TOWN OF CORTLANDT
PLANNING BOARD

Steven Kessler, *Chair*
Thomas A. Bianchi, *Vice-Chair*

Nora Hildinger
Kevin Kobasa
Peter McKinley
Jeff Rothfeder
Karen Timko
Kellan Cantrell, *Alternate*

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914.734.1080
Fax #: 914.788.0294

Planning Staff email:
chrisk@townofcortlandtny.gov

Town Supervisor
Richard H. Becker, MD

Town Board
James F. Creighton
Cristin Jacoby
Robert Mayes
Joyce C. White

TO JOIN THE MEETING REMOTELY USE THE ZOOM LINK BELOW:

https://us02web.zoom.us/j/87660655673?pwd=bcOvUxVP7CZ5w40LNXOIahRpsObqmH.1

WORK SESSION……..JUNE 2, 2026 6:00 PM

1. Discuss June 2, 2026 Regular Planning Board Meeting Agenda.

MEETING AGENDA…….…….. PLANNING BOARD
TOWN OF CORTLANDT
6:30 TUESDAY EVENING*
JUNE 2, 2026

1. PLEDGE TO THE FLAG
2. ROLL CALL
3. CHANGES TO THE AGENDA BY MAJORITY VOTE
4. ADOPTION OF THE MINUTES OF THE MEETING OF MAY 5, 2026
5. CORRESPONDENCE

PB 16-99 **a.** Letters dated May 15, 2026 from A. Martin Petrovic and May 19, 2026 from Brian Minto, Hollowbrook Golf Superintendent requesting approval for a new chemical at the Hollowbrook Golf Club.

6. PUBLIC HEARINGS (ADJOURNED FROM PREVIOUS MEETING)

PB 2024-8 **a.** Public Hearing: Application of Mario & Wilson Alvarez, for Amended Site Plan approval and for a Special Permit for a Specialty Trade Electrical Contractor for property located at 1201 Oregon Rd. Drawings revised March 2026. (see prior PB 8-82) ***(Hearing to be adjourned to the July 7, 2026 meeting at the applicant's request)***

PB 2025-5 **b.** Public Hearing: Application of VS Construction Corp. for Site Plan approval and for Tree, Wetland and Steep Slope permits for a proposed 96,850 sq. ft. *Assisted Living Facility* located in the Medical Oriented District (MOD) at 2003 Crompond Road. Drawings revised April 22, 2026. ***(Hearing to be adjourned to the July 7, 2026 meeting at the applicant's request)***

7. PUBLIC HEARINGS (NEW)

PB 2025-18 **a.** Application of 70 Roa Hook Realty LLC for Site Development Plan approval to redevelop the site of the partially constructed Crystal Clean Carwash facility to a proposed vehicle showroom and service facility for property located at 70 Roa Hook Rd. Drawings revised March 25, 2026 except Sheet 2 of 7, revised 5/21/26. (see prior PB 13-16)

PB 2026-7 **b.** Application of New York-Presbyterian/Hudson Valley Hospital Center for Amended Site Plan Approval for a proposed 1,877 sq. ft. addition to the existing Medical Office Building for a Linear Accelerator for property located at 1980 Crompond Rd. Drawings dated March 12, 2026 (see prior PB's 2019-9, 8-13, 23-04, 25-01, 23-01, 4-01)

8. OLD BUSINESS

PB 2025-7 **a.** Application of the Yeshiva Ohr Hameir for Site Plan approval, an amended Special Permit for a University, College or Seminary and for Wetland and Tree Removal Permits for a proposed 51,730 sq. ft. dormitory building, a 1,640 sq. ft. storage building, the repurposing of other buildings on site, and site improvements including stormwater, landscaping and building façade renovations located at the existing Yeshiva Ohr Hameir campus at 141 Furnace Woods Rd. Drawings revised May 15, 2026. (see prior PB 7-09)

PB 2026-3 **b.** Application of VS Construction Corp for Site Development Plan approval and for Steep Slope and Tree Removal Permits for a proposed 9,600 sq. ft. *commercial building* located on future parcel 3 within the Medical Oriented District for property located at 2003 Crompond Rd. Drawings revised March 25, 2026.

PB 2024-4 **c.** Application of John Lentini, R.A., for the property of J Glamour Nails & Spa, Inc., for Site Development Plan approval for the conversion of the former La Viletta Restaurant into a Nail Salon for property located at 3172 East Main St. (Cortlandt Boulevard). Drawings revised February 13, 2026.

PB 2025-15 **d**. Application of Joel Greenberg, R.A. on behalf of Robert Fucci, for Preliminary Plat approval for a 2-lot minor subdivision of a an approximately 22,000 sq. ft. parcel of property located at 12 Putnam Park Rd. Drawing revised May 20, 2026.

PB 2026-8 **e.** Application of Mike Miele, P.E. for the property of 56 Mistis Roa Hook Road Corp. for Site Development Plan approval and a Steep Slope permit for a proposed 16,000 sq. ft. indoor multi-sports facility for property located at 56-64 Roa Hook Road. Drawings dated February 22, 2025 (see prior PB's 45-95 and 4-10).

9. NEW BUSINESS

PB 2026-11 a. Application of VS Construction Corp for Preliminary Plat approval, Steep Slope, Wetland and Tree Removal permits to permit the construction of 96 townhomes, including 10% affordable units, with associated site improvements on an approximately 17.6-acre portion of the Evergreen Manor project site. The subdivision proposes a 99-lot subdivision of the approximately 21-acre Parcel 2 of the 2023 Evergreen Manor Subdivision to create 96 individual townhome lots, a common homeowners' association (HOA) lot, a commercial lot (Parcel 3), and an open space/non-building lot parcel containing the existing wetland adjacent to Crompond Road. The project is located within the Medical Oriented District on property located at 2003 Crompond Road. Drawings dated May 20, 2026.

10. ADJOURNMENT

Next Regular Meeting; TUESDAY, JULY 7, 2026 at 6:30* PM
Agenda information is also available at www.townofcortlandt.com

** Regular meeting will begin at the conclusion of the work session*

A. MARTIN PETROVIC

[redacted]

May 15, 2026

To: Planning Board
Town of Courtlandt, NY

[redacted]

From: A. Martin Petrovic, Ph.D.
Golf Course Environmental Consultant

I have evaluated the environmental impact of the requested pesticide, prohexadione (Anuew). I used the Cornell EIQ method to determine environmental risk. For the lowest application rate of 8 oz/acre, the EIQ was 6.2, For the highest application rate of 24 oz/acre on fairways the EIQ was 18.6. Any EIQ below 25 is considered low risk, therefore, I would recommend the Town approve the use of this pesticide on the Hollow Brook golf course. Please let me know if you have any questions.

Hollow Brook Golf Club
May 19, 2026

Steven Kessler, Chairman
Town of Cortlandt Planning Board
1 Heady Street
Cortlandt Manor, NY 10567

Re: Request for Modification to Approved Pesticide / Herbicide List

Dear Mr. Kessler and Members of the Planning Board:

On behalf of Hollow Brook Golf Club, I am submitting this request for a modification to the currently approved pesticide and herbicide product list associated with the maintenance and management of the golf course property.

We are requesting approval to add the product "Anuew", which contains the active ingredient Prohexadione calcium, to the club's approved chemical list. Anuew is a plant growth regulator utilized in professional turfgrass management and is intended for use on greens, tees, and fairways as part of our ongoing agronomic program. The product is specifically used to regulate turf growth, improve plant health and density, enhance stress tolerance, and promote more consistent playing conditions while reducing excessive vertical growth and associated maintenance inputs.

The approved chemical list includes fungicides used for disease prevention and control are iprodione, tridimefon, flutolanil, propiconazole, mefenoxam, aluminum tris, trifloxystrobin, metconazole, azoxystrobin, boscalid, myclobutanil, fludioxonil, pyraclostrobin, polyoxin D zinc, cyazofamid, etridiazole, fluazinam, and fluxapyroxad.

The approved insecticide list presently are spinosad, cyfluthrin, chlorantraniliprole, imidacloprid, bifenthrin, and lambda-cyhalothrin.

The approved herbicide list are mesotrione, prodiamine, sethoxydim, carfentrazone-ethyl, dithiopyr, 2-ethylhexyl ester formulations, clopyralid, and fenoxaprop.

The addition of Anuew would complement the club's existing turf management program and, in many cases, can contribute to reduced mowing frequency, improved turf efficiency, and enhanced environmental stewardship through more controlled turf growth. The product would be applied strictly according to all EPA and New York State label requirements by properly licensed personnel.

We request that the Planning Board review and approve the addition of Anuew to Hollow Brook Golf Club's approved chemical list for use on greens, tees, and fairways. Should the Board require any additional documentation, product labels, safety data sheets, or technical information regarding the material, we would be happy to provide it.

Thank you for your time and consideration of this request.

Sincerely,

Brian Minto - Golf Superintendent Hollow Brook Golf Club
[redacted]

Nufarm

1. CHEMICAL PRODUCT AND COMPANY IDENTIFICATION

Product Name: **ANUEW™**
EPA Reg. No.: 1001-91
Product Type: Plant Growth Regulator

Company Name: Cleary Chemicals, LLC
11901 S. Austin Avenue
Alsip, IL 60803
1-800-345-3330

Telephone Numbers: **For Chemical Emergency, Spill, Leak, Fire, Exposure, or Accident, Call CHEMTREC Day or Night: 1-800-424-9300**
For Medical Emergencies Only, Call 1-877-325-1840

This product is an EPA FIFRA registered pesticide. Some classifications on this SDS are not exactly the same as on the FIFRA label. Certain sections are superseded by federal law governed by EPA for a registered pesticide. Please see Section 15. REGULATORY INFORMATION for explanation.

2. HAZARDS IDENTIFICATION

PHYSICAL HAZARDS:
Not hazardous

HEALTH HAZARDS:
Eye Irritation — Category 2A

ENVIRONMENTAL HAZARDS:
Hazardous to the aquatic environment, acute — Category 2

SIGNAL WORD
WARNING

HAZARD STATEMENTS
Causes serious eye irritation.

PRECAUTIONARY STATEMENTS
Wash thoroughly after handling. Wear protective gloves and eye protection. Toxic to aquatic life.

IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. If eye irritation persists: Get medical advice.

Dispose of contents in accordance with local, state, and federal regulations.

3. COMPOSITION / INFORMATION ON INGREDIENTS

COMPONENTS	CAS NO.	% BY WEIGHT
Prohexadione calcium	127277-53-6	26.7 – 28.3
Precipitated silica	112926-00-8	0.9 – 1.1
Calcium silicate	1344-95-2	3.8 – 4.2
Ammonium sulfate	7783-20-2	50.4 – 56.1
Other Ingredient	Trade Secret	Trade Secret

Synonyms:

Ingredients not precisely identified are proprietary or non-hazardous. Values are not product specifications.

4. FIRST AID MEASURES

If in Eyes: Hold eye open and rinse slowly and gently with water. Remove contact lenses, if present, then continue rinsing eye. Get immediate medical attention.
If Swallowed: DO NOT induce vomiting. Get immediate medical attention.
If Inhaled: Move person to fresh air. If breathing is difficult, administer oxygen. If symptoms develop, get medical advice.
If on Skin or Clothing: Take off contaminated clothing. Rinse skin immediately with plenty of water. If irritation or rash occurs, get medical advice.
Most important symptoms/effects, acute and delayed: Causes moderate eye irritation. Causes slight skin irritation.
Indication of immediate medical attention and special treatment needed, if necessary: None expected.

5. FIRE FIGHTING MEASURES

Extinguishing Media: Use extinguishing media suitable for surrounding materials. Dry chemical, carbon dioxide, foam, water spray or fog.
Special Fire Fighting Procedures: Firefighters should wear NIOSH/MSHA approved self-contained breathing apparatus and full fire-fighting turn out gear. Dike area to prevent runoff and contamination of water sources. Dispose of fire control water later.
Unusual Fire and Explosion Hazards: If water is used to fight fire, contain runoff, using dikes to prevent contamination of water supplies. Dispose of fire control water later.
Hazardous Decomposition Materials (Under Fire Conditions): Thermal decomposition products may include carbon monoxide, carbon dioxide, nitrogen dioxide, nitrogen oxide, hydrocarbons.

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Wear appropriate protective gear for the situation. See Personal Protection information in Section 8.
Environmental Precautions: Prevent material from entering public sewer systems or any waterways. Do not flush to drain. Large spills to soil or similar surfaces may necessitate removal of topsoil. The affected area should be removed and placed in an appropriate container for disposal.
Methods for Containment: Dike spill using absorbent or impervious materials such as earth, sand or clay. Collect and contain contaminated absorbent and dike material for disposal.
Methods for Cleanup and Disposal: Avoid creation of dusty conditions. Scrape up and place in appropriate closed container. Wash entire spill area with a detergent slurry, absorb and sweep into container for disposal. Decontaminate tools and equipment following cleanup. See Section 13: DISPOSAL CONSIDERATIONS for more information.
Other Information: Large spills may be reportable to the National Response Center (800-424-8802) and to state and/or local agencies.

7. HANDLING AND STORAGE

HANDLING:
Minimize dust generation and accumulation. Routine housekeeping should be instituted to ensure that dusts do not accumulate on surfaces. Dry powders can build static electricity charges when subjected to the friction of transfer and mixing operations. Provide adequate precautions, such as electrical grounding and bonding, or inert atmospheres.

Avoid contact with eyes, skin or clothing. Wash thoroughly with soap and water after handling.

STORAGE:
Store in original container in a well-ventilated area separately from fertilizer, feed and foodstuffs. Avoid cross-contamination with other pesticides. Spillage or leakage should be contained, carefully swept up, and collected for disposal.

8. EXPOSURE CONTROLS / PERSONAL PROTECTION

Engineering Controls:
Where engineering controls are indicated by specific use conditions or a potential for excessive exposure, use local exhaust ventilation at the point of generation.
Eye/Face Protection: Not normally required. To avoid contact with eyes, wear chemical goggles or shielded safety glasses. An emergency eyewash or water supply should be readily accessible to the work area.
Skin Protection: To avoid contact with skin, wear long pants, long-sleeved shirt, socks and shoes. An emergency shower or water supply should be readily accessible to the work area.
Respiratory Protection: Not normally required. If vapors or mists exceed acceptable levels, wear NIOSH approved air-purifying respirator with cartridges/canisters approved for use against pesticides.
General Hygiene Considerations: Personal hygiene is an important work practice exposure control measure and the following general measures should be taken when working with or handling this material: 1) do not store, use and/or consume foods, beverages, tobacco products, or cosmetics in areas where this material is stored; 2) wash hands and face carefully before eating, drinking, using tobacco, applying cosmetics or using the toilet.

Exposure Guidelines:

	OSHA		ACGIH		
Component	**TWA**	**STEL**	**TWA**	**STEL**	**Unit**
Prohexadione calcium	NE	NE	NE	NE	
Precipitated silica	80	NE	NE	NE	mg/m3/% SiO^2
Calcium silicate	15* 5**	NE	10	NE	mg/m^3
Ammonium sulfate	NE	NE	NE	NE	
Other Ingredients	NE	NE	NE	NE	

NE = Not Established
* Total dust
**Respirable fraction

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance:	solid granules
Odor:	characteristic
Odor threshold:	No data available
pH:	6.0 – 8.0
Melting point/freezing point:	No data available
Initial boiling point and boiling range	No data available
Flash point:	not applicable, the product is a solid
Evaporation rate:	No data available
Flammability (solid, gas):	No data available

Upper/lower flammability or explosive limits:	No data available
Vapor pressure:	No data available
Vapor density:	No data available
Relative density:	0.54 – 0.70 mg/cm^3
Solubility(ies):	No data available
Partition coefficient: n-octanol/water:	No data available
Autoignition temperature:	No data available
Decomposition temperature:	No data available
Viscosity:	not applicable, the product is a solid

Note: Physical data are typical values, but may vary from sample to sample. A typical value should not be construed as a guaranteed analysis or as a specification.

10. STABILITY AND REACTIVITY

Reactivity: Not reactive if stored and handled as prescribed/indicated.
Chemical Stability: The product is stable if stored and handled as prescribed/indicated.
Possibility of Hazardous Reactions: Chemically stable. Hazardous polymerization will not occur.
Conditions to Avoid: Avoid all sources of ignition: heat, sparks, open flame. Avoid prolonged storage. Avoid electro-static discharge. Avoid contamination. Avoid prolonged exposure to extreme heat. Avoid extreme temperatures. This product may form an explosive mixture if: 1. the dust is suspended in the atmosphere as a dust cloud AND 2. the concentration of the dust is above the lower explosion limit (LEL) AND 3. the limiting oxygen concentration (LOC) is exceeded.
Incompatible Materials: strong oxidizing agents.
Hazardous Decomposition Products: no hazardous decomposition products if stored and handled as prescribed. Thermal decomposition products may include carbon monoxide, carbon dioxide, nitrogen dioxide, nitrogen oxide, hydrocarbons.

11. TOXICOLOGICAL INFORMATION

Likely Routes of Exposure: Eye contact, Skin contact, Inhalation
Symptoms of Exposure:
Eye Contact: Causes serious eye irritation. Vapors and mists can cause irritation.
Skin Contact: Irritating based on toxicity studies.
Ingestion: Harmful if ingested. May cause nausea, vomiting, abdominal pain, weakness of arms and/or legs, dizziness, loss of coordination. The petroleum hydrocarbon component, if aspirated into the respiratory system during ingestion or vomiting may cause mild or severe pulmonary injury, possibly progressing to death.
Inhalation: May cause upper respiratory tract irritation, coughing, wheezing, nausea, headache, depression. Overexposure to petroleum hydrocarbon component may cause irritation to respiratory tract, headaches, anesthesia, drowsiness, unconsciousness and other central nervous system effects, possibly including death.
Delayed, immediate and chronic effects of exposure: None reported.

Toxicological Data:
Data from laboratory studies conducted on Prohexadione calcium noted by (*), all other data from studies conducted on a substantially similar product.
Oral: Rat LD_{50}: > 5,000 mg/kg (female) *
Dermal: Rat LD_{50}: >2,000 mg/kg
Inhalation: Rat 4-hr LC_{50}: <5.7 mg/L
Eye Irritation: Rabbit: Moderately irritating
Skin Irritation: Rabbit: Slightly irritating
Skin Sensitization: Not a contact sensitizer in guinea pigs following repeated skin exposure.

Subchronic (Target Organ) Effects: No adverse effects were observed.
Carcinogenicity / Chronic Health Effects: No carcinogenic effect was observed in long term feeding studies in rats.
Reproductive Toxicity: Animal studies showed no results in impaired fertility.

Developmental Toxicity: Animal studies showed no indications of developmental toxic or teratogenic effects.
Genotoxicity: Various tests conducted with microorganisms and mammals found no mutagenic effect.

Assessment Carcinogenicity: None listed with ACGIH, IARC, NTP or OSHA.

12. ECOLOGICAL INFORMATION

Ecotoxicity:
Data from EPA ECOTOX Database on Prohexadione Calcium Technical:

Bluegill 96-hour LC_{50}:	>95.6 mg/l	**Bobwhite Quail** 8-day Dietary LC_{50}:	>5,250 ppm
Rainbow Trout 96-hour LC_{50}:	>94.6 mg/l	**Mallard Duck** 8-day Dietary LC_{50}:	>5,250 ppm
Daphnia 48-hour EC_{50}:	>90 mg/l	**Honey Bee** Oral LD_{50}:	> 100 µg/bee

Environmental Fate:
No data available

13. DISPOSAL CONSIDERATIONS

Waste Disposal Method:
Open dumping is prohibited. Wastes resulting from the use of this product may be disposed of on site or at an approved waste disposal facility. Excess pesticide or rinsate must be handled and disposed of in accordance with federal, state, or local procedures. Improper disposal of excess pesticide, spray mixture, or rinsate is a violation of federal law. If these wastes cannot be disposed of according to label instructions, contact the state agency responsible for pesticide regulation or the hazardous waste representative at the nearest EPA Regional Office for guidance.
Container Handling and Disposal:
Nonrefillable container. Do not reuse or refill this container. Offer for recycling, if available.

14. TRANSPORTATION INFORMATION

Follow the precautions indicated in Section 7: HANDLING AND STORAGE of this MSDS.

DOT
Non-Regulated

IMO / IMDG
Non-Regulated

IATA
Non-Regulated

15. REGULATORY INFORMATION

EPA FIFRA INFORMATION

This chemical is a pesticide product registered by the United States Environmental Protection Agency and is subject to certain labeling requirements under federal pesticide law. These requirements differ from the classification criteria and hazard information required for safety data sheets (SDS), and for workplace labels of non-pesticide chemicals. The hazard information required on the pesticide label is reproduced below. The pesticide label also includes other important information, including directions for use.

CAUTION. Harmful if absorbed through the skin. Causes moderate eye irritation. Avoid contact with skin, eyes, or clothing.

U.S. FEDERAL REGULATIONS

TSCA Inventory: This product is exempted from TSCA because it is solely for FIFRA regulated use.

SARA Hazard Notification/Reporting:
Hazard Categories Under Criteria of SARA Title III Rules (40 CFR Part 370):
Immediate

Section 313 Toxic Chemical(s):
None

Reportable Quantity (RQ) under U.S. CERCLA:
None

RCRA Waste Code:
Under RCRA, it is the responsibility of the product user to determine at the time of disposal, whether a material containing the product or derived from the product should be classified as a hazardous waste.

State Information:
Other state regulations may apply. Check individual state requirements.

California Proposition 65: Not Listed.

16. OTHER INFORMATION

National Fire Protection Association (NFPA) Hazard Rating:
Rating for this product: Health: 1 **Flammability:** 1 **Reactivity:** 0
Hazards Scale: 0 = Minimal 1 = Slight 2 = Moderate 3 = Serious 4 = Severe

This Safety Data Sheet (SDS) serves different purposes than and DOES NOT REPLACE OR MODIFY THE EPA-ACCEPTED PRODUCT LABELING (attached to and accompanying the product container). This SDS provides important health, safety and environmental information for employers, employees, emergency responders and others handling large quantities of the product in activities generally other than product use, while the labeling provides that information specifically for product use in the ordinary course.

Use, storage and disposal of pesticide products are regulated by the EPA under the authority of the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) through the product labeling, and all necessary and appropriate precautionary, use, storage, and disposal information is set forth on that labeling. It is a violation of Federal law to use a pesticide product in any manner not prescribed on the EPA-accepted label.

Although the information and recommendations set forth herein (hereinafter "Information") are presented in good faith and believed to be correct as of the date hereof, Nufarm Americas Inc. makes no representations as to the completeness or accuracy thereof. Information is supplied upon the condition that the persons receiving same will make their own determination as to its suitability for their purposes prior to use. In no event will Nufarm Americas Inc. be responsible for damages of any nature whatsoever resulting from the use of or reliance upon Information. NO REPRESENTATIONS OR WARRANTIES, EITHER EXPRESS OR IMPLIED, OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR OF ANY OTHER NATURE ARE MADE HEREUNDER WITH RESPECT TO INFORMATION OR THE PRODUCT TO WHICH INFORMATION REFERS AND ALL SUCH WARRANTIES ARE HEREBY SPECIFICALLY DISCLAIMED.

Date of Issue: April 15, 2015 **Supersedes:** New

Anuew™

Plant Growth Regulator

ACTIVE INGREDIENT:	
Prohexadione calcium [calcium 3-oxido-5-oxo-4-propionylcyclohex-3-enecarboxylate]	27.5%
OTHER INGREDIENTS:	72.5%
TOTAL:	100.00%

KEEP OUT OF REACH OF CHILDREN

CAUTION

Si usted no entiende la etiqueta, busque a alguien para que se la explique a usted en detalle.
(If you do not understand the label, find someone to explain it to you in detail.

See Booklet For FIRST AID and PRECAUTIONARY STATEMENTS

For Chemical Spill, Leak, Fire, or Exposure, Call CHEMTREC (800) 424-9300
For Medical Emergencies Only, Call (877) 325-1840

EPA Reg. No. 1001-91

Manufactured for
Cleary Chemicals, LLC
11901 S. Austin Ave.
Alsip, IL 60803

1 91662 01336 8

Net Weight:

1.5 Lb

Nufarm
Grow a better tomorrow

FIRST AID	
IF IN EYES	• Hold eye open and rinse slowly and gently with water for 15-20 minutes. • Remove contact lenses, if present, after the first 5 minutes, then continue rinsing eye. • Call a poison control center or doctor for treatment advice.
IF ON SKIN	• Take off contaminated clothing. • Rinse skin immediately with plenty of water for 15-20 minutes. • Call a poison control center or doctor for treatment advice.

HOTLINE NUMBER

Have the product container or label with you when calling a poison control center or doctor, or going for treatment. You may also contact 1-877-325-1840 for emergency medical treatment information.

PRECAUTIONARY STATEMENTS

Hazards to Humans and Domestic Animals

CAUTION

Harmful if absorbed through the skin. Causes moderate eye irritation. Avoid contact with skin, eyes, or clothing.

Personal Protective Equipment (PPE)

Applicators and other handlers must wear:

- Long-sleeved shirt and long pants
- Chemical-resistant gloves made of any waterproof material such as polyethylene or polyvinyl chloride
- Shoes plus socks

Follow the manufacturer's instructions for cleaning and maintaining PPE. If no such instructions for washables, use detergent and hot water. Keep and wash PPE separately from other laundry.

Engineering Controls Statement

When handlers use closed systems, enclosed cabs, or aircraft in a manner that meets the requirements listed in the Worker Protection Standard (WPS) for agricultural pesticides [40 CFR 170.240(d)(4-6)], the handler PPE requirements may be reduced or modified as specified in the WPS.

USER SAFETY RECOMMENDATIONS

User Should:

- Wash hands before eating, drinking, chewing gum, using tobacco, or using the toilet.
- Remove clothing immediately if pesticide gets inside. Then wash thoroughly and put on clean clothing.
- Remove PPE immediately after handling this product. Wash the outside of gloves before removing. As soon as possible, wash thoroughly and change into clean clothing.

ENVIRONMENTAL HAZARDS

Do not apply directly to water, or to areas where surface water is present or to intertidal areas below the mean high water mark. Do not contaminate water when disposing of equipment wash waters or rinsate.

ENDANGERED SPECIES CONCERNS

The use of any pesticide in a manner that may kill or otherwise harm an endangered species or adversely modify their habitat is a violation of Federal Law.

AGRICULTURAL USE REQUIREMENTS

Use this product only in accordance with its labeling and with the Worker Protection Standard, 40 CFR part 170. This standard contains requirements for the protection of agricultural workers on farms, forests, nurseries, and greenhouses, and handlers of agricultural pesticides. It contains requirements for training, decontamination, notification, and emergency assistance. It also contains specific instructions and exceptions pertaining to the statements on this label about personal protective equipment (PPE), and restricted-entry interval. The requirements in this box only apply to uses of this product that are covered by the Worker Protection Standard.

Do not enter or allow worker entry into treated areas during the restricted entry interval (REI) of **12 hours.**

PPE required for early entry to treated areas that is permitted under the Worker Protection Standard and that involves contact with anything that has been treated, such as plants, soil, or water, is:

- Coveralls
- Chemical-resistant gloves made of any waterproof material such as polyethylene or polyvinyl chloride
- Shoes plus socks

NON-AGRICULTURAL USE REQUIREMENTS

The requirements in this box apply to uses of this product that are NOT within the scope of the Worker Protection Standard for agricultural pesticides (40 CFR Part 170). The WPS applies when this product is used to produce agricultural plants on farms, forests, nurseries, or greenhouses. Do not enter treated areas without footwear until sprays have dried.

DIRECTIONS FOR USE

It is a violation of Federal law to use this product in a manner inconsistent with its labeling. Do not apply this product in a way that will contact workers or other persons, either directly or through drift. Only protected handlers may be in the area during application. For any requirements specific to your state or tribe, consult the agency responsible for pesticide regulation.

All applicable directions, restrictions, precautions and **Conditions of Sale and Warranty** are to be followed.

PRODUCT INFORMATION

ANUEW is a tool for plant growth management. It works by inhibiting late stage biosynthesis of gibberellin, resulting in a decrease in cell elongation, a slowing of vertical growth, and an improvement in plant physiology leading to plant health and stress tolerance.

Turf: In turfgrass inhibiting late stage biosynthesis of gibberellin results in a reduction of both the mowing frequency and the amount of grass clippings in the treated area. ANUEW reduces clippings within 2-5 days depending on species. The turfgrass treated with ANUEW grows in a more compact form, often resulting in the enhancement of its color and quality. ANUEW is active through foliar uptake and is not taken up by the plant from the soil therefore, when applying it is important to use enough spray volume to thoroughly wet the turfgrass leaves without significant runoff. A non-ionic spreader to spread spray droplets should be used to assure effective spray coverage. Due to rapid foliar absorption, Anuew is rainfast within 1-4 hours. ANUEW is most effective when used on actively growing, well-maintained turf. The risk of scalping may be reduced on turfgrass areas treated with ANUEW. It can be applied to golf course fairways, tees, greens and roughs, residential and commercial lawns, sod farms, sports fields, cemeteries, and municipal sites. Re-application of Anuew should be based on a Growing Degree Day (GDD) modeling using environmental data from the use location. Research has shown that 280-350 GDD should be used for re-application timings for common golf situations to assure even turf regulation and to avoid rebound growth.

NOTICE TO USER: Turf tolerance to ANUEW has been found to be acceptable for the turf species listed on this label. Due to the large number of species cultivars and growing situations it is impossible to test every one for tolerance efficacy and plant safety to ANUEW. Neither the manufacturer nor the seller has determined whether or not ANUEW can be used safely on turf species not specified on this label. For these turf species the professional user should determine if ANUEW can be utilized effectively and safely prior to large scale commercial use. Before using ANUEW on turf species not listed on this label test ANUEW on a small scale first. Start with the lowest directed rate and evaluate the treated turf for plant safety and effective growth regulation prior to widespread use.

RESTRICTIONS

- Do not use on food crops.
- Do not apply ANUEW through any irrigation/chemigation system.
- Do not apply more than 26 oz. per 1000 square feet of ANUEW per year.
- Under certain environmental conditions and growth stage conditions on annual bluegrass (*Poa annua*), a transient foliar chlorosis or bronzing may be observed. For optimal results apply to healthy actively growing turfgrass.
- ANUEW may be used on sodded or sprigged turf after it has knitted down and rooted firmly.
- Do not graze treated areas or feed clippings to livestock.
- Do not apply ANUEW to grass grown for seed.

USE DIRECTIONS / APPLICATION METHODS FOR TURFGRASS

See the ANUEW Application Rates Table for product use and application rates, which can be used for growth management and turfgrass color and quality enhancement.

ANUEW performance can be affected by many factors, including environmental conditions, turf vigor and growth stage, soil moisture, fertility levels, and other cultural practices that affect plant growth.

Application Timing:
Apply ANUEW when the turf is green and actively growing. Delay the application or use a lower rate of ANUEW as designated in the ANUEW Application Rates Table if the turf is entering stressful growing conditions, such as pest pressure, high temperatures, low moisture conditions or certain cultural practices such as, but not limited to, aerification or verticutting. Repeat applications of ANUEW may be made as noted in the ANUEW Application Rates Table.

Re-application of Anuew should be based on a Growing Degree Day (GDD) model using environmental data from the use location. Research has shown that 280-350 GDD should be used for re-application timings for common golf situations to assure even turf regulation and to avoid rebound growth.

Spray Preparation:
Apply ANUEW in a sufficient volume of water to provide uniform and complete wetting of the turfgrass foliage. 0.5 to 5 gallons water/1,000 sq. ft. may be used, however, for best results 1-2 gallon water/1,000 sq. ft. is recommended.

Adjuvants: Use of a non-ionic surfactant in the spray mixture may improve coverage of the turf foliage and product performance consistency. Follow the manufacturer's label rate recommendation.

Hard Water: If the water source used for the spray mixture is high (greater than 40 ppm or 40 mg/l) in calcium, add 1 pound of ammonium sulfate for every pound of ANUEW used in the spray tank. Use a high quality, spray-grade ammonium sulfate product to avoid nozzle plugging.

Compatibility Test for Tank Mix: All possible tank mixes have not been evaluated for safety and/or physical compatibility. Tank mix user assumes all risk.

A jar test can be used to evaluate the physical compatibility of components to be mixed in a spray tank with ANUEW before making an application. Use a clear glass quart jar with lid by mixing components in the order shown below under "Mixing Order" in the same relative proportions as it will be used in the spray tank. Cap the jar and invert 10 cycles after adding each component. After all ingredients have been added, let the mixture stand for 15 minutes. Visually, evaluate the suspension for uniformity and stability. The spray mixture should not have particles that precipitate to the bottom of the jar, nor have any oily films or layers visible at the surface, nor contain flakes, balls, or sludge-appearing particles. If the spray mixture doesn't stay uniform in appearance, it is not compatible and the combination should not be used in a tank mix.

Mixing Order:

- **Water** - Fill a clean spray tank half full with water and begin continuous agitation.
- **Products in PVA bags** - Place any product contained in water-soluble PVA bags (VVSB) into the mixing tank. Wait until all water-soluble bags have fully dissolved and the product is evenly mixed in the spray tank before adding any further products.
- **ANUEW and water-dispersible products** (WDG; DF), **wettable powders** (WP), and s**uspension concentrates** (SC) - Add to the spray tank while maintaining agitation
- **Adjuvants** - Includes non-ionic surfactants
- **Water-soluble products** - Includes micro emulsion products
- **Emulsifiable concentrates** (EC)
- **Water-soluble additives** (S)
- **Remaining quantity of water**

Agitate spray tank mixture constantly during application. Prepare sufficient quantity of product for the immediate application needs. The spray tank mix should not be allowed to sit for prolonged periods without agitation. Do not leave product mix in the tank overnight.

Calcium or boron-containing products should not be added to the spray mixture. These products will reduce the activity of ANUEW.

Irrigation:

After application: Do not irrigate treated area for 4 hours after application.

Program Scheduling: Turfgrass areas treated with ANUEW should continue to be maintained normally using proper irrigation, fertility, and pest control product(s) when necessary. Precaution is advised when tank mixing with ANUEW. The spray mixture should be applied on a small area first as a test before treating larger areas.

Conditions for Best Performance of ANUEW: Treated turfgrass is actively growing.

* Use a non-ionic surfactant to help improve leaf coverage and plant uptake of the active ingredient.
* Maximize the time the applied spray mixture remains as a moist film on the turfgrass foliage by avoiding treatments during warm, low humidity, and windy conditions. Longer drying times enhance absorption of ANUEW.

ANUEW APPLICATION RATES TABLE

	Slows Vertical Growth, Reduces Mowing Intervals†, Improves Color and Quality†			
	FAIRWAYS, ROUGHS (280-350 GDD Interval)		GREENS AND TEES* (280-300 GDD interval)	
	oz./acre	oz./1,000 sq. ft.	oz./acre	oz./1,000 sq. ft.
Warm Season Turf †				
Common and Hybrid Bermudagrass cultivars such as 419, Tifway, TifSport, TifEagle, TifGreen, Champion, MiniVerde, and Riviera	12-24	0.28 – 0.55	8-16	0.18 – 0.37
*Zoysiagrass cultivars such as Empire, Zenith, Emerald, El Toro and Meyer *St. Augustine sp. *Paspalum sp. Kikuyugrass sp.	12-24 (in CA 12)	0.28 – 0.55 (in CA 0.28)		
***Not for Use in CA**				
Cool Season Turf*				
Bentgrass cultivars such as: L-93, Penn A4, Penn G2, Pennlinks, Penneagle, Southshore, Declaration, Independence and SR series	6-12	0.14 – 0.28	2-8	0.05 – 0.18
Annual and Perennial *Poa annua* cultivars	4-8	0.09 – 0.18	2-8	
Kentucky bluegrass cultivars such as Midnight, Odyssey, Merion	8-16	0.18 – 0.37		
Perennial ryegrass cultivars such as Manhattan IV Tall Fescues Fine Fescue	8-16	0.18 – 0.37		
***Not for Use in CA**				

†In California, use of Anuew is only for slowing vertical growth.
When using shorter application intervals, performance should first be evaluated using the lower directed rates.

FOR OVERSEEDING ENHANCMENT IN BERMUDAGRASS*			
Turf Type	**Ounces/ Acre**	**Application Interval**	**Notes**
Common and Hybrid Bermudagrass cultivars such as 419, Tifway, TifSport, TifEagle, TifGreen, MiniVerde, Riviera, Yukon	1-2	Apply ANUEW once 3-5 days prior to seeding. Any preparation of the site, such as verticutting, spiking, or scalping, should be done 1-2 days after application of ANUEW.	ANUEW is a foliar-active product; therefore, germination and seedling growth of the overseeding are not affected when used as directed. Use good cultural practices in conjunction with this product, such as fertilization and irrigation, to optimize results. Some temporary yellowing of the bermudagrass turf may be observed, however, this will not affect the overseeding.
***Not for Use in CA**			

FOR GROWTH MANAGEMENT AND COLOR AND QUALITY ENHANCEMENT ON TURF GROWN FOR SOD*			
Turf Type	**Ounces/ Acre**	**Application Interval**	**Notes**
Warm Season Turf such as, but not limited to, Bermudagrass, St. Augustine, etc.	12-24	2-4 week interval	Since turfgrass response can be influenced by a variety of factors, it is recommended that the initial evaluation of ANUEW should be limited to a small area. The acceptability of the turfgrass response should be determined using a lower use rate and shorter interval before gradually moving to higher rates and longer intervals
Cool Season Turf such as, but not limited to, Kentucky bluegrass, perennial ryegrass, fescues	8-16	2-4 week interval	
***Not for Use in CA**			

SPRAY DRIFT ADVISORIES

THE APPLICATOR IS RESPONSIBLE FOR AVOIDING OFF-SITE SPRAY DRIFT. BE AWARE OF NEARBY NON-TARGET SITES AND ENVIRONMENTAL CONDITIONS.

Importance of Droplet Size

An effective way to reduce spray drift is to apply large droplets. Use the largest droplets that provide target pest control. While applying larger droplets will reduce spray drift, the potential for drift will be greater if applications are made improperly or under unfavorable environmental conditions.

Controlling Droplet Size – Ground Boom

- Volume – Increasing the spray volume so that larger droplets are produced will reduce spray drift. Use the highest practical spray volume for the application. If a greater spray volume is needed, consider using a nozzle with a higher flow rate.
- Pressure – Use the lowest spray pressure recommended for the nozzle to produce the target spray volume and droplet size.
- Spray Nozzle – Use a spray nozzle that is designed for the intended application. Consider using nozzles designed to reduce drift.

Boom Height – Ground Boom
For ground equipment, the boom should remain level with the crop and have a minimal bounce.

