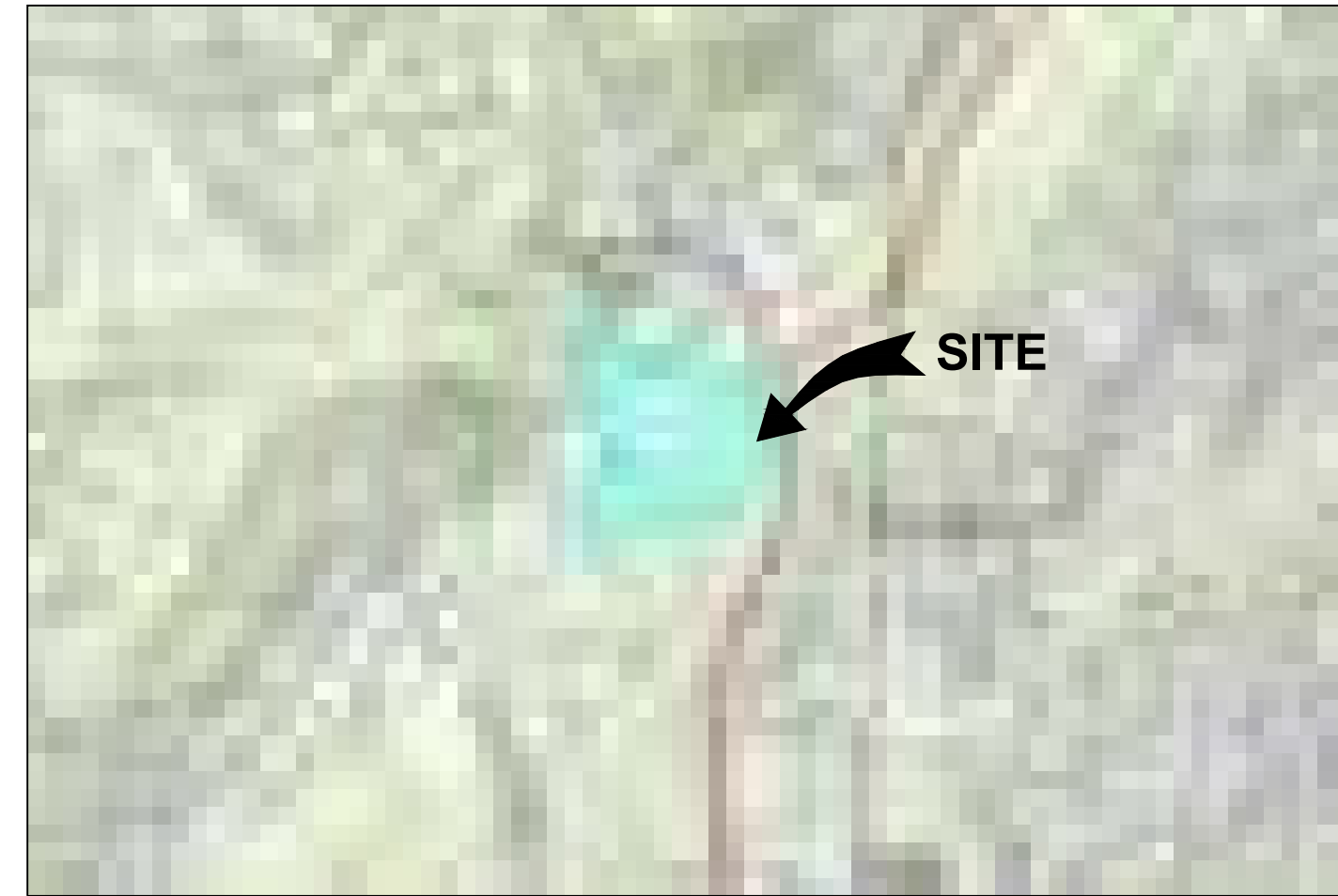
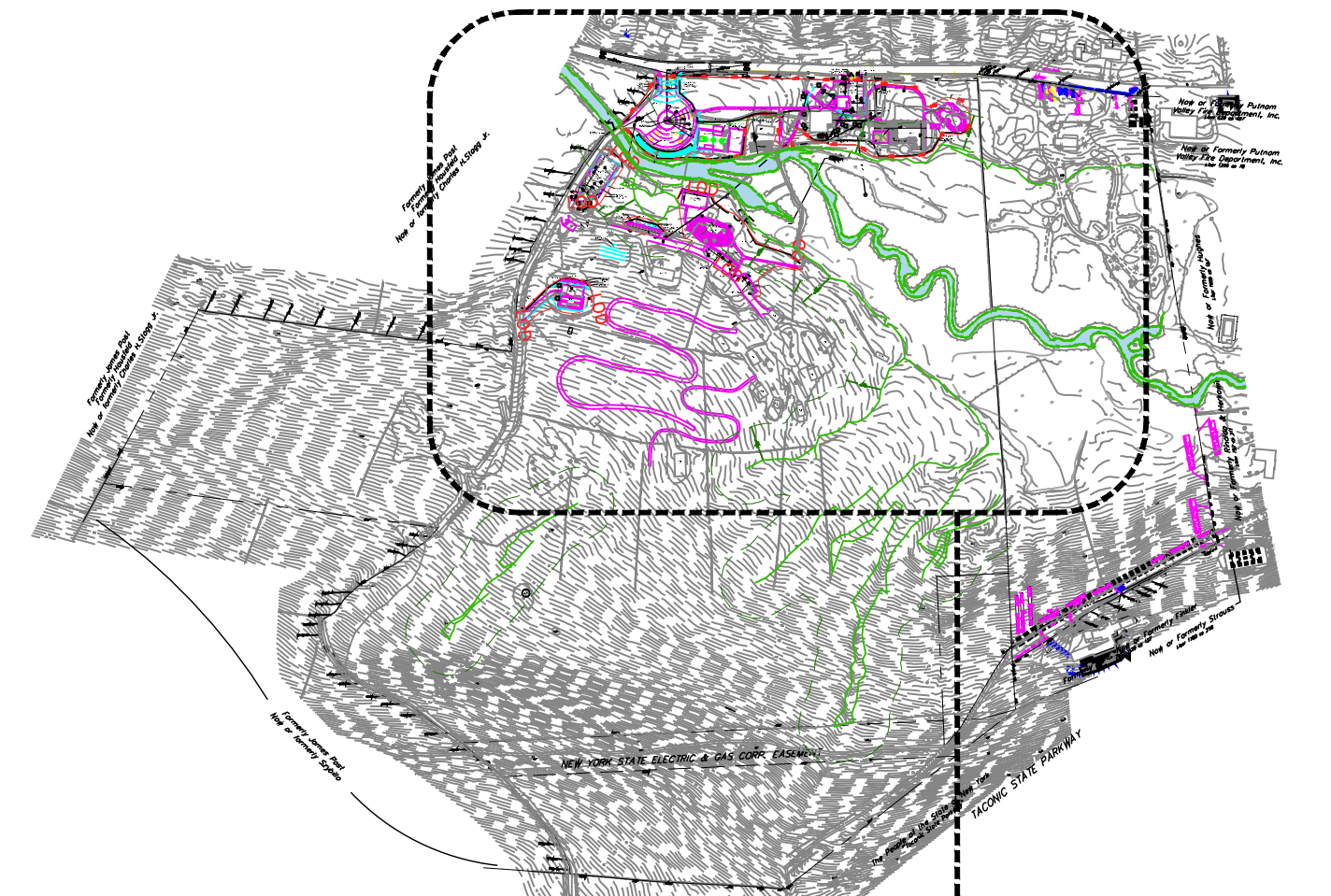


# PUTNAM VALLEY YMCA CAMP COMBE:

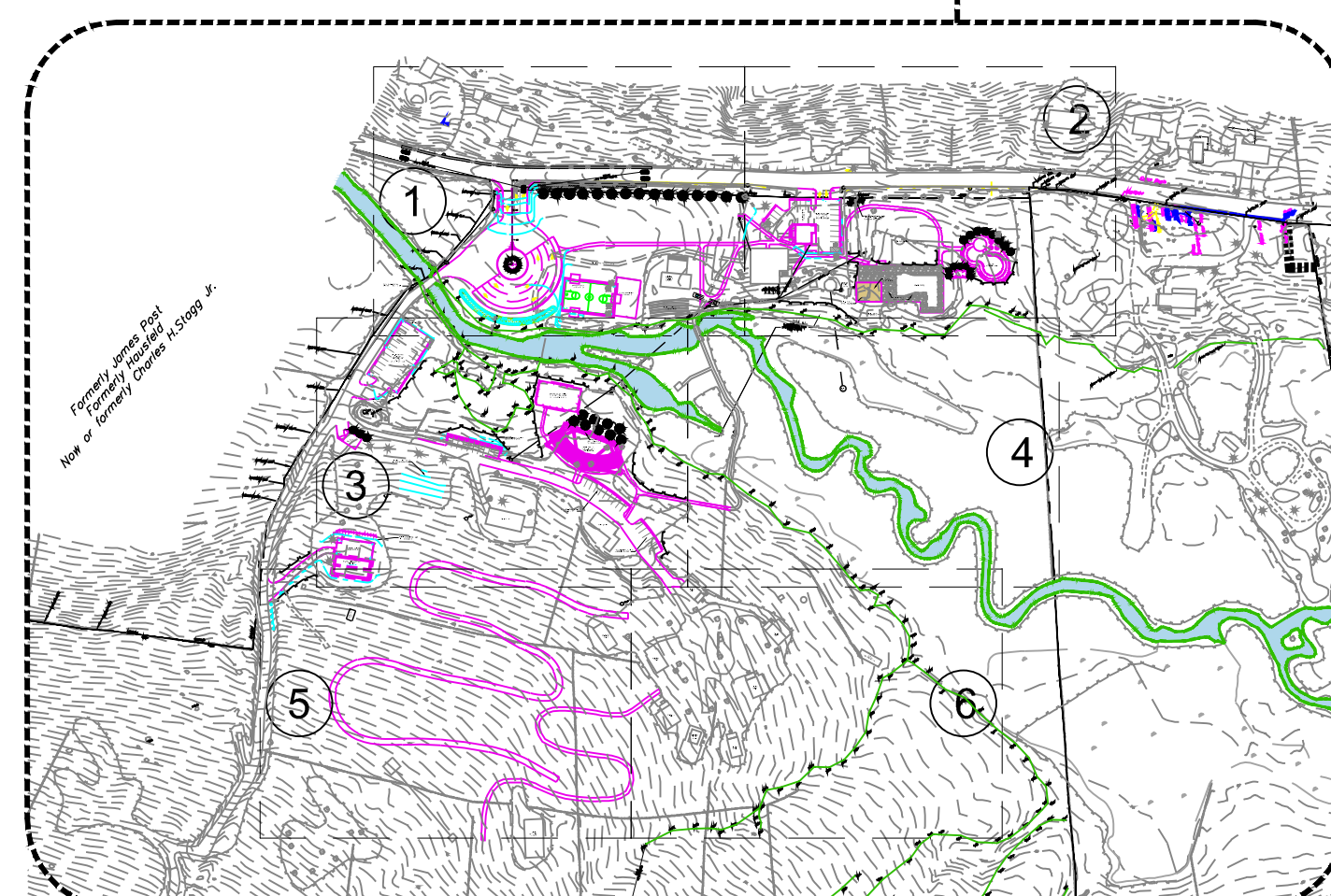
684 PEEKSKILL HOLLOW ROAD  
PUTNAM VALLEY, NEW YORK 10579  
(TOWN OF PUTNAM VALLEY)



**LOCATION MAP**  
NTS



**KEY MAP**  
1" = 500'-0"



**ENLARGED KEY MAP**  
1" = 300'-0"

### MISCELLANEOUS DATA

OWNER/APPLICANT: YMCA OF CENTRAL & NORTHERN WESTCHESTER, INC.  
148 HAMILTON AVENUE, WHITE PLAINS, NEW YORK 10601

PROJECT: PUTNAM VALLEY YMCA CAMP COMBE  
684 PEEKSKILL HOLLOW ROAD, PUTNAM VALLEY, NY 10579

MUNICIPALITY: TOWN OF PUTNAM VALLEY

LOT AREA: 79.2 ACRES

TAX MAP: 63-3-27

EXISTING ZONING DISTRICT: PD - PRESERVATION DISTRICT

SCHOOL DISTRICT: PUTNAM VALLEY SCHOOL DISTRICT

OVERLAY DISTRICT: W - WETLANDS AND WATER COURSE, HW - HILLSIDE MANAGEMENT, WP - GROUND AND SURFACE WATER PROTECTION DISTRICTS

FIRE DISTRICT: PUTNAM VALLEY VOLUNTEER FIRE DEPARTMENT

WATERSHED: PEEKSKILL HOLLOW WATERSHED

WATER DISTRICT: ONSITE WELL

SEWER DISTRICT: ONSITE SDDS

DRAINAGE BASIN: LOWER HUDSON RIVER BASIN

### 100- YEAR FLOODPLAIN NOTE

1. THE AREA OF 100 YEAR FLOOR PLAIN LOCATED IN PARCEL. INFORMATION OBTAINED FROM FEMA MAP No 36079C0118E, TOWN OF PUTNAM VALLEY, NEW YORK.

### LIST OF DRAWINGS

COVER - COVER SHEET

Z-1 - ZONING MAP

Z-2 - ZONING CHART AND ANALYSIS

EC-1 - EXISTING CONDITIONS

NS-1 - NEIGHBORHOOD STUDY

LP-1 - LAYOUT PLAN #1

LP-2 - LAYOUT PLAN #2

LP-3 - LAYOUT PLAN #3

LP-4 - LAYOUT PLAN #4

LP-5 - LAYOUT PLAN #5

LP-6 - LAYOUT PLAN #6

GUE-1 - GRADING, UTILITY AND EROSION CONTROL #1

GUE-2 - GRADING, UTILITY AND EROSION CONTROL #2

GUE-3 - GRADING, UTILITY AND EROSION CONTROL #3

GUE-4 - GRADING, UTILITY AND EROSION CONTROL #4

GUE-5 - GRADING, UTILITY AND EROSION CONTROL #5

GUE-6 - GRADING, UTILITY AND EROSION CONTROL #6

D-1 - EROSION & SEDIMENT CONTROL AND CONSTRUCTION DETAILS

D-2 - DRAINAGE & UTILITY DETAILS

PL-1 - PARKING LAYOUT PLAN

PL-2 - PARKING LAYOUT PLAN WITH AERIAL IMAGE

### LEGEND

---	PROPERTY LINE	SF	SILT FENCE AND CONSTRUCTION FENCE
- - - -	EXISTING CONTOUR - MINOR	---	EXISTING RETAINING WALL
- - - - 350	EXISTING CONTOUR - MAJOR	---	PROPOSED STONE RETAINING WALL
- - - - 350	PROPOSED CONTOUR	---	PROPOSED MODULAR BLOCK RETAINING WALL
---	EXISTING BUILDING	---	EXISTING UPOLE AND OVERHEAD ELECTRIC
---	PROPOSED BUILDING	---	PROPOSED UPOLE AND OVERHEAD ELECTRIC
---	EXISTING SITE	---	EXISTING WETLAND LINE
---	PROPOSED SITE	---	PROPOSED 100' WETLAND BUFFER
---	EXISTING SITE TO BE REMOVED	---	EXISTING FLOORPLAIN LINE

### SITE NOTES

1. ANY IMPORTED SOIL SHALL MEET THE NYSDEC STANDARDS OF UNRESTRICTED FILL AND BE SUITABLE FOR RESIDENTIAL USE. CONSTRUCTION DEBRIS IS NOT PERMITTED TO BE IMPORTED. ANY MATERIAL MEETING THE NYSDEC DEFINITION OF BENEFICIAL USE SHALL BE CERTIFIED AS SUCH BY THE DESIGN PROFESSIONAL OF RECORD. NOTIFY THE TOWN OF PUTNAM VALLEY PRIOR TO IMPORT. SOIL TESTING MAY BE REQUIRED.
2. PRIOR TO THE BACKFILLING OF ANY STORM WATER BEST MANAGEMENT PRACTICE, DOTS-ENGINEERING SHALL BE NOTIFIED TO PERFORM AN INSPECTION. CONTACT ENGINEERING AT 914-734-1060 TO SCHEDULE AN INSPECTION.
3. PROVIDE A FOUNDATION SURVEY PRIOR TO FRAMING.
4. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE ENGINEER/ARCHITECT SHALL SUBMIT A CERTIFICATION ADDRESSED TO "THE TOWN OF PUTNAM VALLEY DEPARTMENT OF TECHNICAL SERVICES" THAT THE SITE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS ON FILE WITH THE TOWN AND THAT THERE IS NO ADVERSE IMPACTS TO ADJACENT AND ADJOINING NEIGHBORS AS IT PERTAINS TO DRAINAGE AND RUNOFF.
5. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY/COMPLIANCE, AN AS-BUILT DETAIL OF ALL RETAINING WALLS SHALL BE SUBMITTED ALONG WITH CERTIFICATION BY THE DESIGN PROFESSIONAL THAT ALL FACTORS OF SAFETY HAVE BEEN IN ACCORDANCE WITH THE APPROVED PLANS ON FILE WITH THE TOWN.
6. THE APPLICANT IS AWARE THAT THE ENTIRE SITE MUST BE 100% STABILIZED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. DISTURBED AREAS SHALL BE RESTORED AND STABILIZED APPROPRIATELY AND IN A TIMELY MANNER. APPLICANT SHALL SUBMIT A NOTICE OF TERMINATION FOR THE SPOES GENERAL PERMIT.
7. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN "AS-BUILT" SURVEY PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR OF THE PROPERTY SHALL BE SUBMITTED TO THE DEPARTMENT OF TECHNICAL SERVICES.

