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TOWN OF LEWISBORO
Westchester County, New York



Planning Board
PO Box 725
Cross River, New York 10518

Tel: (914) 763-5592
Fax: (914) 763-3637
Email: planning@lewisborogov.com

AGENDA

Tuesday September 16, 2014

Cross River Plaza, Cross River

Note: Meeting will start at 7:30 p.m. and end at or before 11:30 P.M.

I. PUBLIC HEARING

Sprint Nextel (Sprint), applicant (American Towers, Inc., owner of record), South NYS 35 & West Route 123, South Salem, NY – Equipment Upgrade – Cal# 4-14PB

II. DECISION

Estate Motors Mercedes Benz, (Charisma Holding, Inc., owner of record), 321 Main Street (NYS Rte. 22), Goldens Bridge - Application for Waiver of Site Plan Approval Procedures – Approval to demolish two old wood frame buildings located on property and proposed landscaping along the northerly property line - Cal# 4-13PB

III. SKETCH PLAN REVIEW

Todd Management, LLC, 251 and 263 Todd Road, Katonah – Application for Sketch Plan Review for a 4 lot subdivision – Cal# 5-14PB

IV. PROJECT REVIEW

JT Farm (Peace & Carrots, LLC), 1125 Route 35, South Salem – Application for Final Subdivision Plat Approval Subdivision – Lot Line Change - Cal# 9-13PB

Wild Oaks Water Company/New York American Water – Nash Road – Application for Wetland Activity Permit to drill two bedrock test well locations in wetland buffer area – Cal# 51-14WP

Marie-Claude Boileau, 11 Pine Hill Road, South Salem – Application for Wetland Activity Permit Approval for addition to kitchen and conversion of second floor study to a bedroom – Cal# 63-14WP

V. TOWN BOARD REFERRALS

Proposed change to the zoning designation of property zoned R-1A to R-B affecting real property located at 5 East Street, (Cipriano, Pietro and Jennifer – owners of record), Block 9834, Lot 36, Sheet 53

VI. DISCUSSION

J2 Boniello Builders – Property fronting Bouton Road – Application for Wetland Activity Permit Approval to construct a single family residence serviced by a septic system and drilled well – Cal# 39-14WP

Septic Compliance Administration – Variance Procedure

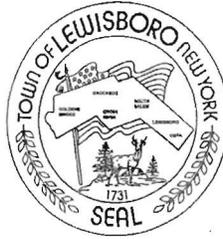
VII. CORRESPONDENCE AND GENERAL BUSINESS

VIII. MINUTES OF August 19, 2014

SPRINT

CAL# 4-14PB

TOWN OF LEWISBORO
Westchester County, New York



Planning Board
PO Box 725
Cross River, New York 10518

Tel: (914) 763-5592
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MEMORANDUM

To: Ciorsdan Conran, Chairwoman and ACARC Members

From: Jerome Kerner ~ Planning Board Chairman

Handwritten signature of Jerome Kerner in black ink.

Re: Sprint/Nextel
Block 10263, Lot 62, Sheet 40
Cal# 4-14PB

Date: August 20, 2014

Pursuant to §7-3 B "Architecture and Community Appearance Review Council", of the Code of the Town of Lewisboro, the Planning Board hereby refers Sprint/Nextel – equipment upgrade - to ACARC for your review and recommendations.

cc: Planning Board Members
Planning Board Consultants
Doug Warden

From: [TED SOHONYAY](#)
To: planning@lewisborogov.com
Subject: Request for Exemption by Sprint for 11141 Route 35
Date: Thursday, August 21, 2014 10:09:46 AM

Planning Board:

Please be advised that the Antenna Advisory Board has no objection to Sprint's proposed equipment revisions described in their packet dated 7/15/14 & 5/19/14.

Regards,

Ted Sohonyay, Chair
Lewisboro Antenna Advisory Board

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REPLY TO:

Tarrytown Office

August 28, 2014

By Hand Delivery

Hon. Chairman Jerome Kerner
and Members of the Planning Board
Town of Lewisboro
20 North Salem Road
Cross River, NY 10518

Re: Request for Exemption by Sprint
Route 35
Town of Lewisboro ("Town"), NY

Hon. Chairman Kerner and Members of the Planning Board:

As you are aware, we are the attorneys for Sprint Corporation ("Sprint") in connection with Sprint's application to modify its existing wireless telecommunications facility ("Existing Facility") on the existing tower ("Existing Tower") at the above referenced property. The proposed modification consists of the replacement of six (6) existing panel antennas with the installation of three (3) new panel antennas. Also, related equipment cabinets will be replaced in the existing previously approved equipment area at the base of the Existing Tower.

The Planning Board may grant a zoning exemption for the modification of a wireless telecommunications facility when such facility meets the criteria enumerated in Sections 220-41.1(H)(1)(a)[1]&[2] of the Town Zoning Code. Accordingly, we respectfully submit that a zoning exemption from the need for special permit approval should be granted, since Sprint's proposed modification **reduces the number of antennas** and meets the criteria for an exemption.

Moreover, Section 6409 of the Tax Relief Act requires a municipality to grant a request to modify an existing base station so long as the proposed modification does not substantially change the physical dimensions of such base station. The legislative history for Section 6409 clearly establishes the intent of Congress. "Section 6409. This section streamlines the process for siting of wireless facilities by *preempting the ability of State and local authorities to delay collocation of, removal of, and replacement of wireless equipment* (emphasis added)." 158 Cong. Rec. E237-39 (daily ed. February 24, 2012) (statement of Rep. Fred Upton).

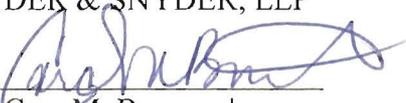
It is therefore respectfully submitted that Sprint's proposed modification will not substantially change the physical dimensions of the Existing Facility or the Existing Tower and must be approved pursuant to Section 6409 of the Tax Relief Act. Accordingly, we respectfully submit that an amended special permit is not required and the proposed modification should be permitted by building permit.¹

Pursuant to the comments of the Planning Board at its meeting on August 19, 2014, I have enclosed thirteen (13) copies of the following materials:

1. Structural Assessment, prepared by Avery B. Long, E.I, last revised February 7, 2012;
2. Radio Frequency - Electromagnetic Energy (RF-EME) Compliance Report, prepared by EBI Consulting, dated February 19, 2013; and
3. Site Plan, prepared by Terrence R. Lulay, P.E., last revised August 25, 2014.

If you have any questions please do not hesitate to contact me. We thank you for your consideration and look forward to discussing this matter with you at the Planning Board public hearing on September 16, 2014.

Respectfully submitted,
SNYDER & SNYDER, LLP

By: 

Cara M. Bonomolo

Enclosures
CMB:JG
cc: Alcatel-Lucent

Z:\SSDATA\WPDATA\SS3\RDG\ALU\Zoning\Lewisboro\NY06XC421 - PB Letter3.wpd

¹We believe the modification qualifies for an exemption from special permit approval pursuant to Sections 220-41.1(H)(1)(a)[1]&[2] of the Town Zoning Code, as well as the Tax Relief Act, and should be permitted by building permit. In the alternative, in the event the Planning Board disagrees we hereby apply for an request a special permit.



AMERICAN TOWER®
CORPORATION

Structural Analysis Report

Structure : 125 ft AT&T Tag Type 'H' Self Supported Tower
ATC Site Name : South Salem NY, NY
ATC Site Number : 88166
Proposed Carrier : Sprint Nextel
Carrier Site Name : N/A
Carrier Site Number : NY06XC421
County : Westchester
Eng. Number : 48720221
Date : February 7, 2012*
Usage : 52% Legs, 86% Diagonals, 34% Horizontals
Result : Pass

Submitted by:
Avery B. Long, E.I.
Design Engineer

American Tower Engineering Services
400 Regency Forest Drive
Cary, NC 27518
Phone: 919-468-0112



2/8/12

Introduction

The purpose of this report is to summarize results of the structural analysis performed on the 125 ft AT&T Tag Type 'H' Self Supported Tower located off of Route 35 near the intersection with Route 123, South Salem, NY 10590, Westchester County (ATC site #88166). The tower was originally designed and manufactured to AT&T Tag Type 'H' standards in 1966 by the Blaw Knox Steel Company. The tower was modified in 1973 to AT&T specifications. Current tower geometry and member information was taken from a structural analysis by CSEI (Eng. #26240121, dated August 21, 2006). Additional information was taken from a tower mapping by Hightower Solutions (Dated October 16, 2007).

Analysis

The tower was analyzed using Semaan Engineering Solutions, Inc., Software.

Basic Wind Speed: 80 mph (Fastest Mile)

Radial Ice: 69 mph (Fastest Mile) w/ 1/2" ice

Code: ANSI/TIA/EIA-222-F / 2006 IBC, Sec. 1609.1.1, Exception (4) & Sec. 3108.4 / 2010 New York State Building Code

Antenna Loads

The following antenna loads were used in the tower analysis.

Existing Antennas

Elev. (ft)	Qty	Antennas	Mount	Coax (in)	Carrier
125.0	3	Antel BXD-90409080CF	Platform with Handrails	(3) 1 1/4	Verizon
	12	Decibel DB844H90E-XY		(12) 1 5/8	Sprint Nextel
	1	12' Omni		(1) 7/8	Abandoned
	6	RCU		(1) 0.315 (12) 1 5/8	T-Mobile
	3	RFS APX16DWVL-C			
	3	RFS APXV18-206515L-2			
	6	RFS ATMAA1412D-1A20			
112.5	--	--	Catwalk	--	--
100.0	12	Andrew ETD819G-12UB	Side Arms	(12) 1 5/8	AT&T Mobility
	12	764 Sq. In. Panels		(1) 3/8	
75.0	--	--	Rest Platform	--	--
37.5	3	8 ft Ice Shield	Leg	--	
25.0	--	--	Rest Platform	--	

Proposed Antennas

Elev. (ft)	Qty	Antennas	Mount	Coax (in)	Carrier
108.0	3	RFS ACU-A20-N	Sector Frames	(9) 1 5/8 (3) 1 1/4	Sprint Nextel
	3	Alcatel-Lucent ALU 800MHz			
	3	Alcatel-Lucent 800 MHz RRH			
	9	DAPA 58010X			
	3	Alcatel-Lucent 1900MHz RRH (65 MHz)			
	3	Alcatel-Lucent 1900MHz RRH			
	3	RFS APXVSPP18-C			
75.0	1	GPS	Leg	(1) 1/2	

Double-stack proposed 1-5/8" and 1-1/4" coax in place of existing 1-5/8" coax for a final configuration of 6-on-6.

Results

The maximum structure usage is: 86%

Leg Forces	Current Analysis Reactions
Uplift (Kips)	112.1
Axial (Kips)	140.3

The structure base reactions resulting from this analysis were found to be acceptable through analysis based on geotechnical and foundation information, therefore no modification or reinforcement of the foundation will be required. These calculations are located after the software output within this analysis.

Conclusion

Based on the analysis results, the structure meets the requirements per the ANSI/TIA/EIA-222-F standard, the 2010 NYSBC and the 2006 IBC.

The tower and foundation can support the existing and proposed antennas with the transmission line distribution as described in this report.

If you have any questions or require additional information, please call 919-466-5069.

Standard Conditions

All engineering services are performed on the basis that the information used is current and correct. This information may consist of, but is not necessary limited, to:

- Information supplied by the client regarding the structure itself, the antenna and feed line loading on the structure and its components, or other relevant information.
- Information from drawings in the possession of American Tower Corporation, or generated by field inspections or measurements of the structure.

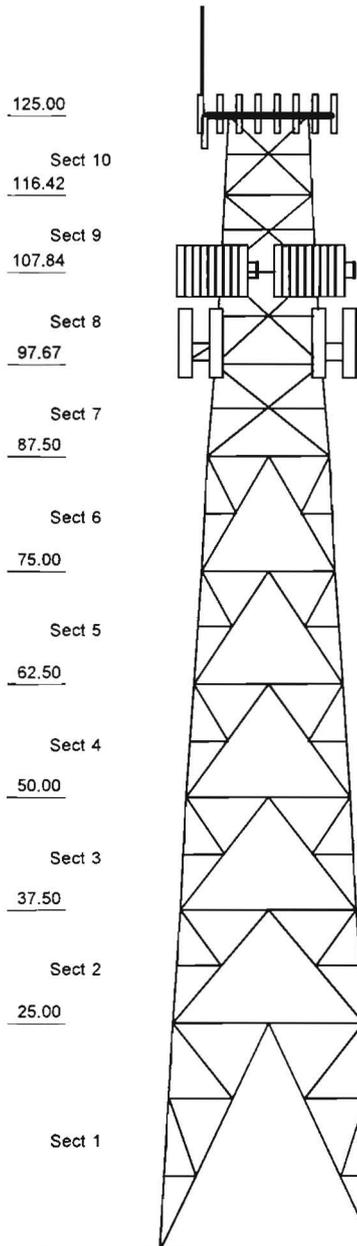
It is the responsibility of the client to ensure that the information provided to ATC Engineering Services and used in the performance of our engineering services is correct and complete. In the absence of information to the contrary, we assume that all structures were constructed in accordance with the drawings and specifications and that their capacity has not significantly changed from the "as new" condition.

All services will be performed to the codes specified by the client, and we do not imply to meet any other codes or requirements unless explicitly agreed in writing. If wind and ice loads or other relevant parameters are to be different from the minimum values recommended by the codes, the client shall specify the exact requirement. In the absence of information to the contrary, all work will be performed in accordance with the latest relevant revision of ANSI/EIA-222.

All services are performed, results obtained, and recommendations made in accordance with generally accepted engineering principles and practices. ATC Engineering Services is not responsible for the conclusions, opinions and recommendations made by others based on the information we supply.

Copyright Semaan Engineering Solutions, Inc

Loads: 80 mph no ice
69 mph w/ 1/2" radial ice



Uplift 112.08 k Moment 4,328.36 ft-k
Vert 140.34 k Total Down 56.50 k
Horiz 20.41 k Total Shear 54.61 k

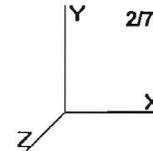
Job Information			
Tower : 88166	Location : South Salem NY, NY	Base Width : 24.25 ft	
Code: TIA/EIA-222 Rev F	Shape : Square	Top Width : 9.00 ft	
Client : Sprint Nextel			

Sections Properties			
Section	Leg Members	Diagonal Members	Horizontal Members
1	SAE 36ksi 8X8X0.625	DAS 36ksi 3.5X3X0.25	DAE 36ksi 2.5X2.5X0.25
2 - 3	SAE 36ksi 6X6X0.75	DAE 36ksi 2.5X2.5X0.25	DAE 36ksi 2.5X2.5X0.25
4 - 5	SAE 36ksi 6X6X0.5625	DAL 36ksi 2.5X2X0.25	DAE 36ksi 2.5X2.5X0.25
6	SAE 36ksi 6X6X0.4375	DAL 36ksi 2.5X2X0.25	DAE 36ksi 2.5X2.5X0.25
7	SAE 36ksi 5X5X0.4375	SAE 36ksi 3.5X3.5X0.25	SAU 36ksi 3X2.5X0.25
8	SAE 36ksi 5X5X0.4375	SAE 36ksi 3.5X3.5X0.25	DAL 36ksi 3X2.5X0.25
9	SAE 36ksi 5X5X0.3125	SAE 36ksi 3X3X0.25	SAU 36ksi 3X2.5X0.25
10	SAE 36ksi 5X5X0.3125	SAE 36ksi 3X3X0.25	CHN 36ksi C8 x 11.5

Discrete Appurtenance			
Elev (ft)	Type	Qty	Description
125.00	Panel	3	RFS APX16DWVL-C
125.00	Panel	3	RFS APXV18-206515L-2
125.00		6	RFS ATMAA1412D-1A20
125.00	Panel	6	RCU
125.00	Platform	1	Heavy Platform with Handrails
125.00	Whip	1	12' Omni
125.00	Straight Arm	1	20" Pipe
125.00	Mounting Frame	3	Round Sector Frame
125.00	Panel	12	Decibel DB844H90E-XY
125.00	Straight Arm	6	Pipe Mounts
125.00	Panel	3	Antel BXD-90409080CF
112.50	Platform	1	Catwalk
108.00	Panel	3	RFS APXVSP18-C
108.00	Panel	3	Alcatel-Lucent 1900MHz RRH
108.00	Panel	3	Alcatel-Lucent 1900MHz RRH (65
108.00	Panel	9	DAPA 58010X
108.00	Panel	3	Alcatel-Lucent 800 MHz RRH
108.00	Panel	3	Alcatel-Lucent ALU 800MHz
108.00	Panel	3	RFS ACU-A20-N
108.00	Mounting Frame	3	Heavy Sector Frame
100.00	Panel	12	764 Sq. In. Panels
100.00	Straight Arm	12	Flat Side Arm
100.00	Panel	12	Andrew ETD819G-12UB
75.00	Platform	1	Rest Platform
75.00		1	GPS
37.50	Other	3	8 ft. Ice Shield
25.00	Platform	1	Rest Platform

Linear Appurtenance			
Elev (ft)	From	To	Qty Description
0.000	125.00	1	Climbing Ladder
0.000	125.00	1	7/8" Coax
0.000	125.00	12	1 5/8" Coax
0.000	125.00	12	1 5/8" Coax
0.000	125.00	3	1 1/4" Coax
0.000	125.00	1	0.315" Coax
0.000	124.99	2	Wave Guide
0.000	108.00	9	1 5/8" Coax
0.000	108.00	3	1 1/4" Hybriflex
0.000	100.00	1	3/8" Coax
0.000	100.00	12	1 5/8" Coax
0.000	75.000	1	1/2" Coax

Site Number: 88166
 Location: South Salem NY, NY
 Code: TIA/EIA-222 Rev F



Gh : 1.15

Section Forces

LoadCase Normal No Ice 80.00 mph Wind Normal To Face with No Ice

Allow Stress Inc: 1.333
 Dead LF: 1.000
 Wind LF: 1.000

Sect Seq	Wind Height		Total Flat Area (sqft)	Total Round Area (sqft)	Ice Round Area (sqft)	Sol Ratio	Cf	Df	Dr	Rr	Eff Area (sqft)	Linear Area (sqft)	Ice Linear Area (sqft)	Total Weight (lb)	Ice Weight (lb)	Struct Force (lb)	Linear Force (lb)	Total Force (lb)	Eff Face			
	(ft)	qz																				
10	120.7	23.73	24.22	16.99	0.00	0.51	2.03	1.00	1.00	0.70	36.15	2.21	0.00	2,098.7	0.0	1,999.30	72.11	2,071.41	1			
9	112.1	23.24	22.20	17.15	0.00	0.44	2.18	1.00	1.00	0.67	33.68	2.21	0.00	1,783.1	0.0	1,950.88	70.60	2,021.49	1			
8	102.7	22.67	26.42	30.20	0.00	0.48	2.08	1.00	1.00	0.69	47.23	5.01	0.00	2,828.1	0.0	2,557.03	156.19	2,713.22	1			
7	92.59	22.00	27.19	30.20	0.00	0.44	2.19	1.00	1.00	0.67	47.35	13.06	0.00	2,579.5	0.0	2,609.72	395.14	3,004.86	1			
6	81.25	21.19	28.62	37.13	0.00	0.37	2.37	1.00	1.00	0.64	52.33	16.05	0.00	3,684.1	0.0	3,015.18	467.88	3,483.06	1			
5	68.75	20.21	29.26	37.78	0.00	0.34	2.45	1.00	1.00	0.63	53.04	16.05	0.00	4,051.1	0.0	3,013.99	446.07	3,460.06	1			
4	56.25	19.08	30.06	37.78	0.00	0.31	2.55	1.00	1.00	0.62	53.46	16.05	0.00	4,227.6	0.0	2,983.32	421.22	3,404.53	1			
3	43.75	17.76	30.89	37.78	0.00	0.29	2.63	1.00	1.00	0.61	54.04	16.05	0.00	4,866.3	0.0	2,891.30	392.03	3,283.33	1			
2	31.25	16.38	31.54	37.78	0.00	0.27	2.69	1.00	1.00	0.61	54.49	16.05	0.00	5,002.6	0.0	2,755.19	361.69	3,116.88	1			
1	12.50	16.38	72.46	75.56	0.00	0.26	2.73	1.00	1.00	0.60	118.15	32.10	0.00	9,871.6	0.0	6,065.82	723.37	6,789.19	1			
														40,992.7	0.0			33,348.04				

