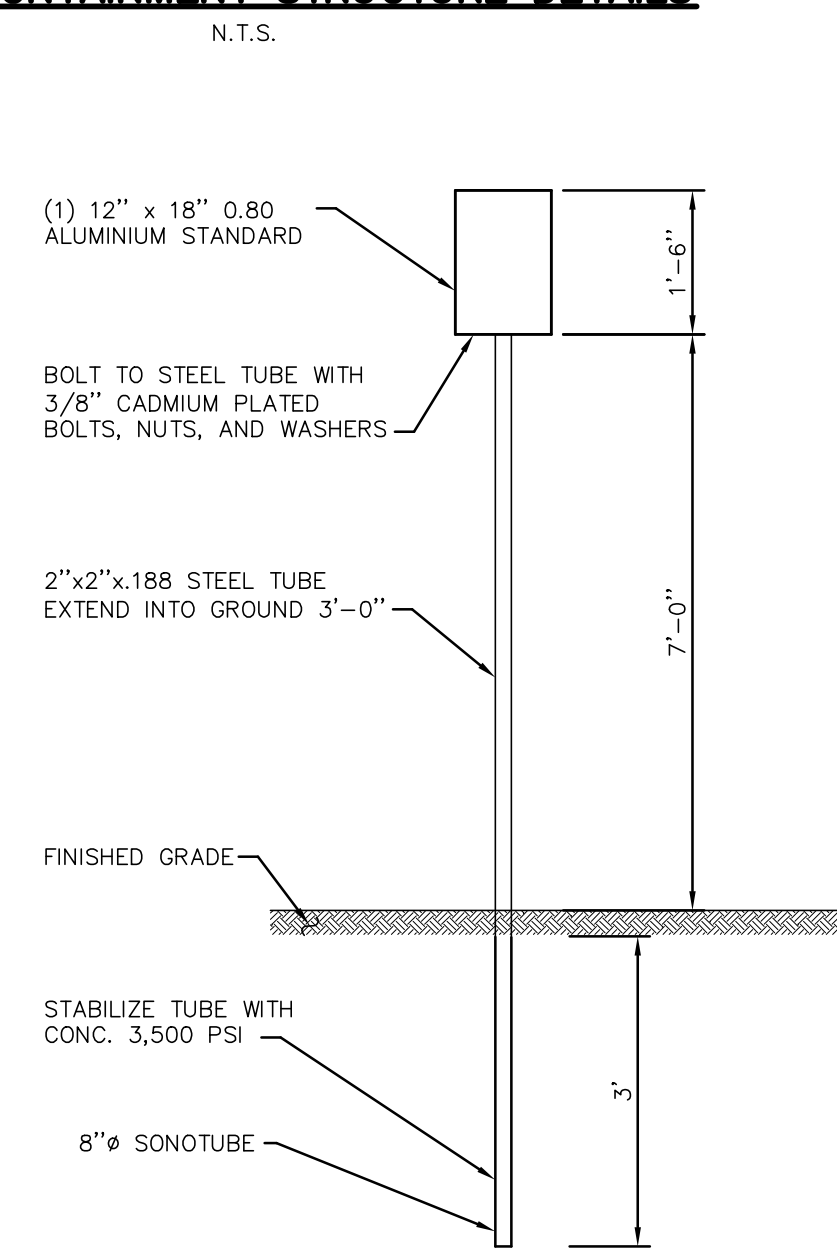
1. ALL FASTENINGS SHALL BE GALVANIZED STEEL.
2. SPLIT-FACE DECORATIVE BLOCK MAY BE USED IN LIEU OF BRICK-BLOCK COMBINATION. ARCHITECT SHALL APPROVE SAMPLE OF SPLIT-FACE BLOCK