### EROSION CONTROL NOTES

1. TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF WORK.
2. SUGGESTED LOCATIONS OF EROSION AND SEDIMENT CONTROL MEASURES ARE SHOWN HEREON. PLACEMENT OF BEST MANAGEMENT PRACTICES TO MANAGE SOIL EROSION AND POLLUTION PREVENTION ON SITE MAY BE MODIFIED IN THE FIELD AFTER CONSULTATION WITH THE APPROPRIATE REGULATORY AGENCY HAVING JURISDICTION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PRACTICES MUST BE PROPERLY INSTALLED PRIOR TO START OF CONSTRUCTION AND SHALL BE INSPECTED AND MAINTAINED AS NEEDED TO INSURE THE CONTROLS ARE FUNCTIONING AS DESIGNED. CONTRACTOR SHALL TAKE CARE TO VISUALLY INSPECT CONTROLS, ESPECIALLY PRIOR TO PRECIPITATION EVENTS AND MAKE ANY CORRECTIONS OR PROVIDE ADDITIONAL MEASURES AS NECESSARY TO TRY TO PREVENT SEDIMENT OR POLLUTANTS FROM LEAVING THE SITE.
3. CONSTRUCTION ACCESS TO EXPOSED/GRADED SOILS SHALL BE DEFINED BY THE PLACEMENT OF AN ANTI-TRACKING MANAGEMENT PRACTICE PRIOR TO THE START OF CONSTRUCTION. TRACK OUT ONTO PUBLIC STREETS SHALL BE SWEEP DAILY AND BEFORE PRECIPITATION EVENTS. THE EXISTING PAVED DRIVEWAY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION TO MINIMIZE CONSTRUCTION VEHICLES FROM LEAVING THE SITE FROM GRADED/EXPOSED SOILS.
4. DISTURBED SOILS SHALL BE TEMPORARILY STABILIZED WITHIN 14 DAYS.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NYSDEC NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
6. THE ENGINEER MAY AT HIS DISCRETION REQUIRE ADDITIONAL EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION TO MITIGATE UNFORESEEN EROSION AND SILTATION.
7. PROVISIONS SHALL BE MADE TO PREVENT SURFACE WATER FROM DAMAGING THE CUT FACE OF EXCAVATIONS OR THE SLOPING SURFACES FILLS.
8. TREES, ROOT SYSTEMS AND OTHER VEGETATION REMOVED FOR CONSTRUCTION PURPOSES SHALL BE CHIPPED OR REMOVED FROM SITE. NO ON-SITE BURIAL OR BURNING SHALL BE PERMITTED.
9. DURING GRADING OPERATIONS, APPROPRIATE MEASURES FOR DUST CONTROL SHALL BE EXERCISED.
10. ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT UNDESIRABLE SETTLEMENT.
11. AFTER FINAL GRADES ARE ESTABLISHED, DISTURBED AREAS SHALL BE COVERED WITH FOUR INCHES OF TOPSOIL AND SEEDED; LANDSCAPE AREAS SHALL BE MULCHED.

### SIGNATURE BLOCKS

#### PLANNING BOARD APPROVAL

APPROVED BY THE PLANNING BOARD OF THE TOWN OF PUTNAM VALLEY,  
PUTNAM COUNTY, N.Y. BY RESOLUTION DATED: \_\_\_\_\_

ANY CHANGE, ERASURE, MODIFICATION OR REVISION TO THIS PLAN, AS  
APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

#### PLANNING BOARD CHAIRMAN

#### OWNER'S CERTIFICATION

THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON IS  
FAMILIAR WITH THIS DRAWING(S), ITS CONTENTS, AND ITS LEGENDS AND  
HEREBY APPROVES THE SAME.

OWNER NAME (INSERT NAME) \_\_\_\_\_ DATE \_\_\_\_\_

OWNERS ADDRESS (INSERT ADDRESS) \_\_\_\_\_

**CHRISTOPHER S.  
UTSCHIG, P.E.**

Civil Engineering Design  
Site - Stormwater  
Construction Management

65 Ralph Avenue  
White Plains, NY 10606

REVISIONS	DATE	BY
P.B. SUBMITTAL	01-07-2025	ARQ
P.B. SUBMITTAL	03-17-2025	ARQ
COORDINATION	01-27-2026	ARQ
COORDINATION	03-11-2026	ARQ

DRAWING TITLE:  
COVER SHEET

PROJECT:  
YMCA  
CAMP COMBE

PROJECT ADDRESS:  
684 PEEKSKILL  
HOLLOW ROAD  
PUTNAM VALLEY, N.Y.

### NYS EDUCATION LAW

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF ARQ ARCHITECTURE PC. WHETHER THE PROJECT FOR WHICH IT IS MADE IS EXECUTED OR NOT, THIS DRAWING SHALL NOT BE USED BY THE OTHERS OR OTHERS ON THE OTHER PROJECTS. FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING WITH ARQ ARCHITECTURE PC. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUCTED AS PUBLICATION IN DEROGATION OF THE RIGHTS OF ARQ ARCHITECTURE PC. REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THIS DRAWING BELONGS TO ARQ ARCHITECTURE PC WITHOUT PREJUDICE. NO MODIFICATIONS TO THIS DRAWING IN ACCORDANCE WITH THE NYS EDUCATION LAW.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL APPLY TO THEIR ITEM THEIR SEAL AND THE NOTATION ALTERED BY FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

### SEAL & SIGNATURE



DATE: JULY 01, 2024  
PROJECT NO: 24-014  
DRAWING BY: ARQ  
CHECKED BY: CSU & JBH

DWG. NO:  
**COVER**



ZONING OVERVIEW CHART

OWNER:		SECTION: 63.0-3-27		
ADDRESS: 684 PEEKSKILL HOLLOW ROAD PUTNAM VALLEY, NEW YORK		ZONING DISTRICT: PD - PRESERVATION DISTRICT		
HEIGHT, BULK AND LOT REGULATIONS				
	REQUIREMENT	EXISTING	PROPOSED	VARIANCE
MINIMUM LOT AREA	10 ACRES	GROSS LOT: 79,212 EASEMENT: -3,426 NET LOT: 75,786	NO CHANGE	NO
MINIMUM BUILDING AREA	N/A	N/A	N/A	NO
MINIMUM ROAD/LOT FRONTAGE	N/A	N/A	N/A	NO
MINIMUM MIN. FRONT YARD SETBACK	120.0'	13.7'	44.66'	YES (75.34')
MINIMUM REAR YARD SETBACK	120.0'	781.16'	NO CHANGE	NO
MIN. REAR YARD SBK. LAKEFRONT	120.0'	N/A	N/A	NO
MINIMUM MIN. SIDE YARD SETBACK	50.0'	27.9'	112.75'	NO
MINIMUM OPEN AREA	98%	96.0% SEE OPEN AREA CALCULATION AT BELOW	96.7% SEE OPEN AREA CALCULATION AT BELOW	YES (1.3%)
MAXIMUM HEIGHT OF BLDG/STRUCT.	25.0'	31.5'	LESS THAN 25.0'	NO
MAXIMUM MAX. BUILDING LENGTH	50.0'	57.0'	SEE CHART BELOW	
MAXIMUM MAX. STRUCTURE LENGTH	50.0'	63.66'		
MINIMUM MIN. DISTANCE BETWEEN STRUCTURE	100.0'	12.9'		
MINIMUM DISTANCE TO STRUCTURE, PARKING, LOADING AREA FROM PROPERTY LINE	200.0'	0.0'		
TOTAL PARKING SPACES		48 PARKING SPACES	69 PARKING SPACES	NO

ZONING NOTE:  
 1. PRE-EXISTING NON-CONFORMING  
 2. VARIANCE REQUIRED  
 3. VARIANCE GRANTED (APRIL 22, 2009)  
 4. MORE ANALYSIS FOR EACH STRUCTURE, SEE ZONING ANALYSIS CHART

ZONING ABBREVIATION:  
 S.F. - SQUARE FEET AC - ACRES  
 N.C. - NO CHANGE N/A - NOT APPLICABLE  
 MIN. - MINIMUM MAX. - MAXIMUM  
 SBK - SETBACK PROP. - PROPERTY LINE  
 BLDG. - BUILDING STRUCT. - STRUCTURE

OPEN AREA CALCULATION:  
 EXISTING: LOT AREA: 3,450,466 S.F.  
 FOOTPRINT: 27,154 S.F.  
 PAVED: -109,831 S.F.  
 OPEN AREA: 3,313,481 S.F.  
 OPEN AREA / LOT AREA X 100 = 96.0%

PROPOSED:  
 LOT AREA: 3,450,466 S.F.  
 FOOTPRINT: 37,557 S.F.  
 PAVED: -72,999 S.F.  
 OPEN AREA: 3,339,910 S.F.  
 OPEN AREA / LOT AREA X 100 = 96.7%

VARIANCE HATCH LEGEND:

VARIANCE REQUESTED:

EXISTING NON-CONFORMING:

VARIANCE - E.N.C. GRANTED (APRIL 22, 2009):

ZONING ANALYSIS FOR EACH BUILDING AND STRUCTURE

	REQUIREMENT	EXISTING	PROPOSED	VARIANCE
<b>RENOVATION EXISTING PARKING AREA - FOOTPRINT CHANGE</b>				
MIN. FRONT YARD SETBACK	120.0'	0.0'	NO CHANGE	E.N.C. (120.0')
MIN. SIDE YARD SETBACK	50.0'	315.5'	NO CHANGE	NO
MIN. DISTANCE FROM PROP. LINE	200.0'	0.0'	NO CHANGE	E.N.C. (200.0')
<b>RENOVATION EXISTING POOL - FOOTPRINT REMAIN SAME</b>				
MIN. FRONT YARD SETBACK	120.0'	125.25'	NO CHANGE	NO
MIN. SIDE YARD SETBACK	50.0'	160.33'	NO CHANGE	NO
MIN. DISTANCE FROM PROP. LINE	200.0'	125.25'	NO CHANGE	E.N.C. (74.75')
<b>RENOVATION EXISTING TRAFFIC CIRCLE - FOOTPRINT CHANGE</b>				
MIN. FRONT YARD SETBACK	120.0'	0.0'	NO CHANGE	E.N.C. (120.0')
MIN. SIDE YARD SETBACK	50.0'	13.08'	NO CHANGE	E.N.C. (36.92')
MIN. DISTANCE FROM PROP. LINE	200.0'	0.0'	NO CHANGE	E.N.C. (200.0')
<b>PROPOSED VALUE MONUMENT</b>				
MIN. FRONT YARD SETBACK	120.0'	-	123.0'	NO
MIN. SIDE YARD SETBACK	50.0'	-	89.25'	NO
MIN. DISTANCE FROM PROP. LINE	200.0' (FRONT)	-	123.0'	YES (77.00')
MIN. DISTANCE FROM PROP. LINE	200.0' (SIDE)	-	89.25'	YES (110.75')
<b>RENOVATION EXISTING SPORT COURT - FOOTPRINT REMAIN SAME</b>				
MIN. FRONT YARD SETBACK	120.0'	141.75'	NO CHANGE	NO
MIN. SIDE YARD SETBACK	50.0'	246.33'	NO CHANGE	NO
MAX. STRUCTURE LENGTH	50.0'	63.66'	NO CHANGE	E.N.C. (13.66')
MIN. DISTANCE FROM PROP. LINE	200.0'	141.75'	NO CHANGE	E.N.C. (58.25')

ZONING ANALYSIS FOR EACH BUILDING AND STRUCTURE CONT'D

	REQUIREMENT	EXISTING	PROPOSED	VARIANCE
<b>PROPOSED SPORT COURT</b>				
MIN. FRONT YARD SETBACK	120.0'	-	145.66'	NO
MIN. SIDE YARD SETBACK	50.0'	-	177.75'	NO
MAX. STRUCTURE LENGTH	50.0'	-	84.0'	YES (34.0')
MIN. DISTANCE BETWEEN STRUCTURE	100.0'	-	0.0' (TO RENOVATION EXIST. SPORT COURT)	YES (100.0')
MIN. DISTANCE FROM PROP. LINE	200.0' (FRONT)	-	145.66'	YES (54.34')
MIN. DISTANCE FROM PROP. LINE	200.0' (SIDE)	-	177.75'	YES (22.25')
<b>RENOVATION STAFF PARKING AREA - FOOTPRINT CHANGE</b>				
MIN. FRONT YARD SETBACK	120.0'	294.16'	262.25'	NO
MIN. SIDE YARD SETBACK	50.0'	28.25'	23.71'	YES (26.29')
MIN. DISTANCE BETWEEN STRUCTURE	100.0'	-	100.0' (TO PROPOSED TRASH ENCLOSED)	NO
MIN. DISTANCE FROM PROP. LINE	200.0' (SIDE)	28.25'	23.71'	YES (176.29')
<b>EXISTING ARCHERY AREA - FOOTPRINT REMAIN SAME</b>				
MIN. FRONT YARD SETBACK	120.0'	755.5'	NO CHANGE	NO
MIN. SIDE YARD SETBACK	50.0'	294.33'	NO CHANGE	NO
MAX. STRUCTURE LENGTH	50.0'	38.5'	NO CHANGE	NO
MIN. DISTANCE BETWEEN STRUCTURE	100.0'	123.5'	NO CHANGE	NO
MIN. DISTANCE FROM PROP. LINE	200.0'	294.33'	NO CHANGE	NO
<b>EXISTING DODGE-BALL COURT - FOOTPRINT REMAIN SAME</b>				
MIN. FRONT YARD SETBACK	120.0'	1,049.08'	NO CHANGE	NO
MIN. SIDE YARD SETBACK	50.0'	535.41'	NO CHANGE	NO
MAX. BUILDING LENGTH	50.0'	64.0'	NO CHANGE	NO
MIN. DISTANCE FROM PROP. LINE	200.0'	535.41'	NO CHANGE	NO
<b>EXISTING BARN - FOOTPRINT CHANGE</b>				
MIN. FRONT YARD SETBACK	120.0'	13.7'	44.66'	E.N.C. (75.34')
MIN. SIDE YARD SETBACK	50.0'	356.0'	360.0'	NO
MAX. STRUCTURE LENGTH	50.0'	34.0'	NO CHANGE	E.N.C. (27.25')
MIN. DISTANCE BETWEEN STRUCTURE	100.0'	13.66' (TO EXIST. LODGE OFFICE BUILDING)	NO CHANGE	E.N.C. (86.34')
MIN. DISTANCE FROM PROP. LINE	200.0'	13.7'	44.66'	E.N.C. (75.34')
<b>EXISTING LODGE/OFFICES - FOOTPRINT REMAIN SAME</b>				
MIN. FRONT YARD SETBACK	120.0'	85.0'	NO CHANGE	E.N.C. (35.0')
MIN. SIDE YARD SETBACK	50.0'	408.5'	NO CHANGE	NO
MIN. DISTANCE BETWEEN STRUCTURE	100.0'	98.5' (TO EXIST. ACTIVITIES BUILDING)	NO CHANGE	E.N.C. (1.5')
MIN. DISTANCE FROM PROP. LINE	200.0'	85.0'	NO CHANGE	E.N.C. (115.0')
<b>EXISTING ACTIVITIES BUILDING - FOOTPRINT REMAIN SAME</b>				
MIN. FRONT YARD SETBACK	120.0'	103.66'	NO CHANGE	E.N.C. (16.34')
MIN. SIDE YARD SETBACK	50.0'	307.83'	NO CHANGE	NO
MIN. DISTANCE BETWEEN STRUCTURE	100.0'	33.0' (TO RENOVATION EXIST. SPORT COURT)	NO CHANGE	E.N.C. (67.0')
MIN. DISTANCE FROM PROP. LINE	200.0'	103.66'	NO CHANGE	E.N.C. (96.34')
<b>RENOVATION EXISTING POOL CABANA - FOOTPRINT CHANGE</b>				
MIN. FRONT YARD SETBACK	120.0'	152.375'	138.58'	NO
MIN. SIDE YARD SETBACK	50.0'	275.75'	255.0'	NO
MIN. DISTANCE BETWEEN STRUCTURE	100.0'	121.5' (TO EXISTING LODGE/OFFICE)	115.58' (TO EXISTING LODGE/OFFICE)	NO
MIN. DISTANCE FROM PROP. LINE	200.0' (FRONT)	152.375'	134.25'	YES (65.75')
<b>PROPOSED POOL EQUIPMENT SHED</b>				
MIN. FRONT YARD SETBACK	120.0'	-	120.0'	NO
MIN. SIDE YARD SETBACK	50.0'	-	112.75'	NO
MIN. DISTANCE BETWEEN STRUCTURE	100.0'	-	124.0' (TO RENOVATION EXIST. POOL CABANA)	NO
MIN. DISTANCE FROM PROP. LINE	200.0' (FRONT)	-	120.0'	YES (80.0')
MIN. DISTANCE FROM PROP. LINE	200.0' (SIDE)	-	112.75'	YES (87.25')
<b>PROPOSED TRASH ENCLOSED</b>				
MIN. FRONT YARD SETBACK	120.0'	-	467.58'	NO
MIN. SIDE YARD SETBACK	50.0'	-	50.0'	NO
MIN. DISTANCE BETWEEN STRUCTURE	100.0'	-	100.0' (TO RENOVATION EX. STAFF PARKING)	NO
MIN. DISTANCE FROM PROP. LINE	200.0' (SIDE)	-	50.0'	YES (150.0')
<b>RELOCATED COVERED PAVILION - FOOTPRINT CHANGE</b>				
MIN. FRONT YARD SETBACK	120.0'	-	316.83'	NO
MIN. SIDE YARD SETBACK	50.0'	-	251.66'	NO
MAX. STRUCTURE LENGTH	50.0'	-	70.0'	YES (20.0')
MIN. DISTANCE BETWEEN STRUCTURE	100.0'	-	26.86' (TO PROP. AMPHITHEATER/ GATHERING AREA)	YES (73.14')
MIN. DISTANCE FROM PROP. LINE	200.0'	-	251.66'	NO