Shielded Sprayers
Shielding the boom or individual nozzles can reduce spray drift. Consider using shielded sprayers. Verify that the shields are not interfering with the uniform deposition of the spray on the target area.

Temperature and Humidity
When making applications in hot and dry conditions, use larger droplets to reduce effects of evaporation.

Temperature Inversions
Drift potential is high during a temperature inversion. Temperature inversions are characterized by increasing temperature with altitude and are common on nights with limited cloud cover and light to no wind. The presence of an inversion can be indicated by ground fog or by the movement of smoke from a ground source or an aircraft smoke generator. Smoke that layers and moves laterally in a concentrated cloud (under low wind conditions) indicates an inversion, while smoke that moves upward and rapidly dissipates indicates good vertical air mixing. Avoid applications during temperature inversions.

Wind
Drift potential generally increases with wind speed. AVOID APPLICATIONS DURING GUSTY WIND CONDITIONS. Applicators need to be familiar with local wind patterns and terrain that could affect spray drift.

STORAGE AND DISPOSAL

Do not contaminate water, food, or feed by storage or disposal.

Pesticide Storage: Store in a cool, dry place. Do not remove the product from the container except for immediate use.

Pesticide Disposal: Wastes resulting from this product may be disposed of at an approved waste disposal facility. Excess pesticide, spray mixture or rinsate must be handled and disposed of in accordance with federal, state or local procedures. Improper disposal of excess pesticide, spray mix, or rinsate is a violation of federal law. If these wastes cannot be disposed of according to label instructions, contact the state agency responsible for pesticide regulation or the Hazardous Waste representative at the nearest EPA Regional Office for guidance.

Container Handling: Nonrefillable container. Do not reuse or refill this container. Offer for recycling, if available.

NOTICE OF CONDITIONS OF SALE AND WARRANTY AND LIABILITY LIMITATIONS

Important: Read the entire Directions for Use and Notice of Conditions of Sale and Warranty and Liability Limitations before using this product. If terms are not acceptable return the unopened container for a full refund.

Our directions for use of this product are based on tests believed to be reliable. However, it is impossible to eliminate all risk associated with the use of this product. Crop injury, inadequate performance, or other unintended consequences may result due to soil or weather conditions, off target movement, presence of other materials, method of use or application, and other factors, all of which are beyond the control of Cleary Chemicals, LLC. To the extent consistent with applicable law, all such risks shall be assumed by the Buyer and User.

Cleary Chemicals, LLC warrants that this product conforms to the specifications on the label when used in strict conformance with Direction for Use, subject to the above stated risk limitations. TO THE EXTENT CONSISENT WITH APPLICABLE LAW, CLEARY CHEMICALS, LLC MAKES NO OTHER EXPRESS OR IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE NOR ANY OTHER EXPRESS OR IMPLIED WARRANTY.

TO THE EXTENT CONSISENT WITH APPLICABLE LAW, CLEARY CHEMICALS, LLC'S EXCLUSIVE LIABILITY FOR ANY AND ALL LOSSES, INJURIES OR DAMAGES RESULTING FROM THE USE OR HANDLING OF THIS PRODUCT WHETHER IN CONTRACT, WARRANTY, TORT, NEGLIGENCE, OR ANY OTHER LEGAL THEORY IS STRICTLY LIMITED TO THE PURCHASE PRICE PAID OR REPLACEMENT OF PRODUCT, AT CLEARY CHEMICALS, LLC'S SOLE DISCRETION.

RV012821 [6]

ANUEW is a trademark of Nufarm Americas Inc.
All other trademarks are the property of their respective owners.

JOHN J. GILCHRIST ARCHITECT
A Professional Corporation
Architecture • Engineering

.May 21,2026

Heather LaVarnway
Town of Cortlandt
1 Heady st
Cortlandt Manor N Y 10567

Re: 70 Roa Hook Road, Cortlandt NY
Site Plan Revisions

Heather,

I am submitting herewith my drawing 2 of 7, Site Plan, dated 5-21-26 revised pursuant to our last hearing and site walk. The primary revision is to the exit driveway which has been re-aligned to preserve the existing Oil Water Separator. Landscaped area will not be changed by this revision.

I show a new seepage pit located downstream of the Oil Water separator. The intent of this is to provide some rainwater recharge. I also added a note regarding the future installation of solar collectors on the building roof.

Very truly yours,+

John J. Gilchrist Architect, P.C.
John J. Gilchrist AIA

General Notes

a. Prior to any construction beginning, the Applicant shall obtain a building permit administered through the Department of Technical Services – Office of Code Enforcement.

b. Prior to the issuance of a building permit, the Applicant shall submit all third party permits and approvals.

c. The Applicant shall organize a pre-construction meeting with representatives of the Town of Cortlandt and NYSDOT.

d. Prior to the issuance of a building permit, the Applicant's Contractor shall submit a clearing and grading stakeout sketch as prepared by a licensed professional land surveyor that shall delineate the approved work area. All silt fencing shall be installed along this line and proper erosion and sedimentation controls shall be installed and inspected.

e. No construction debris or recycled material is permitted on site. All imported fill shall be laboratory tested and determined to be clean fill in accordance with applicable NYSDEC guidelines for residential and commercial fill.

f. Garbage and recycling is the responsibility of the Owner through private carting services.

g. The Owner/Applicant is advised that no blasting is permitted onsite without an approved rock removal and blasting plan as approved by the Department of Technical Services.

h. At the completion of construction a comprehensive as-built survey is required and shall be prepared by a NYS licensed land surveyor.

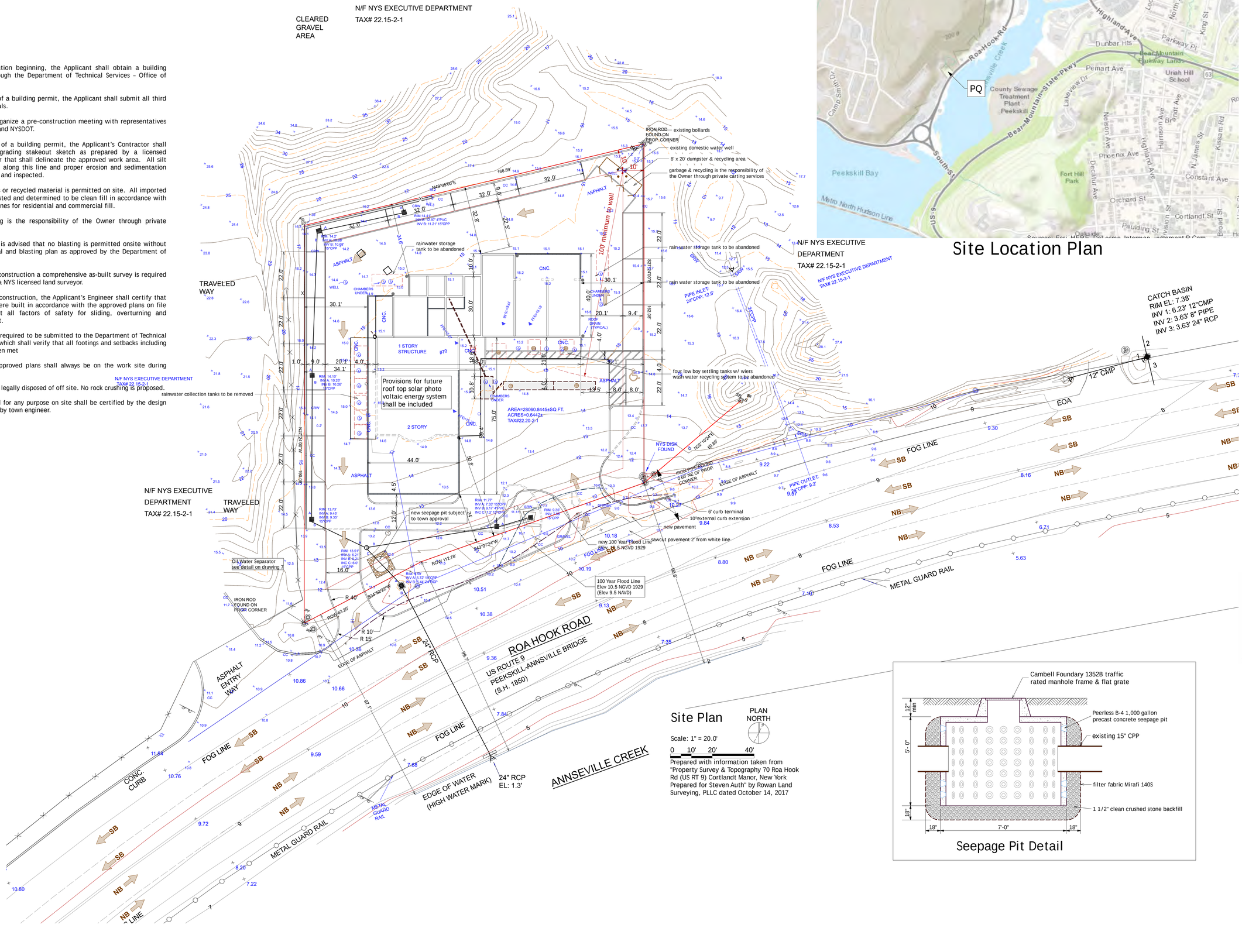
i. At the completion of construction, the Applicant's Engineer shall certify that all retaining structures were built in accordance with the approved plans on file with the Town and that all factors of safety for sliding, overturning and settlement have been met.

j. A foundation survey is required to be submitted to the Department of Technical Services upon completion which shall verify that all footings and setbacks including granted variances have been met

k. Copies of permit & approved plans shall always be on the work site during construction

l. Excess cut soil shall be legally disposed of off site. No rock crushing is proposed.

m. On site soil to be used for any purpose on site shall be certified by the design professional and approved by town engineer.



Site Location Plan

Site Plan

PLAN NORTH

Scale: 1" = 20.0'

0 10' 20' 40'

Prepared with information taken from "Property Survey & Topography 70 Roa Hook Rd (US RT 9) Cortlandt Manor, New York Prepared for Steven Auth" by Rowan Land Surveying, PLLC dated October 14, 2017

Seepage Pit Detail

JOHN J GILCHRIST ARCHITECT
A Professional Corporation

Date	Issue	Initial
5-21-26	add seepage pit	JJG
3-25-26	revised per review letters	JJG
1-22-26	for review	JJG
9-29-25	for review	JJG

Site Plan

New Sales & Service Building for
Leal Peterbilt
70 Roa Hook Road
Town of Cortlandt
Westchester County
New York
Lot 1 Block 2 Section 22.20

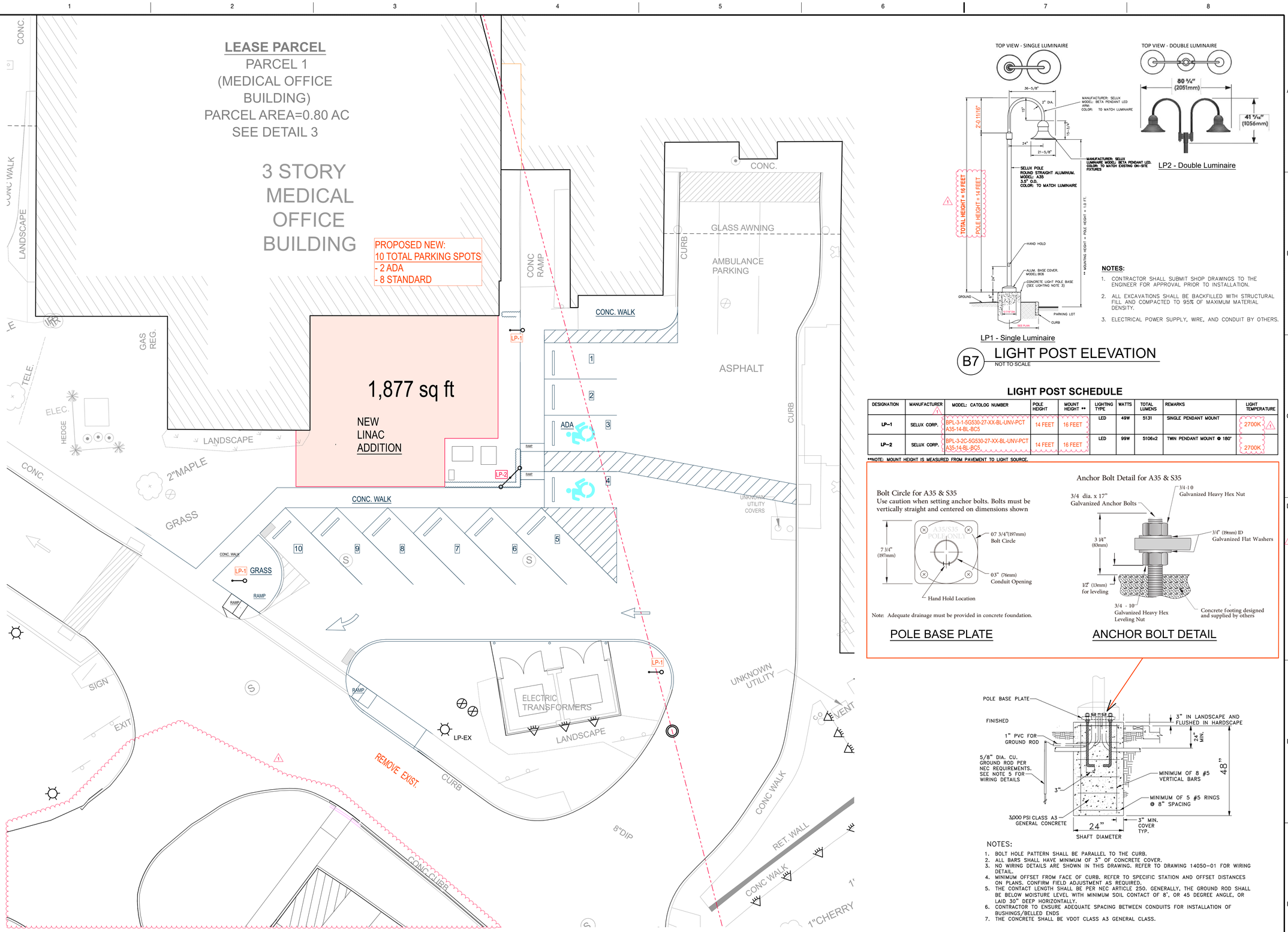
REGISTERED ARCHITECT John J Gilchrist 024343-1 STATE OF NEW YORK

NY 024343-01 exp 03-31-2027

It is a violation of the law for any person, unless acting under the direction of the licensed architect, to alter any item in the plans, specifications or reports to which the seal of the architect has been applied in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to this item the seal and the notation "altered by" followed by the architect's signature and the date of such alteration and a specific description of the alteration.

John J Gilchrist Architect
A Professional Corporation
[redacted]

1" = 20.0'	Peterbilt
250311	2 of 7



F1 PROPOSED NEW SITE PLAN
SCALE: 3/32" = 1'-0"

LP2 - Double Luminaire

LP1 - Single Luminaire

NOTES:

1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
2. ALL EXCAVATIONS SHALL BE BACKFILLED WITH STRUCTURAL FILL AND COMPACTED TO 95% OF MAXIMUM MATERIAL DENSITY.
3. ELECTRICAL POWER SUPPLY, WIRE, AND CONDUIT BY OTHERS.

B7 LIGHT POST ELEVATION
NOT TO SCALE

LIGHT POST SCHEDULE

DESIGNATION	MANUFACTURER	MODEL: CATOLOG NUMBER	POLE HEIGHT	MOUNT HEIGHT **	LIGHTING TYPE	WATTS	TOTAL LUMENS	REMARKS	LIGHT TEMPERATURE
LP-1	SELUX CORP.	BPL-3-1-5G530-27-XX-BL-UNV-PCT A35-14-BL-BC5	14 FEET	16 FEET	LED	49W	5131	SINGLE PENDANT MOUNT	2700K
LP-2	SELUX CORP.	BPL-3-2C-5G530-27-XX-BL-UNV-PCT A35-14-BL-BC5	14 FEET	16 FEET	LED	99W	5106x2	TWIN PENDANT MOUNT @ 180°	2700K

**NOTE: MOUNT HEIGHT IS MEASURED FROM PAVEMENT TO LIGHT SOURCE.

Bolt Circle for A35 & S35
Use caution when setting anchor bolts. Bolts must be vertically straight and centered on dimensions shown

Note: Adequate drainage must be provided in concrete foundation.

POLE BASE PLATE

Anchor Bolt Detail for A35 & S35

ANCHOR BOLT DETAIL

NOTES:

1. BOLT HOLE PATTERN SHALL BE PARALLEL TO THE CURB.
2. ALL BARS SHALL HAVE MINIMUM OF 3" OF CONCRETE COVER.
3. NO WIRING DETAILS ARE SHOWN IN THIS DRAWING. REFER TO DRAWING 14050-01 FOR WIRING DETAIL.
4. MINIMUM OFFSET FROM FACE OF CURB. REFER TO SPECIFIC STATION AND OFFSET DISTANCES ON PLANS. CONFIRM FIELD ADJUSTMENT AS REQUIRED.
5. THE CONTACT LENGTH SHALL BE PER NEC ARTICLE 250. GENERALLY, THE GROUND ROD SHALL BE BELOW MOISTURE LEVEL WITH MINIMUM SOIL CONTACT OF 8', OR 45 DEGREE ANGLE, OR LAID 30" DEEP HORIZONTALLY.
6. CONTRACTOR TO ENSURE ADEQUATE SPACING BETWEEN CONDUITS FOR INSTALLATION OF BUSHINGS/BELLED ENDS
7. THE CONCRETE SHALL BE VDOT CLASS A3 GENERAL CLASS.

F6 LIGHT POST R.C. FOOTING
NOT TO SCALE

OWNER
NewYork-Presbyterian
Hudson Valley Hospital

ARCHITECT
JEFFREY BERMAN ARCHITECT
545 Eight Avenue, 18th Floor, New York, NY 10018
Tel: 212-967-3400, Fax: 212-967-9731

STRUCTURAL ENGINEER
Severud Associates
CONSULTING ENGINEERS P.C.
469 Seventh Avenue, 9th Floor
New York, New York 10018
Tel: 212 986-3700, Fax: 212-687-6467

MEP ENGINEER
Cosentini Associates
CONSULTING ENGINEERS
498 Seventh Avenue, New York, NY 10018
TEL: 212-615-3600, FAX: 212-615-3700

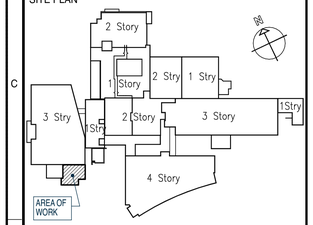
CIVIL WORKS ENGINEER
Derosier Engineering, LLC
35 Gates Avenue
Warren, NJ 07059
(201) 993-0665

SEAL

NEW YORK REGISTERED ARCHITECT LICENSE NUMBER: 018146-01
NEW YORK LICENSE EXPIRATION: 01-31-2027

WARNING: It is a violation of the NY State Education Law for any person, unless acting under the direction of a licensed architect, to alter any item on these plans in any way. If alterations to these plans are made, the alterations shall be made in accordance with article 147, section 69.5 of the NY State Education Law.

SITE PLAN



ISSUED	DATE
ISSUED FOR PERMIT SET	03/12/2026
ISSUED TO ADDRESS PERMIT COMMENTS	05/04/2026

PROJECT TITLE NYPH #H-00026

Renovation for Linear Accelerator Installation
NewYork-Presbyterian Hudson Valley Hospital
Medical Office Building
Ground Floor
1980 Crompond Road
Cortlandt Manor, NY 10567

DRAWING TITLE

SITE PARKING DIMENSIONS PLAN, LIGHT POST SCHEDULE & DETAILS

PLAN EXAMINER

DATE: 03/12/2026
JBA PROJECT NO.: 2021
SCALE: AS SHOWN
DRAWING NO.: **A-203**
CON NUMBER:

\Volumes\unfiled folder\1 JBA Office\NYPH - HVH\2021 HVH LINAC -2021 \ Drawings\2021 HVH LINAC Permit Set Town Comments.pln 5:4:26

CIARCIA ENGINEERING, P.C.
[redacted]

Mr. Chris Kehoe, AICP
Deputy Director
Director of Planning and Community Development
Town of Cortlandt Town Hall
One Heady Street
Cortlandt Manor, New York 10567

May 15, 2026

Re: Yeshiva Ohr Hameir (the "Yeshiva")
141 Furnace Woods Road; Cortlandt Manor, NY 10567
Site Plan Submittal

Dear Chris:

As requested, enclosed is the latest site plan set for the Yeshiva Ohr Hameir campus. This set of plans consists of the following sheets:

1. Yeshiva Ohr Hameir Proposed Dormitory & Sanctuary Addition dated May 13, 2026 (cover sheet).
2. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Project Information, dated 11-17-2025, last revised 5-13-2026 (sheet 1 of 17).
3. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Existing / Demolition Plan, dated 3-27-2012, last revised 5-13-2026 (sheet 2 of 17).
4. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Site Plan, dated 8-19-2025, last revised 5-13-2026 (sheet 3 of 17).
5. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Grading & Utility Plan, dated 3-4-2024, last revised 5-13-2026 (sheet 4 of 17).
6. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Erosion Control Plan, dated 3-4-2024, last revised 5-13-2026 (sheet 5 of 17).
7. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Proposed On-Site Sewer Design, dated 3-4-2024, last revised 5-13-2026 (sheet 6 of 17).
8. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Proposed On-Site Watermain, dated 10-13-2025, last revised 5-13-2026 (sheet 7 of 17).
9. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Proposed Road Profile, dated 3-24-2024, last revised 5-13-2026 (sheet 8 of 17).
10. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Fire Protection Plan Fire Truck Turning Analysis, dated 10-13-2025, last revised 5-13-2026 (sheet 9 of 17).
11. Amended Site Plan Prepared for Yeshiva Ohr Hameir, 2025 Fire Code Figure D103.1 Analysis, dated 10-13-2025, last revised 5-13-2026 (sheet 10 of 17).

12. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Details, dated 3-4-2024, last revised 5-13-2026 (sheet 11 of 17).
13. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Details, dated 10-13-2025, last revised 5-13-2026 (Sheet 12 of 17).
14. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Sewer Details, dated 3-4-2024, last revised 5-13-2026 (Sheet 13 of 15).
15. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Misc. Details, dated 1-26-2026, last revised 2-9-2026 (Sheet 14 of 17)
16. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Phasing Plan, dated 2-13-2026, last revised 5-13-26 (sheet 16 of 17)
17. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Walking Trails, dated 6-11-2025, last revised 5-13-26 (sheet 17 of 17).

The Town's engineering consultant provided review memos dated February 18, 2026, and March 3, 2026, for our plan set dated February 18, 2026. The following are our responses to the latest LaBella review memorandums.

Administrative

Comment 1: ALL plans subsequently submitted to the Town for review must be designed for construction and be complete for review by all regulatory agencies having jurisdiction (e.g. WCDOH, NYSDEC, WCDEF, etc.).

Response 1: The revised plans include all the details and notes required for the approval of all involved agencies.

Comment 2: The portions of the proposed improvements are located with Zone A Floodplain, as shown on the Flood Insurance Rate Map # 36119C0019F. Zone A does not have a base flood elevation determined. Per Chapter 175-17.E, within Zone A, when no base flood elevation data is available, the lowest floor (including basement) shall be elevated at least three feet above the highest adjacent grade. Calculations for a flood study have been provided, but no watershed mapping to support the analysis.

Response 2: This comment noted as addressed in the March 3, 2026, LaBella review memo.

Comment3: Per Chapter 175-14.B(3) whenever any portion of a floodplain is authorized for development, the volume of space occupied by the authorized fill or structure below the base flood elevation shall be compensated for and balanced by an hydraulically equivalent volume of excavation taken from below the base flood elevation at or adjacent to the development site. All such excavations shall be constructed to drain freely to the watercourse. No area below the water line of a pond or

other body of water can be credited as a compensating excavation. Calculations shall be provided demonstrated conformance with this requirement.

Response 3: The revised plans propose an area near the former ski lift building to compensate for the floodplain volume displaced by the proposed improvements. A tabulation of the mitigation volume is provided on the site plan (sheet 3 of 17).

Comment 4: Per Chapter 175-15.C(3) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters. Sanitary sewer and storm drainage systems for buildings that have openings below the base flood elevation shall be provided with automatic backflow valves or other automatic backflow devices that are installed in each discharge line passing through a building's exterior wall.

Response 4: The 100-year flood elevation on the property was determined to be 308.3. All sanitary manhole rims are above that elevation. All existing and proposed buildings have a first-floor elevation above the computed 100-year flood elevation.

Comment 5: Main will become public. Each building shall be equipped with a separate meter and backflow prevention provided on the domestic water and fire supply.

Response 5: The water services to the buildings have been revised to address this comment. Details of backflow prevention devices and pipe sizes will be included in MEP design for each building.

Comment 6: The water main and sanitary sewer MUST be designed in accordance with Town of Cortlandt Standards, the New York State Sanitary Code and the Recommended Standards for Wastewater Facilities and Water Works (10 States), latest edition.

Response 6: The water and sanitary sewer systems have been designed in accordance with all applicable standards.

Comment 7: A written request addressed to the Town Supervisor and Town Board must be submitted by the applicant regarding the main water extensions. This request must identify all utilities and infrastructure proposed for dedication to the Town.

Response 7: The request to the Town Supervisor will be made. The Supervisor will also have to sign the Health Department form DOH-348 which is required for our Westchester County Department of Health submission.

Comment 8: The applicant must prepare and submit a Map, Plan and Report (MPR) to the Town for the water facilities.

Response 8: The property is within the boundaries of the Corlandt Consolidated Water District; therefore, no MPR should be required. An engineering report will be prepared as part of the submittal to the Westchester County Department of Health (WCDOH). The facility is presently served by public water.

Comment 9: Please provide a letter from the Town's Water Division indicating that the water system has the capacity to provide finished water storage to the project after all other committed flows.

Response 9: The letter has been requested from the Town's Water Division.

Comment 10: Applicant to remit payment for water extension fees. Fees will be agreed upon prior to submission based upon the following:

a. Water main extension fee is $4,000 plus $2 per gallon of estimated consumption for commercial entities.

Response 10: Payment will be made to the Water Division upon agreement of the fee amount.

Comment 11: The Yeshiva was incorporated into the Peekskill Sanitary Sewer District 2022. The initial sanitary flow was 16,000 based on the existing bedroom count and student population. The current application to construct a new dormitory building is proposing an increase of approximately 9,500 gpd (actual to be determined based upon Engineer's Report. Based upon correspondence with DOTS. Westchester County Department of Environmental Facilities will require inflow and infiltration (I&I) mitigation at a ratio of 1:1 for the increase in flow.

Response 11: The Yeshiva was approved as an out of district user in 2012 by the Westchester County Board of Legislators based on an estimated flow of 23,000 gpd. During the approvals of the Furnace Woods sewer district, the Town requested the property be added to the district. I verified with the Westchester County Department of Environmental Facilities that there is no cap on sewage flows from the Yeshiva and there was no requirement to mitigate inflow and infiltration (I&I).

The Yeshiva has made a significant investment into a sewer system that can potentially benefit over 150 properties in the area. This contribution should offset I&I mitigation. When the campus was added to the Peekskill District, we were not advised of any mitigation requirements.

Comment 12: Provide vehicle maneuvering plans for refuse vehicles.

Response 12: The refuse truck maneuvering has been added to the revised plans.

Comment 13: The NYS DEC has taken jurisdiction of the onsite wetlands, and the applicant is pursuing an Article 24 permit with DEC. The applicant shall provide the Town Planning Board with copies of correspondence with the NYSDEC regarding their jurisdictional determination and any permit to disturb wetlands or adjacent areas.

Response 13: Steve Marino from Tim Miller Associates (TMA) has met with the NYSDEC to discuss the project scope. Steve Marino provided an email from Sara Pawliczak from NYSDEC indicating that the proposed disturbances should not have permitting issues. A retaining wall was added to the fire truck turnaround area to eliminate wetlands disturbance. The dormitory parking lot was moved 2 feet away from the wetlands to further reduce the buffer impacts.

The wetlands map was signed by NYSDEC on November 25, 2025, indicating the Departments agreement with the wetlands flagging shown on the plans. The applicant has been waiting for the final site plan changes to be completed and SEQRA determination before submitting the Article 24 permit application.

Comment 14: Provide a legend for all plans. Some sheets are still missing legends.

Response 14: Legends have been added to sheets where appropriate.

Comment 15: Provide a Phasing and Construction Plan for proposed dorm and existing buildings to be altered outlining the sequencing of project work, pedestrian corridors, and how student population housing will be managed during the on-site improvements.

Response 15: A phasing plan has been added to the plan set (sheet (16 of 17).

Comment 16: Due to the concerns raised related to the safety of the students walking alongside Furnace Wood Road, provide traffic-calming options along Furnace Wood Road for the benefit of the students.

Response 16: Traffic calming measures have been discussed but are no longer being considered.

PLANS

Comment 1: *Sheet 1 of 15 – Accessible routes from the dorms and living quarters to cafeteria shall be depicted and adequate slope conformance provided. This will require depicting proposed grading and spot elevations, to confirm slope. A slope of 5.3 % is shown which exceeds maximum allowable slope of 5% for an ADA path.*

Response 1: This comment noted as addressed in the March 3, 2026, LaBella review memo.

Comment 2: *Sheet 1 of 15 – Adequate slopes for ADA accessible spaces shall be demonstrated as well as accessible routes to building entries from said spaces. This will require additional contours and spot elevations at the end and beginning of each parking space to demonstrate compliance with maximum allowable ADA parking slope of 2%.*

Response 2: This comment noted as addressed in the March 3, 2026, LaBella review memo.

Comment 3: *Sheet 1 of 15 The campus population table is not displaying properly on this sheet.*

Response 3: The population table issue has been corrected.

Comment 4: *Sheet 2 of 15 – Identify path of construction access and limits construction fence outside of the Town Wetland to accommodate the removal of the building located south of the existing chalet.*

Response 4: The area between the existing parking lot and the ski lift building will be completely disturbed by the floodplain mitigation activities. The path to the building will be within the limit of disturbance.

Comment 10: *Sheet 3 of 15 – Please call out areas where new curbing, asphalt, and sidewalks are proposed. Use shading to decipher proposed vs existing asphalt and sidewalks. Provide a visually distinct delineation between existing asphalt and proposed asphalt.*

Response 10: The plans have been updated to better illustrate the existing improvements to remain and the new construction.

Comment 11: *Sheet 3 of 15 – Relocate proposed storage building to minimize impact into the wetland buffer. Remove portions of concrete slab in buffer and restore with lawn to assist in managing post -development flows.*

Response 11: The storage building is proposed in a location that will maximize the area for overflow parking.

Comment 12: Sheet 4 of 15 – Maximum fire access drive slope is 10%. Grading revisions need to be made to accommodate the slope.

Response 12: The main campus driveway has been revised to reduce the driveway slope to 10% or less in all locations. The driveway has also been widened to 26 feet.

Comment 13: Sheet 4 of 15 – Depict how roof leaders will be connected to the on-site drainage system for all improvements and provide pipe sizes and slopes for all improvements.

Response 13: The locations of the roof drains are depicted on the revised plans. Pipe sizes and slopes are provided on the revised plans.

Comment 14: Sheet 4 of 15 - Depict how the proposed stormwater basin will discharge.

Response 14: The discharge from the basin has been relocated on the revised plans. The discharge has been redirected to the small pond area.

Comment 15: Sheet 4 of 15 - Proposed grading is depicted within the NYSDEC wetland for the fire truck turn around and floodplain mitigation. Please provide correspondence from the NYSDEC approving this.

Response 15: A retaining wall is proposed in the revised plans to eliminate the wetlands disturbance required for the fire truck turnaround. The email referenced in administrative comment 13 addresses this concern.

Comment 16: Sheet 4 of 15 – Provide contours and spot elevations for new sidewalks between Dallas Building and Chalet Building, surrounding the new dormitory, and courtyard; spot elevations on the west side of dormitory; contours on east side of dormitory; and spot elevations between the proposed dormitory and staff building to decipher flow of runoff.

Response 16: Additional spot elevations were added in this area to clarify the drainage path.

Comment 17: Sheet 4 of 15 – Provide top and bottom elevations for all walls.

Response 17: Top and bottom of wall elevations have been added to the revised plans.

Comment 18: Sheet 4 of 15 – Label all watermain tees, hydrants, and valves.

Response 18: The Proposed On-Site Watermain plan (sheet 8 of 17) been updated to show the location of fittings.

Comment 19: Sheet 4 of 15 – Label all rim and invert elevations of drainage structures.

Response 19: This comment noted as addressed in the March 3, 2026, LaBella review memo.

Comment 20: Show the analyzed floodplain elevation.

Response 20: This comment noted as addressed in the March 3, 2026, LaBella review memo.

Comment 21: Sheet 5 of 15 – The sequencing notes indicate the construction of a sediment trap during the course of construction, which appears to be at location of stormwater management basin. Plans should identify outlet of trap and provide calculations for sizing the depth and area of disturbance being captured. Also provide details of sediment trap.

Response 21: The outlet of the sediment trap will be the same as the future detention pond outlet. The outlet will be modified to convert the trap to the permanent BMP. The sizing of the trap is described in the revised SWPPP. A detail of the outlet structure has been added to the plans.

Comment 22: Sheet 6 of 15 – Future easement width varies on the plan. Town requested a of 20-ft wide easement along the center of the sanitary sewer main for the benefit of the Town of Cortlandt in the event the Town is required to take ownership of the sanitary sewer main. Please rectify and call out as such.

Response 22: The property deeded to the town will accommodate a connection to Furnace Woods Road adjacent to pump station. There are no adjacent properties that may benefit from the onsite sewer; therefore, no sewer easements are proposed within the campus.

Comment 23: Sheet 6 of 15 – Provide source of rim and invert elevation at pump station and datum used to determine said elevations.

Response 23: Rim and invert elevations for the pump were obtained from the Town's contract drawings. The revised topographic survey checked the benchmark used by the Town's contractor to ensure the new sewers are designed in the same datum as the pump station.

Comment 24: Sheet 6 of 15 – Label the station and elevation of each crossing in the profile.

Response 24: The requested labels have been added to the profile.

Comment 25: Sheet 6 of 15 – Provide stationing and invert connections of all lateral connections along the proposed new sanitary line.

Response 25: The location of all proposed lateral connections is shown on the revised sewer profile (sheet 6 of 17).

Comment 26: Sheet 6 of 15 – It appears the existing on-site sanitary sewer laterals are intended to connect to the proposed new sanitary line. How was the elevation of each connection verified? Please call out existing laterals as existing laterals.

Response 26: Existing sewer laterals are reused where appropriate. The new and old piping is distinguished by different line types. Only a portion of the Texas building sewer lateral will be reused, the remainder of the buildings will have new sewer connections.

Comment 27: Sheet 6 of 15 - There are 4-inch SDR 35 sewer service entering SMH-7 and sewer lateral entering SMH2. The inverts should be verified and shown on profile to confirm adequacy of proposed connections.

Response 27: The lateral from the repurposed pool building will be directly connected to SMH2. The revised drawings propose a 6-inch connection; however, the final size will be determined by the MEP. SMH2 is 6.96 feet deep and provides sufficient depth to provide the required lateral slope for the renovated pool building.

The common sewer system has been extended to the new SMH8 which is 4.29 feet deep. The existing Dallas plumbing outlet is approximately 1.5 feet deep. The Texas building lateral is very steep, and can be modified to connect to SMH8

The reconstructed Chalet building has 2 sinks and 2 commodes which can easily be accommodated by a 4” service. This building is connected directly to SMH7

Comment 28: Sheet 6 of 15 – The type of pipe, length, and slope of proposed dormitory connection should be identified on the plan. There shall be no bends in the sanitary lateral between the building and proposed point of new sanitary connection.

Response 28: The revised sewer plan (sheet 6 of 17) shows 2 possible sewer connection locations. No bends are proposed in either line. The actual location and length of the dormitory connection will be defined by the MEP engineer.

Comment 29: Sheet 6 of 15 – Provide invert elevations and slopes of all new service connections.

Response 29: Invert elevations and slopes are provided based on design assumptions. Final MEP plans will be required to determine actual pipe slopes. The proposed sewer main is designed with sufficient depth to serve the existing and proposed buildings.

Comment 30: Sheet 6 of 15 – Revisit the rim elevations of the sanitary manholes in the profile to ensure they correlate to the grading plan.

Response 30: The rim elevations have been corrected to agree with the proposed grading.

Comment 31: Sheet 6 of 15 – Provide calculations of the velocity of flow within the gravity sewer mains.

Response 31: Pipe flow velocities will be provided in the sewer design report. All new sewer mains have a minimum slope of 0.75% which meets the Ten State Standards.

Comment 32: Sheet 6 of 15 – Grease traps have been added to the plans. A sampling manhole is required prior to the connection to the proposed sanitary line. Also provide inverts, rims, and slopes of pipes for grease trap

Response 32: The revised plans address this comment. The grease trap is directly connected to SMH6 which will allow sampling of the grease trap discharge.

Comment 33: Sheet 7 of 15 – Stationing does not align with tick marks.

Response 33: The revised plans address this comment.

Comment 34: Sheet 7 of 15 – a straight section of watermain 20-ft in length shall be centered on the 8-inch sanitary crossing, with a minimum separation of 1.5-ft at approximately Station 3+50.

Response 34: A 20-foot pipe section is now provided at the crossing.

Comment 35: Sheet 7 of 15 – A few pipe symbols do not align with stationing leaders.

Response 35: The labels have been corrected.

Comment 36: Sheet 7 of 15 - Hydrant at southwest corner of the building should be located on the southern side of the pavers.

Response 35: The hydrant has been relocated to the preferred location.

Comment 37. Sheet 7 of 15 – Depict utility crossings, hydrants, and service connection including their stations and inverts on watermain profile.

Response 37: The profile has been revised to address this comment.

Comment 38: Sheet 7 of 15 – Provide minimum cover depth on watermain profile.

Response 38: The minimum cover depth has been added to the watermain profile.

Comment 39: Sheet 7 of 15 – A 2-inch domestic feed to the dormitory is proposed. As the building will be designed to accommodate 320 students, confirm the adequacy of the domestic service. Also, confirm the adequacy if 4-inch service with Project Architect/MEP to accommodate fire service.

Response 39: The fire and domestic services will be sized by the MEP engineer.

Comment 40. Sheet 8 of 15 – Provide the proposed slopes and elevations of the roadway to be revised to accommodate fire trucks and along the access aisle west of the proposed dormitory building,

Response 40: The site driveways have been revised to address this comment.

Comment 41: Sheet 9 of 14 – Provide fire truck detail and turning template on plan.

