

LOCATION MAP

SCALE: 1" = 1,000'±

**OWNER:**  
CHARLES DEMILO L.P.  
6 CURTIS STREET  
MARBLEHEAD, MA 01945

**SITE DATA:**  
Zone: C-3  
Total Acreage: 3 AC. ±  
Tax Map No.: 37.14-2-52

**APPLICANT:**

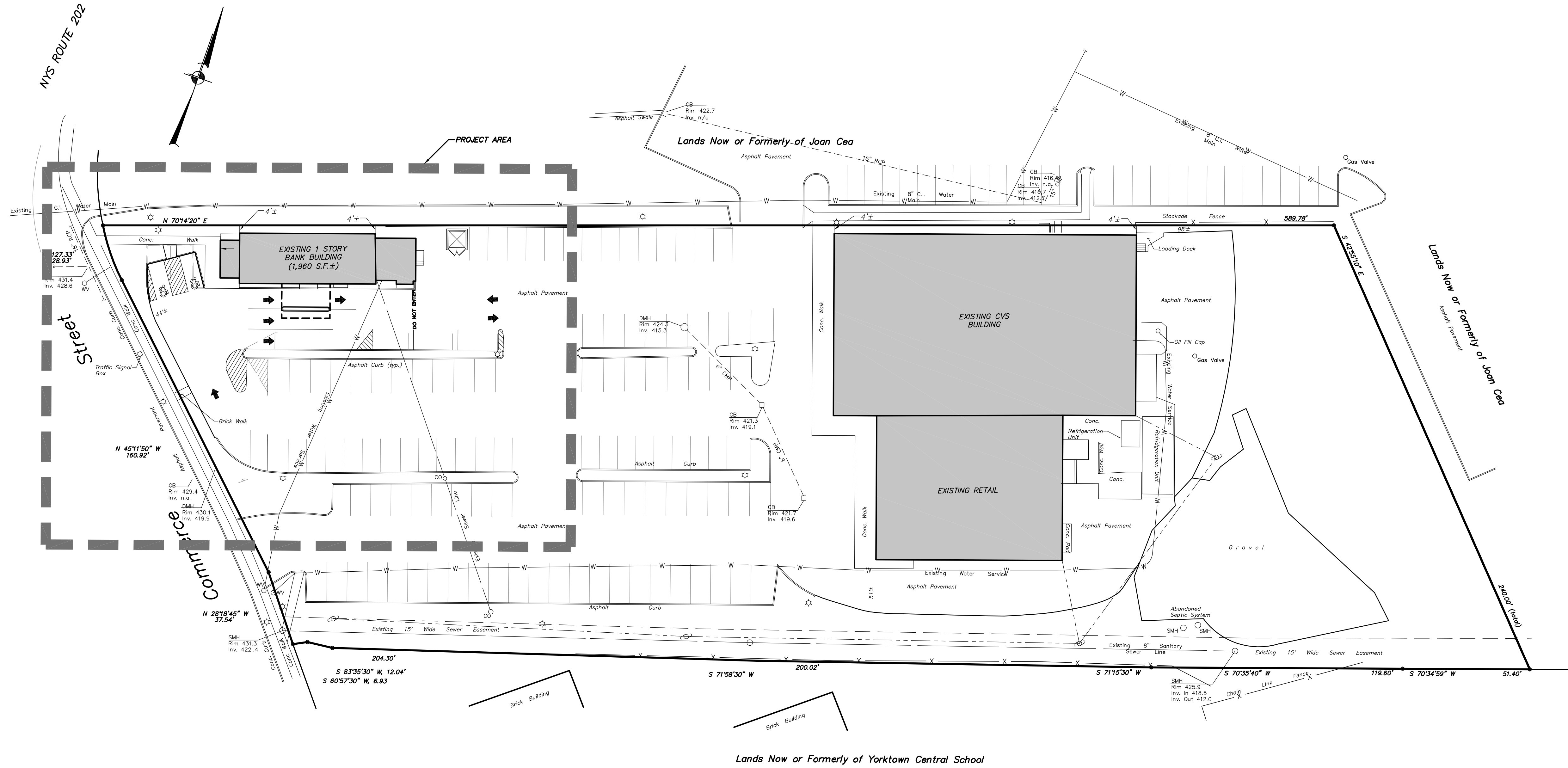
PCSB BANK  
2651 STRANG BLVD.  
P.O. BOX 712  
YORKTOWN HEIGHTS, NY 10598

**GENERAL NOTES:**

- Property lines and existing conditions mapping is based on data from "Survey of Property prepared for CVS Plaza".
- Orthomogery shown hereon taken from the Westchester County GIS database dated 2016.

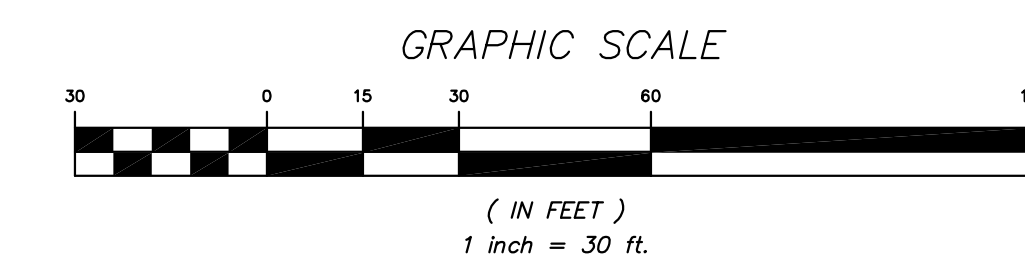
C-3 ZONE REQUIREMENTS			
	REQUIRED	EXISTING	PROPOSED
Minimum Lot Area:	10,000 S.F.	127,478 S.F.	NO CHANGE
Minimum Lot Width:	100'	216'±	NO CHANGE
Minimum Lot Depth:	NONE	609'±	NO CHANGE
<b>Minimum Setbacks:</b>			
Principal Bldg: Front Yard:	30' WITHOUT PARKING	N/A	NO CHANGE
Front Yard:	75' WITH PARKING	44'±	NO CHANGE
Front Yard (Accessory Bldg):	50'	N/A	NO CHANGE
Side Yard:	NONE*	4'±	NO CHANGE
Rear Yard:	30'	98'±	NO CHANGE
Rear Yard (Accessory Bldg):	30'	N/A	NO CHANGE
Maximum Building Height (Main Bldg):	35'	LESS THAN 35'	NO CHANGE
Maximum Building Height (Accessory Bldg):	20'	LESS THAN 20'	NO CHANGE
Maximum Building Coverage:	30%	17.4%	NO CHANGE

\* None, but if provided will be 10 feet; if used as one-way vehicular access, shall be 17 feet; two-way vehicular access, 25 feet; if adjoins an R District shall be 50 feet.



**OVERALL SITE PLAN**

SCALE: 1" = 30'