ZONING ANALYSIS FOR EACH BUILDING AND STRUCTURE CONT'D

	REQUIREMENT	EXISTING	PROPOSED	VARIANCE
<b>PROPOSED AMPHITHEATER/ GATHERING AREA</b>				
MIN. FRONT YARD SETBACK	120.0'	-	385.83'	NO
MIN. SIDE YARD SETBACK	50.0'	-	341.5'	NO
MAX. STRUCTURE LENGTH	50.0'	-	77.25'	YES (27.25')
MIN. DISTANCE BETWEEN STRUCTURE	100.0'	-	71.25' (TO EXIST. CABIN #9)	YES (28.75')
MIN. DISTANCE FROM PROP. LINE	200.0'	-	341.5'	NO
<b>PROPOSED MAINTENANCE FACILITY</b>				
MIN. FRONT YARD SETBACK	120.0'	-	651.0'	NO
MIN. SIDE YARD SETBACK	50.0'	-	118.70'	NO
MAX. BUILDING LENGTH	50.0'	-	60.0'	YES (10.0')
MIN. DISTANCE BETWEEN STRUCTURE	100.0'	-	181.25' (TO PROPOSED TRASH ENCLOSED)	NO
MIN. DISTANCE FROM PROP. LINE	200.0' (SIDE)	-	118.70'	YES (81.3')
<b>EXISTING COTTAGE - FOOTPRINT REMAIN SAME</b>				
MIN. FRONT YARD SETBACK	120.0'	529.75'	NO CHANGE	NO
MIN. SIDE YARD SETBACK	50.0'	315.83'	NO CHANGE	NO
MIN. DISTANCE BETWEEN STRUCTURE	100.0'	108.33' (TO EXISTING CABIN #9)	NO CHANGE	NO
<b>EXISTING CABIN #1 - FOOTPRINT REMAIN SAME</b>				
MIN. FRONT YARD SETBACK	120.0'	634.58'	NO CHANGE	NO
MIN. SIDE YARD SETBACK	50.0'	580.66'	NO CHANGE	NO
MIN. DISTANCE BETWEEN STRUCTURE	100.0'	103.75' (TO EXISTING CABIN #9)	NO CHANGE	NO
<b>EXISTING CABIN #2 - FOOTPRINT REMAIN SAME</b>				
MIN. FRONT YARD SETBACK	120.0'	704.16'	NO CHANGE	NO
MIN. SIDE YARD SETBACK	50.0'	445.83'	NO CHANGE	NO
MIN. DISTANCE BETWEEN STRUCTURE	100.0'	54.33' (TO EXISTING CABIN #5)	NO CHANGE	E.N.C. (45.67') GRANTED
<b>EXISTING CABIN #3 - FOOTPRINT REMAIN SAME</b>				
MIN. FRONT YARD SETBACK	120.0'	793.16'	NO CHANGE	NO
MIN. SIDE YARD SETBACK	50.0'	484.25'	NO CHANGE	NO
MIN. DISTANCE BETWEEN STRUCTURE	100.0'	63.5' (TO EXISTING CABIN #4)	NO CHANGE	E.N.C. (36.5') GRANTED
<b>EXISTING CABIN #4 - FOOTPRINT REMAIN SAME</b>				
MIN. FRONT YARD SETBACK	120.0'	897.25'	NO CHANGE	NO
MIN. SIDE YARD SETBACK	50.0'	538.75'	NO CHANGE	NO
MIN. DISTANCE BETWEEN STRUCTURE	100.0'	35.33' (TO EXISTING HEALTH CABIN)	NO CHANGE	E.N.C. (64.67') GRANTED
<b>EXISTING CABIN #5 - FOOTPRINT REMAIN SAME</b>				
MIN. FRONT YARD SETBACK	120.0'	846.16'	NO CHANGE	NO
MIN. SIDE YARD SETBACK	50.0'	636.5'	NO CHANGE	NO
MIN. DISTANCE BETWEEN STRUCTURE	100.0'	46.33' (TO EXISTING CABIN #6)	NO CHANGE	E.N.C. (53.67') GRANTED
<b>EXISTING CABIN #6 - FOOTPRINT REMAIN SAME</b>				
MIN. FRONT YARD SETBACK	120.0'	755.08'	NO CHANGE	NO
MIN. SIDE YARD SETBACK	50.0'	651.66'	NO CHANGE	NO
MIN. DISTANCE BETWEEN STRUCTURE	100.0'	46.5' (TO EXISTING CABIN #7)	NO CHANGE	E.N.C. (53.5') GRANTED
<b>EXISTING CABIN #7 - FOOTPRINT REMAIN SAME</b>				
MIN. FRONT YARD SETBACK	120.0'	719.33'	NO CHANGE	NO
MIN. SIDE YARD SETBACK	50.0'	734.75'	NO CHANGE	NO
MIN. DISTANCE BETWEEN STRUCTURE	100.0'	46.5' (TO EXISTING CABIN #6)	NO CHANGE	E.N.C. (53.5') GRANTED
<b>EXISTING CABIN #8 - FOOTPRINT REMAIN SAME</b>				
MIN. FRONT YARD SETBACK	120.0'	534.5'	NO CHANGE	NO
MIN. SIDE YARD SETBACK	50.0'	472.0'	NO CHANGE	NO
<b>EXISTING HEALTH CABIN - FOOTPRINT REMAIN SAME</b>				
MIN. FRONT YARD SETBACK	120.0'	887.83'	NO CHANGE	NO
MIN. SIDE YARD SETBACK	50.0'	596.91'	NO CHANGE	NO
MIN. DISTANCE BETWEEN STRUCTURE	100.0'	17.16' (TO EXISTING CABIN #5)	NO CHANGE	E.N.C. (82.84') GRANTED

**CHRISTOPHER S. UTSCHIG, P.E.**  
 Civil Engineering Design  
 Site - Stormwater  
 Construction Management  
 65 Ralph Avenue  
 White Plains, NY 10606

REVISIONS	DATE	BY
P.B. SUBMITTAL	01-07-2025	ARQ
P.B. SUBMITTAL	03-17-2025	ARQ
COORDINATION	01-27-2026	ARQ
COORDINATION	03-11-2026	ARQ

DRAWING TITLE:  
 ZONING OVERVIEW AND ANALYSIS CHARTS

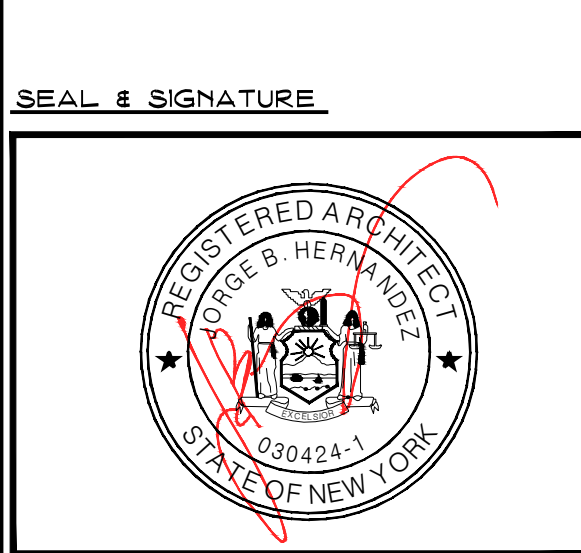
PROJECT:  
 YMCA  
 CAMP COMBE

PROJECT ADDRESS:  
 684 PEEKSKILL HOLLOW ROAD  
 PUTNAM VALLEY, N.Y.

**NYS EDUCATION LAW**

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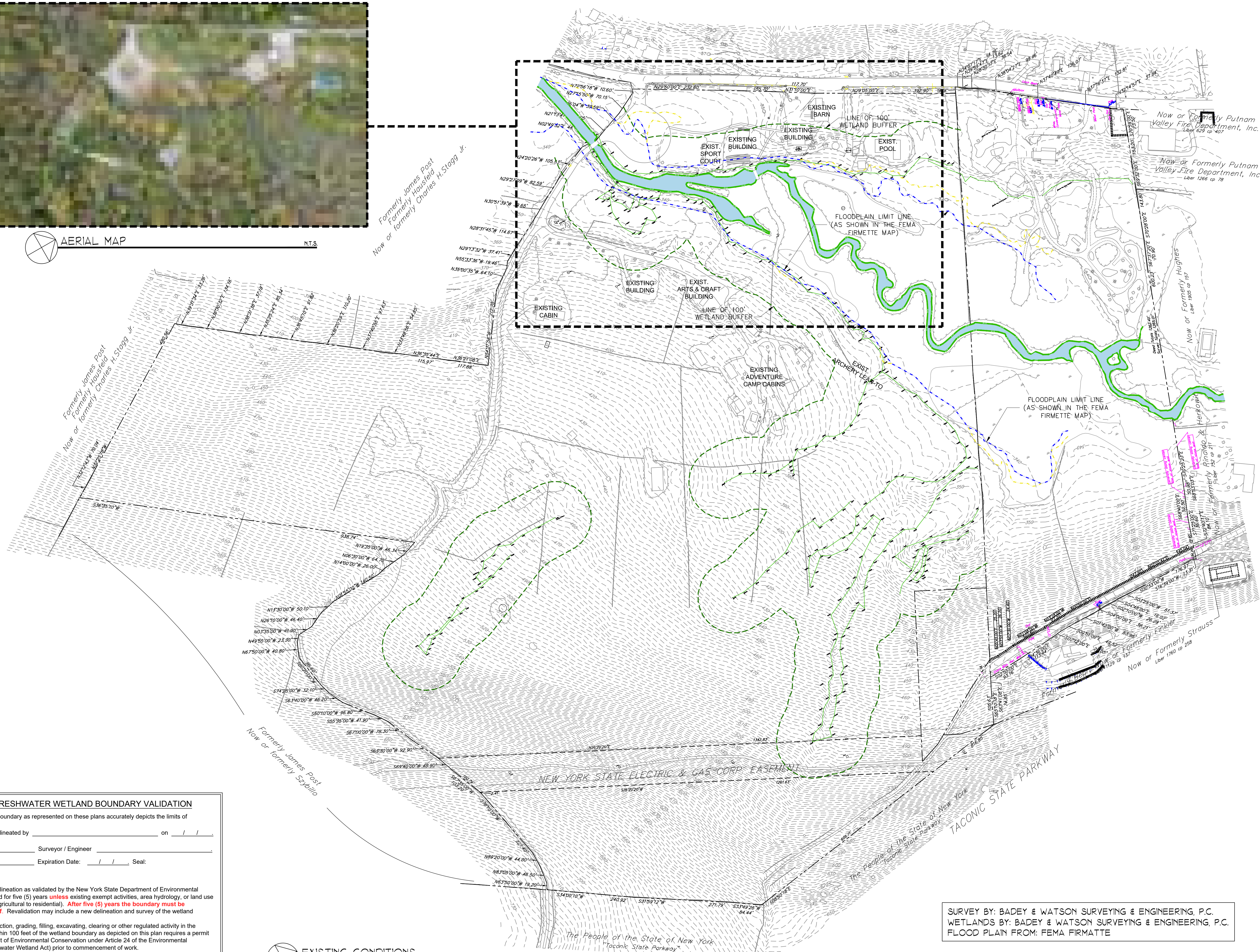


DATE: JULY 01, 2024  
 PROJECT NO: 24-014  
 DRAWING BY: ARQ  
 CHECKED BY: CSU & JBH

DWG. NO.: Z-2



AERIAL MAP  
N.T.S.



**NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION**

The freshwater wetland boundary as represented on these plans accurately depicts the limits of freshwater wetland as delineated by \_\_\_\_\_ on \_\_\_\_/\_\_\_\_/\_\_\_\_.

DEC Staff \_\_\_\_\_ Surveyor / Engineer \_\_\_\_\_

Date Valid: \_\_\_\_\_ Expiration Date: \_\_\_\_/\_\_\_\_/\_\_\_\_ Seal: \_\_\_\_\_

Wetland boundary delineation as validated by the New York State Department of Environmental Conservation remain valid for five (5) years **unless** existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). **After five (5) years the boundary must be revalidated by DEC staff.** Revalidation may include a new delineation and survey of the wetland boundary.

Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetland Act) prior to commencement of work.

EXISTING CONDITIONS  
N.T.S.

SURVEY BY: BADEY & WATSON SURVEYING & ENGINEERING, P.C.  
WETLANDS BY: BADEY & WATSON SURVEYING & ENGINEERING, P.C.  
FLOOD PLAIN FROM: FEMA FIRMATTE

**CHRISTOPHER S. UTSCHIG, P.E.**  
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65 Ralph Avenue  
White Plains, NY 10606

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P.B. SUBMITTAL	01-07-2025	ARQ
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COORDINATION	01-27-2026	ARQ
COORDINATION	03-11-2026	ARQ

DRAWING TITLE:  
EXISTING CONDITIONS

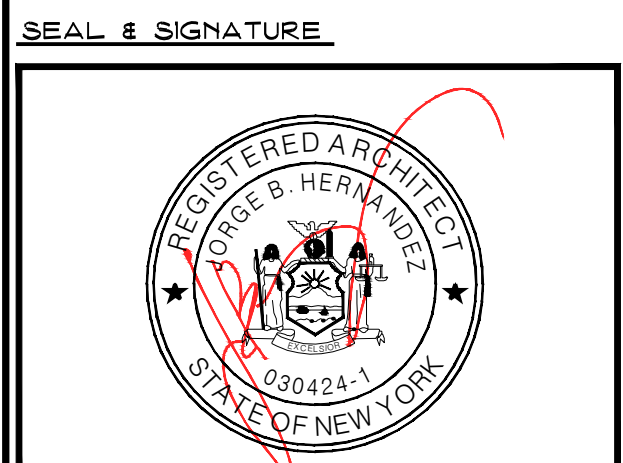
PROJECT:  
YMCA  
CAMP COMBE

PROJECT ADDRESS:  
684 PEEKSKILL  
HOLLOW ROAD  
PUTNAM VALLEY, N.Y.

**NYS EDUCATION LAW**

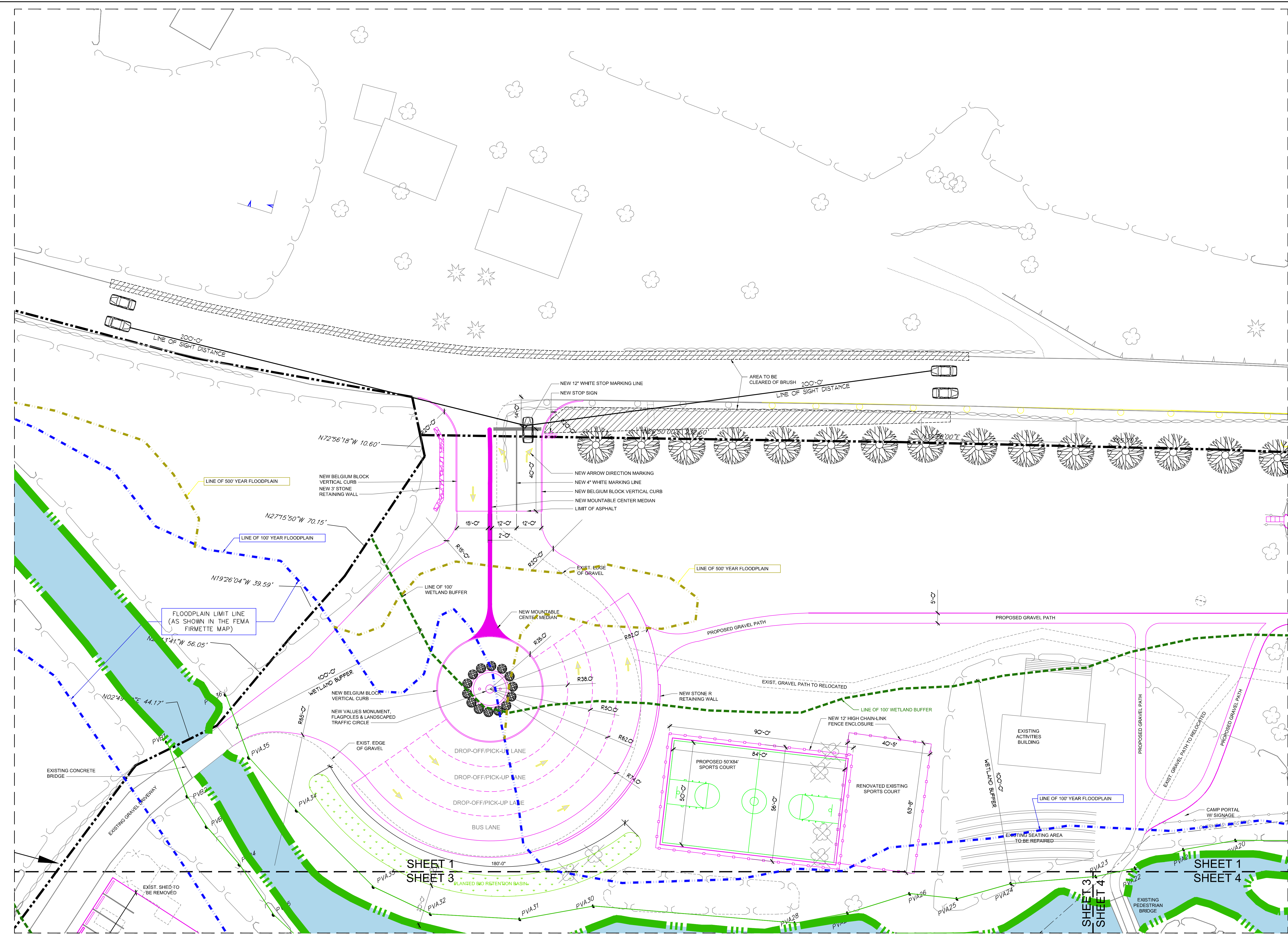
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DATE: JULY 01, 2024  
PROJECT NO: 24-014  
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DWG. NO.: EC-1





**CHRISTOPHER S. UTSCHIG, P.E.**

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P.B. SUBMITTAL	01-07-2025	ARQ
P.B. SUBMITTAL	03-17-2025	ARQ
COORDINATION	01-27-2026	ARQ
COORDINATION	03-11-2026	ARQ

DRAWING TITLE:  
 LAYOUT PLAN #1  
 SCALE: 1" = 20'-0"

PROJECT:  
 YMCA  
 CAMP COMBE

PROJECT ADDRESS:  
 684 PEEKSKILL  
 HOLLOW ROAD  
 PUTNAM VALLEY, N.Y.

