

# CIARCIA ENGINEERING, P.C.

360 Underhill Avenue • Yorktown Heights • New York 10598 (914) 245-0123 fax (914) 245-5670

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Ms. Loretta Taylor  
Chairperson Cortlandt Planning Board  
Town Hall  
1 Heady Street  
Cortlandt Manor, NY 10567

August 28, 2019

Re: V.S. Construction Corp.  
Contractors Yard  
180 Roa Hook Road  
Tax ID 22.18 – 1 - 2

Dear Chairperson Taylor:

Enclosed please find 12 copies of the following documents for the V.S Construction Corp. contractor's yard:

1. Set of plans consisting of the following sheets:
  - a. Plan entitled "180 Roa Hook Road prepared for V.S. Construction Corp., Site Plan" dated April 16, 2017, last revised August 19, 2019.
  - b. Plan entitled "180 Roa Hook Road prepared for V.S. Construction Corp., Details" dated August 19, 2019.
2. Short form Environmental Assessment Form (EAF).

Since our previous submission, the applicant has obtained the air quality permits from the Westchester County Department of Health required to operate the screening equipment located at the facility. A request was made to the Town Board to allow the limited used of rock crushing equipment at the site. It appears the Town Board will not be considering the request prior to our next appearance before the Planning Board; therefore, the plan has been revised to eliminate rock crushing equipment.

Please schedule this matter for your next meeting. Should you have any questions or require any additional information, please call.

Sincerely,



Daniel A. Ciarcia, P.E.

DAC: mc  
cc: Val Santucci  
Kenneth Gunshor, Esq.

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

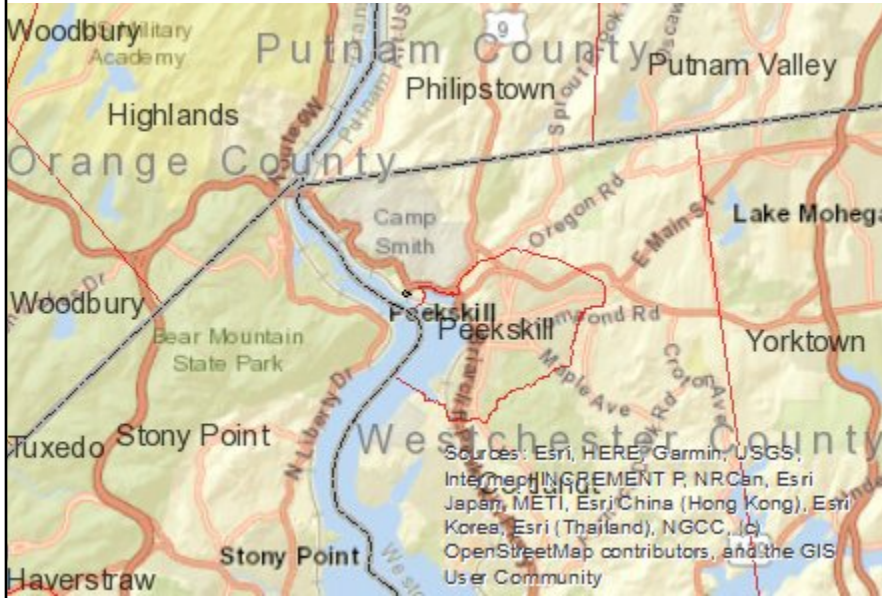
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5.     Urban           Rural (non-agriculture)           Industrial           Commercial           Residential (suburban)			
<input type="checkbox"/> Forest           Agriculture                           Aquatic           Other(Specify):			
<input type="checkbox"/> Parkland			

