
Appendix A: Local Permits



CITY OF WHITE PLAINS, N.Y.
DEPARTMENT OF BUILDING

70 Church Street
White Plains, NY 10601
PHONE 914-422-1269 FAX 914-422-1471

Thomas M. Roach
Mayor
Damon A. Amadio, P.E.
Commissioner
Kevin M. Hodapp, P.E.
Deputy Commissioner

Application #: 2021-00553-BLDG
Permit #: 2021-00553-BLDG
Site Address: 85 NO LEXINGTON AVE
SBL #: 125.66-5-1.1
Inspector: Don McClain
Permit Type: COM - GRDG
Date Issued: 11/15/2021
Applicant: LRC Construction, LLC c/o Evan
Etrachter
7 Renaissance Square. 4th Floor

Description of Work:
Support of Excavation, Site Work and Foundation.

Fees:

Fee Type	Check Number	Amount
Com - Add/Alt	25554	\$86400.00
Com - Add/Alt	25374	\$60884.00
Total Paid:		\$147284.00

Estimated Cost: \$9200000

Owner: COUNTY OF WESTCHESTER 148 MARTINE AVE, STE 311 WHITE
PLAINS, NY 10601

Contractor:
FM Excavation, LLC
7 Renaissance Square 4th fl
White Plains, NY 10601
(914)773-7700

Previous Contractor:

Commissioner of Buildings



Code Enforcement Officer

NOTE: THIS PERMIT AND THE APPROVED PLANS MUST BE KEPT AT THE JOB. THIS PERMIT DOES NOT REPLACE ANY OTHER REQUIRED PERMITS. THE BUILDING CODE REQUIRES THAT NOTICE BE GIVEN TO THE CODE ENFORCEMENT OFFICER FOR ALL MANDATORY INSPECTIONS AS FOLLOWS: EXCAVATION, FOOTINGS, FOUNDATION, ALL CONCRETE POURS, FRAME & MASONRY, INSULATION, ELECTRICAL, MECHANICAL, INSTALLATION AND FINAL INSPECTIONS. THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT STARTED WITHIN 6 MONTHS FROM THE DATE OF ISSUE.

NOTE: THE ISSUANCE OF THIS PERMIT SHALL NOT PREVENT THE COMMISSIONER OF BUILDINGS FROM THEREAFTER REQUIRING A CORRECTION OF ERRORS IN PLANS OR IN CONSTRUCTION, OR OF VIOLATIONS OF THE WHITE PLAINS BUILDING ZONE, ZONING ORDINANCE OR OTHER APPLICABLE CODES.

IMPORTANT

THIS PERMIT SHALL BE KEPT IN FULL VIEW ON THE JOB SITE



CITY OF WHITE PLAINS, N.Y.
DEPARTMENT OF BUILDING
 70 Church Street
 White Plains, NY 10601
 PHONE 914-422-1269 FAX 914-422-1471

Thomas M. Roach
 Mayor
 Damon A. Amadio, P.E.
 Commissioner
 Kevin M. Hodapp, P.E.
 Deputy Commissioner

Owner: COUNTY OF WESTCHESTER
Site Address: 85 NO LEXINGTON AVE
SBL: 125.66-5-1.1

Applicant: LRC Construction, LLC c/o Evan
 Ertrachter
 7 Renaissance Square, 4th Floor
 White Plains, NY 10601

Inspector: Don McClain
Appl/Permit #: 2021-00553-BLDG

Permit Type: COM - GRDG
Date Issued: 11/15/2021

Rough Inspections:	Permit #:	CEO/Date	CEO/Date	CEO/Date
General Construction	_____	_____	_____	_____
Demo/Excavation	_____	_____	_____	_____
Footings/Foundations	_____	_____	_____	_____
Framing	_____	_____	_____	_____
Insulation	_____	_____	_____	_____
Sheetrock	_____	_____	_____	_____

Rough Inspections:	Permit #:	CEO/Date	CEO/Date	CEO/Date
HVAC	_____	_____	_____	_____
Plumbing	_____	_____	_____	_____
Electrical	_____	_____	_____	_____
Fire Suppression	_____	_____	_____	_____
Fire Alarm	_____	_____	_____	_____
LVW	_____	_____	_____	_____
Other	_____	_____	_____	_____