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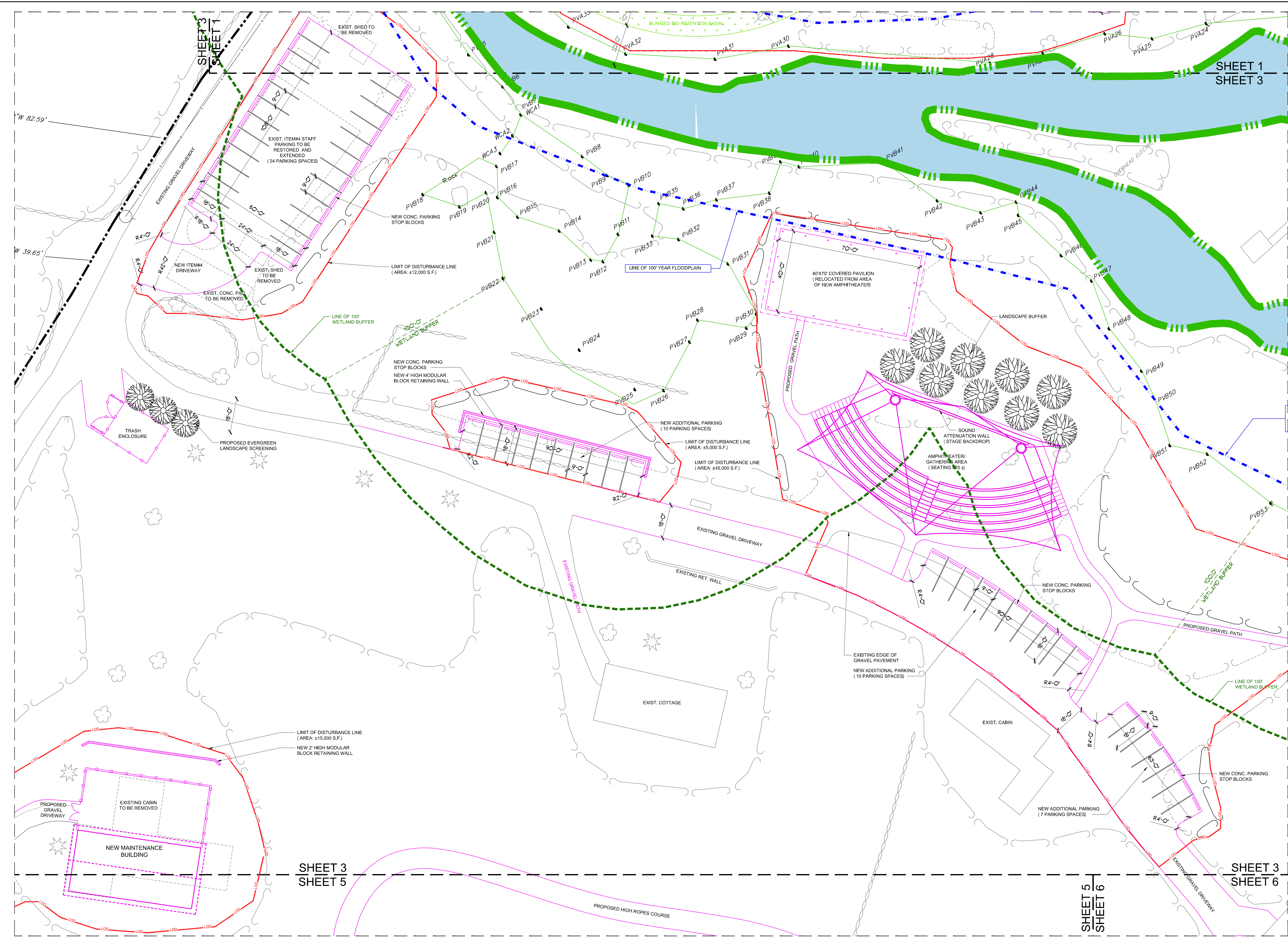
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COORDINATION	01-27-2026	ARQ
COORDINATION	03-11-2026	ARQ

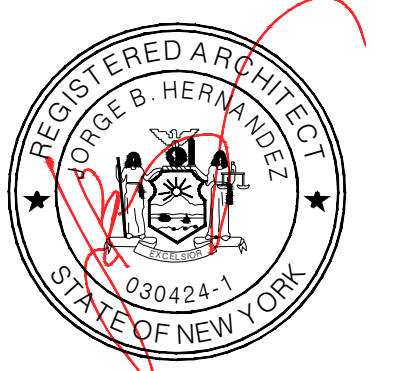
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 LAYOUT PLAN #3  
 SCALE: 1" = 20'-0"

**PROJECT:**  
 YMCA  
 CAMP COMBE

**PROJECT ADDRESS:**  
 684 PEEKSKILL  
 HOLLOW ROAD  
 PUTNAM VALLEY, N.Y.

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**SEAL & SIGNATURE**

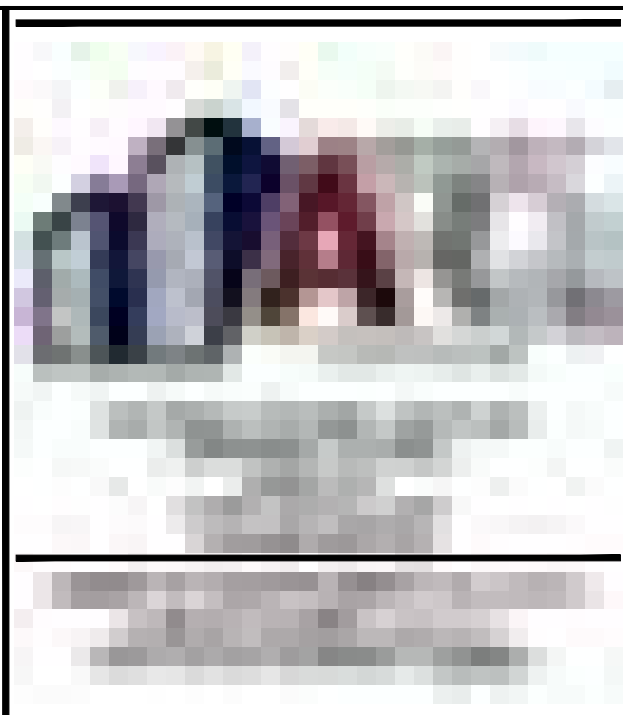
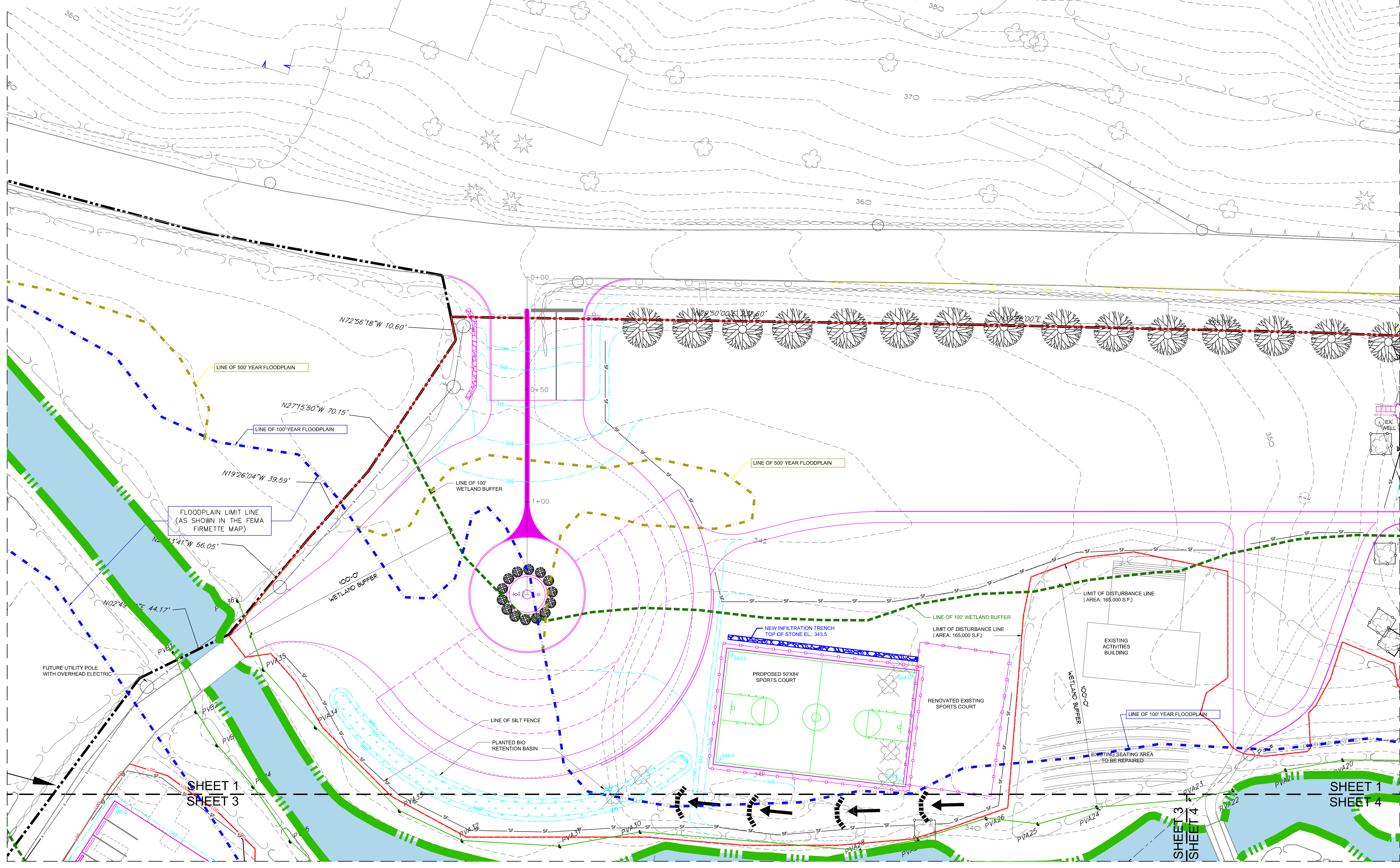
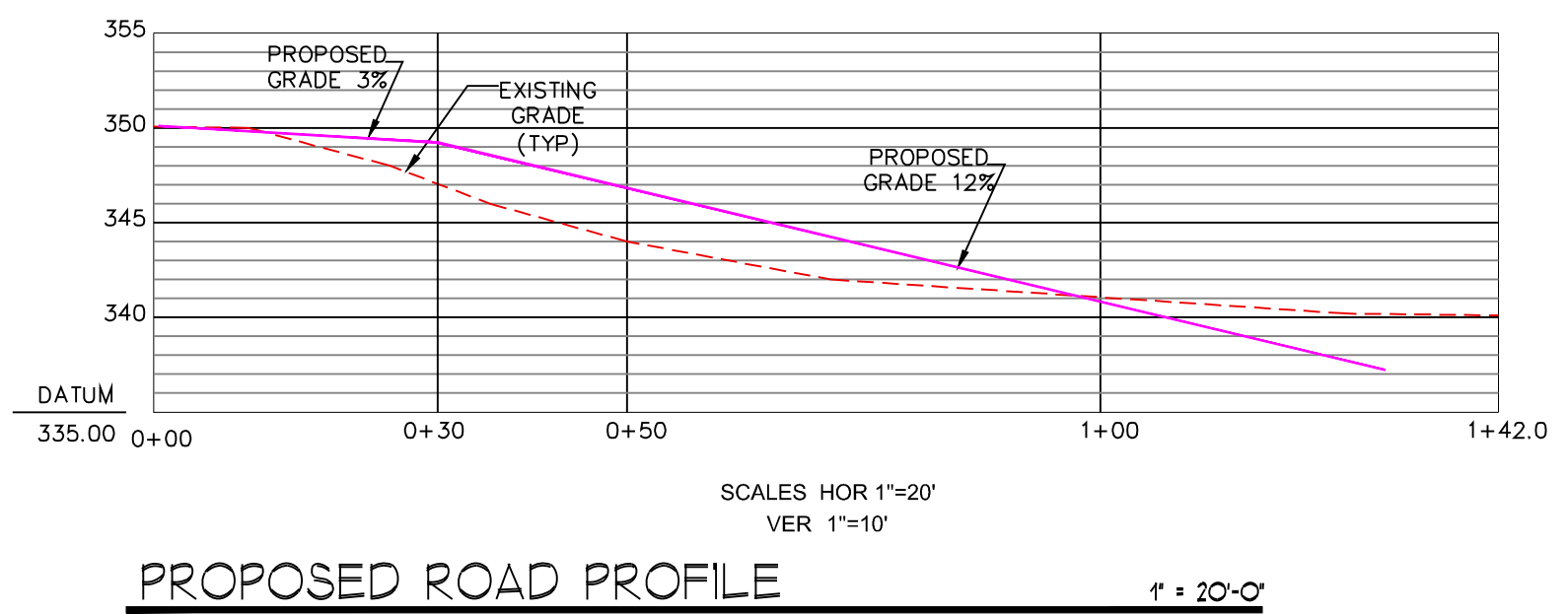


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**PROJECT NO.:** 24-014  
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**CHECKED BY:** CSU & JBH  
**DWG. NO.:** LP-3









**CHRISTOPHER S. UTSCHIG, P.E.**  
 Civil Engineering Design  
 Site - Stormwater  
 Construction Management  
 65 Ralph Avenue  
 White Plains, NY 10606

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P.B. SUBMITTAL	01-07-2025	ARQ
P.B. SUBMITTAL	03-17-2025	ARQ
COORDINATION	01-27-2026	ARQ
COORDINATION	03-11-2026	ARQ

**DRAWING TITLE:**  
 GRADING, UTILITY AND  
 EROSION CONTROL PLAN #1  
 SCALE: 1" = 20'-0"

**PROJECT:**  
 YMCA  
 CAMP COMBE

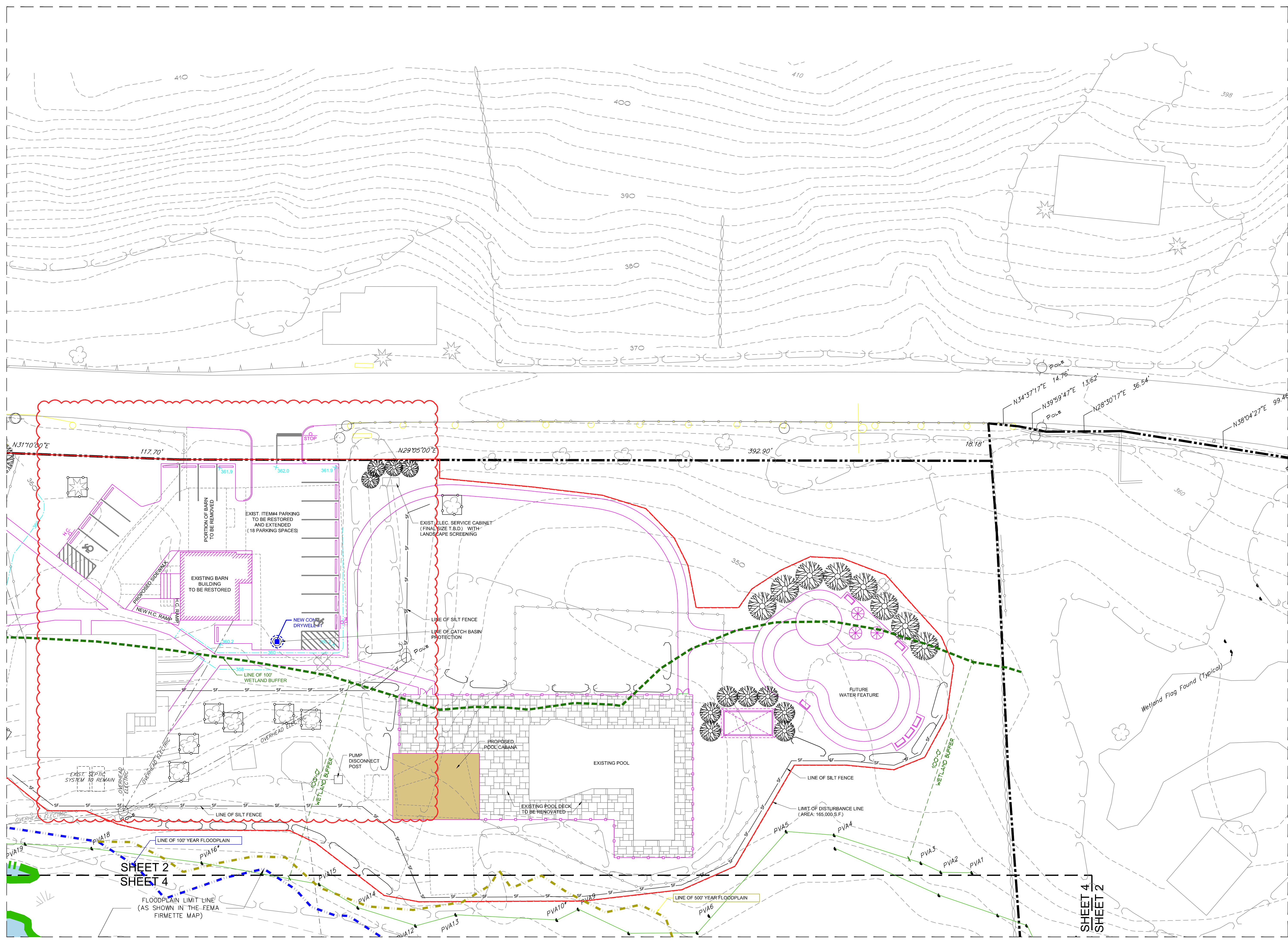
**PROJECT ADDRESS:**  
 684 PEEKSKILL  
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 PUTNAM VALLEY, N.Y.