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

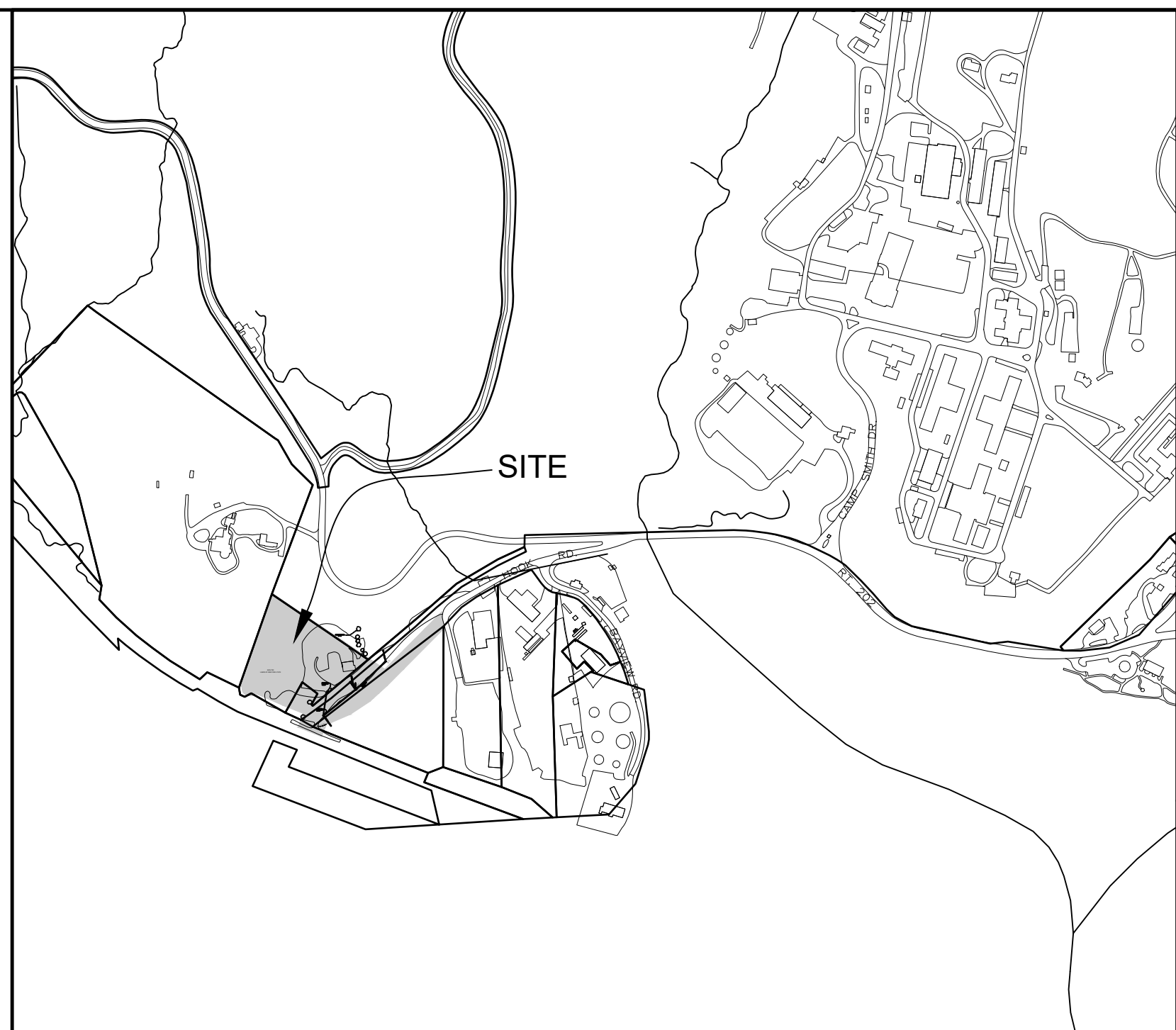
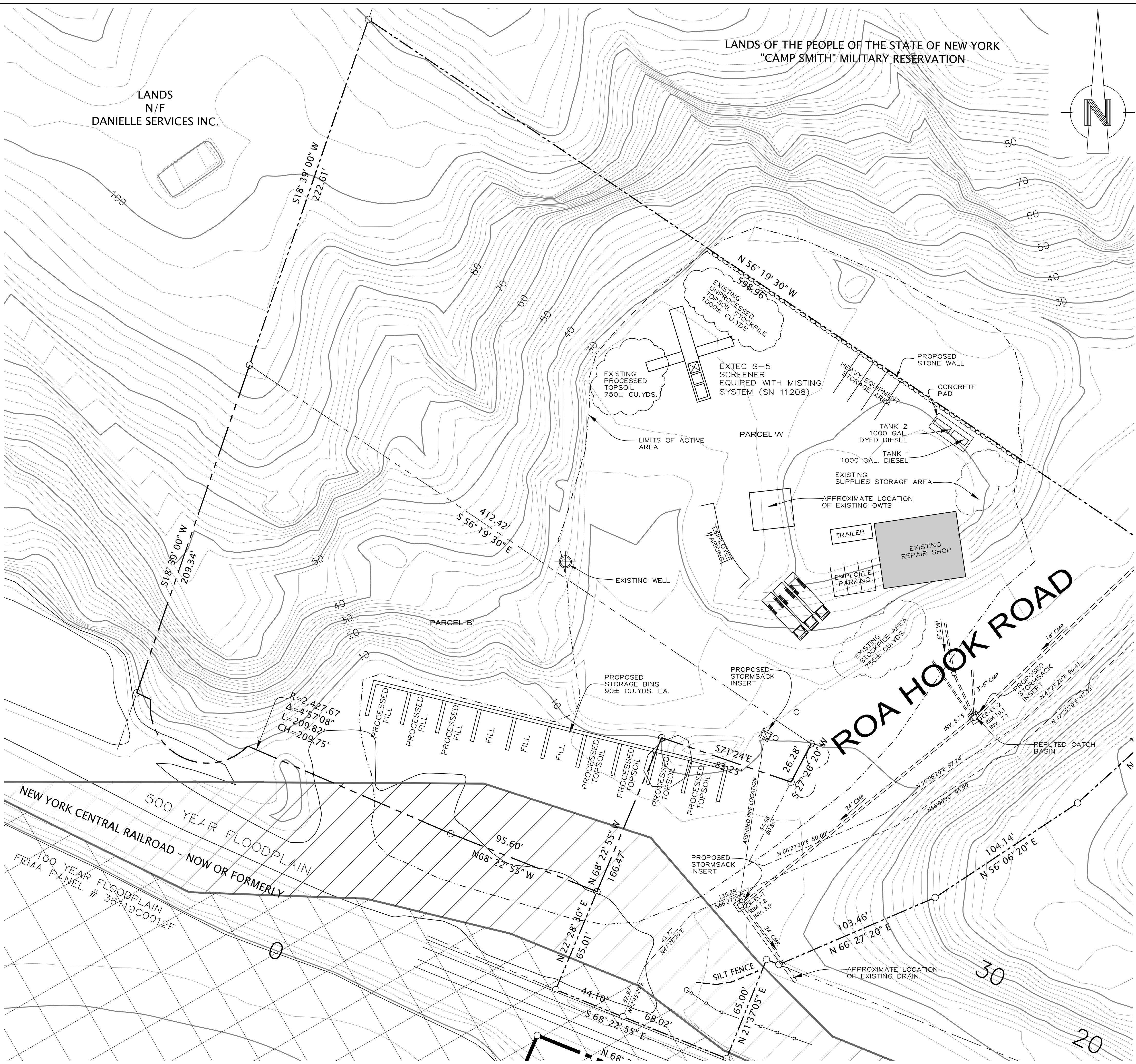
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest    Agricultural/grasslands    Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban    Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: _____ Date: _____  Signature: _____ Title: _____		



