



## **Invasive Species Removal Plan**

NY-VDER CDG Solar Mitigation  
Town of Yorktown, Westchester County, NY  
Northeast Ecology Project No. 23-112

Prepared For: John Harrington  
Valta Energy  
24941 Dana Point Harbor Dr., Suite C220  
Dana Point, CA 92629  
ahills@valtaenergy.com

Prepared By: Northeast Ecology  
12 Barnum Street  
Harveys Lake, Pennsylvania 18618

Date: June 2023



## TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
1.1	PROJECT DESCRIPTION .....	1
1.2	PURPOSE .....	1
2.0	INVASIVE SPECIES INVENTORY .....	1
2.1	OVERVIEW.....	1
2.2	SPECIES PRESENT .....	1
3.0	REMOVAL PLAN.....	2
3.1	OVERVIEW.....	2
3.2	TREES .....	3
3.3	SAPLINGS .....	3
3.4	SHRUBS .....	4
3.5	VINES .....	5
3.6	HERBACEOUS .....	5
4.0	REMOVAL TIMELINE.....	6
4.1	OVERVIEW.....	6
4.2	PHASE I .....	6
4.3	PHASE II .....	6
4.4	PHASE III .....	6
4.5	PHASE IV .....	7
5.0	CONCLUSIONS.....	7
6.0	LIST OF PREPARERS .....	8

## LIST OF TABLES

TABLE 1.	INVASIVE TREES TO REMOVE WITHIN THE MITIGATION AREA.....	1
TABLE 2.	INVASIVE UNDERSTORY PLANTS TO REMOVE WITHIN THE MITIGATION AREA .....	2

## LIST OF APPENDICES

### APPENDIX A – FIGURES

FIGURE 1 – SITE LOCATION

FIGURE 2 – TREE GIRDLING REMOVALS



FIGURE 3 – ALLIARIA PETIOLATA REMOVALS

FIGURE 4 – BERBERIS THUNBERGII REMOVALS

FIGURE 5 – AILANTHUS ALTISSIMA REMOVALS

FIGURE 6 – ADDITIONAL SHRUB, SAPLING, & VINE REMOVALS

FIGURE 7 – ADDITIONAL HERBACEOUS REMOVALS

**APPENDIX B – DOCUMENTS**

DOCUMENT A – RESOLUTION #22-10

DOCUMENT B – LANDSCAPE MITIGATION PLAN

## 1.0 INTRODUCTION

---

### 1.1 PROJECT DESCRIPTION

The NY-VDER CDG Solar Project (“Project”) is planned to be located at 3849 Foothill Street, Yorktown, New York 10547 (tax parcel number 15.07-1-5). The Project will consist of a 1.875 MWAC (2.725 MWDC) ground-mounted solar photovoltaic (PV) system and 1.875 MW battery energy storage system (see Appendix A, Figure 1 – Site Location).

As part of the Project’s site plan, special use permit, stormwater permit, and tree removal permit approval (“Resolution”), the Town of Yorktown requires an approximately 6.5-acre area (“Mitigation Area”) to be enclosed with a 7-foot chain link fence and a weed and plant invasive species specialist to conduct an analysis of the area, identify the different invasive plants, and create a plan to remove the invasive weeds and non-native plants (see Appendix B, Document A – Resolution #22-10). Additional requirements include providing a 6-inch clearing at the bottom of the fence to allow small animals, but not white-tailed deer (*Odocoileus virginianus*), to traverse, installing a gate for maintenance, removing invasive weeds and non-native plants within the Mitigation Area, and planting native understory species in accordance with the approved Landscape Mitigation Plan dated August 8, 2022 (see Appendix B, Document B – Landscape Mitigation Plan).

### 1.2 PURPOSE

This report was prepared to assist Valta Energy in meeting the requirements of the Resolution. An Invasive Species Survey and Inventory was conducted to analyze the Mitigation Area for invasive species present and create a plan to remove those species. The results of the survey and the methods and timeline for removing the invasive species are discussed throughout this report.

## 2.0 INVASIVE SPECIES INVENTORY

---

### 2.1 OVERVIEW

The Invasive Species Survey and Inventory was conducted by Northeast Ecology on June 8-9, 2023. All invasive species within the Mitigation Area were identified and delineated using a sub-foot Global Positioning System (GPS) unit.

### 2.2 SPECIES PRESENT

Within the Mitigation Area, there are 26 invasive trees to be removed. Of these trees, there are 22 tree of heaven (*Ailanthus altissima*) and 4 Norway maple (*Acer platanoides*). See Table 1 below for a list of the Invasive Trees to Remove within the Mitigation Area and Appendix A, Figure 2 for a map of tree removals by tree girdling within the Mitigation Area.

**Table 1: Invasive Trees to Remove Within the Mitigation Area**

<i>Scientific Name</i>	<i>Common Name</i>	<i>Number</i>	<i>Average DBH (inches)</i>
<i>Acer platanoides</i>	Norway Maple	4	13
<i>Ailanthus altissima</i>	tree of heaven	22	10

Within the Mitigation Area, there are 16 species of understory plants to be removed, totaling 5.0 acres. Of these, there are three species of saplings (0.42 acres), six species of shrubs (0.70 acres), one species of vine (0.04 acres), and six herbaceous species (3.85 acres). See Table 2 below for a list of the Invasive Understory Plants to Remove within the Mitigation Area and Appendix A, Figures 2-7 for maps of invasive understory removals within the Mitigation Area.

**Table 2: Invasive Understory Plants to Remove Within the Mitigation Area**

<i>Scientific Name</i>	<i>Common Name</i>	<i>Type</i>	<i>Acres</i>
<i>Acer platanoides</i>	Norway Maple	sapling	0.02
<i>Ailanthus altissima</i>	tree of heaven	sapling	0.40
<i>Akebia quinata</i>	five-leaf akebia	herbaceous	<0.01
<i>Alliaria petiolata</i>	garlic mustard	herbaceous	3.77
<i>Berberis thunbergii</i>	Japanese barberry	shrub	0.63
<i>Celastrus orbiculatus</i>	Oriental bittersweet	vine	0.04
<i>Chelidonium majus</i>	greater celandine	herbaceous	0.01
<i>Euonymus alatus</i>	winged euonymus	shrub	0.01
<i>Ligustrum obtusifolium</i>	border privet	shrub	<0.01
<i>Lonicera morrowii</i>	Morrow's honeysuckle	shrub	<0.01
<i>Microstegium vimineum</i>	Japanese stiltgrass	herbaceous	0.03
<i>Pachysandra terminalis</i>	Japanese pachysandra	herbaceous	0.02
<i>Robinia pseudoacacia</i>	black locust	sapling	<0.01
<i>Rosa multiflora</i>	multiflora rose	shrub	0.04
<i>Rubus phoenicolasius</i>	Japanese wineberry	shrub	0.02
<i>Vinca minor</i>	common periwinkle	herbaceous	0.03

### 3.0 REMOVAL PLAN

---

#### 3.1 OVERVIEW

One of the most critical aspects of the removal is that all invasive species are removed with as little disturbance to the current forest and ecosystem as possible, as further disturbance will cause a greater proliferation of the invasive species that currently exist within the Mitigation Area. Areas of the Mitigation Area with a relatively open canopy that allowed sunlight into the forest floor correlated very strongly with high levels of invasive species. Because of this, no invasive trees will be cut down within the Mitigation Area. Additionally, only hand pulling and small tools will be used to remove all invasive understory species, as any use of herbicides or large machinery can further degrade the Mitigation Area.

All invasive tree removals will employ girdling methods, allowing the trees to slowly die, fall, and decompose over a few years. Girdling allows younger trees to grow and fill the forest canopy as the older trees die, preventing an open canopy from forming that would enable the proliferation of the invasive species within the Mitigation Area. Additionally, cutting down and removing the invasive trees would cause significant damage to the existing canopy through falling and major degradation of the existing forest floor, including vegetation and soils, through hauling. All invasive understory removals should be pulled before seeding and left on-site to aid in the natural accumulation of

organic matter on the forest floor and provide habitat for animals and fungi during the natural decomposition process. Any chemical treatment would increase the level of disturbance within the Mitigation Area, making it more difficult for native species to grow and furthering the spread of invasive species.

### **3.2 TREES**

***Acer platanoides* (Norway Maple):** The removal of Norway maple trees will use girdling to prevent an open canopy from forming and more invasive species from spreading. Girdling is best accomplished from late spring to mid-summer, after initial spring resources have been depleted and the tree is most vulnerable. Any sprouts that appear from the tree trunk will be removed using hand pulling, hand pruners, loppers, or a hand saw for two growing seasons. Decomposition of the trees will occur on-site to provide organic matter, nutrients, and habitat to the forest.

***Ailanthus altissima* (tree of heaven):** The removal of tree of heaven trees will use girdling to prevent an open canopy from forming and more invasive species from spreading. Girdling is best accomplished from late spring to mid-summer, after initial spring resources have been depleted and the tree is most vulnerable. Any sprouts that appear from the tree trunk will be removed using hand pulling, hand pruners, loppers, or a hand saw for two growing seasons. Decomposition of the trees will occur on-site to provide organic matter, nutrients, and habitat to the forest.

***Robinia pseudoacacia* (black locust):** No black locust trees should be removed from the Mitigation Area, as they provide a large canopy and are not currently spreading on-site. The removal of the mature black locust trees within the Mitigation Area would result in an intense proliferation of invasive species. All black locust trees will be left to continue providing a canopy cover until they eventually die of old age in time and are replaced by native tree species.

### **3.3 SAPLINGS**

***Acer platanoides* (Norway Maple):** Norway maple saplings will be removed by hand pulling. This is best accomplished during spring when the soil is moist but can be conducted all year when soil conditions are not very dry. Larger saplings will be cut down using hand pruners, loppers, or a hand saw. Follow-up removals will occur for two additional growing seasons. Decomposition of vegetation will occur on-site to provide organic matter, nutrients, and habitat to the forest.

***Ailanthus altissima* (tree of heaven):** Tree of heaven saplings will be removed by hand pulling. This is best accomplished when the species are young and have not begun to develop a taproot. Larger saplings will be cut down using hand pruners, loppers, or a hand saw. Follow-up removals will occur for two additional growing seasons. Decomposition of vegetation will occur on-site to provide organic matter, nutrients, and habitat to the forest.

***Robinia pseudoacacia* (black locust):** Black locust saplings will be removed by hand pulling. This is best accomplished during spring when the soil is moist but can be conducted all year when soil conditions are not very dry, and it is important to ensure all roots that are possible to remove are removed. Larger saplings will be cut down using hand pruners or loppers. Follow-up removals will occur for two additional growing seasons. Decomposition of vegetation will occur on-site to provide organic matter, nutrients, and habitat to the forest.

