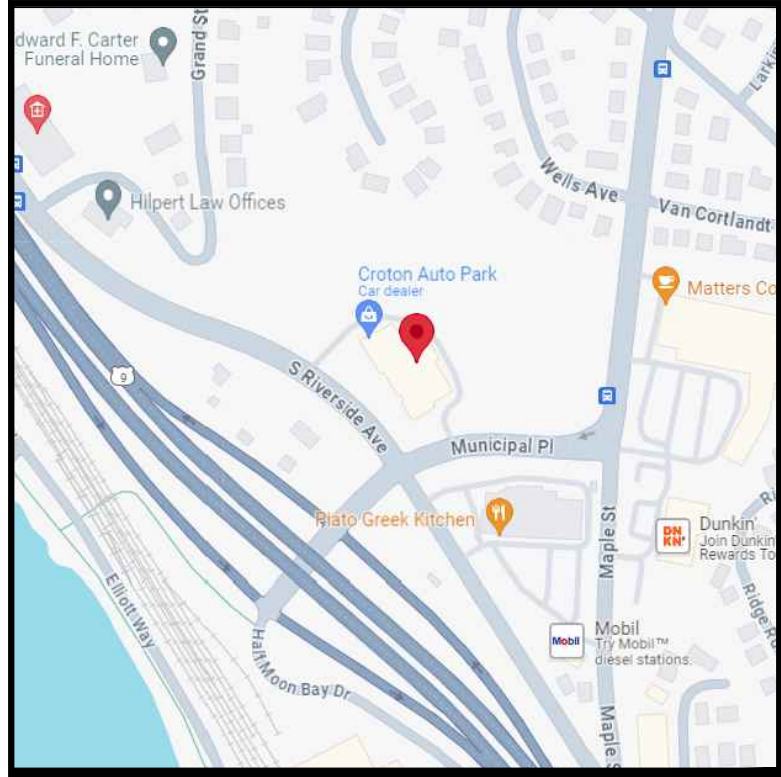
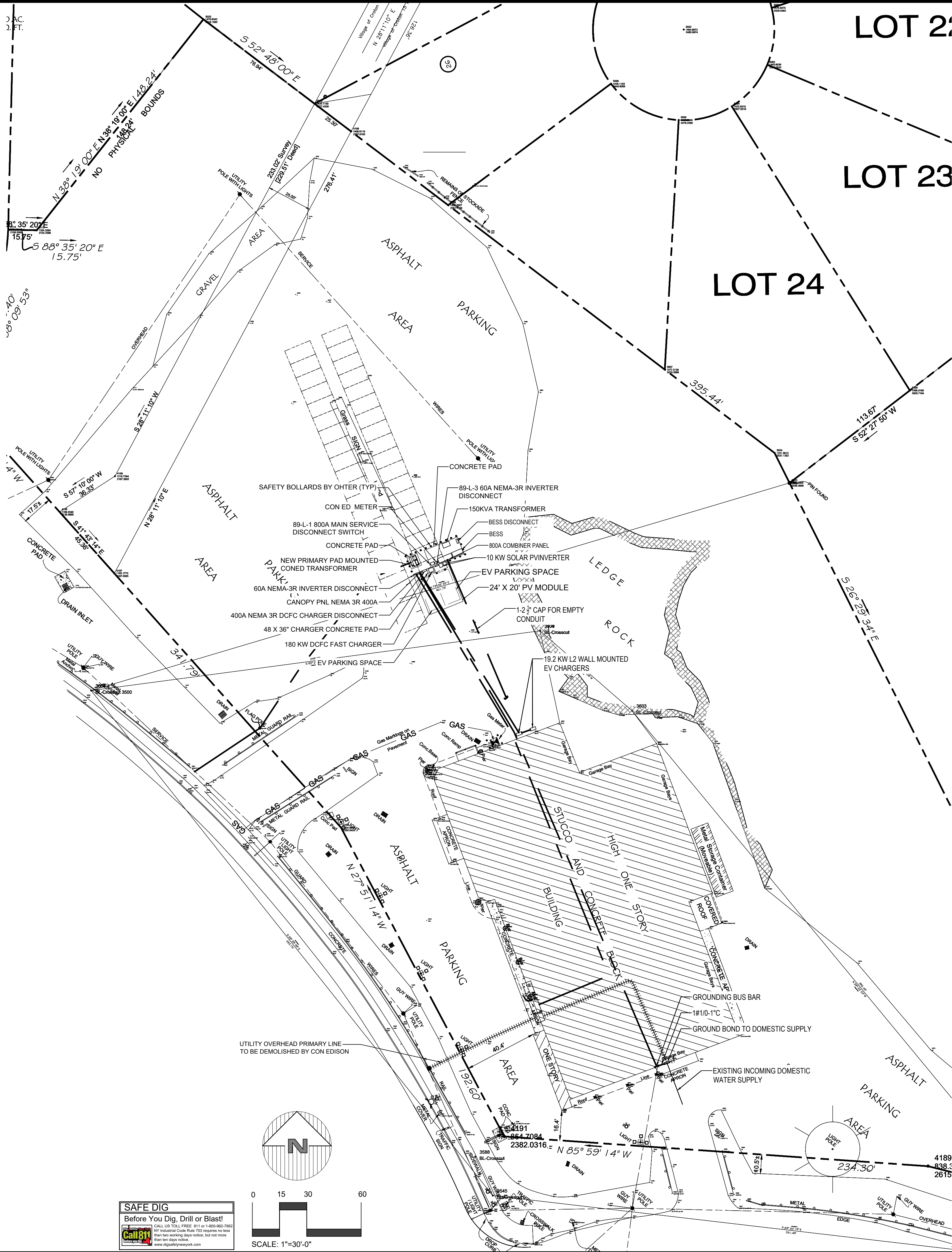
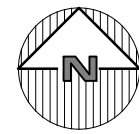