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



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Hudson River, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Bald Eagle, Fence Lizard, Atlantic Sturgeon, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



0 300 600  
LOCATION PLAN

PROPERTY DATA	
PROPERTY OWNER	ROA HOOK ASSOCIATES INC.
APPLICANT	V.S. CONSTRUCTION CORP.
LOCATION	180 ROA HOOK RD.
TAX MAP DATA	SECTION 22.18 PARCEL 1 LOT 2
SITE AREA	5.45 ACRES

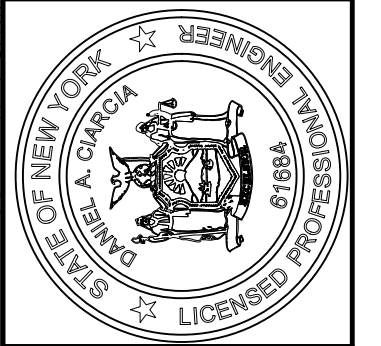
TOWN OF CORTLANDT ZONING REQUIREMENTS			
BASIC DATA:		ADDRESS: 180 ROA HOOK ROAD CORTLANDT MANOR, NY 10567	
		SECTION 22.18 BLOCK 1 LOT(S) 2	
		ZONING DISTRICT M-1 PROPOSED USE: CONTRACTOR'S YARD	
BULK REGULATIONS	REQUIRED / ALLOWABLE	PROPOSED	VARIANCE REQUIRED
LOT AREA	20,000 SF	237,402 SF	
LOT WIDTH	100'	395'	
BUILDING HEIGHT FEET	40'	<40'	
FRONT YARD SETBACK	40'	0' TO ROW OWNED BY LANDLORD	
REAR YARD SETBACK	30'	390'	
SIDE YARD SETBACKS	20'	42'	
MAX. BUILDING COVERAGE (% OF LOT AREA)	35%	1.4%	
MAXIMUM DISTANCE TO STATE HIGHWAY (FT)	1,500	1,200±	
IMPERVIOUS COVERAGE	55%	1.4%	
OUTDOOR STORAGE	20%	<20%	

INFORMATION TAKEN FROM SURVEY TITLED "MAP OF SURVEY ROA HOOK ASSOCIATES, INC. DATED 09/27/18 BY ALL-POINTS LAND SURVEY, PLLC."



UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

SHEET NUMBER  
**1 2**



**CIARCIA ENGINEERING, P.C.**  
360 UNDERHILL AVENUE  
YORKTOWN HEIGHTS, NY 10598  
(914) 245-0123

**SITE PLAN**

180 ROA HOOK RD.  
Prepared For  
**VS CONSTRUCTION CORP.**

SCALE: 1"=30'

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- WEIGHT (EMPTY): 40 LB MAX
- MATERIAL:
  - A) ADJUSTABLE FLANGE AND DEFLECTOR: ALUMINUM ALLOY 6063-T6
  - B) STORMSACK: GEOTEXTILE 177F W/ REINFORCEMENT WEBBING
  - C) MESH LINER: HDPE, 1" DIAMOND CONFIGURATION
  - D) LIFTING TABS: ALUMINUM ALLOY 5052-H32
  - E) CORNER FILLER: ALUMINUM ALLOY 5052-H32
  - F) SUPPORT HARDWARE: ALUMINUM RIVETS
  - G) REPLACEABLE OIL BOOM: POLYPROPYLENE 3" DIA. PVC SUPPORT CLIPS

- PERFORMANCE CHARACTERISTICS (TYP):
  - A) DEBRIS CAPACITY: 4.8 CU-FT
  - B) FILTERED (CLEAN) FLOW RATE: 1809 GPM (4.0 CFS)
  - C) PRIMARY BYPASS FLOW RATE: 605 GPM (1.3 CFS)
  - D) SECONDARY BYPASS FLOW RATE: 328 GPM (0.73 CFS)
  - E) TOTAL BYPASS FLOW RATE: 1944 GPM (4.3 CFS)
  - F) OIL BOOM ABSORPTION CAPACITY: 348 OZ (2.72 GAL)