NO.	DATE	REVISION	BY

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

3 Garrett Place  
Carmel, NY 10512  
(845) 225-0690  
(845) 225-9717 fax  
www.insite-eng.com

PROJECT:  
**PCSB - YORKTOWN BRANCH**

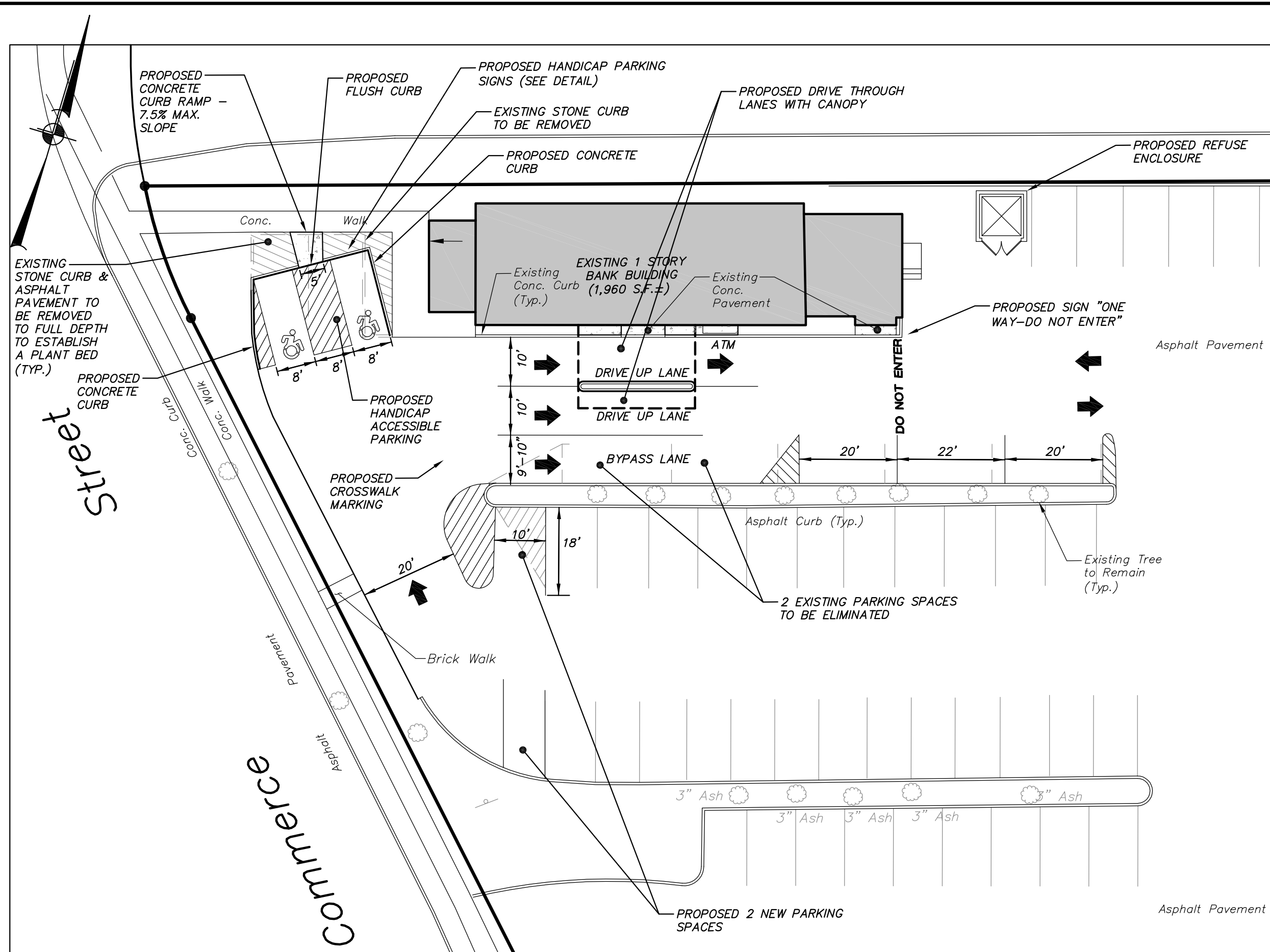
1990 COMMERCE STREET, TOWN OF YORKTOWN, WESTCHESTER CO., NY

DRAWING:  
**OVERALL SITE PLAN**

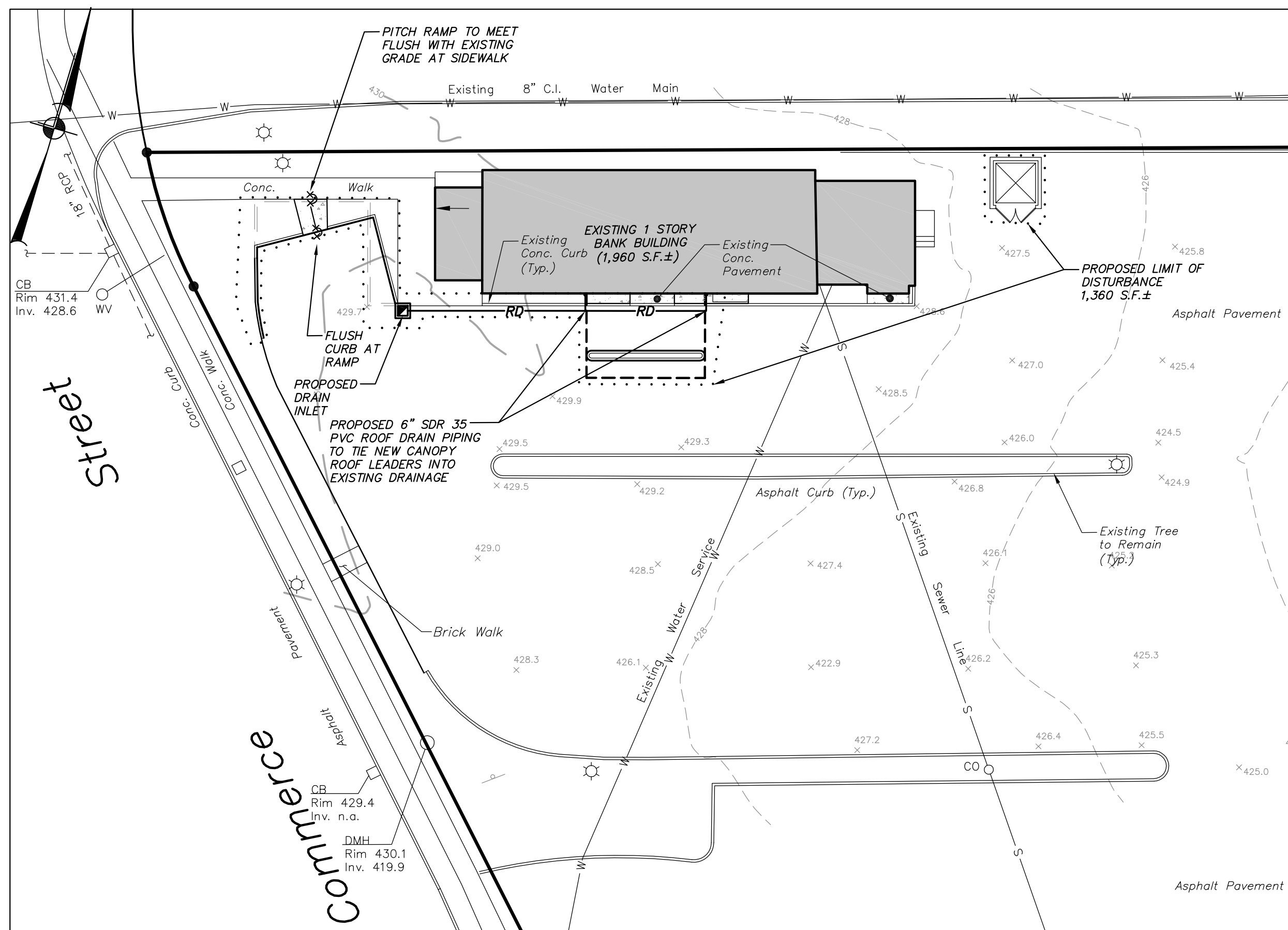
PROJECT NUMBER	17225.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	4-25-18	DRAWN BY	M.E.U.	OP-1	1/3
SCALE	1" = 30'	CHECKED BY	D.L.M.		



ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.



**LAYOUT PLAN**  
SCALE: 1" = 20'



**DRAINAGE, EROSION & SEDIMENT CONTROL PLAN**  
SCALE: 1" = 20'

**FSL LED DECORATIVE FLOOD**

Col.# Job Type K

Approvals: HUBBELL Outdoor Lighting

**SPECIFICATIONS**  
**Intended Use:** Ultra compact flood with wide beam NEMA 6 x 6 distribution for lighting applications such as safety, security, facade, area, or signs, operating temperature of -35°C to 40°C.  
**Construction:** Rugged die-cast aluminum housing with dark bronze finish. High impact UV stabilized acrylic outer lens protects LEDs and allows for cleaning/debris removal. Ventilated housing isolates LED module from driver maximizing product life and performance. Vandal and vandal shield available.  
**LED:** 7 high powered LEDs deliver 2040 lumens. 5100K CCT, 67 CRI.  
**Optical/Electrical:** Wide flood NEMA 6 x 6 distribution for general purpose flood and facade lighting. 120-277V operation, 50/60Hz, IPC version 120V only 26.5w, 1050mA, 78 LPW. IP66 and RoHS compliant driver. 6-10V dimming driver.  
**Warranty:** Five-year warranty.  
**Finish:** Housing and lens frame are finished in Super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard housing and lens frame trim finished in true white color. Optional lens frame trim colors include white, grey, black, bronze, dark platinum, and graphite metallic. RAL and color matches available.  
**Mounting:** Designed to recess in single or double skin canopies. Luminaire can be installed from above or below canopy, through 1/4" square cutout in the canopy.  
**Shipping Information:**

Carton Dimensions	Weight
114 mm x 190 mm x 102 mm	6 lbs.
114 mm x 190 mm x 102 mm	2.7 kg

**PROPOSED LIGHT 'B' - GROUND-MOUNTED LED FLOOD LIGHT**  
N.T.S.

**DESCRIPTION**  
The LRC LED Recessed Canopy Luminaire is specifically designed for recessed applications in single or double skin canopies. Three specialized optics are optimized for efficiency and uniformity, delivering high light levels on task. Typical applications include retail gas stations, convenience stores, banks and pharmacy drive thru canopies. UL/cUL listed for wet locations.

