



January 29, 2025

RECEIVED  
PLANNING DEPARTMENT

JAN 29 2025

TOWN OF YORKTOWN

Hon. Richard Fon, Chairman  
and Members of the Planning Board  
Town of Yorktown  
363 Underhill Avenue  
Yorktown Heights, NY 10598

Re: 357 Crow Hill Road, Mount Kisco, NY  
Application for Minor Subdivision  
Tax Map Parcel 70.08-1-8 ("Property")

Dear Chairman Fon and Members of the Planning Board,

We last appeared before the Board on November 4, 2024 when we had our public informational hearing. Since that time we have revised our plans to include our proposed method of treating first flush stormwater runoff for the proposed lot. We have also added the dead end fire apparatus access road turnaround that conforms to Appendix D of the 2020 Fire Code of New York State.

Sincerely,

PUTNAM ENGINEERING, PLLC

A handwritten signature in black ink, appearing to read 'Paul M. Lynch', written over a horizontal line.

Paul M. Lynch, P.E.  
PML/rrm

cc: (via email)

John Tegeder, R.A., Director of Planning ([jtegeder@yorktownny.org](mailto:jtegeder@yorktownny.org))  
Robyn A. Steinberg, AICP, Town Planner ([rsteinberg@yorktownny.org](mailto:rsteinberg@yorktownny.org))  
Dan Ciarcia, P.E., Town Engineer ([engineering@yorktownny.org](mailto:engineering@yorktownny.org))  
Nancy Calicchia ([ncalicchia@yorktownny.org](mailto:ncalicchia@yorktownny.org))  
Ian Richey ([irichey@yorktownny.org](mailto:irichey@yorktownny.org))  
Mr. Evan Lamp ([evanlamp@gmail.com](mailto:evanlamp@gmail.com))  
Jody T. Cross ([jcross@zarin-steinmetz.com](mailto:jcross@zarin-steinmetz.com))

L2204

## APPENDIX D

# FIRE APPARATUS ACCESS ROADS

### SECTION D101 GENERAL

**D101.1 Scope.** Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *Fire Code of New York State*.

### SECTION D102 REQUIRED ACCESS

**D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).

### SECTION D103 MINIMUM SPECIFICATIONS

**D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

**D103.2 Grade.** Fire apparatus access roads shall not exceed 10 percent in grade.

**Exception:** Grades steeper than 10 percent as *approved* by the *fire code official*.

**D103.3 Turning radius.** The minimum turning radius shall be determined by the *fire code official*.

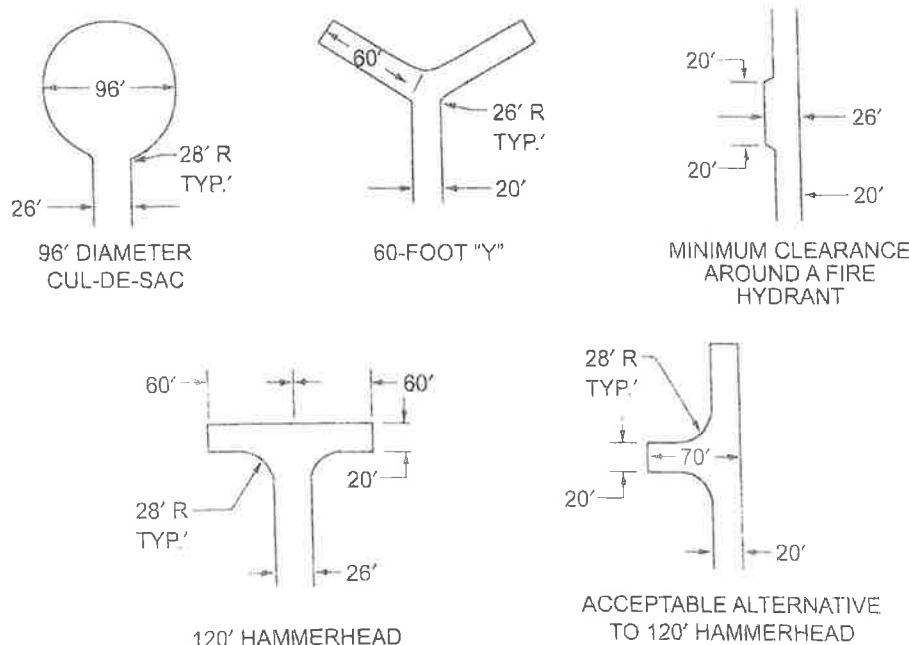
**D103.4 Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4  
REQUIREMENTS FOR DEAD-END  
FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.