REFUSE CONTAINMENT STRUCTURE DETAILS



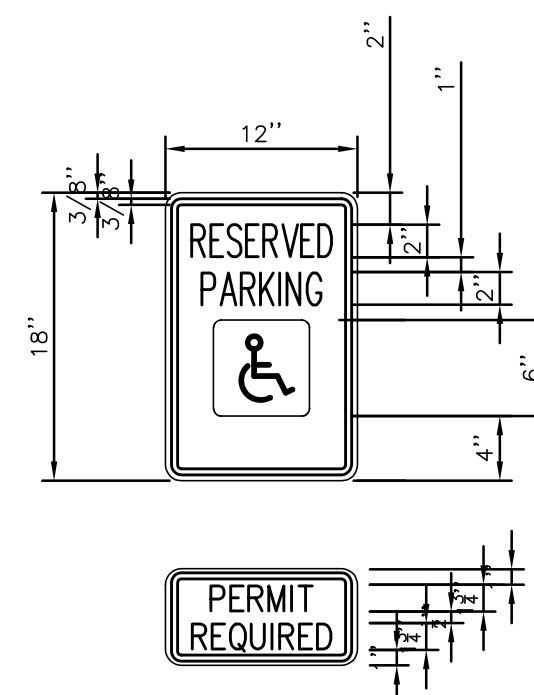
PLAN VIEW

- INLET/OUTLET MANHOLE**
N.T.S.



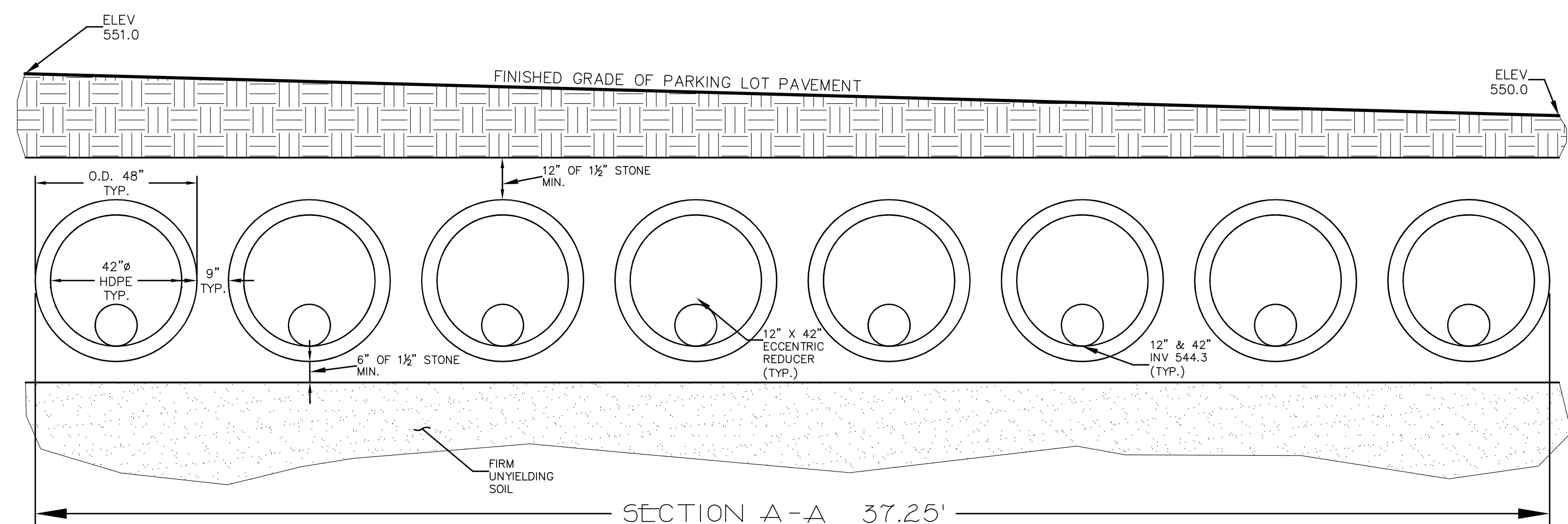
- ## PARKING SIGN

N.T.S.