LoadCase Normal Ice 69.28 mph Wind Normal To Face with Ice

Allow Stress Inc: 1.333
 Dead LF: 1.000
 Wind LF: 1.000

Sect Seq	Wind Height		Total Flat Area (sqft)	Total Round Area (sqft)	Ice Round Area (sqft)	Sol Ratio	Cf	Df	Dr	Rr	Eff Area (sqft)	Linear Area (sqft)	Ice Linear Area (sqft)	Total Weight (lb)	Ice Weight (lb)	Struct Force (lb)	Linear Force (lb)	Total Force (lb)	Eff Face			
	(ft)	qz																				
10	120.7	17.80	24.22	30.59	13.60	0.68	1.84	1.00	1.00	0.80	48.80	2.21	1.43	3,367.0	1,268.3	1,830.86	89.08	1,919.93	1			
9	112.1	17.43	22.20	31.03	13.88	0.60	1.90	1.00	1.00	0.75	45.53	2.21	1.43	2,983.2	1,200.1	1,730.65	87.22	1,817.87	1			
8	102.7	17.00	26.42	51.48	21.28	0.66	1.85	1.00	1.00	0.79	67.34	5.01	3.05	4,557.1	1,728.9	2,421.65	188.53	2,610.18	1			
7	92.59	16.50	27.19	51.77	21.56	0.60	1.90	1.00	1.00	0.75	66.24	13.06	7.63	4,396.6	1,817.1	2,378.39	469.41	2,847.80	1			
6	81.25	15.89	28.62	62.57	25.45	0.51	2.03	1.00	1.00	0.70	72.58	16.05	9.38	5,939.2	2,255.1	2,686.19	555.82	3,242.01	1			
5	68.75	15.15	29.26	64.45	26.67	0.48	2.10	1.00	1.00	0.69	73.46	16.05	9.38	6,370.5	2,319.4	2,675.64	529.92	3,205.56	1			
4	56.25	14.31	30.06	64.68	26.90	0.43	2.19	1.00	1.00	0.67	73.15	16.05	9.38	6,626.1	2,398.6	2,629.62	500.39	3,130.01	1			
3	43.75	13.32	30.89	64.89	27.11	0.40	2.27	1.00	1.00	0.65	73.25	16.05	9.38	7,365.0	2,498.7	2,540.04	465.72	3,005.76	1			
2	31.25	12.29	31.54	65.08	27.30	0.38	2.34	1.00	1.00	0.64	73.38	16.05	9.38	7,558.9	2,556.3	2,418.01	429.67	2,847.68	1			
1	12.50	12.29	72.46	127.82	52.25	0.35	2.42	1.00	1.00	0.63	153.41	32.10	18.75	14,946.8	5,075.2	5,222.04	859.34	6,081.38	1			
														64,110.4	23,117.8			30,708.19				

LoadCase 45 deg No Ice 80.00 mph Wind at 45 deg From Face with No Ice

Allow Stress Inc: 1.333
 Dead LF: 1.000
 Wind LF: 1.000

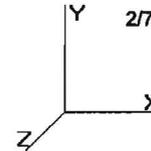
Sect Seq	Wind Height		Total Flat Area (sqft)	Total Round Area (sqft)	Ice Round Area (sqft)	Sol Ratio	Cf	Df	Dr	Rr	Eff Area (sqft)	Linear Area (sqft)	Ice Linear Area (sqft)	Total Weight (lb)	Ice Weight (lb)	Struct Force (lb)	Linear Force (lb)	Total Force (lb)	Eff Face
	(ft)	qz																	
10	120.7	23.73	24.22	16.99	0.00	0.51	2.03	1.20	1.20	0.70	43.38	2.21	0.00	2,098.7	0.0	2,399.16	72.11	2,471.27	1

Site Number: 88166
 Location: South Salem NY, NY

Code: TIA/EIA-222 Rev F

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Gh : 1.15

Section Forces

9	112.1	23.24	22.20	17.15	0.00	0.44	2.18	1.20	1.20	0.67	40.42	2.21	0.00	1,783.1	0.0	2,341.06	70.60	2,411.66	1	
8	102.7	22.67	26.42	30.20	0.00	0.48	2.08	1.20	1.20	0.69	56.67	5.01	0.00	2,828.1	0.0	3,068.43	156.19	3,224.63	1	
7	92.59	22.00	27.19	30.20	0.00	0.44	2.19	1.20	1.20	0.67	56.82	13.06	0.00	2,579.5	0.0	3,131.67	395.14	3,526.81	1	
6	81.25	21.19	28.62	37.13	0.00	0.37	2.37	1.20	1.20	0.64	62.80	16.05	0.00	3,684.1	0.0	3,618.22	467.88	4,086.10	1	
5	68.75	20.21	29.26	37.78	0.00	0.34	2.45	1.20	1.20	0.63	63.64	16.05	0.00	4,051.1	0.0	3,616.79	446.07	4,062.86	1	
4	56.25	19.08	30.06	37.78	0.00	0.31	2.55	1.20	1.20	0.62	64.15	16.05	0.00	4,227.6	0.0	3,579.98	421.22	4,001.20	1	
3	43.75	17.76	30.89	37.78	0.00	0.29	2.63	1.20	1.20	0.61	64.84	16.05	0.00	4,866.3	0.0	3,469.56	392.03	3,861.59	1	
2	31.25	16.38	31.54	37.78	0.00	0.27	2.69	1.20	1.20	0.61	65.39	16.05	0.00	5,002.6	0.0	3,306.23	361.69	3,667.92	1	
1	12.50	16.38	72.46	75.56	0.00	0.26	2.73	1.20	1.20	0.60	141.23	32.10	0.00	9,871.6	0.0	7,251.13	723.37	7,974.50	1	
														40,992.7	0.0			39,288.53		

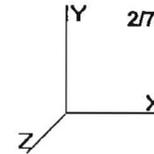
LoadCase 45 deg Ice

69.28 mph Wind at 45 deg From Face with Ice

Allow Stress Inc: 1.333
 Dead LF: 1.000
 Wind LF: 1.000

Sect Seq	Wind Height		Total Flat Area	Total Round Area	Ice Round Area	Sol Ratio	Cf	Df	Dr	Rr	Eff Area	Linear Area	Ice Linear Area	Total Weight	Ice Weight	Struct Force	Linear Force	Total Force	Eff Face	
	(ft)	qz	(sqft)	(sqft)	(sqft)	(sqft)					(sqft)	(sqft)	(sqft)	(sqft)	(lb)	(lb)	(lb)	(lb)	(lb)	(lb)
10	120.7	17.80	24.22	30.59	13.60	0.68	1.84	1.20	1.20	0.80	58.57	2.21	1.43	3,367.0	1,268.3	2,197.03	89.08	2,286.10	1	
9	112.1	17.43	22.20	31.03	13.88	0.60	1.90	1.20	1.20	0.75	54.64	2.21	1.43	2,983.2	1,200.1	2,076.77	87.22	2,164.00	1	
8	102.7	17.00	26.42	51.48	21.28	0.66	1.85	1.20	1.20	0.79	80.81	5.01	3.05	4,557.1	1,728.9	2,905.98	188.53	3,094.51	1	
7	92.59	16.50	27.19	51.77	21.56	0.60	1.90	1.20	1.20	0.75	79.48	13.06	7.63	4,396.6	1,817.1	2,854.07	469.41	3,323.48	1	
6	81.25	15.89	28.62	62.57	25.45	0.51	2.03	1.20	1.20	0.70	87.09	16.05	9.38	5,939.2	2,255.1	3,223.43	555.82	3,779.25	1	
5	68.75	15.15	29.26	64.45	26.67	0.48	2.10	1.20	1.20	0.69	88.15	16.05	9.38	6,370.5	2,319.4	3,210.77	529.92	3,740.69	1	
4	56.25	14.31	30.06	64.68	26.90	0.43	2.19	1.20	1.20	0.67	87.78	16.05	9.38	6,626.1	2,398.6	3,155.54	500.39	3,655.93	1	
3	43.75	13.32	30.89	64.89	27.11	0.40	2.27	1.20	1.20	0.65	87.91	16.05	9.38	7,365.0	2,498.7	3,048.05	465.72	3,513.77	1	
2	31.25	12.29	31.54	65.08	27.30	0.38	2.34	1.20	1.20	0.64	88.06	16.05	9.38	7,558.9	2,556.3	2,901.61	429.67	3,331.28	1	
1	12.50	12.29	72.46	127.82	52.25	0.35	2.42	1.20	1.20	0.63	184.10	32.10	18.75	14,946.8	5,075.2	6,266.45	859.34	7,125.79	1	
														64,110.4	23,117.8			36,014.81		

Site Number: 88166
 Location: South Salem NY, NY
 Code: TIA/EIA-222 Rev F



Tower Loading

Discrete Appurtenance Properties

Attach Elev (ft)	Description	Qty	Weight (lb)	No Ice CaAa (sf)	CaAa Factor	Weight (lb)	Ice CaAa (sf)	CaAa Factor	Distance From Face (ft)	X Angle (deg)	Vert Ecc (ft)
125.0	RFS APX16DWVL-C	3	39.60	6.690	0.65	71.05	7.350	0.65	0.000	0.00	0.000
125.0	RFS APXV18-206515L-2	3	17.60	3.520	0.79	37.36	4.040	0.79	0.000	0.00	0.000
125.0	RFS ATMAA1412D-1A20	6	13.00	1.170	0.50	20.60	1.390	0.50	0.000	0.00	0.000
125.0	RCU	6	1.00	0.160	0.50	2.50	0.260	0.50	0.000	0.00	0.000
125.0	Heavy Platform with	1	4000.00	75.000	1.00	4700.00	95.000	1.00	0.000	0.00	0.000
125.0	12' Omni	1	12.00	3.600	1.00	30.00	4.800	1.00	0.000	0.00	19.000
125.0	20' Pipe	1	100.00	3.400	1.00	140.00	5.000	1.00	0.000	0.00	10.000
125.0	Round Sector Frame	3	300.00	14.400	0.75	415.00	19.200	0.75	0.000	0.00	0.000
125.0	Decibel DB844H90E-XY	12	14.00	3.730	0.91	40.30	4.290	0.91	0.000	0.00	5.000
125.0	Pipe Mounts	6	30.00	0.940	1.00	32.14	1.380	1.00	0.000	0.00	-2.750
125.0	Antel BXD-90409080CF	3	17.50	7.570	0.73	60.56	8.200	0.73	0.000	0.00	-3.000
112.5	Catwalk	1	3500.00	65.000	1.00	3900.00	75.000	1.00	0.000	0.00	0.000
108.0	RFS APXVSP18-C	3	57.00	8.260	0.82	106.50	9.080	0.82	0.000	0.00	0.000
108.0	Alcatel-Lucent 1900MHz RRH	3	44.00	3.800	0.88	75.20	4.200	0.88	0.000	0.00	0.000
108.0	Alcatel-Lucent 1900MHz RRH	3	60.00	2.770	0.99	83.90	3.130	0.99	0.000	0.00	0.000
108.0	DAPA 58010X	9	10.80	2.740	0.76	26.20	3.210	0.76	0.000	0.00	0.000
108.0	Alcatel-Lucent 800 MHz RRH	3	53.00	2.490	0.92	74.10	2.820	0.92	0.000	0.00	0.000
108.0	Alcatel-Lucent ALU 800MHz	3	8.80	0.780	0.50	13.80	0.960	0.50	0.000	0.00	0.000
108.0	RFS ACU-A20-N	3	1.00	0.140	0.50	2.30	0.220	0.50	0.000	0.00	0.000
108.0	Heavy Sector Frame	3	500.00	29.300	0.75	670.00	34.900	0.75	0.000	0.00	0.000
100.0	764 Sq. In. Panels	12	35.00	8.350	0.75	83.71	9.250	0.75	0.000	0.00	0.000
100.0	Flat Side Arm	12	150.00	6.300	0.67	230.00	7.000	0.67	0.000	0.00	0.000
100.0	Andrew ETD819G-12UB	12	33.00	2.151	0.50	44.26	2.450	0.50	0.000	0.00	0.000
75.00	Rest Platform	1	500.00	15.000	1.00	750.00	20.000	1.00	0.000	0.00	0.000
75.00	GPS	1	0.26	0.160	1.00	11.59	10.000	1.00	0.000	0.00	0.000
37.50	8 ft. Ice Shield	3	150.00	6.000	1.00	350.00	7.500	1.00	0.000	0.00	0.000
25.00	Rest Platform	1	500.00	15.000	1.00	750.00	20.000	1.00	0.000	0.00	0.000
Totals		118	15502.96			21507.39			Number of Appurtenances : 27		

Linear Appurtenance Properties

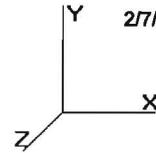
Elev From (ft)	Elev To (ft)	Description	Qty	Width (in)	Weight (lb/ft)	Pct In Wind	Spread On Faces	Bundling Arrangement
0.00	125.0	0.315" Coax	1	0.31	0.04	100.00	2	Separate
0.00	125.0	1 1/4" Coax	3	1.55	0.63	100.00	2	Separate
0.00	125.0	1 5/8" Coax	12	1.98	0.82	100.00	1	Separate
0.00	125.0	1 5/8" Coax	12	1.98	0.82	50.00	2	Separate
0.00	125.0	7/8" Coax	1	1.09	0.33	100.00	Lin App	Separate
0.00	125.0	Climbing Ladder	1	2.00	6.90	100.00	Lin App	Separate
0.00	124.9	Wave Guide	2	3.00	6.00	100.00	1,2	Separate
0.00	108.0	1 1/4" Hybriflex	3	1.54	1.00	0.00	1	Separate
0.00	108.0	1 5/8" Coax	9	1.98	0.82	66.60	1	Separate
0.00	100.0	1 5/8" Coax	12	1.98	0.82	50.00	Lin App	Separate
0.00	100.0	3/8" Coax	1	0.44	0.08	100.00	Lin App	Separate
0.00	75.00	1/2" Coax	1	0.63	0.15	100.00	1	Separate

Site Number: 88166
Location: South Salem NY, NY

Code: TIA/EIA-222 Rev F

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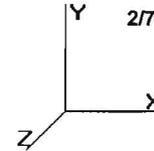


Tower Loading

Site Number: 88166
 Location: South Salem NY, NY

2/7/2012 2:41:59 PM

Code: TIA/EIA-222 Rev F



Force/Stress Summary

Section: 1		1		Bot Elev (ft): 0.00				Height (ft): 25.000								
		Force		Len		Bracing %		Member		Shear		Bear		Use		
Max Compression Member		(kip)	Load Case	(ft)	X	Y	Z	KL/R	Fa (ksi)	Cap (kip)	Num Bolts	Num Holes	(kip)	(kip)	%	Controls
LEG	SAE - 8X8X0.625	-114.00	45 deg No Ice	25.09	33	33	33	62.9	22.9	219.71	0	0	0.00	0.00	51	Member Z
HORIZ	DAE - 2.5X2.5X0.25	-6.85	Normal No Ice	10.60	100	100	16	154.6	8.3	19.81	4	2	49.49	69.59	34	Member X
DIAG	DAS - 3.5X3X0.25	-17.91	Normal No Ice	27.82	33	67	7	137.0	10.6	33.19	6	3	74.23	104.39	53	Member Y
Max Tension Member		(kip)	Load Case	Fy (ksi)	Cap (kip)	Num Bolts	Num Holes	Shear Cap (kip)	Bear Cap (kip)	Use %	Controls					
LEG	SAE - 8X8X0.625	88.95	45 deg No Ice	36	276.74	0	0	0.00	0.00	32	Member					
HORIZ	DAE - 2.5X2.5X0.25	7.22	Normal No Ice	36	57.23	4	2	49.49	69.59	14	Bolt Shear					
DIAG	DAS - 3.5X3X0.25	16.99	Normal No Ice	36	73.09	6	3	74.23	104.39	23	Member					
Max Splice Forces		Force (kip)	Load Case	Capacity (kip)	Use %	Num Bolts	Bolt Type									
Top Tension		88.28	45 deg No Ice	0.00	0											
Top Compression		113.29	45 deg No Ice	0.00	0											
Bot Tension		113.96	45 deg No Ice	309.62	37	4 2" C1015 (Anchor)										
Bot Compression		140.69	45 deg No Ice	0.00	0											

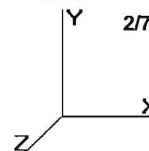
Section: 2		1		Bot Elev (ft): 25.00				Height (ft): 12.500								
		Force		Len		Bracing %		Member		Shear		Bear		Use		
Max Compression Member		(kip)	Load Case	(ft)	X	Y	Z	KL/R	Fa (ksi)	Cap (kip)	Num Bolts	Num Holes	(kip)	(kip)	%	Controls
LEG	SAE - 6X6X0.75	-99.51	45 deg No Ice	12.55	50	50	50	64.4	22.7	191.34	0	0	0.00	0.00	52	Member Z
HORIZ	DAE - 2.5X2.5X0.25	-6.42	Normal No Ice	9.820	100	100	20	145.4	9.4	22.42	4	2	49.49	69.59	28	Member X
DIAG	DAE - 2.5X2.5X0.25	-11.01	Normal No Ice	16.40	50	100	11	160.8	7.7	18.32	4	2	49.49	69.59	60	Member Y
Max Tension Member		(kip)	Load Case	Fy (ksi)	Cap (kip)	Num Bolts	Num Holes	Shear Cap (kip)	Bear Cap (kip)	Use %	Controls					
LEG	SAE - 6X6X0.75	77.63	45 deg No Ice	36	243.05	0	0	0.00	0.00	31	Member					
HORIZ	DAE - 2.5X2.5X0.25	6.50	Normal No Ice	36	57.23	4	2	49.49	69.59	13	Bolt Shear					
DIAG	DAE - 2.5X2.5X0.25	10.19	Normal No Ice	36	57.23	4	2	49.49	69.59	20	Bolt Shear					
Max Splice Forces		Force (kip)	Load Case	Capacity (kip)	Use %	Num Bolts	Bolt Type									
Top Tension		77.06	45 deg No Ice	0.00	0											
Top Compression		98.93	45 deg No Ice	0.00	0											
Bot Tension		88.28	45 deg No Ice	0.00	0											
Bot Compression		113.29	45 deg No Ice	0.00	0											

Site Number: 88166
 Location: South Salem NY, NY

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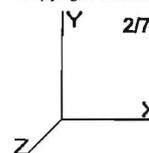


Force/Stress Summary

Section: 3		1		Bot Elev (ft): 37.50				Height (ft): 12.500								
		Force		Len		Bracing %		Member		Shear		Bear		Use		
Max Compression Member		(kip)	Load Case	(ft)	X	Y	Z	KL/R	Fa (ksi)	Cap (kip)	Num Bolts	Num Holes	(kip)	(kip)	%	Controls
LEG	SAE - 6X6X0.75	-83.66	45 deg No Ice	12.53	50	50	50	64.3	22.7	191.43	0	0	0.00	0.00	43	Member Z
HORIZ	DAE - 2.5X2.5X0.25	-6.35	Normal No Ice	9.190	100	100	20	137.9	10.5	24.93	4	2	49.49	69.59	25	Member X
DIAG	DAE - 2.5X2.5X0.25	-11.90	Normal No Ice	15.90	50	100	12	157.9	8.0	19.01	4	2	49.49	69.59	62	Member Y
Max Tension Member		(kip)	Load Case	Fy (ksi)	Cap (kip)	Num Bolts	Num Holes	Shear Cap (kip)	Bear Cap (kip)	Use %	Controls					
LEG	SAE - 6X6X0.75	64.52	45 deg No Ice	36	243.05	0	0	0.00	0.00	26	Member					
HORIZ	DAE - 2.5X2.5X0.25	7.05	Normal No Ice	36	57.23	4	2	49.49	69.59	14	Bolt Shear					
DIAG	DAE - 2.5X2.5X0.25	11.13	Normal No Ice	36	57.23	4	2	49.49	69.59	22	Bolt Shear					
Max Splice Forces		Force (kip)	Load Case	Capacity (kip)	Use %	Num Bolts	Bolt Type									
Top Tension		63.94	45 deg No Ice	0.00	0											
Top Compression		83.01	45 deg No Ice	0.00	0											
Bot Tension		77.06	45 deg No Ice	0.00	0											
Bot Compression		98.93	45 deg No Ice	0.00	0											

