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TOWN OF LEWISBORO
Westchester County, New York



Planning Board
PO Box 725
Cross River, New York 10518

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AGENDA

Tuesday, October 7, 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. DISCUSSION

Rudolph C. Petruccelli, Oscaleta Road, South Salem, New York - Application for Subdivision Plat Approval and Wetland Activity Permit Approval to permit the construction of a three bedroom, single-family residence and associated deck, porch, driveway, walkway, landscaping, septic system, potable well, fencing and stormwater facilities - Cal # 8-12PB and Cal# 61-09 WP

Homeland Towers, LLC, applicant (Sprint/Nextel/AT&T, co-applicants), 377 Smith Ridge Road, Vista, (Vista Fire District, owner of record), Cal# 3-09PB – Release of Landscaping Bond

South Salem Fire Department, Dry Hydrant, 25 Boway Road, South Salem, (Michael and Colleen McLafferty, owner of record) – Application for Wetland Activity Permit Approval to install a dry hydrant - Cal# 71-14WP

II. CORRESPONDENCE AND GENERAL BUSINESS

III. MINUTES OF September 16, 2014

**HOMELAND TOWERS -
VISTA FIRE DEPARTMENT**

3-09PB

MEMORANDUM

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

CC: Lisa Pisera

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

DATE: September 23, 2014

RE: Homeland Towers - Tower Facility at Vista Fire Department (Cal. #33-09PB)
377 Smith Ridge Road
Sheet 50A, Block 9834, Lots 84, 88, 94

The Planning Board approved the above-referenced project by resolution dated December 15, 2009. Condition #11 of the Board's resolution required the posting of a bond to cover the cost of plant material associated with landscaping and screening. Condition #11 states that the bond shall be released after a period of two (2) years and states that any tree, shrub or plant that does not survive the initial two (2) year period shall be replaced at the sole expense of the owner/applicant.

In accordance with Condition #11, this office required the applicant to replace three (3) Norway Spruce trees located at the base of the tower, as they did not survive the specified 2-year survival period; this work was completed in August 2014. Our office conducted a final landscaping/screening inspection on September 4, 2014 and determined that the landscaping installed around the perimeter of the tower is in compliance with the approved landscaping plan; further, all plant species were found to be in good condition.

This office has no objection to the release of the \$24,030.00 landscaping and screening bond. Please feel free to contact us should you have any questions.

JKJ/JMC/dc

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**SSFD DRY HYDRANT
25 BOWAY ROAD**

71-14WP

RECEIVED
OCT 02 2014

Application No.: 71-14 WP
Fee: NIA Date: 10-2-14

BY:

TOWN OF LEWISBORO
WETLAND PERMIT APPLICATION

Town Offices @ Orchard Square, Suite L (Lower Level), 20 North Salem Road, Cross River, NY 10518
Phone: (914) 763-3060
Fax: (914)533-0097

Project Information

Project Address: #25 BOWAY ROAD (POND) SOUTH SALEM NY 10590
Sheet: 38 Block: 10808 Lot(s): ~~2~~ 2 + 18

Project Description (identify the improvements proposed within the wetland/wetland buffer and the approximate amount of wetland/wetland buffer disturbance): THE NEW INSTALLATION OF A DRY-HYDRANT. SEE DRAWINGS AND SPECS. ATTACHED.

Owner's Information

Owner's Name: MICHAEL AND COLLEEN McLAFFERTY Phone: _____
Owner's Address: #25 BOWAY ROAD SOUTH SALEM NY 10590 Email: _____

Applicant's Information (if different)

SOUTH SALEM FIRE DISTRICT
Applicant's Name: MICHAEL J. LOMBARDI Phone: 914 588 8270
Applicant's Address: 1190 RT. 35, SOUTH SALEM NY 10590 Email: _____

Authorized Agent's Information (if applicable)

Agent's Name: _____ Phone: _____
Agent's Address: _____ Email: _____

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: NONE REQUIRED

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: [Signature] Date: 3/23/2014

Applicant Signature: Michel Lombardi

[Signature]

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OCT 02 2014

BY:

September 25, 2014

Colleen & Michael McLafferty
25 Boway Road
South Salem, NY 10590

Re: South Salem Fire District (SSFD) Dry Hydrant Project

Town of Lewisboro Planning Board Members

Michael and I are in receipt of the illustrations (dated December 7, 2013) and have reviewed the proposal communicated by SSFD Commissioner Wayne Coluccini relative to the installation of a dry hydrant at our pond on Boway Road.