### 3.4 SHRUBS

***Berberis thunbergii* (Japanese barberry):** Small Japanese barberry shrubs will be removed by hand pulling. This is best accomplished during spring when the soil is moist but can be conducted all year when soil conditions are not very dry. Larger shrubs will be cut down using hand pruners, loppers, or a hand saw, and large roots will be dug out. All removals will occur prior to seed maturation, which occurs from August through October. Follow-up removals will occur for two additional growing seasons. Decomposition of vegetation will occur on-site to provide organic matter, nutrients, and habitat to the forest.

***Euonymus alatus* (winged euonymus):** Small winged euonymus shrubs will be removed by hand pulling. This is best accomplished during spring when the soil is moist but can be conducted all year when soil conditions are not very dry. Larger shrubs will be cut down using hand pruners, loppers, or a hand saw, and large roots will be dug out. All removals will occur prior to seed maturation, which occurs from September through October. Follow-up removals will occur for two additional growing seasons. Decomposition of vegetation will occur on-site to provide organic matter, nutrients, and habitat to the forest.

***Ligustrum obtusifolium* (border privet):** Small border privet shrubs will be removed by hand pulling. This is best accomplished during spring when the soil is moist but can be conducted all year when soil conditions are not very dry. Larger shrubs will be cut down using hand pruners or loppers, and large roots will be dug out. All removals will occur prior to seed maturation, which occurs from September through October. Follow-up removals will occur for two additional growing seasons. Decomposition of vegetation will occur on-site to provide organic matter, nutrients, and habitat to the forest.

***Lonicera morrowii* (Morrow's honeysuckle):** Small Morrow's honeysuckle shrubs will be removed by hand pulling. This is best accomplished during spring when the soil is moist but can be conducted all year when soil conditions are not very dry. Larger shrubs will be cut down using hand pruners or loppers, and large roots will be dug out. All removals will occur prior to seed maturation, which occurs from July through September. Follow-up removals will occur for two additional growing seasons. Decomposition of vegetation will occur on-site to provide organic matter, nutrients, and habitat to the forest.

***Rosa multiflora* (multiflora rose):** Small multiflora rose shrubs will be removed by hand pulling. This is best accomplished during spring when the soil is moist but can be conducted all year when soil conditions are not very dry. Larger shrubs will be cut down using hand pruners, loppers, or a hand saw, and large roots will be dug out. All removals will occur prior to seed maturation, which occurs from September through October. Follow-up removals will occur for two additional growing seasons. Decomposition of vegetation will occur on-site to provide organic matter, nutrients, and habitat to the forest.

***Rubus phoenicolasius* (Japanese wineberry):** Small Japanese wineberry shrubs will be removed by hand pulling. This is best accomplished during spring when the soil is moist but can be conducted all year when soil conditions are not very dry. Larger shrubs will be cut down using hand pruners or loppers, and large roots will be dug out. All removals will occur prior to seed maturation, which occurs from August through September. Follow-up removals will occur for two additional growing

seasons. Decomposition of vegetation will occur on-site to provide organic matter, nutrients, and habitat to the forest.

### **3.5 VINES**

***Celastrus orbiculatus* (Oriental bittersweet):** Small Oriental bittersweet vines will be removed by hand pulling. This is best accomplished during spring when the soil is moist but can be conducted all year when soil conditions are not very dry. Larger vines will be cut down using hand pruners, loppers, or a hand saw. All removals will occur prior to seed maturation, which occurs from August through September. Follow-up removals will occur for two additional growing seasons. Decomposition of vegetation will occur on-site to provide organic matter, nutrients, and habitat to the forest.

### **3.6 HERBACEOUS**

***Akebia quinata* (five-leaf akebia):** Five-leaf akebia will be removed by hand pulling. This is best accomplished during spring when the soil is moist but can be conducted all year when soil conditions are not very dry. All removals will occur prior to seed maturation, which occurs from September through October. Follow-up removals will occur for two additional growing seasons. Decomposition of vegetation will occur on-site to provide organic matter, nutrients, and habitat to the forest.

***Alliaria petiolata* (garlic mustard):** Garlic mustard will be removed by hand pulling. This is best accomplished during spring when the soil is moist but can be conducted all year when soil conditions are not very dry. Garlic mustard has a biennial life cycle, meaning the plant lives out over two growing seasons. During the first season, seedlings emerge in early March and form a rosette of leaves that grow low to the ground. During the spring of the second growing season, garlic mustard bolts and the rosettes rapidly elongate their stems and produce a flowering head. Removal will occur between the time garlic mustard bolts in early spring and when seed maturation occurs in May through July. Follow-up removals will occur for two additional growing seasons. Decomposition of vegetation will occur on-site to provide organic matter, nutrients, and habitat to the forest.

***Chelidonium majus* (greater celandine):** Greater celandine will be removed by hand pulling. This is best accomplished during spring when the soil is moist but can be conducted all year when soil conditions are not very dry. All removals will occur prior to seed maturation, which occurs from July through September. Follow-up removals will occur for two additional growing seasons. Decomposition of vegetation will occur on-site to provide organic matter, nutrients, and habitat to the forest.

***Microstegium vimineum* (Japanese stiltgrass):** Japanese stiltgrass will be removed by hand pulling. All removals will occur prior to seed maturation, which occurs from August through October, and after June to avoid a second flush of germination. Follow-up removals will occur for two additional growing seasons. Decomposition of vegetation will occur on-site to provide organic matter, nutrients, and habitat to the forest.

***Pachysandra terminalis* (Japanese pachysandra):** Japanese pachysandra will be removed by hand pulling. This is best accomplished during spring when the soil is moist but can be conducted all year when soil conditions are not very dry. Follow-up removals will occur for two additional growing seasons. All removals will occur prior to seed maturation, which occurs from September through



October. Decomposition of vegetation will occur on-site to provide organic matter, nutrients, and habitat to the forest.

***Vinca minor* (common periwinkle):** Common periwinkle will be removed by hand pulling. This is best accomplished during spring when the soil is moist but can be conducted all year when soil conditions are not very dry. Follow-up removals will occur for two additional growing seasons. All removals will occur prior to seed maturation, which occurs from August through October, although the species rarely develop mature seeds in North America. Decomposition of vegetation will occur on-site to provide organic matter, nutrients, and habitat to the forest.

## 4.0 REMOVAL TIMELINE

---

### 4.1 OVERVIEW

The invasive species removals will take place over four phases beginning in the Summer of 2023 and ending in the Summer of 2026. This will allow all invasive species within the Mitigation Area to be removed at the proper time of year and provide follow-up removals for two additional growing seasons for each species. At the completion of the four phases, the landowner will then assume maintenance of all invasive species within the Mitigation Area.

### 4.2 PHASE I

Phase I will be conducted in the Summer and Fall of 2023. This phase will consist of shrub, sapling, vine, and herbaceous removals by hand pulling, hand pruners, loppers, or a hand saw. However, Japanese honeysuckle, garlic mustard, and greater celandine removal will begin in Phase II and end in Phase IV because the species have already started producing seeds in 2023. If Japanese barberry, Japanese wineberry, Japanese stiltgrass, and Oriental bittersweet removal cannot be completed before August 2023, the removal of these species will begin in Phase II and end in Phase IV instead.

### 4.3 PHASE II

Phase II will be conducted in the Spring, Summer, and Fall of 2024. This phase will consist of tree removals by girdling and shrub, sapling, vine, and herbaceous removals. This phase will also include follow-up maintenance by hand pulling, hand pruners, loppers, and a hand saw for species that had an initial removal in Phase I. All shrub, sapling, vine, and herbaceous removals will be in the follow-up maintenance stage other than Japanese honeysuckle, garlic mustard, and greater celandine, which will begin removals in Phase II (unless Japanese barberry, Japanese wineberry, Japanese stiltgrass, and Oriental bittersweet cannot be completed before August 2023).

### 4.4 PHASE III

Phase III will be conducted in the Spring, Summer, and Fall of 2025. This phase will consist of shrub, sapling, vine, and herbaceous follow-up maintenance by hand pulling, hand pruners, loppers, and a hand saw. All shrub, sapling, vine, and herbaceous follow-up maintenance will be completed in this phase other than Japanese honeysuckle, garlic mustard, greater celandine, and trees removed by

girdling, which will be in the follow-up maintenance stage (unless Japanese barberry, Japanese wineberry, Japanese stiltgrass, and Oriental bittersweet cannot be completed before August 2023).

#### **4.5 PHASE IV**

Phase IV will be conducted in the Spring and Summer of 2026. This phase will consist of shrub, sapling, and herbaceous follow-up maintenance by hand pulling, hand pruners, loppers, and a hand saw. All removals that began in Phase II will have their follow-up maintenance completed in Phase IV, including Japanese honeysuckle, garlic mustard, greater celandine, and trees removed by girdling (unless Japanese barberry, Japanese wineberry, Japanese stiltgrass, and Oriental bittersweet cannot be completed before August 2023). At the completion of Phase IV, the landowner will then assume maintenance of all invasive species within the Mitigation Area.

#### **5.0 CONCLUSIONS**

---

Northeast Ecology conducted an Invasive Species Survey and Inventory on June 8-9, 2023, that identified 2 invasive tree species and 16 invasive understory species for removal within the Mitigation Area. All invasive species will be removed with as little disturbance to the current forest and ecosystem as possible, as further disturbance will cause further proliferation of the invasive species that currently exist within the Mitigation Area. The removal of these species should be conducted in four separate phases starting in the Summer of 2023 and ending in the Summer of 2026, where the owner will then assume maintenance of all invasive species within the Mitigation Area.