LOCATION MAP
NOT TO SCALE



NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY JRL LAND SURVEYING, DATED 12/01/2023. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

SITE DATA:

OWNER / DEVELOPER: CROTON AUTO PARK
1 MUNICIPAL PLACE, CROTON-ON-HUDSON, NY 10520
PROJECT LOCATION: 1 MUNICIPAL PLACE, CROTON-ON-HUDSON, NY 10520
EXISTING TOWN ZONING: C-2, GENERAL COMMERCIAL
PROPOSED USE: ADDITION OF BESS AND SOLAR CARPORT CANOPY SYSTEM TO EXISTING AUTOMOTIVE DEALERSHIP SECTION 78.12, BLOCK 3, LOT 2
TOWN TAX MAP DATA: 4.9 ACRES (213,444 SF)
SITE AREA :

GENERAL REQUIREMENTS:

A BUILDING PERMIT SHALL BE REQUIRED FOR INSTALLATION OF ALL SOLAR ENERGY SYSTEMS. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, CONSTRUCTION AND/OR SITE PLAN DOCUMENTS, SIGNED AND STAMPED BY A LICENSED PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT.

ALL VILLAGE BOARDS ARE ENCOURAGED TO CONDITION THEIR APPROVAL OF PROPOSED DEVELOPMENTS ON SITES ADJACENT TO SOLAR ENERGY SYSTEMS SO AS TO PROTECT THEIR ACCESS TO SUFFICIENT SUNLIGHT TO REMAIN ECONOMICALLY FEASIBLE OVER TIME.

ALL SOLAR ENERGY SYSTEMS SHALL BE DESIGNED, ERRECTED, AND INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND INDUSTRY STANDARDS AS REFERENCED IN THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE (BUILDING CODE), THE NEW YORK STATE ENERGY CONSERVATION CODE (ENERGY CODE), AND THE VILLAGE CODE.