Michael and I both felt the illustrations were sufficiently detailed, and the proposal itself of a nature, to warrant our approval of the project. We are aware of the need to provide residents, and the firefighters themselves, with all the tools necessary to effectively provide coverage and safety for our community.

I've had the occasion to visit other installations of this kind already in place; specifically Main Street in South Salem, Truesdale Lake at the junction of Gilbert and Indian Lane, and at Five Ponds Drive in Waccabuc. Although I don't have the ability to weigh in on the practical application, I found that the professional and appealing work completed is more than enough to allay any concerns we might have had.

At this time, we give our complete approval for the SSFD's application before your Board to install a Dry Hydrant at our pond on 25 Boway Road. If there is anything further you would require of us, please don't hesitate to contact either Michael or myself.

Best Regards,



Colleen & Michael McLafferty



Cc: Wayne Coluccini

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OCT 02 2014

AFFIDAVIT OF OWNERSHIP

BY:

STATE OF)
COUNTY OF) ss:

Colleen McHafferty, being duly sworn, deposes and says that

she/he resides at #25 Boway Road

in the County of: WESTCHESTER

State of: NEW YORK

And that she/he is (check one) (1) the owners, or (2) the _____
Title

of _____
name of corporation, partnership or other legal entity

which is the owner, in fee of all that certain lot, piece or parcel of land situated, lying and being in the Town of Lewisboro, New York, aforesaid and known and designated on the Tax Map in the Town of Lewisboro as Lot Number 2/18

Block 10808 on sheet 32

For (check one):

- SKETCH PLAN REVIEW
- PRELIMINARY SUBDIVISION PLAT
- FINAL SUBDIVISION PLAT
- SITE DEVELOPMENT PLAN
- SPECIAL USE PERMIT
- WAIVER OF SITE PLAN PROCEDURES
- WETLAND PERMIT
- STORMWATER PERMIT
- FILING WITH WESTCHESTER COUNTY CLERK

Colleen McHafferty
Signed

Sworn to before me this

1 day of October, 2014
Janet L. Donohue
Notary public (affix stamp)

JANET L. DONOHUE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DO6259627
Qualified in Westchester County
Commission Expires April 16, 2016

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OCT 02 2014

Bid Date: _____

BY:

South Salem Fire District Instructions for Bidders

General Requirements

Notice: All contractors submitting bids must initial and mark with and (x) where ever is required or their bids will not be accepted. This bid spec must be returned with all bids

1) The contractor must carry Workers Compensation Insurance and a Certificate of General Liability Insurance for (1) million dollars or more. All contractors and sub-contractors must submit proof of such policies.

_____ Initial

Acceptance of terms _____ (mark with an X)

2) The contractor shall be fully aware of and follow all National Occupational Safety and Health Administration (OSHA) codes and regulations. **In addition all Federal, State, County and Local laws, codes, regulations and ordinances shall be followed by the contractor.**

It shall be the contractor's responsibility to follow all the requirements of any permits. Including scheduling necessary inspections and pre construction phone calls.

_____ Initial

Acceptance of terms _____ (mark with an X)

3) Under New York State Labor Law contractors and sub contractors must pay prevailing wage. This applies to all workers under public works projects. The wages can be found at www.labor.ny.gov the contractor shall also comply with all other New York State Labor Laws. (A submittal of certified payroll is required) A Schedule of values, payment performance bond is required (**When deemed necessary by the Board of Fire Commissioners**) contractors can reference AIA Document G703.

_____ Initial

Acceptance of terms _____ (mark with an X)

4) The contractor will be responsible for site security and safety for the duration of the project including traffic control if necessary. Call before you dig (Dig Safely New York) 800-962-7962. The Contractor shall be responsible for calling all agencies that require pre-construction notification.