**SPECIFICATION FEATURES**  
**Construction:** Heavy-duty cast aluminum housing with aluminum mounting stems. Wet location driver enclosure is elevated to prevent water ingress. 1/2" knockouts provided for wiring connections. IP66 Rated.  
**Optics:** Dedicated optical cavities for the array of 16 individual LEDs to maximize the efficiency and control of the distribution out of each module. To enhance visual comfort, a glare-reducing optical system is utilized to maximize delivered lumens while minimizing glare. Scalable in 1, 2 or 4 Light Squares LED modules to optimize cost and lumen output. Each reflector is precision manufactured via injection molding and coated with a highly reflective optical coating via vacuum metallization. Two symmetric optics and one asymmetric optic are specifically designed for efficiency and uniformity. Offered standard in 4000K (w/ 279K CCT) and nominal 70 CRI. Optional 6000K CCT with nominal 70 CRI, and 3000K with nominal 80 CRI.  
**Electrical:** LED driver is enclosed in a wet location box, designed to manage thermal for longevity. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Optional proprietary circuit module designed to withstand 10kV of transient line surge. 90% lumen maintenance expected at 60,000 hours. The LRC LED Recessed Canopy Luminaire is suitable for operation in -40°C to 40°C ambient operations.  
**Mounting:** Designed to recess in single or double skin canopies. Luminaire can be installed from above or below canopy, through 1/4" square cutout in the canopy.

**McGraw-Edison**

**LRC LED RECESSED CANOPY**  
1, 2 or 4 Light Squares  
Solid State LED  
CANOPY LUMINAIRE

**CERTIFICATION DATA**  
UL/cUL Listed  
LM79 / LM80 Compliant  
800 9091  
DesignLights Consortium® Qualified\*

**ENERGY DATA**  
Electronic LED Driver  
->83 Power Factor  
->20% Total Harmonic Distortion  
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz  
40°C Minimum Temperature  
40°C Maximum Ambient Temperature

**SHIPPING DATA**  
Approximate Net Weight:  
30.29 lbs. (13.75 kg)

ADH120942  
2014-08-19 11:55:04

**COOPER LIGHTING**

**PROPOSED LIGHT 'A' - LED UNDER CANOPY LIGHT**  
N.T.S.

**DESCRIPTION**  
The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightSquares technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

**SPECIFICATION FEATURES**  
**Construction:** Heavy-well, die-cast aluminum housing and removable hinged door frame for precise tolerance control and reparability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.  
**Optics:** Choice of 10 patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximize efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (w/ 279K CCT) and minimum 70 CRI. Optional 3000K, 5000K and 5700K CCT.  
**Electrical:** LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficiency, and prolonged life. Standard drivers feature electronic universal voltage (120-277V/50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common - and differential - mode surge protection. LightSquares feature an IP66 enclosure rating and maintain greater than 90% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for 90°C ambient environments and occupancy sensor available.  
**Mounting:** Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" f-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.  
**Finish:** Cast components finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

**Cooper Lighting**

**ISC/ISS/IST/ISW IMPACT ELITE LED**  
1 LightSquare  
Solid State LED  
WALL MOUNT LUMINAIRE

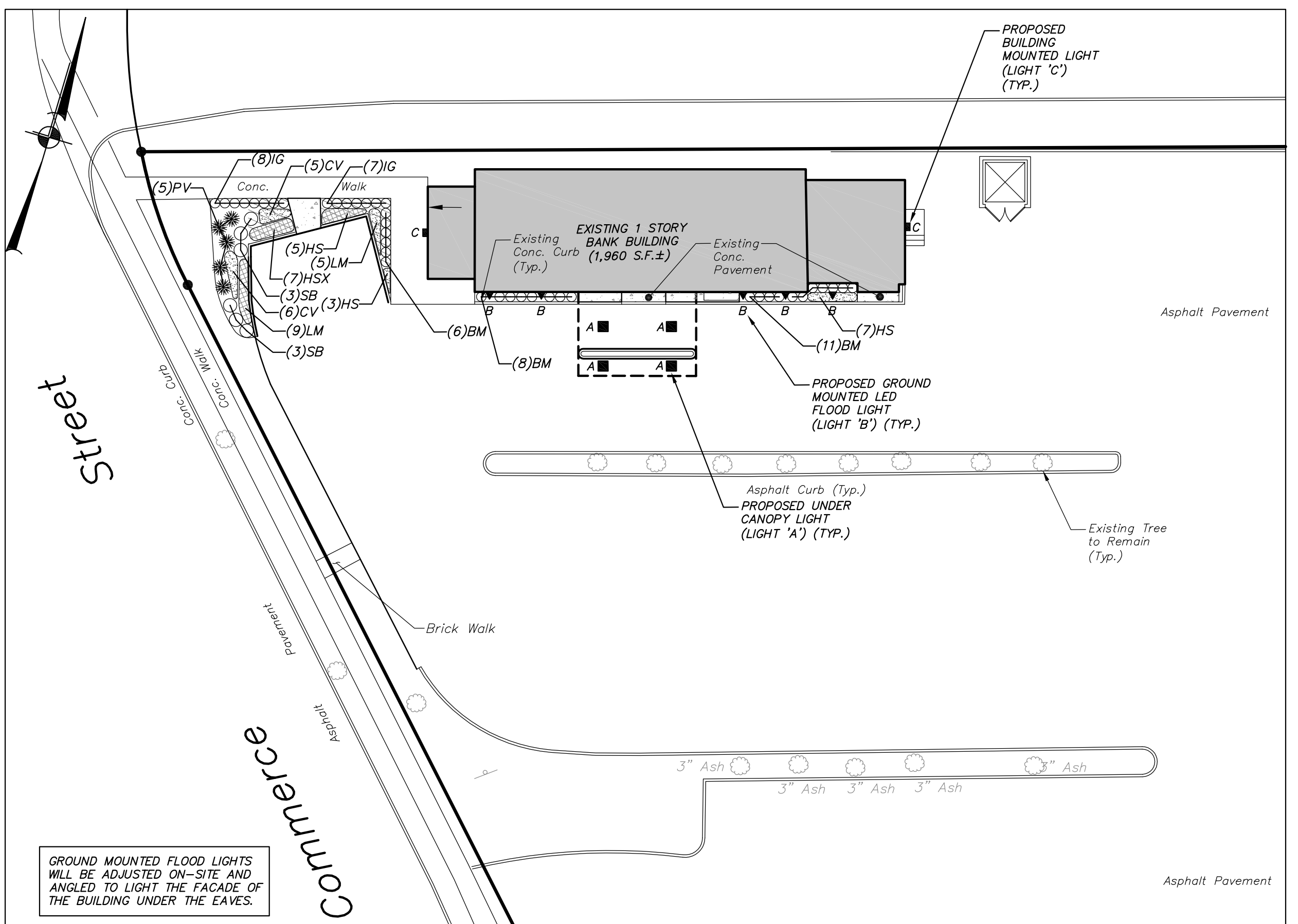
**CERTIFICATION DATA**  
UL/cUL Listed  
LM79 / LM80 Compliant  
IP66 LightSquare  
DesignLights Consortium® Qualified\*  
800 9091

**ENERGY DATA**  
Electronic LED Driver  
->83 Power Factor  
->20% Total Harmonic Distortion  
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz  
40°C Minimum Temperature  
40°C Ambient Temperature Rating

**SHIPPING DATA**  
Approximate Net Weight:  
10 lbs. (4.5 kg)

TD140366N  
January 18, 2018 2:54 PM

**PROPOSED LIGHT 'C' - BUILDING-MOUNTED LED AREA LIGHT**  
N.T.S.



**LANDSCAPING & LIGHTING PLAN**  
SCALE: 1" = 20'

**SCHEMATIC PLANT LIST**

KEY	BOTANICAL/COMMON NAME	SIZE	ROOT
<b>SHRUBS &amp; PERENNIALS</b>			
BM	Buxus microphylla 'Green Gem' / Green Gem Boxwood	#1 CONT.	15" O.C.
CV	Coreopsis vert. 'Moonbeam' / Moonbeam Coreopsis	#2 CONT.	18" O.C.
HS	Hemerocallis 'Stella D'Oro' / Daylily	#2 CONT.	18" O.C.
IG	Ilex glabra 'Shamrock' / Compact Inkberry	18"-24" HT.	#3 CONT.
LM	Liriodendron muscari / Lilyturf	15"-18" SPR.	#3 CONT.
PV	Panicum virg. 'Shenandoah' / Shenandoah Switchgrass	#2 CONT.	CONT.
SB	Spirea bumalda 'Gold Mound' / Gold Mound Spirea	15"-18" SPR.	#3 CONT.

- GENERAL PLANTING NOTES:**
- All proposed planting beds to receive a 12" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
  - Any new soils added will be amended as required by results of soil testing and placed using a method that will not cause compaction.
  - All plant material to be nursery grown.
  - Plants shall conform with ANSI Z60.1 American Standard for Nursery Stock in all ways including dimensions.
  - Plant material shall be taken from healthy nursery stock.
  - All plants shall be grown under climate conditions similar to those in the locality of the project.
  - Plants shall be planted in all locations designed on the plan or as staked in the field by the Landscape Architect.
  - The location and layout of landscape plants shown on the site plan shall take precedence in any discrepancies between the quantities of plants shown on the plans and the quantity of plants in the Plant List.
  - Provide a 3" layer of shredded bark mulch (or as specified) over entire watering saucer at all tree pits or over entire planting bed. Do not place mulch within 3" of tree or shrub trunks.
  - All landscape plantings shall be maintained in a healthy condition at all times. Any dead or diseased plants shall immediately be replaced "in kind" by the contractor (during warranty period) or project owner.