Section: 4		1		Bot Elev (ft): 50.00				Height (ft): 12.500								
		Force		Len		Bracing %		Member		Shear		Bear		Use		
Max Compression Member		(kip)	Load Case	(ft)	X	Y	Z	KL/R	Fa (ksi)	Cap (kip)	Num Bolts	Num Holes	(kip)	(kip)	%	Controls
LEG	SAE - 6X6X0.5625	-70.39	45 deg No Ice	12.57	50	50	50	63.9	22.7	146.14	0	0	0.00	0.00	48	Member Z
HORIZ	DAE - 2.5X2.5X0.25	-5.29	Normal No Ice	8.260	100	100	20	126.8	12.4	29.46	4	2	49.49	69.59	17	Member X
DIAG	DAL - 2.5X2X0.25	-10.01	Normal No Ice	15.54	50	100	12	188.2	5.6	11.98	4	2	49.49	69.59	83	Member Y
Max Tension Member		(kip)	Load Case	Fy (ksi)	Cap (kip)	Num Bolts	Num Holes	Shear Cap (kip)	Bear Cap (kip)	Use %	Controls					
LEG	SAE - 6X6X0.5625	53.48	45 deg No Ice	36	185.17	0	0	0.00	0.00	28	Member					
HORIZ	DAE - 2.5X2.5X0.25	5.30	Normal No Ice	36	57.23	4	2	49.49	69.59	10	Bolt Shear					
DIAG	DAL - 2.5X2X0.25	9.35	Normal No Ice	36	49.98	4	2	49.49	69.59	18	Bolt Shear					
Max Splice Forces		Force (kip)	Load Case	Capacity (kip)	Use %	Num Bolts	Bolt Type									
Top Tension		52.92	45 deg No Ice	0.00	0											
Top Compression		69.83	45 deg No Ice	0.00	0											
Bot Tension		63.94	45 deg No Ice	0.00	0											
Bot Compression		83.01	45 deg No Ice	0.00	0											

Site Number: 88166
 Location: South Salem NY, NY
 Code: TIA/EIA-222 Rev F



Force/Stress Summary

Section: 7 1 Bot Elev (ft): 87.50 Height (ft): 10.170

	Force (kip)	Load Case	Len (ft)	Bracing %				Fa (ksi)	Member Cap		Num Bolts	Num Holes	Shear Cap (kip)	Bear Cap (kip)	Use %	Controls
				X	Y	Z	KL/R		(kip)	(kip)						
Max Compression Member																
LEG SAE - 5X5X0.4375	-30.82	45 deg No Ice	10.22	50	50	50	62.2	23.0	95.94	0	0	0.00	0.00	32	Member Z	
HORIZ SAU - 3X2.5X0.25	-1.48	Normal No Ice	12.18	50	50	50	131.3	11.5	15.12	2	1	24.74	34.80	9	Member Z	
DIAG SAE - 3.5X3.5X0.25	-6.58	Normal No Ice	16.45	50	75	50	137.0	10.6	17.92	2	1	24.74	34.80			

	Force (kip)	Load Case	Fy (ksi)	Cap (kip)	Num Bolts	Num Holes	Shear Cap (kip)	Bear Cap (kip)	Use %	Controls
Max Tension Member										
LEG SAE - 5X5X0.4375	20.47	45 deg No Ice	36	120.37	0	0	0.00	0.00	17	Member
HORIZ SAU - 3X2.5X0.25	2.26	Normal No Ice	36	32.10	2	1	24.74	34.80	9	Bolt Shear
DIAG SAE - 3.5X3.5X0.25	5.49	Normal No Ice	36	43.12	2	1	24.74	34.80	22	Bolt Shear

	Force (kip)	Load Case	Capacity (kip)	Use %	Num Bolts	Bolt Type
Max Splice Forces						
Top Tension	15.01	45 deg No Ice	0.00	0		
Top Compression	27.60	45 deg Ice	0.00	0		
Bot Tension	25.97	45 deg No Ice	0.00	0		
Bot Compression	38.59	45 deg Ice	0.00	0		

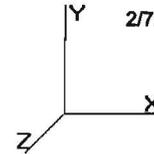
Section: 8 1 Bot Elev (ft): 97.67 Height (ft): 10.170

	Force (kip)	Load Case	Len (ft)	Bracing %				Fa (ksi)	Member Cap		Num Bolts	Num Holes	Shear Cap (kip)	Bear Cap (kip)	Use %	Controls
				X	Y	Z	KL/R		(kip)	(kip)						
Max Compression Member																
LEG SAE - 5X5X0.4375	-19.30	45 deg No Ice	10.21	50	50	50	62.1	23.0	95.98	0	0	0.00	0.00	20	Member Z	
HORIZ DAL - 3X2.5X0.25	-0.85	Normal No Ice	10.90	50	50	50	136.5	10.7	28.08	4	2	49.49	69.59	3	Member Y	
DIAG SAE - 3.5X3.5X0.25	-5.44	Normal No Ice	15.39	50	75	50	130.0	11.8	19.90	2	1	24.74	34.80			

	Force (kip)	Load Case	Fy (ksi)	Cap (kip)	Num Bolts	Num Holes	Shear Cap (kip)	Bear Cap (kip)	Use %	Controls
Max Tension Member										
LEG SAE - 5X5X0.4375	11.51	45 deg No Ice	36	120.37	0	0	0.00	0.00	9	Member
HORIZ DAL - 3X2.5X0.25	1.54	Normal No Ice	36	64.48	4	2	49.49	69.59	3	Bolt Shear
DIAG SAE - 3.5X3.5X0.25	4.46	Normal No Ice	36	43.12	2	1	24.74	34.80	18	Bolt Shear

	Force (kip)	Load Case	Capacity (kip)	Use %	Num Bolts	Bolt Type
Max Splice Forces						
Top Tension	6.45	45 deg No Ice	0.00	0		
Top Compression	16.42	45 deg Ice	0.00	0		
Bot Tension	15.01	45 deg No Ice	0.00	0		
Bot Compression	27.60	45 deg Ice	0.00	0		

Site Number: 88166
 Location: South Salem NY, NY
 Code: TIA/EIA-222 Rev F



Force/Stress Summary

Section: 9 1 Bot Elev (ft): 107.8 Height (ft): 8.580

Max Compression Member	Force (kip)	Load Case	Len (ft)	Bracing %				Fa (ksi)	Member			Shear Cap (kip)	Bear Cap (kip)	Use %	Controls
				X	Y	Z	KL/R		Cap (kip)	Num Bolts	Num Holes				
LEG SAE - 5X5X0.3125	-10.33	45 deg No Ice	8.61	50	50	50	52.0	24.2	73.20	0	0	0.00	0.00	14	Member Z
HORIZ SAU - 3X2.5X0.25	-0.43	Normal No Ice	9.880	50	50	50	116.1	14.4	18.91	4	2	49.49	69.59	2	Member Z
DIAG SAE - 3X3X0.25	-3.61	Normal No Ice	13.48	50	75	50	132.7	11.3	16.27	2	1	24.74	34.80		

Max Tension Member	Force (kip)	Load Case	Fy (ksi)	Cap (kip)	Num Bolts	Num Holes	Shear Cap (kip)	Bear Cap (kip)	Use %	Controls
LEG SAE - 5X5X0.3125	4.82	45 deg No Ice	36	87.26	0	0	0.00	0.00	5	Member
HORIZ SAU - 3X2.5X0.25	0.91	Normal No Ice	36	26.21	4	2	49.49	69.59	3	Member
DIAG SAE - 3X3X0.25	2.81	Normal No Ice	36	35.87	2	1	24.74	34.80	11	Bolt Shear

Max Splice Forces	Force (kip)	Load Case	Capacity (kip)	Use %	Num Bolts	Bolt Type
Top Tension	1.49	45 deg No Ice	0.00	0		
Top Compression	8.81	45 deg Ice	0.00	0		
Bot Tension	6.45	45 deg No Ice	0.00	0		
Bot Compression	16.42	45 deg Ice	0.00	0		

Section: 10 1 Bot Elev (ft): 116.4 Height (ft): 8.580

Max Compression Member	Force (kip)	Load Case	Len (ft)	Bracing %				Fa (ksi)	Member			Shear Cap (kip)	Bear Cap (kip)	Use %	Controls
				X	Y	Z	KL/R		Cap (kip)	Num Bolts	Num Holes				
LEG SAE - 5X5X0.3125	-3.89	Normal Ice	8.60	50	50	50	51.9	24.2	73.22	0	0	0.00	0.00	5	Member Z
HORIZ CHN - C8 x 11.5	-0.02	Normal No Ice	9.000	100	50	100	152.5	8.6	28.95	2	2	24.74	30.62	0	Bolt Shear
DIAG SAE - 3X3X0.25	-2.93	Normal No Ice	12.76	50	75	50	127.2	12.3	17.73	2	1	24.74	34.80		

Max Tension Member	Force (kip)	Load Case	Fy (ksi)	Cap (kip)	Num Bolts	Num Holes	Shear Cap (kip)	Bear Cap (kip)	Use %	Controls
LEG SAE - 5X5X0.3125	0.23	Normal No Ice	36	87.26	0	0	0.00	0.00	0	Member
HORIZ CHN - C8 x 11.5	0.06	Normal No Ice	36	87.64	2	2	24.74	30.62	0	Bolt Shear
DIAG SAE - 3X3X0.25	2.40	Normal No Ice	36	35.87	2	1	24.74	34.80	9	Bolt Shear

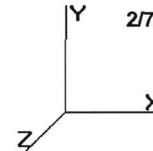
Max Splice Forces	Force (kip)	Load Case	Capacity (kip)	Use %	Num Bolts	Bolt Type
Top Tension	0.00		0.00	0		
Top Compression	2.89	45 deg Ice	0.00	0		
Bot Tension	1.49	45 deg No Ice	0.00	0		
Bot Compression	8.81	45 deg Ice	0.00	0		

Site Number: 88166
 Location: South Salem NY, NY

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Code: TIA/EIA-222 Rev F



Support Forces Summary

Load Case	Node	FX (kip)	FY (kip)	FZ (kip)	(-) = Uplift (+) = Down
45 deg Ice	1c	-3.79	21.59	-6.79	
	1b	-10.88	-93.88	-10.87	
	1a	-6.78	21.22	-3.80	
	1	-13.77	136.69	-13.76	
45 deg No Ice	1c	-4.82	14.32	-6.81	
	1b	-12.57	-112.08	-12.56	
	1a	-6.79	13.92	-4.83	
	1	-14.44	140.34	-14.43	
Normal Ice	1c	6.01	95.51	-12.58	
	1b	-3.03	-52.70	-9.67	
	1a	3.03	-52.70	-9.67	
	1	-6.01	95.51	-12.58	
Normal No Ice	1c	5.92	95.13	-13.11	
	1b	-3.95	-66.89	-11.22	
	1a	3.95	-66.89	-11.22	
	1	-5.92	95.13	-13.11	

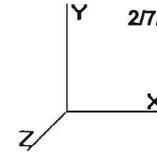
Max Uplift:	112.08 (kip)	Moment:	4,328.36 (ft-kip)	45 deg No Ice
Max Down:	140.34 (kip)	Total Down:	56.50 (kip)	
Max Shear:	20.41 (kip)	Total Shear:	54.61 (kip)	

Site Number: 88166
 Location: South Salem NY, NY

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Code: TIA/EIA-222 Rev F



Deflections and Rotations

Load Case	Elevation (ft)	Deflection (ft)	Twist (deg)	Sway (deg)
69.28 mph Wind Normal To Face with Ice	25.00	0.0142	0.0018	0.0454
	37.50	0.0240	0.0016	0.0535
	75.00	0.0722	0.0023	0.0972
	97.67	0.1140	0.0015	0.1109
	107.84	0.1345	0.0010	0.1246
	116.42	0.1523	0.0017	0.0880
	125.00	0.1704	0.0005	0.2621
69.28 mph Wind at 45 deg From Face with Ice	25.00	0.0165	0.0028	0.0506
	37.50	0.0272	0.0025	0.0590
	75.00	0.0798	0.0033	0.1059
	97.67	0.1251	0.0024	0.1215
	107.84	0.1469	0.0012	0.1273
	116.42	0.1659	0.0032	0.1335
	125.00	0.1850	0.0004	0.2018
80.00 mph Wind Normal To Face with No Ice	25.00	0.0134	0.0020	0.0448
	37.50	0.0242	0.0018	0.0572
	75.00	0.0774	0.0025	0.1064
	97.67	0.1236	0.0017	0.1214
	107.84	0.1462	0.0011	0.1363
	116.42	0.1658	0.0018	0.0971
	125.00	0.1856	0.0005	0.2841
80.00 mph Wind at 45 deg From Face with No Ice	25.00	0.0152	0.0031	0.0516
	37.50	0.0272	0.0027	0.0629
	75.00	0.0853	0.0036	0.1160
	97.67	0.1355	0.0026	0.1331
	107.84	0.1594	0.0014	0.1394
	116.42	0.1804	0.0034	0.1460
	125.00	0.2014	0.0005	0.2184
		0.0000	0.0000	0.0000

Pyramidal Pad & Pier

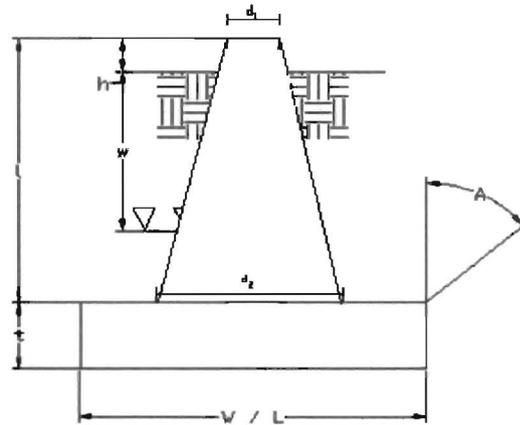
last updated: 01/24/12

Site No.:	88166
Engineer:	ABL
Date:	02/07/12
Carrier:	Sprint Nextel

Design Loads (Unfactored)

Compression/Leg:	140.34	k
Uplift/Leg:	112.08	k

Face Width @ Top of Pier (d_1):	3.00	ft
Face Width @ Bottom of Pier (d_2):	6.00	ft
Total Length of Pier (l):	7.00	ft
Height of Pedestal Above Ground (h):	0.58	ft
Width of Pad (W):	15.00	ft
Length of Pad (L):	15.00	ft
Thickness of Pad (t):	3.00	ft
Water Table Depth (w):	30.00	ft
Unit Weight of Concrete:	150.0	pcf
Unit Weight of Soil (Above Water Table):	115.0	pcf
Unit Weight of Soil (Below Water Table):	60.0	pcf
Friction Angle of Uplift (A):	30°	
Allowable Compressive Bearing Pressure:	4875	psf



Volume Pier:	147.00	ft ³
Volume Pad:	675.00	ft ³
Volume Soil:	2107.84	ft ³
Volume Pier (Buoyant):	0.00	ft ³
Volume Pad (Buoyant):	0.00	ft ³
Volume Soil (Buoyant):	0.00	ft ³
Weight Pier:	22.05	k
Weight Pad:	101.25	k
Weight Soil:	242.40	k

Uplift Check

TIA Case 1: $\frac{\text{Wt. Soil} + \text{Wt. Concrete}}{1.5}$

TIA Case 2: $\frac{\text{Wt. Soil} + \text{Wt. Concrete}}{2.0 \quad 1.25}$

	Allowable Uplift (k)	Ratio	Result
TIA Case 1:	243.80	0.46	OK
TIA Case 2:	219.84	0.51	OK

Axial Check

Allowable Axial: $\text{Allowable Bearing Pressure} * W * L$

	Allowable Axial (k)	Ratio	Result
	1096.88	0.13	OK

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

Site No. NY06XC421
AT&T Tower - 35 Old Post Road
1141 Route 35
Lewisboro, New York 10590
Westchester County
41.258500; -73.534500 NAD83
Lattice Tower

EBI Project No. 62131113
February 19, 2013



Prepared for:
Sprint Nextel
c/o Alcatel-Lucent
600-700 Mountain Avenue
Room 6A-744
Murray Hill, NJ 07974

Prepared by:

 **EBI Consulting**
environmental | engineering | due diligence

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Sprint Nextel to conduct radio frequency electromagnetic (RF-EME) modeling for Sprint Site NY06XC421 located at 1141 Route 35 in Lewisboro, New York to determine RF-EME exposure levels from the proposed Sprint wireless communications equipment at this site. As described in greater detail in Section 11.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains a detailed summary of the RF EME analysis for the site.

This document addresses the compliance of Sprint's proposed transmitting facilities independently and in relation to all existing collocated facilities at the site.

MPE Summary

At the nearest walking/working surfaces to the proposed Sprint antennas, the maximum power density is 1.60 percent of the FCC's general public limit (0.32 percent of the FCC's occupational limit).

The composite exposure level from all other carriers existing on this site combined with Sprint's proposed antennas is 3.40 percent of the FCC's general public limit (0.68 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

Statement of Compliance:

Based on worst-case predictive modeling, there are no modeled exposures on any accessible ground-level walking/working surface related to Sprint's proposed equipment in the area that exceed the FCC's occupational and/or general public exposure limits at this site.

Signage is recommended at the site as presented in Section 9.0. Posting of the signage brings the site into compliance with FCC rules and regulations.

1.0 LOCATION OF ALL EXISTING ANTENNAS AND FACILITIES AND EXISTING RF LEVELS

This project involves the removal of six (6) existing antennas replaced with three (3) proposed Sprint wireless telecommunication antennas on a lattice tower located at 1141 Route 35 in Lewisboro, New York. There are three Sectors (A, B, and C) proposed to be modified at the site, with one (1) antenna to be re-installed per sector.

Based on drawings and aerial photography review, Verizon Wireless, T-Mobile and AT&T also have wireless antennas on the lattice tower. These antennas were included in the modeling analysis.

2.0 LOCATION OR ALL APPROVED (BUT NOT INSTALLED) ANTENNAS AND FACILITIES AND EXPECTED RF LEVELS FROM THE APPROVED FACILITIES

There are no antennas or facilities that are approved and not installed based on information provided to EBI and Sprint at the time of this report.

3.0 NUMBER AND TYPES OF WIRELESS TELECOMMUNICATION SITES (WTS) WITHIN 100 FEET OF THE PROPOSED SITE

With the exception of the antennas mentioned in Section 1.0, there are no other Wireless Telecommunication Service (WTS) sites observed within 100 feet of the proposed site.

4.0 LOCATION AND NUMBER OF THE SPRINT ANTENNAS AND BACK-UP FACILITIES PER BUILDING AND NUMBER AND LOCATION OF OTHER TELECOMMUNICATION FACILITIES ON THE PROPERTY

Sprint proposes the removal of six (6) existing antennas replaced with three (3) proposed Sprint wireless telecommunication antennas on a lattice tower located at 1141 Route 35 in Lewisboro, New York. There are three Sectors (A, B, and C) proposed to be modified at the site, with one (1) antenna to be re-installed per sector. In each sector, there is proposed to be one antenna transmitting in the 800 MHz and the 1900 MHz frequency ranges. The Sector A antenna will be oriented 20° from true north. The Sector B antenna will be oriented 100° from true north. The Sector C antenna will be oriented 260° from true north. The bottoms of the Sector A, B and C antennas will be 87.2 feet above ground level.

Based on drawings and aerial photography review, Verizon Wireless, T-Mobile and AT&T also have wireless antennas on the lattice tower. These antennas were included in the modeling analysis.

5.0 POWER RATING FOR ALL EXISTING AND PROPOSED BACKUP EQUIPMENT SUBJECT TO THE APPLICATION

The operating power for modeling purposes was assumed to be 20 Watts per transmitter for the 800 MHz antenna and there will be one (1) transmitter operating at this frequency per sector. Additionally, for modeling purposes it was assumed to be 20 Watts per transmitter and two (2) transmitters per sector operating at the 1900 MHz.

6.0 TOTAL NUMBER OF WATTS PER INSTALLATION AND THE TOTAL NUMBER OF WATTS FOR ALL INSTALLATIONS ON THE BUILDING

The effective radiated power (ERP) for the 800 MHz transmitter combined on site is 1,107 Watts. The ERP for the 1900 MHz transmitters combined on site is 3,937 Watts. The ERPs for other carriers on site was not provided.

7.0 PREFERRED METHOD OF ATTACHMENT OF PROPOSED ANTENNA WITH PLOT OR ROOF PLAN INCLUDING: DIRECTIONALITY OF ANTENNAS, HEIGHT OF ANTENNAS ABOVE NEAREST WALKING SURFACE, DISCUSS NEARBY INHABITED BUILDINGS

Based on the information provided to EBI, the information indicates that the proposed antennas are to be pipe mounted to the lattice tower, operating in the directions, frequencies, and heights mentioned in section 4.0 above. The surrounding area is a densely wooded rural environment.

8.0 ESTIMATED AMBIENT RADIO FREQUENCY FIELDS FOR THE PROPOSED SITE

Based on worst-case predictive modeling, there are no modeled exposures on any accessible ground-level walking/working surface related to Sprint's proposed equipment in the area that exceed the FCC's occupational and/or general public exposure limits at this site.