_____ Initial

Acceptance of terms _____ (mark with an X)

Dry Hydrant Construction

#25 Boway Road (pond)

1) All piping, elbows (45degree), couplings, adaptors, and under water strainers shall be schedule 40 PVC. All shall be joined with appropriate PVC type cement according to manufactures specifications to ensure all joints are air tight. The PVC glue must be applied and attached to the pipe/fittings and dried prior to being submerged in the water.

2) The piping shall have a minimum inside diameter (I.D.) of (8) inches. Except for, the 6" PVC adaptor, and the (6) inch 45 degree threaded female fire department connection which will have a (6) inch threaded plug and attaching cable at the end of the dry hydrant. All pipeing visible in the pond shall be dark gray in color.

From the shoreline of the pond out to the precast block anchor the dry hydrant pipe must be level not pitched.

3) All Temporary silt fencing and orange safely fencing shall be installed by the contractor prior to any excavation. Upon conclusion of the project all such fencing shall be removed by the contractor.

4) The contractor shall be responsible for all excavation; trenching, bedding, erosion control and backfilling including but not limited to; A) Base materials under piping and strainers. B) Anchoring and supporting of buried and unburied lengths of piping. The underwater bracing shall consist of pre cast block (2'HX3'WX3'L) bolted to the pipe using material adequate for underwater applications. From the shoreline of the pond to the road end of the dry hydrant pipe must be a stable sub base of 3/8 gravel. : The base material under the strainer shall be rip rap type base. (see drawing)

5) Dry Hydrant Placement: The dry hydrant end at the roadway shall be situated 18" to 24" inches above the stone retaining wall. The hydrant shall be oriented at a 90 degree angle to the centerline of the road (no exceptions)

6) Above ground PVC piping shall be painted red (oil base paint) with a yellow reflective stripe around the hydrant end for easier night time detection.

7) A front brace/collar support will be attached to the front of the dry hydrant and embedded in concrete 4 feet deep. The contractor must use 8 inch sono tube and quickcrete 5000 cement. (see drawing A-2 for detail)

8) (6) Inch diameter yellow bollard guards shall be installed in the ground to protect the hydrant. Galvanized (6) steel pipe filled with concrete must be primed and painted (safety) yellow. The posts must be embedded in 4 feet deep holes in the ground lined with 10 inch sono tube filled with concrete. The spacing shall be (4) feet from the center of the dry hydrant. Rounded metal

caps shall be installed on top of the posts and a horizontal brace shall be attached to the post for fire department hard suction support. The use of quickcrete 5000 is required. (A list of specifications is provided by owner)

9) A Road side reflective hydrant sign and post shall be provided by owner and installed by the contractor.

Emergency Pull Off Detail

1. A 5' wide x 25' long emergency pull off will be installed off Boway Road in front of the bollards and dry hydrant end.

2. The contractor shall install a stone retaining wall along the 25 ft. pull off area.
(see detail drawing A-4)

3. A 36" inch wide x 12" deep foundation for the stone wall shall be excavated and filled 4" inches with 3/8 inch gravel base prior to the base stone setting.

4. The rock retaining wall construction shall consist of a cemented inner core and cement top cover. (25 feet long x 20 inches wide x 25 inches high with 6 inches above the pull off grade.)
(see detail drawing A-4)

5. The bollards shall be 36 inches above the rock retaining wall and the dry hydrant end shall be 24 inches above the wall.

6. Top stone on wall will be mortar filled.

10) Cleanup & Rubbish removal: The contractor shall be responsible for restoring the property to "preconstruction original conditions" this includes all final raking and seeding that is required. All debris must be removed from the job sight by the contractor.

11) The contractor must meet or exceed all specifications of the provided list of materials.

12) A written description of all change orders must be provided and approved by the fire commissioners. List change order dates below attach detailed descriptions when necessary.

Change order dates (Month / Day / Year): _____

Contractors must read and comply with the terms listed in this bid specifications. A pre construction project conference with the Board of Fire Commissioners is required.

_____ Initial

Acceptance of terms _____ (mark with an X)