Response 41: The drive through analysis based on the Mohegan Fire Department's ladder truck incorporates the turning template for that truck. The turning template for that truck has been added to the plans.

Comment 42: Sheet 9 of 15 – The area apparatus turning movement is not contained within the roadway at a number of locations and should expand the roadway and remove obstructions to accommodate movements. For example, the current access aisle width and wall east of cafeteria obstructs fire access to the Tex Building.

Response 42: This comment noted as addressed in the March 3, 2026, LaBella review memo.

Comment 43: Sheet 9 of 15 – Provide documentation that grass pavers can support the weight of the aerial apparatus. Also include signs in the area indicating no stockpiling of snow or parking in the grass paver area.

Response 43: The gravel base has sufficient strength to support a fire truck. Pervious pavers are proposed and not grass pavers. A no parking and no snow stockpiling sign has been added to the plans.

Comment 44: Sheet 9 of 15 – The maximum allowable slope along the path of a fire access shall be 10%. Re-grade to between 314 and 316 to accommodate the required slopes.

Response 44: The grading in the area of concern has been revised.

Comment 45: Sheet 11 of 15 - Provide specifications for topsoil and permanent and temporary vegetative cover.

Response 45: The topsoil specification will be included in the landscape plans.

Comment 46: Sheet 11 of 15 - Provide maintenance requirements for each of the erosion and sediment control measures.

Response 46: Erosion control maintenance requirements have been added to the sheet.

Comment 47: Sheet 11 of 15 – Combine water notes on Sheet 11 and 12 and remove duplicate notes. Also review notes on Sheet 11 as the notes reference subdivision. Incorporate all water notes from June 25, 2025 comment letter. Notes should indicate no leakage is permitted for water main pressure testing.

Response 47: The water notes have been combined.

Comment 48: Sheet 11 of 15 – Provide trench details for stormwater pipe.

Response 48: The drainage trench detail has been added to sheet 13.

Comment 49: Sheet 11 of 15 – Remove the wet tap detail and provide a Town of Cortlandt standard gate valve assembly detail.

Response 49: The revised plan shows a valve cluster cut into the line.

Comment 50: Sheet 11 of 15 - Provide details of retaining wall (east of staff housing), parking and traffic signage, sidewalk, curbing, landscaping, lighting, grass pavers, trench saw cut and repair, ADA ramps, lighting etc.

Response 50: Final design and calculations will be provided with the building permit application for the wall. We are proposing a modular block wall with geogrid.

Comment 51: Sheet 11 of 15 – Trenches shall be a minimum of 12-inches on either die of the pipe. Remove the 6-inch minimum callout. Also, NYSDOT Item 304.14 shall extend to the bottom of pavement subbase.

Response 51: The detail has been revised in response to this comment.

Comment 52: Sheet 11 of 15- Add the following notes to the watermain trench detail:

a. Compact backfill to 95 relative material compacted dry density at optimum moisture in 8-inch lifts.
b. Recycled Fill/Item 4 is not permitted as Backfill.
c. When determined by DOTS, and as directed, remove unsuitable material and backfill with NYSDOT Item 304.14 or 3/4 inch crushed stone. Compact in 6-inch lifts.

Response 52: The requested notes have been added below the watermain bedding detail on sheet 12.

Comment 53: Sheet 12 of 15 - Provide maintenance requirements for each of the erosion and sediment control measures added to this sheet.

Response 53: A maintenance schedule is provided with the details on sheet 12.

Comment 54: Sheet 13 of 15 –Revise and resubmit grease trap with bedding and backfill requirements, structure volume, dimensions of structure area, depth from bottom of inlet and outlet tee to bottom of structure, vent, cover specifications, material composition of grease trap and confirmation it can handle loading from aerial apparatus truck. Please clarify why pipes protrude from the inlet and outlet baffles.

Response 54: The grease trap detail has been revised to address the comment. The unit is designed to support H20 loadings. The grease trap has been relocated to reduce traffic over the unit.

Comment 55: Sheet 14 of 15 - Update grease trap calculations to depict all fixtures, assigned fixture units per Table E 103.3 (2) of the NYS Plumbing Code, and determine demand based upon Table E103.3 (3) of the plumbing code. Provide a fixture plan.

Response 55: Based on the existing kitchen, a fixture plan has been prepared. The sizing of the unit is based on the manufacturer's design criteria.

Comment 56. Sheet 14 of 15 – Provide filter fabric around the stone infiltration trench.

Response 56: The infiltration trench detail has been revised to include filter fabric around the stone.

Comment 57: Sheet 14 of 15 – The infiltration trench detail appears to depict a perforated underdrain. The Applicant should clarify the intent of this and include it in the model if necessary.

Response 57: The revised infiltration trench detail does not include the perforated underdrain.

Comment 58: Sheet 14 of 15 – The infiltration trench detail should be revised to include the grass filter strip and any other pretreatment practices proposed, as well as detailing and specifying the engineering soils used to construct the infiltration trench. Means of preventing seeps or breakouts shall also be provided. Refer to section 6.3.1 and Table 6.12 of the NYS DEC SWDM.

Response 58: The revised infiltration trench detail provided on sheet 15 utilizes a 6-inch deep pea gravel diaphragm.

Comment 59 Sheet 14 of 15 – Revised the stone material to indicate a no 2 clean washed stone in the infiltration trench.

Response 59: The detail has been revised in response to this comment.

Comment 60: Sheet 14 of 15 – As per the detail on page 6-36 of the NYS DEC SWDM, provide a 4" pea gravel top surface and 6" perforated observation well in the infiltration trench design. An alternative to a pea gravel top layer is topsoil and lawn.

Response 60: The detail has been revised in response to this comment.

Comment 61: Sheet 14 of 15 – Indicate a 24-inch minimum separation to groundwater and bedrock is required from the bottom of stone for the infiltration trench detail.

Response 61: This comment noted as addressed in the March 3, 2026, LaBella review memo.

Comment 62: Sheet 14 of 15 – Provide bedding and backfill requirements for the hydrodynamic separator. It also appears notes and a key are missing from the details.

Response 62: The detail has been revised to indicate the bedding for the hydrodynamic separator.

Comment 63: Sheet 15 of 15 – Sections of the proposed walking trail traverse through the on-site NYSDEC wetland. Due to the potential for standing water and saturated soil within wetland areas, the location of the trail should be reevaluated.

Response 63: The trail has been relocated to avoid wet areas where possible. The NYSDEC considers a wood chip trail a low impact improvement.

Comment 64: Sheet 15 of 15 – What will be the surface of the trail and how will it be constructed? Since portion of trails considered within the wetland and on-site buffer, does NYSDEC permit application consider such improvements?

Response 64: The proposed trail will be constructed with wood chips. NYSDEC is aware of the proposed trail and has no objections. The NYSDEC permit will include this activity. Trail details will be included with the landscape plans.

Should you have any questions or require additional information, please contact me.

Sincerely,

Daniel A. Ciarcia

DAC: mc

YESHIVA OHR HAMEIR
PROPOSED DORMITORY & DINING HALL MODIFICATION

MAY 13, 2026

NOTE:
THERE SHALL BE NO DEVIATION OF THE APPROVED PLANS WITHOUT PRIOR WRITTEN AUTHORIZATION BY THE DIRECTOR OF TECHNICAL SERVICES OR OTHER AUTHORIZED INDIVIDUALS. FAILURE TO COMPLY WILL BE GROUNDS FOR THE ISSUANCE OF A "STOP WORK ORDER'.

The Department Head signatures indicate that this drawing or set of drawings is consistent with the Planning Board resolution of approval and with the general requirements and policies of the Town of Cortlandt for which the Department Head is responsible. The project design including all public health and safety considerations are solely the responsibility of the design professional who has signed and sealed the drawings.

Reviewed by the Department of Environmental Services

_____ _____
Director Date

Reviewed by the Department of Technical Services

_____ _____
Director Date

Approved by Resolution No. 18-12 of the Planning Board of the Town of Cortlandt, New York on the 10 day of July 2012, and as ammended by resolution 4-14 subject to all requirements and conditions of said Resolution. Any change, erasure, modification of revision in this plot or site development plan, after the above date, shall void this approval.

Signed this ___ day of _____ 2025 by

_____
Chairman of the Planning Board

OWNER:
YESHIVA OHR HAMEIR
141 FURNANCE WOODS ROAD
CORTLANDT MANOR, NY 10567

SITE ENGINEER:
CIARCIA ENGINEERING, P.C.
360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598
(914) 245-0123

ATTORNEYS:
ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601
(914) 682-7800

SURVEYOR:
TC MERRITTS LAND SURVEYORS
394 BEDFORD ROAD, PLEASANTVILLE, NY 10570

ENVIROMENTAL CONSULTANT:
TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRINGS, NY 10516
(845) 265-4400

ARCHITECT:
WEISZ ARCHITECTS
1515 FOREST AVENUE #101
LAKEWOOD, NJ 08701
(732) 202-5455

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

ZONING DISTRICT: R-40 & UNIVERSITY, COLLEGE OR SEMINARY (307-50)					
DESCRIPTION	REQ'D	OVERALL SITE	EXISTING DODGE CITY BLDG	PROPOSED DORMITORY BLDG	EXISTING SANCTUARY BUILDING
MIN. LOT AREA	25 ACRES	37.18 ACRES	NO CHANGE	NO CHANGE	NO CHANGE
MIN. FRONTAGE	200 FEET	896.5 FEET	NO CHANGE	NO CHANGE	NO CHANGE
MIN. FRONT YARD	100 FEET	49.0 FEET	186.7	193.9	280.3
MIN. SIDE YARD	100 FEET	244 FEET	496.1	472.7	386.4
MIN. REAR YARD	100 FEET	775 FEET	969.8	944.4	989.2
MAX. BLDG HEIGHT	70 FEET	<35 FT	30 FEET	51.3 FT	28.4 FT
MAX. BLDG STORIES	2-½	2-1/2	2	3	2
MAX. BLDG COVERAGE	25%	3.3%	27,126 S.F.	48,228 SF	9,047 S.F.
MIN. LANDSCAPED COVER	50%	78.0%			
PARKING PROVIDED - 35 + 3 HANDICAP SPACES					

PROPERTY DATA	
PROPERTY OWNER	CONGREGATION YESHIVA OHR HAMEIR
APPLICANT	CONGREGATION YESHIVA OHR HAMEIR
LOCATION	141 FURNACE WOODS ROAD CORTLANDT MANOR, NY 10567
TAX MAP DATA	SECTION 44.12 BLOCK 1 LOT 3.1
SITE AREA	37.182 ACRES

SURVEY DATA

1. BOUNDARY SURVEY PREPARED BY BUNNEY ASSOCIATES AND BADEY AND WATSON.
2. TOPOGRAPHIC DATA PREPARED BY TC MERRITTS (NGVD88).
3. WETLANDS FLAGS MAPPED BY TC MERRITTS.

COMMUNITY DATA

SCHOOL DISTRICT: HENDRICK HUDSON
NEAREST SCHOOL: BLUE MOUNTAIN MIDDLE SCHOOL (0.6 MILES)

FIRE DISTRICT: MOHEGAN LAKE FIRE DISTRICT
NEAREST FIREHOUSE: 3 MILES

NEAREST PARK: BLUE MOUNTAIN (ADJACENT)

ZONING DATA

PERMITTED USES ("PERMITTED BY RIGHT"):
CHURCH OR OTHER PLACE OF WORSHIP INLUDING RELIGIOUS INSTRUCTION; PRIVATE SCHOOL OFFERING COURSES IN GENERAL INSTRUCTION.

PLANNING BOARD NOTES

1. THE SEWER LINE WILL BE DESIGNED WITH SUFFICIENT CAPACITY, AS DETERMINED BY THE DEPARTMENT OF TECHNICAL SERVICES, TO ACCOMODATE PROPERTIES ALONG, AND IN THE IMMEDIATE VICINITY OF, THE ROUTE OF THE PROPOSED SEWER LINE.
2. AT THE TIME OF BUILDING PERMIT APPLICATION, THE APPLICANT SHALL INSPECT AND REMOVE ALL DEAD, DISEASED AND/OR HAZARDOUS TREES THAT COULD IMPACT THE TOWN ROAD AND/OR RIGHT OF WAY OF FURNACE WOODS ROAD FOR A DISTANCE OF 50 FEET FOR THE ENTIRE FRONTAGE OF THE APPLICANT'S PROPERTY. SAID TREE INSPECTION WILL BE CONDUCTED BY A TOWN APPROVED ARBORIST.
3. AT TIME OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY THE APPLICANT SHALL CONSTRUCT AN ON-SITE WALKING PATH TO THE SATISFACTION OF THE DIRECTOR OF TECHNICAL SERVICES.

FEMA DATA

1. PORTION OF SITE IS WITHIN FEMA ZONE A.
2. AREA ON NORTH SIDE OF MAPLE AVENUE IS IN FEMA ZONE AE WITH AN ESTABLISHED 100-YEAR ELEVATION OF 307 FT. THE 100-YEAR FLOOD ELEVATION ON THE PROPERTY WAS DETERMINED TO BE 308.3 BASED ON HYDROLOGY MODELING.

LEGEND

EXISTING SIDEWALK

PROPOSED SIDEWALK

ADA ACCESS PATH

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

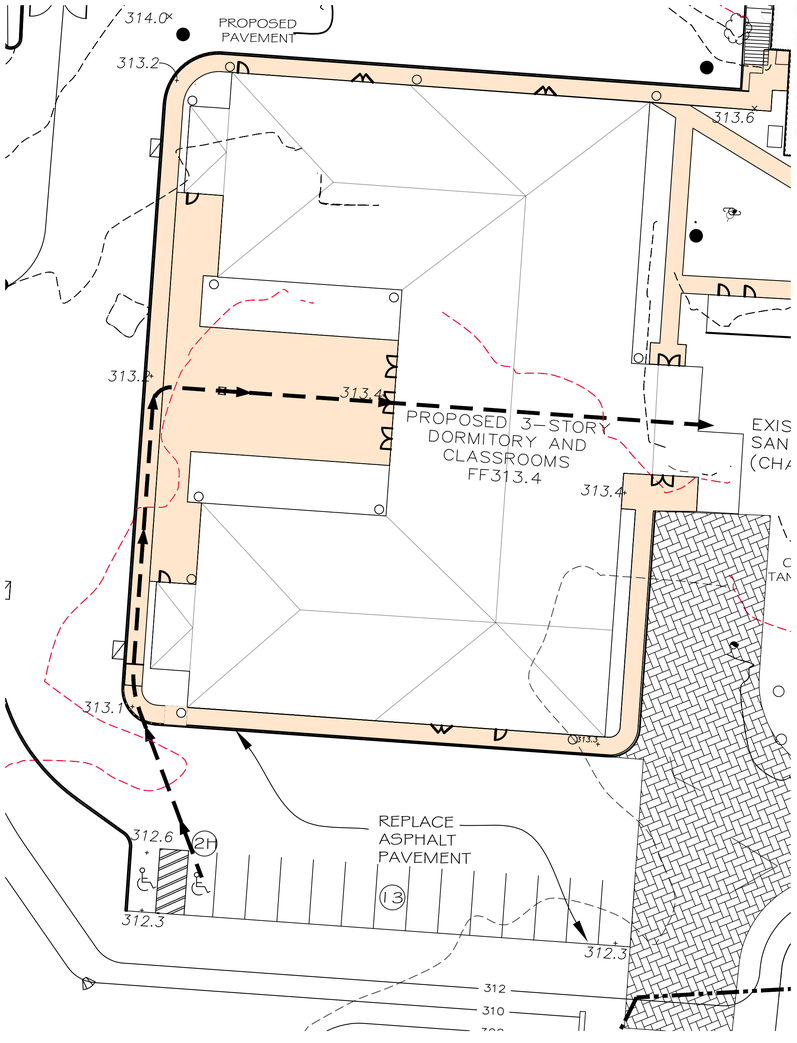
CAMPUS POPULATION TABLE

		Existing				Proposed				
Building Name	Exg. Use	Sleeping Rooms	# Staff Members	Staff Family Members	# Students	Proposed Use	Sleeping Rooms	# Staff Members	Staff Family Members	# Students
Pool Building	Dormitory	18	0	0	101	Staff Housing- 3 Units	6 per unit	3	22	0
Chalet	Dorm/ Sanctuary	8	0	0	36	Sanctuary	0	0	0	0
Dallas	Dormitory	16	0	0	80	Staff Housing	16	16	64	0
Dakota	Office/ Staff Housing	5	2	0	0	No Change	5	2	0	0
Texas	Rabbi Residence	8	4	0	0	No Change	8	4	0	0
Dodge City	N/A	N/A	N/A	N/A	N/A	Dormitory & Classrooms	64	0	0	320
Caretaker Sheds	Caretaker Housing	3	3	0	0	No Change	3	3	0	0
	Total		**9**	**0**	**217**	**Total**		**28**	**86**	**320**

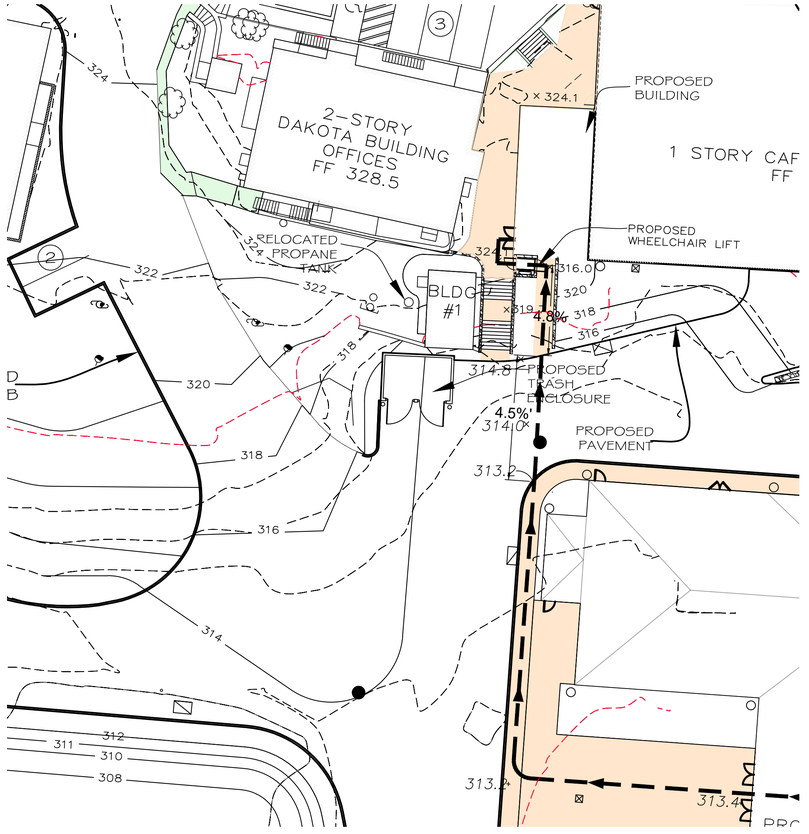
*25 staff members travel in to the Yeshiva on a daily basis

BUILDING CODE ANALYSIS

Bldg #	Bldg Name	Existing Use	Alteration Level	Proposed Use	Classification	Fire Suppression	Accessibility
1	Pool Bldg	Dormitory	Level 3 Alt	Multi Family (3 Units)	R2	Sprinklered	N/A
2	Dakota Bldg	Office/Staff Housing	Level 1 Alt	Office/Staff Housing	R3/B	Non-Sprinklered	N/A
3	Cafeteria	Dining Facility/Kitchen/ Classroom	Level 3 Alt & Addition	Dining Facility/ Kitchen/ Mikva	A2	Sprinklered	Y
4	Dallas	Dormitory	Level 1 Alt	Weekend/Holiday Staff Housing	R2	Non-Sprinklered	N/A
5	Texas Bldg	Staff Housing (2 units)	Level 1 Alt	Staff Housing (2 units)	R5	Non-Sprinklered	N/A
6	Dodge Bldg	N/A	New Construction	Mixed Use (Dorms & classrooms)	E/R2	Sprinklered	Y
7	Chalet/Sanctuary	Dormitory/Sanctuary	Level 3 Alt & Addition	House of Worship	A3	Sprinklered	Y
8	Shed	N/A	New Construction	Storage	S1	Non-Sprinklered	N



DORMITORY CHALET ADA ACCESS
SCALE: 1"=20'



DINING HALL ADA ACCESS
SCALE: 1"=20'

TOWN NOTES:

1. ALL DISTURBED AREAS SHALL BE 100% STABILIZED AND PLANTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
2. THE APPLICANT SHALL SUBMIT AN AS-BUILT SURVEY OF ALL IMPROVEMENTS TO BE DEDICATED TO THE TOWN OF CORTLANDT FOR REVIEW AND APPROVAL PRIOR TO ACCEPTANCE OF THE DEDICATION. THIS SHALL INCLUDE TOPOGRAPHY AND UTILITY ELEVATIONS.
3. THE APPLICANT SHALL SUBMIT AN AS-BUILT SURVEY OF ALL ON-SITE IMPROVEMENTS FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. THIS SHALL INCLUDE TOPOGRAPHY AND UTILITY ELEVATIONS.
4. PRIOR TO THE BACKFILLING OF ANY STORM WATER BEST MANAGEMENT PRACTICE, DOTS-ENGINEERING SHALL BE NOTIFIED TO PERFORM AN INSPECTION.
5. ALL PROPOSED IMPORT FILL MUST BE TESTED AND CERTIFIED AS UNRESTRICTED, SUITABLE FOR RESIDENTIAL USE IN ACCORDANCE WITH TOWN POLICY. CERTIFICATION MUST BE PROVIDED BY A LICENSED PROFESSIONAL. ALL CERTIFICATIONS SHALL BE ADDRESSED TO TOWN'S PLANNING BOARD ENGINEER. ALL SOIL ANALYTICS AND REPORTS WILL BE FORWARDED TO THE TOWN'S PLANNING BOARD ENGINEER FOR REVIEW AND APPROVAL.
6. PRIOR TO ACCEPTANCE OF THE ROAD AND DRAINAGE FACILITIES, THE TOWN WILL REQUIRE A CERTIFICATION FROM A NYS ENGINEER THAT THE COMPLETED SITE WORK AND DRAINAGE IMPROVEMENTS WILL NOT CAUSE AN ADVERSE IMPACT TO ADJOINING OR DOWNSTREAM PROPERTIES.
7. ROCK RIPPING WILL BE USED WHEREVER POSSIBLE. IF BLASTING IS REQUIRED, IT WILL REQUIRE PRIOR APPROVAL FROM THE TOWN OF CORTLANDT AND AN AIR QUALITY PERMIT FROM THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH.
8. THERE SHALL NO PROCESSING OF EXCAVATED MATERIALS BY A ROCK CRUSHER OR SIMILAR EQUIPMENT ON-SITE.
9. AN APPLICATION FOR A ROAD OPENING PERMIT SHALL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL SERVICES (DOES).
10. ALL PAVEMENT RESTORATION SHALL MEET AND MATCH EXISTING GRADES.
11. NOTIFY DOTS 48 HOURS PRIOR TO INITIATING WORK.
12. CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.
13. BACKFLOW PREVENTION DEVICES SHALL BE DESIGN AND INSTALLED IN ACCORDANCE WITH UNIVERSITY OF SOUTHERN CALIFORNIA LIST OF APPROVED BACKFLOW PREVENTION DEVICES, NYSDOH GUIDELINES FOR DESIGNING BACKFLOW PREVENTION ASSEMBLY INSTALLATIONS, AND BUILDING CODE

SHEET NUMBER 1 OF 17

5 TOWN COMMENTS 5-13-26
4 TOWN COMMENTS 2-18-26
3 MISC. REVISIONS 2-9-26
2 MISC REVISIONS 1-26-26
1 MISC. REVISIONS 12-17-25
ORIGINAL DATE: 11/17/2025
PROJECT NUMBER:

CIARCIA ENGINEERING, P.C.

PROJECT INFORMATION

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR

BUILDING DEMOLITION NOTES

1. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE REQUIREMENTS OF THE BUILDING CODE OF NYS CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION AND THE FIRE CODE OF NYS CHAPTER 14 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.
2. ALL INTERIOR WALL FOOTINGS AND FOUNDATIONS AND ANY OTHER BELOW-GRADE STRUCTURES TO BE REMOVED SHALL BE EXCAVATED, REMOVED AND ANY VOID CREATED BE BACKFILLED WITH SELECT COMPACTED FILL MATERIAL, COMPACTED TO 98% UNDER BUILDING SLAB AND FOUNDATIONS, AND 95% UNDER PAVEMENT.
3. THE CONTRACTOR SHALL DISPOSE OF ALL ITEMS AND MATERIALS REMOVED AND NOT SALVAGED, INCLUDING ALL EXCAVATED MATERIAL, OFF-SITE AND IN A LEGAL MANNER.
   REMOVAL NOTES
4. CONTRACTOR SHALL USE CARE DURING DEMOLITION TO AVOID DISTURBING OR DAMAGING ADJACENT ABOVE-GRADE OR SUBGRADE STRUCTURES, FACILITIES, CURBS, PAVEMENTS, AND PERIMETER FENCING, WALLS OR LANDSCAPING, ETC. ANY DAMAGE RESULTING FROM THIS WORK WILL BE RESTORED AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT THE ROOT SYSTEMS OF EXISTING TREES TO REMAIN. BULK MATERIAL, EQUIPMENT, OR VEHICLES SHALL NOT BE STOCKPILED OR PARKED WITHIN THE DRIP LINE OF ANY TREE. WHEN NECESSARY, THE CONTRACTOR SHALL EXCAVATE BY HAND WITHIN THE DRIP LINE OF EXISTING TRESS, OR AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
6. IN AREAS DESIGNATED FOR EXCAVATION, ALL EXISTING PAVEMENTS AND STRUCTURES SHALL BE REMOVED ACCORDING TO THE PLANS AND SPECIFICATIONS, AND AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING, EXCAVATING, AND DISPOSING OF ALL MATERIALS INDICATED FOR REMOVAL ACCORDING TO THE SITE REMOVALS PLAN.
8. THE OWNER & CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO COMMENCING WORK.

CONSTRUCTION NOTES:

1. PRIOR TO SITE DISTURBANCE, CONTRACTOR TO INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
2. NO WORK SHALL BE PERMITTED IN THE TOWN OF CORTLANDT RIGHT-OF-WAY WITHOUT ROAD OPENING AND UTILITY WORK PERMITS. ADD A NOTE INDICATING THE CONTRACTOR SHALL CALL IN TOWN CODE 53 TO LOCATE THE SERVICE CONNECTION AT THE WATERMAIN. IF CODE 53 DOES NOT LOCATE SERVICE MAIN CONNECTION AT MAIN, CONTRACTOR SHALL PERFORM GPR TO LOCATE SERVICE CONNECTION PRIOR TO DEMOLITION/DISCONNECTION. INDICATE EXISTING WATER SERVICE LATERAL SHALL BE CUT AT THE CORPORATION VALVE, BENT BACK, CRIMPED OR CAPPED AND ENCASED (VALVE AND END OF SERVICE LATERAL) IN KCRETE. REMOVE MINIMUM NEXT 3-FT OF WATER SERVICE LATERAL AND ABANDON IN PLACE TO PROPERTY LINE. SHOULD THE SERVICE LATERAL BE DUCTILE IRON, THE LINE SHALL BE REMOVED UP TO THE VALVE. THE VALVE SHALL BE CLOSED, FLANGED AND CAPPED (USING MEGA LUG CONNECTIONS) AND ENCASED IN 4,000 PSI. LASTLY, SPECIFY CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO THE HIGHWAY DEPARTMENT FOR APPROVAL PRIOR TO PERFORMING THE WORK.
3. CONTRACTOR SHALL LOCATE AND REMOVE ALL COMPONENTS OF THE EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM SERVICING THE EXISTING BUILDINGS UPON CONNECTION TO THE NEW PUMP STATION..
4. SEPTIC TANKS, LEACHING FIELDS, AND OTHER SIMILAR FACILITIES ASSOCIATED WITH THE EXISTING BUILDING SHALL BE PUMPED FREE OF SEPTAGE OR SEWAGE, REMOVED AND THE RESULTING HOLE SHALL BE BACKFILLED IN LIFTS OF COMPACTED SUITABLE FILL MATERIAL.
5. TANKS SHALL BE PUMPED BY A NYSDEC CERTIFIED SEPTIC WASTE TRANSPORTER AND REMOVED FROM THE SITE IN ACCORDANCE WITH NYSDEC TRANSPORT AND DISPOSAL REQUIREMENTS.
6. THE ABANDONMENT AND/OR DECOMMISSIONING OF THE EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM MUST BE IN ACCORDANCE WITH THE PROCEDURES APPROVED BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH AND CERTIFIED BY A LICENSED NYS PROFESSIONAL ENGINEER.

SURVEY DATA

1. BOUNDARY SURVEY PREPARED BY BUNNEY ASSOCIATES AND BADEY AND WATSON.
2. TOPOGRAPHIC DATA PREPARED BY TC MERRITTS (NGVD88).
3. WETLANDS FLAGS MAPPED BY TC MERRITTS.

GENERAL NOTES

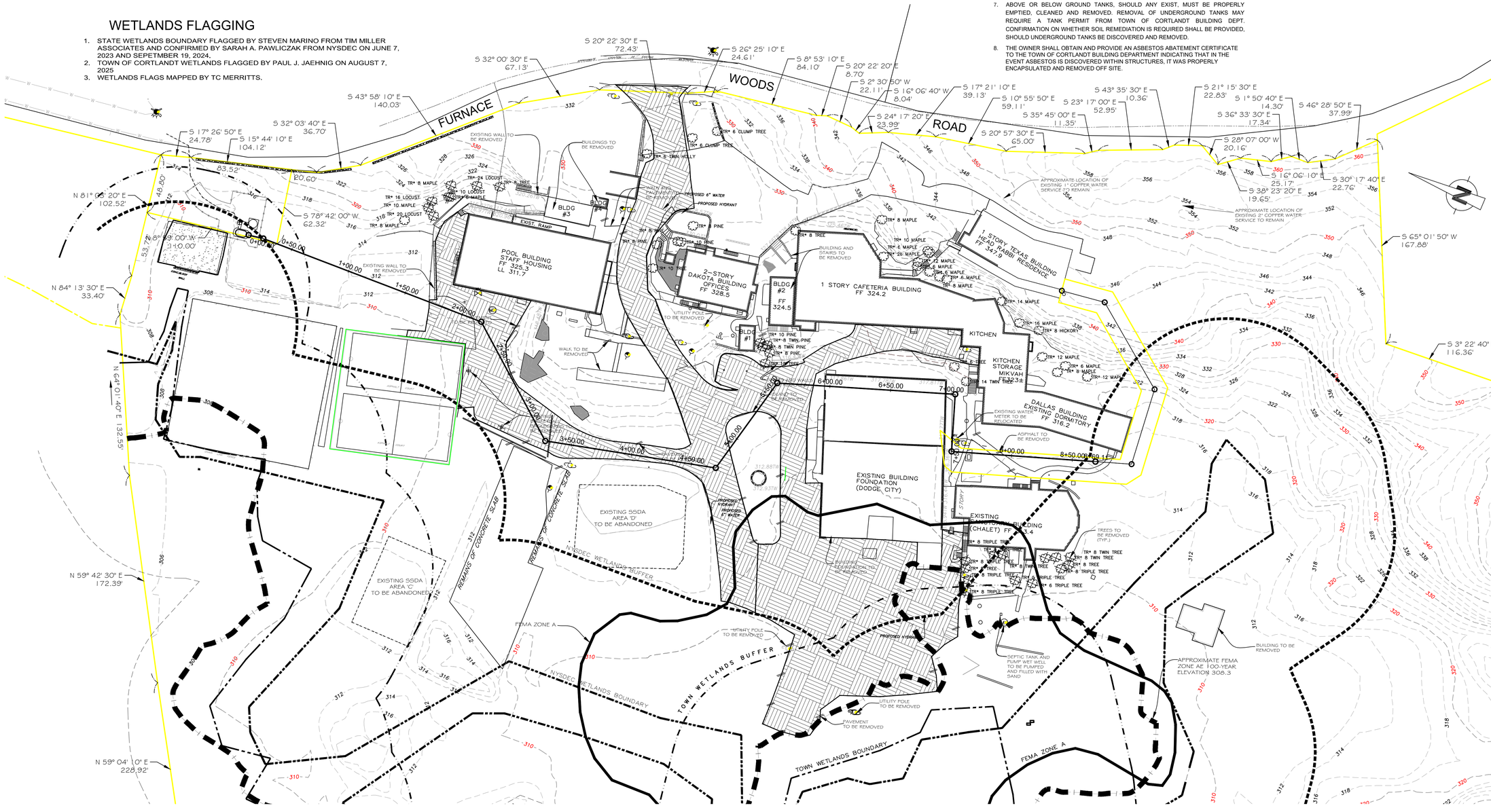
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF INDUSTRIAL CODE RULE 753 REGULATIONS. EXCAVATORS AND CONTRACTORS MUST CONTACT DIG SAFELY NEW YORK (STAKEOUT REQUESTS: 1-800-962-7962 OR 811) AT LEAST 48 HOURS IN ADVANCE OF ANY MECHANIZED DIGGING OR EXCAVATION WORK TO ENSURE UNDERGROUND UTILITY LINES ARE MARKED
2. CONTRACTOR SHALL IDENTIFY ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF WORK. ALL EXISTING UTILITIES WITHIN THE LIMITS OF WORK SHALL BE DISCONNECTED PRIOR TO COMMENCEMENT OF ANY WORK.
3. THE CONTRACTOR SHALL INSTALL TEMPORARY MESH CONSTRUCTION FENCE TO PROTECT ALL AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE.
4. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, BOTH ABOVE AND BELOW THE SURFACE, PRIOR TO COMMENCING WORK. ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S FIELD REPRESENTATIVE AND/OR ENGINEER PRIOR TO COMMENCING WORK.
5. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, RULES AND REGULATIONS GOVERNING THE WORK. THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH THE (T) CORTLANDT APPLICABLE AGENCIES, UTILITY COMPANIES, AND/OR SUB-CONTRACTORS.
6. THE CONTRACTOR IS ADVISED THAT OTHER CONTRACTORS AND/OR UTILITY COMPANIES MAY BE WORKING IN THE AREA AT THE SAME TIME. THE CONTRACTOR SHALL COORDINATE WORK SUCH THAT THERE ARE NO CONFLICTS IN OPERATION.
7. ABOVE OR BELOW GROUND TANKS, SHOULD ANY EXIST, MUST BE PROPERLY EMPTIED, CLEANED AND REMOVED. REMOVAL OF UNDERGROUND TANKS MAY REQUIRE A TANK PERMIT FROM TOWN OF CORTLANDT BUILDING DEPT. CONFIRMATION ON WHETHER SOIL REMEDIATION IS REQUIRED SHALL BE PROVIDED, SHOULD UNDERGROUND TANKS BE DISCOVERED AND REMOVED.
8. THE OWNER SHALL OBTAIN AND PROVIDE AN ASBESTOS ABATEMENT CERTIFICATE TO THE TOWN OF CORTLANDT BUILDING DEPARTMENT INDICATING THAT IN THE EVENT ASBESTOS IS DISCOVERED WITHIN STRUCTURES, IT WAS PROPERLY ENCAPSULATED AND REMOVED OFF SITE.

WETLANDS FLAGGING

1. STATE WETLANDS BOUNDARY FLAGGED BY STEVEN MARINO FROM TIM MILLER ASSOCIATES AND CONFIRMED BY SARAH A. PAWLICZAK FROM NYSDEC ON JUNE 7, 2023 AND SEPETMBER 19, 2024.
2. TOWN OF CORTLANDT WETLANDS FLAGGED BY PAUL J. JAEHNIG ON AUGUST 7, 2025
3. WETLANDS FLAGS MAPPED BY TC MERRITTS.

LEGEND

- PROPERTY LINE
- EXISTING BUILDING LINE
- NYSDEC WETLANDS BOUNDARY
- NYSDEC WETLANDS BUFFER
- TOWN WETLANDS BUFFER
- COMPUTED 100-YEAR ZONE AE
- FEMA ZONE A
- TO BE REMOVED
- TR* 8 MAPLE — TREE DESCRIPTION
- TR* 8 MAPLE — TREE TO BE REMOVED
- 340 — INDEX CONTOUR
- 338 — INTERMEDIATE CONTOUR
- PAVEMENT TO BE REMOVED



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10	TOWN COMMENTS 5-13-26
9	TOWN COMMENTS 2-18-26
8	MISC. REVISIONS 2-9-26
7	MISC. REVISIONS 1-26-26
6	MISC. REVISIONS 12-17-25
5	TOWN COMMENTS 11-17-25
4	TOWN COMMENTS 10-13-25
3	MISC. REVISIONS 8-19-25
2	MISC. REVISIONS 6-11-25
1	MISC. REVISIONS 4-18-25
	ORIGINAL DATE: 3/27/2012
	PROJECT NUMBER:

SHEET NUMBER 2 OF 17

CIARCIA ENGINEERING, P.C.

EXISTING / DEMOLITION PLAN

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR

FLOODPLAIN MITIGATION ANALYSIS

TOTAL AREA OF DISPLACED FLOODPLAIN	10,905 SQ.FT.
AVERAGE ELEVATION OF FILLED AREA	307.0 FT.
TOTAL FLOODPLAIN DISPLACEMENT	10,905 CU.FT.
TOTAL MITIGATION FLOODPLAIN MITIGATION AREA	14,903 SQ.FT.
AVERAGE ELEVATION OF MITIGATION AREA	307.2 FT.
TOTAL FLOODPLAIN MITIGATION	11,922 CU.FT.

PARKING SUMMARY

PARKING SPACES	33
HANDICAP SPACES	4
RESERVE SPACES	71
TOTAL SPACES	108

LEGEND

- PROPERTY LINE
- EXISTING BUILDING LINE
- NYSDEC WETLANDS BOUNDARY
- NYSDEC WETLANDS BUFFER
- TOWN WETLANDS BUFFER
- COMPUTED 100-YEAR ZONE AE
- FEMA ZONE A
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- PROPOSED CONTOUR
- PROPOSED GUIDERAIL
- ADA PARKING

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SCALE: 1"=40'

7	TOWN COMMENTS 5-13-26
6	TOWN COMMENTS 2-18-26
5	MISC. COMMENTS 2-9-26
4	TOWN COMMENTS 1-26-26
3	MISC. REVISIONS 12-17-25
2	TOWN COMMENTS 11-17-25
1	TOWN COMMENTS 10-13-25
	ORIGINAL DATE: 8/19/2025
	PROJECT NUMBER:

SHEET NUMBER 3 / 17

STATE OF NEW YORK — KEVIN A. CIARCIA — LICENSED PROFESSIONAL ENGINEER

CIARCIA ENGINEERING, P.C.