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**DWG. NO.:** GUE-1



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P.B. SUBMITTAL	01-07-2025	ARQ
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COORDINATION	01-27-2026	ARQ
COORDINATION	03-11-2026	ARQ

**DRAWING TITLE:**  
 GRADING, UTILITY AND  
 EROSION CONTROL PLAN #2  
 SCALE: 1" = 20'-0"

**PROJECT:**  
 YMCA  
 CAMP COMBE

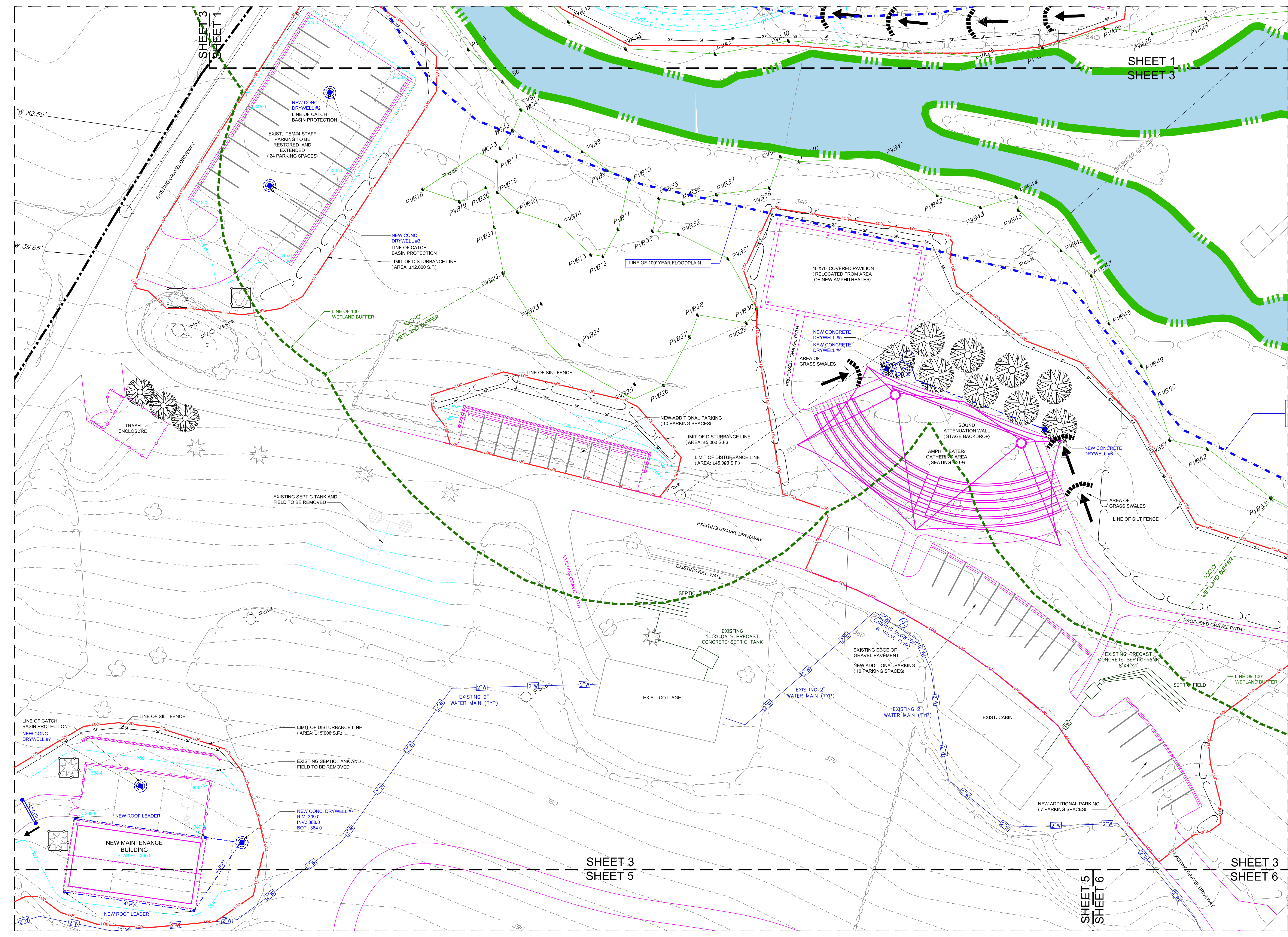
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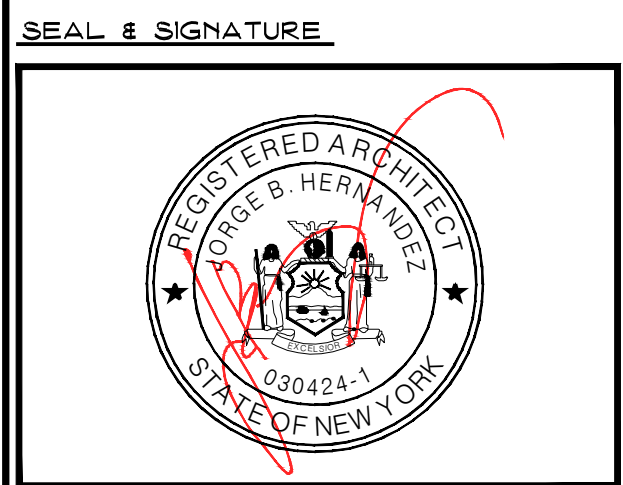
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**DRAWING TITLE:**  
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 EROSION CONTROL PLAN #3  
 SCALE: 1" = 20'-0"