NO.	DATE	REVISION	BY

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

3 Garrett Place  
Carmel, NY 10512  
(845) 225-9690  
(845) 225-9717 fax  
www.insite-eng.com

PROJECT: **PCSB - YORKTOWN BRANCH**  
1990 COMMERCE STREET, TOWN OF YORKTOWN, WESTCHESTER CO., NY

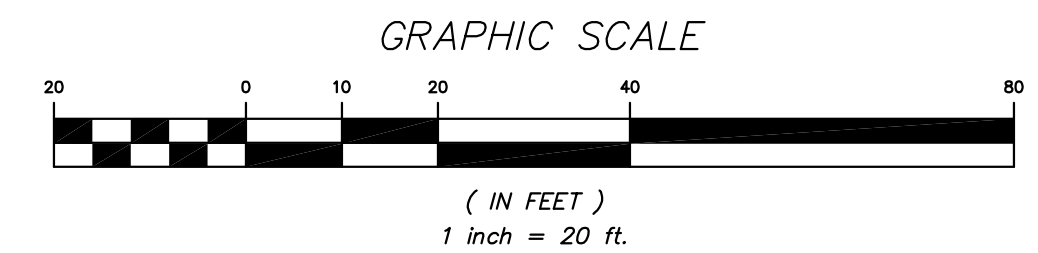
DRAWING: **ENLARGED SITE PLANS**

PROJECT NUMBER: 17225.100  
DATE: 4-25-18  
SCALE: 1" = 20'

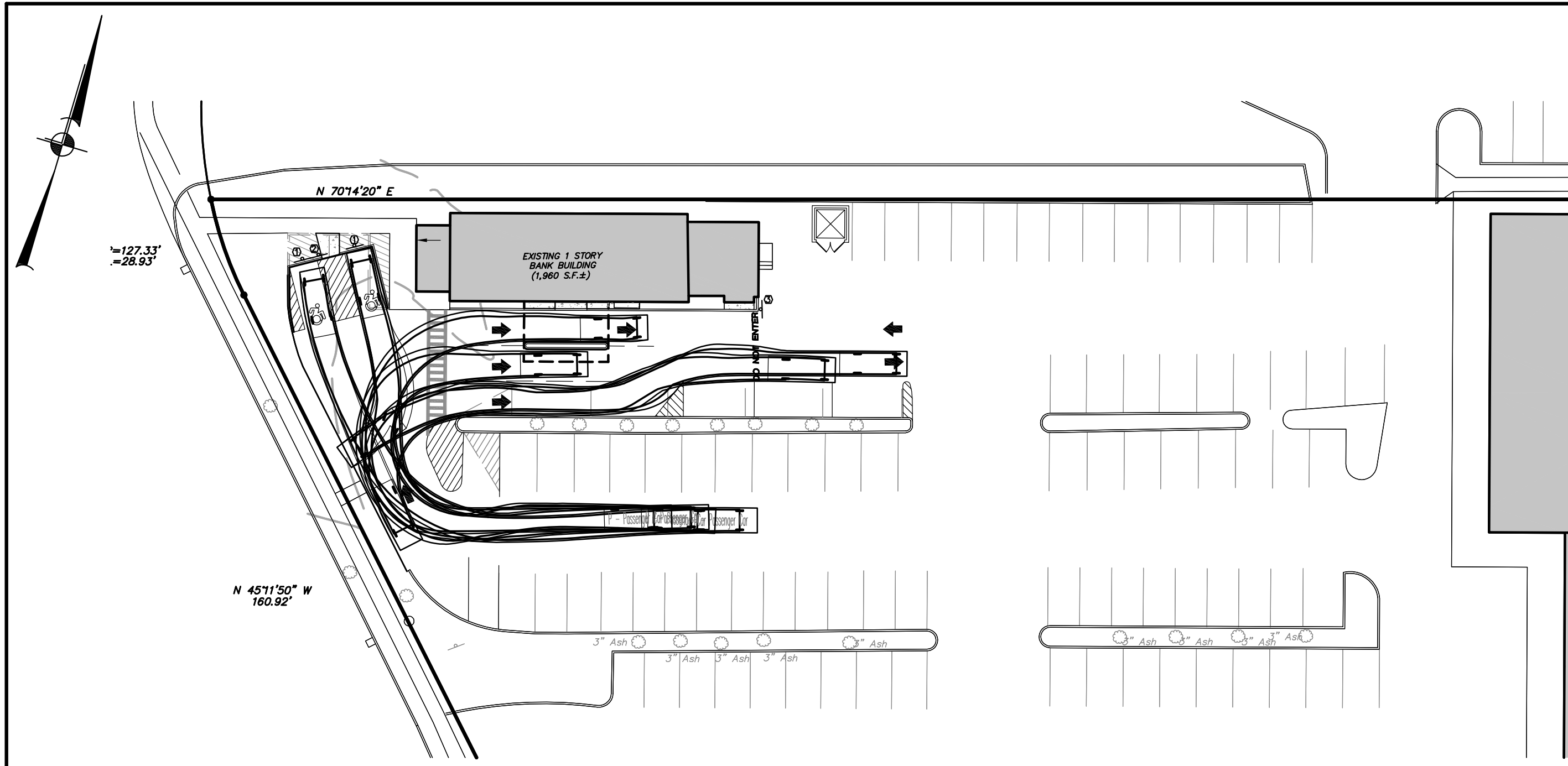
PROJECT MANAGER: J.J.C.  
DRAWN BY: M.E.U.  
CHECKED BY: D.L.M.

