



PLANNING BOARD MEETING AGENDA

September 11, 2024 at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

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

CALL TO ORDER

PUBLIC HEARING

- 1. PUBLIC HEARING ON THE APPLICATION OF ANSHEI CHESED 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.
- 2. PUBLIC HEARING ON THE APPLICATION OF MOSHE POTASH FOR ARCHITECTURAL PLAN REVIEW.** Affecting property located on the south side of Rockwood Lane. Designated on the Town of Ramapo Tax Map as Parcel ID #32.19-2-4.8. Subject property located at 25 Rockwood Lane.
- 3. PUBLIC HEARING ON THE APPLICATION OF ANDREW GOJCAJ FOR ARGO CONSTRUCTION CORP. FOR ARCHITECTURAL PLAN REVIEW.** Affecting property on the northern side of Jeremy Court. Designated on the Town of Ramapo Tax Map as Parcel ID #32.19-2-4.3. Subject property located at 11 Jeremy Court.
- 4. PUBLIC HEARING ON THE APPLICATION OF BEN GROSSBERGER FOR WESLEY CONSTRUCTION GROUP FOR A WETLANDS PERMIT** Affecting property located on the northernly side of Glenbrook Road. Designated on the Town of Ramapo Tax Map as Parcel ID#41.10-2-20. Subject property located at 41 Glenbrook Road.

CONTINUED PUBLIC HEARING

- 5. 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. Designated on the Town of Ramapo Tax Map as Parcel ID#42.13-1-22. Subject property is located at 11 McNamara Road.

APPROVAL OF MINUTES

- 6.** July 24, 2024

ADJOURNMENT



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

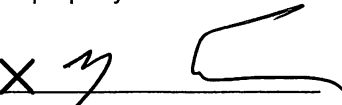
STATE OF NEW YORK }
 COUNTY OF ROCKLAND } SS:
 VILLAGE OF WESLEY HILLS }

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 

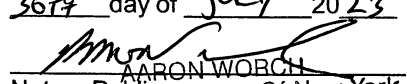
Address: 62 Lime Kiln Road

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 WOROCH
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

APPLICANT *G. Twerski*

DATED 02/20/2024

PROPOSED HOUSE OF WORSHIP FOR:

62 LIME KILN ,
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

CONG TOREI ZAHAV ANSHEI CHESSED

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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 THE 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 (ECCCNYS)
- 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.

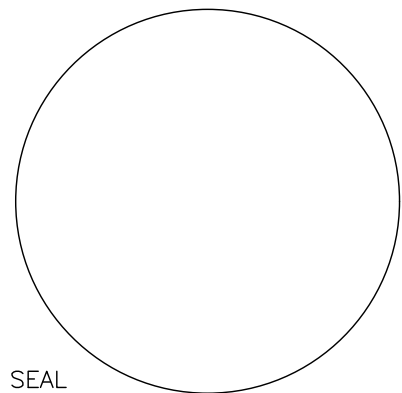
CHAPTER 10 MEANS OF EGRESS:

SECTION 1006 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS
2 EXITS REQUIRED >2 EXITS PROVIDED



COMMERCIAL - RESIDENTIAL

412 N. MAIN STREET, SUITE 301
MONROE NY 10950 845-781-4222
LARRY@LHARTMANDESIGN.COM



SEAL

LICENSE NO: 082844

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PROPOSED HOUSE OF WORSHIP FOR:
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ANSHEI CHESED
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Drawn By: LH

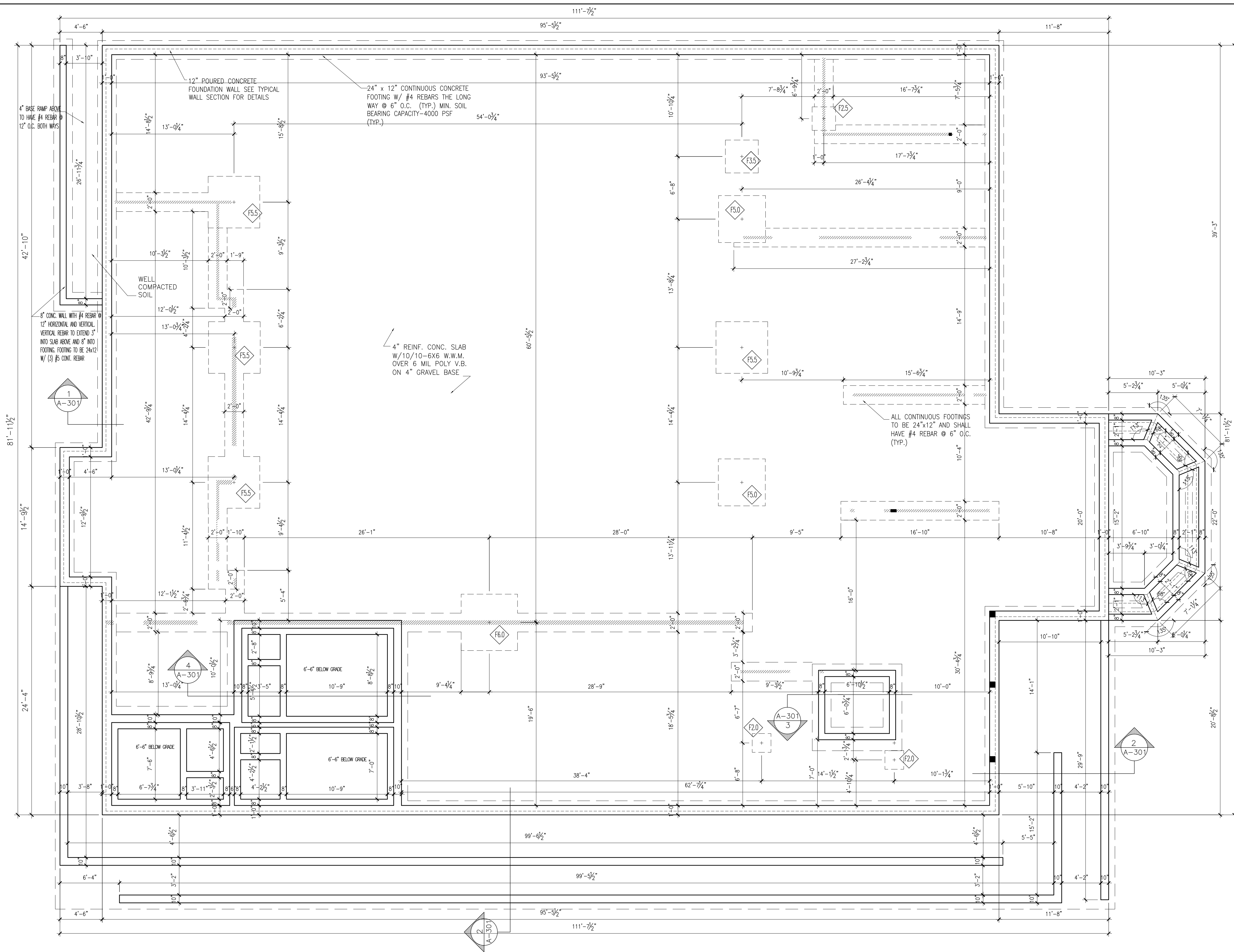
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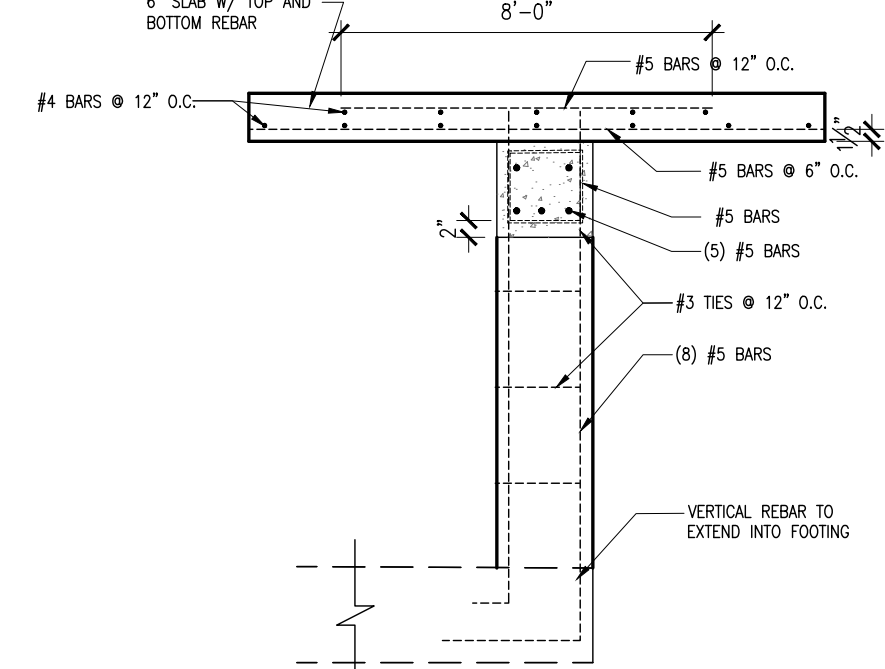
N-101



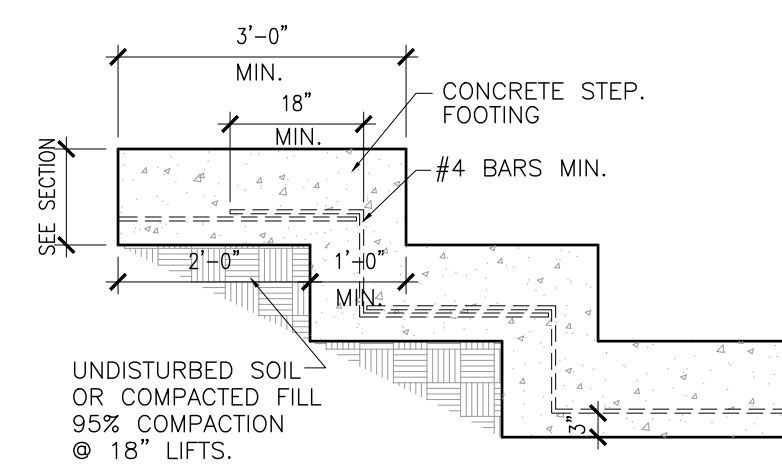
1 FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

FOOTING LEGEND

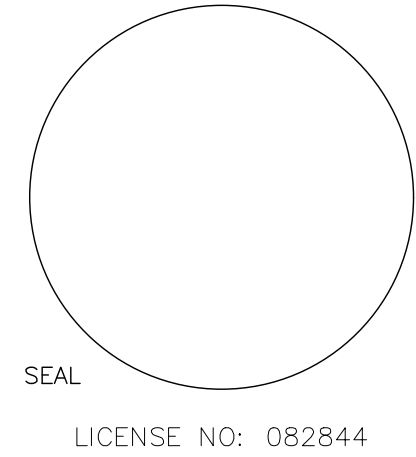
F1.5	1'-6" x 1'-6" BY 12" THICK W/ #4 REBARS @ 6" O.C. BOTH WAYS BOTTOM
F2.0	2'-0" x 2'-0" BY 12" THICK W/ #4 REBARS @ 6" O.C. BOTH WAYS BOTTOM
F2.5	2'-6" x 2'-6" BY 12" THICK W/ #4 REBARS @ 6" O.C. BOTH WAYS BOTTOM
F3.0	3'-0" x 3'-0" BY 12" THICK W/ #4 REBARS @ 6" O.C. BOTH WAYS BOTTOM
F3.5	3'-6" x 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"



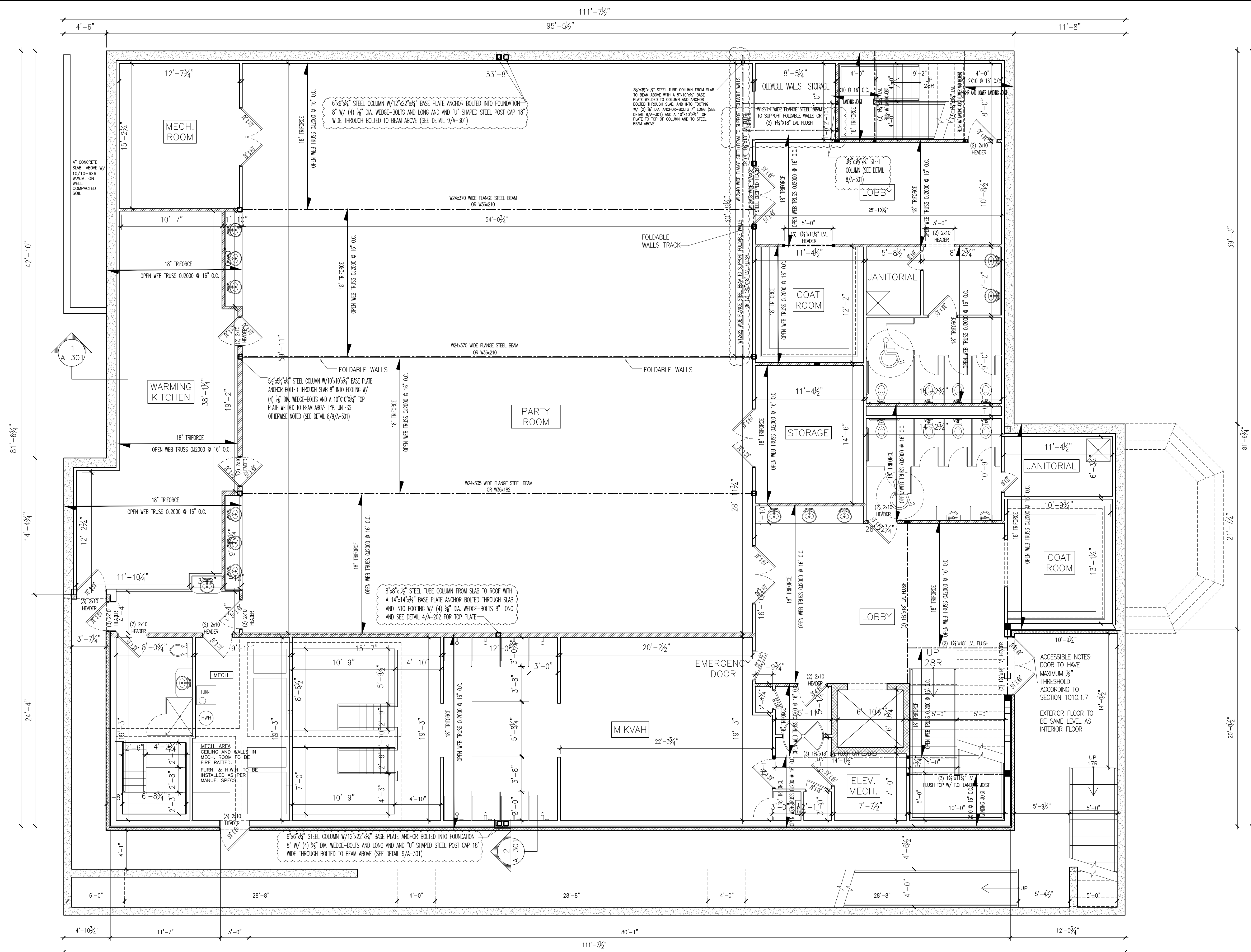
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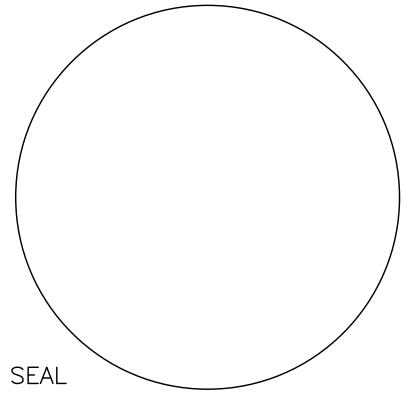
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2
A-102

BOTTOM PLATE DETAIL

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



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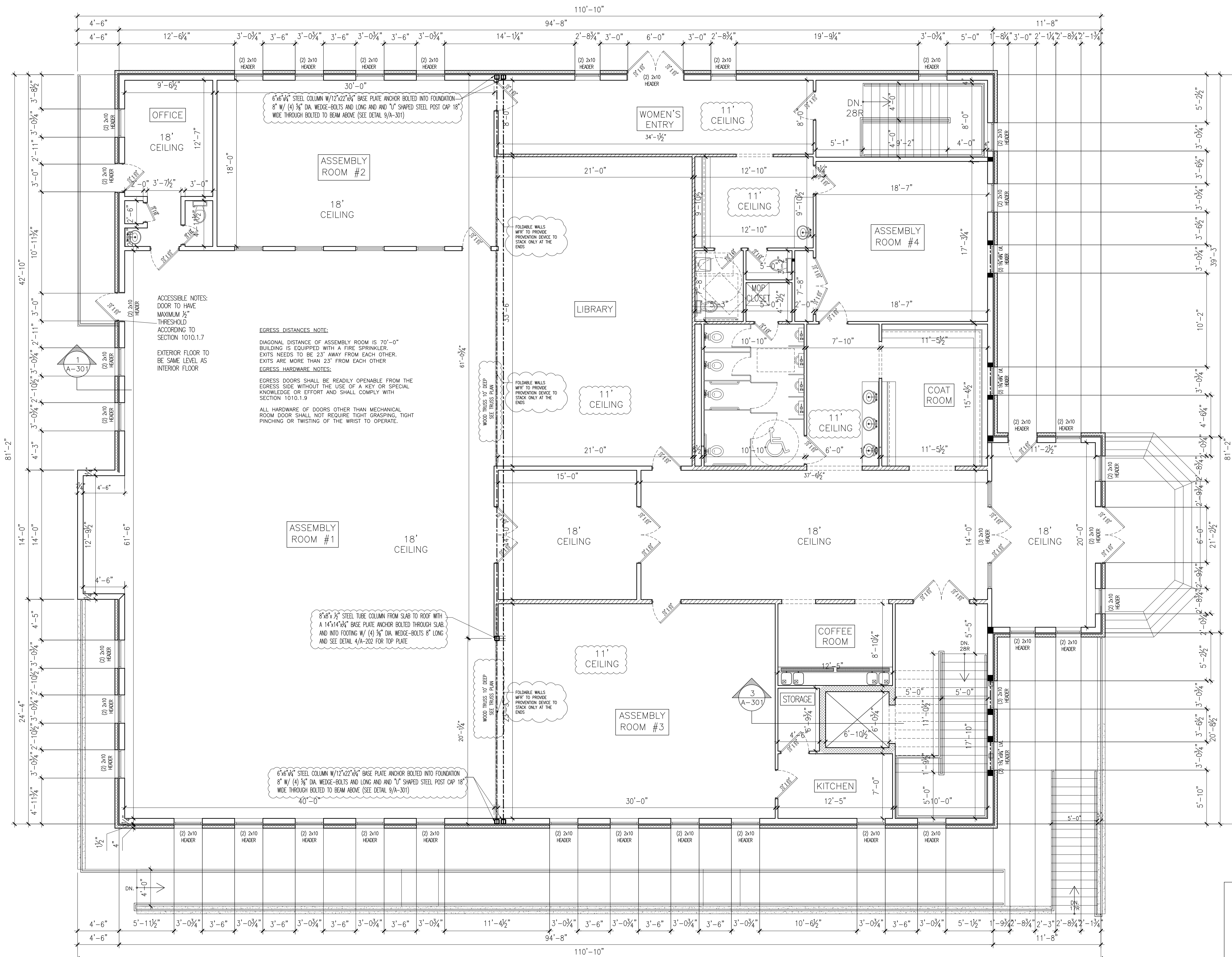
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WALL LEGEND

2x4 OR 2x6 WALL
BEARING PARTITION

NEW 2X4 WALL FOR INTERIOR
AND 2X8 FOR EXTERIOR

■ — WOOD POST IN A WALL
□ — POINT LOAD FROM ABOVE

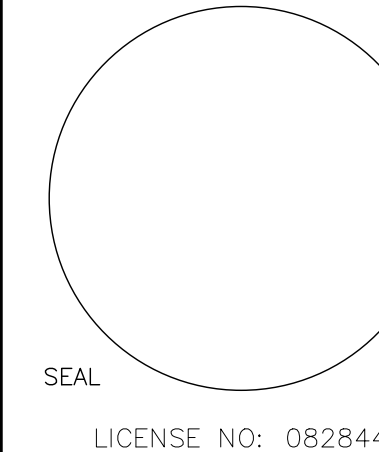
— HARD WIRED SMOKE DETECTOR
CEILING MOUNTED
— CARBON MONOXIDE DETECTOR
CEILING MOUNTED

SQUARE FOOTAGE:

BASEMENT	7,994 S.F.
FIRST	7,994 S.F.
TOTAL	15,988 S.F.

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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Project No. Y2102

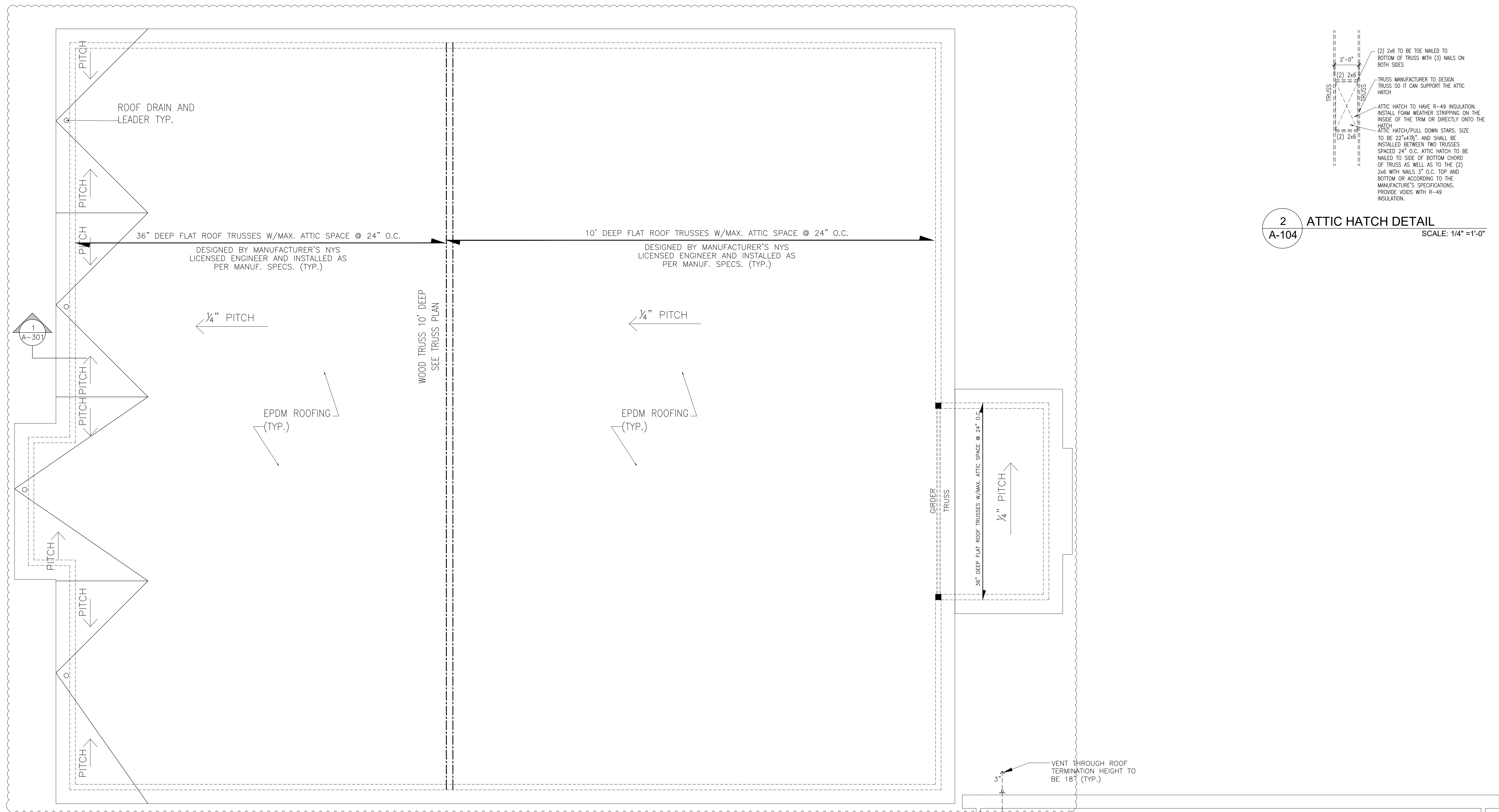
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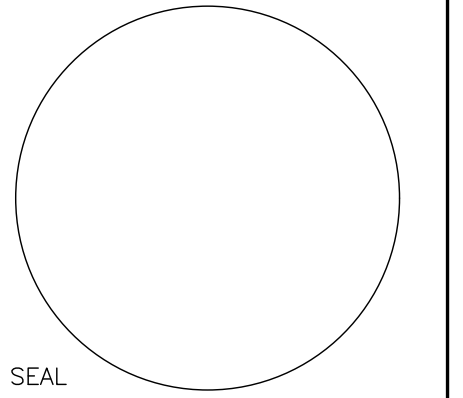
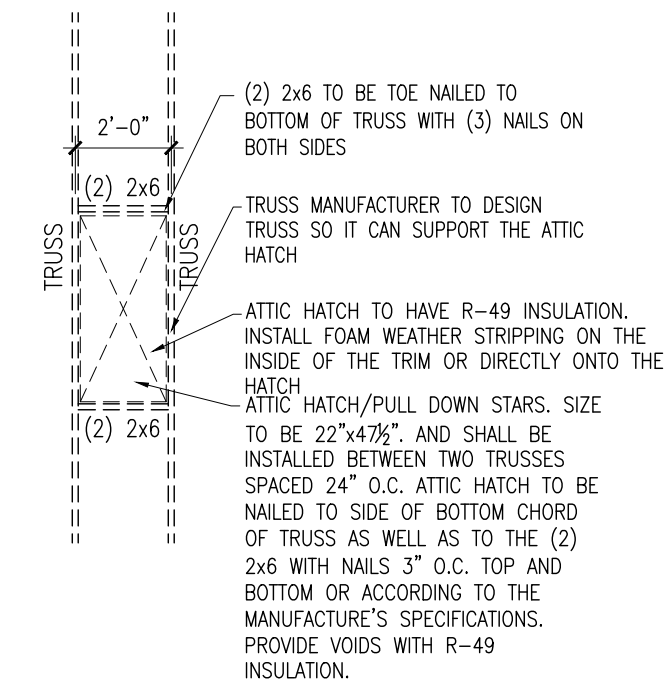
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2 ATTIC HATCH DETAIL
A-104 SCALE: 1/4" = 1'-0"



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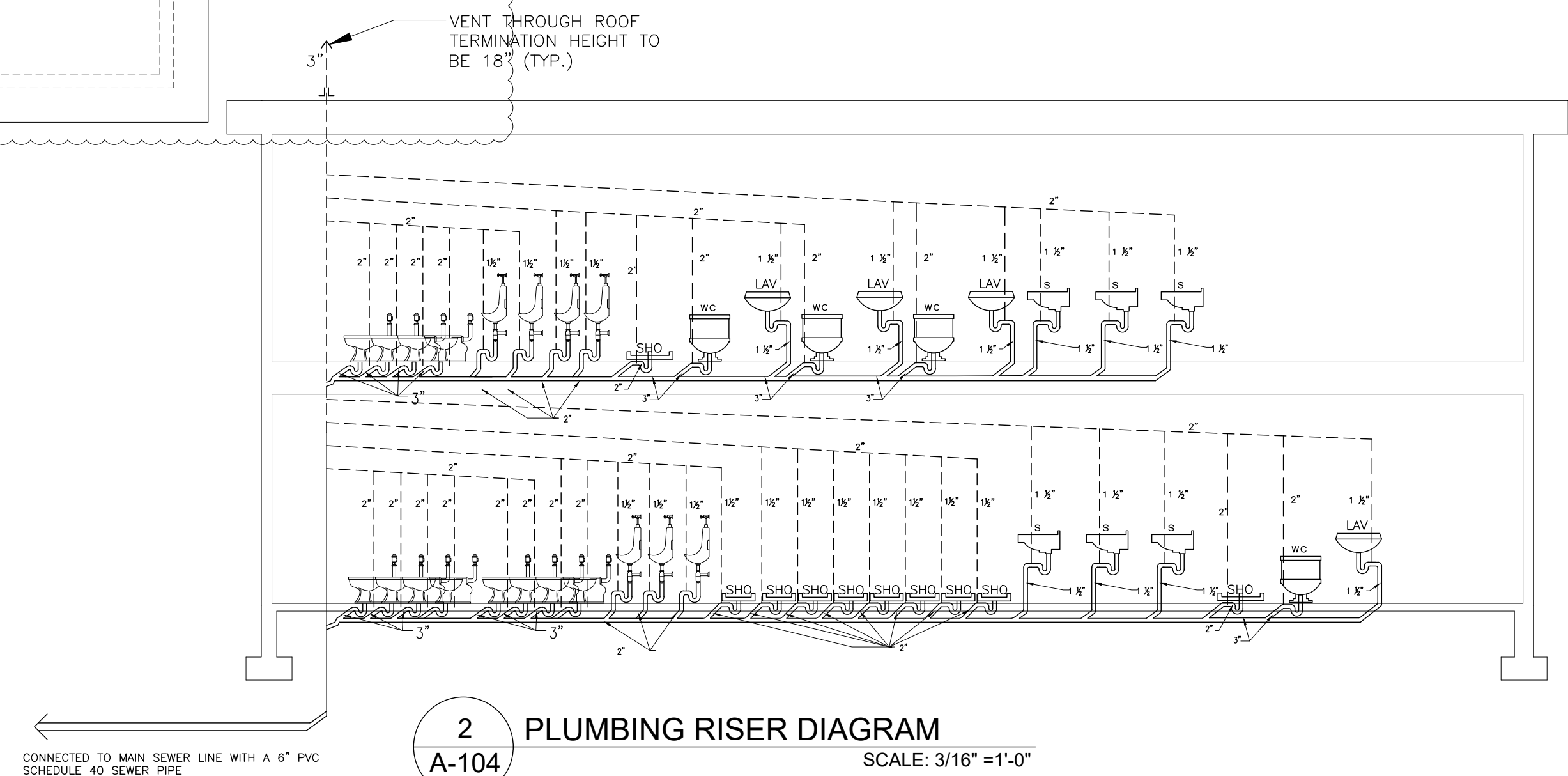
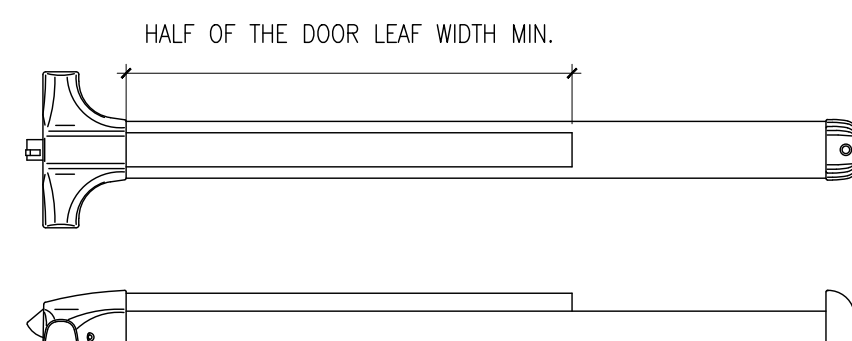
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A-104

PANIC DOOR HARDWARE NOTES:

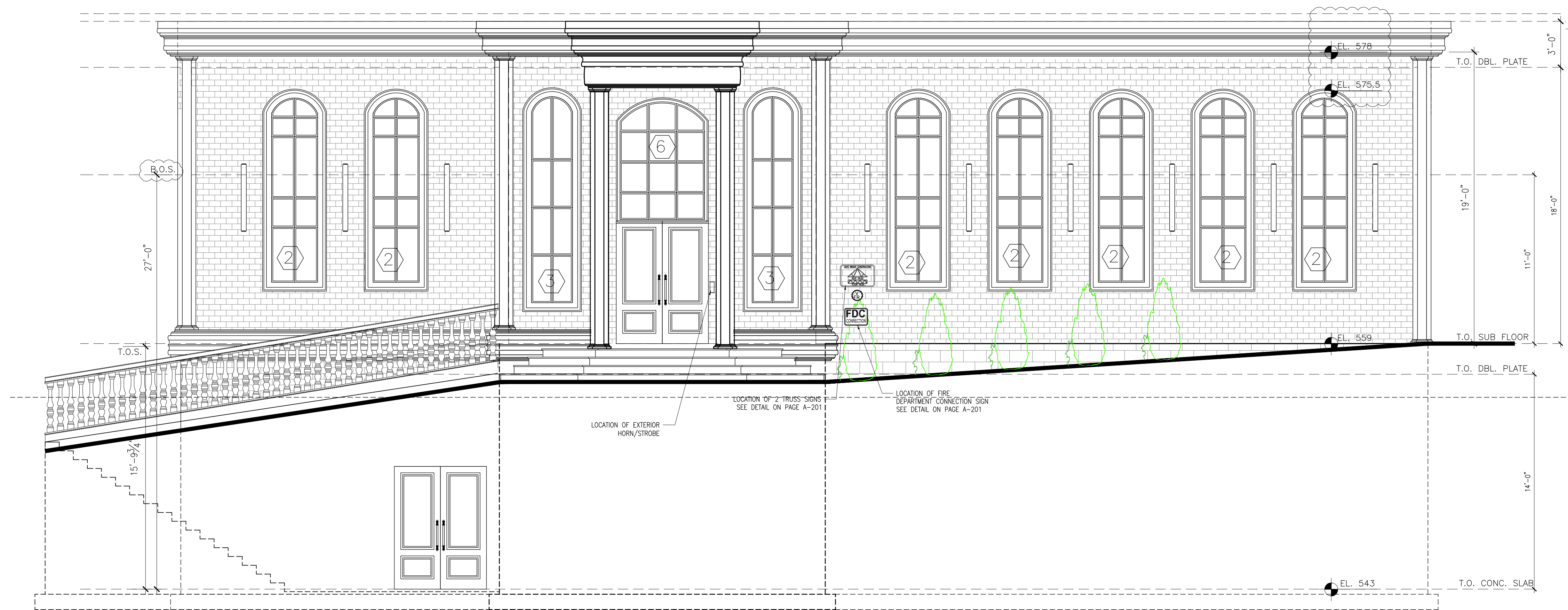
- ALL EXIT DOOR HARDWARE TO COMPLY WITH SECTION 1008 OF NYS BUILDING CODE
- THE ACTUATING PORTION OF THE RELEASING DEVICE SHALL EXTEND AT LEAST ONE-HALF OF THE DOOR LEAF WIDTH
- THE MAXIMUM UNLATCHING FORCE SHALL NOT EXCEED 15 POUNDS (67 N).
- HARDWARE DEVICES SHALL BE INSTALLED 34 INCHES (864 MM) MINIMUM AND 48 INCHES (1219 MM) MAXIMUM ABOVE THE FINISHED FLOOR.



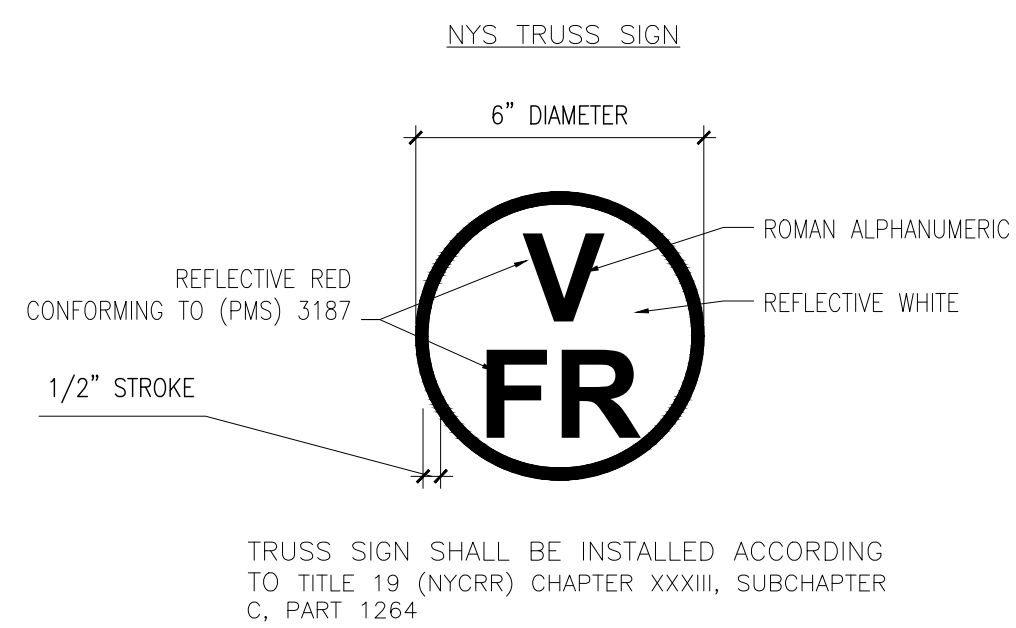
2 PLUMBING RISER DIAGRAM
A-104 SCALE: 3/16" = 1'-0"

TRUSS NOTES:

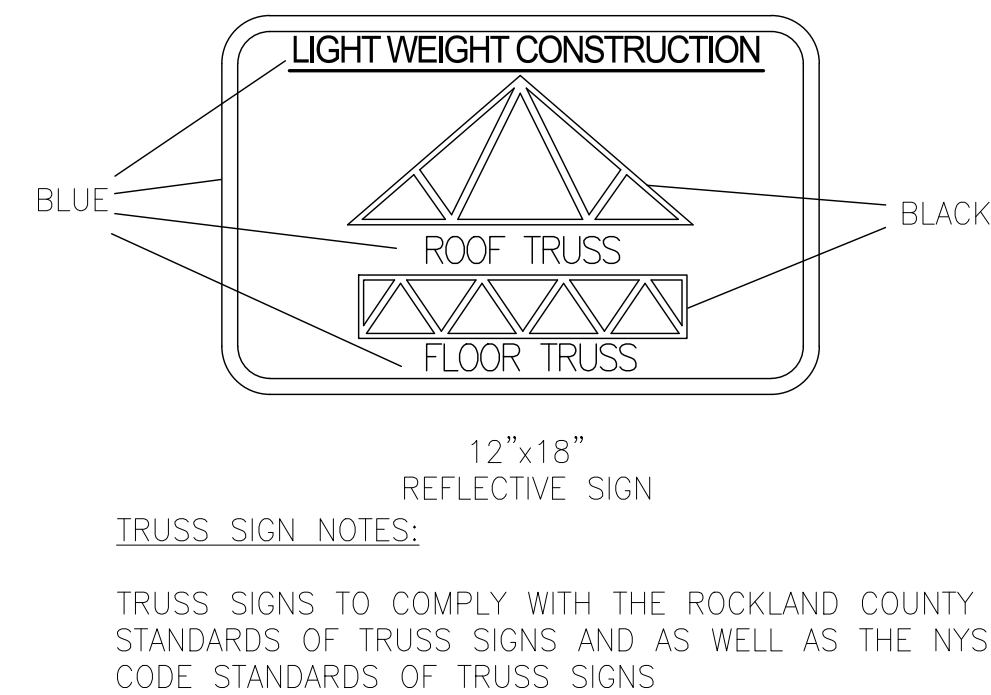
- TRUSS MANUFACTURER TO DESIGN AND PROVIDE TO BUILDING DEPARTMENT 3 SETS OF ROOF TRUSS DRAWINGS SIGNED AND SEALED BY MANUFACTURER'S NYS LICENSED ENGINEER. TRUSS PLANS TO ALSO INCLUDE THE OPENING FOR ATTIC HATCHES, SKYLIGHTS, OR/AND STAIRS (IF APPLICABLE) AND SHOULD BE APPROVED BY THE BUILDING DEPARTMENT PRIOR OF ISSUANCE OF BUILDING PERMIT.
- 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 OF FRAMING INSPECTION.
- TRUSS MANUFACTURER TO DETERMINE ALL CONCENTRATED AND UNIFORM LOADS TO BE SUPPORTED BY TRUSSES AT AFFECTED LOCATIONS.
- ALL LVL BEAMS SUPPORTING TRUSSES CAN BE SUBSTITUTED WITH A GIRDER TRUSS AND SHOULD BE DESIGNED BY MANUFACTURER'S NYS LICENSED ENGINEER.



1
A-201 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3
A-201 TRUSS SIGNS
SCALE: NTS



4
A-201 FDC CONNECTION
SCALE: NTS



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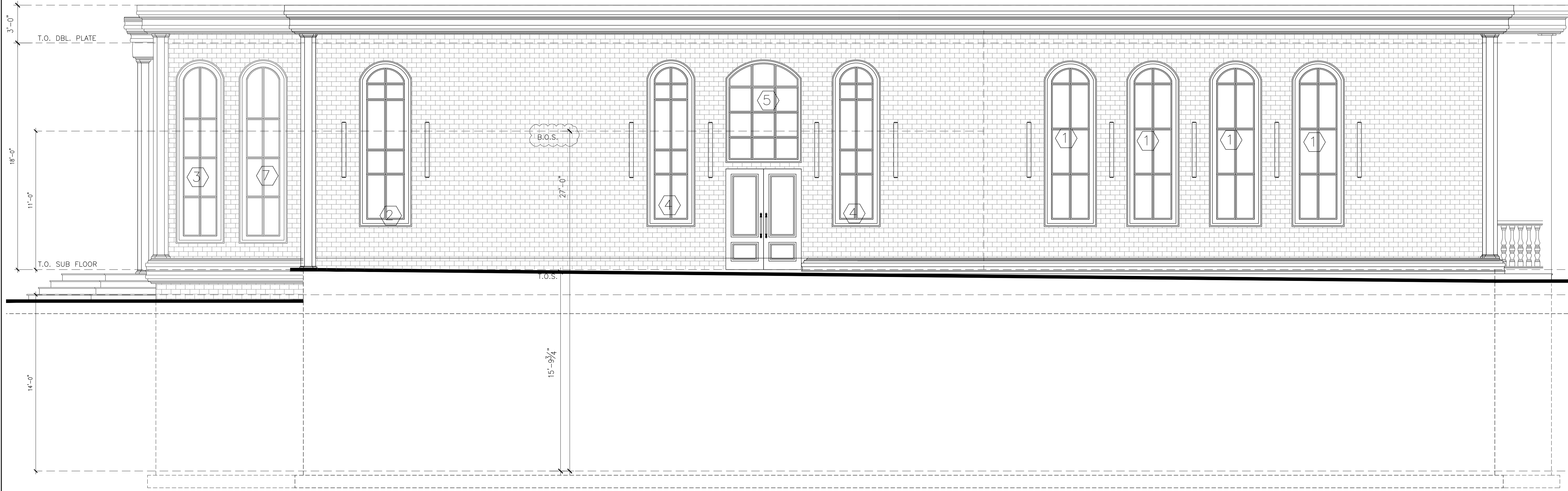
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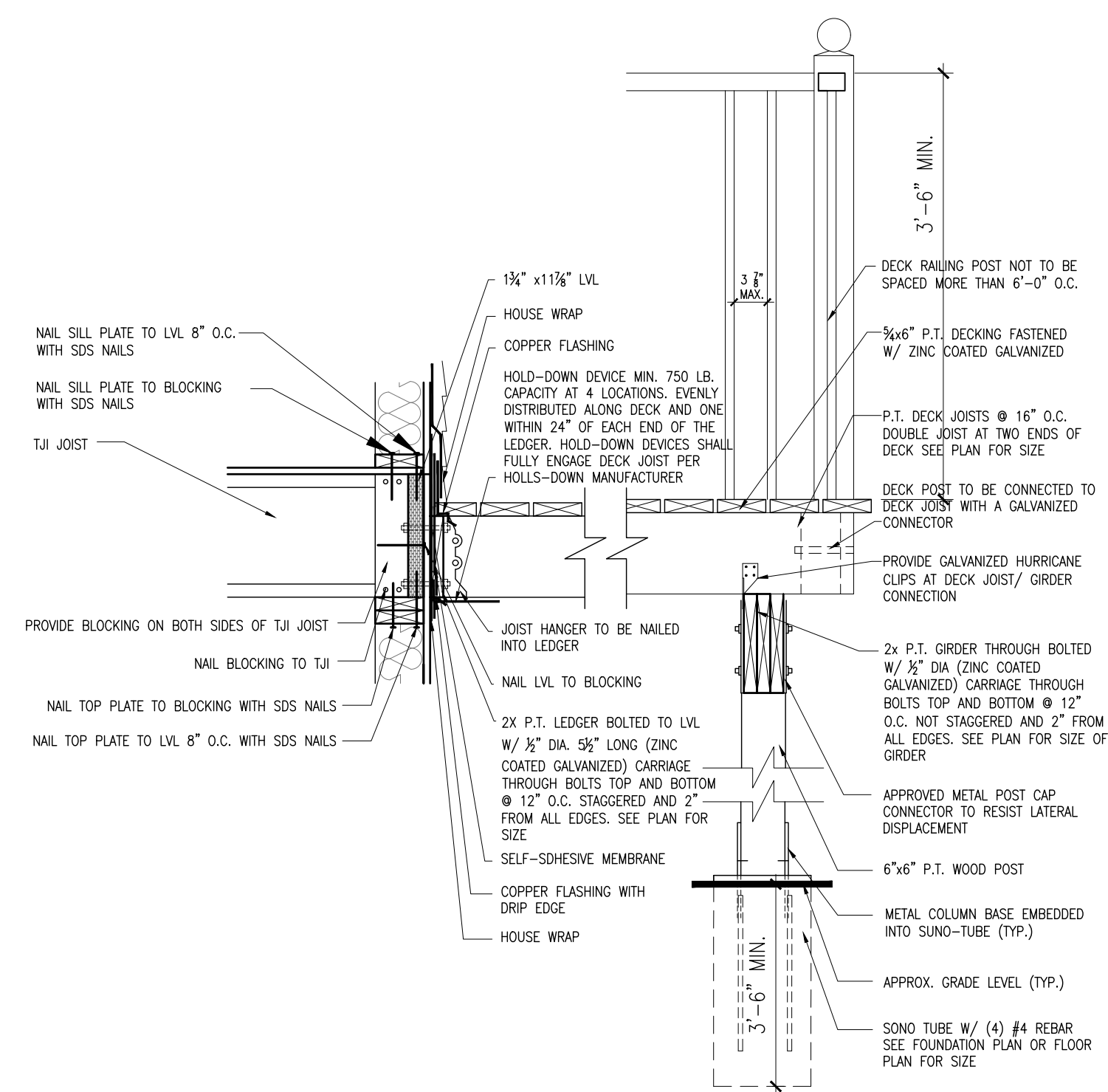
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A-202



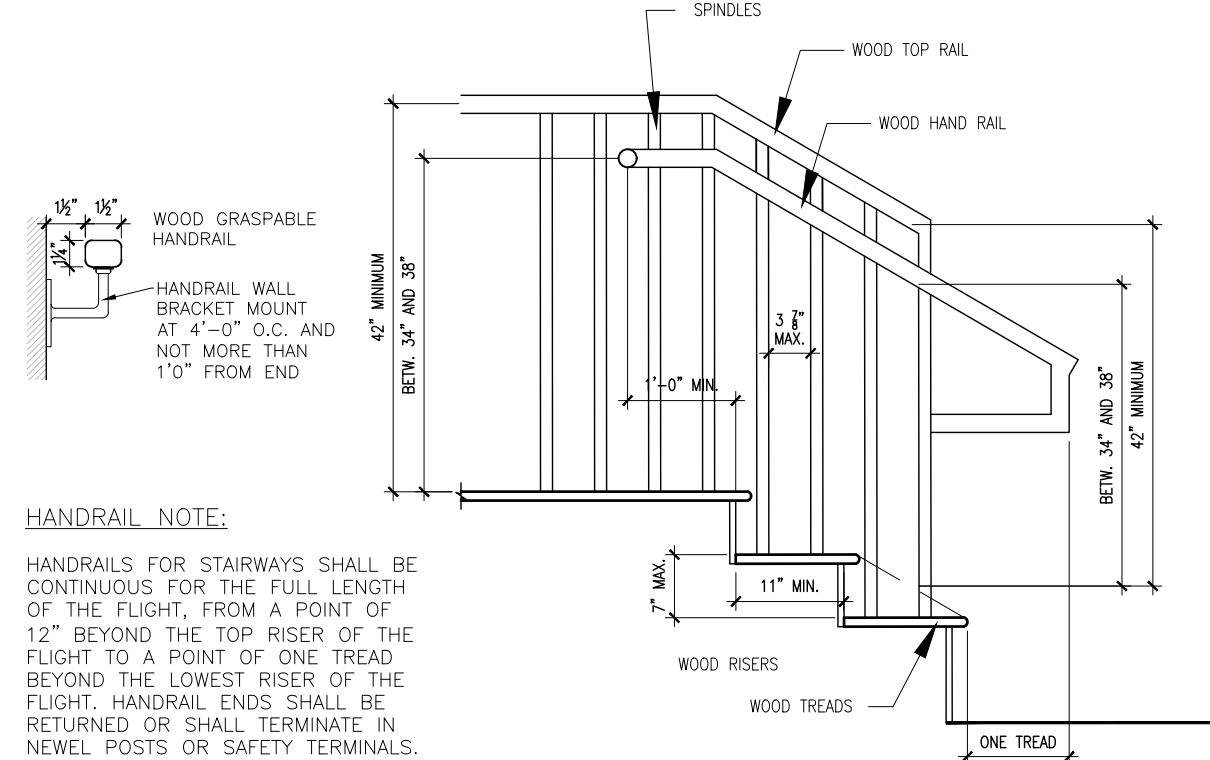
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A-202 RIGHT ELEVATION

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



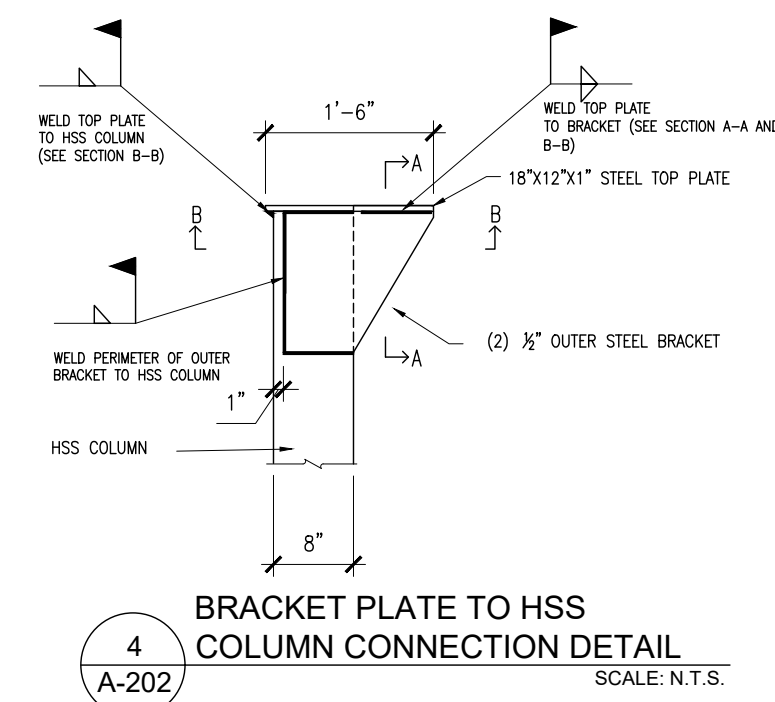
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A-202 DECK DETAIL

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



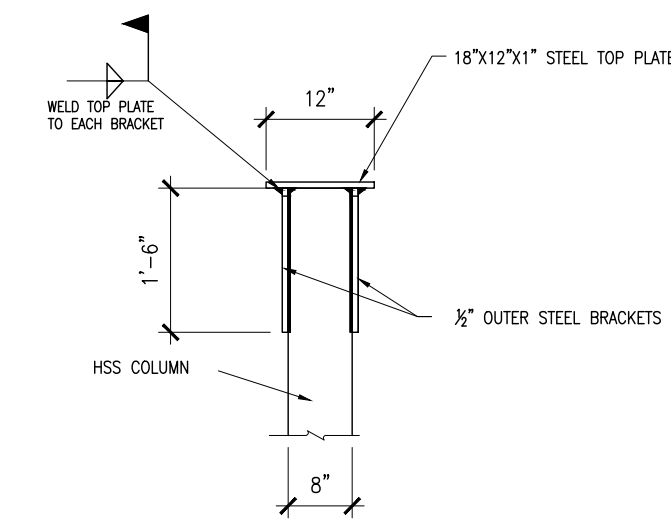
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A-202 WOOD STAIR AND HANDRAIL DETAIL

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

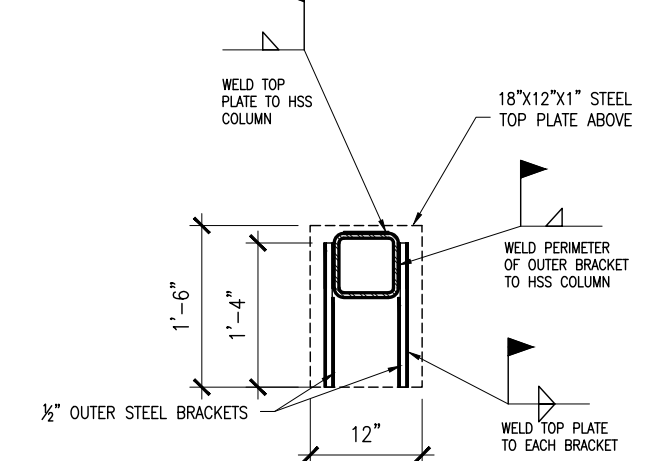


4
A-202 BRACKET PLATE TO HSS COLUMN CONNECTION DETAIL

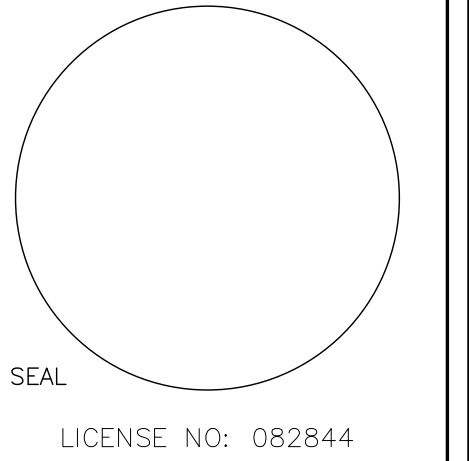
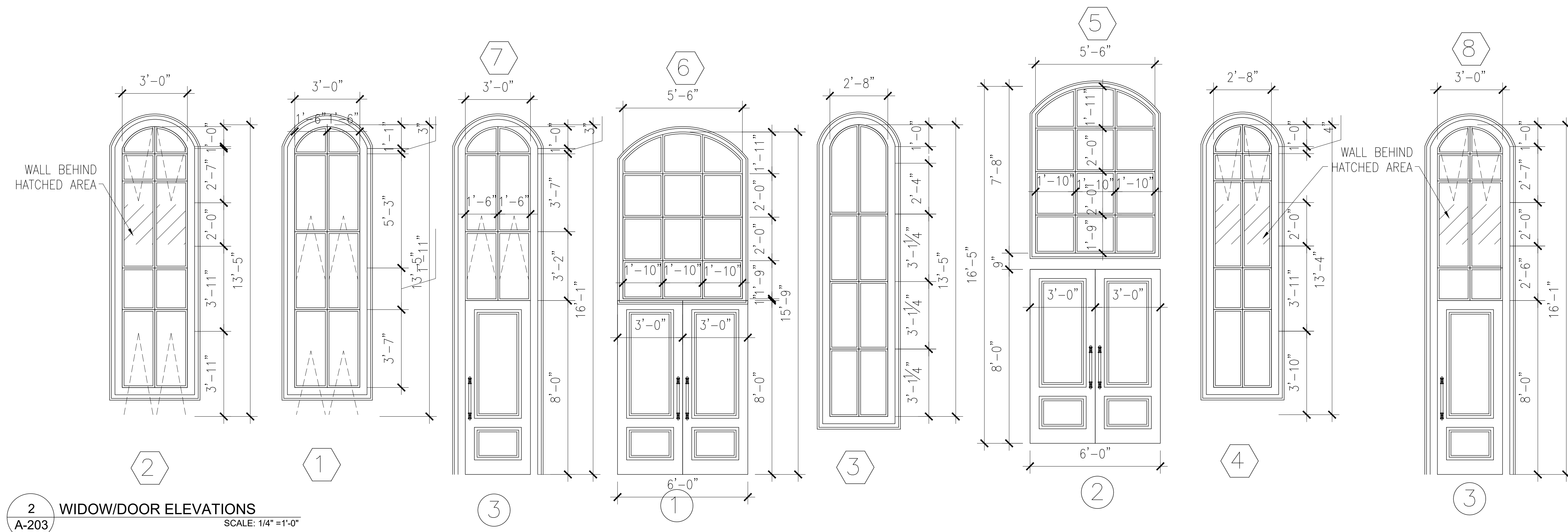
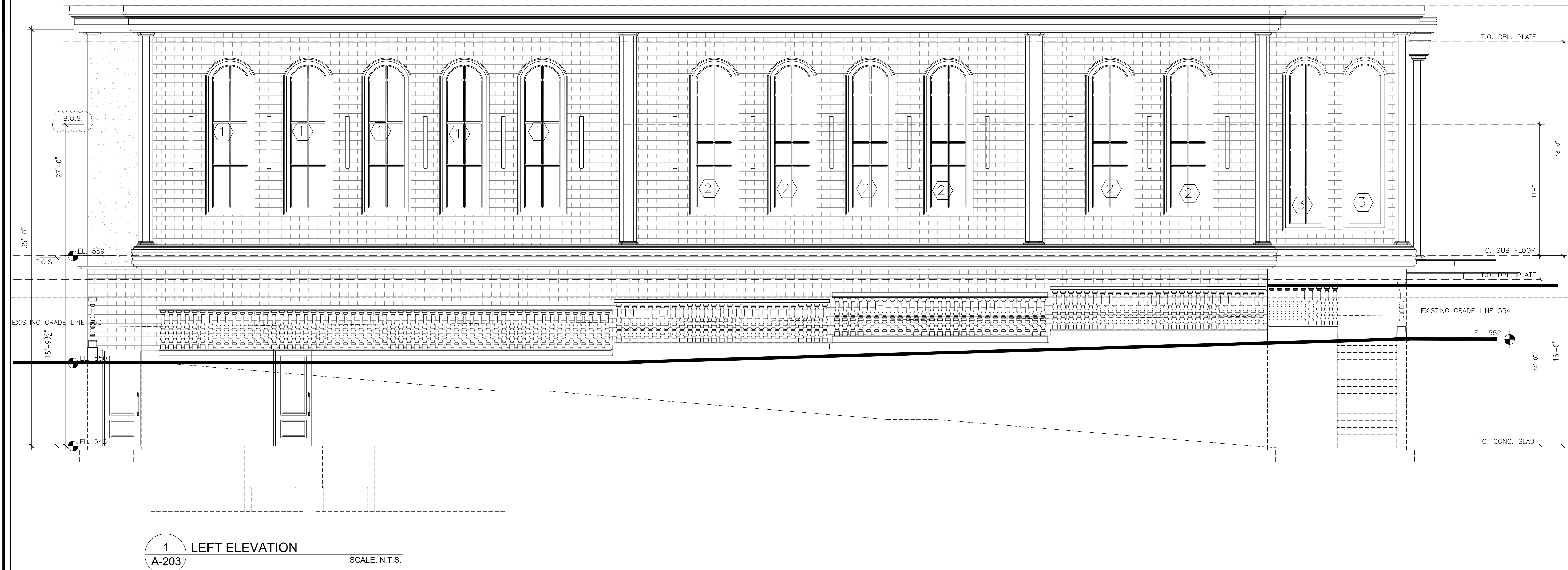
SCALE: N.T.S.



A-A



B-B



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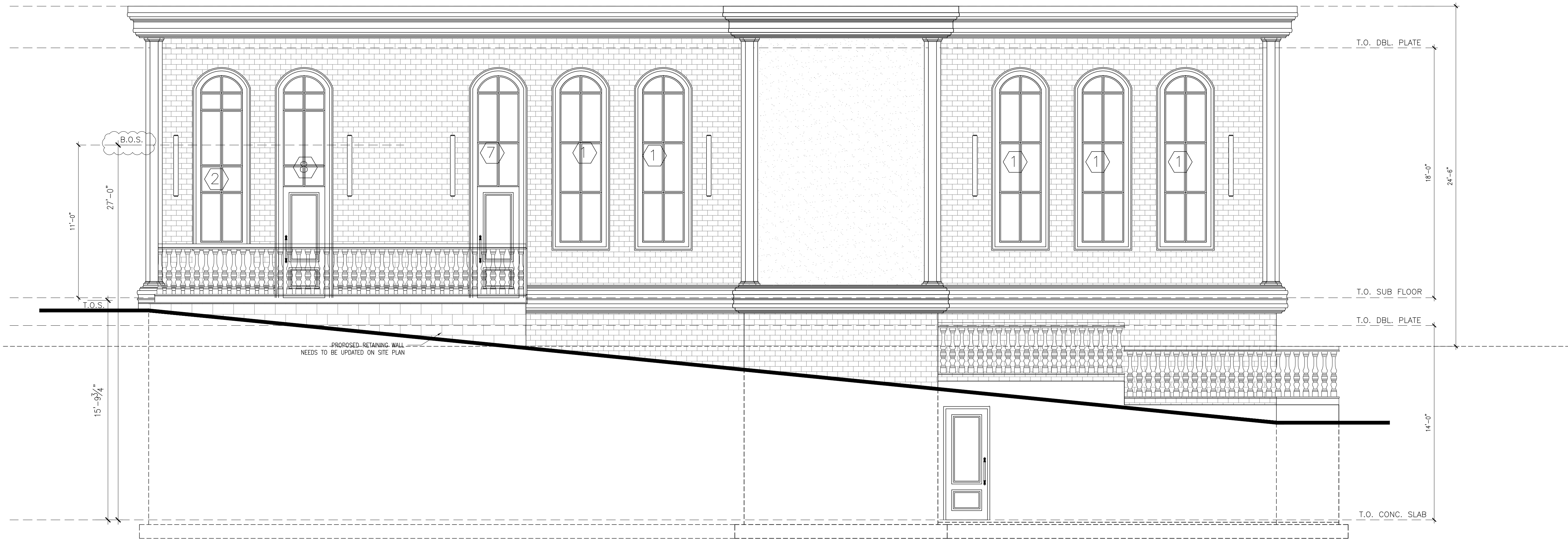
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Reviewed By: JR
Date JUN. 29, 2023

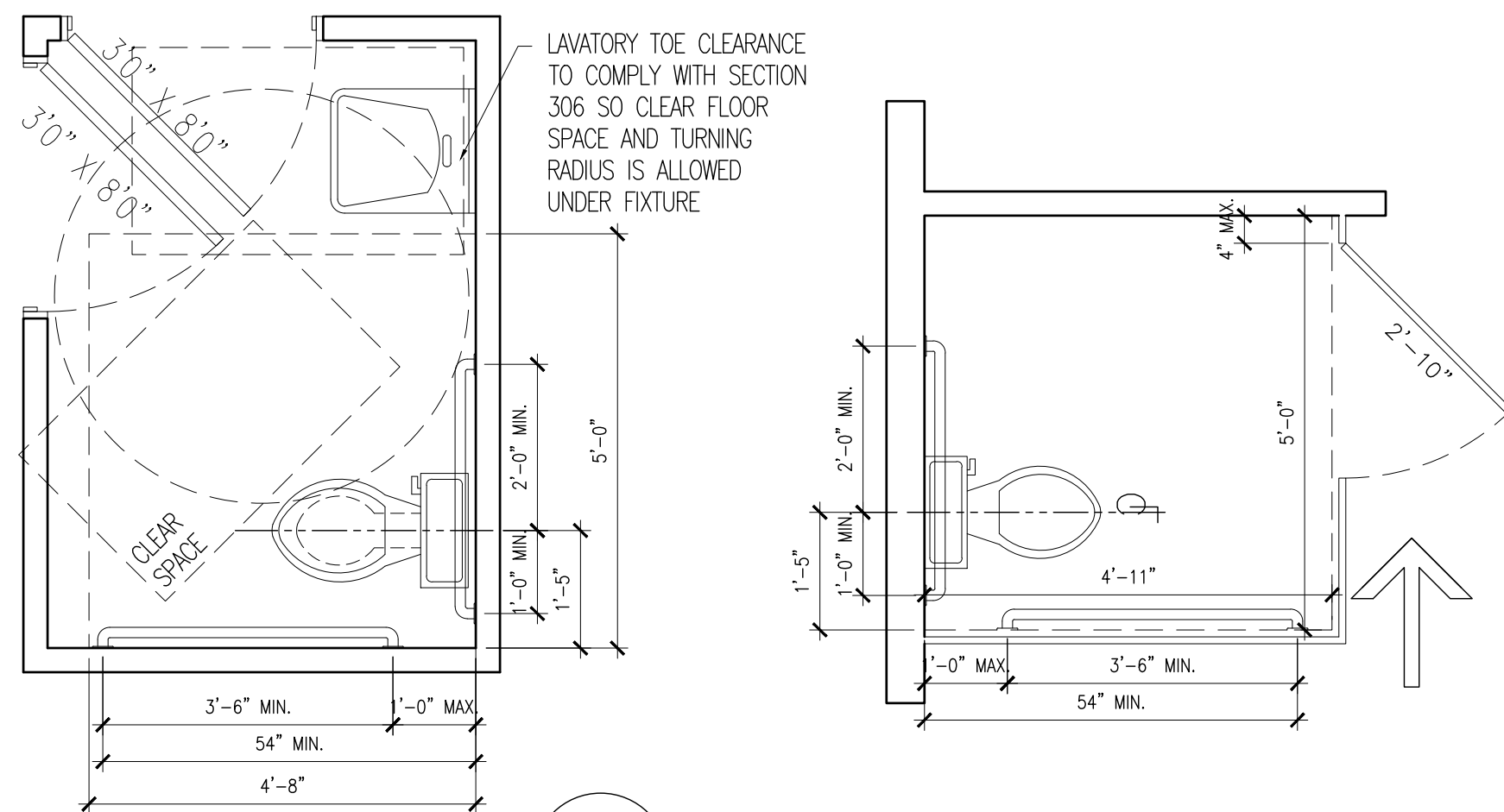
REVISIONS:
6/29/2023 RELEASED FOR PERMITS
11-2-2023 REVISED AS PER CLIENT
11-28-2023 REVISED AS PER CLIENT
12-27-2023 REVISED AS PER B.D.

A-204

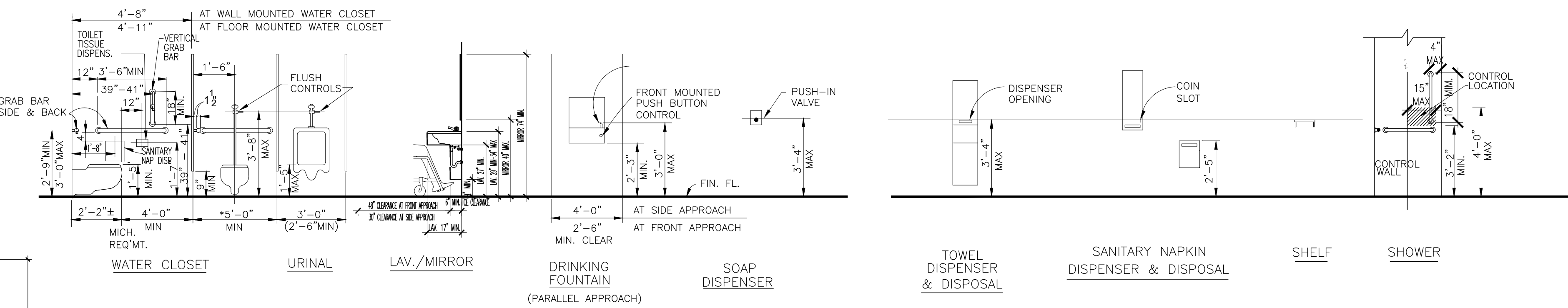


1 REAR ELEVATION
A-204

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



2 TYPICAL ADA TOILET ROOM, TOILET COMPARTMENT AND SHOWER
A-204



A.D.A. MOUNTING HEIGHTS FOR FIXTURES & ACCESSORIES



WARNING: IT IS A VIOLATION OF MY 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 ALTERING ENGINEER/ARCHITECT SHALL AFFIX HIS OR HER SEAL AND THE NOTATION "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

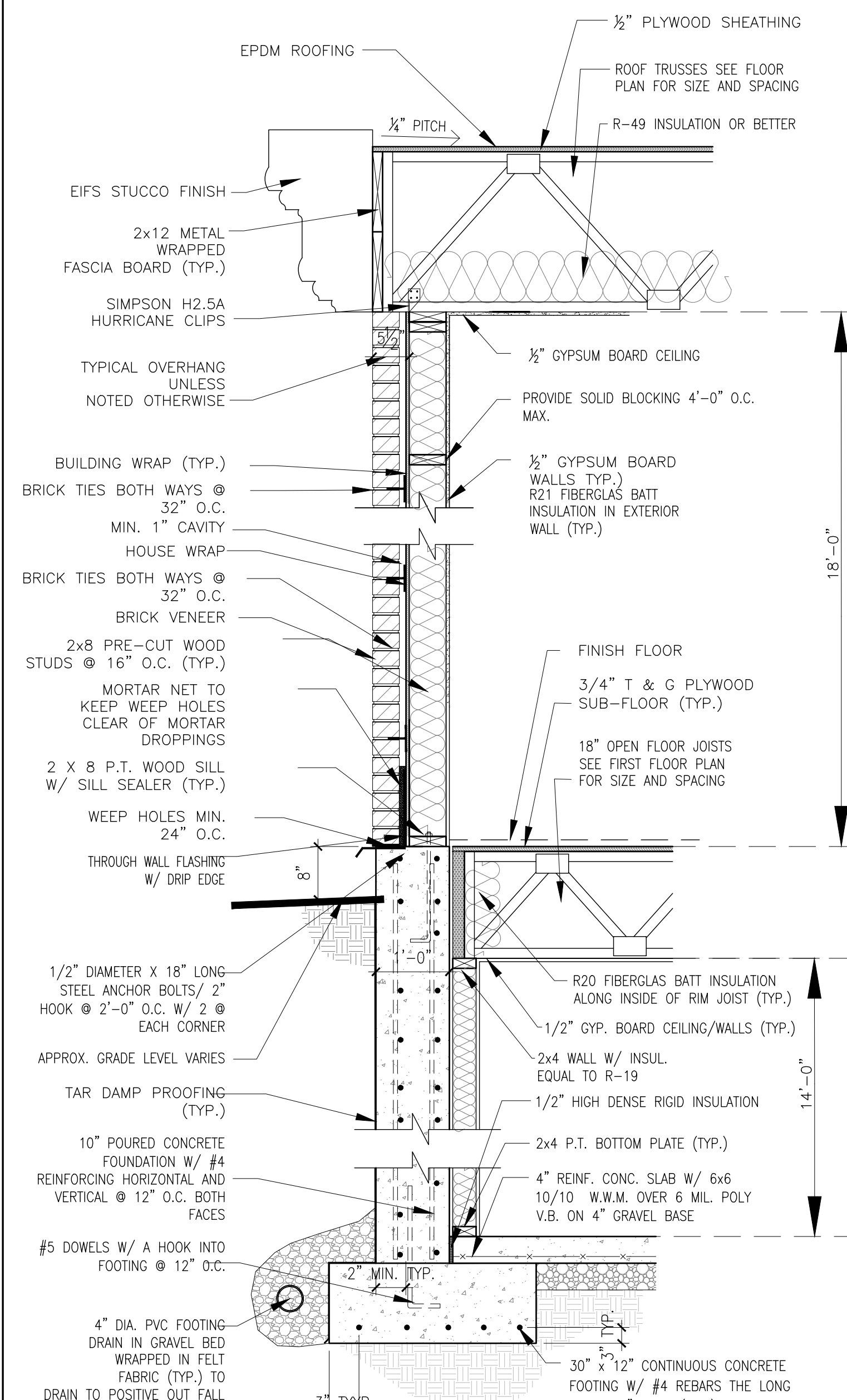
THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT,
THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NEW
JERSEY STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW
JERSEY STATE ENERGY CONSERVATION CONSTRUCTION CODE, AS CURRENTLY
EFFECTIVE.

Project No. YZ102
Drawn By: LH
Reviewed By: JR
Date JUN, 29, 2023

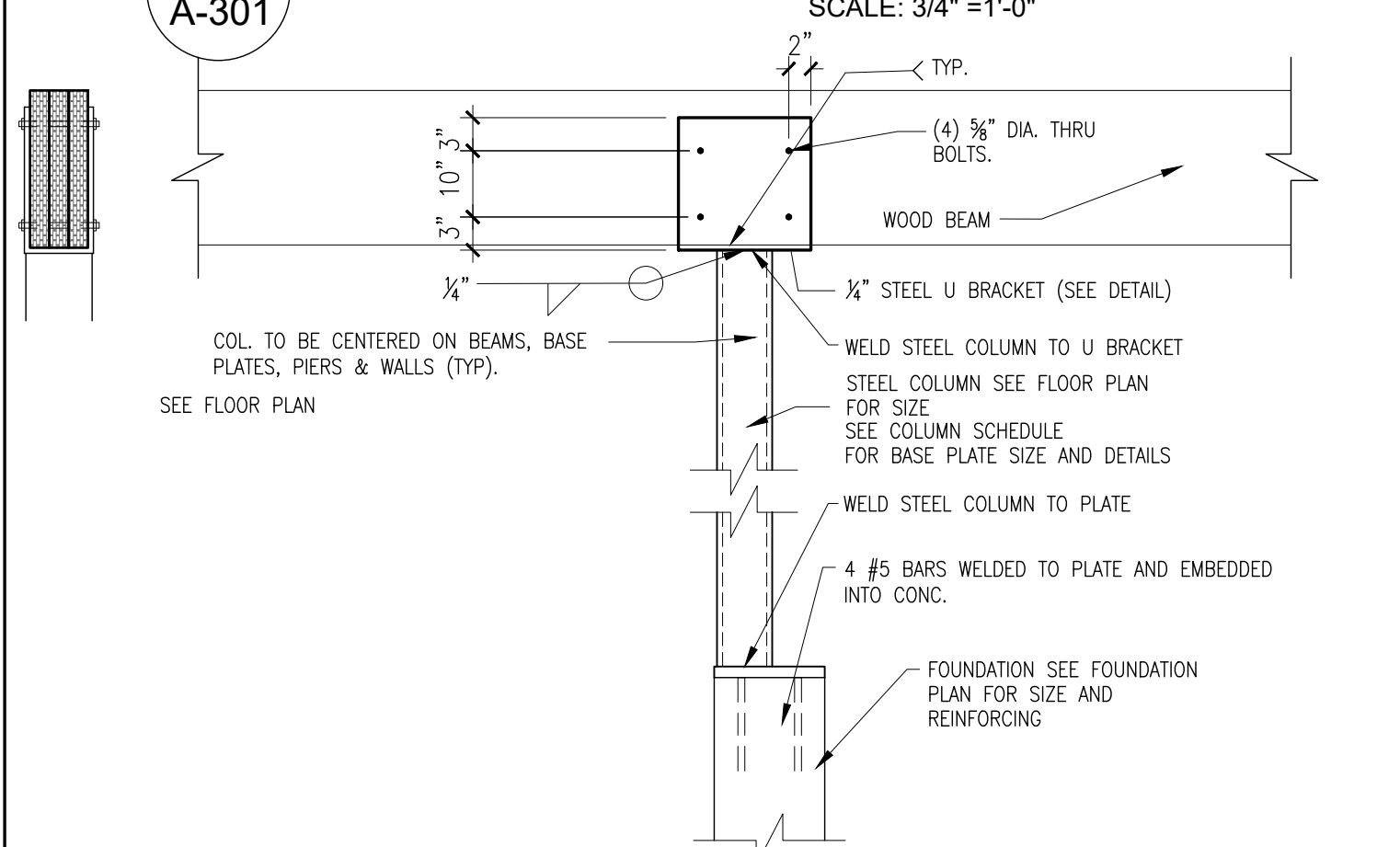
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A-301



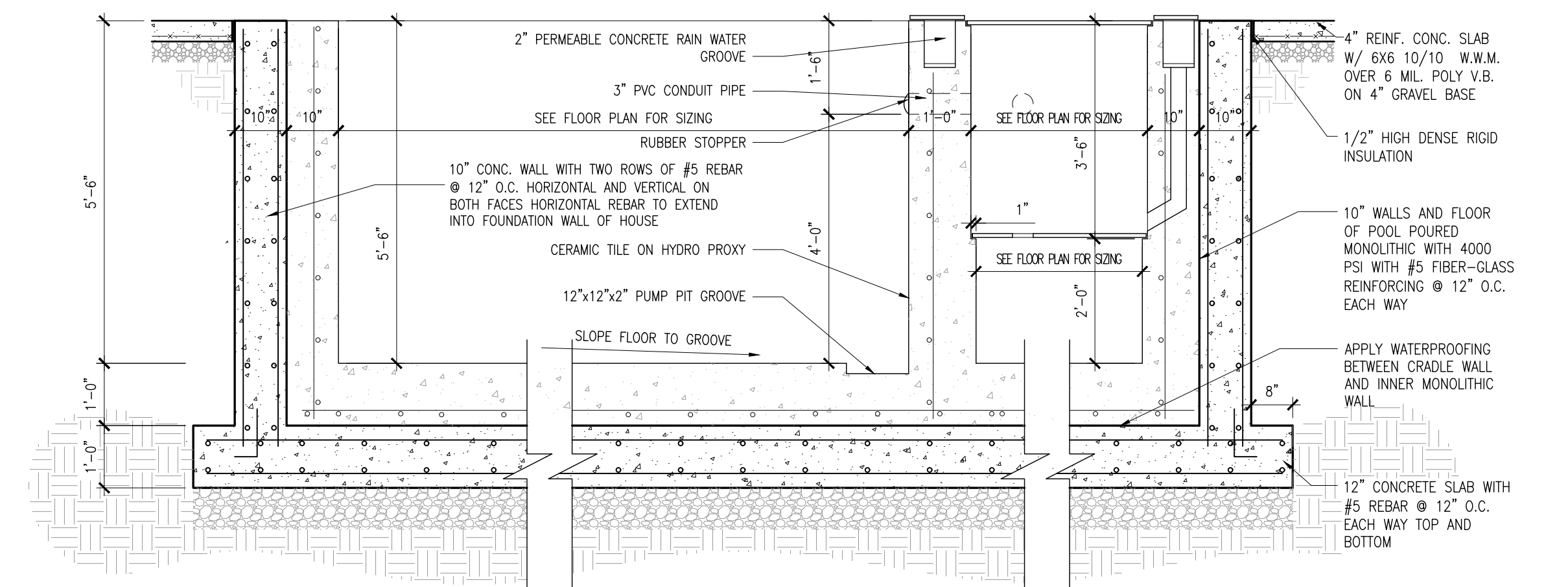
1 TYP. WALL SECTION MIN. SOIL PSF



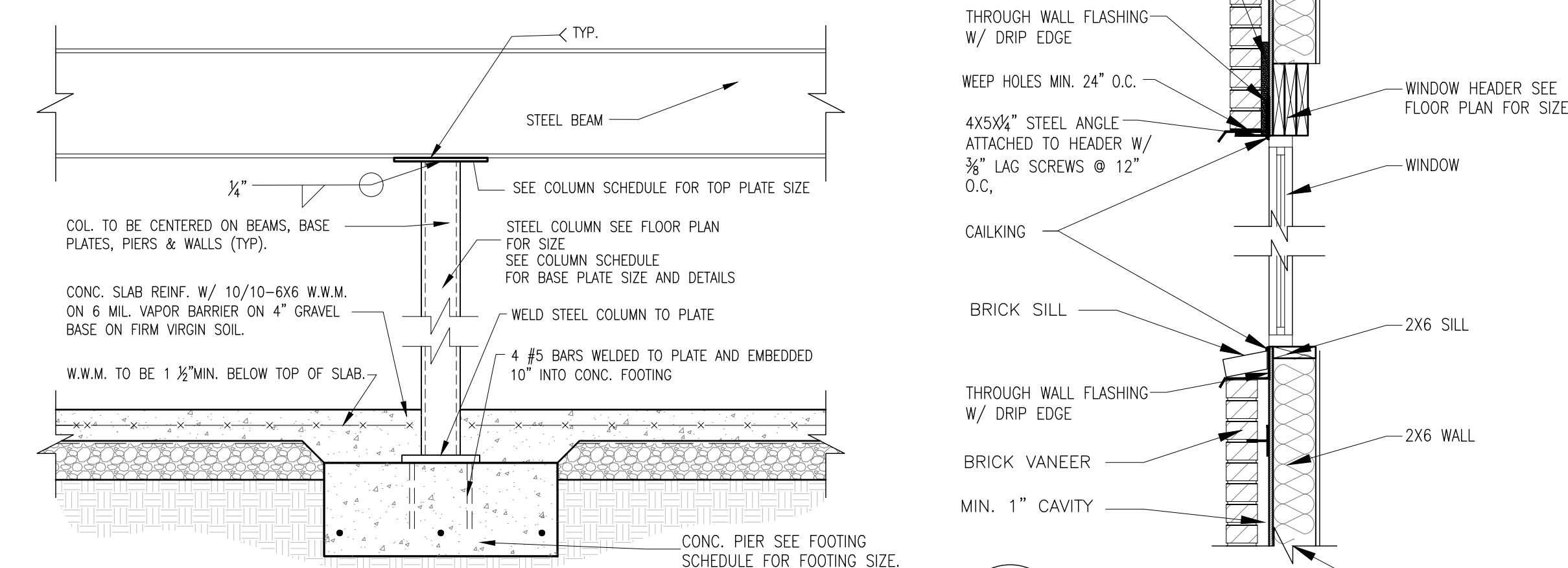
9
A-301

STEEL COLUMN/WOOD BEAM
TO FOUNDATION DETAIL

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



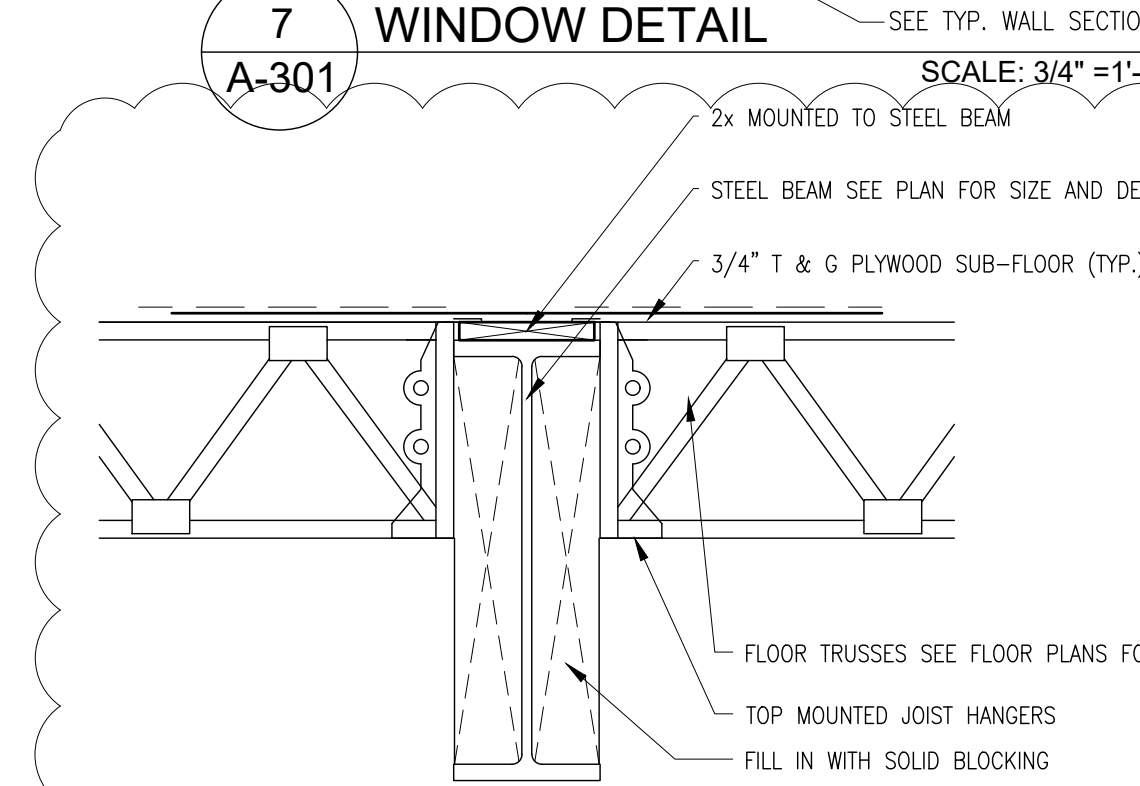
4 MIKVAH DETAIL
A-301 SCALE: 1/2" = 1'-0"



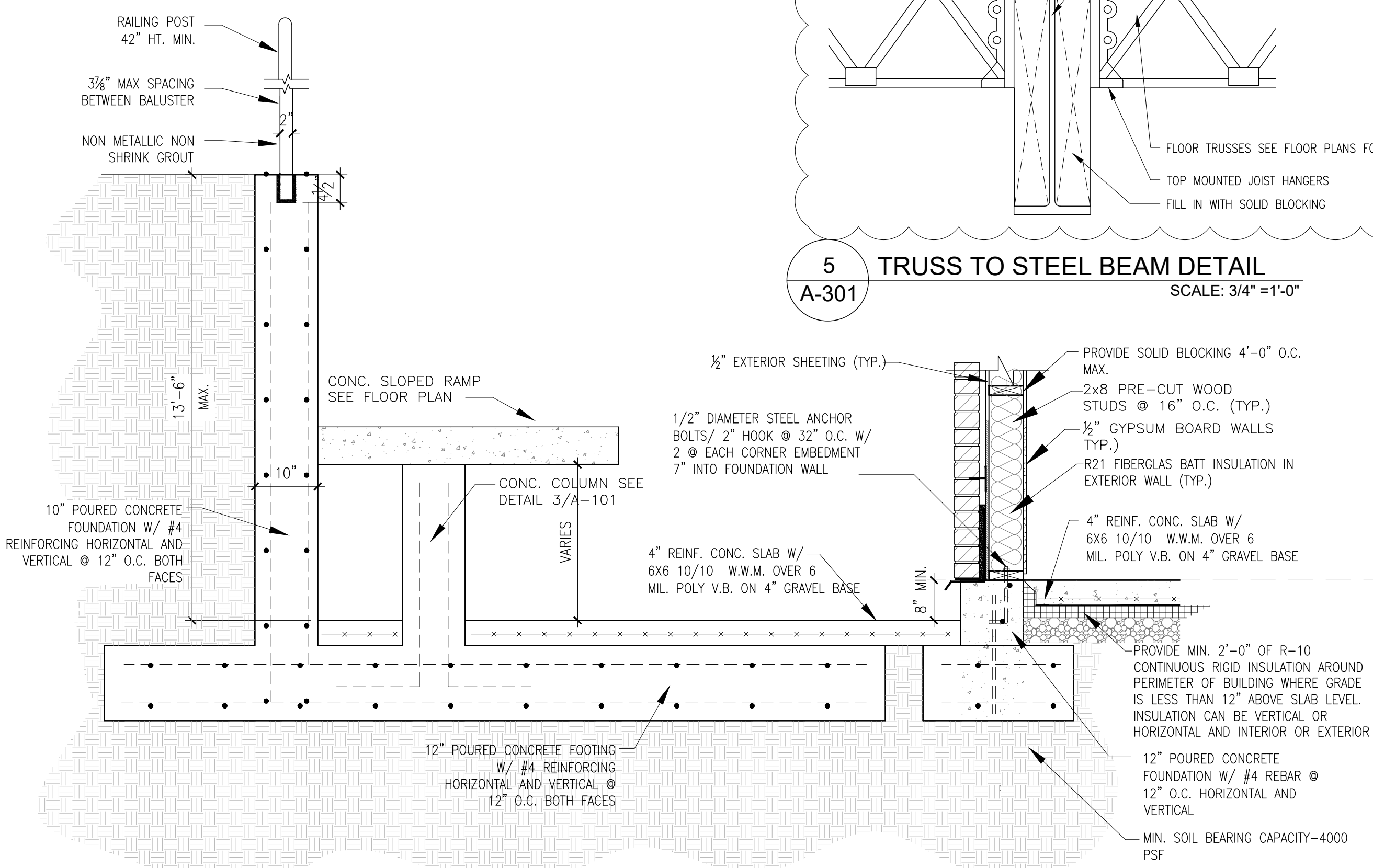
8
A-301

STEEL BEAM/COLUMN
TO FOOTING DETAIL

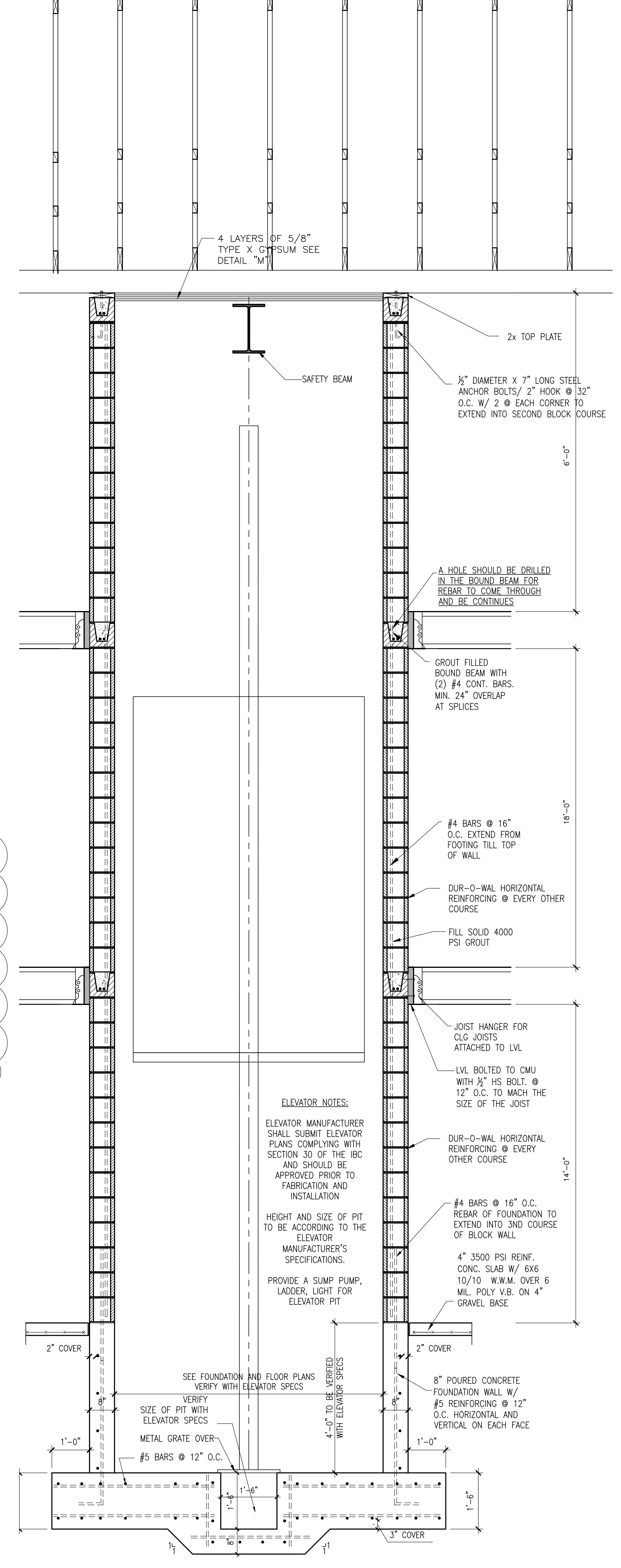
SCALE: 3/4" = 1'-0"



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"

WIND AND CLIMATIC DESIGN CRITERIA									
CLIMATE ZONE	GROUND SNOW LOAD	WIND		SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED
		SPEED (mph)	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITE	DECAY		
5	30	115	8	MODERATE	42"	MODERATE TO HEAVY	SLIGHT TO MODERATE	6	YES
FLOOD LIVE LOAD =21 LB / DEAD LOAD =15 LB ROOF MEMBERS DEFLECTION LIMITS 360 / LIVE 240 TOTAL AND 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

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 7½" 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 SLUMP 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 CONSTRUCTION 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 LOADS CALCULATED 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
GUARDBAILS 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 FILLS 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

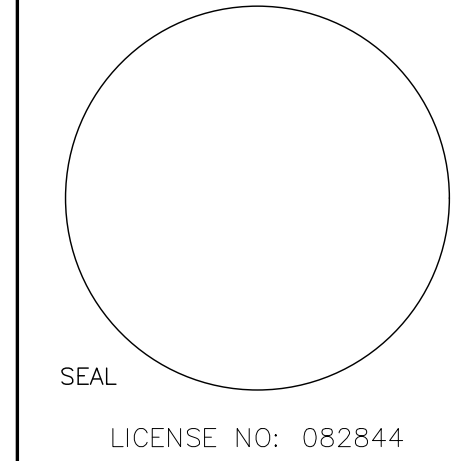
- CAULK AND/ OR SEAL ALL EXPOSED EXTERIOR AND INTERIOR JOINTS DIRECTLY EXPOSED TO WEATHER INFILTRATION ABUTTING TWO MATERIALS OR SURFACES, SETTING BEDS, UNDER FLASHING, GAPS IN MATERIALS, ETC.
- STONE VENEER TO BE CULTURED STONE SIMULATED STONE PRODUCT MANUFACTURED BY STONE PRODUCTS CORPORATION OR EQUIVALENT. 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

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 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 TYPE FOAM PLASTIC INSULATION SHALL BE TESTED AS BOARD STOCK FOR THE FLAME SPREAD AND SMOKE-DEVELOPED INDICES.