**PROJECT:**  
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 CAMP COMBE

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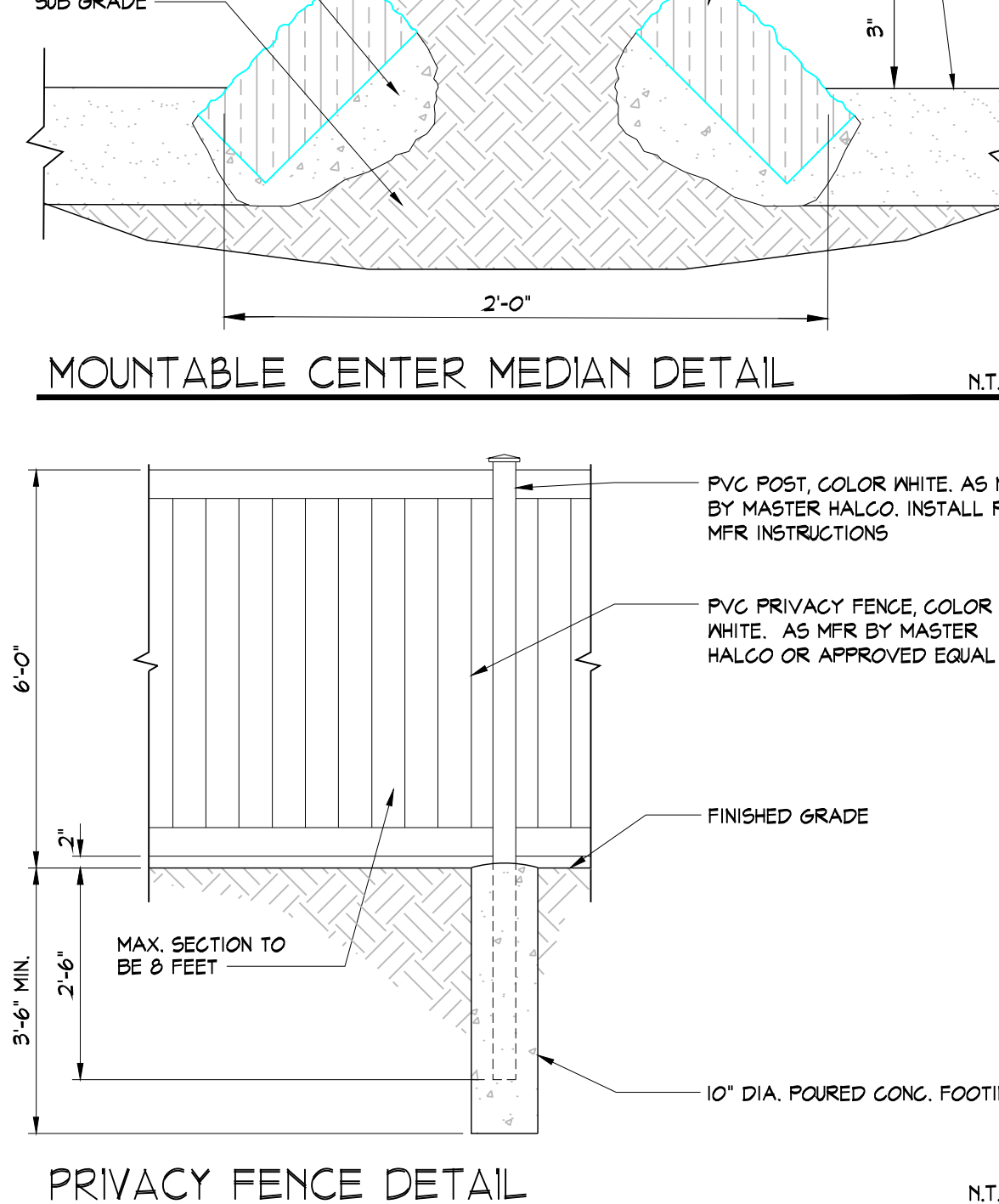
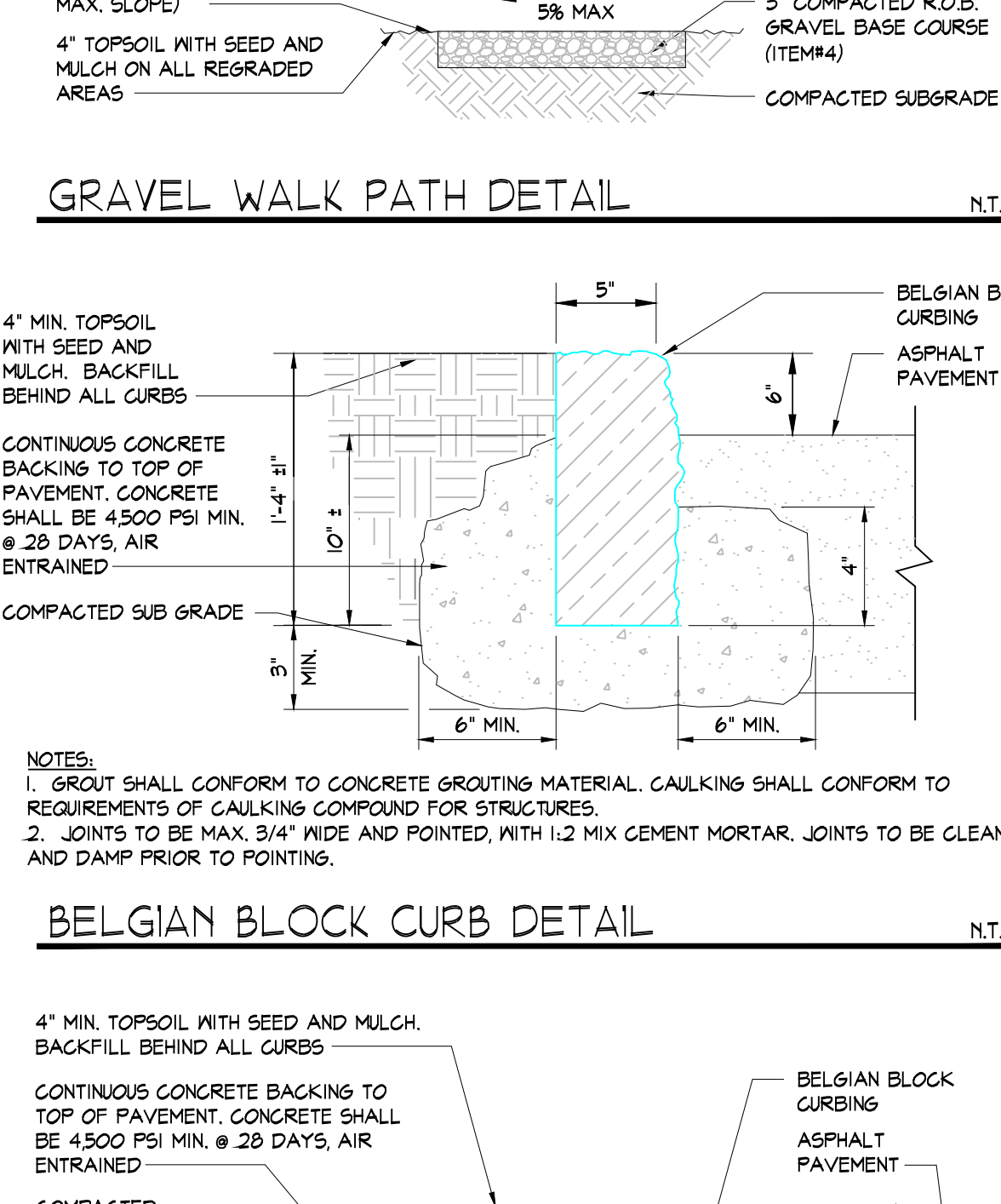
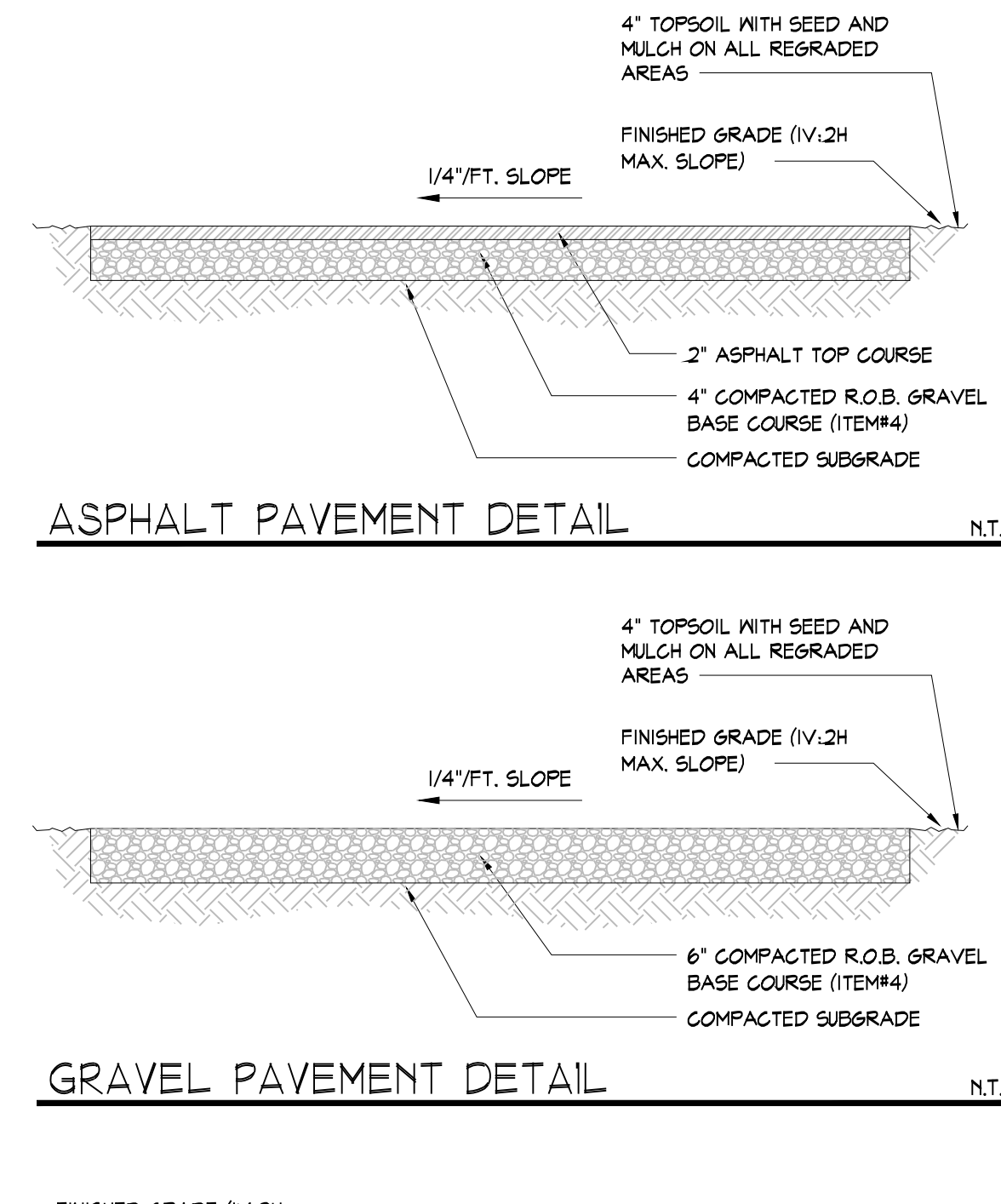
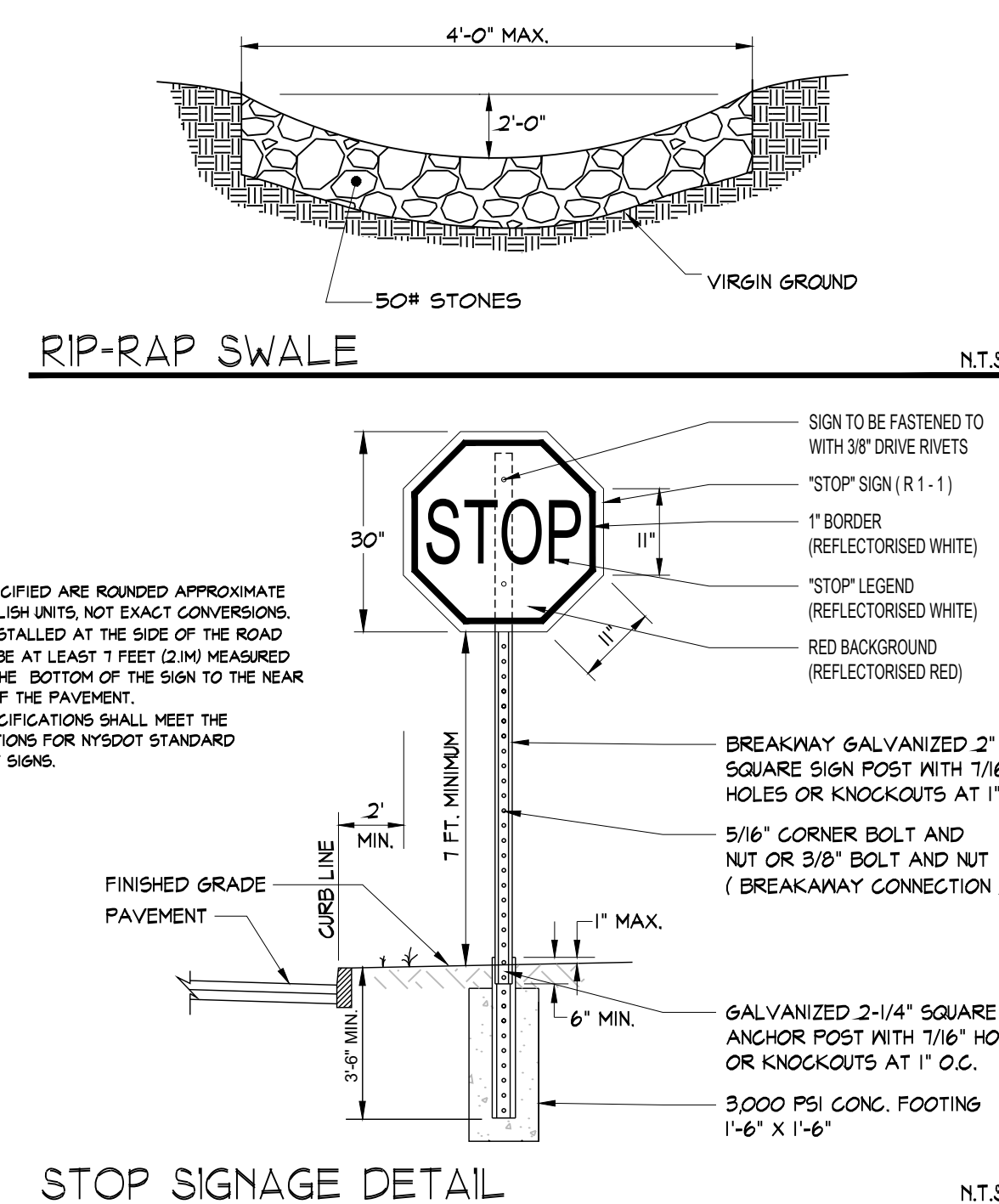
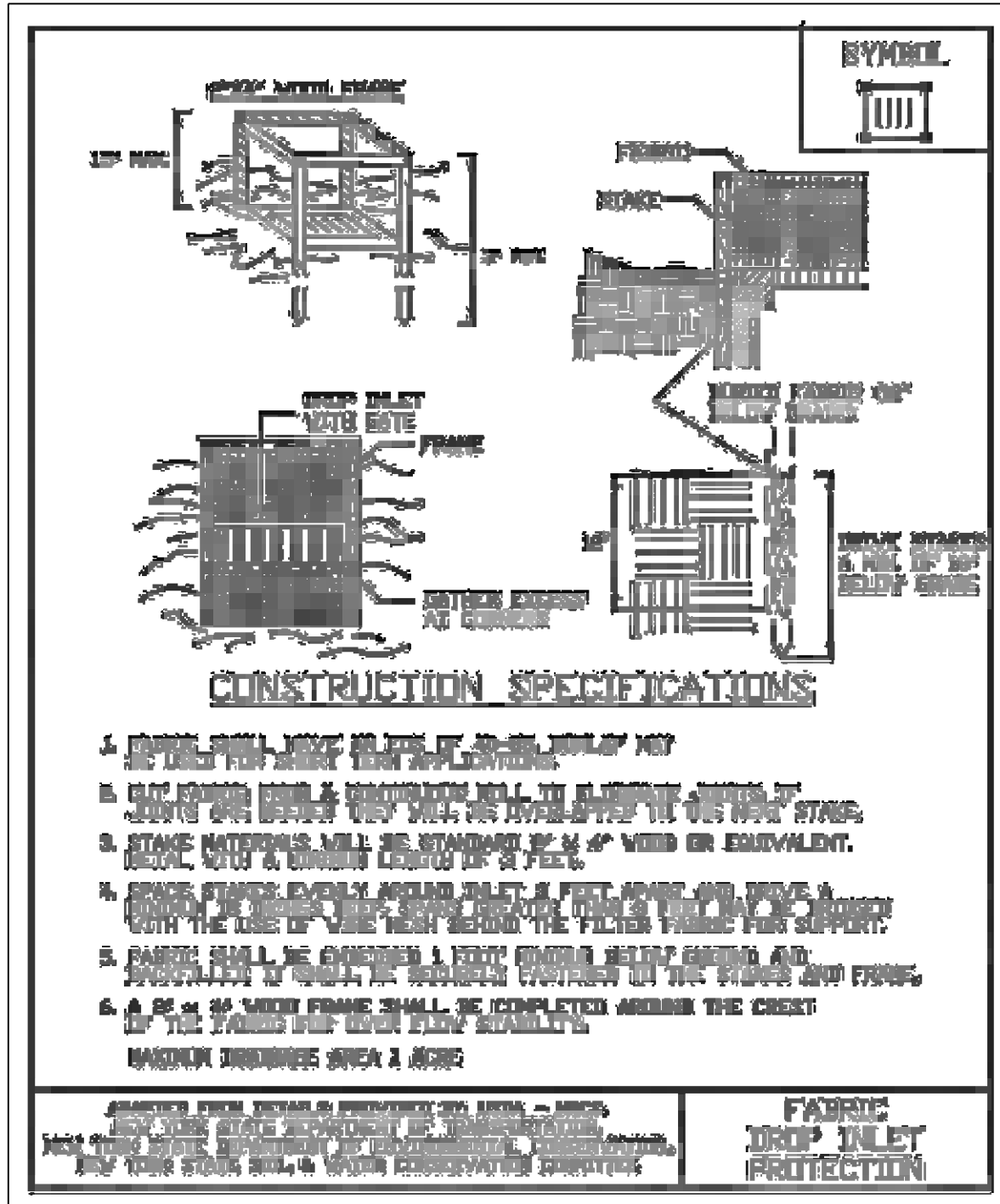
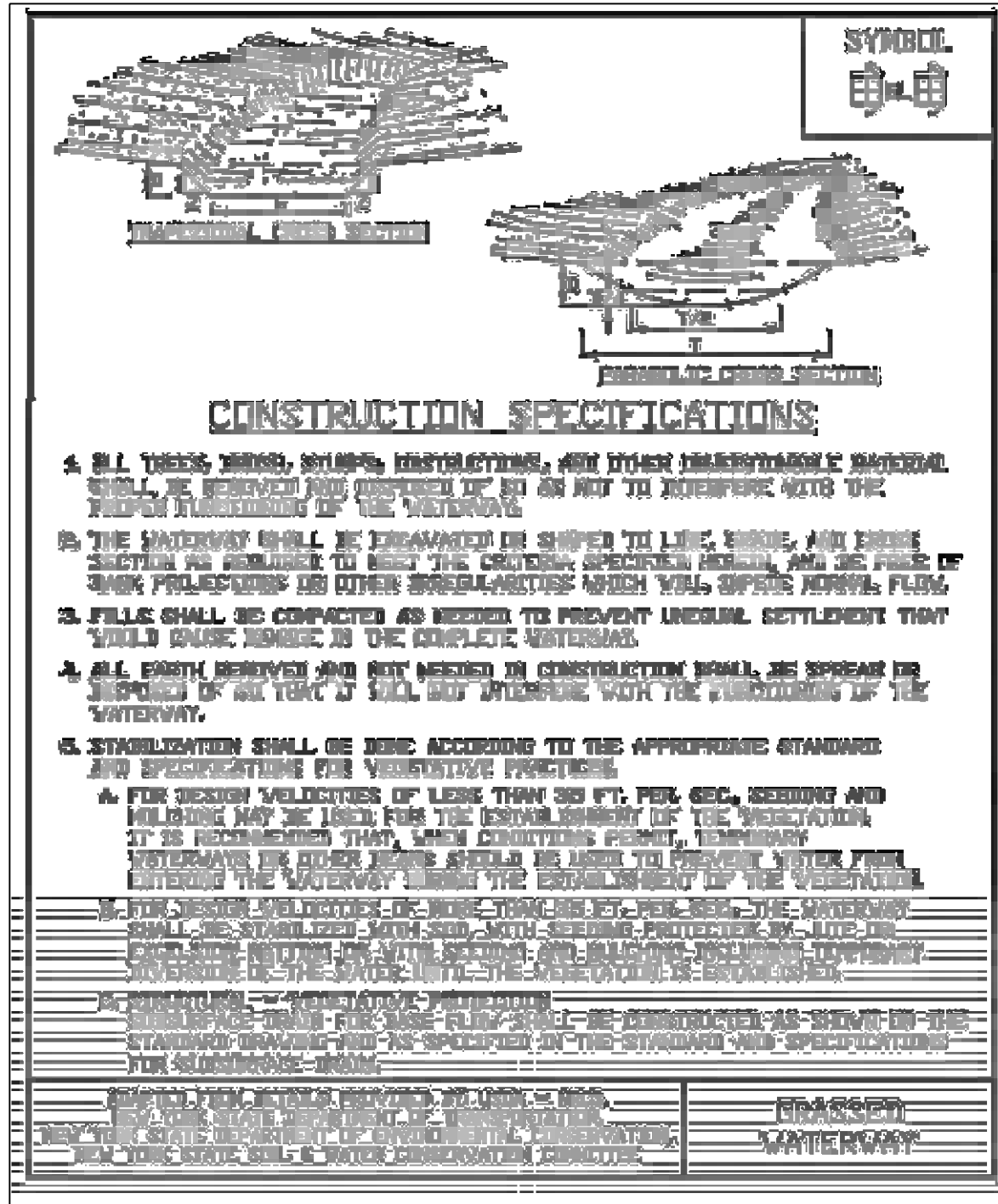
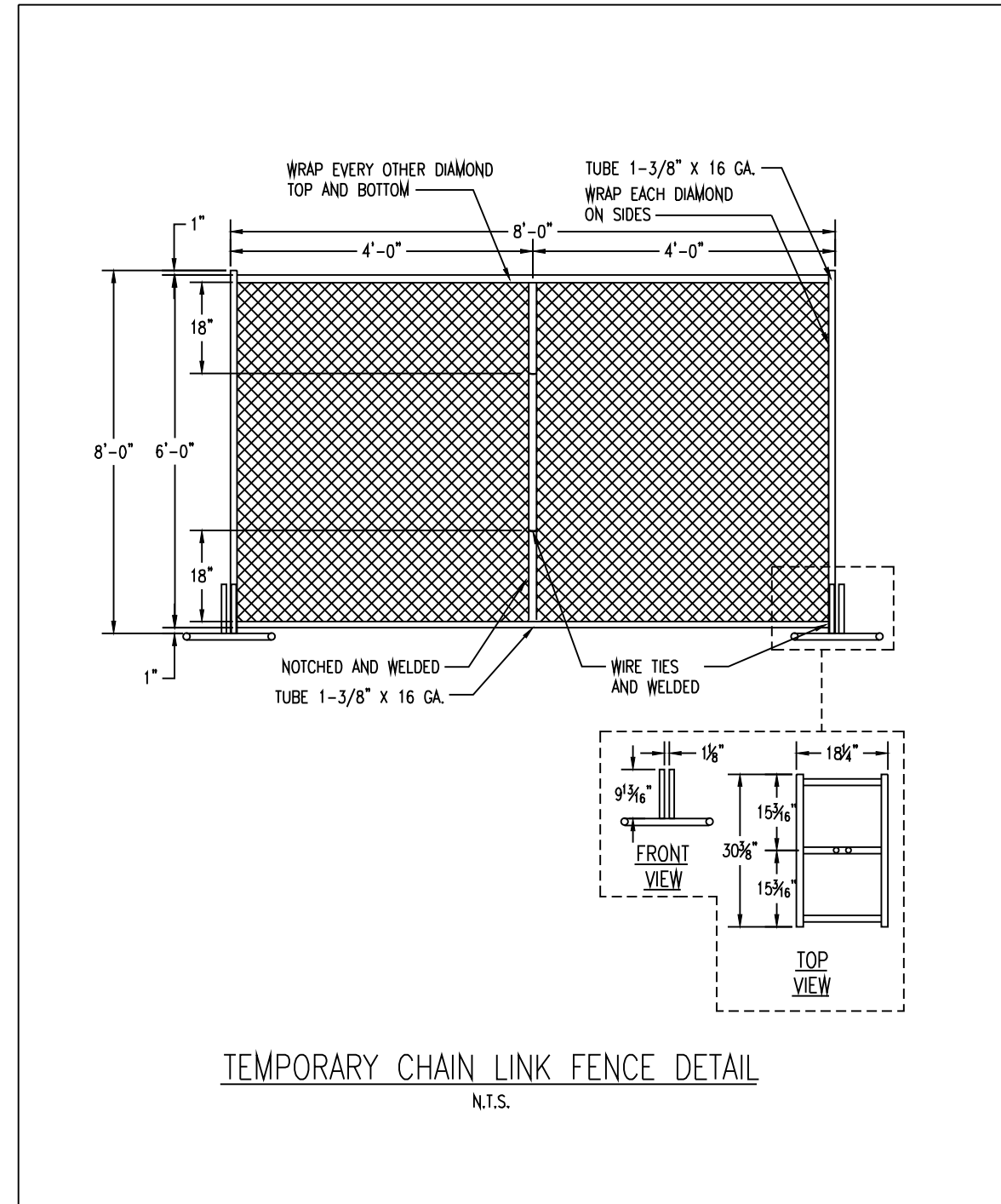
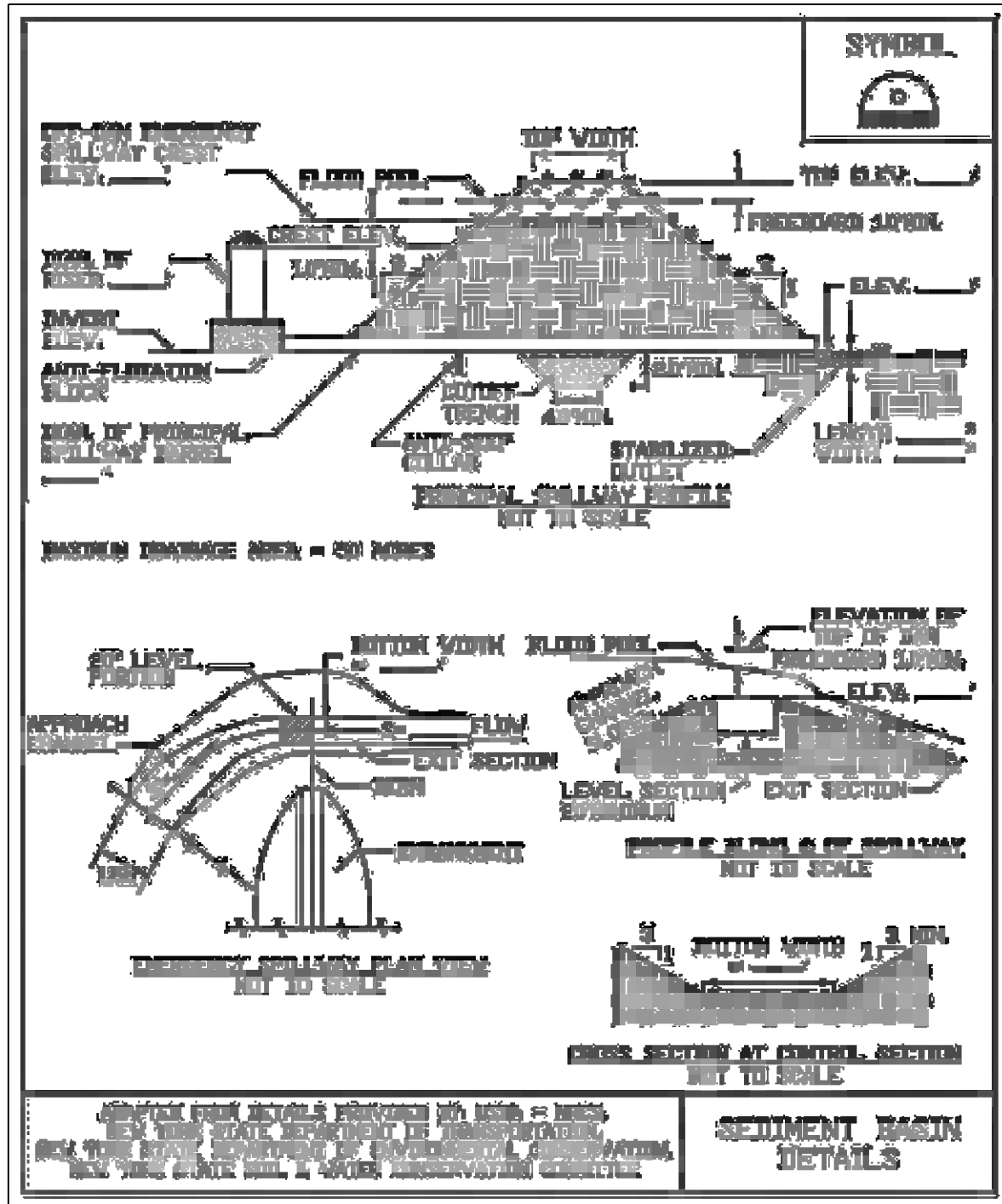
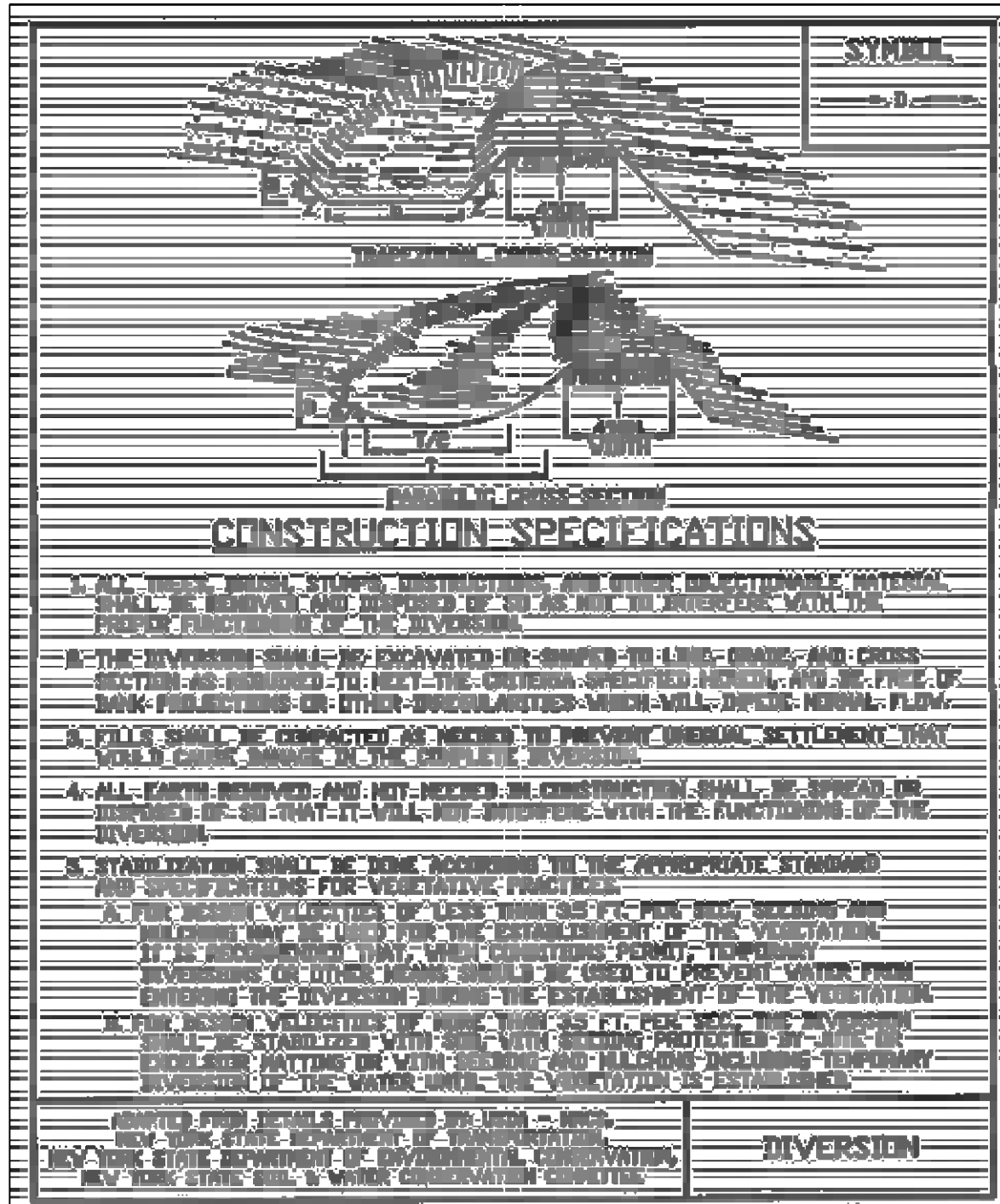
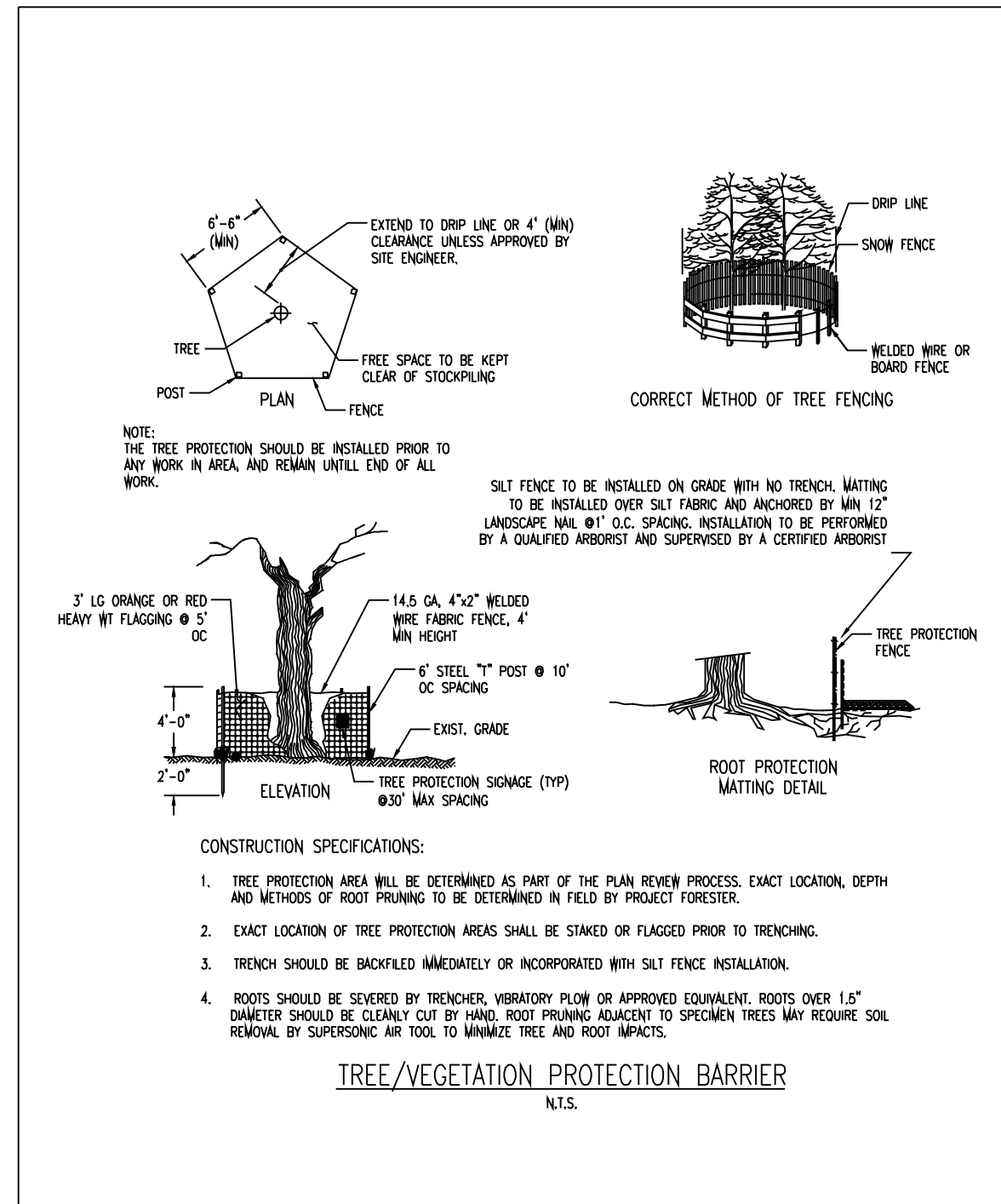
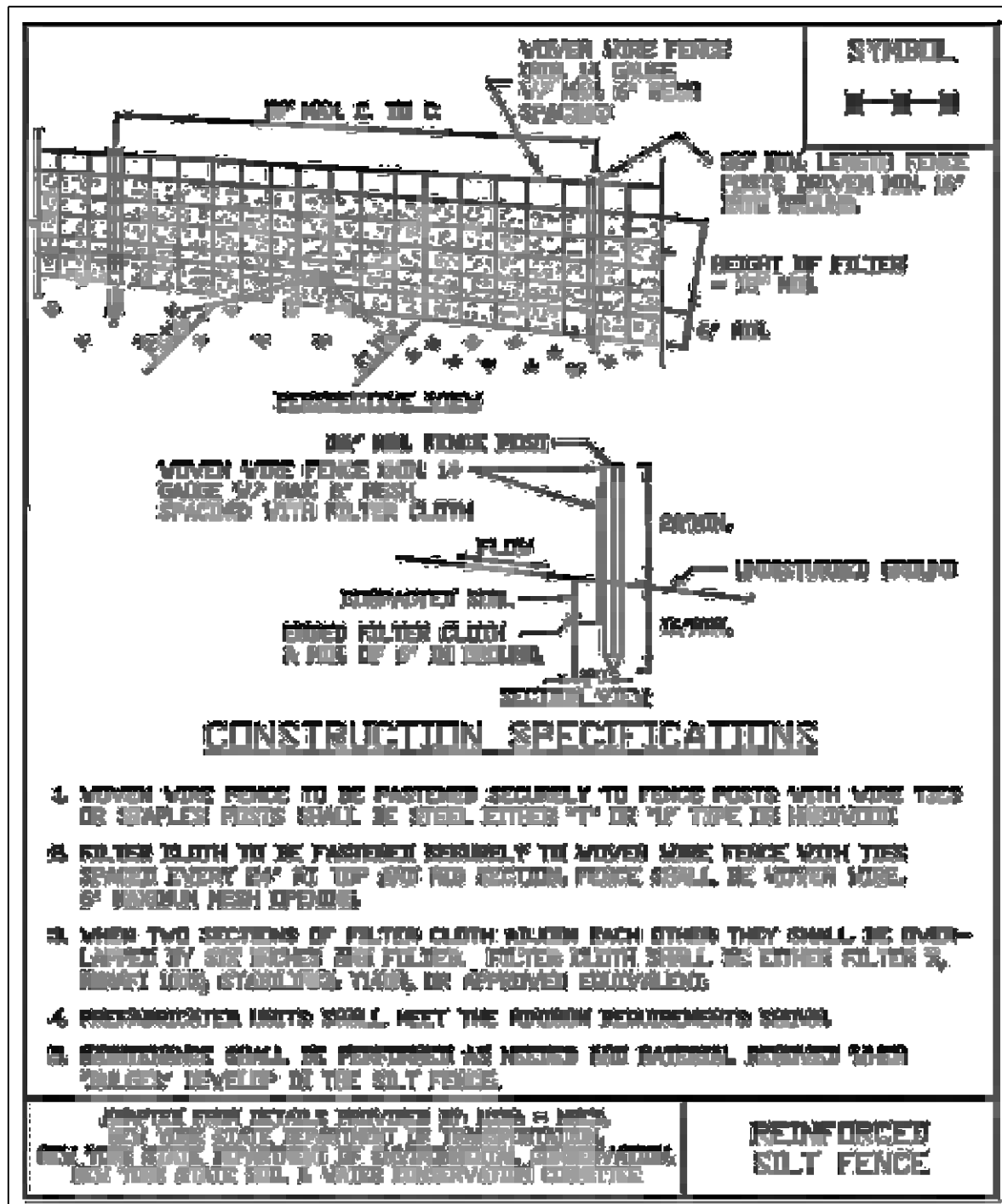
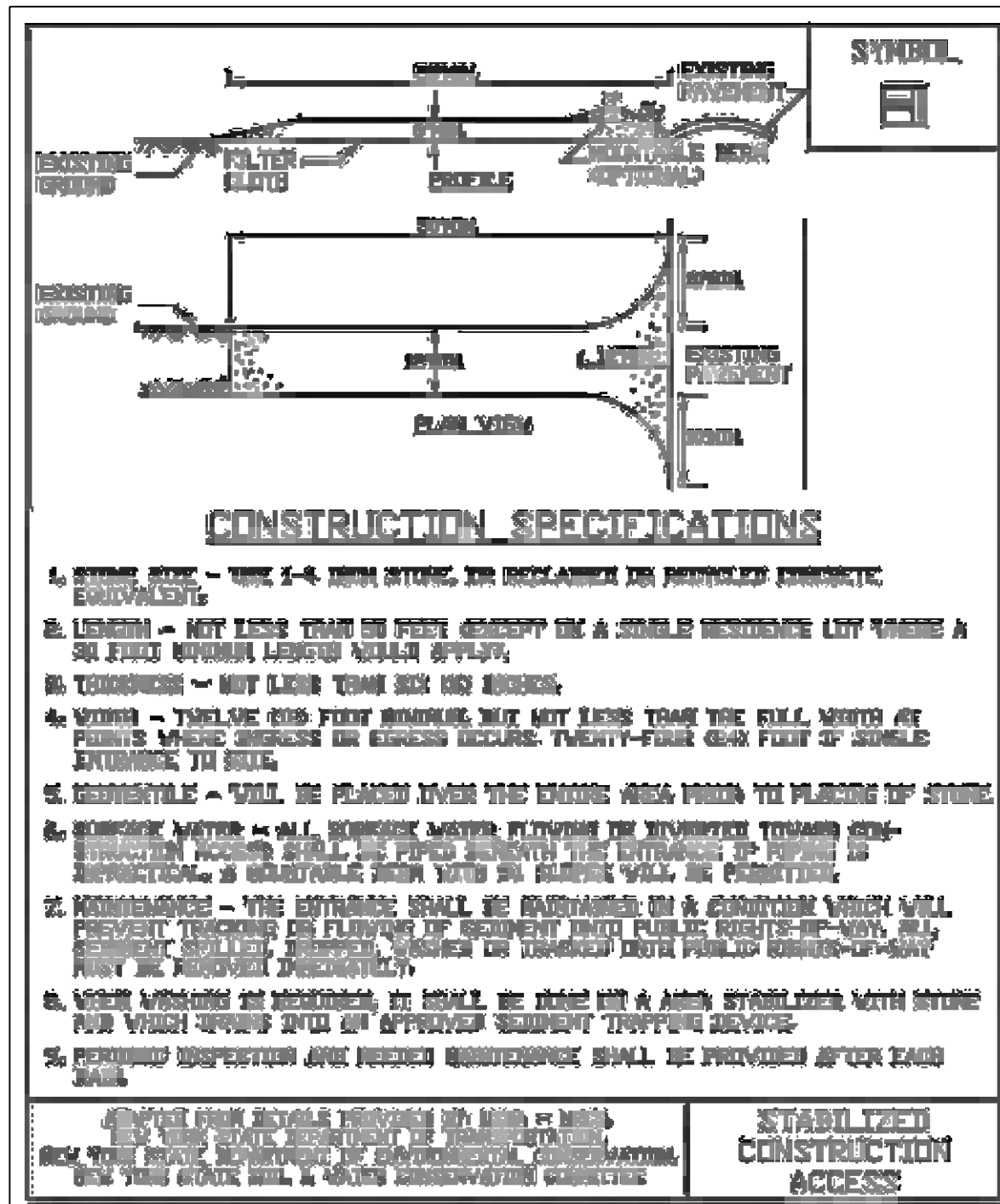