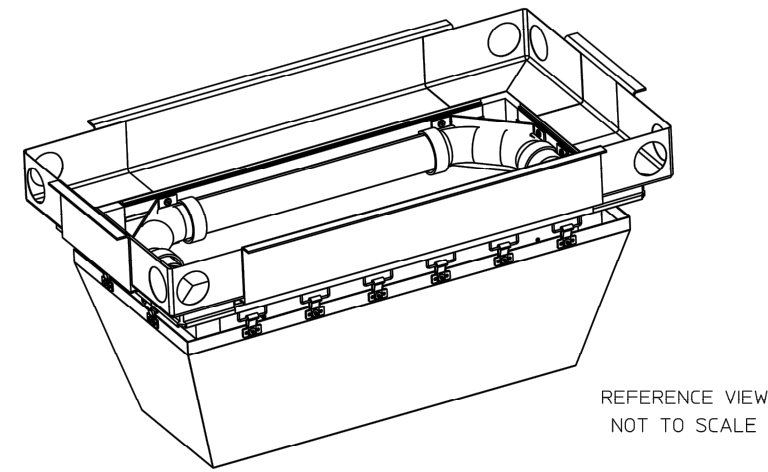
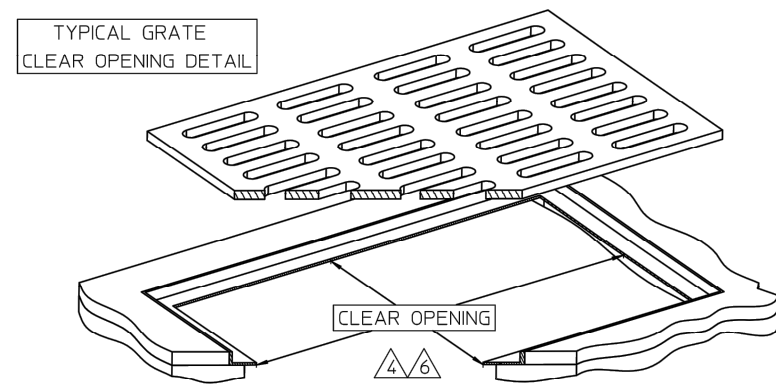
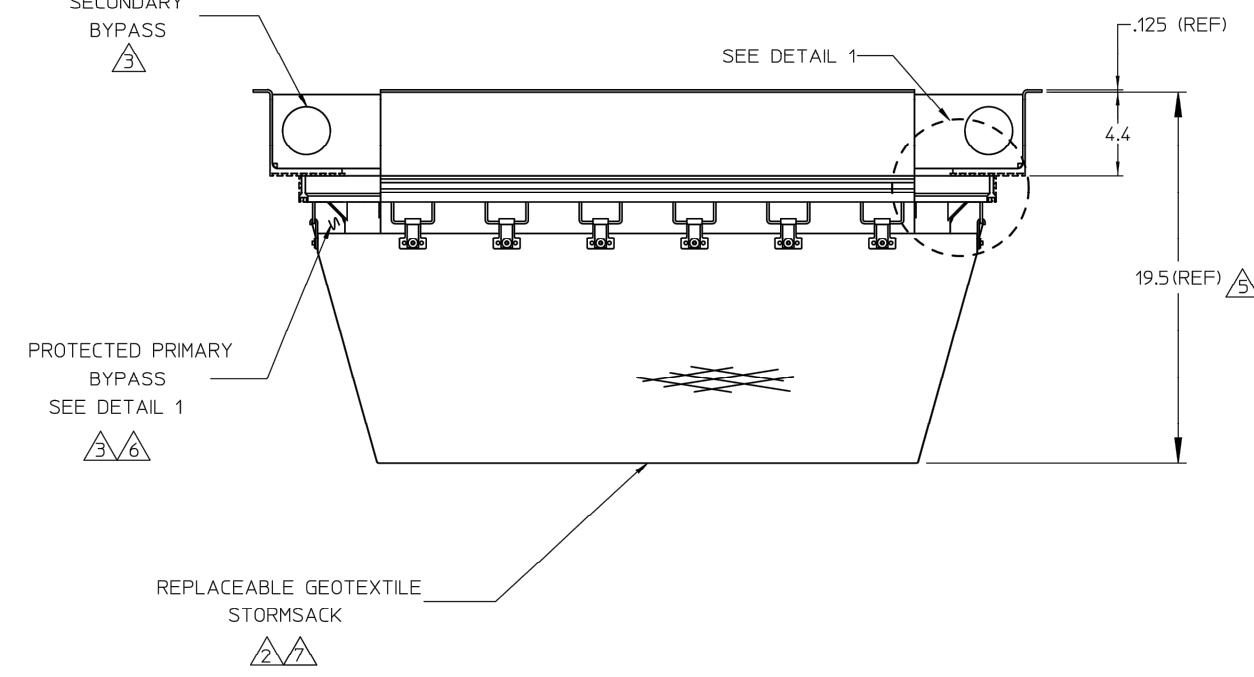
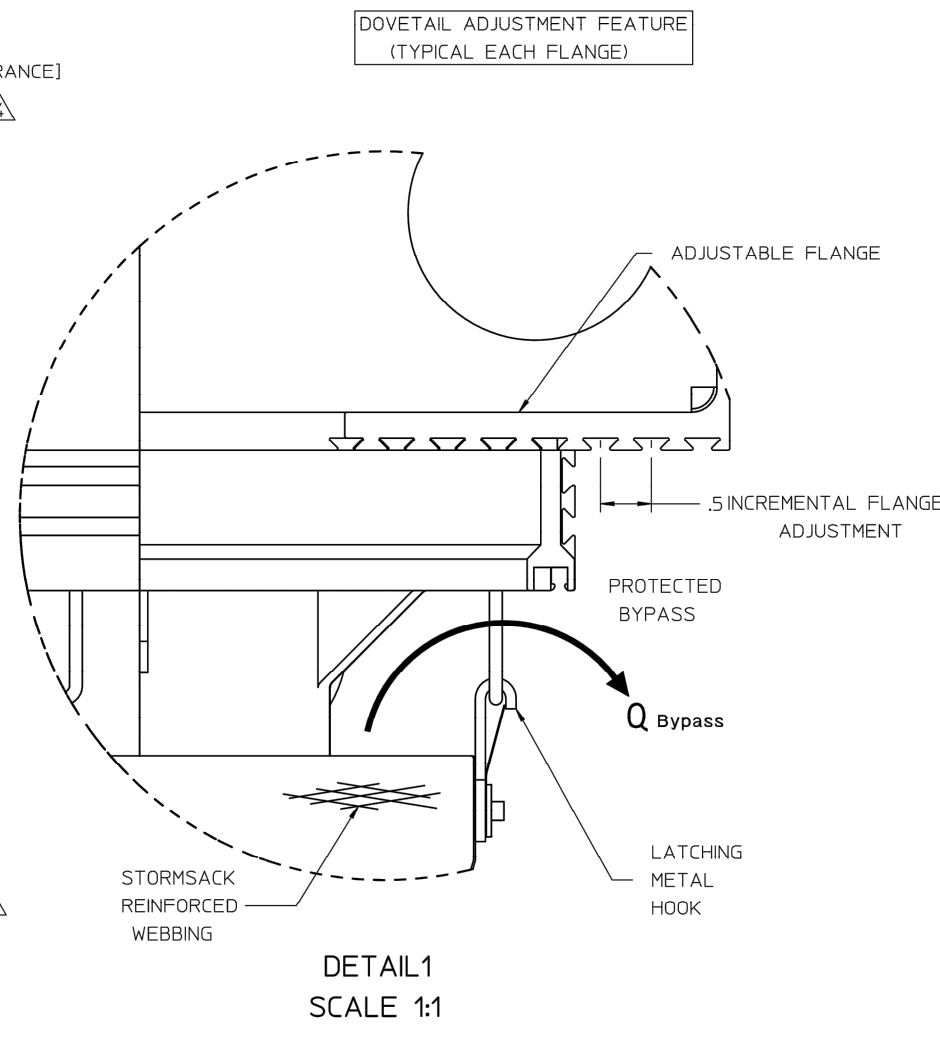