Final Inspections:	Permit #:	CEO/Date	CEO/Date	CEO/Date
HVAC	_____	_____	_____	_____
Plumbing	_____	_____	_____	_____
Electrical	_____	_____	_____	_____
Fire Suppression	_____	_____	_____	_____
Fire Alarm WPFD Sign Off	_____	_____	_____	_____
LVW	_____	_____	_____	_____
General Construction	_____	_____	_____	_____
Other	_____	_____	_____	_____

Fees/Affidavit:	1st Letter:	2nd Letter	Status	Date
Temporary CO Fee	_____	_____	_____	_____
Builders Final Affidavit	_____	_____	_____	_____
Architect/PE Final Affidavit	_____	_____	_____	_____
Final Affidavit of Cost	_____	_____	_____	_____
Additional Fee Due	_____	_____	_____	_____
Final Surveys & Plans	_____	_____	_____	_____
Final CO Fee	_____	_____	_____	_____

IMPORTANT
 THIS PERMIT SHALL BE KEPT IN FULL VIEW ON THE JOB SITE

MEMORANDUM

October 29, 2021

TO: Luis Saiz, Jr., R.A., Senior Architect, Department of Building

FROM: Michael Zaino, Senior Engineer, B.S., Department of Public Works

SUBJECT: **Site Work & Excavation Reinforcement (2nd Submittal)**

Submittal Received by Building Dept.: N/A

Building Department Memo Received: 10/15/21 (*received directly from applicant*)

Building Department Application No.: **2020-00553-BLDG**

STREET ADDRESS	SECTION	BLOCK	LOT(S)
85 North Lexington Ave	125.66	5	1
& 50 Hamilton Avenue	125.66	5	2

NO OBJECTION	CONDITIONALLY APPROVED	REVISE & RESUBMIT
	X	

We have reviewed the following information:

- Support of Excavation, sheets T-001.00, SOE-001.00 thru SOE-009.00, revision dated 9/20/21, prepared by JZN Engineering;
- Site plan sheets C-000 thru C-908, titled "Construction Drawings: Gateway II", dated 10/8/21, prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC;
- Drawing E-003, titled "Electrical Street Lighting Plan", dated 10/1/21, prepared by Cosentini Associates;
- Sheet L-1 and L-2, titled "Excavation and Foundation Plan & Superstructure Plan", dated 3/19/21, prepared by LRC Construction;
- An annotated response letter, dated 10/8/21, prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC;
- Soil Excavation Plan from SESI Consulting Engineers, D.P.C., dated October 2021;
- Environmental Protocols Memorandum from McManus & Associates Land Development Services, dated 9/7/21;
- Construction Management Plan, prepared by LRC Construction, dated 9/2/21;

Previously submitted by the applicant:

- A Commitment letter for Parcel A and Parcel B, dated 6/1/21, prepared by Cuddy and Feder, LLP;
- Property survey sheets SU-1, dated 12/23/20, prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC;
- Foundation Filing Set, sheets S-001 thru S-701, G-003 thru G-008, A-151 thru A-792, revision dated 6/25/21, prepared for GS White Plains Owner, LLC;
- Waterproofing Plans, sheets T-001.00, WP-001.00 thru WP-005.00, revision dated 6/25/21, prepared by JZN Engineering;
- Landscaping Plans, sheet L-000 thru L-601, revision dated 5/28/21, prepared for GS White Plains Owner, LLC;
- Cover letter from Cuddy and Feder, LLP, dated 2/17/21, describing portions of the project;

- Property survey, TS-1, dated 2/9/21, prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC;
- Storm Water Pollution Prevention Plan (SWPPP), current revision dated 3/19/21, prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC;
- Traffic Study, dated 2/17/21, prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC;
- Pedestrian Wind Study, dated 2/17/21, prepared by RWDI;
- Architectural Drawing Set, sheets G-000, G-001, A-100 thru A-501, dated 2/12/21, prepared by Handel Architects LLP;
- Landscape Architecture Drawing Set, sheets L-000 thru L-600, dated 2/12/21, prepared by MPFP;
- A City of White Plains Building Permit Application Long Form, dated 2/12/21;
- LEED Checklist and Sustainability Narrative, dated 1/22/21, along with Sewer and Water Calculations, dated 1/7/21, prepared by Cosentini Consulting Engineers;
- A Public Sanitary Sewer Capacity Analysis dated 3/19/21, prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC;
- Solid Waste Management form dated 3/23/21;
- Test results of Soil Boring Sampling plan sheet, dated 7/10/19, prepared by SESI Consulting Engineers DPC.