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**PROJECT NO.:** 24-014  
**DRAWING BY:** ARQ  
**CHECKED BY:** CSU & JBH  
**DWG. NO.:** GUE-3









**CHRISTOPHER S. UTSCHIG, P.E.**

Civil Engineering Design  
Site - Stormwater  
Construction Management

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White Plains, NY 10606

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P.B. SUBMITTAL	01-07-2025	ARQ
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COORDINATION	01-27-2026	ARQ
COORDINATION	03-11-2026	ARQ

**DRAWING TITLE:**  
EROSION & SEDIMENT CONTROL AND CONSTRUCTION DETAILS

**PROJECT:**  
YMCA CAMP COMBE

**PROJECT ADDRESS:**  
684 PEEKSKILL HOLLOW ROAD  
HOLLOW VALLEY, N.Y.

**NY'S EDUCATION LAW**

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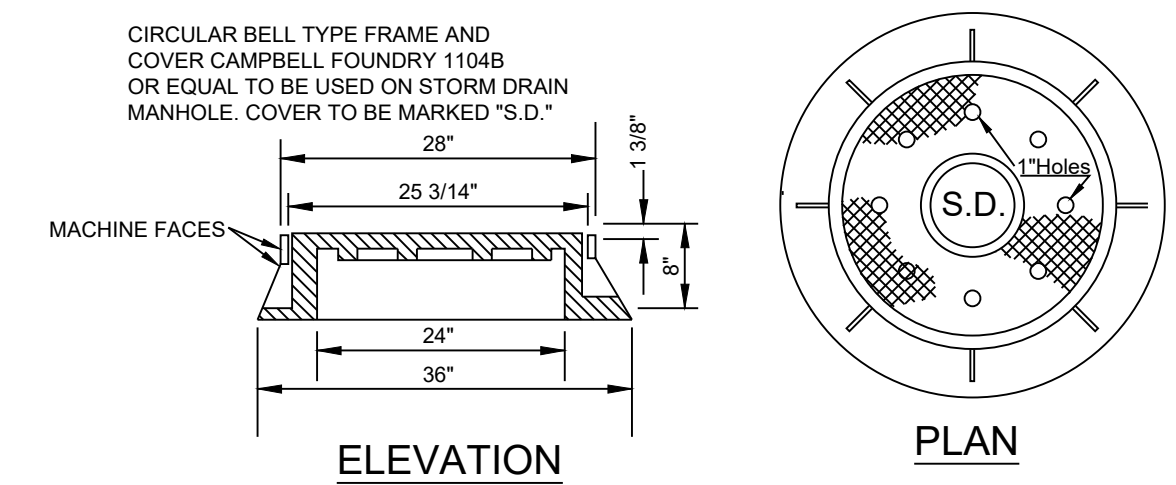
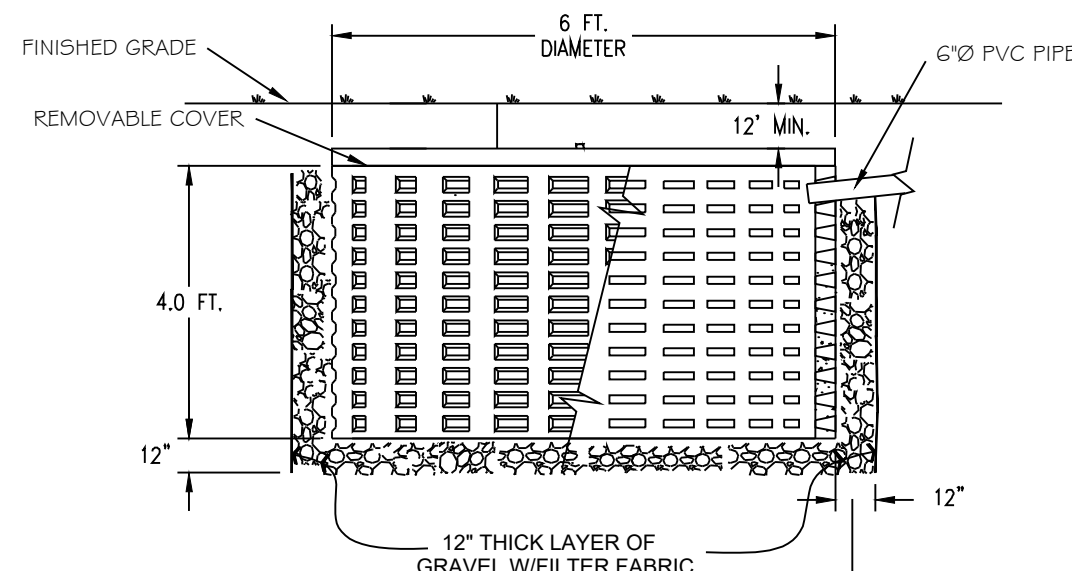
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**SEAL & SIGNATURE**