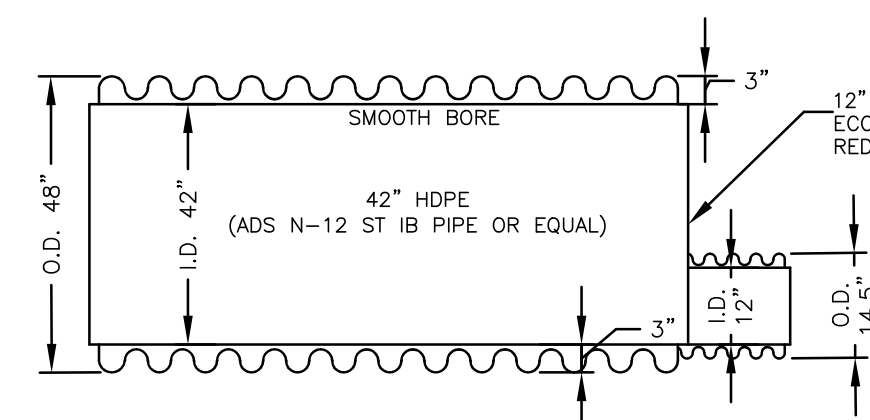


- NOTES:
1. HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS

HANDICAPPED SIGN

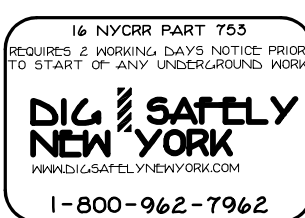


8 ROWS 42"Ø HDPE

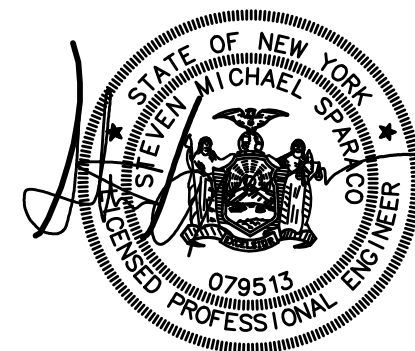


SIDE VIEW

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO NOTICE CAN BE GIVEN TO THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



STEVEN M. SPARACO, PE
18 NORTH MAIN STREET
HARRIMAN, NEW YORK 10926
(845) 782-8543



LOCATED IN
VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK
GRAPHIC SCALE

Figure 1 is a horizontal bar chart representing the distribution of the number of children per family. The x-axis is labeled with values 20, 10, 0, 20, 40, and 60. The bar is divided into segments of varying lengths and colors (white, black, white, black, white). The segments are: a white segment from 0 to 10, a black segment from 10 to 20, a white segment from 20 to 40, a black segment from 40 to 60, and a white segment from 60 to 80.

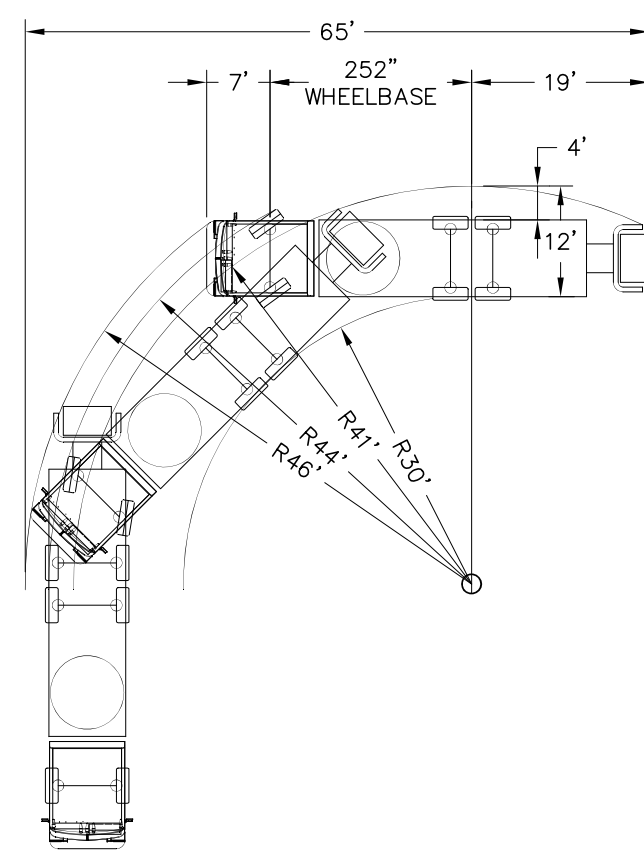
YB-3664

SEP. 01, 2023

AS NOTED

AS NOTED

4 OF 2



ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE EXISTENCE, DEPTH AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

16 NYCRR PART 753
REQUIRES 2 WORKING DAYS NOTICE PRIOR
TO START OF ANY UNDERGROUND WORK

DIG SAFELY
NEW YORK
WWW.DIGSAFELYNEWYORK.COM

1-800-962-7962

STEVEN M. SPARACO, PE
18 NORTH MAIN STREET
HARRIMAN, NEW YORK 10926
(845) 782-8543



YB-3664

SEP. 01, 2023

1"=20'

7 OF 7



PLANNING BOARD MEETING MINUTES

June 26, 2024 at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

Phone: 845-354-0400 | Fax: 845-354-4097

CALL TO ORDER

Present: Chairman- Lon Lieberman, Albert Tew, Neal Wasserman, Vanessa Caren, Joshua Scheinberg, Joseph Zupnik- 1st Alternate, Tzvee Rotberg- 2nd Alternate