**Soil percolation testing completed on 3/26/21.*

**Hydrant flow testing results 3/24/21.*

**SWPPP review fee was received 3/15/21.*

**DPW MS4 Permit application and fee was received, dated 3/25/21.*

We offer the following comments:

1. Documents provide show that portions of the site are contaminated and require soil remediation conforming with the current NYSDEC and City of White Plain's regulations. All known contamination must be remediated in accordance to prevailing requirements and any remediation activity must be documented in the remedial action report.
2. If dewatering is required during construction activities, the applicant will be required to obtain permission from the Westchester County Department of Facilities (WCDEF). Note that dewatering will only be permitted during construction. During any dewatering, all necessary measures must be in place to prevent any contamination from leaving the site which may include treatment before discharging to the city's sanitary sewer system.
3. All portions of the site stabilization system (soldier piles, lagging, tie backs, etc.) that will remain within the City ROW must be removed to a minimum of 6'6" below finished grade when they are no longer necessary for construction. Contact DPW to verify removal depth within the ROW prior to final backfilling.
4. A SWPPP meeting must be held with DPW prior to the start of any soil disturbance. The engineer overseeing the SWPPP, the owner or representative and the contractor must be present. The applicant must also provide a copy of the NYSDEC NOI Acknowledgement letter prior to the start of any soil disturbance.
5. The applicant must coordinate with all utility companies that have infrastructure that lies within the area of the proposed tie-backs prior to installation.

Note the following:

- The parcels adjacent to each other and having a common building must be merged. Please contact the Assessor's office (914-422-1224) for additional information on merging. Provide DPW with notice once the lots have been merged.
- The proposed sanitary infrastructure improvements must be shown in full. Include all necessary information and profiles on the plans. Currently, the sanitary sewer improvement shown on the plans states "extend to future extension".
- Backflow prevention devices must be installed on the fire and domestic water services. These devices must be located in a utility room that must accommodate a master water meter (Metron Spectrum.) The application for the backflow device installations must be prepared by a licensed New York State Professional Engineer and submitted to the Department of Public Works for review and subsequent final approval by the Westchester County Department of Health. The floor drain for the said room must be adequate to comply with current White Plains Department of Public Works and Westchester County Department of Health requirements.
- An interconnect must be provided within the building between the proposed domestic water and the proposed fire service with a locked position valve. Please include information on the plans.
- City of White Plains DPW and WCDOH approval is required for the pool, prior to the start of the pool construction. Include calculations to show the amount of pool water to be discharged to the City of White Plains sewer, due to water treatment. Include the back flushing schedule and times of discharge.
- The elevations of existing utilities must be included on the pipe profiles.
- The applicant should coordinate with DPW for location of the proposed street lighting conduits and pull boxes. The current layout has too many connections to Con Ed manholes as well as conduit running in the roadway. Also, if detail W16 on sheet C-907 is for street lighting in the right-of-way, DPW typically uses the pull box (SD-27) for wiring.
- The parking area will require an oil/grit separator. Plans should include the location, detail and provide an Operations and Maintenance (O&M) manual.
- The SWPPP report must include a section for temporary stabilization during frozen conditions and sediment erosion control and anti-traction during cold weather. Provide an updated SWPPP with all changes.
- The Stormwater Pollution Plan (SWPPP) submitted by the applicant, current revision dated 3/19/21, prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC, has been approved. As the plans are further developed, amendments to the SWPPP, per the current 'NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity' will be required.
- WCDOH approval will be required for any proposed sanitary sewer upgrade to the municipal mains before construction, as well as the sanitary sewer services greater than 2,500 gallons/day.