DRAWING NO. SHEET: SP-1 / 2

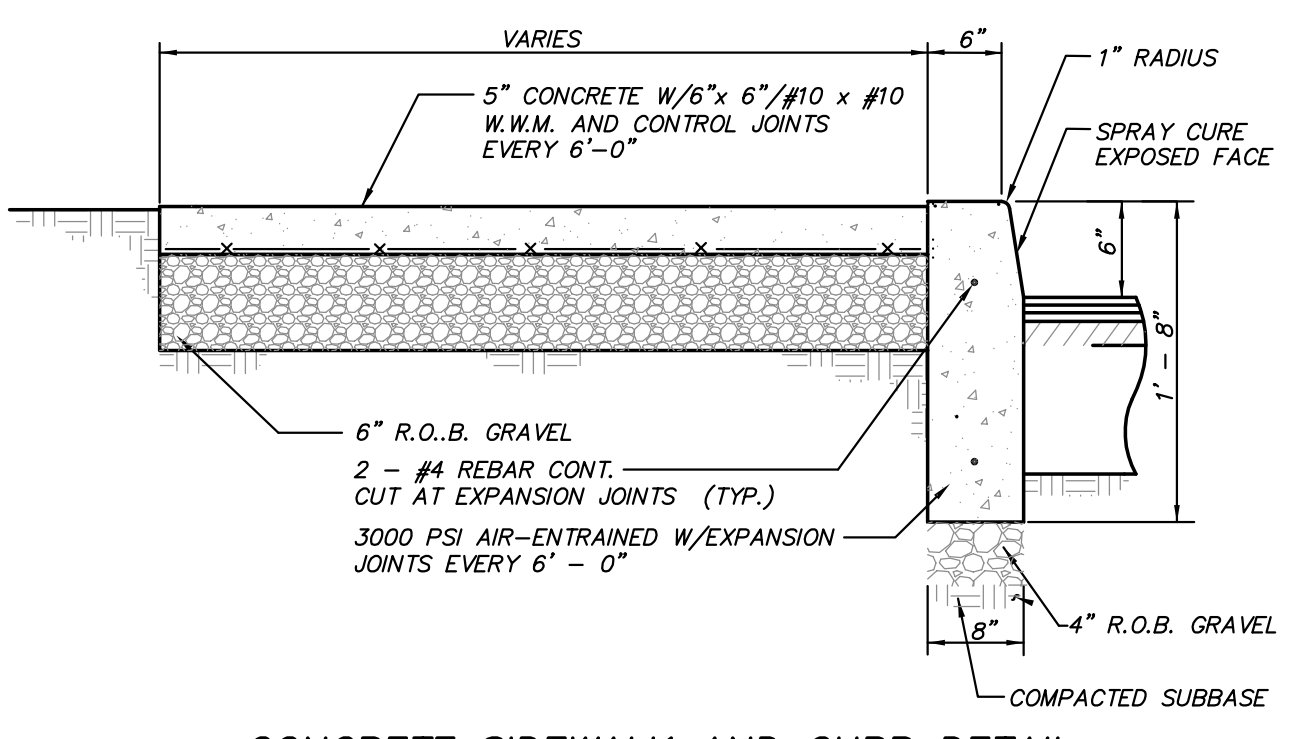
STATE OF NEW YORK  
LICENSED PROFESSIONAL ENGINEER



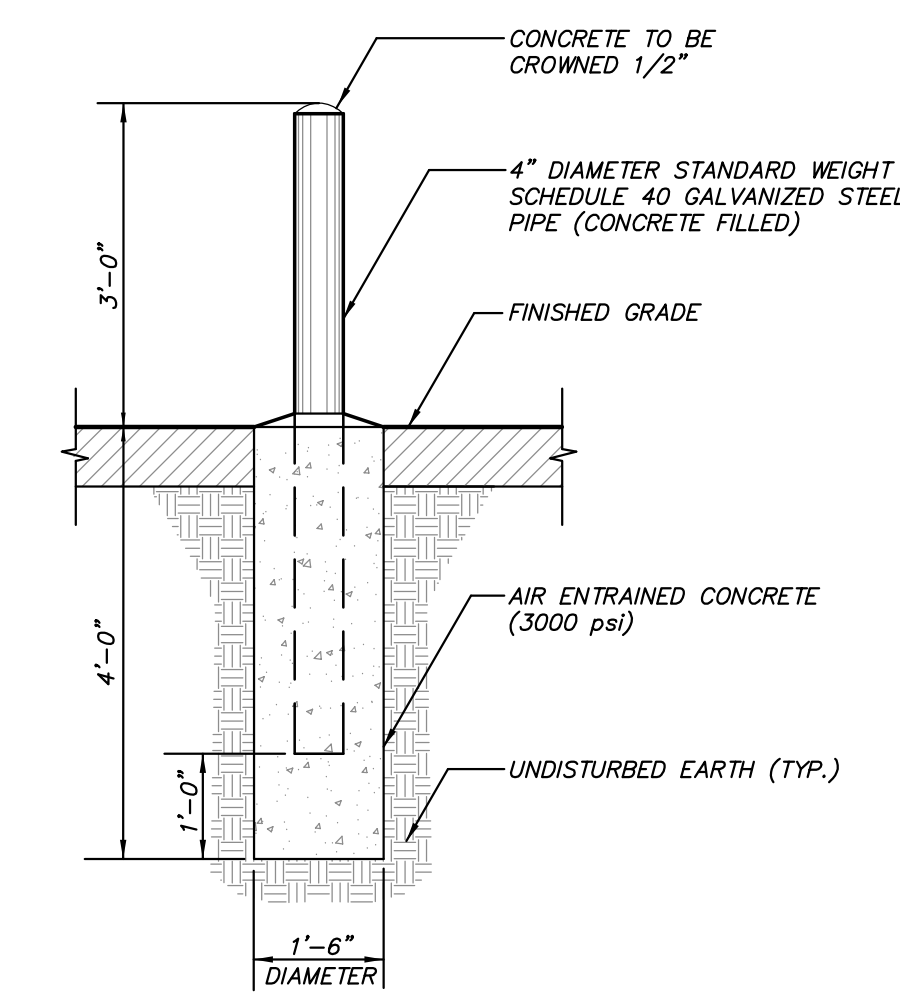
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.



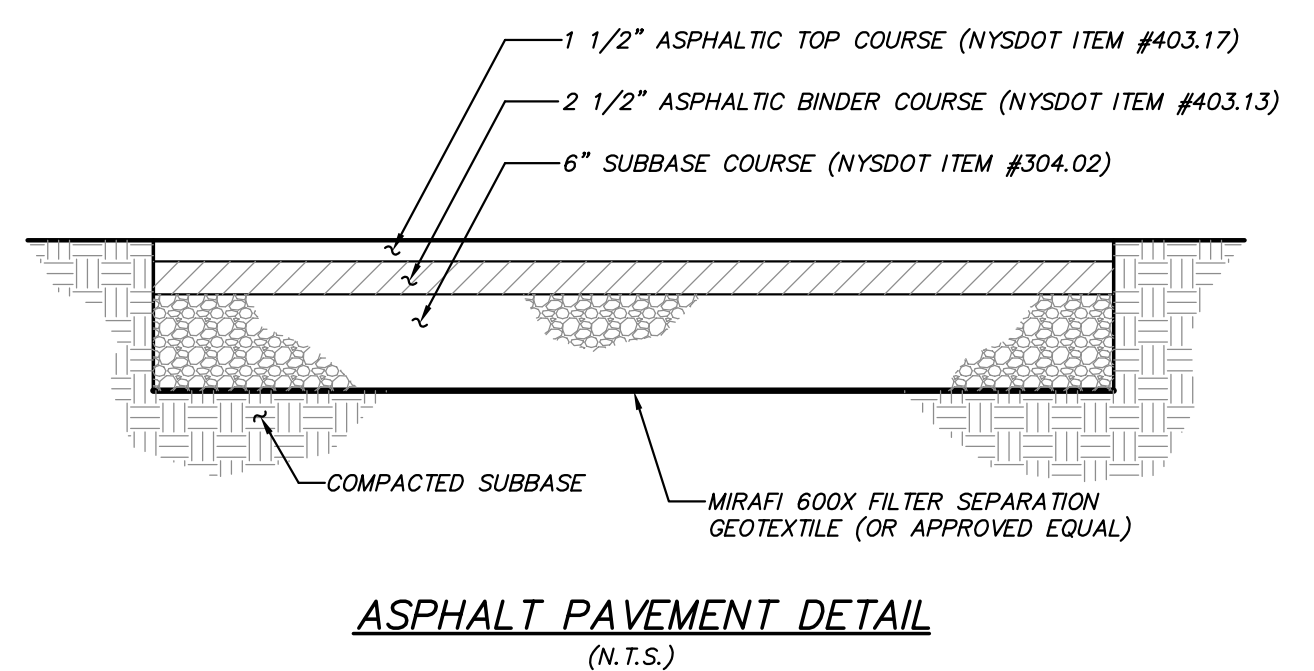
**VEHICLE MANEUVERING PLAN**  
(N.T.S.)



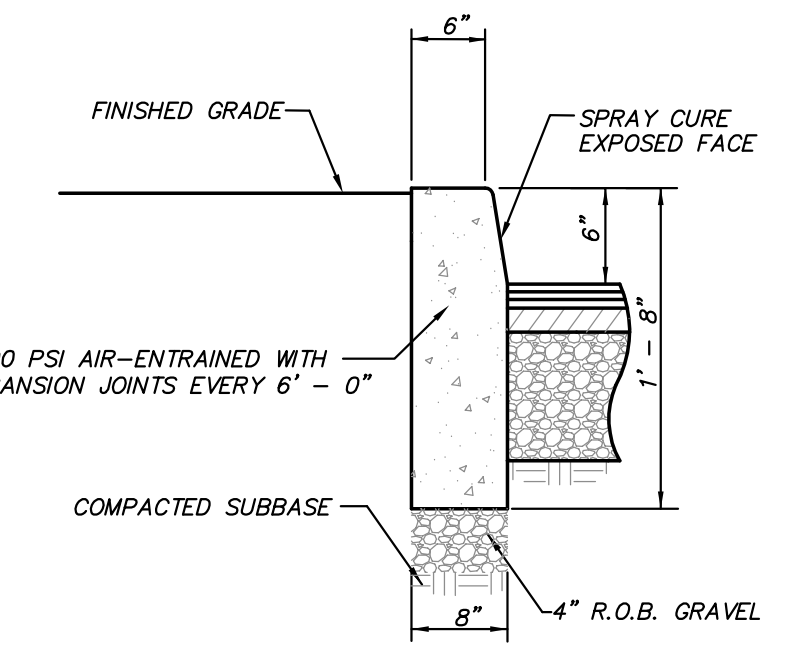
**CONCRETE SIDEWALK AND CURB DETAIL**  
(N.T.S.)