At the nearest walking/working surfaces to the proposed Sprint antennas, the maximum power density is 1.60 percent of the FCC's general public limit (0.32 percent of the FCC's occupational limit).

The composite exposure level from all other carriers existing on this site combined with Sprint's proposed antennas is 3.40 percent of the FCC's general public limit (0.68 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix B.

There are no modeled areas on the ground that exceed the FCC's limits for general public or occupational exposure in front of the other carrier antennas.

9.0 SIGNAGE AT THE FACILITY IDENTIFYING ALL WTS EQUIPMENT AND SAFETY PRECAUTIONS FOR PEOPLE NEARING THE EQUIPMENT AS MAY BE REQUIRED BY THE APPLICABLE FCC ADOPTED STANDARDS (DISCUSS SIGNAGE FOR THOSE WHO SPEAK LANGUAGES OTHER THAN ENGLISH)

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. It is recommended that signage be installed for the new antennas making people aware of the antennas locations. There are no exposures above the FCC limits in front of the proposed antennas and therefore barriers are not recommended.

Additionally, there are areas where workers elevated above the ground may be exposed to power densities greater than the general population and occupational limits. Workers and the general public should be informed about the presence and locations of antennas and their associated fields.

Access to this site is accomplished via a gate in the fence surrounding the lattice tower. Workers must be elevated to antenna level to access them, so these antennas are not accessible to the general public.

10.0 STATEMENT ON WHO PRODUCED THIS REPORT AND QUALIFICATIONS

Please see the certifications attached in Appendix A below.

11.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

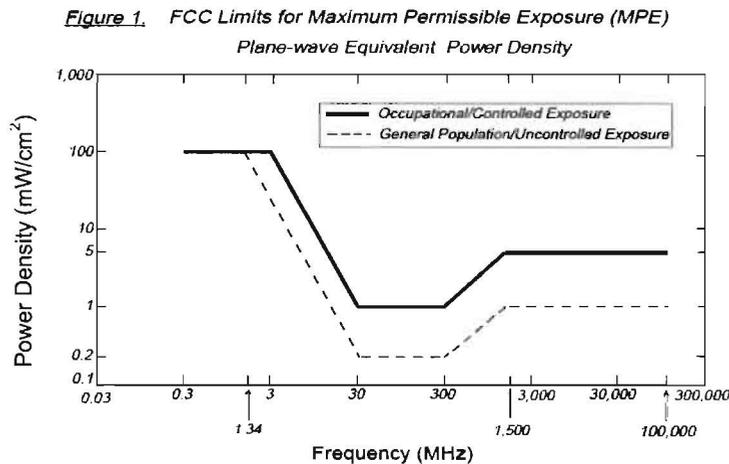
Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the Sprint equipment operating at 800 MHz, the FCC's occupational MPE is 2.66 mW/cm² and an uncontrolled MPE of 0.53 mW/cm². These limits are considered protective of these populations.

Table 1: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Most Restrictive Freq, Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by Sprint in this area operate within a frequency range of 800-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

FCC Compliance Requirement

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

12.0 LIMITATIONS

This report was prepared for the use of Sprint Nextel. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

13.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed Sprint telecommunications equipment at the site located at 1141 Route 35 in Lewisboro, New York.

EBI has conducted theoretical modeling to estimate the worst-case power density from Sprint antennas and the other carriers' existing antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground-level walking/working surface related to Sprint's proposed equipment in the area that exceed the FCC's occupational and/or general public exposure limits at this site. As such, the proposed Sprint project is in compliance with FCC rules and regulations.

Signage is recommended at the site as presented in Section 9.0. Posting of the signage brings the site into compliance with FCC rules and regulations.

Appendix A

Certifications

Preparer Certification

I, Scott Moreau, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



Appendix B
Roofview® Export File

StartMapDefinition

Roof Max Y Roof Max X Map Max Y Map Max X Y Offset X Offset Number of envelope
 170 160 180 170 10 10 1 SUS41:SFX SUS41:SFXS210

List Of Areas
 SUS41:SFXS210

StartSettingsData

Standard Method Uptime Scale Facto Low Thr Low Color Mid Thr Mid Color Hi Thr Hi Color Over Color Ap Ht Mult Ap Ht Method
 4 2 3 1 100 1 500 4 5000 2 3 1.5 1

StartAntennaData

It is advisable to provide an ID (ant 1) for all antennas

ID	Name	Freq (MHz)	Trans Power	Trans Count	Coax Len	Coax Type	Other Loss	Input Power	Calc Power	Mfg	Model	(ft) X	(ft) Y	(ft) Z	Type	(ft) Aper	dBd Gain	BWdth Pt Dir	Uptime Profile	ON flag
SPT A1	Sprint	1900	20	2	2	10 1/2 LDF		0.5	33.73339	RFS	APXVSPP18	17	19	87.2		6	15.9 65;20		ON+	
SPT A1	Sprint	800	20	1	1	10 1/2 LDF		0.5	16.8667	RFS	APXVSPP18	17	19	87.2		6	13.4 65;20		ON+	
SPT B1	Sprint	1900	20	2	2	10 1/2 LDF		0.5	33.73339	RFS	APXVSPP18	16	5	87.2		6	15.9 65;100		ON+	
SPT B1	Sprint	800	20	1	1	10 1/2 LDF		0.5	16.8667	RFS	APXVSPP18	16	5	87.2		6	13.4 65;100		ON+	
SPT C1	Sprint	1900	20	2	2	10 1/2 LDF		0.5	33.73339	RFS	APXVSPP18	4	12	87.2		6	15.9 65;260		ON+	
SPT C1	Sprint	800	20	1	1	10 1/2 LDF		0.5	16.8667	RFS	APXVSPP18	4	12	87.2		6	13.4 65;260		ON+	
VZW A1	Verizon Wi	850	25	1	1			3	12.52968			13	23	125.5		5	12 85;30		ON+	
VZW A2	Verizon Wi	850	25	1	1			3	12.52968			12	21	125.5		5	12 85;30		ON+	
VZW A3	Verizon Wi	850	25	1	1			3	12.52968			17	19	125.5		5	12 85;30		ON+	
VZW A4	Verizon Wi	850	25	1	1			3	12.52968			20	16	125.5		5	12 85;30		ON+	
VZW B1	Verizon Wi	850	25	1	1			3	12.52968			16	5	125.5		5	12 85;150		ON+	
VZW B2	Verizon Wi	850	25	1	1			3	12.52968			14	5	125.5		5	12 85;150		ON+	
VZW B3	Verizon Wi	850	25	1	1			3	12.52968			11	5	125.5		5	12 85;150		ON+	
VZW B4	Verizon Wi	850	25	1	1			3	12.52968			6	5	125.5		5	12 85;150		ON+	
VZW C1	Verizon Wi	850	25	1	1			3	12.52968			4	8	125.5		5	12 85;270		ON+	
VZW C2	Verizon Wi	850	25	1	1			3	12.52968			4	12	125.5		5	12 85;270		ON+	
VZW C3	Verizon Wi	850	25	1	1			3	12.52968			4	16	125.5		5	12 85;270		ON+	
VZW C4	Verizon Wi	850	25	1	1			3	12.52968			4	18	125.5		5	12 85;270		ON+	
TMO A1	T-Mobile	1900	10	1	1			3	5.011872			13	23	121.5		5	16 65;30		ON+	
TMO A2	T-Mobile	1900	10	1	1			3	5.011872			20	16	121.5		5	16 65;30		ON+	
TMO B1	T-Mobile	1900	10	1	1			3	5.011872			16	5	121.5		5	16 65;150		ON+	
TMO B2	T-Mobile	1900	10	1	1			3	5.011872			6	5	121.5		5	16 65;150		ON+	
TMO C1	T-Mobile	1900	10	1	1			3	5.011872			4	8	121.5		5	16 65;270		ON+	
TMO C2	T-Mobile	1900	10	1	1			3	5.011872			4	18	121.5		5	16 65;270		ON+	
ATT A1	AT&T	850	33	1	1			3	16.53918			14	21	97.75		4.5	12 65;30		ON+	
ATT A2	AT&T	850	33	1	1			3	16.53918			17	19	97.75		4.5	12 65;30		ON+	
ATT A3	AT&T	850	33	1	1			3	16.53918			20	16	97.75		4.5	12 65;30		ON+	
ATT B1	AT&T	850	33	1	1			3	16.53918			14	5	97.75		4.5	12 65;150		ON+	
ATT B2	AT&T	850	33	1	1			3	16.53918			11	5	97.75		4.5	12 65;150		ON+	
ATT B3	AT&T	850	33	1	1			3	16.53918			6	5	97.75		4.5	12 65;150		ON+	
ATT C1	AT&T	850	33	1	1			3	16.53918			4	12	97.75		4.5	12 65;270		ON+	
ATT C2	AT&T	850	33	1	1			3	16.53918			4	16	97.75		4.5	12 65;270		ON+	
ATT C3	AT&T	850	33	1	1			3	16.53918			4	18	97.75		4.5	12 65;270		ON+	

StartSymbolData

Sym	Map Mark	Roof X	Roof Y	Map Label	Description (notes for this table only)
Sym			5	35 AC Unit	Sample symbols
Sym			14	5 Roof Access	
Sym			45	5 AC Unit	
Sym			45	20 Ladder	

TOWN OF LEWISBORO

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Lewisboro, Westchester County, New York will convene a Public Hearing on Tuesday, September 16, 2014, at 7:30 p.m. or soon thereafter, at the Town Offices, 20 Orchard Square, Lower Level, Cross River, New York regarding the following:

Cal# 4-14PB

Application for Exemption from Requirements pertaining to communication facilities pursuant to Section 220-41.1(H)(a)[1]&[2] of the Lewisboro Zoning Ordinance from Sprint, c/o Snyder & Snyder, LLP, 94 White Plains Road, Tarrytown, New York which involves the replacement of six (6) existing panel antennas with the installation of three (3) panel antennas and related equipment on the existing tower; and replacement of related equipment cabinets in the existing previously approved equipment area at the base of the existing tower owned by American Towers, Inc., PO Box 990265-Site 88166, Boston, Massachusetts. The property is located to the south of Route 35, and west of Route 123, South Salem, New York and designated on the Tax Map of the Town of Lewisboro as Lot 62, Block 10263, Sheet 40, consisting of approximately 4.044 acres. The property is located in an R-4A Four-Acre Residential District. A copy of the application materials and proposed site documents may be inspected at the office of the Planning Board Secretary, 20 Orchard Square, Suite L, Cross River, New York during the regular business hours. Persons wishing to object to the application should file a notice of objection with the Planning Board together with a statement of the grounds of objection prior to the closing of the Public Hearing. All interested parties are encouraged to attend the Public Hearing and all will be provided an opportunity to be heard.

**PLANNING BOARD
TOWN OF LEWISBORO
By: Jerome Kerner
Chairman**

Dated: September 11, 2014

The Town of Lewisboro is committed to equal access for all citizens. Anyone needing accommodations to attend or participate in this meeting is encouraged to notify the Secretary to the Planning Board in advance.

NOTICE

This property is the subject of an application before the
Lewisboro Planning Board.
A Public Hearing has been scheduled at which time all interested parties
will be afforded an opportunity to be heard.

*Please contact the Planning Board Secretary at
914-763-5592
or visit
www.lewisborogov.com
for additional information*

NOTICE

This property is the subject of an application before the
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A Public Hearing has been scheduled at which time all interested parties
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WESTCHESTER
COUNTY

**ESTATE MOTORS/
MERCEDES BENZ**

CAL# 4-13PB



- Site Planning
- Civil Engineering
- Landscape Architecture
- Land Surveying
- Transportation Engineering
- Environmental Studies
- Permitting
- Construction Services

August 27, 2014

Chairman Jerome Kerner, AIA and Members of the Planning Board
 Town of Lewisboro
 Cross River Shopping Center @ Orchard Square
 PO Box 725, 20 South Salem Road
 Suite L (Lower Level)
 Cross River, NY 10518

RE: JMC Project 9065
 Estate Motors Mercedes-Benz
 321 Main Street (NYS Rte. 22)
 Town of Lewisboro, New York

Dear Chairman Kerner and Members of the Planning Board:

In accordance with our discussions with the Planning Board and the Town Consultant during the Planning Board meeting on August 19, 2014, we have enclosed 13 copies of the following documents for review and approval:

1. JMC Drawings:

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #/Date</u>
SP-1	“Demolition and Berm Plan”	2 08/15/2014
SP-2	“Compliance Site Plan”	2 08/15/2014

2. JMC Supplemental Stormwater Management Narrative, dated August 27, 2014.

As you recall, during the Planning Board meeting on August 19, 2014, we discussed the following items:

1. The Stormwater Management Narrative for the proposed landscape berm was discussed. The Planning Board and the Town Engineering Consultant questioned what would happen to stormwater runoff during a large storm event and how the berm would handle larger storms that may bypass onto the property north of the site. JMC was requested to demonstrate that the bypass of the proposed landscape berm could successfully convey the 100 year storm and submit results explaining the findings.

2. The approval of the Compliance Site Plan was agreed to be disconnected from the approval of the Demolition Plan as long as the landscaped berm was proposed on the Demolition Plan. Therefore, the approval of the demolition plan to demolish the two existing frame houses and plant grass along with the landscaped berm could be approved by the Town.

The provided Supplemental Stormwater Management Narrative addresses item #1 above and the Site Plan drawings address item #2 above. We look forward to discussing the enclosed information during the September 16th Planning Board meeting. In the interim, should you require additional copies or have any additional questions please do not hesitate to contact us at (914) 273-5225.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying PLLC



Stephen Spina, PE
Project Manager

cc: Mr. Chris Buonanno, w/enc.
Mr. Lewis Visconti, w/enc.

f:\2009\9065\ltkerner 08-27-2014.docx



- Site Planning
- Civil Engineering
- Landscape Architecture
- Land Surveying
- Transportation Engineering
- Environmental Studies
- Permitting
- Construction Services

Supplemental Stormwater Management Narrative August 27, 2014

JMC Project 9065
Estate Motors Mercedes-Benz
321 Main Street (NYS Rte.22)
Town of Lewisboro, New York

During the Planning Board meeting on August 19, 2014, JMC was asked to demonstrate the ability of the landscape berm to bypass the 100-year storm. This supplemental narrative, supporting calculations and figure were prepared to address the request. During extreme flood conditions (100-year storm) the proposed berm bypass allows runoff to safely pass around the berm and discharge to the adjacent property as it currently does. However, the runoff will be decreased and directed farther from the existing property owner's home.

The previously submitted Stormwater Management narrative dated July 31, 2014 addressed the effectiveness of the proposed landscaped berm to meet the 90% rainfall water quantity and quality storm event which is the runoff from 90% of the rainfall events occurring in any given year. As previously stated, runoff events larger than the 90%, including the 100 year storm will only be partially served by the gravel bed beneath the berm. The runoff from these excessive storms will otherwise drain around the berm to the east away from the house on the property to the north. This narrative describes the analysis of the extreme flood conditions (100-year storm).

Included within this supplement to the narrative are the following:

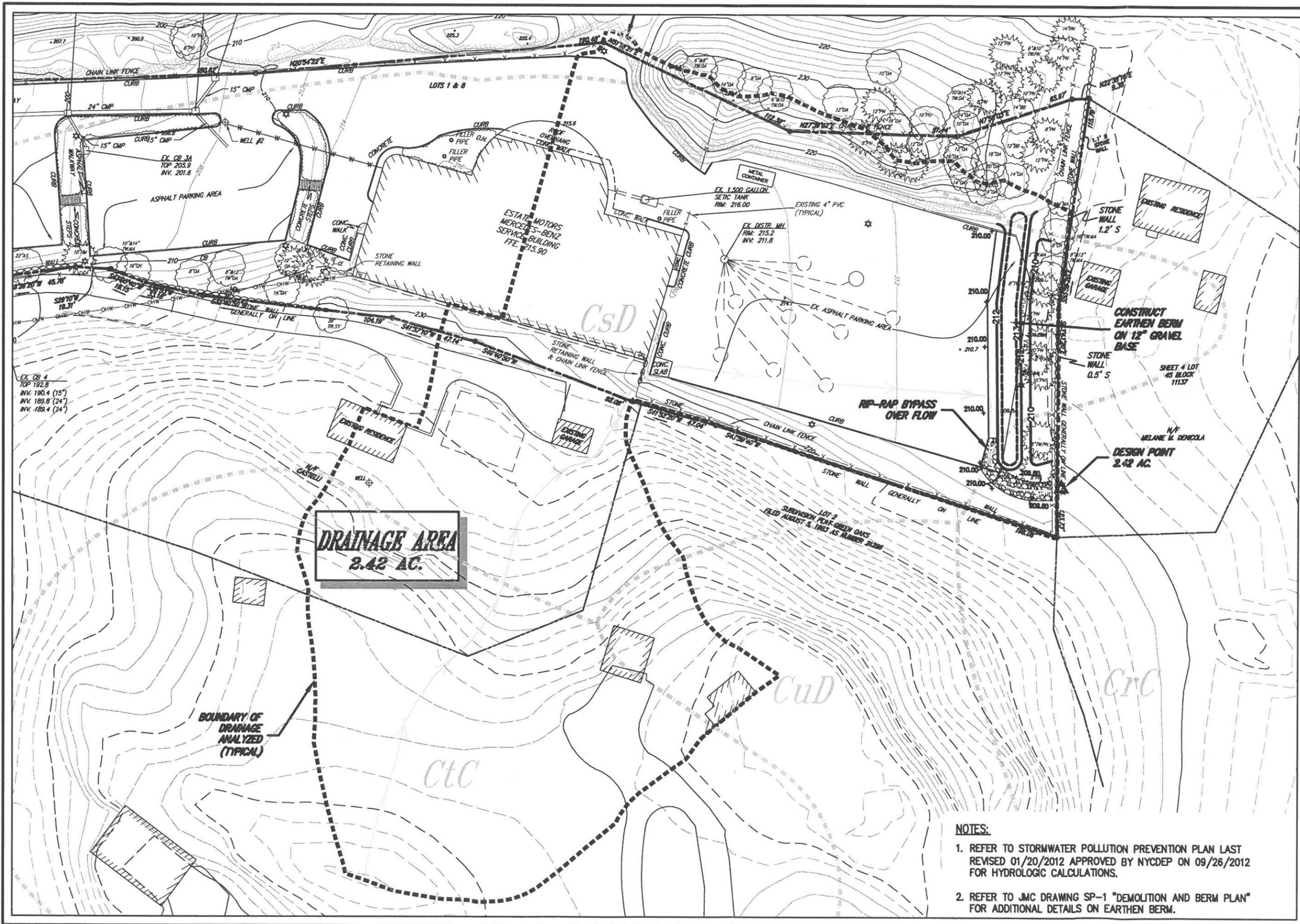
1. Drainage Area Map Figure, dated 08/27/2014
2. Work Sheet for Trapezoidal Channel, dated 08/27/2014
3. Infiltration Through Gravel Filter in Landscaped Berm Worksheet, revised 08/27/2014
4. New York Standards and Specifications for Erosion and Sediment Control: Standard and Specifications for Lined Waterway or Outlet, dated 08/27/2014.

The Stormwater Pollution Prevention Plan (SWPPP) as approved by the NYCDEP in connection with its review of the previous expansion plan calculated the drainage area flowing to the northern property line. The portion of the analysis for the drainage area is shown on the enclosed "Drainage Area Map" figure, dated August 27, 2014. Approximately 2.42 acres of on and off site area drain to the northern property line which is designated as the Design Point. The approved SWPPP lists the 100 year storm flow for this drainage area as 11.36 cubic feet per second (cfs). The proposed landscaped berm is capable of infiltrating 0.944 cfs as demonstrated in the Stormwater Management Narrative, dated July 31, 2014. Therefore, the remaining flow that will be bypassed is 10.42 cfs.

The enclosed calculation for channel flow shows the discharge of 10.42 cfs results in 0.54 feet of depth in the channel. The dimensions used are the most narrow part of the bypass just east of berm. The elevation of the bottom of channel is 210.00 so the 100 year storm elevation would be 210.54. The top of the bypass is elevation 213.00. Therefore, the bypass can safely pass around the berm in extreme rainfall events.

f:\2009\9065\9065-supplemental stormwater management narrative for landscaped berm.docx



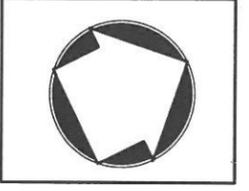


DRAINAGE AREA
2.42 AC.

BOUNDARY OF DRAINAGE ANALYZED (TYPICAL)

- NOTES:**
1. REFER TO STORMWATER POLLUTION PREVENTION PLAN LAST REVISED 01/20/2012 APPROVED BY NYCDEP ON 09/26/2012 FOR HYDROLOGIC CALCULATIONS.
 2. REFER TO JMC DRAWING SP-1 "DEMOLITION AND BERM PLAN" FOR ADDITIONAL DETAILS ON EARTHEN BERM.