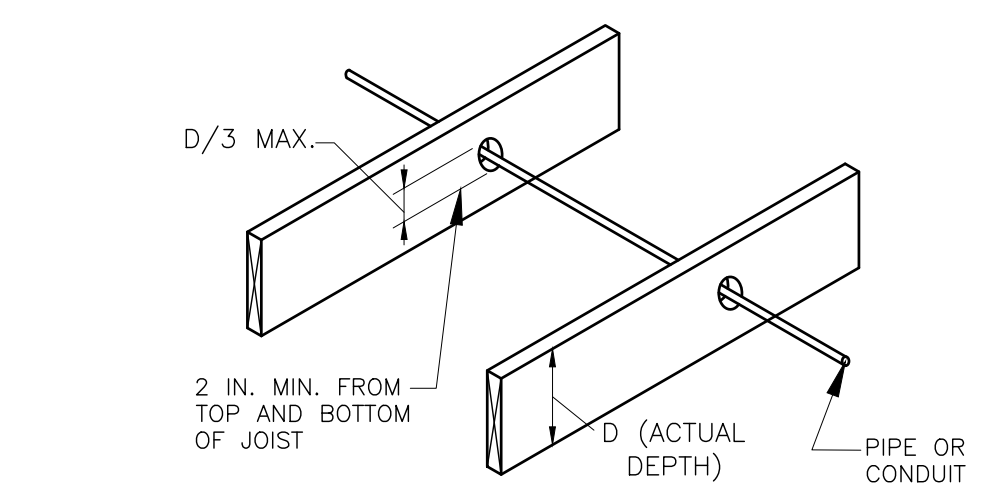
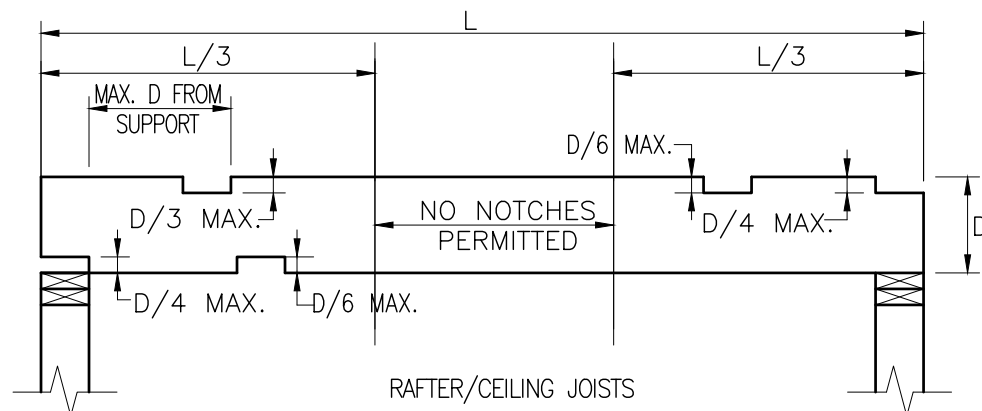
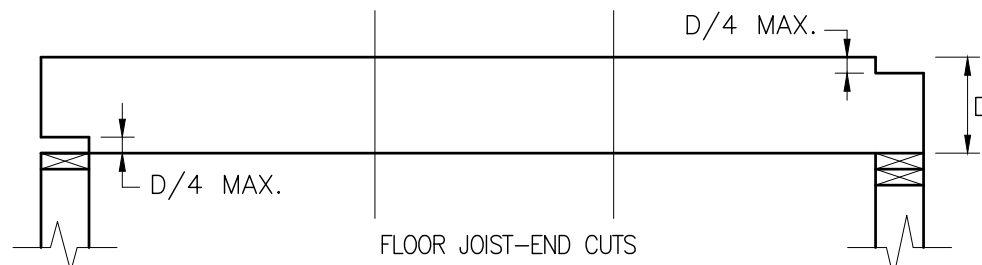
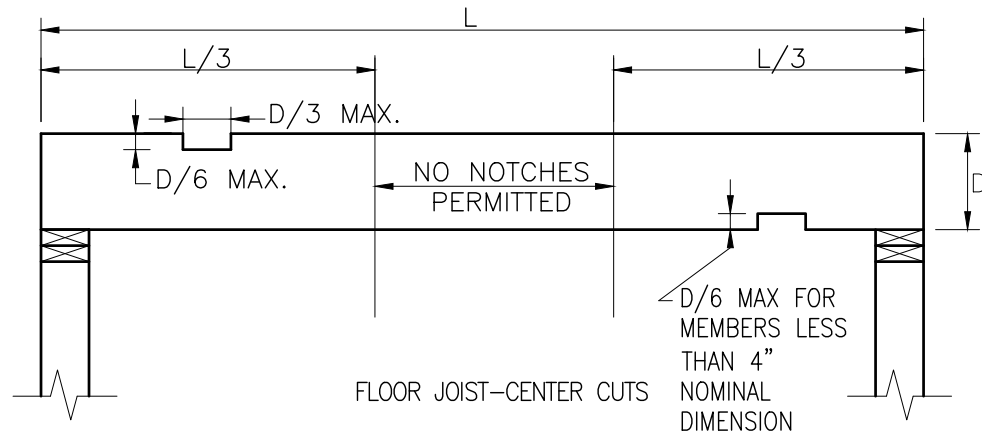
TABLE 2304.10.1 FASTENING SCHEDULE

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" 14 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 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3/4 gage staples, 7/16" crown	End nail
	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	Toenail
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")	12" o.c. each edge, face nail
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	12" 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	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

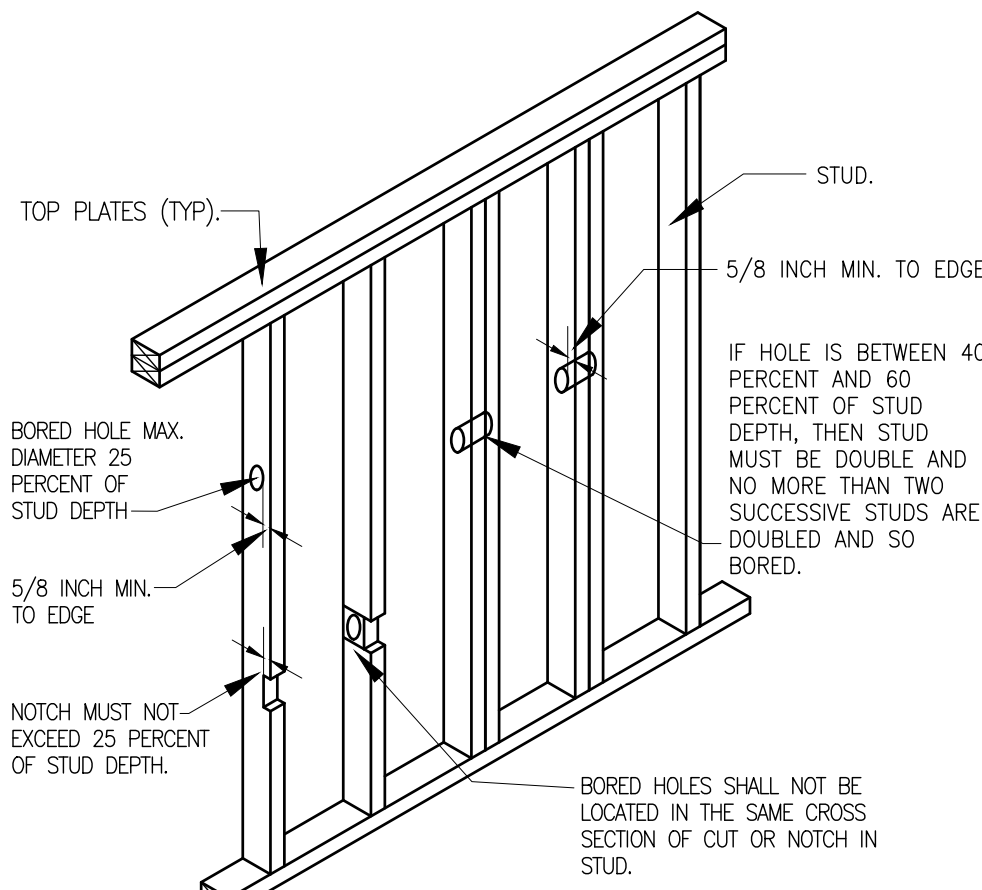
Floor		
21. Joist to sill, top plate, or girder	3-8d common (21/2" × 0.131"); or floor 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3/4 gage staples, 7/16" crown	Toenail
22. Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common (21/2" × 0.131"); or 10d box (3" × 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	24" o.c. face nail at top and bottom staggered on opposite sides
27. Ledger strip supporting joists or rafters	And: 2-20d common (4" × 0.192"); or 4-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3/4 gage staples, 7/16" crown	Ends and at each splice, 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	Each joist or rafter, face 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" × 0.080"); or 6d corrosion-resistant casing (2" × 0.092")	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

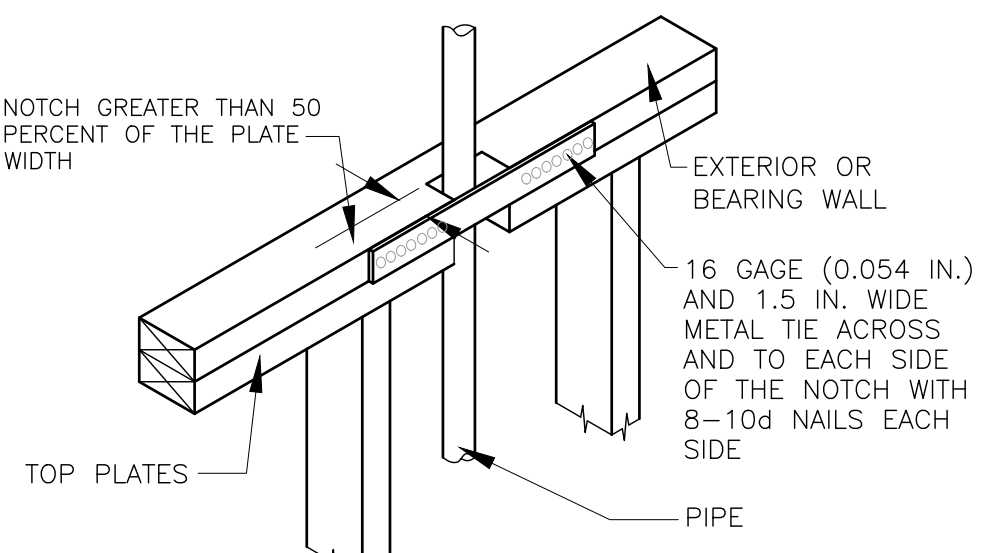
- For S1: 1 inch = 25.4 mm.
- Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
 - Spacing shall 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 NOTCHING DETAILS SCALE: 1/2" = 1'-0"



2 EXTERIOR WALL PENETRATION SCALE: N.T.S.



3 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



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 ATTY 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.

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Project No. YZ102

Drawn By: LH

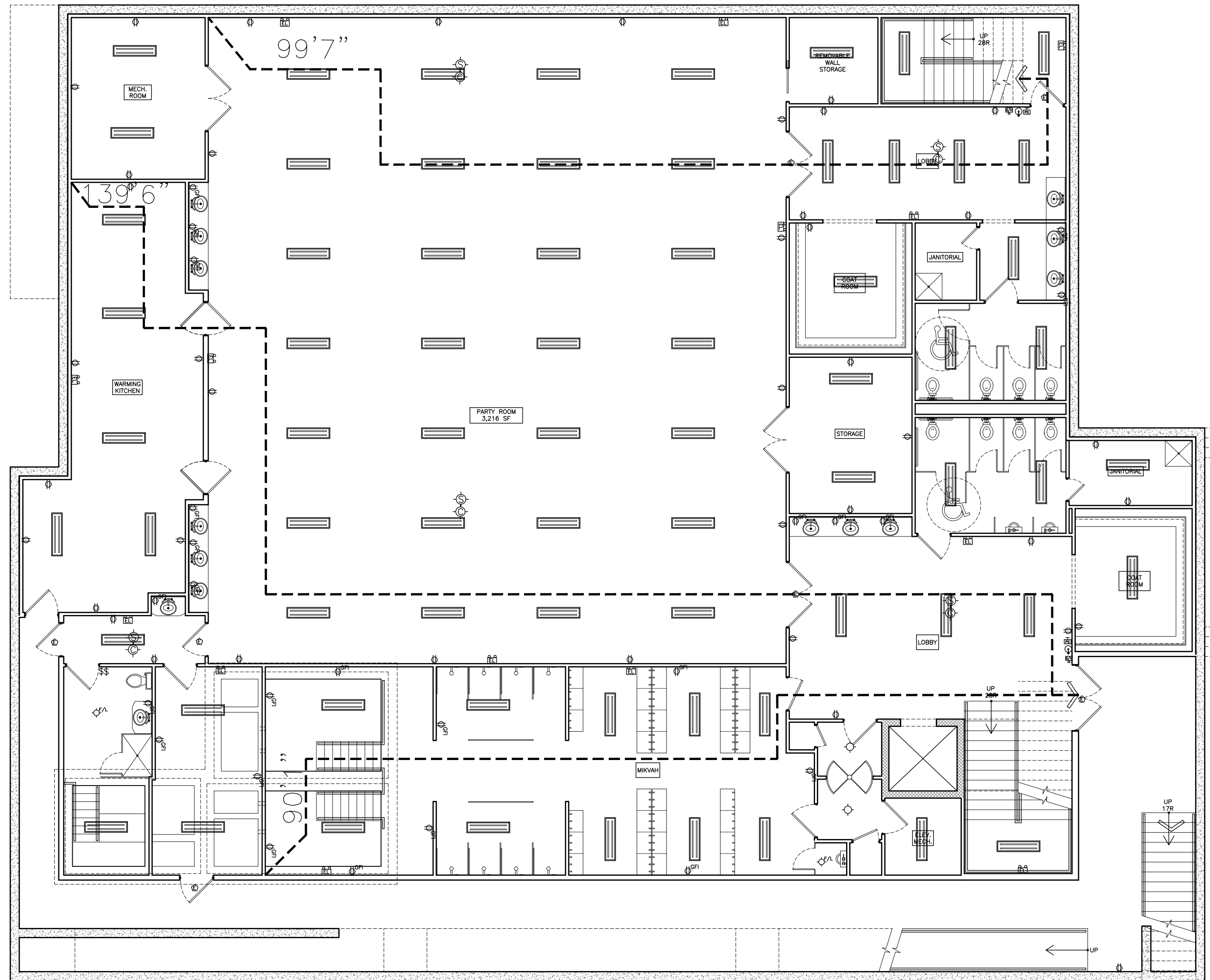
Reviewed By: JR

Date JUN. 29, 2023

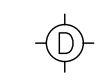
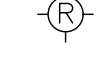
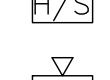
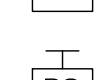
REVISIONS:

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.

E-101

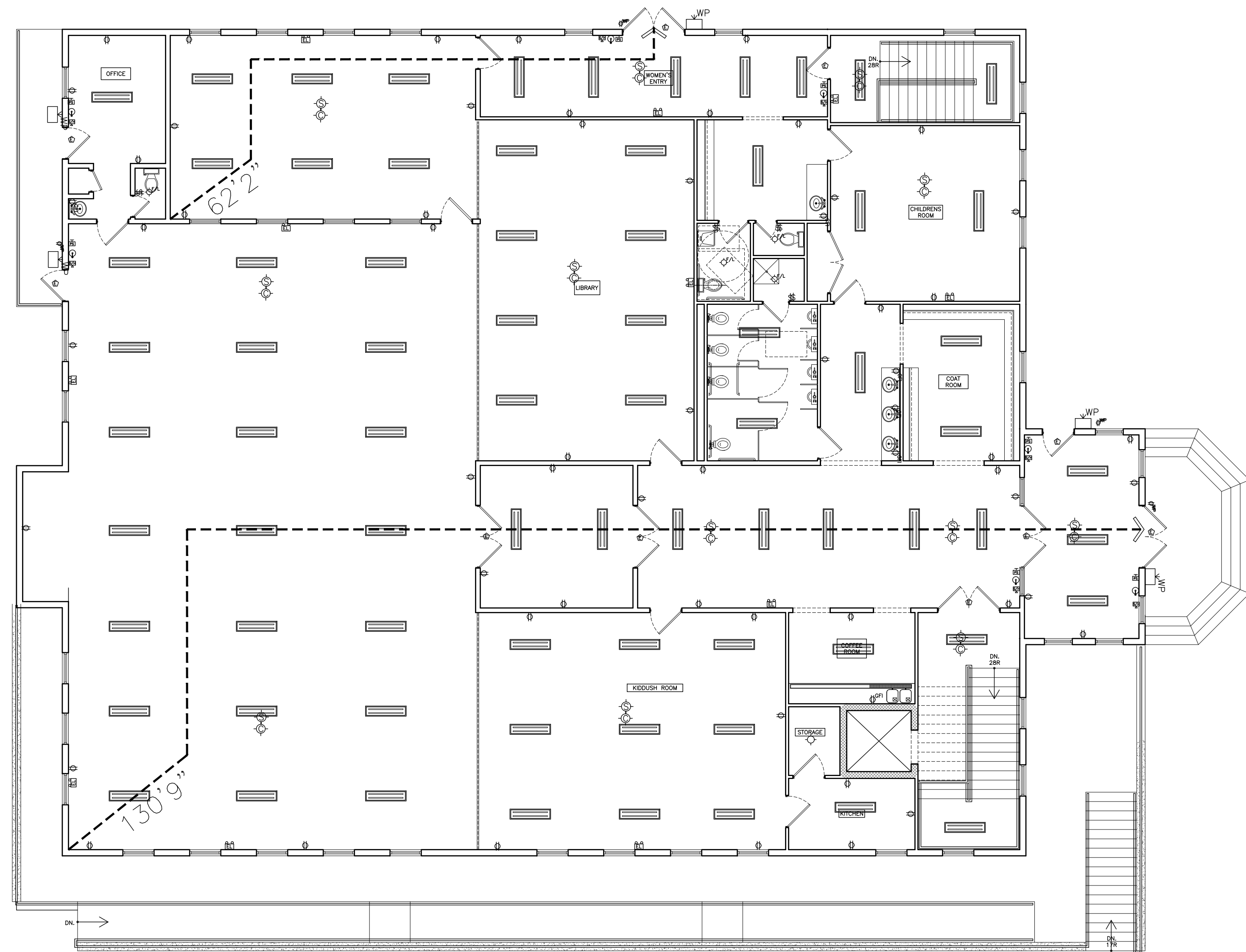


1 BASEMENT FLOOR ELECTRICAL PLAN
E-101 SCALE: 3/16" = 1'-0"

-  — DUST DETECTORS SMOKE
-  — EXTERIOR WALL MOUNTED SURFACE INCANDESCENT LIGHT FIXTURE W/ WATERPROOF COVER
-  — CEILING MOUNTED RECESSED LED LIGHT FIXTURE AS SELECTED BY OWNER
-  — CEILING MOUNTED WATERPROOF RECESSED LED LIGHT FIXTURE AS SELECTED BY OWNER
-  — HORN/STROBE
-  — HORN/STROBE
-  — PULL STATION
-  — ANNUNCIATOR PANEL

ELECTRICAL SYMBOLS

-  — SINGLE POLE SWITCH
-  — 3 WAY SWITCH
-  — DUPLEX OUTLET
-  — EXTERIOR OUTLET IN WATERPROOF BOX W/ LID
-  — GROUND FAULT INTERRUPT OUTLET
-  — BATTERY POWERED EMERGENCY LIGHTS
-  — WATERPROOF BATTERY POWERED EMERGENCY LIGHTS
-  — SELF-LUMINATION SIGN WITH SELF-CONTAINED BATTERY BACK-UP POWER SOURCE
-  — EXTERIOR WALL MOUNTED SURFACE INCANDESCENT LIGHT FIXTURE W/ WATERPROOF COVER
-  — CEILING MOUNTED SURFACE INCANDESCENT LIGHT FIXTURE AS SELECTED BY OWNER
-  — CEILING MOUNTED WATERPROOF AND VAPOR TIGHT LINEAR FLUORESCENT 4 BULB 48" LONG T8 32W FIXTURE
-  — CEILING MOUNTED LINEAR FLUORESCENT 4 BULB 48" LONG T8 32W FIXTURE
-  — CEILING MOUNTED DUCTED EXHAUST FAN W/ LIGHT FIXTURE
-  — HARD WIRED INTERCONNECTED SMOKE DETECTOR— CEILING MOUNTED SMOKE DETECTOR TO BE AUDIO AND VISUAL
-  — INTERCONNECTED CARBON MONOXIDE DETECTOR CEILING MOUNTED CARBON MONOXIDE DETECTOR TO BE AUDIO AND VISUAL



2 FIRST FLOOR ELECTRICAL PLAN
E-101 SCALE: 3/16" = 1'-0"

Item 1.

41.06-1-80

41.06-1-82

41.06-1-81

41.06-1-63

41.06-1-64

41.06-1-65

41.06-1-66

41.06-1-67

41.06-1-68

41.06-1-69

41.06-1-70

27

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
ZAHLE 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 ZAHLE 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

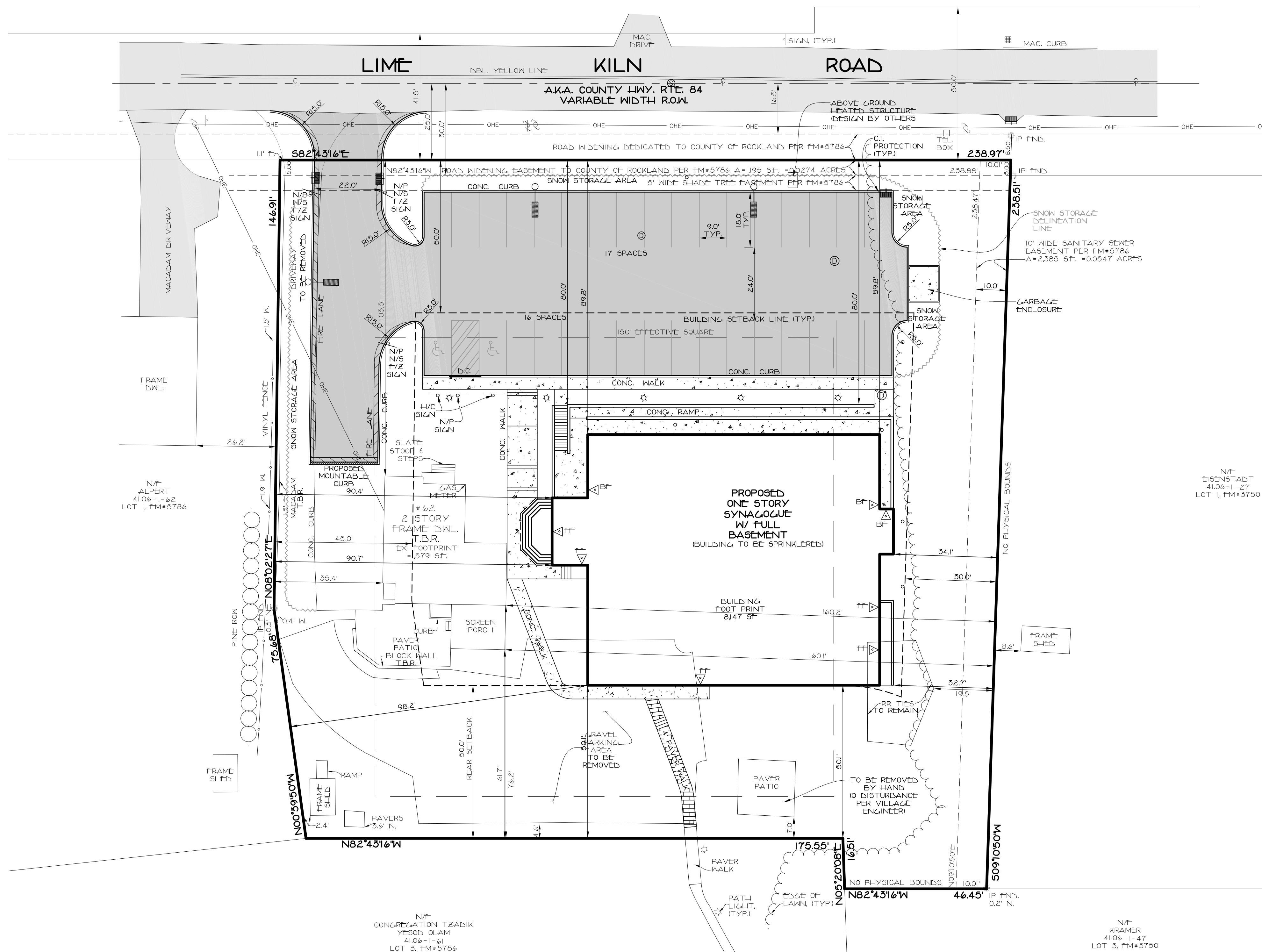
MAP REFERENCE:

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#5786

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 = 50,187 SF.
NET LOT AREA=50,187 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	50,187	239	239	150	103.3	35.4	195.5	61.7	1879 50187 = 0.03	4.64 50187 = 0.09	123 24291 = 0.05	25'/2.5	40'
PROPOSED	50,187	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: MONSEY 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, ERRORS, 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 10 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 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

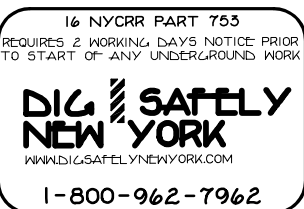
AN EROSION CONTROL SYSTEM WILL BE UTILIZED BY THE DEVELOPER TO MINIMIZE THE PRODUCTION OF SEDIMENT FROM THE SITE. METHODS TO BE UTILIZED WILL BE THOSE FOUND MOST EFFECTIVE FOR THE SITE AND SHALL INCLUDE ONE OR MORE OF THE FOLLOWING AS APPLICABLE:

- 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.

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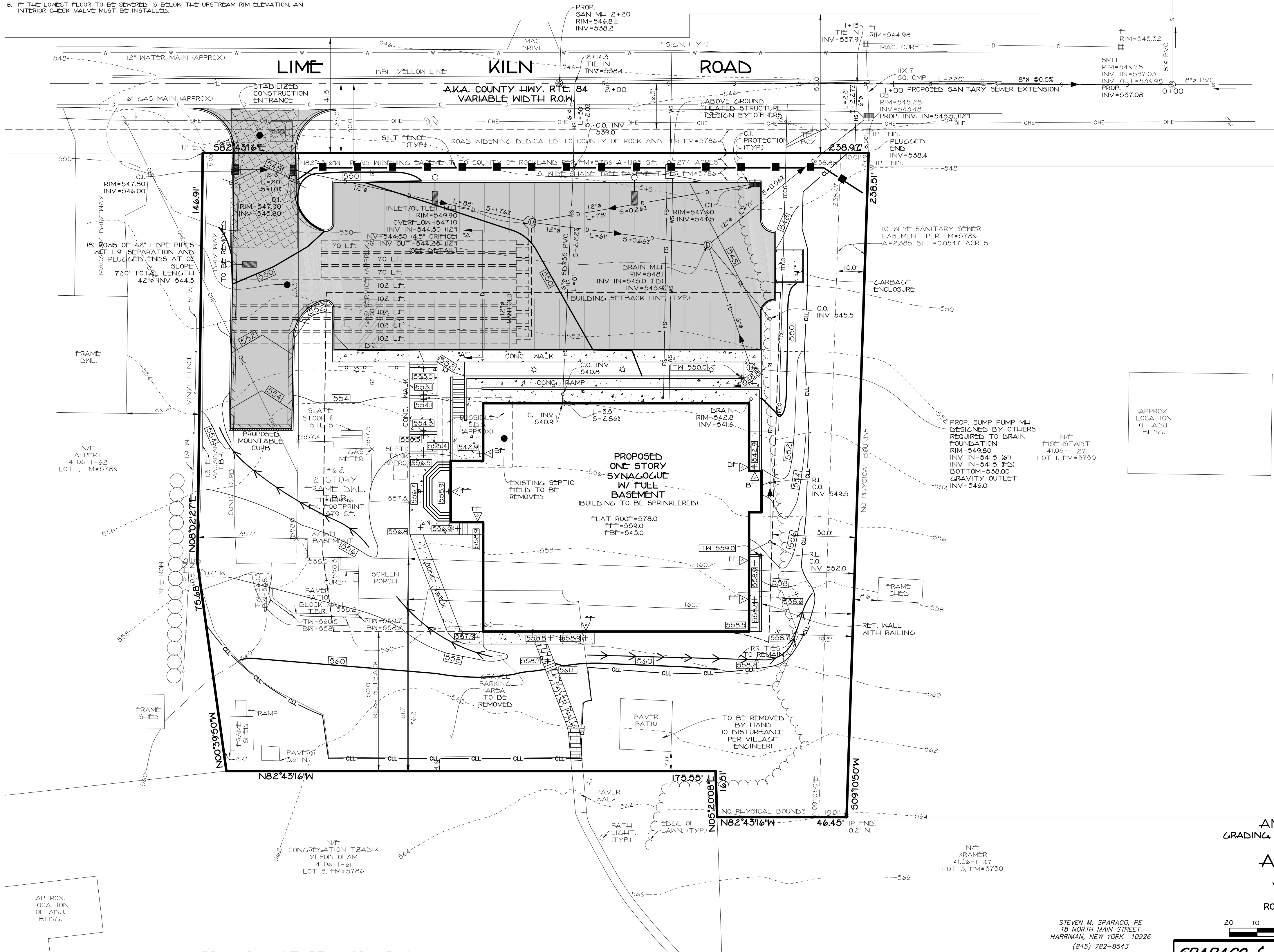
**TOWN OF RAMAPO SEWER NOTES:**

- 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.

$$\frac{554.0 + 560.0 + 558.0 + 557.9}{4} = 555.1 \text{ AVERAGE GRADE}$$

$$\frac{578.0 - 555.1}{22.9} = 2.29 \text{ ROOF HEIGHT - AVERAGE GRADE = BUILDING HEIGHT}$$

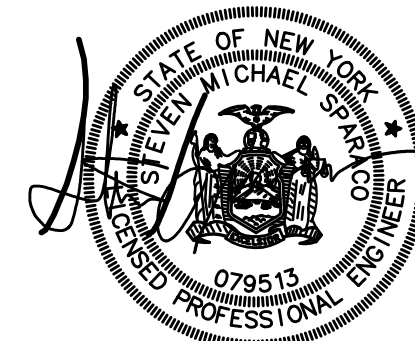


LEGEND		
EXISTING	PROPOSED	ITEMS
---	---	PROPERTY LINE
---	---	BUILDING SETBACK LINE
S	S	SANITARY SEWER
MS	MS	SAN. SEWER MANHOLE
LS	LS	SEWER SERVICE
CO	CO	CLEAN-OUT
WM	WM	WATER MAIN
WS	WS	WATER SERVICE
FS	FS	FIRE SERVICE
WV	WV	WATER VALVE
CM	CM	GAS MAIN
CS	CS	GAS SERVICE
GV	GV	GAS VALVE
DP	DP	DRAIN PIPE
DM	DM	DRAINAGE MANHOLE
CB	CB	CATCH BASIN
RL	RL	ROOF LEADER
FD	FD	FOOTING DRAIN
UT	UT	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

STEVEN M. SPARACO, PE
18 NORTH MAIN STREET
HARRIMAN, NEW YORK 10926
(845) 782-8543



SPARACO & YOUNGBLOOD, PLLC CIVIL ENGINEERING • LAND SURVEYING SITE PLANNING		YB-3664
18 NORTH MAIN STREET P.O. BOX 818 HARRIMAN, NY 10926 TEL: (845) 782-8543 FAX: (845) 782-8501 SPARACO@STEVESELSNY.COM WBYLS1@GMAIL.COM		SEP. 01, 2023
		1"=20'
2 OF 7		

AREA OF DISTURBANCE 43.49% SF

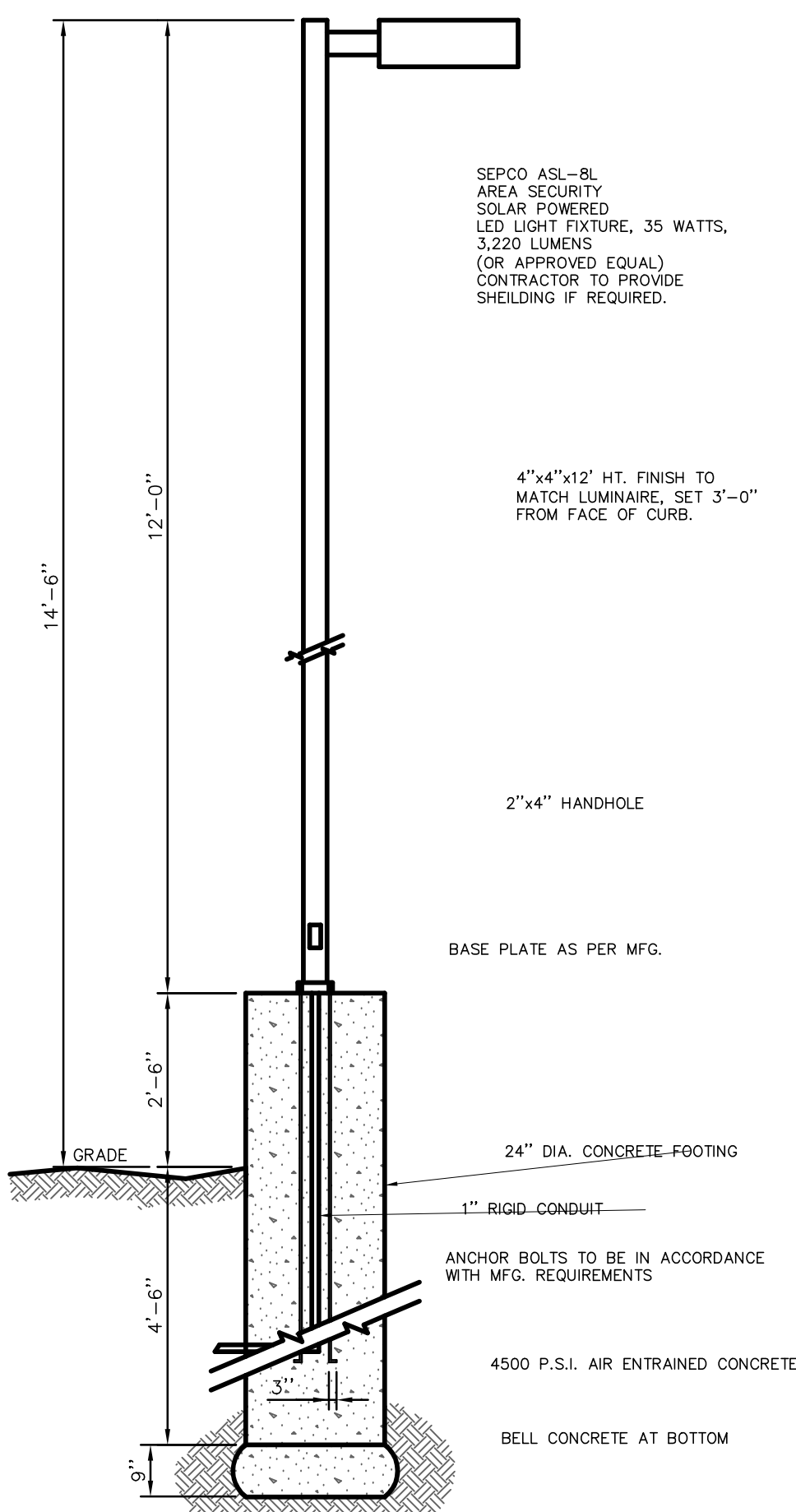
NOTE:

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

PLANTING NOTES:

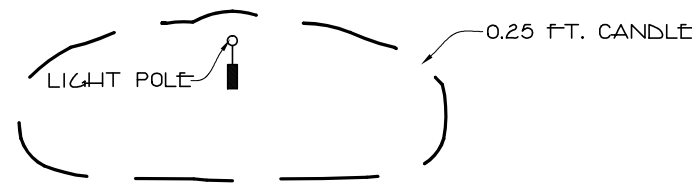
1. ALL PLANTING SHALL BE PLACED UNDER DIRECTION OF AN APPROPRIATE LICENSED DESIGN PROFESSIONAL. NOTIFY 48 HOURS PRIOR TO PLANTING.
2. MULCH ALL PLANTED AREAS WITH A 4" DEPTH OF LICORICE ROOT OR SUGAR CANE MULCH.
3. STAKE ALL TREES WITH 2" CEDAR STAKES, RUBBER GLOVE UNDER TREE 5' ABOVE GROUND, AND TWISTED #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 - HUMUS TO FOUR PARTS TOPSOIL. ADD THREE YEAR FERTILIZER FROM FERTILIZER PACKETS (OR EQUAL) ONE YEAR PER INCH OF THREE CALIPER OR PER 12" HEIGHT OR SHURB.
5. PROVIDE THE TOWN OF ORANGE/TOWN 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. REPLACE AS NEEDED AND AS SHOWN ON THE LANDSCAPING PLAN.



14' LUMINAIRE DETAIL

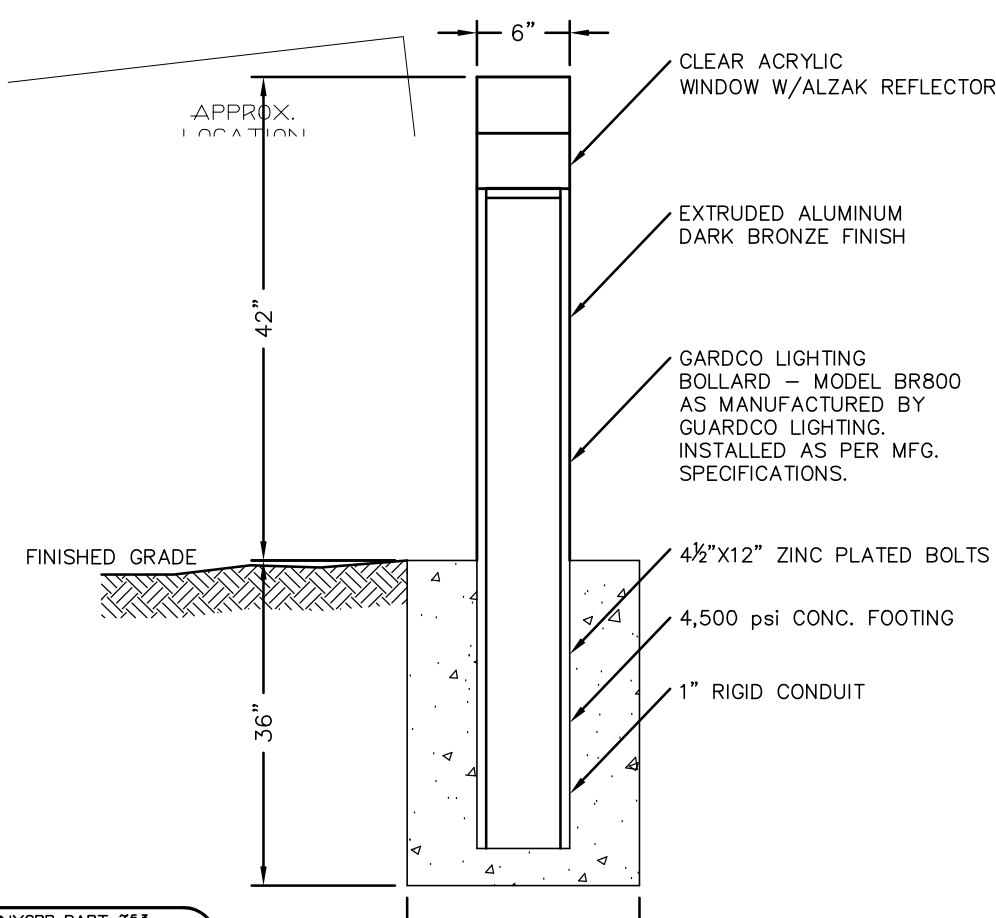
N.T.S.

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.



BOLLARD DETAIL

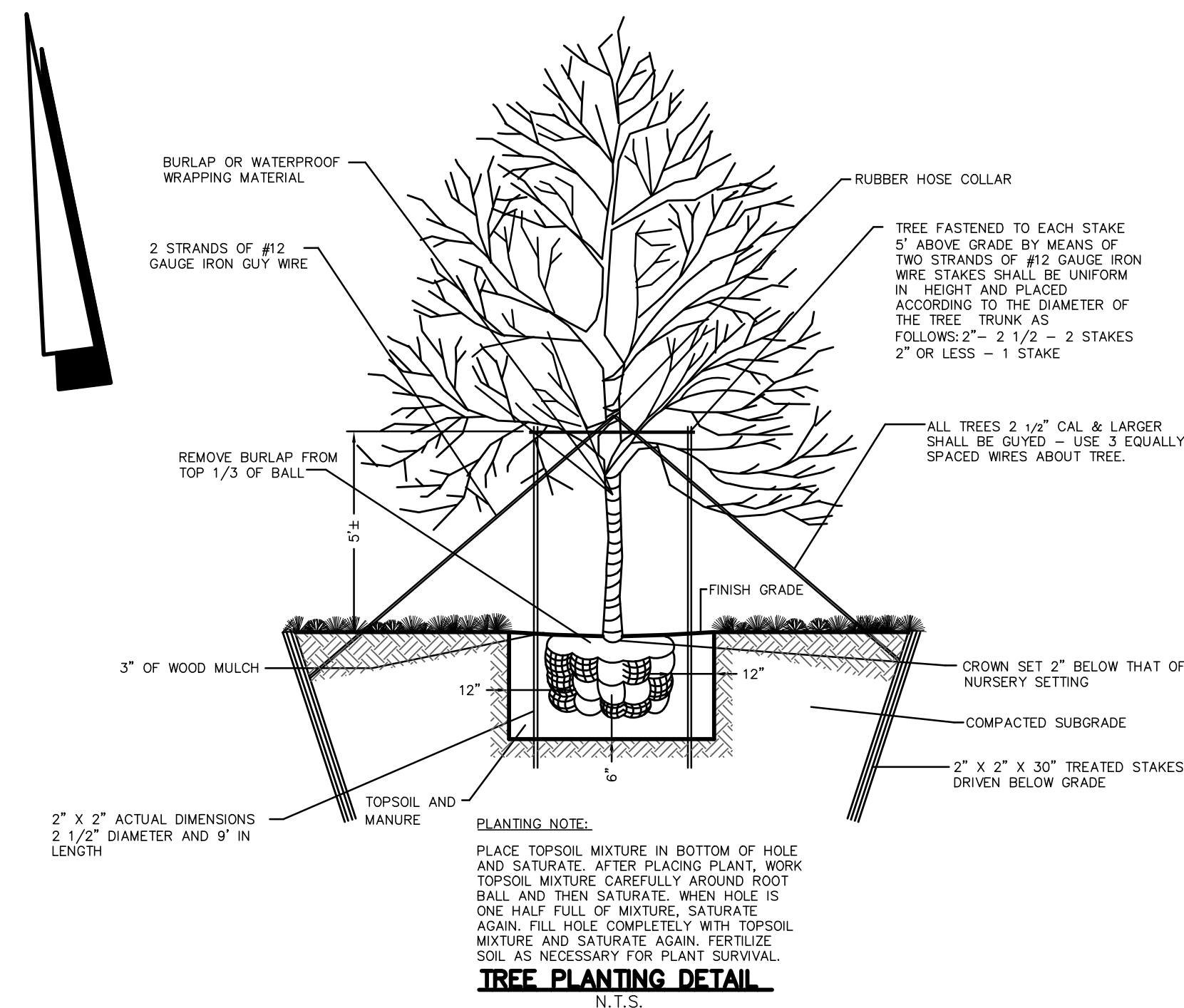
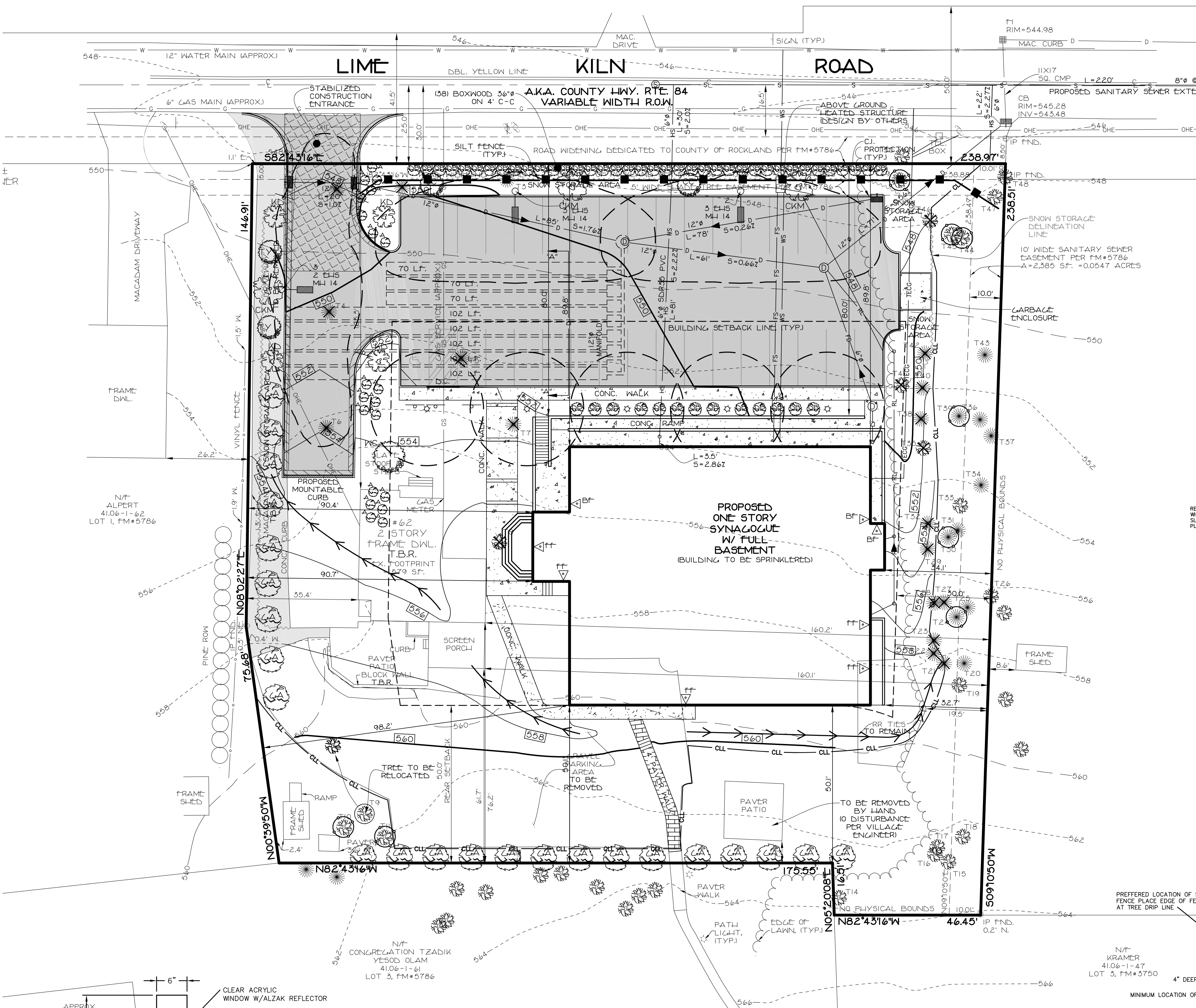
N.T.S.

LIGHTING LEGEND

- 3  SEPCO ASL AREA SECURITY SOLAR POWERED
LED LIGHT FIXTURE (TYP) 14' HEIGHT
35 WATTS 3,220 LUMENS
- 5  GARDCO LIGHTING BOLLARD - MODEL
BR800 100W HPS 42" HEIGHT

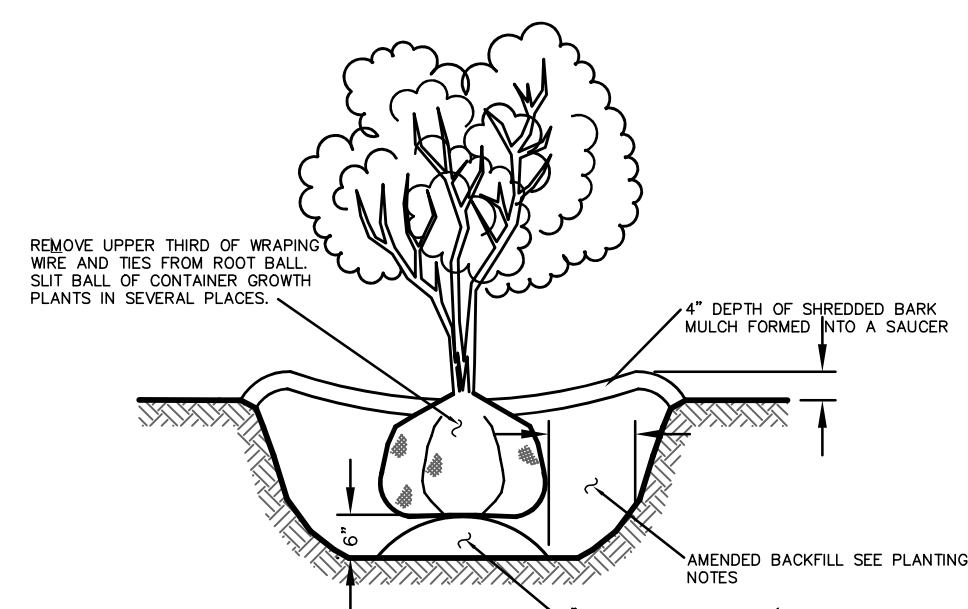
PLANTING SCHEDULE

KEY	COMMON NAME	BOTANICAL NAME	QTY.	SIZE	SPACING
CKM	CRIMSON KING MAPLE	ACER PLATANOIDES (LIMB TO 8' HIGH)	3	2 1/2" B E B	AS SHOWN
CC	CANADIAN CHERRY	PRUNUS VIRGINIANA (LIMB TO 8' HIGH)	2	2 1/2" B E B	AS SHOWN
A	AZALEA	RHOODODENDRON TSUTSUSI	20	24" DIA. POTTED	AS SHOWN
DB	DWARF BOXWOOD	BUXUS SEMPERVIRENS	13	18" DIA. POTTED	AS SHOWN
TY	ENGLISH YEW	TAXUS BACCATA	2	4" HGT. B E B	AS SHOWN
KD	KOUSA DOGWOOD	CORNUS KOUSA	4	2 1/2" B E B	AS SHOWN
GA	GIANT ARBORVITAE	THUJA OCCIDENTALIS	23	6" HGT. B E B	AS SHOWN
WC	WEeping CHERRY	PRUNUS SUBHIRTELLA PENDULA'	1	4" HGT. B E B	AS SHOWN



TREE PLANTING DETAIL

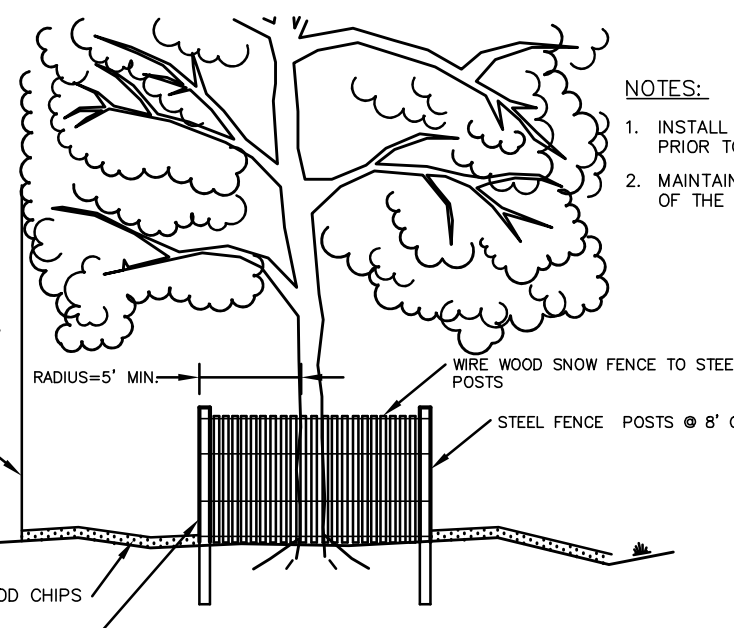
N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

- PLANTING NOTES:**
- BACKSIDE
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 CROWN 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.



TREE PROTECTION DETAIL

S.

TREE LIST			
N.O.	SPECIES	DIA. (INCHES)	T.B.F.
T1	SPRUCE	44	X
T2	SPRUCE	48	X
T3	SPRUCE	48	X
T4	SPRUCE	48	X
T5	SPRUCE	40	X
T6	SPRUCE	50	X
T7	SPRUCE	48	X
T8	BIRCH TRIPLE	12	X
T9	CLERRY ORNL	10	X
T10	CLERRY GROUP	8	
T11	BIRCH	8	
T12	ASH	40 REMOVED	
T13	CLERRY ORNL	30 REMOVED	
T14	CLERRY	16	
T15	LOCUST	10	
T16	LOCUST	12	
T17	LOCUST	8	
T18	CLERRY	8	
T19	CLERRY THWIN	10	
T20	PINE	20	
T21	PINE	12	X
T22	PINE	24	X
T23	PINE	24	X
T24	PINE	12	X
T25	PINE	10	
T26	MAPLE	20	X
T27	PINE	20	X
T28	PINE	8	X
T29	SPRUCE	20	X
T30	SPRUCE	14	
T31	PINE	12	
T32	SPRUCE	30	X
T33	HICKORY	12	
T34	PINE	8	
T35	OAK	20	X
T36	PINE	10	
T37	PINE	30	
T38	SPRUCE	24	X
T39	PINE	12	
T40	SPRUCE	24	X
T41	MAPLE	10	X
T42	SPRUCE	12	
T43	SPRUCE	30	
T44	HICKORY	8	
T45	CLERRY	10	
T46	HICKORY	14	
T47	NALNUT	10	
T48	LOCUST	12	
T49	MAPLE	16	
T50	MAPLE	8	

- NOTES:
1. INSTALL SNOW FENCE TREE PROTECTION PRIOR TO ANY CLEARING OR EXCAVATION.
 2. MAINTAIN SNOW FENCE FOR THE DURATION OF THE CONSTRUCTION PERIOD.

LEGEND

-  = TREE TO BE REMOVED
 = TREE TO BE PROTECTED

AMENDED SITE PLAN
PLANTING & LIGHTING PLAN
FOR
ANSHEI CHESSED
LOCATED IN
VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK
GRAPHIC SCALE

GRAPHIC SCALE

SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING * LAND SURVEYING


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YB-3664

6th P. 01. 2023

1"-20

3 of 4

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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

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HARRIMAN, NEW YORK 1092
(845) 782-8543



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:

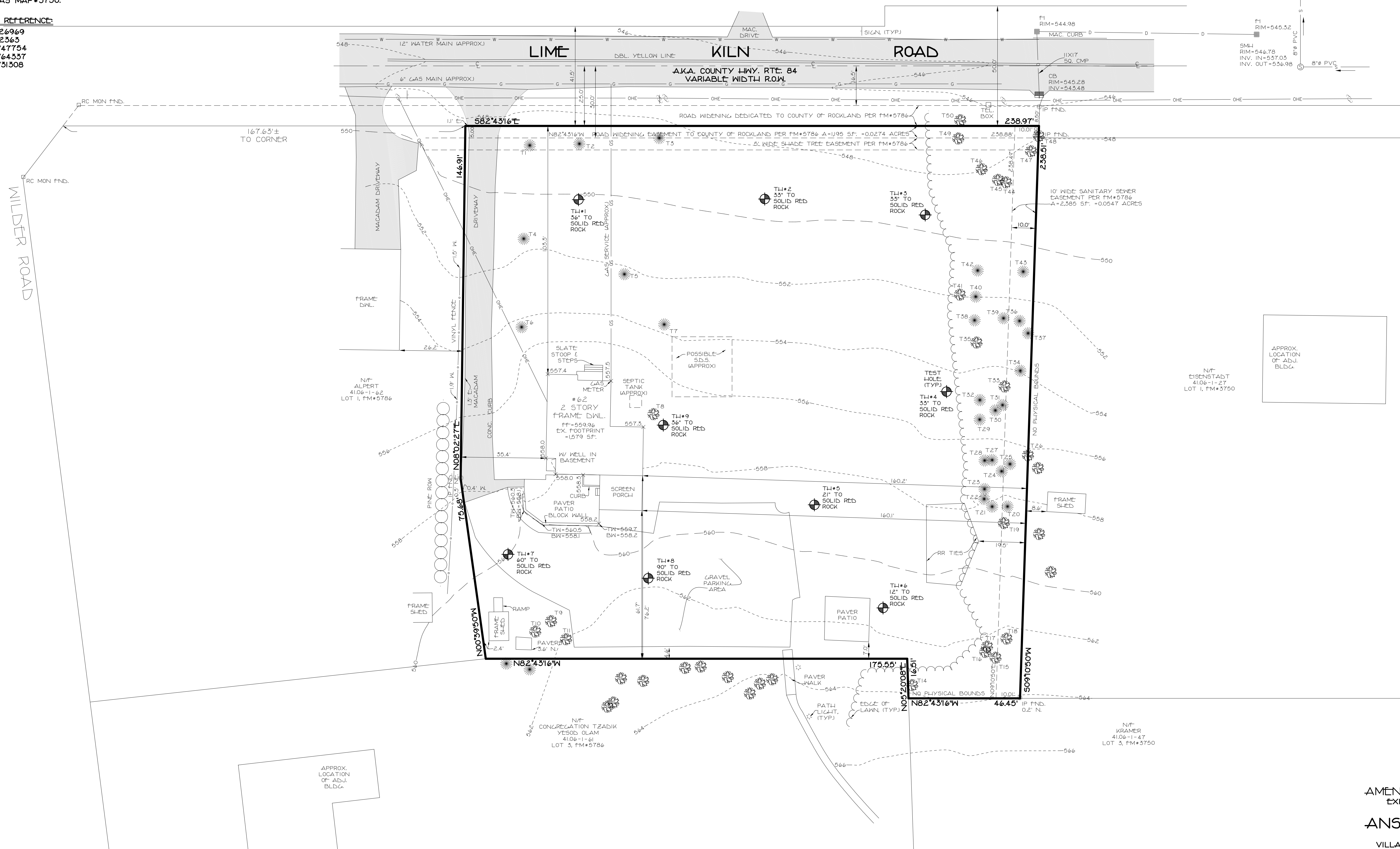
2014/26969

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	50
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 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 ©

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

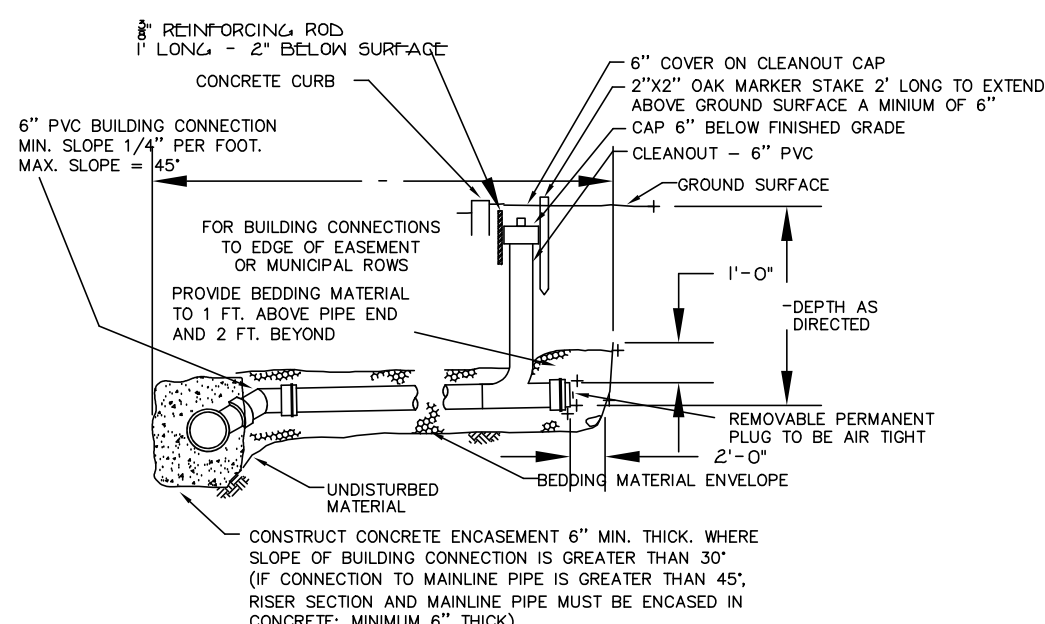
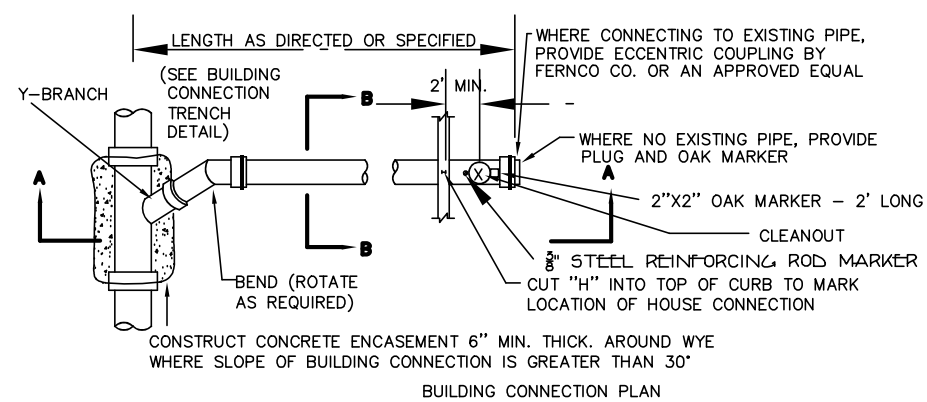
SEP. 01, 2023

1"=20'

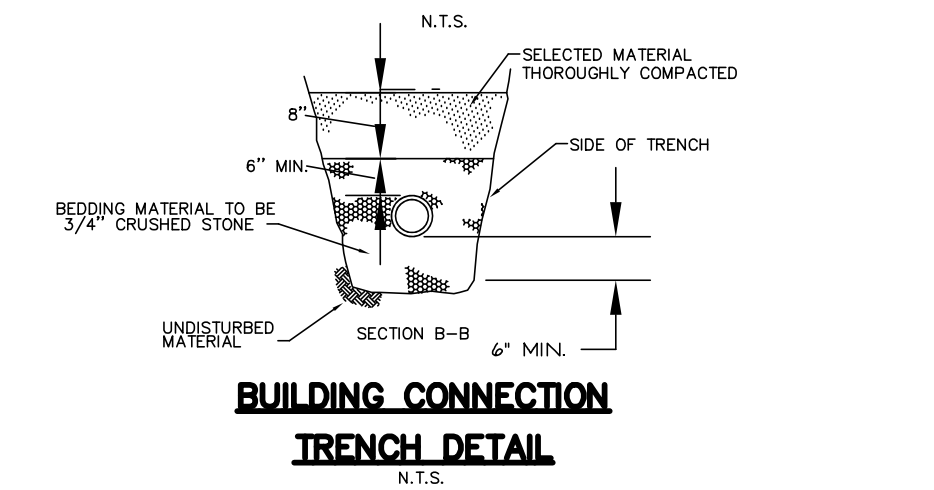
4 OF 7

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.

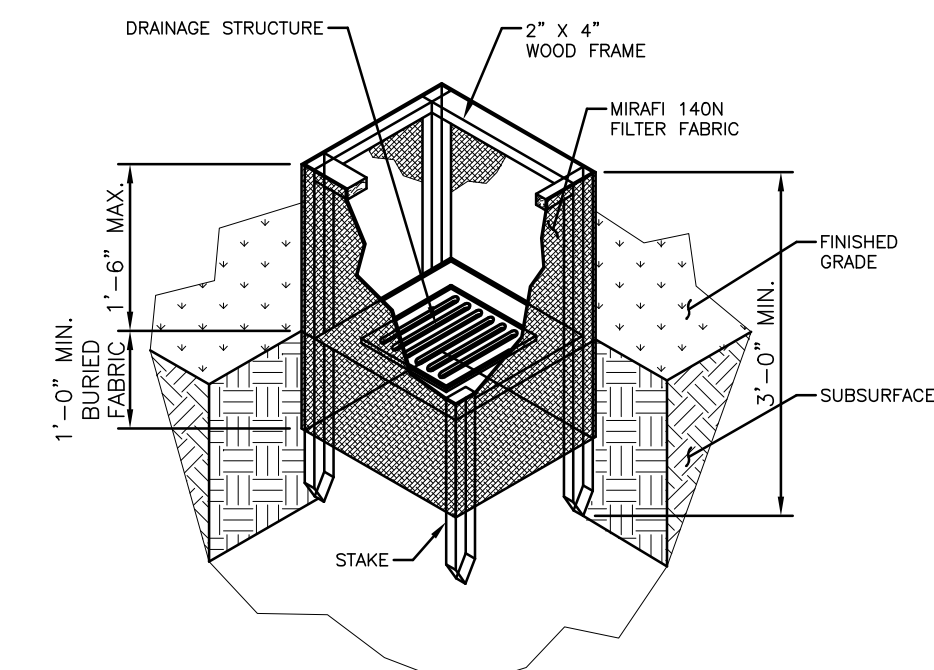
16-NYSPR PART 755
REQUIRES 2 WORKING DAYS NOTICE PRIOR TO START OF ANY UNDERGROUND WORK
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**BUILDING CONNECTION ELEVATION
BUILDING CONNECTION DETAIL**
N.T.S.

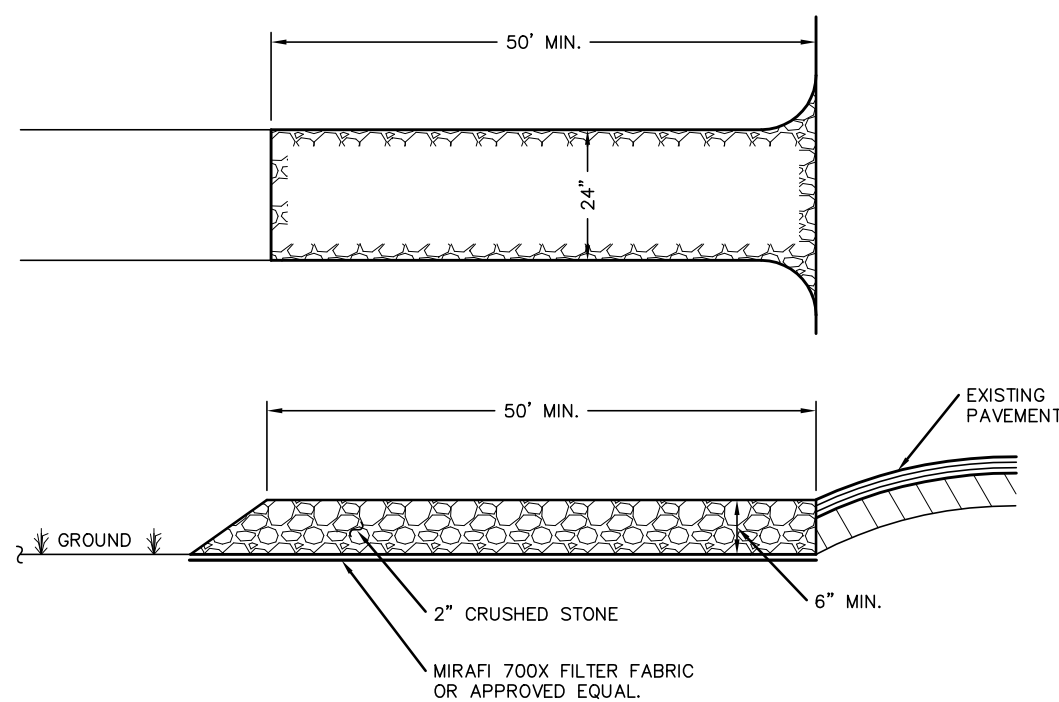


**BUILDING CONNECTION
TRENCH DETAIL**
N.T.S.



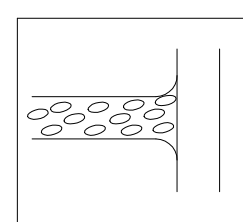
- NOTES:
1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
 2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
 3. STAKE MATERIALS WILL BE STANDARD 2" X 4" WOOD OR EQUIVALENT METAL WITH A 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.



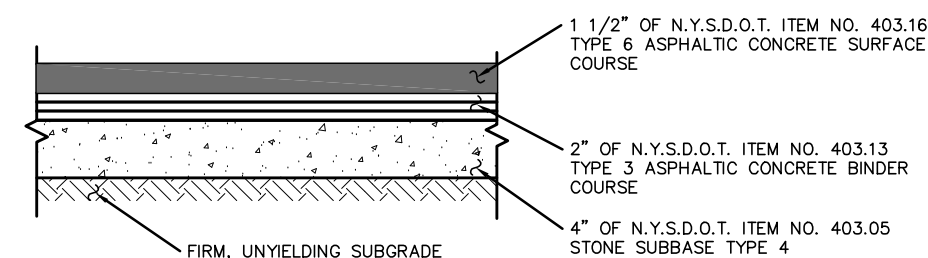
- NOTES:
1. ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC ROADS.

STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



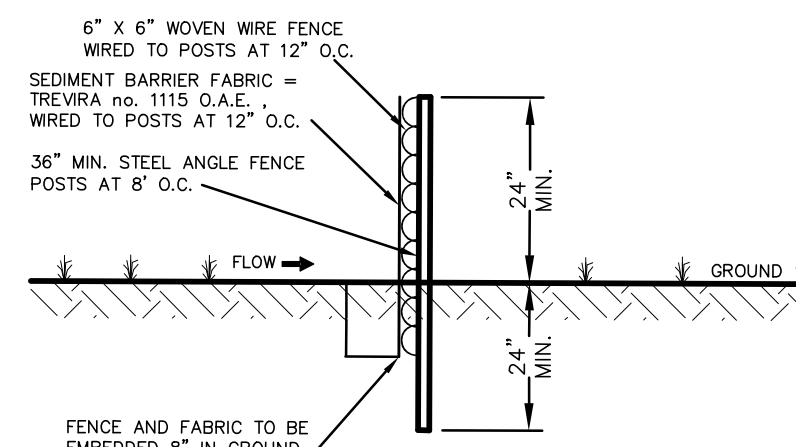
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16-NYDEC PART 755
REQUIRES A WORKING DAYS NOTICE PRIOR TO START OF ANY UNDERGROUND WORK
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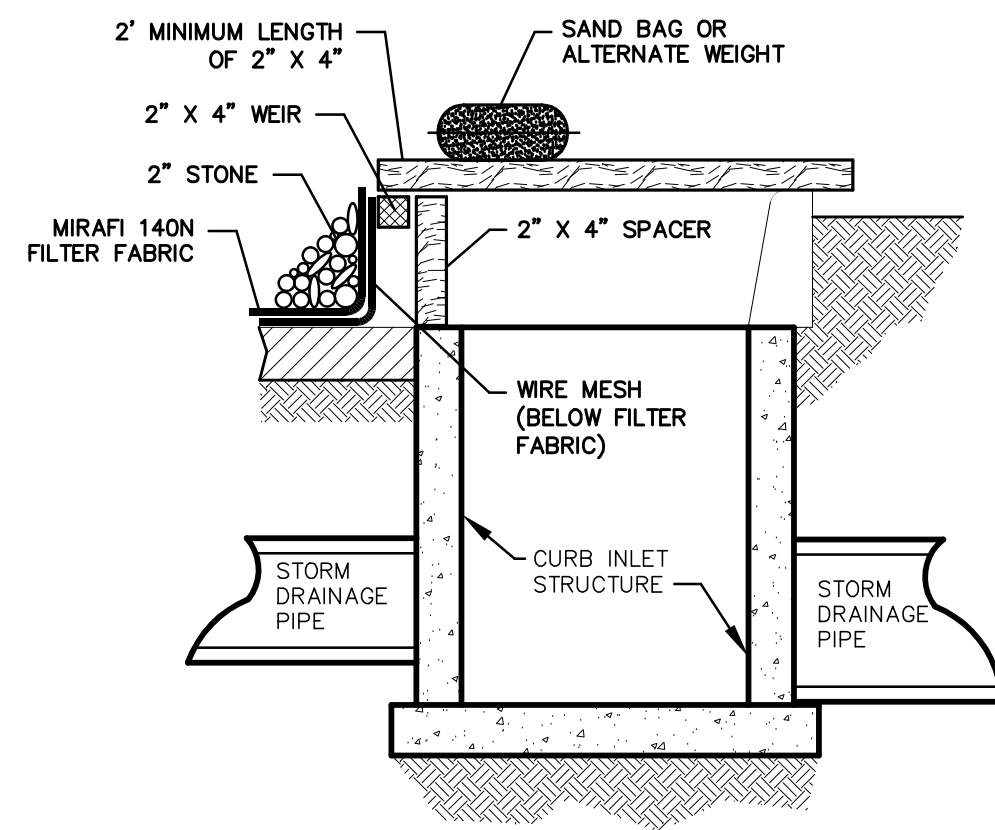
- NOTES:
1. THIS SECTION TO BE UTILIZED AT PARKING LOTS FOR PASSENGER CAR PARKING AND AISLES ONLY. NOT FOR USE AT ROADS, DRIVEWAYS OR LOADING ZONES.

PAVEMENT SECTION- PARKING LOT
N.T.S.



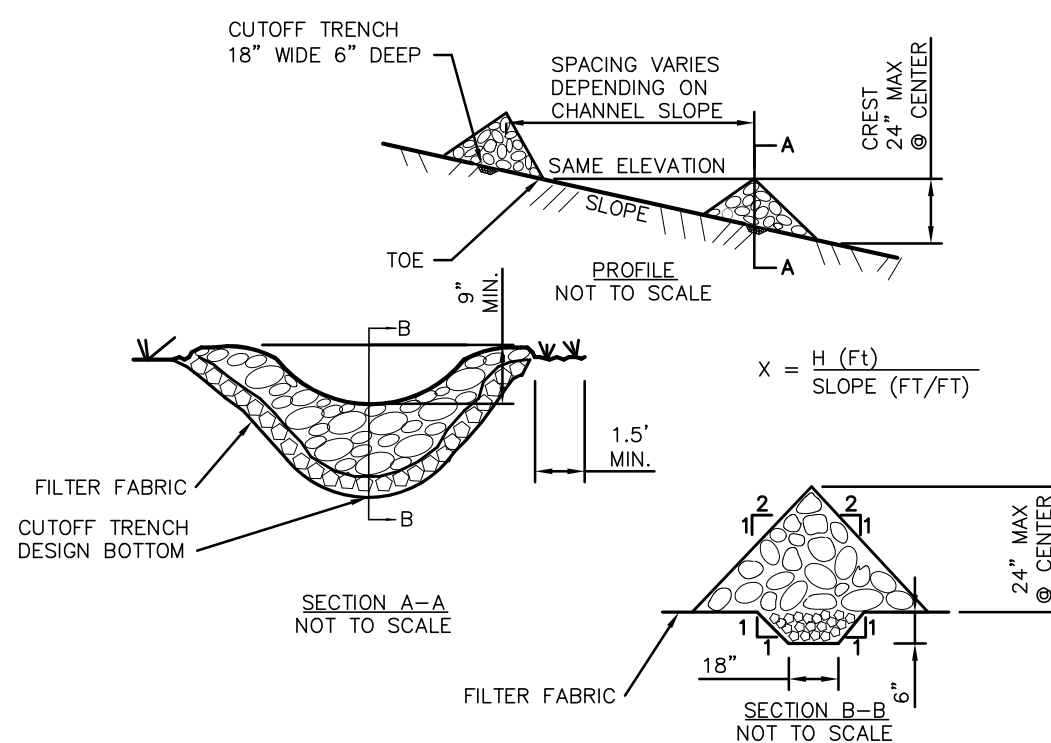
- NOTES:
1. THIS FENCE IS AN ALTERNATE TO HAY BALE SEDIMENT BARRIER.
 2. MAINTAIN FENCE TO INSURE SEDIMENT ENTRAPMENT QUALITIES DURING CONSTRUCTION.
 3. REMOVE EXCESS SILT PERIODICALLY AND WHEN BULGES DEVELOPE.
 4. FENCE SYMBOL ON PLAN:

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:

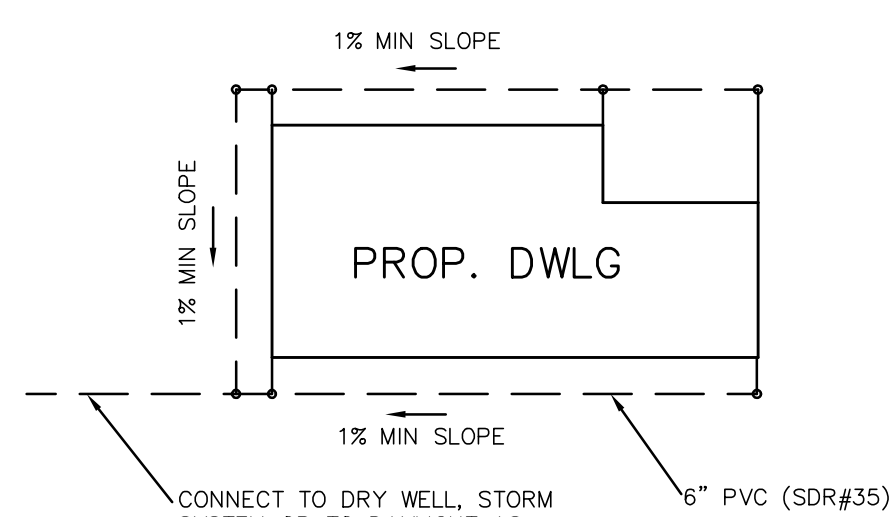
CURB INLET PROTECTION DETAIL
N.T.S.



CONSTRUCTION SPECIFICATIONS

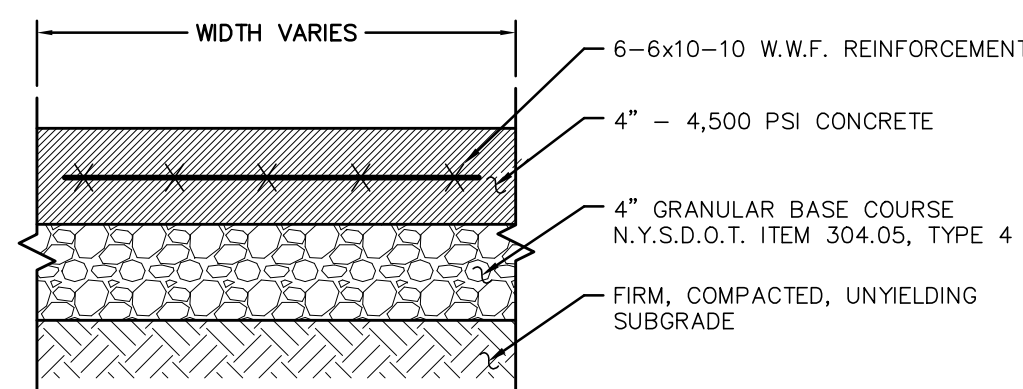
1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET 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

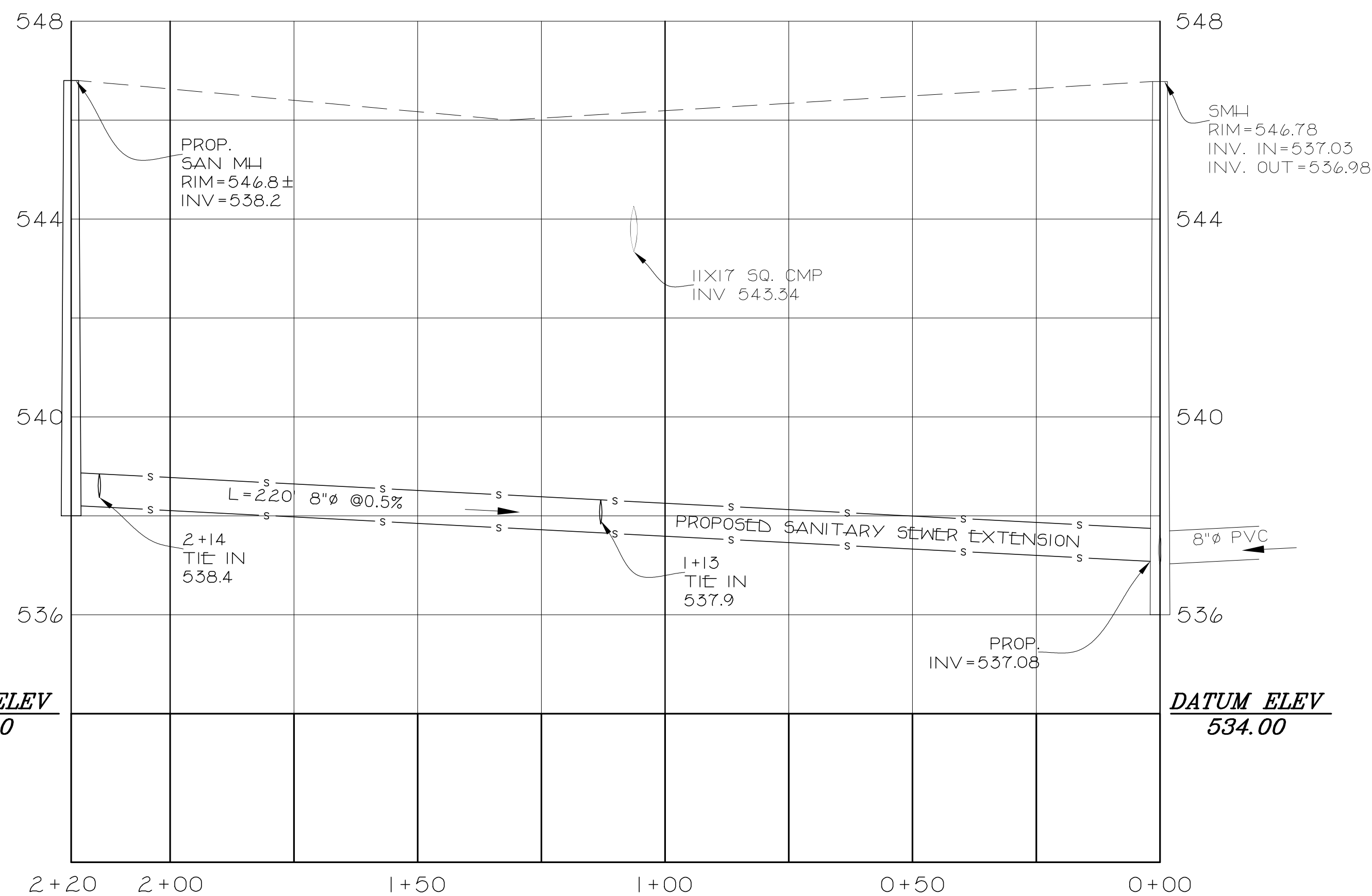
TYPICAL ROOF DRAIN SCHEMATIC
N.T.S.



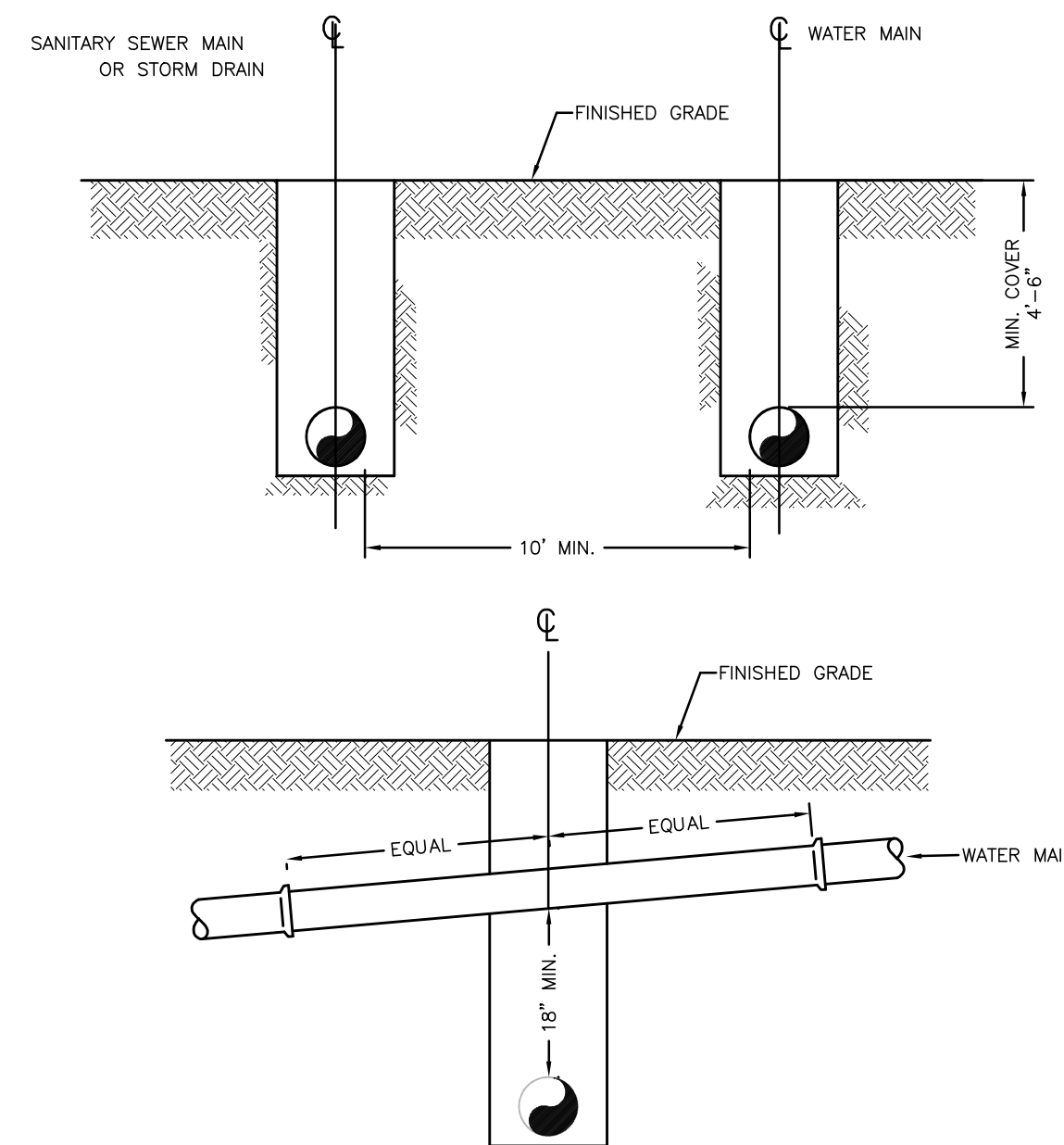
- NOTES:
1. BROOM FINISH EACH SQUARE AT 90° TO PRECEDING SQUARE.
 2. PLACE JOINTS EQUAL TO WALK WIDTH OR AS SHOWN ON PLAN.
 3. INSTALL 1/2" PRE-MOLDED EXPANSION JOINT FILLER AT 24' O.C. MAX. AND AGAINST CONCRETE CURBS, BUILDINGS AND OTHER STRUCTURES.

CONCRETE SIDEWALK DETAIL
N.T.S.

DATUM ELEV
534.00

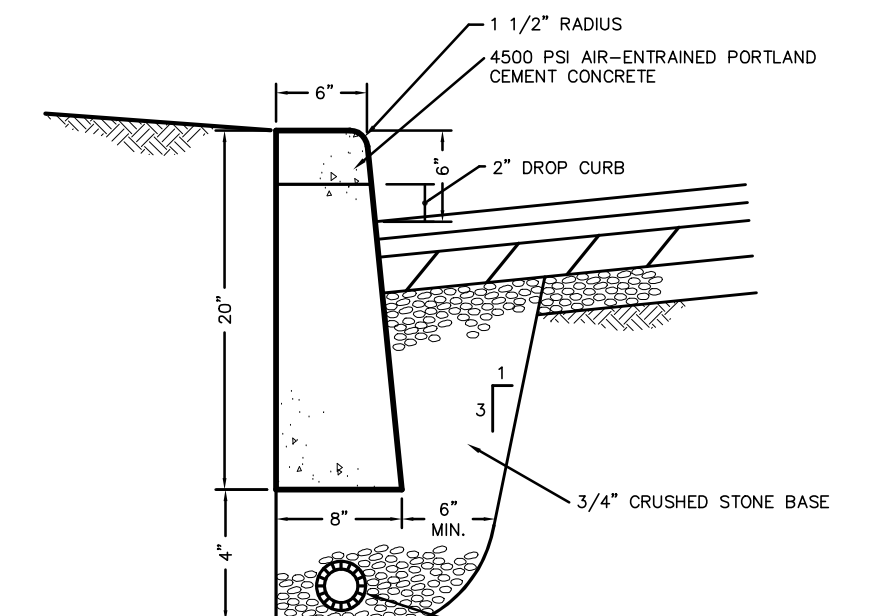


SEWER PROFILE IN LIME KILN ROAD
SCALE: H-1"=20', V-1"=2'



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.