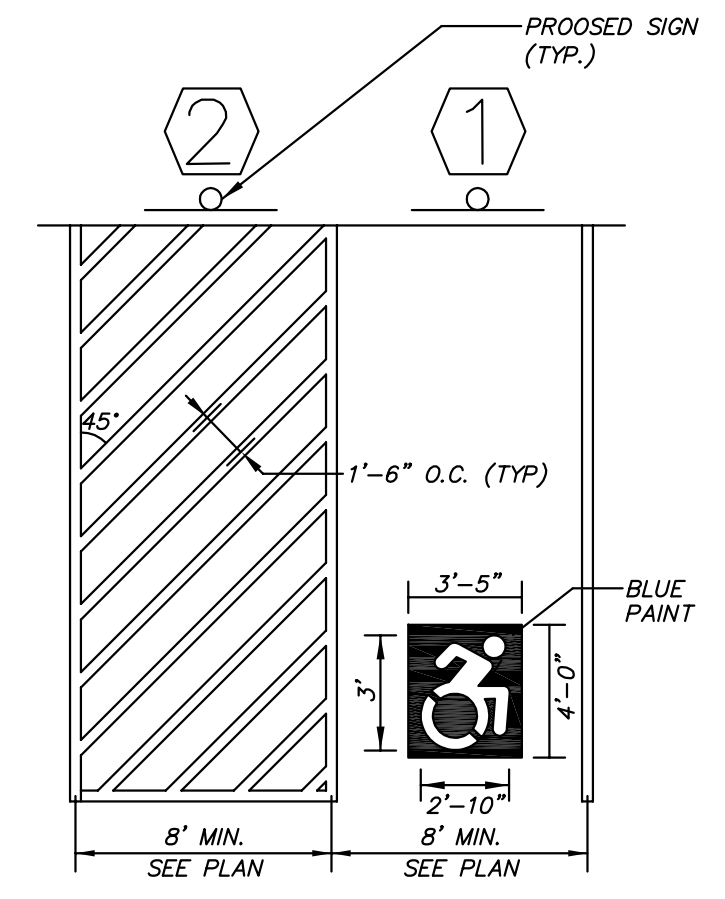
**STEEL BOLLARD DETAIL**  
(N.T.S.)



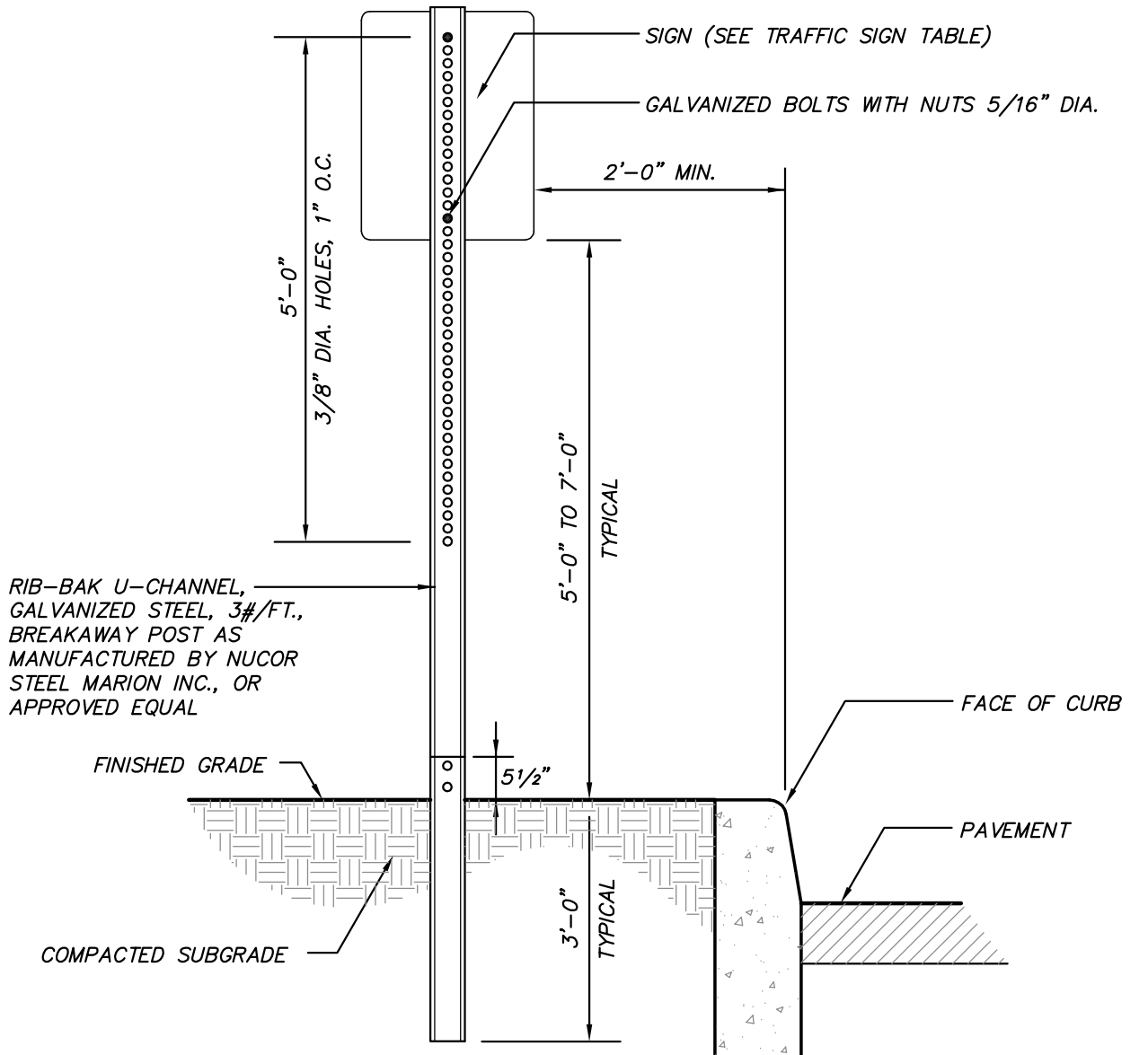
**ASPHALT PAVEMENT DETAIL**  
(N.T.S.)



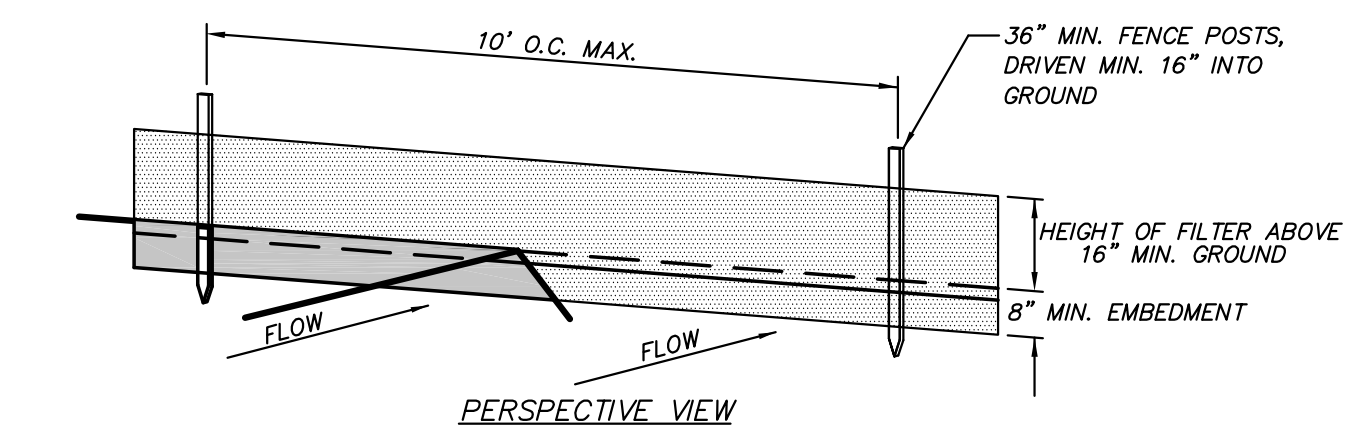
**CONCRETE CURB DETAIL**  
(N.T.S.)



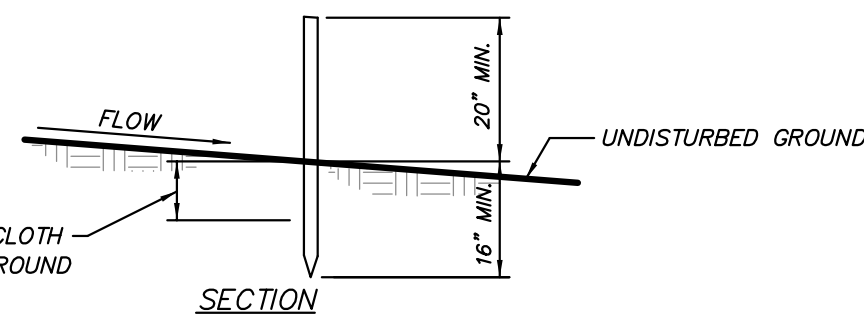
**PAINTED ACCESSIBLE HANDICAP PARKING DETAIL**  
(N.T.S.)