- The Commissioner of Public Works must certify to the Westchester County Department of Health (WCDOH,) which is also the New York State Department of Health Agent, the adequacy of the municipal water and sewer system services for the proposed building.
 - The Applicant will be required to provide sanitary infrastructure improvements, due to the increased demand this development will place on the city's existing infrastructure. The applicant will be required to upgrade (design and build at the owner's expense) the existing 8" sanitary sewer main from the length of Hamilton Avenue, down to Bronx Street, continuing to the manhole where the sewer main increases to a 24" pipe. The approximate upgrade size is (14 inches) and the total length is (1,050 feet.) The Commissioner of Public Works shall approve the final distance, size, and route of the new sewer main.
 - All existing sanitary sewer and stormwater drain structures, where connections into the municipal system are being proposed, shall be inspected for capacity and structural integrity by the applicant to determine that the structures can safely accept the proposed connections and the additional flows. An inspection report indicating each structure's conditions and the option to repair or replace, if needed, must be provided to DPW for review and acceptance.
- Interference may be encountered with existing utilities (i.e. gas, electric, traffic control, communication, etc.) that lie within the work area but are not all shown on the plans. Test pits are required in the area of underground utility crossings before issuing a Building Department permit. Additionally, the utility location information must be obtained from all utility companies and included in the plans. Include the pipe size, vault size, and the number of duct banks where applicable.
- The proposed bollards by the front entrance must be located within the private property.
- There must be permanent markers within the sidewalk to demarcate public property from private property for the proposed public sidewalk.
- Coordinate with the U.S. Postal Service for the specifications and the placement of the community mailbox. DPW will provide official addresses (for the building, apartments, and storefronts,) after the final plans have been approved.
- Existing street trees must be protected during construction. If street trees are to be removed, the applicant must obtain prior approval and coordinate with DPW. Any remaining City trees may be adversely affected by the project's construction activities, which could lead to the trees dying. In such circumstances the applicant will be required to remove such trees and replace, matching, inch for inch, the caliper, and size of the trees being removed; additional trees may need to be installed, and the proposed trees may need to be larger caliper. If the right-of-way adjacent to the site cannot accommodate enough trees to match inch for inch, the applicant may be required to purchase additional trees, to be placed in the City's inventory, for future plantings in the right-of-way.
- All tree species being proposed within the City's right-of-way will require approval from the Commissioner of Public Works prior to ordering and planting.

- The foundations must be designed without discharging groundwater with sump pumps or foundation drains. Underdrains are not permitted below the groundwater level.
- If fill is to be imported to the site, soil samples must be taken and tested, at the applicant's expense, by a certified soil testing laboratory to ensure there are no contaminants present in the imported soil; which would affect groundwater quality.
- All catch basin grates, trench drains, and curb pieces installed with the project must include eco-friendly markings since the stormwater collection system will discharge into the city's municipal drain system. Where necessary, existing catch basins abutting the property must be converted to "bike safe" and eco-friendly grates and curb pieces. Any drainage structures that are found to require repair shall be updated, replaced, and/or repaired at the applicant's expense.
- All construction work shall be subject to the City's Construction Management Protocol. This protocol includes, among other things, a Construction Management Plan, erosion and sedimentation control measures, hours of operation, parking plan for construction workers, site access, construction vehicle routing, etc.
- Shop drawings for all materials installed within the City's right-of-way must be submitted to DPW for review and approval prior to construction.
- The sidewalk must maintain a constant grade through the driveways with the proposed driveway apron ramped up to meet the sidewalk from the curb cut. Refer to the CWP- DPW Standard Detail for driveway aprons.
- Hamilton Avenue (C.R. 52) is a Westchester County-owned roadway. Work proposed for these portions of the project is to be performed in accordance with Westchester County DPW Standards. Contact WCDPW for information on WCDPW permits that may be required. Provide confirmation to DPW when all necessary County permits for work within their ROW have been obtained.
- The applicant will be responsible for repairing any damage in the ROW caused by construction activities.
- All construction under the jurisdiction of the Department of Public Works must be in accordance with the Department's standards regardless of what may be shown or omitted on the plan.
- Pressurized line stops may be required to provide the necessary water main shutdowns needed for the installation of the proposed water services and valves.
- If any restaurant/food establishment will be located within the building, an aerated grease trap/interceptor sized to Health Dept. standards must be installed to prevent grease from entering the municipal sewer line.
- The stormwater design Engineer of Record must supervise the construction of all stormwater facilities. An as-built must be provided to the Department of Public Works, signed and sealed by the engineer, or by a New York State Licensed Land Surveyor. A required maintenance agreement for all on-site stormwater management measures must be executed along with all necessary permits, prior to the construction of any permanent stormwater facility, and remain in effect with the transfer