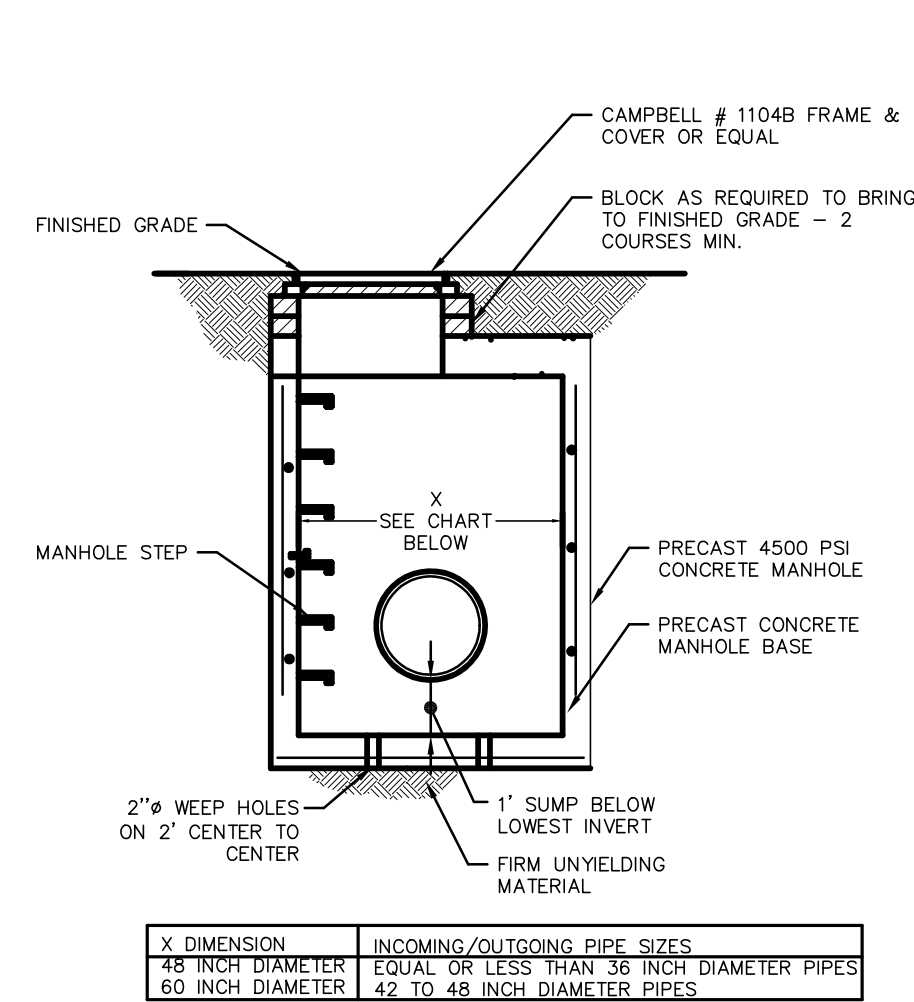
CURB DETAIL- CONCRETE
N.T.S.

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



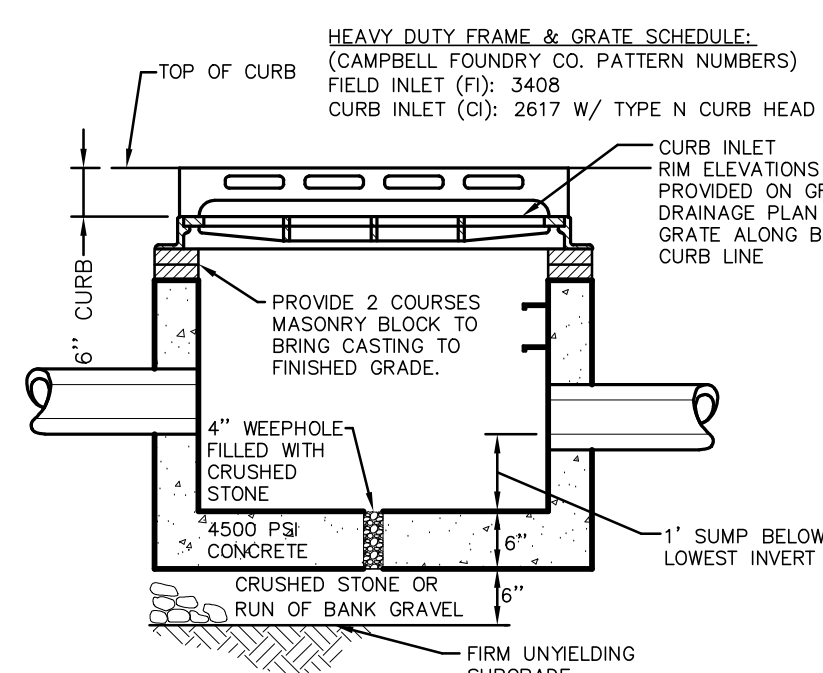
SPARACO & YOUNGBLOOD, PLLC CIVIL ENGINEERING • LAND SURVEYING SITE PLANNING 18 NORTH MAIN STREET P.O. BOX 818 HARRIMAN, N.Y. 10926 TEL: (845) 782-8543 FAX: (845) 782-5901 SPARACO@SPARACOENGINEERING.COM WBYLS1@GMAIL.COM		YB-3664 SEP. 01, 2023 AS NOTED 5 OF 7
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- NOTES:
1. MANHOLE TO CONFORM TO A.S.T.M. C478 (LATEST REVISION).
 2. PRECAST CONCRETE MANHOLES WITH RESILIENT SEALS AT JOINTS.
 3. MANUFACTURER SHALL CERTIFY ALL COMPONENTS MANHOLE FOR H20 LOADING.
 4. RISER SECTION JOINTS SHALL BE FIELD-MORTARED.

DRAINAGE MANHOLE (DMH)

N.T.S.



- NOTES:
1. SLOPE CASTINGS TO MATCH SLOPE OF FINISHED PAVEMENT GRADE.
 2. MINIMUM STRENGTH CONCRETE 4500 PSI WALL THICKNESS 6" WITH ADEQUATE STEEL REINFORCEMENT TO WITHSTAND H20 HIGHWAY LOAD AND SOIL LOADS.

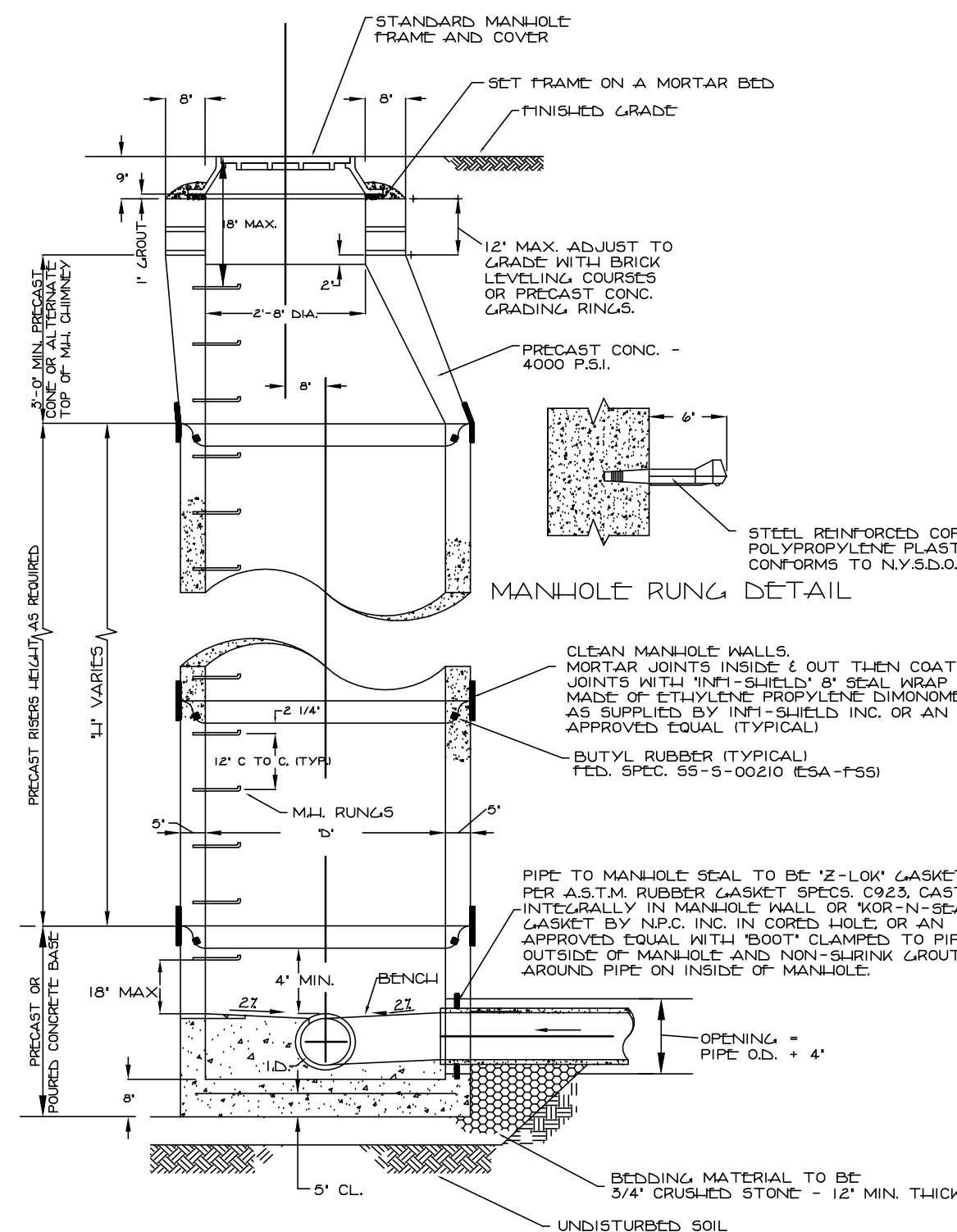
CATCH BASIN, CURB INLET (CI) WITH TYPE N HEAD & FIELD INLET (FI) DETAIL

N.T.S.

FIRE ZONE STRIPPING PAINT STRIPES WITH BRIGHT YELLOW EXTERIOR GRADE ROADWAY PAINT

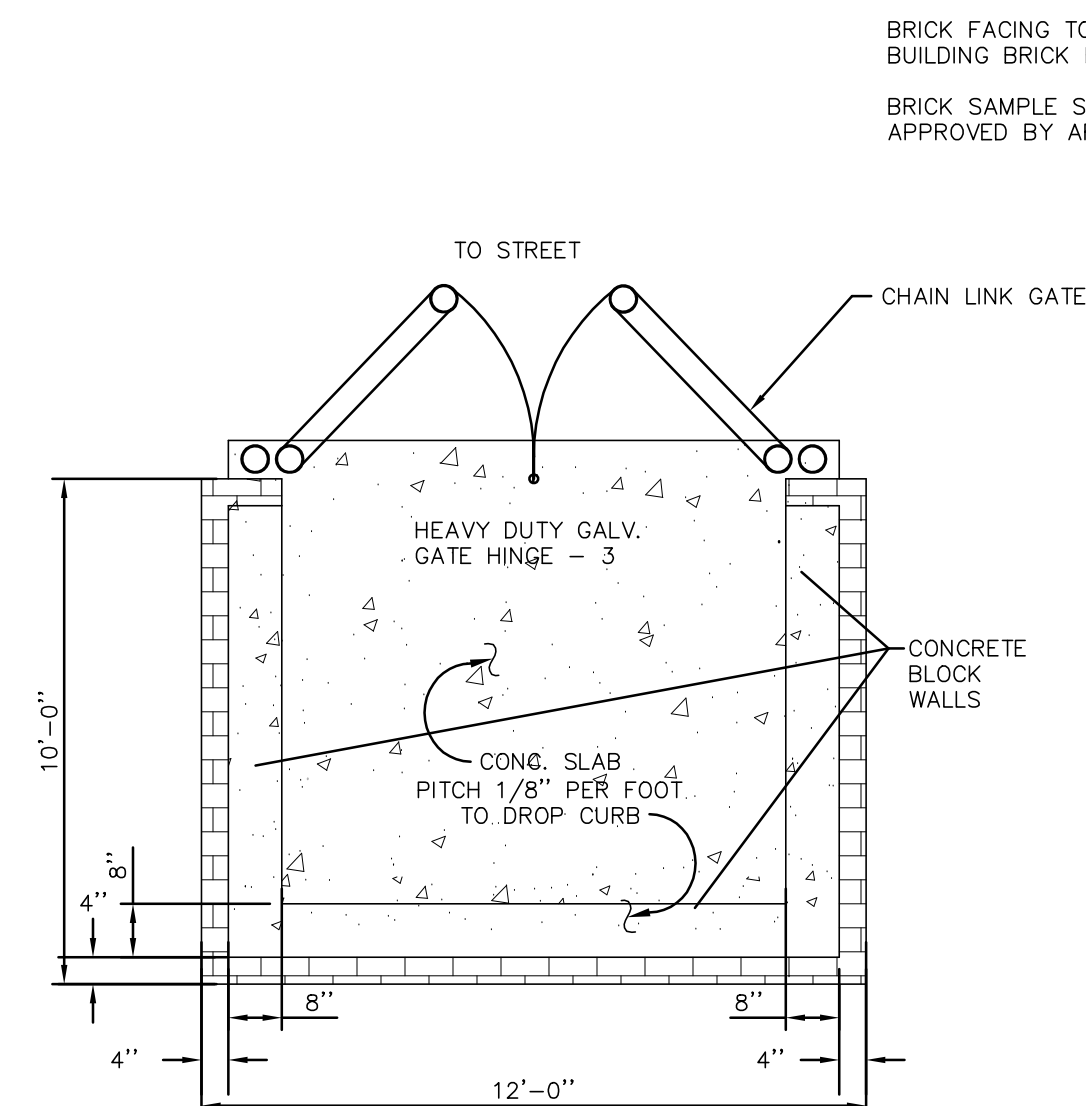
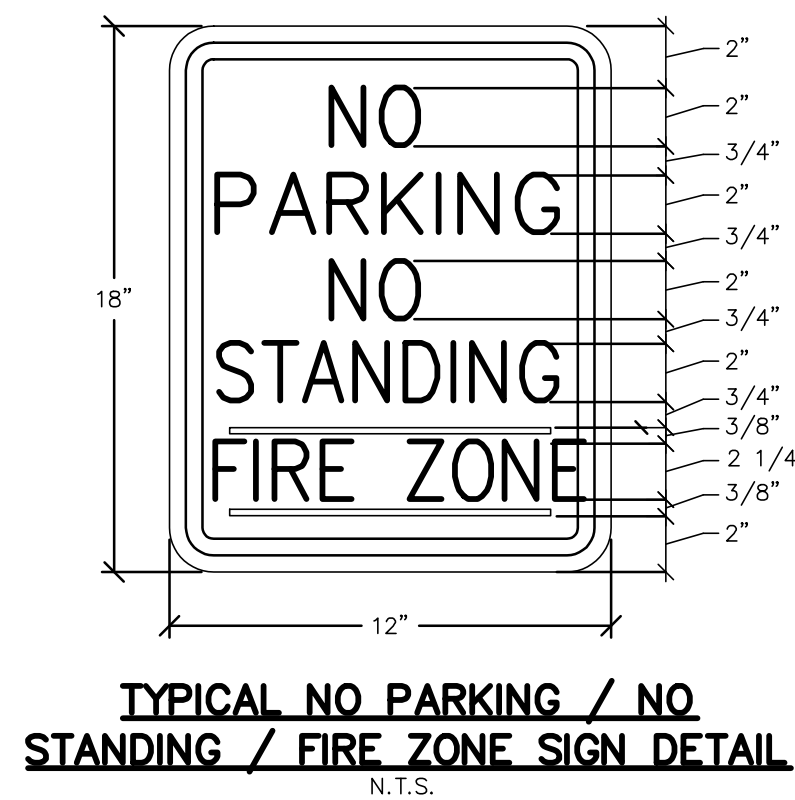
N.T.S.

DIA. OF MANHOLE	THRU PIPE	SIZE (INCHES)	IF T - (INCHES)
24"	24"	12"	12"
27"	27"	15"	15"
36"	36"	24"	24"
42"	42"	30"	30"
48"	48"	36"	36"



PRECAST STANDARD MANHOLE SECTION

N.T.S.



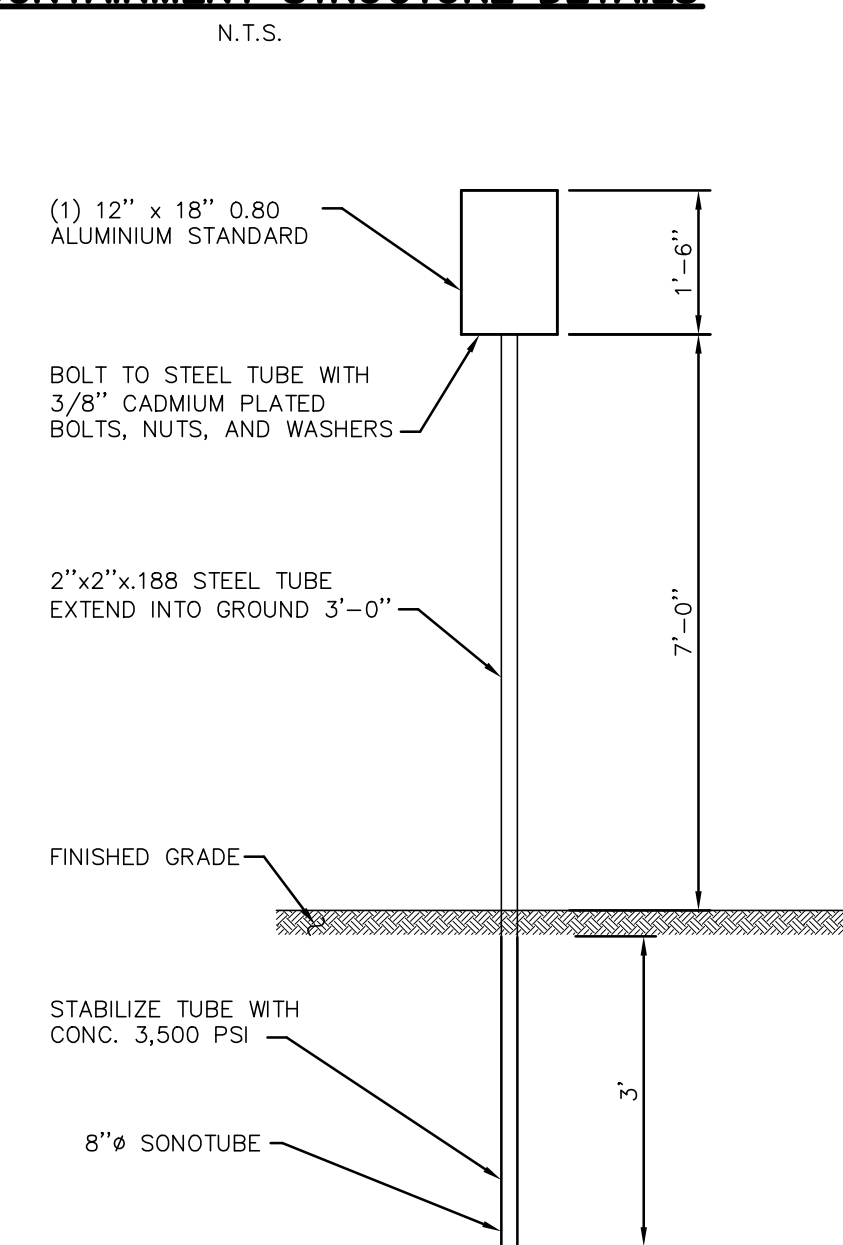
PLAN VIEW

NOTES:

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.

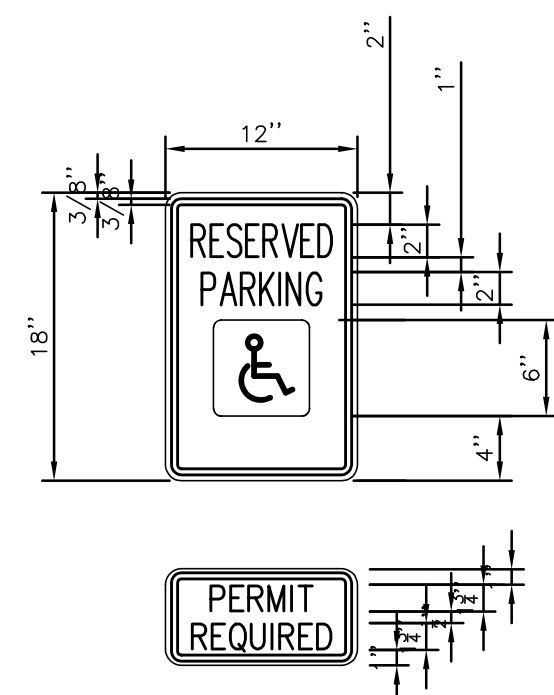
REFUSE CONTAINMENT STRUCTURE DETAILS

N.T.S.



PARKING SIGN

N.T.S.

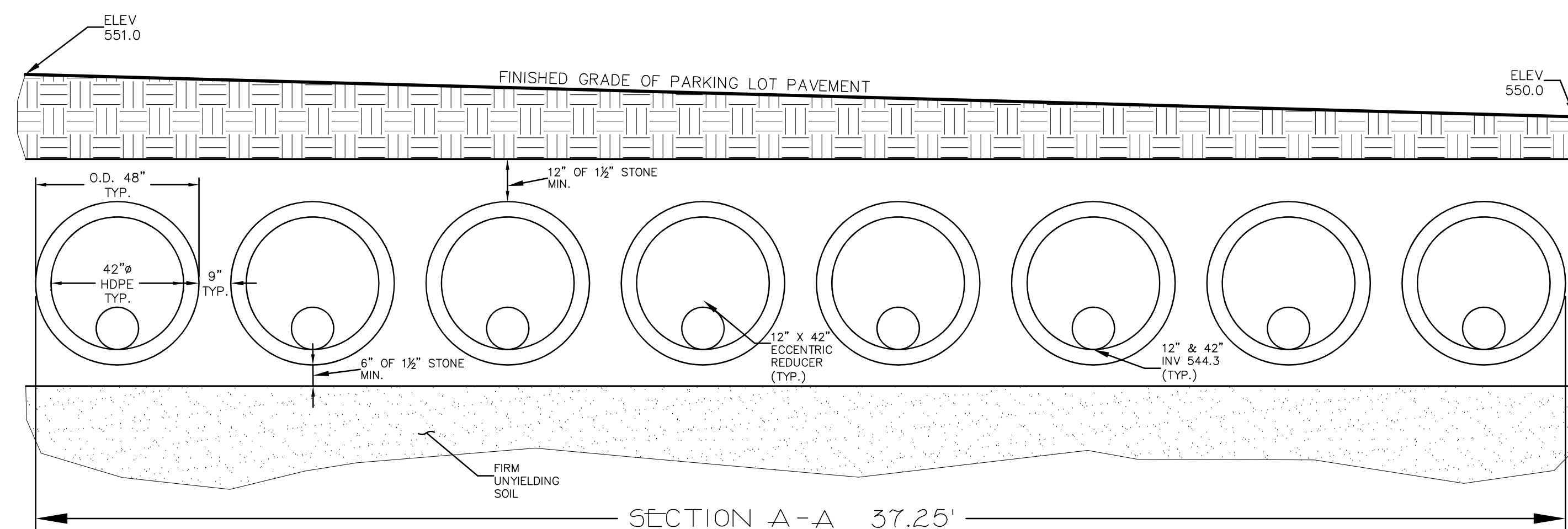


LETTERING AND BORDER - GREEN
WHITE SYMBOL ON BLUE
BACKGROUND BACKGROUND - WHITE

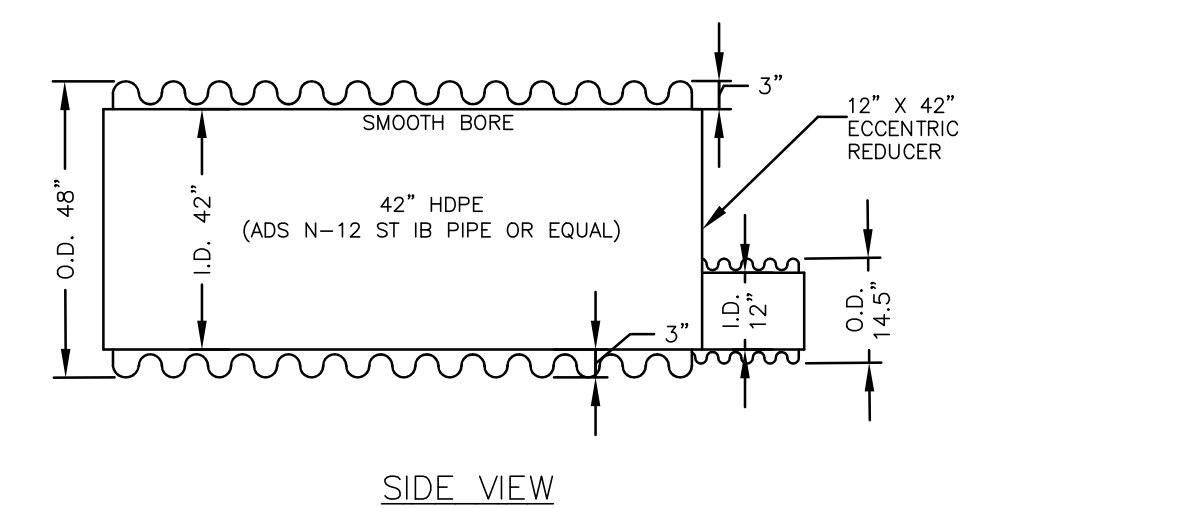
NOTES:

1. HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

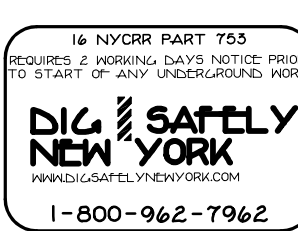
HANDICAPPED SIGN



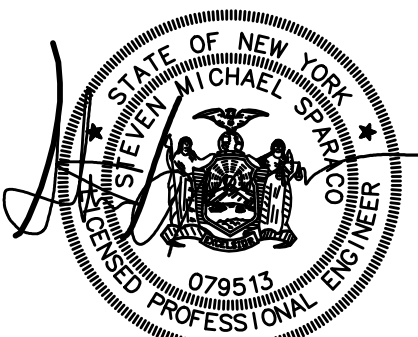
8 ROWS 42"Ø HDPE



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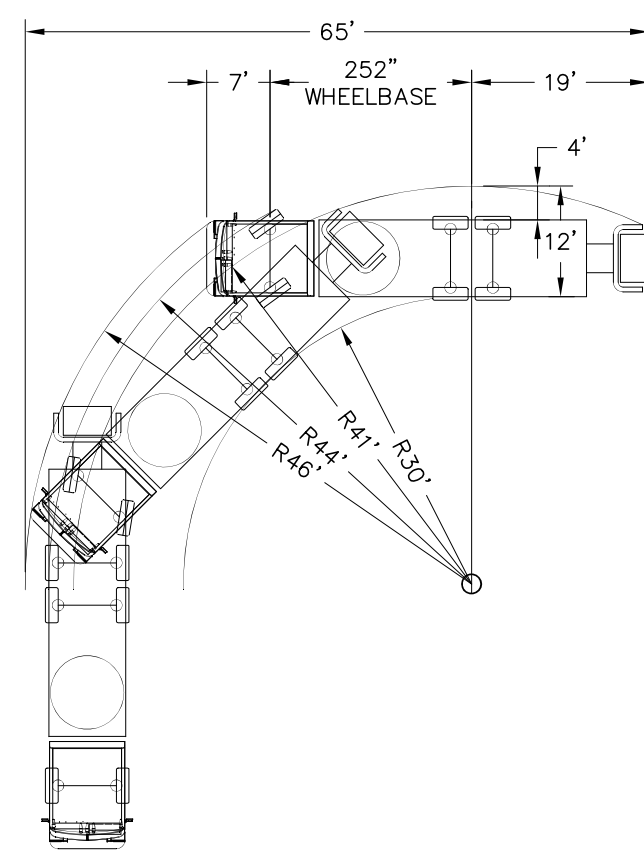
STEVEN M. SPARACO, PE
18 NORTH MAIN STREET
HARRIMAN, NEW YORK 10926
(845) 782-8543



AMENDED SITE PLAN
DETAILS-2
FOR
ANSHEI CHESÉD
LOCATED IN
VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK
GRAPHIC SCALE

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YB-3664
SEP. 01, 2023
AS NOTED
6 OF 7



16 NYCRR PART 753
REQUIRES 2 WORKING DAYS NOTICE PRIOR
TO START OF ANY UNDERGROUND WORK

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1-800-962-7962

A circular professional engineer seal for the State of New York. The outer ring contains the text "STATE OF NEW YORK" at the top and "LICENSED PROFESSIONAL ENGINEER" at the bottom. Inside the ring, the name "STEVEN MICHAEL SPIRA" is written in an arc. The center of the seal features the State of New York coat of arms, which depicts a figure holding a staff with a serpent entwined around it, and a shield with a sun and a river. Below the coat of arms, the license number "079513" is printed. A handwritten signature, "J. Spira", is written across the left side of the seal.

YB-3664

SEP. 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 1.

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

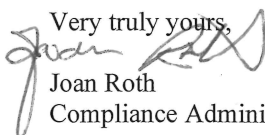
Dear Mr. Layne:

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 1.

**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: _____

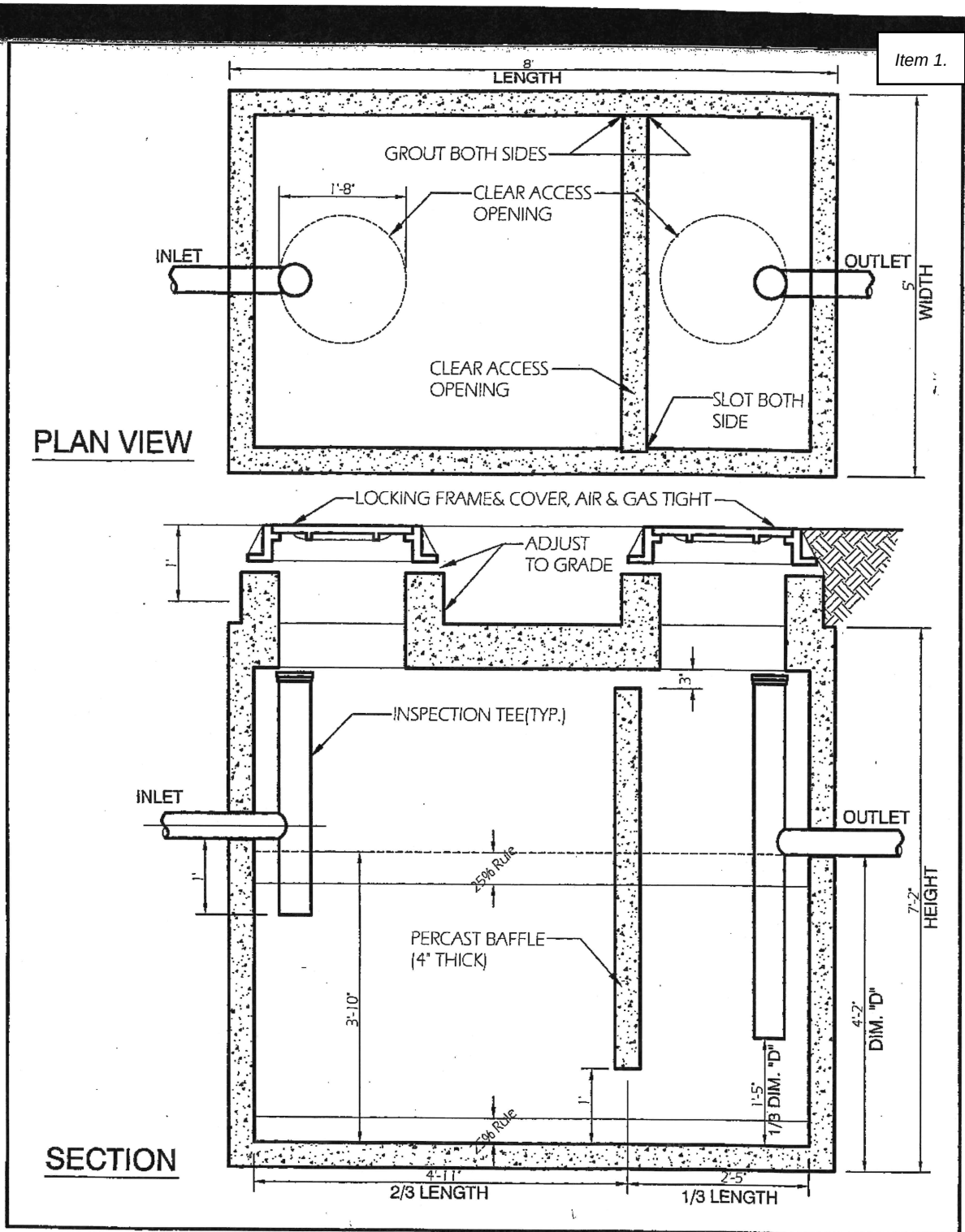
Remarks, if any: _____

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: _____



(CAPACITY = 1,000 GAL.)

GREASE TRAP SECTION DETAIL

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

AIL
-0"



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
- Site Plan set, 8 pages, stamped by Steven Sparaco, PE, dated July 16, 2019, with latest revision date of September 13, 2019, 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

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

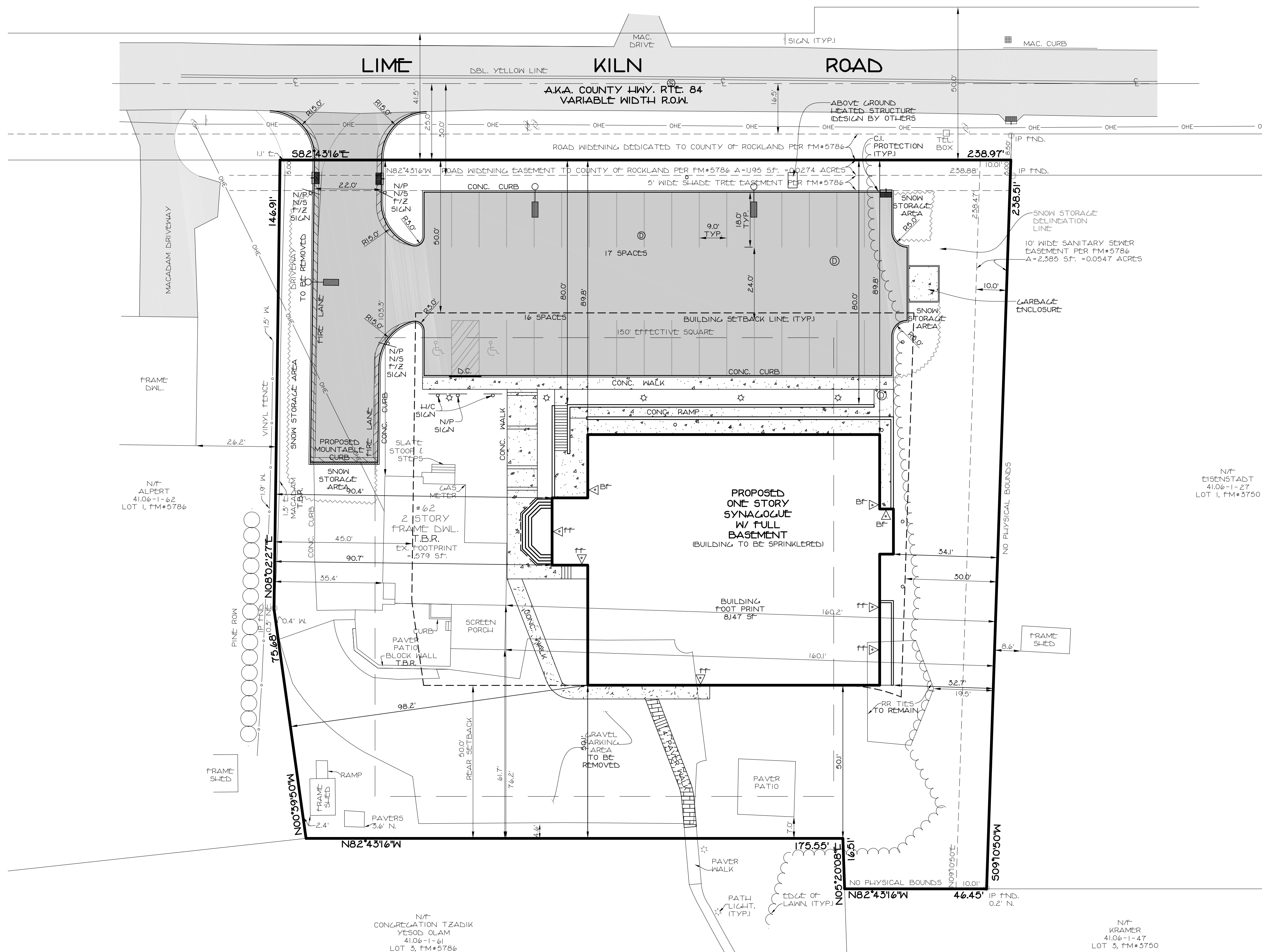
W:\Projects\WH\2024\WH24-602 - 62 Lime Kiln Road\Correspondence\Review Letters\2024-07-22 Site Plan review.docx

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



LEGEND		
EXISTING	PROPOSED	ITEMS
		PROPERTY LINE
		BUILDING SETBACK LINE
		SAN SEWER MAN-HOLE
		CLEAN-OUT
		DRAINAGE MANHOLE
		CATCH BASIN
		WATER VALVE
		GAS VALVE
		UTILITY POLE
		OVERHEAD ELECTRIC
		GUY WIRE

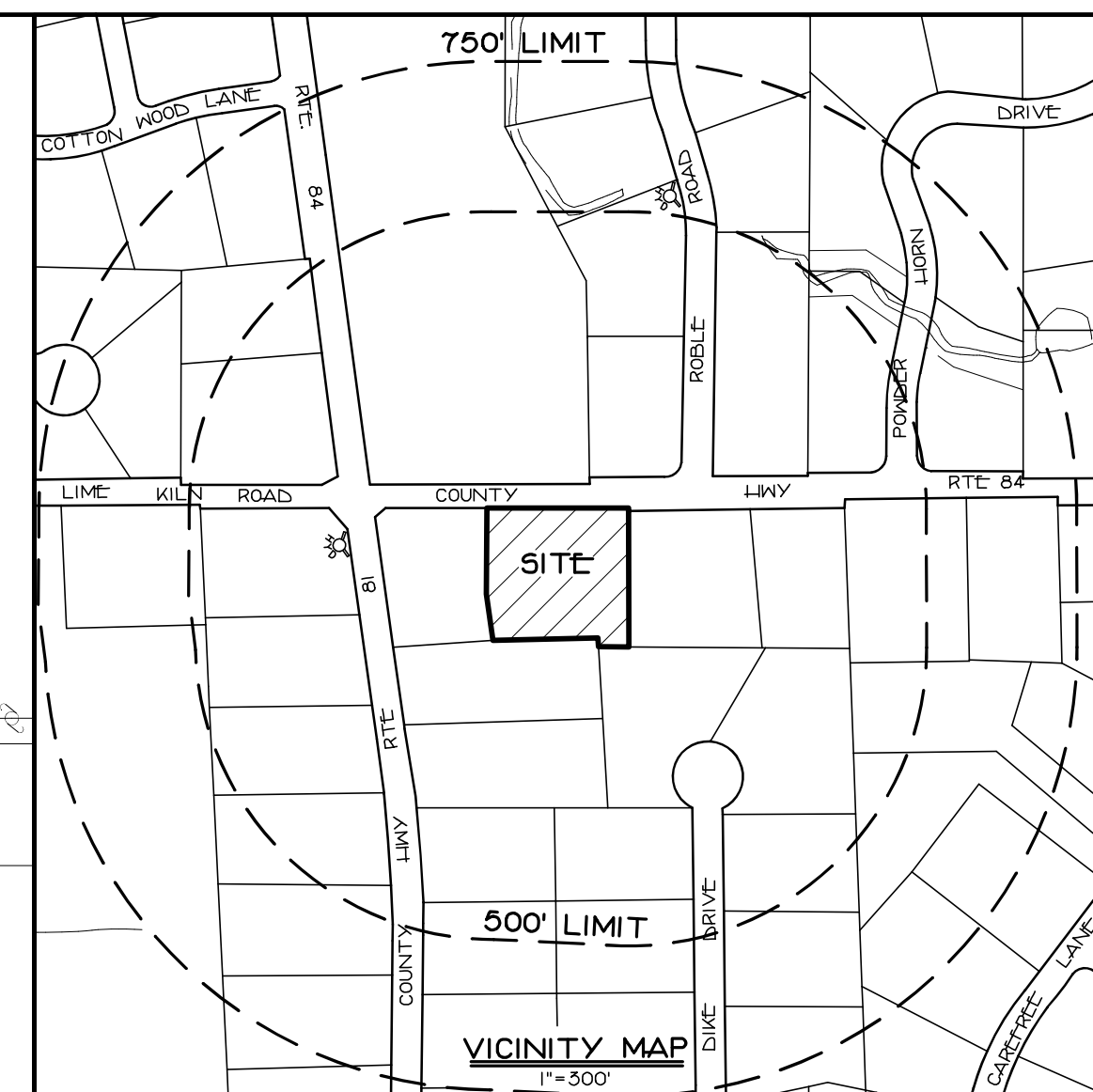
NET LOT AREA CALCULATIONS	
	GROSS LOT AREA=52,872 S.F.
	=1.2158 ACRES
MINUS 75% OF SEWER EASEMENT AREA=	2,385 S.F.
	2,385 X .75=1,789
MINUS 75% OF RD. WIDENING EASEMENT=	1,195 S.F.
	1,195 X .75=896
	52,872-2,685=50,187
NET LOT AREA=	50,187 S.F.
	=1.1521 ACRES

BULK TABLE													
ZONE: R-50	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/STYS	MAXIMUM EXPPOSED HEIGHT
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 50187 = 0.03	4546 50187 = 0.09	1215 24591 = 0.05	25'/2.5	40'
PROPOSED	50,187	239	239	150	80 SYNAGOGUE	32 SYNAGOGUE	124 SYNAGOGUE	50 SYNAGOGUE	8147 50187 = 0.16**	24615 50187 = 0.50*	14057 21953 = 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.

STEVEN M. SPARACO, PE
18 NORTH MAIN STREET
HARRIMAN, NEW YORK 10926
(845) 782-8543



NOTES:

1. THIS IS A SITE PLAN OF TAX LOT 4106-I-26 AS SHOWN ON THE VILLAGE OF WESLEY HILLS TAX MAP.
2. GROSS LOT AREA: 52,872 SF = 1.2158 AC.
3. ZONE: R-50
4. EXISTING & PROPOSED USE: SYNAGOGUE
5. RECORD OWNER:
ANSHELI CHESED
62 LIME KILN ROAD
WESLEY HILLS, NY 10901
6. APPLICANT:
ANSHELI CHESED
62 LIME KILN ROAD
WESLEY HILLS, NY 10901
7. FIRE DISTRICT: MONSEY FIRE DISTRICT
8. SCHOOL DISTRICT: EAST RAMAPO CENTRAL SCHOOL DISTRICT
9. WATER DISTRICT: RAMAPO CONSOLIDATED
10. WATER SUPPLIED BY: VEOLIA NORTH AMERICA
11. SEWER DISTRICT: BENEFITTED AREA #5
12. DATUM: USGS
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	APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF WESLEY HILLS, N.Y. ON THE _____ DAY OF _____ 20____
REV: NEW ARCH PLANS - 6/12/2024	SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERRASURE, MODIFICATION OR REVISION OF THIS PLAT AS
REV: BULK TABLE, SNOW AREAS- 3/3/2024	APPROVED SHALL VOID THIS APPROVAL. SIGNED THIS _____ DAY OF _____ 20____

	CHAIRMAN
	CLERK

SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING * LAND SURVEYING
FILE # YB-3664

65D 01 3038

65D 01 3038

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65D 01 3038

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 PILES 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

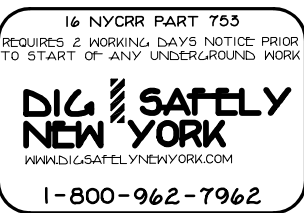
AN EROSION CONTROL SYSTEM WILL BE UTILIZED BY THE DEVELOPER TO MINIMIZE THE PRODUCTION OF SEDIMENT FROM THE SITE. METHODS TO BE UTILIZED WILL BE THOSE FOUND MOST EFFECTIVE FOR THE SITE AND SHALL INCLUDE ONE OR MORE OF THE FOLLOWING AS APPLICABLE:

- 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.

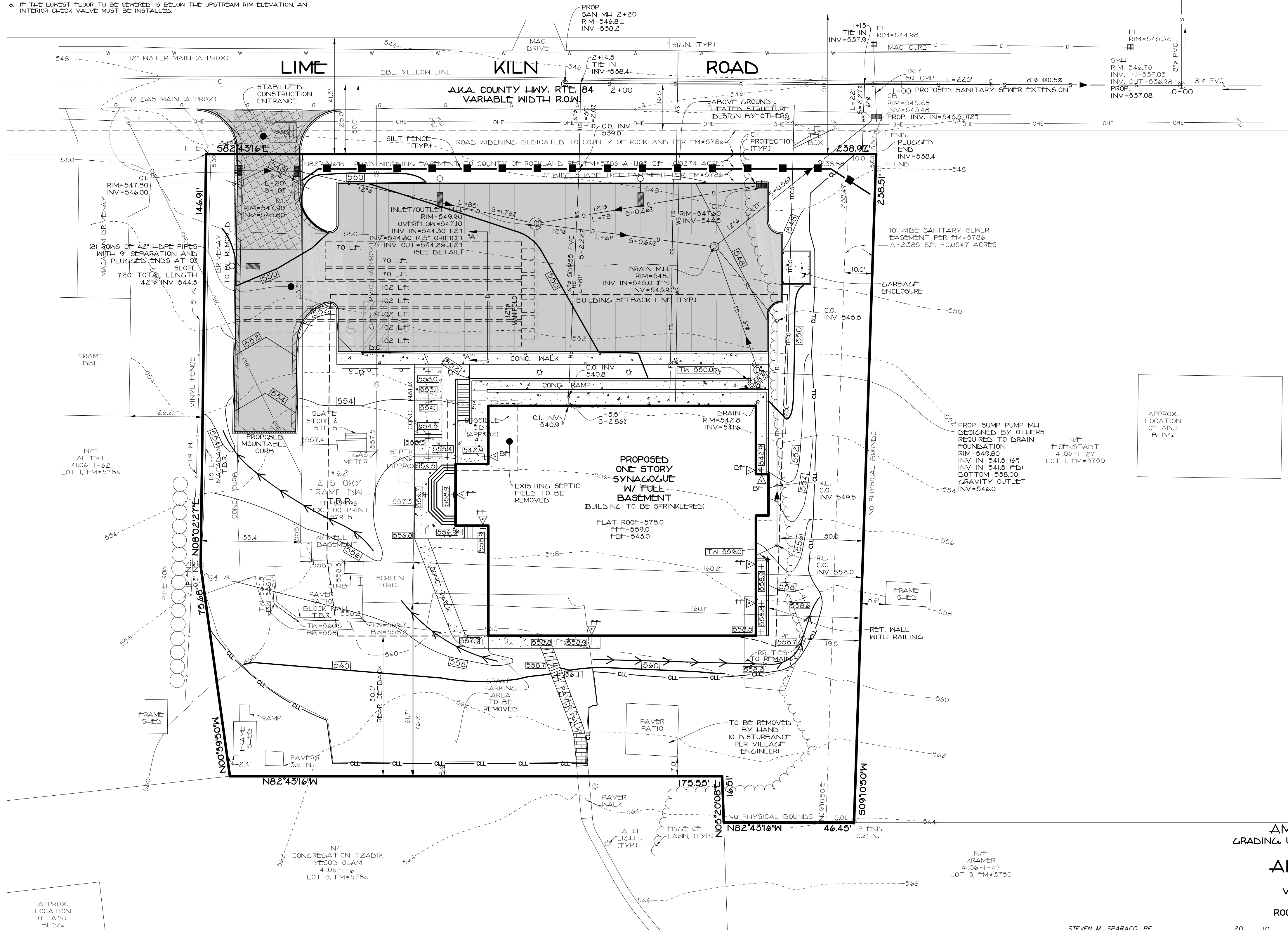
**TOWN OF RAMAPO SEWER NOTES:**

- 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.

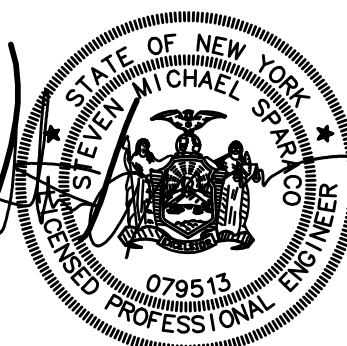
$$\frac{554.0 + 560.0 + 558.0 + 557.9}{4} = 555.1 \text{ AVERAGE GRADE}$$

$$\frac{578.0 - 555.1}{22.9} = 2.29 \text{ ROOF HEIGHT - AVERAGE GRADE = BUILDING HEIGHT}$$



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

STEVEN M. SPARACO, PE
18 NORTH MAIN STREET
HARRIMAN, NEW YORK 10926
(845) 782-8543

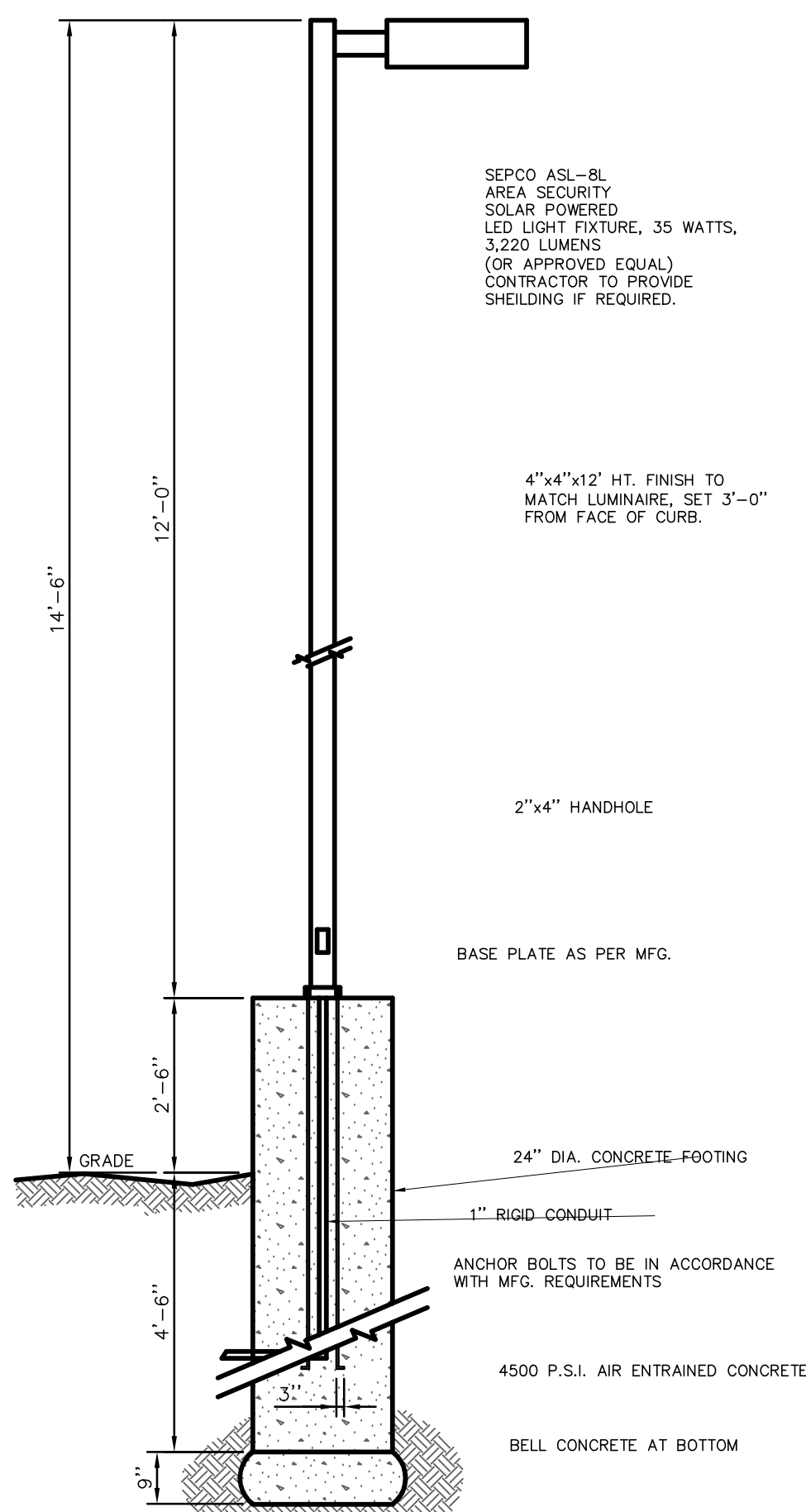


SPARACO & YOUNGBLOOD, PLLC CIVIL ENGINEERING • LAND SURVEYING SITE PLANNING 18 NORTH MAIN STREET P.O. BOX 818 HARRIMAN, NY 10926 TEL: (845) 782-8543 FAX: (845) 782-8501 SPARACO@STEVESELSNY.COM WBYLS1@GMAIL.COM		YB-3664 SEP. 01, 2023 1"=20' 2 OF 7
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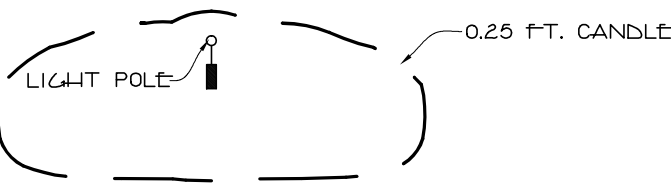
TAX LOT: SECTION 41.06, BLOCK 1, LOT 26

PLANTING NOTES:

- ALL PLANTING SHALL BE PLACED UNDER DIRECTION OF AN APPROPRIATE LICENSED DESIGN PROFESSIONAL. NOTIFY 48 HOURS PRIOR TO PLANTING.
- MULCH ALL PLANTED AREAS WITH A 4" DEPTH OF LICORICE ROOT OR SUGAR CANE MULCH.
- STAKE ALL TREES WITH 2" CEDAR STAKES, RUBBER HOSE AROUND TREE 5' ABOVE GROUND AND TWISTED #10 GAUGE GALVANIZED WIRE.
- 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 OR SHRUB.
- 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.
- 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.
- GUARANTEE ALL PLANTS AND WORKMANSHIP FOR TWO PLANTING SEASONS.
- 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**

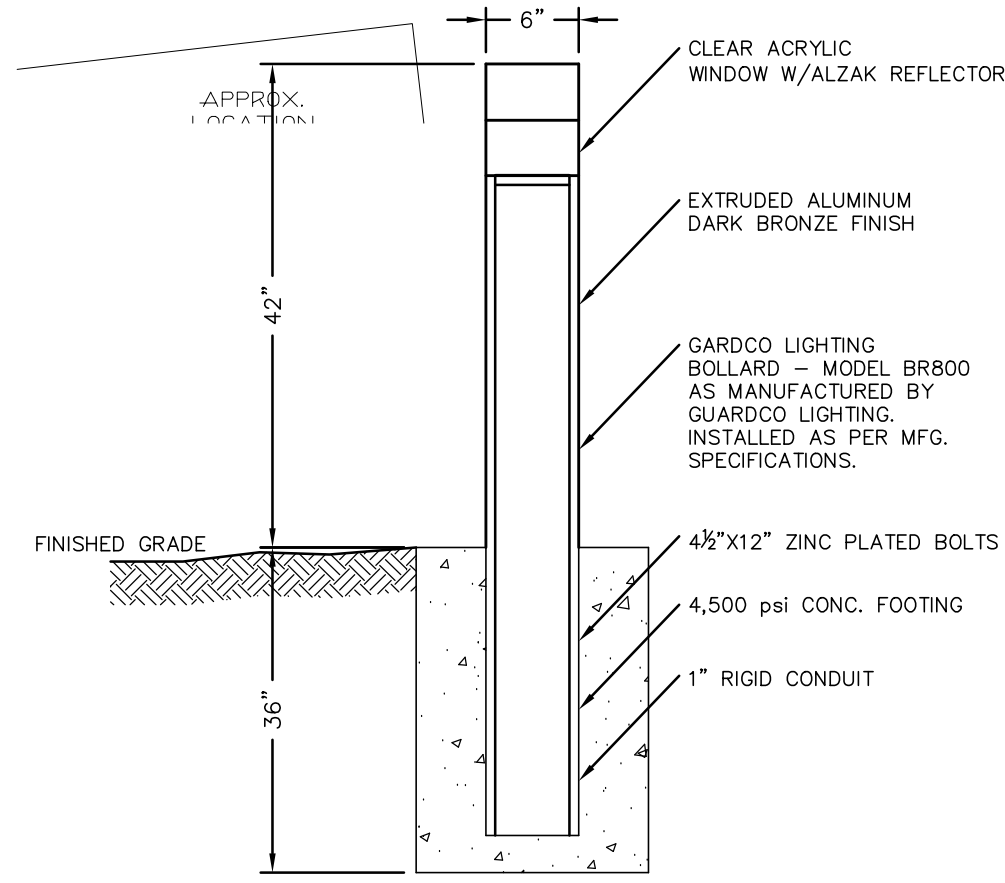
N.T.S.

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

BOLLARD DETAIL

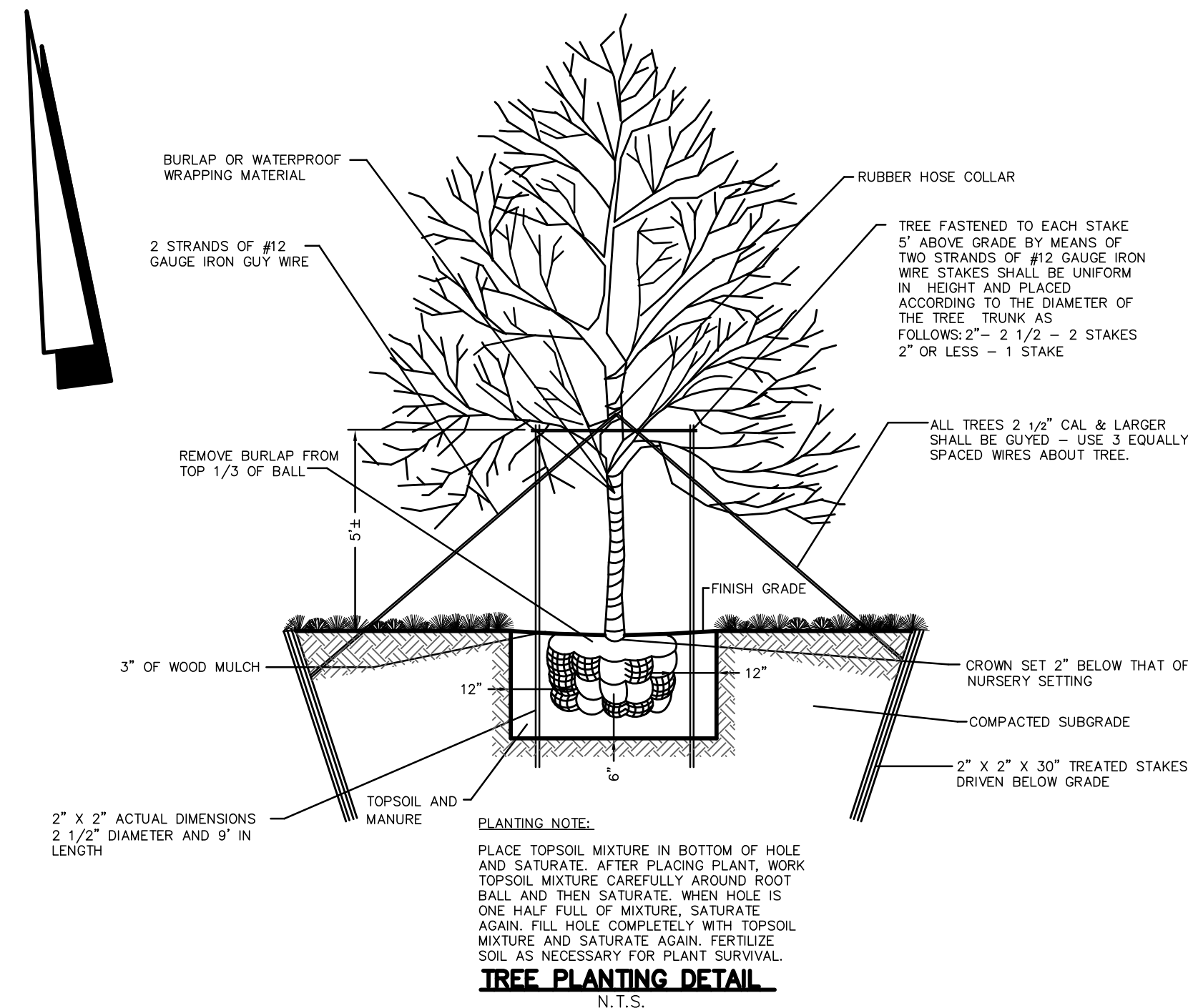
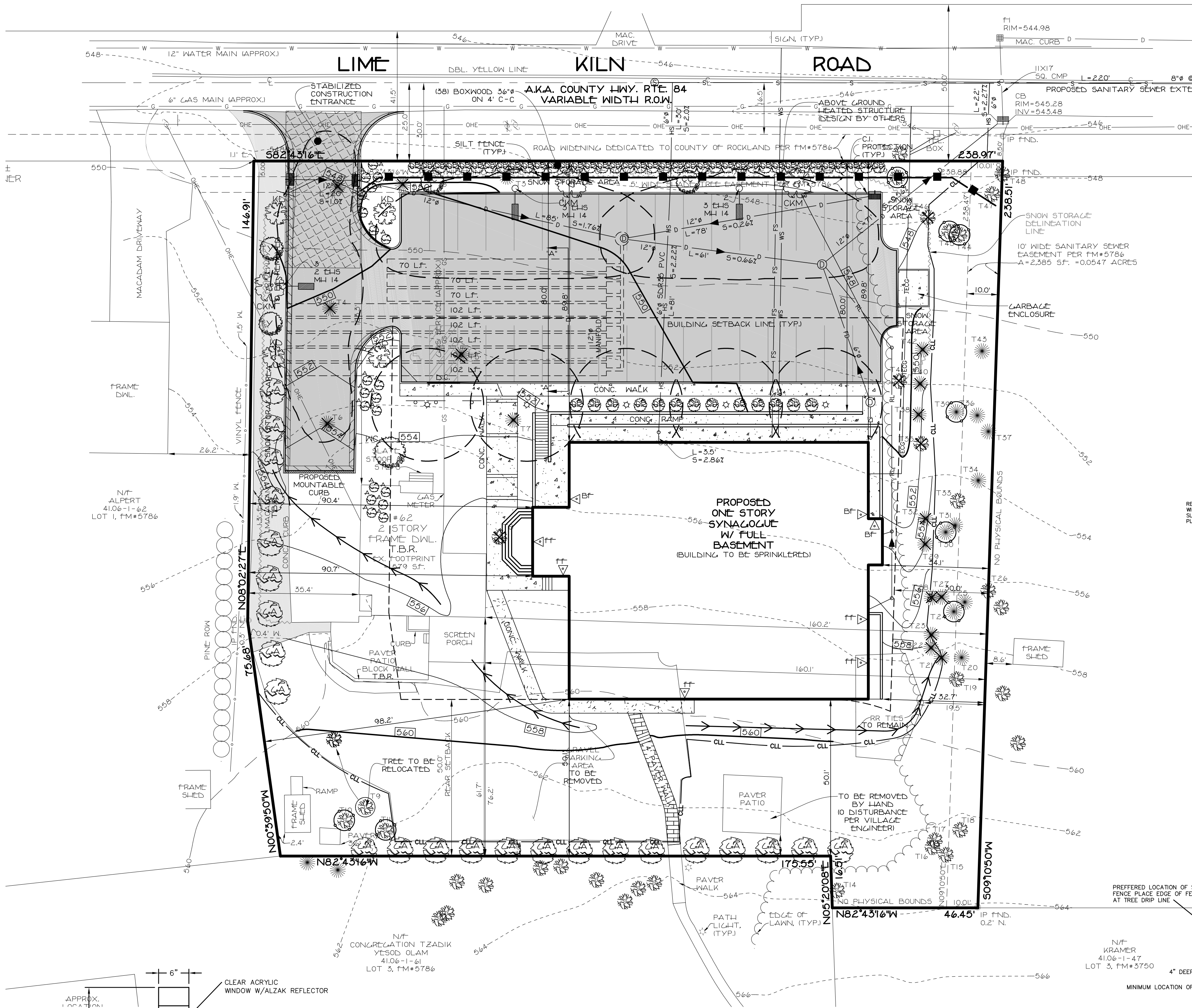
N.T.S.

**LIGHTING LEGEND**

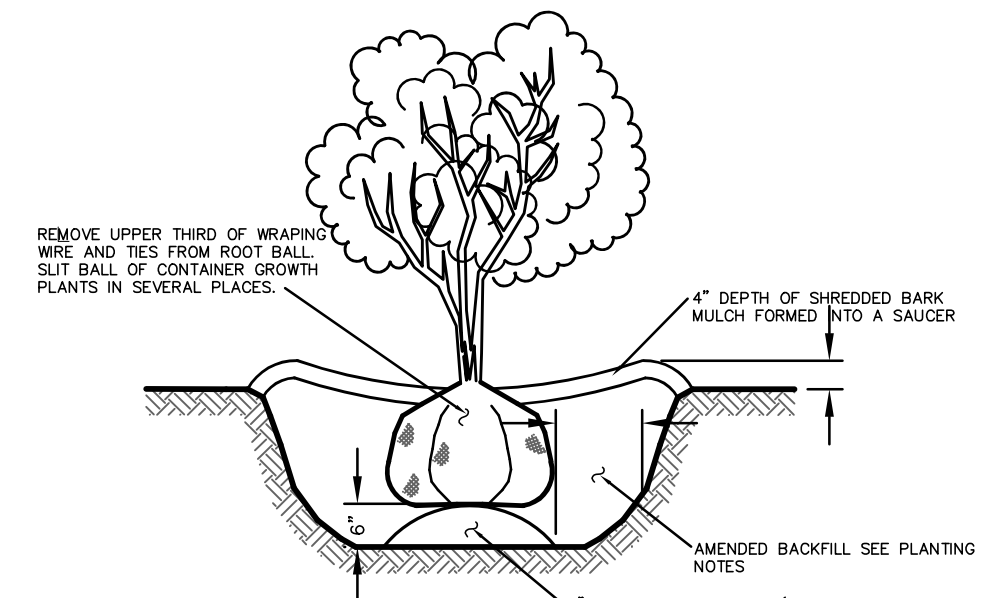
- 3 SEP00 ASL AREA SECURITY SOLAR POWERED LED LIGHT FIXTURE (TYP) 14' HEIGHT 35 WATTS 3220 LUMENS
- 5 GARDCO LIGHTING BOLLARD - MODEL BR800 100W LPS 42" HEIGHT

PLANTING SCHEDULE

KEY	COMMON NAME	BOTANICAL NAME	QTY.	SIZE	SPACING
CKM	CRIMSON KING MAPLE	ACER PLATANOIDES LIMB TO 8' HIG(H)	3	2 1/2" B & B	AS SHOWN
CC	CANADIAN CHERRY	PRUNUS VIRGINIANA LIMB TO 8' HIG(H)	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 ARBORVITAE	THUJA OCCIDENTALIS	23	6' HGT. B & B	AS SHOWN
WC	WEeping CHERRY	PRUNUS SUBHIRTELLA 'PENDULA'	1	4' HGT. B & B	AS SHOWN

**TREE PLANTING DETAIL**

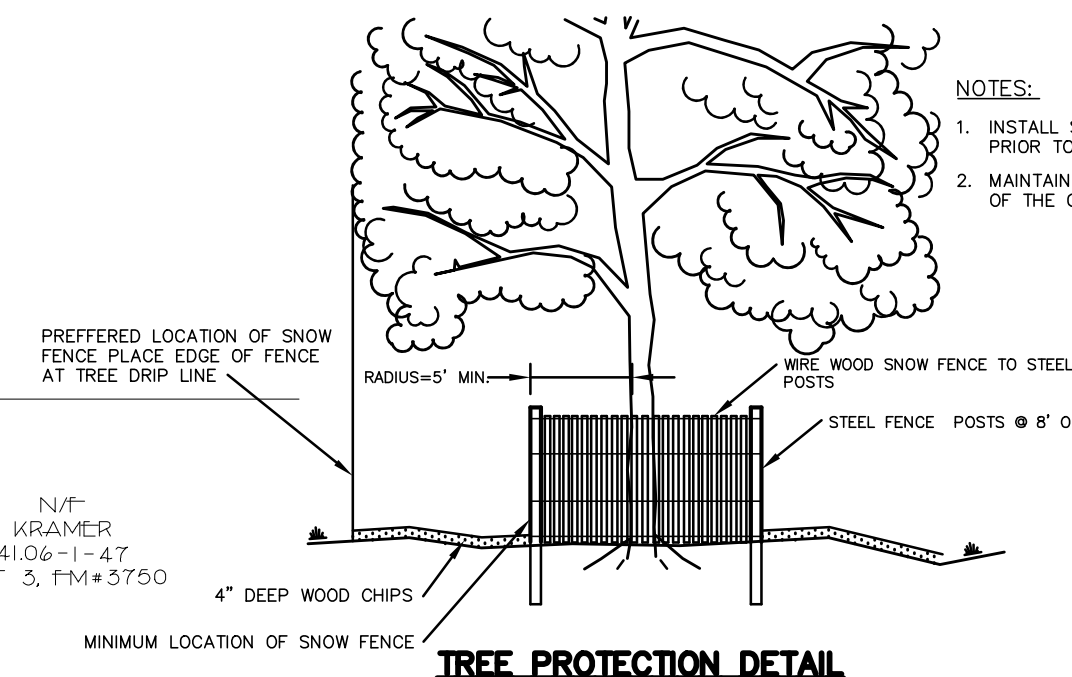
N.T.S.

**PLANTING NOTES:**

- EXCAVATE A HOLE THAT IS 6" WIDER ON EACH SIDE AND 6" DEEPER THAN ROOT.
- REMOVE ANY STRING TIED AROUND TRUNK OR STEM, BUT LEAVE BURLAP IN TACT.
- AMENDED BACKFILL: 4 PARTS TOPSOIL TO 1 PART EACH PEAT HUMUS & DEHYDRATED COW MANURE.
- WHERE WIRE BASKET IS ALL THAT HOLDS ROOT BALL TOGETHER, CUT WIRES DO NOT REMOVE.
- SET GROWN OF ROOT BALL 2" ABOVE FINISHED GRADE.
- BUILD DEPRESSION AROUND PLANT AND FILL WITH MULCH.
- FOR PLANTS NOT IN CONTAINERS OR BALLED, PRUNE BRANCHES BY 1/4, RETAIN NORMAL PLANT SHAPE.

SHRUB PLANTING DETAIL

N.T.S.

**LEGEND**

- TREE TO BE REMOVED
- TREE TO BE PROTECTED

AMENDED SITE PLAN
PLANTING & LIGHTING PLAN
FOR
ANSHEI CHESÉD
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
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SPARACO@STEVESELSNY.COM WBYLS1@GMAIL.COM

YB-3664

SEP. 01, 2023

1"=20'

3 OF 7

TAX LOT: SECTION 41.06, BLOCK 1, LOT 26

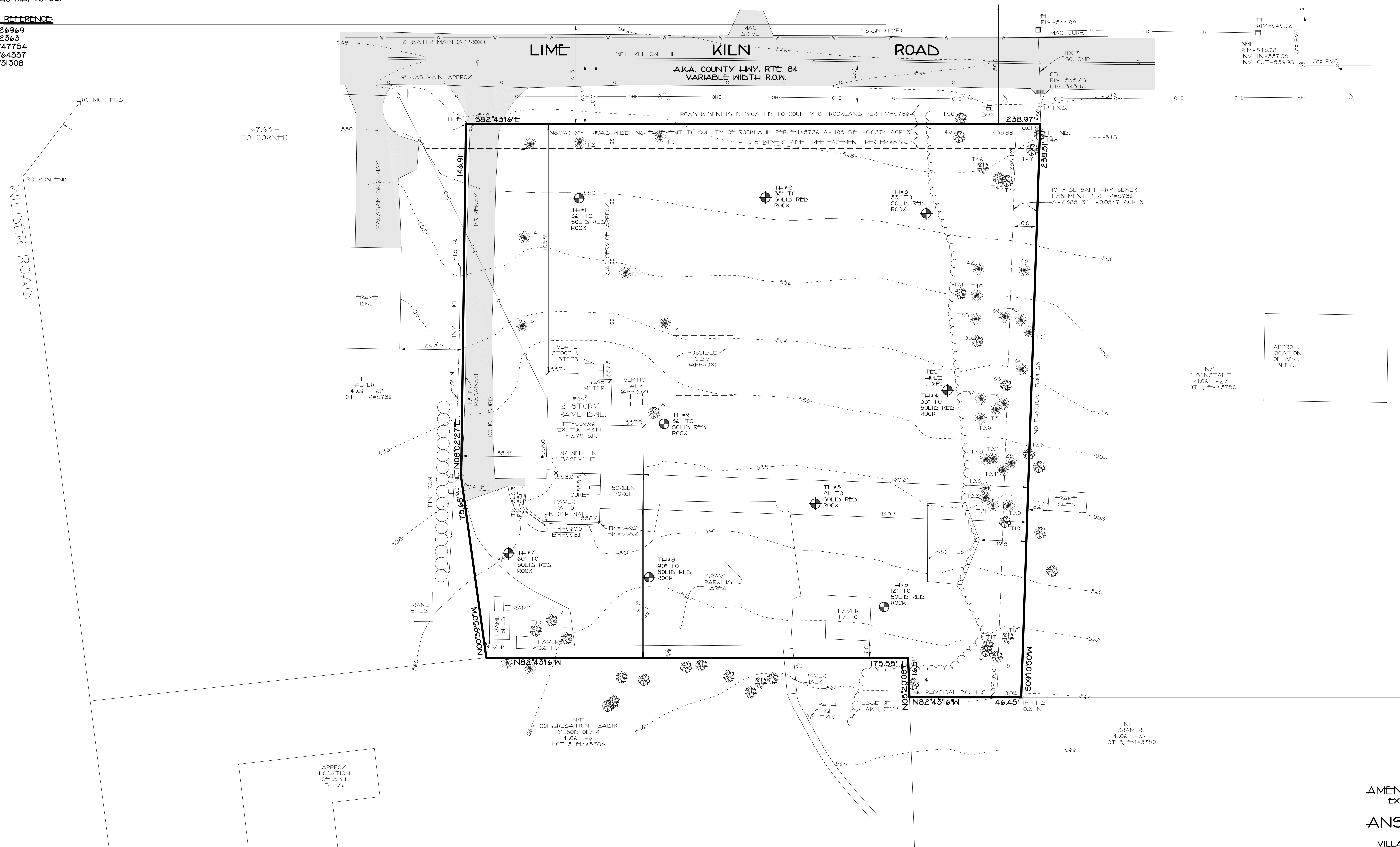
MAP REFERENCE:

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
ANSHEI CHESD
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
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FAX: (845) 782-5901
SPARACO@SPARACOENGINEERING.COM WBYLS1@GMAIL.COM

YB-3664

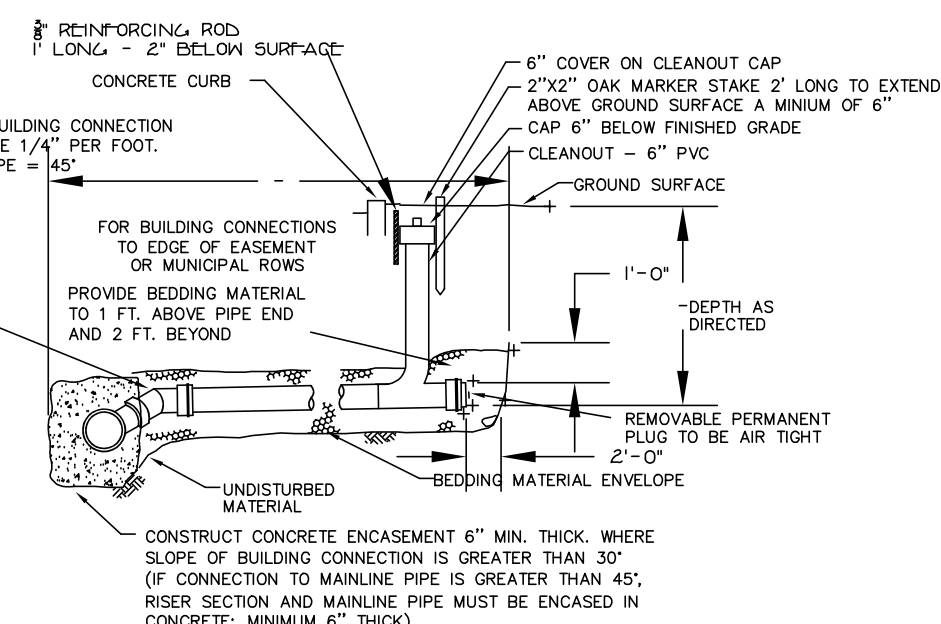
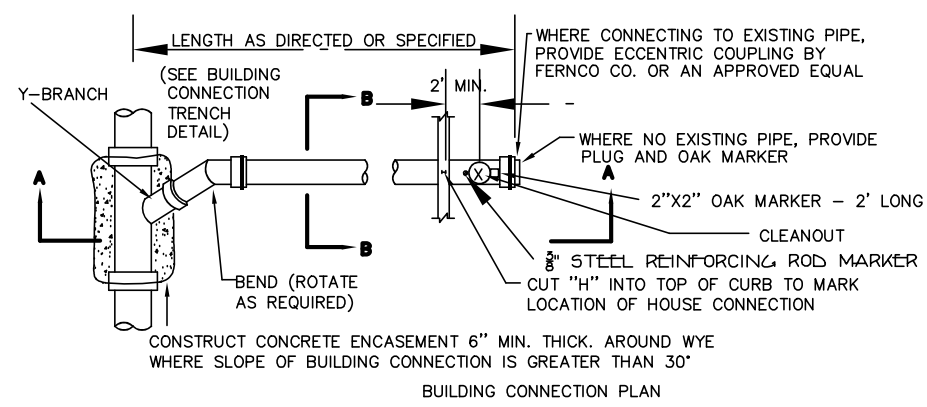
SEP. 01, 2023

1"=20'

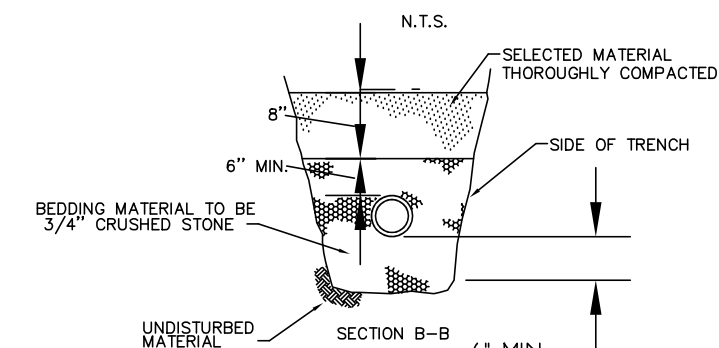
4 OF 7

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.

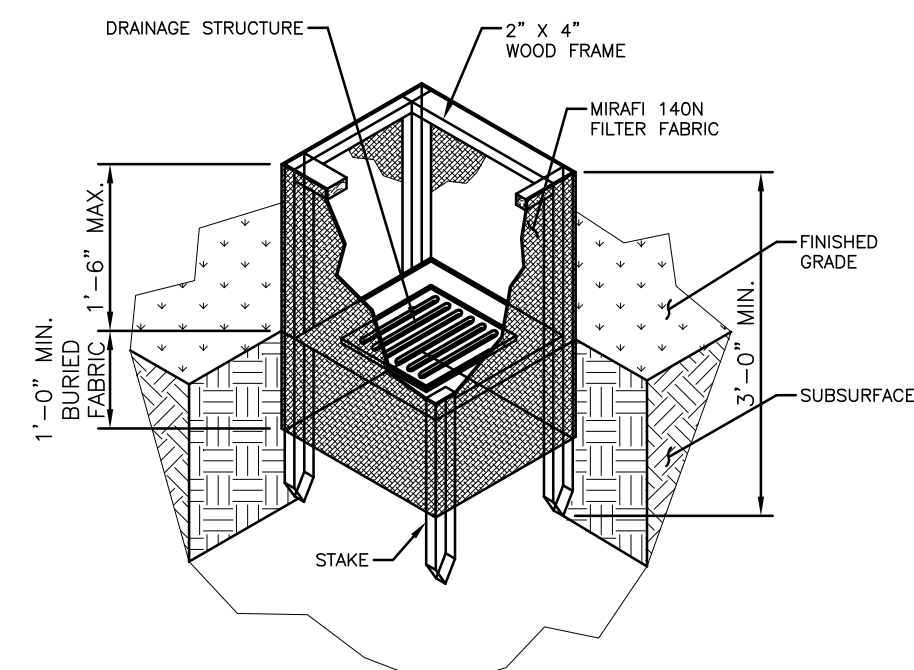
16-NYSDR PART 755
REQUIRES 2 WORKING DAYS NOTICE PRIOR TO START OF ANY UNDERGROUND WORK
DIG SAFELY NEW YORK
WWW.DIGSAFELYNEWYORK.COM
1-800-962-7962



**BUILDING CONNECTION ELEVATION
BUILDING CONNECTION DETAIL**

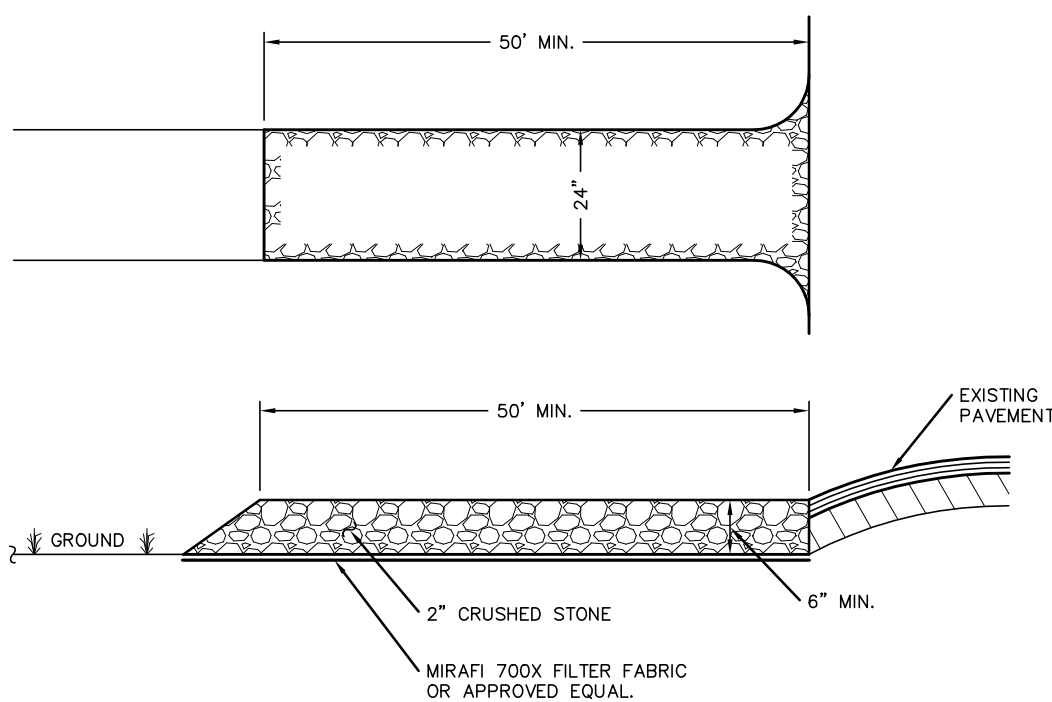


**BUILDING CONNECTION
TRENCH DETAIL**



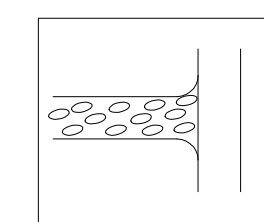
- NOTES:**
1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
 2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
 3. STAKE MATERIALS WILL BE STANDARD 2" X 4" WOOD OR EQUIVALENT. METAL WITH 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

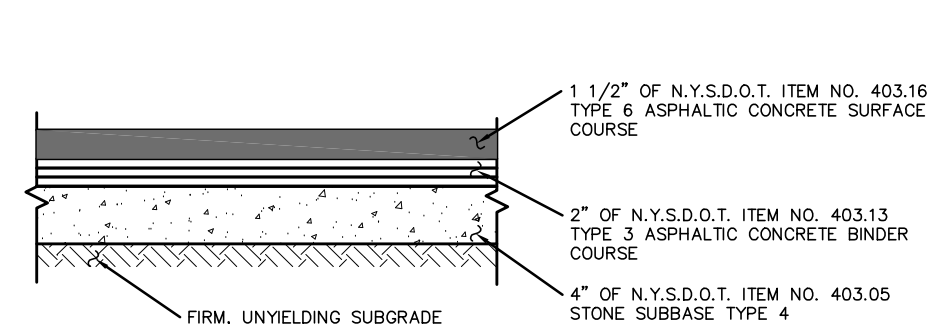
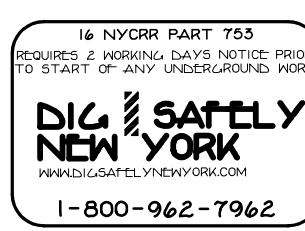


- NOTES:**
1. ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC ROADS.

STABILIZED CONSTRUCTION ENTRANCE

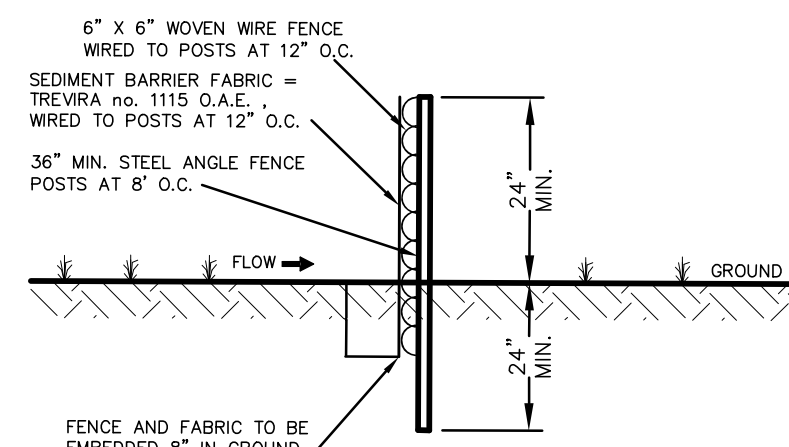


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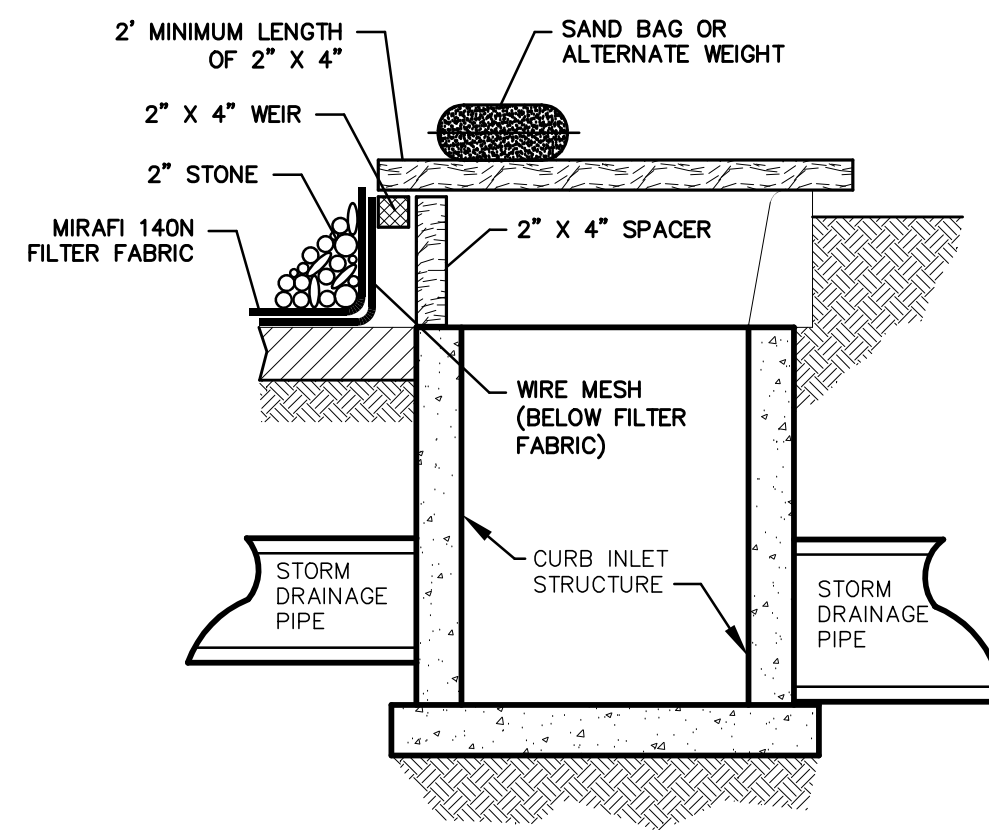
- NOTES:**
1. THIS SECTION TO BE UTILIZED AT PARKING LOTS FOR PASSENGER CAR PARKING AND AISLES ONLY. NOT FOR USE AT ROADS, DRIVEWAYS OR LOADING ZONES.