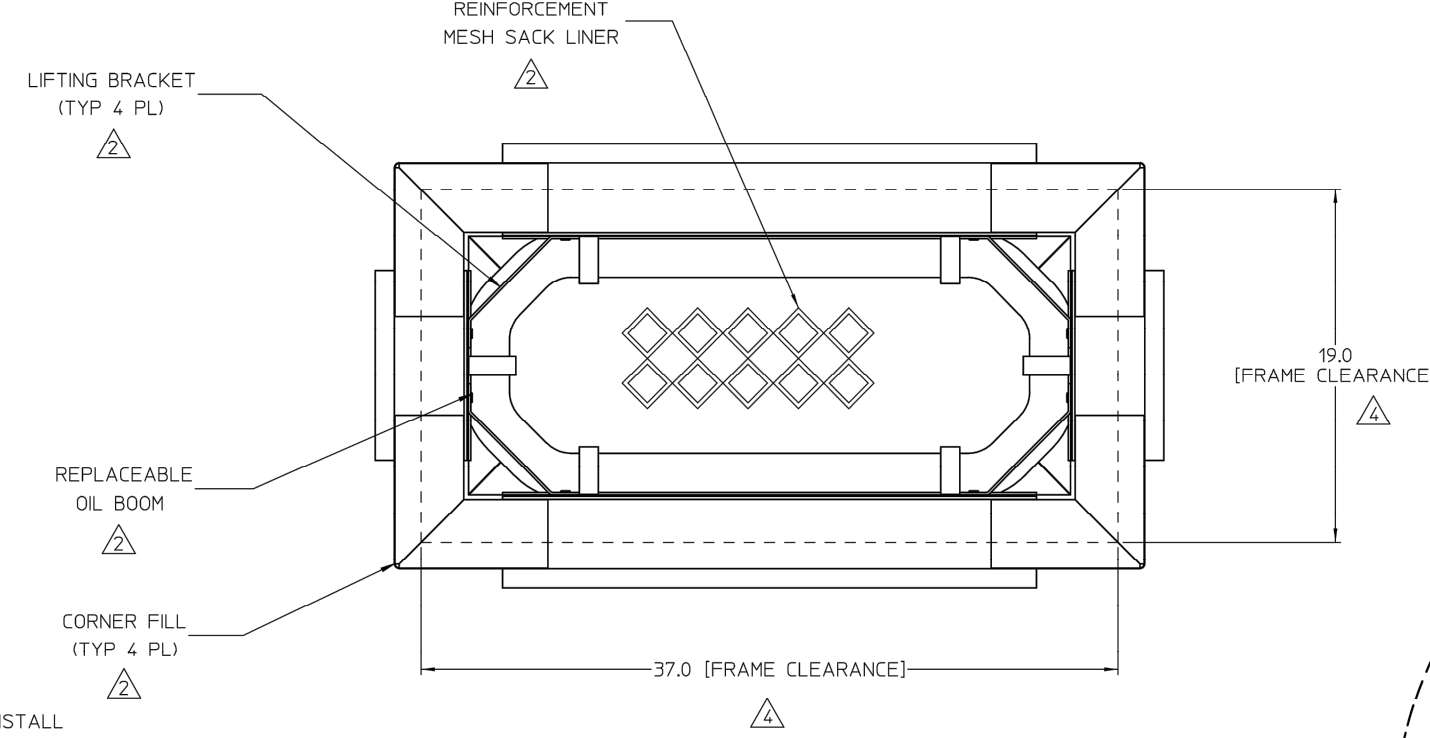
- CLEAR OPENING RANGE (0.5 INCH INCREMENTS):
  - A) MINIMUM SIZE: 19.0 X 37.0
  - B) MAXIMUM SIZE: 24.0 X 42.0