PERMITTING REQUIREMENTS FOR TIER 1 SOLAR ENERGY SYSTEMS. ALL TIER 1 SOLAR ENERGY SYSTEMS SHALL BE PERMITTED IN ALL ZONING DISTRICTS AS AN ACCESSORY USE AND SHALL BE EXEMPT FROM SITE PLAN REVIEW, SUBJECT TO THE FOLLOWING CONDITIONS FOR EACH TYPE OF SOLAR ENERGY SYSTEM:

ROOF-MOUNTED SOLAR ENERGY SYSTEMS.

ROOF-MOUNTED SOLAR ENERGY SYSTEMS SHALL INCORPORATE, WHEN FEASIBLE, THE FOLLOWING DESIGN REQUIREMENTS:

ROOF-MOUNTED SOLAR PANELS MUST BE ATTACHED OR BALLASTED TO A LAWFULLY PERMITTED BUILDING OR STRUCTURE, WHICH MAY BE AN ACCESSORY STRUCTURE.

ALL ROOF-MOUNTED SOLAR ENERGY SYSTEMS SHALL BE SUBJECT TO THE MAXIMUM HEIGHT REGULATIONS SPECIFIED FOR PRINCIPAL AND ACCESSORY BUILDINGS WITHIN THE UNDERLYING ZONING DISTRICT, WITH THE HEIGHT EXEMPTIONS AS PROVIDED FOR BUILDING-MOUNTED MECHANICAL DEVICES OR EQUIPMENT.

GLARE: ALL SOLAR PANELS SHALL HAVE ANTIREFLECTIVE COATING(S).

BUILDING- INTEGRATED SOLAR ENERGY SYSTEMS AND CANOPY- MOUNTED SOLAR ENERGY SYSTEMS SHALL BE SHOWN ON THE PLANS SUBMITTED FOR THE BUILDING PERMIT APPLICATION FOR THE BUILDING OR PROPERTY CONTAINING THE SYSTEM. APPLICANTS FOR CANOPY-MOUNTED SOLAR ENERGY SYSTEMS SHALL SUBMIT ALL STUDIES AS REQUIRED BY THE VILLAGE ENGINEER OR BUILDING INSPECTOR.

SOLAR ENERGY EQUIPMENT SHALL BE LOCATED IN A MANNER TO REASONABLY AVOID AND/OR MINIMIZE BLOCKAGE OF VIEWS FROM SURROUNDING PROPERTIES AND SHADING OF PROPERTY TO THE NORTH, WHILE STILL PROVIDING ADEQUATE SOLAR ACCESS.

ALL MECHANICAL EQUIPMENT OF THE SOLAR ENERGY SYSTEM, INCLUDING ANY PAD-MOUNTED STRUCTURE FOR BATTERIES, SWITCHBOARD, TRANSFORMERS, OR STORAGE CELLS.

FENCING. ALL MECHANICAL EQUIPMENT, INCLUDING ANY STRUCTURE FOR STORAGE BATTERIES, SHALL BE ENCLOSED BY A FENCE, AS REQUIRED BY NEC, WITH A SELF-LOCKING GATE TO PREVENT UNAUTHORIZED ACCESS. WARNING SIGNS WITH THE OWNER OR OPERATOR'S CONTACT INFORMATION SHALL BE PLACED ON THE ENTRANCE AND PERIMETER OF THE FENCING. THE TYPE AND HEIGHT OF FENCING SHALL BE DETERMINED AS PART OF THE SITE PLAN AND SPECIAL PERMIT REVIEW. THE FENCING AND THE SYSTEM MAY BE FURTHER SCREENED BY ANY LANDSCAPING NEEDED TO AVOID ADVERSE AESTHETIC IMPACTS.