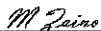
of the property. This document must be completed per the City's local law requirements and coordinated with the Corporation Counsel. An appropriate escrow account must be established by the Commissioner of Public Works to maintain said stormwater facilities. The Commissioner of Public Works has the right to utilize this escrow account to perform maintenance work, should the owner fail to be responsive. Further, the City, through the Department of Public Works, shall receive an administrative fee of 20% of all costs, if DPW contracts the work.

- Upon completion of the proposed development, an as-built drawing, signed and sealed by the engineer of records, must be submitted detailing all utilities, including the drainage system as installed and all site drainage features, prior to the issuance of a temporary certificate of occupancy.
- Any work within the roadway requiring traffic control must follow all pertinent MUTCD requirements.
- Any existing water and sewer services at the site that will no longer be utilized must be abandoned at the main, in accordance with DPW standards, including all restoration work.
- The contractor must have an employee carry a current NYSDEC issued trained individual card and be present on-site at all times during soil disturbing activities.

It is the applicant's responsibility to contact DPW Engineering (914-422-1309) to inspect sediment and erosion control practices prior to the start of construction. Any design changes during construction must be resubmitted to the Building Dept. for DPW approval before construction.

The following permits may be required and must be obtained at the Department of Public Works for any work within a public street, right-of-way, or on any public property owned by or under the jurisdiction of the City of White Plains. Contact DPW Code Enforcement (914-422-1208) for a determination of required permits.

- *Application for Street Opening Permit*
- *Application for Permit for Sidewalk, Curb, and Driveway*
- *Application for Street Obstruction Permit*
- *MS4 Stormwater Permit*



Michael Zaino
Senior Engineer, B.S., Department of Public Works

cc: file
DPW Code Enforcement

MEMORANDUM

August 4, 2021

TO: Luis Saiz, Jr., R.A., Senior Architect, Department of Building

FROM: Michael Zaino, Senior Engineer, B.S., Department of Public Works

SUBJECT: **Site Work & Excavation Reinforcement (1st Submittal)**

Submittal Received by Building Dept.: 7/2/21

Building Department Memo Received: 7/7/21

Building Department Application No.: **2020-00553-BLDG**

STREET ADDRESS	SECTION	BLOCK	LOT(S)
85 North Lexington Ave	125.66	5	1
& 50 Hamilton Avenue	125.66	5	2

NO OBJECTION	CONDITIONALLY APPROVED	REVISE & RESUBMIT
		X

We have reviewed the following information:

- A Commitment letter for Parcel A and Parcel B, dated 6/1/21, prepared by Cuddy and Feder, LLP;
- Property survey sheets SU-1, dated 12/23/20, prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC;
- Site plan sheets C-000 thru C-908, titled "Construction Drawings: Gateway II", dated 6/4/21, prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC;
- Foundation Filing Set, sheets S-001 thru S-701, G-003 thru G-008, A-151 thru A-792, revision dated 6/25/21, prepared for GS White Plains Owner, LLC;
- Waterproofing Plans, sheets T-001.00, WP-001.00 thru WP-005.00, revision dated 6/25/21, prepared by JZN Engineering;
- Landscaping Plans, sheet L-000 thru L-601, revision dated 5/28/21, prepared for GS White Plains Owner, LLC;
- Support of Excavation, sheets T-001.00, SOE-001.00 thru SOE-009.00, revision dated 6/25/21, prepared by JZN Engineering;

Previously submitted by the applicant:

- Cover letter from Cuddy and Feder, LLP, dated 2/17/21, describing portions of the project;
- Property survey, TS-1, dated 2/9/21, prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC;
- Storm Water Pollution Prevention Plan (SWPPP), current revision dated 2/17/21, prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC;
- Traffic Study, dated 2/17/21, prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC;
- Pedestrian Wind Study, dated 2/17/21, prepared by RWDI;
- Architectural Drawing Set, sheets G-000, G-001, A-100 thru A-501, dated 2/12/21, prepared by Handel Architects LLP;
- Landscape Architecture Drawing Set, sheets L-000 thru L-600, dated 2/12/21, prepared by MPFP;
- A City of White Plains Building Permit Application Long Form, dated 2/12/21;

- LEED Checklist and Sustainability Narrative, dated 1/22/21, along with Sewer and Water Calculations, dated 1/7/21, prepared by Cosentini Consulting Engineers;
- Storm Water Pollution Prevention Plan (SWPPP), last revised 3/19/21, a Public Sanitary Sewer Capacity Analysis dated 3/19/21, and an annotated response letter dated 3/23/21 - all prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC;
- Solid Waste Management form dated 3/23/21;
- Test results of Soil Boring Sampling plan sheet, dated 7/10/19, prepared by SESI Consulting Engineers DPC.

**Soil percolation testing completed on 3/26/21.*

**Hydrant flow testing results 3/24/21.*

**SWPPP review fee was received 3/15/21.*

We offer the following comments:

1. The applicant has submitted a City of White Plains Department of Public Works (DPW) MS4 stormwater permit but the fee has not been received. Please submit the required file/application/inspection fee to DPW.
2. The proposed sanitary infrastructure improvements must be shown in full. Include all necessary information and profiles on the plans. Currently, the sanitary sewer improvement shown on the plans states "extend to future extension".
3. Correct the label on the plans for the material of the municipal water main (our records indicate the existing water main in North Lexington is cast iron).
4. The proposed grades in front of the drop-off area (on North Lexington Ave) cause a low point (Elev. 207.35). This area must be graded so the stormwater maintains the current flow path.
5. The proposed bollards by the front entrance are not permitted within the ROW. They must be located within the private property.
6. It was reported that portions of the site are contaminated and require soil remediation, conforming with the current NYSDEC and City of White Plain's regulations. The plans must be approved by DPW and completed before constructing the building. Provide DPW with all documentation pertaining to any New York State Department of Environmental Conservation requirements and if a Remedial Action Work Plan(RAWP) is required for this site
7. If dewatering is required during construction activities, the applicant will be required to obtain permission from the Westchester County Department of Facilities (WCDEF). Note that dewatering will only be permitted during construction. During any dewatering, all necessary measures must be in place to prevent any contamination from leaving the site which may include treatment before discharging to the city's sanitary sewer system.
8. The parcels adjacent to each other and having a common building must be merged. Please contact the Assessor's office (914-422-1224) for additional information on merging. Provide DPW with notice once the lots have been merged.
9. The applicant must coordinate with all utility companies that have infrastructure that lies within the area of the proposed tie-backs installation.