**TRAFFIC SIGN DETAIL**  
(N.T.S.)



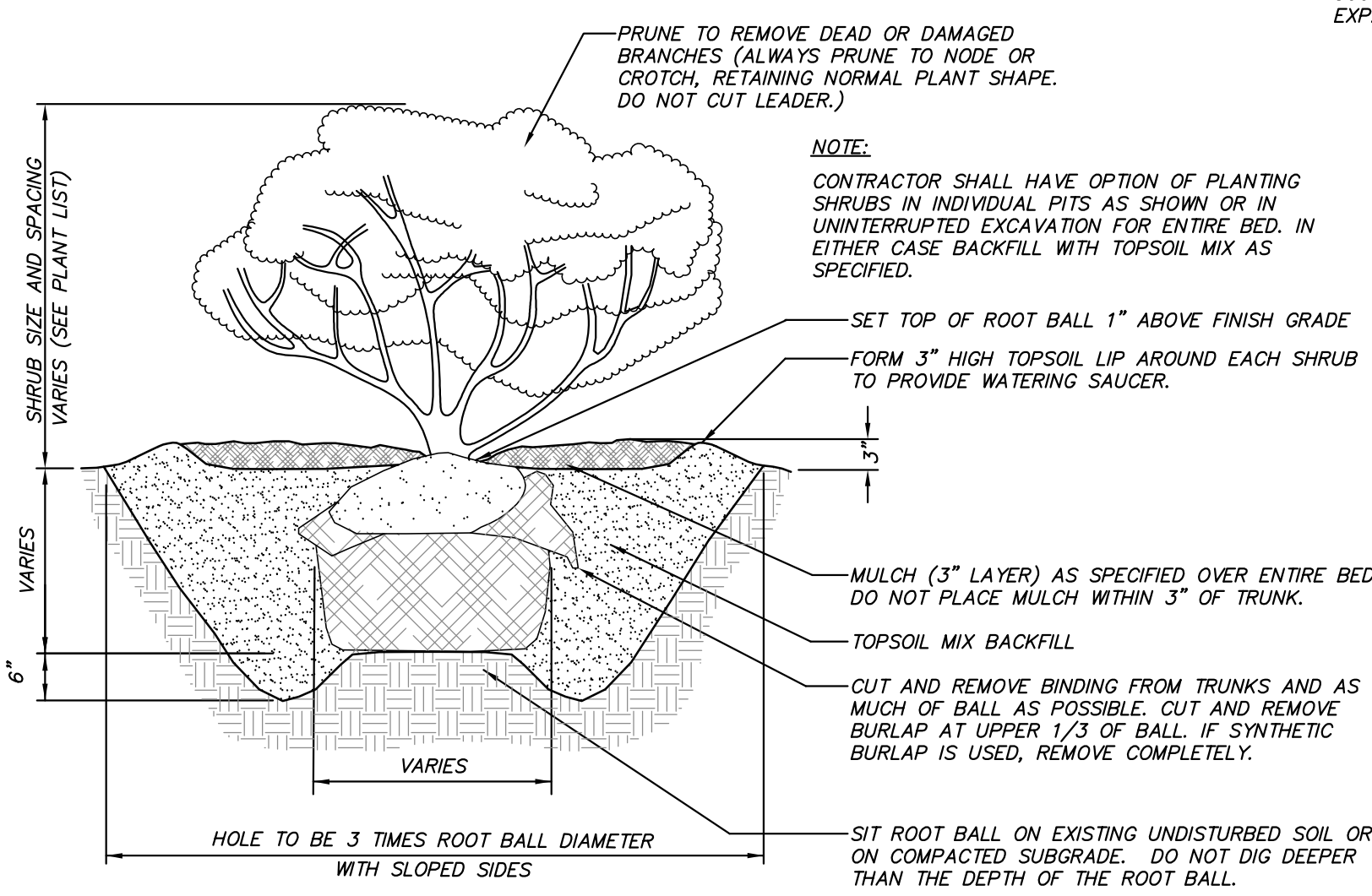
**PERSPECTIVE VIEW**



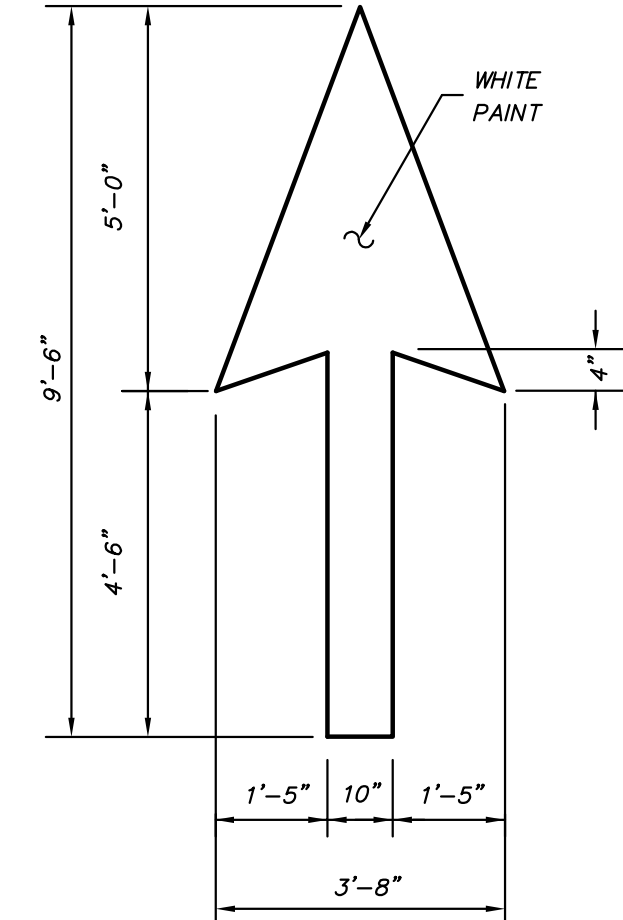
**SECTION**

- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS AT TOP AND MID SECTION.
  2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
  3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD  
 FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL  
 PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

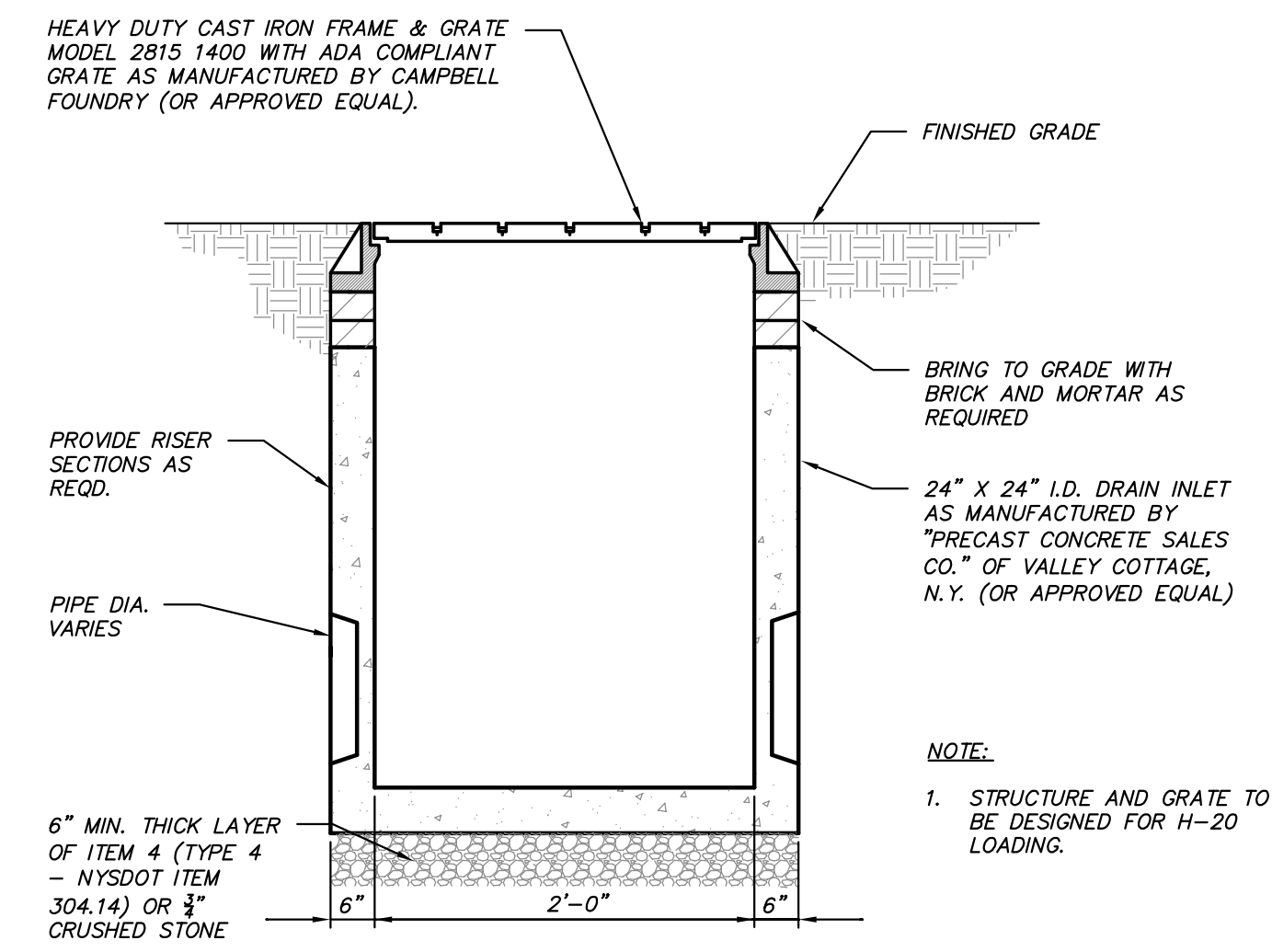
**SILT FENCE DETAIL**  
(N.T.S.)