LIGHTING: LIGHTING OF THE SOLAR ENERGY SYSTEMS SHALL BE LIMITED TO THAT MINIMALLY REQUIRED FOR SAFETY AND OPERATIONAL PURPOSES. SHALL BE REASONABLY SHIELDED AND DOWNCAST FROM ADJUTING PROPERTIES AND SHALL MINIMIZE IMPACTS ON NOCTURNAL ANIMALS WHERE PRACTICABLE.

INTEGRATED PEST MANAGEMENT PRACTICES SHALL BE USED TO REFRAIN FROM OR LIMIT PESTICIDE USE INCLUDING HERBICIDES) FOR LONG-TERM OPERATION AND SITE MAINTENANCE.

UNDERGROUND REQUIREMENTS. ALL ON-SITE UTILITY LINES SHALL BE PLACED UNDERGROUND TO THE EXTENT FEASIBLE AND AS PERMITTED BY THE SERVING UTILITY. WITH THE EXCEPTION OF THE MAIN SERVICE CONNECTION AT THE UTILITY COMPANY RIGHT-OF-WAY AND ANY NEW INTERCONNECTION EQUIPMENT, INCLUDING WITHOUT LIMITATION ANY POLES, WITH NEW EASEMENTS AND RIGHT-OF-WAY.

NO SIGNAGE OR GRAPHIC CONTENT SHALL BE DISPLAYED ON THE SOLAR ENERGY SYSTEMS EXCEPT THE MANUFACTURER'S NAME, EQUIPMENT SPECIFICATION INFORMATION, SAFETY INFORMATION, AND TWENTY-FOUR-HOUR EMERGENCY CONTACT INFORMATION.

AS REQUIRED BY THE NATIONAL ELECTRIC CODE (NEC), DISCONNECT AND OTHER EMERGENCY SHUTOFF INFORMATION SHALL BE CLEARLY DISPLAYED ON A LIGHT-REFLECTIVE SURFACE. A CLEARLY VISIBLE WARNING SIGN CONCERNING VOLTAGE SHALL BE PLACED AT THE BASE OF ALL PAD-MOUNTED TRANSFORMERS AND SUBSTATIONS.

SAFETY:

SOLAR ENERGY SYSTEMS AND SOLAR ENERGY EQUIPMENT SHALL BE CERTIFIED UNDER THE APPLICABLE ELECTRICAL AND/OR BUILDING CODES AS REQUIRED.

SOLAR ENERGY SYSTEMS SHALL BE MAINTAINED IN GOOD WORKING ORDER AND IN ACCORDANCE WITH INDUSTRY STANDARDS. SITE ACCESS SHALL BE MAINTAINED, INCLUDING SNOW REMOVAL AT A LEVEL ACCEPTABLE TO THE LOCAL FIRE DEPARTMENT AND, IF THE TIER 3 SOLAR ENERGY SYSTEM IS LOCATED IN AN AMBULANCE DISTRICT, THE LOCAL AMBULANCE CORPS.

IF A BATTERY ENERGY STORAGE SYSTEM IS INCLUDED AS PART OF THE SOLAR ENERGY SYSTEM, THEY SHALL MEET THE REQUIREMENTS OF ANY APPLICABLE FIRE PREVENTION AND BUILDING CODE WHEN IN USE AND, WHEN NO LONGER USED, SHALL BE DISPOSED OF IN ACCORDANCE WITH THE LAWS AND REGULATIONS OF THE VILLAGE AND ANY APPLICABLE FEDERAL, STATE, OR COUNTY LAWS OR REGULATIONS.

WHERE DEEMED NECESSARY BY THE BOARD OF TRUSTEES OR PLANNING BOARD, EMERGENCY ACCESS TO THE SITE FOR LOCAL FIRST RESPONDERS SHALL BE PROVIDED BY THE INSTALLATION OF AN EMERGENCY LOCK BOX OR A SIMILAR DEVICE, IN A LOCATION SUBJECT TO THE APPROVAL OF THE FIRE CHIEF.