PAVEMENT SECTION- PARKING LOT



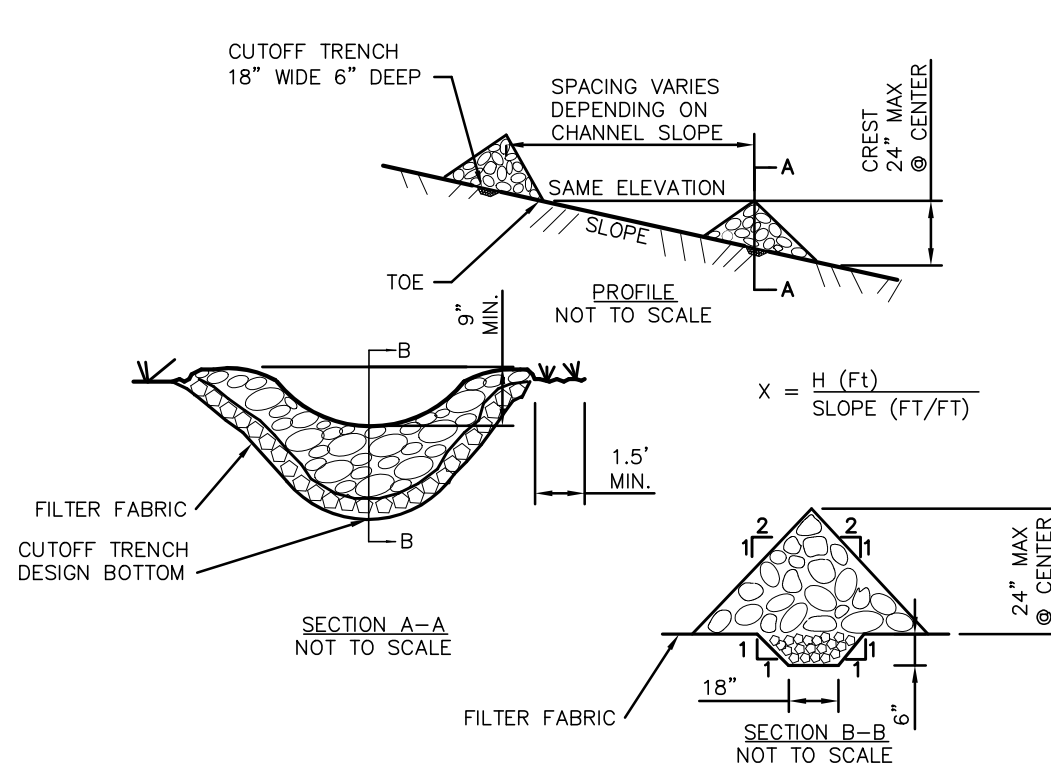
- NOTES:**
1. THIS FENCE IS AN ALTERNATE TO HAY BALE SEDIMENT BARRIER.
 2. MAINTAIN FENCE TO INSURE SEDIMENT ENTRAPMENT QUALITIES DURING CONSTRUCTION.
 3. REMOVE EXCESS SILT PERIODICALLY AND WHEN BULGES DEVELOPE.
 4. FENCE SYMBOL ON PLAN:

SEDIMENT BARRIER FENCE



- 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:

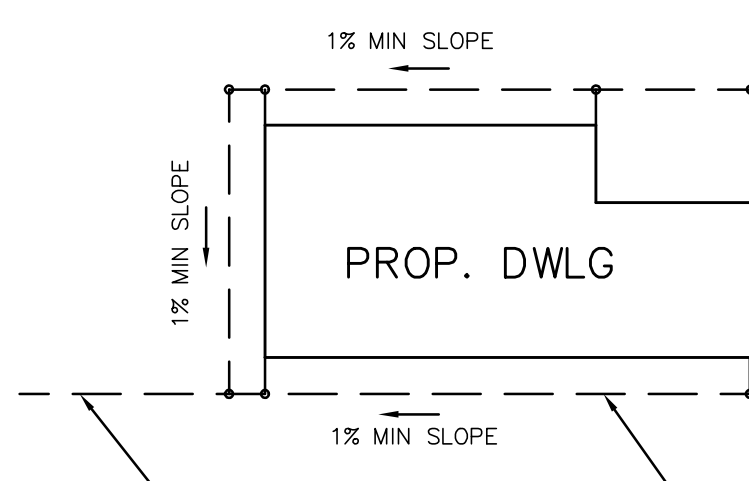
CURB INLET PROTECTION DETAIL



CONSTRUCTION SPECIFICATIONS

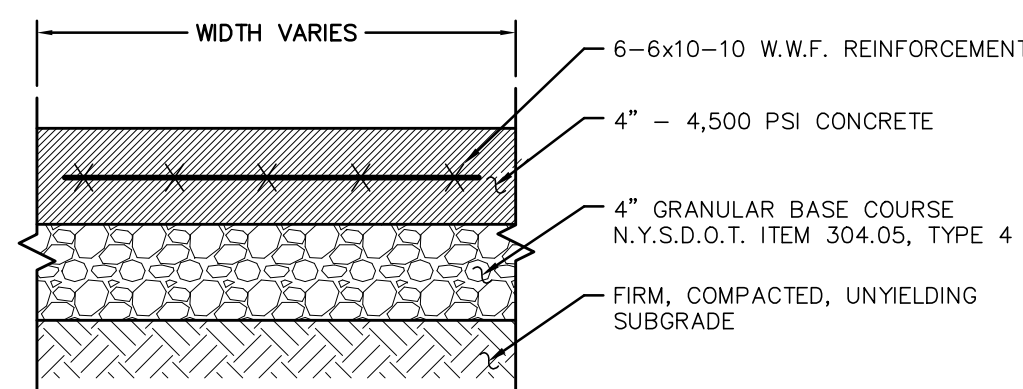
1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET 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



- NOTES:**
1. CONNECT ALL ROOF LEADERS TO 6" PVC SEE ARCHITECT PLAN FOR LEADER LOCATIONS

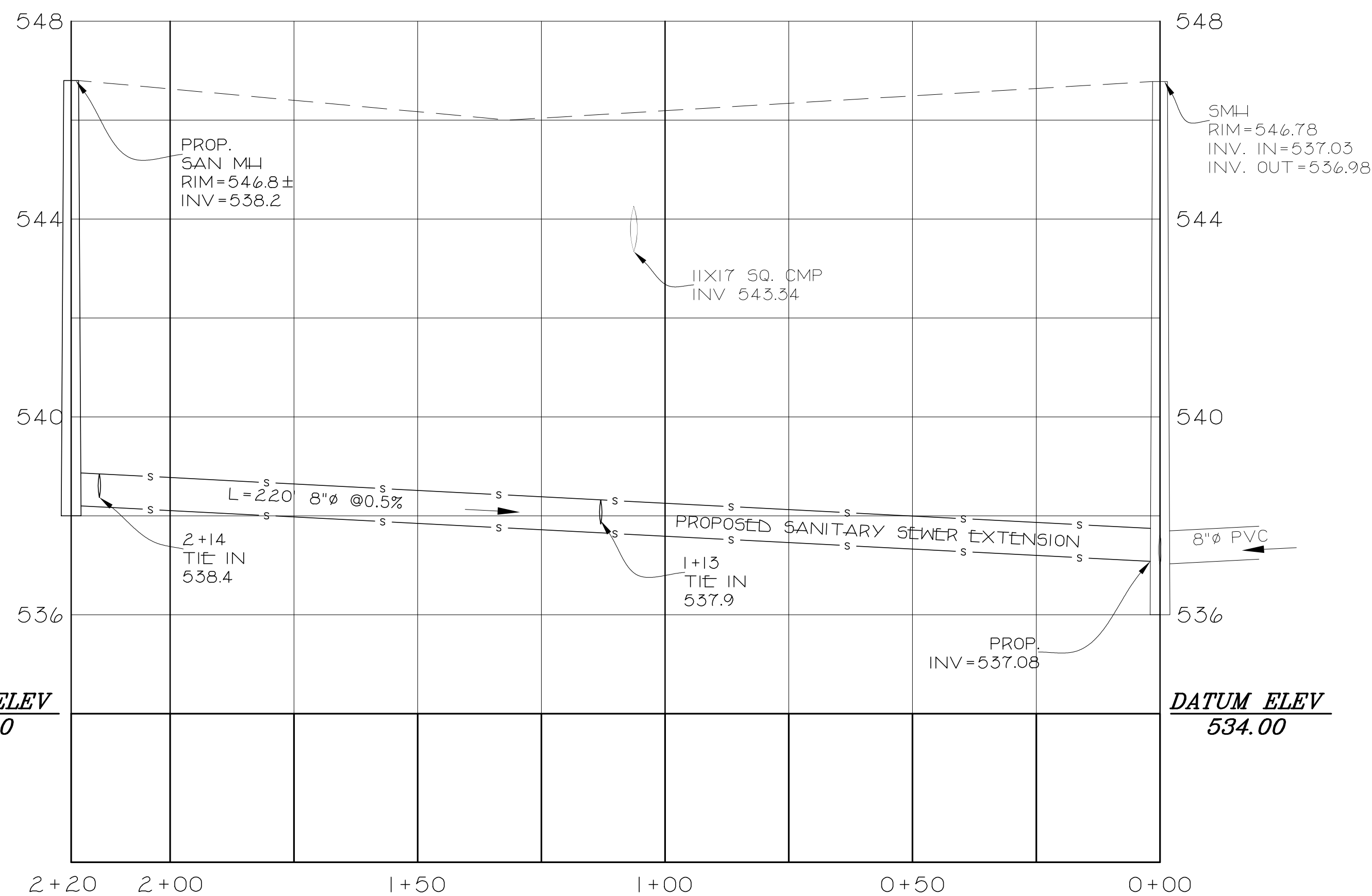
TYPICAL ROOF DRAIN SCHEMATIC



- 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.

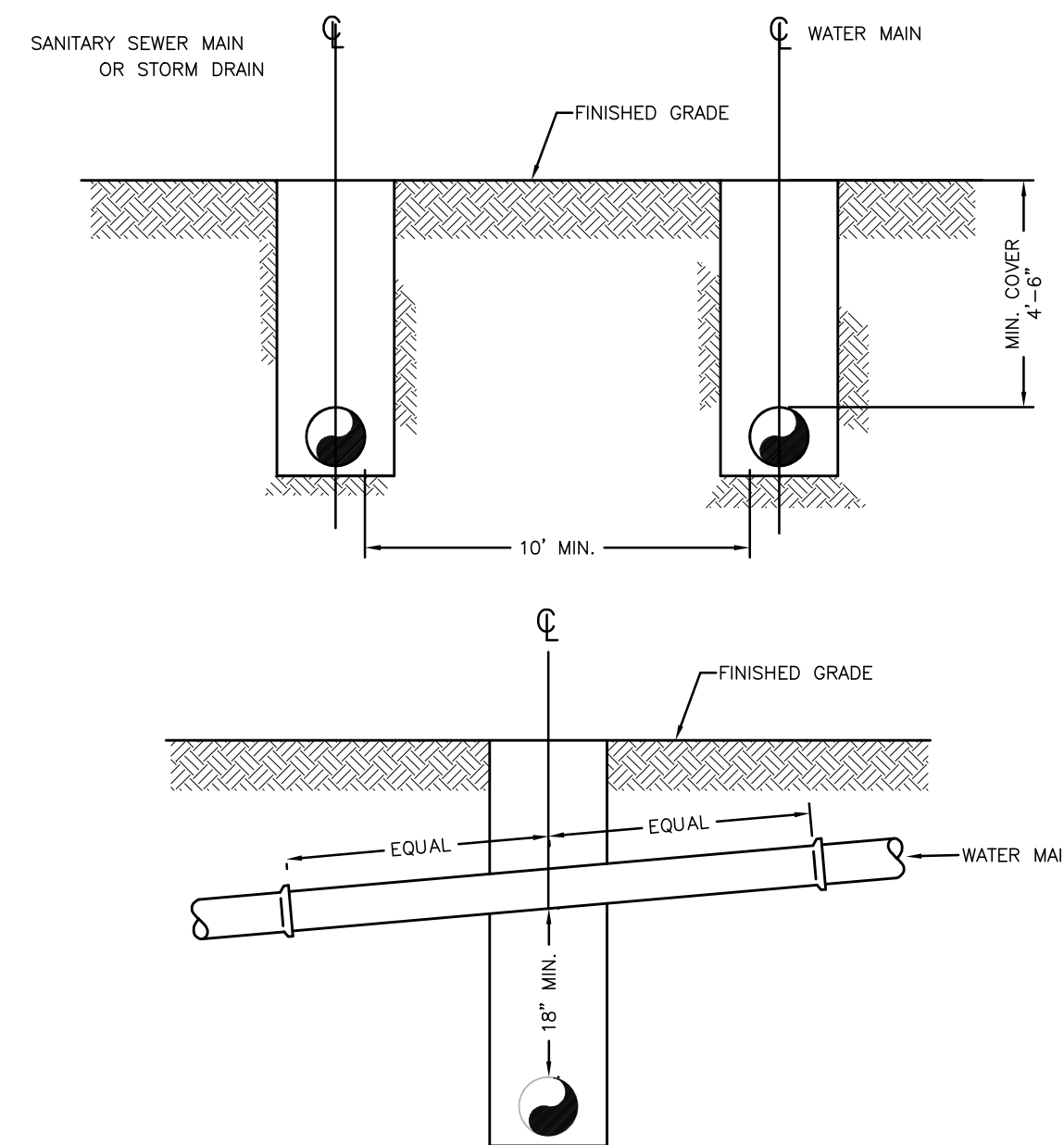
CONCRETE SIDEWALK DETAIL

DATUM ELEV
534.00



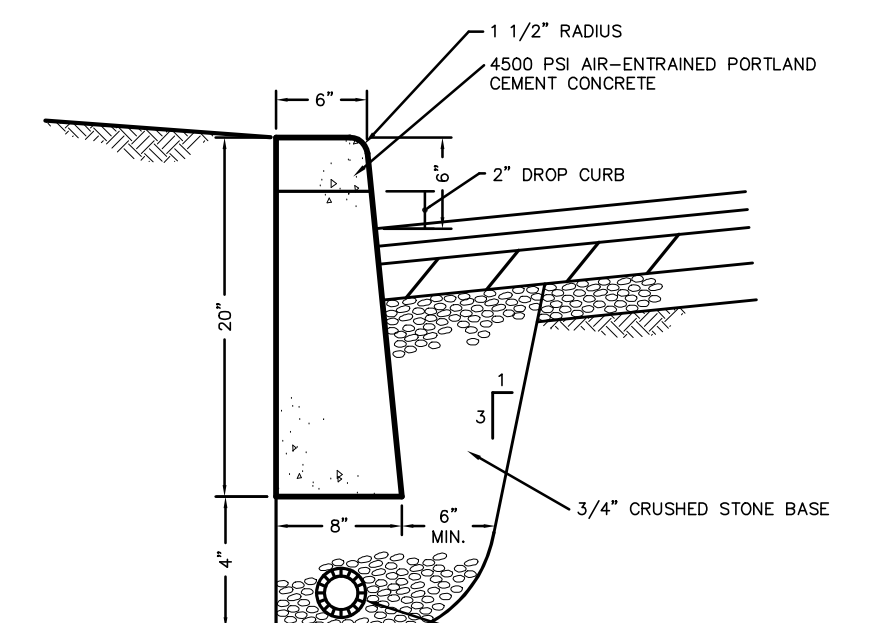
SEWER PROFILE IN LIME KILN ROAD

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

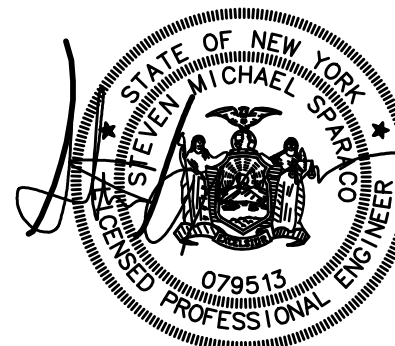


- NOTES:**
1. CURB SHALL BE CAST IN PLACE.
 2. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN FOOT INTERVALS, TO FULL DEPTH OF CURB.
 3. UNDERDRAIN MAY BE ELIMINATED IN PARKING LOTS AND OTHER NON-PUBLIC FACILITIES.

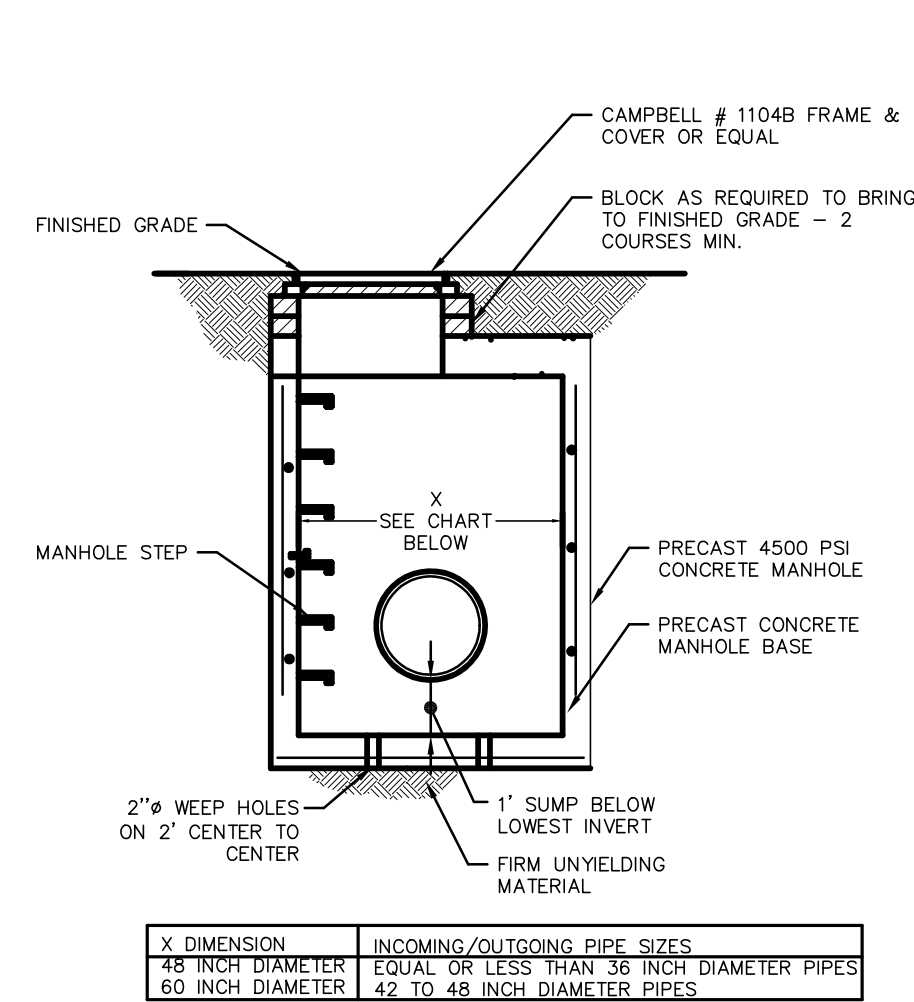
CURB DETAIL- CONCRETE

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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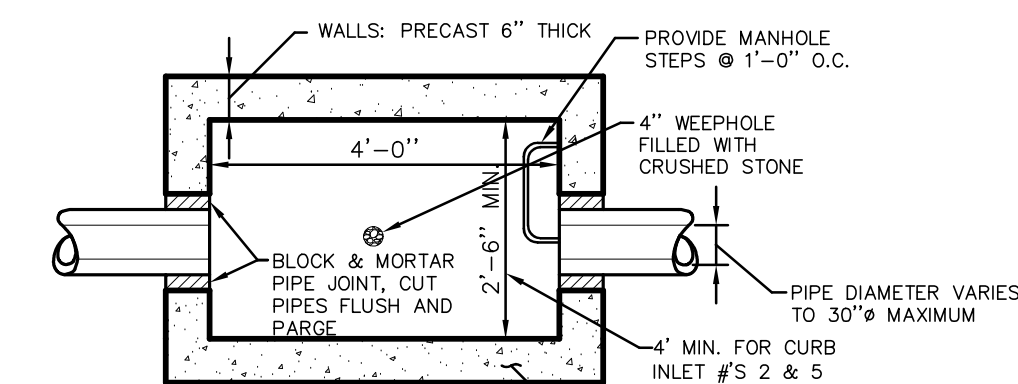
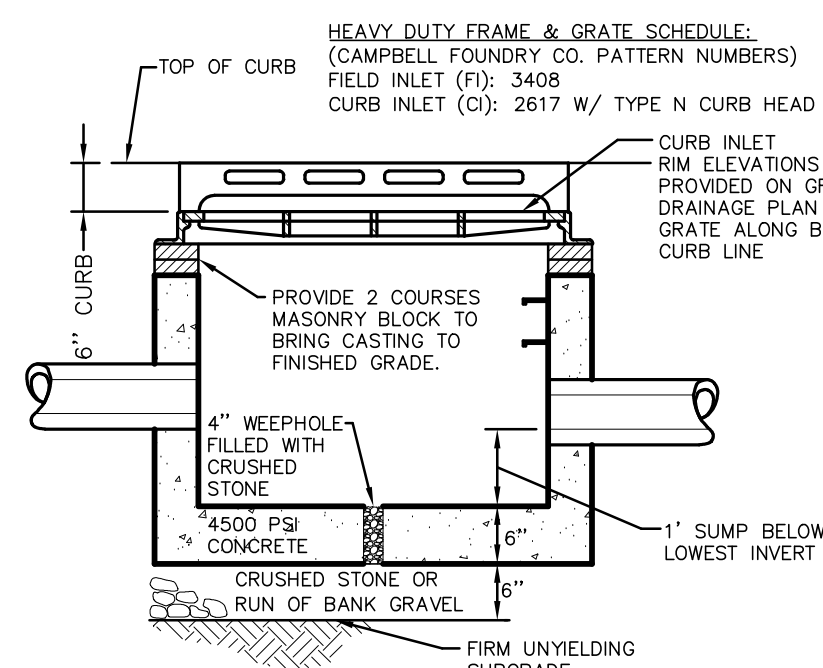


X DIMENSION	INCOMING/OUTGOING PIPE SIZES
48 INCH DIAMETER	EQUAL OR LESS THAN 36 INCH DIAMETER PIPES
60 INCH DIAMETER	42 TO 48 INCH DIAMETER PIPES

- NOTES:
1. MANHOLE TO CONFORM TO A.S.T.M. C478 (LATEST REVISION).
 2. PRECAST CONCRETE MANHOLES WITH RESILIENT SEALS AT JOINTS.
 3. MANUFACTURER SHALL CERTIFY ALL COMPONENTS MANHOLE FOR H20 LOADING.
 4. RISER SECTION JOINTS SHALL BE FIELD-MORTARED.

DRAINAGE MANHOLE (DMH)

N.T.S.



- NOTES:
1. SLOPE CASTINGS TO MATCH SLOPE OF FINISHED PAVEMENT GRADE.
 2. MINIMUM STRENGTH CONCRETE 4500 PSI WALL THICKNESS 6\"/>

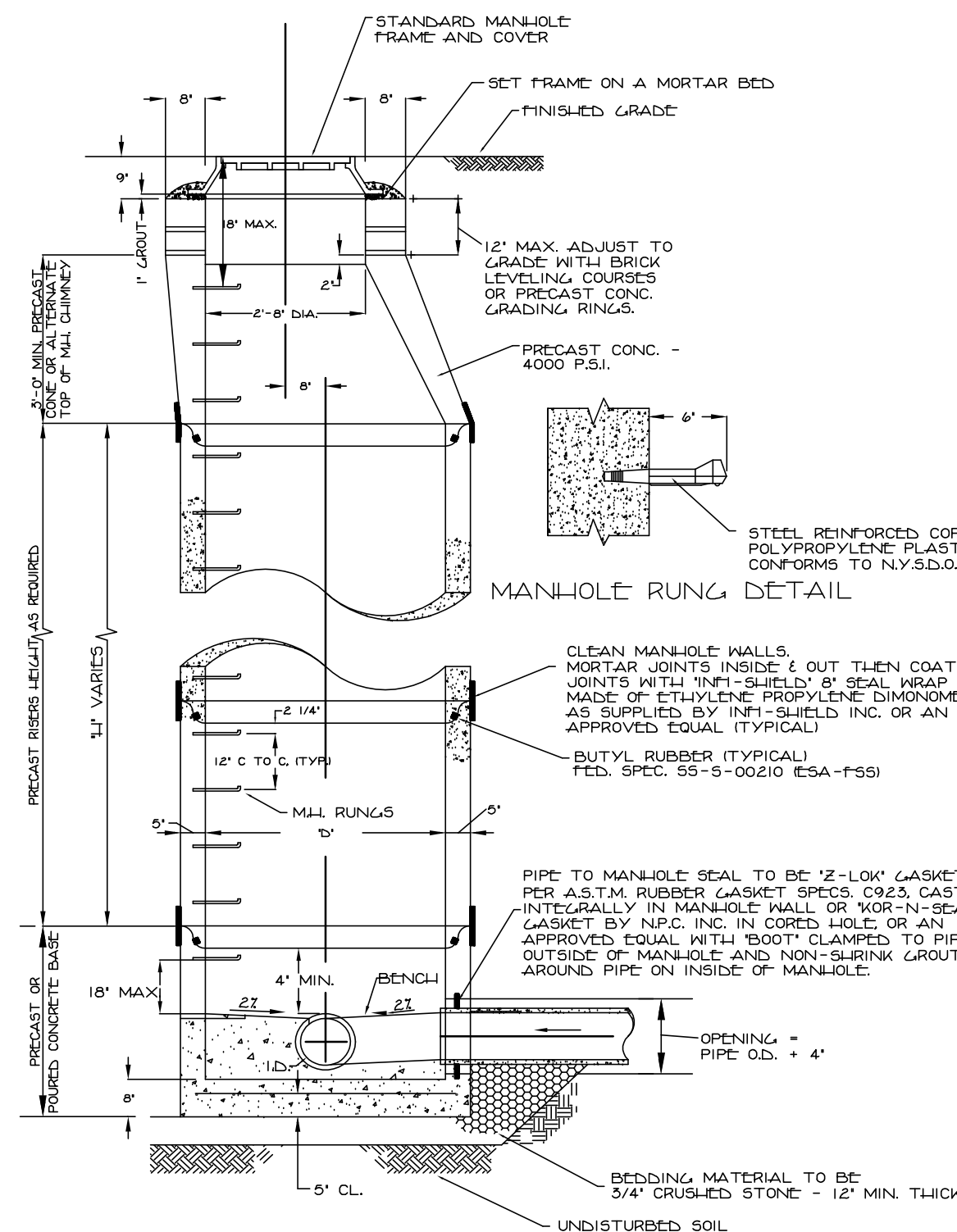
CATCH BASIN, CURB INLET (CI) WITH TYPE N HEAD & FIELD INLET (FI) DETAIL

N.T.S.

FIRE ZONE STRIPPING PAINT STRIPES WITH BRIGHT YELLOW EXTERIOR GRADE ROADWAY PAINT

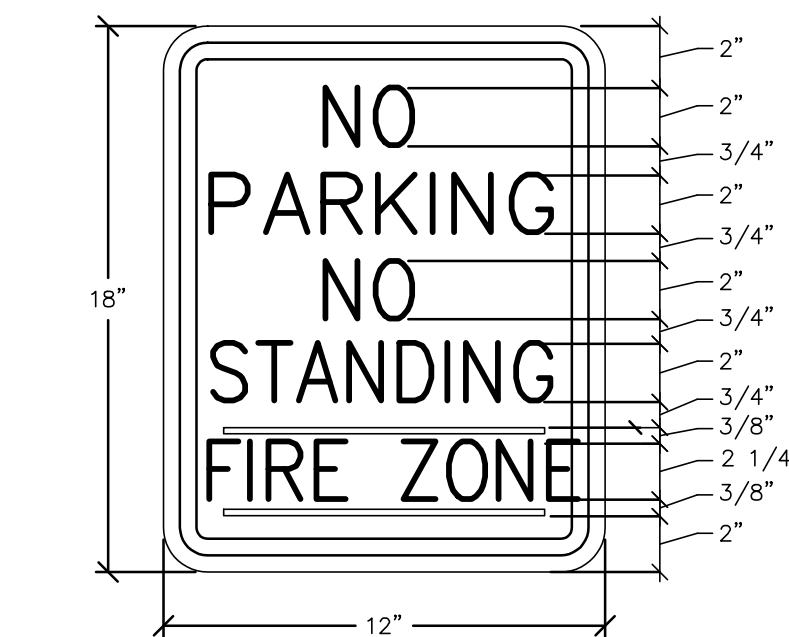
N.T.S.

DIAMETER OF MANHOLE	
THRU PIPE SIZE (INCHES)	"D" FT - INCHES
24" & SMALLER	4'-0"
27"-30"	5'-0"
36"	6'-0"
42"	6'-6"
48"	7'-0"



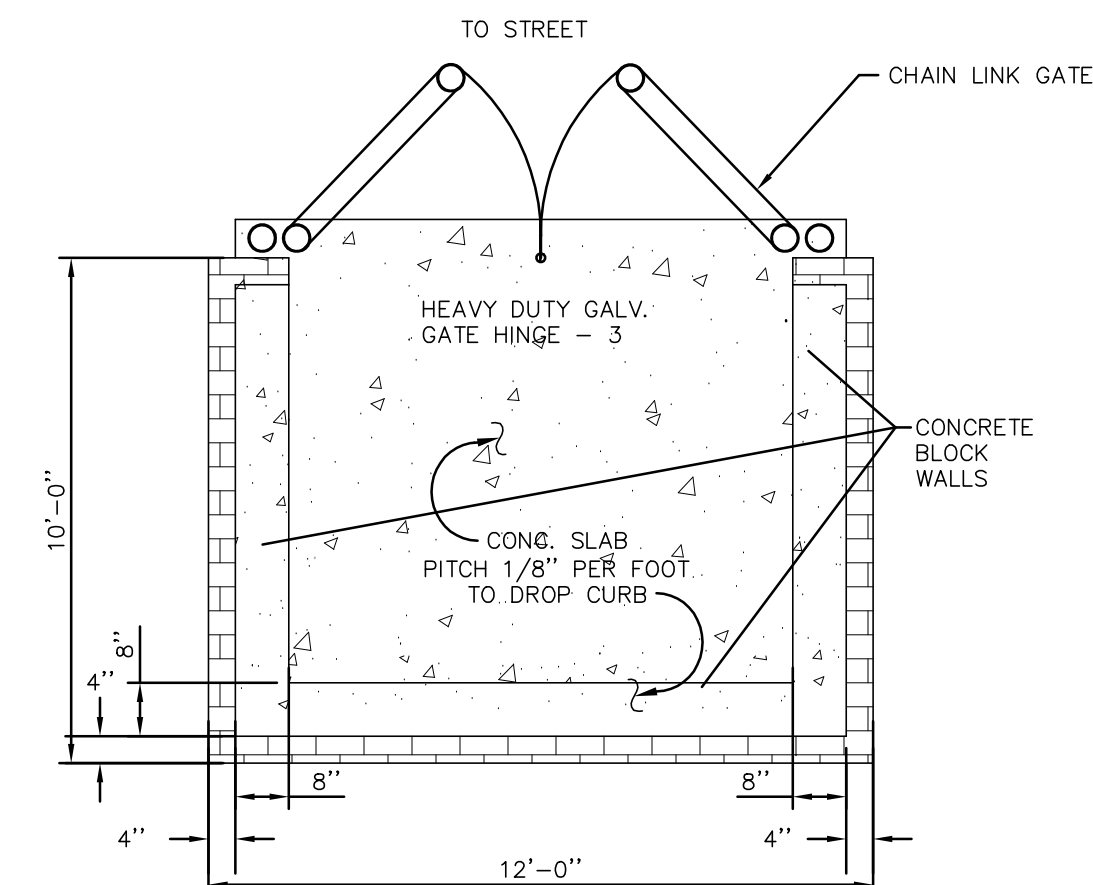
PRECAST STANDARD MANHOLE SECTION

N.T.S.

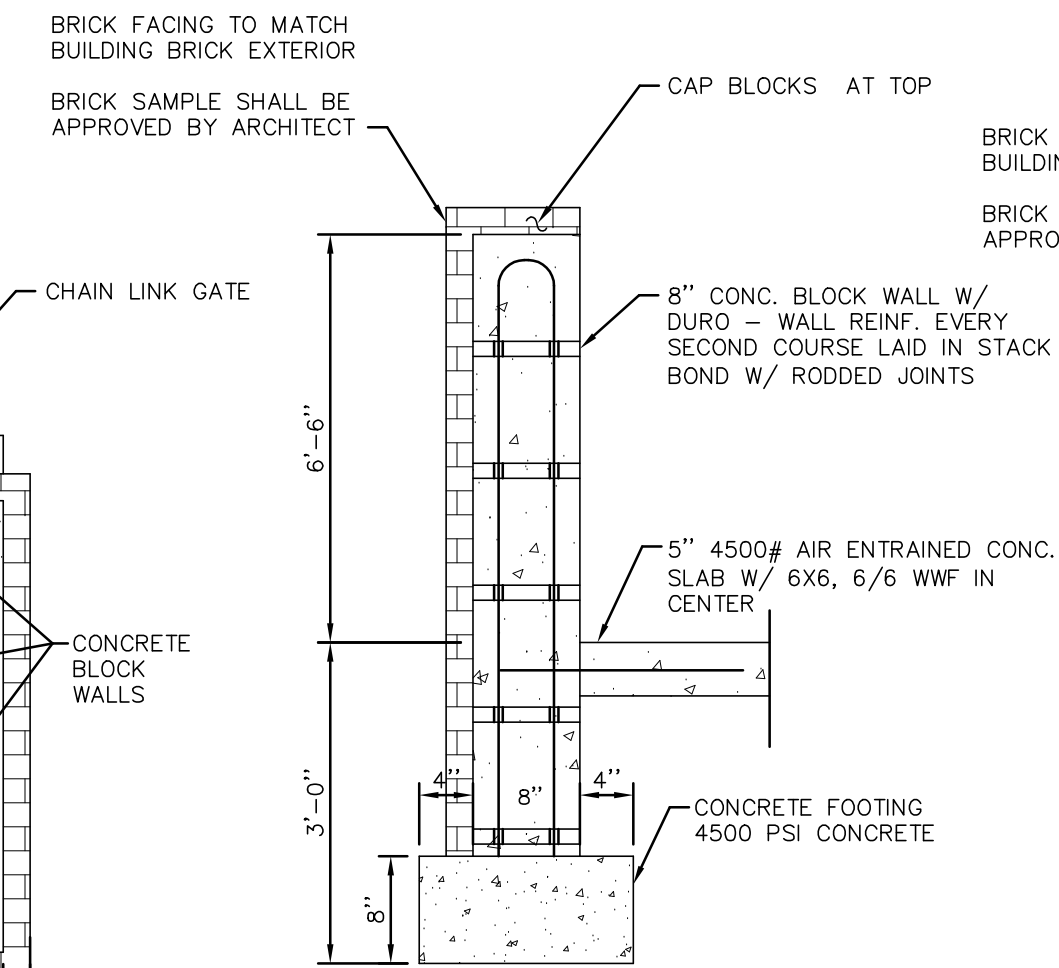


TYPICAL NO PARKING / NO STANDING / FIRE ZONE SIGN DETAIL

N.T.S.



PLAN VIEW



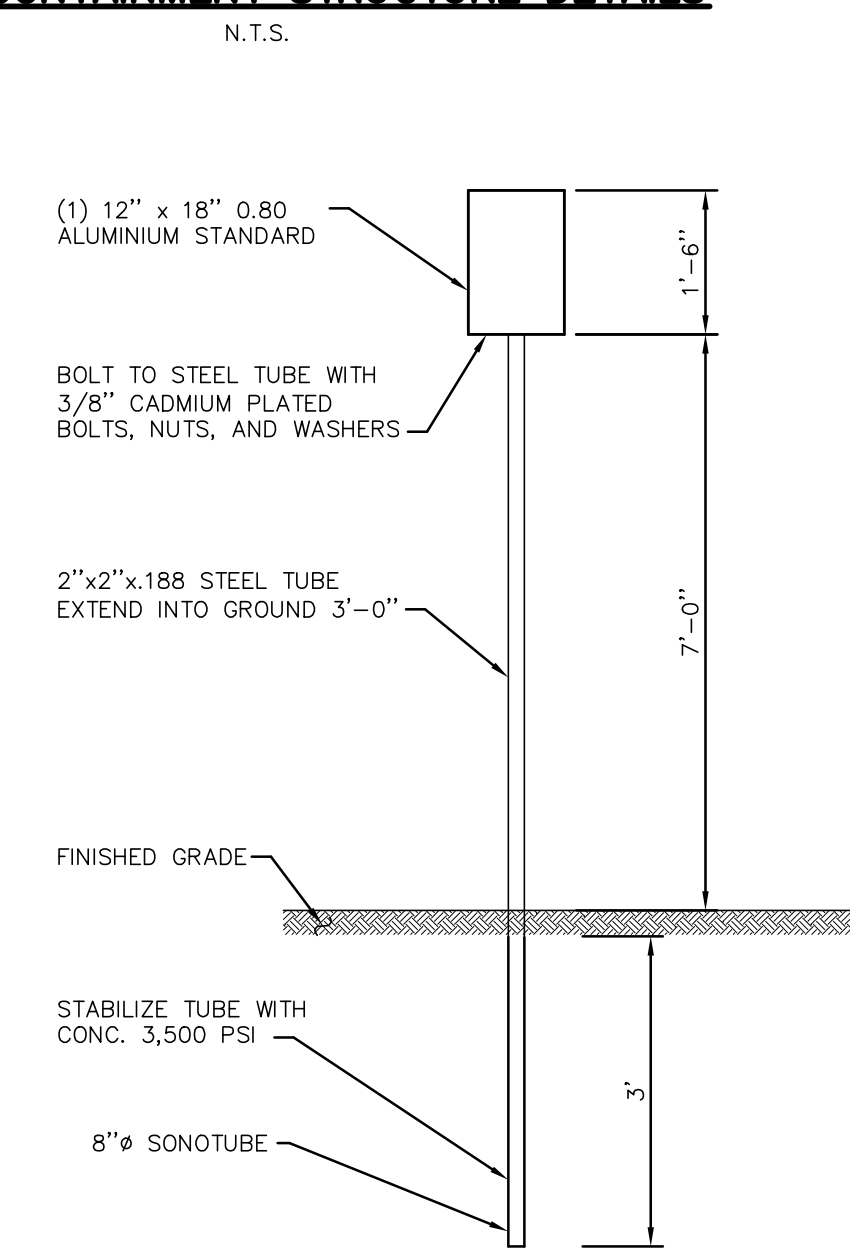
TYPICAL CROSS-SECTION

NOTES:

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

N.T.S.

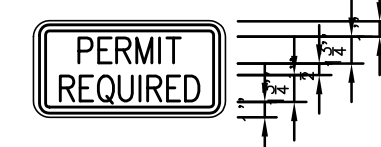
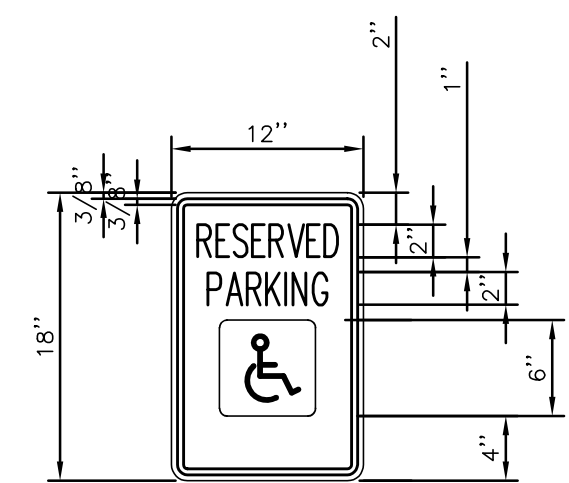


NOTES:

1. PLACE SIGN 3' - 0" BEHIND CURB FACE

PARKING SIGN

N.T.S.



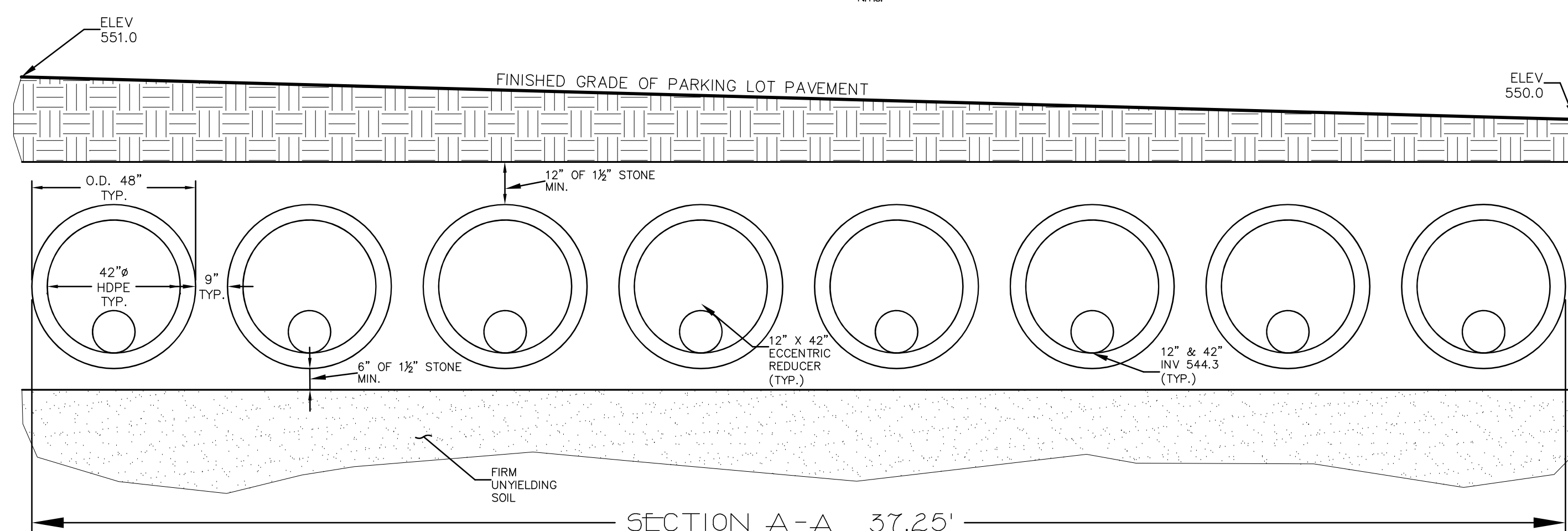
LETTERING AND BORDER - GREEN

WHITE SYMBOL ON BLUE BACKGROUND BACKGROUND - WHITE

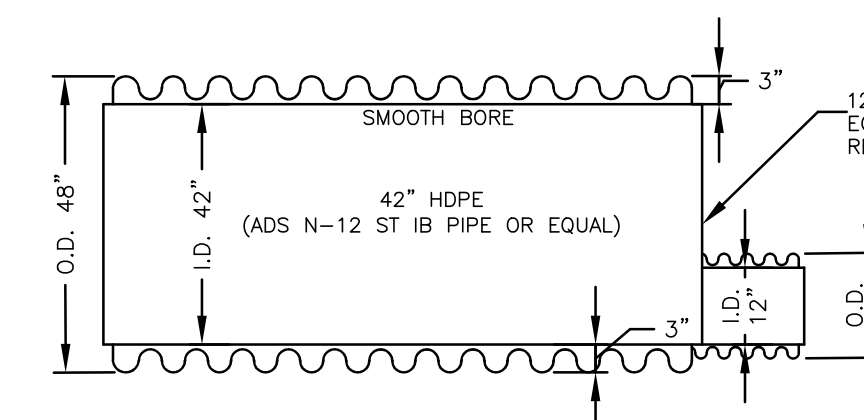
NOTES:

1. HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS

HANDICAPPED SIGN

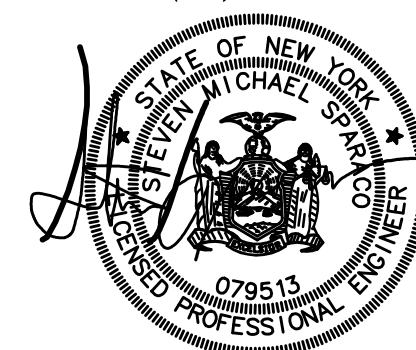


8 ROWS 42"Ø HDPE



SIDE VIEW

STEVEN M. SPARACO, PE
18 NORTH MAIN STREET
HARRIMAN, NEW YORK 10926
(845) 782-8543



AMENDED SITE PLAN DETAILS-2

FOR

ANSHEI CHESÉD

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

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WWW.SPARACOSTEVE@SELSNY.COM WYLS1@GMAIL.COM

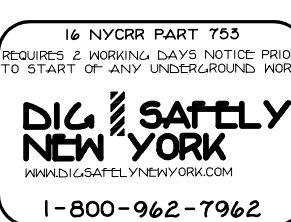
YB-3664

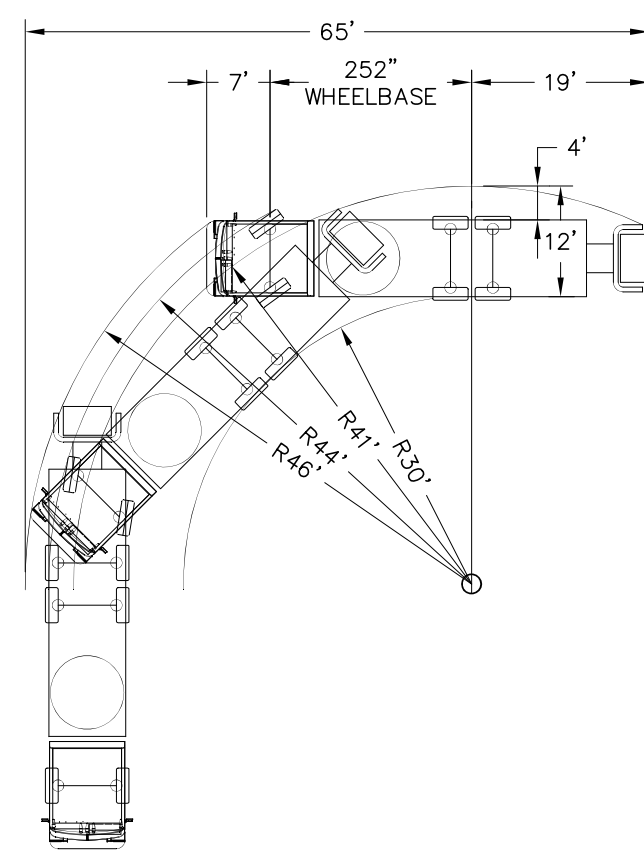
SEP. 01, 2023

AS NOTED

6 OF 7

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16 NYCRR PART 753
REQUIRES 2 WORKING DAYS NOTICE PRIOR
TO START OF ANY UNDERGROUND WORK

DIG SAFELY
NEW YORK
WWW.DIGSAFELY.NY.NY.GOV.COM

1-800-962-7962

A circular professional engineer seal for the State of New York. The outer ring contains the text "STATE OF NEW YORK" at the top and "LICENSED PROFESSIONAL ENGINEER" at the bottom. Inside the ring, the name "STEVEN MICHAEL SPIRA" is written in an arc. The center of the seal features the State of New York coat of arms, which depicts a figure holding a staff with a serpent entwined around it, and a shield on the figure's chest. Below the coat of arms, the license number "079513" is printed. A handwritten signature, "J. Spira", is written across the left side of the seal.

7 of 7



MEMORANDUM

TO: Lon Lieberman, Chairman
Members, Village of Wesley Hills Planning Board

FROM: Jonathan T. Lockman, AICP
Brennan Duarte, Planning Analyst

DATE: August 20, 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

- Narrative, by Fast Forward Permits, unsigned, dated August 7, 2024.
- Drainage Narrative, by Steve Sparaco, PE, Sparaco & Youngblood, PLLC, dated August 7, 2024.
- GML Review Letter (GML-24-0109), Rockland County Department of Planning, signed by Douglas J. Schuetz, dated July 17, 2024.
- GML Response Letter, by Fast Forward Permits, unsigned, dated July 28, 2024.
- Amended Site Plan set, 7 pages, stamped by Steven Sparaco, PE, Sparaco & Youngblood, PLLC, dated September 1, 2023, with latest revision date of July 18, 2024.
 - 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

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. Per comment 1 of our previous memorandum dated July 17, 2024, the Bulk Table on sheet 1 has been corrected.
2. Per comment 2 of our previous memorandum, the 2-story rabbi's house is now shown as "TBR" or to be removed, on sheet 1.
3. Per comment 3 of our previous memorandum, the note on the number of parking spaces to be provided has been corrected on sheet 1.
4. Per comment 4 of our previous memorandum, a drainage narrative letter has been submitted, indicating that the proposed impervious area on the site has been reduced. We will defer to the Village Engineer's review of the stormwater management details.
5. Per comment 5 of our previous memorandum, the photometric light spread from the proposed lighting is now shown on sheet 3.
6. Per comment 6 of our previous memorandum, a revised narrative has been submitted. 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. The applicant should 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 Planning Board may find that the SEQRA review may be reaffirmed.
9. It appears that GML Review will be required, as Lime Kiln Road is a County Road.

Items Previously Reviewed

Items Reviewed for our Previous Memorandum, dated July 17, 2024:

- 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
- Site Plan set, 8 pages, stamped by Steven Sparaco, PE, dated July 16, 2019, with latest revision date of September 13, 2019, 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

Architectural Plans

- Architectural Plans, 14 pages by Hartman Design, unstamped, dated June 29, 2023, 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



CHECKLIST FOR PLOT PLAN – NEW DWELLING

Property Address: 25 Rockwood Ln Block & Lot: 32.19-2-4.8
Plan Prepared By: Stonefield Engineering & Design Plan Date/Rev: July 30, 2024
Reviewed By: Alena Guckian Review Date: August 16, 2024
Permit Number: _____ Name on Permit: _____

OK	Req'd	N/A	
☒	☐	☐	1. Provide tax lot, block number, and street address.
☐	☒	☐	2. Filed map reference, including name of subdivision.
☒	☐	☐	3. Metes and bounds of all property lines and widths of rights of way to be shown.
☒	☐	☐	4. Existing and proposed contours to be shown (including swales).
☐	☐	☒	5. Highest point on swale to be minimum of one (1) foot below the grade around foundation, swale to have a minimum slope of 1.5%.
☒	☐	☐	6. Proposed dwelling to be shown. (Include any existing structures to be removed or remain.
☒	☐	☐	7. Elevations of all corners of proposed dwelling.
☐	☒	☐	8. Finish floor, basement and/or garage floor elevations to be shown.
☐	☒	☐	9. Driveway location, material and slope to be shown. (Maximum slope of 12%).
☐	☒	☐	10. Footing drain location and invert to be shown.
☐	☒	☐	11. Roof leader location and invert to be shown.
☒	☐	☐	12. House water service connection to be shown.
☐	☒	☐	13. House sewer location, material, inverts, size, and clean-outs to be shown.
☒	☐	☐	14. Pertinent utilities to be shown, including electrical, cable and telephone house connections.
☒	☐	☐	15. Bulk table with two (2) rows, Required and Proposed.
☐	☒	☐	16. Impervious surface ratios and building coverage to be provided.
☐	☒	☐	17. If the proposed impervious surface ratio is less than or equal to the impervious surface ratio allowed per zoning requirements, drainage design for the 25-year, 24-hour storm to be provided for the increase in impervious coverage. If the proposed impervious surface ratio is greater than the impervious surface ratio allowed per zoning requirements, drainage design for the 100-year, 24-hour storm is to be provided for the increase in impervious coverage.
☒	☐	☐	18. Location of wetlands, bodies of water, or steep slopes where applicable.
☐	☒	☐	19. Proposed erosion control methods to be shown.



- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| ☒ | ☐ | ☐ | 20. Clearing limit line. |
| ☐ | ☐ | ☒ | 21. Copies of approved septic system and/or well design to be provided where applicable. |
| ☐ | ☐ | ☒ | 22. If original approval for subdivision was under Town of Ramapo jurisdiction, provide copies of approved Plat, Site Plan and Construction Plan. |
| ☐ | ☐ | ☒ | 23. Rockland County Highway Department and/or NYSDOT driveway permit to be provided where applicable. |

Additional Comments:

1. The Site Plan shall contain a professional engineer stamp and signature.
2. Bulk table back up calculations shall be provided on the plan (impervious surface, building coverage).
3. Building height calculations should be added to the plan.
4. If any pervious surfaces are proposed on the site, the details and specifications shall be provided.
5. Provide taper or radius at the entrance driveways.
6. Show distance between the rear yard and proposed playground.
7. Submit calculations for the proposed stormwater system provided for the increase in impervious coverage in comparison with the approved AMS Acquisitions Site Plan. As the proposed limit of disturbance has been increased from the limit of disturbance shown on the subdivision plan, please confirm if the system is sized to accommodate for the runoff from the southerly portion of the site .
7. We note that the existing trees at the south portion of the site were not proposed to be removed as a part of the approved AMS Acquisitions Site Plan. Trees to be removed shall be indicated on the plot plan. As per section §95-3 of the Village code, the applicant is required to obtain a tree removal permit from the Planning Board for removal of trees 10 inches in diameter or greater.
8. Drainage system pipe sizes shall be coordinated between Grading and Drainage Plan and Construction Details sheet.
9. Show the existing sanitary line in the road and location of the sanitary sewer house connection to the existing system. Separation distance between sanitary connection and water service shall be shown on the plan and shall be 10' minimum.
10. Confirm if the deer fence is intended to be used as the pool enclosure fence.
11. Show self-closing and positive self-latching lockable gate at the pool enclosure, pool equipment pad, coping elevation, and the fence detail compliant with NYS swimming pool requirements.
11. Soil stockpile location should be shown on the Erosion and Sediment Control plan.

Alena Guckian

Digitally signed by Alena Guckian
DN: C=US,
E=aguckian@civildesignworks.com,
O=Civil Design Works, CN=Alena
Guckian
Date: 2024.08.16 16:25:36-04'00'



MEMORANDUM

TO: Lon Lieberman, Chairman
Members, Village of Wesley Hills Planning Board

FROM: Jonathan T. Lockman, AICP
Brennan Duarte, Planning Analyst

DATE: August 1, 2024

RE: Potash Residence Architectural Review
SBL: 32.19-2-20.1

CC: John Layne, Building Inspector
Alicia Schultz, Deputy Village Clerk
Eve Mancuso, P.E., Village Engineer
Bruce Minsky, Esq., Planning Board Attorney

Items Reviewed for this Memorandum

- Architectural Plans and Elevations, 7 sheets, by Rosenblum Architecture, unstamped, dated May 22, 2024, with the following sheets:
 - A1 – Foundation Plan and Details
 - A2 – First Floor Plan and Details
 - A3 - Second Floor Plan and Wall Section
 - A4 – Front Elevation and Roof Plan
 - A5 – Rear Elevation Details
 - A6 – Side Elevations and Details
 - A7 – Cross Section and Details
- Contract of sale, between 15 Terrace Road, LLC, and Sholem Potash, dated June 25, 2024.
- Application package, with Moshe Potash as applicant, signed by Sholem Potash, dated July 22, 2024.
- Narrative/Materials list for architectural review, dated July 23, 2024.
- Short Environmental Assessment Form Part I, signed by Sholem Potash, dated July 25, 2024.
- Tax map with Subject property and neighboring properties mailing list, undated.
- Photograph of home, undated

Project Summary

Moshe Potash (“the Applicant”) is constructing a single-family home at 25 Rockwood Lane and is seeking architectural approval. The home has a proposed square footage of 3,000 square feet, will be two stories, and have a two-car garage. The site is 1.187 acres on the west side of Rockland Lane and located in the R-50 zone.

The home is being constructed on a lot in the AMS Subdivision (also known as “15 Terrace”). The SBL number of the full parcel prior to subdivision is 32.19-2-4. A public hearing is required as per Village Code §230-36.E(5)(c).

Submission Comments

1. There are inconsistencies in the application materials regarding the SBL number for the new lot, and its address. Please clarify so that Village records can be properly established for this new lot and new address.
2. Please provide a plot plan showing how the house will be located on its lot, and a copy of the subdivision map. Schedule A, Proposed Subdivision Map is missing from our package.
3. The applicant is shown on the application face sheet as Moshe Potash of 25 Hidden Valley Drive, but the contract vendee is indicated as Sholem Potash of 9559 Collins Ave, Surfside, FL. Another address for Sholem Potash is 56 Main St., Monsey. Please clarify who is the applicant, and the applicant’s address. If the applicant is not the current owner, authorization should be provided from the owner for the applicant to apply to the Planning Board.
4. Is the submitted photograph an actual photo or an architectural rendering of the proposed home? Please clarify. A rendering is required per §230-36.E(5)(a).

Architectural Review Comments

5. As per the Village Code §230-36.E(5)(e)[1] and [2], no proposed construction should be excessively similar or dissimilar in relation to the surrounding existing structures within 500 feet. Based on the submitted materials list and Architectural Plans and Elevations, the proposed designed does not appear to be excessively similar or dissimilar from the surrounding neighborhood. See images below for examples of existing neighborhood houses.

15 Rockwood Lane



12 Rockwood Lane



10 Rockwood Lane



SEQR/GML Comments

5. GML review will not be required for this application.
6. This can be classified as a Type II action as per SEQR §617.5(25), as “official acts of ministerial nature involving no exercise of discretion, including building permits and historic preservation permits where issuance is predicated solely on the applicant’s compliance or noncompliance with the relevant local building or preservation codes.”



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

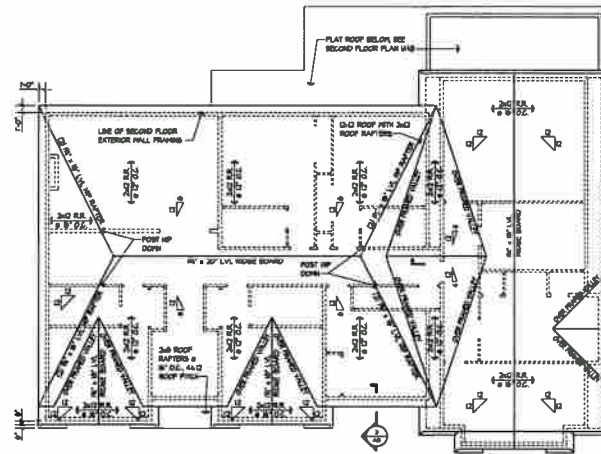
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Sholem Potash			
Name of Action or Project: Potash Residence			
Project Location (describe, and attach a location map): 25 Rockwood lane , Suffern NY 10901 , SECTION: 32.19 BLOCK:2 LOT: 8			
Brief Description of Proposed Action: CONSTRUCTION OF A NEW SINGLE FAMILY HOME			
Name of Applicant or Sponsor: SHOLEM POTASH		Telephone: 8456597574 E-Mail: MOPO845@YAHOO.COM	
Address: 9559 Collins Ave ,			
City/PO: SURFSIDE		State: FL	Zip Code: 33154
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 ☒	YES ☐
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: VILLAGE OF WESLEY HILLS BUILDING PERMIT		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		1.187 acres	
b. Total acreage to be physically disturbed?		.25 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.187 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

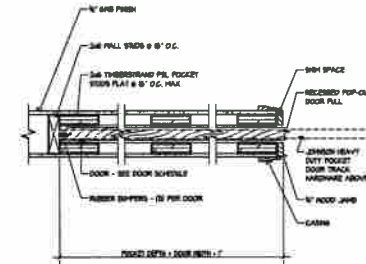
		NO	YES	Item 2.
5. Is the proposed action,				
a. A permitted use under the zoning regulations?		☐	☒	☐
b. Consistent with the adopted comprehensive plan?		☐	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO ☐	YES ☒	
7. Is the site of 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: _____ _____ _____				

Item 2.	
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, 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:	NO YES ☒ ☐ ☒ ☐ ☒ ☐
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: <u>SHOLEM POTASH</u> Signature: Date: <u>07/25/2024</u> Title: <u>APPLICANT</u>	



2 ROOF PLAN
SCALE: 1/4\"/>

- ROOF NOTES**
1. ALL ROOF PITCHES ARE AS NOTED ON PLAN
 2. ALL ROOF RAFTERS ARE 2x4S UNLESS NOTED OTHERWISE. SPACING AS INDICATED ON PLAN
 3. ALL CEILING JOISTS ARE 2x4S, SPACING AS INDICATED ON PLAN
 4. ALL ROOF RAFTERS TO BE SECURED WITH BRITCHES/BRACE ANCHORS
 5. ALL HP RAFTERS, OR RIDGES SUPPORTING HP RAFTERS, TO BE COVERED WITH 1/2\"/>



3 PLAN DETAIL @ POCKET DOORS
SCALE: 1/4\"/>



1 FRONT ELEVATION
SCALE: 3/4\"/>

POTASH RESIDENCE
25 ROCKWOOD LANE, WESLEY HILLS, NEW YORK
FRONT ELEVATION AND ROOF PLAN

PROJECT NUMBER	1011-200
DATE	8/22/24
BY	AK
REVISION	AK 10/1/24
DATE	10/1/24

ROSENBLUM ARCHITECTURE
221 QUAKER ROAD
POCONO, NEW YORK 12973
(845) 364-3377
info@rosenblum.com

A4

[illegible][illegible]

DESCRIPTION	SOIL SIZE	VENT SIZE	SOIL WATER	HOT WATER
WATER CLOSET	3"	2"	1 1/2"	1"
LAVATORY	1 1/2"	1 1/2"	1 1/2"	1 1/2"
SINK	2"	1 1/2"	1 1/2"	1 1/2"
T.B.	2"	1 1/2"	1 1/2"	1 1/2"
SHOWER	2"	1 1/2"	1 1/2"	1 1/2"

POTASH RESIDENCE

25 ROCKWOOD LANE, WESLEY HILLS, NEW YORK

CROSS SECTION AND DETAILS

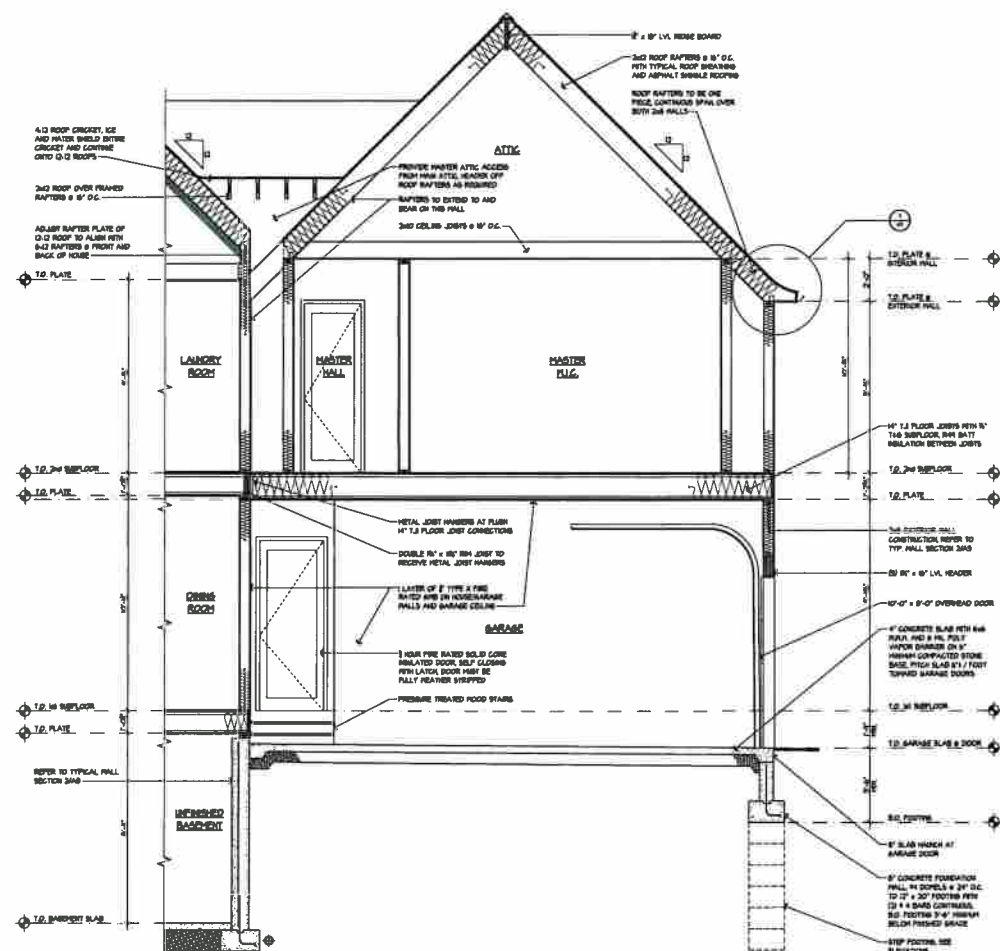
ROSENBLUM
ARCHITECTURE

21 QUAKER ROAD
WILMINGTON, DE 19804
(845) 364-0337

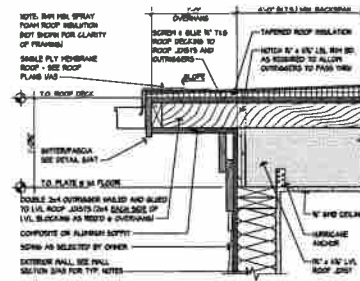
21 QUAKER ROAD
BOSTON, MA 02116
(617) 552-3333
info@edresearch.com

SECRET NO. 500

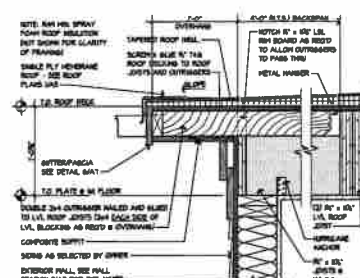
A7



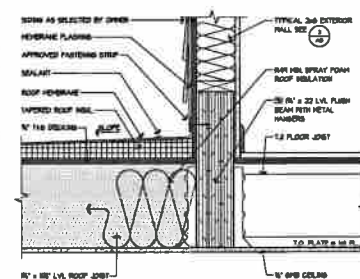
1 CROSS SECTION @ GARAGE AND MASTER SUITE
SCALE: 1/8" = 1'-0"



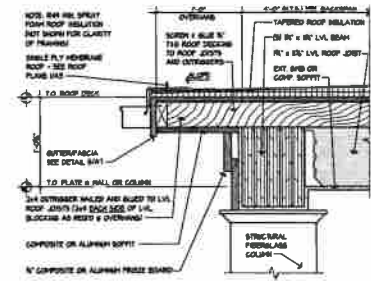
2 EAVE DETAIL PARALLEL TO ROOF JOISTS
SCALE: 1/4"=1'-0"



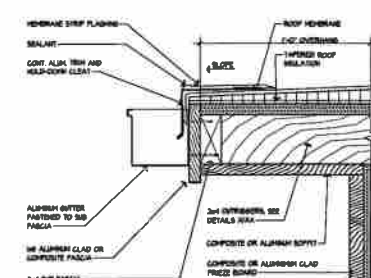
3 EAVE DETAIL PERPENDICULAR TO JOISTS



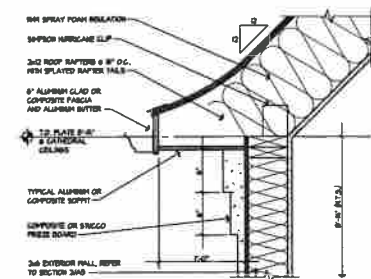
4 FLASHING DETAIL @ FLAT ROOF



5 EAVE DETAIL @ REAR PORCH
SCALE: 1/8"=1'-0"



6 EAVE DETAIL @ FLAT ROOFS



7 SPLAYED EAVE DETAIL

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT

WARNING:

NO REPRESENTATION IS MADE THAT THIS FORM OF CONTRACT FOR THE SALE AND PURCHASE OF REAL ESTATE COMPLIES WITH SECTION 5-702 OF THE GENERAL OBLIGATIONS LAW ("PLAIN LANGUAGE").

Contract of Sale

Contract of Sale made as of, June 25, 2024 "Effective Date"

BETWEEN

15 Terrace Road, LLC

Address: c/o Dahan Law Offices, PC, 151 South Main Street, New City, NY 10956 hereinafter called "Seller"

And

Sholem Potash Address: 9559 Collins Ave, Surfside, FL 33154, hereinafter called "Purchaser".

The parties hereby agree as follows:

1. Seller shall sell and convey and Purchaser shall purchase the property, consisting of unimproved **vacant land which is a part of** a parcel of land, situate, lying and being in the Village of Wesley Hills, Town of Ramapo, County of Rockland, and State of New York, currently designated on the Tax Map of the Town of Ramapo as Section 32.19 Block 2 Lot 8 and depicted on the annexed unfiled draft Subdivision Map dated June 7, 2022, (which together with all notes thereto, is referred to herein as the "Proposed Subdivision Map") as Lot No. 8 (the Lot marked as Lot No. 8 the Proposed Subdivision Map is referred to herein as the "Premises"), more fully described on a separate page marked "Schedule A", annexed hereto and made a part hereof.
2. Purchaser agrees to erect upon the described Premises a one-family residence in accordance with the requirements of the Approved Map. Subject to the requirements of the Approved Map, Purchaser in its sole discretion shall determine the proposed elevations and foundation location to conform to topographical conditions and the location and the orientation of the house on the plot, subject to approval by the Building Inspector of the Village of Wesley Hills. Purchaser agrees that the one-family residence shall in all respects comply with the Building and Zoning Codes of the Village of Wesley Hills, and shall not seek variances from the requirements of the Zoning Code of the Village of Wesley Hills with respect to its proposed residence. The provisions of this Paragraph 2 shall survive the Closing until such time as the Village of Wesley Hills accepts dedication of the adjacent roadway and the deed for the adjacent roadway has been recorded.
3. The purchase price is \$950,000.00 and shall be payable as follows:
 - (a) \$ 95,000.00 on the signing of this contract, by Purchaser's check payable to Dahan Law Offices PC as Escrow Agent (the "Escrow Agent") to be immediately released to Seller upon Purchaser's receipt of a fully executed Contract (the "Down payment");
 - (b) \$855,000.00 balance at Closing in accordance with paragraph 7.
4. Intentionally Left Blank
5. Intentionally Left Blank.

6. Intentionally Left Blank
7. All money payable under this contract, unless otherwise specified, shall be paid by:
 - (a) Cash, but not over \$1,000.00;
 - (b) Good certified check of Purchaser drawn on or official check issued by any bank, savings bank, trust company or savings and loan association having a banking office in the State of New York, unendorsed and payable to the order of Seller, or as Seller may otherwise direct upon not less than 3 business days' notice to Purchaser;
 - (c) As to money other than the purchase price payable to Seller at Closing, uncertified check of Purchaser up to the amount of \$1,000.00;
 - (d) As otherwise agreed to in writing by Seller or Seller's attorney or
 - (e) Wired funds.
8. Omitted
9. The Premises are sold and shall be conveyed "As-Is" subject to provided same does not render the Premises uninsurable:
 - (a) Zoning and subdivision laws and regulations, and landmark, historic or wetlands designation;
 - (b) The Approved Map, and any and all Notes contained therein;
 - (c) Real estate taxes that are a lien, but are not yet due and payable;
 - (d) any state of facts an accurate survey of the Premises may show;
 - (e) covenants, agreements, restrictions, and easements of record at Closing, if any;
 - (f) zoning ordinances, restrictions and regulations of the municipalities in which the Premises is situated at the time of the execution of this Contract and at the date of Closing of title, provided same do not prohibit the erection of a one family residence and use of the Premises as such;
 - (g) agreements and easements for the maintenance of sewer and other utilities as shown on the Proposed Subdivision Map, the Final Subdivision Plan and/or otherwise existing at Closing, if any;
 - (h) easements for drainage, rights of way or other public improvements as shown on the Proposed Subdivision Map, the Final Subdivision Plan and/or otherwise required by the municipalities; and
 - (i) Purchaser being bound by Storm Water Facility Management Escrow Agreement to be entered into with the Village of Wesley Hills as part of the Final Subdivision Plan and the Plan Approval (the "Storm Water Agreement").
10. Reserved
11. (a) Seller represents and warrants to Purchaser that:
 - (i) Upon acceptance of Seller's Offer of Dedication of the roadway, the Premises abut or have
: a right of access to a public road;
 - (ii) Seller is the sole owner of the Premises and has the full right, power and authority to sell, convey and transfer the same in accordance with the terms of this contract;
 - (iii) Seller is not a "foreign person", as that term is defined for purposes of the Foreign Investment in Real Property Tax Act, Internal Revenue Code ("IRC") Section 1445, as amended, and the regulations promulgated thereunder (collectively "FIRPTA"); and
 - (iv) The Premises are not affected by any exemptions or abatements of taxes;
- (b) The subject premises is not the subject of any bankruptcy action and is not currently in any foreclosure action with regard to any existing mortgage on the property and/or the Seller has not received any written notification of any default with regard to any existing mortgage on the property; that there is no action pending against the subject premises with regard to the enforcement of any judgment; to the best of Seller's knowledge, as of the execution date of this Contract, this transaction is not a "short sale" by reason of recorded judgments, liens and/or mortgages affecting the subject property, taking into account other standard closing costs being paid from the sale proceeds, including but not limited, real estate brokerage commissions, title fees and attorney fees
- (c) To the best of Seller's knowledge and belief, in order to induce Purchaser to enter in this Contract

that there is no action, suit, or proceeding at law or in equity before any governmental instrumentality or other agency now pending, or threatened, against or affecting Seller or said premises, that would materially and/or adversely affect Seller's interest in the premises.

(d) Notwithstanding the provisions of the Contract, the Premises shall be delivered free and clear of all consensual liens, mortgages, judgements, and any mechanic's/materialman's liens at Closing. Seller shall be responsible to pay off and satisfy any and all monetary fines resulting from any and all violations on the Premises as of the date of Closing.

(f) It shall be a condition precedent to Purchaser's obligation to close, that there not be any condemnation clauses recorded against the Premises, no condemnation proceedings pending or affecting the Premises between the date hereof and closing, and that no material casualty shall have occurred between the date hereof and closing. Purchaser may, at its sole option, elect to waive said condition and proceed with closing subject to receiving any and all proceeds of condemnation awards or insurance proceeds, as the case may be.

(c) Except as otherwise provided herein, none of Seller's covenants, representations, warranties or other obligations contained in this contract shall survive Closing.

12. Acknowledgment and Hold Harmless. The Parties hereby acknowledge that the governmental agencies having jurisdiction over the premises have set forth requirements for the approval of the Final Subdivision Plan. The Purchaser hereby agrees to obey all such governmental requirements and restrictions and to hold the Seller harmless from any monetary loss occasioned by the operations of the Purchaser deemed to be violations by such municipalities. This provision shall survive delivery of deed. In the event that any governmental agency having jurisdiction over the development shall declare a violation or impose a fine upon the Seller on account of the actions or inactions of the Purchaser or its employees and agents, then and in those events, the Purchaser shall indemnify and hold the Seller harmless for such violations and/or fines; and upon notice from the Seller of such violations and fines, the Purchaser shall cure the violations and pay such fines immediately. This provision shall survive delivery of deed.

13. The Seller shall give and Purchaser shall accept such title as a NYS licensed title or abstract company selected by Purchaser, shall be willing to approve and insure in accordance with its standard form of title policy approved by the New York State Insurance Department, subject only to the matters provided for in this contract.

14. "Closing" means the settlement of the obligations of Seller and Purchaser to each other under this contract, including the payment of the purchase price to Seller, and the delivery to Purchaser of a **Bargain and Sale w/ Covenants Against Grantor Acts** deed in proper statutory short form for record, duly executed and acknowledged, so as to convey to Purchaser fee simple title to the Premises, free of all encumbrances, except as otherwise herein stated. The deed shall contain a covenant by Seller as required by sub. 5 of Section 13 of the Lien Law.

15. Closing shall take place at the office of Dahan Law Offices P.C., 151 South Main Street, New City, NY 10956, at 10:00 AM o'clock on August 5, 2024 TIME BEING OF THE ESSENCE AGAINST PURCHASER

16. This contract and Purchaser's obligation to purchase the Premises are also subject to and conditioned upon the fulfillment of the following conditions precedent:

(a) The accuracy, as of the date of Closing, of the representations and warranties of Seller made in

this contract.

(b) The delivery by Seller to Purchaser of a certification stating that Seller is not a foreign person, which certification shall be in the form then required by FIRPTA. If Seller fails to deliver the aforesaid certification or if Purchaser is not entitled under FIRPTA to rely on such certification, Purchaser shall deduct and withhold from the purchase price a sum equal to 100% thereof (or any lesser amount permitted by law) and shall at Closing remit the withheld amount with the required forms to the Internal

Revenue Service.

(c) The delivery by the parties of any other affidavits required as a condition of recording the deed.

17. At Closing, certified or official bank checks payable to the order of the appropriate State, City or County officer in the amount of any applicable transfer and/or recording tax payable by reason of the delivery or recording of the deed or mortgage, if any, **shall be delivered by the Purchaser**, together with any required tax returns duly executed and sworn to, and such party shall cause any such checks and returns to be delivered to the appropriate officer promptly after Closing. At Closing, **Purchaser shall be solely responsible to pay any applicable New York State Mansion Tax**

18. To the extent applicable, the following shall be apportioned as of midnight of the day before the day of Closing: taxes, water charges and sewer rents, on the basis of the fiscal period for which assessed.

19. In the event that Purchaser's construction or construction-vehicles cause damage to site improvements installed by Seller, Purchaser shall be solely responsible for the cost to repair such damage as well as replenishment of any escrow which may be required by the Village of Wesley Hills and any other municipality overseeing the Project. Purchaser shall reimburse the Seller for any and all damage caused to the infrastructure of the project by the operations or actions of the Purchaser and its employees and agents upon notice from the Seller of such damage. This provision will survive delivery of deed.

20. **SWPPP.** The Purchaser herein hereby assumes full responsibility for compliance with the requirements of the approved Storm Water Pollution Prevention Plan on file with the Village Building Department applicable to the Premises for any violations caused by the actions or inactions of the Purchaser. Purchaser shall ensure that their contractor is advised of the terms of the SWPPP prior to commencement of construction. Purchaser shall indemnify and hold harmless the Seller from any and all violations resulting from deviations from the SWPPP during construction. This provision shall survive delivery of deed.

21. **Stormwater Maintenance.** Seller shall be bound by the Provisions of the Stormwater Maintenance Agreement and Easement attached hereto as Schedule B, which provides that lot owners must deposit specified sums in escrow with the Village to compensate the Village for maintenance of all detention basins, including those on private property which are subject to easements. At Closing, Purchaser shall be responsible to reimburse the Seller for all sums that are required to be held in escrow pursuant to the Stormwater Maintenance Agreement and Easement, as attached hereto as Exhibit A, including any subsequent modifications and/or addendums thereof. The provisions of this paragraph shall expressly survive the Closing of title.

22. **Snowplowing and Roadway Maintenance.** Seller shall be responsible for maintenance and snow removal of Jeremy Court and Rockford Lane (limited only those portions shown on the Approved Subdivision) until the final paving of the road is complete and the Township has assumed responsibility for plowing same. Additionally, Seller shall maintain and ensure the roads until all bonds are released and the Township has assumed responsibility for the maintenance of the roads. The provisions of this paragraph shall expressly survive the Closing of title until such time as the Village of Wesley Hills accepts dedication of the adjacent roadway and the deed for the adjacent roadway has been recorded.

23. Purchaser shall order an examination of title in respect of the Premises from a title company licensed or authorized to issue title insurance by the New York State Insurance Department or any agent for such title company promptly after the execution of this contract. In the event that any drainage, telephone or utility easements as shown on the Final Subdivision Plan shall not have been recorded by the time of closing, the Seller reserves the right to file and record any such easements after the delivery of the Deed to the Premises to the Purchasers. The Premises is sold together with the right of ingress and egress over the street as shown on the subdivision map to the nearest public highway; but the Seller reserves the fee and all rights in and to the street and the right of dedication of the street to the proper governmental agency. This paragraph shall survive closing of title. Seller shall have n

obligation to clear any title objection raised by Madison Title Agency Inc Schedule B, item 3 ("Item 3"), in the report attached hereto as Exhibit B. In the event that an objection or objections should be raised to Item 3 which are required to be cured by Seller under this Agreement, the sole obligation of the Seller shall be to return the Down Payment of the Purchasers. Under no circumstances shall the Seller be obligated to take any affirmative action in excess of a cost of \$2,500.00 with regard to clearing any objection(s)

24 If a title examination discloses judgments, bankruptcies or other returns against persons having names the same as or similar to that of Seller, Seller shall deliver an affidavit at Closing showing that they are not against Seller.

Seller shall provide a survey to Purchaser which shall include a metes and bounds description. Purchaser shall provide Seller with the proper information for certifications to be contained in the survey at least ten (10) days prior to Closing.

25. (a) If Purchaser defaults hereunder, Seller's sole remedy shall be to receive and retain the Down payment as liquidated damages, it being agreed that Seller's damages in case of Purchaser's default might be impossible to ascertain and that the Down payment constitutes a fair and reasonable number of damages under the circumstances and is not a penalty.

(b) If Seller defaults hereunder, Purchaser shall be entitled to any and all remedies at law or in equity.

26. **Soil** It is hereby acknowledged and agreed by the Parties that at any times prior to Closing of title, the Seller may reposition soil from the lots owned by the Seller to the Premises being conveyed hereunder in compliance with and in accordance with the existing grading plan. After the date of Closing, any soil placement on the Premises shall be subject to Purchaser's agreement as to location within the Premises. This provision is to survive closing of title.

27. Any notice or other communication ("Notice") shall be in writing and either (a) sent by either of the parties hereto or by their respective attorneys who are hereby authorized to do so on their behalf or by the Escrowee, by overnight mail, or (b) via email to such address as such party or Escrowee shall hereafter designate by Notice given to the other party or parties and the Escrowee pursuant to this paragraph. Each Notice mailed shall be deemed given when delivered.

28. This contract may not be assigned by Purchaser without the prior written consent of Seller in each instance and any purported assignments made without such consent shall be void.

29. Seller and Purchaser each represents and warrants to the other that it has not dealt with any broker in connection with this sale other than Q Home Sales ("Broker") and Seller shall pay Broker any commission earned pursuant to a separate agreement between Seller and Broker. Seller and Purchaser shall indemnify and defend each other against any costs, claims and expenses, including reasonable attorneys' fees, arising out of the breach on their respective parts of any representation or agreement contained in this paragraph. The provisions of this paragraph shall survive Closing or, if Closing does not occur, the termination of this contract.

30. (a) All prior understandings, agreements, representations and warranties, oral or written, between Seller and Purchaser are merged in this contract; it completely expresses their full agreement and has been entered into after full investigation, neither party relying upon any statement made by anyone else that is not set forth in this contract.

(b) Neither this contract nor any provision thereof may be waived, changed or cancelled except in writing. This contract shall also apply to and bind the heirs, distributees, legal representatives, successors and permitted assigns of the respective parties. The parties hereby authorize their respective attorneys to agree in writing to any changes in dates and time periods provided for in this contract.

(c) Any singular word or term herein shall also be read as in the plural and the neuter shall include the masculine and feminine gender, whenever the sense of this contract may require it.

(d) The captions in this contract are for convenience of reference only and in no way define, limit or describe the scope of this contract and shall not be considered in the interpretation of this contract.

or any provision hereof.

(e) This contract shall not be binding or effective until duly executed and delivered by Seller and Purchaser.

(f) Seller and Purchaser shall comply with IRC reporting requirements, if applicable. This subparagraph shall survive Closing.

(g) Each party shall, at any time and from time to time, execute, acknowledge where appropriate and deliver such further instruments and documents and take such other action as may be reasonably requested by the other in order to carry out the intent and purpose of this contract. This subparagraph shall survive Closing.

(h) This contract is intended for the exclusive benefit of the parties hereto and, except as otherwise expressly provided herein, shall not be for the benefit of, and shall not create any rights in, or be enforceable by, any other person or entity.

31. Purchaser agrees to accept delivery of the Premises at Closing in their "As-Is" condition.

32. Utilities. The Seller has installed "stub" connections to public utilities which can later be connected by Purchaser to the Premises. It is hereby acknowledged that Purchaser shall be solely responsible for working directly with any and all third party utility suppliers and connect any and all utilities which may be required to operate the improvements to be made to the Premises by Purchaser. On and after the Closing, the Purchaser shall be solely responsible to pay for services provided by all utility providers, including the connection of residential users to such utilities. Upon such connection, Purchaser shall ensure that an account is established with such utility provider in Purchaser's name. In the event Seller is entitled to reimbursement from said utility companies for services provided on Purchaser's behalf, Purchaser further agrees that Purchaser shall not do or suffer anything whereby such reimbursements/payments to the Seller are denied or delayed. The obligations of the Parties under these Paragraphs shall survive Closing. It is understood that any utility fees are substantially based upon the Purchaser's plan and intended structure and improvements to the Premises. Purchaser acknowledges that the full final utility fees are subject to increase or decrease depending on, among other things, the ultimate permit and improvement made by Purchaser and if Purchaser builds additional permitted structures which require utility service. It is expressly agreed that Purchaser is solely responsible for directly pursuing the public utilities suppliers with respect to any such increase or decrease in the respective charges. The obligations of the Parties under this Paragraph shall survive Closing.

33. Escrow Agent's Duties and Responsibilities.

(a) Escrow Agent has signed this Agreement for the sole purpose of agreeing to act as Escrow Agent in accordance with this Article. Escrow Agent shall have no duties or responsibilities except those set forth in this Agreement and Seller and Purchaser agree and acknowledge that Escrow Agent shall act hereunder as a depository only.

(b) Escrow Agent shall be protected in relying upon the accuracy, acting in reliance upon the contents, and assuming the genuineness of any notice, demand, certificate, signature, instrument, or other document which is given to Escrow Agent without verifying the truth or accuracy of any such notice, demand, certificate, signature, instrument, or other document.

(c) The parties acknowledge that Escrow Agent is acting solely as a stakeholder at their request and for their convenience, that the duties of the Escrow Agent hereunder are purely ministerial in nature and shall be expressly limited to the safekeeping and disposition of the Down Payment in accordance with the provisions of this Agreement. Escrow Agent shall not be liable for any action taken or omitted by Escrow Agent in good faith and believed by Escrow Agent to be authorized or within its rights or powers conferred upon it by this Agreement, except for any damage caused by Escrow Agent's own gross negligence or willful default. Escrow Agent shall not have any liability or obligation for loss of all or any portion of the Down Payment by reason of the insolvency or failure of the institution of depository with whom the escrow account is maintained. Upon the disbursement of the Down Payment in accordance with

this Agreement, Escrow Agent shall be relieved and released from any liability under this Agreement, except in connection with Escrow Agent's gross negligence or willful misconduct.

(d) In the event that a dispute shall arise in connection with this Agreement, or as to the rights of the parties in and to, or the disposition of, the Down Payment, Escrow Agent shall have the right to: (i) hold and retain all or any part of the Down Payment until such dispute is settled or finally determined by litigation, arbitration, or otherwise; (ii) deposit the Down Payment in an appropriate court of law, following which Escrow Agent shall thereby and thereafter be relieved and released from any liability or obligation under this Agreement; (iii) institute an action in interpleader or other similar action permitted by stakeholders in New York State; or (iv) interplead any of the parties in any action or proceeding which may be brought to determine the rights of the parties to all or any part of the Down Payment.

(e) Escrow Agent shall not charge a fee for its services as escrow agent.

(f) All costs and expenses incurred by Escrow Agent in performing its duties as the Escrow Agent including, without limitation, reasonable attorneys' fees (whether paid to retained attorneys or amounts representing the fair value of legal services rendered to or for itself) shall be borne 50% by Seller and 50% by Purchaser, except however, if any litigation arises under this Agreement with respect to the Down Payment, all costs and expenses of the litigation shall be borne by whichever of Seller or Purchaser is the losing party.

(g) Escrow Agent has acknowledged agreement to these provisions by signing in the place indicated on the signature page of this Agreement.

(h) **Indemnification of Escrow Agent.** Seller and Purchaser hereby agree to, jointly and severally, indemnify, defend, and hold harmless Escrow Agent from and against any liabilities, damages, losses, costs, or expenses incurred by, or claims or charges made against Escrow Agent (including reasonable attorneys' fees and disbursements) by reason of Escrow Agent acting or failing to act in connection with any of the matters contemplated by this Agreement or in carrying out the terms of this Agreement, except for those matters arising as a result of Escrow Agent's gross negligence or willful misconduct.

(i) **Seller's Attorney as Escrow Agent.** Notwithstanding anything to the contrary herein contained, Purchaser acknowledges that Escrow Agent is also acting as Seller's counsel in connection with this Agreement and the transactions contemplated hereunder. Purchaser further acknowledges and agrees that the Escrow Agent may represent Seller, as Seller's counsel, in any action, suit, or other proceeding between Seller and Purchaser or in which Seller and Purchaser may be involved.

(j) **Survival.** This Article shall survive the Closing or the termination of this Agreement.

34. Performance Bond Improvements. As required by the Final Subdivision Approval, Seller shall post and maintain performance and maintenance bonds and guarantees and all other forms of surety bonds as may be required by the Village of Wesley Hills or by any other applicable governmental authority for completion of the Site Improvements (the "Seller's Bond"). The Purchaser acknowledges that Seller shall have the right, after two years from the date of the Seller's Site Map filing to make the final pavement of applicable roadway wearing coat, and if Purchaser has not yet completed construction of the home at such time, or as otherwise may be required by the Village of Wesley Hills, Purchaser may be required to post and maintain performance and maintenance bonds or escrow as may be required by the Village of Wesley Hills or by any other applicable governmental authority in order to construct a residence upon the Premises.

35. At Closing, each and all of the covenants, terms, provisions, and agreements herein contained shall be done according to Heter Iska as specified in the sefer "Chochmot Adam".

36. Access by Seller. Until such time as all public improvements are completed and Seller's obligation under all bonds has been released, Purchaser hereby grants the Seller the right of access at reasonable times and after reasonable notice has been provided to Purchaser to Premises after Closing to the extent such access is reasonably required in order to comply with any requirements of the Final Subdivision Plan or other municipal requirements, including but not limited to, access to the drainage facilities, storm water detention areas and areas to be dedicated as public roadways or rights of way. The provisions of this paragraph shall survive the Closing.

37. Access by Purchaser. Seller shall allow Purchaser reasonable access at reasonable times upon reasonable notice, to the Premises, in order to inspect the Premises; this shall include and not be limited to bringing third parties in order to inspect the Premises and granting the Purchaser's lending institution access to the premises for the purpose of inspection and appraisal.

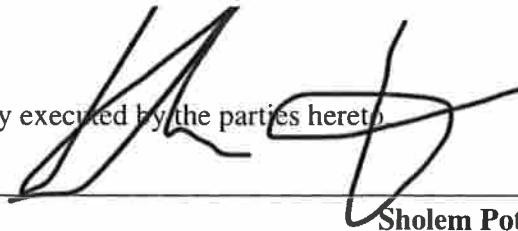
38. Seller acknowledges that Purchaser may be acquiring the Premises as part of an IRC Section 1031 Tax Deferred Exchange for Purchaser's benefit. Seller agrees to assist and cooperate in such exchange for the benefit of Purchaser provided Seller shall incur no liability, cost or expense and will execute any and all documents, subject to the reasonable approval of its counsel, as are reasonably necessary in connection with such exchange.