Also Present: Bruce Minsky-Deputy Village Attorney, Devon Palmieri-Village Engineer, Jonathan Lockman-Village Planner, Alicia Schultz-Deputy Village Clerk

CONTINUED PUBLIC HEARING ON THE APPLICATION OF ROCKLAND TREE EXPERT CO., INC. DBA IRA WICKES/ARBORISTS FOR AN AMENDED SITE PLAN AND SPECIAL PERMIT. Affecting property located on the South side of McNamara Road, 0 feet West of Union Road. Designated on the Town of Ramapo Tax Map as Parcel ID #42.13-1-22. Subject property is located at 11 McNamara Road.

Chairman Lieberman read this item into the record. Ira Emanuel, the applicant's attorney emailed the Deputy Village Clerk requesting an adjournment to the July 24, 2024 meeting. The items remaining that the Village requested are a traffic analysis, which is currently being reviewed by the Village's Professionals, and water testing. The water tests have also been performed; however they do not have the reports as of yet, and hopefully will be completed by the July 24, 2024 meeting.

Albert Tew made a motion to adjourn the discussion until the July 24, 2024 meeting, seconded by Vanessa Caren. Upon vote, this motion was carried unanimously.

PUBLIC HEARING ON THE APPLICATION OF CONGREGATION AHAVAS YITZCHAK FOR A REVISION OF A SPECIAL PERMIT AND REVISED SITE PLAN APPROVAL FOR A NEIGHBORHOOD GATHERING. Affecting property located on the west side of Forshay Road at the intersection with Parker Blvd. Designated on the Town of Ramapo Tax Map as Parcel ID #41.18-1-12. Subject property is located at 73 Forshay Road.

Chairman Lieberman read this item into the record. Rachel Barese, applicant's Engineer, stated that years ago they needed and were planning on a new parking lot, but Co-Vid hit, and the project was stalled. In the interim, the applicant decided they are going to change the original plan and split the project into TWO (2) separate Phases: Phase I is going to include adding 40 parking spaces, which is more spaces than the previously approved plans, and a handicapped accessible ramp. This phase will include removal of the "canopy" portion on the plans dated

May 6, 2024. Phase II is going to include a smaller handicapped ramp, entrance and patio. Ms. Barese stated that the Building Inspector needs to review the application to determine whether a side yard variance is needed for the proposed ramp, as the structure will partially be built below grade.

Jonathan Lockman stated that the negative declaration from the previously approved resolution states this is a Type II SEQRA action, and the Board must reinstate the negative declaration from the approved August 24, 2022 Planning Board minutes.

Chairman Lieberman questioned if anyone from the public would like to speak. No one wished to speak.

All persons wishing to be heard having been heard, Chairman Lieberman made a motion to close the public hearing, seconded by Albert Tew. Upon vote, this motion was carried unanimously.

Albert Tew made a motion to approve the following resolution, seconded by Vanessa Caren:

73 FORSHAY ROAD-CONGREGATION AHAVAS YITZCHAK
AMENDED SITE PLAN & SPECIAL PERMIT

(INSERT RESOLUTION)

Upon vote, this motion was carried unanimously.

CONTINUED DISCUSSION ON THE APPLICATION SUBMITTED BY NANCY RUBIN ON BEHALF OF MARK NUSSEN FOR A CLEARING/ FILLING/ EXCAVATING PERMIT. Affecting property located on the west side of Astor Place, 600 feet from the intersection of Ardley Place. Designated on the Town of Ramapo Tax Map as Parcel ID#41.06-1-78. Subject property is located at 33 Astor Place.

Chairman Lieberman read this item into the record. Rachel Barese, applicant's Engineer, stated that soil testing reports that the Village Engineer requested, have been submitted. Devon Palmieri stated that the soil testing done showed that the fill that was brought onto the property has been determined to be safe for the residential area.

Vanessa Caren made a motion to approve the following resolution, seconded by Albert Tew:

33 ASTOR PLACE-NUSSEN
CLEARING & FILLING APPLICATION

A regular meeting of the Planning Board of the Village of Wesley Hills was convened on June 26, 2024, at 7:30 pm.