**D103.5 Fire apparatus access road gates.** Gates securing the fire apparatus access roads shall comply with all of the following criteria:



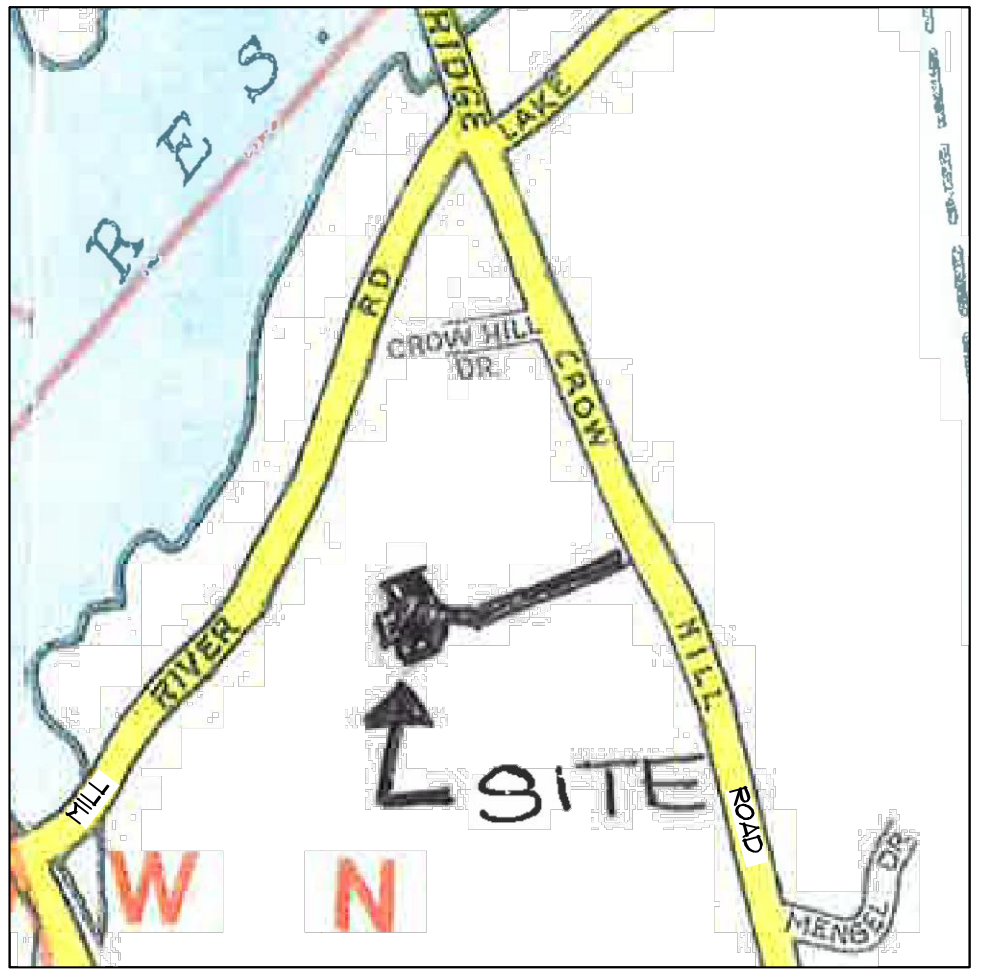
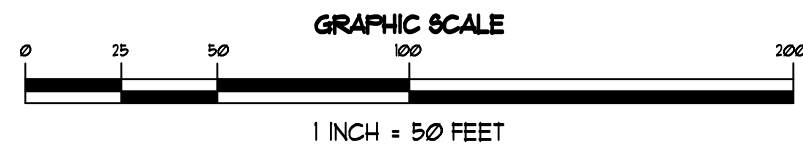
For SI: 1 foot = 304.8 mm.