## 6.0 LIST OF PREPARERS

---

- Jay Kaminski, Principal, Certified Ecological Restoration Practitioner – Northeast Ecology
- Brianna Rybka, Environmental Project Manager – Northeast Ecology
- Jayden Giuli, Environmental Analyst – Northeast Ecology

# APPENDIX A

## FIGURES



# Valta Energy

## CDG Yorktown Solar Town of Yorktown Westchester County, NY



0 0.5 1 Miles  
1 inch = 1 mile

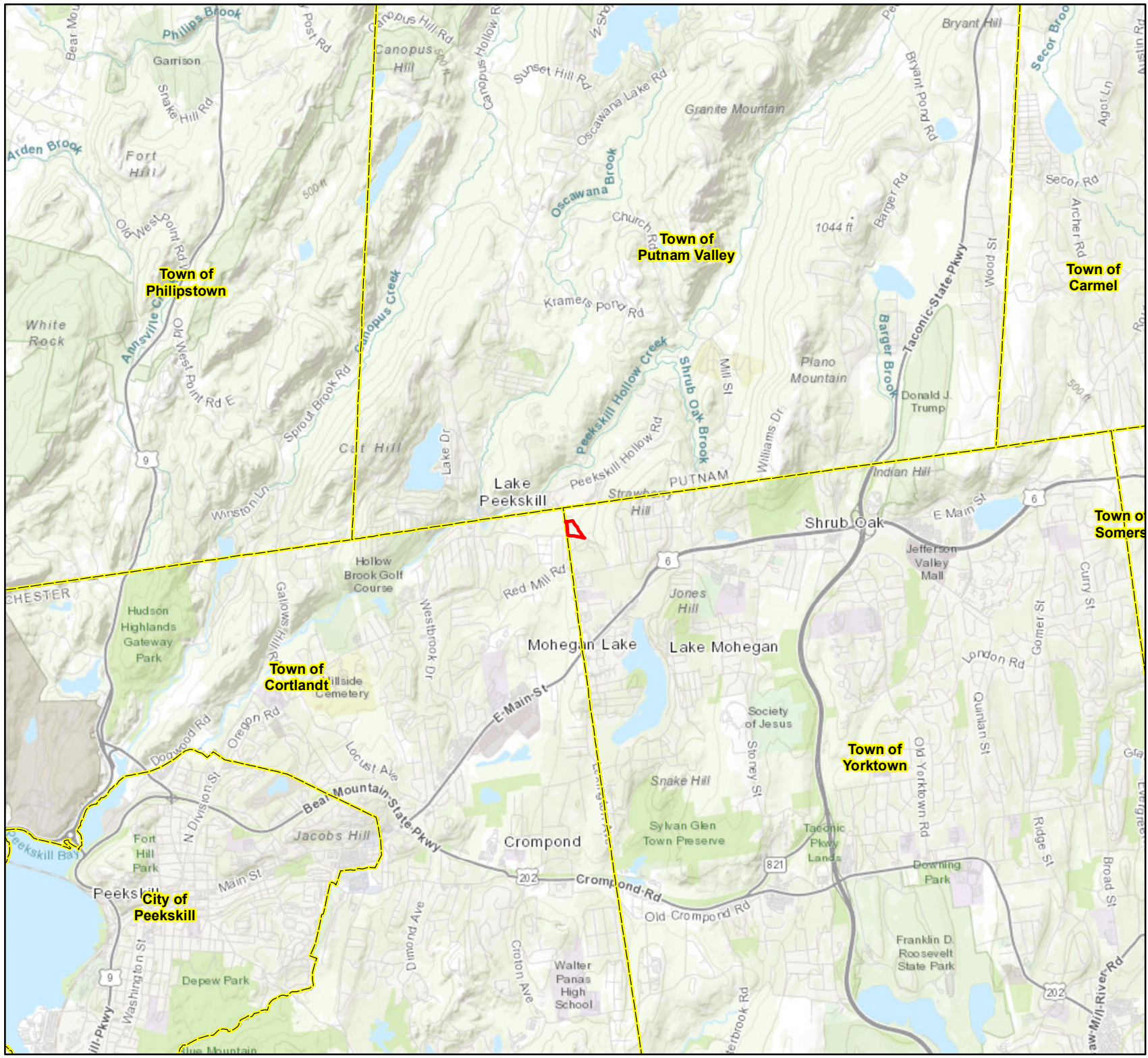
### Legend

- Mitigation Area
- Municipal Boundary

Sources  
 1. Project Area: Created by Northeast Ecology using information provided by the client, 2022.  
 2. Basemap: ESRI USA Topo Map in reference to USGS Topographic Mohegan Lake, Oscawana Lake, Peekskill, & West Point Quadrangles, 2016.  
 3. Municipal Boundary: NYS GIS Clearinghouse, 2022.

### Site Location

# Figure 1





# Valta Energy

## CDG Yorktown Solar

Town of Yorktown  
Westchester County, NY



0 50 100 Feet  
1 inch = 100 feet

### Legend

Mitigation Area

### Species

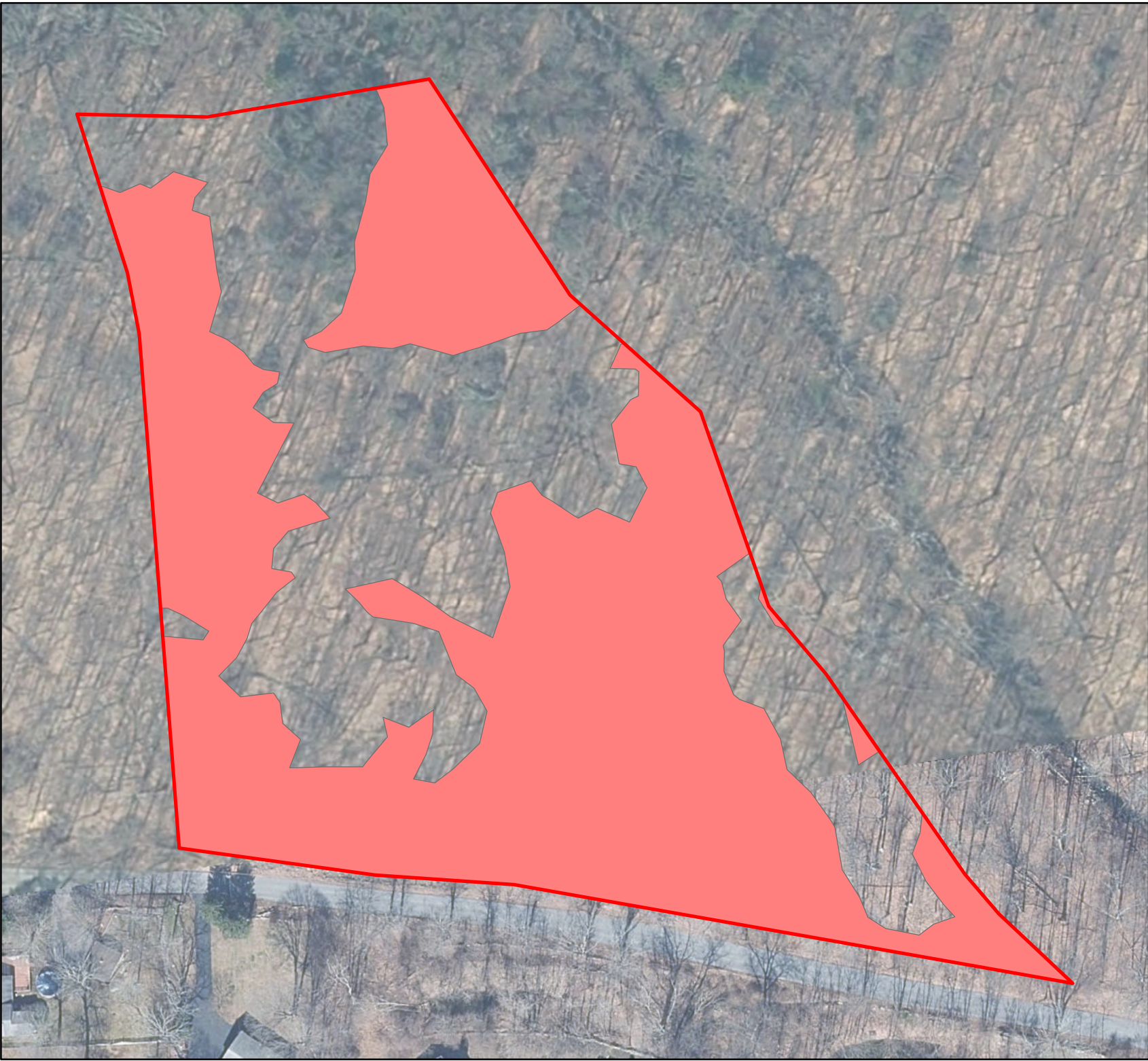
- Acer platanoides*  
(Norway maple)
- Ailanthus altissima*  
(tree of heaven)

Sources  
1. Project Area: Created by Northeast Ecology using information provided by the client, 2022.  
2. Basemap: ESRI Aerial Imagery, 2021.  
3. Invasive Species Removals Created by Northeast Ecology using data collected during June 8-9, 2023 Invasive Species Inventory.

### Tree Girdling Removals

## Figure 2





## Valta Energy



CDG Yorktown Solar

Town of Yorktown  
Westchester County, NY



0 50 100 Feet  
1 inch = 100 feet

### Legend

-  Mitigation Area
-  *Alliaria petiolata*  
(garlic mustard)

Sources  
1. Project Area: Created by Northeast Ecology using information provided by the client, 2022.  
2. Basemap: ESRI Aerial Imagery, 2021.  
3. Invasive Species Removals Created by Northeast Ecology using data collected during June 8-9, 2023 Invasive Species Inventory.