JMC
SITE DEVELOPMENT CONSULTANTS
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcplic.com



TOWN OF LEWISBORO, NY
JMC PROJECT: 9065
SCALE: 1"=20'

ESTATE MOTORS MERCEDES-BENZ
DRAINAGE AREA MAP

321 ROUTE 22
DATE ISSUED: 08/27/2014
FIGURE: DRAINAGE AREA MAP

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Worksheet for Trapezoidal Channel

Project Description

Friction Method Manning Formula
Solve For Normal Depth

Input Data

Roughness Coefficient	0.043	
Channel Slope	0.01000	ft/ft
Left Side Slope	2.50	ft/ft (H:V)
Right Side Slope	3.00	ft/ft (H:V)
Bottom Width	8.00	ft
Discharge	10.42	ft ³ /s

Results

Normal Depth	0.54	ft
Flow Area	5.09	ft ²
Wetted Perimeter	11.14	ft
Hydraulic Radius	0.46	ft
Top Width	10.95	ft
Critical Depth	0.36	ft
Critical Slope	0.03992	ft/ft
Velocity	2.05	ft/s
Velocity Head	0.07	ft
Specific Energy	0.60	ft
Froude Number	0.53	
Flow Type	Subcritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	0.54	ft
Critical Depth	0.36	ft
Channel Slope	0.01000	ft/ft

Worksheet for Trapezoidal Channel

GVF Output Data

Critical Slope

0.03992 ft/ft

PROPRIETARY PRACTICE WORKSHEET

JMC Project: **9065**
 Design Point: **-**
 Drainage Area: **EDA-3**

Infiltration Through Gravel Filter in Landscaped Berm

Rainfall Distribution Type: **III**

		A	B	C
Coefficients for the equation unit peak	C_0	-1.774	0.3301	2.4577
$[R = I_a / P]$	C_1	1.8622	-0.7397	-0.4627
$[C_i = A \times R^2 + B \times R + C]$	C_2	-0.0648	0.2276	-0.1932

Site Data for Drainage Area to be Treated by Practice			
<i>DESCRIPTION</i>	<i>SYMBOL</i>	<i>VALUE</i>	<i>UNITS</i>
Design Storm [90% Rainfall Event Number]	P	1.3	In
Impervious Area (EDA-3 minus existing pavement to be removed for berm)	I	0.847	Ac
Area	A	2.42	Ac
Percent Impervious	%I	35.00	%
Runoff Volume $[0.05 + 0.009 \times \%I]$	R_v	0.37	CF
TOTAL VOLUME Required $[WQ_v = (P \times R_v \times A) / 12]$	WQ_v	4,168	CF

Water Quality Peak Flow Calculation			
<i>DESCRIPTION</i>	<i>SYMBOL</i>	<i>VALUE</i>	<i>UNITS</i>
Water Quality Volume	WQ_v	4,168	CF
Design Storm [90% Rainfall Event Number]	P	1.3	In
Time of Concentration	t_c	0.2567	Hr
Runoff Volume $[Q = WQ_v / (A \times 3630)]$	Q	0.47	In
Curve Number $[CN = 1000 / (10 + 5P + 10Q - 10 \times (Q^2 + 1.25 QP)^{1/2})]$	CN	88.78	
Curve Number	CN	89	
Initial Abstraction $[I_a = 200 / CN - 2]$	I_a	0.25	In
Ratio $[R = I_a / P]$	R	0.19	
$C_0 = A \times R^2 + B \times R + C$	C_0	2.45	
$C_1 = A \times R^2 + B \times R + C$	C_1	-0.54	
$C_2 = A \times R^2 + B \times R + C$	C_2	-0.15	
Unit Peak Discharge	q_u	523.18	cfs/mi ² /in
Peak Discharge $[Q_p = q_u \times A \times Q / 640]$	Q_p	0.939	cfs

Proposed Practice			
<i>DESCRIPTION</i>	<i>SYMBOL</i>	<i>VALUE</i>	<i>UNITS</i>
Water Quality Peak Flow Infiltrated Through Gravel Below Berm	Q_p	0.944	cfs
Water Quality Volume Provided $[WQ_v = 640 \times 3600 \times Q_p \times P / q_u]$	WQ_v	4,180	CF

STANDARD AND SPECIFICATIONS FOR LINED WATERWAY OR OUTLET



Definition

A waterway or outlet with a lining of concrete, stone, or other permanent material. The lined section extends up the side slopes to the designed depth. The earth above the permanent lining may be vegetated or otherwise protected.

Purpose

To provide for the disposal of concentrated runoff without damage from erosion or flooding, where grassed waterways would be inadequate due to high velocities.

Scope

This standard applies to waterways or outlets with linings of cast-in-place concrete, flagstone mortared in place, rock riprap, gabions, or similar permanent linings. It does not apply to irrigation ditch or canal linings, grassed waterways with stone centers or small lined sections that carry prolonged low flows, or to reinforced concrete channels. The maximum capacity of the waterway flowing at design depth shall not exceed 100 cubic feet per second.

Conditions Where Practice Applies

This practice applies where the following or similar conditions exist:

1. Concentrated runoff is such that a lining is required to control erosion.
2. Steep grades, wetness, prolonged base flow, seepage, or piping that would cause erosion.

3. The location is such that damage from use by people or animals precludes use of vegetated waterways or outlets.
4. Soils are highly erosive or other soil and climate conditions preclude using vegetation.
5. High value property or adjacent facilities warrant the extra cost to contain design runoff in a limited space.

Design Criteria

Capacity

1. The minimum capacity shall be adequate to carry the peak rate of runoff from a 10-year, 24-hour storm. Velocity shall be computed using Manning's equation with a coefficient of roughness "n" as follows:

<u>Lined Material</u>	<u>"n"</u>
Concrete (Type):	
Trowel Finish	0.015
Float Finish	0.019
Gunitite	0.019
Flagstone	0.022
Riprap (d ₅₀ = 3 inches)	Determine from Figure 5B.11 on page 5B.19 0.043
Gabion	0.030

2. Riprap gradation and filter (bedding) are generally designed in accordance with criteria set forth in the National Cooperative Highway Research Program Report 108, available from the University Microfilm International, 300 N. Zeeb Road, Ann Arbor, Michigan 48016, Publication No. PB-00839; or the Hydraulic Engineering Circular No. 11, prepared by the U.S. Bureau of Public Roads, available from Federal Highway Administration, 400 7th Street, S.W., Washington, D.C. 20590, HNG-31, or the procedure in the USDA-NRCS's Engineering Field Manual, Chapter 16.

Velocity

1. Maximum design velocity shall be as shown below. Except for short transition sections, flow with a channel gradient within the range of 0.7 to 1.3 of this

flow's critical slope must be avoided unless the channel is straight. Velocities exceeding critical will be restricted to straight reaches.

Design Flow Depth (ft.)	Maximum Velocity (ft./sec.)
0.0 - 0.5	25 ✓
0.5 - 1.0	15
Greater than 1.0	10

2. Waterways or outlets with velocities exceeding critical shall discharge into an energy dissipater to reduce velocity to less than critical, or to a velocity the downstream soil and vegetative conditions will allow.

Cross Section

The cross section shall be triangular, parabolic, or trapezoidal. Monolithic concrete or gabions may be rectangular.

Freeboard

The minimum freeboard for lined waterways or outlets shall be 0.25 feet above design high water in areas where erosion resistant vegetation cannot be grown adjacent to the paved side slopes. No freeboard is required where good vegetation can be grown and is maintained.

Side Slope

Steepest permissible side slopes, horizontal to vertical will be as follows:

- Non-Reinforced Concrete
 - Hand-placed, formed concrete
 - Height of lining, 1.5 ft or less..... Vertical
 - Hand placed screened concrete or mortared
 - In-place flagstone
 - Height of lining, less than 2 ft..... 1 to 1
 - Height of lining, more than 2 ft..... 2 to 1
- Slip form concrete:
 - Height of lining, less than 3 ft..... 1 to 1
- Rock Riprap..... 2 to 1
- Gabions..... Vertical
- Pre-cast Concrete Sections..... Vertical

Lining Thickness

Minimum lining thickness shall be as follows:

- Concrete.....4 in. (In most problem areas, shall be 5 in. with welded wire fabric reinforcing.)
- Rock Riprap..... 1.5 x maximum stone size plus thickness of filter or bedding.
- Flagstone.....4 in. including mortar bed.

Related Structures

Side inlets, drop structures, and energy dissipaters shall meet the hydraulic and structural requirements of the site.

Filters or Bedding

Filters or bedding to prevent piping, reduce uplift pressure, and collect water will be used as required and will be designed in accordance with sound engineering principles. Weep holes and drains should be provided as needed.

Concrete

Concrete used for lining shall be so proportioned that it is plastic enough for thorough consolidation and stiff enough to stay in place on side slopes. A dense product will be required. A mix that can be certified as suitable to produce a minimum strength of at least 3,000 pounds per square inch will be required. Cement used shall be Portland Cement, Type I, II, IV, or V. Aggregate used shall have a maximum diameter of 1 1/2 inches.

Weep holes should be provided in concrete footings and retaining walls to allow free drainage of water. Pipe used for weep holes shall be non-corrosive.

Mortar

Mortar used for mortared in-place flagstone shall consist of a mix of cement, sand, and water. Follow directions on the bag of mortar for proper mixing of mortar and water.

Contraction Joints

Contraction joints in concrete linings, where required, shall be formed transversely to a depth of about one third the thickness of the lining at a uniform spacing in the range of 10 to 15 feet.

Rock Riprap or Flagstone

Stone used for riprap or gabions shall be dense and hard enough to withstand exposure to air, water, freezing, and thawing. Flagstone shall be flat for ease of placement and have the strength to resist exposure and breaking. Rock riprap maximum size shall be as follows:

Velocity, f.p.s.	dmax, inches
5.0	6 ✓
8.5	12
10	18
12	24
15	36

A complete riprap gradations is provided in Table 5B.4, page 5B.38.

0.54 feet *2.05 fps ✓*

100 yr water elevation 210.54
Therefore rip-rap must extend up side slopes to 210.79.

✓ We have 2 1/2:1 and 3:1 for side slopes

IF d50 = 3 inches → dmax = 6 inches → Minimum Thickness = 9 inches (Pg 5B.22)

Cutoff Walls

Cutoff walls shall be used at the beginning and ending of concrete lining. For rock riprap lining, cutoff walls shall be keyed into the channel bottom and at both ends of the lining.

Construction Specifications

1. The foundation area shall be cleared of trees, stumps, roots, sod, loose rock, or other objectionable material.
2. The cross-section shall be excavated to the neat lines and grades as shown on the plans. Over-excavated areas shall be backfilled with moist soil compacted to the density of the surrounding material.
3. No abrupt deviations from design grade or horizontal alignment shall be permitted.
4. Concrete linings shall be placed to the thickness shown on the plans and finished in a workmanlike manner. Adequate precautions shall be taken to

protect freshly placed concrete from extreme (hot or cold) temperatures, to ensure proper curing.

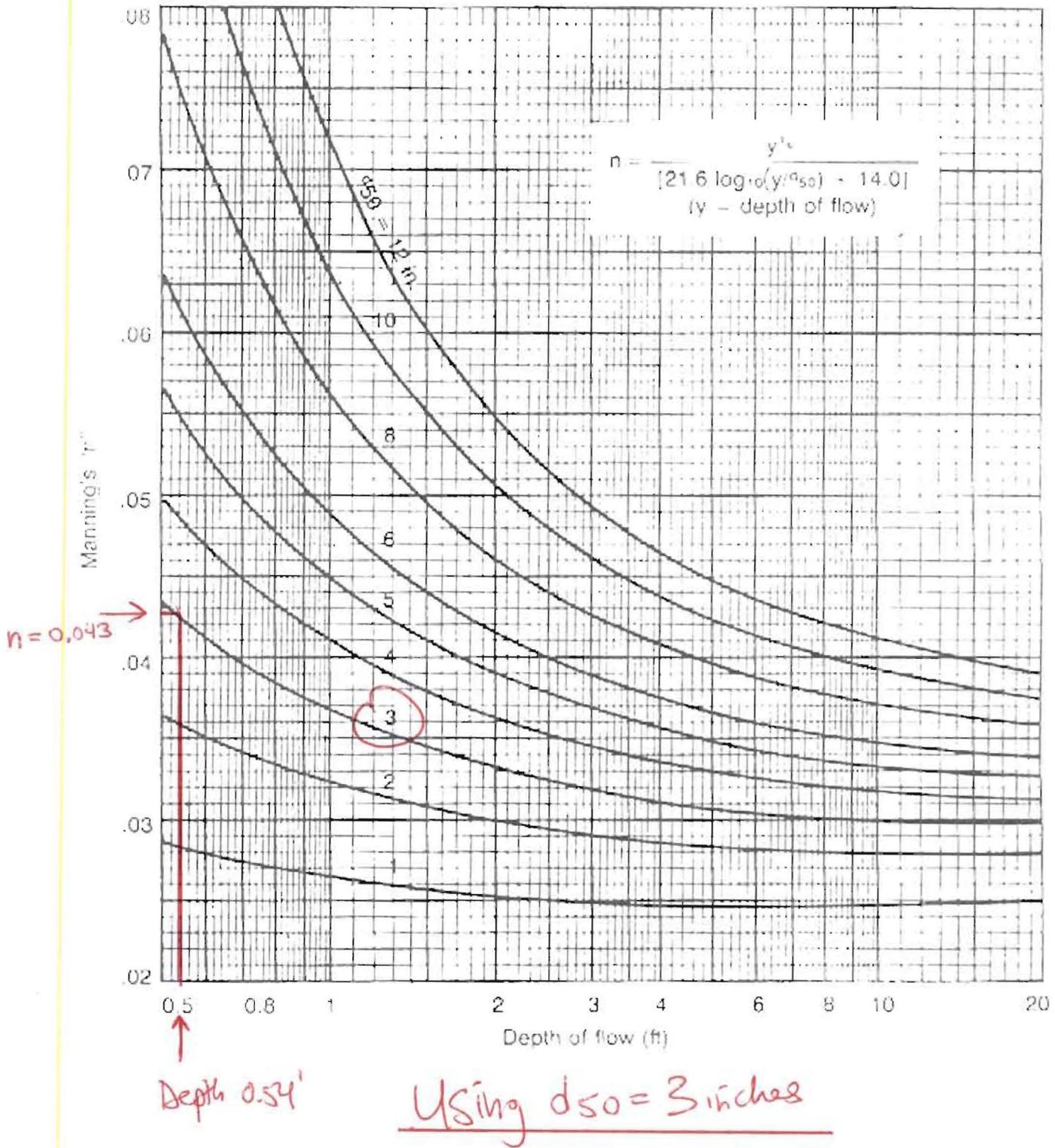
5. Filter bedding and rock riprap shall be placed to line and grade in the manner specified.
6. Construction operation shall be done in such a manner that erosion, air pollution, and water pollution will be minimized and held within legal limits. The completed job shall present a workmanlike appearance. All disturbed areas shall be vegetated or otherwise protected against soil erosion.

Maintenance

Pavement or lining should be maintained as built to prevent undermining and deterioration. Existing trees next to pavements should be removed, as roots can cause uplift damage.

Vegetation next to pavement should be maintained in good condition to prevent scouring if the pavement is overtopped. See Standard and Specifications for Permanent Critical Area Seeding on page 3.5.

Figure 5B.11
Determining "n" for Riprap Lined Channel using Depth of Flow
 (USDA - NRCS)



TODD MANAGEMENT

CAL# 5-14PB

RECEIVED
8-18-14
UPS

J. ROBERT FOLCHETTI & ASSOCIATES, LLC
CIVIL/ENVIRONMENTAL ENGINEERS

August 6, 2014

Chairman Jerome Kerner & Members of the Planning Board
Town of Lewisboro Planning Board
Post Office Box 725
Cross River, New York 10518

**RE: LANDS OF TODD MANAGEMENT, LLC
PROPOSED 4-LOT RESIDENTIAL SUDIVISION, 251 & 263 TODD ROAD
(S.B.L.: No.'s 13 -11152-11 and 59) LEWISBORO, NEW YORK**

Dear Chairman Kerner:

On behalf of the Applicant, Todd Management, LLC, J. Robert Folchetti and Associates (JRFA) respectfully requests the scheduling of above referenced project at the next available Planning Board meeting for further discussion of the proposed land subdivision with members of the board. At the direction of the Planning Board following 6/29/13 project site walk, subdivision documents were forwarded to the Golden's Bridge Fire Department (GBFD) for review. A meeting with fire department representatives was conducted on 9/17/13. We recently received correspondence from GBFD dated 7/17/14 (see attached) indicating that the proposed subdivision layout conforms to the NYS Residential Fire Code. Compliance with the NYS Residential Fire Code resulted in the following changes to the subdivision layout as illustrated on the attached design plans.

1. The layout now includes 20 ft. wide x 50 ft. length turnouts , two (2) along the section of private road and one (1) along the driveway access to proposed dwelling on Lot No. 3. Respective turnouts will be surfaced with either asphalt pavement or modular paving blocks.
2. Proposed grades for the private road and individual driveways will be maintained at less than 14%.
3. The width of private road shall be 18 feet and individual driveways shall be a minimum of 12 feet in width.

31 SODOM ROAD
BREWSTER, NY 10509
845-363-1560
Fax 845-279-2062

815 WINTERTON ROAD
MIDDLETOWN, NY
845-224-9347
Fax 845-2062

www.jrfa.com

4. The proposed stormwater detention basin shall be used as an emergency water supply for on-site fire fighting needs. To meet the minimum capacity requirements of the fire department the geometry of the basin was modified. Soil testing was also completed in December 2013 to confirm that the basin could be constructed with a groundwater intercept to establish requisite permanent pool. At the direction of GBFD, a dry hydrant will be installed in the proposed detention basin once constructed.
5. The intersections of driveways to Lot No.'s 2 and 3 have been expanded to accommodate turning movements of fire apparatus vehicles.
6. The cul-de-sac and hammerhead turn around, previously proposed at the end of private roadway section, were eliminated and replaced by an oversized intersection at driveway to Lot No.3. It was determined by GBFD that the expanded driveway intersection would better accommodate the turning movements of fire apparatus vehicles.

All comments and recommendations offered by GBFD have been addressed and incorporated into the revised subdivision plans.

In addition to the changes that were made pursuant to fire department review, the grading of driveway access to Lot No. 3 was also modified. As you may recall, members of the Planning Board expressed concern at 6/29/13 site walk regarding the depth of proposed fill section at the wetland crossing of driveway to Lot No. 3. Modifications to the proposed grades have resulted in a ± 11 foot reduction in fill depth, from proposed grade elevation ± 536 to elevation ± 525 . The balance of proposed subdivision layout remains largely unchanged.

I have attached for Planning Board use, twelve (12) copies of the revised subdivision plans. If you have any questions or comments please contact me at your earliest convenience Tel. (845) 363-1560 or e-mail: Paul.Pelusio@jrfa.com.

Very truly yours,



Paul J. Pelusio, P.E.
Principal

PJP/jac

Attachments.

Cc: F. Bruzzone
T. Atkinson
J. Coulter
file

Randy Sant
Chief

Albert Melillo
1st Asst. Chief

James McManus
2nd Asst. Chief

Tyler Dente
Captain



Michael Melillo
President

John Nevins
Vice President

William King
Secretary

Edward Canora
Treasurer

Golden's Bridge Fire Department, Inc.

July 17, 2014

Dear Chairman Kerner,

The following design plans prepared by J. Robert Foichetti & Associates, LLC were provided to the GBFD in August, 2013, for review and comment in connection with fire department access to the proposed subdivision, and fire ground operations within same:

- Drawing Sheet (G-01 of 6), "*Existing Conditions*", dated last revised 9/10/12;
- Drawing Sheet (G-02 of 6), "*Proposed Conditions*", dated last revised 9/10/12;
- Drawing Sheet (G-03 of 6), "*Proposed Lot Layout*", dated last revised 9/10/12;
- Drawing Sheet (G-04 of 6), "*Zoning Compliance Map*", dated last revised 9/10/12;
- Drawing Sheet (G-05 of 6), "*Proposed Driveway Plan & Profiles*" dated last revised 9/10/12;
- Drawing Sheet (G-06 of 6), "*Adjoining Structures / Facilities*" dated last revised 9/10/12
- Project Description (correspondence dated August 27, 2013)

Applicant's Engineer, Paul Pelusio, met with representatives of the GBFD on September 17, 2013 in furtherance of the above site document review.