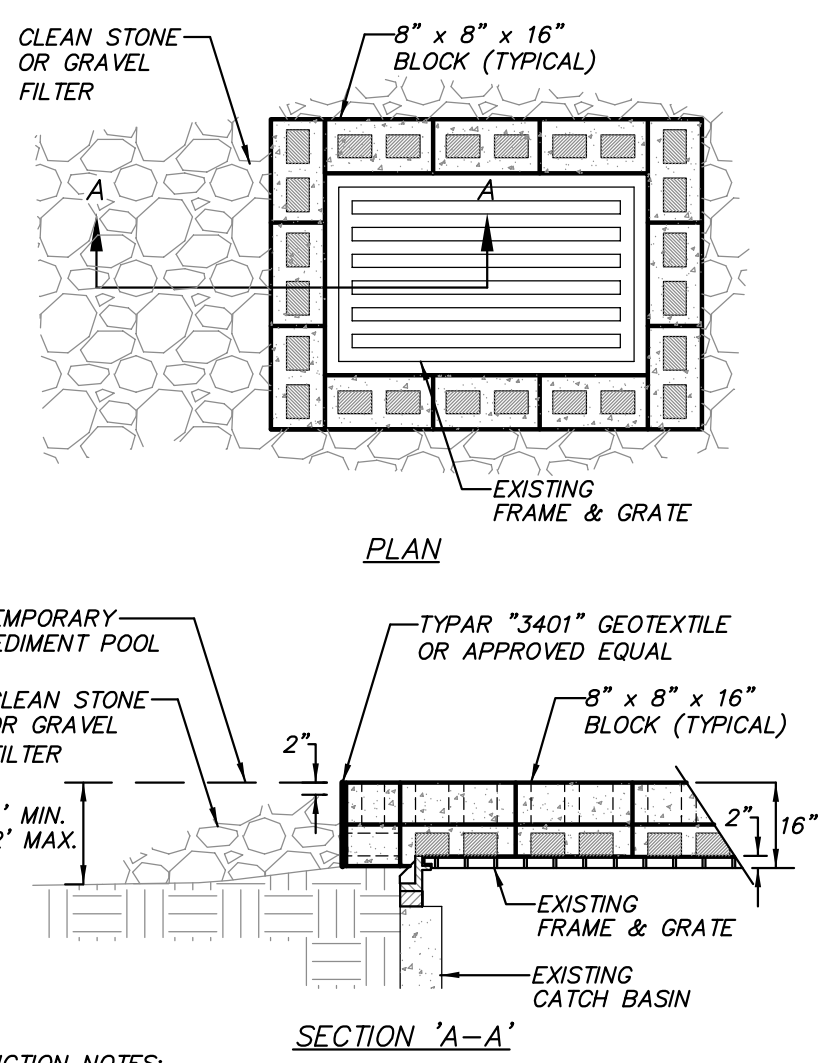
**SHRUB PLANTING DETAIL**  
(N.T.S.)



**DIRECTIONAL ARROWS DETAIL**  
(N.T.S.)



**24" X 24" DRAIN INLET DETAIL**  
(N.T.S.)

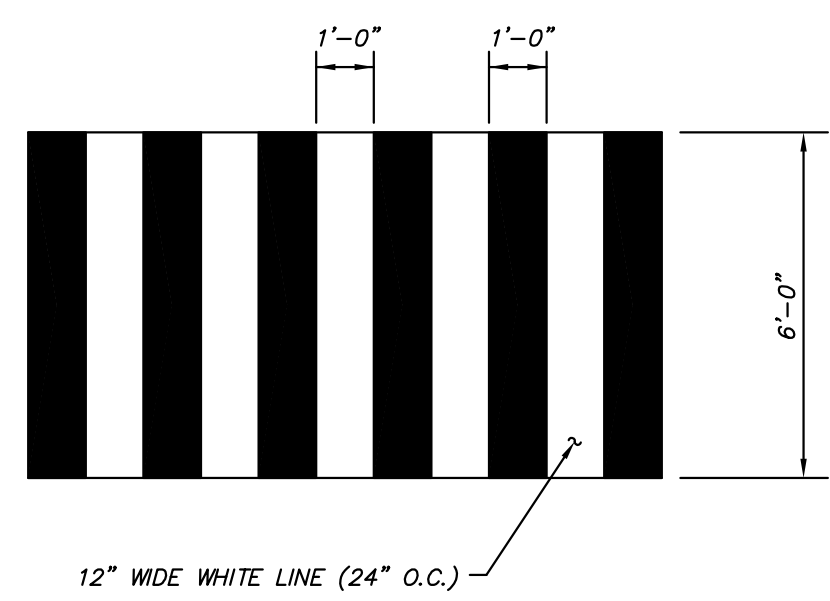


- CONSTRUCTION NOTES:**
1. LAY ONE LAYER OF BLOCKS ON EACH SIDE OF THE STRUCTURE ON THEIR SIDES FOR DEWATERING. EDGES OF BLOCK SHALL BE 2 INCHES MINIMUM BELOW THE GRATE. BLOCKS SHALL BE PLACED AGAINST THE INLET FOR SUPPORT. PLACE A SECOND LAYER OF BLOCKS ON TOP OF THE FIRST LAYER WITH HOLE FACE UP.
  2. GEOTEXTILE SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
  3. USE CLEAN STONE OR GRAVEL 1/2 TO 3/4 INCH IN DIAMETER PLACED ON A 2H:1V SLOPE OR FLATTER, TO WITHIN 2 INCHES OF THE TOP OF THE BLOCKS.

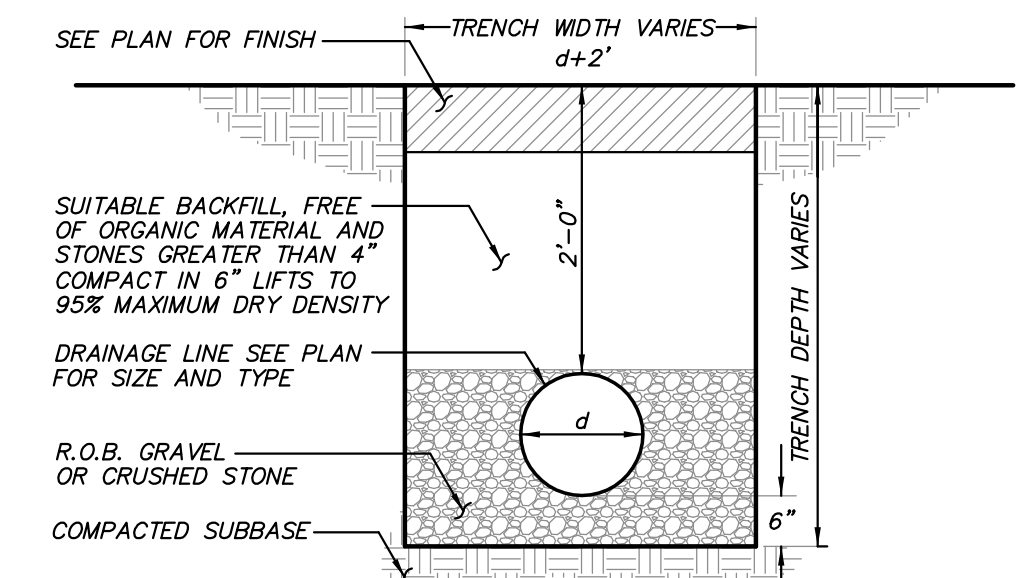
**STONE AND BLOCK DROP INLET PROTECTION AT EXISTING DRAIN INLET DETAIL**  
(N.T.S.)

**SIGN DATA TABLE**

LOCATION NO.	TEXT	M.U.T.C.D. NUMBER	SIZE OF SIGN (s.f.)	DESCRIPTION
1	RESERVED PARKING	R7-8	12" x 18"	Blue on White
2	NO PARKING	R7-1	12" x 18"	Red on White
3	DO NOT ENTER	R5-1C	30" x 30"	White on Red



**CROSSWALK MARKING DETAIL**  
(N.T.S.)



**DRAINAGE LINE TRENCH DETAIL**  
(N.T.S.)

NO.	DATE	REVISION	BY

**INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.**  
 3 Garrett Place  
 Carmel, NY 10512  
 (845) 225-9890  
 (845) 225-9717 fax  
 www.insite-eng.com

PROJECT: **PCSB - YORKTOWN BRANCH**

1990 COMMERCIAL STREET, TOWN OF YORKTOWN, WESTCHESTER CO., NY

DRAWING: **SITE DETAILS**

PROJECT NUMBER	17225.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	4-25-18	DRAWN BY	M.E.U.	D-1	3
SCALE	AS SHOWN	CHECKED BY	D.L.M.		3

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.