BATTERY ENERGY STORAGE SYSTEMS:

AUTHORITY: THIS SECTION IS ADOPTED PURSUANT TO §7-700 THROUGH §7-704 OF THE VILLAGE LAW AND 10 OF THE MUNICIPAL HOME RULE LAW OF NEW YORK STATE (NYS), WHICH AUTHORIZE THE VILLAGE TO ADOPT ZONING PROVISIONS THAT ADVANCE AND PROTECT THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

STATEMENT OF PURPOSE. THIS BATTERY ENERGY STORAGE SYSTEM LAW IS ADOPTED TO ADVANCE AND PROTECT THE PUBLIC HEALTH, SAFETY, WELFARE, AND QUALITY OF LIFE OF THE VILLAGE BY CREATING REGULATIONS FOR THE INSTALLATION AND USE OF BATTERY ENERGY STORAGE SYSTEMS, WITH THE FOLLOWING OBJECTIVES:

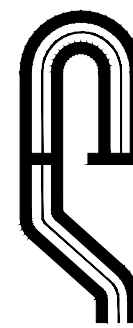
TO PROVIDE A REGULATORY SCHEME FOR THE DESIGNATION OF PROPERTIES SUITABLE FOR THE LOCATION, CONSTRUCTION AND OPERATION OF BATTERY ENERGY STORAGE SYSTEMS;

TO ENSURE COMPATIBLE LAND USES IN THE VICINITY OF THE AREAS AFFECTED BY BATTERY ENERGY STORAGE SYSTEMS;

TO MITIGATE THE IMPACTS OF BATTERY ENERGY STORAGE SYSTEMS ON ENVIRONMENTAL RESOURCES SUCH AS CONSERVATION AREAS, WILDLIFE AND OTHER PROTECTED RESOURCES; AND

TO CREATE SYNERGY BETWEEN BATTERY ENERGY STORAGE SYSTEM DEVELOPMENT AND THE GOALS OF THE VILLAGE'S COMPREHENSIVE PLAN.

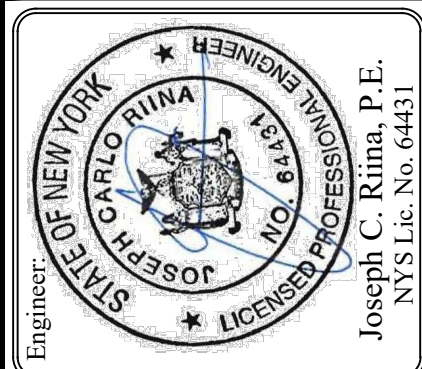
BATTERY ENERGY STORAGE SYSTEMS, COMPONENTS, AND ASSOCIATED ANCILLARY EQUIPMENT SHALL HAVE REQUIRED WORKING SPACE CLEARANCES, AND ELECTRICAL CIRCUITRY SHALL BE WITHIN WEATHERPROOF ENCLOSURES MARKED WITH THE ENVIRONMENTAL RATING SUITABLE FOR THE TYPE OF EXPOSURE IN COMPLIANCE WITH NFPA 70.



PROJECT # 24-08

Site Design Consultants

Civil Engineers • Land Planners
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(914) 962-4488 - Fax: (914) 962-7386
www.sitedesignconsultants.com



Revisions:		No.	Date	Comments:
1	6/19/24	Plan Updates		
2	9/25/24	Plan Updates		

SCALE: 1"=30'	DRAWN BY: JP	DATE: 3-18-24
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SITE PLAN

SITE PLAN
PREPARED FOR
CROTON AUTO PARK

PROJECT LOCATION
1 MUNICIPAL PLACE

Town of Croton On Hudson Westchester Co., New York

Sheet
1 of 1

FILED: 2024/09/26 08:08 RED ROCK - CROTON AUTO PARK, CROTON-ON-HUDSON, NY 10520, SITE: 1-15-24, DWG: 3-12-24, 11:00:37 AM

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