SITE PLAN

AMMENDED SITE PLAN

Prepared For

YESHIVA OHR HAMEIR

LEGEND

- PROPERTY LINE
- EXISTING BUILDING LINE
- NYSDEC WETLANDS BOUNDARY
- NYSDEC WETLANDS BUFFER
- TOWN WETLANDS BUFFER
- COMPUTED 100-YEAR ZONE AE
- FEMA ZONE A
- 340 INDEX CONTOUR
- 338 INTERMEDIATE CONTOUR
- 320 PROPOSED CONTOUR
- PROPOSED 8"PVC SDR 35 PIPE
- PROPOSED 6"PVC SDR 35 PIPE
- PROPOSED 8" CL-54 DIP WATERMAIN
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- SMH1-2 PROPOSED MANHOLE
- CO (TYP) PROPOSED CLEANOUT
- PROPOSED GREASE TRAP
- PROPOSED END SECTION

9	TOWN COMMENTS 5-13-26
8	TOWN COMMENTS 2-18-26
7	TOWN COMMENTS 2-9-26
6	TOWN COMMENTS 1-26-26
5	MISC. REVISIONS 12-17-25
4	TOWN COMMENTS 11-17-25
3	TOWN COMMENTS 10-13-25
2	MISC. REVISIONS 4-18-25
1	MISC. REVISIONS 3-28-25
	ORIGINAL DATE: 3/4/2024
	PROJECT NUMBER:

SHEET NUMBER 4 / 17

FURNACE WOODS ROAD

PROPOSED NEW 6" WATER VALVES

POOL BUILDING STAFF HOUSING FF 325.3 LL 311.7

PROPOSED 2"COPPER DOMESTIC SERVICE

PROPOSED 4"DIP CL54 FIRE SERVICE

6" PVC SDR-35 SEWER SERVICE CONNECTION

2-STORY DAKOTA BUILDING OFFICES FF 328.5

1 STORY CAFETERIA BUILDING FF 324.2

1 STORY TEXAS BUILDING HEADQUARTERS RABBI RESIDENCE FF 347.5

APPROXIMATE LOCATION OF EXISTING 1" COPPER WATER SERVICE TO REMAIN

APPROXIMATE LOCATION OF EXISTING 2" COPPER WATER SERVICE TO REMAIN

BLDG #1

KITCHEN 6" PVC SDR-35 SEWER SERVICE CONNECTION KITCHEN STORAGE MIKVAH FF323±

DALLAS BUILDING EXISTING DORMITORY FF 316.2

4" PVC SDR-35 SEWER SERVICE CONNECTION

EXISTING SANCTUARY BUILDING (CHALET) FF 313.4

PROPOSED 3-STORY DORMITORY AND CLASSROOMS FF313.4

RESERVE SPACES

PROPOSED STORMWATER BASIN

PROPOSED GUIDERAIL

REMOVE 9" CONCRETE SLAB

PROPOSED STORAGE BUILDING 1,584 SQ.FT. FF 312.5

TEMPORARY CONSTRUCTION FENCE

NYSDEC WETLANDS BOUNDARY

TOWN WETLANDS BOUNDARY

FLOODPLAIN MITIGATION AREA

PROPOSED HYDRANT

APPROXIMATE FEMA 100-YEAR FLOOD ELEVATION 308.3

APPROXIMATE FEMA ZONE AE 100-YEAR ELEVATION 308.3

TEMPORARY CONSTRUCTION FENCE

0+00.00 0+50.00 1+00.00 1+50.00 2+00.00 2+50.00 3+00.00 3+50.00 4+00.00 4+50.00 5+00.00 6+00.00 6+50.00 7+00.00 8+00.00 8+50.00 8+69.14

N

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SCALE: 1"=40'

CIARCIA ENGINEERING, P.C.

GRADING & UTILITY PLAN

AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR

CONSTRUCTION SCHEDULE

PRIOR TO THE BEGINNING OF ANY SITE WORK THE MAJOR FEATURES OF THE CONSTRUCTION MUST BE FIELD STAKED BY A LICENSED SURVEYOR. THESE INCLUDE THE BUILDING, LIMITS OF DISTURBANCE, UTILITY LINES, AND STORMWATER PRACTICES.

1. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AN OWNER OR OPERATOR SHALL HAVE EACH CONTRACTOR AND SUBCONTRACTOR, THAT HAS BEEN IDENTIFIED AS BEING RESPONSIBLE FOR IMPLEMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), IDENTIFY AT LEAST ONE EMPLOYEE FROM THEIR COMPANY (TRAINED CONTRACTOR) THAT HAS RECEIVED 4 HOURS OF ENDORSED E&SC TRAINING. THE TRAINED CONTRACTOR MUST BE ON SITE DAILY WHEN SOIL DISTURBANCE ACTIVITIES ARE BEING PERFORMED AND WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THE PRACTICES INCLUDED IN THE SWPPP.
2. AN OWNER OR OPERATOR OF A REGULATED CONSTRUCTION PROJECT, HALL HAVE A QUALIFIED INSPECTOR CONDUCT SPECIFIC SITE INSPECTIONS. QUALIFIED INSPECTORS WHO WORK ON THESE SITES (I.E., INDIVIDUALS WORKING UNDER DIRECT SUPERVISION OF, AND AT THE SAME COMPANY AS, A LICENSED PROFESSIONAL ENGINEER OR REGISTERED LANDSCAPE ARCHITECT OF NYS) ARE REQUIRED TO COMPLETE 4 HOURS OF E&SC TRAINING UNDER THE GENERAL PERMIT.
3. A LICENSED SURVEYOR MUST DEFINE INFRASTRUCTURE LOCATIONS, LIMITS OF DISTURBANCE, STORMWATER BASIN LIMITS, AND GRADES IN THE FIELD PRIOR TO START OF ANY CONSTRUCTION. LIMITS OF DISTURBANCE SHALL BE MARKED WITH THE INSTALLATION OF CONSTRUCTION FENCE OR APPROVED EQUAL. THE EXTENTS OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE CORDONED OFF TO MINIMIZE THE DISTURBANCE ON THIS AREA.
4. INSTALL ALL TEMPORARY EROSION CONTROL MEASURES AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN FOR THE PROJECT'S IMMEDIATE DISTURBANCE AREAS. THIS SHALL INCLUDE, BUT NOT LIMITED TO SILT FENCE, STABILIZED CONSTRUCTION ENTRANCES, CONSTRUCTION FENCE, ETC. INSTALL THE SEDIMENT TRAP IN THE LOCATION SHOWN ON THE PLANS. THIS SEQUENCE MUST BE FOLLOWED TO INSURE PROPER IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL PLAN (E&SC) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP). CORDON OFF STORMWATER PRACTICES AS SHOWN ON THE E&SC PLAN TO PREVENT COMPACTION OF UNDERLYING SOILS. DURING CONSTRUCTION, RUNOFF WILL SHEET FLOW ACROSS THE SITE TO THE PERIMETER WHERE IT WILL BE PASS THROUGH SILT FENCING.
5. STRIP SITE, CLEAR VEGETATION, AND PLACE TOPSOIL IN STOCKPILE LOCATIONS SHOWN ON THE PLAN.
5. INSTALL SEDIMENT TRAP IN THE LOCATION SHOWN ON THE PLAN. ONCE SEDIMENT HAS REACHED THE LEVEL INDICATED ON THE SEDIMENT MARKER(SIX INCHES), IT SHALL BE REMOVED FROM THE SEDIMENT BASIN. SEDIMENT EXCAVATED FROM THE BASIN SHALL NOT BE STOCKPILED AND SHALL BE REMOVED IMMEDIATELY FROM THE SITE.
6. BEGIN ROUGH GRADING THE SITE. CONTRACTOR TO LIMIT EXPOSURE OF DENUDED SOILS BY PROVIDING TEMPORARY STABILIZATION FOR WORK AREAS THAT WILL REMAIN UNDISTURBED FOR OVER SEVEN (7) DAYS. CHIPPED ROCK THAT IS NOT SUITABLE TO REMAIN ON SITE SHALL BE HAULED AWAY AND PROPERLY DISPOSED OF AN AREA HAS BEEN PROVIDED FOR THE STOCKPILING OF REMOVED SOIL AND ROCK WHICH IS TO BE REMOVED FROM THE SITE.
7. ROUGH GRADE BUILDINGS, DRIVEWAY, AND PARKING AREA.
8. BEGIN CONSTRUCTION OF BUILDING.
9. BEGIN THE EXCAVATION AND INSTALLATION OF THE STORMWATER MANAGEMENT SYSTEM. PROTECT TRENCHES AND OPEN EXCAVATIONS FROM EROSION. ENTRY INTO THE SYSTEM SHALL BE BLOCKED OFF UNTIL SITE HAS REACHED FINAL STABILIZATION. ONCE SYSTEM HAS BEEN INSTALLED, BACKFILL, SEED WHERE NECESSARY, AND REINSTALL MEASURES TO CORDON OFF THE SYSTEM FROM DISTURBANCE.
10. DURING SITE CONSTRUCTION MAINTAIN AND RE-ESTABLISH AS REQUIRED EROSION CONTROL AND STABILIZATION MEASURES AS REQUIRED BY THE SITE PLAN AND DETAILS.
11. EXCAVATE TO THE SUB-GRADE LEVEL. SCARIFY THE EXISTING SOIL TO A DEPTH OF 12-INCHES BY ROTOTILLING OR OTHER MEANS ACCEPTABLE TO THE ENGINEER. INSTALL ALL COURSES OF STONE AS PER THE SPECIFICATIONS GIVEN ON THE PLAN.
12. INSTALL BASE COURSE OF ITEM 4 IN ALL PAVEMENT AREAS. STABILIZE ALL OPEN AREAS WITH SEED AND MULCH.
14. ONCE BASE COURSE HAS BEEN INSTALLED AND OPEN AREAS STABILIZED, BEGIN REMOVAL OF SEDIMENT TRAP. CLEAN OUT THE ACCUMULATED SEDIMENT AND ROUGH GRADE THE REMAINDER OF THE PARKING AREA.
15. COMPLETE INSTALLATION OF STORMWATER MANAGEMENT SYSTEM.
16. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AN OWNER OR OPERATOR SHALL HAVE EACH CONTRACTOR AND SUBCONTRACTOR, THAT HAS BEEN IDENTIFIED AS BEING RESPONSIBLE FOR IMPLEMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), IDENTIFY AT LEAST ONE EMPLOYEE FROM THEIR COMPANY (TRAINED CONTRACTOR) THAT HAS RECEIVED 4 HOURS OF ENDORSED E&SC TRAINING. THE TRAINED CONTRACTOR MUST BE ON SITE DAILY WHEN SOIL DISTURBANCE ACTIVITIES ARE BEING PERFORMED AND WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THE PRACTICES INCLUDED IN THE SWPPP.
17. AN OWNER OR OPERATOR OF A REGULATED CONSTRUCTION PROJECT, HALL HAVE A QUALIFIED INSPECTOR CONDUCT SPECIFIC SITE INSPECTIONS. QUALIFIED INSPECTORS WHO WORK ON THESE SITES (I.E., INDIVIDUALS WORKING UNDER DIRECT SUPERVISION OF, AND AT THE SAME COMPANY AS, A LICENSED PROFESSIONAL ENGINEER OR REGISTERED LANDSCAPE ARCHITECT OF NYS) ARE REQUIRED TO COMPLETE 4 HOURS OF E&SC TRAINING UNDER THE GENERAL PERMIT.
18. CONSTRUCT REMAINDER OF BUILDING, DRIVEWAY AND PARKING AREAS. FIRST INSTALL CURBS, ASPHALT BINDER, AND CONCRETE SIDEWALK. ONCE BINDER COURSE IS INSTALLED, DRAINAGE OUTLET MAY BE UNBLOCKED.
19. BACKFILL CURBS, GRADE, PLACE FINAL SOIL TOPPING AND PUT IN PLACE PERMANENT VEGETATIVE COVER OVER ALL DISTURBED AREAS, LANDSCAPE BEDS, SLOPES, ETC.
20. ONCE SITE STABILIZATION HAS TAKEN PLACE (AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 80% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS), REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS, UNPLUG THE DRAINAGE SYSTEM TO ALLOW RUNOFF TO ENTER THE STORMWATER MANAGEMENT SYSTEM.

WINTER STABILIZATION NOTES:

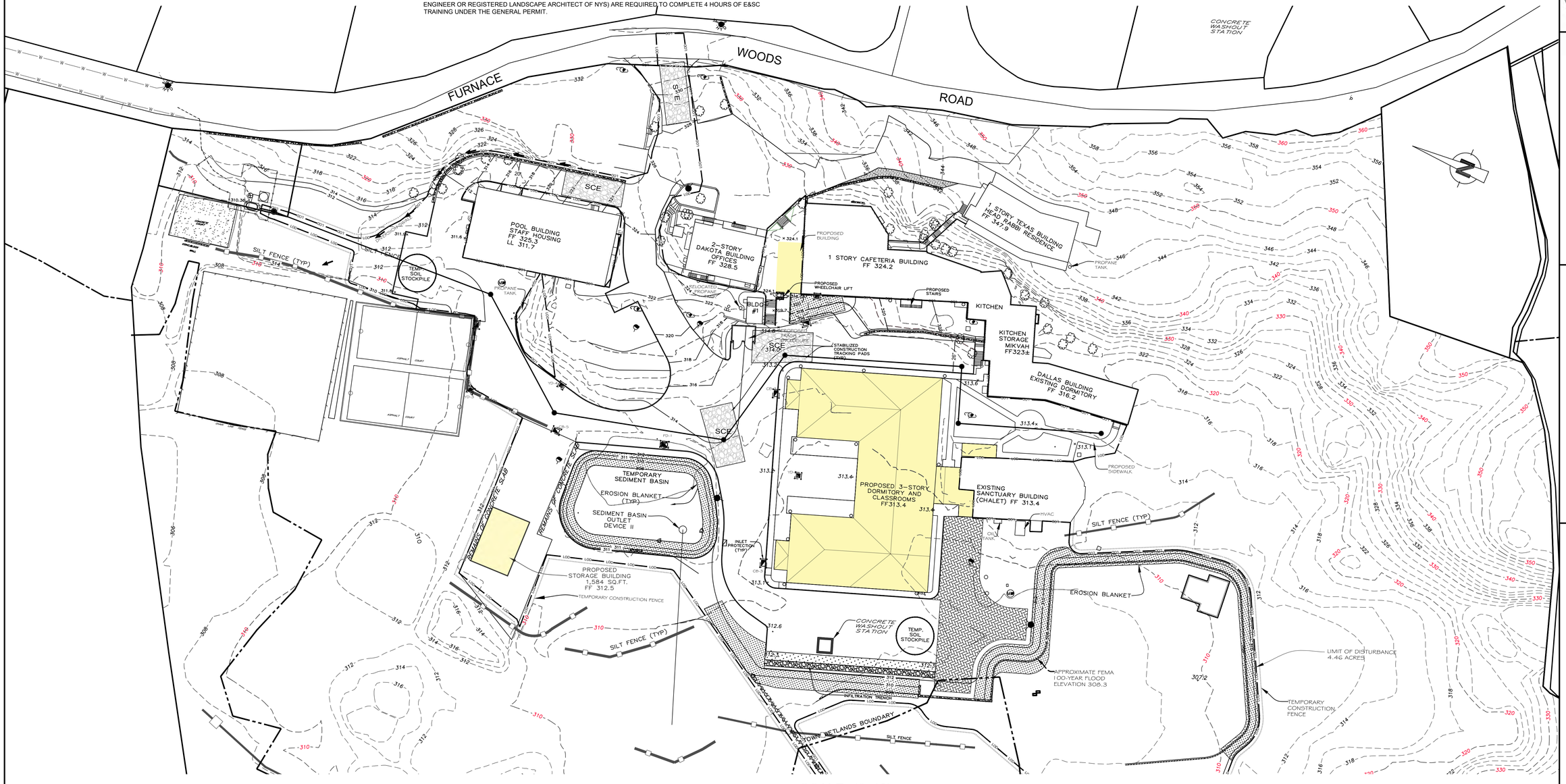
IF CONSTRUCTION ACTIVITIES ARE EXPECTED TO EXTEND INTO OR OCCUR DURING THE WINTER SEASON THE CONTRACTOR SHALL ANTICIPATE PROPER STABILIZATION AND SEQUENCING. CONSTRUCTION SHALL BE SEQUENCED SUCH THAT WHEREVER POSSIBLE AREAS OF DISTURBANCE THAT CAN BE COMPLETED AND PERMANENTLY STABILIZED SHALL BE DONE BY APPLYING AND ESTABLISHING PERMANENT VEGETATIVE COVER BEFORE THE FIRST FROST. AREAS SUBJECT TO TEMPORARY DISTURBANCE THAT WILL NOT BE WORKED FOR AN EXTENDED PERIOD OF TIME SHALL BE TREATED WITH TEMPORARY SEED, MULCH, AND/OR EROSION BLANKETS.

POST CONSTRUCTION MAINTENANCE:

Control to be Inspected	Inspection Frequency	Maintenance Threshold Criteria	Maintenance Procedure
Drain Inlets/ Filter Insert	Quarterly	3"+ accumulated sediment	Remove debris and sediment annually.
Detention Pond	Annually	3"+ accumulated sediment	Remove debris and sediment annually.

LEGEND

- PROPERTY LINE
- EXISTING BUILDING LINE
- NYSDEC WETLANDS BOUNDARY
- NYSDEC WETLANDS BUFFER
- TOWN WETLANDS BUFFER
- STABILIZED CONSTRUCTION ENTRANCE
- LOD LOD LOD — LIMIT OF DISTURBANCE
- SILT FENCE
- TEMPORARY CONSTRUCTION FENCE
- TEMP. SOIL STOCKPILE — TEMPORARY SOIL STOCKPILE
- CONCRETE WASHOUT
- INLET PROTECTION



SCALE: 1"=40'

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8	TOWN COMMENTS 5-13-26
7	TOWN COMMENTS 2-18-26
6	TOWN COMMENTS 2-9-26
5	TOWN COMMENTS 1-26-26
4	TOWN COMMENTS 11-17-25
3	TOWN COMMENTS 10-13-25
2	MISC. REVISIONS 6-11-25
1	MISC. REVISIONS 4-18-25
	ORIGINAL DATE: 3/4/2024
	PROJECT NUMBER:

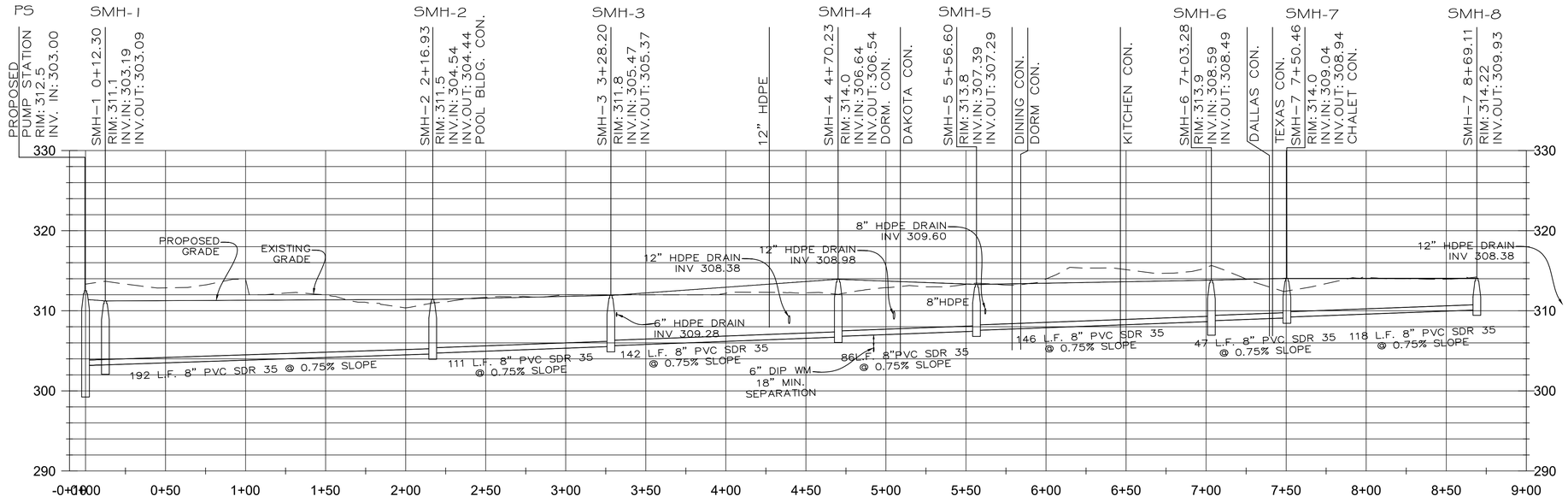
SHEET NUMBER 5 / 17

CIARCIA ENGINEERING, P.C.

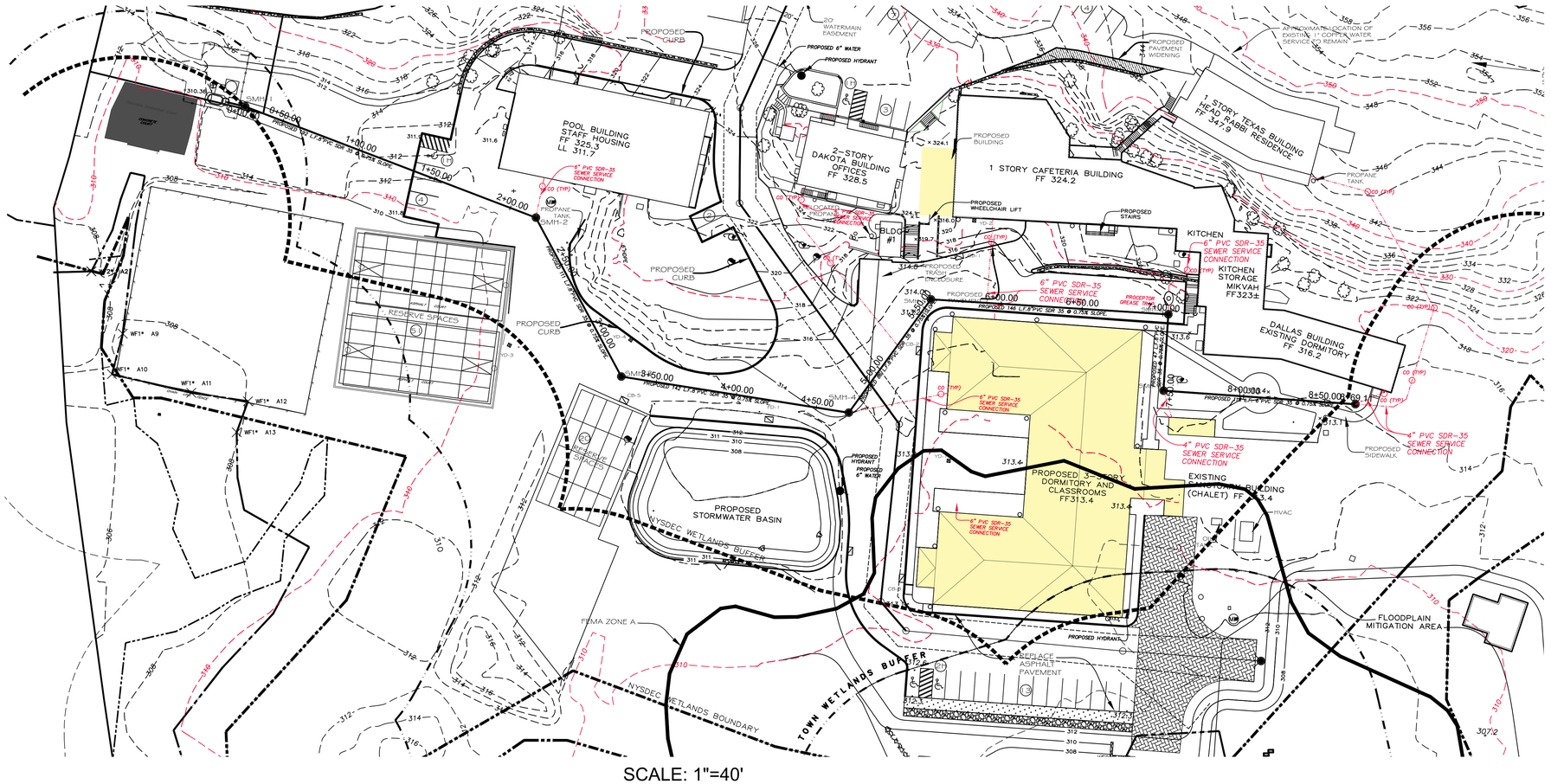
EROSION CONTROL PLAN

AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR



1" = 40' H
1" = 8' V



SCALE: 1"=40'

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7	TOWN COMMENTS 5-13-26
6	TOWN COMMENTS 2-9-26
5	TOWN COMMENTS 1-26-26
4	MISC. REVISIONS 12-17-25
3	TOWN COMMENTS 10-13-25
2	DRAFT 3-3-2025 REV. PUMP INV.
1	DRAFT 1-29-25
	ORIGINAL DATE: 3/4/2024
	PROJECT NUMBER:

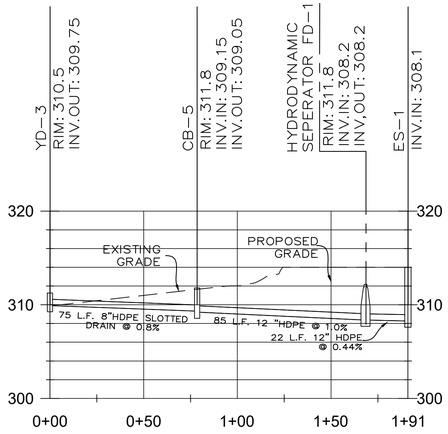
SHEET NUMBER 6 / 17

CIARCIA ENGINEERING, P.C.

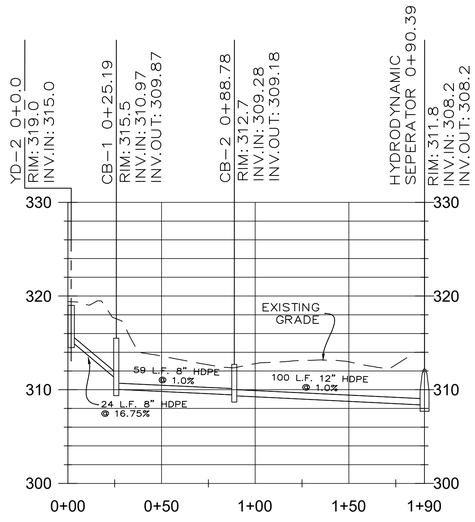
PROPOSED ON-SITE SEWER DESIGN

AMMENDED SITE PLAN

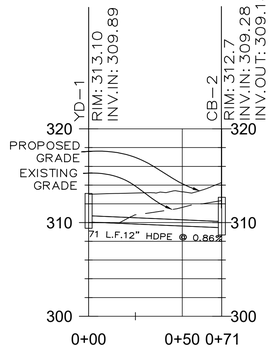
Prepared For
YESHIVA OHR HAMEIR



YD - 3 STORM PROFILE
1" = 40' H
1" = 8' V



CAFETERIA BUILDING STORM PROFILE
1" = 40' H
1" = 8' V



DORMATORY BUILDING STORM PROFILE
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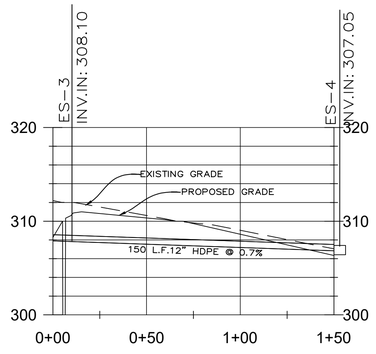
1" = 8' V



FLOOD PLAIN STORM PROFILE
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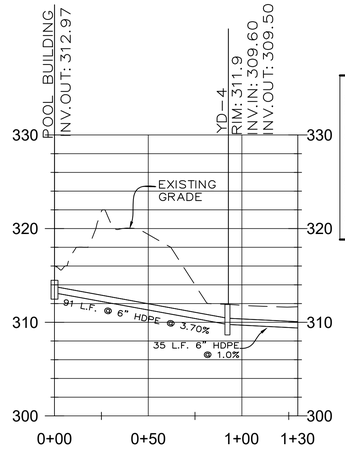
1" = 8' V



POOL BUILDING STORM PROFILE
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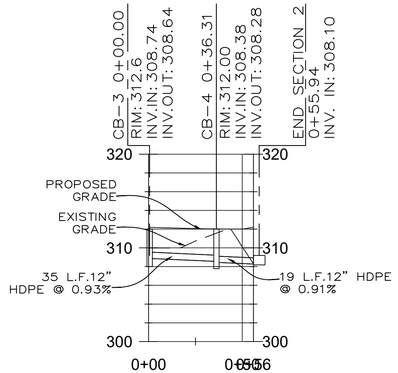
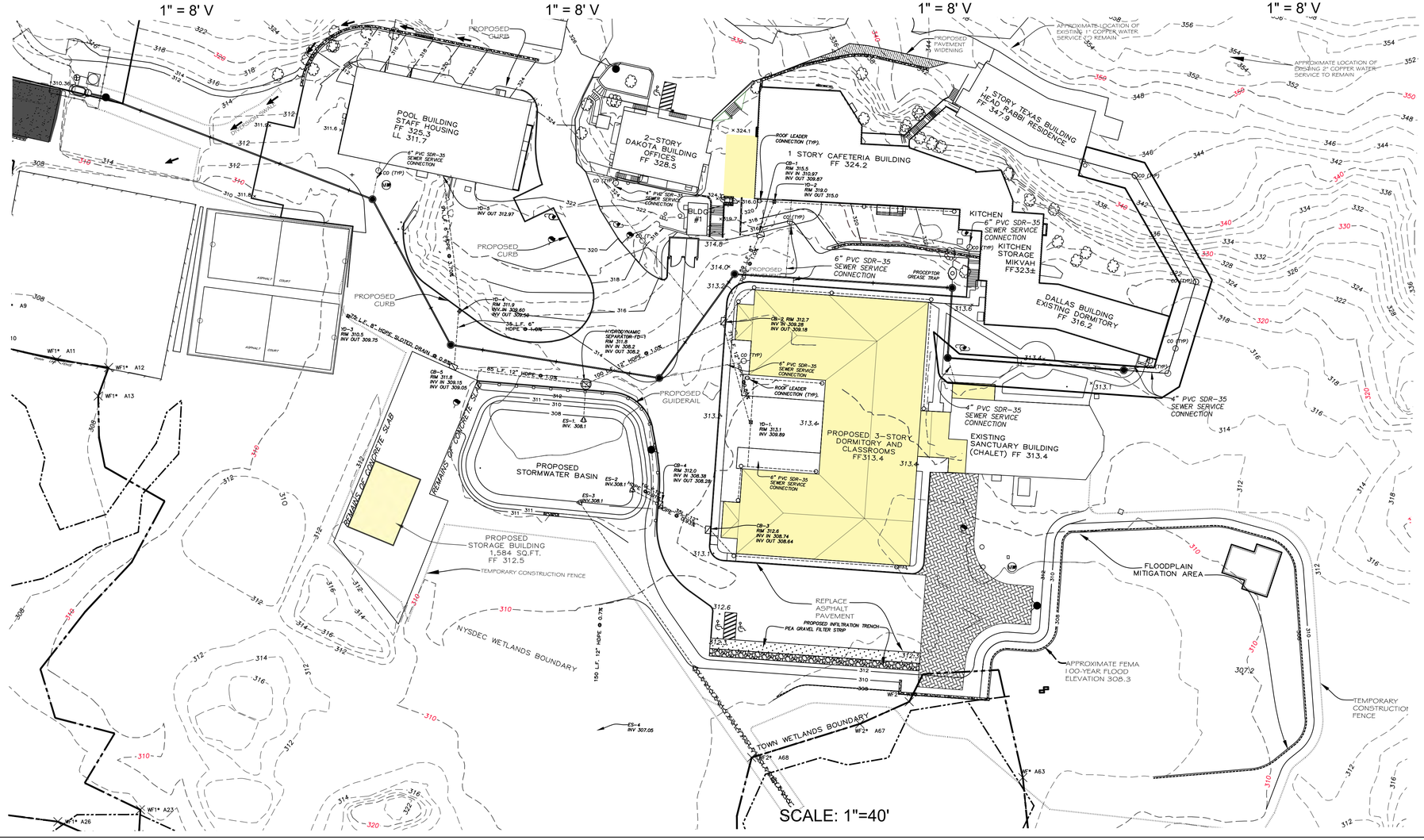
1" = 8' V



DORMATORY BUILDING STORM PROFILE
1" = 40' H
1" = 8' V



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

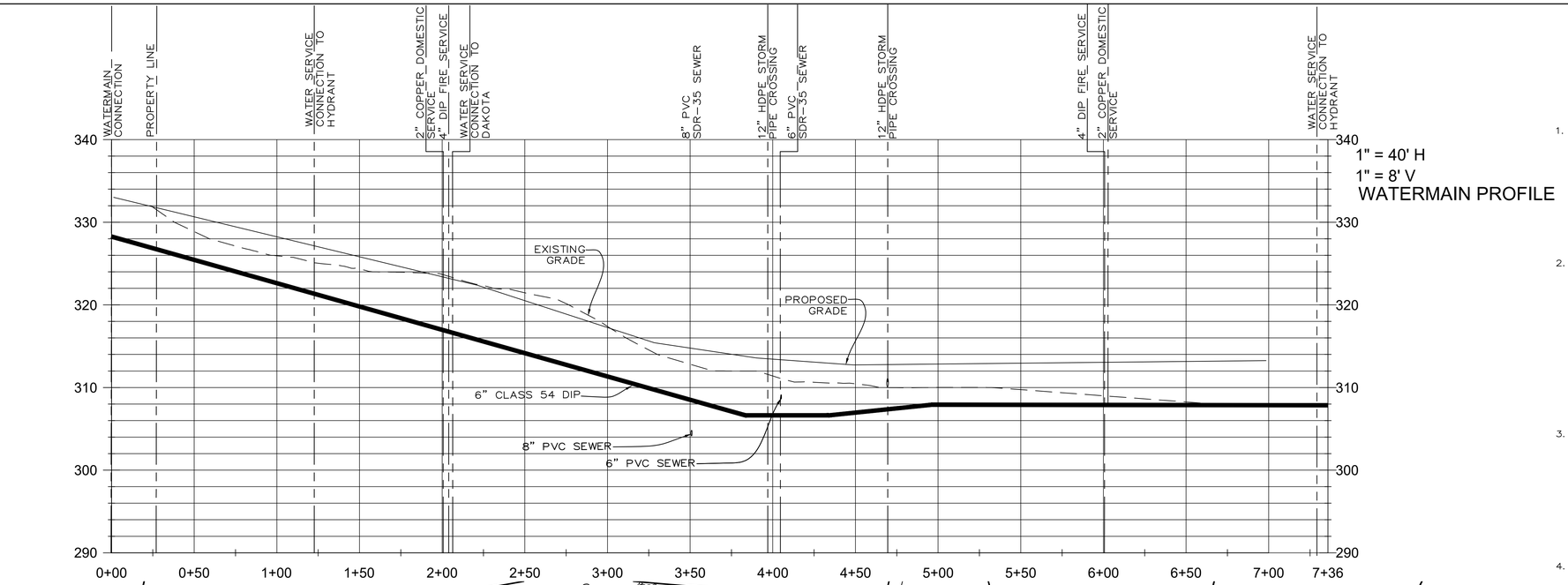
8	TOWN COMMENTS 5-13-26
7	TOWN COMMENTS 2-18-26
6	TOWN COMMENTS 2-9-26
5	TOWN COMMENTS 1-26-26
4	MISC. REVISIONS 12-17-25
3	TOWN COMMENTS 10-13-25
2	DRAFT 3-3-2025 REV. PUMP INV.
1	DRAFT 1-29-25
	ORIGINAL DATE: 3/4/2024
	PROJECT NUMBER:

SHEET NUMBER
7 17

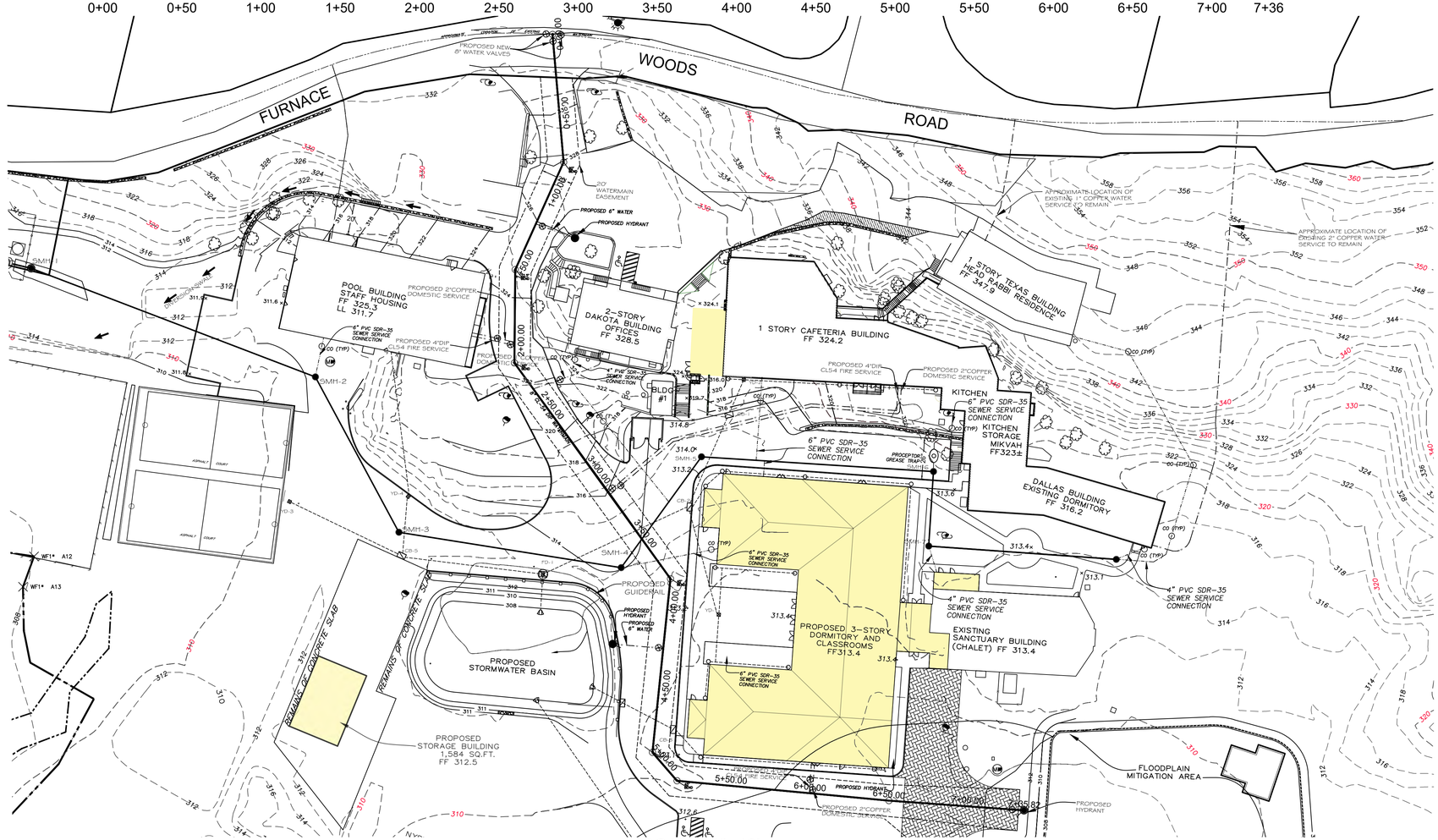
CIARCIA ENGINEERING, P.C.