(Signature page to follow)

IN WITNESS WHEREOF, this contract has been duly executed by the parties hereto

Michael Mitnick

15 Terrace Road, LLC
Seller



Sholem Potash,
Purchaser

Attorney for Seller:

Dahan Law Offices P.C.
chaim@dahanlaw.net

Tel.: 718-961-4111

Attorney for Purchaser:

Mark Nussbaum, Esq.
mnussbaum@nlllp.com

Tel.: 914-414-8886

Schedule A
Proposed Subdivision Map

Schedule B
Stormwater Maintenance Agreement and Easement



3 STEPPED FOOTING DETAIL

FOUNDATION PLAN AND DETAILS

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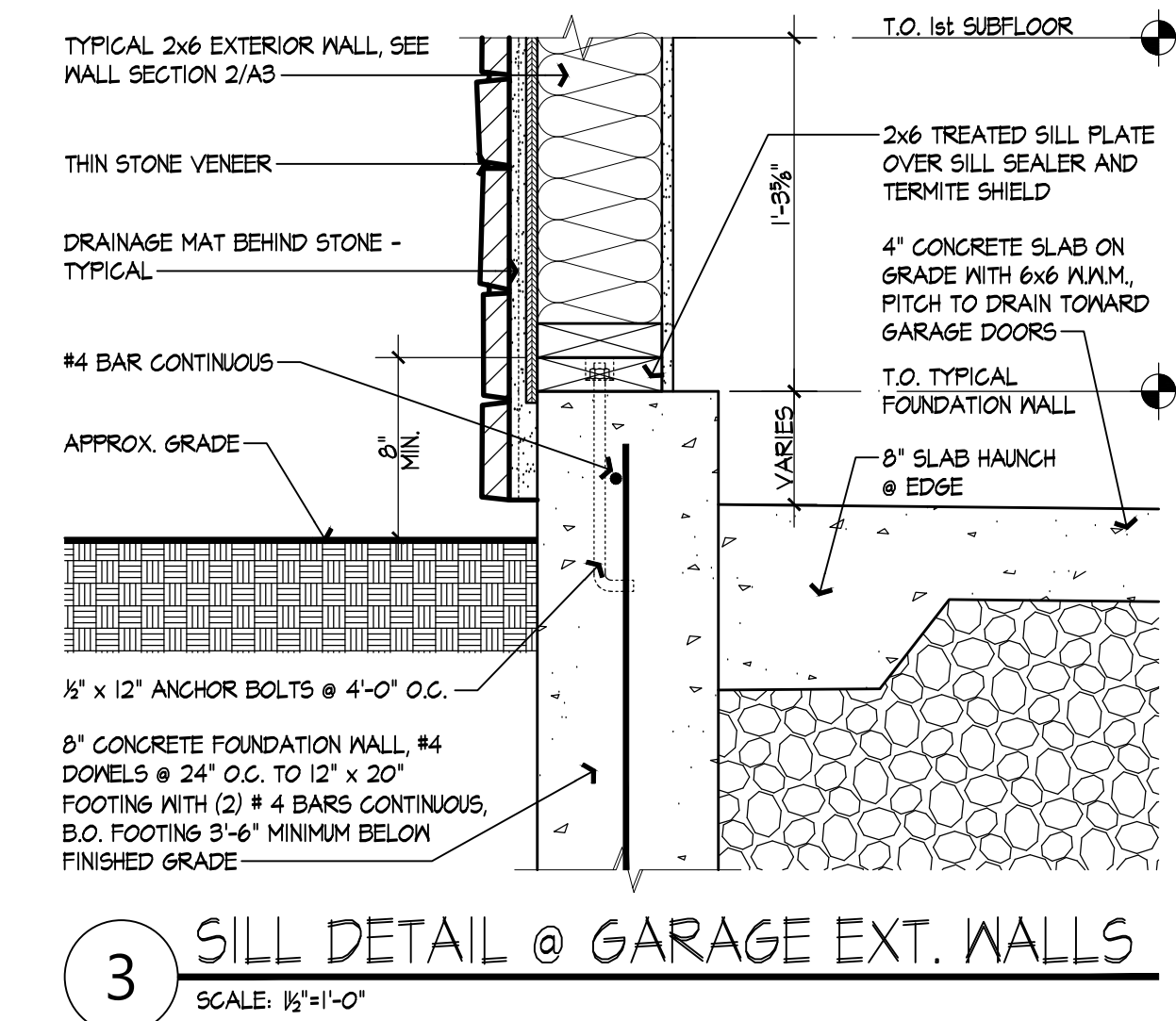
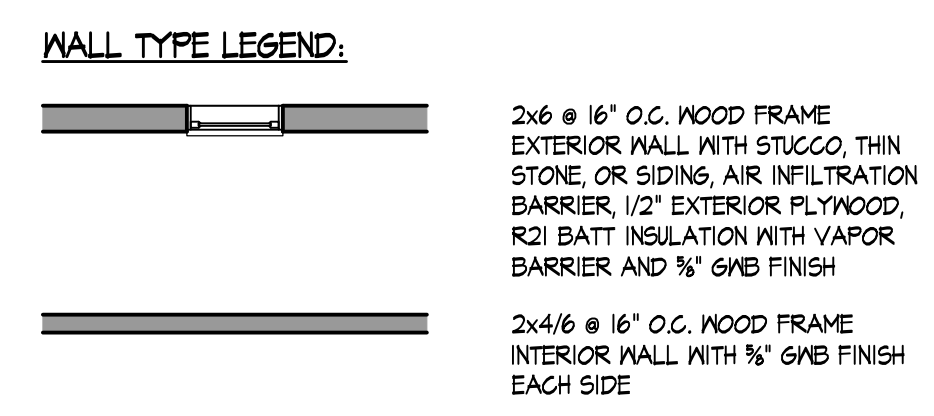


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A1



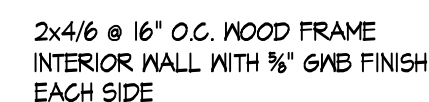
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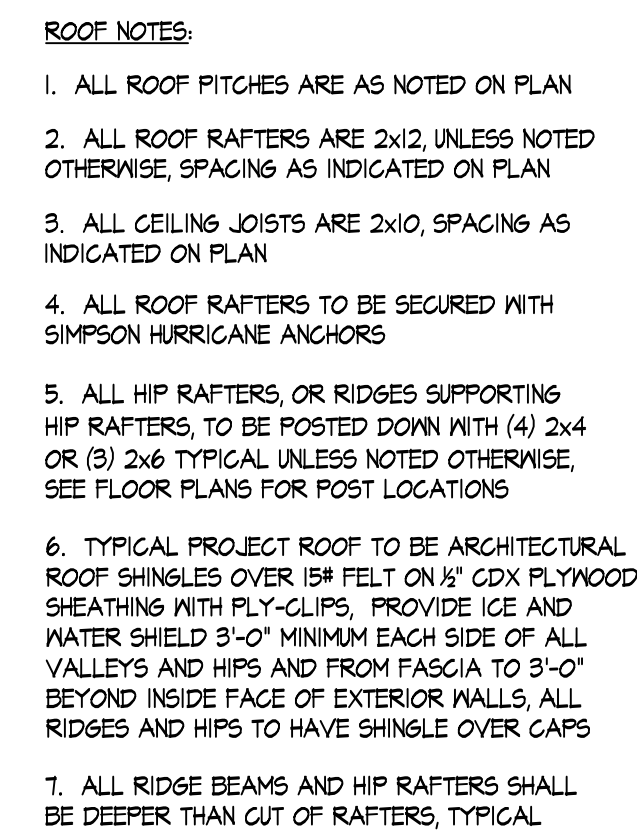
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A2



A3



REVISIUNES Δ		PROJECT NUMBER 2313-00	PROJECT SHEET TITLE
NO.	DATE	DATE	
	DESCRIPTION	5/22/24	
		SCALE	AS NOTED
			DRAWN BY TR

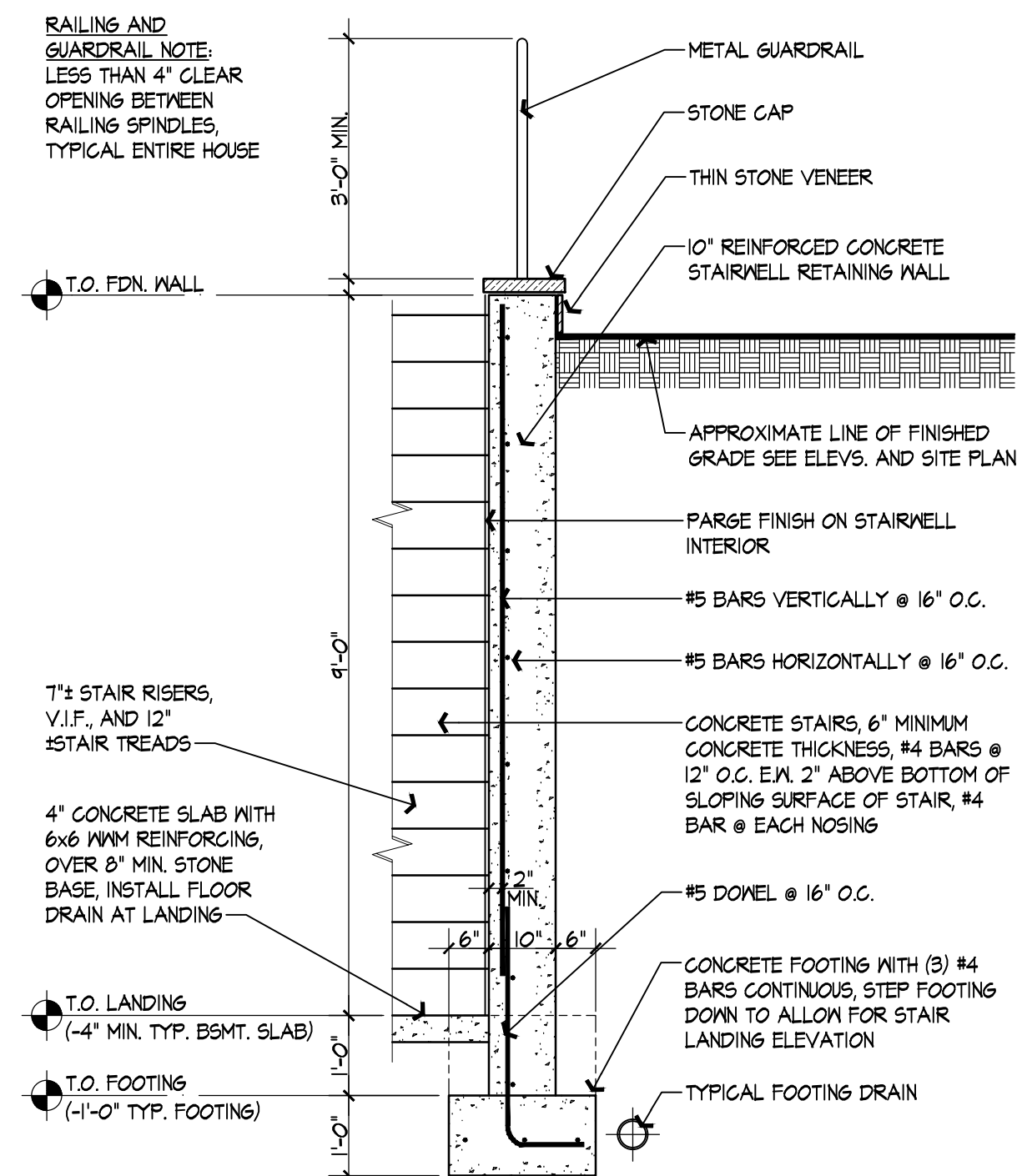
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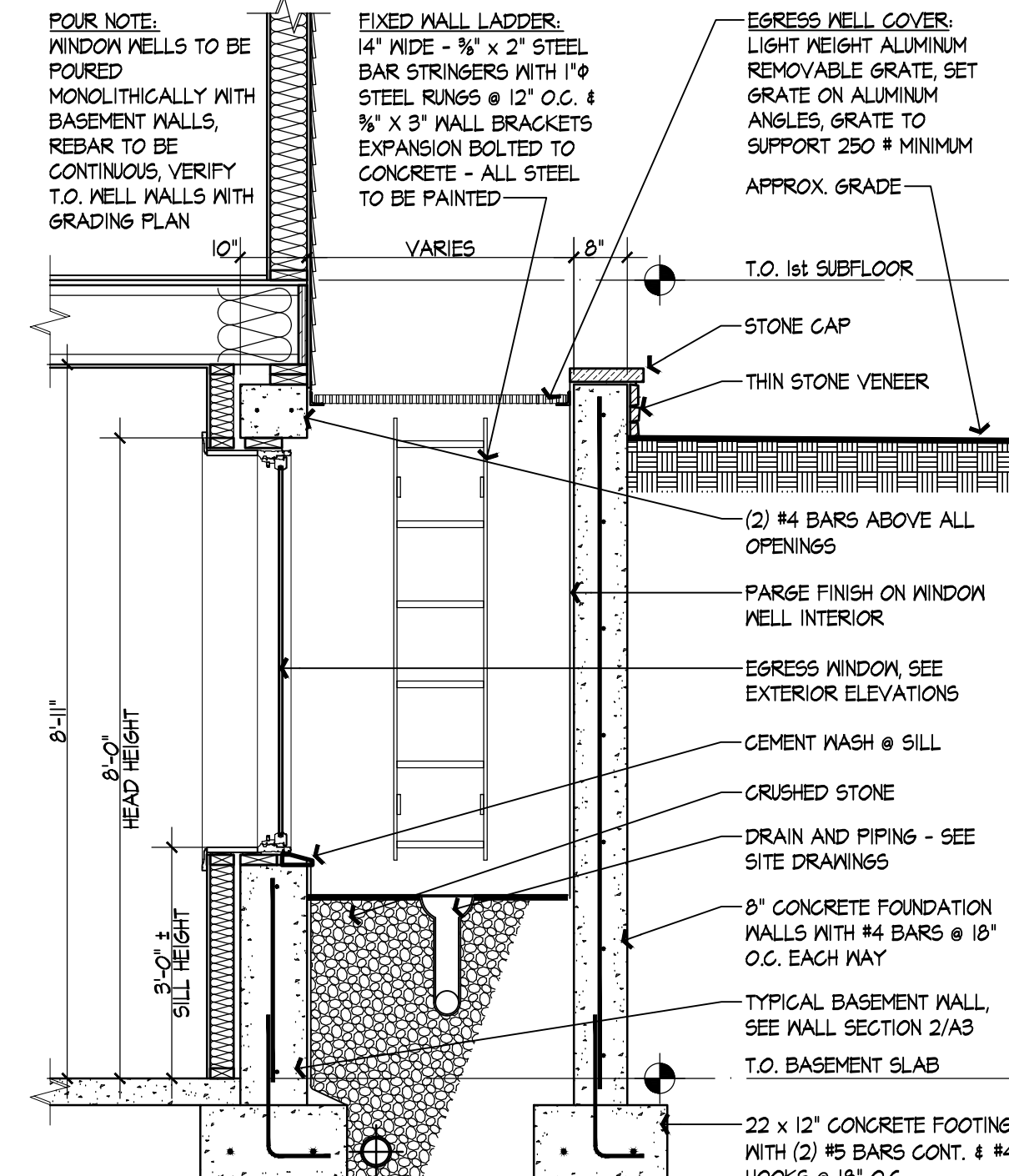
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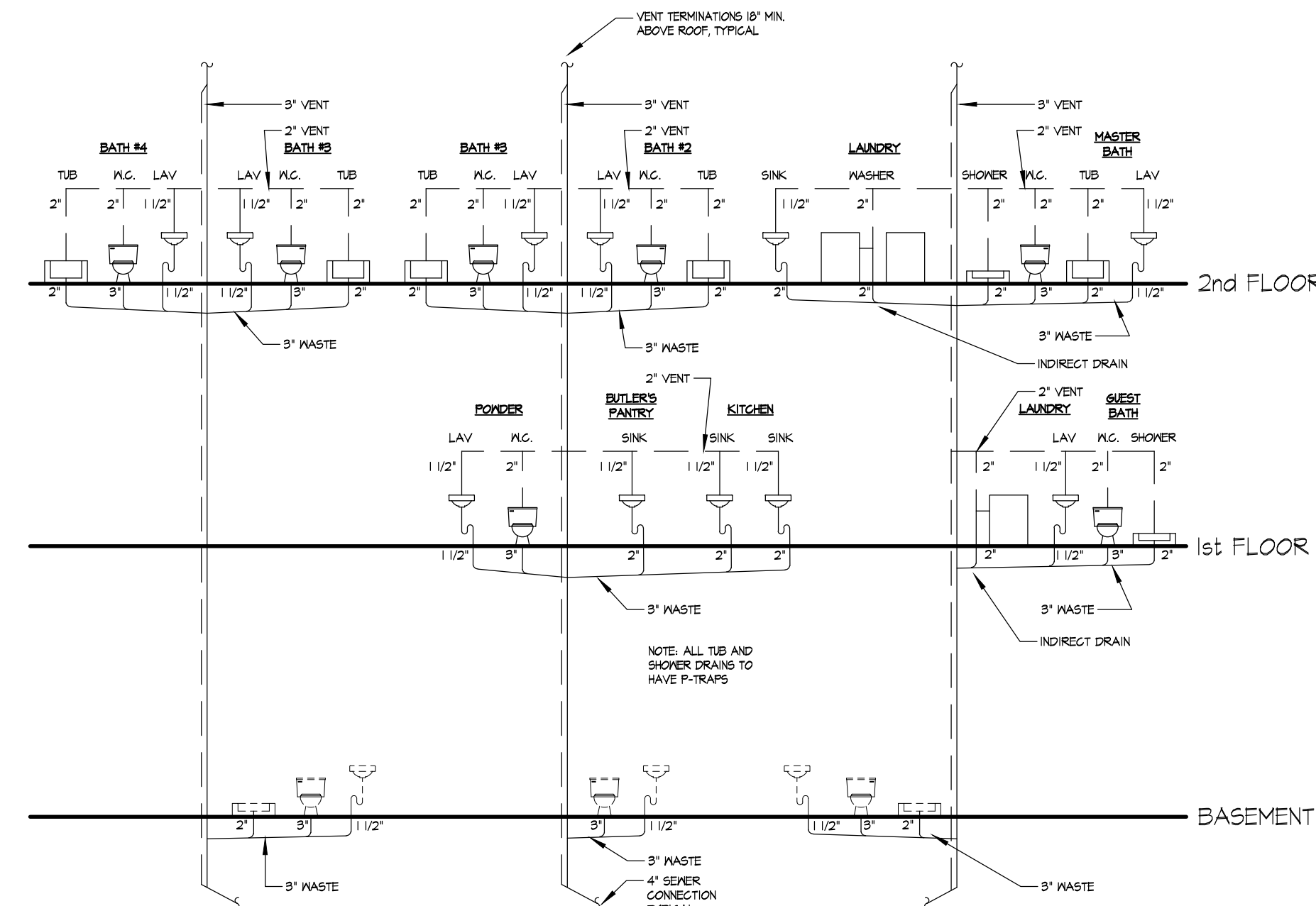
A4



2 STAIRWELL RETAINING WALL
SCALE: 1/2"=1'-0"



3 BASEMENT EGRESS WINDOW WELL
SCALE: 1/2"=1'-0"



4 PLUMBING RISER DIAGRAM
SCALE: N.T.S.

PLUMBING RISER SCHEDULE				
DESCRIPTION	SOIL SIZE	VENT SIZE	COLD WATER	HOT WATER
WATER CLOSET	3"	2"	1/2"	-
LAVATORY	1 1/2"	1 1/2"	1/2"	1/2"
SINK	2"	1 1/2"	1/2"	1/2"
TUB	2"	1 1/2"	1/2"	1/2"
SHOWER	2"	1 1/2"	1/2"	1/2"



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

POTASH RESIDENCE
25 ROCKWOOD LANE, WESLEY HILLS, NEW YORK

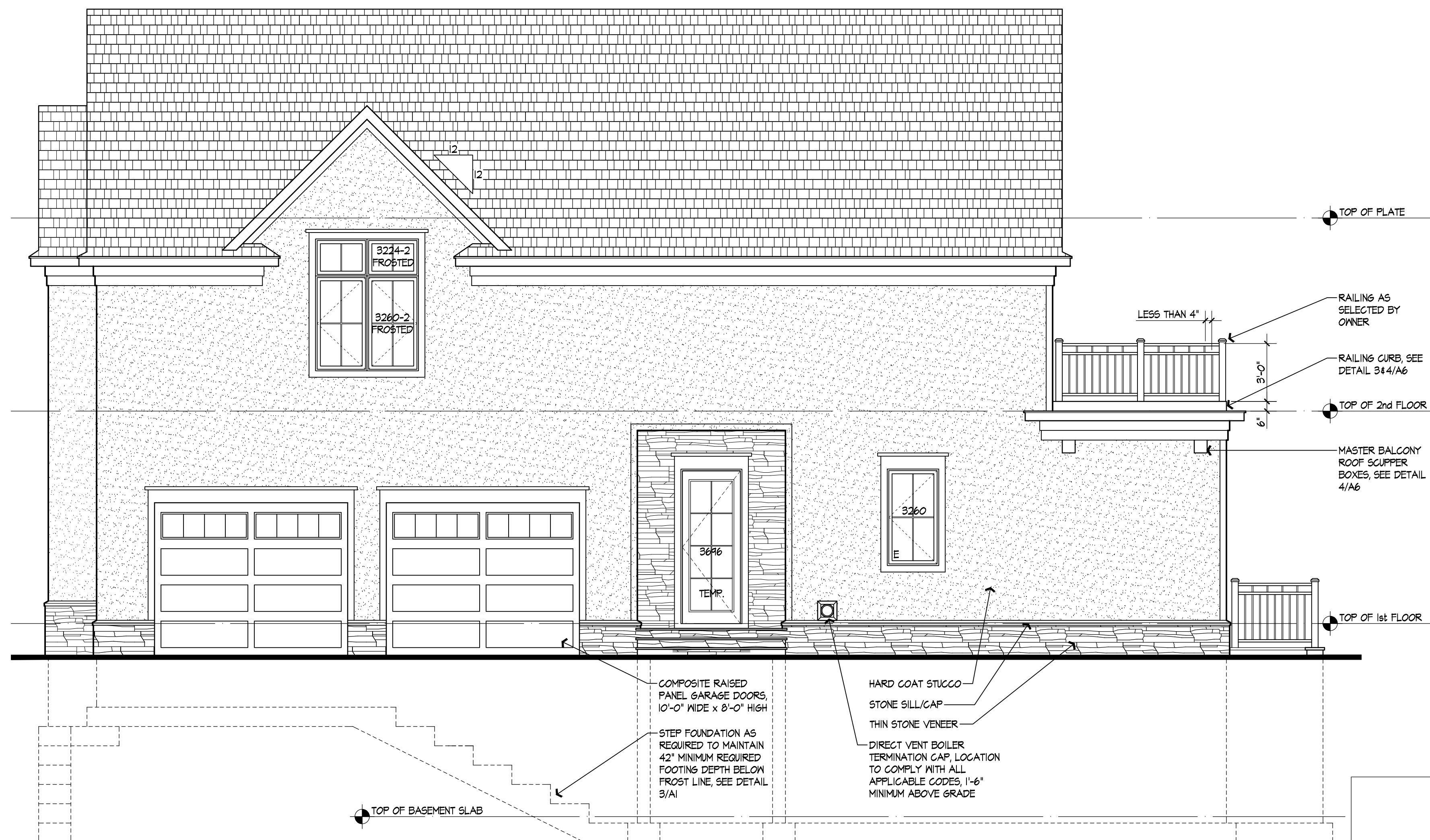
REAR ELEVATION AND DETAILS

PROJECT		REVISIONS		NO.	
PROJECT NUMBER	2313-00	DESCRIPTION	REVISED WINDOWS AND DOORS	DATE	7-10-24
DATE	5/22/24	SCALE	AS NOTED	DESIGNED BY	TR

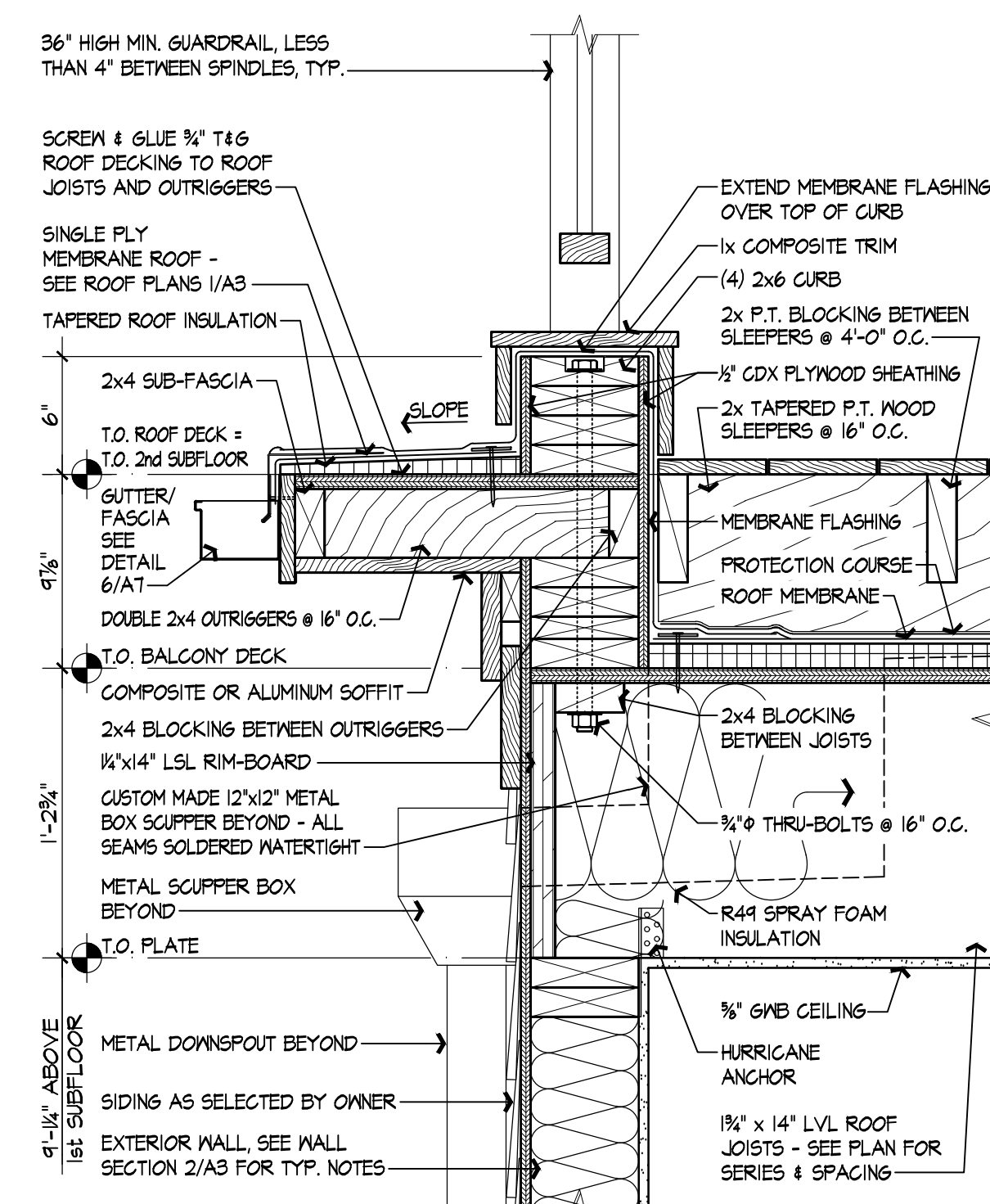
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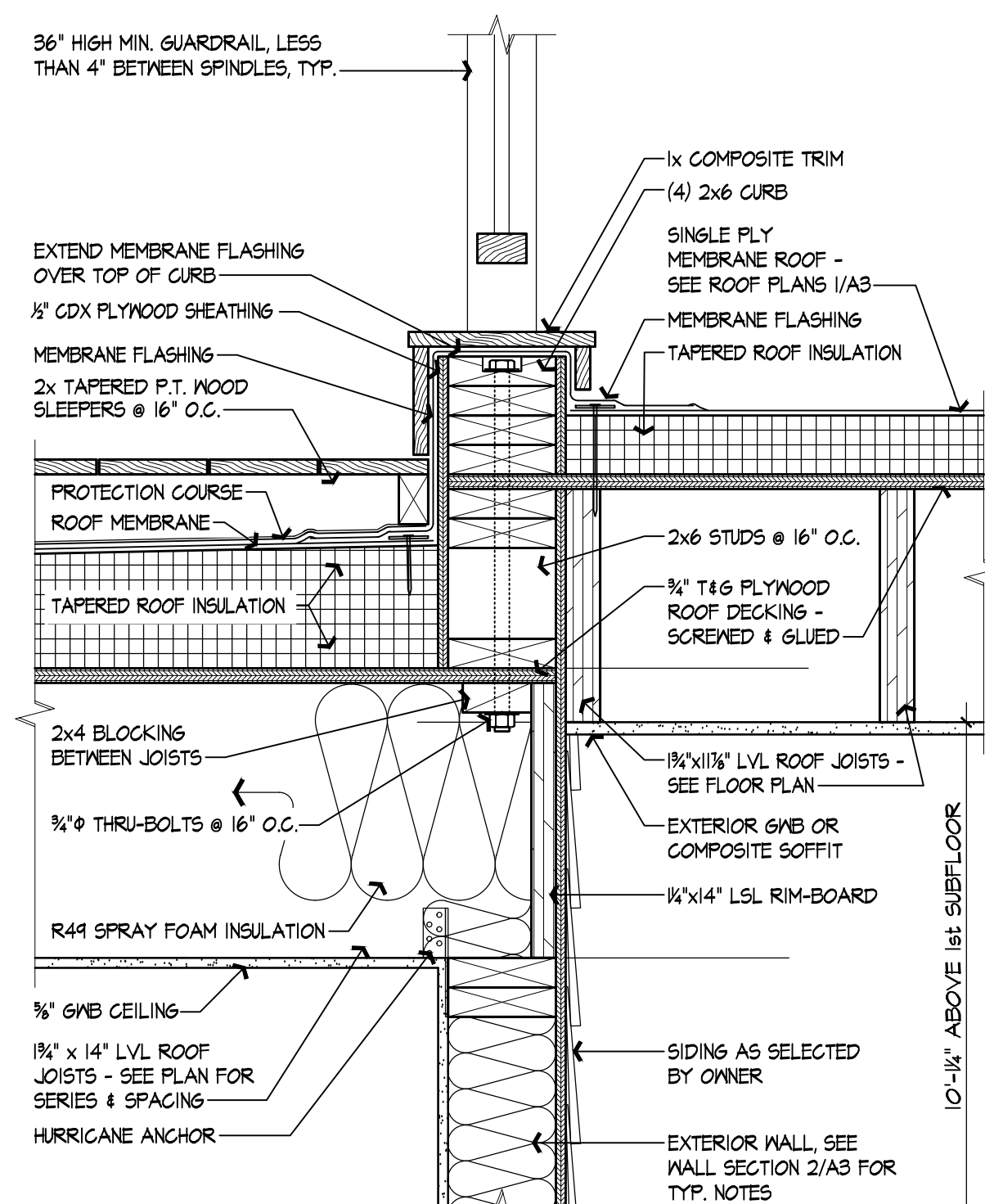
A5



1 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



4 CURB DETAIL @ MASTER BALCONY
SCALE: 1/2"=1'-0"

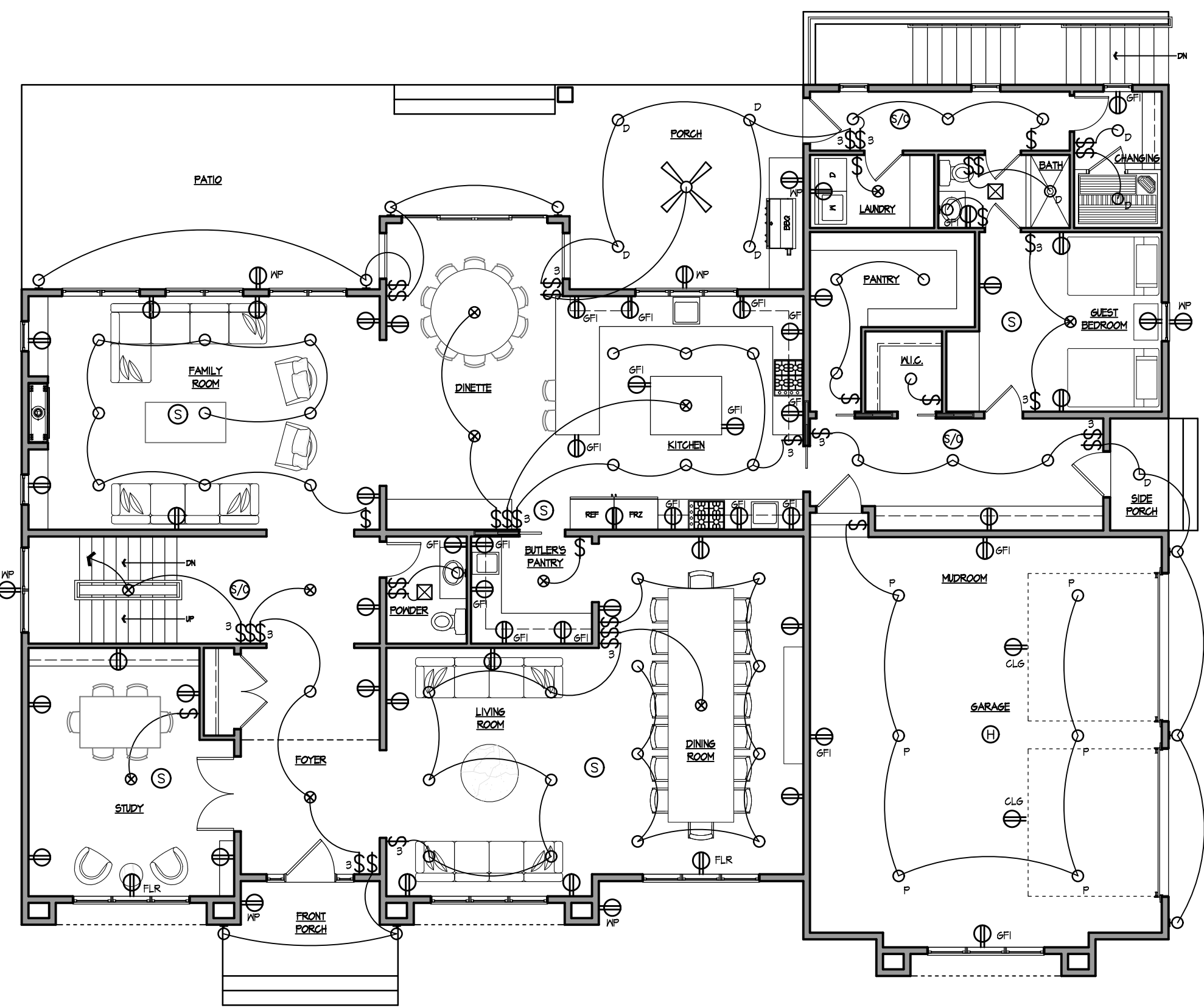


3 CURB DETAIL @ MASTER BALCONY
SCALE: 1/2"=1'-0"

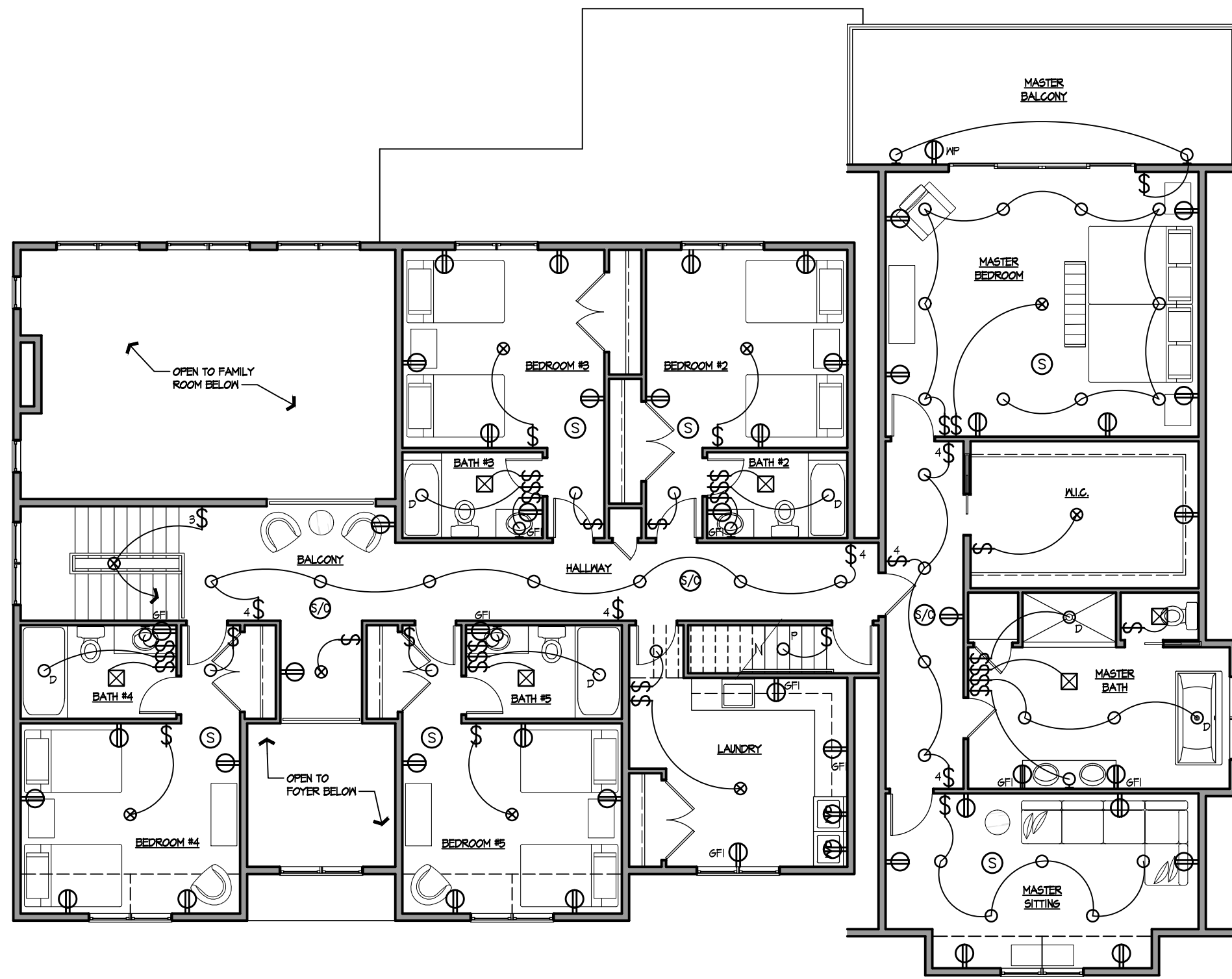


2 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

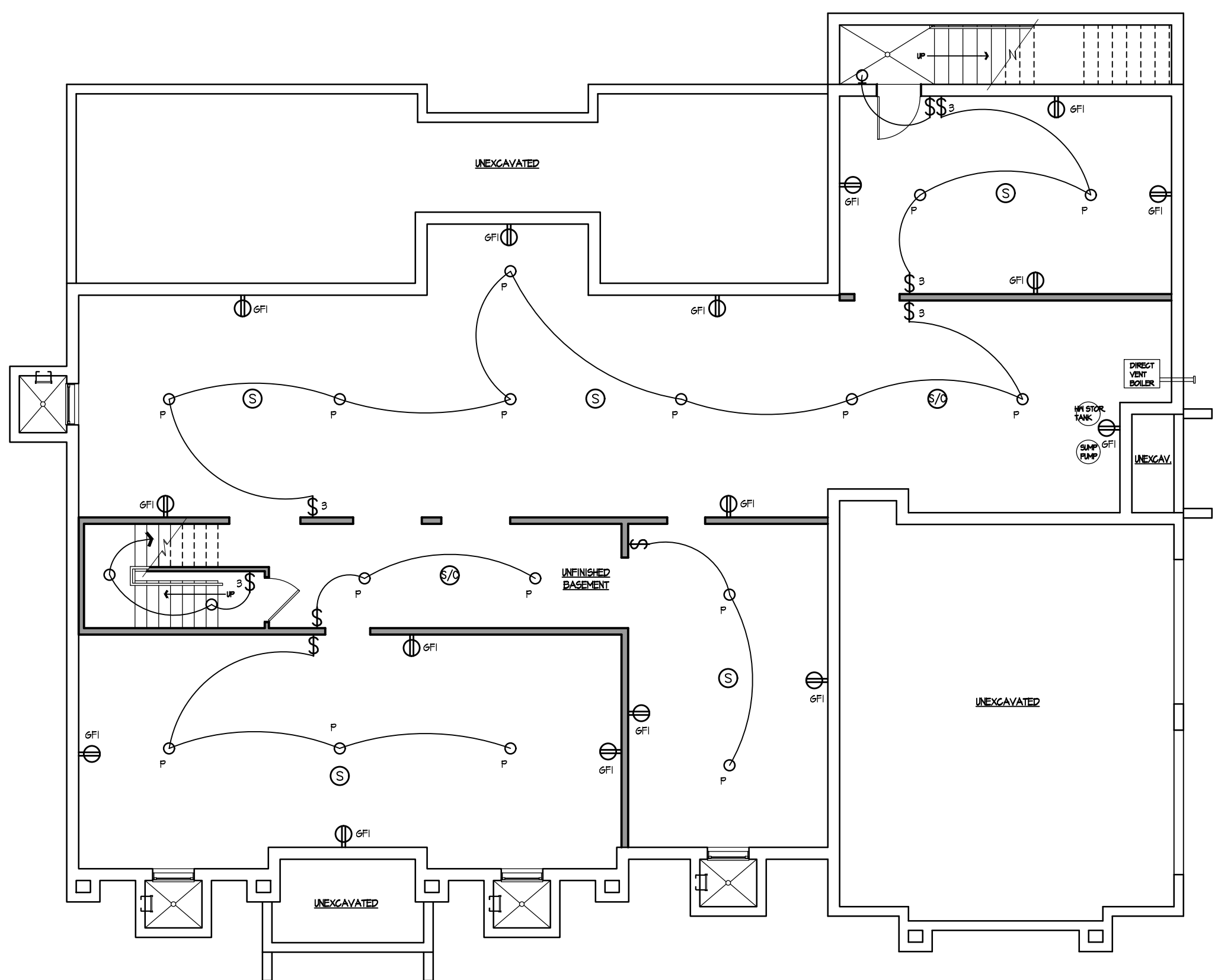
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			PROJECT NUMBER		2313-00		SHEET TITLE	
			DATE		5/22/24		SIDE ELEVATIONS AND DETAILS	
			SCALE		AS NOTED			
			DRAWN BY		TR			
REVISIONS		Δ						
NO.		DATE		DESCRIPTION				
1.		7-10-24		REVISED WINDOWS AND DOORS				
SHEET NUMBER		A6						



2 FIRST FLOOR LIGHTING & OUTLET PLAN
SCALE: $\frac{1}{8}"=1'-0"$



3 SECOND FLOOR LIGHTING & OUTLET PLAN
SCALE: $\frac{1}{8}"=1'-0"$



1 BASEMENT LIGHTING & OUTLET PLAN
SCALE: $\frac{1}{8}"=1'-0"$

LIGHTING & OUTLET LEGEND

- SURFACE MOUNTED LIGHT FIXTURE AS SELECTED BY OWNER
- MALL MOUNTED LIGHT AS SELECTED BY OWNER
- RECESSED DOWNLIGHT - SELECTED BY OWNER
- RECESSED DOWNLIGHT APPROVED FOR DAMP LOCATION - SELECTED BY OWNER
- PLASTIC LIGHT SOCKET
- ⊗ CEILING FAN WITH LIGHT
- \$ SWITCH
- \$₃ THREE WAY SWITCH
- ⊗ HARD WIRED SMOKE AND CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP
- ⊗ HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP
- ⊗ HARD WIRED HEAT DETECTOR WITH BATTERY BACKUP
- ⊗ DUPLEX OUTLET
- ⊗ GFI DUPLEX OUTLET
- ⊗ WEATHER PROOF GFI DUPLEX OUTLET
- ⊗ CEILING MOUNTED OUTLET FOR GARAGE DOOR
- ⊗ EXHAUST FAN WITH LED LIGHT PANEL

LIGHTING & OUTLET NOTES

- PROVIDE ELECTRICAL OUTLETS, LIGHT FIXTURES, AND SWITCHES PER CODE
- PROVIDE TELEPHONE OUTLETS AS REQUIRED BY CODE
- ANY EXHAUST FANS TO BE DUCTED TO EXTERIOR AND INSTALLED AS REQUIRED BY CODE
- PROVIDE OUTLETS OR POWER TO ALL BUILT-IN APPLIANCES AND EQUIPMENT AS REQUIRED
- PROVIDE LED LAMPS FOR ALL FIXTURES
- PROVIDE HARD WIRED AND INTERCONNECTED SMOKE, HEAT, AND CARBON MONOXIDE DETECTORS, WITH BATTERY BACKUP, AS REQUIRED BY CODE
- PROVIDE GFCI OUTLETS AS SHOWN ON THE PLANS AND AS REQUIRED BY CODE. ALL NON-GFCI OUTLETS SHALL BE AFCI PROTECTED
- PROVIDE MECHANICAL EXHAUST, AS REQUIRED BY CODE, FOR KITCHENS
- PROVIDE SWITCHED CLOSET LED LIGHTING AS DIRECTED BY OWNER
- PROVIDE UNDER CABINET LED LIGHTING AS DIRECTED BY OWNER

1. GENERAL CONDITIONS:

All work performed shall comply with all of the latest requirements the 2020 Residential Building Code of New York State, the 2020 Energy Conservation Code of New York State, all 2020 Codes of New York State editions, the National Electric Code (latest edition), and the Village of Wesley Hills Zoning Law.

Contractor shall apply for and secure all permits required for the project. Contractor shall also supply to the Owner a "Home Owner's Warranty" as required by State and Local Authorities.

Contractors shall check all dimensions and conditions at the job site and be responsible for verifying same. They shall report any discrepancies to the Architect prior to construction.

Contractor or any subcontractor doing any work under this contract shall carry liability and property damage insurance against accidents of all kinds and the Owner shall be furnished with certificates of said insurance. Contractor shall carry Workman's Compensation Insurance on all workmen employed on the job site.

Contractor shall provide all materials, perform all work and install all materials in accordance with recognized good standard practice. All products must be installed in accord with manufacturer's written installation instructions.

Contractor shall maintain the site in a safe, clean and orderly fashion for the duration of the construction period. Dispose of all construction debris at a legal off-site waste facility.

Minor items such as blocking, hangers, trim, flashing, etc., shall be provided and installed as required to make the work complete whether shown or noted on the drawings or not.

2. SITEWORK:

PREPARATION OF SITE - Protect all curbs, topsoil and those trees not to be removed. Excavated soil and top soil shall be used for grading. Grade the site to insure that water runs away from the house and that no low areas will be created and cause standing water. The property shall be finish graded and seeded for grass. Refer to site grading, drainage, and engineering plans by others.

EXCAVATING AND GRADING - All footings and piers carry to levels indicated on a minimum of 3'-6" below finish grade. All footings to bear on virgin soil having a minimum bearing strength of 2 tons p.s.f. or sand rock.

FOUNDATION DRAINAGE - Install waterproofing on the exterior of all below grade walls. Rubber Wall Plus spray on waterproofing system by RFG or approved equal, extend from grade down to top edge of footing. Waterproof all foundation walls, including frost walls. Provide prefabricated drainage system with a 4" perforated drainage pipe (pitch to drain) and geotextile cover - discharge as indicated on the site plan.

BACKFILL - After completion of foundation walls and first floor framing puddle and tamp all backfill. Backfill with clean, porous, granular material. Backfilling with clay will not be allowed. Regrade elevations shown on drawings and provide any additional fill required.

3. CONCRETE AND WOOD FRAMING:

CONCRETE - Provide footings, foundation walls and slabs as shown on the plans. All concrete work shall have a minimum compressive value of 3000 psi after 28 days (4000 PSI for garage slab and all exterior slabs). Provide reinforcing as shown on the plans, slab reinforcing to be set on chairs. All footings shall be a minimum of 3'-6" below grade.

WOOD FRAMING - All rough carpentry shall be new, thoroughly seasoned or kiln dried, and protected from weather until placed in the building. Framing lumber shall be No. 1 and 2 common Douglas Fir dressed on four sides. Flood beams, floor joists and rafters shall have a minimum allowable stress of 1200 psi in bending. Provide wood beams, floor joists, ceiling joists, roof rafters, stud walls and headers as shown on the plans. Load bearing stud walls shall have a single plate on bottom and double plate on top of each end of wall. Minimum of two studs around all wall openings. Double joists around all openings and under all partitions running parallel to floor framing. Provide wood posts at each end of all beams and headers, posts shall be triple 2x4 or 2x6 minimum unless noted otherwise on floor plans, and shall be at least same width of beam or header. Posts shall be continuous down to foundation wall or basement beams.

In the case of manufactured lumber (LVL, such as "Microlam" ISE LVL, or (PL) "Paralamin 2.0E PSL" beams and headers, and "I" floor joists, shall be by Lvs/True Joist, a Meyerhewer company, follow the manufacturer's installation instructions and provide all required hangers, connectors and bane plates by Simpson. All load bearing partitions shall have one row of solid blocking at mid height, for walls taller than 10'-0" provide two rows of solid blocking. Provide submittals and/or shop drawings for approval by the Architect for all metal hangers and connectors.

All wood coming in contact with concrete shall be pressure treated. The contractor shall verify that metal connectors used in conjunction with treated lumber are furnished with corrosion resistant finish compatible with the treated lumber. All exterior wall sheathing shall be 1/2" Plywood, structural grade, designed for exterior exposure during construction.

All floor framing and sheathing shall be in accordance with Chapter 5 2020 NYSRC. All wall framing shall be in accordance with Chapter 6 2020 NYSR, including fastener and strapping installation, braced walls panels, hold down devices, sheathing, and portal openings. All ceiling and roof framing shall be in accordance with Chapter 5 2020 NYSRC.

4. WINDOWS AND EXTERIOR DOORS:

All windows, exterior doors and skylights shall be delivered to the job site with manufacturer's written installation instructions attached, and shall be "Energy Star" approved. All windows and doors MUST be installed in strict accordance with the manufacturer's written installation instructions. Provide all flashings, terminations, sealants and other products required. Color as selected by Owner. Seal all rough openings with low expansion foam sealant suitable for windows and doors. Provide tempered safety glass in all bathroom windows, all glass doors, at any window 18 inches or less above floor or grade, and where required by code for all products containing glass throughout the house.

WINDOWS - All windows to be by "SIERRA PACAFIC" ASPEN SERIES or as selected by Owner. All glass to be Insulated Low E High Performance Glazing. Provide Insect Screens and Standard Hardware. Stacked and adjacent windows to be factory milled together (delivery permitting). Windows shall be ordered to meet Energy Star criteria for local climate zone, and shall have a "U Value" of .32 maximum. Verify window series, model number, sizes, grille design, exterior color, interior finish, swing direction, and hardware with Owner prior to ordering windows. Owner and Builder, NOT Architect, shall take full responsibility for verifying all windows and doors prior to ordering.

DOORS - All exterior doors shall be solid core wood, fiberglass, or insulated steel. Doors shall be ordered to meet Energy Star criteria for local climate zone.

5. WALLS AND CEILING:

All interior walls and ceilings shall be limited with 1 layer of 5/8" thick gypsum wall board, unless noted otherwise on the plans. Use mold and moisture resistant GWB in all bathrooms and all other damp or wet areas. Install 1/2" cement board in all tub and shower areas. Use 5/8" Type "X" fire rated gypsum wall board where specified on the plans and as required by code. All penetrations (for outlets, light fixtures, piping, HVAC boots, etc.) in wall board shall be caulked prior to installing trim.

6. FINISHES AND CABINETRY:

As selected by Owner.

7. PAINTING AND STAINING:

EXTERIOR DOORS, COLUMNS AND TRIM - Exterior doors (excluding aluminum clad or vinyl units), composite columns and all paintable trim including fascias, soffits, etc. shall receive two coats of Benjamin Moore Paint in accord with manufacturer's recommendations. Stainable wood doors shall be finished in accordance with the manufacturer's instructions. Cement board siding shall have factory paint system.

INTERIOR WALLS, TRIM AND FINISHES - Colors as selected by the Owner.

8. ROOFING, FASCIA, SOFFITS, STUCCO, STONE, SIDING, GUTTERS, FLASHING, AND INSULATION:

SHINGLE ROOFING - Roofing shall have a UL class A rating, and shall be installed over 15 pound roofing felt, with 30 year warranty. Shingles shall be "Architectural Style" as manufactured by Elk, GAF or CERTANTEED, color as selected by Owner. All eaves and valleys to be protected with waterproof, ice shield underlayment as recommended by GAF "WeatherTack" specifications, and as indicated by the drawings, call GAF # (800) 766-3441.

MEMBRANE ROOFING - Roofing shall be fully adhered single-ply epdm or tpo membrane over tapered roof insulation, typical pitch of 1/4" per foot, 1/2" per foot at roof crickets where noted on the plans. EPDM membrane, membrane flashings, adhesives, sealants, etc. shall be manufactured by Carlisle Syntec or approved equal. All seams, flashings, terminations and other roof details shall be made in accordance with the roof manufacturer's written instructions. Roofing shall be non-reinforced G60 epdm or comparable tpo membrane - membrane color as selected by Owner, with a 20 year minimum warranty. All roofing to comply with Residential Code of NYS Chapter 4.

FASCIA AND TRIM - Fascia and trim shall be aluminum clad wood, composite, cement board, or similar. Color as selected by Owner. Install per manufacturer instructions.

SOFFITS AND PORCH CEILING - Soffits shall be composite material as selected by Owner. Install per manufacturer's instructions. Colors as selected by Owner.

STUCCO - Hardcoat stucco system: galvanized metal lath, cement scratch coat (first application), cement coat smooth finish (second application), Acrylic Stucco (third application) color as selected by Owner. A drainage mat must be installed prior to stucco installation.

STONE - Thin Stone as selected by Owner. Install per manufacturer's written instructions. A drainage mat must be installed prior to installation.

SIDING - Siding as selected by Owner. Install per manufacturer's written installation instructions.

GUTTERS AND DOWN SPOUTS - Contractor to provide a complete 4" minimum aluminum gutter system for the entire house. All down spouts shall be terminated as shown on the Site Plan. Gutter color as selected by Owner.

FLASHING - Flash where required with aluminum or EPDM flashing to insure a weathertight seal. Install base flashing at chimney at least 12" high and protecting at least 6" of the roof and cap flashing turned down not less than 6" over the base flashing. Flashings will be supplied where necessary and stock flashings are to be used around all vents and flues protruding through the roof to make all work weathertight. Flash all exterior door and window heads extending the flashing at

9. HEATING, AIR CONDITIONING, AND PLUMBING:

HVAC - Provide complete hydronic heating and forced central air conditioning systems, loads to be determined by ACCA manual J 6th edition. AC system must have 14 SEER rating minimum. Provide material, equipment, and workmanship in strict accord with the regulation of all authorities having jurisdiction. Contractor to include proposed manufacturers for HVAC equipment including BTU and Tonnage ratings, number of units and zones. Any HVAC ductwork located in the attic must be insulated per code and sealed and protected against condensation; provide separate thermostats to control heating and cooling for each zone. Thermostats shall be 7 day programmable digital units. Provide filters for all air handling units. All ducts and system components shall be sealed with UL 181 compliant sealant and meet duct leakage testing requirements per 2020 NYS Energy Conservation Code. 4 cfm/100 sq. ft. total leakage maximum.

PLUMBING - All plumbing work shall conform to the 2020 NYS Plumbing Code. Provide gas fired hot water heater or storage tank as manufactured by Bradford White or equal. All hot water piping shall receive insulation when in unheated spaces and in all unfinished basement. Provide a plumbing system with all materials and workmanship in strict accord with the regulations of all authorities having jurisdiction. The plumbing subcontractor shall obtain all the necessary permits and pay all fees. All materials shall be new, high grade and suitable and workmanship shall be of the best quality.

WATER - House shall be connected to existing municipal water system.

HOUSE DRAIN - House shall be connected to existing municipal waste water system and in strict accord with the regulation of all authorities having jurisdiction.

HOSE BIBS - Provide 3/4" hose bibs, 4 minimum, all connections to be anti-freeze, provide interior shutoff valves, as directed by Owner.

10. ELECTRICAL AND FIRE/CARBON MONOXIDE ALARM SYSTEM:

All electrical work shall conform to the NFPA, the NEC and the local utility company. Contractor shall provide the Owner with a New York State Electrical Underwriter's certificate as required. Provide Electrical subpanels as required, upgrade existing service if required.

FIRE AND CARBON MONOXIDE ALARM SYSTEM - A complete residential heat, smoke, and carbon monoxide detection system as required by the code shall be installed. Detectors shall be interconnected, hard wired, and provided with battery backup.

11. BUILDING CODE CLASSIFICATIONS:

OCCUPANCY TYPE: One-Family Dwelling
CONSTRUCTION TYPE: Wood Frame

12. CLIMATIC, GEOGRAPHIC, AND LOADING DESIGN CRITERIA:

GROUND SNOW LOAD: 30 PSF
FLOOR LIVE LOAD: 40 PSF
ATTIC LIVE LOAD: 20 PSF where accessible for storage, 10 PSF in non-storage areas
WIND SPEED: 115 MPH
SEISMIC DESIGN CATEGORY: B
WEATHERING: SEVERE
FROST LINE DEPTH: 42"
TEMPERATURE: MODERATE TO HEAVY
ICE BARRIER UNDERLAYMENT REQUIRED: YES
FLOOD HAZARD: NO
CLIMATE ZONE: 5

13. HOME ENERGY CONSERVATION REQUIREMENT AND NYS ENERGY CODE COMPLIANCE:

Contractor shall construct house in accordance with 2020 NYS Residential Energy Code for Energy Efficiency. Either a prescriptive path or an ERI path may be used for compliance. For the ERI path, an index of 55 based on the Residential Energy Service Network (RESNET) Home Energy Rating System (HERS) as verified by a RESNET certified HERS rater, to comply with combustion safety testing standards promulgated by the Building Performance Institute (BPI) as tested by a certified HERS Rater who is BPI certified as a Building Analyst to perform such tests, and include a controlled mechanical ventilation system that provides whole-house ventilation dilution air at a rate required by the most recently published American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) 62.2 standard. Air infiltration shall be less than 3 ACH50 as verified by the HERS Rater. To the best of my knowledge, belief and professional judgment, these plans are in compliance with the 2020 NYS Energy Conservation Code. If required, refer to Home Energy Rating Certificate by HERS Rater/Tester.

POTASH RESIDENCE
25 ROCKWOOD LANE, WESLEY HILLS, NEW YORK
ELECTRICAL PLANS AND SPECIFICATIONS

PROJECT	PROJECT NUMBER	DATE	SCALE	DESIGNED BY
	2313-00	5/22/24	AS NOTED	TR

REVISIONS	DESCRIPTION	DATE	NO.
1	REVISED WINDOWS AND DOORS	7-10-24	1

ROSENBLUM ARCHITECTURE
221 QUAKER ROAD
POMONA, NEW YORK 10970
(845) 364-0337
info@adaparch.com

SHEET NUMBER

A8



SCALE: 1" = 1,000'±



SCALE: 1" = 100'±



SCALE: 1" = 100'±

SECTION 32.19, BLOCK 2, LOT 4.8
ROCKWOOD LANE
VILLAGE OF WESLEY HILLS, TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

PLANS PREPARED BY:



Rutherford, NJ • New York, NY • Salem, MA
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefieldeng.com

584 Broadway, Suite 310, New York, NY 10012
Phone 718.606.8305

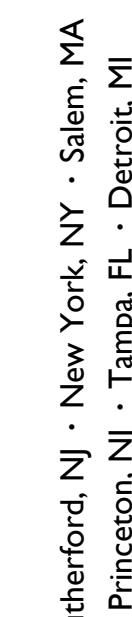
PLAN REFERENCE MATERIALS:

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY STONEFIELD ENGINEERING & DESIGN, DATED MARCH 28, 2022;
 - ARCHITECTURAL PLANS PREPARED BY KEVIN BRODIE, DATED JULY 22, 2024;
 - LANDSCAPING PLANS PREPARED BY KAREN ARENT LANDSCAPE ARCHITECTURE, DATED JULY 19, 2024;
 - AERIAL IMAGERY RETRIEVED FROM GOOGLE EARTH PRO, APRIL 2024;
 - USGS QUADRANGLE MAP, 7.5 MINUTE SERIES, THIELLS, NY; DATED 2023.
2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SHEET INDEX	
DRAWING TITLE	SHEET
COVER SHEET	C-1
EXISTING CONDITIONS PLAN	C-2
SITE PLAN	C-3
GRADING & DRAINAGE PLAN	C-4
UTILITY PLAN	C-5
SOIL EROSION & SEDIMENT CONTROL PLAN	C-6
CONSTRUCTION DETAILS	C-7 TO C-

[illegible]

NOT APPROVED FOR CONSTRUCTION



584 Broadway, Suite 310, New York, NY 10012
Phone 718 606 8305

CONSTRUCTION PLANS
PROPOSED SINGLE
FAMILY RESIDENCE

SECTION 32.19, BLOCK 2, LOT 4.8
ROCKWOOD LANE
VILLAGE OF WESLEY HILLS, TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 99748
LICENSED PROFESSIONAL ENGINEER



SCALE:	AS SHOWN	PROJECT ID:	K-18100
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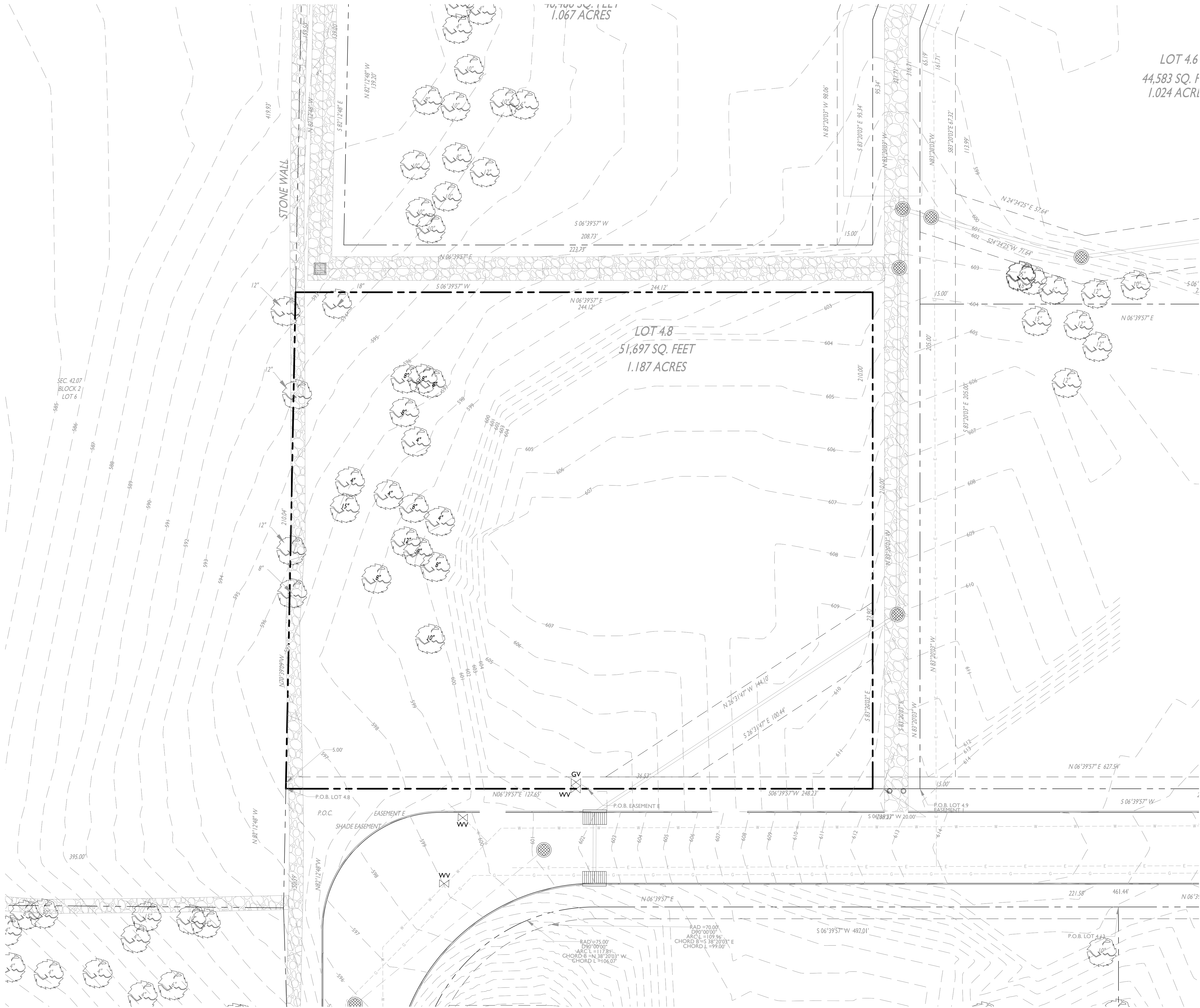
TITLE:

COVER SHEET

DRAWING:

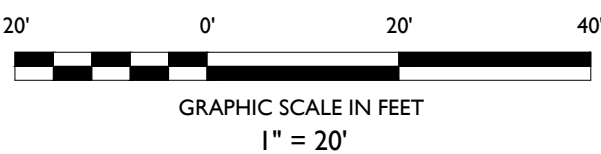
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Z:\CLIENTS\1818\1818.ASK ACQUISITIONS - 15 TRIMBLE ROAD, WEST HILLS, NY\CAD - LOT 1\PROJECT.DWG



SYMBOL	DESCRIPTION
	PROPERTY LINE
	EXISTING CONTOUR LINE
	ASPHALT / CONCRETE CURB
	DEPRESSED CURB
	CHAIN LINK FENCE
	BOARD-ON-BOARD FENCE
	GUIDE RAIL
	MAST ARM LIGHT POLE
	POLE
	LIGHT POLE
	SIGNS
	WATER VALVE
	GAS VALVE
	FIRE HYDRANT
	DRAIN
	INLET
	MAN HOLE
	BOX (ELEC. GAS, ETC.)
	ASPHALT EDGE
	CONCRETE EDGE
	GRAVEL EDGE
	BRICK EDGE
	OVERHEAD WIRE
	UNDERGROUND GAS LINE
	UNDERGROUND WATER LINE
	UNDERGROUND ELEC LINE
	GRADE SPOT SHOT
	TOP OF CURB SHOT
	BOTTOM OF CURB SHOT
	TOP OF WALL SHOT
	BOTTOM OF WALL SHOT
	LAND SCAPING

SURVEY NOTES:
1. THE SURVEY LISTED WITHIN THE PLAN REFERENCES ON THE COVER SHEET SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THE SURVEY AND ASSOCIATED DOCUMENTS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE SURVEY AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



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CONSTRUCTION PLANS
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FAMILY RESIDENCE**

SECTION 32.19, BLOCK 2, LOT 4.8
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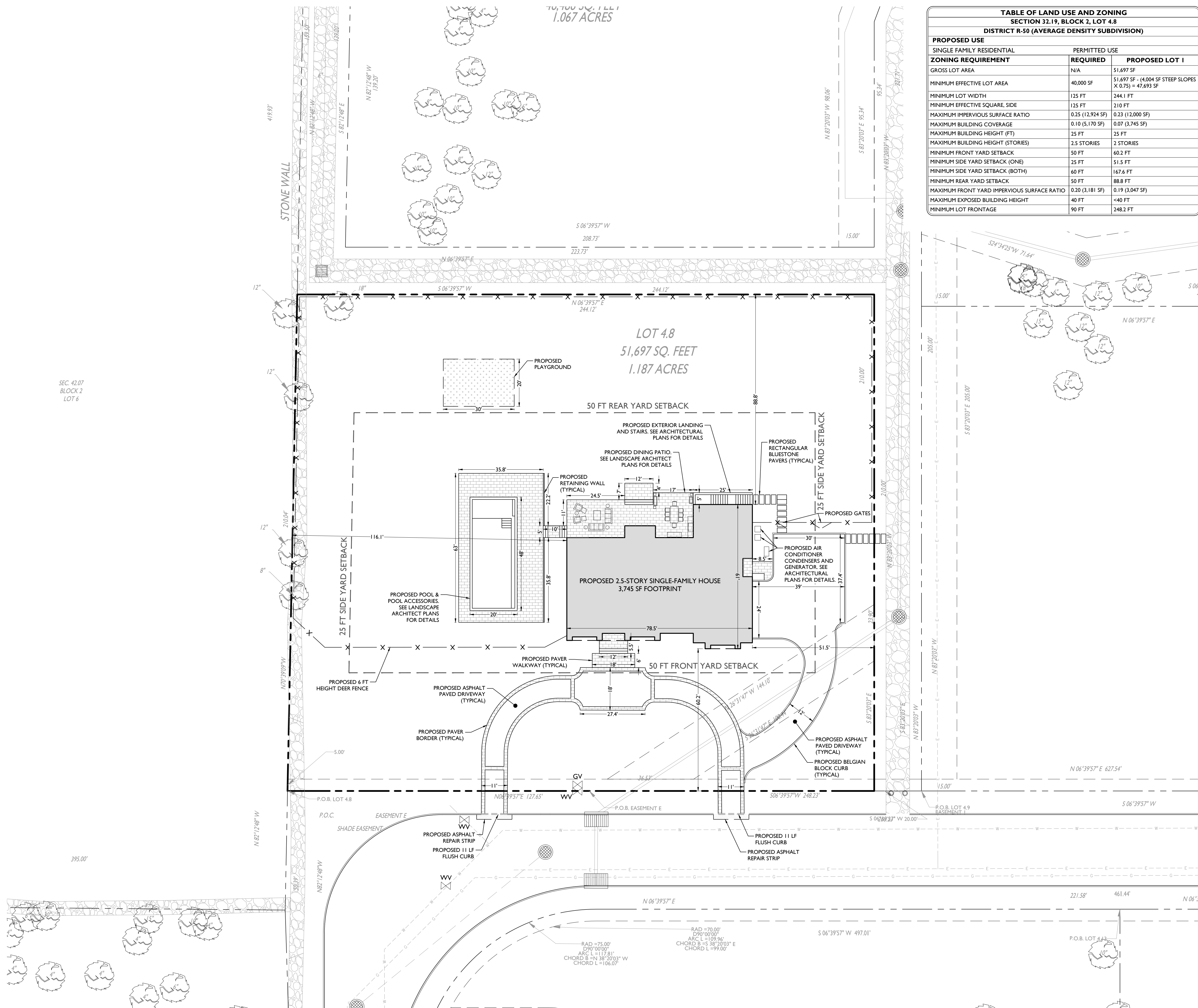
STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: K-18100

TITLE:
**EXISTING CONDITIONS
PLAN**

DRAWING:

C-2



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CONSTRUCTION PLANS
**PROPOSED SINGLE
FAMILY RESIDENCE**

SECTION 32.19, BLOCK 2, LOT 4.8
ROCKWOOD LANE
VILLAGE OF WESLEY HILLS, TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

ZACHARY E. CHAPLIN, P.E.
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LICENSED PROFESSIONAL ENGINEER

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SCALE: 1" = 20' PROJECT ID: K-18100

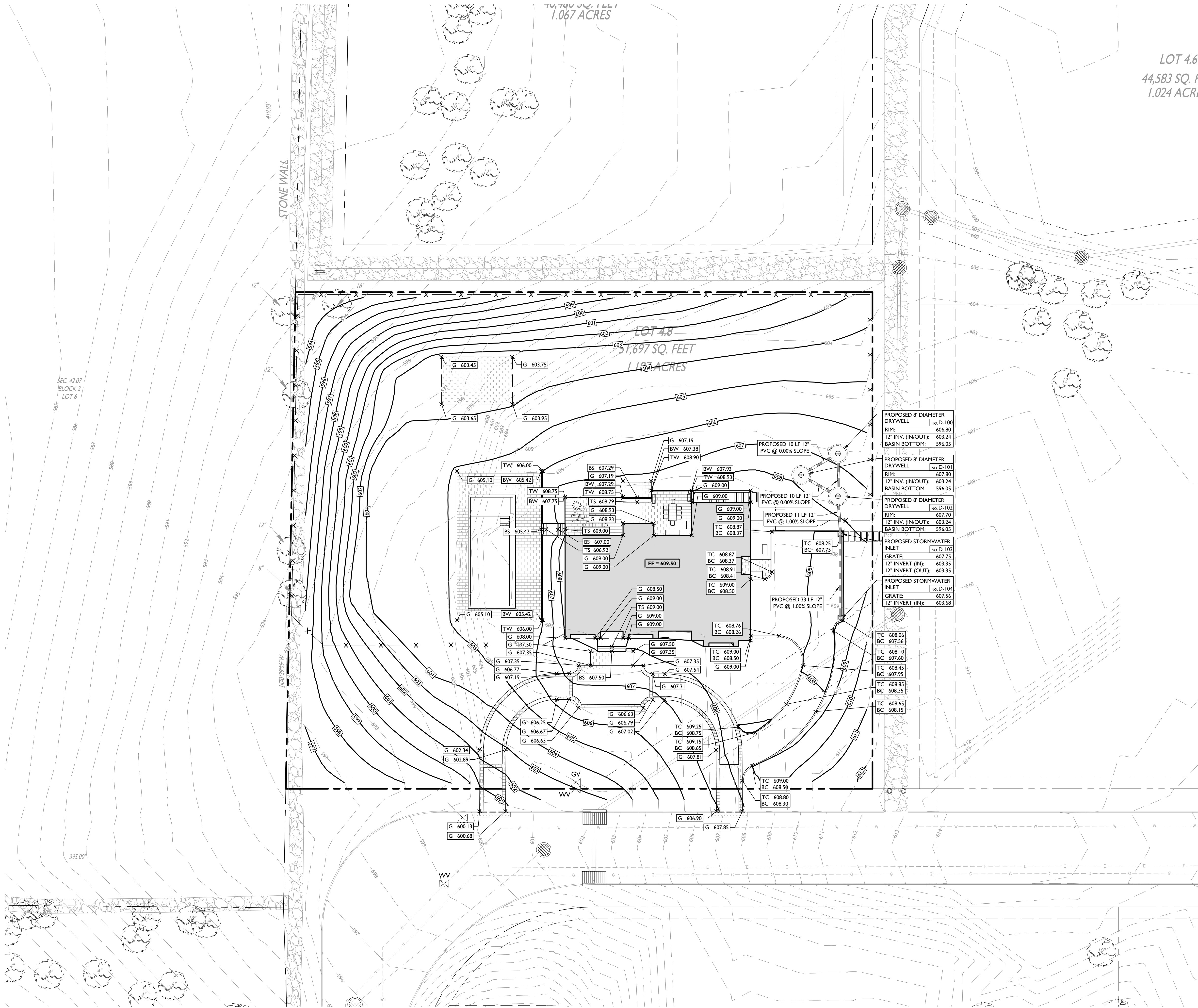
TITLE:

SITE PLAN

DRAWING:

C-3

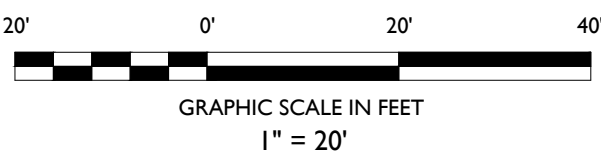
Z:\CLOCKWORK\BIBB AND ASSOCIATES - 15 TERRACE ROAD, WEST HILLS, NY 10974\LOT 4.8\PROPOSED GRADING



SYMBOL	DESCRIPTION
	PROPERTY LINE
	PROPOSED GRADING CONTOUR
	PROPOSED GRADE SPOT SHOT
	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
	PROPOSED TOP OF WALL / BOTTOM OF WALL SPOT SHOT

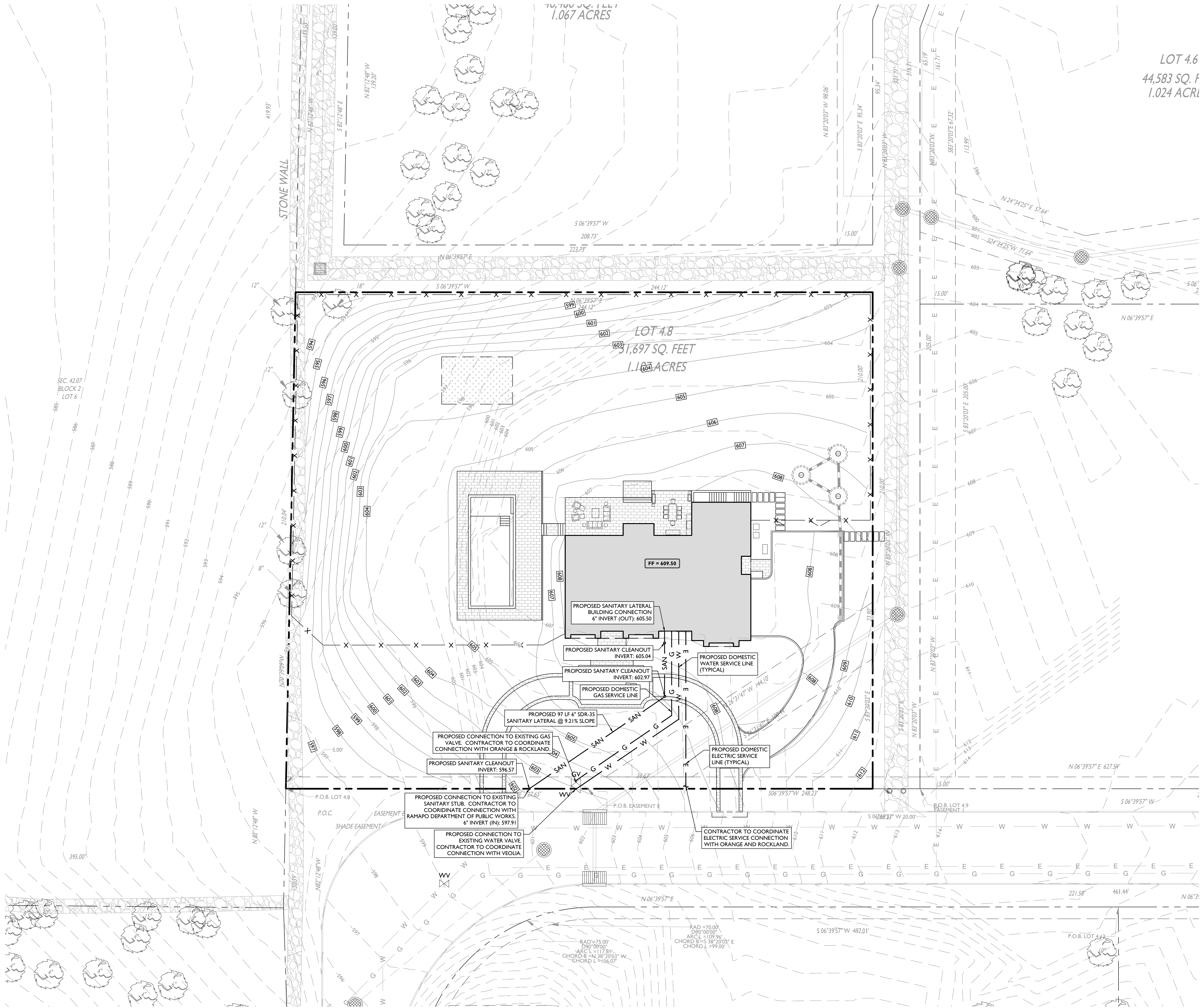
- GRADING NOTES**
- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
 - THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
 - PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
 - THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
 - MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
 - CURB GUTTER: 0.50%
 - CONCRETE SURFACES: 1.00%
 - ASPHALT SURFACES: 1.00%
 - A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IF THIS CONDITION CANNOT BE MET. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

DRAINAGE CALCULATIONS
PROPOSED IMPERVIOUS SURFACE: 12,000 SF
IMPERVIOUS SURFACE OF LOT 4.8 PER PREVIOUSLY APPROVED RESIDENTIAL SUBDIVISION PLAN DATED 12/03/2023: 10,384 SF
DIFFERENCE BETWEEN PROPOSED AND PREVIOUSLY APPROVED IMPERVIOUS SURFACE: 12,000 SF - 10,384 SF = 1,616 SF
100-YEAR STORMWATER VOLUME FOR CHANGE IN PROPOSED IMPERVIOUS SURFACE TO BE CONTAINED WITH DRYWELLS: $9' \times 1,616 \text{ SF} = 1,212 \text{ CF}$
DRYWELL DIAMETER: 8 FT DRYWELL DEPTH: 10 FT DRYWELL VOLUME: $(\pi \times (8 \text{ FT} - 0.67 \text{ FT})^2 / 4) \times (10 \text{ FT}) = 422 \text{ CF}$
OF PROPOSED DRYWELLS = 3 TOTAL PROPOSED DRYWELL VOLUME = 3 X 422 CF = 1,265 CF



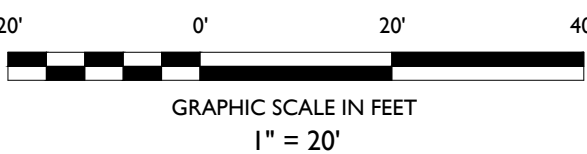
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		TT	BY		
		07/03/2024	DATE		
		I	ISSUE		
NOT APPROVED FOR CONSTRUCTION					
STONEFIELD engineering & design Rutherford, NJ • New York, NY • Salem, MA Princeton, NJ • Tampa, FL • Detroit, MI www.stonefielddesign.com 584 Broadway, Suite 310, New York, NY 10012 Phone 718.606.8305					
CONSTRUCTION PLANS					
PROPOSED SINGLE FAMILY RESIDENCE					
SECTION 32.19, BLOCK 2, LOT 4.8 ROCKWOOD LANE VILLAGE OF WESLEY HILLS, TOWN OF RAMAPO ROCKLAND COUNTY, NEW YORK					
ZACHARY E. CHAPLIN, P.E. NEW YORK LICENSE No. 99748 LICENSED PROFESSIONAL ENGINEER					
STONEFIELD engineering & design					
SCALE: 1" = 20'		PROJECT ID: K-18100			
TITLE: GRADING AND DRAINAGE PLAN					
DRAWING: C-4					

Z:\CLOCKWORK\BIBB\BIBB ACQUISITIONS - 15 TERRACE ROAD, WEST HILLS, NYC\0400 - LOT 6\DWG\UTIL.DWG



SYMBOL	DESCRIPTION
---	PROPERTY LINE
— SAN —	PROPOSED SANITARY LATERAL
— W —	PROPOSED DOMESTIC WATER SERVICE
— E —	PROPOSED ELECTRIC CONDUITS
— G —	PROPOSED GAS LINE
⊗	PROPOSED VALVE
○	PROPOSED SANITARY CLEANOUT

- DRAINAGE AND UTILITY NOTES**
1. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
 2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
 3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
 4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
 5. ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
 6. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
 7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
 8. CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP GRADIENT.
 9. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
 10. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.



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Phone 718.606.8305

CONSTRUCTION PLANS

PROPOSED SINGLE
FAMILY RESIDENCE

SECTION 32.19, BLOCK 2, LOT 4.8
ROCKWOOD LANE
VILLAGE OF WESLEY HILLS, TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 99748
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: K-18100

TITLE:
UTILITY PLAN

DRAWING:
C-5

ISSUED FOR REVIEW		DESCRIPTION	
TT	BY	DATE	BY
07/03/2024			
I			

104

44,583
1.024.

WATER AND SEDIMENT CONTROL NOTES

- GENERAL NOTES:**

- SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL:

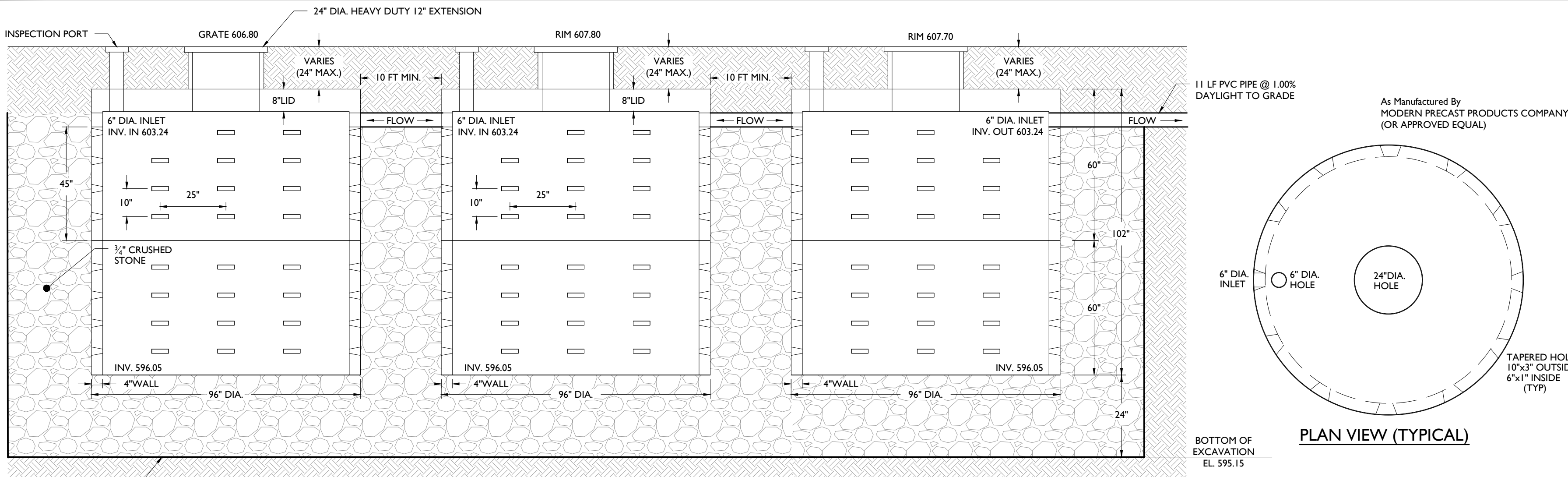
NOT APPROVED FOR CONSTRUCTION

CONSTRUCTION PLANS

**PROPOSED SINGLE
FAMILY RESIDENCE**

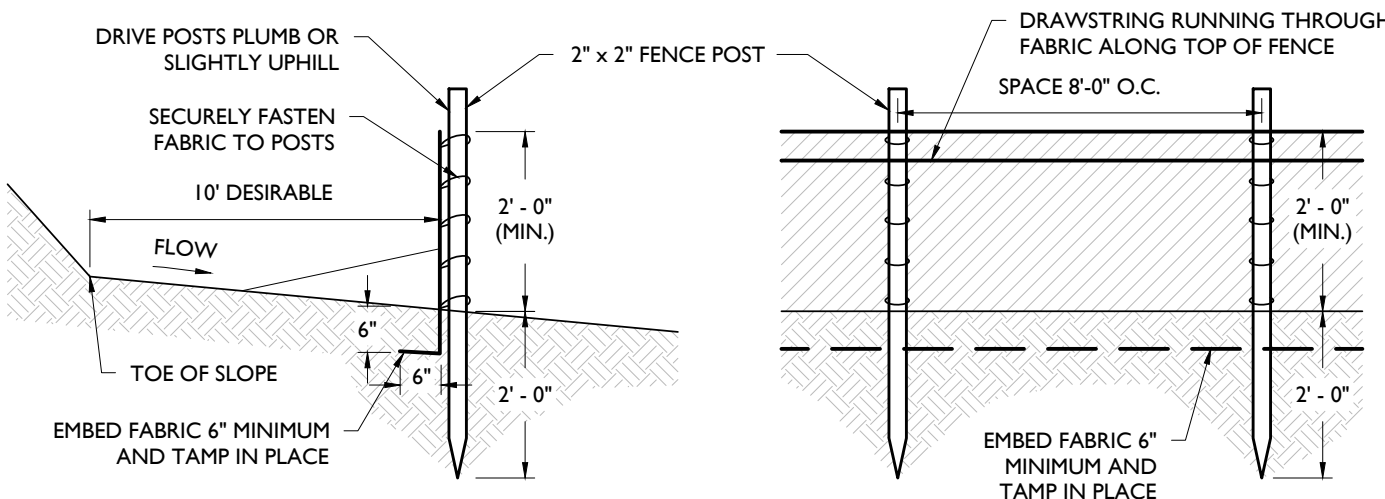
SECTION 32.19, BLOCK 2, LOT 4.8
ROCKWOOD LANE
VILLAGE OF WESLEY HILLS, TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

ZACHARY E. CHAPLIN, P.E. NEW YORK LICENSE No. 99748 LICENSED PROFESSIONAL ENGINEER			
 STONEFIELD engineering & design			
SCALE:	1" = 20'	PROJECT ID:	K-18100
TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN			
DRAWING: C-6			



SEEPAGE PIT DETAIL

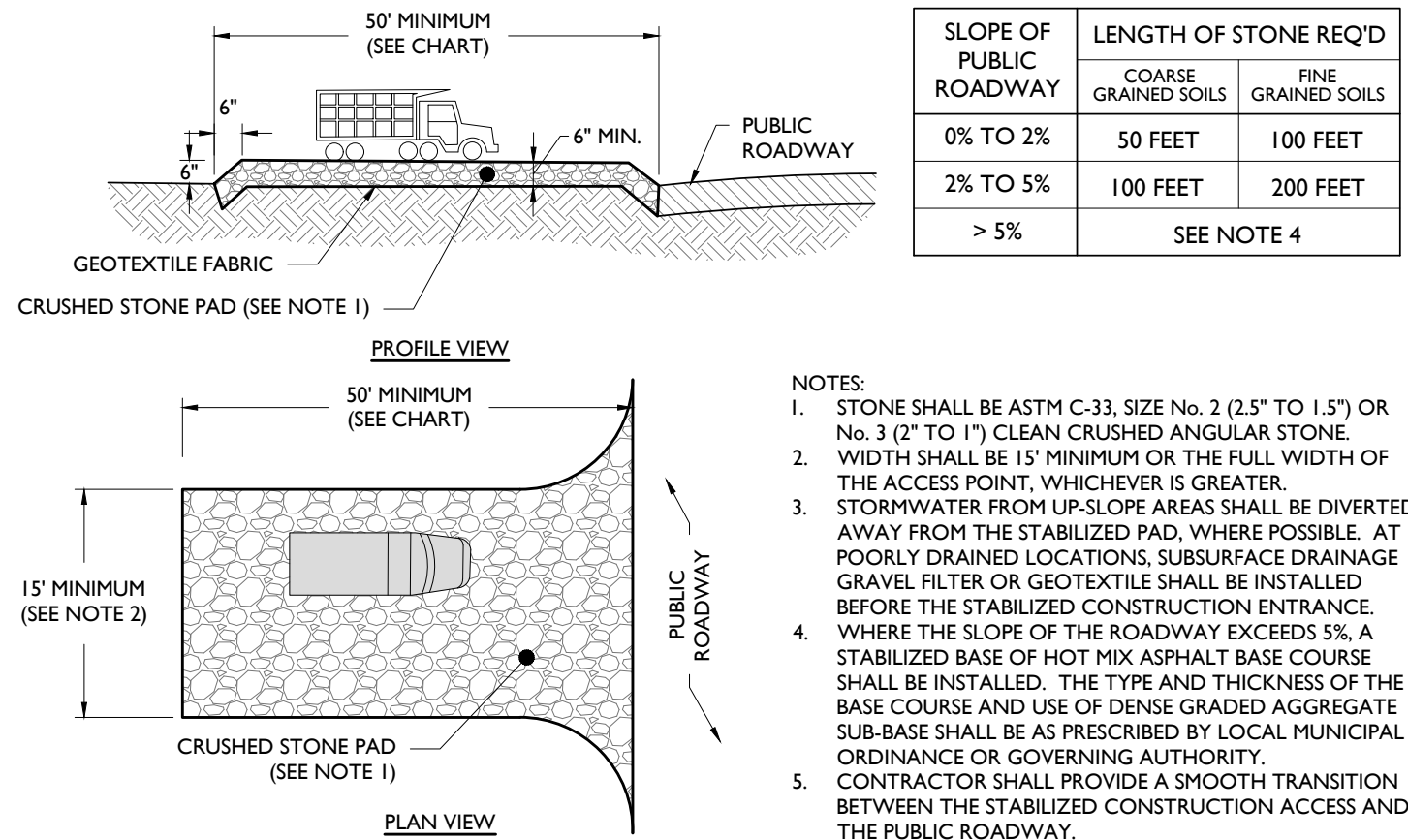
NOT TO SCALE



- NOTES:
1. SECURELY FASTEN GEOTEXTILE TO FENCE POST BY USE OF WIRE TIES, HOG RINGS, STAPLES OR POCKETS. FOUR TO SIX FASTENERS PER POST.
 2. GEOTEXTILE FABRIC TO BE EMBEDDED 6" (MIN.) AND TAMP IN PLACE.
 3. SECURELY FASTEN ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE TO A POST BY WRAPPING EACH END OF THE GEOTEXTILE AROUND THE POST TWICE AND ATTACHING AS SPECIFIED IN NOTE 1 ABOVE. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.
 4. SET SILT FENCE WITHIN PROJECT LIMITS. 10'-0" IS DESIRABLE.