FIGURE D103.1  
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND



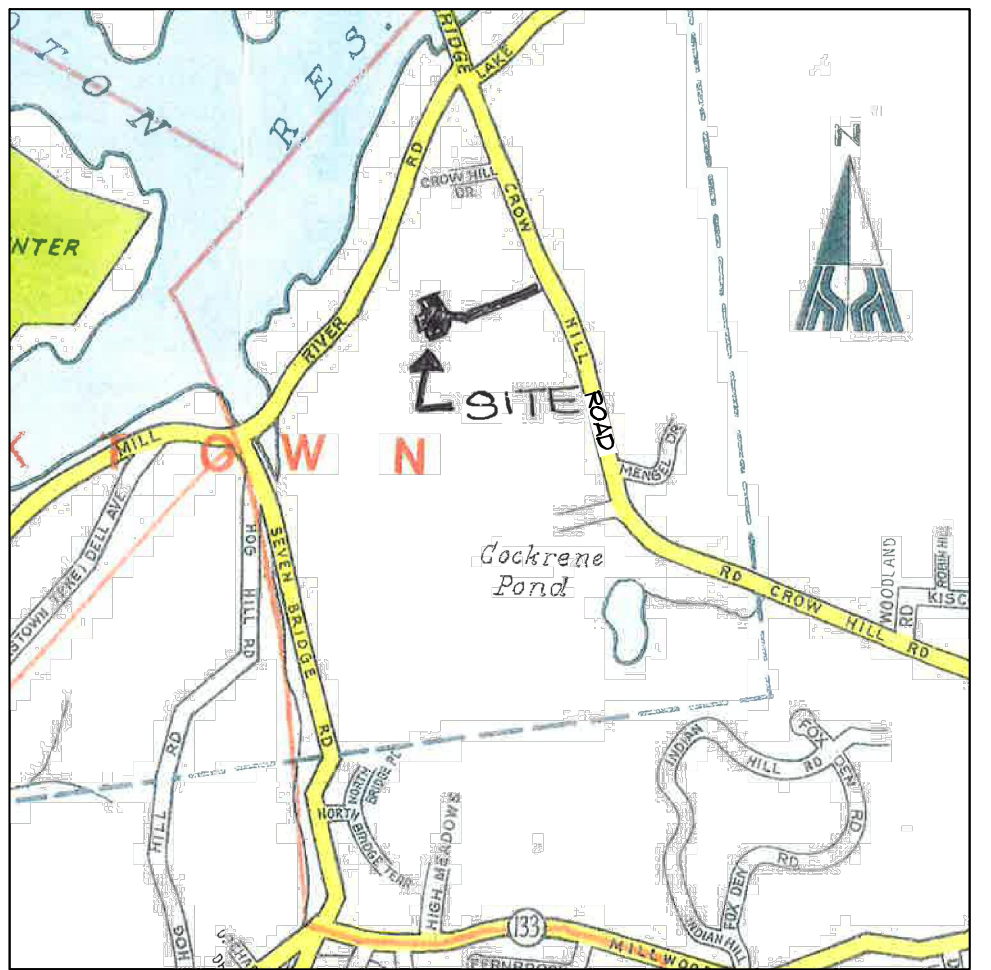
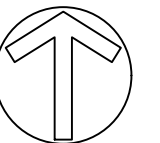


SKETCH SUBDIVISION PLAN



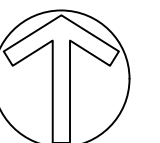
AREA MAP:

SCALE: 1"=1000'



LOCATION MAP:

SCALE: 1"=1000'