PROPOSED ON-SITE STORM DESIGN

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR



1" = 40' H
1" = 8' V
WATERMAIN PROFILE



SCALE: 1"=40'

WATERMAIN INSTALLATION STANDARDS

1. ALL WATER MAINS SHALL BE DOUBLE CEMENT LINED CL-54 DUCTILE IRON PIPE AND ALL SERVICE TAPS SHALL BE ¾"REPLACEMENT IN KIND OR 1" K-COPPER (NEW).

   POTABLE WATER SERVICES AND FIREMATIC SERVICES SHALL REMAIN SEPARATE. MINIMUM FIRE SERVICE SHALL BE 6". A COMMERCIAL METER SHALL BE INSTALLED ON THE FIRE SUPPLY AS REQUIRED BY THE TOWN OF CORTLANDT. STANDARDS SHALL BE PROVIDED BY THE TOWN OF CORTLANDT AT TIME OF APPLICATION.

   ALL MATERIAL MUST BE MANUFACTURED IN THE USA, BE SUITABLE FOR POTABLE USE AND NSF-61 APPROVED / CERTIFIED.

2. BACKFLOW PREVENTIONS DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE WESTCHESTER COUNTY CROSS CONNECTION CONTROL PROGAM (HTTPS://HEALTH.WESTCHESTERGOV.COM/CROSS-CONNECTION-CONTROL).

   A. ALL COMMERCIAL WATER TAPS SHALL BE EQUIPPED WITH AN APPROVED REDUCED PRESSURE ZONE ASSEMBLY WITH STRAINER.
   B. ALL FIRE SUPPLY LINES SHALL BE EQUIPPED WITH AN APPROVED DOUBLE CHECK DETECTOR ASSEMBLY.
   C. RESIDENTIAL MULTI-FAMILY (3 OR MORE) SHALL BE EQUIPPED WITH AN APPROVED REDUCED PRESSURE ZONE ASSEMBLY.
   D. SINGLE AND TWO-FAMILY HOMES SHALL BE EQUIPPED WITH A DUAL CHECK VALVE ASSEMBLY.
   E. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED AFTER THE PRESSURE REDUCING VALVE AND AFTER THE WATER METER.
   F. ALL DEVICES MUST BE LEAD FREE, MANUFACTURED DOMESTICALLY AND USE BRASS FITTINGS.

3. MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER PIPE ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VAULTS.

4. ALL WATER MAINS SHALL HAVE A MINIMUM OF FOUR FEET OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADE STAKES BEFORE TRENCHING TO ENSURE THAT ALL INSTALLED WATERMAINS WILL HAVE THE REQUIRED COVER.

5. THE TOWN OF CORTLANDT SHALL BE NOTIFIED 48-HOURS IN ADVANCE OF ANY SAMPLING AND SHALL WITNESS SUCH. SAMPLING SHALL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT, OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(N) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVAL PLANS, REPORTS, SPECIFICATIONS AND ANY APPROVED AMENDMENTS. A NYSDOH CERTIFIED LABORATORY WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL AND FECAL COLIFORM AND 24-HOUR BACTERIAL PLATE COUNT. THE CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE WATER MAINTENANCE SUPERVISOR AS A CONDITION OF APPROVAL FOR OPERATION.

   TWO SAMPLES TAKEN 24-HOURS APART MUST BE TAKEN AND RETURNED TO THE TOWN OF CORTLANDT AND WESTCHESTER COUNTY DEPARTMENT OF HEALTH.

6. THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FORDISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). CONTRACTOR SHALL SUPPLY A CHLORINATION AND DICHLORINATION PLAN IN ACCORDANCE WITH AWWA AND THE 10-STATES STANDARDS. THE PROJECT ENGINEER OR HIS DESIGNEE, AND TOWN OF CORTLANDT SHALL ALSO WITNESS DISINFECTION AND FLUSHING.

7. SAMPLING SHALL BE TAKEN FROM A CORPORATION STOP LOCATED IN THE RECENTLY INSTALLED WATER MAIN. FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS.

8. THE WATER LINE SHALL BE INSTALLED AT A CONTINUOUS GRADE AS SPECIFIED ON THE ACCEPTED PLANS WITH NO ABRUPT HIGH POINTS OR LOW POINTS. VERTICAL BENDS SHALL BE AVOIDED IN DESIGN AND ONLY UTILIZED IN THE EVENT OF AN EXISTING UTILITY CONFLICT.

9. FINAL WATER DISTRIBUTION SYSTEM IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE DEPARTMENT OF TECHNICAL SERVICES.

10. THE WATER MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY WESTCHESTER COUNTY AND THEN THE TOWN OF CORTLANDT.

11. PIPE BEDDING, PIPE BACKFILL, AND TRENCH BACKFILL SHALL BE ¾" NATURAL AGGREGATE MEETING THE MATERIAL SPECIFICATIONS OF THE MOST RECENT NYSDOT ITEM-4 DESIGNATION (304.14). RECYCLED MATERIAL IS EXPRESSLY PROHIBITED FROM USE.

12. MAGNETIC INDICATOR TAPE SHALL BE PLACED 18 INCHES BELOW FINISHED GRADE DIRECTLY ABOVE ALL WATERLINES.

13. ALL COPPER WATER SERVICE PIPING INSTALLATION, BACKFILL AND TESTING SHALL BE REVIEWED, AND APPROVED BY THE DEPARTMENT OF TECHNICAL SERVICES. WITHIN THE RIGHT-OF-WAY, PIPE BEDDING MAY BE ¾" AGGREGATE PIPE BEDDING SHALL BE ¾"NATURAL AGGREGATE MEETING THE MATERIAL SPECIFICATIONS OF THE MOST RECENT NYSDOT ITEM-4 DESIGNATION (304.14). RECYCLED MATERIAL IS EXPRESSLY PROHIBITED FROM USE. WITHIN THE PROPERTY PIPE BEDDING MAY ALSO BE DEAD SAND.

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

SHEET NUMBER 8/17

5	
4	
3	TOWN COMMENTS 5-13-26
2	TOWN COMMENTS 2-9-26
1	MISC. REVISIONS 12-17-25
	ORIGINAL DATE: 10/13/2025
	PROJECT NUMBER:

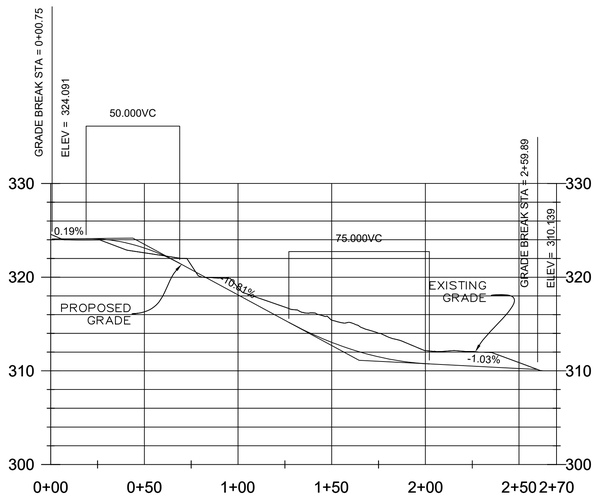
CIARCIA ENGINEERING, P.C.

PROPOSED ON-SITE WATERMAIN

AMMENDED SITE PLAN

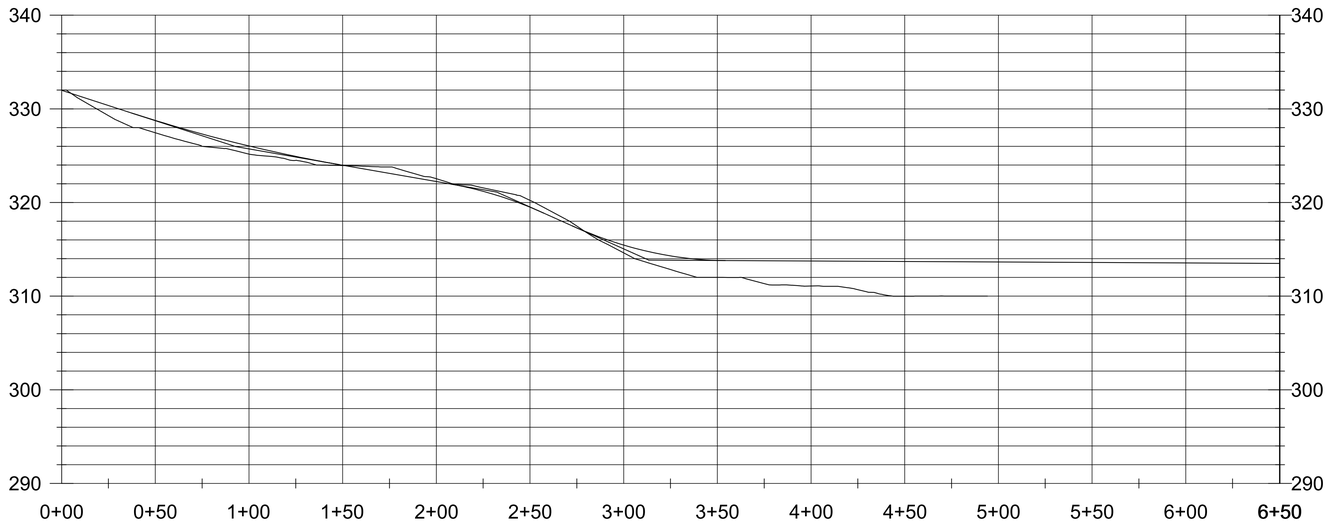
Prepared For
YESHIVA OHR HAMEIR

DRIVEWAY PROFILE



DRIVEWAY PROFILE

1" = 40' H
1" = 8' V



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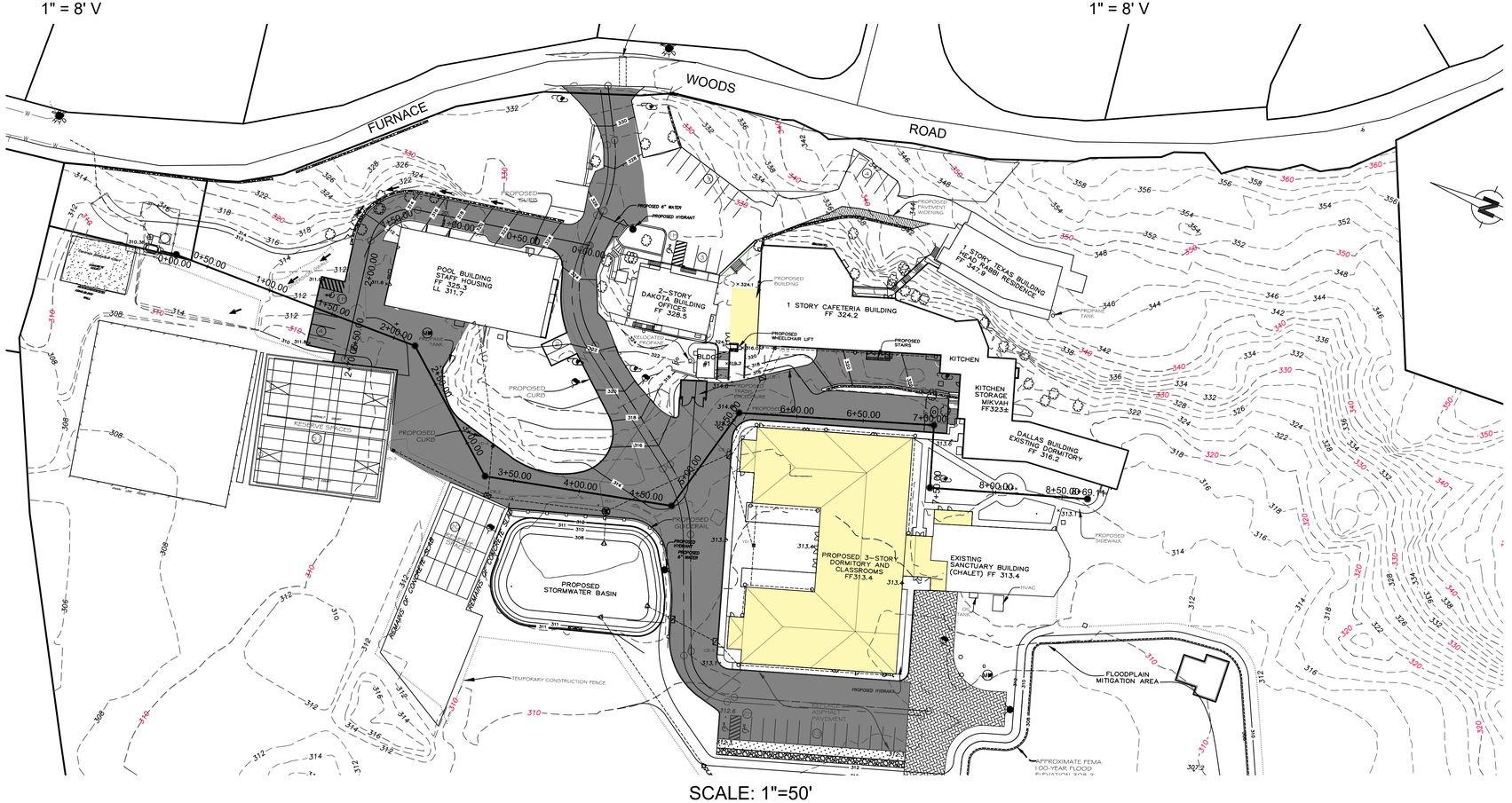

SCALE: 1"=50'

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8 TOWN COMMENTS 5-13-26	
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1 DRAFT 1-29-25	
ORIGINAL DATE: 3/4/2024	
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SHEET NUMBER 9/17

CIARCIA ENGINEERING, P.C.

PROPOSED ROAD PROFILE

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR

MOHEGAN FIRE DEPARTMENT
LADDER TRUCK TEMPLATE

FURNACE WOODS ROAD

POOL BUILDING
STAFF HOUSING
FF 325.3
LL 311.7

2-STORY
DAKOTA BUILDING
OFFICES
FF 328.5

1 STORY CAFETERIA BUILDING
FF 324.2

1 STORY TEXAS BUILDING
HEAD RABBI RESIDENCE
FF 347.9

APPROXIMATE LOCATION OF
EXISTING 1" COPPER WATER
SERVICE TO REMAIN

APPROXIMATE LOCATION
EXISTING 2" COPPER WA
SERVICE TO REMAIN

PROPOSED 6" WATER

PROPOSED HYDRANT

BLDG #1

KITCHEN

KITCHEN
STORAGE
MIKVAH
FF323±

DALLAS BUILDING
EXISTING DORMITORY
FF 316.2

RESERVE SPACES

PROPOSED GUIDERAIL

PROPOSED
STORMWATER BASIN

REMAINS OF CONCRETE SLAB

REMAINS OF CONCRETE SLAB

PROPOSED 3-STORY
DORMITORY AND
CLASSROOMS
FF313.4

EXISTING
SANCTUARY BUILDING
(CHALET) FF 313.4

PROPOSED
STORAGE BUILDING
1,584 SQ.FT.
FF 312.5

TEMPORARY CONSTRUCTION FENCE

FLOODPLAIN
MITIGATION AREA

APPROXIMATE FEMA
100-YEAR FLOOD
ELEVATION 308.3

TEMPORARY
CONSTRUCTION
FENCE

SCALE: 1"=40'

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6 TOWN COMMENTS 5-13-26	SHEET NUMBER
5 TOWN COMMENTS 2-18-26	10/17
4 TOWN COMMENTS 2-9-26	
3 TOWN COMMENTS 1-26-26	
2 MISC. REVISIONS 12-17-25	
1 TOWN COMMENTS 12-10-25	
ORIGINAL DATE: 10/13/2025	
PROJECT NUMBER:	

CIARCIA ENGINEERING, P.C.

FIRE PROTECTION PLAN
FIRE TRUCK TURNING ANALYSIS

AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR

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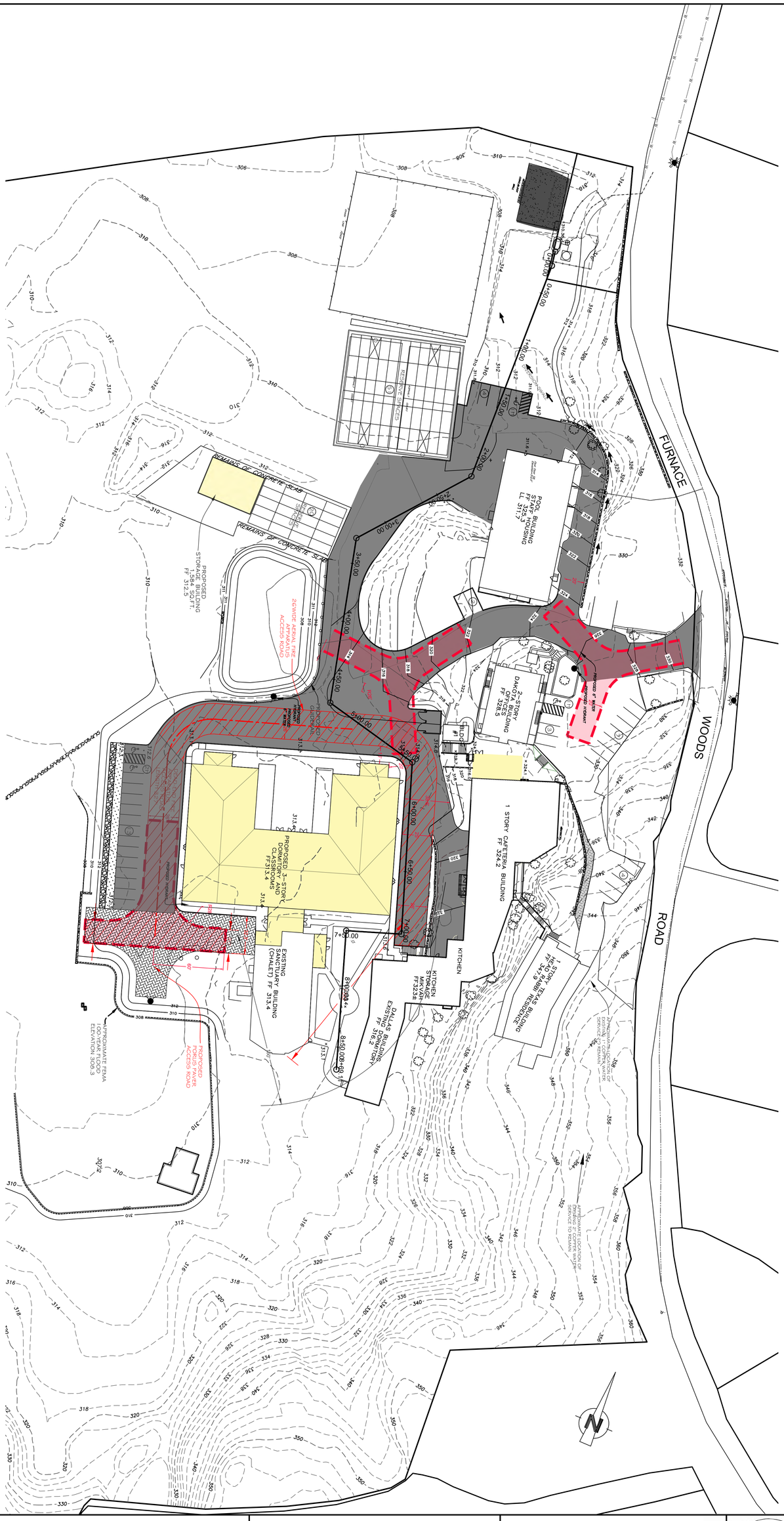


SCALE: 1"=40'

AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR

2025 FIRE CODE
FIGURE D103.1 ANALYSIS

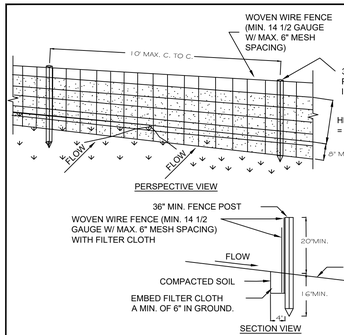
CIARCIA ENGINEERING, P.C.

[redacted]

6 TOWN COMMENTS 5-13-26	
5 TOWN COMMENTS 2-18-26	SHEET NUMBER
4 TOWN COMMENTS 2-9-26	
3 TOWN COMMENTS 1-26-26	11/17
2 MISC. REVISIONS 12-17-25	
1 TOWN COMMENTS 12-10-25	
ORIGINAL DATE: 10/13/2025	
PROJECT NUMBER:	

SILT FILTER

SYMBOL

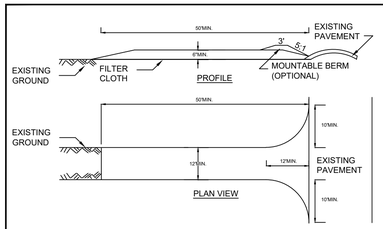


CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STABILIZED CONSTRUCTION ENTRANCE

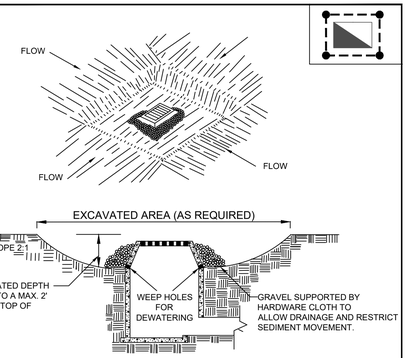


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CON-STRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

EXCAVATED DROP INLET PROTECTION



CONSTRUCTION SPECIFICATIONS

1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL EXCAVATION WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

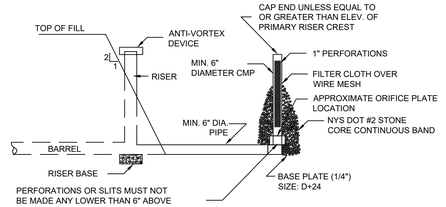
MAXIMUM DRAINAGE AREA 1 ACRE

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS,
NEW YORK STATE DEPARTMENT OF TRANSPORTATION,
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION,
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

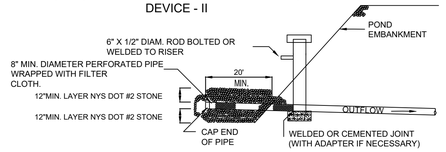
RISER PIPE DEWATERING DEVICES

SYMBOL

OPTIONAL SEDIMENT BASIN DEWATERING DEVICE - I WITH 6" MIN. PERFORATED RISER



OPTIONAL SEDIMENT BASIN DEWATERING DEVICE - II



ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS,
NEW YORK STATE DEPARTMENT OF TRANSPORTATION,
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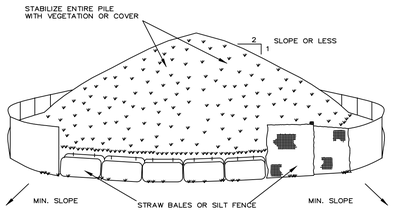


TO BE USED WHERE TOPSOIL PRESERVATION IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DROUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONY, SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.

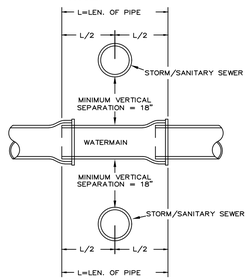
TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NON- VEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED DURATION OF USE.

INSTALLATION NOTES

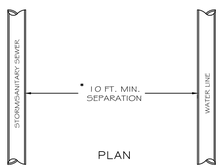
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAW BALES, THEN STABILIZED WITH VEGETATION OR COVERED.

SOIL STOCKPILING
N.T.S.

NOTE: AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM FROM THE SEWER AS POSSIBLE.

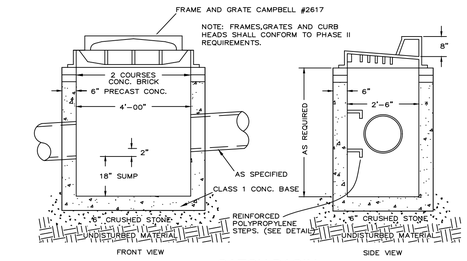


STORM DRAIN/ SANITARY SEWER WATER MAIN CROSSING

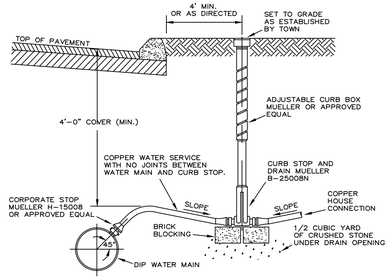


Sewers shall be laid at least 10 feet (3.0 m) horizontally from any existing or proposed water main. The distance shall be measured edge to edge. In cases where it is not practical to maintain a ten foot separation, the appropriate reviewing agency may allow deviation on a case-by-case basis, if supported by data from the design engineer. Such deviation may allow installation of the sewer closer to a water main, provided that the water main is in a separate trench or on an undisturbed earth shelf located on one side of the sewer and at an elevation so the bottom of the water main is at least 18 inches (46 cm) above the top of the sewer.

STORM SEWER/WATER SEPARATION
N.T.S.



CATCH BASIN
N.T.S.

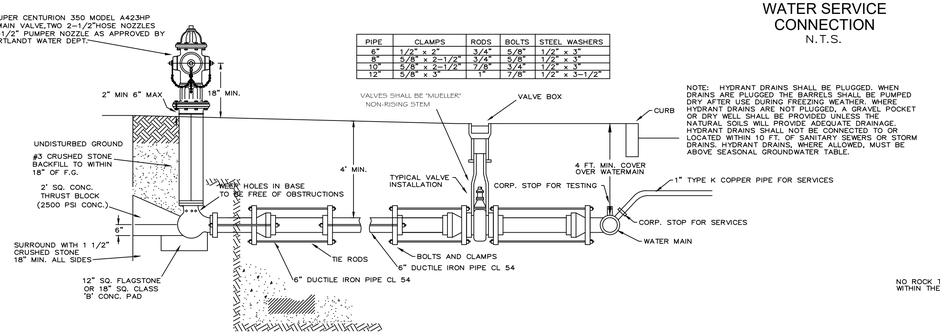


WATER SERVICE NOTES:
1. THE WATER LINE TAP SIZE SHALL BE DETERMINED AT THE TIME A WATER TAP PERMIT IS OBTAINED FROM THE TOWN OF CORTLANDT WATER DEPARTMENT.
2. ALL WATER TAPS (INCLUDING CURB BOXES) AND UTILITY SLEEVES MUST BE INSTALLED PRIOR TO PAVING.

WATER SERVICE CONNECTION
N.T.S.

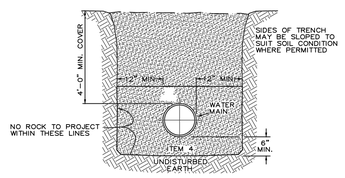
"MUELLER" SUPER CENTURION 350 MODEL A423HP W/ 5-1/4" MAIN VALVE,TWO 2-1/2"HOSE NOZZLES ,AND ONE 4-1/2" PUMPER NOZZLE AS APPROVED BY TOWN OF CORTLANDT WATER DEPT.

PIPE	CLAMPS	RODS	BOLTS	STEEL WASHERS
6"	1/2" x 2"	3/4"	5/8"	1/2" x 3"
8"	5/8" x 2-1/2"	3/4"	5/8"	1/2" x 3"
10"	5/8" x 2-1/2"	7/8"	3/4"	1/2" x 3"
12"	5/8" x 3"	1"	7/8"	1/2" x 3-1/2"



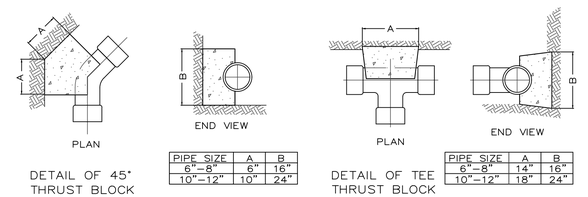
NOTE: HYDRANT DRAINS SHALL BE PLUGGED. WHEN DRAINS ARE PLUGGED THE BARRELS SHALL BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. WHERE HYDRANT DRAINS ARE NOT PLUGGED, A GRAVEL POCKET OR DRY WELL SHALL BE PROVIDED UNLESS THE NATURAL SOILS WILL PROVIDE ADEQUATE DRAINAGE. HYDRANT DRAINS SHALL NOT BE CONNECTED TO OR LOCATED WITHIN 10 FT. OF SANITARY SEWERS OR STORM DRAINS. HYDRANT DRAINS, WHERE ALLOWED, MUST BE ABOVE SEASONAL GROUNDWATER TABLE.

WATER CONNECTIONS SECTION
N.T.S.



WATERMAIN BEDDING
N.T.S.

1. COMPACT BACKFILL TO 95 RELATIVE MATERIAL COMPACTED DRY DENSITY AT OPTIMUM MOISTURE IN 8-INCH LIFTS.
2. RECYCLED FILL / ITEM 4 IS NOT PERMITTED AS BACKFILL.
3. WHEN DETERMINED BY DOTS, AND AS DIRECTED, REMOVE UNSUITABLE MATERIAL AND BACKFILL WITH NYSDOT ITEM 304.14 OR ¾ INCH CRUSHED STONE, COMPACT IN 6-INCH LIFTS.

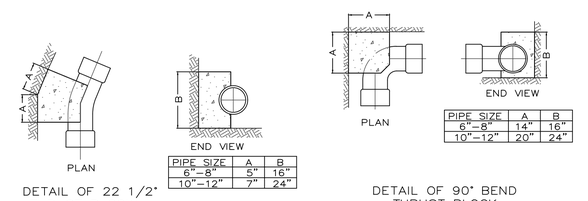


PIPE SIZE	A	B
6"–8"	6"	16"
10"–12"	10"	24"

PIPE SIZE	A	B
6"–8"	14"	16"
10"–12"	18"	24"

DETAIL OF 45° THRUST BLOCK
N.T.S.

DETAIL OF TEE THRUST BLOCK
N.T.S.



PIPE SIZE	A	B
6"–8"	5"	16"
10"–12"	7"	24"

PIPE SIZE	A	B
6"–8"	14"	16"
10"–12"	20"	24"

DETAIL OF 22 1/2° THRUST BLOCK
N.T.S.

DETAIL OF 90° BEND THRUST BLOCK
N.T.S.

ALL THRUST BLOCKS SHALL BE A MINIMUM OF 3,500 PSI CONCRETE.

THRUST BLOCK DETAIL
N.T.S.

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

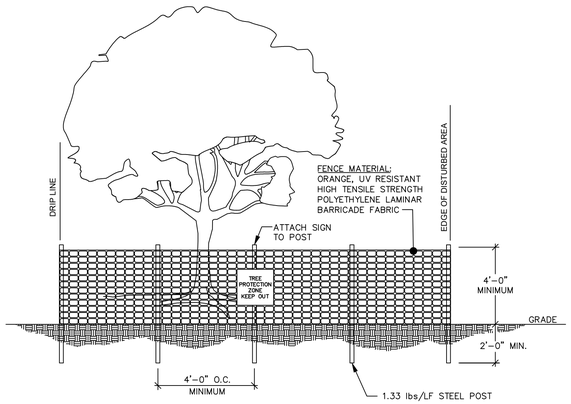
SHEET NUMBER 12/17

5	4 TOWN COMMENTS 5-13-26
	3 TOWN COMMENTS 2-9-26
	2 TOWN COMMENTS 10-13-25
	1 MISC. REVISIONS 4-18-25
	ORIGINAL DATE: 3/4/2024
	PROJECT NUMBER:

CIARCIA ENGINEERING, P.C.

DETAILS

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR



TREE PROTECTION FENCE

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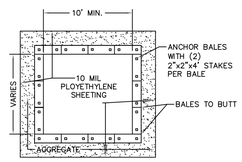
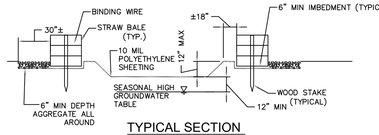
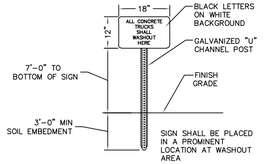


PLAN



TYPICAL SECTION

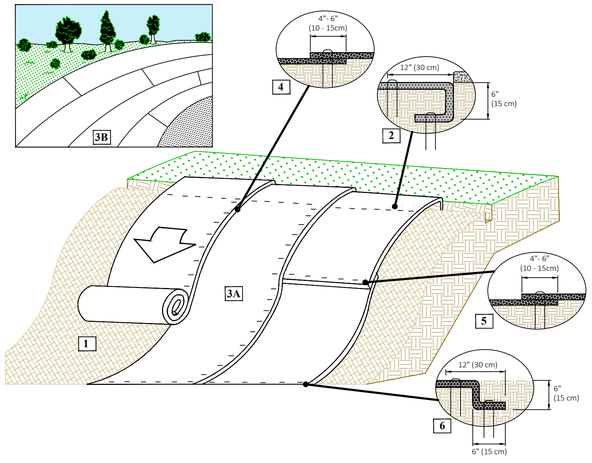


WASHOUT SIGN

NOTES:
1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

CONCRETE WASHOUT STATION

N.T.S.

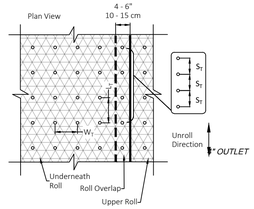


EROSION BLANKET

Instructions

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed. Ground surface must be free of debris, rocks, clay clods and raked smooth sufficient to allow intimate contact of the RECP with the soil over the entirety of the installation.
2. Begin at the top of the slope by anchoring the RECPs in a 6" (15 cm) deep X 6" (15 cm) wide trench. Anchor the RECPs with a row of staples/stakes/pins spaced at S_T apart in the bottom of the trench. Backfill and compact the trench after stapling and fold the roll over downslope. Secure RECPs over compacted soil with a row of staples/stakes/pins spaced at S_T apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes/pins in appropriate locations as shown in the staple pattern guide. RollMax RECPs and ECBs should utilize Staple Pattern C, TRMs and VMax materials should utilize Staple Pattern D.
4. The edges of parallel RECPs must be stapled with approximately 4" - 6" (10 - 15 cm) overlap.
5. Consecutive RECPs spliced down the slope must overlapped with the upstream mat atop the downstream mat (shingle style). The overlap should be 4" - 6" (10 - 15 cm).
6. At the terminal end, secure each mat across the width with a row of staples/stakes/pins spaced at S_T. If exposed to flow, foot traffic, wind uplift or other disruption, trench the terminal end in as shown in detail.
7. Fasteners should provide a minimum of twenty pounds of pullout resistance. Six-inch (10 cm) X one-inch (2.5 cm) eleven gauge staples are typically adequate. In loose soils, longer staples may be necessary, twist pins can provide the greatest pullout resistance. In hard or rocky soils, straight pins may by used where staples or twist pins are refused, provided the minimum pullout requirements are met. Bio-degradable fasteners shall not be used with VMax (TRM) or TMax (HPTRM) materials.

Staple Pattern Guide



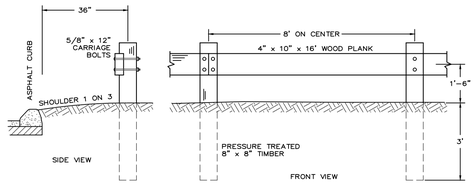
- Pin / Staple / Twist Pin, as appropriate for field conditions

	Staple Pattern	
Dimension	C	D
W_T	30" (75 cm)	24" (60 cm)
L_T	30" (75 cm)	20" (50 cm)
S_T	18" (45 cm)	18" (45 cm)
Nominal Frequency	1.7 / SY	3.0 / SY
Application	ECB (Degradable)	TRM (Permanent)

*Note: Staple Pattern A and B used prior to 8/2019 have been discontinued.

EROSION CONTROL NOTES:

1. PRIOR TO SITE DISTURBANCE, CONTRACTOR TO INSTALL EROSION AND SEDIMENT CONTRO MEASURES.
2. NO WORK SHALL BE PERMITTED IN THE TOWN OF CORTLANDT RIGHT-OF-WAY WITHOUT ROAD OPENING AND UTILITY WORK PERMITS. ADD A NOTE INDICATING THE CONTRACTOR SHALL CALL IN TOWN CODE 53 TO LOCATE THE SERVICE CONNECTION AT THE WATERMAIN. IF CODE 53 DOES NOT LOCATE SERVICE MAIN CONNECTION AT MAIN, CONTRACTOR SHALL PERFORM GPR TO LOCATE SERVICE CONNECTION PRIOR TO DEMOLITION/DISCONNECTION. INDICATE EXISTING WATER SERVICE LATERAL SHALL BE CUT AT THE CORPORATION VALVE, BENT BACK, CRIMPED OR CAPPED AND ENCASED (VALVE AND END OF SERVICE LATERAL) IN KCRETE. REMOVE MINIMUM NEXT 3-FT OF WATER SERVICE LATERAL AND ABANDON IN PLACE TO PROPERTY LINE. SHOULD THE SERVICE LATERAL BE DUCTILE IRON, THE LINE SHALL BE REMOVED UP TO THE VALVE. THE VALVE SHALL BE CLOSED, FLANGED AND CAPPED (USING MEGA LUG CONNECTIONS) AND ENCASED IN 4,000 PSI. LASTLY, SPECIFY CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO THE HIGHWAY DEPARTMENT FOR APPROVAL PRIOR TO PERFORMING THE WORK.
3. CONTRACTOR SHALL LOCATE AND REMOVE ALL COMPONENTS OF THE EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM SERVICING THE EXISTING BUILDING.
4. SEPTIC TANKS, LEACHING FIELDS, AND OTHER SIMILAR FACILITIES ASSOCIATED WITH THE EXISTING BUILDING SHALL BE PUMPED FREE OF SEPTAGE OR SEWAGE, REMOVED AND THE RESULTING HOLE SHALL BE BACKFILLED IN LIFTS OF COMPACTED SUITABLE FILL MATERIAL.
5. TANKS SHALL BE PUMPED BY A NYSDEC CERTIFIED SEPTIC WASTE TRANSPORTER AND REMOVED FROM THE SITE IN ACCORDANCE WITH NYSDEC TRANSPORT AND DISPOSAL REQUIREMENTS.
6. THE ABANDONMENT AND/OR DECOMMISSIONING OF THE EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM MUST BE IN ACCORDANCE WITH THE PROCEDURES APPROVED BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH AND CERTIFIED BY A LICENSED NYS PROFESSIONAL ENGINEER.