### *Alliaria petiolata* Removals

## Figure 3



**Valta  
Energy**

**CDG Yorktown Solar**

**Town of Yorktown  
Westchester County, NY**



0 50 100 Feet  
1 inch = 100 feet

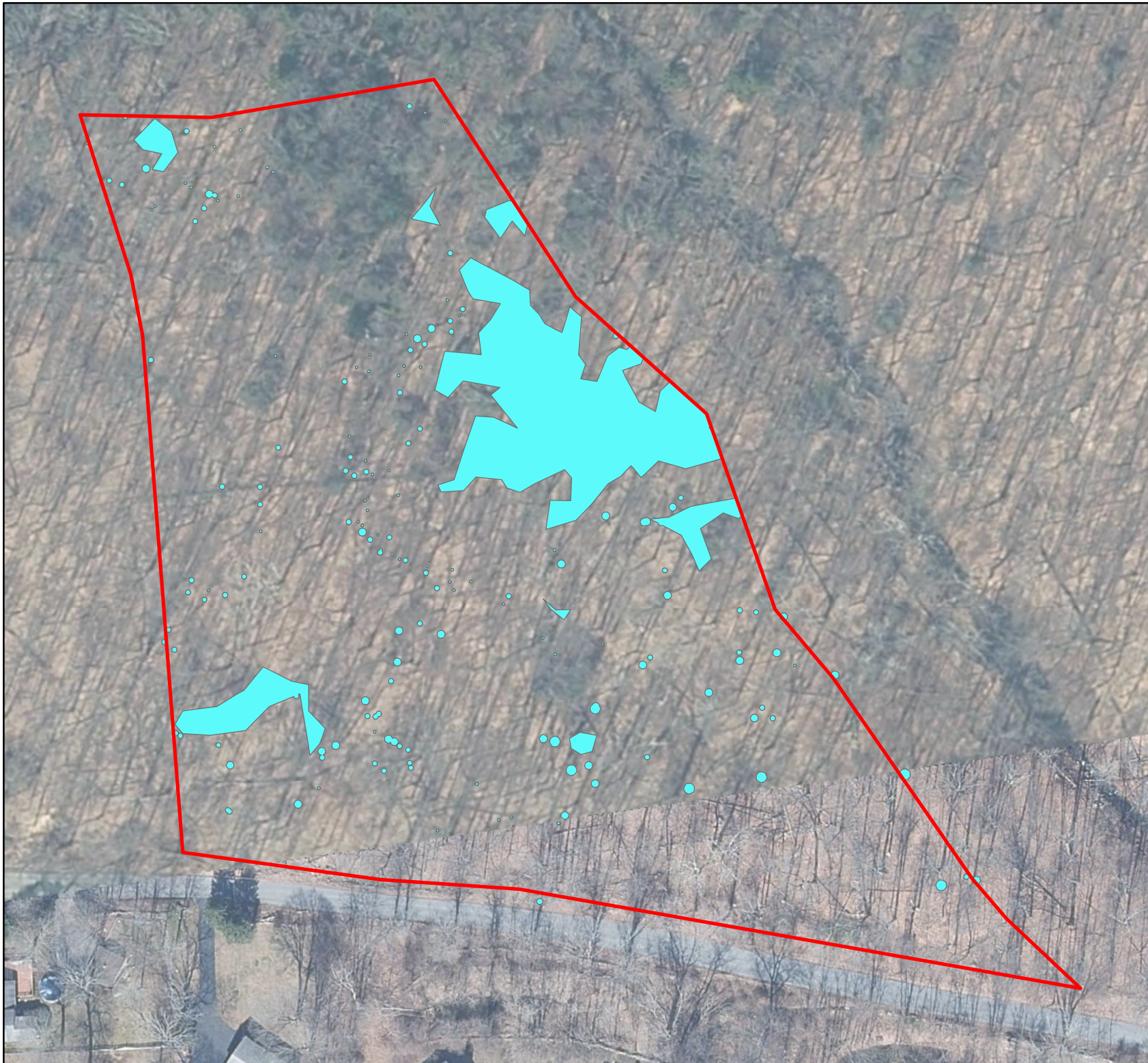
**Legend**

- Mitigation Area
- Berberis thunbergii*  
(Japanese barberry)

Sources  
1. Project Area: Created by Northeast Ecology using information provided by the client, 2022.  
2. Basemap: ESRI Aerial Imagery, 2021.  
3. Invasive Species Removals Created by Northeast Ecology using data collected during June 8-9, 2023 Invasive Species Inventory.

***Berberis thunbergii*  
Removals**

**Figure 4**







# Valta Energy

CDG Yorktown Solar

Town of Yorktown  
Westchester County, NY



0 50 100 Feet  
1 inch = 100 feet

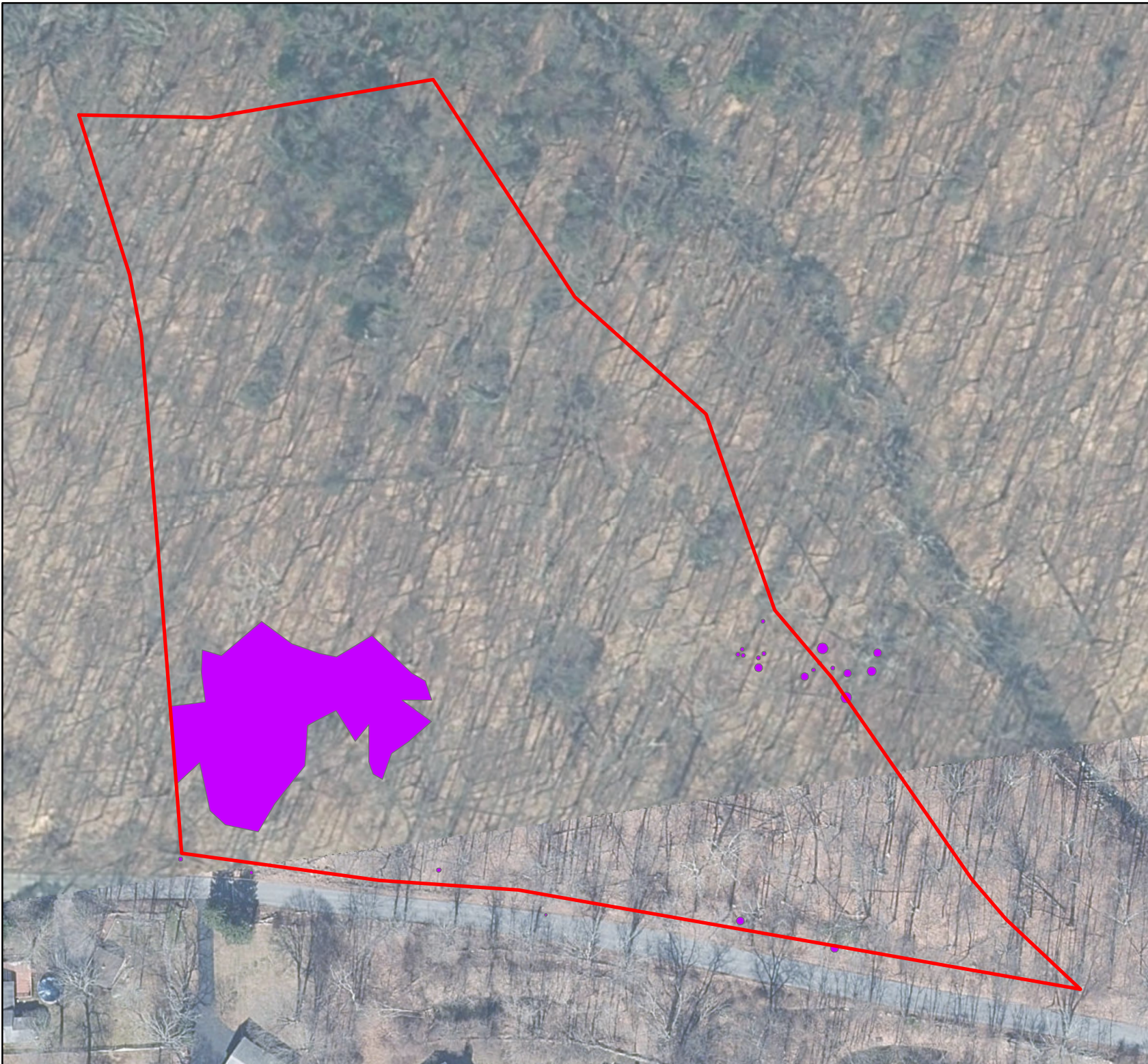
### Legend

- Mitigation Area
- Ailanthus altissima*  
(tree of heaven)

Sources  
1. Project Area: Created by Northeast Ecology using information provided by the client, 2022.  
2. Basemap: ESRI Aerial Imagery, 2021.  
3. Invasive Species Removals Created by Northeast Ecology using data collected during June 8-9, 2023 Invasive Species Inventory.

## *Ailanthus altissima* Removals

### Figure 5

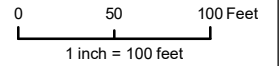




# Valta Energy

## CDG Yorktown Solar

Town of Yorktown  
Westchester County, NY



### Legend

Mitigation Area

#### Species

*Acer platanoides*  
(Norway maple)

*Celastrus orbiculatus*  
(Oriental bittersweet)

*Euonymus alatus*  
(winged euonymus)

*Ligustrum obtusifolium*  
(border privet)

*Lonicera morrowii*  
(Morrow's honeysuckle)

*Robinia pseudoacacia*  
(black locust)

*Rosa multiflora*  
(multiflora rose)

*Rubus phoenicolasius*  
(Japanese wineberry)

#### Sources

1. Project Area: Created by Northeast Ecology using information provided by the client, 2022.
2. Basemap: ESRI Aerial Imagery, 2021.
3. Invasive Species Removals Created by Northeast Ecology using data collected during June 8-9, 2023 Invasive Species Inventory.

### Additional Shrub Sapling, & Vine Removals

## Figure 6





# Valta Energy

## CDG Yorktown Solar

Town of Yorktown  
Westchester County, NY



0 50 100 Feet  
1 inch = 100 feet

### Legend

Mitigation Area

### Species

- Akebia quinata*  
(five-leaf akebia)
- Chelidonium majus*  
(greater celandine)
- Microstegium vimineum*  
(Japanese stiltgrass)
- Pachysandra terminalis*  
(Japanese pachysandra)
- Vinca minor*  
(common periwinkle)

Sources  
1. Project Area: Created by Northeast Ecology using information provided by the client, 2022.  
2. Basemap: ESRI Aerial Imagery, 2021.  
3. Invasive Species Removals Created by Northeast Ecology using data collected during June 8-9, 2023 Invasive Species Inventory.

### Additional Herbaceous Removals

## Figure 7



# APPENDIX B

## DOCUMENTS

# TOWN OF YORKTOWN PLANNING DEPARTMENT

---

Albert A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, NY 10598, Phone 914-962-6565, Fax 914-962-3986

---

## PLANNING BOARD RESOLUTION ROUTING TRANSMITTAL

**DATE:** May 10, 2022

**TO:**  File  
 Applicant (*via e-mail*)  
 Town Clerk (*via e-mail and hard copy*)  
 Building Inspector (*via e-mail*)  
 Town Engineer (*via e-mail*)  
 Fire Inspector (*via e-mail*)  
 Highway Superintendent (*via e-mail*)  
 Water Department (*via e-mail*)  
 Town Assessor (*via e-mail*)

**FROM:** Planning Department

**SUBJECT:** Foothill Street Solar Farm

**RESOLUTION:** #22-10

**SBL:** 15.07-1-5; 3849 Foothill Street, Mohegan Lake

---

Attached please find a copy of Planning Board Resolution #22-10 approving site plan, special use permit for a Tier 2 Battery Energy Storage System, stormwater permit, and tree removal permit for the Foothill Solar Project dated April 25, 2022.