10. All portions of the site stabilization system (soldier piles, lagging, tie backs, etc.) that will remain within the City ROW must be removed to a minimum of 6'6" below finished grade when they are no longer necessary for construction. Contact DPW to verify removal depth within the ROW prior to final backfilling.
11. Backflow prevention devices must be installed on the fire and domestic water services. These devices must be located in a utility room that must accommodate a master water meter (Metron Spectrum.) The application for the backflow device installations must be prepared by a licensed New York State Professional Engineer and submitted to the Department of Public Works for review and subsequent final approval by the Westchester County Department of Health. The floor drain for the said room must be adequate to comply with current White Plains Department of Public Works and Westchester County Department of Health requirements.
12. An interconnect must be provided within the building between the proposed domestic water and the proposed fire service with a locked position valve. Please include information on the plans.
13. City of White Plains DPW and WCDOH approval is required for the pool, prior to the start of the pool construction. Include calculations to show the amount of pool water to be discharged to the City of White Plains sewer, due to water treatment. Include the back flushing schedule and times of discharge.
14. The elevations of existing utilities must be included on the pipe profiles.
15. Interference may be encountered with existing utilities (i.e. gas, electric, traffic control, communication, etc.) that lie within the work area but are not all shown on the plans. Test pits are required in the area of underground utility crossings before issuing a Building Department permit. Additionally, the utility location information must be obtained from all utility companies and included in the plans. Include the pipe size, vault size, and the number of duct banks where applicable.
16. Two of the proposed light poles along Hamilton Avenue interfere with an existing fire hydrant and an existing overhead street sign pole. One of the proposed light poles at the corner of Hamilton Avenue and North Lexington Avenue interferes with an existing electrical vault. One of the proposed light pole bases will directly interfere with a drain line on Ferris Avenue. Revise plans accordingly.
17. Include the location for proposed street lighting conduits and pull boxes. If detail W16 on sheet C-907 is for street lighting in the right-of-way, DPW typically uses the pull box (SD-27) for wiring.
18. The stamped concrete brick pattern along the perimeter of the sidewalk should not continue around the proposed pedestrian ramps or driveway entrances as depicted on sheet L-000 thru L-601.
19. The proposed detectable tactile warnings for the proposed parking garage entrances and exits should be included on sheets L-000 thru L-601.
20. The parking area will require an oil/grit separator. Plans should include the location, detail, and provide an Operations and Maintenance (O&M) manual.

21. The SWPPP report must include a section for temporary stabilization during frozen conditions and sediment erosion control and anti-traction during cold weather.
22. Provide a more detailed construction phasing and sequence plan. The Construction Sequence must incorporate foundation installations, all infrastructure improvements, including all utility work associated with the project to be installed within the ROW by the applicant (i.e., utility connections, water, sanitary and stormwater installation, etc.), and any other activity at the site that results in soil disturbance.
23. **An annotated response letter must be provided with the revisions.**

Note the following:

- The Stormwater Pollution Plan (SWPPP) submitted by the applicant, current revision dated 3/19/21, prepared by JMC, PLLC, has been approved. As the plans are further developed, amendments to the SWPPP, per the current 'NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, will be required.
- A copy of the NYSDEC NOI Acknowledgement must be provided to DPW when it is received.
- The Commissioner of Public Works must certify to the Westchester County Department of Health (WCDOH,) which is also the New York State Department of Health Agent, the adequacy of the municipal water and sewer system services for the proposed building.
 - The Applicant will be required to provide sanitary infrastructure improvements, due to the increased demand this development will place on the city's existing infrastructure. The applicant will be required to upgrade (design and build at the owner's expense) the existing 8" sanitary sewer main from the length of Hamilton Avenue, down to Bronx Street, continuing to the manhole where the sewer main increases to a 24" pipe. The approximate upgrade size is (14 inches) and the total length is (1,050 feet.) The Commissioner of Public Works shall approve the final distance, size, and route of the new sewer main.
 - All existing sanitary sewer and stormwater drain structures, where connections into the municipal system are being proposed, shall be inspected for capacity and structural integrity by the applicant to determine that the structures can safely accept the proposed connections and the additional flows. An inspection report indicating each structure's conditions and the option to repair or replace, if needed, must be provided to DPW for review and acceptance.
- WCDOH approval will be required for any proposed sanitary sewer upgrade to the municipal mains before construction, as well as the sanitary sewer services greater than 2,500 gallons/day.
- There must be permanent markers within the sidewalk to demarcate public property from private property for the proposed public sidewalk.
- Coordinate with the U.S. Postal Service for the specifications and the placement of the community mailbox. DPW will provide official addresses (for the building, apartments, and storefronts,) after the final plans have been approved.