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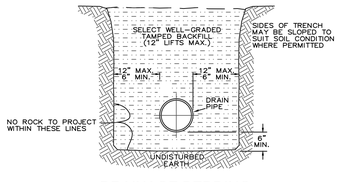


DRAINAGE BEDDING

N.T.S.

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

WATERMAIN INSTALLATION STANDARDS

1. ALL WATER MAINS SHALL BE DOUBLE CEMENT LINED CL-54 DUCTILE IRON PIPE AND ALL SERVICE TAPS SHALL BE ¾"REPLACEMENT IN KIND OR 1" K-COPPER (NEW).

   POTABLE WATER SERVICES AND FIREMATIC SERVICES SHALL REMAIN SEPARATE. MINIMUM FIRE SERVICE SHALL BE 6". A COMMERCIAL METER SHALL BE INSTALLED ON THE FIRE SUPPLY AS REQUIRED BY THE TOWN OF CORTLANDT. STANDARDS SHALL BE PROVIDED BY THE TOWN OF CORTLANDT AT TIME OF APPLICATION.

   ALL MATERIAL MUST BE MANUFACTURED IN THE USA, BE SUITABLE FOR POTABLE USE AND NSF-61 APPROVED / CERTIFIED.

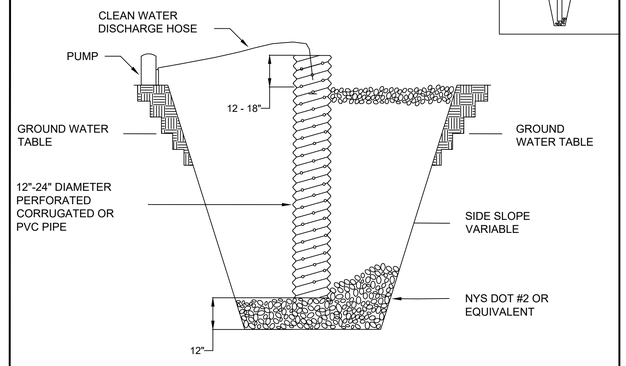
2. BACKFLOW PREVENTIONS DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE WESTCHESTER COUNTY CROSS CONNECTION CONTROL PROGAM (HTTPS: //HEALTH.WESTCHESTERGOV.COM/CROSS-CONNECTION-CONTROL).

   A. ALL COMMERCIAL WATER TAPS SHALL BE EQUIPPED WITH AN APPROVED REDUCED PRESSURE ZONE ASSEMBLY WITH STRAINER.
   B. ALL FIRE SUPPLY LINES SHALL BE EQUIPPED WITH AN APPROVED DOUBLE CHECK DETECTOR ASSEMBLY.
   C. RESIDENTIAL MULTI-FAMILY (3 OR MORE) SHALL BE EQUIPPED WITH AN APPROVED REDUCED PRESSURE ZONE ASSEMBLY.
   D. SINGLE AND TWO-FAMILY HOMES SHALL BE EQUIPPED WITH A DUAL CHECK VALVE ASSEMBLY.
   E. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED AFTER THE PRESSURE REDUCING VALVE AND AFTER THE WATER METER.
   F. ALL DEVICES MUST BE LEAD FREE, MANUFACTURED DOMESTICALLY AND USE BRASS FITTINGS.

3. MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER PIPE ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VAULTS.
4. ALL WATER MAINS SHALL HAVE A MINIMUM OF FOUR FEET OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADE STAKES BEFORE TRENCHING TO ENSURE THAT ALL INSTALLED WATERMAINS WILL HAVE THE REQUIRED COVER.
5. THE TOWN OF CORTLANDT SHALL BE NOTIFIED 48-HOURS IN ADVANCE OF ANY SAMPLING AND SHALL WITNESS SUCH. SAMPLING SHALL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT, OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(N) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVAL PLANS, REPORTS, SPECIFICATIONS AND ANY APPROVED AMENDMENTS. A NYSDOH CERTIFIED LABORATORY WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL AND FECAL COLIFORM AND 24-HOUR BACTERIAL PLATE COUNT. THE CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE WATER MAINTENANCE SUPERVISOR AS A CONDITION OF APPROVAL FOR OPERATION.

   TWO SAMPLES TAKEN 24-HOURS APART MUST BE TAKEN AND RETURNED TO THE TOWN OF CORTLANDT AND WESTCHESTER COUNTY DEPARTMENT OF HEALTH.
6. THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FORDISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). CONTRACTOR SHALL SUPPLY A CHLORINATION AND DICHLORINATION PLAN IN ACCORDANCE WITH AWWA AND THE 10-STATES STANDARDS. THE PROJECT ENGINEER OR HIS DESIGNEE, AND TOWN OF CORTLANDT SHALL ALSO WITNESS DISINFECTION AND FLUSHING.
7. SAMPLING SHALL BE TAKEN FROM A CORPORATION STOP LOCATED IN THE RECENTLY INSTALLED WATER MAIN. FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS.
8. THE WATER LINE SHALL BE INSTALLED AT A CONTINUOUS GRADE AS SPECIFIED ON THE ACCEPTED PLANS WITH NO ABRUPT HIGH POINTS OR LOW POINTS. VERTICAL BENDS SHALL BE AVOIDED IN DESIGN AND ONLY UTILIZED IN THE EVENT OF AN EXISTING UTILITY CONFLICT.
9. FINAL WATER DISTRIBUTION SYSTEM IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE DEPARTMENT OF TECHNICAL SERVICES.
10. THE WATER MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY WESTCHESTER COUNTY AND THEN THE TOWN OF CORTLANDT.
11. PIPE BEDDING, PIPE BACKFILL, AND TRENCH BACKFILL SHALL BE ¾" NATURAL AGGREGATE MEETING THE MATERIAL SPECIFICATIONS OF THE MOST RECENT NYSDOT ITEM-4 DESIGNATION (304.14). RECYCLED MATERIAL IS EXPRESSLY PROHIBITED FROM USE.
12. MAGNETIC INDICATOR TAPE SHALL BE PLACED 18 INCHES BELOW FINISHED GRADE DIRECTLY ABOVE ALL WATERLINES.
13. ALL COPPER WATER SERVICE PIPING INSTALLATION, BACKFILL AND TESTING SHALL BE REVIEWED, AND APPROVED BY THE DEPARTMENT OF TECHNICAL SERVICES. WITHIN THE RIGHT-OF-WAY, PIPE BEDDING MAY BE ¾" AGGREGATE PIPE BEDDING SHALL BE ¾"NATURAL AGGREGATE MEETING THE MATERIAL SPECIFICATIONS OF THE MOST RECENT NYSDOT ITEM-4 DESIGNATION (304.14). RECYCLED MATERIAL IS EXPRESSLY PROHIBITED FROM USE. WITHIN THE PROPERTY PIPE BEDDING MAY ALSO BE DEAD SAND.

SYMBOL



CONSTRUCTION SPECIFICATIONS

1. PIT DIMENSIONS ARE VARIABLE.
2. THE STANDPIPE SHOULD BE CONSTRUCTED BY PERFORATING A 12-24" DIAMETER CORRUGATED OR PVC PIPE.
3. A BASE OF NYS DOT #2 OR EQUIVALENT AGGREGATE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 12". AFTER INSTALLING THE STANDPIPE, THE PIT SURROUNDING THE STANDPIPE SHOULD BE BACKFILLED WITH NYS DOT #2 OR EQUIVALENT AGGREGATE.
4. THE STANDPIPE SHOULD EXTEND 12-18" ABOVE THE LIP OF THE PIT.
5. IF DISCHARGE WILL BE PUMPED DIRECTLY TO A STORM DRAINAGE SYSTEM, THE STANDPIPE SHOULD BE WRAPPED WITH FILTERCLOTH BEFORE INSTALLATION. IT IS RECOMMENDED THAT 1/4"-1/2" HARDWARE CLOTH MAY BE PLACED AROUND THE STANDPIPE, PRIOR TO ATTACHING THE FILTERCLOTH.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

DEWATERING SUMP PIT

TOWN OF CORTLANDT NOTES:

1. ALL SEWER MAINS & SEWER SERVICES SHOWN ON THESE PLANS SHALL BE POLYVINYL CHLORIDE (PVC) SDR35 OR SDR26.
2. HEAVY-DUTY WHITE FITTINGS AS MANUFACTURED BY GPK PRODUCTS, INC. OR APPROVED EQUAL SHALL BE USED FOR THE CONSTRUCTION OF THE PVC SEWER SYSTEM.
3. SEWERS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A 10 FOOT SEPARATION, THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH MAY ALLOW DEVIATION ON A CASE-BY-CASE BASIS, IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER.
4. SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO MAINTAIN LINE AND GRADE.
5. SANITARY SEWER SERVICE LINES SHALL BE TESTED IN CONJUNCTION WITH THE SEWER MAINS TO THE PROPERTY LINE OR EASEMENT LINE IN ACCORDANCE WITH THE LATEST WESTCHESTER COUNTY DEPARTMENT OF HEALTH RULES & REGULATIONS.
6. TESTING OF THE MANHOLES WITH THE PIPELINE SHALL NOT BE PERMITTED. MANHOLES & SANITARY SEWER LINES SHALL BE TESTED INDEPENDENTLY OF EACH OTHER.
7. MANHOLES & SANITARY SEWER LINES SHALL BE TESTED TO CONFORM WITH WESTCHESTER COUNTY DEPARTMENT OF HEALTH RULES & REGULATIONS IN THAT THE INFILTRATION/EXFILTRATION SHALL NOT EXCEED ONE HUNDRED (100) GALLONS/INCH DIAMETER OF PIPE/MILE/DAY.
8. AIR & VACUUM TESTING MAY BE PERFORMED ON THE SANITARY SEWER LINES AND MANHOLES IN LIEU OF HYDROSTATIC TESTING. AIR TESTING OF THE SANITARY SEWER LINES SHALL BE IN ACCORDANCE WITH ASTM F1417-92 STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW-PRESSURE AIR@. VACUUM TESTING OF THE MANHOLES SHALL BE IN ACCORDANCE WITH THE LATEST RELEASE OF ATTACHMENT B AVACUUM TESTING OF MANHOLES@ FROM THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH.
9. ALL REQUIRED APPROVALS BY GOVERNING AGENCIES SHALL BE PROVIDED TO THE TOWN OF CORTLANDT PRIOR TO THE START OF CONSTRUCTION.
10. THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ACQUIRING SUPERVISION OF THE CONSTRUCTION OF THE SANITARY SEWER MAIN SYSTEM BY A PERSON OR FIRM QUALIFIED TO PRACTICE PROFESSIONAL ENGINEERING IN THE STATE OF NEW YORK.
11. THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR PROVIDING THREE (3) COPIES OF AS-BUILT DRAWINGS AND ONE (1) MYLAR SIGNED AND SEALED BY A LICENSED NEW YORK LAND SURVEYOR AND A COPY OF THE AS-BUILT PLAN IN AUTOCAD RELEASE TO THE TOWN OF CORTLANDT AT THE COMPLETION OF CONSTRUCTION.
12. COPIES OF ALL CERTIFICATIONS, TESTING RESULTS, COMPLETED WORKS, ETC. SHALL BE PROVIDED TO THE TOWN OF CORTLANDT AT THE COMPLETION OF CONSTRUCTION.

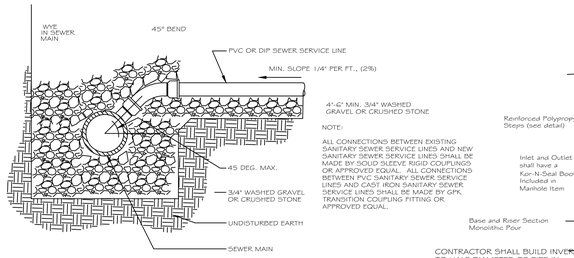
SHEET NUMBER 13/17

5	
4	2 TOWN COMMENTS 5-13-26
3	1 TOWN COMMENTS 2-9-26
	ORIGINAL DATE: 10/13/2025
	PROJECT NUMBER:

CIARCIA ENGINEERING, P.C.

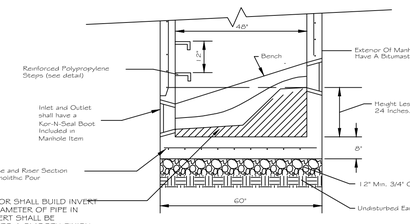
DETAILS

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR

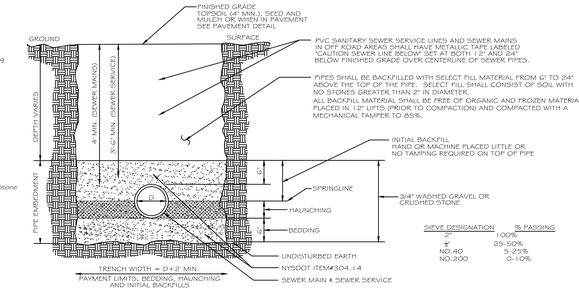


SEWER SERVICE CONNECTION TO NEW MAIN DETAIL
N.T.S.

NOTE:
FOR BACKFILLING REQUIREMENTS OF SEWER SERVICE SEE "SEWER MAIN/SEWER SERVICE TRENCH DETAIL".



DETAIL OF CHUTE TROUGH IN MANHOLE
N.T.S.



SIEVE DESIGNATION — % PASSING
2" — 100%
¾" — 25-50%
NO.40 — 5-25%
NO.200 — 0-10%

SEWER MAIN/SEWER SERVICE TRENCH DETAIL
N.T.S.

NOTES:

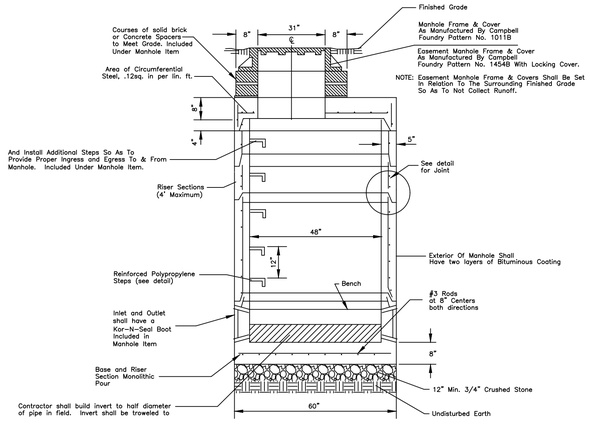
1. NO ROCK IS TO PROJECT INTO WITHIN THE EDGES OF THE TRENCH, IN ROCK EXCAVATION PIPE SHALL BE A MIN. OF 6" OVER AND AWAY FROM ROCK.
2. BACKFILL SHALL BE PLACED SO AS TO NOT DISTURB THE PIPE ALIGNMENT.
3. CONTRACTOR SHALL SURROUND THE NEW PIPE WITH 6" OF NYSDOT ITEM 304.14 ALL AROUND THE OUTSIDE OF THE PIPE.
4. WHEN DETERMINED BY ENGINEER OR DOTS, AND AS DIRECTED, REMOVE UNSUITABLE MATERIAL, AND BACKFILL WITH NYSDOT ITEM 304.14 OR ¾" WASHED GRAVEL AND CRUSHED STONE. COMPACT IN 6" LIFTS.
5. FOR CL-54 CEMENTED LINED DIP WATER MAIN AND CI-52 CEMENT LINED DIP SEWER MAIN, TRENCH SHAL BE 30 INCHES PLUS THE O.D. OF PIPE, AND PIPE SHALL BE IN CENTER OF THE TRENCH.
6. REMOVE ALL BEDROCK WITHIN 6 INCHES OF PIPE.
7. CONTRACTOR SHALL FOLLOW ALL GUIDELINES ESTABLISHED BY OSHA (TITLE 29 PART 1926.650-652 (SUBPART-P) FOR TRENCHING OPERATIONS. TRENCHES GREATER THAN 5-FEET IN DEPTH REQUIRE A PROTECTIVE SYSTEM. PRIOR TO ANY WORK, CONTRACTOR SHALL SUBMIT TO DOTS FOR REVIEW A TRENCHING PLAN.
8. RECYCLED FILL / ITEM 4 IS NOT PERMITTED AS BACKFILL.
8. CRUSHED STONE SHALL EXTEND TO 12-INCEHS ABOVE SPRING LINE OF PIPE.
10. TRENCH BACKFILL, PIPE BEDDING, AND PIPE ZONE BACKFILL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR.
11. WITHIN THE SPECIFICATION FOR TRENCH BACKFILL (REFERRED TO AS SELECT FILL IN DETAIL) REMOVE LINE INDICATING BACKFILL MATERIAL MAY CONTAIN STONES UP TO 6INCHES IN THEIR GREATESTDIMENSION FROM 24-INCEHS ABOVE THE TOP OF PIPE FROM TO BOTTOM OF SUBGRADE.

SPECIFY THE FOLLOWING SIEVE DESIGNATIONS FOR SELECT BACKFILL.

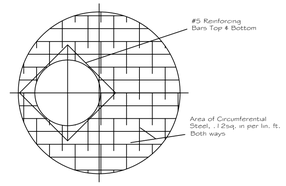
SIEVE DESIGNATION	% PASSING
2"	100%
¾"	25-50%
NO.40	5-25%
NO. 200	0-10%

SANITARY SEWER NOTES:

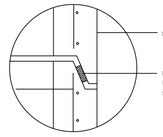
1. SANITARY SEWERS ARE TO BE OF 8" SDR 35 PVC OR 8" CLASS 52 DIP WHERE SHOWN IN THE PLANS OR IF REQUIRED BY THE ENGINEER DUE TO LOADING CONDITIONS.
2. SANITARY MANHOLES SHALL BE PRECAST IN ACCORDANCE WITH APPROVED STANDARDS AND SHALL BE SPACED A MAXIMUM DISTANCE OF 400' ON STRAIGHT RUNS AND INSTALLED AT EVERY CHANGE IN ALIGNMENT AND DIFFERENCE IN ELEVATION OF INCOMING AND OUTGOING SEWERS. MANHOLE POSITIONING SHALL BE AS TO PREVENT THE ENTRANCE OF SURFACE WATER DURING STORMS.
3. ALL BUILDING SEWER CONNECTIONS SHALL HAVE A CLEANOUT INSTALLED AT LOCATIONS DIRECTED BY THE ENGINEER, BUT NO GRREATER THAN 75 FEET APART.
4. LEAKAGE OUTWARD OR THE INFILTRATION SHALL NOT EXCEED ONE HUNDRED (100) GALLONS PER INCH OF SEWER PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SEWERAGE SYSTEM AND MANHOLES.
5. INFILTRATION, EXFILTRATION AND VISUAL TESTS BY MEANS OF LIGHT FLASHING BETWEEN MANHOLES SHALL BE AS PER REQUIREMENTS OF TOWN ENGINEER. NO TESTS SHALL BE MADE UNTIL TWO (2) WEEKS AFTER BACKFILLING OF SANITARY SEWERS OR LONGER IF CONDITIONS, IN THE OPINION OF THE TOWN ENGINEER, WARRANT IT.
6. ALL HOUSE LATERALS TO BE INSTALLED BY PLUMBERS, LICENSED IN THE TOWN OF CORTLANDT AND ALL WORK SHALL BE INSPECTED TOWN OF CORTLANDT DOTS BEFORE BACKFILLING.
7. SANITARY SEWER CONSTRUCTION SHALL MEET ALL SEWER CONSTRUCTION SPECIFICATIONS FOR THE TOWN OF CORTLANDT
8. ALL SANITARY SEWERS SHALL HAVE A MINIMUM COVER OF 4 FEET, AND ALL SANITARY SEWER SERVICE CONNECTIONS SHALL HAVE A MINIMUM COVER OF 3.5 FEET.
9. WESTCHESTER COUNTY DEPARTMENT OF HEALTH MUST BE NOTIFIED FOURTY-EIGHT (48) HOURS PRIOR TO ANY LEAKAGE TESTING.
10. EXFILTRATION/INFILTRATION LEAKAGE TESTS SHALL NOT EXCEED 100 GALLONS PER INCH OF DIAMETER PER MILE PER DAY. HYDROSTATIC TESTS SHALL BE PERFORMED UNDER A MINIMUM POSITIVE HEAD OF 2 FEET (5 FEET FOR WCDEF SEWERS). LOW PRESSURE TESTING IS PERMITTED FOR PIPE LINES AND SHOULD CONFORM TO ASTM C-828. VACUUM TESTING IS PERMITTED FOR MANHOLES BUT NOT PERMISSABLE FOR PIPELINES. VACUUM TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM C1244.
11. THE CONTRACTOR SHALL TEST ALL SEWER MAIN PIPES FOR MAXIMUM DEFLECTION OF 5% OF OUTSIDE DIAMETER. DEFLECTION TESTS SHALL BE PERFORMED USING A CIRCULAR STEEL BALL ON A SLED $\frac{1}{16}$ INCH IN DIAMETER SMALLER THAN ALLOWABLE INSIDE DIAMETER OF SEWER MAIN PIPE WHEN DEFLECTED TO A MAXIMUM OF 5% OF OUTSIDE DIAMETER. DEFLECTION OF ANY PIPE WITHIN AN AREA OF CUT SHALL BE DONE NO SOONER THAN 30 DAYS AFTER THE DATE OF INSTALLATION OF THE PIPE; AND WITHIN AN AREA OF FILL SHALL BE DONE NO SOONER THAN 60 DAYS, AFTER THE DATE OF INSTALLATION OF THE PIPE.
12. 10 STATE STANDARDS AND NYS DOH SANITARY CODE SHALL BE FOLLOWED.
13. SANITARY MANHOLES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI.
14. SANITARY MANHHOLES SHALL HAVE TWO LAYERS OF BITUMINOUS COATING.



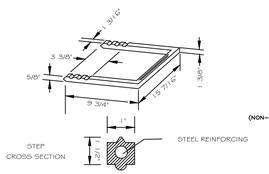
DETAIL OF PRECAST CONCRETE MANHOLE - FLAT TOP
N.T.S.



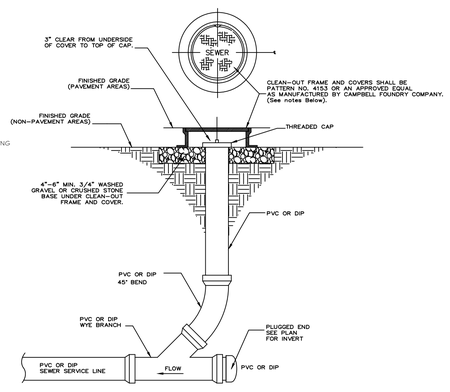
REINFORCEMENT LAYOUT FOR SLAB
N.T.S.



JOINT DETAIL
N.T.S.



DETAIL OF REINFORCED POLYPROPYLENE MANHOLE STEP
N.T.S.



CLEANOUT ASSEMBLY DETAIL
(N.T.S.)

1. ALL CLEAN-OUT FRAMES AND COVERS SHALL BE MADE IN THE U.S.A., HEAVY DUTY, SUITABLEFOR TRAFFIC LOADING WITH A MACHINED MATING SURFACE FOR A TIGHT NON-ROCKING FIT.
2. CLEAN-OUT COVERS SHALL CONTAIN THE WORD "SEWER" CAST IN RAISED LETTERS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP THE COVER PATTERN CLEAN AND FREE OF EXCESS PAVEMENT, MORTAR, AND DIRT THAT MAY HINDER REMOVAL OR OBSCURE THE LETTERING UNTIL THE MUNICIPALITY HAS ACCEPTED THE SEWER.

SEWER MAIN STANDARDS

A. ALL SANITARY INFRASTRUCTURE INSTALLED SHALL BE CLASS 52 DUCTILE IRON PIPE WITH WATER TIGHT RUBBER GASKET JOINTS RESTRAINED WITH EBBA MEGALUGS OR EQUIVALENT IF BURY DEPTH IS PROPOSED TO BE GREATER THAN 6-FT. ALL OTHER APPLICATIONS MAY BE SDR- 21 SEWER GRADE PIPE OR EQUIVALENT. SANITARY SERVICE LATERALS THAT ARE PRIVATELY MAINTAINED MAY BE SDR-35 OR EQUIVALENT.

B. ALL SANITARY MANHOLE FRAMES AND GRATES SHALL BE WATERTIGHT, HEAVY DUTY (H-25), STAMPED SEWER AND HAVE A MINIMUM OPENING OF 30".

C. ALL SANITARY MANHOLES SHALL BE 48"DIAMETER CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI, BE EQUIPPED WITH INTEGRAL SEAL AND BOOT "KOR-N-SEAL"OR EQUIVALENT AND BE COATED WITH BITUMASTIC SEAL.

D. ALL SANITARY MANHOLES SHALL HAVE RIM AND INVERTS SHOWN, WITH TROUGHS TO HANDLE FLOW. DROP MANHOLES ARE ACCEPTABLE.

E. ALL GRAVITY SANITARY SEWER MAINS SHALL BE DESIGNED TO HAVE A 2% PITCH.

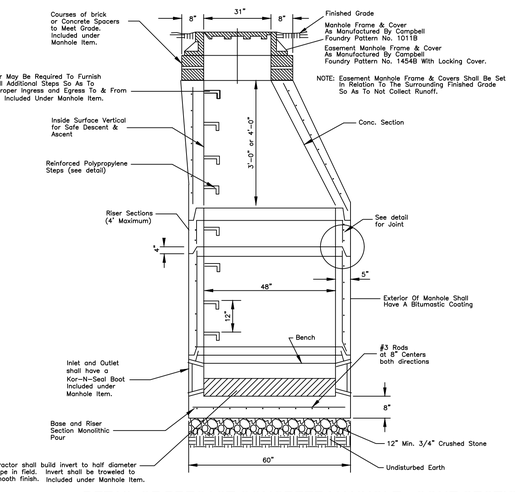
F. METALLIC TRACER TAPE IS REQUIRED FOR ALL HDPE AND SDR PIPE.

G. 10 STATE STANDARDS AND NYS DOH SANITARY CODE SHALL BE FOLLOWED.

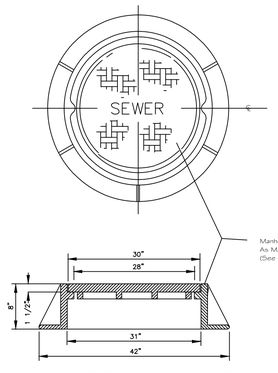
H. THE CONTRACTOR SHALL TEST ALL SEWER MAIN PIPES FOR MAXIMUM DEFLECTION OF 5% OF OUTSIDE DIAMETER. DEFLECTION TESTS SHALL BE PERFORMED USING A CIRCULAR STEEL BALL ON A SLED 1/16 INCH IN DIAMETER SMALLER THAN ALLOWABLE INSIDE DIAMETER OF SEWER MAIN PIPE WHEN DEFLECTED TO A MAXIMUM OF 5% OF OUTSIDE DIAMETER. DEFLECTION OF ANY PIPE WITHIN AN AREA OF CUT SHALL BE DONE NO SOONER THAN 30 DAYS AFTER THE DATE OF INSTALLATION OF THE PIPE; AND WITHIN AN AREA OF FILL SHALL BE DONE NO SOONER THAN 60 DAYS, AFTER THE DATE OF INSTALLATION OF THE PIPE.

I. ANY DEVIATION FROM THE ABOVE MUST BE ACCEPTED BY THE DIRECTOR'S OF TECHNICAL AND ENVIRONMENTAL SERVICES.

J. SHOP DRAWINGS AND SUBMITTALS ARE REQUIRED FOR ALL WATER AND SANITARY INFRASTRUCTURE AND ANY UTILITY PROPOSED FOR DEDICATION TO THE TOWN OF CORTLANDT.



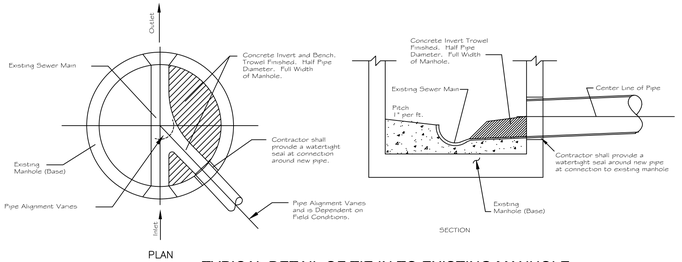
DETAIL OF PRECAST CONCRETE MANHOLE - CONE SECTION
N.T.S.



MANHOLE FRAME AND COVER
N.T.S.

MANHOLE FRAME AND COVER NOTES

1. ALL MANHOLE FRAMES AND COVERS SHALL BE MADE IN THE U.S.A., HEAVY DUTY, SUITABLE FOR TRAFFIC LOADING WITH A MACHINED MATING SURFACE FOR A TIGHT NON-ROCKING FIT.
2. MANHOLE COVERS:
   A. STANDARD MANHOLE COVERS - SHALL BE SOLID NON-VENTED CASTINGS AS MANUFACTURED BY CAMPBELL CAMPBELL FOUNDRY, MODEL NO. 1011B. COVERS SHALL CONTAIN TWO WATERTIGHT CONCEALED PICKHOLES, AND THE WORD "SEWER"/"DRAIN" CAST IN TWO INCH HIGH RAISED LETTERS.
   B. EASEMENT MANHOLE COVERS - SHALL BE SOLID NON-VENTED CASTINGS AS MANUFACTURED BY CAMPBELL FOUNDRY, MODEL NO. 1454B. COVERS SHALL HAVE A LOCKING MECHANISM, CONTAIN TWO WATERTIGHT CONCEALED PICKHOLES, AND THE WORD "SEWER"/"DRAIN" CAST IN TWO INCH HIGH RAISED LETTERS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP THE COVER PATTERN CLEAN AND FREE OF EXCESS PAVEMENT, MORTAR, AND DIRT THAT MAY HINDER REMOVAL OR OBSCURE THE LETTERING UNTIL THE MUNICIPALITY HAS ACCEPTED THE SEWER.



TYPICAL DETAIL OF TIE IN TO EXISTING MANHOLE
N.T.S

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

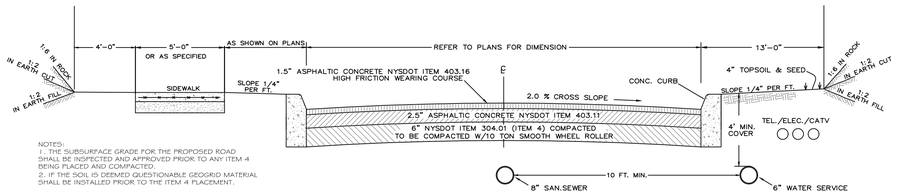
SHEET NUMBER 14 17

5 TOWN COMMENTS 2-18-26
4 MISC. REVISIONS 2-9-26
3 MISC. REVISIONS 12-17-25
2 TOWN COMMENTS 10-13-25
1 MISC. REVISIONS 4-18-25
ORIGINAL DATE: 3/4/2024
PROJECT NUMBER:

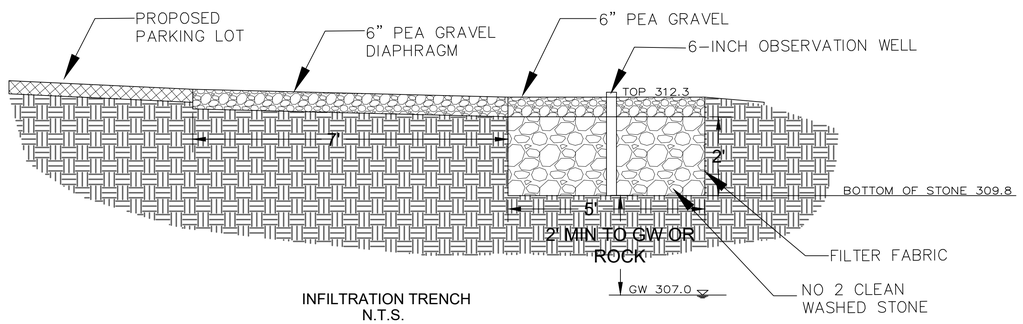
CIARCIA ENGINEERING, P.C.

SEWER DETAILS

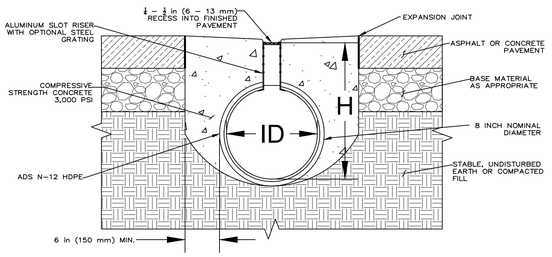
AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR



TYPICAL ROAD SECTION
N.T.S.



INFILTRATION TRENCH
N.T.S.



Nominal Diameter, ID, in. (mm)	Depth of Invert, H, in. (mm)	
	Minimum	Maximum
4 (100)	10.25 (260)	28.00 (711)
6 (150)	12.50 (318)	30.00 (762)
8 (200)	14.50 (368)	32.00 (813)
10 (250)	16.50 (419)	34.00 (864)
12 (300)	19.00 (483)	48.00 (1219)
15 (375)	22.00 (559)	51.00 (1295)
18 (450)	25.00 (635)	54.00 (1372)
24 (600)	31.25 (794)	60.00 (1524)
30 (750)	38.25 (972)	66.00 (1676)
36 (900)	44.25 (1024)	72.00 (1829)

NOTES:
1. CONCRETE BACKFILL SHOULD EXTEND DOWNWARD TO AT LEAST THE SPRING LINE OF THE PIPE. SOIL BELOW THE PIPE AND CONCRETE SHALL BE A LEAN CLAY OR SIMILAR AT 95% COMPACTION.
2. IF UNSUITABLE MATERIAL IS ENCOUNTERED, PIPE SHALL BE PLACED ON A 6" BED OF ¾ INCH CRUSHED STONE.

DURASLOT PIPE DETAIL

GREASE TRAP DESIGN:

This narrative provides the basis-of-design for the grease waste system serving all kitchen fixtures. The design includes fixture routing, flow calculations, NYS Plumbing Code compliance, and grease interceptor sizing per the 2014 NYSDEC 30-minute detention standard. The kitchen operates with staggered fixture use and does not run multiple sinks or equipment simultaneously.

Fixtures Routed to Grease

Hand sink - 10×13×5 in
2-compartment sink - (18×24×14 in) ×2 bowls
3-compartment sink - 24×24×17, 24×24×17, 36×24×17 in
Vegetable prep sink - 20×20×14 in
Mop/service sink - 18×19×14 in
Floor drain - kettle/skillet area
Pre-rinse sprayer - assumed 2.0 gpmHobart 6460 potato peeler - assumed 10 gpm intermittent

Methodology

Grease interceptor sizing is based on:

a) Fixture bowl volume calculations using 75% usable volume and a 2-minute drain-down.
b) NYS Plumbing Code DFU values for drainage sizing.
c) Peak flow (Q_peak) based on the largest credible simultaneous discharge event.
d) A required 30-minute detention time per NYSDEC Design Standards for Intermediate Sized WastewaterTreatment Systems (2014).

Updated Peak Flow Calculation (Realistic Operation)

The kitchen does not operate multiple sinks or equipment simultaneously. Sinks are filled and drained a maximum of twice per day, and the Hobart potato peeler operates only 1.5 hours per week. The credible peak flow is therefore limited to the largest sink drain with minor concurrent flow:

3-compartment sink drain: 55.6 gpm
Pre-rinse sprayer allowance: 2.0 gpm
Minor concurrency factor: 3-5 gpm

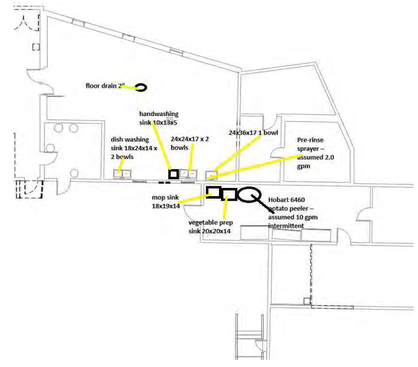
Resulting realistic Q_peak: **60-65 gpm**

Grease Interceptor Sizing (Updated to 2,000 gallons)

Per NYSDEC, required working volume is:
Q_peak × 30 minutes

- At 60 gpm: 1,800 gallons
- At 65 gpm: 1,950 gallons

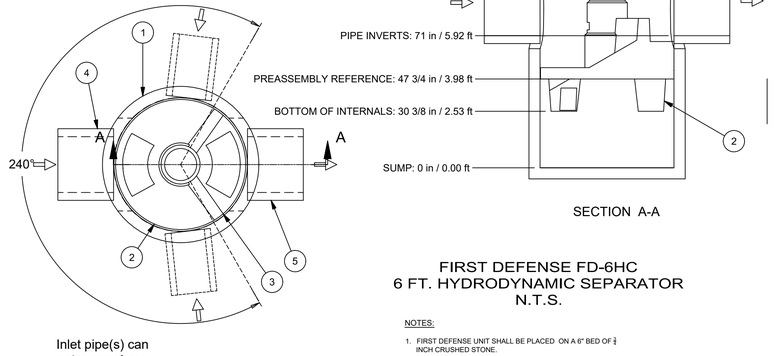
The appropriate standard tank size is therefore **2,000 gallons**. This tank size is justified based on actual kitchen operation and meets the required 30-minute detention time.