The meeting was called to order by the Chairman Lon Lieberman, and with a quorum present, the following Resolution was offered by Vanessa Caren, seconded by Albert Tew to wit:

WHEREAS, in regard to the application submitted by NANCY RUBIN on behalf of MARK NUSSEN for a(n) Clearing/Filing/Excavation Permit, the same affecting the property(ies) located/designated on the Town of Ramapo Tax Map as Parcel ID# 41.06-1-78. The subject Property(ies) is/are commonly known as 33 Astor Place, Wesley Hills, NY;

WHEREAS, the Applicant appeared in person and by its representative(s) and testified for the Application;

WHEREAS, the Planning Board consulted with its professionals [Planner, Engineer, Legal], and based on the Application filed reviewed and determined that:

(i) the Application was a Type II action under SEQRA, and issued an associated negative declaration;

(ii) the Application was not subject to GML referrals;

(iii) the Application satisfied the criteria, considerations and standards of the Village of Wesley Hills Code, including but not limited to Chapter 95 – Clearing, Filling and Excavations, as well as other relevant code sections;

NOW, upon said hearing and the evidence presented, it is hereby found and determined.

BE IT RESOLVED that the Application, as per the *Plot Plat* by Civil Tec Engineering & Survey PC, dated January 3, 2024, is approved (“Approval”);

BE IT FURTHER RESOLVED that the Approval granted herein is expressly conditioned and subject to the Applicant’s compliance with: (i) Brooker Engineering’s letter dated

June 26, 2024; (ii) Nelson Pope Voorhis' letter dated June 27, 2024 ; (iii) the payment of all monies owed to the Village in regard to the Application, the same to be submitted prior to the issuance of any permit(s); (iv) the time limit to perform work and the expiration of work permit, the same to be set by _____ ; (v) the amount of a performance bond, as determined by the Village Engineer, the bond insuring conformance with the approved plans and all applicable regulations, restrictions and special conditions; (vi) all local laws and ordinances of the Village of Wesley Hills, including but not limited to Chapter 95 – Clearing, Filling and Excavations; and (vii) any other requirements/conditions imposed by the Village's Building Inspector.

Note that the Planning Board gives no approval of any building plans to be submitted.

ACTION: A motion to grant/approval this Resolution was made by Vanessa Caren, with a second from Albert Tew.

Upon vote, this motion was carried unanimously.

DISCUSSION ON THE APPLICATION SUBMITTED BY JAY COURT HOLDINGS, LLC FOR SKETCH PLAT APPROVAL OF THE 3 LOT SUBDIVISION KNOWN AS JAY COURT HOLDINGS SUBDIVISION. Affecting property located on the north side of East Willow Tree Road, approximately 200 feet from the intersection of Rainbow Court. Designated on the Town of Ramapo Tax Map as Parcel ID #41.08-1-34 & 41.08-1-44.2. Subject property is located at 2 Charlotte Drive & 106 East Willow Tree Road.

Chairman Lieberman read this item into the record. Rachel Barese, applicant's Engineer, stated that this proposed subdivision is currently THREE (3) lots and is to be changed into TWO (2) lots, requires no variances, and is a TYPE II SEQRA action. Ms. Barese stated that the owner is proposing a single-family dwelling on each new lot.

Jonathan Lockman questioned if there are any formal easements granted or filed for the lot on East Willow Tree Road, as the garage and driveway are on the property of the neighboring lot at 114 East Willow Tree Road. Ms. Barese stated no, there are no filed formal easements granted, as the property owners made a "good faith" agreement many years ago. Mr. Lockman stated that they must add a note to the Final Plat that there are no formal documents that show an easement granted for the shared driveway. Devon Palmieri stated that the plans need to be squared away and more detail oriented. Mr. Palmieri added that according to the Village Code, this subdivision must consist of a driveway to a collective street, as well as having secondary access to a local

road. Mr. Lockman added that the applicant is not changing the width of the lot, and the conditions on these lots are not changing.

Vanessa Caren made a motion to approve the following resolution, seconded by Albert Tew:

**2 CHARLOTTE DRIVE & 106/110 E WILLOW TREE ROAD-JAY COURT HOLDINGS
THREE-TO-TWO LOT SUBDIVISION**

A regular meeting of the **Planning Board of the Village of Wesley Hills** was convened on June 26, 2024, at 7:30 pm.