- Existing street trees must be protected during construction. If street trees are to be removed, the applicant must obtain prior approval and coordinate with DPW. Any remaining City trees may be adversely affected by the project's construction activities, which could lead to the trees dying. In such circumstances the applicant will be required to remove such trees and replace, matching, inch for inch, the caliper, and size of the trees being removed; additional trees may need to be installed, and the proposed trees may need to be larger caliper. If the right-of-way adjacent to the site cannot accommodate enough trees to match inch for inch, the applicant may be required to purchase additional trees, to be placed in the City's inventory, for future plantings in the right-of-way.
- All tree species being proposed within the City's right-of-way will require approval from the Commissioner of Public Works prior to ordering and planting.
- The foundations must be designed without discharging groundwater with sump pumps or foundation drains. Underdrains are not permitted below the groundwater level.
- If fill is to be imported to the site, soil samples must be taken and tested, at the applicant's expense, by a certified soil testing laboratory to ensure there are no contaminants present in the imported soil; which would affect groundwater quality.
- All catch basin grates, trench drains, and curb pieces installed with the project must include eco-friendly markings since the stormwater collection system will discharge into the city's municipal drain system. Where necessary, existing catch basins abutting the property must be converted to "bike safe" and eco-friendly grates and curb pieces. Any drainage structures that are found to require repair shall be updated, replaced, and/or repaired at the applicant's expense.
- All construction work shall be subject to the City's Construction Management Protocol. This protocol includes, among other things, a Construction Management Plan, erosion and sedimentation control measures, hours of operation, parking plan for construction workers, site access, construction vehicle routing, etc.
- Shop drawings for all materials installed within the City's right-of-way must be submitted to DPW for review and approval prior to construction.
- The sidewalk must maintain a constant grade through the driveways with the proposed driveway apron ramped up to meet the sidewalk from the curb cut. Refer to the CWP- DPW Standard Detail for driveway aprons.
- Hamilton Avenue (C.R. 52) is a Westchester County-owned roadway. Work proposed for these portions of the project is to be performed in accordance with Westchester County DPW Standards. Contact WCDPW for information on WCDPW permits that may be required. Provide confirmation to DPW when all necessary County permits for work within their ROW have been obtained.
- The applicant will be responsible for repairing any damage in the ROW caused by construction activities.
- All construction under the jurisdiction of the Department of Public Works must be in accordance with the Department's standards regardless of what may be shown or omitted on the plan.

- Pressurized line stops may be required to provide the necessary water main shutdowns needed for the installation of the proposed water services and valves.
- If any restaurant/food establishment will be located within the building, an aerated grease trap/interceptor sized to Health Dept. standards must be installed to prevent grease from entering the municipal sewer line.
- The stormwater design Engineer of Record must supervise the construction of all stormwater facilities. An as-built must be provided to the Department of Public Works, signed and sealed by the engineer, or by a New York State Licensed Land Surveyor. A required maintenance agreement for all on-site stormwater management measures must be executed along with all necessary permits, prior to the construction of any permanent stormwater facility, and remain in effect with the transfer of the property. This document must be completed per the City's local law requirements and coordinated with the Corporation Counsel. An appropriate escrow account must be established by the Commissioner of Public Works to maintain said stormwater facilities. The Commissioner of Public Works has the right to utilize this escrow account to perform maintenance work, should the owner fail to be responsive. Further, the City, through the Department of Public Works, shall receive an administrative fee of 20% of all costs, if DPW contracts the work.
- Upon completion of the proposed development, an as-built drawing, signed and sealed by the engineer of records, must be submitted detailing all utilities, including the drainage system as installed and all site drainage features, prior to the issuance of a temporary certificate of occupancy.
- Any work within the roadway requiring traffic control must follow all pertinent MUTCD requirements.
- Any existing water and sewer services at the site that will no longer be utilized must be abandoned at the main, in accordance with DPW standards, including all restoration work.
- The contractor must have an employee carry a current NYSDEC issued trained individual card and be present on-site at all times during soil disturbing activities.

It is the applicant's responsibility to contact DPW Engineering (914-422-1309) to inspect sediment and erosion control practices prior to the start of construction. Any design changes during construction must be resubmitted to the Building Dept. for DPW approval before construction.

The following permits may be required and must be obtained at the Department of Public Works for any work within a public street, right-of-way, or on any public property owned by or under the jurisdiction of the City of White Plains. Contact DPW Code Enforcement (914-422-1208) for a determination of required permits.

- *Application for Street Opening Permit*
- *Application for Permit for Sidewalk, Curb, and Driveway*
- *Application for Street Obstruction Permit*
- *MS4 Stormwater Permit*



Michael Zaino
Senior Engineer, B.S., Department of Public Works

cc: file