Thank you,

John A. Tegeder, R.A.  
Director of Planning

/nc  
Attachment

THIS IS TO CERTIFY that the attached copy is a true and correct copy of the Town of Yorktown Planning Board Resolution:

**PLANNING BOARD  
TOWN OF YORKTOWN**

**RESOLUTION APPROVING**

**SITE PLAN, SPECIAL USE PERMIT FOR A LARGE-SCALE SOLAR ENERGY  
SYSTEM, SPECIAL USE PERMIT FOR A TIER 2 BATTERY ENERGY  
STORAGE SYSTEM, STORMWATER PERMIT, AND TREE REMOVAL  
PERMIT FOR THE FOOTHILL SOLAR PROJECT**

**DATE OF RESOLUTION: APRIL 25, 2022**

HEREBY signed by the secretary of the Planning Board:



William LaScala, Secretary

5/9/2022

Date

**PLANNING BOARD  
TOWN OF YORKTOWN**

**RESOLUTION APPROVING  
SITE PLAN, SPECIAL USE PERMIT FOR A LARGE-SCALE SOLAR ENERGY  
SYSTEM, SPECIAL USE PERMIT FOR A TIER 2 BATTERY ENERGY  
STORAGE SYSTEM, STORMWATER PERMIT, AND TREE REMOVAL  
PERMIT FOR THE FOOTHILL SOLAR PROJECT**

**RESOLUTION NUMBER: #22-10**

**DATE: April 25, 2022**

On motion of William LaScala, seconded by Robert Garrigan, and unanimously voted in favor by Fon, LaScala, Bock, and Garrigan the following resolution was adopted:

WHEREAS in accordance with the Planning Board's Land Development Regulations, Town of Yorktown Town Code Chapter 195, adopted February 4, 1969 and as amended, a formal application for the approval of a site plan and special use permits for a Large-Scale Solar Power Generation System and Tier 2 Battery Energy Storage System with submitted plans titled, "Yorktown A Solar Farm Site Plans," prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., and dated October 27, 2020, and last revised February 8, 2022, was submitted to the Planning Board on behalf of Con Edison Clean Energy Businesses, Inc. (hereinafter referred to as "the Applicant"); and

WHEREAS the Applicant is proposing to construct a 1.875 MW capacity large scale solar energy system and 1.875 MW Tier 2 Battery Energy Storage System on approximately 16 acres of a 34.23 acre parcel in the R1-40 zoning district, located at 3849 Foothill Street, Mohegan Lake in the Town of Yorktown and owned by William Lockwood, also known as Section 15.07, Block 1, Lot 5 on the Town of Yorktown Tax Map (hereinafter referred to as "the Property"); and

WHEREAS pursuant to SEQRA:

1. The action has been identified as a Type I action because the proposed action involves the physical alteration of more than 10 acres.
2. The Planning Board has been declared lead agency on April 11, 2022.
3. A negative declaration has been adopted on April 11, 2022 on the basis of a Full EAF dated December 20, 2021.

WHEREAS the applicant has submitted as part of his application the following maps and documents:

**Site Plans**

1. A drawing, sheet C000, titled "Cover Sheet," prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised February 8, 2022; and

2. A drawing, sheet C001, titled "Overall Site Plan," prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised February 8, 2022; and
3. A drawing, sheet C002, titled "Site Plan," prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised February 8, 2022; and
4. A drawing, sheet C003, titled "Grading/SWPPP Plan," prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised February 8, 2022; and
5. A drawing, sheet C004, titled "Detailed Grading Plan," prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised February 8, 2022; and
6. A drawing, sheet C005, titled "Driveway Details," prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised February 8, 2022; and
7. A drawing, sheet C006, titled "Landscaping & Planting for Mitigation Plan," prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised February 8, 2022; and
8. A drawing, sheet C006-A, titled "Landscaping & Planting for Mitigation Plan for Undisturbed Area," prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised February 8, 2022; and
9. A drawing, sheet C007, titled "Phasing Plan," prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised February 8, 2022; and
10. A drawing, sheet C008, titled "General Notes," prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised February 8, 2022; and
11. A drawing, sheet C009, titled "Erosion and Sediment Control Details," prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised February 8, 2022; and



12. A drawing, sheet C010, titled “Erosion and Sediment Control Details,” prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised February 8, 2022; and
13. A drawing, sheet C011, titled “Site Details,” prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised February 8, 2022; and
14. A drawing, sheet C012, titled “Construction Details,” prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised February 8, 2022; and
15. A drawing, sheet C013, titled “Construction Details,” prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised February 8, 2022; and
16. A drawing, sheet LOS, titled “Line of Sight Profile Site Plan,” prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated February 8, 2022, and last revised February 14, 2022; and
17. A drawing, sheet LOS-1, titled “Line of Sight Profile,” prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated February 8, 2022, and last revised February 14, 2022; and
18. A drawing, sheet LOS-2, titled “Line of Sight Profile,” prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated February 8, 2022, and last revised February 14, 2022; and
19. A drawing, sheet LOS-3, titled “Line of Sight Profile,” prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated February 8, 2022, and last revised February 14, 2022; and
20. A drawing, sheet C003, titled “Slope Heat Map Exhibit,” prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated October 27, 2020, and last revised November 22, 2021; and

### **Additional Documents**

21. A memo from Joe Shanahan, Project Developer, Con Edison Clean Energy Businesses with subject, “Proposed Solar Facility, 3849 Foothill Street Final Mitigation Plan,” and dated March 10, 2022;

22. A memo from Joe Shanahan, Project Developer, Con Edison Clean Energy Businesses with subject, "Proposed Solar Facility, 3849 Foothill Street Supplement to Final Mitigation Plan," and dated April 19, 2022;
23. A memo from Bergmann Associates with the subject, "Proposed Solar Facility, 3849 Foothill Street Native Plantings for Mitigation Area," and dated April 20, 2022;
24. A Tree Inventory, prepared by Bartlett Tree Experts, and dated June 28, 2021;
25. A Stormwater Pollution Prevention Plan, prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., and submitted January 28, 2021; and
26. A Wetland and Aquatic Resources Delineation Report, prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., and dated May 16, 2018; and
27. A noise analysis, prepared by Harris Miller Miller & Hanson Inc., and dated June 25, 2021; and
28. A noise analysis, prepared by Harris Miller Miller & Hanson Inc., for the Wellness Trail, and dated November 24, 2021; and
29. Photo simulations, prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., dated March 2021; and
30. A decommissioning plan and cost estimate, submitted in a memo from Joe Shanahan, Con Edison Clean Energy Businesses, dated April 23, 2021; and
31. Specification sheets for proposed the solar equipment; and
32. Specification sheets for proposed the battery storage equipment; and
33. A drawing, sheet PV04, titled "Three Line Diagram," prepared by ConEdison Solutions, and dated January 20, 2021; and
34. Draft Emergency Action Plan, prepared by ConEdison Clean Energy Businesses, and dated February 1, 2022; and
35. Employee Health and Safety Manual, prepared by ConEdison Clean Energy Businesses, and dated January 2022; and

36. A determination of no hazard from the Federal Aviation Administration, issued September 11, 2017; and

WHEREAS in memos dated March 10, 2022 and April 20, 2022, ConEdison Clean Energy Businesses outlined a mitigation plan, which consists of the following:

- A) This project requires removal of 1658 trees and the total area of tree removal is 15.90 acres, therefore a payment to the Tree Bank Fund in the amount of \$207,356.00; and
- B) A conservation restriction will be placed on the remaining approximately 19 acres of the parcel to ensure that this area will not be developed, and will be left undisturbed and in its current natural state, for the life of the Lease for the solar project.
- C) The proposed development would leave a 15 foot strip of existing vegetation along Foothill Street undisturbed and further enhance this natural buffer with an additional 212 plantings; and
- D) The 15.90 acres to be disturbed for the installation of the solar project will be planted as grass and meadow using a pollinator seed and/or plantings as suggested by a Certified Ecological Restoration Professional; and
- E) The Applicant will prepare a plan showing the remaining 19 acres of woodland and the limitations under Chapter 178 which results in 6.5 acres in which the following can be accomplished:
  - 1. The 6.5 acres shall be enclosed with a 7-foot chain link fence with a 6-inch clearing at the bottom to allow small animals (but not deer) to traverse, with a gate for maintenance.
  - 2. The Applicant will engage a weed and invasive plant specialist who shall do an analysis of the 6.5-acre area, identify the different invasive plants, and create a plan to remove the invasive weeds and non-native plants.
  - 3. The Applicant will develop a native understory species planting plan consisting of a combination of native flowers, grasses, shrubs, trees and/or vines.
  - 4. The invasive weeds and non-native plants will be removed and the understory species planted in accordance with the above-mentioned plans.

F) The Applicant will enter into a PILOT agreement with the Town of Yorktown

WHEREAS the Planning Board has referred this application to the following boards and agencies and has received and considered reports of the following:

<b>Boards &amp; Agencies</b>	<b>Report Date</b>
Conservation Board	11/05/20, 07/22/21, 09/01/21, 02/18/22
Environmental Consultant	11/01/21, 12/06/21, 04/04/22
Fire Inspector	11/17/20, 10/29/21, 12/04/21, 12/29/21
Town Engineer	11/09/20, 12/14/21
Tree Conservation Advisory Commission	03/22/21, 01/03/22, 01/10/22, 02/02/22
Westchester County Planning Board	11/13/20, 12/02/20
NYS OPRHP	05/21/18

WHEREAS the requirements of this Board's Land Development Regulations, Town Code Chapter 195, have been met; and

WHEREAS a Public Informational Hearing was held in accordance with §195-39(B)(1) of the Yorktown Town Code on the said site plan application via Zoom video conference commencing and closing on April 12, 2021; and

WHEREAS having reviewed all current site plans, building plans, environmental plans and reports, comments and reports from Town professional staff, the public, and other interested and involved agencies associated with the application before it; and having conducted a public hearing held in accordance with §195-39(B)(2) of the Yorktown Town Code on the said site plan application commencing on September 13, 2021 at Town Hall in Yorktown Heights, New York and closing on January 10, 2022 via Zoom video conference;

RESOLVED the Planning Board finds the proposed site plan meets all the requirements and special use permit standards set forth in § 300-81.4 Solar power generation systems and facilities and § 300-81.5 Battery energy storage systems; and

BE IT THEREFORE NOW RESOLVED that the application of Con Edison Clean Energy Businesses, Inc. for the approval of a site plan and special use permits for a Large-Scale Solar Power Generation System and Tier 2 Battery Energy Storage System with submitted plans titled "Yorktown A Solar Farm Site Plans," prepared by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C., and dated October 27, 2020, and last revised February 8, 2022, be approved subject to the modifications and conditions listed below, and that the Chairman of this Board be and hereby is authorized to endorse this Board's approval of said plan upon compliance by the applicant with such modifications and requirements as noted below:

RESOLVED the Town's environmental consultant recommended habitat friendly perimeter fencing surround the project and the applicant will install 7 foot tall fence with a 6 inch clearance at the bottom to allow for animal passage; and

RESOLVED the Applicant is required to provide the following measures to mitigate the environmental impacts of the proposed solar facility:

- A) Payment to the Tree Bank Fund to be determined by the Planning Board once the mitigation for the undeveloped area described in Section E below is accepted by the Board and the cost of said mitigation is subtracted from the Applicant's proposed payment of \$207,356.00; and
- B) A conservation restriction will be placed on the remaining approximately 19 acres of the parcel to ensure that this area will not be developed, and will be left undisturbed and in its current natural state, for the life of the Lease for the solar project.
- C) The proposed development would leave a 15 foot strip of existing vegetation along Foothill Street undisturbed and further enhance this natural buffer with an additional 212 plantings; and
- D) The 15.90 acres to be disturbed for the installation of the solar project will be planted as grass and meadow using a pollinator seed and/or plantings as suggested by a Certified Ecological Restoration Professional; and
- E) In the 6.5 acre undeveloped area as shown on plan sheet C-006-A listed herein the Applicant will:
  - 1. Enclose the area with a 7-foot fence with a 6-inch clearing at the bottom to allow small animals (but not deer) to traverse, with a gate for maintenance, and fence detail to the satisfaction of the Planning Department.
  - 2. The Applicant will engage a weed and invasive plant specialist to identify the invasive plants, and create a plan to remove the invasive weeds and non-native plants.
  - 3. The Applicant will develop a native understory planting plan based on the list of native plant species submitted on April 20, 2022 to the satisfaction of the Planning Board.
  - 4. The invasive weeds and non-native plants will be removed and the understory species planted in accordance with the above-mentioned plans.