The meeting was called to order by the Chairman Lon Lieberman, and with a quorum present, the following Resolution was offered by Vanessa Caren, seconded by Albert Tew to wit:

WHEREAS, in regard to the application submitted by **JAY COURT HOLDINGS LLC** for an Amended Site Plan and Special Permit, specifically for a three-lot merger culminating into a two-lot subdivision, the same affecting the property(ies) located/designated on the Town of Ramapo Tax Map as Parcel ID# 41.08-1-34, 41.08-1-44.1 and 41.08-1-44.2. The subject Property(ies) is/are commonly known as 2 Charlotte Drive, Wesley Hills, New York; 110 Willow Tree Road, Wesley Hills NY and 106 Willow Tree Road, Wesley Hills NY;

WHEREAS, the Applicant appeared in person and by its representative(s) and testified for the Application;

WHEREAS, the Planning Board consulted with its professionals [Planner, Engineer, Legal], and based on the Application filed reviewed and determined that:

- (i) the Application was a Type II action under SEQRA, and issued an associated negative declaration;
- (ii) the Application was not subject to GML referrals;

(iii) the Application satisfied the criteria, considerations and standards of the Village of Wesley Hills Code, including but not limited to Chapter 193 – Subdivision of Lands Wesley Hills, as well as other relevant code sections;

NOW, upon said hearing and the evidence presented, it is hereby found and determined.

BE IT RESOLVED that the Application, as per the *Subdivision Plat* by Civil Tec Engineering & Survey PC, dated April 29, 2024, is approved;

BE IT FURTHER RESOLVED that the Approval granted herein is expressly conditioned and subject to the Applicant's compliance with: (i) Brooker Engineering's letter dated June 26, 2024; (ii) Nelson Pope Voorhis' letter dated June 11, 2024; (iii) all local laws and ordinances of the Village of Wesley Hills, including but not limited to Chapter 193 – Subdivision of Lands; and (iv) any other requirements/conditions imposed by the Village's Building Inspector.

Note that the Planning Board gives no approval of any building plans to be submitted.

ACTION: A motion to grant/approval this Resolution was made by Vanessa Caren, with a second from Albert Tew.

Upon vote, this motion was carried unanimously.

DISCUSSION: Recommendation to Board of Trustees on proposed Zoning Law Amendment.

Chairman Lieberman read this item into the record. The Board had a brief discussion on whether everyone had reviewed & understood the revised Law.

Chairman Lieberman made a motion to approve the proposed Faculty Housing Law resolution, seconded by Albert Tew:

FACULTY HOUSING ZONING LAW

A regular meeting of the Planning Board of the Village of Wesley Hills was convened on June, 2024, at 7:30 pm.

The meeting was called to order by the Chairman Lon Lieberman, and with a quorum present, the following Resolution was offered by Chairman Lieberman, seconded by Albert Tew to wit:

WHEREAS, the Board of Trustees of the Village of Wesley Hills is considering the adoption of a proposed local law entitled "*A Local Law Amending the Code of the Village of Wesley Hills, to Revise the Zoning Law in Relation to Faculty Housing at Schools*"; and

WHEREAS, the Board of Trustees has referred such Proposed Law to Planning Board for review and report pursuant to Section 230-76 of the Code of the Village of Wesley Hills, and the Planning Board has thereupon considered such Proposed Law;

WHEREAS, the Planning Board, in consultation with its professionals [Planner, Engineer, Legal], has reviewed the form and advisability of the Proposed Law; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board hereby approves the form of such Proposed Local as forwarded and recommends its adoption, for the following reasons: The purpose and effect of such Proposed Law is to reasonably balance (a) the need of schools with a dormitory to provide affordable on-campus housing for its faculty and (b) the objective of the Village to protect the character and environment of its neighborhoods in the vicinity of such schools; and, for the foregoing reasons, such proposed local law would be in furtherance of the purposes of the Village's Zoning laws;

BE IT FURTHER RESOLVED that a copy of this Resolution shall be deemed to be the requisite report to the Board of Trustees as pursuant to Section 230-76 of the Code.

ACTION: A motion to grant/approval this Resolution was made by Chairman Lieberman, with a second from Albert Tew.

Upon vote, this motion was carried unanimously.

APPROVAL OF MINUTES- May 29, 2024

Chairman Lieberman made a motion to approve the May 29, 2024 minutes, seconded by Neal Wasserman. Upon vote, this motion was carried unanimously.

ADJOURNMENT

Chairman Lieberman made a motion to adjourn the meeting, seconded by Albert Tew. Upon vote, this motion was carried unanimously.

Respectfully Submitted,
Alicia Schultz