The following recommendations were made by the GBFD:

1. Provide 20 ft. wide x 50 ft. length turnouts spaced every 500 linear feet along section of the proposed private roadway and driveway to Lot No. 3. Turnouts to be surfaced with either asphalt pavement or pervious pavement, as agreed to by the Planning Board and its consultants.
2. Proposed grades for private roadway section and individual driveways not to exceed 14%.
3. Maintain width of private roadway section at a minimum of 18 feet and individual driveways at a minimum of 12 ft.
4. Utilize proposed storm water detention basin as an emergency water supply for fire-fighting needs upon successful demonstration that the basin can be designed with a groundwater intercept to establish a permanent pool with minimum working volume of 20,000 to 25,000 gallons.
5. Expand the intersection of proposed driveways to Lot No.'s 2 and 3 to accommodate turning movements of fire apparatus vehicles.
6. Eliminate hammerhead (or optional cul-de-sac) turn-around at end of private roadway section upon successful demonstration of requirements in Items 3 & 4.

Subsequent to the September 17, 2013 meeting with the Applicant's Engineer, soil testing was performed by another representative of the Applicant in the vicinity of the proposed storm water detention basin to determine the depth to groundwater. That soil testing was completed on December 5, 2013, and was witnessed by a representative from Kellard Sessions the Lewisboro Town Engineering Consultant.

Based on the foregoing, the GBFD is of the opinion that the proposed subdivision layout (with all of the above proposed revisions included) should be in compliance with the NYS Residential Fire Code with respect to fire department access and fire ground operations within the subdivision, subject to the provision of a dry hydrant assembly to pump water from the proposed storm water detention basin. Any other revisions to, or departures from the current proposed subdivision layout, whether initiated by the Applicant, or at the direction of the Lewisboro Planning Board, other involved agencies, or for any other reason, should also include a further review by the GBFD. Accordingly, GBFD reserves the right to revise the above opinion should any subdivision layout revisions beyond those recommended above take place.

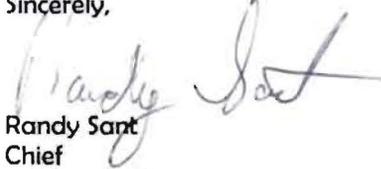
If you have any questions or comments please contact me at your earliest convenience Tel. (914) 290-0970 or e-mail: 4robmel@gmail.com.

Sincerely,



Robert Melillo
Commissioner
Golden's Bridge Fire District

Sincerely,



Randy Sant
Chief
Golden's Bridge Fire Department

JT Farm
Cal# 9-13PB



- Site Planning
- Civil Engineering
- Landscape Architecture
- Land Surveying
- Transportation Engineering
- Environmental Studies
- Permitting
- Construction Services



August 22, 2014

Honorable Chairman Jerome Kerner, AIA
and Members of the Planning Board
Cross River Shopping Center @ Orchard Square
PO Box 725, 20 South Salem Road
Suite L (Lower Level)
Cross River, NY 10518

RE: JMC Project 13112
JT Farm Subdivision
1125 Route 35
Town of Lewisboro, NY
Tax Map Section 26, Block 10541, Lots 27 & 28

Response to Comments

Dear Chairman Kerner and Members of the Planning Board:

We are pleased to resubmit 10 signed and sealed sets of the following information for review and approval in response to the comments contained within the Kellard Sessions Consulting, PC memorandum, dated July 9, 2014 and for the Application for Final Subdivision Plat Approval:

1. JMC Drawing SP-1 “Lot Line Change Plan”, revised 08/22/2014.
2. JMC Drawing SP-2 “Buildable Area Plan”, dated 08/22/2014.
3. Final Subdivision Plat, revised 08/22/2014.

The following are our responses to the comments contained within the Kellard Sessions Consulting, PC memorandum, dated July 9, 2014.

I. Planning and Engineering Comments

Comment No.1

The buildable area has been calculated for each lot: however, existing topography is not illustrated on the plan. A separate plan or figure should be provided to corroborate the buildable area calculations proved on sheet SP-1. The plan/figure should illustrate 2-foot contours with

slopes +/- 15% shaded (Westchester County GIS topography is acceptable), regulated wetlands and 100-year FEMA flood plains.

Response No.1

A separate plan, JMC Drawing SP-2 "Buildable Area Plan", has been provided and illustrates 2-foot contour with slopes +/- 15% shaded, regulated wetlands and 100-year FEMA flood plains.

Comment No.2

Section 220-46.1C states that all new buildings shall be set back from adjoining properties a distance equal to at least twice the normally applicable front yard setback requirements (the front yards setback requirement in the underlying R-4A Zoning District is 50 feet). The 100-foot setback should be illustrated on sheet SP-1 and on the Final Subdivision Plat. It appears that one or more buildings on Lot #1 will be located within 100 feet of the proposed lot line and a determination should be made by the Building Inspector as to whether the proposed lot line change will require a setback variance.

Response No.2

No set back variance is required because the proposed lot line has been adjusted to have all of the existing buildings to be at least 100 feet away.

Comment No. 3

The 100-foot setback line should appear on Sheet SP-1 and on the Final Subdivision Plat.

Response No. 3

Drawing SP-1 and the Final Subdivision Plat were revised to show the 100-foot setback lines.

Comment No. 4

Designated parking areas should be clearly illustrated and identified on the plan to demonstrate compliance with the 20-foot setback requirements between property lines and parking areas. We note that according to the available aerial imagery, there appears to be a gravel parking lot area on Lot #1 close to proximity to the proposed lot line.

Response No. 4

Designated parking areas have been clearly illustrated and identified on the plan to demonstrate compliance with the 20-foot setback requirements between property lines and parking areas.

Comment No. 5

The following comments pertain to the submitted Final Subdivision Plat:

- *Add the Bulk Zoning Table provided on Sheet SP-1 and accompanying notes.*
- *Add a note which makes reference to the previously granted Planning Board approvals and states that Site Development Plan Approval/Amended Special Use Permit Approval is required from the Lewisboro Planning Board Prior to any transfer of ownership.*
- *Add a note which makes reference to the "Lot Line Change Plan" (Sheet SP-1).*
- *With the exception of the WCDH approval block, revise all signature blocks to be consistent with those provided on Sheet SP-1.*

Response No. 5

- The Bulk Zoning Table and accompanying note have been added to the Final Subdivision Plat.
- A note which references the previously granted Planning Board approvals and states that Site Development Plan Approval/Amended Special Use Permit Approvals required from the Lewisboro Planning Board prior to any transfer of ownership has been added to the plat.
- The plat has been revised with a note referencing the "Lot Line Change Plan"(Sheet SP-1).
- All signature blocks on the Plat have been revised to be consistent with those on Sheet SP-1.

We trust that the enclosed information and responses to the comments are sufficient for your review and we look forward to receiving Final Subdivision Plat Approval at the 09/16/2014 Planning Board meeting. In the interim, if you have questions or require additional information, please do not hesitate to contact our office at (914) 273-5225.

Sincerely,

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC



Stephen Spina, PE
Project Manager

cc: Mr. James Toon, w/enc.
Mrs. Ellen Toon, w/enc.
Ms. Beth Evans, PWS, w/enc.

MEMORANDUM

TO: Chairman Jerome Kerner, AIA and
Members of the Lewisboro Planning Board

CC: Lisa Pisera
Judson Siebert, Esq.

FROM: Jan K. Johannessen, AICP
Joseph M. Cermele, P.E., CFM
Town Consulting Professionals

DATE: September 10, 2014

RE: JT Farm Subdivision
1125 Route 35
Sheet 26, Block 10541, Lots 27 & 28

Project Description

The subject property consists of two (2) parcels totaling ± 38.42 acres of land located on NYS Route 35 and within the R-4A Zoning District. The subject property contains a horse farm/riding academy known as JT Farm and is owned by Peace and Carrots, LLC. Tax Lot 27 currently consists of ± 25.84 acres of land and Tax Lot 28 consists of ± 12.58 acres. The applicant is proposing a lot line realignment which would result in Tax Lot 27 being reduced to ± 18.4 acres and Tax Lot 28 being increased to ± 20 acres.

SEQRA

The proposed action is an Unlisted Action under the State Environmental Quality Review Act (SEQRA) and a coordinated review is not required. Prior to granting approval, the Planning Board must issue a Determination of Significance.

Chairman Jerome Kerner, AIA
September 10, 2014
Page 2

Required Approvals:

1. Final Subdivision Plat Approval is required from the Planning Board.
2. Unless waived by the Planning Board under Section 195-13 of the Subdivision Regulations, a public hearing is required.
3. Westchester County Department of Health (WCDH) approval is required.

Planning and Engineering Comments

1. The applicant has modified the proposed common property line to comply with the 100-foot setback requirement, per Section 220-46.1C of the Zoning Code; the previously identified side yard setback variance has been eliminated.
2. The applicant has satisfactorily addressed the comments contained within our July 9, 2014 memorandum.

Plans Reviewed, prepared by John Meyer Consulting, P.C. and dated August 22, 2014:

- Final Subdivision Plat
- Lot Line Change Plan (SP-1)
- Buildable Area Plan (SP-2)

Documents Reviewed:

- Letter, prepared by John Meyer Consulting, P.C., dated August 22, 2014

JKJ/JMC/dc

**WILD OAKS WATER
COMPANY**

51-14WP

LEGGETTE, BRASHEARS & GRAHAM, INC.

PROFESSIONAL GROUNDWATER AND ENVIRONMENTAL ENGINEERING SERVICES

4 RESEARCH DRIVE, SUITE 301
SHELTON, CT 06484
(203) 929-8555
FAX (203) 926-9140
www.lbgweb.com

August 27, 2014

Ms. Lisa Pisera
Planning Board Secretary
Town of Lewisboro
20 North Salem Road
PO Box 725
Cross River, New York 10518

RE: Wild Oak Test Wells
Wetland Permit Application Comment/Responses
Nash Road
Sheet 8, Block 11137, Lot 123

Dear Ms. Pisera:

Leggette, Brashears & Graham, Inc. (LBG) has prepared the following responses to comments received in regard to the Wetland Permit Application submitted for the New York American Water-Wild Oaks Water System to the Town of Lewisboro, New York. The comments were provided in memorandums from Kellard Sessions Consulting, P.C. dated August 13, 2014 the Lewisboro Conservation Advisory Council (CAC) dated August 12, 2014. Additional verbal comments and requests received from the Town of Lewisboro Planning Board during meeting on August 21, 2014 have also been addressed.

Kellard Sessions Consulting P.C.

Comment 1:

The wetland boundary delineation does not appear to be complete and should include the perimeter of both the ponds, the on-site watercourse, and any other wetlands located in the vicinity of the project. Further, as the entire site consists of either wetland or wetland buffer, the 150-foot wetland buffer line should be removed from the drawing. Following completion of the wetland delineation, a site inspection should be scheduled with our office to confirm the wetland boundary line.

Response:

The banks of the watercourse and the edges of the pond and lake have been designated as a continuation of the wetlands boundary on the attached drawing and the 150-foot buffer line has been removed as requested. During the on-site wetlands delineation, no wetlands fringe was observed along the pond, lake or stream edges in the vicinity of the proposed work except for the wetland fringe that extends beyond the edge of the smaller pond near proposed bedrock test

Well #4. This area was flagged and depicted on the original drawing and is also shown on the attached revised drawings.

A site inspection will be scheduled with Kellard Sessions to confirm the wetland boundary lines. The site inspection can be attended by the Applicant's wetland consultant, Hazen and Sawyer, to address any issue which may arise if needed.

Comment 2:

The application should identify whether Well #4 can be relocated so that it is positioned outside of the wetland proper.

Response:

A blow-up of the proposed well sites has been included on the attached Plate 2. Well #4 is currently located just outside of the wetland proper. Significant changes in the position of Well #4 are limited by the Health Department well siting requirement of maintaining a 100-foot radius of property ownership around a public water-supply well. As depicted on the inset map on the top right corner of Plates 1 and 2, the 100-radius of property ownership for the proposed well sites fall on the limit of the existing New York American Water property boundary line. Moving the location of Well #4 south, east, or west of its current position will result in the 100-foot radius of ownership being outside of the property boundary.

Comment 3:

The applicant should be prepared to discuss with the Planning Board any potential short/long term impacts to hydrology of surrounding wetlands, as a result of any hydrologic connection between the groundwater taken from the well and the adjacent wetland areas.

Response:

Following the completion of drilling, if the wells are successful, a 72-hour pumping test program will be conducted on the wells. As part of the pumping test program, water level and stream flow measurements will be collected from the onsite wetland features and watercourses that are located near the pumping wells. The data collected during the pumping test will be used to determine whether there is any hydrologic connection between the wells and the nearby surface-water features and what the potential short and/or long term impacts may be, if any. The outcome of the surface-water monitoring conducted during the 72-hour pumping test and any impacts to hydrology would be addressed in the follow up Wetland Permit Application which would be submitted for connection of the wells to the existing water system if the wells are successful.

Additionally, the Westchester County Department of Health (WCDH) has requested that a minimum of 100 feet of well casing be installed in both of the test wells. This casing length is in excess of the normally required length of 50 feet. This additional construction measure typically decreases the likelihood of impact to shallow groundwater in the nearby surface-water features by sealing off the shallow water-bearing fractures in the bedrock.

Comment 4:

The temporary construction/drill rig access road should be illustrated on the plan. As the wetland boundary line appears to encroach on the existing grass trail which is intended to be

used to access Well #4, the access route should be shifted to be located outside of the wetland proper.

Response:

The access routes to the proposed well locations have been added to the plan.

The wetland boundary does encroach on the existing grass trail/existing access road that is proposed to be used to access Well #4. The existing grass trail is bordered by brush vegetation on both sides, which is shown on photograph 7 in Exhibit IV of the original Wetland Permit Application. Photograph 7 has been attached to this letter in Appendix I for reference. To move the access route off of the existing grass trail and out of the wetland proper would require clearing of the vegetation in the wetland buffer area that borders the west side of the grass trail.

At this time, unless instructed otherwise by the Planning Board or its Consultants, LBG is opting to utilize the existing grass trail although it passes through a section of wetland as the access route to Well #4 to minimize the need for brush clearing and disturbance. Care will be exercised when moving the drill rig and other equipment along this route. Mats will be used under the drilling equipment as it is moved to minimize potential disturbance.

Comment 5:

The applicant is proposing the construction of temporary (5' x 5') collection pits to be established down-gradient of the well sites to collect drill cuttings and silt-laden water from the well as it is drilled; the applicant is proposing to backfill the collection pits following drilling operations. The applicant shall illustrate the location of the collection pits and associated erosion controls on the plan (outside of the wetland proper), quantify the anticipated amount of drill cuttings from each well, size the collection facility appropriately, provide detail of the collection pit on the plan, and identify procedures in the event the basin reaches capacity during drilling operations.

Response:

The final total depths of the bedrock wells will be determine during drilling based on the bedrock geology encountered and the location and yield of the fractures in the bedrock. However, for this response, the total depth of the bedrock wells is assumed to be 500 feet. For a 500 foot deep, 8-inch diameter well, the volume of the hole is 174 cubic feet (ft³). To meet the volume of the borehole, the dimensions of the collection pits will be 7 feet (length) by 5 feet (wide) by 6 feet (depth) for a total capacity of 210 ft³. These dimensions provide some surplus capacity as a precaution.

The details for the sediment controls and collection pit locations are shown on a blow-up of the proposed well locations shown on the attached Plate 2.

In the event the basin reaches capacity during drilling operations, drilling will be temporarily suspended and the cuttings excavated from the collection pit and disposed of offsite. Once the collection pit has been cleared, drilling will resume.

Comment 6:

Notes pertaining to the temporary stabilization of the construction access road (the grassed portions) should be included on the plan; the use of temporary mats is preferred.

Response:

A note regarding the temporary stabilization of the access road has been added to the plan. The driller will provide temporary mats to stabilize the road where needed as the drill rig and other equipment is moved onto and off of the site and between the proposed well locations during drilling operations.

Comment 7:

A note shall be added to the plan stating that all disturbed areas will be raked, seeded and mulched following construction; native seed mix shall be specified.

Response:

A note has been added to the plan stating that all disturbed areas will be raked, seeded and mulched following construction and a seed mix has been specified. Ernst Seed Facultative Wet Meadow Mix (Product ERNMX-122) or its equivalent will be used for reseeding.

Comment 8:

A note shall be added to the plan stating that the Town Engineer shall be notified 48 hours prior to construction and may inspect and monitor well drilling operations. Further, following completion of work, the Town Engineer and/or Town Wetland Inspector shall conduct a final inspection to ensure that the site has been restored in an appropriate manner.

Response:

A note has been added to the plan stating: The Town Engineer shall be notified 48 hours prior to construction and may inspect and monitor well drilling operations. Following completion of work, the Town Engineer and/or Town Wetland Inspector shall conduct a final inspection to ensure that the site has been restored in an appropriate manner.

Comment 9:

Haybales tend to contain large amounts of seed, potentially from non-desirable or invasive plant species, and is not the preferred erosion control practice within environmentally-sensitive areas. The use of haybales as an erosion control measure should be removed from the plans and replaced with a suitable alternative.

Response:

Straybales, which have had the seed heads removed, will be used in place of haybales as part of the erosion control. References to the use of haybales in the erosion control have been removed from the plan.

Comment 10:

The limits of disturbance shall be illustrate and calculated on the plan and shall include the wells, collection pits, grassed access road, and any other areas where land will be disturbed.

Response:

The area of disturbance is expected to be limited to the area where drilling activities will occur around the proposed well locations. Because the access roads are existing (gravel path and grass trail), minimal disturbance to the access route is anticipated.

The limits of the disturbed areas have been calculated and are included on the blow ups of the well sites on Plate 2. In addition, the dimensions of the access routes on grass trail has been calculated and is also provided on Plate 2.

Comment 10:

On behalf of the Planning Board, please complete Part 2 of the Short EAF.

Response:

Part 2 and 3 of the Short EAF has been completed and is attached in Appendix II.

Lewisboro Conservation Advisory Council**Comment 1:**

We would like to see Well #4 moved a few feet, therefore placing it outside the wetland itself.

Response:

See response to Kellard Sessions Consulting P.C. Comment 2.

Comment 2:

If the wells meet current flow standards, will there be a structure erected to protect the well cap from the environment. (If so please state future plans)

Response:

No structures will be erected at the well sites to protect the well cap. NYSDOH requires water-tight, vermin proof caps be placed on all supply wells. Therefore, no additional structures are needed to protect the wells. If the wells are successful, they will be connected to the existing water system through underground waterlines. Plans and details for these connections will be submitted as a separate Wetland Permit Application to the Town of Lewisboro should the wells be determined to be suitable for development as public water-supply sources based on the results of the 72-hour pumping test program.

Comment 3:

What means will be used to protect the wetlands during construction of noted wells. IE: Discharge during test, what means are there to protect the area of discharge from the excess water? The erosion control has been noted but not the excess water.

Response:

The water generated during the drilling process will be directed into the collection pit which is dug next to the well location. The collection pit allows drill cuttings to settle out of the water and then the water is pumped to a pre-selected discharge location. Because of the concern regarding potential wetland impacts, the discharge location for the excess drilling water has been selected near the stream channel north of the pump house and is shown on Plate 1 and Plate 2.

The water will be discharged on the bank near the stream channel. Erosion control (the same as proposed around the wellhead disturbance areas) will be set up around the discharge location to dampen the velocity of the water being discharged to prevent erosion of the soil. In addition, a tarp will be placed under the end of the discharge hose to provide additional soil erosion prevention. The water will flow from the discharge point into the stream and off the project site. The same discharge location and erosion control measures will be used during the 72-hour pumping test program.

Planning Board Meeting 8/21/2014

The Planning Board has requested copies of correspondence with the WCDH in regarding to the Well Site Permit Application submitted to that Department. A copy of the initial Well Site Permit Application to the WCDH dated June 26, 2014 was included with the July 17, 2014 Wetland Permit Application submission to the Town of Lewisboro. Subsequent correspondence with the WCDH include a comment letter from Ms. Rebecca Lepore dated July 23, 2014 and LBG's response to that comment letter dated August 5, 2014. Copies of the WCDH comment letter and LBG's response letter are included in Appendix III.

A copy of the subdivision map dated 1981 for Louis Marx Jr. & Nash Road Land Corporation, which includes the lands for the Wild Oaks Water Company, has also been included in Appendix IV.

Thank you in advance for your time and consideration. Should you have any questions, please contact LBG at (203) 929-8555.

Very truly yours,

LEGGETTE, BRASHEARS & GRAHAM, INC.