- RECOMMENDED MINIMUM VAULT DEPTH 2-IN BELOW STORMSACK

- TYPICAL INSTALLATION: REMOVE STORM GRATE, MEASURE CATCH BASIN FRAME CLEAR OPENING AND ADJUST FLANGES TO REST ON GRATE SUPPORT LEDGE. INSTALL STORMSACK INSERT AND VERIFY THE ADJUSTABLE FLANGES ARE SECURELY RESTING ON THE GRATE SUPPORT LEDGES. INSTALL CORNER FILLER PIECES. REINSTALL THE STORM GRATE DIRECTLY ON THE STORMSACK SUPPORT FLANGES.

- USE ONLY WITH FABCO REPLACEABLE STORMSACKS, P/N: 9748-3-200

- FOR EXTRA HEAVY DUTY SACK INCLUDE PART NUMBER EXTENSION HOSE, G.9748-3C-000-HDS1



FABCO STORMSACK N.T.S.

PERSPECTIVE VIEW

SECTION VIEW

**SYMBOL**

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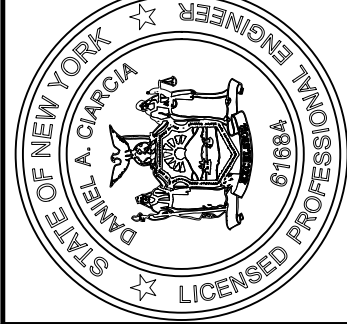
**CONSTRUCTION SPECIFICATIONS**

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 'T' OR 'U' TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 1/2 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVIRDFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

U.S. DEPARTMENT OF AGRICULTURE  
NATURAL RESOURCES CONSERVATION SERVICE  
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE

SHEET NUMBER  
**22**



**CIARCIA ENGINEERING, P.C.**  
360 UNDERHILL AVENUE  
YORKTOWN HEIGHTS, NY 10598  
(914) 245-0123

**DETAILS**

180 ROA HOOK RD.  
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