**Additional requirements prior to signature of the Site Plan and Stormwater Pollution Prevention Plan & Tree Permit by the Planning Board Chairman:**

1. Submission of a final plan for installation of a fence, removal of invasive and non-native species, and the planting of native understory plants in the undisturbed area to the satisfaction of the Planning Board.
2. Submission of a Payment to the Tree Bank Fund in an amount determined by the Planning Board, but not to exceed \$207,356.00.
3. Submission of a final Stormwater Pollution Prevention Plan to the satisfaction of the Town Engineer and Planning Board.
4. Submission of any applicable inspection fees and security, in a form satisfactory to the Town Attorney, to the Engineering Department as required by the Town Engineer. Fees to be determined after Planning Board approval and a complete final set of drawings are submitted to the Town Engineer.

**Additional requirements prior to Issuance of a Building Permit:**

5. Submission of a decommissioning bond in an amount sufficient to cover the cost of decommissioning the system.

**Additional requirements:**

6. The owner, operator, or manager of the solar power generation system must conduct annual inspections of the site's approved landscaping, screening, and any other required vegetative plantings to ascertain the health, effectiveness, condition, and viability of said plantings and submit these findings annually to the Town Engineer. Any dead or diseased vegetative material or any other deficiencies must be promptly replaced or repaired.
7. Solar Energy Systems shall comply with all applicable laws, including, as applicable, the Fire Code of the State of New York and Applicant must obtain all necessary permits from outside agencies.
8. All Large-Scale Solar Energy Systems shall maintain an emergency key box on site to provide for emergency access to the system and to provide for the storage of vital system information.

BE IT FURTHER RESOLVED to the extent any real property with a Solar Energy System approved herein is exempt from taxation to the extent of any increase in the assessed value

thereof by reason of the inclusion of such Solar Energy System under New York Real Property Tax Law § 487, the property owner shall be required to enter a contract with the Town for payments in lieu of taxes (“PILOT”), as set forth in N.Y. R.P.T.L. § 487(9). The amount of such PILOT shall be set by the Town Board, upon recommendation of the Town Assessor. Said recommendation shall be based upon industry-recognized standards (e.g., the New York State Energy Research and Development Authority (NYSERDA) PILOT calculators). Under N.Y. R.P.T.L. § 487, Solar Energy Systems are not exempt from special district ad valorem taxes, which will be the responsibility of the property owner in addition to any PILOT payments; and

BE IT FURTHER RESOLVED that in accordance with Town Code Chapter 248, and Chapter 270, the application of Con Edison Clean Energy Businesses, Inc. for the approval of a Stormwater Pollution Prevention Plan and Tree Removal Permit #FSWPPP-T-026-21 is approved subject to the conditions listed therein; and

BE IT FURTHER RESOLVED the owner, operator or manager of the solar power generation system must conduct annual inspections of the site’s approved landscaping, screening, buffering, and any other required vegetative plantings or structures required under this approval. The inspection shall ascertain the health, effectiveness, condition and viability of such landscaping, screening, buffering, and any other required vegetative plantings or structures. The findings of each annual inspection shall be reported to the Town Engineer as a written report with photographs where necessary. Any dead or diseased vegetative material or any other deficiencies shall be promptly replaced or repaired by the site owner, operator, or manager. If such diseased, dead or deficient material is not promptly replaced or repaired to the satisfaction of the Town Engineer, the Town Engineer shall exercise enforcement action pursuant to Section §300-193 of the Town Code; and

BE IT FURTHER RESOLVED the approval of the Planning Board is not valid until the conditions of this resolution are met and the Site Plan and Stormwater Pollution Prevention Plan & Tree Removal Permit #FSWPPP-T-026-21 are signed by the Planning Board Chairman; and

BE IT FURTHER RESOLVED that unless a building permit has been issued within one year of the date of this resolution, **April 25, 2023**, or a time extension has been granted by the Planning Board, this approval will be null and void; and

BE IT FURTHER RESOLVED the special use permits granted by this resolution for a large-scale solar power generation system and Tier 2 battery energy storage system shall run with the site plan approval and all improvements shall completed within 24 months once a building permit is obtained.

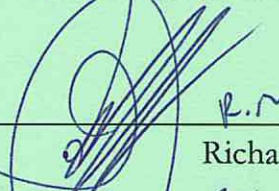
PLANNING BOARD  
TOWN OF YORKTOWN

RESOLUTION APPROVING

SITE PLAN, SPECIAL USE PERMIT FOR A LARGE-SCALE SOLAR ENERGY SYSTEM, SPECIAL USE PERMIT FOR A TIER 2 BATTERY ENERGY STORAGE SYSTEM, STORMWATER PERMIT, AND TREE REMOVAL PERMIT FOR THE FOOTHILL SOLAR PROJECT


DATE OF RESOLUTION: APRIL 25, 2022

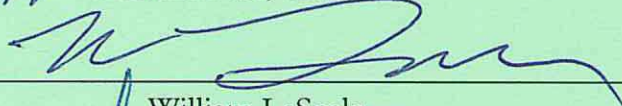
SIGNED BY:


 p.m.  
Richard Fon, Chairman

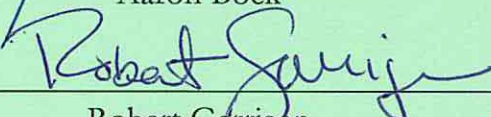
ROLL CALL:

AYES:

 p.m.  
Richard Fon, Chairman

  
William LaScala

  
Aaron Bock

  
Robert Garrigan

NAYES:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



7/20/2023 8:57 AM M:\Con Edison CEB 014847.00 Con Edison CEB - Yorktown A Solar Farm\4.0 Dwg\4.1 CIVIL\4847.00 Landscape Mitigation Plan.dwg



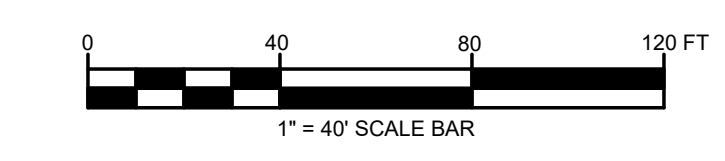
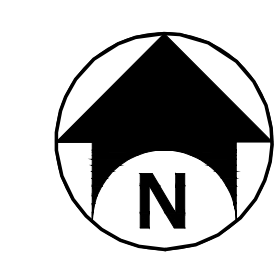
PLANT LIST table with columns: Key Qty, Botanical Name, Common Name, Mature Size (Height, Spread), Installed Size, Condition, Notes. Includes sections for Shade Trees and Deciduous / Evergreen Shrubs.

LANDSCAPE LEGEND:

- Shade / Ornamental / Evergreen Tree symbol (+)
Approximate Limits of Shrub Planting symbol (dashed line)
Existing Tree Line symbol (wavy line)

LANDSCAPE NOTES:

- 1. ALL PLANTS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
2. STANDARDS SET FORTH IN 'AMERICAN STANDARD FOR NURSERY STOCK', ANSI, Z60.1 (LATEST EDITION), REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
3. ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY AT THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
4. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER OR OWNER'S REPRESENTATIVE.
5. ALL TREES MUST BE STRAIGHT TRUNKED, INJURY FREE, AND FULL HEADED.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
7. ANY DISCREPANCY WITH QUANTITIES, LOCATIONS AND / OR FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. ANY PLANT WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.
9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIALS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, AND REMOVAL OF STAKES AND GUYS) AND LAWN AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER.
10. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR, BEGINNING ON THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD.
11. ALL AREAS DISTURBED BY UTILITY INSTALLATION AND SITE GRADING ACTIVITY SHALL RECEIVE APPROVED TOPSOIL (TO A COMPACTED DEPTH OF FOUR (4) INCHES, UNLESS OTHERWISE SPECIFIED BY THE GOVERNING MUNICIPALITY), BE FINE GRADED, SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
12. ALL TOPSOIL SHALL BE SCREENED LOAM SURFACE SOIL, FREE OF STONES AND SHALL HAVE THE FOLLOWING MINIMUM REQUIREMENTS:
a) AN ORGANIC CONTENT OF 6-12%
b) SOIL ACIDITY RANGE OF pH 6.0 TO pH 6.8
c) SOLUBLE SALTS OF 1000 PPM OR LESS
d) MAXIMUM CLAY CONTENT OF 15-20%
13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING, AT THEIR EXPENSE, A CERTIFIED SOIL TEST ANALYSIS OF ON SITE AND / OR IMPORTED TOPSOIL. TOPSOIL ANALYSIS TO INCLUDE THE FOLLOWING DATA:
a) pH FACTOR.
b) MECHANICAL ANALYSIS, INCLUDING SIEVE ANALYSIS PROVIDING SEPARATE SAND, SILT AND CLAY PERCENTAGES.
c) PERCENTAGE OF ORGANIC CONTENT BY WEIGHT
d) NUTRIENT LEVELS INCLUDING NITROGEN, PHOSPHOROUS AND POTASSIUM.
14. SHOULD TESTS AND ANALYSIS INDICATE THAT SOIL PROPOSED FOR USE IS DEFICIENT IN ANY OF THE ABOVE REQUIREMENTS, A SYSTEM OF AMELIORATING MAY BE PROPOSED FOR APPROVAL, ANY SYSTEM PROPOSED SHALL PROVIDE FOR AN ACIDITY RANGE OF Ph 6.0 TO 6.8 INCLUSIVE.
15. COMPOST SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
a) ORGANIC CONTENT OF 35-60% (DRY WEIGHT BASIS)
b) LOOSE AND FRIABLE WITH MOISTURE CONTENT OF 35-60% (WET WEIGHT BASIS)
c) PARTICLE SIZE SHALL BE <1/2 INCH (100% PASSING)
d) SOLUBLE SALTS CONCENTRATION SHALL BE <4.0 MMHOS/CM (DSM), MAXIMUM pH RANGE OF 6.0-8.5
16. PLANTING MIX FOR PLANT PITS SHALL BE COMPOSED OF 2 PARTS IMPORTED OR ON-SITE SCREENED TOPSOIL AND 1 PART COMPOST. THE RATIO OF TOPSOIL TO COMPOST IS SUBJECT TO CHANGE BASED ON THE TESTING RESULTS FOR TOPSOIL.
17. LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE PLAN ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITY LINES ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES AND SITE APPURTENANCES, ETC., WHICH OCCURS AS A RESULT OF THE LANDSCAPE INSTALLATION.
18. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER DETAILS. ANY DEVIATIONS FROM THE DETAIL MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
19. UPON FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION, THE OWNER WILL ASSUME MAINTENANCE OF THE LANDSCAPED AREAS.
20. EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING A TEMPORARY FENCE AT THE OUTER LIMITS OF THE TREE CANOPY.