SILT FENCE DETAIL

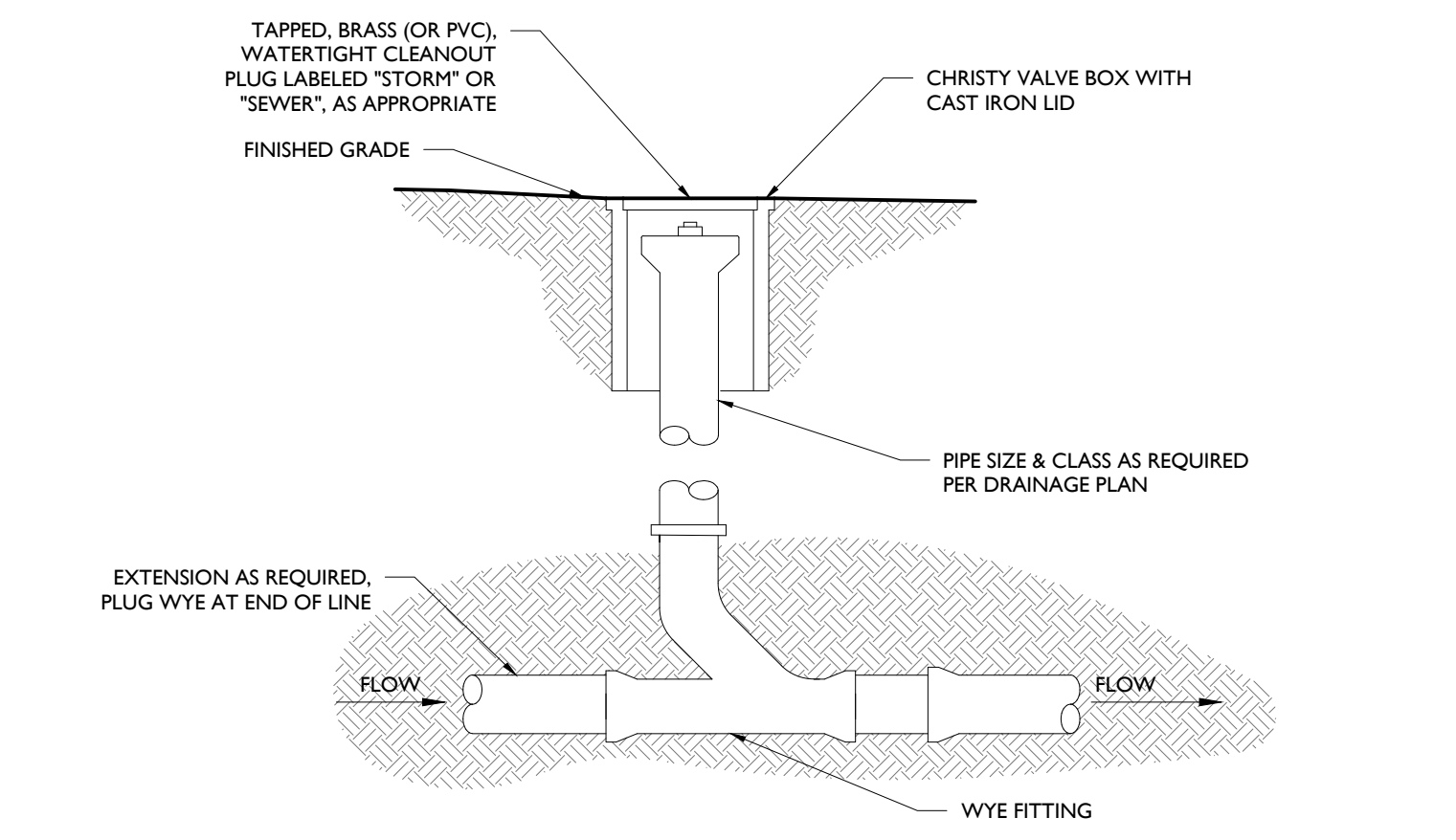
NOT TO SCALE



- NOTES:
1. STONE SHALL BE ASTM C-33, SIZE No. 2 (2.5" TO 1.5") OR No. 3 (2" TO 1") CLEAN CRUSHED ANGULAR STONE.
 2. WIDTH SHALL BE 15' MINIMUM OR THE FULL WIDTH OF THE ACCESS POINT, WHICHEVER IS GREATER.
 3. STORMWATER FROM UP-SLOPE AREAS SHALL BE DIVERTED AWAY FROM THE STABILIZED PAD, WHERE POSSIBLE. AT POORLY DRAINED LOCATIONS, SUBSURFACE DRAINAGE GRAVEL FILTER OR GEOTEXTILE SHALL BE INSTALLED BEFORE THE STABILIZED CONSTRUCTION ENTRANCE.
 4. WHERE THE SLOPE OF THE ROADWAY EXCEEDS 5%, A STABILIZED BASE OF HOT MIX ASPHALT BASE COURSE SHALL BE INSTALLED. THE TYPE AND THICKNESS OF THE BASE COURSE AND USE OF DENSE GRADED AGGREGATE SUB-BASE SHALL BE AS PRESCRIBED BY LOCAL MUNICIPAL ORDINANCE OR GOVERNING AUTHORITY.
 5. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN THE STABILIZED CONSTRUCTION ACCESS AND THE PUBLIC ROADWAY.

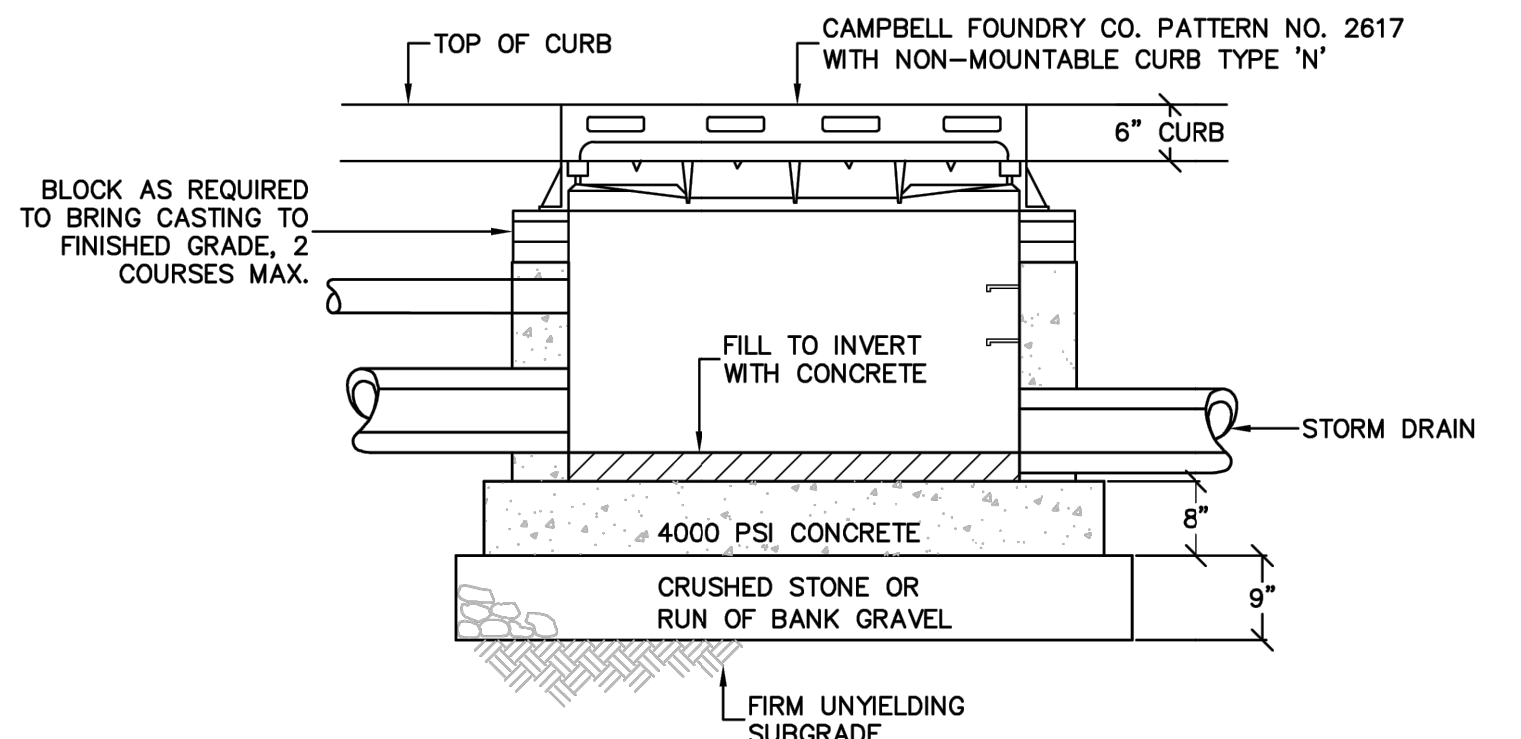
STABILIZED CONSTRUCTION ACCESS DETAIL

NOT TO SCALE



SOFTSCAPE CLEAN-OUT

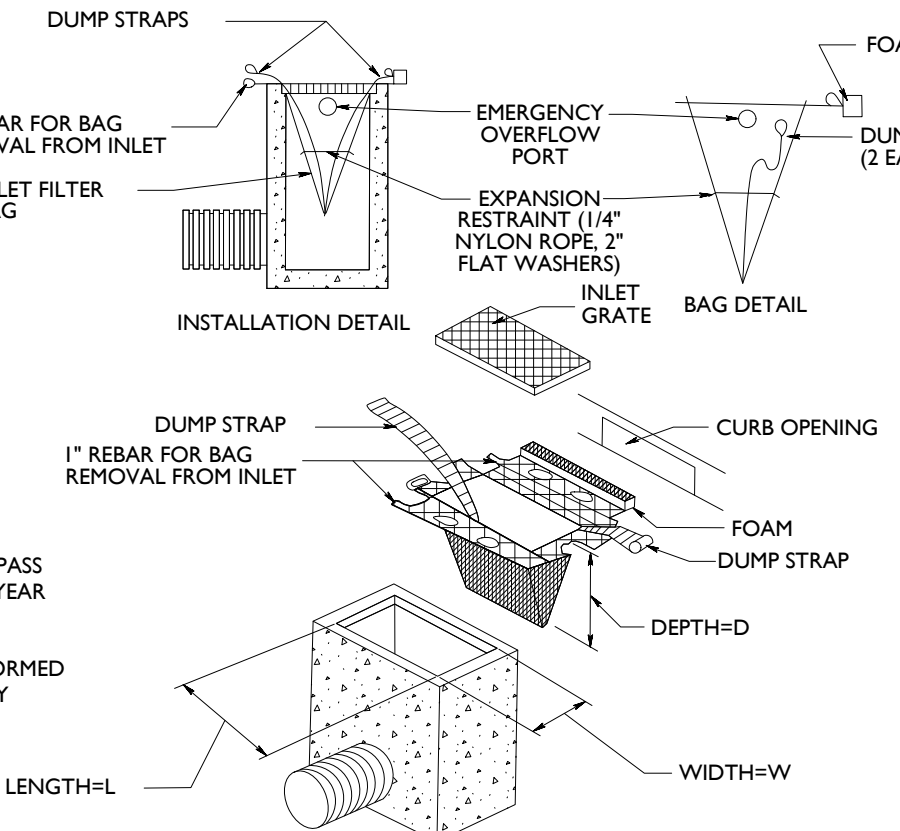
NOT TO SCALE



- NOTE:
- MINIMUM STRENGTH CONCRETE 4000 PSI WALL THICKNESS 6" WITH ADEQUATE STEEL REINFORCEMENT TO WITHSTAND H20 HIGHWAY LOAD AND SOIL LOADS.

CATCH BASIN DETAIL

N.T.S.



- NOTES:
1. THE FILTER BAG SHALL SAFELY PASS FLOWS GREATER THAN THE 1-YEAR 24-HOUR STORM EVENT.
 2. SEDIMENT REMOVAL AND MAINTENANCE SHALL BE PERFORMED FREQUENTLY AND AFTER EVERY STORM EVENT.

INLET FILTER BAG DETAIL

NOT TO SCALE

ISSUED FOR REVIEW		DESCRIPTION	
TT	BY	DATE	ISSUE
07/03/24			
I			

NOT APPROVED FOR CONSTRUCTION

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Princeton, NJ • Tampa, FL • Detroit, MI
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Phone 718.606.8305

CONSTRUCTION PLANS

PROPOSED SINGLE FAMILY RESIDENCE

SECTION 32.19, BLOCK 2, LOT 4.8
ROCKWOOD LANE
VILLAGE OF WESLEY HILLS, TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 99748
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: AS SHOWN PROJECT ID: K-18100

TITLE:
CONSTRUCTION DETAILS

DRAWING:
C-8

Date – 07/23/2024

RE : ARB for Potash Residence Narrative

Address : 15 Terrace RD / 25 Rockwood Lane Suffern NY 10901

Section 32.19 Lot 8

This application is for a new construction Single-family Home on a 1.187 Acre Lot in the Village of Wesley Hills.

Below you will find a list of the materials being used on the exterior of this home.

Siding – The 2 sides and rear of the home will be Manufactured by CertainTeed and Royal Crest vinyl white siding line, and soffits will be Black vinyl T4 under all overhang roofs.

Stucco – The front of the house will be white stucco,

Walkways & Stairs – Standard Concrete , Mapcrete

Blacktop – Standard blacktop on the driveway – Black with binder below

Garage Doors – Black Garage doors manufactured by Clopay.

Roofing – Black TAMKO Heritage Shingles. Provided by Emerald Roofing

Gutters – 6” black aluminum gutters and leaders, manufactured by Amerimax

Windows – Pella lifestyle casement windows in Black,

Exterior Doors – Pella Lifetime 250 Series exterior doors and sliding doors , In black

This Home will be a Residence that conforms to the look in the neighborhood with a aprox Footprint of 3000 SF.

It will be a 2-story home with a 2 car garage.

PART I

Name of Municipality VILLAGE OF WESLEY HILLS

Date

7/22/24

Please check all that apply:

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

Applicant: MOSE POTASHPhone # 845-659-7574Address: 25 HIDDEN VALLEY DRIVE, SUFFERN, NY 10901

Street Name & Number (Post Office)

Project Name: POTASH RESIDENCETax Map Lot No. B 4.8 BLOCK 2Map Date 4/25/24SECTION 32.19Current Zoning R50 AVG. DENSITYLocation: On the WEST side of ROCKLAND LANE

feet _____ of _____ in the

town of RAMAPO hamlet/village of WESLEY HILLSAcreage of Parcel 1.187 ACRESZoning District R50 AVG. DENSITYSchool District E. RAMAPOPostal District SUFFERNFire District HILLCRESTAmbulance District SPRINGHILLWater District VEDLIA WATERSewer District ROCKLAND CTY

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

ARCHITECTURAL REVIEW OF EXTERIOR DESIGN
AND EXTERIOR MATERIALS.

If subdivision: NA

- 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: NA

- 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.

NA

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area. YES, 3,680 SF OUT OF 51,692 SFAre there **streams** on the site? If yes, please provide the names. NOAre there **wetlands** on the site? If yes, please provide the names and type. NO**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.

SUBDIVISION TERRACE ROAD

PLANNING BOARD

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

Property Owner: AMS ACQUISITIONS / Phone # 845-619-7774

Address SHOCEN - POTASH / 9559 COLLINS AVE, SUITE 100, FL 33154

Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: STONE FIELD ENG. Phone # 201-340-4468

Address 92 PARK AVE. RUTHERFORD NJ 07070

Street Name & Number (Post Office) State Zip code

Attorney: NA Phone # _____

Address _____

Street Name & Number (Post Office) State Zip code

Contact Person: TODD RUSENBUM Phone # 845-304-0737

Address 221 QUAKER RD 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 }

Michael Mitnick being duly sworn, deposes and
 says that he/she resides at 15 Terrace Road, Wesley Hills
Of 15 Terrace Road, Wesley Hills

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. 32.19 Lot No. 9 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: [Signature]

Address: 15 Terrace Road LLC
1 Lawton St., Yonkers, NY
10705.

Sworn to before me this

18th day of July 2024

[Signature]
 Notary Public

JOSEFINA S BUTLER
 Notary Public, State of New Jersey
 My Commission Expires Jul 8, 2027

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 }

SHOEM POTASH being duly sworn, deposes and
 says that he/she resides at 9559 COLLINS AVE
SUFFERD FL, 33154
 in the County of Rockland, State of New York; that he/she is the owner in
UNDER CONTRACT
~~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. 32.19 Lot No. 8 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: SHOEM POTASH
 Address: 9559 COLLINS AVE
SUFFERD FL, 33154

Sworn to before me this

23rd day of July 2024

[Signature]
 Notary Public

ESTHER B. KATZ
 Notary Public, State of New York
 No. 01KA0001259
 Qualified in Rockland County
 Commission Expires 2/11/27

Applicant's Signature and Certification

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

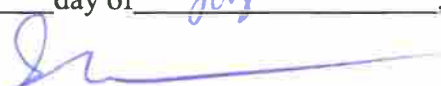
I, SHOLEM POTASH, hereby depose and say that all the
above statements contained in the papers submitted herewith are true.

Mailing Address

56 MAIN ST
MONSEY N.Y. 10952

SWORN to before this

23rd day of July, 20 24



Notary Public

ESTHER B. KATZ
Notary Public, State of New York
No. 01KA0001259
Qualified in Rockland County
Commission Expires 2/10/27

Owner/Applicant's Consent Form to Visit Property

I, SHOLEM POTASH / AMS, 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.



Owner/Applicant

SWORN to before this

23 day of July, 20 24



Notary Public

ESTHER B. KATZ
Notary Public, State of New York
No. 01KA0001259
Qualified in Rockland County
Commission Expires 2/10/27

Affidavit of Ownership/Owner's Consent

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

I, Michael Mitnick being duly sworn, hereby
 depose and say that I ~~reside at:~~ am the authorized representative
of 15 Terrace Road, Wesley Hills
 in the county of Rockland in the state of New York.

I am the (* _____) owner in fee simple of premises located at:
15 Terrace Road, Wesley Hills,

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 Wesley Hills.

Tax Map Lot – No. 32.19 – 8 Map Date _____
 Current Zoning _____

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 _____

1 Lawton St.
Yonkers, NY 10705.

SWORN to before this
18th day of July, 2024

[Signature]
 Notary Public

JOSEFINA S BUTLER
 Notary Public, State of New Jersey
 My Commission Expires Jul 8, 2027

* 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 of Ownership/Owner's Consent

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

I, SHOLEM POTASH being duly sworn, hereby
depone and say that I reside at: 9559 COLLINS AVE
SURFSIDE, FL, 33154
in the county of ROCKLAND in the state of NEW YORK.

I am the (* UNDER CONTRACT ^{TO PURCHASE}) owner in fee simple of premises located at:
LOT 8 ROCKWOOD CANE, TERRACE RP SUBDIVISION

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 UNDER CONTRACT. Said premises are
also known and designated on the Town of RAMAPO
Tax Map Lot - No. 8 4.8 Block 2 section 32.19 Map Date _____
Current Zoning R50 AVE DENSITY

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

SHOLEM POTASH
56 N HILL ST
MONROE NY 10952

SWORN to before this

23 day of July, 2021
[Signature]

Notary Public

ESTHER B. KATZ
Notary Public, State of New York
No. 01KA0001259
Qualified in Rockland County
Commission Expires 2/10/27

* 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, SHOLEM POTASH, 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

SHOLEM POTASH

9559 COLLINS AVE

SUNSHINE FL 33154

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 ARB 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) ARCHITECTURAL REVIEW;

To permit construction, maintenance and use of SINGLE FAMILY RESIDENCE

3. Premises affected are in a R50 AUG DENSITY zone and from the town of RAMAPO tax map, the property is know as:

Tax Map Lot – No. 8 4-8 BLOCK 2 SECTION 32.19

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, SHOLEM POTASH, 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

SHOLEM POTASH
9159 COLLINS AVE
SUNSHINE FL 33154

SWORN to before this

23 day of July, 2024

[Signature]
Notary Public

ESTHER B. KATZ
Notary Public, State of New York
No. 01KA0001259
Qualified in Rockland County
Commission Expires 2/10/27

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

SHOLEM BASH
APPLICANT

07/17/24
DATED

Item 2.

120

11/41.07-1-11
WESLEY HILLS SYNAGOGUE
C/O J. CHESIR
23 LIME KILN RD
SUFFERN, NY 10901

11/32.19-2-20.6
KAHAN ELLIOT & ATARA
REVOCABLE LIVING TRUSTS
2 HUNTERS RUN
SUFFERN, NY 10901

11/32.19-2-20.3
HAGLER DARYL
1 HUNTERS RUN
SUFFERN, NY 10901

11/32.19-2-20.2
LEMPER ESTHER
11 ROCKWOOD LN
SUFFERN, NY 10901

11/32.19-2-20.1
GROSS JONATHAN E
15 ROCKWOOD LN
SUFFERN, NY 10901

11/41.07-1-6
CNTRL SCHL DSTRIC NO
245-302 OF THE TOWNS OF R
105 SO MADISON AV
SPRING VALLEY, NY 10977

11/32.19-2-21
FETMAN JESSICA &
SHERMAN RALPH & SUSAN
26 CORTLAND RD
MONSEY, NY 10952

11/32.19-2-24
ZOLDAN SHIRA
6 ROCKWOOD LA
SUFFERN, NY 10901

11/32.19-2-26
10 ROCKWOOD HOLDINGS LLC
C/O KELMAN LEVI
18 SKYLARK DRIVE
SPRING VALLEY, NY 10977

11/32.19-2-27
AWE LEGACY TRUST
12 ROCKWOOD LA
SUFFERN, NY 10901

11/32.19-2-7
ARM MAIER
7 POMONA RD
SUFFERN, NY 10901

11/32.19-2-25
SCHRIER JEANY
8 ROCKWOOD LN
SUFFERN, NY 10901

11/32.19-2-6
WEIL NATHANIEL REV LIVING
TRUST, THE
571 CYPRESS AVE
LOS ANGELES, CA 90065

11/32.19-2-5
JUNGREIS DAVID
9 CAINS RD
SUFFERN, NY 10901

11/32.19-2-4
FIFTEEN TERRACE RD., LLC
555 TAXTER RD. STE. 235
ELMSFORD, NY 10523

AS APPLICABLE, COMPLETE THE FOLLOWING:

- 1) SHORT ENVIRONMENTAL ASSESSMENT FORM
- 2) FULL ENVIRONMENTAL ASSESSMENT FORM

For access to the above State Environmental Quality Review forms:

<http://www.dec.ny.gov/permits/6191.html>

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date 07/29/2024

Please check all that apply:

☒ Planning Board	☐ Municipal Board	RECEIVED VILLAGE OF WESLEY HILLS AUG 2 2024 BUILDING, PLANNING & ZONING
☐ Zoning Board of Appeals* (Fill out Part II of this form.)	☒ Historical Board	
☐ Subdivision	☒ Architectural Review	
☐ Number of Lots	☐ Pre-preliminary/Sketch	
☐ Site Plan	☐ Preliminary	
☐ Special Permit	☐ Final	
☐ Zoning Code Amendment	☐ Conditional Use	
☐ Variance	☐ Zone Change	

Applicant: Andrew Gojcay (Argo Construction Corp) Phone # 201-466-4640

Address: 95 Chestnut Ridge Rd. Montvale, NJ 07645

Street Name & Number (Post Office)

Project Name: Backenroth Residence

Tax Map Lot No. 32.19-2-4.3 Map Date 04/19/2024

Current Zoning R-50

Location: On the north side of Jeremy ct,
90 feet east of Powderhorn Dr in the
town of Ramapo hamlet/village of Wesley Hills.

Acreage of Parcel 51,211 SF

Zoning District R-50

School District East Ramapo

Postal District Wesley Hills

Fire District Hillcrest

Ambulance District Ramapo Valley

Water District Veolia

Sewer District Town of Ramapo

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

Construction of a single family home.

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? _____

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.

Property Owner: Samuel Backenroth Phone # 347-804-4223

Address 2 Tammy Rd, New Hempstead, NY 10952

Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Kevin Brodie Architect Phone # 845-928-6581

Address 218 Spring Street, Monroe, NY 10950

Street Name & Number (Post Office) State Zip code

Attorney: _____ Phone # _____

Address _____

Street Name & Number (Post Office) State Zip code

Contact Person: Andrew Gojcay (Argo Construction Corp) Phone # 201-466-4640

Address 95 Chestnut Ridge Rd. Montvale, NJ 07645

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~~ New York) ss:
 VILLAGE OF WESLEY HILLS }

Samuel Backenroth being duly sworn, deposes and
 says that he/she resides at 2 Tammy Rd, New Hempstead, 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
 Map as Section No. 2 Lot No. 4.3 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 [Signature]

Address: 2 Tammy Rd,

New Hempstead, NY 10952

Sworn to before me this

30 day of July 2024
[Signature]
 Notary Public

LEATRICE HARRIS
 Notary Public - State of New York
 NO. 01MA6179915
 Qualified in Queens County
 My Commission Expires Dec 31, 2027

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. _____

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 _____

(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 7/29/2024.

Andrew Gajcaj

Signature

08/01/2024

Date

Applicant's Signature and Certification

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

I, x *Andrew Gojcaj*, hereby depose and say that all the
above statements contained in the papers submitted herewith are true.

Mailing Address 95 Chestnut Ridge Rd,
Montvale, NJ 07645

SWORN to before this
31st day of July, 2024

Yves Y Levy
Notary Public

Yves Y Levy
Notary Public, State of New York
No. 01LE6444193
Qualified in Westchester County
Commission Expires November 21, 2026

Owner/Applicant's Consent Form to Visit Property

I, Andrew Gojcaj (Argo Construction Corp), 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 *Andrew Gojcaj*
Owner/Applicant

SWORN to before this
31st day of July, 2024

Yves Y Levy
Notary Public

Yves Y Levy
Notary Public, State of New York
No. 01LE6444193
Qualified in Westchester County
Commission Expires November 21, 2026

Affidavit of Ownership/Owner's Consent

State of New York) New York
 County of ~~Rockland~~ SS.
 Town/Village of Wesley Hills)

I, Samuel Backenroth being duly sworn, hereby
 depose and say that I reside at: 2 Tammy Rd, New Hempstead

in the county of Rockland in the state of New York

I am the (* sole) owner in fee simple of premises located at:
11 Jeremy Ct, Wesley Hills, 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 2024. Said premises are
 also known and designated on the Town of Ramapo

Tax Map Lot - No. 32.19-2-4.3

Map Date 04/19/2024

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

x

Mailing Address

2 Tammy Rd,

New Hempstead, NY 10952

SWORN to before this

30th

day of

July

2024

Leatrice Harris
 Notary Public

LEATRICE HARRIS
 Notary Public - State of New York
 NO. 01HA6179915
 Qualified in Queens County
 My Commission Expires Dec 31, 2027

* 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, x Andrew Gojcaj, 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

Andrew Gojcaj (Argo Construction Corp)

95 Chestnut Ridge Rd, Montvale, NJ 07645

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 architectural review 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) _____;

To permit construction, maintenance and use of a single family home.

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. 32.19-2-4.3

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. None

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, x Paul Hajec, 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 95 Chestnut Ridge Rd,
Montvale, NJ 07645

SWORN to before this

31st day of July, 2024

aps dury
Notary Public

Yves Y Levy
Notary Public, State of New York
No. 01LE6444193
Qualified in Westchester County
Commission Expires November 21, 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

Andrew Gojcay (Argo Construction Corp)
APPLICANT

07/29/2024
DATED

AS APPLICABLE, COMPLETE THE FOLLOWING:

- 1) SHORT ENVIRONMENTAL ASSESSMENT FORM
- 2) FULL ENVIRONMENTAL ASSESSMENT FORM

For access to the above State Environmental Quality Review forms:

<http://www.dec.ny.gov/permits/6191.html>

Ty32.19-2pe text here

11/32.18-2-19
KERN FAMILY 2020 TRUST
20 ROBLE RD
WESLEY HILLS, NY 10901

11/32.19-2-35
BELSKY FRANCES
12 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-20.2
LEMPER ESTHER
11 ROCKWOOD LN
SUFFERN, NY 10901

11/41.07-1-6
CNTRL SCHL DSTRCT NO
245-302 OF THE TOWNS OF R
105 SO MADISON AV
SPRING VALLEY, NY 10977

11/32.19-2-26
10 ROCKWOOD HOLDINGS LLC
C/O KELMAN LEVI
18 SKYLARK DRIVE
SPRING VALLEY, NY 10977

11/32.19-2-37
CHESIR JOSHUA & FRANCINE
16 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-39
OLLECH MARCEL & BARBARA L
18 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-28
KUNSTLINGER DANIEL &
WEISSMAN REBECCA
23 POWDER HORN DR
WESLEY HILLS, NY 10901

11/32.19-1-61
SANDOVAL PABLO & YESVELI
ROXANNA
5 CAINS RD
SUFFERN, NY 10901

11/32.19-1-64
FRIEDMAN ALEX & NECHAMA S
6 OLD POMONA RD
SUFFERN, NY 10901

11/32.19-2-33
COHEN AARON M & GOLDA R
9 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-20.3 VILLAGE OF WESLEY HILLS
HAGLER DARYL
1 HUNTERS RUN
SUFFERN, NY 10901
RECEIVED
AUG 2 2024
BUILDING,
PLANNING & ZONING

11/32.19-2-20.1
GROSS JONATHAN E
15 ROCKWOOD LN
SUFFERN, NY 10901

11/41.07-1-5
WESLEY HILLS VILLAGE OF
432 ROUTE 306
MONSEY, NY 10952

11/32.19-2-29
JILLEBA FREDERICK &
UGHETTA
21 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-38
RATZKER GARY & ARLENE
3 ARI DR
SUFFERN, NY 10901

11/32.19-2-6
WEIL NATHANIEL REV LIVING
TRUST, THE
571 CYPRESS AVE
LOS ANGELES, CA 90065

11/32.19-1-63
BAROUK BEILA
4 OLD POMONA RD
SUFFERN, NY 10901

11/32.19-2-62
SCHEINFELD MEIR &
STERN ALISA
536 ROUTE 306
MONSEY, NY 10952

11/32.19-1-59
SIEGEL JEFFREY & KIM
4 SERVEN RD
SUFFERN, NY 10901

11/32.19-2-32
ADAMS MITRA & ZIVARI
SOHAYLA S
11 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-31
KIGLER MARVIN J & IRENE G
17 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-36
BENDRIHEM YOSEF &
SHOSHANA
14 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-30
WAITMAN ROBERT M &
PRINCE SHIRA
19 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-27
AWE LEGACY TRUST
12 ROCKWOOD LA
SUFFERN, NY 10901

11/32.19-2-25
SCHRIER JEANY
8 ROCKWOOD LN
SUFFERN, NY 10901

11/32.19-2-5
JUNGREIS DAVID
9 CAINS RD
SUFFERN, NY 10901

11/32.19-2-40
KOTCH BRETT & EVA
REVOCABLE TRUST
20 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-1-62
ORLANSKY AVROHOM &
HOFFMAN SHIRA
7 CAINS RD
SUFFERN, NY 10901

11/32.19-1-60
FOGEL MOSHE & CYNTHIA
4 CAINS RD
SUFFERN, NY 10901

11/32.19-2-42

COHEN LEVY SUSAN DIANE
LEGACY TRUST
24 POWDER HORN DR
WESLEY HILLS, NY 10901

11/32.19-1-50

HALPERT SHMUEL & AVIVA
2 CAINS RD
SUFFERN, NY 10901

11/32.19-2-4

FIFTEEN TERRACE RD., LLC
555 TAXTER RD. STE. 235
ELMSFORD, NY 10523

11/32.19-1-42

SHTAYGRUD YEHUDAH &
FUCHS HINDY MIRIAM
1 CAINS RD
SUFFERN, NY 10901

11/32.19-1-43

GOLDBERGER SHARON
18 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-1-46

GROSS FAIGY
1448 50TH ST
BROOKLYN, NY 11219

11/32.19-2-60

SPITZ ABRAHAM
& RACHEL
29 POWDER HORN DR
WESLEY HILLS, NY 10901

11/32.19-1-25

KLEIN JACK W & PAULINE
17 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-1-23

JACOBSON BARBARA & JONAH
21 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-1-18

OSEN JANET
12 ONDERDONK RD
SUFFERN, NY 10901

11/32.18-2-18

WASSERMAN NEAL I &
ELEANOR N
22 ROBLE RD
SUFFERN, NY 10901

11/32.19-1-49

HALPERT SHMUEL & AVIVA
2 CAINS RD
SUFFERN, NY 10901

11/32.19-1-40

DARSHAN NAVEENA & PAMELA
12 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-2-61

YANIV DANIEL & RAIZEL
27 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-1-44

ZOLDAN DAVID
65 CARTERET ST
WEST ORANGE, NJ 07052

11/32.19-1-47

WEG LEGACY TRUST
26 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-1-27

KAHAN MORDECHAI &
KAHANA CHAYA
13 BUENA VISTA ROAD
WESLEY HILLS, NY 10901

11/32.19-1-24

SOSOVER MOSHE
6654 SELFRIDGE ST
FOREST HILLS, NY 11375

11/32.19-2-54

REICHMANN MARC & TOVAH
MIRYAM TZIPPORAH
47 POWDER HORN LN
SUFFERN, NY 10901

11/32.19-2-55

FLORANS MOSHE &
TSINMAN FEIGA
45 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-1-51

MAKOWSKY PHILIP A
& SARA M
72 EDISON CT
MONSEY, NY 10952

11/32.19-1-48

ROZENBERG KENNETH
3 CAINS RD
SUFFERN, NY 10901

11/32.19-1-41

MANN ELIEZER M &
BAKER ZEHAVA
14 BUENA VISTA ROAD
SUFFERN, NY 10901

11/32.19-2-43

26 POWDERHORN DRIVE
REVOCABLE TRUST
26 POWDER HORN LN
SUFFERN, NY 10901

11/32.19-1-45

KOHN SHOSHANA
22 BUENA VISTA RD
WESLEY HILLS, NY 10901

11/32.19-2-44

HOLZBERG BASYA & RONALD
PO BOX 500
MONTVALE, NJ 07645

11/32.19-1-26

KAHANA PINCHAS & HALPERT
CHANA
15 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-2-59

BEACON SEVEN INC
C/O ROSENBERG SUSAN
130 ROUTE 59
SPRING VALLEY, NY 10977

11/32.19-1-22

WEISSBERG BELINDA
23 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-1-19

HEFFLER MARK & MARY
14 ONDERDONK RD
SUFFERN, NY 10901

11/32.19-1-20

KERZNER JOSEPH A
& LICHTER RACHEL M
16 ONDERDONK RD
WESLEY HILLS, NY 10901

11/32.19-2-57

41 POWDERHORN LLC
41 POWDERHORN LLC
SUFFERN, NY 10901

11/32.19-2-53

RATNER JOSHUA S & AMY R &
RATNER ROBERT & CAMILLE
48 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-50

SCHOCHET CHAIM & SARAH
42 POWDER HORN DR
WESLEY HILL, NY 10901

11/32.19-2-58

CAREN MARK S & VANESSA B
33 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-56

HURWITZ CHAYA BRACHA
43 POWDERHORN DR
WESLEY HILLS, NY 10977

11/32.19-2-52

LIPOFF LAWRENCE & LAUREN
46 POWDER HORN LN
SUFFERN, NY 10901

11/32.19-1-21

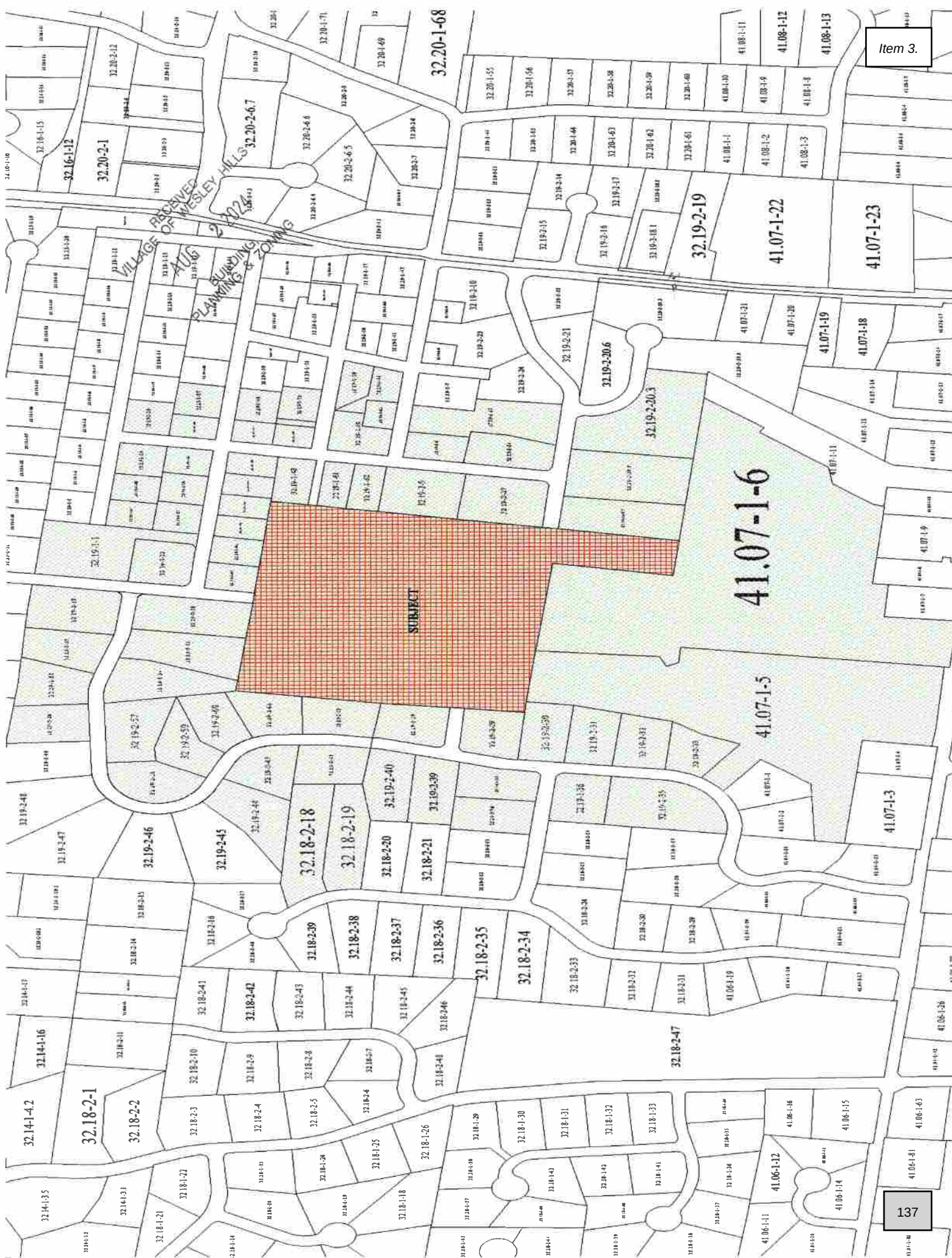
GUZELGUL MICHAEL &
TROPPER NECHOMA GILA
53 EDISON COURT
MONSEY, NY 10952

11/32.19-1-1

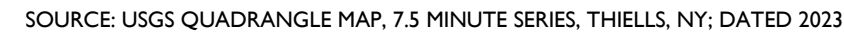
25 ONDERDONK LLC
527 MARCY AVE
BROOKLYN, NY 11206

11/32.19-2-51

SHAPIRO HADASSAH
44 POWDER HORN DR
SUFFERN, NY 10901



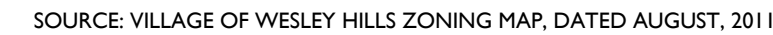
Item 3.



SCALE: 1" = 1,000'±



SCALE: 1" = 100'±



SCALE: 1" = 100'±

SECTION 32.19, BLOCK 2, LOT 4.3
JEREMY COURT
VILLAGE OF WESLEY HILLS, TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

PLANS PREPARED BY:



Rutherford, NJ · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com

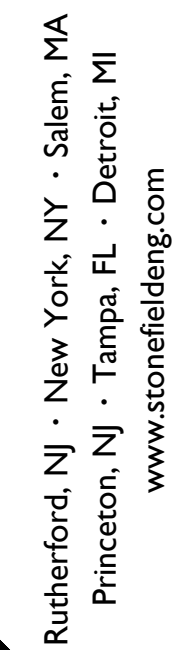
584 Broadway, Suite 310, New York, NY 10012
Phone 718.606.8305

PLAN REFERENCE MATERIALS:

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY STONEFIELD ENGINEERING & DESIGN, DATED MARCH 28, 2022;
 - ARCHITECTURAL PLANS PREPARED BY KEVIN BRODIE, DATED DECEMBER 28, 2023;
 - LANDSCAPING PLANS PREPARED BY KAREN ARENT LANDSCAPE ARCHITECTURE, DATED DECEMBER 8, 2023;
 - AERIAL IMAGERY RETRIEVED FROM GOOGLE EARTH PRO, MARCH 6, 2023;
 - USGS QUADRANGLE MAP, 7.5 MINUTE SERIES, THIELLS, NY; DATED 2023.
2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONNECTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SHEET INDEX	
<i>DRAWING TITLE</i>	<i>SHEET #</i>
COVER SHEET	C-1
EXISTING CONDITIONS PLAN	C-2
SITE PLAN	C-3
GRADING & DRAINAGE PLAN	C-4
UTILITY PLAN	C-5
SOIL EROSION & SEDIMENT CONTROL PLAN	C-6
CONSTRUCTION DETAILS	C-7 TO C-8

NOT APPROVED FOR CONSTRUCTION



Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 • Fax 201.340.4472

CONSTRUCTION PLANS
PROPOSED SINGLE
FAMILY RESIDENCE

SECTION 32.19, BLOCK 2, LOT 4.3
JEREMY COURT
VILLAGE OF WESLEY HILLS, TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 99748
LICENSED PROFESSIONAL ENGINEER



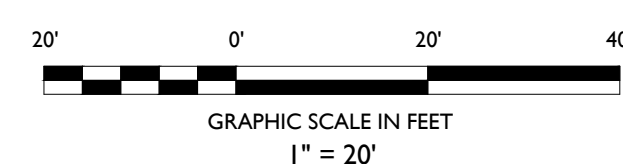
SCALE:	AS SHOWN	PROJECT ID:	K-18100
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TITLE:

COVER SHEET

DRAWING:

C-1



CONSTRUCTION PLANS		PROPOSED SINGLE FAMILY RESIDENCE		 STONEFIELD engineering & design Rutherford, NJ · New York, NY · Salem, MA Princeton, NJ · Tampa, FL · Detroit, MI www.stonefieldeng.com Headquarters: 92 Park Avenue, Rutherford, NJ 07070 Phone 201.340.4468 · Fax 201.340.4472	
ZACHARY E. CHAPLIN, P.E. NEW YORK LICENSE No. 9746 LICENSED PROFESSIONAL ENGINEER		SECTION 32.19, BLOCK 2, LOT 4.3 JEREMY COURT VILLAGE OF WESLEY HILLS, TOWN OF RAMAPO ROCKLAND COUNTY, NEW YORK			
 STONEFIELD engineering & design		SCALE: 1" = 20'		PROJECT ID: K-18100	
TITLE:		EXISTING CONDITIONS PLAN		DRAWING:	
C-2					

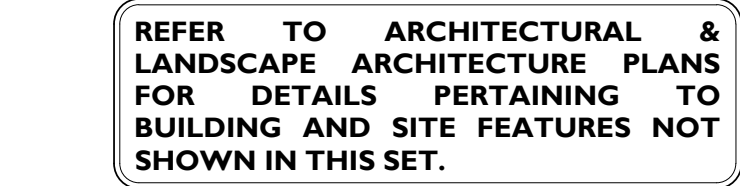
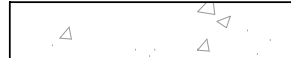
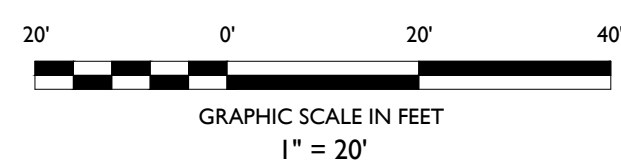


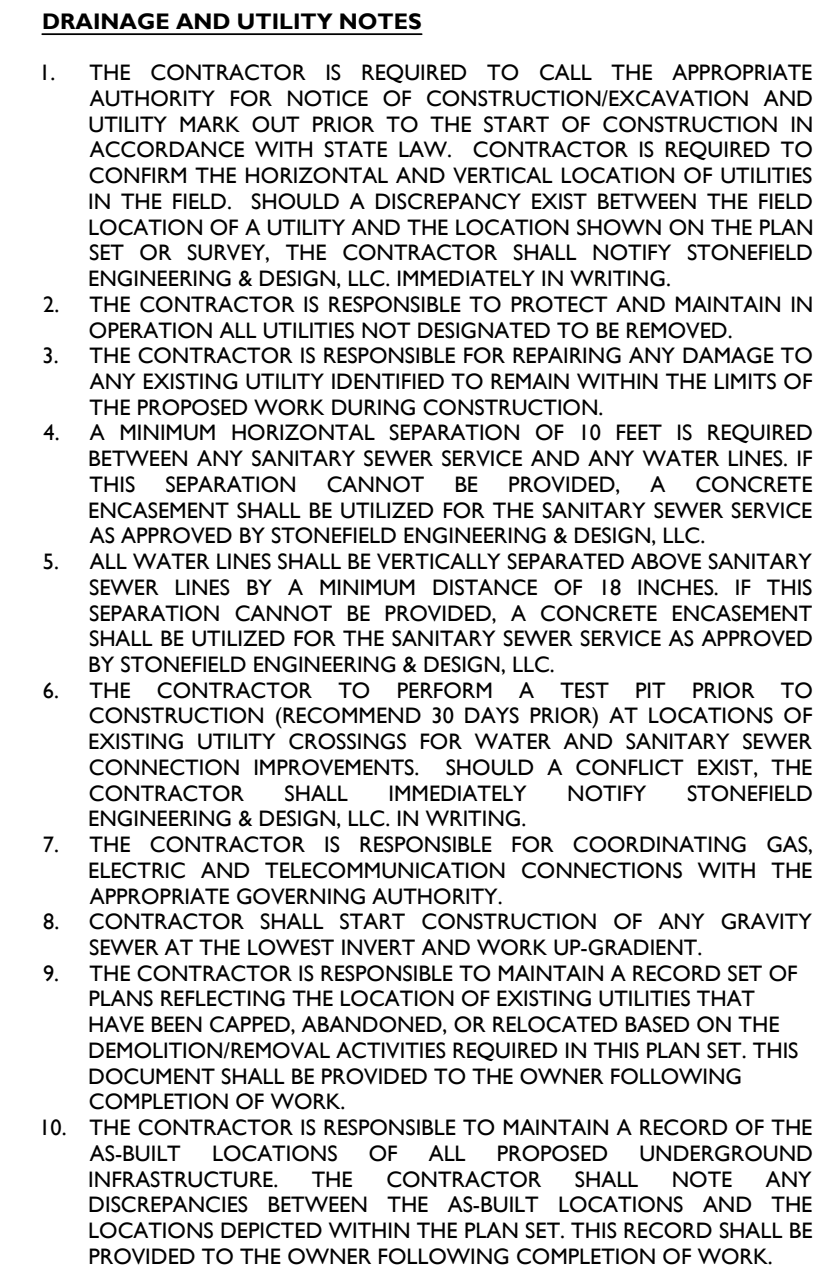
TABLE OF LAND USE AND ZONING SECTION 32.19, BLOCK 2, LOT 4.3 DISTRICT R-50 (AVERAGE DENSITY SUBDIVISION)		
PROPOSED USE		
SINGLE FAMILY RESIDENTIAL	PERMITTED USE	
ZONING REQUIREMENT	REQUIRED	PROPOSED LOT 1
GROSS LOT AREA	N/A	51,211 SF
MINIMUM EFFECTIVE LOT AREA	40,000 SF	51,211 SF. (6.144 SF STEEP SLOPES X 0.75) = = 46,603 SF
MINIMUM LOT WIDTH	125 FT	269.9 FT
MINIMUM EFFECTIVE SQUARE, SIDE	125 FT	163.5 FT
MAXIMUM IMPERVIOUS SURFACE RATIO	0.25 (11.651 SF)	0.25 (11.6055 SF)
MAXIMUM BUILDING COVERAGE	0.10 (4,660 SF)	0.09 (4,127 SF)
MAXIMUM BUILDING HEIGHT (FT)	25 FT	25 FT
MAXIMUM BUILDING HEIGHT (STORIES)	2.5 STORIES	2 STORIES
MINIMUM FRONT YARD SETBACK	50 FT	51.1 FT
MINIMUM SIDE YARD SETBACK (ONE)	25 FT	48.8 FT
MINIMUM SIDE YARD SETBACK (BOTH)	60 FT	166.7 FT
MINIMUM REAR YARD SETBACK	50 FT	92.1 FT
MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO	0.20 (2,612 SF)	0.11 (1,459 SF)
MAXIMUM EXPOSED BUILDING HEIGHT	40 FT	<40 FT
MINIMUM LOT FRONTAGE	90 FT	252.5 FT

SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	PROPOSED CURB
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED RETAINING WALL
	PROPOSED FENCE

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND PROPOSED THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE SPECIFICATIONS. THE CONTRACTOR SHALL NOT PROCEED TO REVEAL THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK OF THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO ANY OTHER CONNECTIONS. THE CONTRACTOR SHALL MAINTAIN AND CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDETERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO BE ON THE PLAN SET TO THE EXISTING CONDITION PRIOR TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW ALL SUBMITTALS IN CONJUNCTION WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE LOCAL, STATE, AND FEDERAL REGULATIONS RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SUPERVISOR OR CONTRACTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT MEAN THE OWNER OR CONTRACTOR IS RESPONSIBLE FOR THE ACTIONS AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

[illegible]



20' 0' 20' 40'



GRAPHIC SCALE IN FEET
1" = 20'

CONSTRUCTION PLANS PROPOSED SINGLE FAMILY RESIDENCE SECTION 32.19, BLOCK 2, LOT 4.3 JEREMY COURT VILLAGE OF WESLEY HILLS, TOWN OF RAMAPO ROCKLAND COUNTY, NEW YORK										 STONEFIELD engineering & design ZACHARY E. CHAPLIN, P.E. NEW YORK LICENSE No. 99746 LICENSED PROFESSIONAL ENGINEER NOT APPROVED FOR CONSTRUCTION  STONEFIELD engineering & design Rutherford, NJ · New York, NY · Salem, MA Princeton, NJ · Tampa, FL · Detroit, MI www.stonefieldeng.com Headquarters: 92 Park Avenue, Rutherford, NJ 07070 Phone 201.340.4468 · Fax 201.340.4472										<table><tr><td colspan="2">ISSUE</td><td colspan="2">DATE</td><td colspan="2">BY</td><td colspan="2">DD</td><td colspan="2">ISSUED FOR REVIEW</td></tr><tr><td colspan="2">1</td><td colspan="2">06/10/2024</td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td></tr></table>										ISSUE		DATE		BY		DD		ISSUED FOR REVIEW		1		06/10/2024							
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DRAWING:										UTILITY PLAN																																							
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SOIL CHARACTERISTICS CHART	
TYPES OF SOIL	Web - WETHERSFIELD GRAVELLY SILT LOAM
PERCENT OF SITE COVERAGE	100%
HYDROLOGIC SOIL GROUP	C
DEPTH TO RESTRICTIVE LAYER	20 TO 38 INCHES
SOIL PERMEABILITY	MODERATELY LOW TO MODERATELY HIGH (0.06 TO 0.20 IN/HR)
DEPTH TO WATER TABLE	ABOUT 18 TO 30 INCHES

SOURCE: INFORMATION OBTAINED FROM NYS ROCKLAND COUNTY SOIL SURVEY

SEC. 32.19
BLOCK 2
LOT 62

STABILIZATION NOTES:

1. CONTRACTOR SHALL MEET ALL GUIDELINES AND REQUIREMENTS FOR TEMPORARY STABILIZATION OF ALL DISTURBED AREAS.
2. DISTURBED AREAS SHALL BE TEMPORALLY STABILIZED WITHIN 14 DAYS OF DISTURBANCE UNLESS CONSTRUCTION SHALL RESUME IN THAT AREA WITHIN 21 DAYS.
3. CONTRACTOR SHALL MEET ALL GUIDELINES AND REQUIREMENTS FOR PERMANENT STABILIZATION OF ALL DISTURBED AREAS.

SYMBOL

DESCRIPTION

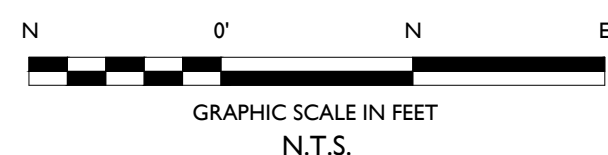
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- LOD PROPOSED LIMIT OF DISTURBANCE
- SF PROPOSED SILT FENCE
- TPF PROPOSED TREE PROTECTION FENCE
- PROPOSED STOCKPILE & EQUIPMENT STORAGE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED INLET PROTECTION FILTER

EROSION AND SEDIMENT CONTROL NOTES

1. ALL SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL".
2. THE EROSION AND SEDIMENT CONTROL PLAN PRACTICES ARE DESCRIBED IN THE ACCOMPANYING STORMWATER POLLUTION PREVENTION PLAN (SWPPP). REFER TO THE SWPPP FOR DESCRIPTION OF MEASURES AND INSPECTION/MAINTENANCE REQUIREMENTS. CONTRACTOR TO FOLLOW NYSDEC GUIDELINES AND REQUIREMENTS FOR CONSTRUCTION EFFORTS.
 - 2.1. AFTER INITIAL SITE CLEARING, CONTRACTOR SHALL STABILIZE DISTURBED AREAS OF THE PROJECT SITE TO THE SATISFACTION OF NYSDEC REQUIREMENTS. CONTRACTOR TO BE CURRENT WITH NYSDEC REQUIREMENTS AND PER THE CURRENT EDITION OF THE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL".
 - 2.2. AREAS OF THE SITE THAT ARE NOT PART OF ACTIVE CONSTRUCTION EFFORT ARE TO BE IMMEDIATELY STABILIZED AFTER INITIAL SITE CLEARING AS NOTED ABOVE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH SWPPP AND EROSION AND SEDIMENT CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY LAND DISTURBANCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
4. TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES AND DEVICES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. ALL EROSION AND SEDIMENT CONTROL STRUCTURES AND DEVICES SHALL BE INSPECTED A MINIMUM OF A WEEKLY BASIS AND AFTER EACH RAINFALL EVENT OF 0.5 INCHES OR GREATER WITHIN A 24 HOUR PERIOD. AS PER THE SWPPP. FIELD BOOKS ARE TO BE MAINTAINED TO DOCUMENT COMPLIANCE WITH ALL APPLICABLE MEASURES. ALL SUPERINTENDENTS AND PROJECT TEAM MEMBERS SHALL BE PROPERLY TRAINED FOR MAINTENANCE, INSPECTION AND ENFORCEMENT OF ALL APPLICABLE PROCEDURES.
5. THE CONTRACTOR SHALL KEEP ALL ROADWAYS ADJACENT TO THE IMPROVEMENT AREA CLEAR OF SOIL AND DEBRIS.
6. TEMPORARY SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AFTER THE AREA OF DISTURBANCE HAS BEEN PERMANENTLY STABILIZED.
7. BEST CONSTRUCTION PRACTICES SHALL BE IMPLEMENTED TO REDUCE/ELIMINATE DUST AND DEBRIS WITHIN AND ADJACENT TO THE WORK AREAS, INCLUDING WETTING SOIL SURFACES, COVERING TRUCKS AND STORED MATERIALS WITH TARPS AND PROPERLY MAINTAINING EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL APPLICABLE LOCAL, STATE AND FEDERAL AIR QUALITY STANDARD LAWS FOR DUST CONTROL.
8. INTERIM EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AS NECESSARY BETWEEN CONSTRUCTION PHASES, AS WARRANTED BY CONSTRUCTION AND IN ORDER TO MINIMIZE EROSION AND TRANSPORT OF SOIL AND DEBRIS FROM THE SITE.
9. CONTRACTOR TO PREVENT SEDIMENT FROM ENTERING STORM SEWERS DURING CONSTRUCTION.
10. EXISTING ON-SITE INLETS TO BE PROVIDED WITH APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES UNTIL ON-SITE STORM SEWERS HAVE BEEN REMOVED FROM THE PROJECT SITE.
11. AREAS THAT HAVE BEEN DISTURBED ARE TO BE RE-STABILIZED AS SOON AS POSSIBLE AFTER CONSTRUCTION IS COMPLETED IN THAT AREA. TEMPORARY STABILIZATION SHALL INCLUDE, BUT NOT BE LIMITED TO, SUCH MEASURES AS HYDROSEEDING, MULCHING, JUTE MESH OR TEMPORARY PAVING AND AS ALLOWED BY THE CURRENT NYSDEC STANDARDS.
12. MISTING AND OTHER CONTROLS SHALL BE UTILIZED TO MITIGATE DUST EMISSIONS FROM THE WORK ZONE, THIS INCLUDES DURING THE DEMOLITION OF CONCRETE STRUCTURES. MATERIALS HAILED FROM THE SITE SHALL BE PLACED IN LEAK PROOF CONTAINERS AND PROPERLY COVERED WITH TARPS, SCREENS AND/OR OTHER MECHANISMS.
13. A SILT FENCE SHALL BE INSTALLED ALONG THE PERIMETER OF THE SITE AND/OR AS SHOWN ON THE ACCOMPANYING PLAN. SILT FENCE SHALL BE LOCATED AT THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
14. STABILIZED CONSTRUCTION ENTRANCE SHALL BE UTILIZED BY ALL VEHICLES ACCESSING THE CONSTRUCTION SITE.

GENERAL NOTES:

1. THE CONTRACTOR SHALL PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES FIELD VERIFY THE SITE CONDITIONS AND SCOPE OF WORK DEPICED ON THE PLAN SET. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL FIELD CONDITIONS.
2. THE CONTRACTOR SHALL CALL NEW YORK 811 AT "811" OR "1-800-272-4480" AT LEAST 48 HOURS PRIOR TO BEGINNING ANY WORK.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE PERMITS AND SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES.
4. THE CONTRACTOR SHALL, WITHOUT EXTRA COST TO THE PROJECT REPAIR AND MAINTAIN EXISTING SEDIMENT CONTROL DEVICES UNTIL ALL AREAS WITHIN THE LIMITS OF CONSTRUCTION ARE STABILIZED. ALL SEDIMENT CONTROL MEASURES REFERRED TO ON THESE PLANS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL".



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CONSTRUCTION PLANS
**PROPOSED SINGLE
FAMILY RESIDENCE**

SECTION 32.19, BLOCK 2, LOT 4.3
JEREMY COURT
VILLAGE OF WESLEY HILLS, TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 99748
LICENSED PROFESSIONAL ENGINEER

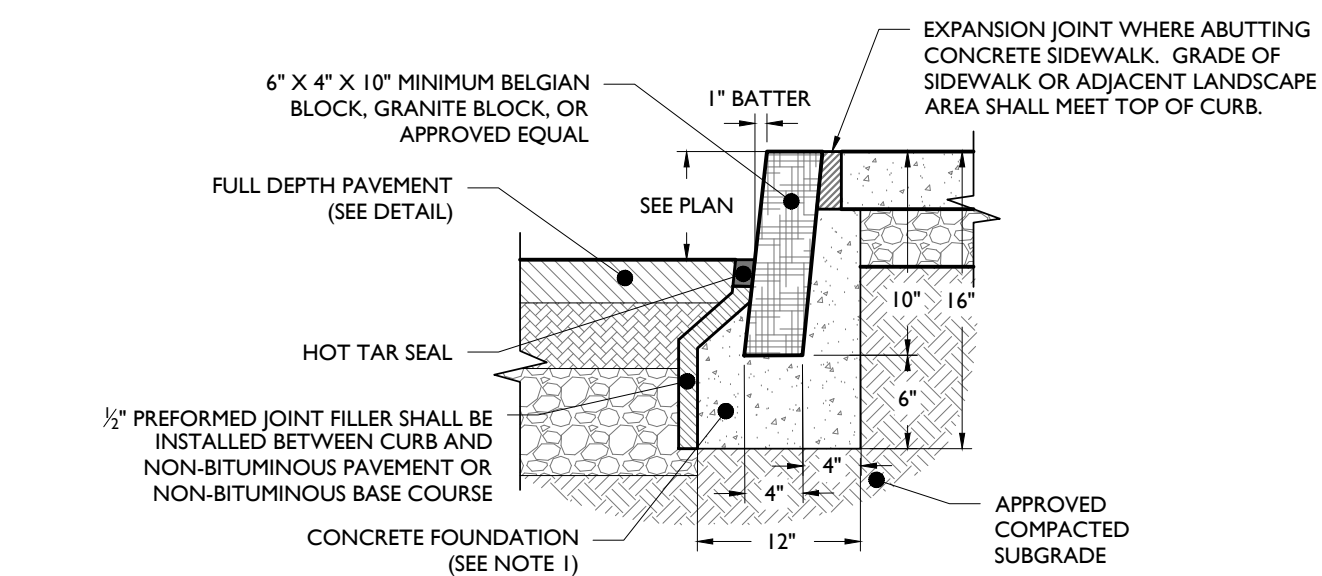
STONEFIELD
engineering & design

SCALE: 1" = XX' PROJECT ID: K-18100

TITLE:
**SOIL EROSION &
SEDIMENT CONTROL
PLAN**

DRAWING:

C-6

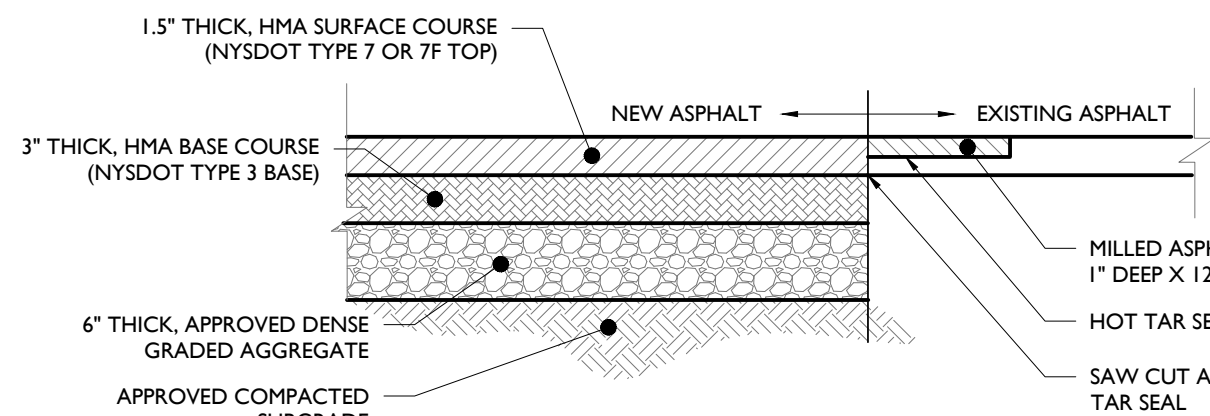


BELGIAN BLOCK CURB DETAIL

NOT TO SCALE

- NOTES:
1. CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED.
 2. $\frac{1}{2}$ " EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 50 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED $\frac{1}{2}$ " FROM SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
 3. 1" DEEP AND 3" WIDE CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS, OR 30 FOOT MAX.
 4. 16" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.

1

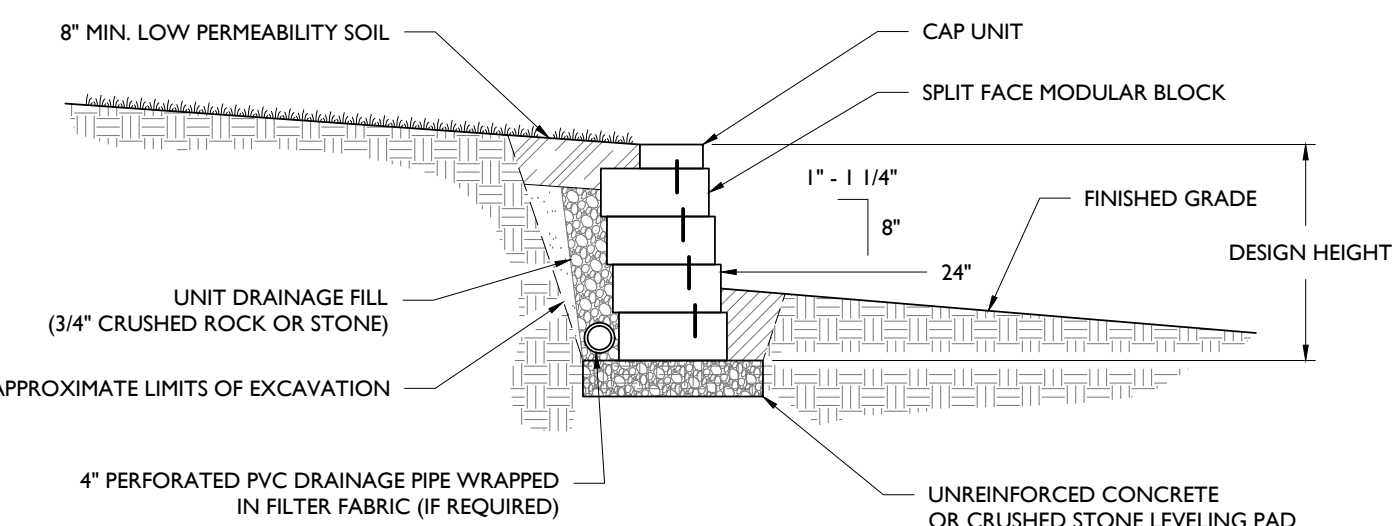


FULL DEPTH ASPHALT PAVEMENT DETAIL

NOT TO SCALE

- NOTE:
- HMA MIX AND DENSE GRADED AGGREGATE SHALL CONFORM TO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

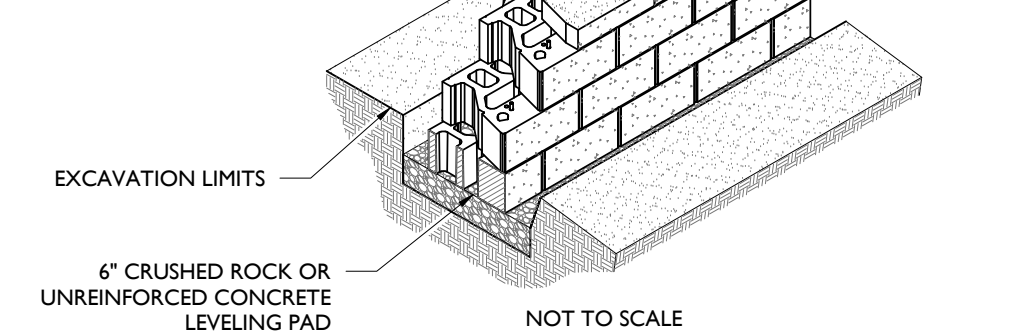
2



TYPICAL GRAVITY WALL SECTION
STANDARD UNIT - 1" SETBACK

BASE LEVELING PAD NOTES:

1. THE LEVELING PAD IS TO BE CONSTRUCTED OF CRUSHED STONE OR 2,000 PSI UNREINFORCED CONCRETE.
2. THE BASE FOUNDATION IS TO BE APPROVED BY THE SITE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF THE LEVELING PAD.

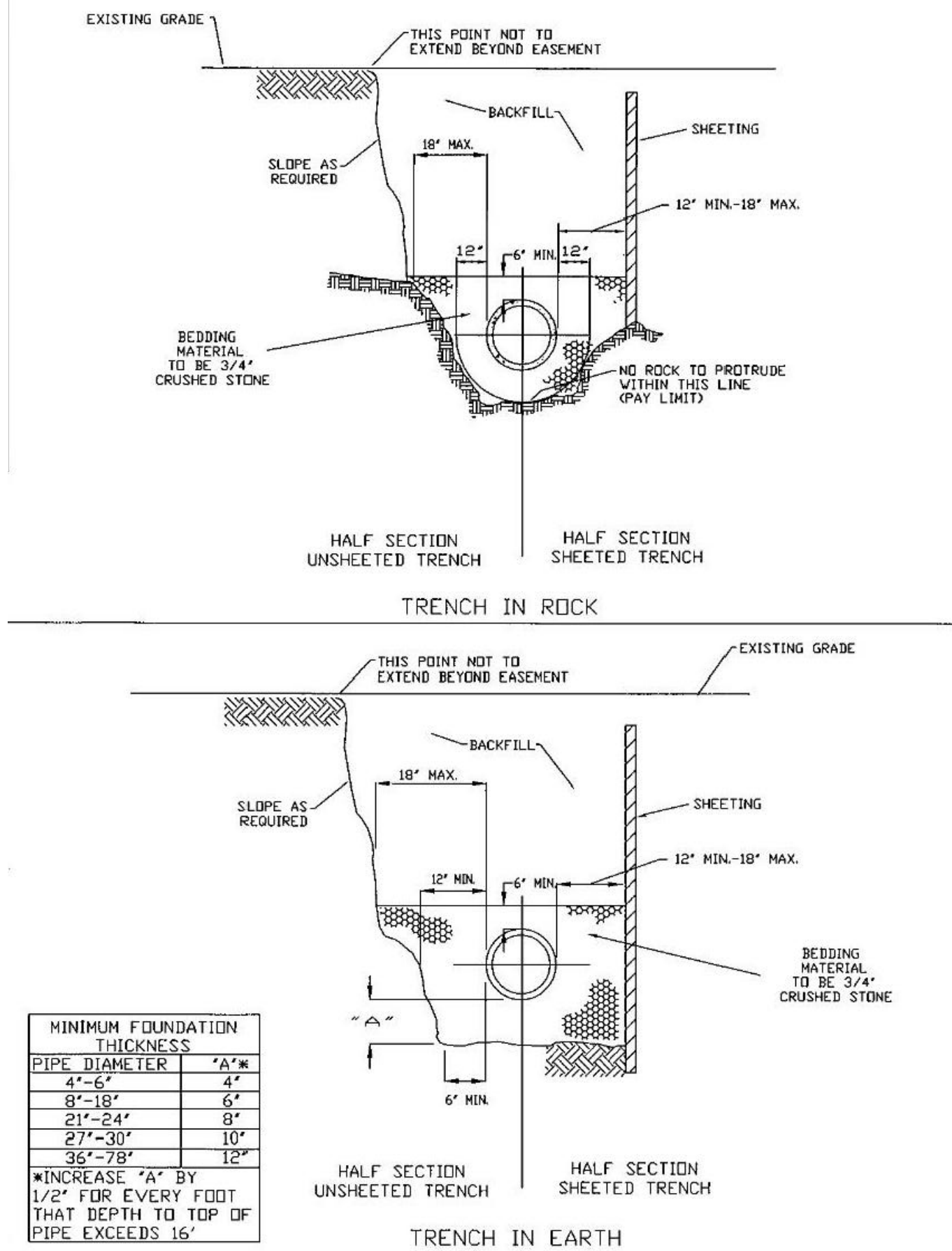


BLOCK WALL DETAIL

NOT TO SCALE

- NOTES:
1. RETAINING WALL DESIGN PLANS TO BE PREPARED BY LICENSED PROFESSIONAL IN THE STATE OF NEW YORK.
 2. KEYSTONE WALL SYSTEM, OR APPROVED EQUIVALENT, TO BE CONSTRUCTED.

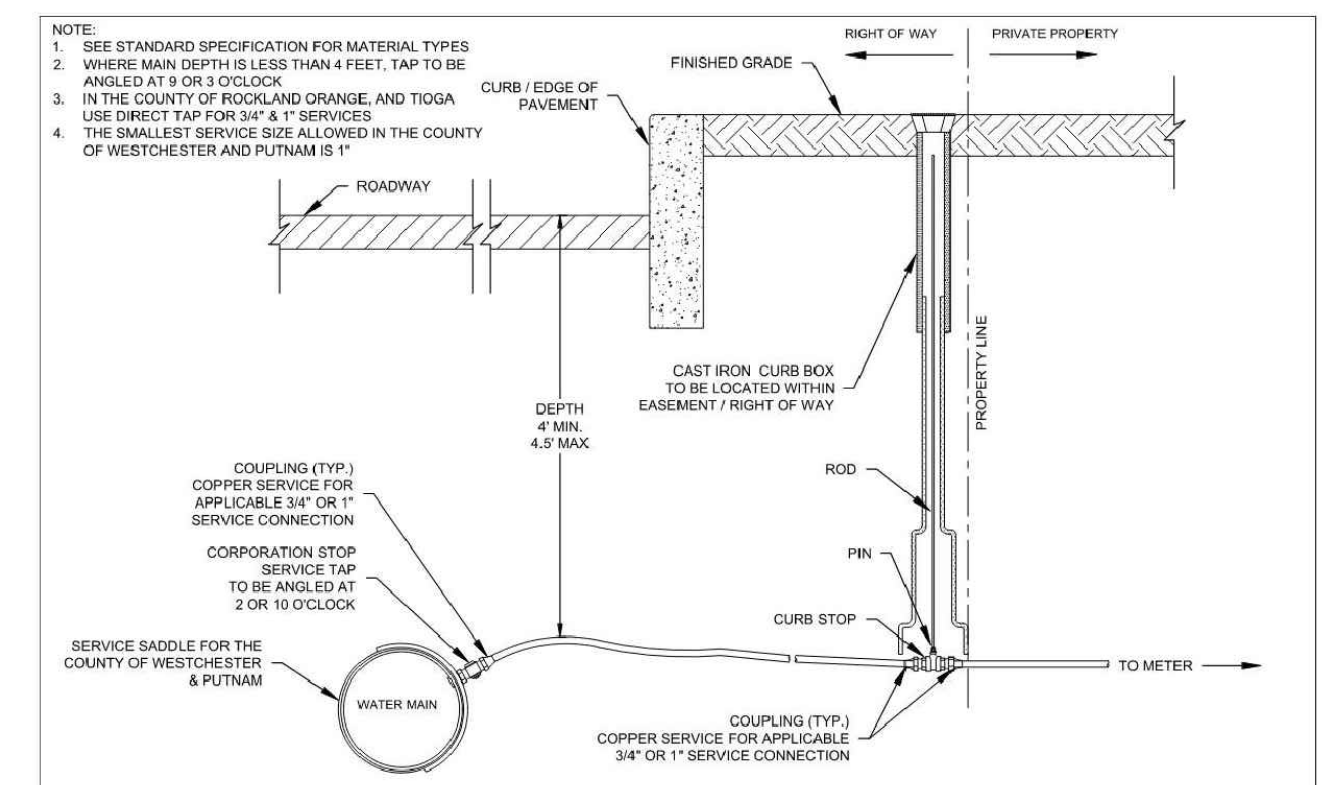
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TRENCH SECTIONS
N.T.S.

9/26/96

6



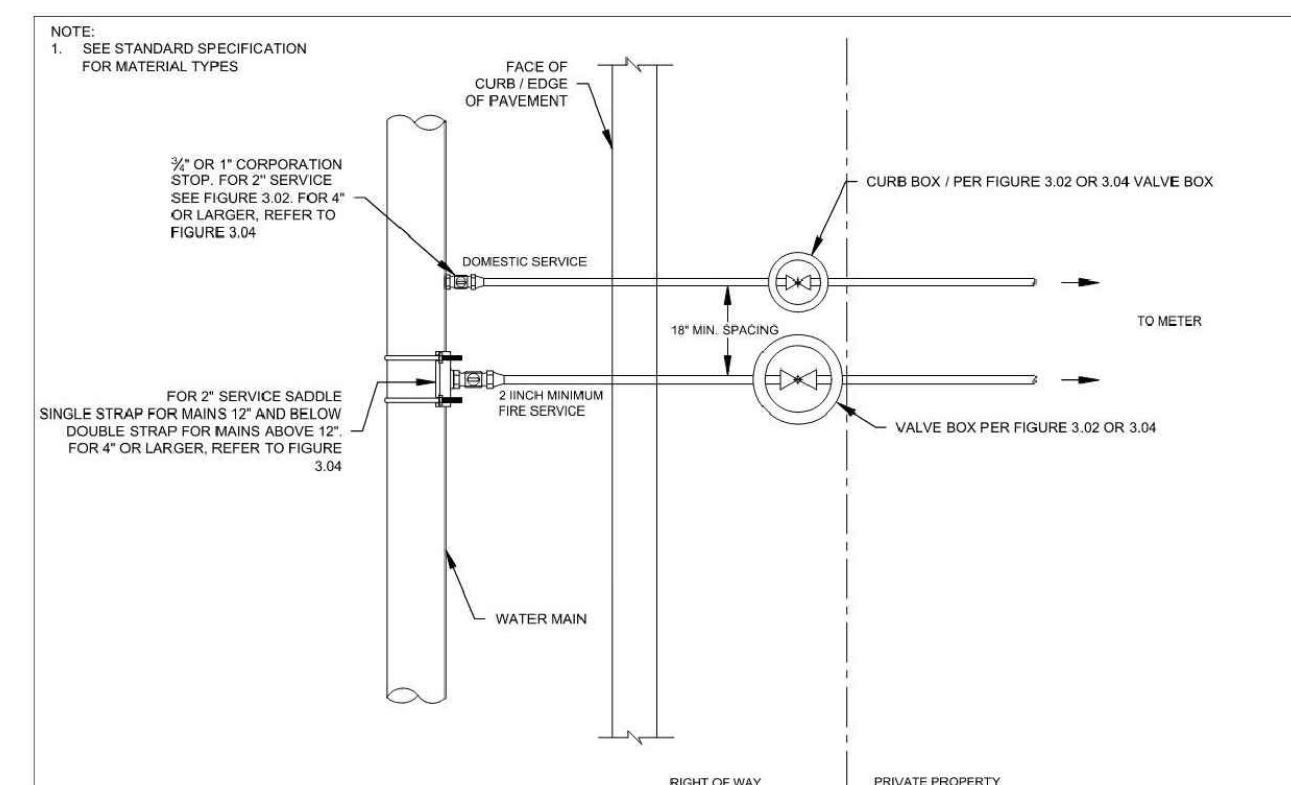
SPECIFICATION DETAILS

INSTALLATION OF WATER SYSTEMS APPURTENANCES

DOMESTIC SERVICE CONNECTION
3/4" & 1" SERVICE CONNECTION

DRAFTED BY: MS
APPROVED BY: WMM (V. N.B.)
SCALE: N.T.S. DATE: 11/1/2002

9



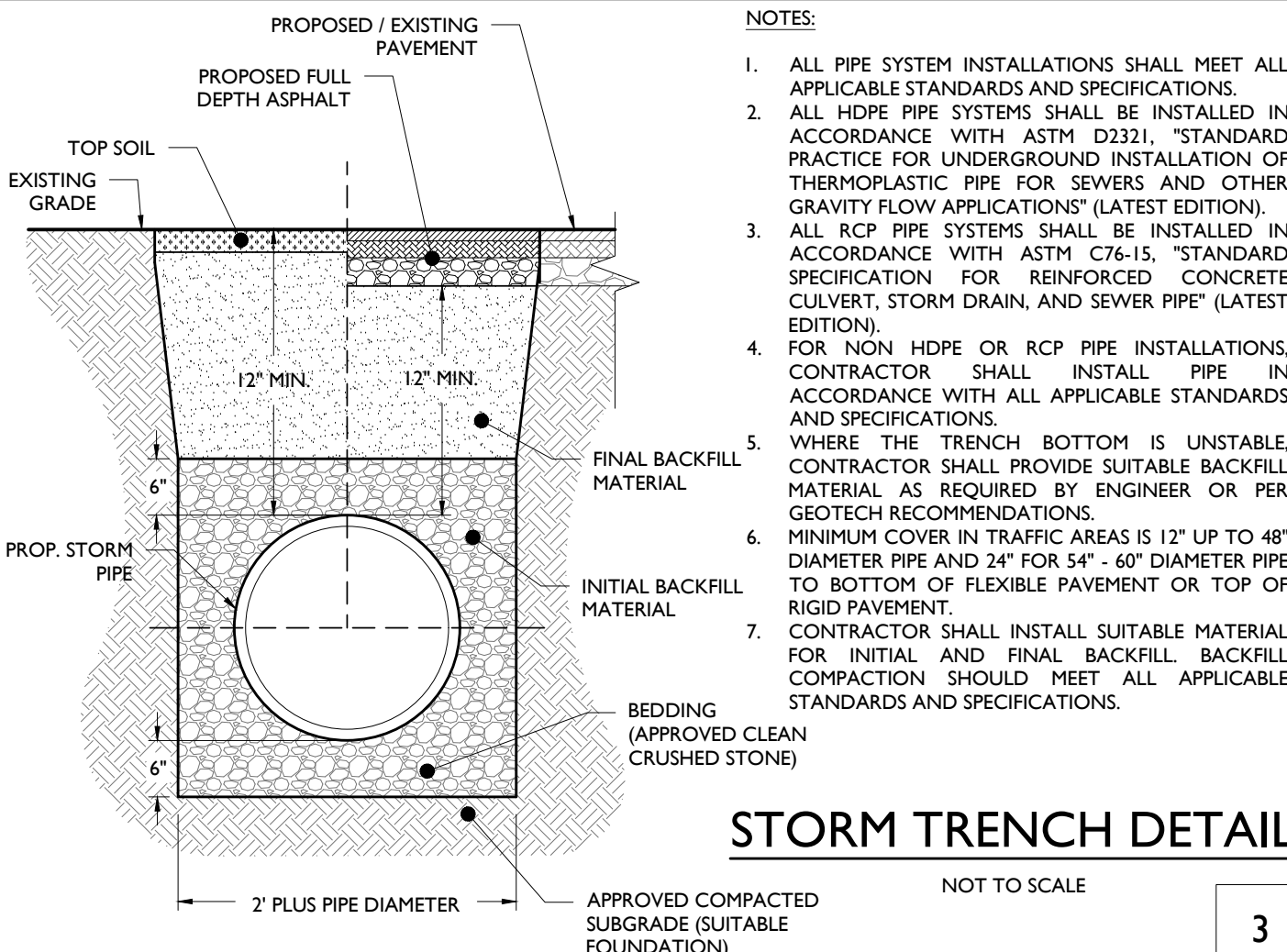
SPECIFICATION DETAILS

INSTALLATION OF WATER SYSTEMS APPURTENANCES

DOMESTIC & FIRE CONNECTION
PLAN VIEW

DRAFTED BY: MS
APPROVED BY: WMM (V. N.B.)
SCALE: N.T.S. DATE: 11/1/2002

10



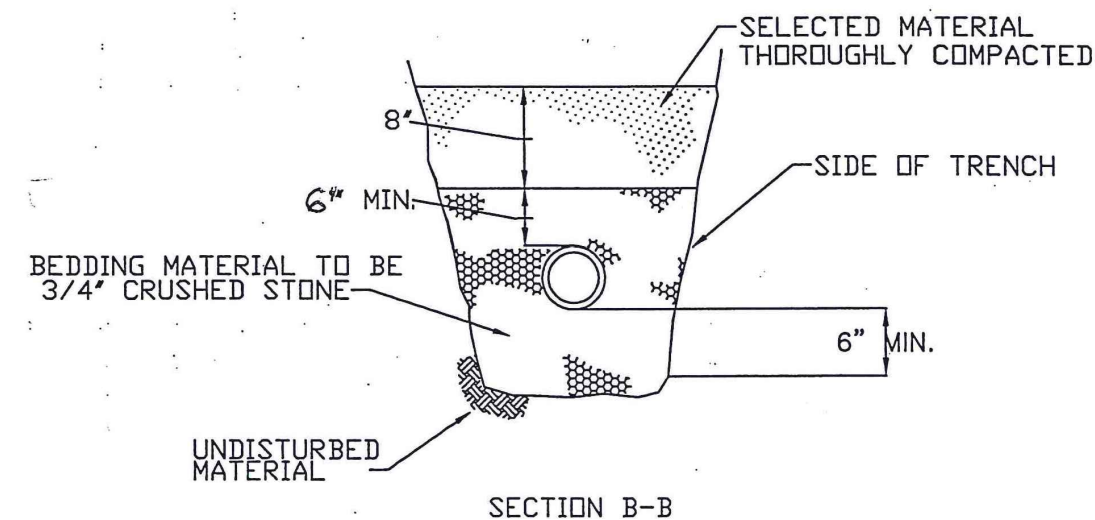
STORM TRENCH DETAIL

NOT TO SCALE

NOTES:

1. ALL PIPE SYSTEM INSTALLATIONS SHALL MEET ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
2. ALL HDPE PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D331. STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS (LATEST EDITION).
3. ALL RCP PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C76-15, "STANDARD SPECIFICATION FOR REINFORCED CONCRETE CULVERT, STORM DRAIN, AND SEWER PIPE" (LATEST EDITION).
4. FOR NON HDPE OR RCP PIPE INSTALLATIONS, CONTRACTOR SHALL INSTALL PIPE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
5. WHERE THE TRENCH BOTTOM IS UNSTABLE, CONTRACTOR SHALL PROVIDE SUITABLE BACKFILL MATERIAL, AS REQUIRED BY ENGINEER, OR PER GEOTECH RECOMMENDATIONS.
6. MINIMUM COVER IN TRAFFIC AREAS IS 12" UP TO 48" DIAMETER PIPE AND 24" FOR 54" - 60" DIAMETER PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.
7. CONTRACTOR SHALL INSTALL SUITABLE MATERIAL FOR INITIAL AND FINAL BACKFILL. BACKFILL COMPACTION SHOULD MEET ALL APPLICABLE STANDARDS AND SPECIFICATIONS.

3

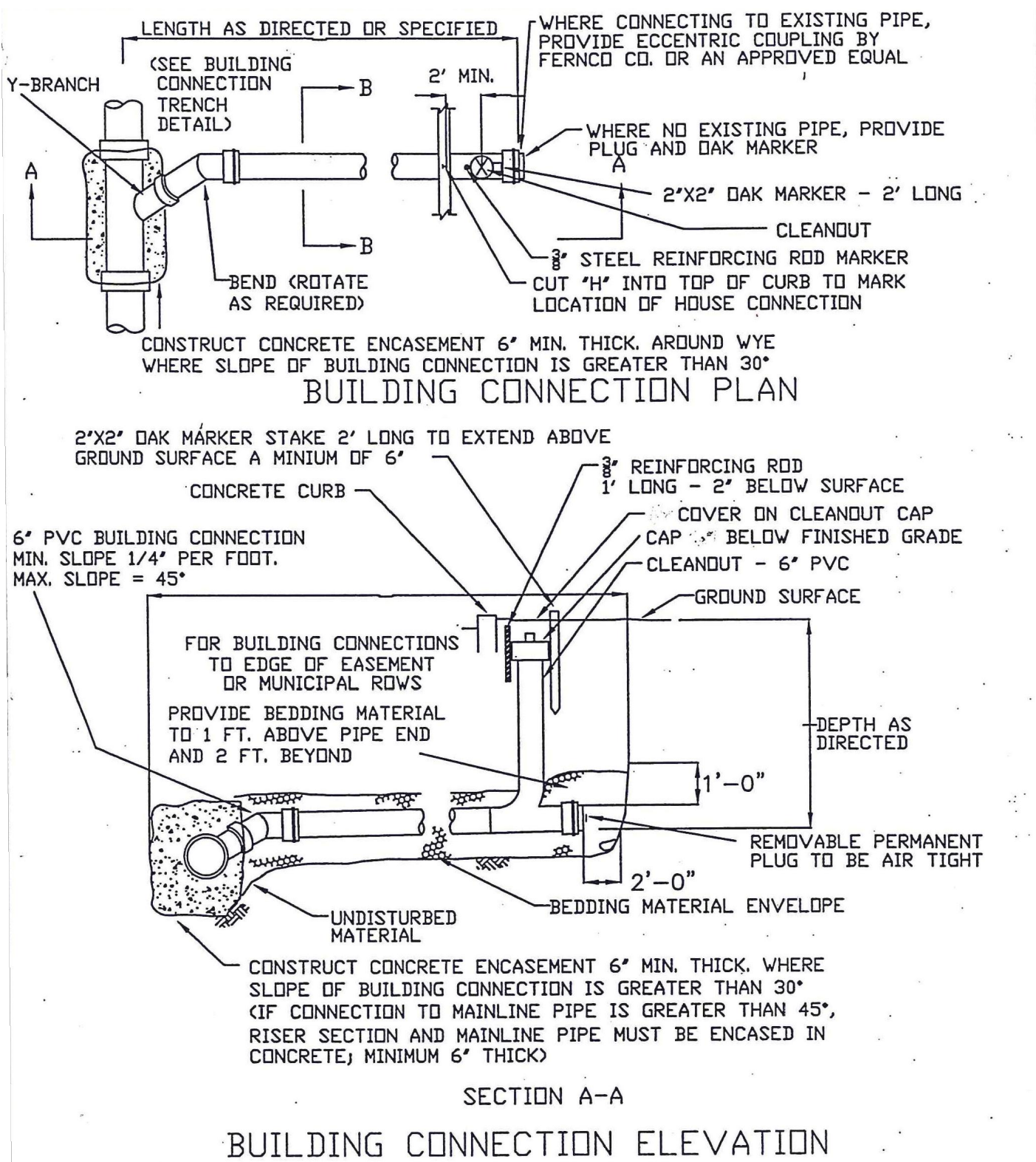


**BUILDING CONNECTION
TRENCH DETAIL**

N.T.S.

02/01/02

4

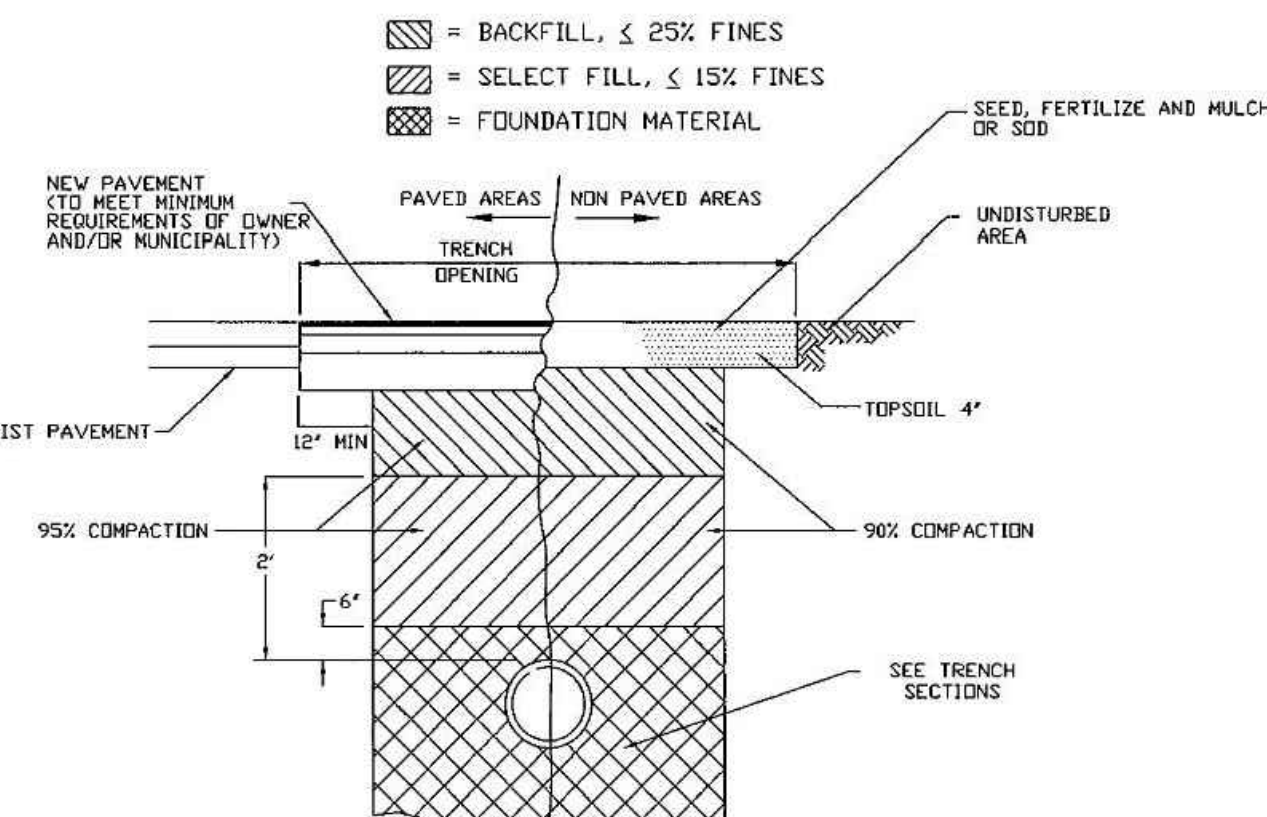


BUILDING CONNECTION DETAIL

N.T.S.

02/01/02

7



PIPE TRENCH BACKFILL DETAIL
N.T.S.