FIRST DEFENSE PARTS LIST		
ITEM	DESCRIPTION	SIZE
1	PRECAST MANHOLE (BY HYDRO VIA PRECASTER)	72 in
2	FRAME AND COVER	18 in
2A	FRAME AND COVER	24 in
3	INLET PIPE (BY OTHERS) [2]	18 in
4	OUTLET PIPE (BY OTHERS) [1]	18 in
5	PIPE COUPLING (BY OTHERS)	
6	LEDGER ANGLE	
7	SUPPORT FRAME	
8	DIP PLATE	
9	CENTER SHAFT AND CONE	
10	BENCHING SKIRT	

FIRST DEFENSE SEPARATOR NOTES

1. GENERAL ARRANGEMENT DRAWINGS ONLY. CONTACT HYDRO INTERNATIONAL FOR SITE SPECIFIC FABRICATION DRAWINGS.
2. INLET/OUTLET PIPE ANGLE CAN VARY TO ALIGN WITH DRAINAGE NETWORK (REFER TO PROJECT PLANS).
3. PEAK FLOW RATE AND MINIMUM HEIGHT LIMITED BY AVAILABLE COVER AND PIPE DIAMETER.
4. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.
5. THE TREATMENT SYSTEM SHALL FIT WITHIN THE LIMITS OF EXCAVATION (AREA AND DEPTH) AS SHOWN IN THE PLANS AND WILL NOT EXCEED THE DIMENSIONS FOR THE DESIGN FLOW RATES SPECIFIED HEREIN.
6. THE TREATMENT SYSTEM SHALL REMOVE GREATER THAN OR EQUAL TO 90% OF TSS BASED ON THE TARGET PARTICLE SIZE (TPS) OF 106 MICRONS AND/OR 80% OF TSS BASED ON THE TPS OF 230 MICRONS AT 0.7 CFS AND 1.2 CFS, RESPECTIVELY.
7. THE TREATMENT SYSTEM SHALL BE CAPABLE OF CAPTURING AND RETAINING FINE SILT AND SAND SIZE PARTICLES. ANALYSIS OF CAPTURED SEDIMENT FROM FULL-SCALE FIELD INSTALLATIONS SHALL DEMONSTRATE PARTICLE SIZES PREDOMINATELY IN THE 20-MICRON RANGE

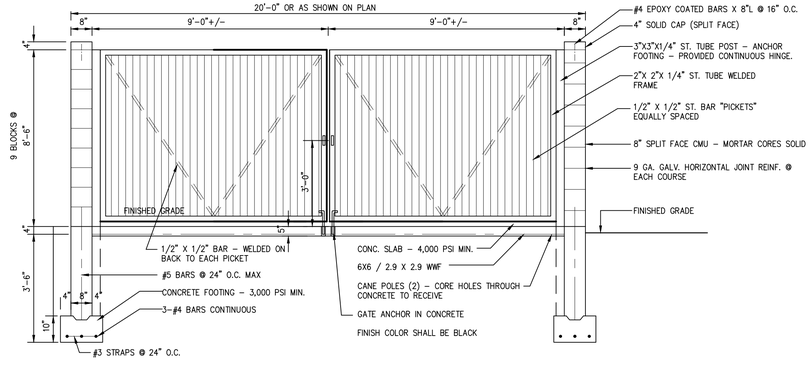


Inlet pipe(s) can enter anywhere within 240° arc.

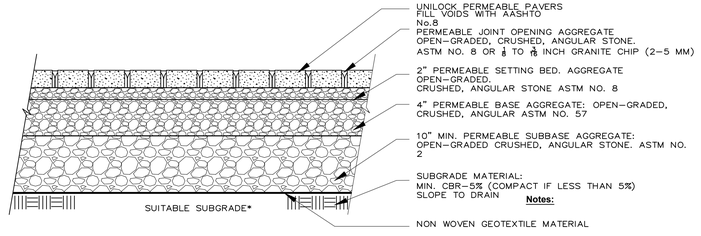
FIRST DEFENSE FD-6HC
6 FT. HYDRODYNAMIC SEPARATOR
N.T.S.

NOTES:
1. FIRST DEFENSE UNIT SHALL BE PLACED ON A 6" BED OF ¾ INCH CRUSHED STONE.

NOTE: ALL JOINTS FULLY SEAL WELDED PRIOR TO FINISHING

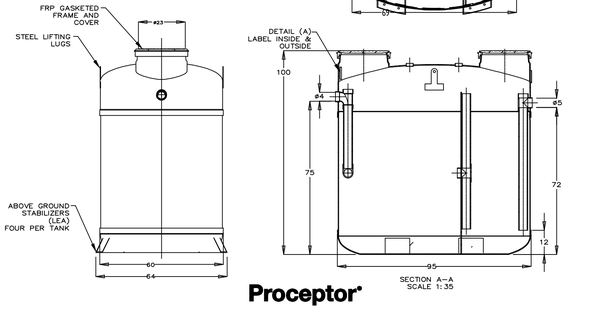


TRASH ENCLOUSURE
N.T.S.



1. AVOID OVER COMPACTION OF THE NATURAL SUBGRADE SOILS. UNDERDRAINS MAY BE USED TO PROVIDE POSITIVE DRAINAGE.
2. OPEN GRADED BASE MATERIAL TO BE INSTALLED IN 6" LIFTS AND COMPACTED. THERE SHOULD BE A MINIMUM OF FOUR PASSES WITH NO VISIBLE MOVEMENT OF THE MATERIAL.
3. PRESS #8 STONE INTO TOP OF #57 STONE WITH COMPACTION EQUIPMENT.
4. PAVERS TO BE SET USING 5000 LBF PLATE COMPACTOR.

PERMEABLE PAVER DETAIL
N.T.S.



Proceptor®
ZURN.

PROCEPTOR MODEL GMC 1300 UPC DETAIL
N.T.S.

NOTES:
1. PROCEPTOR SHALL BE PLACED ON A 6" BED OF ¾ INCH CRUSHED STONE.

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

SHEET NUMBER 15/17

5 1 TOWN COMMENTS 5-13-26
4 2 TOWN COMMENTS 2-18-26
3 1 TOWN COMMENTS 2-9-26
ORIGINAL DATE: 1-26-2026
PROJECT NUMBER:

CIARCIA ENGINEERING, P.C.

MISC. DETAILS

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR

PHASING DESCRIPTION

THE PHASING PLAN DESCRIBES THE PROJECT SEQUENCING THAT WILL ALLOW THE CAMPUS TO OPERATE WHILE CONSTRUCTION PROGRESSES. THE PROPOSED PHASES WILL ALLOW THE YESHIVA TO REMAIN OPERATIONAL WHILE ENSURING SAFE AND CONTINUOUS USE OF THE FACILITIES THROUGHOUT THE CONSTRUCTION PERIOD.

PHASE 1

CONSTRUCTION WILL BEGIN WITH THE NEW "DODGE CITY" DORMITORY AND CLASSROOM BUILDING ALONG WITH THE NEW STORAGE BUILDING. UPON COMPLETION OF THIS BUILDING, STUDENTS WILL BE HOUSED IN THE UPPER DORMITORY FLOORS AND CLASSES WILL TAKE PLACE IN THE NEW CLASSROOMS ON THE FIRST FLOOR. THE NEW BUILDING SHOULD TAKE APPROXIMATELY 2 YEARS TO COMPLETE.
PHASE 1 WILL ALSO REQUIRE THE CONSTRUCTION OF THE PUBLIC WATER AND PRIVATE SEWER MAIN. WATER AND SEWER FACILITIES WILL REQUIRE THE APPROVAL OF THE UTILITIES PRIOR TO THE NEW DORMITORY BEING OCCUPIED. THE STORMWATER BASIN WILL ALSO BE COMPLETED DURING THIS PHASE.

PHASE 2

THE PREVIOUS DORMITORY, (POOL BUILDING) WILL UNDERGO CONSTRUCTION AS WELL AS RENOVATIONS TO THE EXISTING SANCTUARY BUILDING (CHALET). THE DALLAS BUILDING WILL ALSO BE UPDATED DURING THIS PHASE. THE RABBI'S LECTURE ROOM WING LOCATED ON THE FIRST FLOOR OF THE NEW "DODGE CITY" BUILDING WILL TEMPORARILY ACCOMMODATE SANCTUARY FUNCTIONS WHILE PHASE 2 IS BEING COMPLETED. THIS PHASE SHOULD TAKE APPROXIMATELY 1 YEAR.

PHASE 3

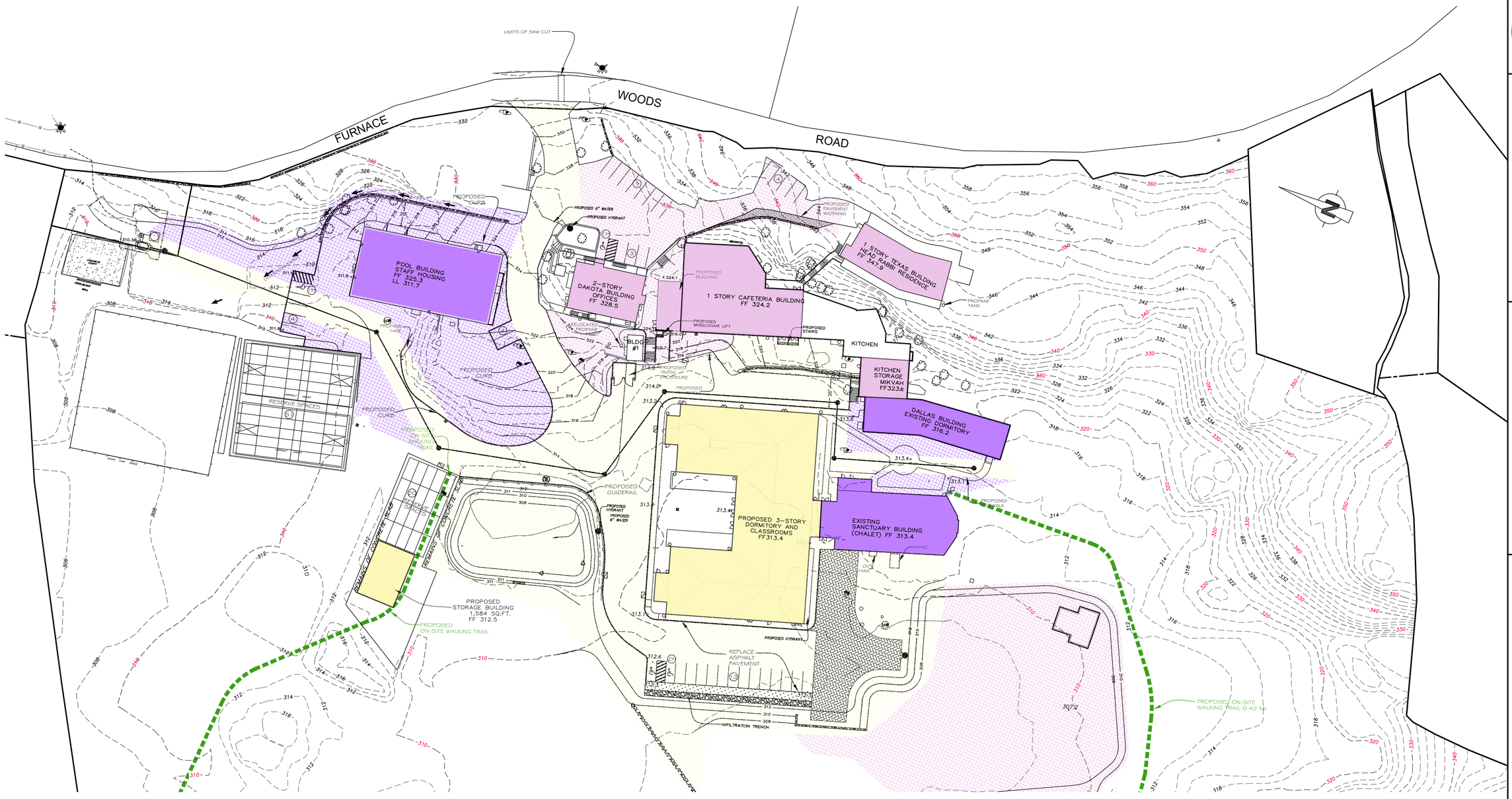
THIS PHASE WILL CONSIST OF CONSTRUCTION UPGRADES TO THE DINING BUILDING AS WELL AS FAÇADE UPGRADES TO THE REMAINING STAFF BUILDINGS, "TEXAS" AND "DAKOTA". WHILE THE DINING BUILDING IS UNDER CONSTRUCTION, THE RABBI'S LECTURE ROOM WING LOCATED IN THE NEW "DODGE CITY" BUILDING WILL BE USED AS A TEMPORARY DINING ROOM. THE CURRENT KITCHEN WILL CONTINUE TO OPERATE AS IS THROUGHOUT THIS PHASE. THIS PHASE WILL TAKE APPROXIMATELY 1 YEAR

THIS PHASE WILL ALSO INCLUDE THE REGRADING ASSOCIATED WITH THE FLOODPLAIN MITIGATION.

THIS PHASED APPROACH ALLOWS FOR ORDERLY SEQUENCING OF WORK WHILE MAINTAINING SAFE, HABITABLE, AND CODE-COMPLIANT CAMPUS OPERATIONS THROUGHOUT THE DURATION OF CONSTRUCTION

LEGEND

- PHASE 1
- PHASE 2
- PHASE 3



SCALE: 1"=40'

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

SHEET NUMBER 16/17

1 TOWN COMMENTS 5-13-26
ORIGINAL DATE: 2-13-26
PROJECT NUMBER:

CIARCIA ENGINEERING, P.C.

PHASING PLAN

AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR

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

SCALE: 1"=80'

AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR

WALKING TRAILS

CIARCIA ENGINEERING, P.C.
[redacted]

5 TOWN COMMENTS 5-13-26	
4 TOWN COMMENTS 2-18-26	
3 TOWN COMMENTS 1-26-26	
2 MISC. REVISIONS 12-17-25	
1 TOWN COMMENTS 10-13-25	
ORIGINAL DATE: 6/11/2025	
PROJECT NUMBER:	

SHEET NUMBER
17
17

**TIM
MILLER
ASSOCIATES, INC.**
[redacted]

May 19, 2026

Permit Administrator
New York State DEC Region 3
21 South Putt Corners Road
New Paltz, NY 12561

Re: Article 24 Freshwater Wetlands Permit Application
Yeshiva Ohr Hameir
141 Furnace Woods Road
Town of Cortlandt, Westchester County, New York

Dear Administrator:

Enclosed please find an application package for New York State DEC Article 24 permit for disturbance within a wetland and wetland buffer. Specifically, the applicant proposes the construction of a new dormitory building on site and other site improvements.

The western and southern part of the site contains a portion of wetland P-1, a Class 2 DEC regulated wetland. The wetland continues off property onto the adjacent parcel to the north. Disturbance will have to occur within the 100 foot adjacent buffer and wetland. As shown on the attached aerial, the property is currently developed with the existing Yeshiva Ohr Hameir, a theological seminary, facilities on the property.

The following are enclosed for your use.

1. Figures and Site Photos
2. Site plans prepared by Ciarcia Engineering, P.C.
3. Wetland Mitigation Plan prepared by Tim Miller Associates, Inc.
4. Joint Application Form
5. Environmental Assessment Form

Project Site

Yeshiva Ohr Hameir, a theological seminary, has operated its facilities for many years at the site of a former dude ranch, which was developed before laws regulating wetlands were in place. The subject property contains wetlands (State regulated Wetland P-1) covering a very irregular shaped area thereby creating a larger, irregularly shaped regulated adjacent area (buffer) which extends onto some of the pre-existing improvements on the property.

It is noted that the DEC issued an Article 24 wetland permit for a very similar proposal back in 2010. At that time the project included the construction of an on-site sewage treatment plant to upgrade the wastewater system on the site (attached). In 2012 the permit was modified to reflect the plans at that time to connect to the municipal sewer system. It has taken more than a decade for that connection to become reality.

The current site mapping includes an updated delineation based on numerous discussions with the DEC, and incorporates elements of the most recent delineation and past approved lines. The most recent delineation found that site conditions have changed since the original approval, and in some cases the wetland is now smaller. However, in an effort to be most conservative regarding wetlands, the original wetland line and associated adjacent area has been maintained in most areas. A validation map was signed by Sarah Pawliczak of DEC staff on November 25, 2025.

The project is located on 37.32 acres in the Town of Cortlandt on the west side of Furnace Woods Road (see attached location map). The site currently has multiple buildings on site for use by the seminary, including a dormitory and cafeteria building, office building, sanctuary, pool and staff housing building, and head Rabbi residence. The development on the site is on the eastern portion, with the rest of the site remaining undeveloped. Immediately around the property are single family residential houses. The facility has been in operation for many years and is located at the site of a former dude ranch, which was developed before wetland regulation laws were put into place.

Existing Wetland

The wetlands on the property are a portion of a larger wetland designated as NYSDEC Wetland P-1. This part of that wetland, however, has been disturbed for much of its recent history, being used as horse paddocks and farmland, as confirmed by historic mapping. A time series of aerial photos, attached, shows the progression of the site from 1976 to the present. Some areas of the wetland were trenched as part of previous activities. Construction debris and other rubbish were observed within the flagged wetland area, dating to the time of the dude ranch use.

The cessation of the dude ranch and horse activities and the introduction of the current boarding school use provided an opportunity for vegetation to become reestablished within the wetland area on the project site. At this time, the entire wetland is vegetated and stabilized. The most accurate description of the wetland type would be a wet meadow, with vegetation dominated by grasses.

A preliminary investigation utilizing Westchester County Soil Survey maps, site topography mapping and infrared aerial photography was conducted to delimit potential wetland communities on this site. This preliminary investigation identified the bounds of the on-site wetlands area.

As shown on the Westchester County Soil Survey, Udorthents soils (Uc) consisting of fill deposited over wet substrata predominate in the wetland area. At one time it appears that portions of this area were previously excavated to create two small permanent pools of water that drain to a long, linear ditch extending from the pools and through the wetlands to the north for a distance of greater than 400 feet. Each of the pools had approximate open-water dimensions that range from 40-50 feet in length and 10-15 feet in width. All that now remains of these pooled areas is an overhanging weeping willow tree on the eastern edge abutting the maintained lawn of the school ball fields.

Other soils are present uphill and to either side of the wetland. These soils include Urban Land-Charlton-Chatfield Complexes over the majority of the easterly, developed portions of the site and Chatfield-Hollis Rock Outcrop Complexes to the west, on the rear portion of the site which is abutted by either residential properties or County parkland (Blue Mountain Reservation).

The remainder of the ditch corridor extends underneath a partially closed canopy of red maples and Eastern cottonwood, with spicebush, multiflora rose, Oriental bittersweet and Japanese barberry in the shrub layer. While some clumps of tussock sedge are present in the herbaceous layer of the meadow, many of the grasses surrounding the waterways are taller mat forming species such as rice cutgrass and *Phragmites*. There are no flows from rivulets or spring points, and the surface hydrology observed on several site visits since 2009 is relatively dry considering the amount of rainfall prior to the site visits. The wetland appears to be recharged both by rainfall and a perched groundwater table.

The Proposed Action

The proposed project involves two primary activities: construction of the new dormitory building and connection to the municipal sewer system.

First is the construction of the new dormitory building. This building will be constructed substantially within the footprint of the former "Dodge City' building, and entirely within areas of existing impervious surfaces, both within and outside of the wetland buffers. Reconfiguration of the parking lot and access roads around the new building will result in changes to the impervious cover within the wetland buffer, particularly as it relates to fire equipment access. The net change will be an 819 square foot decrease within the DEC buffer.

Second, and more significant as it relates to wetlands and water quality, is the abandonment of the existing septic systems and connection to a new municipal sewer collection system. Yeshiva Ohr Hameir proposes to replace its existing subsurface septic systems (SSTAs) serving several buildings on the property and which are located in the wetland and adjacent area. Whereas the previously approved plan contemplated the construction of a sewage treatment plant on the site, the revised proposal involves a new connection to a municipal wastewater treatment plant. Currently, the site utilizes four subsurface septic systems (SSTAs) to serve several of the buildings on the property. These systems are located within parts of the wetland and adjacent areas. These systems will be abandoned and the buildings on site will connect to the municipal sewer system. The location of the pump station will allow for easy access off of Furnace Woods Road. It is anticipated that the Town will ultimately take ownership of the pump station.

The following summary outlines various elements of the current site plan as compared to the prior plan. Refer to the accompanying plan set that shows all proposed site construction.

The revised plan proposes the following wetland adjacent area encroachments:

1. Reconstruction of the Dodge City Building substantially on the location of its former foundation and existing slab. Existing asphalt parking and circulation areas on the site will be expanded to allow for improved traffic patterns, parking alignment and fire equipment access. There will be a net decrease in impervious surfaces within the adjacent area. Like the prior plan, the current plan will result in the abandonment of four leaching areas, three of which are in or adjacent to the wetland. No state wetland will be filled. The entire area of disturbance within the wetland adjacent area is currently either impervious or maintained as lawn, and has been so for many years.

2. Removal of a portion of the existing parking lot and replacement with landscape plantings.

3. Creation of a wood chip walking path in a large loop around the western portion of the property to provide new options for student recreation. A small wooden foot bridge will be

constructed for one crossing of the existing watercourse. The creation of the wood chip path will be accomplished by placing wood chips in a path four to six feet wide within wetlands and buffers. One wooden footbridge will be required for a single stream crossing.

4. Removal of the former ski lift building and associated debris and prior fill, followed by landscaping of the area.

5. Abandonment of the septic system area closest to the new dormitory building and replacement with a stormwater management pond. A portion of the grading required for this basin will be within the DEC adjacent area. It is noted that there is currently no provision for stormwater detention or stormwater quality control on the site.

The engineer's drawings (enclosed) show the proposed grading and layout relative to the wetland and adjacent area boundaries, limits of construction disturbance and erosion/sedimentation control measures.

Importantly, the proposal will relieve a condition where several challenged septic systems are within and adjacent to the wetland. Moreover, the current proposal will eliminate need for a surface effluent discharge as is presently permitted by the NYSDEC permit. There will be no long term adverse functional impact to the wetland from this proposal. With the mitigation measures that are proposed (described below), it is expected that there will be a net increase in wetland function as a result of this proposal.

Under this plan, the Yeshiva will construct the dormitory building in the general location of the former "Dodge City" building, a corner of which is located within 100 feet of the State regulated wetland, in an area that is currently a concrete slab. The footprint of the new Dodge City building includes a grassed courtyard, thereby reducing existing impervious surfaces on the site. The nearby circulation and parking spaces will be slightly altered within the existing asphalt pavement surface area, but the new impervious surfaces will be kept to a minimum. An updated stormwater management plan includes the construction of a new stormwater basin in the location of an existing septic area that will be abandoned. This basin will be planted consistent with wetland landscaping and will treat stormwater runoff that for many years has entered the wetland and watercourse system untreated.

The previous plan for the site included an extension of the existing sanctuary (Chalet) building, extending approximately 75 feet to the south. This would have resulted in DEC buffer disturbances to within five feet of the delineated DEC wetland. Following discussion with the Planning Board and Town staff, this addition has been eliminated, and the functions of the new space incorporated into the new dormitory building. A retaining wall is now proposed at the edge of the new parking area in order to avoid any fill within the DEC wetland.

In order to accommodate the necessary access for emergency vehicles, a portion of the DEC adjacent area will be filled. This area is currently maintained as lawn and is outside of the area of functional wetland. It is noted that this part of the wetland was flagged based on historic mapping of the wetland, and not on current conditions. The loss of this area will be offset by the restoration of the wetland south of the existing buildings, in the area known as the "ski hill". The former building used for the rope tow will be removed and this area restored as well.

Because a portion of the proposed expanded parking area is within a designated floodplain, some provision for floodplain compensation is required based on the final site and grading plan. Several areas suitable to compensate for the loss of floodplain storage have been identified; one possible

area is depicted on the current site plans. Final consultation with the DEC will determine if such storage capacity is necessary and if so where that excavation will ultimately be located. It is likely that the excavation for additional storage will be located adjacent to delineated wetland areas. If required, this area will be treated as wetland and buffer enhancement and landscaped accordingly. Table 1 below summarizes the impacts to the wetland and adjacent areas.

Table 1 – NYSDEC Wetland and Adjacent Areas Impacts	
Existing impervious surfaces within buffer	39,954 sf
Proposed Impervious surfaces within buffer	37,637 sf
Net change in impervious surface	-2,317 sf
Proposed wetland disturbance (for floodplain compensation)	22,258 sf
Existing buffer disturbance	39,954 sf
Proposed new buffer disturbance (temporary for floodplain compensation)	14,872 sf

Wetland Functional Impacts

There will be no long term adverse functional impact to the regulated wetland area. As noted above, the wetlands within close proximity to the construction area have been maintained as lawn or for other site uses since the 1950's. While the grass areas perform some function for filtering runoff and floodplain storage, other functions relating to wildlife habitat, vegetative diversity and runoff treatment are largely absent.

The activities within the adjacent area will result in a net positive effect on the wetland, as the removal of the concrete pad, restoration of some 1,138 square feet of impervious surfaces in that area, and the abandonment of four leaching areas (three of which are in or adjacent to the wetland) will improve site conditions relative to the wetland environment. The total impervious surface within the adjacent area will be reduced by 2,317 sf.

The construction of the stormwater management basin just outside of regulated areas will function to capture and treat stormwater runoff form impervious surfaces and regulate stormwater flows, providing a beneficial function near floodplain areas. This function is largely absent in the current condition.

A significant benefit of the proposal is the improvement in sewage treatment on the site. The existing septic system operates in four different areas of the site, including one leaching area that is partially in the delineated wetland. The applicant has tried for several years to develop a sewage disposal system that would improve the treatment on site, but due to soils constraints, an adequate solution was not found. Therefore the applicant is choosing to connect to an existing treatment plant to entirely replace the existing systems on site. The applicant has contributed both financially and with the dedication of a portion of the property for the pump station to the wastewater improvements.

Erosion and Sediment Control

Sediment and erosion control that will be used during construction can be seen on the Erosion Control Plan. A silt fence will be placed along the western portion of the property along the limits of disturbance to prevent sediment from entering the wetland. All soil stockpiles on site will be surrounded by a silt fence or straw bales and will be vegetated as necessary to prevent erosion

and sediment runoff. Stabilized construction padding will be used on site to remove sediment from construction vehicle tires and prevent dirt from being tracked off site onto roads. The location of the stabilized padding can be seen on the site plan. Drop inlet protection will be utilized over any storm drains to catch any debris or runoff to prevent it from entering stormwater pipes.

Proposed Mitigation

The applicant is proposing a number of mitigation measures to offset the disturbances to regulated wetlands and buffers. The attached "Summary of Proposed Wetland Mitigation Measures" plan shows these measures.

1. The existing septic system leaching fields, which are not currently functioning to WCDOH standards, will be abandoned and all site-generated effluent will be discharged through the pump station to the town operated treatment plant. A portion of the property in the northeast corner of the site was dedicated to the town for this purpose.

2. The wetland and buffer in the area of the former "ski hill" will be restored, along with the removal of the former ski lodge building. In this same area there will be some shallow excavation to provide floodplain compensation for areas of the site that are already within the FEMA floodplain as well as a small new area of the expanded parking that is also in the floodplain.

3. Existing asphalt will be removed from the western end of the existing parking area, reducing overall impervious surfaces in the adjacent area. New plantings will be installed between the edge of the new parking lot and the wetland.

4. A new stormwater management basin, which is designed to exceed the requirements of the new impervious surfaces, will be planted with wetland and transitional vegetation to mimic wetland and buffer conditions in an area that is currently one of the septic system leaching fields.

5. A walking trail will be constructed to provide a recreation opportunity for students while increasing exposure to nature and wetland benefits and functions.

Standards for Issuance - Article 24 Permit

As noted above, the development of this parcel will require disturbance within wetland and the 100 foot regulated adjacent area to a New York State DEC wetland.

Standards for permit issuance require a review of compatibility of the proposed activities as described in 663.4 of Chapter X, Part 663 of the New York State Environmental Conservation Law, including an alternatives analysis and an analysis of "weighing standards" to weigh the impact of the proposal versus the recognized need and potential alternatives to the project.

Procedural Requirements for Permit Issuance

Table 1 Standards for Permit Issuance			
Item # (from Part 663.4, ECL)	Activity	Procedures and Compatibility by Area	
		FWW	AA
6	Establishing walking trails, where no significant impairment of the wetland or its benefits involved	E	E
36	Installing electric, telephone, or other utilities from an existing utility distribution facility to a structure, except for activities covered by item 35, where no major modifications or construction activities in the wetland are necessary	P(C)	L
43	Constructing commercial or industrial facilities, public buildings, or related structures or facilities	P(X)	P(X)
FWW – Freshwater wetland, AA – Adjacent area (defined as 100 ft from wetland boundary)			

The levels of compatibility with the resource are defined as follows:

C - Usually compatible means that a regulated activity may be compatible with a wetland and its functions or benefits, although in some circumstances the proposed action may be incompatible

N - Usually incompatible means that a regulated activity is usually incompatible with a wetland and its functions of benefits, although in some cases the proposed action may be insignificant enough to be compatible

X – Incompatible means that a regulated activity is incompatible with a wetland and its functions and benefits

L – Letter of permission required

Compatibility Evaluation

In the standards for permit issuance outlined in Section 663.5(e)(1), three tests are to be used to determine the compatibility of activities identified as P(C) or P(N). Activities must be evaluated with respect to compatibility for both the wetland and adjacent area. In order to issue a permit for these activities, the DEC must consider if the activity (i) would be compatible with preservation, protection and conservation of the wetland and its benefits, (ii) would result in no more than insubstantial degradation to, or loss of, any part of the wetland, and (iii) would be compatible with public health and welfare.

If an activity is identified as P(X), it must also meet each of the weighing standards for permit issuance as listed in Part 663.5(e)(2), in this case for a Class 2 wetland. Activities must be compatible with the public health and welfare, be the only practicable alternative that could accomplish the applicant's objectives and have no practicable alternative on a site that is not a freshwater wetland or adjacent area.

As noted above, the proposed activity is disturbance within the buffer for the construction of a new dormitory building and for connection to the municipal sewer line. As such, the proposal as submitted will;

1. **Be compatible with preservation, protection and conservation of the wetland and its benefits.** The proposal will not directly impact any part of the wetland. The proposed plans will have disturbance within the wetland buffer and minimal disturbance to the wetland. The wetland buffer where the dormitory related disturbance is occurring is already disturbed and consisting of impervious surface and the wetland that is proposed to be disturbed is maintained as grass. The disturbance due to the connection to municipal sewer is a beneficial change that will allow the facility to abandon the current SSTA facilities within the wetland and adjacent area.
2. **Would result in no more than insubstantial degradation to, or loss of, any part of the wetland.** The proposed plan will have minimal disturbance to the wetland buffer for the sewer line connection and new dormitory building. The area where the dormitory is being built is currently the location of a concrete foundation and will not remove any natural buffer areas. The proposed plan will have a decrease in impervious surfaces within the buffer. The wetland will have minimal disturbance for the parking lot. Wetland mitigation measures have been proposed or offset the proposed disturbance and result in a net benefit to the wetland and buffer.
3. **Is compatible with public health and welfare.** The construction of the new dormitory building entirely within a current impervious area will have no significant impact on the wetland and therefore no impact on public health and welfare. The site improvements, such as abandoning the septic system within the buffer and wetland and connecting to the municipal sewer and the proposed wetland mitigation measures are beneficial to public health. Because a part of the site (including areas outside of the DEC wetland and buffers) is within a FEMA mapped floodplain, the creation of floodplain compensation to offset this construction is also a public benefit.

We respectively request your prompt review of the enclosed application package. Please contact me if you have any questions about this matter or require additional information.

Sincerely,

Steve Marino, PWS
Principal/Senior Wetland Scientist
TIM MILLER ASSOCIATES, INC.

NEW YORK STATE | Department of Environmental Conservation | Office of General Services | Department of State

US Army Corps of Engineers

JOINT APPLICATION FORM

For Permits for activities activities affecting streams, waterways, waterbodies, wetlands, coastal areas, sources of water, and endangered and threatened species.

You must separately apply for and obtain Permits from each involved agency before starting work. Please read all instructions.

1. **Applications To:**

>NYS Department of Environmental Conservation ☑ Check here to confirm you sent this form to NYSDEC.

Check all permits that apply:

- ☐ Stream Disturbance
- ☐ Excavation and Fill in Navigable Waters
- ☐ Docks, Moorings or Platforms
- ☐ Dams and Impoundment Structures
- ☐ 401 Water Quality Certification*
- ☑ Freshwater Wetlands
- ☐ Tidal Wetlands
- ☐ Wild, Scenic and Recreational Rivers
- ☐ Coastal Erosion Management
- ☐ Water Withdrawal
- ☐ Long Island Well
- ☐ Incidental Take of Endangered / Threatened Species

* See Instructions (page 3)

>US Army Corps of Engineers ☐ Check here to confirm you sent this form to USACE.

Check all permits that apply: ☐ Section 404 Clean Water Act ☐ Section 10 Rivers and Harbors Act

Is the project Federally funded? Yes No

If yes, name of Federal Agency:

General Permit Type(s), if known:

Preconstruction Notification: Yes No

>NYS Office of General Services ☐ Check here to confirm you sent this form to NYSOGS.

Check all permits that apply:

☐ State Owned Lands Under Water

☐ Utility Easement (pipelines, conduits, cables, etc.) ☐ Docks, Moorings or Platforms

>NYS Department of State ☐ Check here to confirm you sent this form to NYSDOS.

Check if this applies: ☐ Coastal Consistency Concurrence

2. **Name of Applicant**

Congregation of Yeshiva Ohr Hamier

Taxpayer ID (if applicant is NOT an individual)

Mailing Address [redacted]

Post Office / City

State: NY

Zip: 10567

[redacted] Email [redacted]

Applicant Must be (check all that apply): ☑ Owner ☐ Operator ☐ Lessee

3. **Name of Property Owner (if different than Applicant)**

Mailing Address

Post Office / City

State

Zip

Telephone

Email

For Agency Use Only	Agency Application Number:

4. **Name of Contact / Agent**

Steve Marino

Mailing Address [redacted] | Post Office / City [redacted] | State NY | Zip 10516

Email [redacted]

5. **Project / Facility Name**

Yeshiva Ohr Hamier

Property Tax Map Section / Block / Lot Number: 44.12-1-3

Project Street Address, if applicable: 141 Furnace Woods Road

Post Office / City: Cortlandt Manor

State NY | Zip 10567

Provide directions and distances to roads, intersections, bridges and bodies of water

Approximately 800 ft south of the intersection between Maple Avenue and Furnace Woods Road

✔ Town | Village | City | County: Westchester | Stream/Waterbody Name: P-1

Cortlandt

Project Location Coordinates: Enter Latitude and Longitude in degrees, minutes, seconds:

Latitude: 41 ° 16 ' 10.2 " Longitude: -73 ° 53 ' 20.7594 "

6. **Project Description:** Provide the following information about your project. Continue each response and provide any additional information on other pages. **Attach plans on separate pages.**

a. Purpose of the proposed project:

The proposed project involves the construction of a new dormitory building and connecting to public sewer.

b. Description of current site conditions:

The site is the location of the Yeshiva Ohr Hamier facility which consists of multiple buildings for the student dormitories and classrooms. The site consists of 37.32 acreas and a large portion of the site remains undeveloped. Wetlands are present on the site.

c. Proposed site changes:

The proposed project involves two primary activities: construction of the new dormitory building and connection to the municipal sewer system.As shown on the attached site plans, the disturbance within the 100-foot wetland buffer is the construction of the new dormitory building and reconfiguration of the parking lot and access road. Disturbance will also occur for the connection to public sewer. No wetland disturbance is proposed.

d. Type of structures and fill materials to be installed, and quantity of materials to be used (e.g., square feet of coverage, cubic yards of fill material, structures below ordinary/mean high water, etc.):

The new dormitory building will be built where the current foundation of the old "Dodge City' building is located. The new pump station will be built on the north east corner of the site. There will be a net decrease of 819 sf of impervious surfaces within the buffer and 739 sf of wetland disturbance.

e. Area of excavation or dredging, volume of material to be removed, location of dredged material placement:

Temporary excavation for installation of the sewer pipe to connect to the municipal sewer. A portion of the site will be excavated to counteract the filling within the flood zone as compensation. Consultation with the Town and DEC will determine the location and amount necessary.

f. Is tree cutting or clearing proposed? ✔ Yes If Yes, explain below. No

Timing of the proposed cutting or clearing (month/year): TBD (Landscaping trees around the proposed dormitory site)

Number of trees to be cut: | Acreage of trees to be cleared: N/A

g. Work methods and type of equipment to be used:

Typical construction equipment such as excavators, backhoes, and bulldozers

h. Describe the planned sequence of activities:

Installation of erosion and sediment control methods, site preparation such as grading, construct the dormitory building and install sewer connection, final site stabilization, remove erosion an sediment control methods

i. Pollution control methods and other actions proposed to mitigate environmental impacts:

A stabilized construction tracking pad will be used to prevent sediment from leaving the site on nay equipment. Drop inlet protection will be used on site.

j. Erosion and silt control methods that will be used to prevent water quality impacts:

A silt fence will be installed around the limits of disturbance to protect the wetland. All soil stockpiles will be surrounded by a silt fence or straw bales.

k. Alternatives considered to avoid regulated areas. If no feasible alternatives exist, explain how the project will minimize impacts:

Disturbance within the 100 foot regulated buffer is impossible to avoid because the area most suited for development is within the buffer. The area where the new building will be built is the location of an old building that had been demolished and the concrete foundation is currently still in place. The new building will be built where this concrete foundation is located. The reconfigured parking area is currently used for parking and will not be expanded. Connecting to the municipal sewer will allow for abandonment of the failing septic systems.

l. Proposed use: ☐ Private ☑ Public ☐ Commercial

m. Proposed Start Date: TBD Estimated Completion Date: TBD

n. Has work begun on project? ☑ Yes If Yes, explain below. ☐ No

o. Will project occupy Federal, State, or Municipal Land? ☐ Yes If Yes, explain below. ☑ No

p. List any previous DEC, USACE, OGS or DOS Permit / Application numbers for activities at this location:

DEC Permit NO: 3-5522-00314/0002

q. Will this project require additional Federal, State, or Local authorizations, including zoning changes?

☑ Yes If Yes, list below. ☐ No

Town Board approval for site plan, WCDOH for sewer connection

7. **Signatures.**

Applicant and Owner (If different) must sign the application. If the applicant is the landowner, the **landowner attestation form** can be used as an electronic signature as an alternative to the signature below, if necessary. Append additional pages of this Signature section if there are multiple Applicants, Owners or Contact/Agents.

I hereby affirm that information provided on this form and all attachments submitted herewith is true to the best of my knowledge and belief.

Permission to Inspect - I hereby consent to Agency inspection of the project site and adjacent property areas. Agency staff may enter the property without notice between 7:00 am and 7:00 pm, Monday - Friday. Inspection may occur without the owner, applicant or agent present. If the property is posted with "keep out" signs or fenced with an unlocked gate, Agency staff may still enter the property. Agency staff may take measurements, analyze site physical characteristics, take soil and vegetation samples, sketch and photograph the site. I understand that failure to give this consent may result in denial of the permit(s) sought by this application.