CALL BEFORE YOU DIG!
NEW YORK LAW REQUIRES NOTICE AT LEAST 2 FULL WORKING DAYS, BUT NOT MORE THAN 10 FULL WORKING DAYS, BEFORE EXCAVATION IS SCHEDULED TO BEGIN.
DigSafely. New York
1-800-962-7962

YORKTOWN A SOLAR FARM
FOOTHILL STREET
TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK

VALTA ENERGY
24941 DANA POINT HARBOR DR
SUITE C-220
DANA POINT, CA 92629



Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C.
2 Widders Circle, Suite 102
Albany, NY 12205

office: 518.862.0325

www.bergmannpc.com

REVISIONS table with columns: NO., DATE, DESCRIPTION, REV., CKD. Lists 7 revisions from 1/28/2021 to 7/20/2023.

ISSUED FOR PERMIT



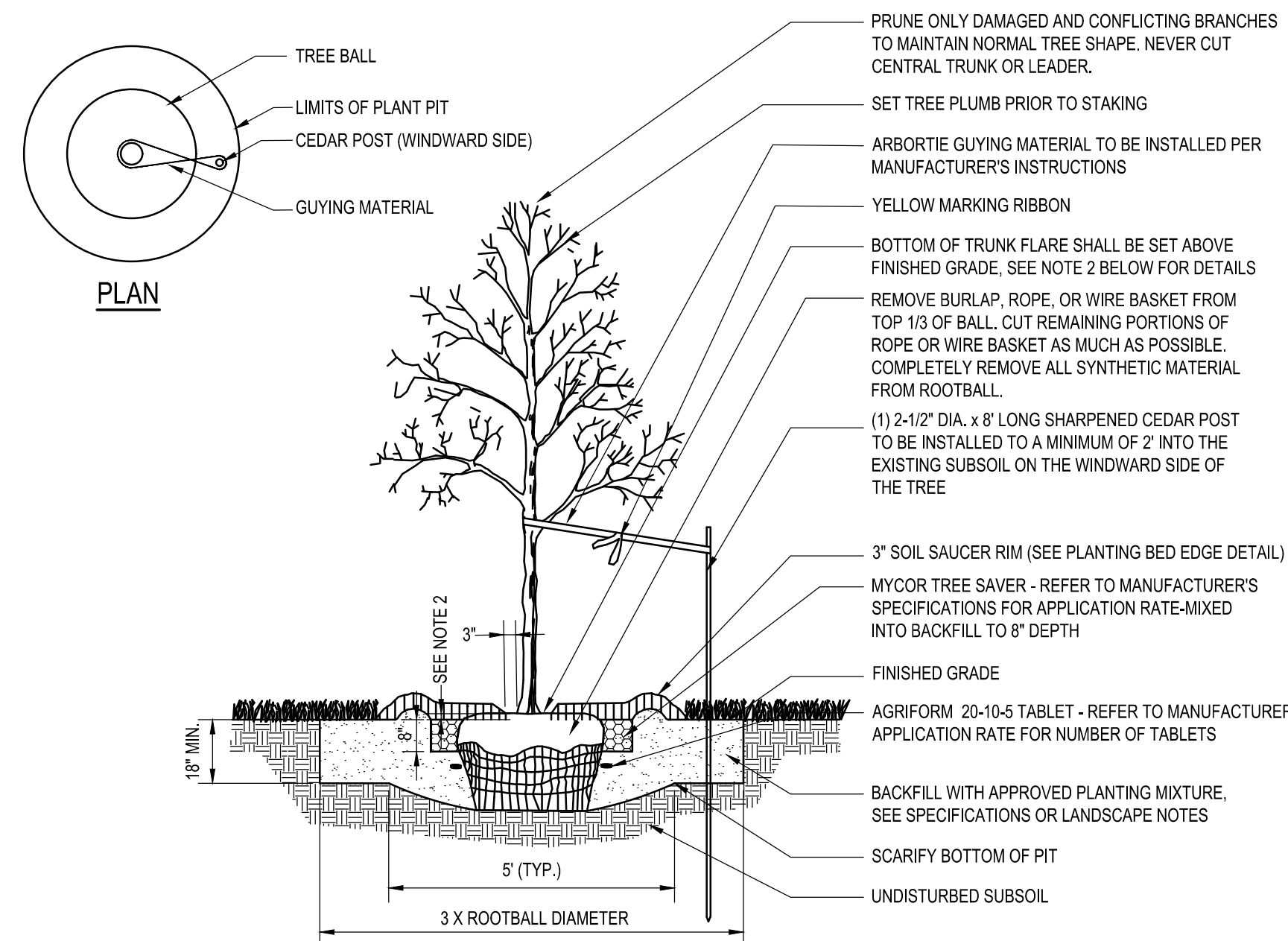
Copyright © Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C.

Note: Unauthorized alteration or addition to this drawing is a violation of the New York State Education Law Article 145, Section 7209.

Revision control table with columns: ECR, TR, MJS, Date Issued, Date Received, Project Number. Includes date OCTOBER 27, 2020 and project number 14847.00.

LANDSCAPE MITIGATION PLAN

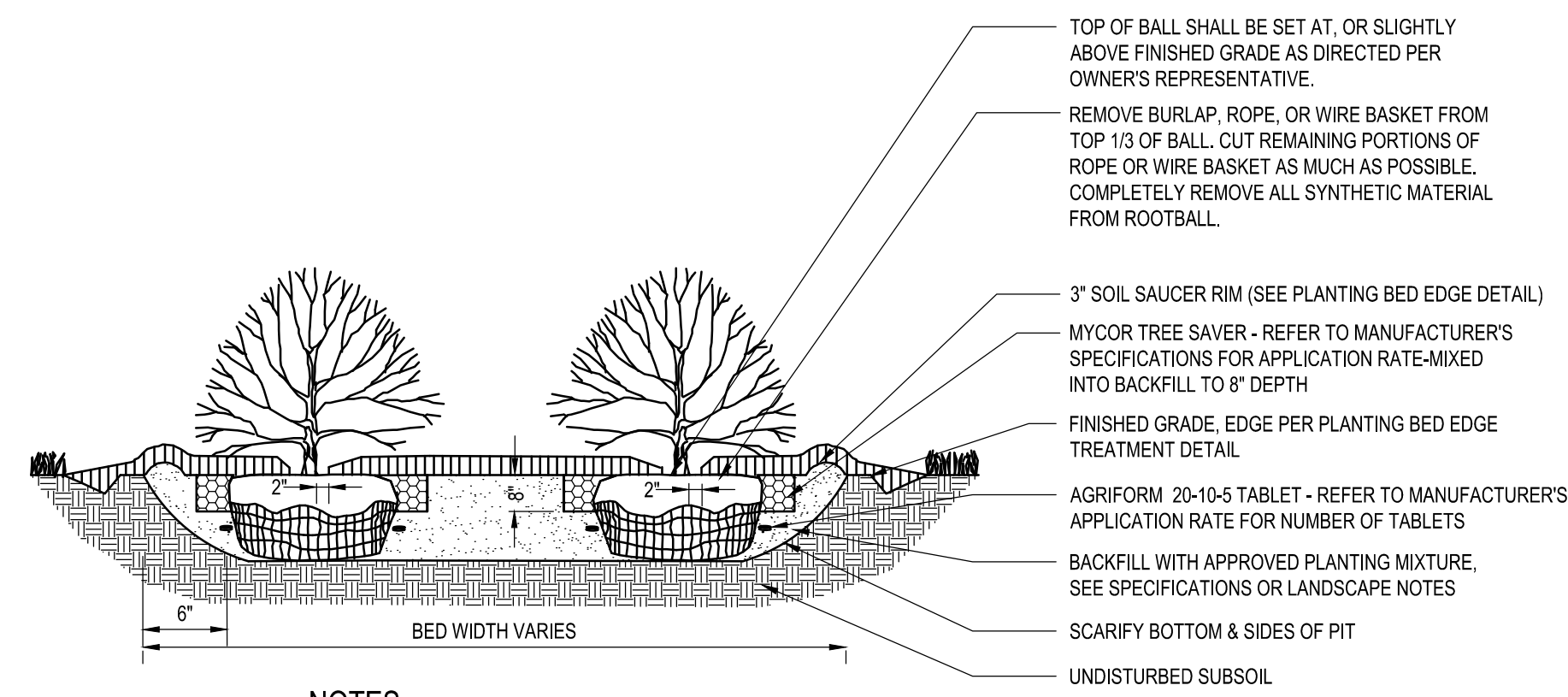
LM-1
1 of 2



**NOTES:**

1. MAINTAIN A 3" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
2. THE DISTANCE BETWEEN THE BOTTOM OF THE TRUNK FLARE AND THE FINISHED GRADE SHALL BE AS FOLLOWS:  
 - FOR SANDY OR LOAMY SOILS: 1"  
 - FOR CLAY OR POORLY DRAINED SOILS: 3"  
 THE CONTRACTOR SHALL REVIEW THE APPROPRIATE PLANTING DEPTH WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. WHEN TAGGING TREES AT THE NURSERY, MARK THE NORTH SIDE OF THE TREE IN THE FIELD AND WHEN INSTALLING, ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