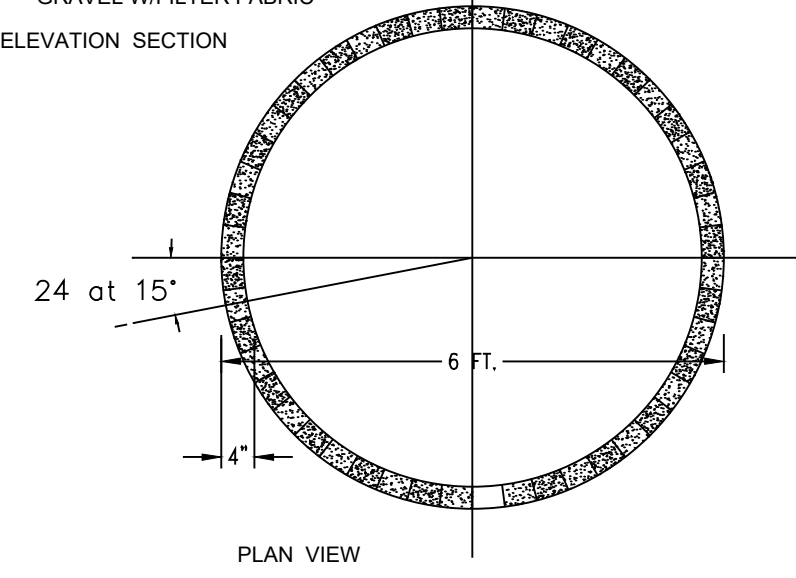


**DATE:** JULY 01, 2024  
**PROJECT NO.:** 24-014  
**DRAWING BY:** ARQ  
**CHECKED BY:** CSU & JBH

**DWG. NO.:** D-1



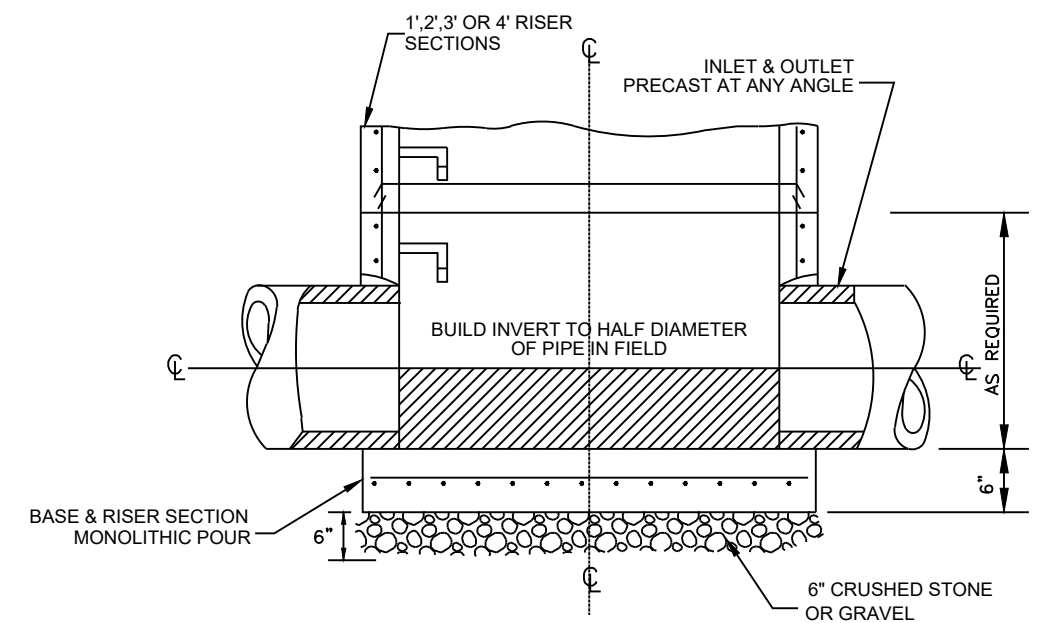
**STORMWATER DRAIN MANHOLE FRAME & COVER**  
N.T.S.



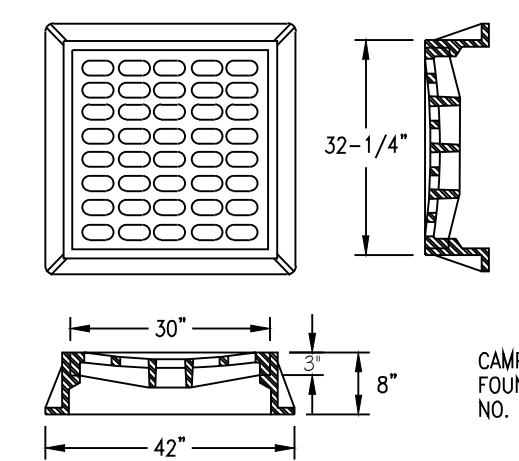
**CONCRETE DRYWELL DETAIL**  
N.T.S.

**DRYWELL LEGEND**

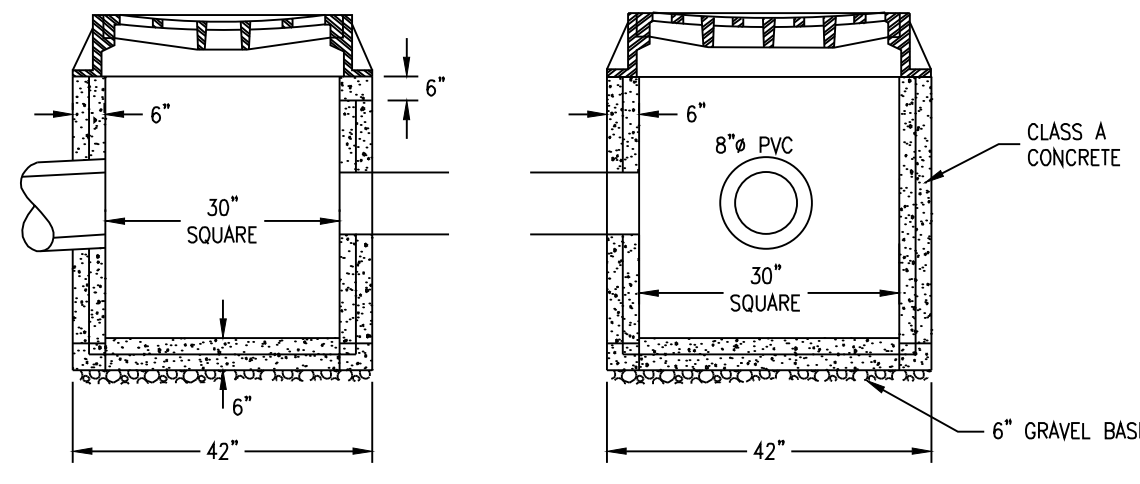
NUMBER OF DRYWELL	DIAMETER X DEPTH	INSTALL W. INLET	ELEVATION
DRYWELL #1	6'-0" X 4'-0"	YES	360.0
DRYWELL #2	6'-0" X 4'-0"	YES	344.5
DRYWELL #3	6'-0" X 4'-0"	YES	344.5
DRYWELL #4	6'-0" X 4'-0"	YES	345.0
DRYWELL #5	6'-0" X 4'-0"	NO	345.0
DRYWELL #6	6'-0" X 4'-0"	YES	346.0
DRYWELL #7	6'-0" X 4'-0"	YES	389.5
DRYWELL #8	--	--	--



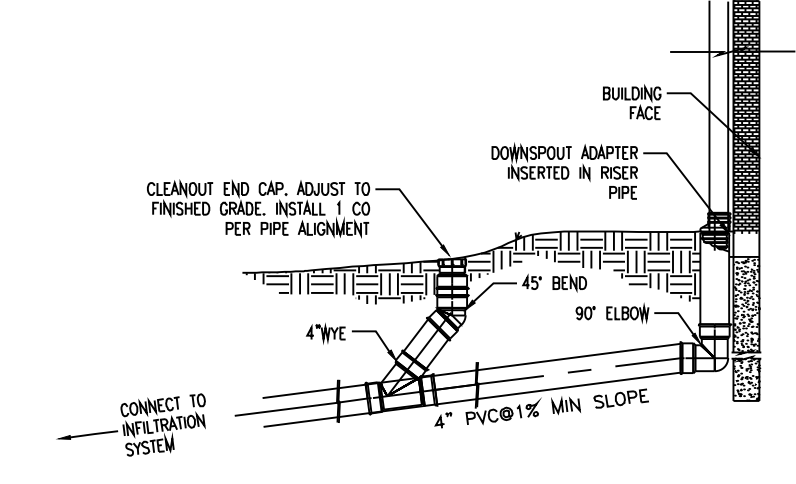
**PRECAST CONCRETE BASE FOR STORMWATER MANHOLES**  
N.T.S.



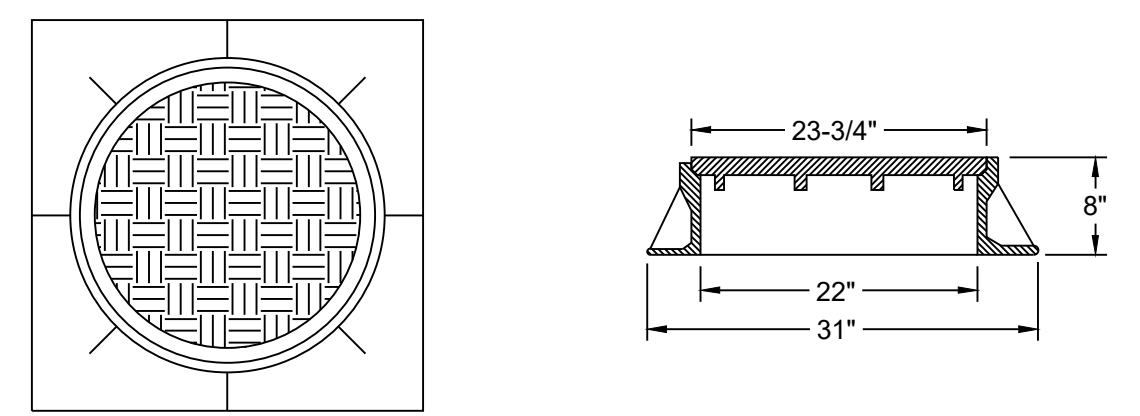
**DETAIL FOR CATCHBASIN HEAD**  
N.T.S.



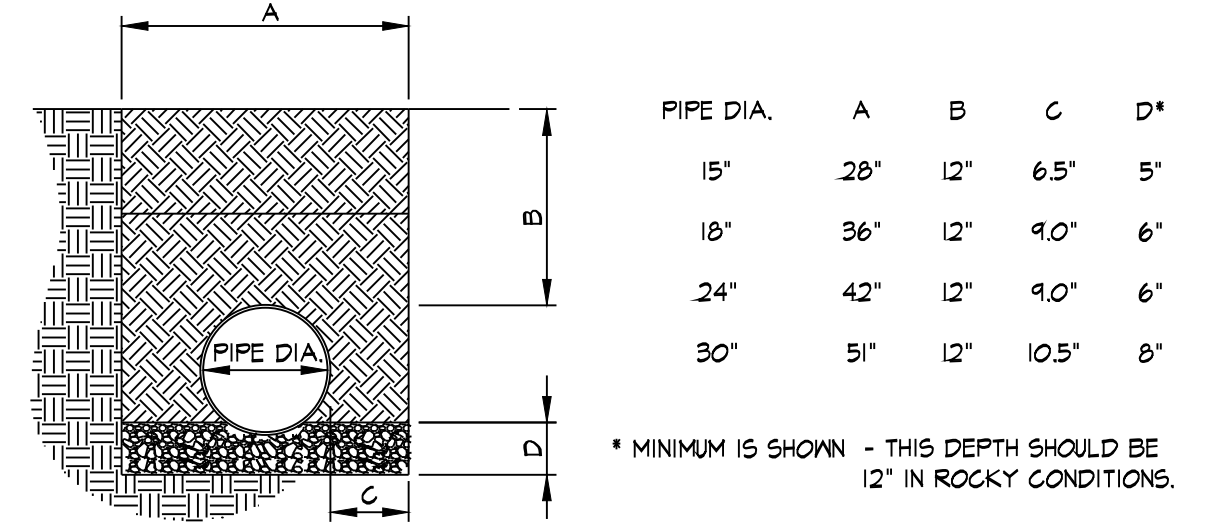
**CATCH BASIN**  
N.T.S.



**ROOF LEADER DETAIL**  
N.T.S.



**HEAVY DUTY FRAME AND COVER**  
N.T.S.



- NOTES:
- BACKFILL BELOW AND AROUND THE PIPE SHALL BE R.O.B. GRAVEL, OR SAND UP TO A POINT 12" ABOVE THE PIPE. R.O.B. GRAVEL, SAND OR NATIVE TRENCH MATERIAL IS ACCEPTABLE FROM THAT POINT TO THE SURFACE.
  - A COMPACTION LEVEL OF 90 PERCENT (MODIFIED PROCTOR) FOR THE BACKFILL IS REQUIRED AND SHOULD BE ACHIEVED USING A MECHANICAL TAMPER.
  - NO SECTION OF PIPE SHALL BE BACKFILLED UNTIL INSPECTED AND APPROVED BY THE MUNICIPAL ENGINEER.
  - INSTALL SILT FENCE AT DOWN GRADIENT SIDE OF ALL TRENCHING AT CROSS SLOPES AND AT 50 FOOT INTERVALS WHERE TRENCHING IS PERPENDICULAR TO SLOPES. SEE DETAIL # 3/G-310 FOR SILT FENCE DETAIL.
  - HANGCOR H-2, ADS H-2, OR EQUAL SMOOTHWALL CORRUGATED PLASTIC PIPE.

**INFILTRATION TRENCH DETAIL**  
N.T.S.

**STORMWATER MANAGEMENT FACILITIES MAINTENANCE PROGRAM**  
INSPECTOR SHALL FOLLOW CLOSELY THE RECOMMENDATIONS FROM MANUFACTURER.

**CATCH BASIN:**  
SHALL BE INSPECTED ONCE A YEAR TRASH AND DEBRIS SHALL BE REMOVED.

**A. DRAIN MANHOLES:**  
SHALL BE INSPECTED ONCE A YEAR INLETS AND OUTLETS SEDIMENT, TRASH AND DEBRIS SHALL BE REMOVED.

**B. OUTLET CONTROL STRUCTURES:**  
SHALL BE INSPECTED ONCE A YEAR, ORIFICES SHALL BE CLEANED, SEDIMENTS SHALL BE REMOVED.

**C. STORMTRAP CONCRETE DETENTION VAULTS:**  
SHALL BE INSPECTED ONCE A YEAR, SEDIMENT SHALL BE REMOVED.

**D. RIP-RAP SWALE AND CHECK DAMS:**  
SHALL BE INSPECTED ONCE A YEAR, SEDIMENTS AND DEBRIS SHALL BE REMOVED. RESTORE ANY ERODED AREAS AND GULLIES AS SOON AS POSSIBLE.



**CHRISTOPHER S. UTSCHIG, P.E.**

Civil Engineering Design  
Site - Stormwater  
Construction Management  
65 Ralph Avenue  
White Plains, NY 10606

REVISIONS	DATE	BY
P.B. SUBMITTAL	01-07-2025	ARQ
P.B. SUBMITTAL	03-17-2025	ARQ
COORDINATION	01-27-2026	ARQ
COORDINATION	03-11-2026	ARQ

**DRAWING TITLE:**  
DRAINAGE DETAILS

**PROJECT:**  
YMCA  
CAMP COMBE

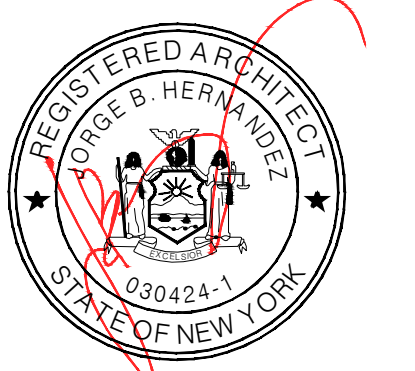
**PROJECT ADDRESS:**  
684 PEEKSKILL  
HOLLOW ROAD  
PUTNAM VALLEY, N.Y.

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**SEAL & SIGNATURE**



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**DWG. NO.:** D-2