Bulk Zoning Chart

	R1-80	Lot 1	Lot 2
Lot area (square feet)	80,000	80,004	114,389
Floor area ratio, usable (with public sewers) (square feet)			
Minimum site Area (acres)		1.831	2.626
Lot width at main building line (feet)	200	230.7	333.9
Lot depth (feet)	200	231.2	388.7
Front yard (feet)	75	84.6	106.7
Side yard (feet)			
Main or accessory building, minimum either side	30	40.0	33.5
Two combined	80	130.0	213.50
Accessory building if in rear yard, minimum either side	10	NA	NA
Rear yard (feet)			
Main building	75	75.0	150.9
Accessory building	10	NA	NA
Maximum height (feet)			
Main Building (FEET)	35	< 35	< 35
Accessory building or structure	15	NA	NA
Minimum usable floor area of dwelling unit (square feet)	1,200	3325	2,400
Maximum building coverage of actual lot area (all buildings)	10%		
Required off street parking spaces per dwelling unit	1		
Road frontage (feet)	200	25.15	0

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**PUTNAM**  
**ENGINEERING, PLLC**  
ENGINEERS - ARCHITECTS

4 OLD ROUTE 6, BREWSTER, NEW YORK 10509  
(845) 219-6183 FAX (845) 219-6163

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PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 SUBDIVISION 2, "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

REVISIONS

NO.	DATE	DESCRIPTION
1	9/1/24	REVISED LOT 1 HOUSE LOCATION + DRIVEWAY
2	11/8/24	ADDED INFILT. AREAS, SHIFT WELL
3	1/29/25	REVISED DRIVEWAY

PROJECT

PLAN PREPARED FOR:  
**EVAN LAMP**  
351 CROW HILL ROAD  
MT. KISCO, NY 10543  
TOWN OF YORKTOWN  
TAX MAP 1008, BLOCK 1, LOT 8