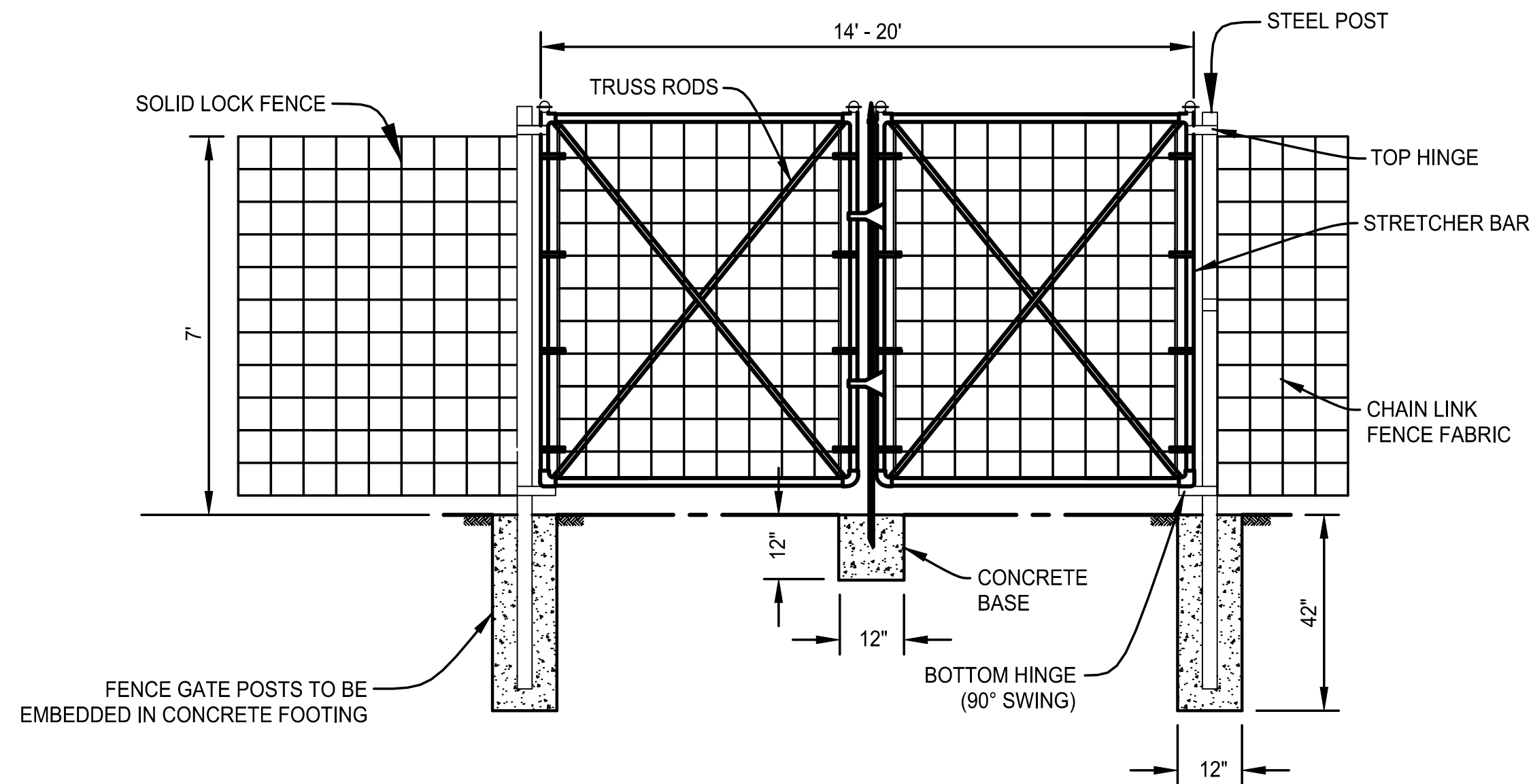
**DECIDUOUS TREE PLANTING LESS THAN 4" CAL.**  
N.T.S.



**NOTES:**

1. MAINTAIN A 2" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
2. PLANTING BED DEPTH IN LAWN AREAS SHALL BE A MINIMUM OF 18" DEEP AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
3. ALL PLANTING BEDS SHALL BE FREE OF CONSTRUCTION DEBRIS.

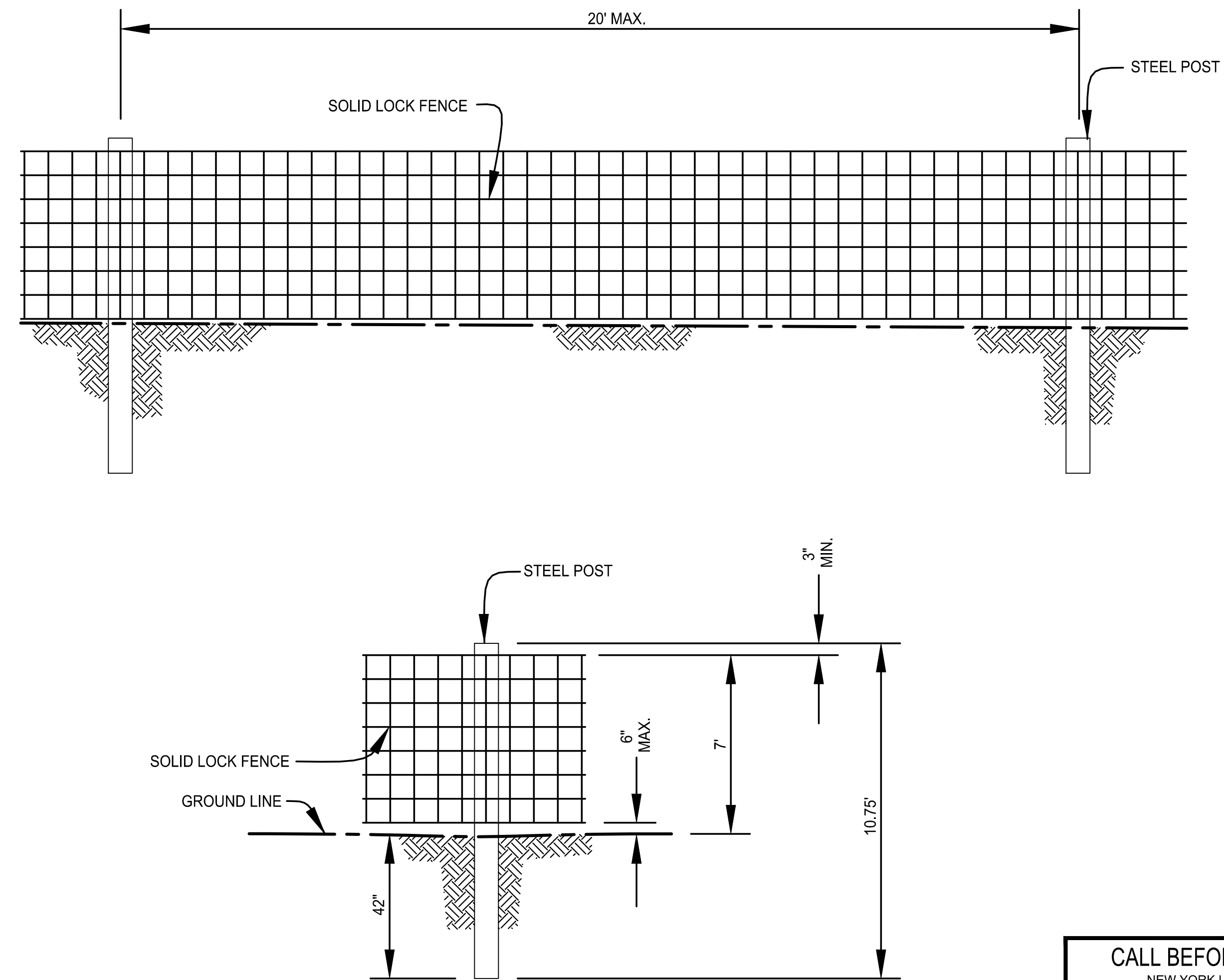
**SHRUB PLANTING**  
N.T.S.



**NOTES:**

1. ALL POSTS SHALL BE PLUMB
2. GATE FABRIC TO MATCH FENCE FABRIC.
3. NOTCH CURBS TO MAINTAIN 4" HEIGHT BETWEEN BOTTOM OF GATE AND GRAVEL.
4. CONTRACTOR SHALL INSTALL A KNOX BOX NEXT TO GATE FOR EMERGENCY VEHICLE ACCESS.

**SOLIDLOCK FIXED KNOT FENCE DOUBLE GATE DETAIL**  
N.T.S.



**SOLIDLOCK FIXED KNOT FENCE DETAIL**  
N.T.S.

**CALL BEFORE YOU DIG!**

NEW YORK LAW REQUIRES NOTICE AT LEAST 2 FULL WORKING DAYS, BUT NOT MORE THAN 10 FULL WORKING DAYS, BEFORE EXCAVATION IS SCHEDULED TO BEGIN.

DigSafely. New York

1-800-962-7962

**YORKTOWN A SOLAR FARM**

**FOOTHILL STREET**

TOWN OF YORKTOWN  
WESTCHESTER COUNTY  
NEW YORK

**VALTA ENERGY**

24941 DANA POINT HARBOR DR  
SUITE C-220  
DANA POINT, CA 92629



Bergmann Associates, Architects, Engineers,  
Landscape Architects & Surveyors, D.P.C.  
2 Winners Circle, Suite 102  
Albany, NY 12205

office: 518.862.0325

www.bergmannpc.com

REVISIONS				
NO.	DATE	DESCRIPTION	REV.	CKD
1	1/28/2021	PLAN REVISIONS	WD	ECR
2	11/22/2021	PLAN REVISIONS	WD	ECR
3	12/20/2021	PLAN REVISIONS	WD	ECR
4	2/08/2022	PLAN REVISIONS	WD	ECR
5	8/01/2022	MITIGATION PLAN	WD	ECR
6	5/12/2023	REVISION ISSUED FOR CONSTRUCTION	AG	ECR
7	7/20/2023	MITIGATION PLAN REVISION	JL	ECR

**ISSUED FOR PERMIT**



Copyright © Bergmann Associates, Architects, Engineers,  
Landscape Architects & Surveyors, D.P.C.

Note:  
Unauthorized alteration or addition to this drawing is a violation of the New York State Education Law Article 145, Section 7209.

Project Manager:	ECR	Drawn By:	TR
Designed By:	MJS	Checked By:	MJS
Date Issued:	OCTOBER 27, 2020	Scale:	
Project Number:	14847.00		

**LANDSCAPE MITIGATION PLAN DETAILS**

Drawing Number:

**LM-2**