Stacy Stieber, CPG
Senior Hydrogeologist

Reviewed by:



Thomas P. Cusack, CPG
Principal

SS:etn

Enclosures

H:\American Water Co\Wild Oaks\Aug 2014 Response letter.doc

APPENDIX I



Photograph 6: Looking at Proposed Well 5 (wooden stake to right of pump house) from rear of pump house looking west.



Photograph 7: Proposed Well 4 (blue ribboned stake in the distance) looking south down existing grass path.

APPENDIX II

Project:

Date:

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? See Part 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? See Part 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? See Part 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:

Date:

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- 7a. The action proposes to drill bedrock test wells for an existing public water system.
- 9. Yield testing will be conducted after the bedrock test wells are drilled, if the wells are successful. The information from the yield testing, which will include water-level monitoring in nearby wetlands and watercourses, will be used to determine potential impacts, if any.
- 10. The action will not result in long-term impacts from erosion, flooding or drainage problems. Erosion control measures will be implemented at the proposed bedrock test well locations during drilling to limit potential short-term impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

APPENDIX III

Robert P. Astorino
County Executive

Sherlita Amler, M.D.
Commissioner of Health

July 23, 2014

Leggette, Brashears & Graham, Inc.
4 Research Drive, Suite 301
Shelton, CT 06484
Attn: William Karl Beckman, P.E.

RE: Proposed Water Wells
Wild Oaks PWS
PWS ID # NY5903479
Nash Road
Lewisboro(T)

Dear Mr. Beckman:

The water well application for the above referenced property has been reviewed by this Department. Before further consideration can be given, the following issues must be addressed:

1. There must be a minimum of 100 feet of casing shown for the proposed wells. The casing depth must be shown on the design detail as well as within the engineer's report.
2. Please clarify the use of the monitoring wells shown on the construction plans.

Please direct all questions or concerns to this writer at (914)864-7358.

Regards,



Rebecca Lepore
Assistant Engineer
Bureau of Environmental Quality

cc: Delroy Taylor, P.E., WCDOH
File

cc: Property In
at following issues: In

LBG ENGINEERING SERVICES, P.C.

PROFESSIONAL ENVIRONMENTAL & CIVIL ENGINEERS



4 RESEARCH DRIVE, SUITE 301
SHELTON, CT 06484
203-929-8555
203-926-9140 (FAX)

August 5, 2014

Ms. Rebecca Lepore
Assistant Engineer
Bureau of Environmental Quality
Westchester County Department of Health
25 Moore Avenue
Mount Kisco, NY 10549

RE: Proposed Water Wells
Wild Oaks PWS
PWS ID #NY5903479
Nash Road
Lewisboro, New York

Dear Ms. Lepore:

LBG Engineering Services, P.C. (LBGES) has prepared the following response to the comment letter received from your office dated July 23, 2014 regarding the New York American Water Wild Oaks Water System Well Site Permit Application.

Comment 1 – There must be a minimum of 100 feet of casing shown for the proposed wells. The casing depth must be shown on the design detail as well as within the engineer's report.

Response:

The proposed test wells will be constructed with a minimum of 100 feet of casing. The well construction design detail attached to this response letter has been revised to show the minimum of 100 feet of casing.

Comment 2 – Please clarify the use of the monitoring wells shown on the construction plans.

Response:

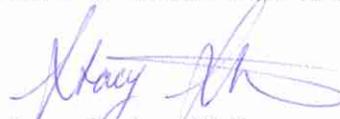
The monitoring wells shown on the construction plans are 2 ½-inch diameter test wells screened in the overburden sand and gravel that were drilled during the initial groundwater exploration program of the sand and gravel aquifer at the well field. The test wells were drilled at various locations to identify the most suitable locations for drilling the full-sized sand and gravel production wells. The monitoring wells remained in place for use as water-level monitoring points during subsequent yield tests at the well field to assess drawdown effects from pumping. These monitoring well locations will also be used as water-level monitoring points for

the 72-hour pumping tests on the proposed test wells if sufficient yield is obtained from the proposed wells. The 2 ½-inch test wells are equipped with threaded caps that screw onto the top of the well casings.

Should you have any additional questions or comments, please contact LBGES at (203) 929-8555.

Very truly yours,

LBG ENGINEERING SERVICES, P.C.



Stacy Stieber, CPG
Senior Hydrogeologist

Reviewed by:



William K. Beckman, P.E.
President



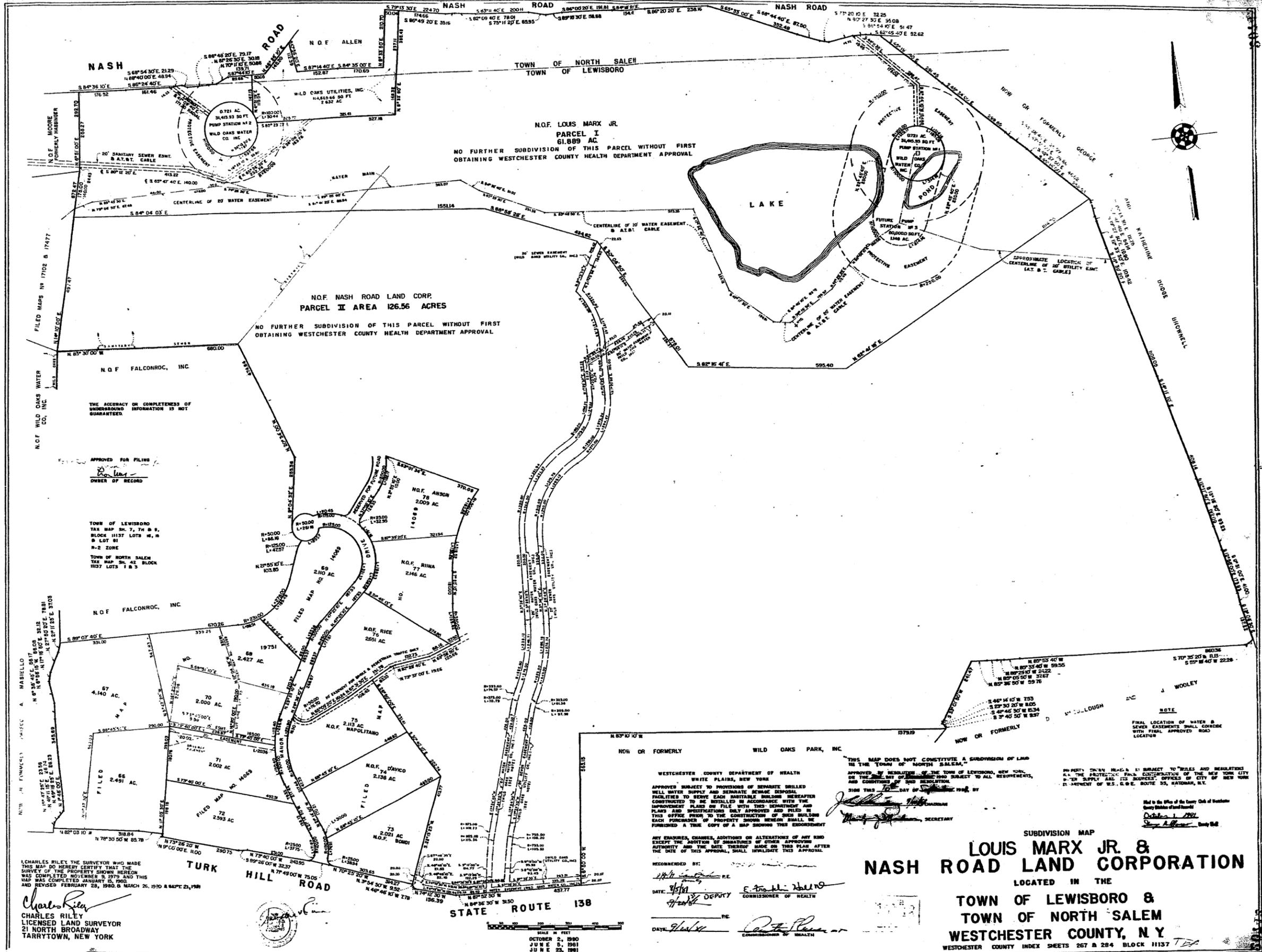
SS:etn

cc: Richard Ruge
Kristen Barrett

H:\American Water Co\Wild Oaks\LBG Reponses.doc

APPENDIX IV

31
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I, CHARLES RILEY THE SURVEYOR WHO MADE THIS MAP DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN HEREON WAS COMPLETED NOVEMBER 3, 1979 AND THIS MAP WAS COMPLETED JANUARY 10, 1980 AND REVISED FEBRUARY 28, 1980 & MARCH 26, 1980 & MARCH 21, 1981

Charles Riley
CHARLES RILEY
LICENSED LAND SURVEYOR
21 NORTH BROADWAY
TARRYTOWN, NEW YORK



WESTCHESTER COUNTY DEPARTMENT OF HEALTH
WHITE PLAINS, NEW YORK

APPROVED SUBJECT TO PROVISIONS OF SEPARATE DULLED WELL WATER SUPPLY AND SEPARATE SEWAGE DISPOSAL FACILITIES TO SERVE EACH HABITABLE BUILDING HEREAFTER CONSTRUCTED TO BE INSTALLED IN ACCORDANCE WITH THE IMPROVEMENT PLANS ON FILE WITH THIS DEPARTMENT AND PLANS AND SPECIFICATIONS ONLY APPROVED AND FILED IN THIS OFFICE PRIOR TO THE CONSTRUCTION OF SUCH BUILDING EACH FUNDOWNER OF PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF A MAP SHOWING THIS ENDORSEMENT

ANY ERRORS, CHANGES, ADDITIONS OR ALTERATIONS OF ANY KIND EXCEPT THE ADDITION OF SIGNATURES OF OTHER APPROVING AUTHORITY AND THE DATE THEREOF MADE ON THIS PLAN AFTER THE DATE OF THIS APPROVAL, SHALL INVALIDATE THIS APPROVAL

RECOMMENDED BY:
[Signature] P.E.
DATE: *10/2/80*
[Signature] DEPUTY
DATE: *10/2/80*

[Signature] SECRETARY

[Signature] COMMISSIONER OF HEALTH

DATE: *10/2/80*

DATE: *10/2/80*

DATE: *10/2/80*

THIS MAP DOES NOT CONSTITUTE A SUBDIVISION OF LAND IN THE TOWN OF NORTH SALEM.

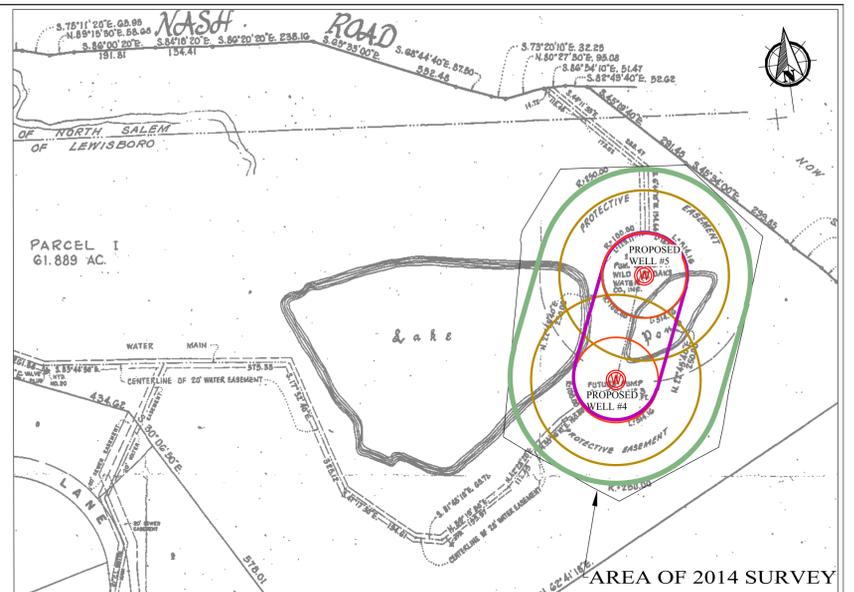
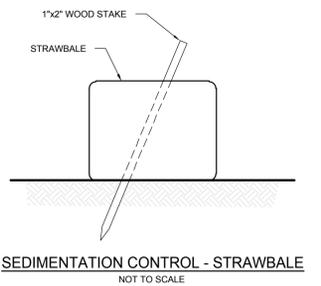
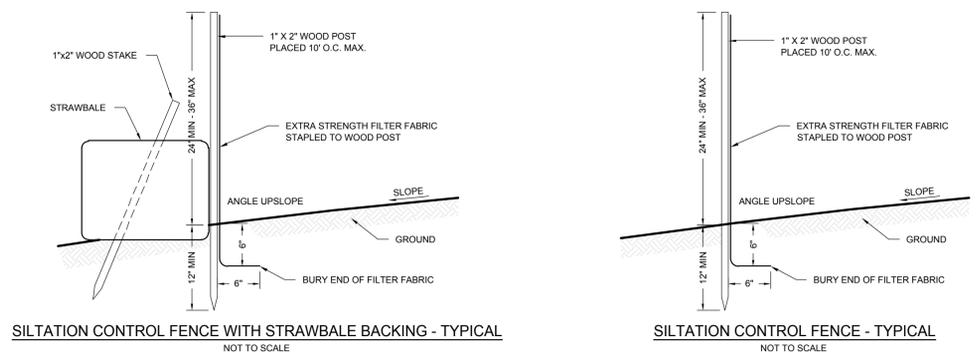
APPROVED BY RESOLUTION OF THE TOWN OF LEWISBORO, NEW YORK, ON THE 24th DAY OF OCTOBER 1980 SUBJECT TO ALL REQUIREMENTS, AND CONDITIONS OF 300 REGULATION.

SIGNED THIS 24th DAY OF OCTOBER 1980, BY
[Signature] TOWN CLERK

Map to the Office of the County Clerk of Westchester County (State of New York)
[Signature] October 1, 1980
[Signature] Deputy Clerk

SUBDIVISION MAP
LOUIS MARX JR. &
NASH ROAD LAND CORPORATION
LOCATED IN THE
TOWN OF LEWISBORO &
TOWN OF NORTH SALEM
WESTCHESTER COUNTY, N.Y.
WESTCHESTER COUNTY INDEX SHEETS 267 & 284 BLOCK 1137

PLATES



SILTATION CONTROL FENCE WITH STRAWBALE BACKING - TYPICAL
NOT TO SCALE

SILTATION CONTROL FENCE - TYPICAL
NOT TO SCALE

SEDIMENTATION CONTROL - STRAWBALE
NOT TO SCALE

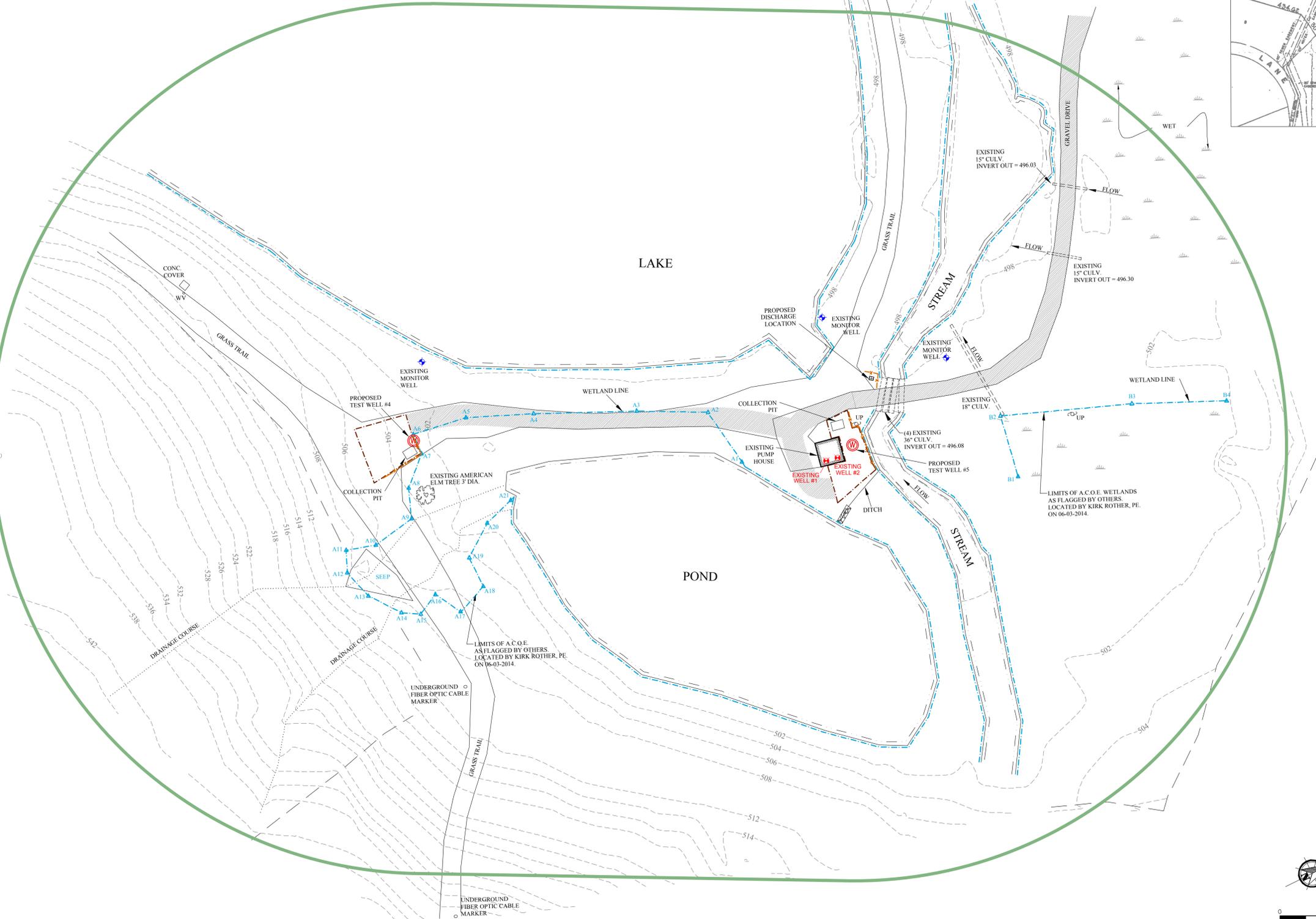
BLOW UP
1" = 200'

LEGEND

EXISTING PROPERTY LINE	—
EXISTING CONTOUR LINE	- - -
EXISTING EDGE OF GRAVEL	—
EXISTING EDGE OF WATER	—
EXISTING STONE WALL	—
EXISTING DRAINAGE COURSE	—
A.C.O.E. WETLAND BOUNDARY	—
EXISTING UTILITY POLE	○
EXISTING SAND AND GRAVEL SUPPLY WELL	⊕
EXISTING MONITOR WELL	⊕
PROPOSED BEDROCK WELL LOCATION	⊕
BOUNDARY FOR PROPERTY OWNED BY NEW YORK AMERICAN WATER COMPANY	—
BOUNDARY FOR EXISTING PROTECTIVE EASEMENT FOR NEW YORK AMERICAN WATER COMPANY OVERLAID FROM EXISTING SITE PLAN MAP	—
ACCESS ROUTE	—
SILT FENCE/STRAWBALES	—
100-FOOT RADIUS	—
200-FOOT RADIUS	—
DISCHARGE LOCATION FOR EXCESS WATER GENERATED DURING DRILLING	⊕
AREA OF POTENTIAL DISTURBANCE AROUND WELL HEAD	—

GENERAL NOTES:
 1. TOWN OF LEWISBORO, COUNTY OF WESTCHESTER, STATE OF NY.
 2. TOPOGRAPHY AND MAPPING BY KIRK ROTHER, P.E. CONSULTING ENGINEERING, PLLC. FIELD WORK COMPLETED IN APRIL AND JUNE 2014. TOPOGRAPHY BASED ON AN ASSUMED DATUM.