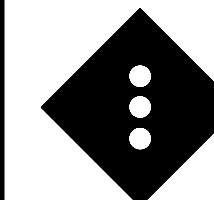
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8

ISSUED FOR REVIEW										DESCRIPTION	
										DD	BY
										06/10/2024	DATE
										1	ISSUE

NOT APPROVED FOR CONSTRUCTION

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SCALE: AS SHOWN PROJECT ID: K-18100

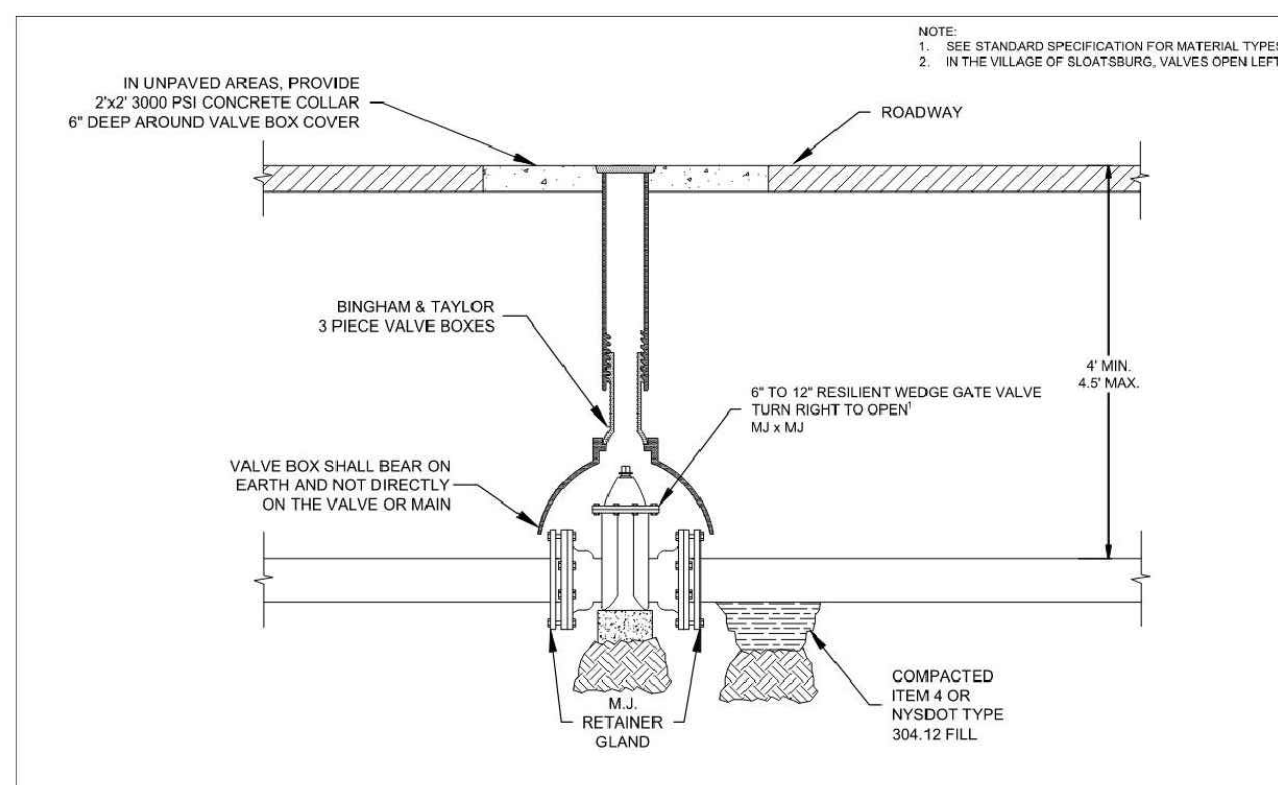
TITLE:

CONSTRUCTION
DETAILS

DRAWING:

C-7

12



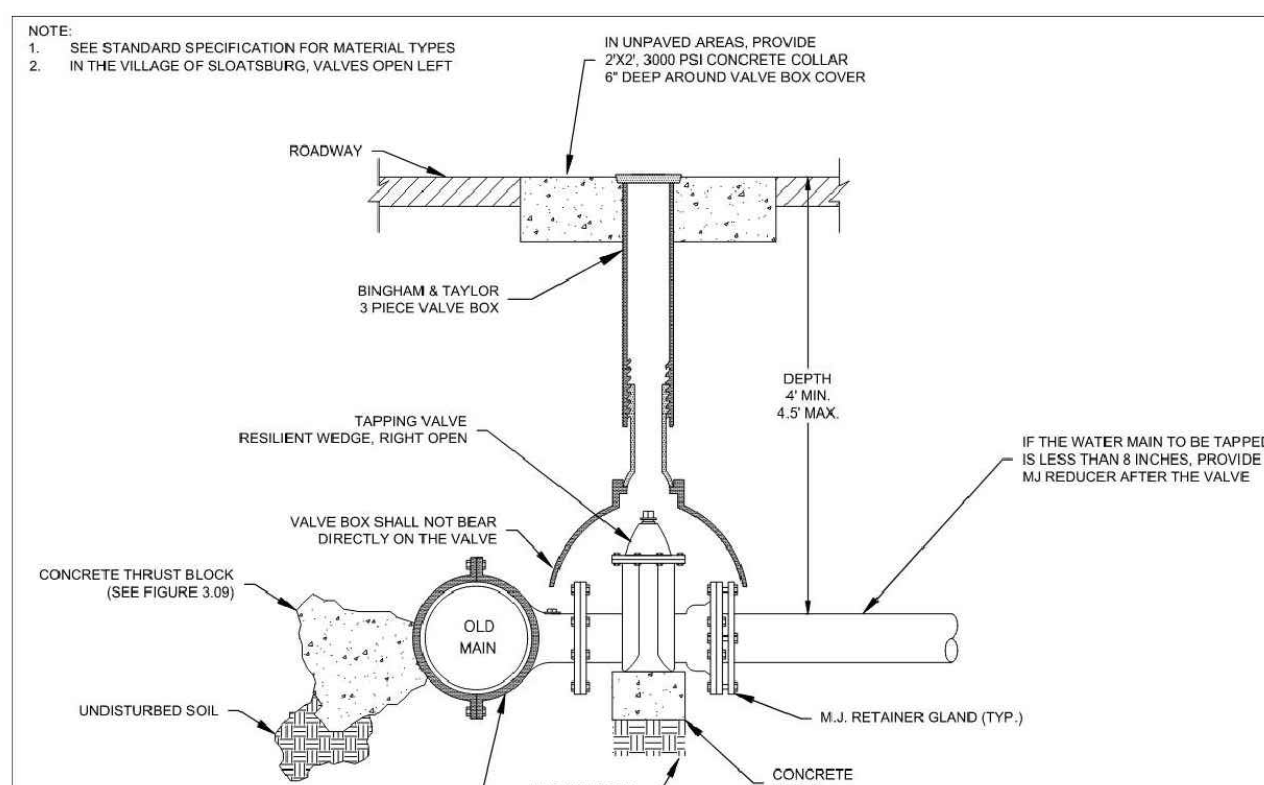
SPECIFICATION DETAILS

INSTALLATION OF WATER SYSTEMS APPURTENANCES

IN-LINE GATE VALVE
INSTALLATION

DRAFTED BY: MS
APPROVED BY: WMM (V. N.B.)
SCALE: N.T.S. DATE: 11/1/2002

11



SPECIFICATION DETAILS

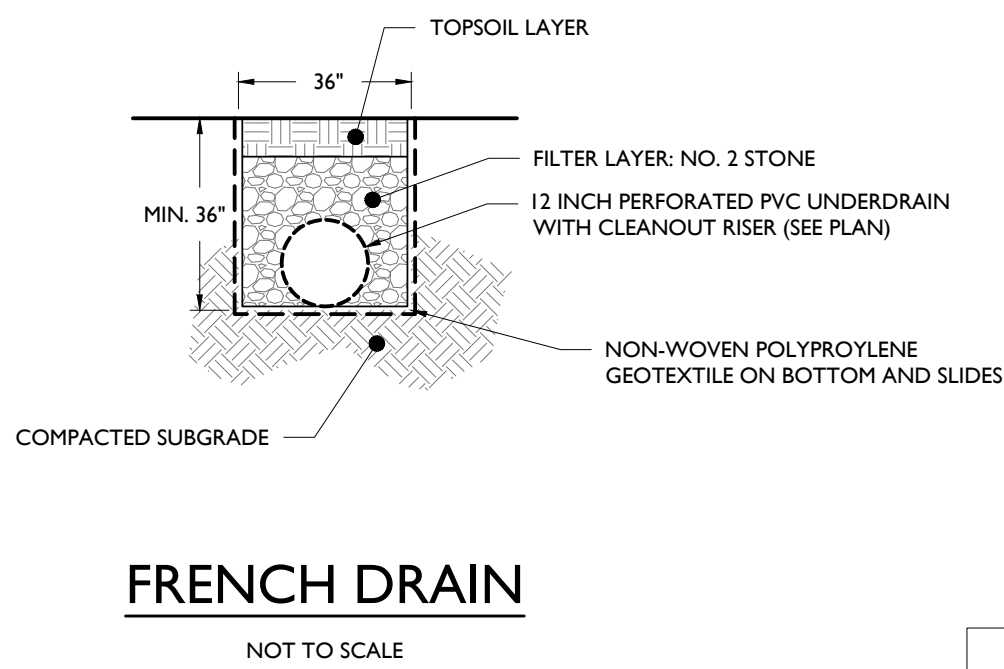
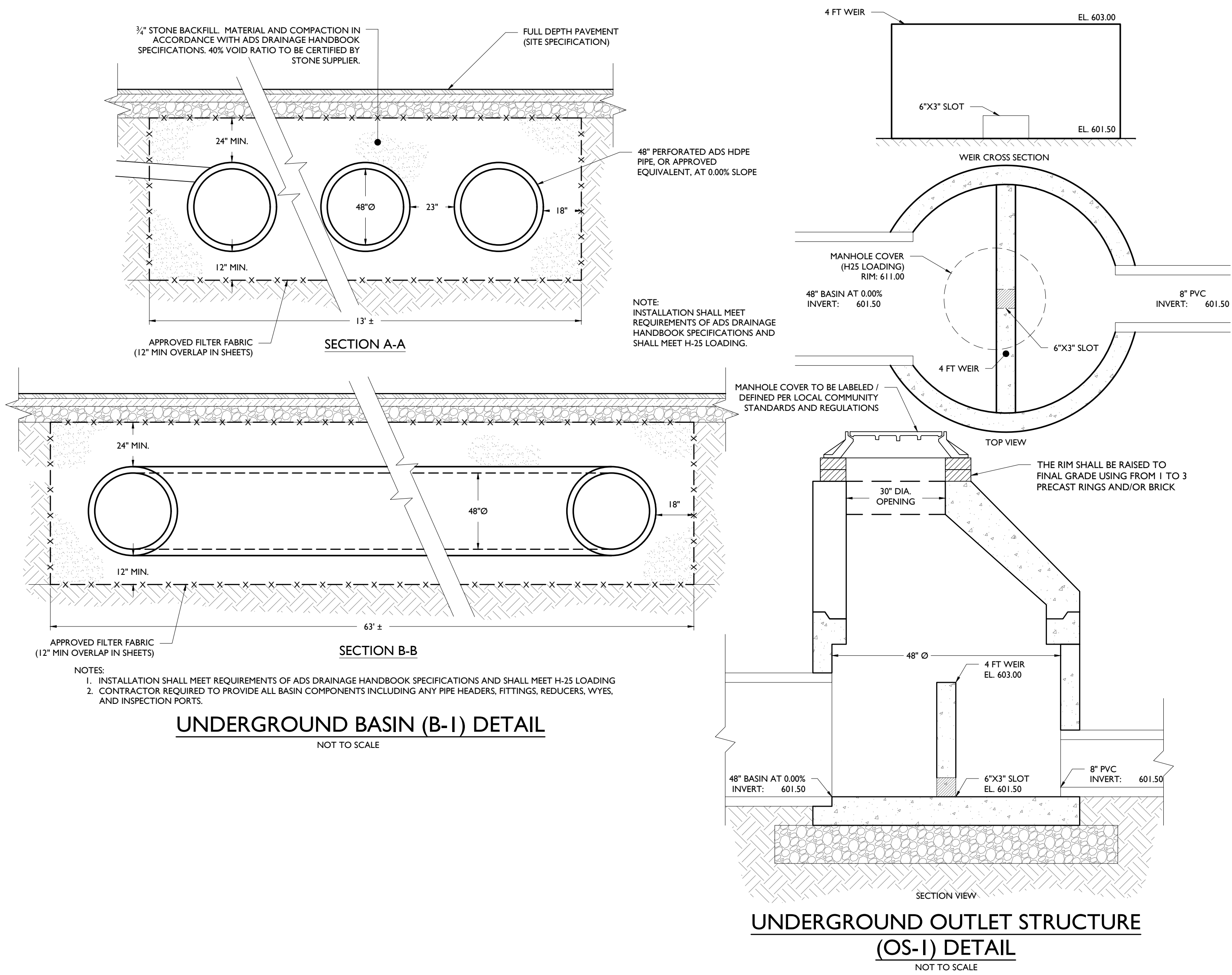
INSTALLATION OF WATER SYSTEMS APPURTENANCES

TAPPING EXISTING WATER MAIN

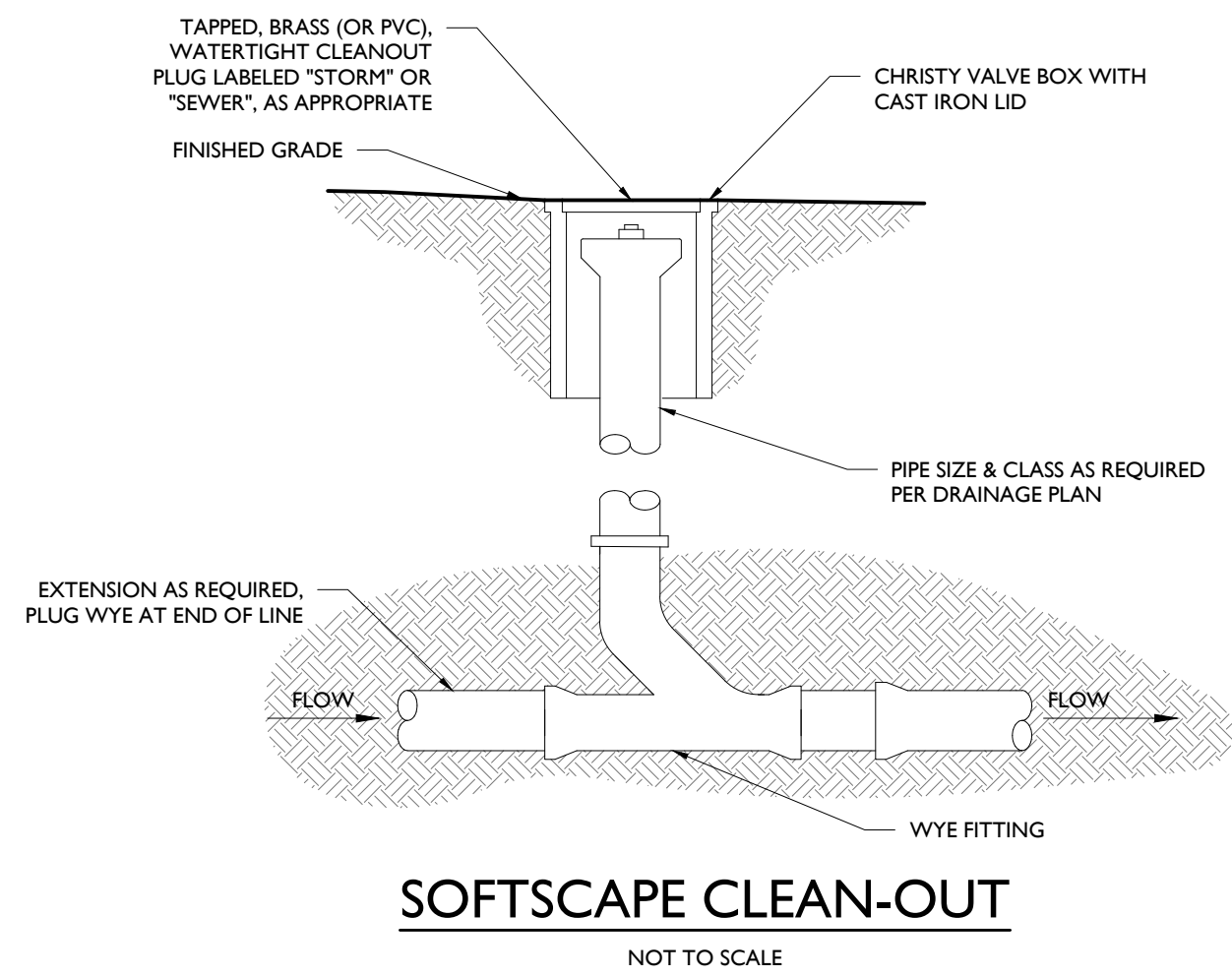
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APPROVED BY: WMM (V. N.B.)
SCALE: N.T.S. DATE: 11/1/2002

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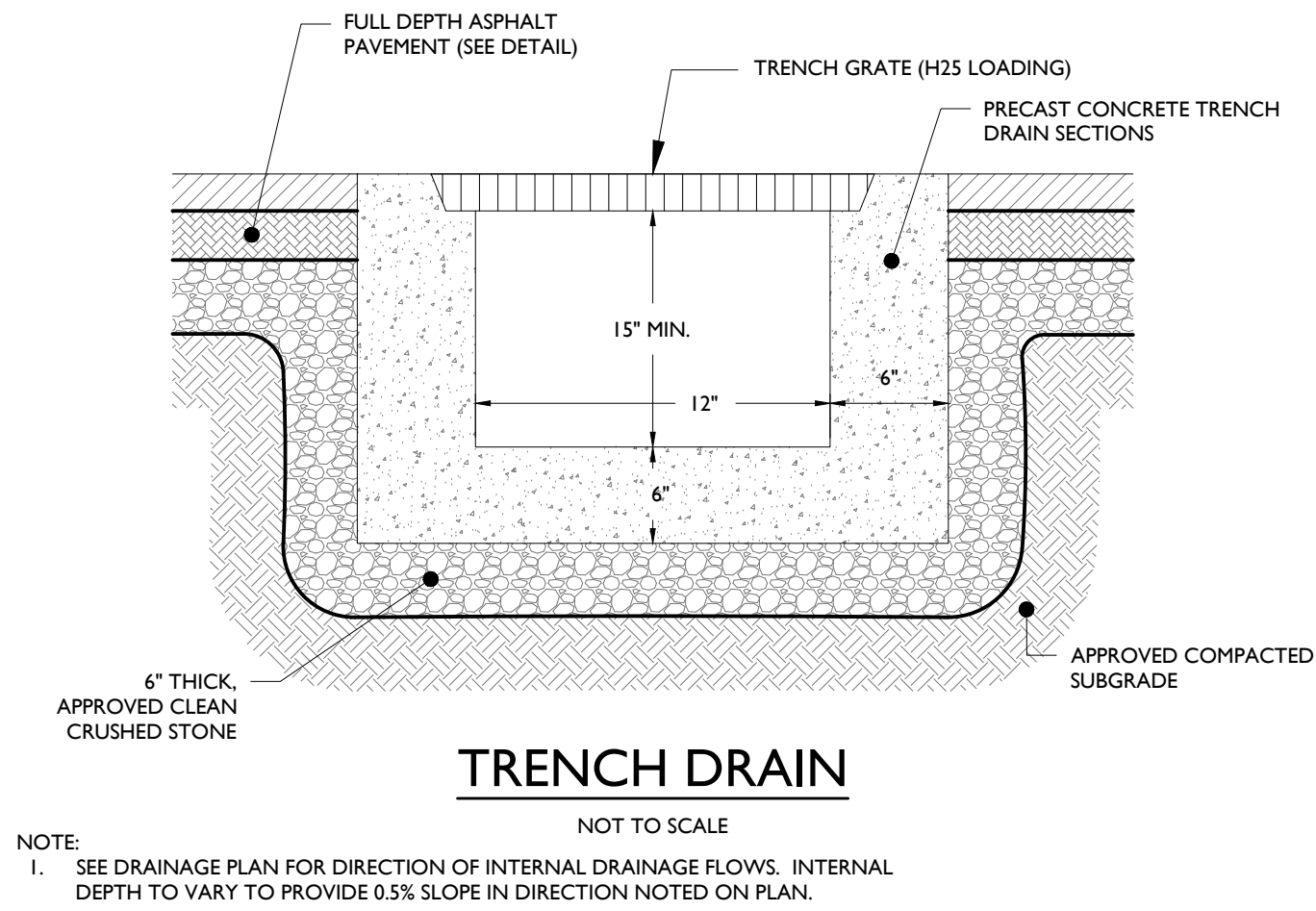
K:\2018\BIBB AND ASSOCIATES - 15 TERRACE ROAD, WESLEY HILLS, NY\CAD - LOT 1\DWG\DWG.DWG



4



2



3

CONSTRUCTION PLANS		PROPOSED SINGLE FAMILY RESIDENCE		SECTION 32.19, BLOCK 2, LOT 4.3 JEREMY COURT VILLAGE OF WESLEY HILLS, TOWN OF RAMAPO ROCKLAND COUNTY, NEW YORK	
ZACHARY E. CHAPLIN, P.E. NEW YORK LICENSE No. 99748 LICENSED PROFESSIONAL ENGINEER					
STONEFIELD engineering & design					
SCALE: AS SHOWN	PROJECT ID: K-18100				
TITLE: CONSTRUCTION DETAILS					
DRAWING: C-8					

FOUNDATION NOTES:

1. FOUNDATIONS PLACED ON UNDISTURBED SOIL AT ELEVATIONS INDICATED TO BE DESIGNED FOR AN ALLOWABLE NET BEARING PRESSURE OF 2,500 P.S.F.
2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT WHERE BOTTOM OF FOOTING ELEVATION IS CHANGED AND OBTAIN REDESIGN OF THE FOUNDATION AND RETAINING WALLS AS REQUIRED.
3. ALL FILL REQUIRED BELOW ANY PORTION OF THE STRUCTURE SHALL BE COMPACTED IN 9" LIFTS TO AT LEAST 98% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. REMOVE UNSUITABLE FILL AND REPLACE WITH CONTROLLED FILL AS REQUIRED FOR SOUND PLACEMENT OF FOUNDATIONS.
4. SOIL - SUPPORTED FOOTINGS SHALL BE FOUNDED UPON UNDISTURBED NATURAL SUBGRADE (OR CONTROLLED COMPACTED FILL) WITH A MINIMUM BEARING CAPACITY AS NOTED AND AS FIELD VERIFIED AND APPROVED BY A REGISTERED SOIL ENGINEER. THE BOTTOM OF THE FOOTING ELEVATIONS AND BEARING CAPACITIES AS SHOWN ON THE DRAWINGS ARE ESTIMATED AND WILL REQUIRE VERIFICATION. FINAL, EXACT ELEVATIONS AND BEARING CAPACITIES SHALL BE FIELD DETERMINED.
5. CENTER ALL FOOTINGS UNDER THEIR RESPECTIVE COLUMNS UNLESS SHOWN OTHERWISE.

REINFORCED CONCRETE:

1. COMPLY WITH ACI 301 AND 318.
2. ALL CAST IN PLACE CONCRETE SHALL BE CONTROLLED CONCRETE AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS FOLLOWS:

FOOTINGS: 3500 P.S.I.
POURED WALLS: 3500 P.S.I.
SLABS ON GRADE: 3500 P.S.I.
SLAB ON METAL DECK: 3500 P.S.I.

3. USE NORMAL WEIGHT CONCRETE FOR ALL STRUCTURAL MEMBERS U.O.N.
4. CONCRETE REINFORCEMENT SHALL BE ASTM A615, GRADE 60 DEFORMED REINFORCING STEEL. LAP BOTTOM STEEL OVER SUPPORTS AND TOP STEEL AT MIDSPAN, U.O.N.. HOOK DISCONTINUOUS ENDS OF ALL TOP BARS AND ALL BARS IN WALLS, U.O.N.
5. WHERE SPECIFIED, PROVIDE PLAIN, COLD-DRAWN ELECTRONICALLY WELDED WIRE REINFORCEMENT (WWF) CONFORMING TO ASTM A185. SUPPLY IN FLAT SHEETS ONLY. LAP SPLICE SHALL BE ONE CONTINUOUS WIRE SPACING PLUS TWO INCHES.

FOOTING SCHEDULE

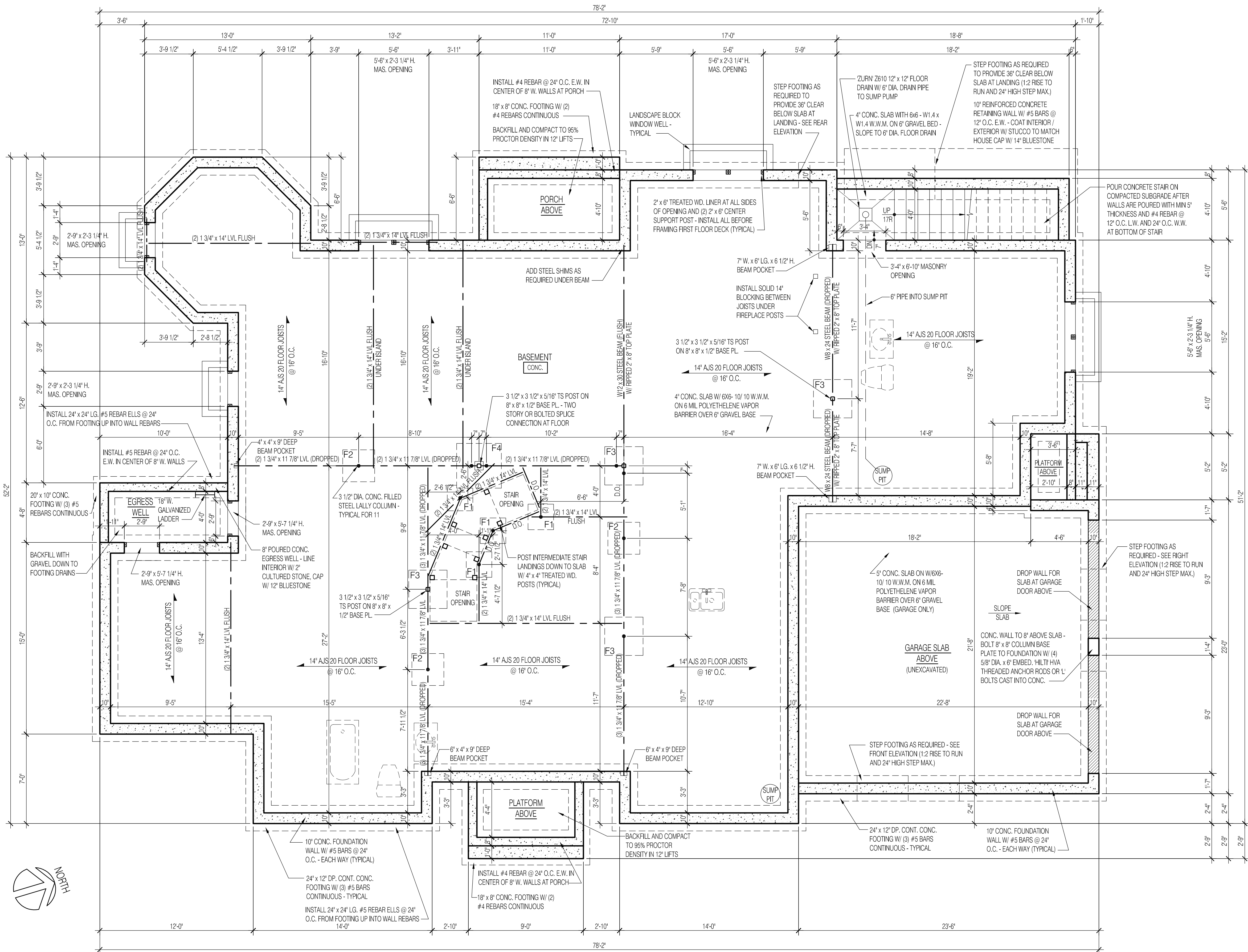
F1	24" x 24" x 16" DEEP CONC. FOOTING W/ (2) #4 BARS EACH WAY
F2	30" x 30" x 16" DEEP CONC. FOOTING W/ (3) #5 BARS EACH WAY
F3	36" x 36" x 18" DEEP CONC. FOOTING W/ (4) #5 BARS E.W.
F4	42" x 42" x 16" DEEP CONC. FOOTING W/ (4) #5 BARS EACH WAY
F5	48" x 48" x 16" DEEP CONC. FOOTING W/ (5) #5 BARS EACH WAY
F6	48" x 54" x 16" DEEP CONC. FOOTING W/ (5) #5 BARS EACH WAY
F7	60" x 60" x 18" DP. CONC. FOOTING W/ (6) #5 BARS EACH WAY

GENERAL NOTES:

1. INSTALL SOLID BLOCKING AT ENDS OF JOISTS BEARING ONTO GIRDERS OR WALLS.
2. INSTALL METAL HANGERS AT ALL FLUSH JOIST/ BEAM CONNECTIONS
3. INSTALL METAL TENSION BRIDGING AT MID. PTS. OF ALL JOISTS.
4. SEE EXTERIOR ELEVATIONS FOR STEP FOOTING LOCATIONS.
5. APPLY RUBBERIZED MEMBRANE SPRAY ON WATERPROOFING WITH DRAINAGE (DIMPLE) BOARD OVER - TYPICAL AT ALL BELOW GRADE AREAS.
6. SLEEVE FOOTINGS FOR PERIMETER FOOTING DRAINS INTO SUMP PITS. INTERIOR FRENCH DRAINS GO INTO SEEPAGE PITS. PUMP TO FRONT SEEPAGE PIT. ALL LEADERS TO GRAVITY FLOW TO SEEPAGE PIT.

STEEL SHOP DRAWINGS:

STEEL FABRICATOR TO SUBMIT SHOP DRAWINGS WITH ENGINEERED CONNECTIONS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.



PROJECT

New Single Family Residence for

CLIENT

Samuel and Leah Backenroth
2 Tammy Road
New Hempstead, NY 10977

PROJECT LOCATION

TAX MAP# 32.19-2-4.3

Jeremy Court
Village of Wesley Hills
Town of Ramapo
Rockland County, NY

ARCHITECT

KEVIN BRODIE
ARCHITECT
218 SPRING STREET
MONROE, NY 10950
TEL: 845-928-2504
EMAIL: KBROD7@OPTONLINE.NET

RESIDENTIAL AND COMMERCIAL DESIGN

NEW CONSTRUCTION - ADDITIONS - RENOVATIONS

CONSULTANT

Issues and Revisions				
No.	Date	Issues and Revisions	By	Check
1.	12/22/23	CONCEPT REVIEW	KB	KB
2.	5/1/24	BIDS	KB	KB
3.	6/17/24	PERMIT REVIEW	KB	KB

Registration and Signature

Kevin Brodie

NY License No: 027039

Drawing Description:

FOUNDATION PLAN

Project Number: 2332
Computer File: PLAN_00

Scale: 0

1 BASEMENT PLAN

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

A2.00

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

149

CONSULTANT

Drawing Description:

FIRST FLOOR PLAN

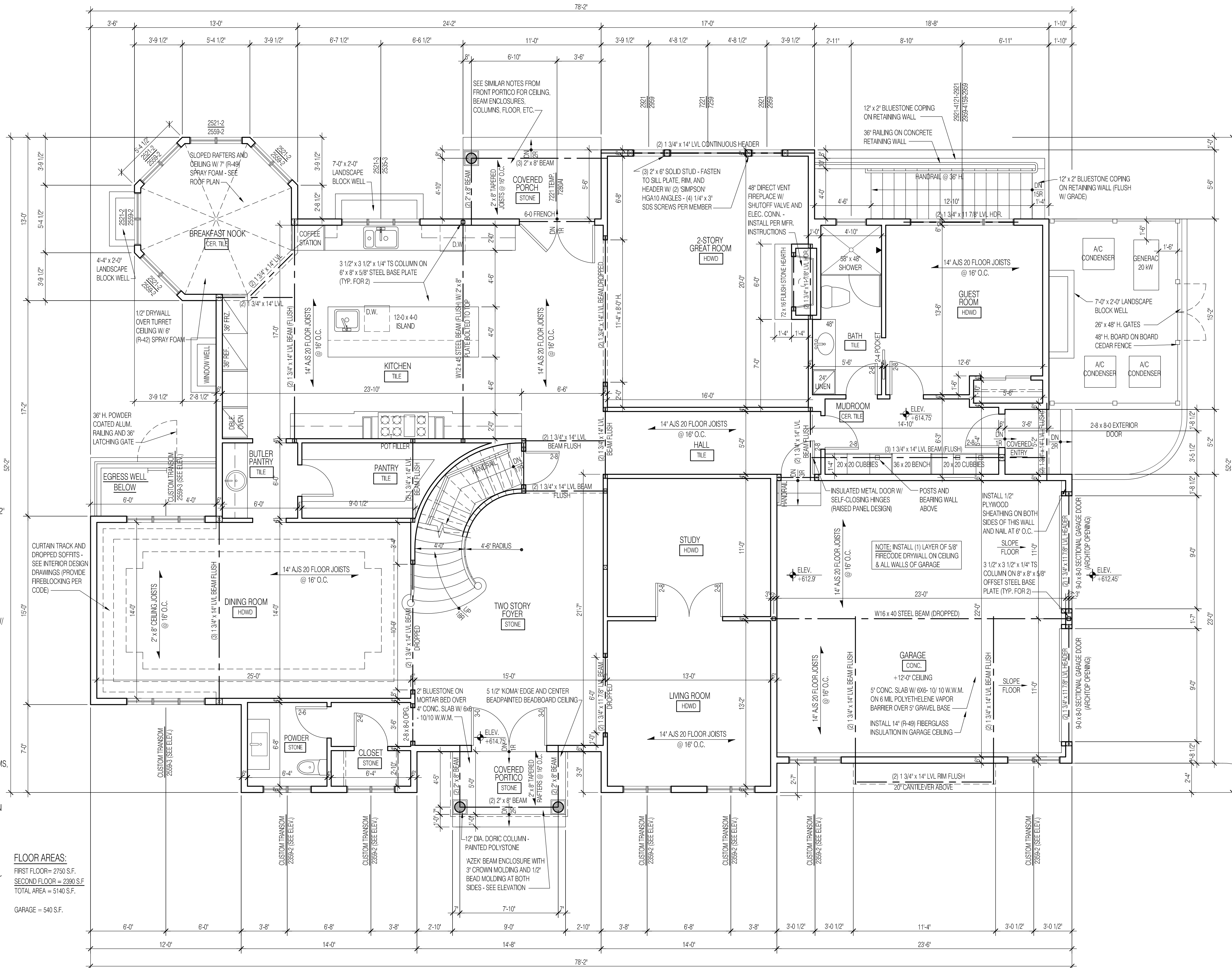
Project Number: 2332

Computer File: PLAN 01

Scale 

0

GARAGE = 540 S.F.



PROJECT

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RESIDENTIAL AND COMMERCIAL DESIGN
NEW CONSTRUCTION • ADDITIONS • RENOVATIONS

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3.	6/17/24	PERMIT REVIEW	KB	KB

Registration and Signature

Kevin Brodie NY License No: 027039

Drawing Description:	
SECOND FLOOR PLAN	
Project Number:	2332
Computer File:	PLAN_01
Scale:	0

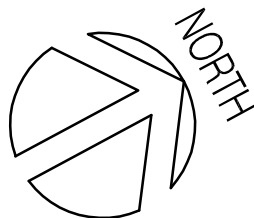
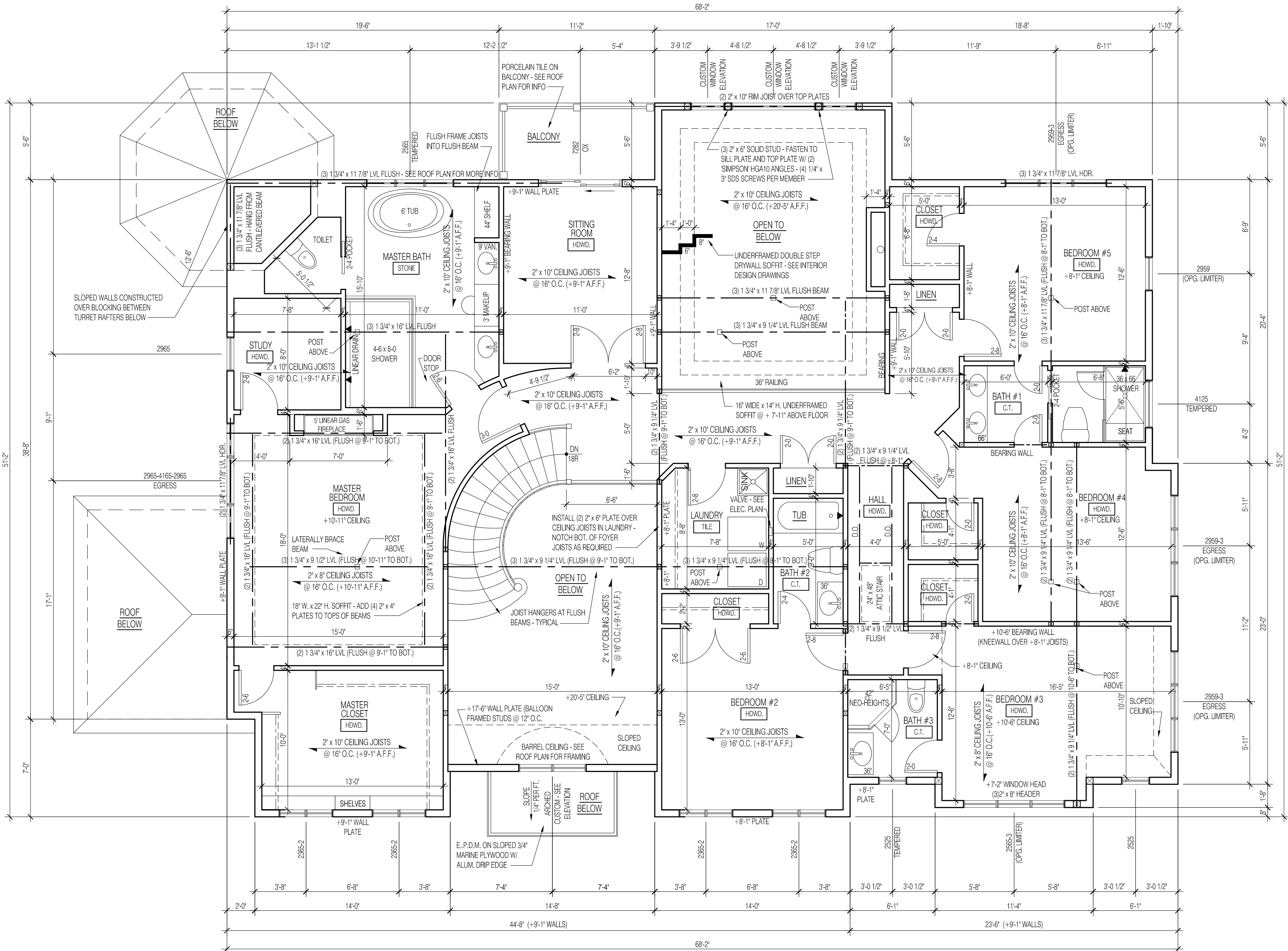
A2.02

INTERIOR FINISH / MILLWORK NOTES:

1. SEE ELECTRICAL / LIGHTING DRAWINGS FOR ADDITIONAL CEILING INFORMATION.
2. INSTALL 1/2" TILE BACKER BOARD UNDER ALL STONE AND CERAMIC TILE
3. INSTALL 1/2" WATER RESISTANT GYPSUM BOARD IN ALL BATHROOMS. INSTALL 1/2" CEMENT BOARD AROUND ALL SHOWERS AND TUBS.
4. INSTALL TILED NICHES IN SHOWER WALLS WHERE DIRECTED BY INTERIOR DESIGNER.
5. CONSULT INTERIOR DESIGNERS SPECS AND DRAWINGS FOR CEILINGS, DOOR AND HARDWARE TYPES, INTERIOR FINISHES, MILLWORK, ETC.

GENERAL NOTES:

1. ALL SECOND FLOOR DOOR AND WINDOW HEADERS TO BE (2) 1 3/4" x 9 1/2" L.V.L. MEMBERS UNLESS OTHERWISE NOTED.
2. INSTALL SOLID BLOCKING BELOW POSTS.
3. ALL DIMENSIONS TAKEN TO NOMINAL STUD WIDTH.
4. INSTALL METAL JOIST HANGERS AT ALL MEMBERS FRAMING INTO FLUSH BEAMS.
5. SECOND FLOOR INTERIOR DOORS TO BE 7'-0" HIGH. SEE INTERIOR DESIGNERS SPECS FOR DOORS AND HARDWARE.
6. ALL WINDOWS TO BE PELLA CLAD WOOD ARCHITECT SERIES CASEMENT WINDOWS WITH 7/8" HISTORICAL GRILLES (SDL). LOW-E GLAZING (0.24 U-VALUE).
8. EXTERIOR WALLS TO RECEIVE 5 1/2" (R-21) FIBERGLASS BATT INSULATION.
9. PROVIDE WASHER PAN WITH WATTS INTELLIFLOW AUTO SHUTOFF VALVE WITH LEAK SENSOR KIT. INSTALL RECESSED DRYERBOX NEAR FLOOR.
10. INSTALL ELECTRIC RADIANT HEAT MATS WITH PROGRAMMABLE THERMOSTAT UNDER MASTER BATH TILE. COORDINATE ADDITIONAL LOCATIONS WITH INTERIOR DESIGNER.



SECOND FLOOR AREA = 2390 S.F.

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

A2.03

New Single Family Residence for

CLIENT

Samuel and Leah
Backenroth

2 Tammy Road
New Hempstead, NY 10977

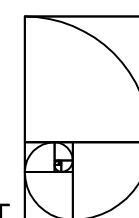
PROJECT LOCATION

TAX MAP# 32.19-2-4.3

Jeremy Court
Village of Wesley Hills
Town of Ramapo
Rockland County, NY

ARCHITECT

KEVIN BRODIE
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RESIDENTIAL AND COMMERCIAL DESIGN
NEW CONSTRUCTION - ADDITIONS - RENOVATIONS

CONSULTANT

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Registration and Signature

Kevin Brodie

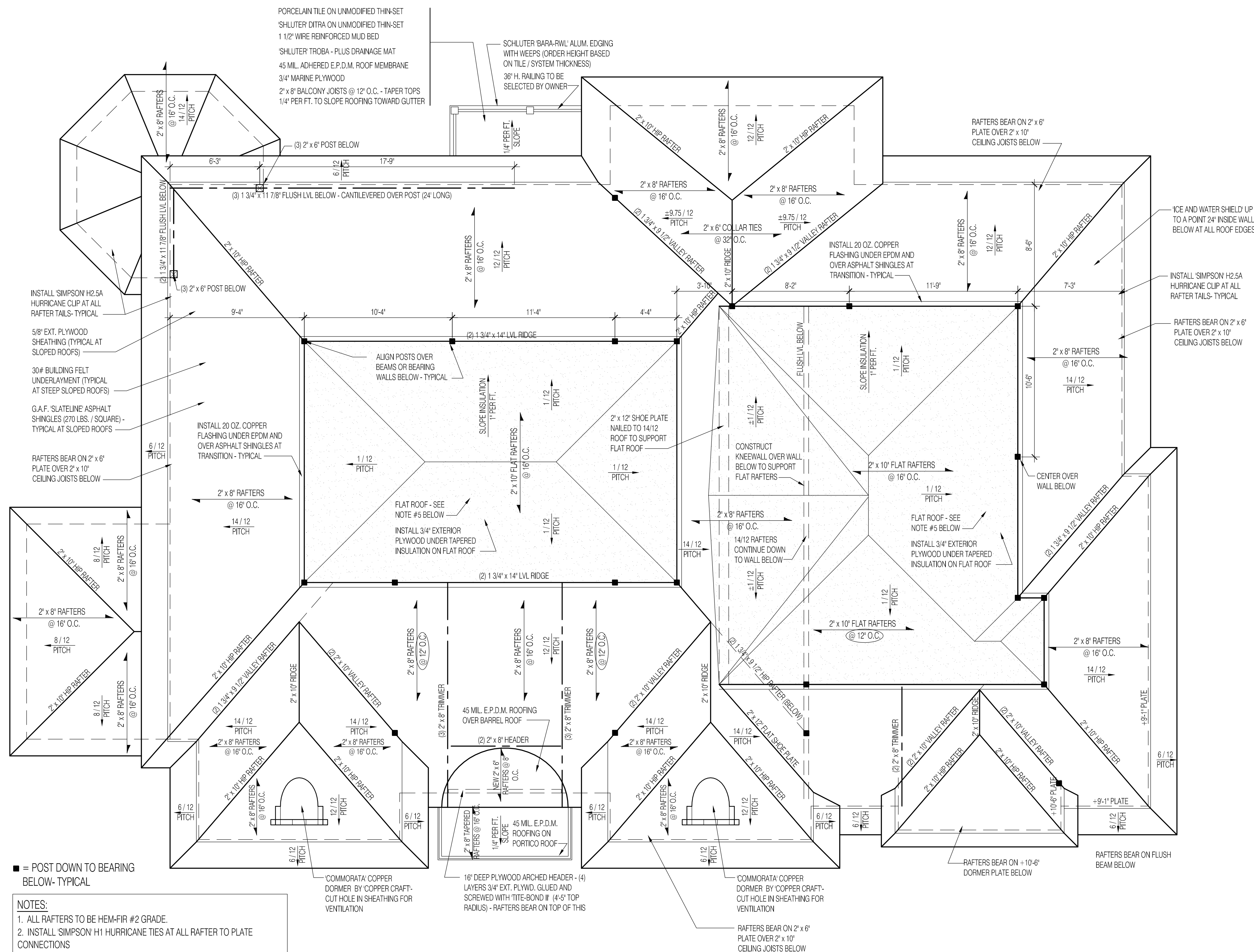
NY License No: 027039

Drawing Description:

ATTIC FLOOR PLAN

Project Number:	2332
Computer File:	PLAN 0

Scale 



■ = POST DOWN TO BEARING
BELOW- TYPICAL

NOTES:

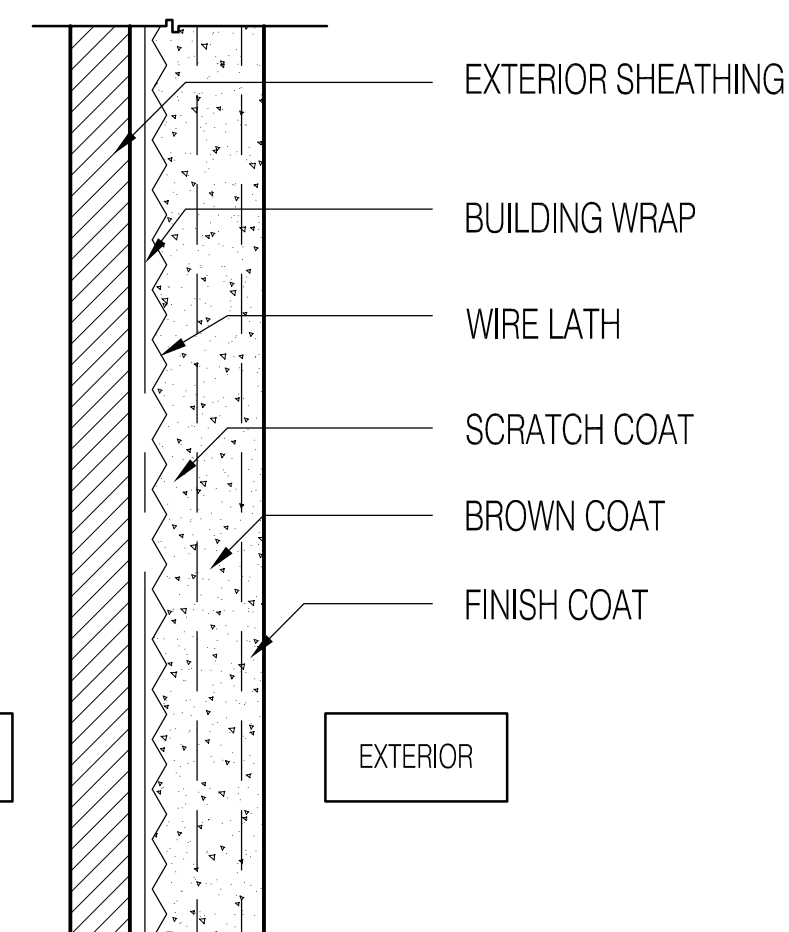
1. ALL RAFTERS TO BE HEM-FIR #2 GRADE.
2. INSTALL SIMPSON HI HURRICANE TIES AT ALL RAFTER TO PLATE CONNECTIONS
3. INSTALL METAL JOIST HANGERS AT ALL FLAT MEMBERS FRAMING INTO FLUSH BEAMS.
4. ENTIRE ROOF HAS 7" OF CLOSED CELL POLYURETHANE INSULATION (R-49) AND CONFORMS TO CODE FOR AN UNVENTED ATTIC.
5. TWO FLAT ROOF AREAS TO HAVE 60 MIL. ADHERED E.P.D.M. MEMBRANE ROOFING (CARLISLE SURSEAL OR EQUAL WITH 20 YEAR WARRANTY) OVER MECHANICALLY FASTENED POLYSTYRENE TAPERED INSULATION. G.C. HAS OPTION TO FRAME 1/12 PITCH ROOFS WITH TAPERED SLEEPERS AND PLYWD. INSTEAD OF TAPERED INSULATION

4 FAMILY ROOM WINDOW ELEVATION



A4.00

EXTERIOR



SCALE: NONE



CLIENT

PROJECT LOCATION

ARCHITECT

CONSULTANT

Scale 

A4.01

CLIENT

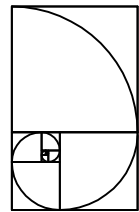
2 Tammy Road
New Hempstead, NY 10977

PROJECT LOCATION

Jeremy Court
Village of Wesley Hills
Town of Ramapo
Rockland County, NY

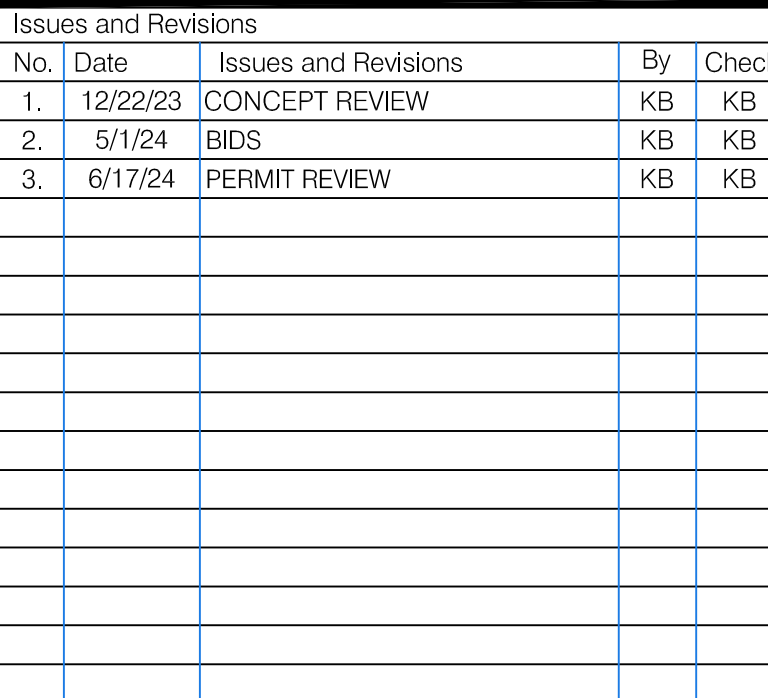
ARCHITECT

KEVIN BRODIE
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MONROE, NY 10950
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EMAIL: KBROD7@OPTONLINE.NET



RESIDENTIAL AND COMMERCIAL DESIGN
NEW CONSTRUCTION - ADDITIONS - RENOVATIONS

CONSULTAN



Registration and Signatur

Kevin Brodie

NY License No: 027039

Drawing Description

ELEVATIONS

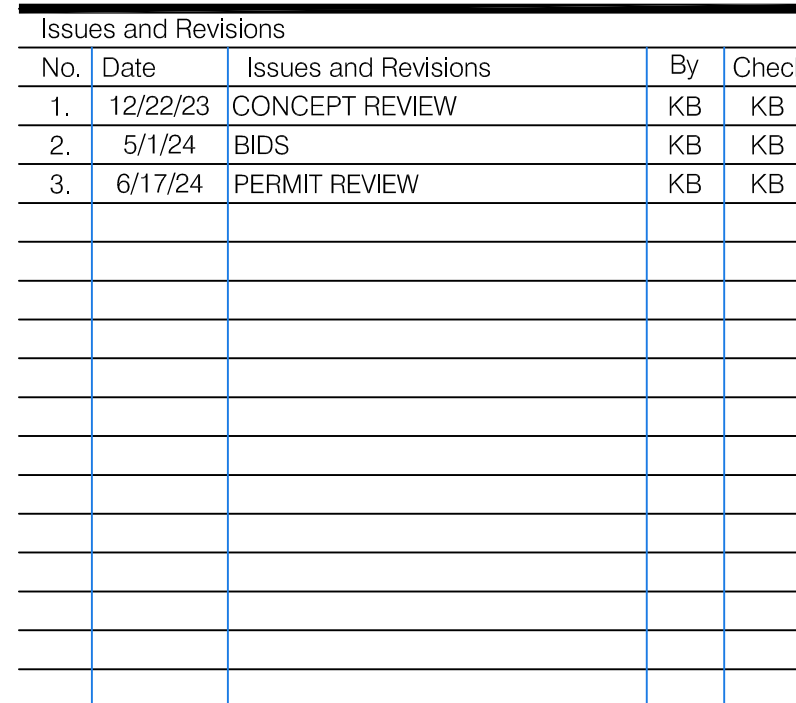
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Scale

A4.02

CONSULTANT

Jeremy Court
Village of Wesley Hills
Town of Ramapo
Rockland County, NY



NY License No: 027039

ELEVATIONS

332

EV 00

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

PROJECT

New Single Family Residence for

CLIENT

Samuel and Leah Backenroth

2 Tammy Road
New Hempstead, NY 10977

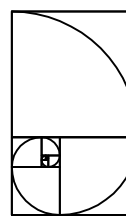
PROJECT LOCATION

TAX MAP# 32.19-2-4.3

Jeremy Court
Village of Wesley Hills
Town of Ramapo
Rockland County, NY

ARCHITECT

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RESIDENTIAL AND COMMERCIAL DESIGN
NEW CONSTRUCTION • ADDITIONS • RENOVATIONS

CONSULTANT

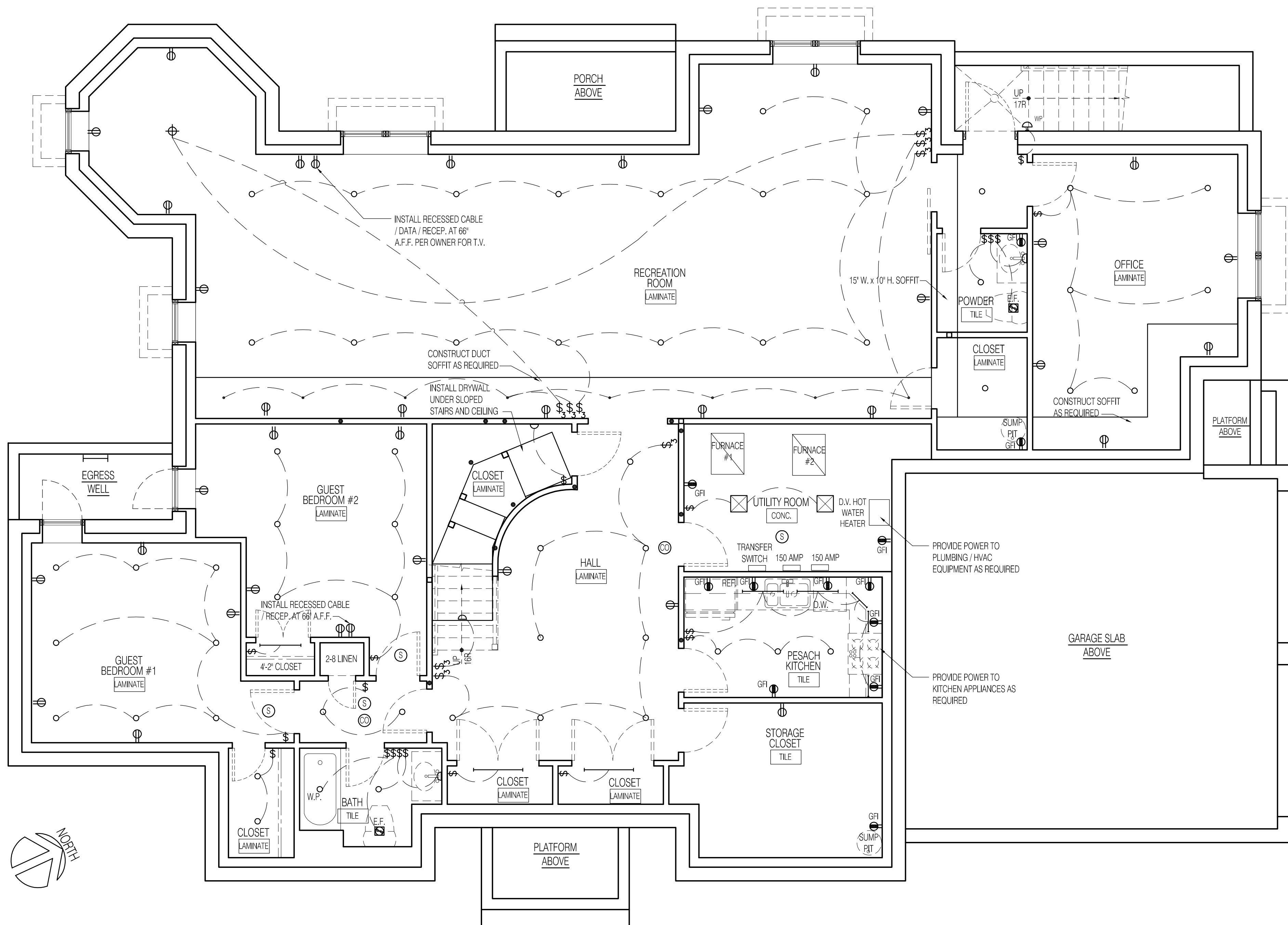
ELEC. LEGEND

ALL ELEC. WORK TO CONFORM TO NATIONAL ELEC. CODE

	WALL MOUNTED INCANDESCENT
	EXTERIOR RATED WALL MOUNTED L.E.D. FIXTURE
	SURFACE MOUNTED FIXTURE WITH L.E.D. LAMP(S)
	4" DIMMABLE L.E.D. DOWNLIGHT
	DIMMABLE LED UNDERCABINET STRIP LIGHTING TO BE SELECTED BY OWNER
	4" DIMMABLE L.E.D. DOWNLIGHT WITH SQUARE TRIM KIT
	3" GIMBAL LIGHT IN SQUARE HOUSING
	2" DIMMABLE, RECESSED LED DOWNLIGHT TO BE SELECTED BY OWNER
	CEILING FAN WITH SEPARATE FAN / LIGHT SWITCH BY MANUFACTURER
	12" x 12" LED SURFACE MOUNTED LIGHT
	HARDWIRED SMOKE DETECTOR W/ BATTERY BACKUP
	HARDWIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP
	HARDWIRED RATE OF RISE HEAT DETECTOR W/ BATTERY BACKUP
	JUNCTION BOX
	SINGLE POLE SWITCH (D=DIMMER)
	THREE WAY SWITCH (D=DIMMER)
	FOUR WAY SWITCH (D=DIMMER)
	LUTRON® CONTROL STATION
	DUPLEX RECEPT.
	GFI RECEPT.
	DUPLEX RECEPT. @ COUNTER - 42" AFF
	EXTERIOR GRADE DUPLEX RECEPTACLE (G.F.I.C. TYPE)
	CEILING MTD. RECEPT.
	PANASONIC® FV-11VFL2 FAN/ LIGHT
	EXHAUST FAN
	4-0" SURFACE MNTD. LED W/ LENS
	12" x 12" SURFACE MNTD. LED W/ LENS
	LED STRIP LIGHT W/ LENS
	EXTERIOR LED FLOOD LIGHT

ELECTRICAL NOTES:

- ALL SMOKE DETECTORS TO BE HARDWIRED PHOTO ELECTRIC TYPE WITH INTERCONNECTED ALARM AND BATTERY BACKUP. KEEP DETECTORS A MIN. OF 36" FROM DUCTS AND REGISTERS.
- INSTALL ONE SMOKE DETECTOR IN ATTIC.
- ATTIC TO HAVE RECEPTACLE WITHIN 25 FT. OF EQUIPMENT.
- ALL EXTERIOR RECEPTACLES TO BE GFCI PROTECTED
- INSTALL SWITCH AT TOP OF ATTIC STAIR AND (4) INCANDESCENT LIGHTS IN ATTIC.
- BASEMENT AND FIRST FLOOR CEILINGS HAVE ACOUSTICAL FIBERGLASS BATT INSULATION BETWEEN THE JOISTS. PROVIDE AND INSTALL I.C. HOUSINGS FOR ALL RECESSED LIGHT FIXTURES IN THESE LOCATIONS AND OVER BR#5 WING WHERE RAFTERS ARE CLOSE TO FIXTURES.
- CONSULT WITH INTERIOR DESIGNER FOR LIGHTING, RECEPTACLE, AND SWITCH SPECIFICATIONS.



Issues and Revisions				
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2.	5/1/24	BIDS	KB	KB
3.	6/17/24	PERMIT REVIEW	KB	KB

Registration and Signature

Kevin Brodie

NY License No: 027039

Drawing Description:

BASEMENT ELECTRIC PLAN
UFER GROUNDING DETAIL

Project Number: 2332

Computer File:

Scale:

PROJECT

New Single Family Residence for

CLIENT

Samuel and Leah Backenroth

2 Tammy Road
New Hempstead, NY 10977

PROJECT LOCATION

TAX MAP# 32.19-2-4.3

Jeremy Court
Village of Wesley Hills
Town of Ramapo
Rockland County, NY

ARCHITECT

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RESIDENTIAL AND COMMERCIAL DESIGN
NEW CONSTRUCTION • ADDITIONS • RENOVATIONS

CONSULTANT

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Registration and Signature

Kevin Brodie NY License No: 027039

Drawing Description:	
FIRST FLOOR ELECTRICAL PLAN	
Project Number:	2332
Computer File:	
Scale	0

E2.00

ELEC. LEGEND

ALL ELEC. WORK TO CONFORM TO NATIONAL ELEC. CODE

- WALL MOUNTED INCANDESCENT
- EXTERIOR RATED WALL MOUNTED L.E.D. FIXTURE
- SURFACE MOUNTED FIXTURE WITH L.E.D. LAMP(S)
- 4" DIMMABLE L.E.D. DOWNLIGHT
- DIMMABLE LED UNDERCABINET STRIP LIGHTING TO BE SELECTED BY OWNER
- 4" DIMMABLE L.E.D. DOWNLIGHT WITH SQUARE TRIM KIT
- 3" GIMBAL LIGHT IN SQUARE HOUSING
- 2" DIMMABLE, RECESSED LED DOWNLIGHT TO BE SELECTED BY OWNER
- CEILING FAN WITH SEPARATE FAN / LIGHT SWITCH BY MANUFACTURER
- 12" x 12" LED SURFACE MOUNTED LIGHT
- HARDWIRED SMOKE DETECTOR W/ BATTERY BACKUP
- HARDWIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP
- HARDWIRED RATE OF RISE HEAT DETECTOR W/ BATTERY BACKUP
- JUNCTION BOX
- SINGLE POLE SWITCH (D=DIMMER)
- THREE WAY SWITCH (D=DIMMER)
- FOUR WAY SWITCH (D=DIMMER)
- 'LUTRON' CONTROL STATION
- DUPLEX RECEPT.
- GFI RECEPT.
- DUPLEX RECEPT.@ COUNTER - 42" AFF
- EXTERIOR GRADE DUPLEX RECEPTACLE (G.F.I.C. TYPE)
- CEILING MTD. RECEPT.
- 'PANASONIC' FV-11VFL2 FAN/ LIGHT
- EXHAUST FAN
- 4'-0" SURFACE MNTD. LED W/ LENS
- 12" x 12" SURFACE MNTD. LED W/ LENS
- LED STRIP LIGHT W/ LENS
- EXTERIOR LED FLOOD LIGHT

ELECTRICAL NOTES:

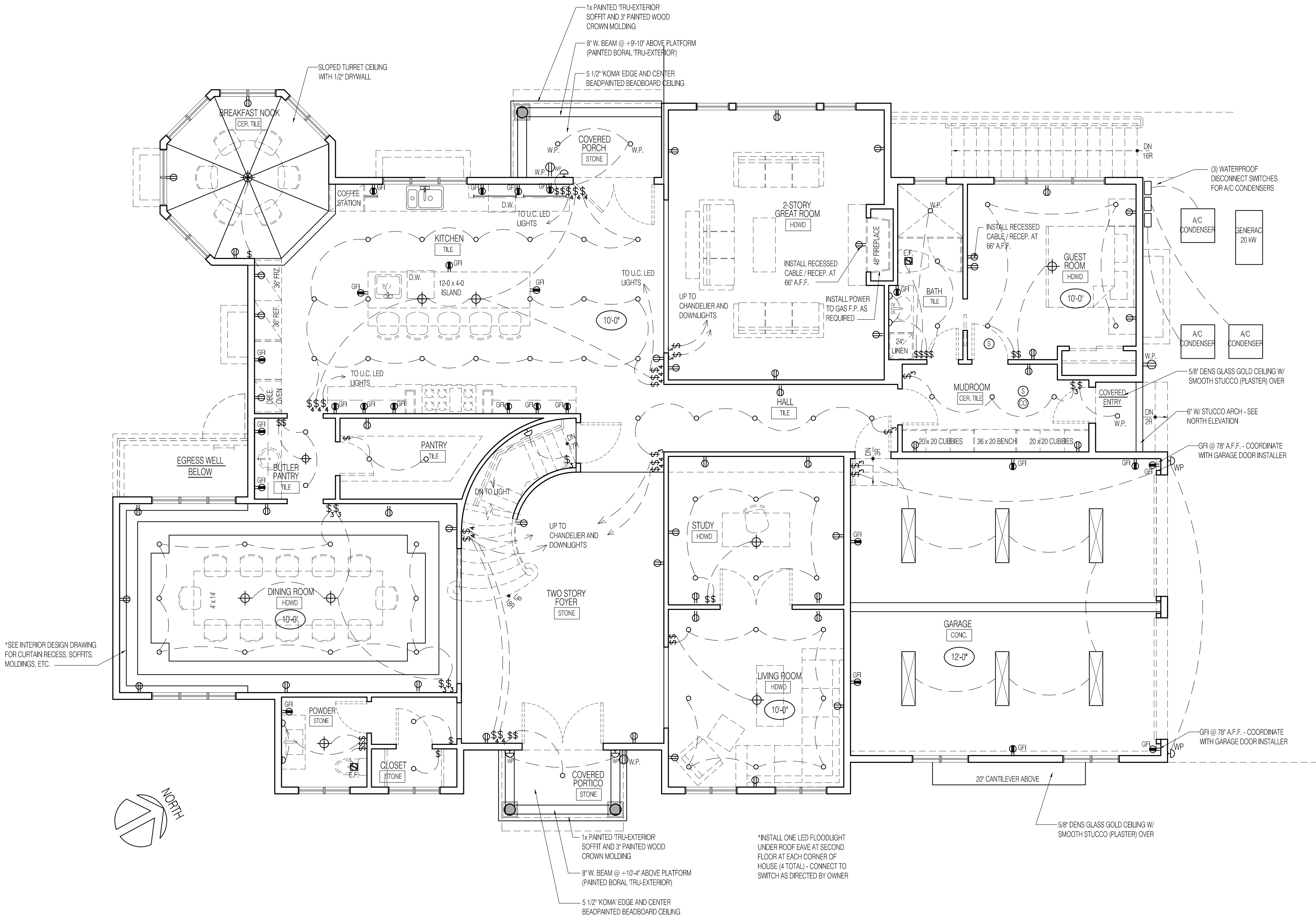
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- BASEMENT AND FIRST FLOOR CEILINGS HAVE ACOUSTICAL FIBERGLASS BATT INSULATION BETWEEN THE JOISTS. PROVIDE AND INSTALL I.C. HOUSINGS FOR ALL RECESSED LIGHT FIXTURES IN THESE LOCATIONS AND OVER BR#5 WIRING WHERE RAFTERS ARE CLOSE TO FIXTURES.
- CONSULT WITH INTERIOR DESIGNER FOR LIGHTING, RECEPTACLE, AND SWITCH SPECIFICATIONS.

2

ELECTRICAL LEGEND
SCALE: NONE

1

FIRST FLOOR ELECTRICAL / CEILING PLAN
SCALE: 1/4"=1'-0"



Short Environmental Assessment Form

Part 1 - Project Information

RECEIVED
VILLAGE OF WESLEY HILLS

AUG 2 2024

BUILDING
PLANNING & ZONING

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: Backenroth Residence			
Project Location (describe, and attach a location map): 11 Jeremy Ct, Wesley Hills, NY 10901			
Brief Description of Proposed Action: Construction of new single family home with basement. Sitework includes a swimming pool, paver patio, walkways, driveway and retaining walls.			
Name of Applicant or Sponsor: Andrew Gojcay (Argo Construction)		Telephone: 201-549-9090 ext 103 E-Mail: admin@argodev.com	
Address: 95 Chestnut Ridge Rd			
City/PO: Montvale		State: NJ	Zip Code: 07645
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:			YES ☐
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			1.18 acres 0.65 acres 1.18 acres
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
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: _____ _____ _____			

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:	☐	☒
Roof and surface storm water will be piped into a storm water retention tank in the front yard. This will have an overflow pipe into the street storm sewer system.		
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: <u>Andrew Gojcay (Argo Construction Corp)</u> Date: <u>7/29/2024</u> Signature: <u>Andrew Gojcay</u> Title: <u>Applicant</u>		



CHECKLIST FOR PLOT PLAN – NEW DWELLING

Property Address: 11 Jeremy Ct Block & Lot: 32.19-2-4.3
Plan Prepared By: Stonefield Engineering & Design Plan Date/Rev: June 10, 2024
Reviewed By: Alena Guckian Review Date: August 16, 2024
Permit Number: _____ Name on Permit: _____

OK	Req'd	N/A	
☒	☐	☐	1. Provide tax lot, block number, and street address.
☐	☒	☐	2. Filed map reference, including name of subdivision.
☒	☐	☐	3. Metes and bounds of all property lines and widths of rights of way to be shown.
☒	☐	☐	4. Existing and proposed contours to be shown (including swales).
☒	☐	☐	5. Highest point on swale to be minimum of one (1) foot below the grade around foundation, swale to have a minimum slope of 1.5%.
☒	☐	☐	6. Proposed dwelling to be shown. (Include any existing structures to be removed or remain.
☒	☐	☐	7. Elevations of all corners of proposed dwelling.
☐	☒	☐	8. Finish floor, basement and/or garage floor elevations to be shown.
☒	☐	☐	9. Driveway location, material and slope to be shown. (Maximum slope of 12%).
☐	☒	☐	10. Footing drain location and invert to be shown.
☐	☒	☐	11. Roof leader location and invert to be shown.
☒	☐	☐	12. House water service connection to be shown.
☒	☐	☐	13. House sewer location, material, inverts, size, and clean-outs to be shown.
☒	☐	☐	14. Pertinent utilities to be shown, including electrical, cable and telephone house connections.
☒	☐	☐	15. Bulk table with two (2) rows, Required and Proposed.
☐	☒	☐	16. Impervious surface ratios and building coverage to be provided.
☐	☒	☐	17. If the proposed impervious surface ratio is less than or equal to the impervious surface ratio allowed per zoning requirements, drainage design for the 25-year, 24-hour storm to be provided for the increase in impervious coverage. If the proposed impervious surface ratio is greater than the impervious surface ratio allowed per zoning requirements, drainage design for the 100-year, 24-hour storm is to be provided for the increase in impervious coverage.
☐	☒	☐	18. Location of wetlands, bodies of water, or steep slopes where applicable.
☐	☒	☐	19. Proposed erosion control methods to be shown.



- | | | | |
|--------------------------|-------------------------------------|-------------------------------------|---|
| ☐ | ☒ | ☐ | 20. Clearing limit line. |
| ☐ | ☐ | ☒ | 21. Copies of approved septic system and/or well design to be provided where applicable. |
| ☐ | ☐ | ☒ | 22. If original approval for subdivision was under Town of Ramapo jurisdiction, provide copies of approved Plat, Site Plan and Construction Plan. |
| ☐ | ☐ | ☒ | 23. Rockland County Highway Department and/or NYSDOT driveway permit to be provided where applicable. |

Additional Comments:

1. The Site Plan shall contain a professional engineer stamp and signature.
2. Bulk table back up calculations shall be provided on the plan (impervious surface, building coverage).
3. Building height calculations should be added to the plan.
4. If any pervious surfaces are proposed on the site, the details and specifications shall be provided.
5. Submit calculations for the proposed stormwater system provided for the increase in impervious coverage in comparison with the approved AMS Acquisitions Site Plan.
6. French drain detail should be revised to show filter fabric between the topsoil layer and the filter layer.
7. Soil stockpile location should be shown on the Erosion and Sediment Control Plan.
8. Proposed elevations on the architectural drawings shall be coordinated with the elevations on the site plan.
9. Show self-closing and positive self-latching lockable gate at the pool enclosure, pool equipment pad, coping elevation, and the fence detail compliant with NYS swimming pool requirements.

Alena Guckian



Digitally signed by Alena Guckian
DN: C=US,
E=aguckian@civildesignworks.com,
O=Civil Design Works, CN=Alena
Guckian
Date: 2024.08.16 16:24:31-04'00'



MEMORANDUM

TO: Lon Lieberman, Chairman
Members, Village of Wesley Hills Planning Board

FROM: Jonathan T. Lockman, AICP
Brennan Duarte, Planning Analyst

DATE: August 20, 2024

RE: Backenroth, 11 Jeremy Court Architectural Review
SBL: 32.19-2-4.3

CC: John Layne, Building Inspector
Alicia Schultz, Deputy Village Clerk
Stewart Strow, P.E., Village Engineer
Bruce Minsky, Esq., Planning Board Attorney

Items Reviewed for this Memorandum

- Architectural Review Application, signed by Andrew Gojcay, of Argo Construction Corp., dated July 29, 2024
- Short Environmental Assessment Form Part I, signed by Andrew Gojcay, dated July 29, 2024.
- Architectural Plans and Elevations, 8 sheets, by Kevin Brodie Architect, unstamped, revised July 31, 2024, with the following sheets:
 - A2.00a: Basement Framing Plan
 - A2.01: First Floor Plan
 - A2.02: Second Floor Plan
 - A2.03: Attic Floor Plan
 - A4.00: Front (East) Elevation
 - A4.01: Right (North) Elevation
 - A4.02: Rear (West) Elevation
 - A4.03: Left (South) Elevation
- List of nearby mailing addresses

Project Summary

Andrew Gojcay ("the Applicant") is constructing a single-family home at 11 Jeremy Court for clients Samuel and Leah Backenroth and is seeking architectural approval. The home has a proposed total square footage of 5,140 square feet, will be two stories with an attic and basement, a 540 square foot two-car garage, and a swimming pool. The site is 1.18 acres with 0.65 acres to be disturbed, located on the east side of Jeremy Court, and located

in the R-50 zone. The home is being constructed on a lot in the AMS Subdivision (also known as “15 Terrace”), so ARB review is required by §230-36.E.(5). The SBL number of the full parcel prior to subdivision is 32.19-2-4.

Submission Comments

1. Please provide a plot plan showing how this proposed house will be located on its lot, and a copy of the approved subdivision plat showing the subject lot.
2. Please submit these required additional items, per §230-36.E(5)(a):
 - a. Renderings showing at least the location and dimensions of the proposed structures.
 - b. Colors and samples of façade and roofing materials to be used (with manufacturers’ pictures if available)

Architectural Review Comments

3. A public hearing is required as per Village Code §230-36.E(5)(c). The Planning Board may wish to schedule a public hearing if it finds the application to be complete enough.
4. As per the Village Code §230-36.E(5)(e)[1] and [2], no proposed construction should be excessively similar or dissimilar in relation to the surrounding existing structures within 500 feet. Photographs from Google Maps of nearby homes are included below. The proposed design does not appear to be excessively similar or dissimilar from homes in the surrounding neighborhood.

23 Powder Horn Drive



21 Powder Horn Drive



20 Power Horn Drive



19 Powder Horn Drive



18 Powder Horn Drive



16 Powder Horn Drive



SEQR/GML Comments

5. GML review will not be required for this application, as the County does not review ARB applications.
6. This can be classified as a Type II action as per SEQR §617.5(25), as “official acts of ministerial nature involving no exercise of discretion, including building permits and historic preservation permits where issuance is predicated solely on the applicant’s compliance or noncompliance with the relevant local building or preservation codes.”

Paul Gdanski, PE, PLLC

3512 Whittier Court
Mahwah, NJ 07430
(917) 418-0999
Email: pgski@earthlink.net

Item 4.

June 6, 2024

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

Attn: Alicia Schultz, Village Clerk

Re: 41 Glenbrook Road – Review Letters

We have addressed the comments within the following review letters.

Nelson Pope Voorhis dated 6-4-24 as described below:

- 1) The Applicant should provide a more detailed project narrative.
The applicant will provide a more up to date narrative.
- 2) As filling and tree clearing is proposed within 100 feet of the adjacent wetland, a wetlands permit application should be included. See §221-6.
Owner will file for wetlands permit.
- 3) The plot plan submitted by Paul Gdanski PE should be clarified:
 - a. Please show the stream course location adjacent to the property. It appears that only the word “stream” is place on the plot plan. Add the DEC stream identification and classification.
Class was added.
 - b. The edge of the wetland as delineated is hard to distinguish. Please use a different line type, weight, or color to show the edge between flags A-1 to A-9, to distinguish from the contours. Is it correct that the wetland goes uphill about 8 feet, between flags A-7 and A-9?
The wetland flags are properly delineated and line weight and type has been changed.
 - c. The edge of the 100-year floodplain is also hard to distinguish. Please use a different line type, weight, or color to show the floodplain edge.
The line weight and type has been changed.
 - d. Please distinguish between trees already removed (as of the November 2023 site inspection letter) and additional trees proposed to be removed.
All the trees shown are to be removed. The survey was done in April 2024 and no trees have been cut down since then.
 - e. Please distinguish between fill and grading already accomplished (as of the November 2023 site inspection letter) and additional filling and grading proposed.
The survey was done in April 2024 and reflects the current grading condition.

- f. The edge of the 100-foot wetland buffer is also hard to distinguish. Please use a different line type, weight, or color to show the buffer edge.

Line type and weight has been changed.

- g. It may be helpful to provide separate sheets to show existing and proposed conditions.

The only item proposed is filling and tree removal. I have distinguished with line weights and types.

- h. Please include areas within 250 of the property boundaries to show context, per the requirements of §95-4.A.(1).

Adjacent features have been provided.

- 4) On the application it states that the project will use “clean, compatible fill from an excavation site in the surrounding area.” Please provide details on the fill and the site where it will be sourced. The Planning Board may require testing of the fill. See §95-3.B.(3).

The location of the fill is dependent on when the permit is issued. We will provide location of fill and any required testing.

- 5) Please provide details on how the site will be stabilized and restored after completion of the project. See §95.4.A.(12) and the standards in §95-4.E.

All areas of disturbance will be topsoil and seeded and is noted on the plans.

- 6) Please obtain a report from the Village Engineer, once the application is more complete, per §95-4.C.

Report received.

- 7) Please indicate how the performance bond requirements of 95-4.D will be met.

An acceptable performance bond shall be provided by the contractor.

- 8) Please work with the Village Engineer to confirm the wetlands edge in the field, per §221-6.A.(8).

Wetland edge was determine by a wetland specialist. We await the Village Engineer’s findings.

- 9) It appears that the clearing and filling will change the runoff characteristics down the yard into the wetland below. Please provide the engineering analysis of these changes as required in §221-6.A.(6).

A drainage calculation is provided on the plans.

- 10) The restoration plan discussed in comment 5 above should demonstrate that the wetland’s functions will not be substantially impaired. See §221-4.E.

There will be no change in characteristics as the wetlands are not being touched and slope will be seeded.

- 11) Please complete and submit a SEAF Part 1 form.

A short form will be provided.

- 12) The application abuts Willow Tree Park. However, no special permit, subdivision or site plan review is involved, so GML review is not required.

Comment noted.

Brooker Engineering letter dated 6-4-24 as described below:

- 1) Existing stream in the rear of the property is classified as a protected C(T) and under the jurisdiction of the NYS DEC. The NYS DEC regulates disturbance activities within 50' of the stream banks. Applicant shall coordinate with the NYS DEC to determine if Protection of Waters Permit is required.

The proposed fill was cut back to more than 50 feet to not require a permit.

- 2) A wetland delineation per Peter Torgerson dated April 10, 2024, is provided on the Plot Plan as well as the 100-foot wetland buffer delineation. The proposed action is within the 100-foot wetland buffer. Application for Wetlands Permit to be submitted in conjunction with the Clearing/Filling/ Excavation Permit Application.

A wetland permit and Clearing/Filling permit application will be made.

- 3) Applicant to confirm the jurisdiction of the wetlands for further determination of potential permitting that may be required.

Based on Torgerson's determination its Army Corp. and doesn't require a permit.

- 4) Applicant to confirm area to be disturbed. The Application and Plot Plan indicate conflicting areas of disturbance.

As shown on the plans the limit of disturbance is 11,000 sf.

- a. Our office requests the Plot Plan to be updated to provide the area of disturbance within the 100-foot wetland buffer.

The amount in the buffer is noted on the plans.

- 5) Plot Plan to provide the estimated maximum quantity of material will be used for regrading/filling, computed from cross-sections of the disturbed area as per Section 95-4-A(3) of the Village of Wesley Hills Code. It is noted that the Application indicates an estimated quantity of 275 tons.

Cross section is provided and the necessary calculations.

- 6) Soil testing in accordance with NYSDEC Part 375 Parameters to be performed for the soil imported to the site. Testing results to be provided to our office for review.

Soil testing of the fill to be placed will be provided.

- 7) Zero-net increase on peak stormwater runoff to be demonstrated. A pool paver patio does not appear to be a part of the previously approved pool plot plan.

A drainage calculation is provided on the plans.

- 8) Our office requests a detailed breakdown of cost estimate for proposed work and remediation.

A cost estimate will be provided after approval due to knowing what actual cost may be.

- 9) A minimum of 4" of topsoil and seed shall be provided to all disturbed areas as per Section 95-4-E. This is noted on the Plot Plan.

A note has been placed on the plans.

- 10) The 100-year floodplain delineation appears to be shown crossing Willow Tree Brook. Applicant to provide the effective 100-year floodplain delineation along the southern bank of Willow Tree Brook per effective FIRM Panel 36087C0089G.

The flood plain has been corrected.

- 11) Applicant to confirm 100-year floodplain elevation indicated in Notes and call out on Plot Plan (377 vs. 477).

The typo has been corrected.

- 12) Clearing/Filling Permit fee: \$600 based on approximately 11,000 square feet of disturbance area.

Comment noted.

- 13) Wetlands Permit fee: \$550 based on approximately 10,000 square feet of disturbance area within buffer.

Comment noted.

- 14) Performance bond: To be determined once detailed breakdown of cost estimate is submitted.

Comment noted.

- 15) Erosion control devices shall be verified for proper installation prior to the re-commencement of work and maintained throughout construction.

Comment noted.

- 16) Completion date of proposed work and final stabilization shall be determined once required outside agency permitting is confirmed.

Comment noted.

Very truly yours,

Paul Gdanski

Paul Gdanski, P.E.



MEMORANDUM

TO: Lon Lieberman, Chairman
Members, Village of Wesley Hills Planning Board

FROM: Jonathan T. Lockman, AICP
Brennan Duarte, Planning Analyst

DATE: June 4, 2024

RE: 41 Glenbrook Road Filling
SBL: 41.10-2-20

CC: John Layne, Building Inspector
Alicia Schultz, Deputy Village Clerk
Eve Mancuso, P.E., Village Engineer
Bruce Minsky, Esq., Planning Board Attorney
Paul Gdanski, Engineer for the Applicant

Items Reviewed for this Memorandum

- Project Narrative, by Ben Grossberger, undated, received by Village on May 9, 2024.
- Clearing, Filling, and Excavation Application, for Wesley Construction Group, dated May 9, 2024.
- Plot Plan for 41GB LLC, 1 sheet, stamped by Paul Gdanski, PE, dated May 6, 2024.
- Site Inspection-Enforcement Letter, by Matthew Trainor, P.E., Weston & Sampson/Brooker Engineering, dated November 1, 2023.

Project Summary

The Applicant is proposing to remove trees and place fill to level out their currently steep backyard. Apparently, some of the work has already taken place without review or permitting, per the letter from the Village Engineer dated November 1, 2023. According to the Applicant, the neighbors on either side have already undergone a similar project and would like to do the same. The site is located along Glen Brook Road in the R-35 One-Family Residence Zoning District.

Submission Comments

1. The Applicant should provide a more detailed project narrative.
2. As filling and tree clearing is proposed within 100 feet of the adjacent wetland, a wetlands permit application should be included. See §221-6.

3. The plot plan submitted by Paul Gdanski PE should be clarified:
 - a. Please show the stream course location adjacent to the property. It appears that only the word “stream” is place on the plot plan. Add the DEC stream identification and classification.
 - b. The edge of the wetland as delineated is hard to distinguish. Please use a different line type, weight, or color to show the edge between flags A-1 to A-9, to distinguish from the contours. Is it correct that the wetland goes uphill about 8 feet, between flags A-7 and A-9?
 - c. The edge of the 100-year floodplain is also hard to distinguish. Please use a different line type, weight, or color to show the floodplain edge.
 - d. Please distinguish between trees already removed (as of the November 2023 site inspection letter) and additional trees proposed to be removed.
 - e. Please distinguish between fill and grading already accomplished (as of the November 2023 site inspection letter) and additional filling and grading proposed.
 - f. The edge of the 100-foot wetland buffer is also hard to distinguish. Please use a different line type, weight, or color to show the buffer edge.
 - g. It may be helpful to provide separate sheets to show existing and proposed conditions.
 - h. Please include areas within 250 of the property boundaries to show context, per the requirements of §95-4.A.(1).
4. On the application it states that the project will use “clean, compatible fill from an excavation site in the surrounding area.” Please provide details on the fill and the site where it will be sourced. The Planning Board may require testing of the fill. See §95-3.B.(3).

Compliance with Chapter 95 Clearing, Filling & Excavations Standards

5. Please provide details on how the site will be stabilized and restored after completion of the project. See §95.4.A.(12) and the standards in §95-4.E.
6. Please obtain a report from the Village Engineer, once the application is more complete, per §95-4.C.
7. Please indicate how the performance bond requirements of 95-4.D will be met.

Compliance with Chapter 221 Wetlands Standards

8. Please work with the Village Engineer to confirm the wetlands edge in the field, per §221-6.A.(8).
9. It appears that the clearing and filling will change the runoff characteristics down the yard into the wetland below. Please provide the engineering analysis of these changes as required in §221-6.A.(6).
10. The restoration plan discussed in comment 5 above should demonstrate that the wetland’s functions will not be substantially impaired. See §221-4.E.

SEQR/GML Comments

11. Please complete and submit a SEAF Part 1 form.

12. The application abuts Willow Tree Park. However, no special permit, subdivision or site plan review is involved, so GML review is not required.

VILLAGE OF WESLEY HILLS

432 Route 306

Wesley Hills, New York 10952

(845) 354-0400 Fax: (845) 354-4097

Item 4.

APPLICATION FOR WETLANDS PERMIT

NAME OF APPLICANT Ben Grossberger PHONE 845-271-0747

ADDRESS 123 Forshay road, Monsey, NY 10952

PROJECT NAME 41 GB yard leveling TAX LOT # section 41.10, Block 2, Lot 20

LOCATION 41 Glenbrook road, Monsey, NY 10952

DESCRIBE THE SPECIFIC PURPOSE, NATURE AND SCOPE OF THE ACTIVITY PROPOSED.

The current uneven terrain poses significant safety risks. The uneven ground creates hazards

that could lead to trips and falls, especially for children and the elderly. Leveling the yard would

greatly reduce these risks, ensuring a safer environment for all.

We would like to convert the yard the same way the neighbors on both sides have done, this way

we can also enjoy our property in a safe way.

(Attach a separate piece of paper if necessary)

“Permission is hereby granted 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.”