DATE

28 MAY 2024  
PROJECT MANAGER  
FML  
DRAWN BY  
JCM  
CHECKED BY  
FML  
SCALE  
AS NOTED

DRAWING

SKETCH  
SUBDIVISION PLAN

PROJECT NUMBER

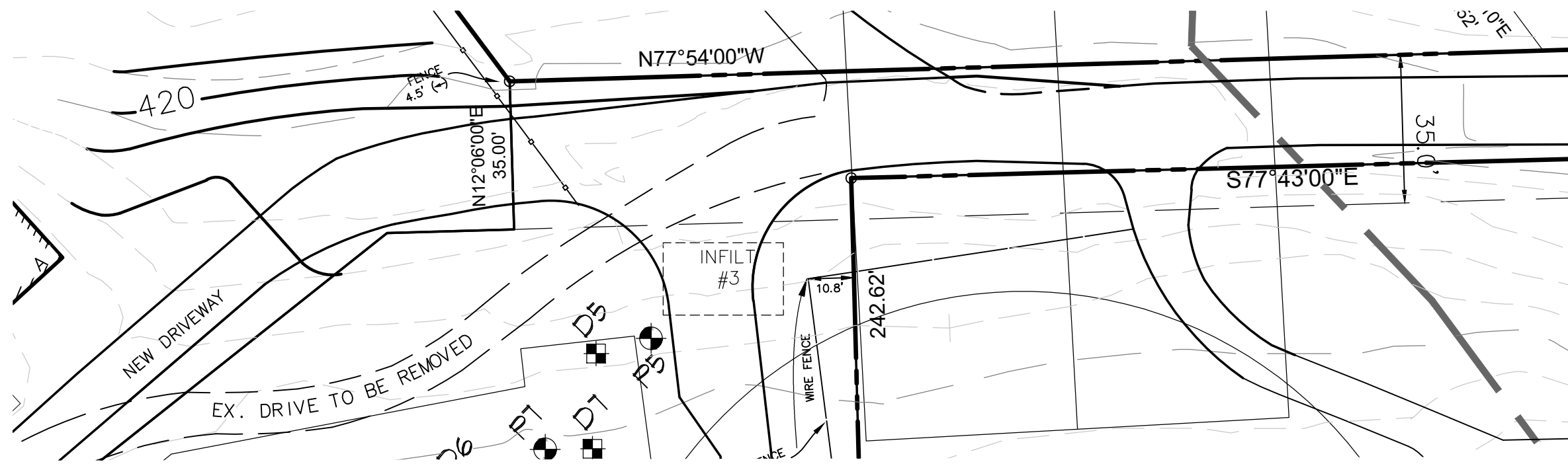
8462

DRAWING NUMBER

6-1

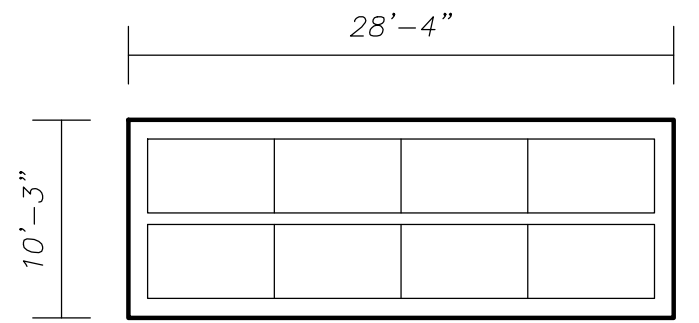
SHEET 1 OF 2



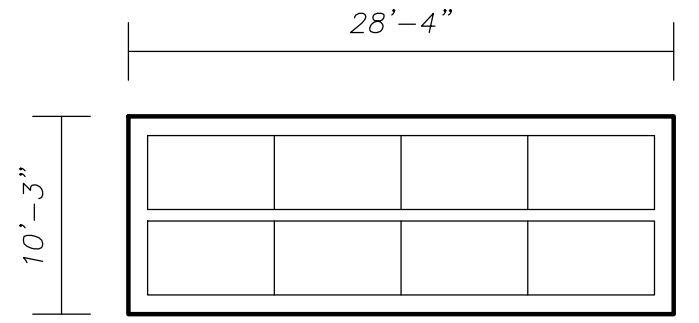


### ENLARGED DRIVEWAY PLAN

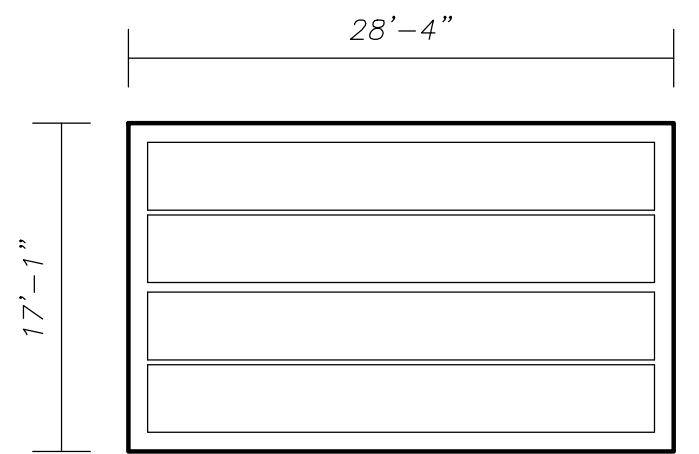
SCALE: 1 INCH = 30 FEET



INFILTRATION AREA #1 HD-280



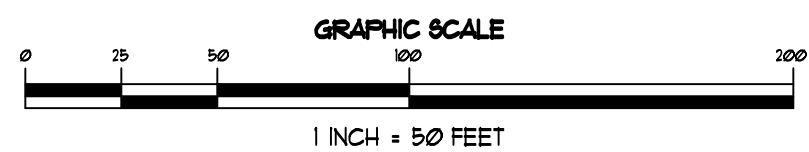
INFILTRATION AREA #2 HD-280



INFILTRATION AREA #3 HD-280



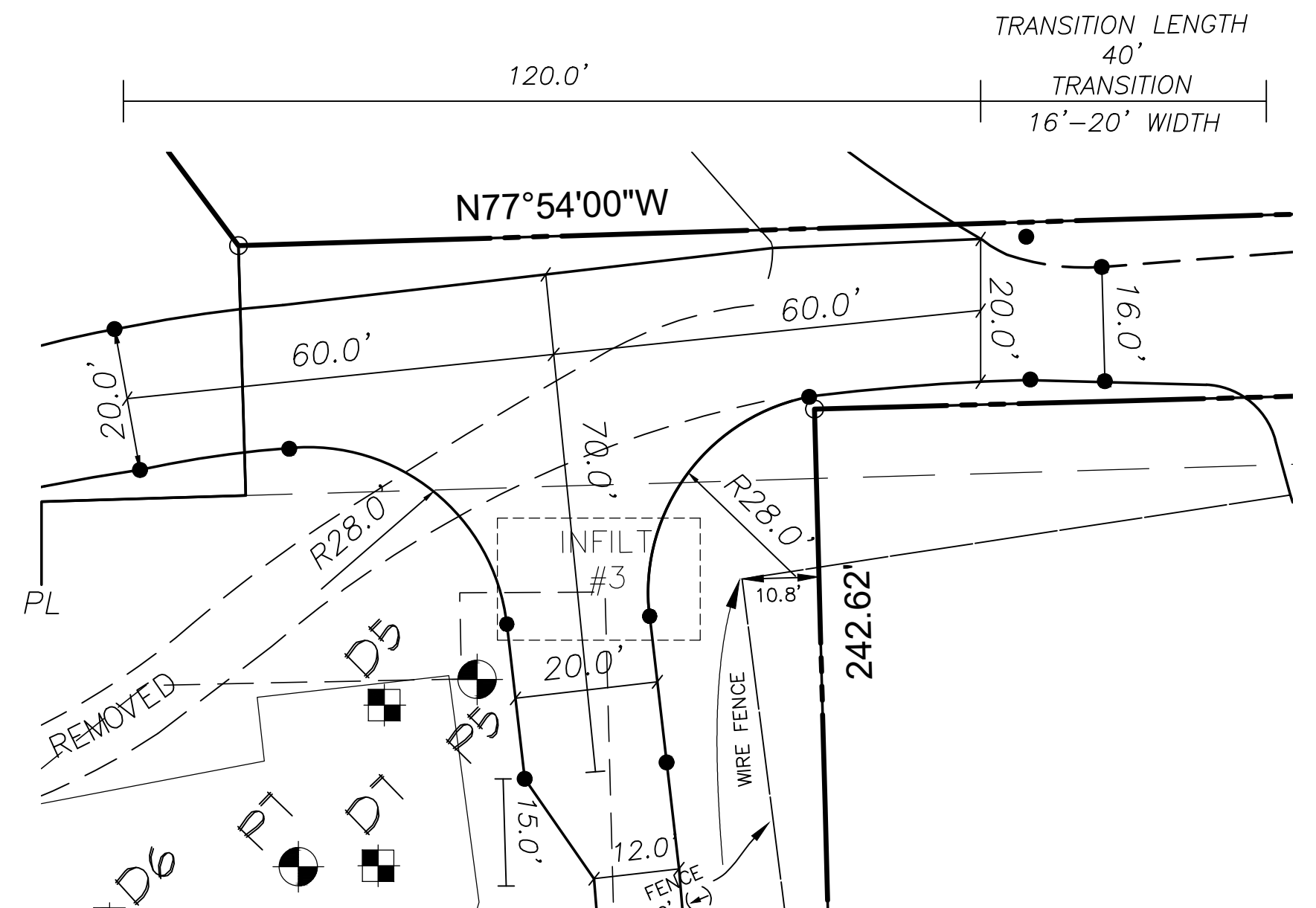
### GRADING PLAN



### SOILS LEGEND

SOIL SYMBOL	SOIL GROUP	SOIL NAME
CHB	B	CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
CHC	B	CHARLTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
SUB	B/D	SUTTON LOAM, 3 TO 8 PERCENT SLOPES

NOTE: APPROXIMATE LIMITS OF SOIL TYPES TAKEN FROM WEB SOIL SURVEY NRCSUSDA.GOV



### DEAD END FIRE APPARATUS ACCESS ROAD TURNAROUND

SCALE: 1 INCH = 20 FEET

**PUTNAM ENGINEERING, PLLC**  
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#### DRAWING

GRADING PLAN

SKETCH SUBDIVISION PLAN

#### PROJECT NUMBER

8462

#### DRAWING NUMBER

5-2

SHEET 2 OF 2