- NOTES:
1. THERE ARE NO KNOWN SOURCES OF POLLUTION WITHIN 200 FEET OF THE PROPOSED BEDROCK TEST WELL LOCATIONS.
 2. BEDROCK TEST WELLS WILL BE CONSTRUCTED IN ACCORDANCE WITH NEW YORK STATE DEPARTMENT OF HEALTH SANITARY CODE APPENDIX 5B & 5D GUIDELINES.
 3. WETLAND FRINGE BOUNDARY IN VICINITY OF PROPOSED BEDROCK WELL LOCATIONS WAS FLAGGED BY HAZEN AND SAWYER IN MAY 2014 WITH NUMBERED FLAGS. THE WETLAND BOUNDARY DELINEATION WHICH OVERLAYS THE LAKE, POND AND WATERCOURSE EDGES ARE DEPICTED ON THIS DRAWING BUT HAVE NOT YET BEEN FLAGGED ONSITE.
 4. THE ACCESS ROUTE TO THE PROPOSED WELL LOCATIONS WILL BE STABILIZED WHERE NEEDED WITH TEMPORARY MATS TO PREVENT DISTURBANCE DURING MOBILIZATION AND DEMOBILIZATION OF DRILLING EQUIPMENT.
 5. ALL DISTURBED AREAS WILL BE RAKED, SEEDED AND MULCHED FOLLOWING CONSTRUCTION. ERNST SEED FACULTATIVE WET MEADOW MIX (PRODUCT ERNMX-122) OR ITS EQUIVALENT WILL BE USED FOR RESEEDING.
 6. THE TOWN ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION AND MAY INSPECT AND MONITOR WELL DRILLING OPERATIONS FOLLOWING COMPLETION OF WORK. THE TOWN ENGINEER AND/OR TOWN WETLAND INSPECTOR SHALL CONDUCT A FINAL INSPECTION TO ENSURE THAT THE SITE HAS BEEN RESTORED IN AN APPROPRIATE MANNER.



**WILD OAKS WATER SYSTEM
NEW YORK AMERICAN WATER
LEWISBORO, NEW YORK**

PROPOSED BEDROCK TEST WELL LOCATIONS

DATE	REVISED	PREPARED BY:	LEGGETTE, BRASHEARS & GRAHAM, INC.
			Professional Groundwater and Environmental Engineering Services
			4 Research Drive
			Suite 301
			Shelton, Connecticut 06484
			(203) 929-8555
DRAWN:	MRV	CHECKED:	SS
DATE:	08/26/14	PLATE:	1

SOURCE: KIRK ROTHERS, P.E., CONSULTING ENGINEER, PLLC TOPOGRAPHY & EXISTING CONDITIONS MAP, SHEET # 1 OF 1 DATED 06-09-14
 © 2014 W&A Engineers, Inc. All rights reserved. Layout: 8/27/2014 10:38:16 AM, A:\proj\1014\1014.dwg

MEMORANDUM

TO: Chairman Jerome Kerner, AIA and
Members of the Lewisboro Planning Board

CC: Lisa Pisera
Judson Siebert, Esq.

FROM: Jan K. Johannessen, AICP
Joseph M. Cermele, P.E., CFM
David J. Sessions, RLA, AICP
Town Consulting Professionals



DATE: September 10, 2014

RE: Wild Oaks Test Wells
Wetland Permit Application
Nash Road
Sheet 8, Block 11137, Lot 123

Project Description

The applicant is proposing to drill and construct two (2) bedrock test wells within the Town's 150-foot wetland buffer. The wells will be constructed using an 8-inch diameter casing and an 8-inch borehole will be drilled into the underlying bedrock; the total depth of the wells will be determined during the drilling process based on field conditions. If sufficient yield and water quality is obtained, a separate application would be submitted to replace sand and gravel Wells #1 and #2 with proposed Wells #4 and #5 and to connect the new wells to the Wild Oaks Water System.

SEQRA

The proposed action is an Unlisted Action under the State Environmental Quality Review Act (SEQRA). The Planning Board is required to issue a Determination of Significance before acting upon the pending application.

Required Approvals

1. A Wetland Activity Permit is required from the Planning Board.
2. A public hearing is required to be held on the Wetland Activity Permit.
3. The proposed wells require approval from the Westchester County Department of Health (WCDH).

Plan Comments

1. The wetland boundary line as been modified on the submitted drawings, as requested. Our office is scheduled to conduct a wetland boundary confirmation on September 11, 2014.
2. The applicant has satisfactorily addressed the comments contained in our August 13, 2014 review memorandum.

In order to expedite the review of subsequent submissions, the applicant should provide annotated responses to each of the comments outlined herein.

Plans Reviewed, prepared by Leggette, Brashears & Graham, Inc.:

- Proposed Bedrock Test Well Locations, dated August 26, 2014
- Blow-Ups of Proposed Bedrock Test Well Locations
- Site Location Map, dated June 25, 2014
- Well Construction Detail, dated June 25, 2014

Documents Reviewed:

- Letter from Leggette, Brashears, & Graham, Inc., dated August 27, 2014 and Appendix I-IV

JKJ/JMC/DJS/dc

BOILEAU, MARIE-CLAUDE

CAL# 63-14WP



September 4, 2014

Town of Lewisboro Planning Board
PO Box 725
Cross River, New York 10518

RE: Boileau Residence
11 Pine Hill Drive
Tax Map # 54.2-1-29
Wetland Permit Application

Dear Chairman Kerner and Members of the Board:

Enclosed please find the following information:

- (10) copies - Drawing CD1 "Construction Drawing", last revised September 3, 2014
- (10) copies - Wetland Permit Application, dated September 4, 2014.
- (10) copies - Short Environmental Assessment Form, dated September 4, 2014.
- (10) copies NYSDEC Wetland Validation Map
- (1) copy - Tax Payment Affidavit
- Application Fee – Check in the amount of \$255.00.
- Escrow Deposit - Check in the amount of \$1,000.
- Affidavit of Ownership (To be submitted in the future under separate cover)

The enclosed information is being submitted in support of a Wetland Permit Application for the above referenced project. The subject property consists of 6.99 acres and contains an existing 4-bedroom dwelling, barn and in ground pool.

The proposed project consists of an addition to the existing dwelling which includes the enlargement of the existing kitchen, and a second floor full bathroom which will result in a one bedroom increase to the dwelling. As a result of the increased bedroom count the existing SSTS for the dwelling will be expanded to accommodate the additional flows.

The attached construction drawing depicts the location of the onsite NYSDEC wetland (L-23), the proposed addition to the existing dwelling, and required SSTS modifications which were previously approved by the Westchester County Health Department. The proposed SSTS modifications will result in approximately 1,430 square feet of disturbance to the town wetland buffer and therefore a Wetland Permit from the Town of Lewisboro is necessary. It should be noted that the wetland boundary as flagged was confirmed by a representative of the NYSDEC during a recent site visit, and no disturbance is proposed within the limits of the NYSDEC wetland adjacent area. A copy of the NYSDEC Wetland Validation Map is enclosed for your use.

We trust you will find the enclosed information in order and we respectfully request being placed on the Planning Board's September 16th meeting agenda for discussion and review of the project.

September 4, 2013

If you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By: 
John M. Watson, P.E.
Principal Engineer

JMW/mjg

Enclosure(s)

cc: Marie-Claude Boileau

Insite File No. 13174.100

Application No.: 63-14 WP

Fee: 255 Date: 9-4-14

ck # 1041
from Jerome Kerner
Recpt # 597481

TOWN OF LEWISBORO WETLAND PERMIT APPLICATION

P O Box 725, @ Orchard Square, Cross River, New York 10518

Phone: (914) 763-5592

Fax: (914) 763-3637

planning@lewisborogov.com

Project Information

Project Address: 11 PINE HILL DRIVE

Sheet: 517 Block: T Lot(s): 29
29B 10540 334

Project Description (identify the improvements proposed within the wetland/wetland buffer and the approximate amount of wetland/wetland buffer disturbance): PROPOSED IMPROVEMENTS WITHIN THE TOWN WETLAND BUFFER CONSIST OF THE INSTALLATION OF (4) 56' LONG 2' WIDE SSTS ABSORPTION TRENCHES AS WELL AS THE INSTALLATION OF APPROXIMATELY 50 OF 4" PVC PIPE FOR A CURTAIN DRAIN OUTLET. TOTAL WETLAND BUFFER DISTURBANCE = 1430 sq ft

Owner's Information

Owner's Name: MARIE-CLAUDE BOILEAU Phone: _____

Owner's Address: 11 PINE HILL DRIVE, SOUTH SALEM NY 10590 Email: MAB9008@HOTMAIL.COM

Applicant's Information (if different)

Applicant's Name: GAME Phone: _____

Applicant's Address: _____ Email: _____

Authorized Agent's Information (if applicable)

Agent's Name: Jerome Kerner Phone: 914-763-6911

Agent's Address: 96 BOUTON RD. SOUTH SALEM NY Email: JKERNER35@OPTONLINE.NET

To Be Completed By Owner/Applicant

- What type of Wetland Permit is required? (see §217-5C and §217-5D of the Town Code)
 - Administrative Planning Board
- Is the project located within the NYCDEP Watershed? Yes No
- Total area of proposed disturbance: < 5,000 s.f. 5,000 s.f. - < 1 acre ≥ 1 acre
- Does the proposed action require any other permits/approvals from other agencies/departments? (Planning Board, Town Board, Zoning Board of Appeals, Building Department, Town Highway, ACARC, NYSDEC, NYCDEP, WCDOH, NYSDOT, etc): Identify all other permits/approvals required: WCDOH / NYCDEP SSTS APPROVAL (GRANTED 7/24/14). BUILDING PERMIT REQUIRED FOR HOUSE ADDITION

Note: Initially, all applications shall be submitted with a plan that illustrates the existing conditions and proposed improvements. Said plan must include a line which encircles the total area of proposed land disturbance and the approximate area of disturbance must be calculated (square feet). The Planning Board and/or Town Wetland Inspector may require additional materials, information, reports and plans, as determined necessary, to review and evaluate the proposed action. If the proposed action requires a Planning Board Wetland Permit, the application materials outlined under §217-7 of the Town Code must be submitted, unless waived by the Planning Board. The Planning Board may establish an initial escrow deposit to cover the cost of application/plan review and inspections conducted by the Town's consultants.

For administrative wetland permits, see attached Administrative Wetland Permit Fee Schedule.

Owner/Applicant Signature: Jerome Kerner
AGENT

Date: 9/4/14

RECEIPT DATE 9-4-14 No. 597481

RECEIVED FROM Jerome Kerner \$ 255.00

Two hundred fifty-five + 00/100 DOLLARS

FOR RENT
 FOR 11 Pine Hill Dr. Boileau

ACCOUNT	
PAYMENT	<u>255 -</u>
BAL. DUE	<u>0 -</u>

CASH
 CHECK
 MONEY ORDER
 CREDIT CARD

1041
 FROM _____ TO _____
 BY JMK

JEROME KERNER AIA ARCHITECT 1-2⁴¹⁶
210 1041

P.O. BOX 423
 96 BOUTON RD.
 SOUTH SALEM, NY 10590

DATE 9/4/14

PAY TO THE ORDER OF Town of Lewisboro \$ 205⁰⁰

Two hundred fifty five DOLLARS

CHASE
 JPMorgan Chase Bank, N.A.
 www.Chase.com

MEMO 11 PINE HILL DR. FES with trans.

Jerome Kerner

MP

⑆02⑆00002⑆⑆ ⑆5⑆⑆93958965⑆⑆104⑆⑆

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR: MARIE-CLAUDE BOILEAU	2. PROJECT NAME BOILEAU HOUSE ADDITION
3. PROJECT LOCATION: Municipality LEWISBORO County WESTCHESTER	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 11 PINE HILL DRIVE SOUTH SALEM, NY 10590	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: PROJECT CONSISTS OF 1 BEDROOM ADDITION TO THE EXISTING DWELLING AND THE EXPANSION OF THE EXISTING SSTS TO ACCOMMODATE FLOWS FROM THE addition.	
7. AMOUNT OF LAND AFFECTED: Initially 0.1 acres Ultimately 0.1 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: Property is occupied by an existing dwelling	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: WCDOH/NYCDER-SSTS Approval, Town of Lewisboro Building Dept. - Building Permit, Town of Lewisboro Planning Board - Wetland Permit	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: WCDOH/NYCDER-SSTS Approval (Granted 7/24/14)	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: JOHN M. WATSON, PE Date: 9-3-14 Signature: [Signature] INSITE ENGINEERING	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

MEMORANDUM

TO: Chairman Jerome Kerner, AIA and
Members of the Lewisboro Planning Board

CC: Lisa Pisera
Judson Siebert, Esq.

FROM: Jan K. Johannessen, AICP
Joseph M. Cermele, P.E., CFM
David J. Sessions, RLA, AICP
Town Consulting Professionals

DATE: September 10, 2014

RE: Marie-Claude Boileau
11 Pine Hill Drive
Sheet 29B, Block 10540, Lot 34

Project Description

The subject property consists of 6.99 acres of land and is located at 11 Pine Hill Drive within the R-2A Zoning District. The property is developed with 4-bedroom residence, barn, asphalt driveway, septic system and private water well. The applicant is proposing a 2-story addition and expansion of the existing septic system to accommodate an increase in bedroom count. On-site wetlands are regulated by both the Town of Lewisboro and the New York State Department of Environmental Conservation (NYSDEC) and a portion of the septic system is proposed within the Town's 150-foot regulated wetland buffer.

SEQRA

The proposed action is a Type II Action and is categorically exempt from the State Environmental Quality Review Act (SEQRA).

Required Approvals:

1. A Wetland Activity Permit is required from the Planning Board.
2. A public hearing is required to be held on the Wetland Activity Permit.
3. The proposed septic expansion has been approved by the Westchester County Department of Health (WCDH).

Comments:

1. As specified under Section 217-6C of the Wetland Ordinance, the installation of a septic system, or septic system components, within the regulated buffer area is discouraged and may only be considered when all other potential alternatives have been explored and determined unfeasible. The applicant should provide an explanation as to why the septic expansion can not occur outside of the wetland buffer.
2. A Wetland Delineation Report, prepared in accordance with Section 217-7A(5) & (6) of the Wetland Ordinance, should be submitted for review. Note #6 identifies that the wetland boundary flags were measured in the field by the Design Engineer based on existing features; the wetland delineation flags must be survey-located, as required by Section 217-7A(4) of the Wetland Ordinance.
3. A wetland mitigation plan prepared in conformance with Appendix B-Part II of the Wetland Ordinance must be submitted for review. We note that the Wetland Ordinance strives for a 1:1 mitigation ratio and a no-net-loss of wetlands and buffers.
4. Existing and proposed roof leader discharge locations should be identified on the plan.
5. The limits of disturbance line, as illustrated on the submitted drawings, appears tight and provides no room for construction equipment access, equipment maneuverability, soil/material stockpiles, etc; the limit of disturbance line should be adjusted to provide a more realistic account of how the site will be disturbed during construction.
6. A stabilized construction entrance/anti-tracking pad should be installed off the existing driveway; a stone velocity dissipater should be shown at the proposed curtain drain outlet.

Chairman Jerome Kerner, AIA
September 10, 2014
Page 3

7. Applicable erosion control and construction details should be included on the plan..

In order to expedite the review of subsequent submissions, the applicant should provide annotated responses to each of the comments outlined herein.

Plans Reviewed, prepared by Insite Engineering, P.C.:

- NYSDEC Wetland Validation Map, dated April 21, 2014 (Sheet WL-1)
- Construction Drawings, dated (last revised) September 3, 2014 (Sheet CD-1)

Documents Reviewed:

- Letter, prepared by Insite Engineering, P.C., dated September 4, 2014
- Wetland Permit Application

JKJ/JMC/dc

Proposed Zoning Change
- Cipriano -

RL 8-5-14
Hand Delivered

**PROPOSED CHANGES TO
COPIA NURSERY SITE AND ADJACENT RESIDENTIAL PROPERTY**

The attached sketch site plan, dated July 24, 2014, reflects the following:

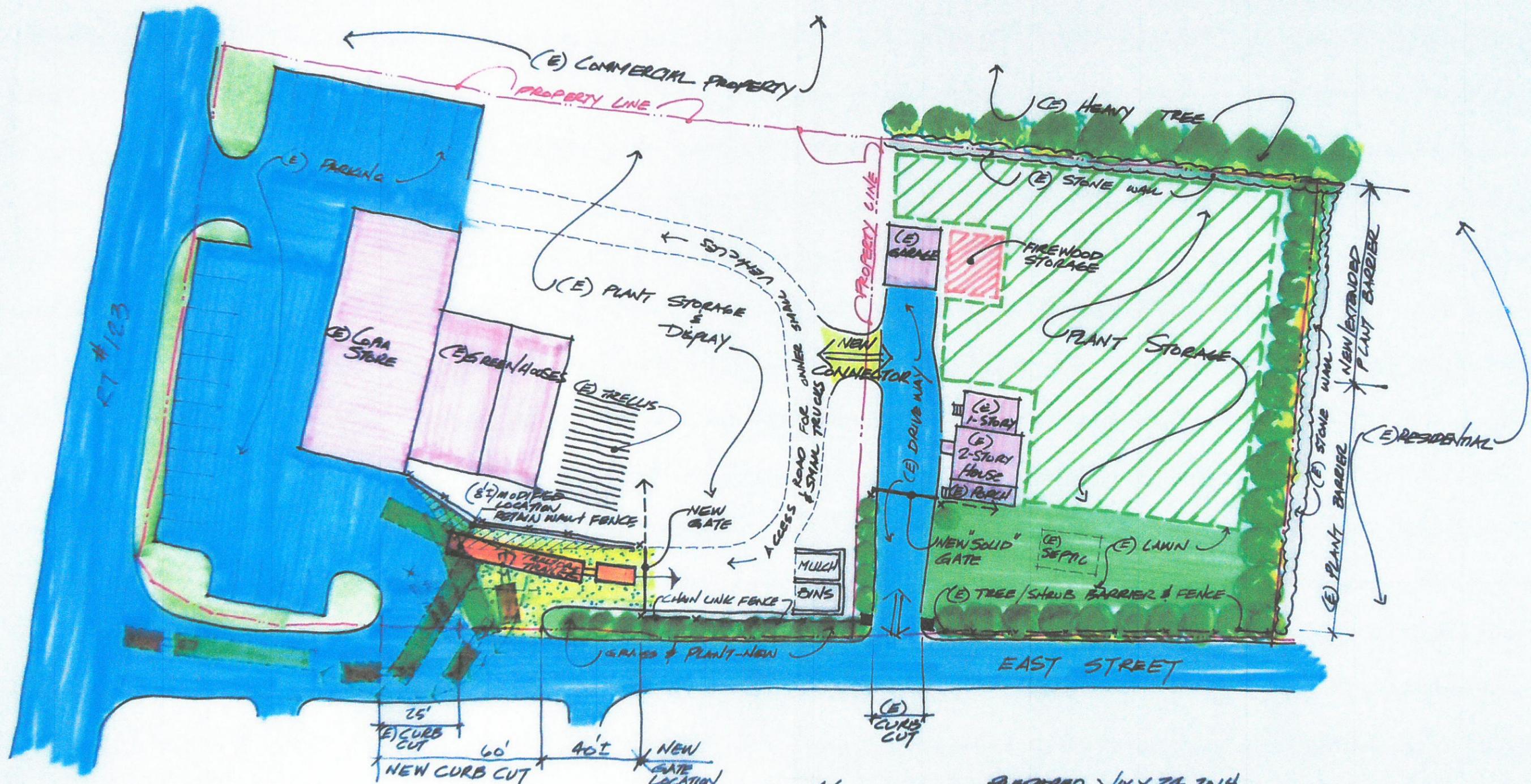
Existing Commercial Copia Nursery Property:

1. Widen existing curb cut off East Street from 25 feet to 60 feet. Extended curb cut is needed for a tractor-trailer to turn and remain off East Street for parking and unloading, then exiting by backing up (on site) toward the Copia Building and then make a 180 degree turn back toward the intersection of East St. and RT 123. This also involves moving the existing railroad tie retaining wall 8 to 10 feet toward the existing Greenhouses and extending/relocating chain link fence and installing a new gate. The extended curb cut next to street will be stabilized with stone for tractor-trailers to drive over, rather than blacktop, which absorbs and radiates heat detrimental to plants. The remaining strip between the fence and street will be grass and new plant screen.
2. Install new connector (stabilized with gravel) connecting the existing Copia Nursery property and the existing residential driveway adjacent to the existing Garage (on Existing Residential property).

Existing Residential Property:

1. Change Residential Zoning to Commercial.
2. Install new "solid" gate adjacent to front porch to provide a visual barrier between front of property/street and the rear/garage of the property. Shrubs will be planted adjacent to the gate as needed to further restrict the view from the street. The existing plantings and fence along the front (East Street) of the property remain as a visual barrier. The intent is to maintain and present a residential view from the street. Likewise the existing plantings along the east side of property line remain and extended to the rear property line to provide visual barrier between the adjacent residential property. The rear of the property is totally screened by dense woods on the adjacent property.
3. Plant storage will be along the rear and east side of the property; the front yard remains lawn and free from plant storage, especially since the existing septic system is there. Firewood storage will be located adjacent to the garage and driveway.

July 25, 2014



○ EXISTING COPIA NURSERY ○
WIDEN CURB CUT FOR TRACTOR TRAILER

SCALE
1" = 20'



○ EXISTING RESIDENTIAL PROPERTY ○
CHANGE ZONING FROM RESIDENTIAL TO COMMERCIAL