SUBMIT THE FOLLOWING:

- 1) A MAP SHOWING THE AREA OF WETLAND, WATER BODY OR WATERCOURSE DIRECTLY AFFECTED.**
- 2) A TOPOGRAPHICAL AND PERIMETER SURVEY, HYDROLOGICAL COMPUTATION, ENGINEERING STUDIES AND OTHER FACTUAL OR SCIENTIFIC DATA AND REPORTS AS DEEMED NECESSARY BY THE PLANNING BOARD TO PERMIT IT TO ARRIVE AT A PROPER DETERMINATION.**
- 3) FEE(S): \$100 for first 1,000 square feet of affected area, plus \$50 for each additional 1,000 square feet of affected area (as determined by Village Engineer), plus actual publication cost.**


SIGNATURE (APPLICANT OR AGENT)

07/17/2024
DATE

Short Environmental Assessment Form

Part 1 - Project Information

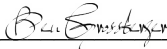
Instructions for Completing

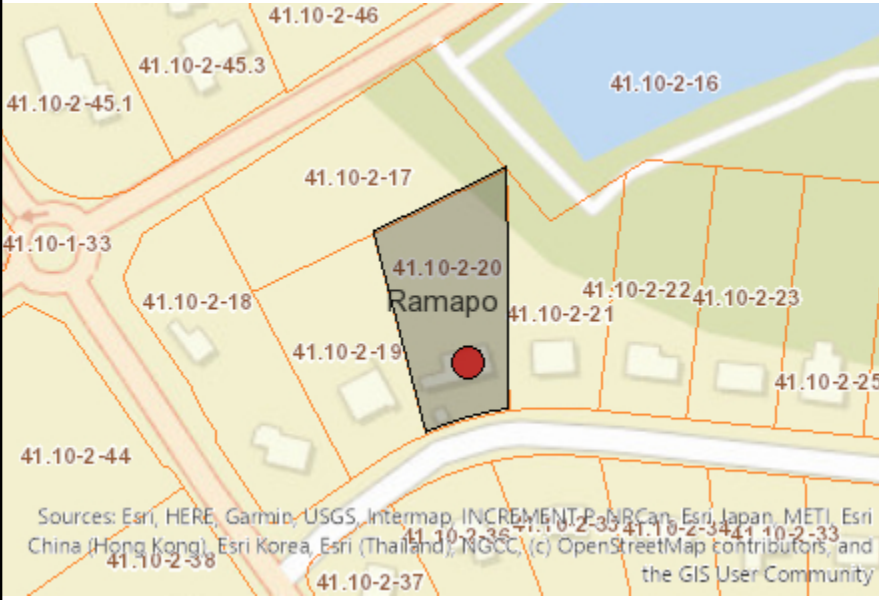
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: 41 GB LLC			
Project Location (describe, and attach a location map): 41 Glen Brook Road			
Brief Description of Proposed Action: Fill area between pool and wetlands to provide a safe space for children and anyone else who will benefit from the backyard.			
Name of Applicant or Sponsor: Ben Grossberger		Telephone: 845-271-0747	
		E-Mail: Bgrossberger@dasmenresidential.com	
Address: 123 Forshay road			
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 ☒	YES ☐
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: Planning Board and Building Department		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action? _____ 0.73 acres b. Total acreage to be physically disturbed? _____ 0.25 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .073 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 4.
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: _____ All ready connected		☐	☒	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____ All ready connected		☐	☒	
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: _____ _____ _____				

Item 4.	
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 ☒
16. Is the project site located in the 100-year flood plan?	YES ☒
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☒
a. Will storm water discharges flow to adjacent properties?	YES ☐
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 ☒
49. 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:	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 ☒
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: Ben Grossberger Date: 07/17/2024 Signature:  Title: Project manager	



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]	No
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]	Yes
Part 1 / Question 20 [Remediation Site]	No

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.**

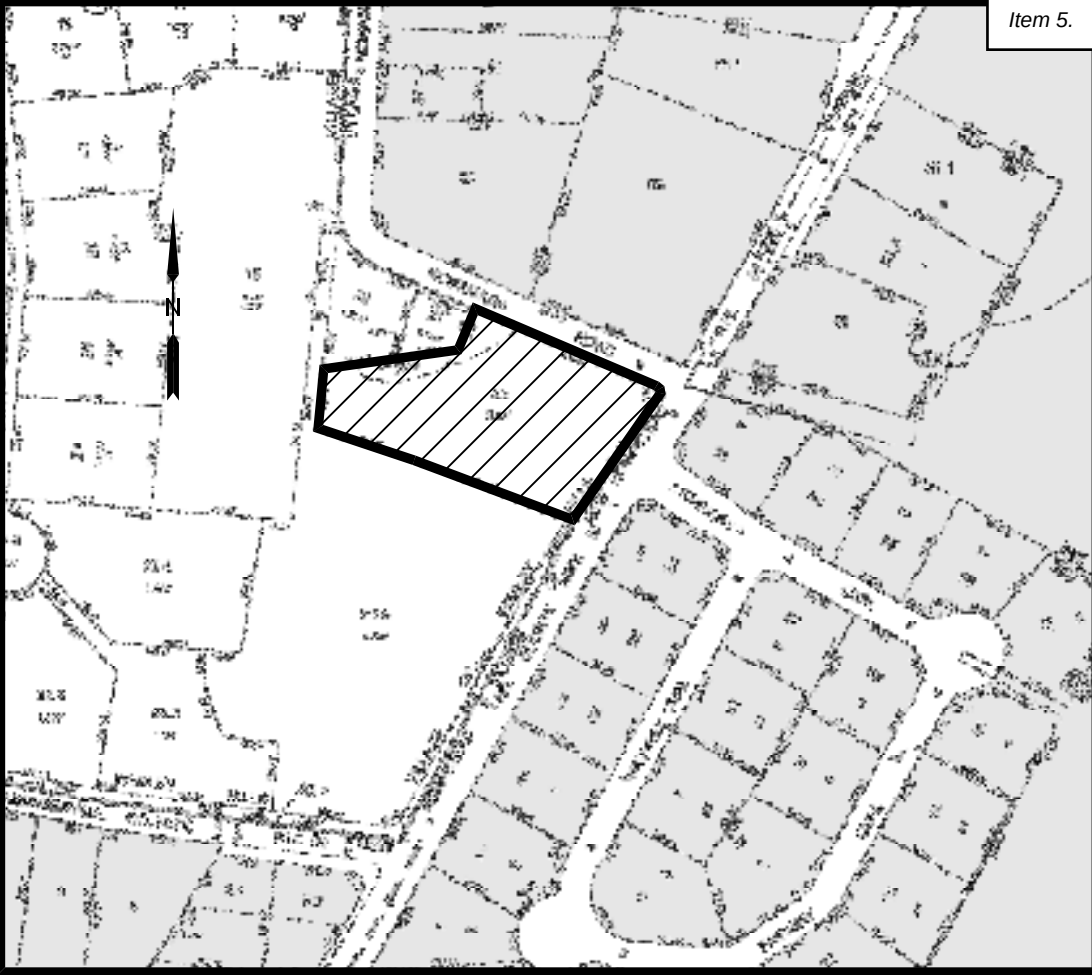
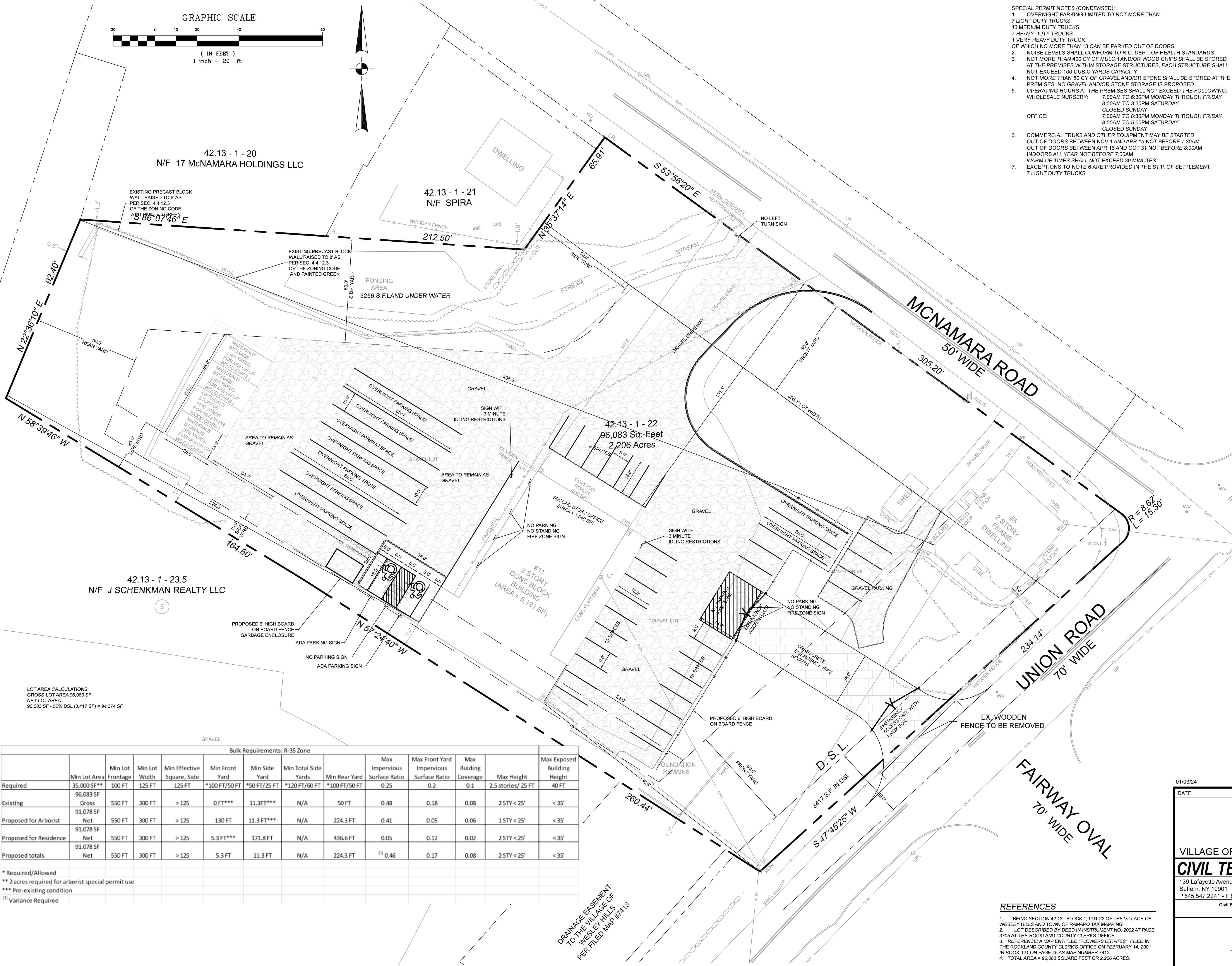
Response: The Mosquito Breeding suppression Application will be made when applicable.

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: NAVD83
- 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.

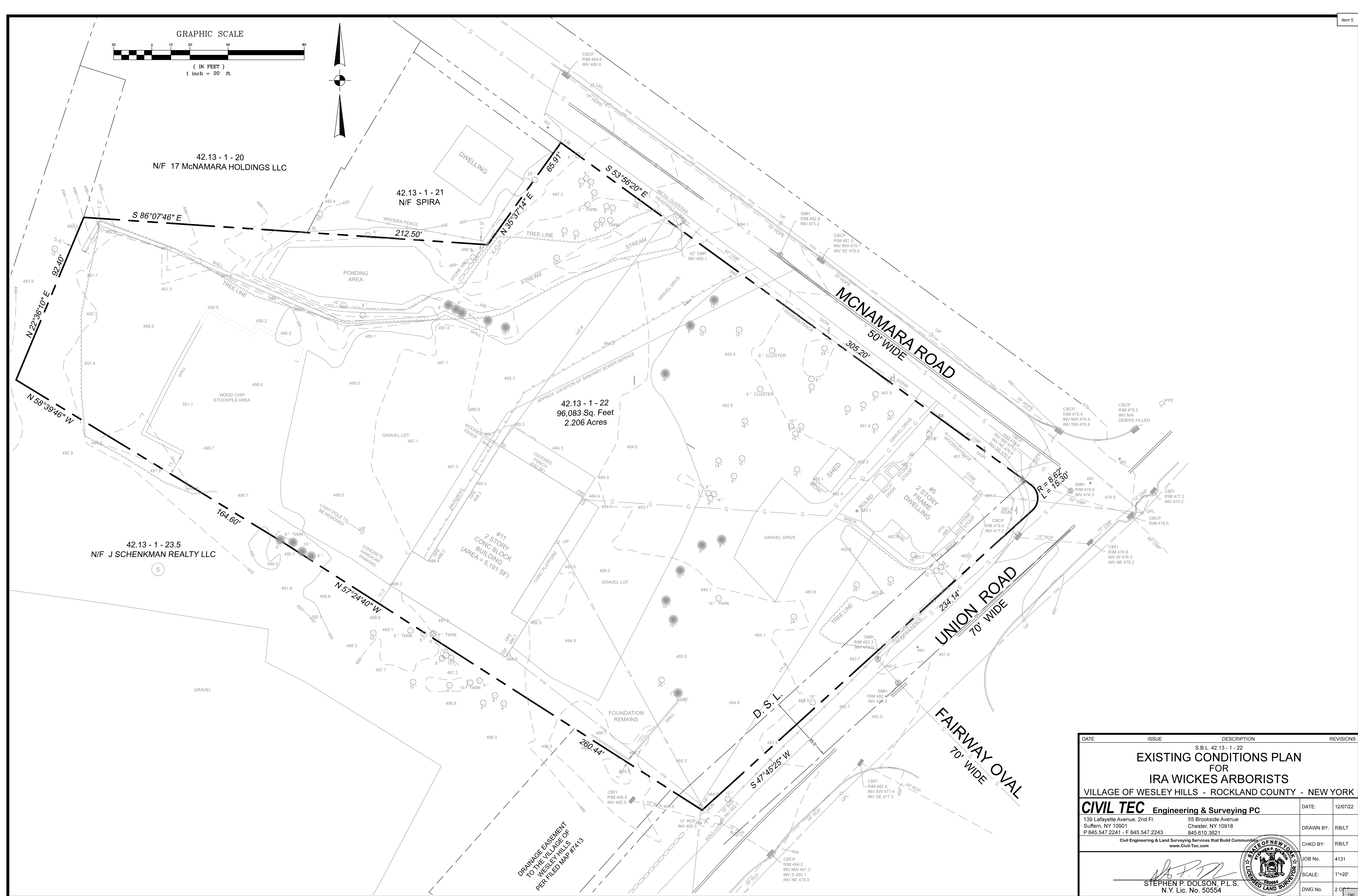
Bulk Requirements: R-35 Zone												
	Min Lot Area	Min Lot Frontage	Min Lot Width	Min Effective Square, Side	Min Front Yard	Min Side Yard	Min Total Side Yards	Min Rear Yard	Max Impervious Surface Ratio	Max Front Yard Impervious Surface Ratio	Max Building Coverage	Max Height
Required	35,000 SF**	100 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. 10



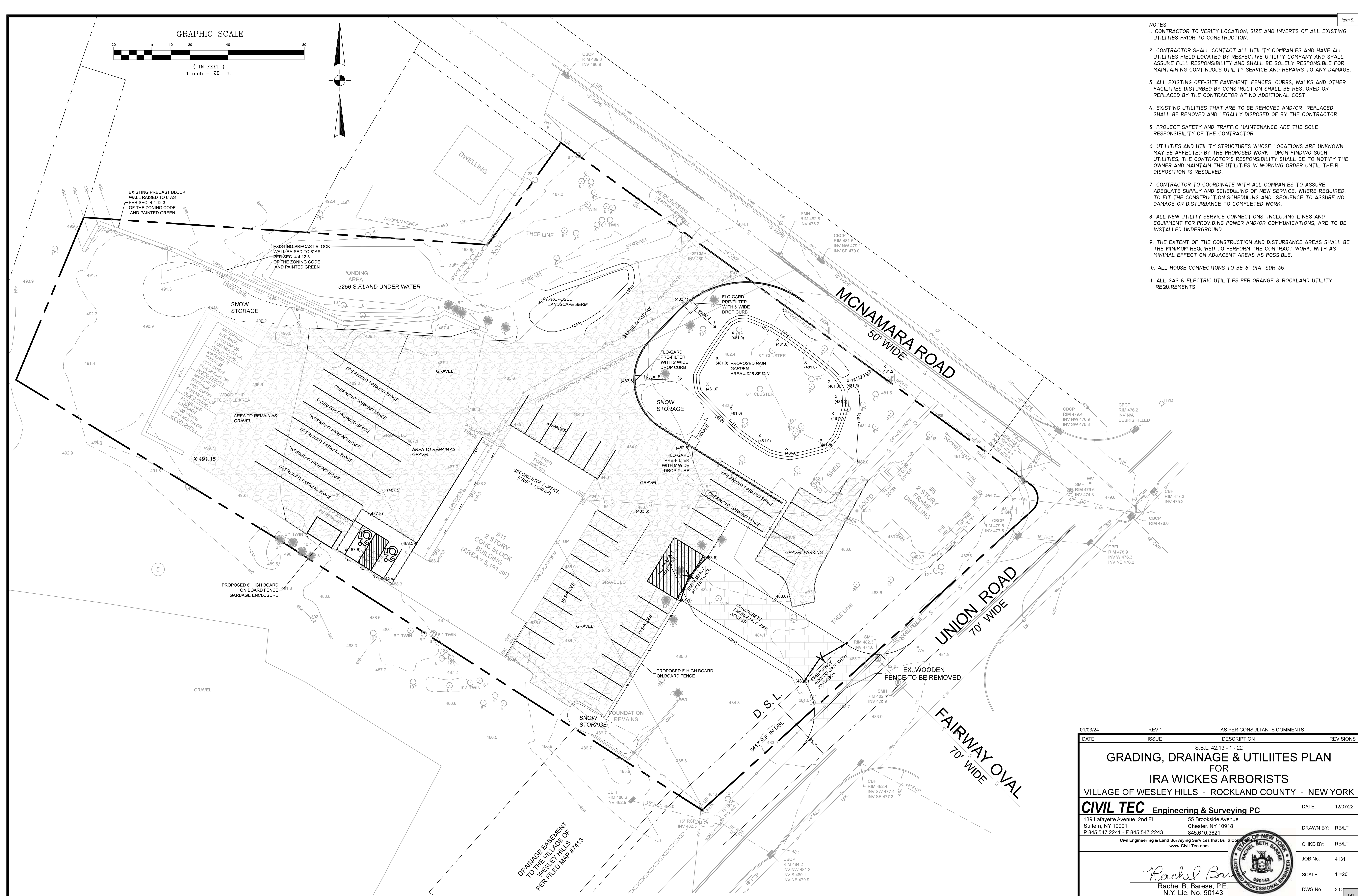


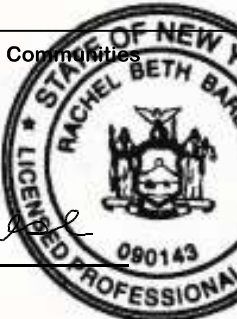
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 42.13 - 1 - 22			
EXISTING CONDITIONS PLAN			
FOR			
IRA WICKES ARBORISTS			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 12/07/22
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845 547 2241 - F 845 547 2243			DRAWN BY: RB/LT
55 Brookside Avenue Chester, NY 10918 845 610 3621			CHKD BY: RB/LT
Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com			JOB No. 4131
STEPHEN P. DOLSON, P.L.S. N.Y. Lic. No. 50554			SCALE: 1"=20'
			DWG No. 2 OF 2



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 FULLY 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 CITY OF LOS ANGELES OF SUCH 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.



01/03/24	REV 1	AS PER CONSULTANTS COMMENTS	
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 42.13 - 1 - 22			
GRADING, DRAINAGE & UTILITIES PLAN 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. 3 OF 10	
Civil Engineering & Land Surveying Services that Build Confidence www.Civil-Tec.com			
 Rachel B. Barese, P.E. N.Y. Lic. No. 90143			



-

N.Y. Lic. _____

- N.Y. Lic. No. 90143

N.Y. Lic. No. 90143

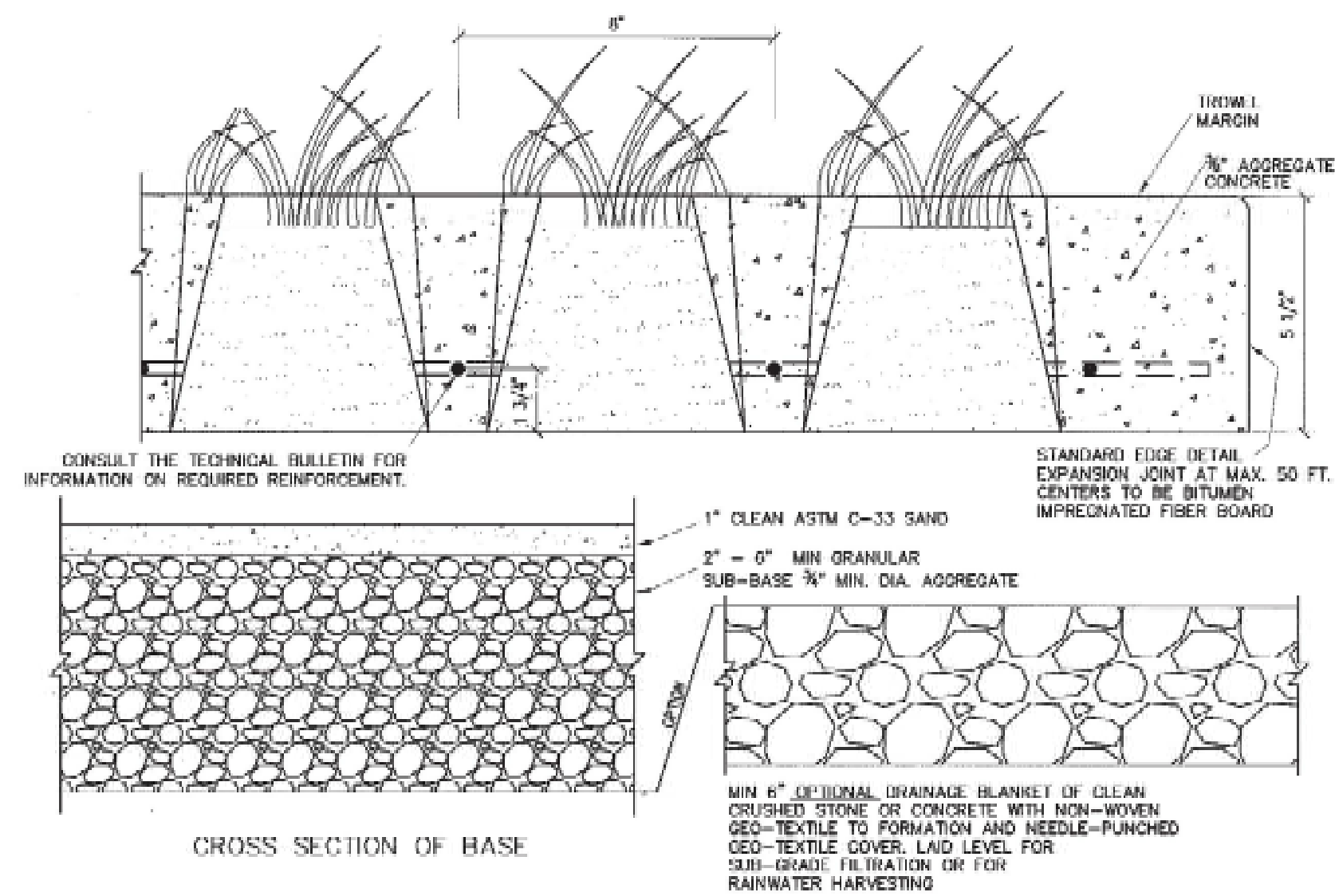
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- N.Y. Lic. No. 90143

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N.Y. Lic. No. 90143 192

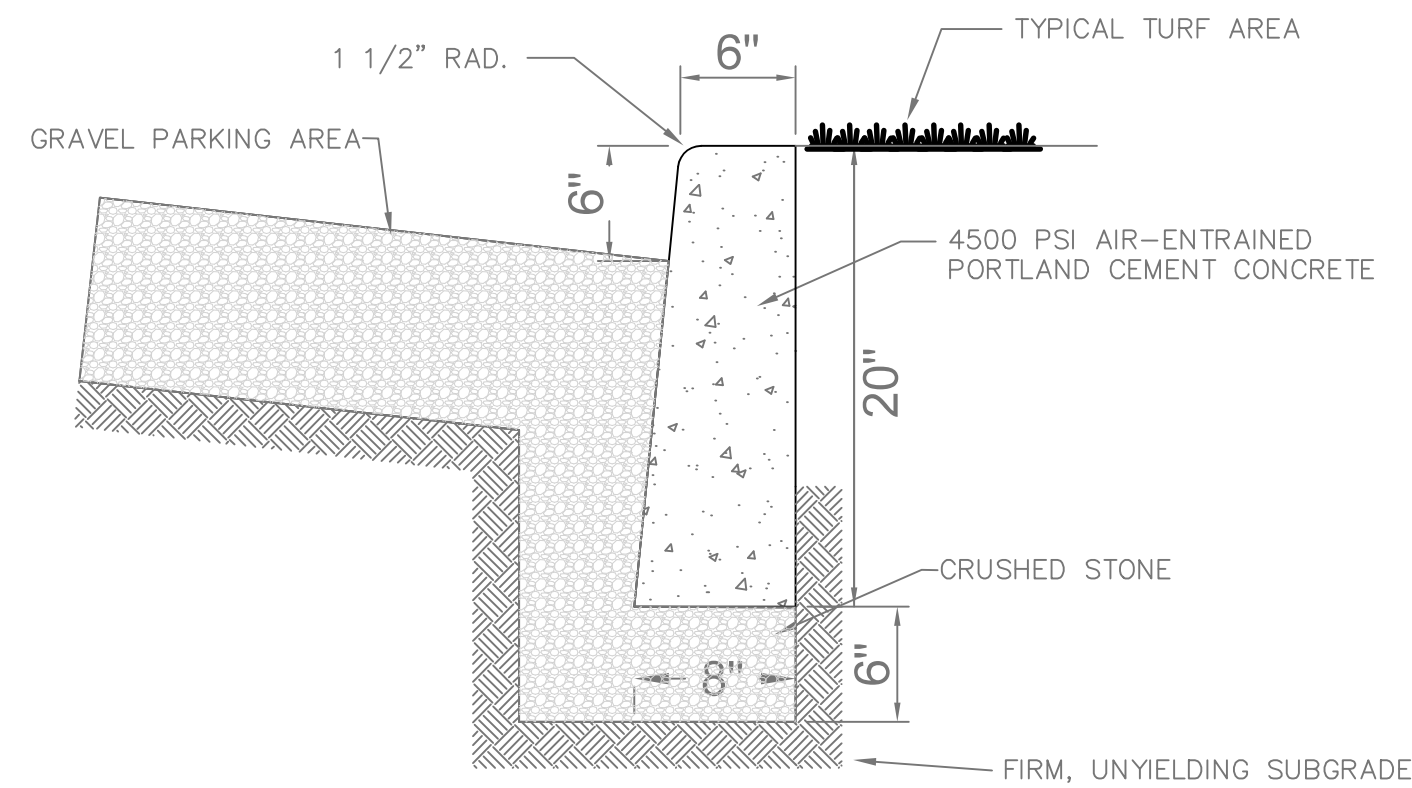
SINGLE USE 5 1/2" MOLDED PULP VOID GRASSED SYSTEM



DATE: 03/02/2007

GRASSCRETE PERVIOUS PAVEMENT DETAIL

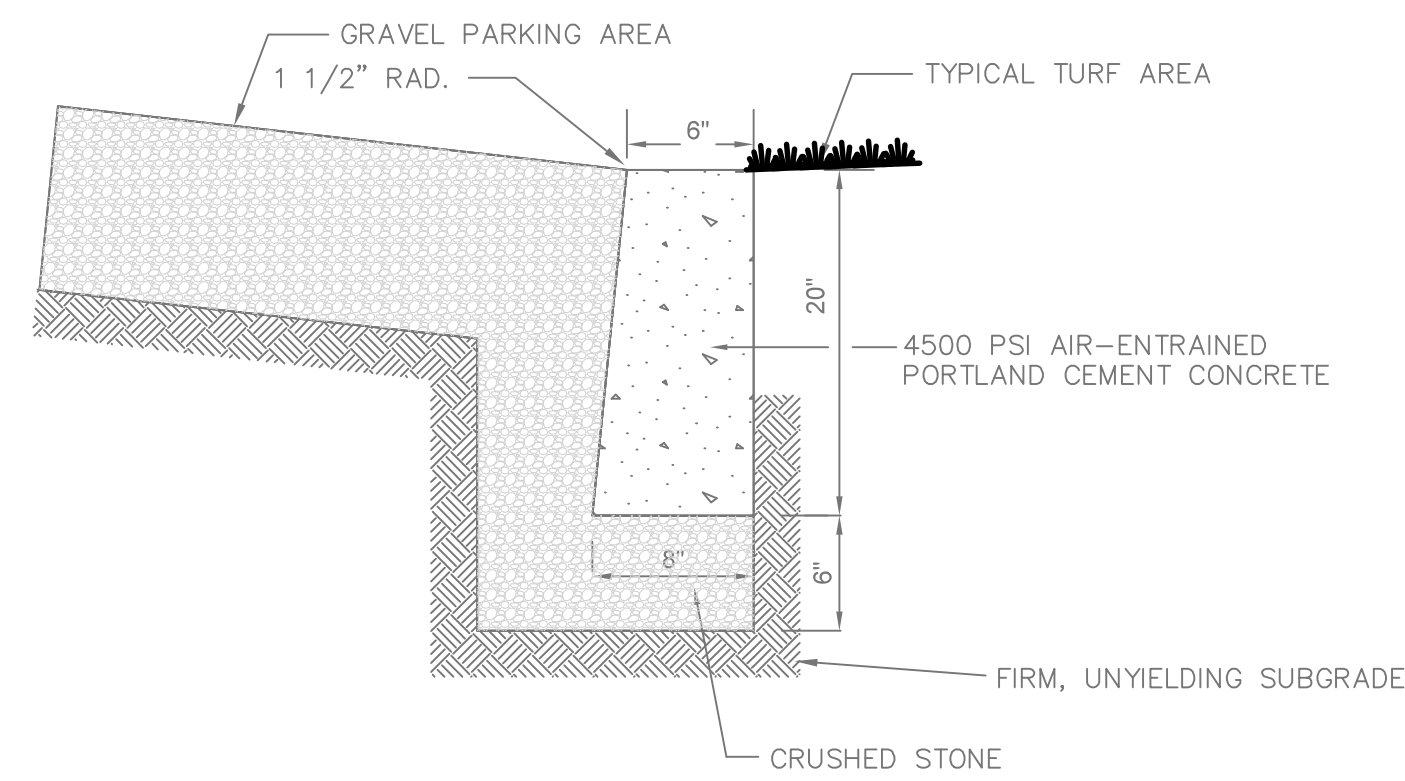
SCALE: N. T. S.



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			DRAWN BY: RB/LT
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Rachel B. Barese, P.E. N.Y. Lic. No. 90143			SCALE: 1"=20'
			DWG No. 60



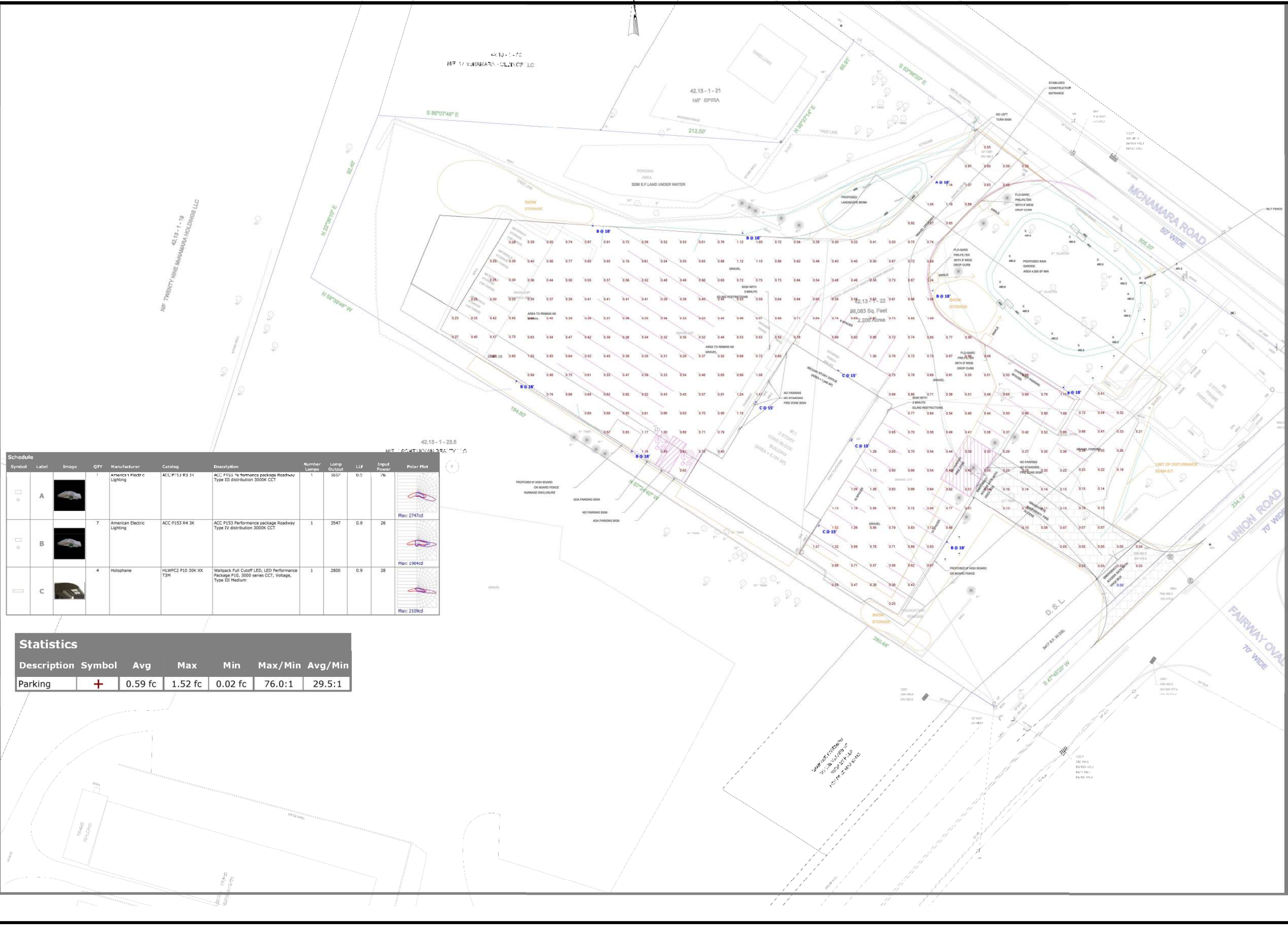


11 McNamara Rd

Designer
Rz
Date
10/11/2023
Scale
Not to Scale
Drawing No.

Summary

1 of 1



Schedule									
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF
	A		1	American Electric Lighting	ACC P153 R3 3K	ACC P153 Performance package Roadway Type III distribution 3000K CCT	1	3652	0.5
	B		7	American Electric Lighting	ACC P153 R4 3K	ACC P153 Performance package Roadway Type IV distribution 3000K CCT	1	3547	0.9
	C		4	Holophane	HLWPC2 P10 30K XX T3M	Wallpack Full Cutoff LED, LED Performance Package P10, 3000 series CCT, Voltage, Type III Medium	1	2800	0.9
									Input Power
									76
									Polar Plot
									Max: 2747cd
									Max: 1961cd
									Max: 2109cd

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.
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 - o 1, Site Plan
 - o 2, Existing Condition Plan
 - o 3, Grading, Drainage & Utilities Plan
 - o 4, Landscaping & Erosion Control Plan
 - o 5, Details

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.

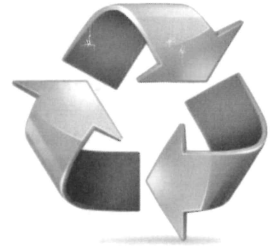
All the best,

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:

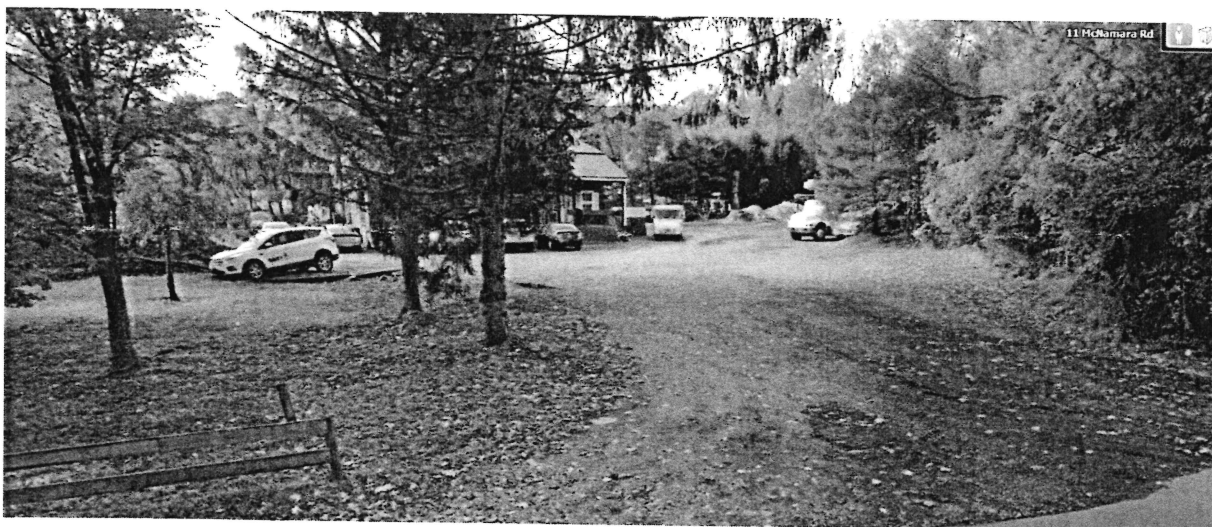


Figure 1 - Site entrance on McNamara Road



Figure 2 - Existing Conditions Google Earth Aerial

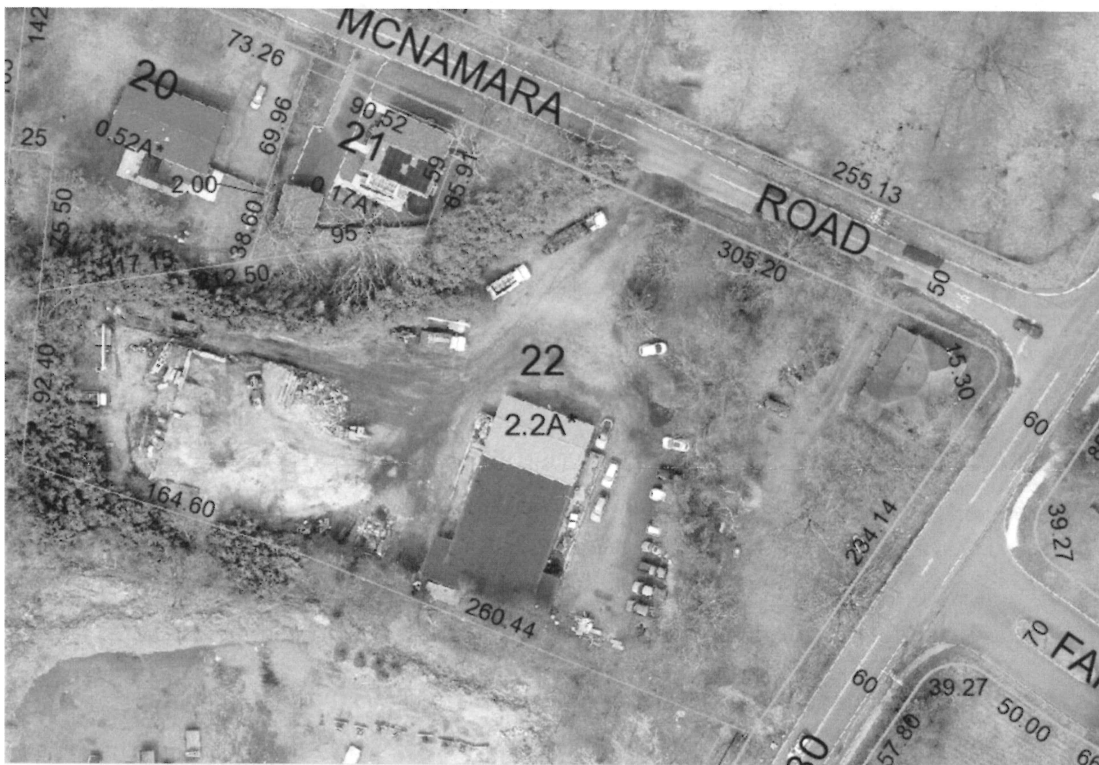


Figure 3 - RCPD Aerial showing heavy earth moving equipment

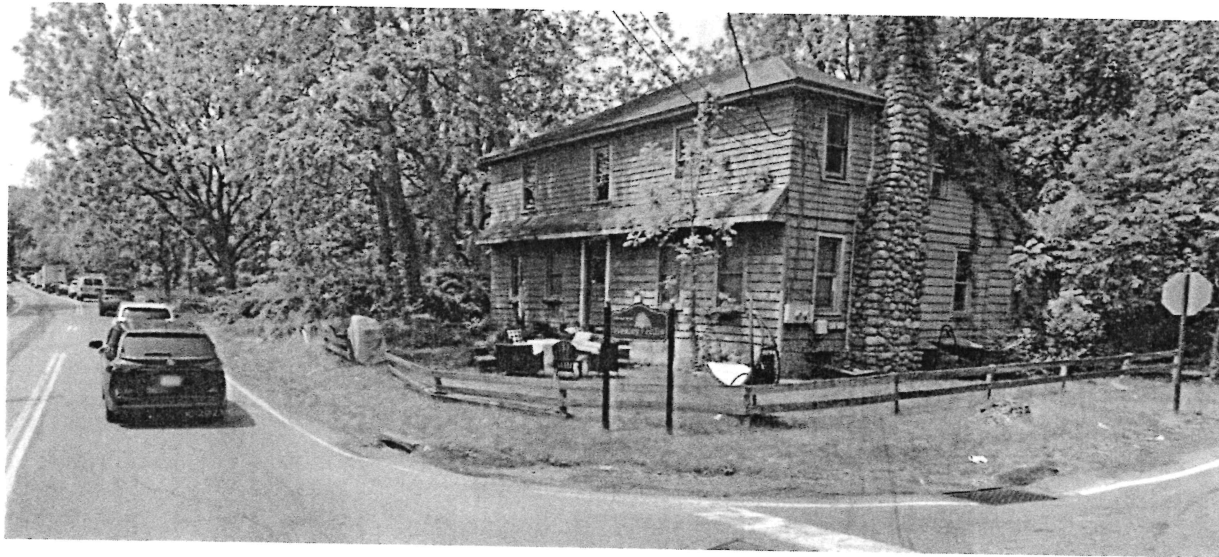


Figure 4 - Intersection of New Hempstead Road and McNamara Road – Note heavy traffic on New Hempstead

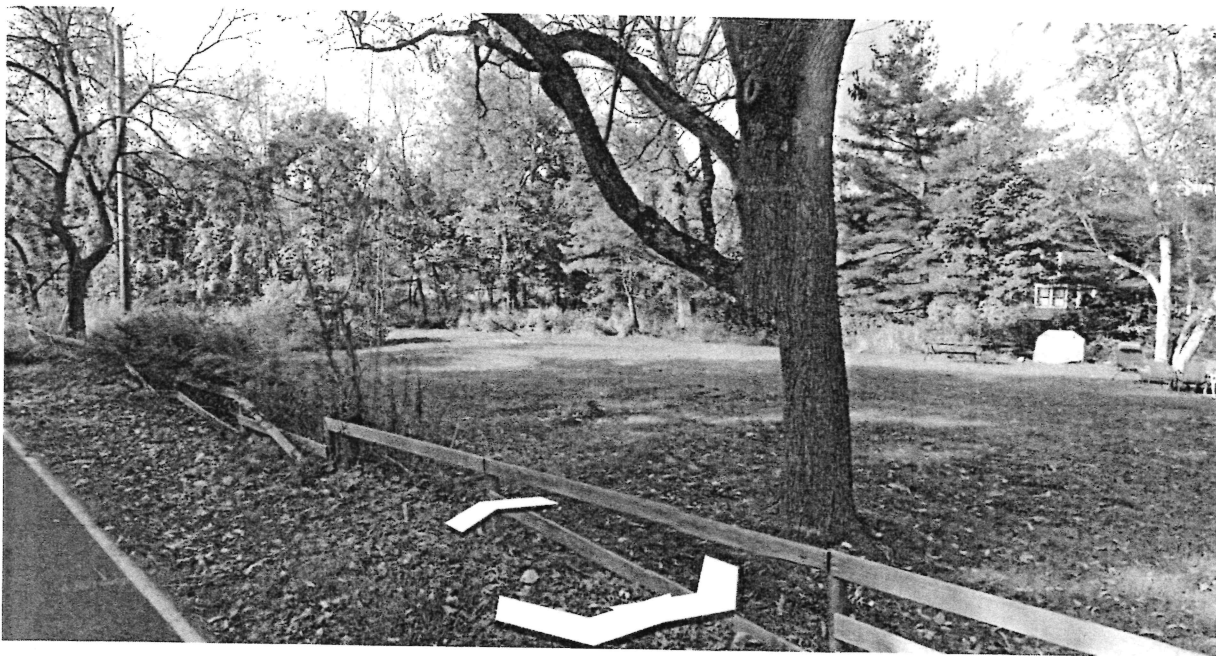


Figure 5 - No access from New Hempstead Road

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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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 5.

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

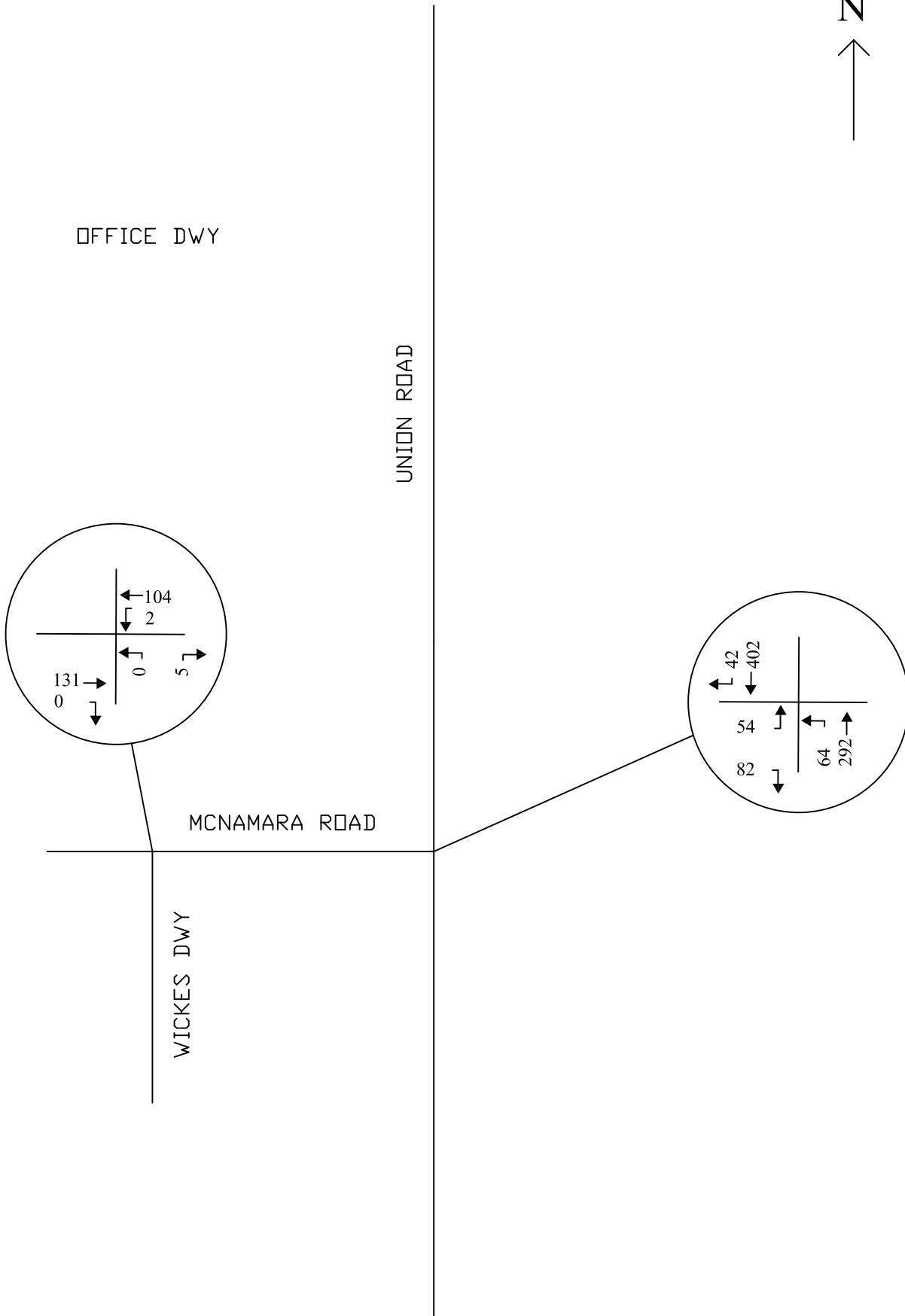
TABLE 4
CAPACITY ANALYSIS SUMMARY
2025 BUILD CONDITIONS WEEKDAY
UNSIGNALIZED INTERSECTIONS

	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

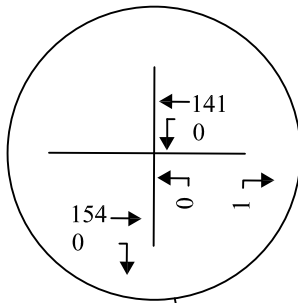


2023 EXISTING AM PEAK HOUR TRAFFIC
7:00 AM - 8:00 AM
FIGURE 2



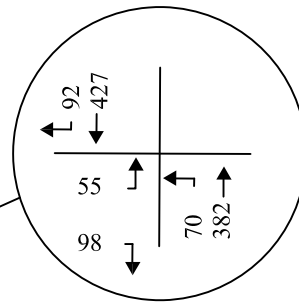
OFFICE DWY

UNION ROAD

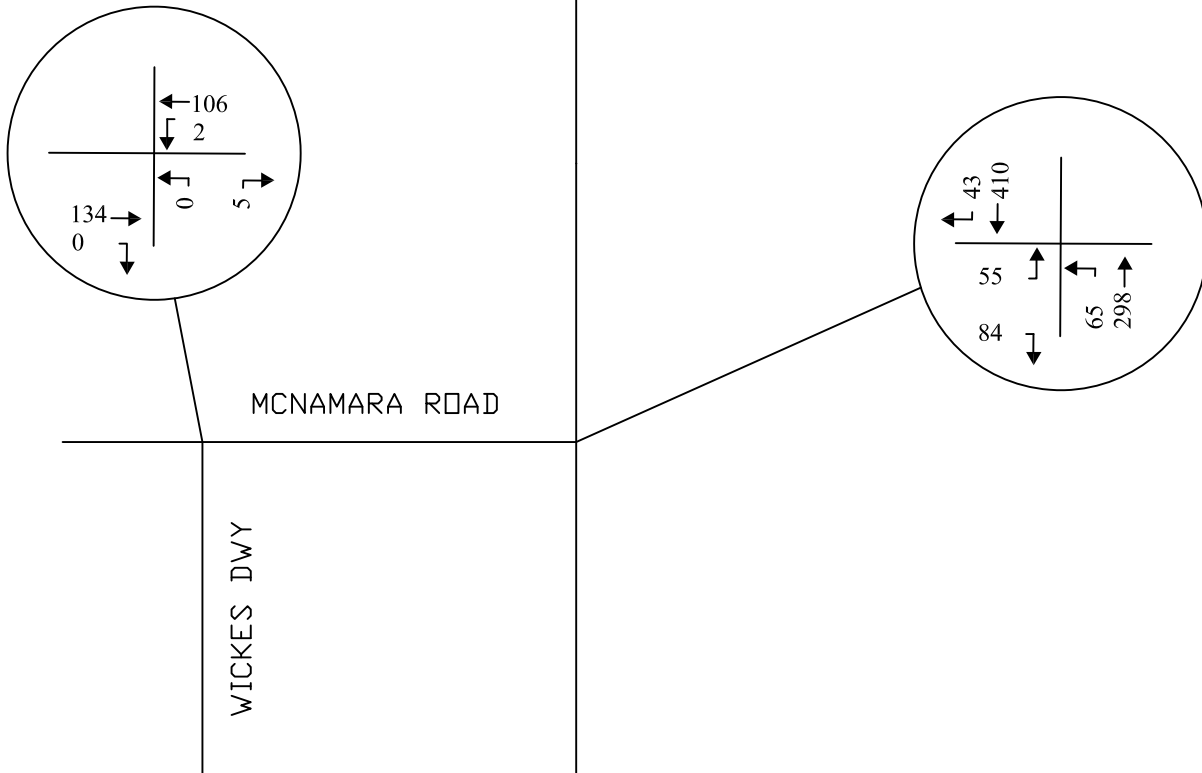


MCNAMARA ROAD

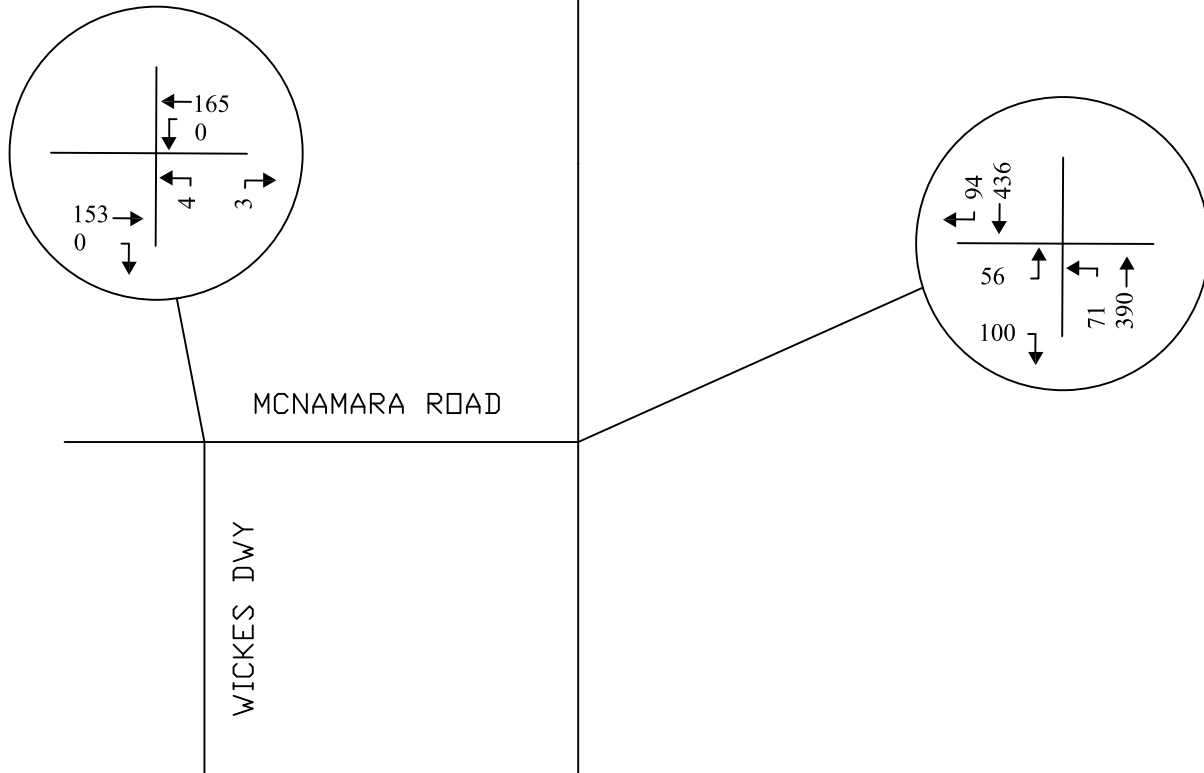
WICKES DWY



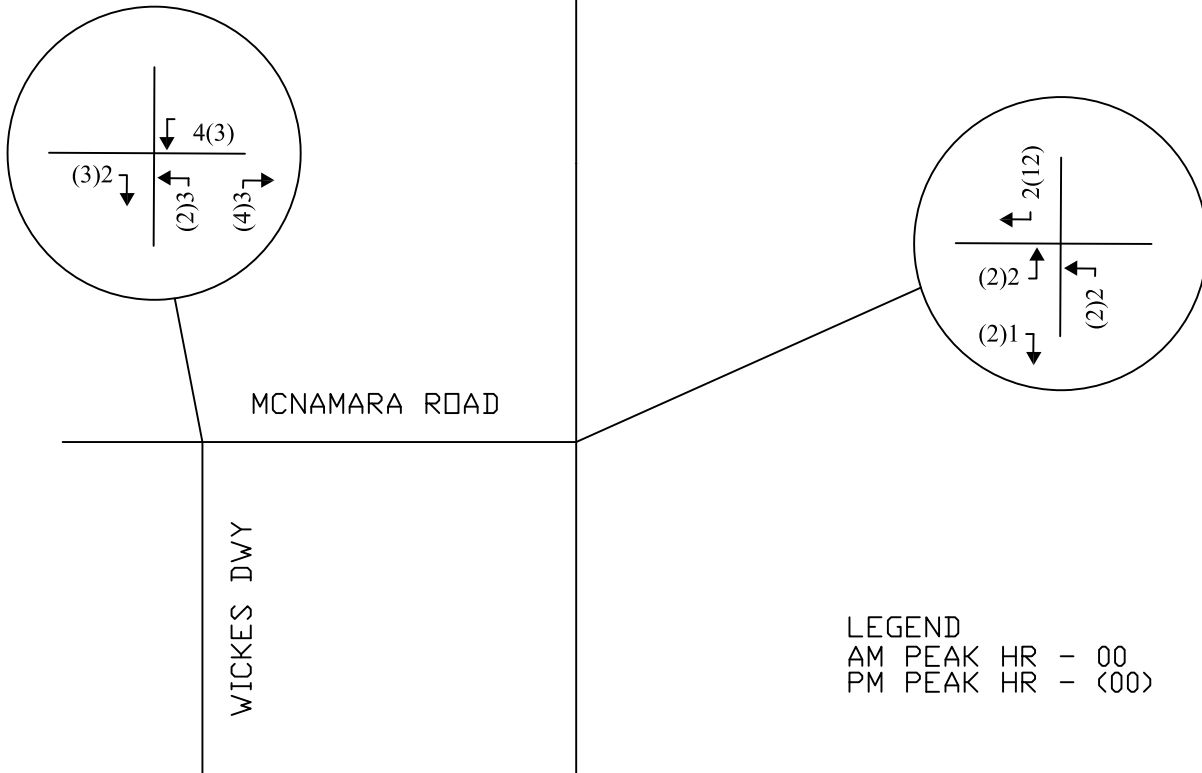
2023 EXISTING PM PEAK HOUR TRAFFIC
4:00 PM - 5:00 PM
FIGURE 3



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



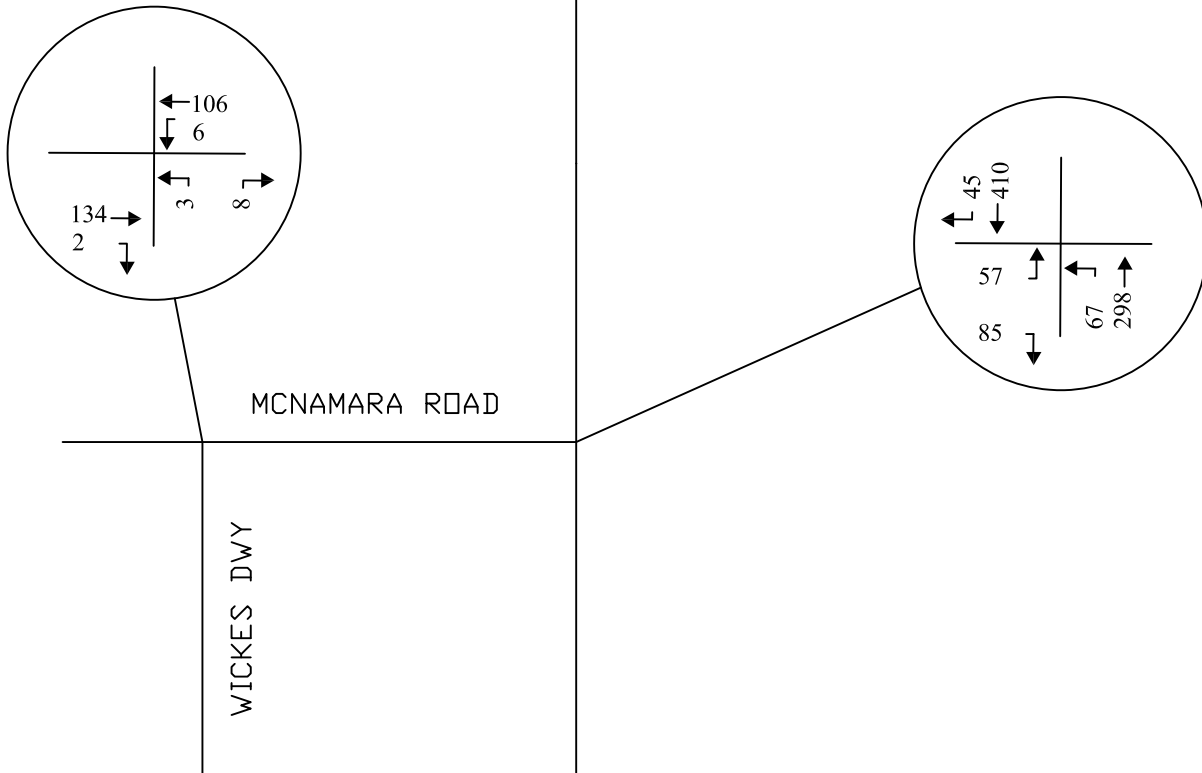
2025 NO-BUILD PM PEAK HOUR TRAFFIC
4:00 PM - 5:00 PM
FIGURE 5



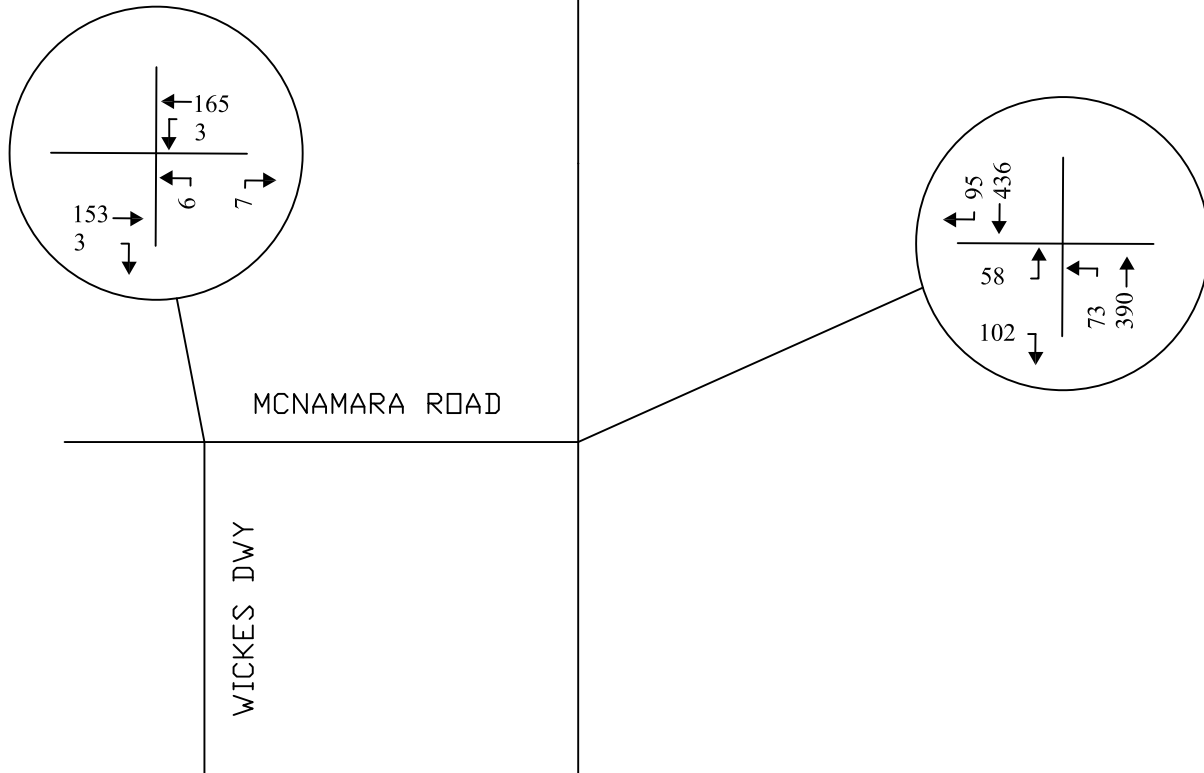
LEGEND
AM PEAK HR - 00
PM PEAK HR - (00)

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
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Lane Configurations						
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Traffic Vol, veh/h	55	98	70	382	427	92
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Future Vol, veh/h	55	98	70	382	427	92
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Conflicting Peds, #/hr	0	0	0	0	0	0
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Sign Control	Stop	Stop	Free	Free	Free	Free
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RT Channelized	-	None	-	None	-	None
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Storage Length	0	-	-	-	-	-
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Veh in Median Storage, #	0	-	-	0	0	-
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Grade, %	0	-	-	0	0	-
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Peak Hour Factor	93	93	93	93	93	93
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Heavy Vehicles, %	13	14	13	14	9	9
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Mvmt Flow	59	105	75	411	459	99
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Major/Minor	Minor2	Major1	Major2
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Conflicting Flow All	1070	509	558
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Stage 1	509	-	-
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Stage 2	561	-	-
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Critical Hdwy	6.53	6.34	4.23
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Critical Hdwy Stg 1	5.53	-	-
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Critical Hdwy Stg 2	5.53	-	-
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Follow-up Hdwy	3.617	3.426	2.317
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Pot Cap-1 Maneuver	233	541	960
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Stage 1	582	-	-
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Stage 2	550	-	-
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Platoon blocked, %			
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Mov Cap-1 Maneuver	209	541	960
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Mov Cap-2 Maneuver	209	-	-
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Stage 1	523	-	-
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Stage 2	550	-	-
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Approach	EB	NB	SB
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HCM Control Delay, s	24.7	1.4	0
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HCM LOS	C		
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Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
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Capacity (veh/h)	960	-	344	-	-
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HCM Lane V/C Ratio	0.078	-	0.478	-	-
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HCM Control Delay (s)	9.1	0	24.7	-	-
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HCM Lane LOS	A	A	C	-	-
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HCM 95th %tile Q(veh)	0.3	-	2.5	-	-
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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
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Lane Configurations						
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Traffic Vol, veh/h	56	100	71	390	436	94
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Future Vol, veh/h	56	100	71	390	436	94
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Conflicting Peds, #/hr	0	0	0	0	0	0
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Sign Control	Stop	Stop	Free	Free	Free	Free
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RT Channelized	-	None	-	None	-	None
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Storage Length	0	-	-	-	-	-
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Veh in Median Storage, #	0	-	-	0	0	-
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Grade, %	0	-	-	0	0	-
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Peak Hour Factor	93	93	93	93	93	93
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Heavy Vehicles, %	13	14	13	14	9	9
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Mvmt Flow	60	108	76	419	469	101
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Major/Minor	Minor2	Major1	Major2
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Conflicting Flow All	1091	520	570
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Stage 1	520	-	-
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Stage 2	571	-	-
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Critical Hdwy	6.53	6.34	4.23
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Critical Hdwy Stg 1	5.53	-	-
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Critical Hdwy Stg 2	5.53	-	-
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Follow-up Hdwy	3.617	3.426	2.317
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Pot Cap-1 Maneuver	226	533	950
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Stage 1	575	-	-
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Stage 2	544	-	-
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Platoon blocked, %			
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Mov Cap-1 Maneuver	202	533	950
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Mov Cap-2 Maneuver	202	-	-
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Stage 1	515	-	-
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Stage 2	544	-	-
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Approach	EB	NB	SB
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HCM Control Delay, s	25.9	1.4	0
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HCM LOS	D		
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Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
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Capacity (veh/h)	950	-	336	-	-
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HCM Lane V/C Ratio	0.08	-	0.499	-	-
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HCM Control Delay (s)	9.1	0	25.9	-	-
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HCM Lane LOS	A	A	D	-	-
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HCM 95th %tile Q(veh)	0.3	-	2.7	-	-
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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	170
Stage 1	-	-	-	-	170	-
Stage 2	-	-	-	-	183	-
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	-	-	1420	-	649	879
Stage 1	-	-	-	-	865	-
Stage 2	-	-	-	-	853	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1420	-	649	879
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 5.

From	To	DIR Vehicle Class	WB L	WB T	WB U	NB L	NB R	NB U	EB T	EB R	EB U			
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		Auto	0	175					152	0			Totals	329
		Trucks	0	2					2	0				5
		Bus	0	16					17	0				33
		Totals	0	193					171	0				367
		% HV	#####	9%					11%	#####				10%
		PHF	0.87	0.87					0.87	0.87				0.87
4:15-5:15		Auto	0	158					141	0			Totals	300
		Trucks	0	4					7	0				11
		Bus	0	10					17	0				27
		Totals	0	154					141	0				296
		% HV	#####	9%					17%	#####				13%
		PHF	0.78	0.78					0.78	0.78				0.78
7:00-8:00		Auto	2	86					117	0			Totals	205
		Trucks	0	1					2	0				8
		Bus	0	17					12	0				29
		Totals	2	104					131	0				242
		% HV	0%	17%					11%	#####				15%
		PHF	0.66	0.66					0.66	0.66				0.66
4:00-5:00		Auto	0	145					130	0			Totals	282
		Trucks	0	4					7	0				11
		Bus	0	13					13	0				26
		Totals	0	162					150	0				319
		% HV	#####	10%					13%	#####				12%
		PHF	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 5.

From	To	DIR	SB T	SB R	SB U	NB L	NB T	NB U	EB L	EB R	EB U			
		Vehicle Class												
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.

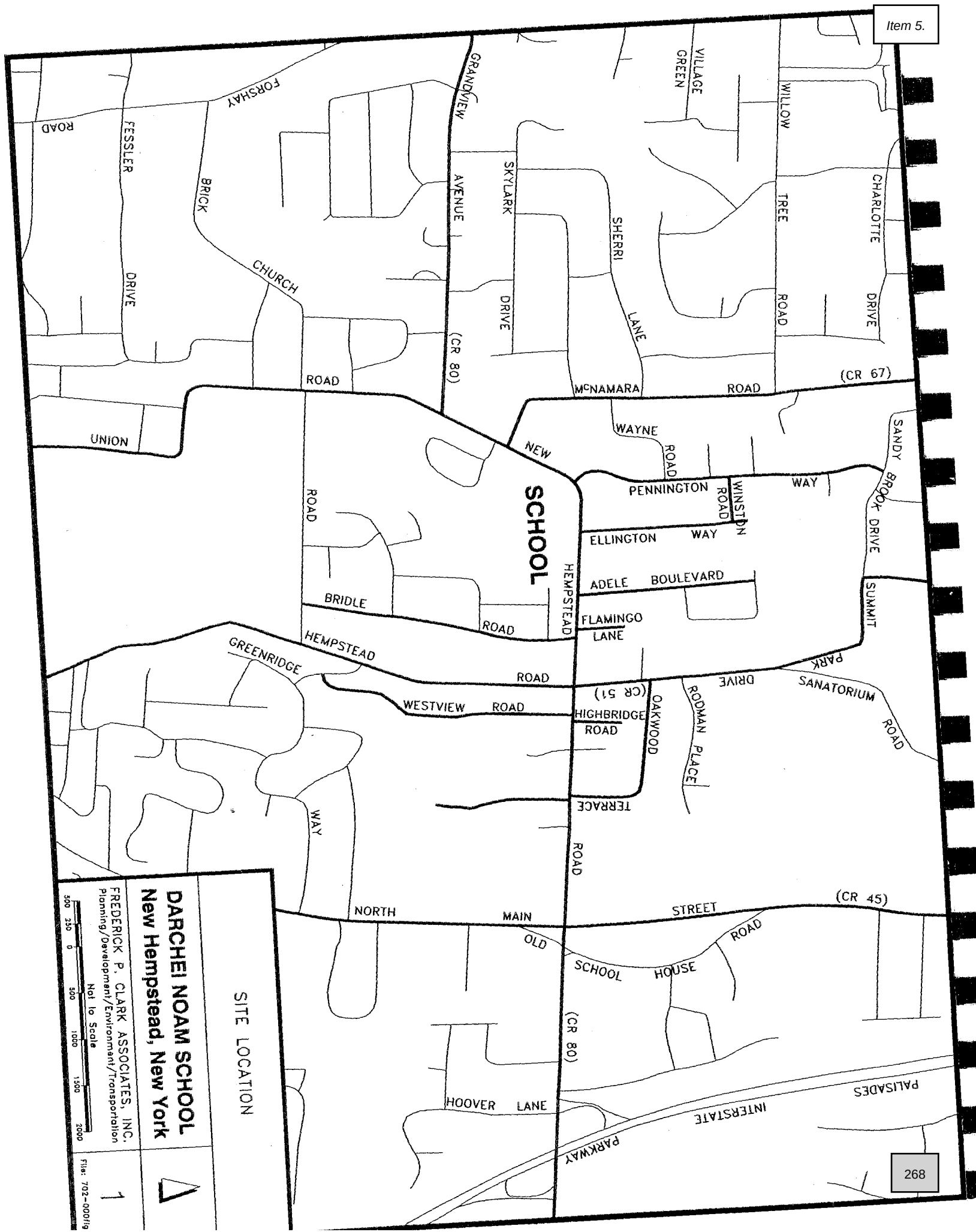
McNamara Road is generally a north-south, County-maintained roadway, which is designated County Route 67, beginning at New Hempstead Road and located west of the subject property. This two-lane road provides access to surrounding areas north of the property. It begins at New Hempstead Road at a STOP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

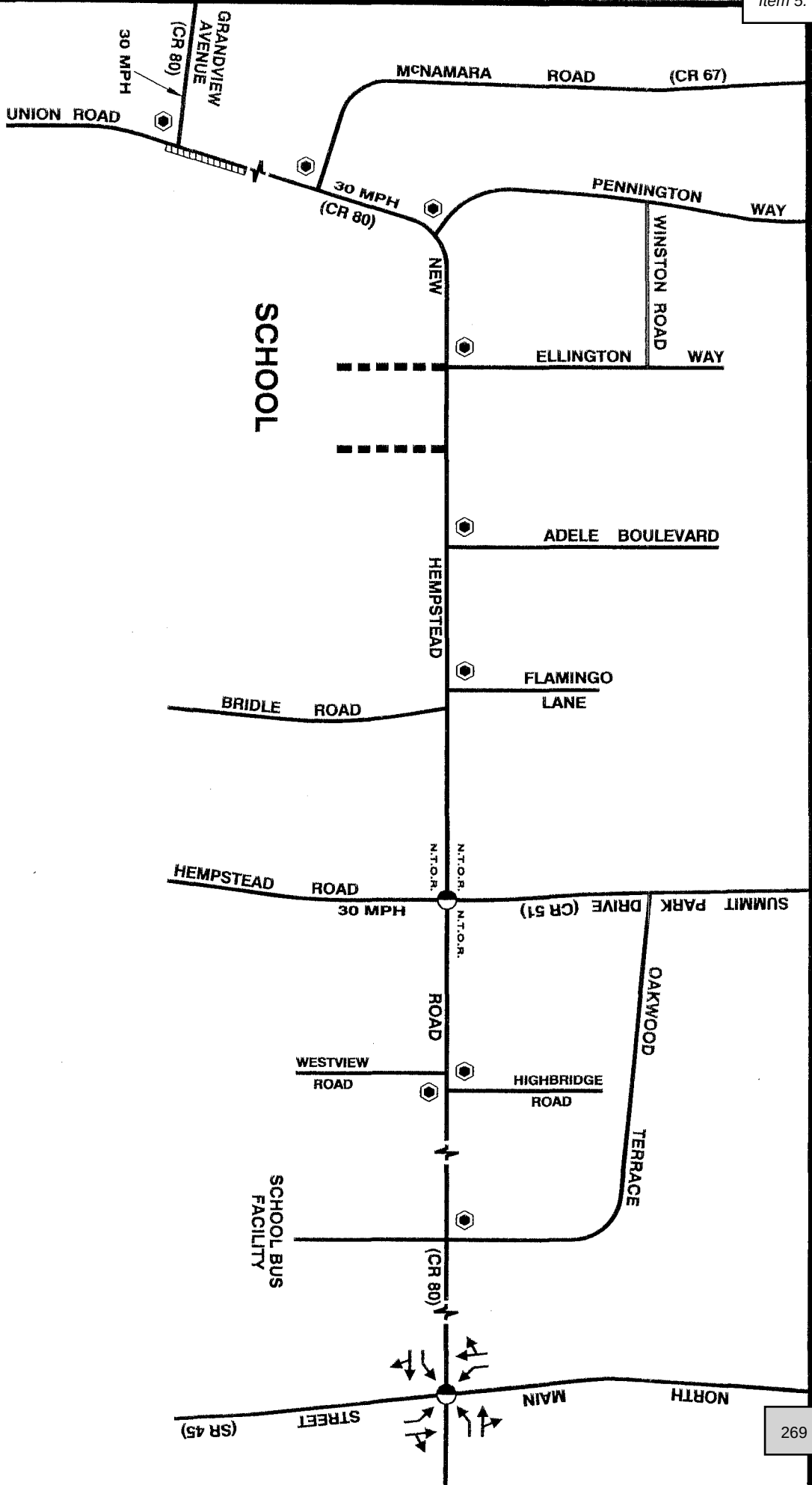
FREDERICK P. CLARK ASSOCIATES, INC.
Planning/Development/Environment/Transportation

1

SITE LOCATION

500 750 0 500 1000 1500 2000
Not to Scale

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

- 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

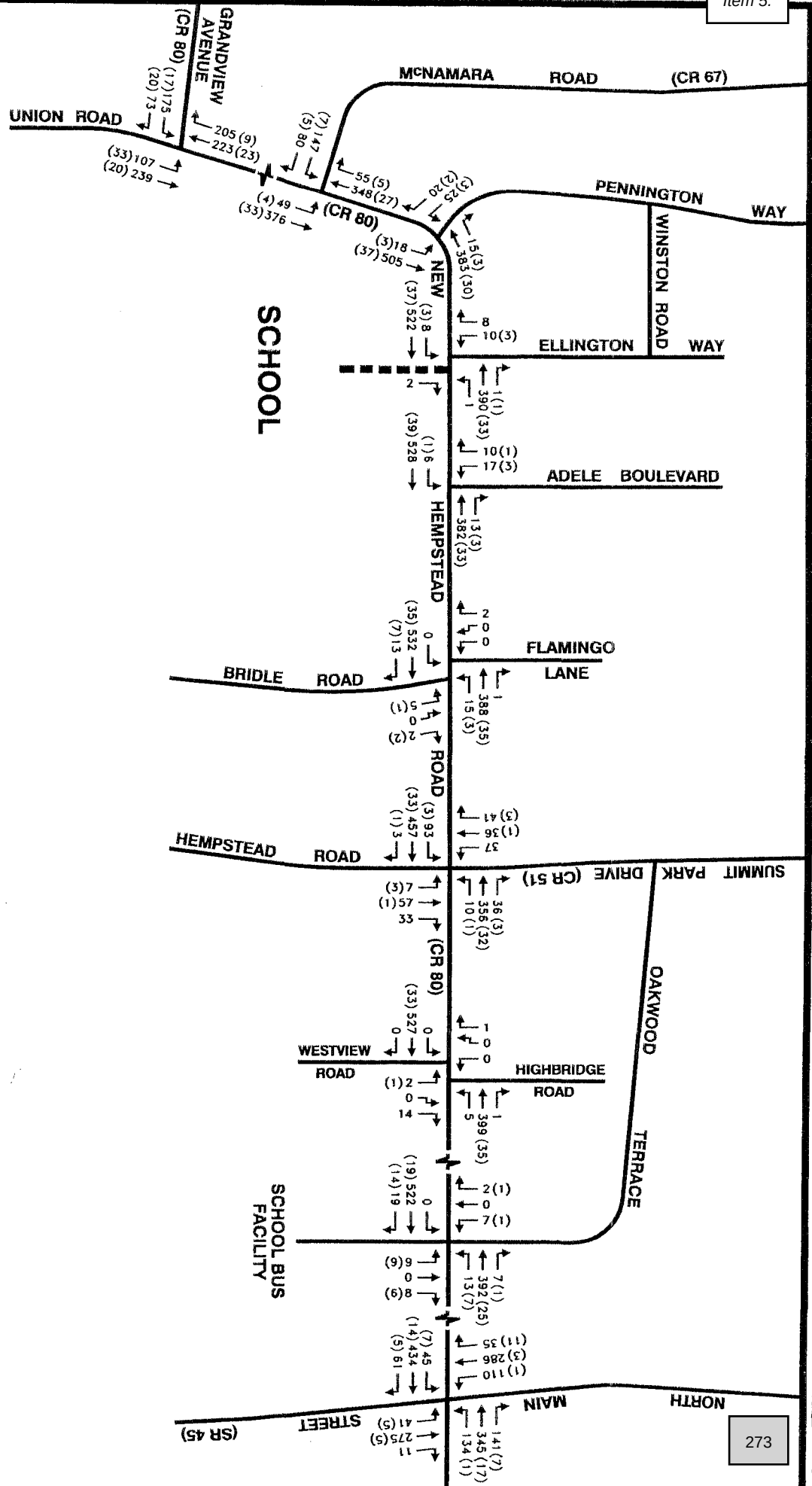
Procedures have been established by the Transportation Research Board through which roadway segments and intersections can be tested to determine their ability to accommodate traffic volumes. These procedures are described in this section.

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

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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)

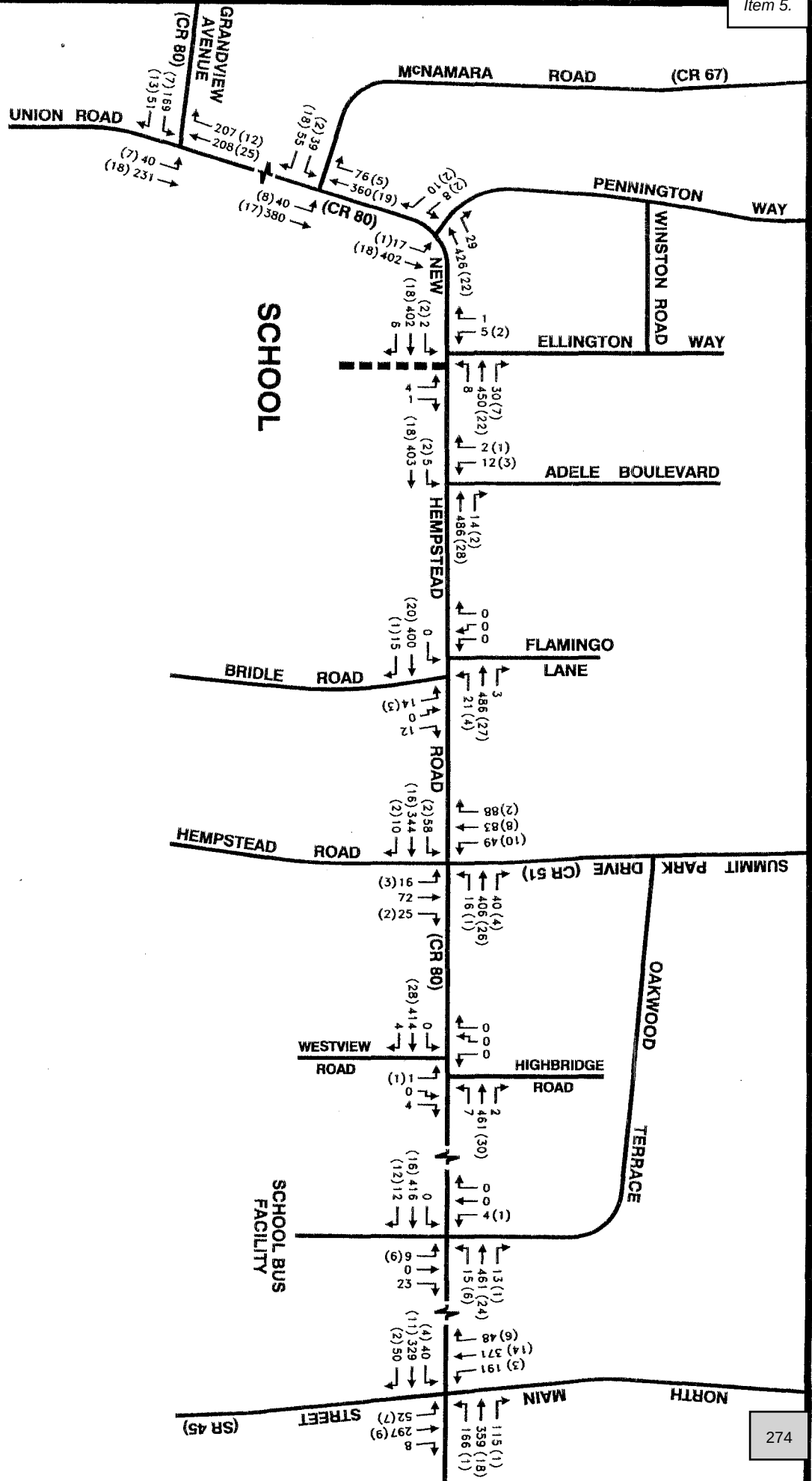
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Not to Scale

File: 702-000fig3



3



SCHOOL

SCHOOL BUS
FACILITY

LEGEND

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

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

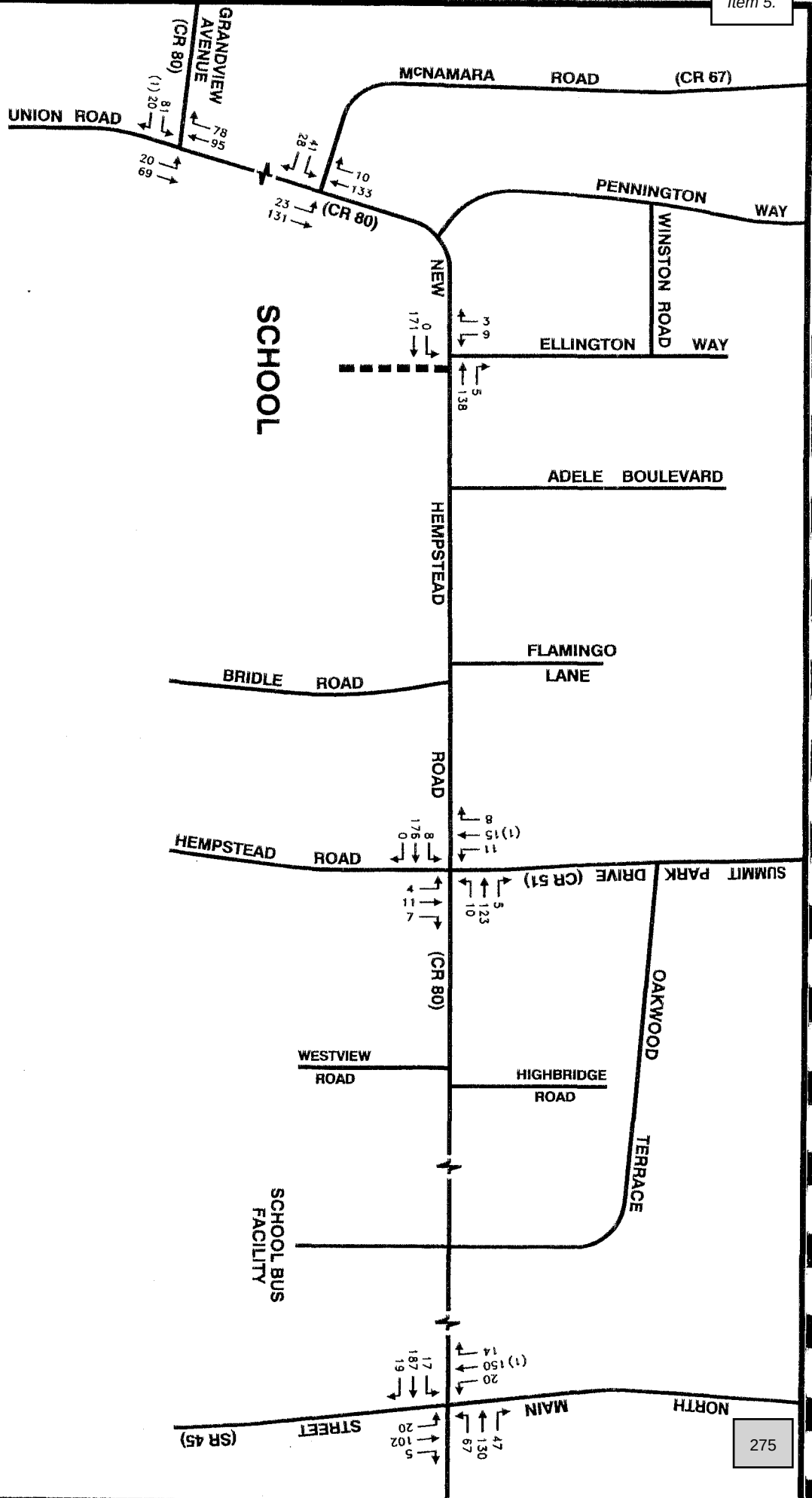
2002 EXISTING TRAFFIC VOLUMES
WEEKDAY AFTERNOON SCHOOL PEAK HOUR
(3:15 - 4:15 PM)

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.

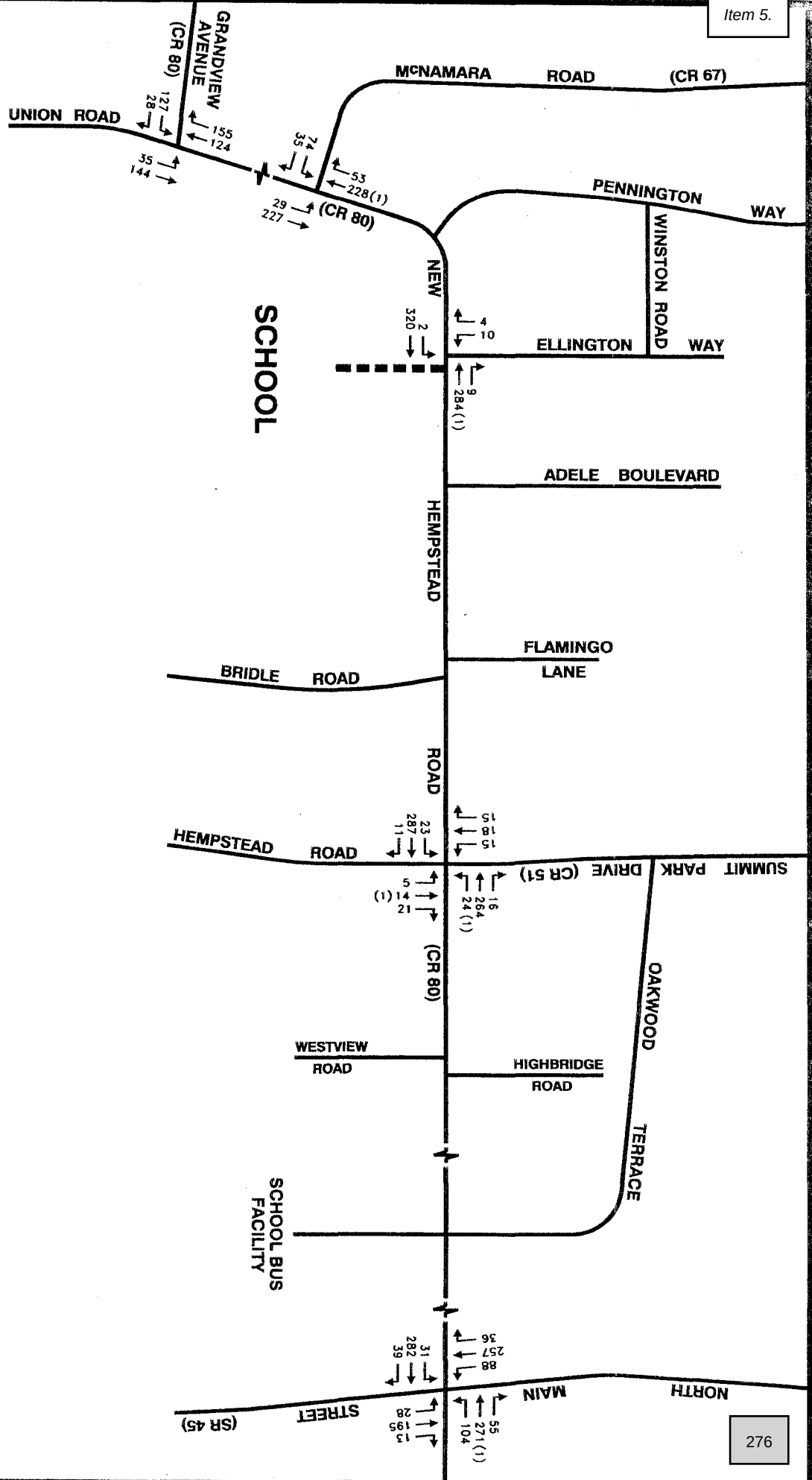
LEGEND
00 ALL VEHICLES
(00) SCHOOL BUSES
SCHOOL ACCESS

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

DARCHEI NOAM SCHOOL
New Hempstead, New York

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Not to Scale





DARCHEI NOAM SCHOOL
New Hempstead, New York



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 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

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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	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	N/A	N/A
	EB	LR	C/16.7	C/16.0		
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 5.
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 5.
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 5.
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 5.

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.

gosimplelab.com/signin



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 5.
	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	293

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

Item 5.

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	1,2,4 Trichlorobenzene	Not Detected	MDL 0.24 PPB	RL 0.5 PPB	15 May 2024	View	Item 5.
	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	295

 Bromomethane Cadmium Metals	Not Detected	EPA 200.8 MDL 0.00007 PPM RL 0.001 PPM	15 May 2024	View	Item 5.
 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	296

	Dichlorodifluoromethane VOCs	Not Detected	EPA 524.2 MDL 0.12 PPB RL 0.5 PPB	15 May 2024	View	Item 5.
	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 5.
	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 298

	Toluene Petroleum Compounds	Not Detected	EPA 524.2 MDL 0.12 PPB RL 0.5 PPB	15 May 2024	View Item 5.
	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

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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)