False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the NYS Penal Law. Further, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomever suffered, arising out of the project described herein and agrees to indemnify and save harmless the State from suits, actions, damages and costs of every name and description resulting from said project. In addition, Federal Law, 18 U.S.C., Section 1001 provides for a fine of not more than $10,000 or imprisonment for not more than 5 years, or both where an applicant knowingly and willingly falsifies, conceals, or covers up a material fact; or knowingly makes or uses a false, fictitious or fraudulent statement.

Signature of Applicant [redacted] Date 5-20-26

Applicant Must be (check all that apply): ☐ Owner ☑ Operator ☐ Lessee

Printed Name: YAAKOV ROTHBERG Title:

Signature of Owner (if different than Applicant) Date

Printed Name Title

Signature of Contact / Agent [redacted] Date 5-20-2026

Printed Name: Steve Marino, PWS Title: Principal, Tim Miller Associates

For Agency Use Only **DETERMINATION OF NO PERMIT REQUIRED**

Agency Application Number

(Agency Name) has determined that No Permit is required from this Agency for the project described in this application.

Agency Representative:

Printed Name Title

Signature Date

PERMIT

Under the Environmental Conservation Law (ECL)

Permittee and Facility Information

Permit Issued To:
OHR HAMEIR THEOLOGICAL SEMINARY
141 FURNACE WOODS RD
PO BOX 2130
CORTLANDT MANOR, NY 10567

Facility:
YESHIVA OHR HAMEIR
141 FURNACE WOODS RD
CORTLANDT MANOR, NY 10567

Facility Location: in CORTLANDT in WESTCHESTER COUNTY
Facility Principal Reference Point: NYTM-E: 592.9 NYTM-N: 4569.3
Latitude: 41°16'11.2" Longitude: 74°53'27.1"
Project Location: Freshwater Wetland P-2 (Class II) - west side of Furnace Woods Road
Authorized Activity: Construct a new wastewater treatment plant (WWTP) located partially within the 100 foot adjacent area of Freshwater Wetland P-2, including removal of an existing concrete slab and debris, construction of a new service building and installation of 180 linear feet of 8 inch (8") diameter outfall pipe to Furnace Brook (Class C), in accordance with the plans referenced in Natural Resources Condition No. 1 and as conditoned in this permit. The project includes returning an existing 0.66-acre lawn area to a natural vegetated state as mitigation. Also authorized is the discharge of 23,000 gallons per day (monthly average) of treated sanitary wastewater to Furnace Brook as identified in a separate permit and included as a component of this permit.

Permit Authorizations

P/C/I SPDES - Surface Discharge - Under Article 17, Titles 7 & 8
Permit ID 3-5522-00314/00001
New Permit Effective Date: 11/1/2010 Expiration Date: 10/31/2015
Freshwater Wetlands - Under Article 24
Permit ID 3-5522-00314/00002
New Permit Effective Date: 10/14/2010 Expiration Date: 10/31/2015

NYSDEC Approval

By acceptance of this permit, the permittee agrees that the permit is contingent upon strict compliance with the ECL, all applicable regulations, and all conditions included as part of this permit.

Permit Administrator: ALEXANDER F CIESLUK, JR, Regional Permit Administrator
Address: NYSDEC REGION 3 HEADQUARTERS
21 SOUTH PUTT CORNERS RD
NEW PALTZ, NY 12561 -1620

Authorized Signature: [redacted] Date 10/14/2010

RSB

7. **Signatures.**

Applicant and Owner (If different) must sign the application. If the applicant is the landowner, the **landowner attestation form** can be used as an electronic signature as an alternative to the signature below, if necessary. Append additional pages of this Signature section if there are multiple Applicants, Owners or Contact/Agents.

I hereby affirm that information provided on this form and all attachments submitted herewith is true to the best of my knowledge and belief.

Permission to Inspect - I hereby consent to Agency inspection of the project site and adjacent property areas. Agency staff may enter the property without notice between 7:00 am and 7:00 pm, Monday - Friday. Inspection may occur without the owner, applicant or agent present. If the property is posted with "keep out" signs or fenced with an unlocked gate, Agency staff may still enter the property. Agency staff may take measurements, analyze site physical characteristics, take soil and vegetation samples, sketch and photograph the site. I understand that failure to give this consent may result in denial of the permit(s) sought by this application.

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Signature of Applicant [redacted] Date 5-20-26

Applicant Must be (check all that apply): ☐ Owner ☑ Operator ☐ Lessee

Printed Name: YAAKOV ROTHBERG Title:

Signature of Owner (if different than Applicant) Date

Printed Name Title

Signature of Contact / Agent [redacted] Date 5-20-2026

Printed Name: Steve Marino, PWS Title: Principal, Tim Miller Associates

For Agency Use Only **DETERMINATION OF NO PERMIT REQUIRED**

Agency Application Number

(Agency Name) has determined that No Permit is required from this Agency for the project described in this application.

Agency Representative:

Printed Name Title

Signature Date

Distribution List

H. Gierloff/J. Pineheiro, Bureau of Habitat (via e-mail)
M. George (via e-mail)
E. Kanarek, Pres. - Yeshiva Ohr Hameir
D. Richmond - Zarin & Steinmetz
Town of Cortlandt Planning Board

Permit Components

P/C/I SPDES - SURFACE DISCHARGE PERMIT CONDITIONS

NATURAL RESOURCE PERMIT CONDITIONS

GENERAL CONDITIONS, APPLY TO ALL AUTHORIZED PERMITS

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

Permit Attachments

Permit Sign
SPDES Permit

P/C/I SPDES - SURFACE DISCHARGE PERMIT CONDITIONS

1. **Operating in Accordance with SPDES Rules** This SPDES permit is issued in compliance with Title 8 of Article 17 of the Environmental Conservation Law of New York State and in compliance with the Clean Water Act, as amended, (33 U.S.C. §1251 et.seq.).

The permittee is authorized to discharge in accordance with effluent limitations; monitoring and reporting requirements; other provisions and conditions set forth in this permit; and NYCRR Title 6, Chapter X, State Pollutant Discharge Elimination System (SPDES) Permits Part 750-1.2(a) and 750-2.

2. **Annual Regulatory Fee** Permittees are responsible for payment of the annual regulatory fee billed by the Department. Failure to pay can result in imposition of penalties or revocation or suspension of this permit. The permittee is responsible for payment of the fee until the discharge ceases and the permittee requests and receives Department concurrence for termination of coverage under the permit or the Department approves a transfer of the permit to a new permittee.

NATURAL RESOURCE PERMIT CONDITIONS - Apply to the Following Permits: FRESHWATER WETLANDS

1. **Conformance With Plans** All activities authorized by this permit must be in strict conformance with the approved plans submitted by the applicant or applicant's agent as part of the permit application. Such approved plans were prepared by A) Ralph Mastromonaco, PC, dated 5/21/09 w/ revisions through 4/7/2010: and B) plans by Tim Miller Assoc., Inc., dated 6/18/09 w/ revisions through 4/6/10:
A) Site Plan, Details & Wetlands Map (3 sheets).
B) Sheet L-1 and sketch drawing of outfall..

2. **Erosion & Sediment Controls** Prior to the start of construction, all erosion and sediment controls including silt fence and staked haybales, shall be installed as shown on approved plans to prevent silt and sediment from entering the wetland or any surface waters. Silt fence shall be continuously maintained until all disturbed areas are vegetated. Silt fence, as well as any accumulated silt or sediment, shall be entirely removed upon completion of work for disposal at an appropriate upland location.

3. **Removal of Debris & Fill** For that portion of work involving removal of debris and fill from the location of the outfall:
A. All debris and fill shall be removed down to the level (elevation below grade) of native soils.
B. All debris and fill shall be removed entirely from regulated wetland areas.

4. **Rip-Rap at Outfall** There shall be no constriction of the stream channel at the outfall location from installation of rip-rap on the embankment of Furnace Brook. Rip-rap may be placed only on the embankment of Furnace Brook. No rip-rap shall be placed on the bed of this stream.

5. **Notify DEC** The permittee must provide notification to the Department at least 48 hours prior to the start of construction activities affecting Freshwater Wetland P-1. Such notification shall be provided via electronic mail to James Pinheiro of the Bureau of Habitat at this web address: jmpinhei@gw.dec.state.ny.us.

6. **No Mowing of Wetland Mitigation Area** No mowing is permitted within that area shown on approved plans as the "No Mow Zone." This area shall be reseeded and allowed to revert to a natural vegetated state.

The "No Mow Area" shall be replanted with native wetland shrubs and trees in those specific locations shown on the approved "Landscape and Wetland Buffer Enhancement Plan." No other disturbance, intrusion or maintenance of landscaping in this area is authorized under this permit other than that necessary to perform wetland mitigation reseeding and planting of native wetland vegeation.

7. **Wetland Planting Survival Rate** The permittee is responsible for replacement of lost plantings if the survival rate of initial wetland plantings is less than 85% after the first year.

8. **Precautions Against Contamination of Waters** All necessary precautions shall be taken to preclude contamination of any wetland or waterway by suspended solids, sediments, fuels, solvents, lubricants, epoxy coatings, paints, concrete, leachate or any other environmentally deleterious materials associated with the project.

9. **Materials Removed from Bed and Banks** Any debris or excess materials from construction of this project shall be immediately and completely removed from the bed and banks of all water areas to an appropriate upland area for disposal.

10. **Stabilize Disturbed Areas** All areas of soil disturbance resulting from this project shall be seeded with an appropriate perennial grass and mulched with hay or straw within one week of final grading. Mulch shall be maintained until a suitable vegetative cover is established.

11. **State May Require Site Restoration** If upon the expiration or revocation of this permit, the project hereby authorized has not been completed, the applicant shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may require, remove all or any portion of the uncompleted structure or fill and restore the site to its former condition. No claim shall be made against the State of New York on account of any such removal or alteration.

12. **State Not Liable for Damage** The State of New York shall in no case be liable for any damage or injury to the structure or work herein authorized which may be caused by or result from future operations undertaken by the State for the conservation or improvement of navigation, or for other purposes, and no claim or right to compensation shall accrue from any such damage.

13. **State May Order Removal or Alteration of Work** If future operations by the State of New York require an alteration in the position of the structure or work herein authorized, or if, in the opinion of the Department of Environmental Conservation it shall cause unreasonable obstruction to the free navigation of said waters or flood flows or endanger the health, safety or welfare of the people of the State, or cause loss or destruction of the natural resources of the State, the owner may be ordered by the Department to remove or alter the structural work, obstructions, or hazards caused thereby without expense to the State, and if, upon the expiration or revocation of this permit, the structure, fill, excavation, or other modification of the watercourse hereby authorized shall not be completed, the owners, shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may require, remove all or any portion of the uncompleted structure or fill and restore to its former condition the navigable and flood capacity of the watercourse. No claim shall be made against the State of New York on account of any such removal or alteration.

GENERAL CONDITIONS - Apply to ALL Authorized Permits:

1. **Facility Inspection by The Department** The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by an authorized representative of the Department of Environmental Conservation (the Department) to determine whether the permittee is complying with this permit and the ECL. Such representative may order the work suspended pursuant to ECL 71- 0301 and SAPA 401(3).

The permittee shall provide a person to accompany the Department's representative during an inspection to the permit area when requested by the Department.

A copy of this permit, including all referenced maps, drawings and special conditions, must be available for inspection by the Department at all times at the project site or facility. Failure to produce a copy of the permit upon request by a Department representative is a violation of this permit.

2. **Relationship of this Permit to Other Department Orders and Determinations** Unless expressly provided for by the Department, issuance of this permit does not modify, supersede or rescind any order or determination previously issued by the Department or any of the terms, conditions or requirements contained in such order or determination.

3. **Applications For Permit Renewals, Modifications or Transfers** The permittee must submit a separate written application to the Department for permit renewal, modification or transfer of this permit. Such application must include any forms or supplemental information the Department requires. Any renewal, modification or transfer granted by the Department must be in writing. Submission of applications for permit renewal, modification or transfer are to be submitted to:

Regional Permit Administrator
NYSDEC REGION 3 HEADQUARTERS
21 SOUTH PUTT CORNERS RD
NEW PALTZ, NY12561 -1620

4. **Submission of Renewal Application** The permittee must submit a renewal application at least 180 days before permit expiration for the following permit authorizations: P/C/I SPDES - Surface Discharge.

5. **Submission of Renewal Application** The permittee must submit a renewal application at least 30 days before permit expiration for the following permit authorizations: Freshwater Wetlands.

6. **Permit Modifications, Suspensions and Revocations by the Department** The Department reserves the right to modify, suspend or revoke this permit. The grounds for modification, suspension or revocation include:

a. materially false or inaccurate statements in the permit application or supporting papers;

b. failure by the permittee to comply with any terms or conditions of the permit;

c. exceeding the scope of the project as described in the permit application;

d. newly discovered material information or a material change in environmental conditions, relevant technology or applicable law or regulations since the issuance of the existing permit;

e. noncompliance with previously issued permit conditions, orders of the commissioner, any provisions of the Environmental Conservation Law or regulations of the Department related to the permitted activity.

7. **Permit Transfer** Permits are transferrable unless specifically prohibited by statute, regulation or another permit condition. Applications for permit transfer should be submitted prior to actual transfer of ownership.

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

Item A: Permittee Accepts Legal Responsibility and Agrees to Indemnification
The permittee, excepting state or federal agencies, expressly agrees to indemnify and hold harmless the Department of Environmental Conservation of the State of New York, its representatives, employees, and agents ("DEC") for all claims, suits, actions, and damages, to the extent attributable to the permittee's acts or omissions in connection with the permittee's undertaking of activities in connection with, or operation and maintenance of, the facility or facilities authorized by the permit whether in compliance or not in compliance with the terms and conditions of the permit. This indemnification does not extend to any claims, suits, actions, or damages to the extent attributable to DEC's own negligent or intentional acts or omissions, or to any claims, suits, or actions naming the DEC and arising under Article 78 of the New York Civil Practice Laws and Rules or any citizen suit or civil rights provision under federal or state laws.

Item B: Permittee's Contractors to Comply with Permit
The permittee is responsible for informing its independent contractors, employees, agents and assigns of their responsibility to comply with this permit, including all special conditions while acting as the permittee's agent with respect to the permitted activities, and such persons shall be subject to the same sanctions for violations of the Environmental Conservation Law as those prescribed for the permittee.

Item C: Permittee Responsible for Obtaining Other Required Permits
The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights-of-way that may be required to carry out the activities that are authorized by this permit.

Item D: No Right to Trespass or Interfere with Riparian Rights
This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to the permit.

Item E: SEQR Unlisted Action, No Significant Impact Under the State Environmental Quality Review Act (SEQR), the project associated with this permit is classified as an Unlisted Action with Cortlandt Town Planning Board designated as the lead agency. It has been determined that the project will not have a significant effect on the environment.

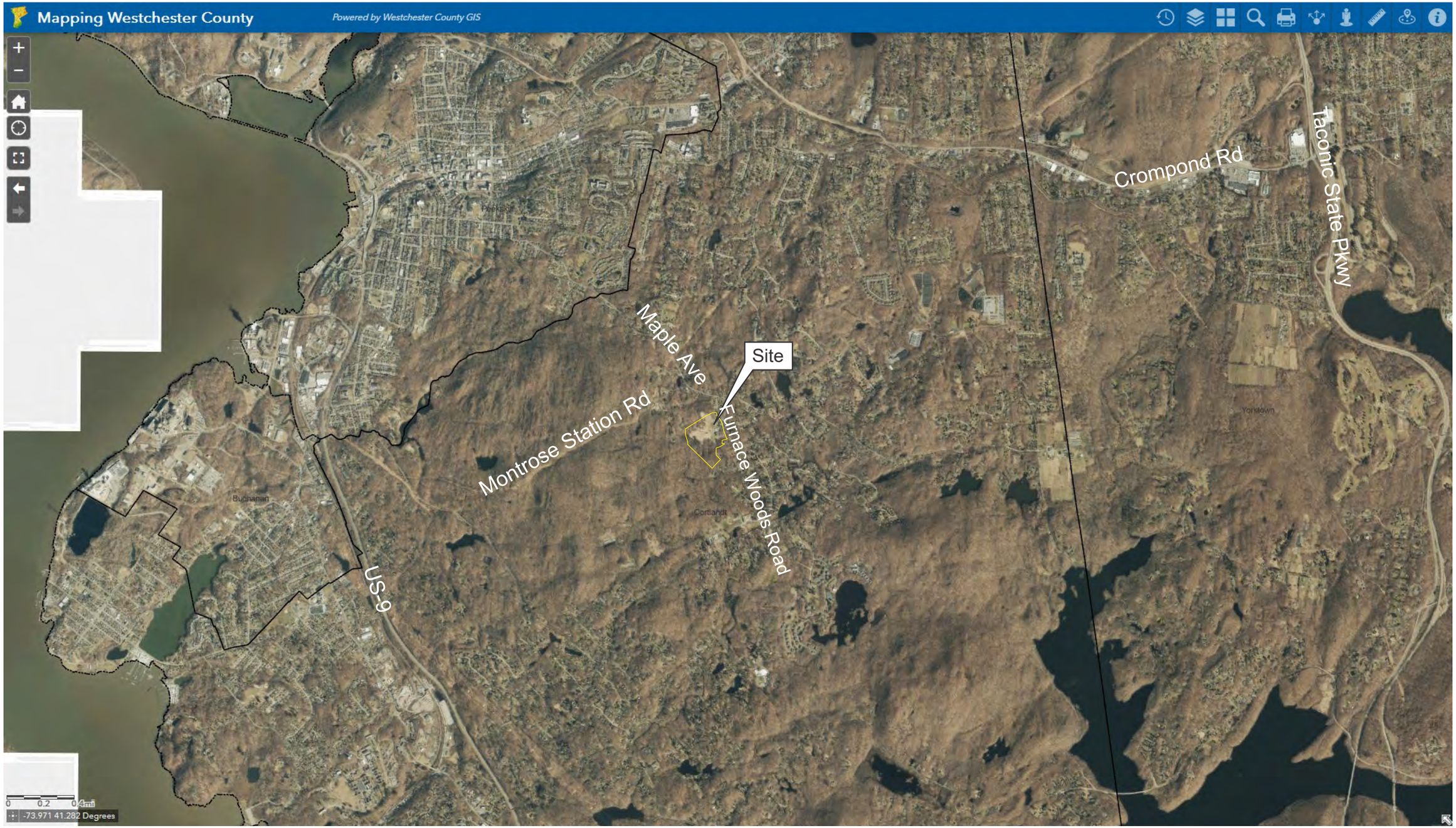

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Figure 1: Location Map
Yeshiva Ohr Hameir
141 Furnace Woods Road
Town of Cortlandt, Westchester County, New York
Source: Westchester County GIS

N
W E
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Figure 2: 2023 Aerial
Yeshiva Ohr Hameir
141 Furnace Woods Road
Town of Cortlandt, Westchester County, New York
Source: Westchester County GIS

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Environmental Resource Mapper

Base Map: Satellite — Using this map

Search
Tools
Layers and Legend
Wetland Layers

- All Layers
- Previously Mapped Freshwater Wetlands (Outside of the Adirondack Park)
- Informational Freshwater Wetland Mapping
- National Wetlands Inventory
  - Estuarine and Marine Deepwater
  - Estuarine and Marine Wetland
  - Freshwater Emergent Wetland
  - Freshwater Forested/Shrub Wetland
  - Freshwater Pond
  - Lake
  - Other
  - Riverine

Reference Layers
Tell Me More...
Need A Permit?
Contacts

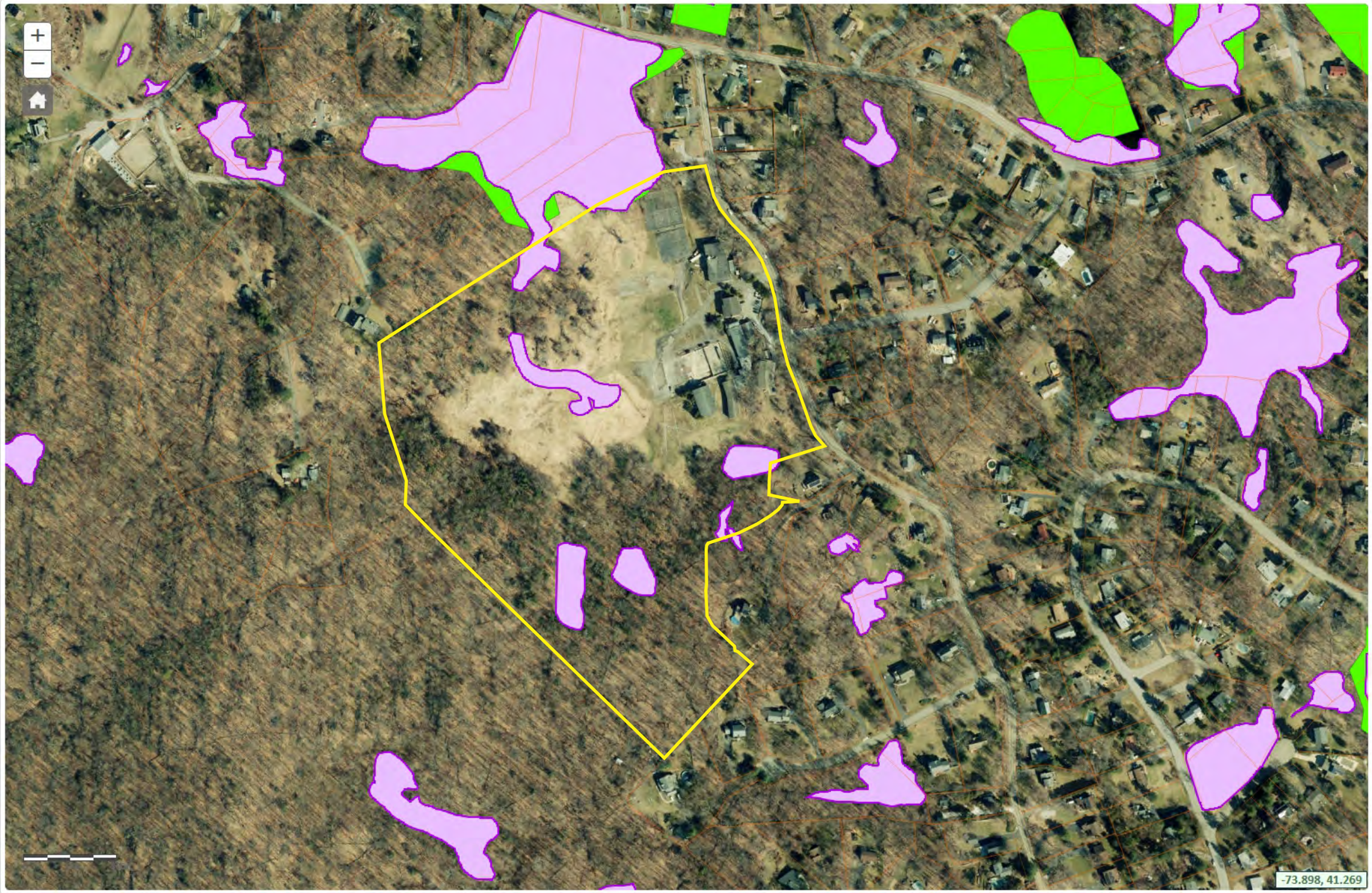

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Figure 3: State Wetland Mapping
Yeshiva Ohr Hameir
141 Furnace Woods Road
Town of Cortlandt, Westchester County, New York
Source: NYS DEC Environmental Resource Mapper

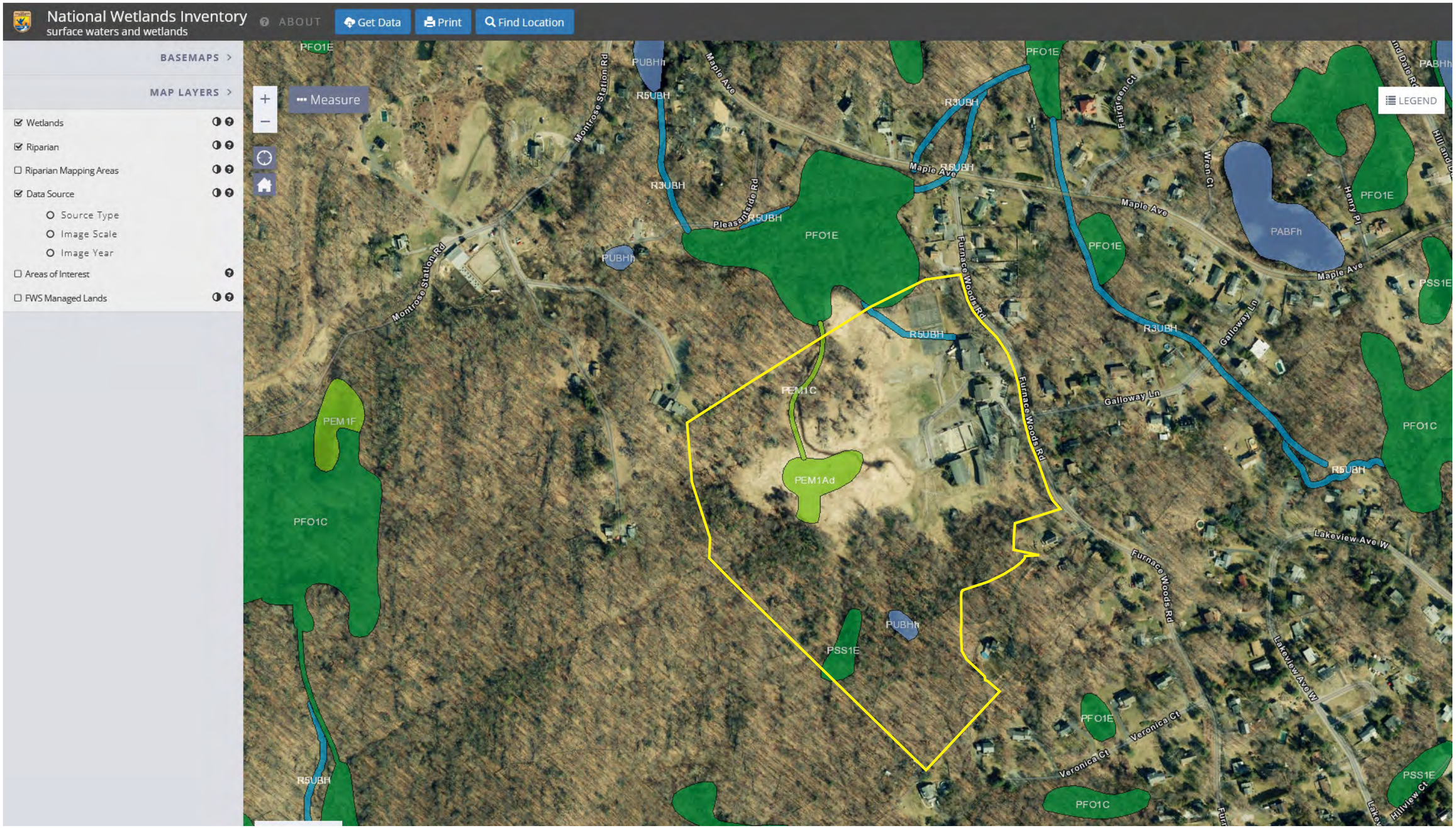

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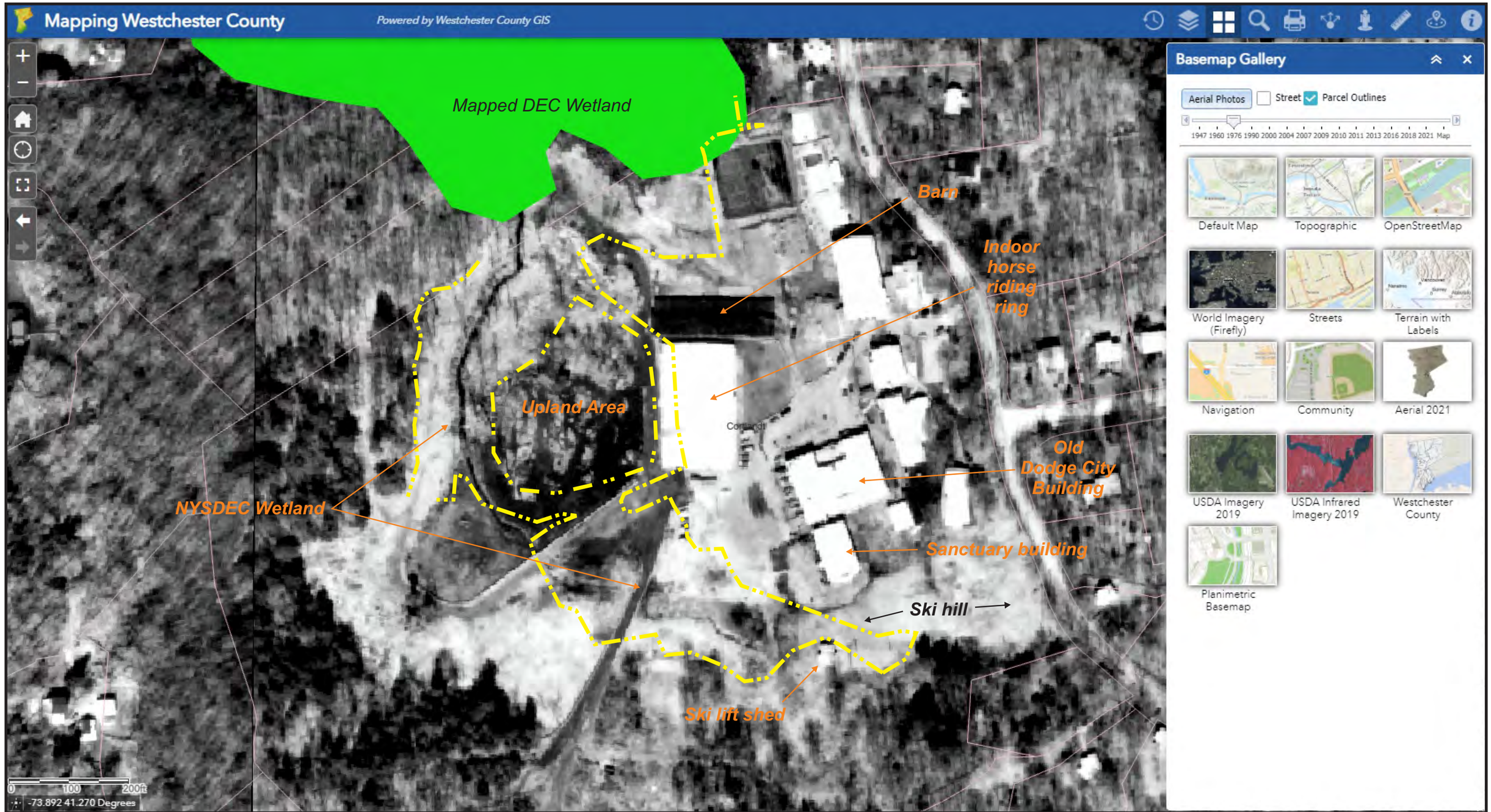
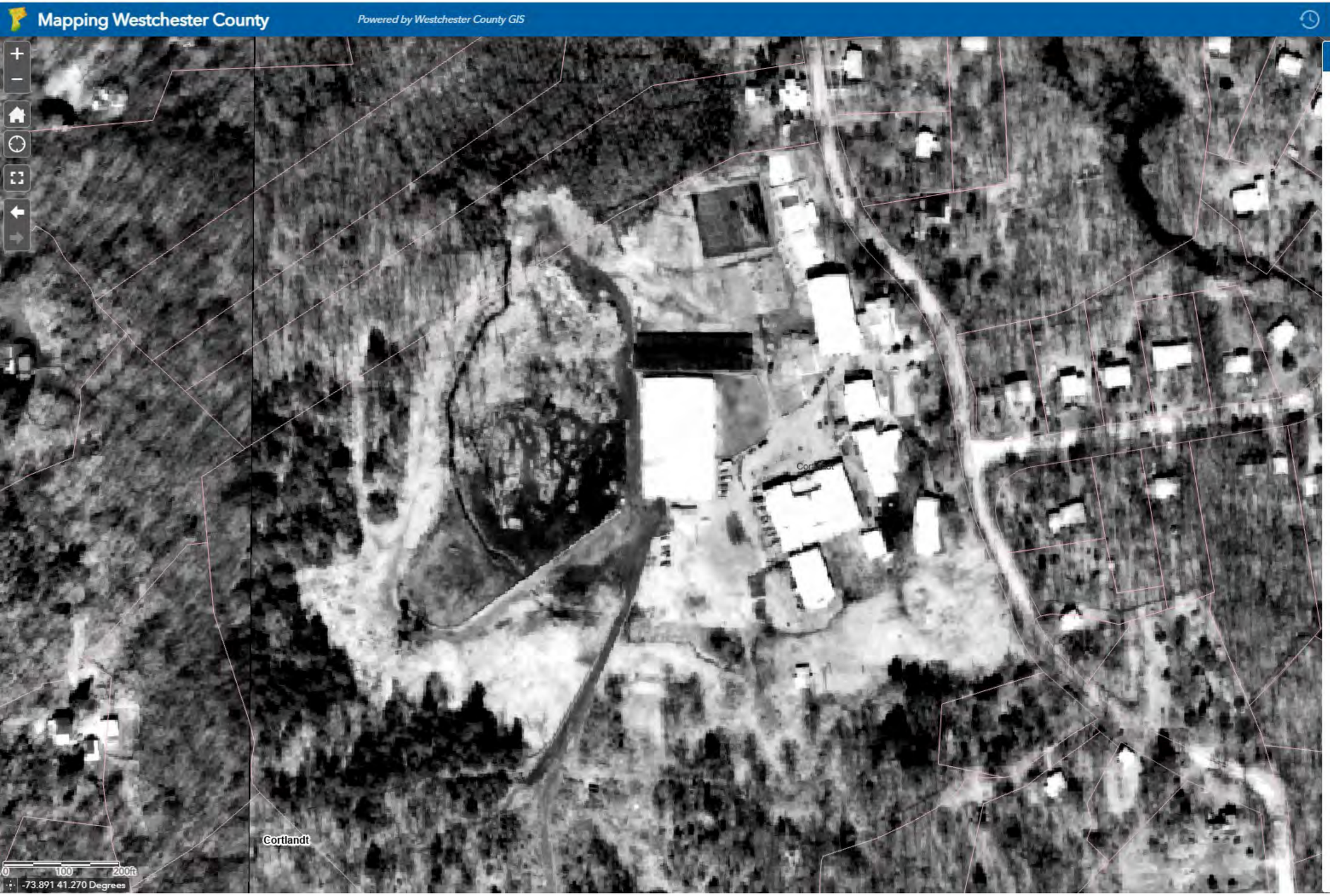
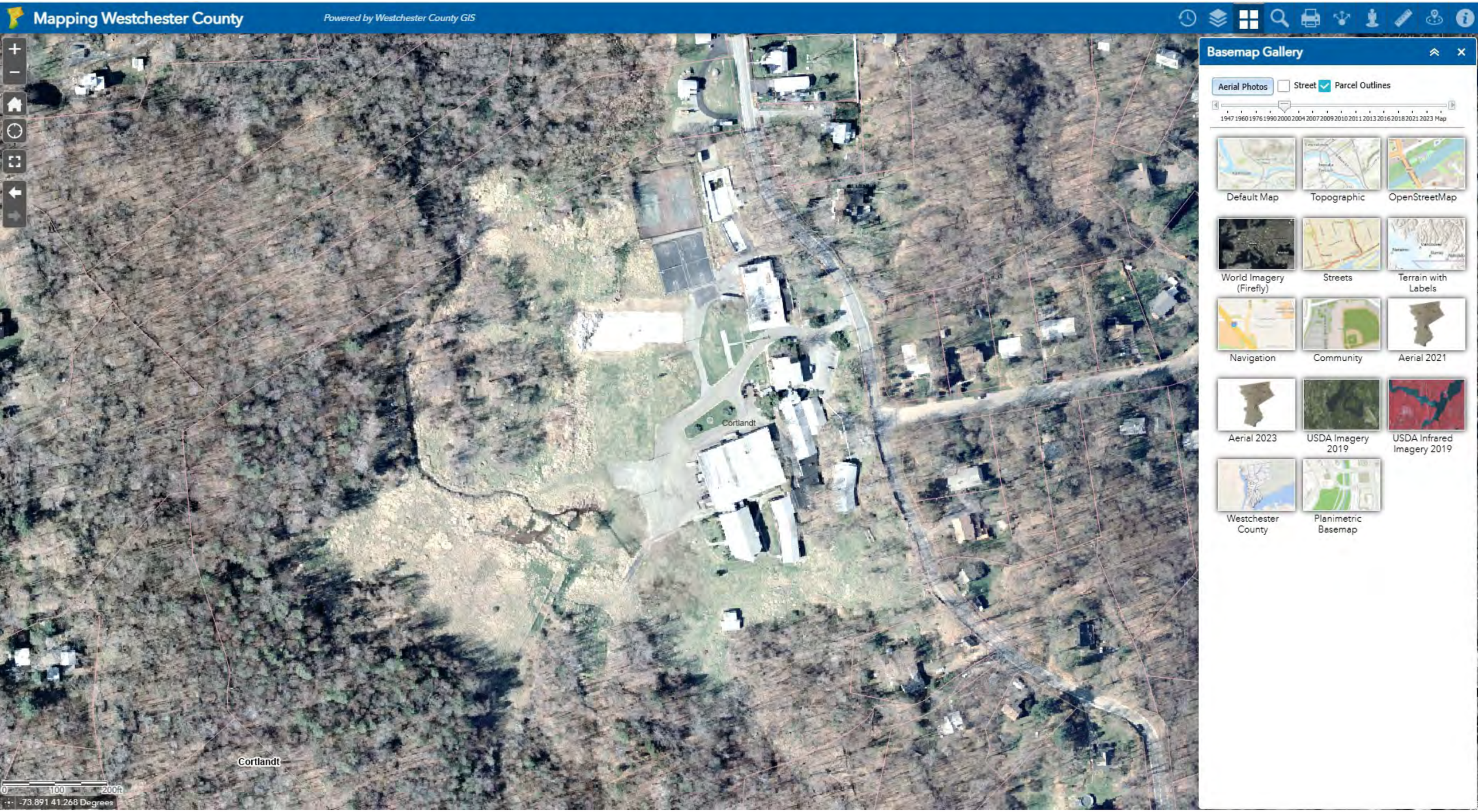
Figure 4: Federal Wetland Mapping
Yeshiva Ohr Hameir
141 Furnace Woods Road
Town of Cortlandt, Westchester County, New York
Source: National Wetlands Inventory



1976 Aerial Photo Showing Former and Existing Structures
Yeshiva Ohr Hameir/ Former Dude Ranch
Furnace Woods Road
Source: westchester County GIS



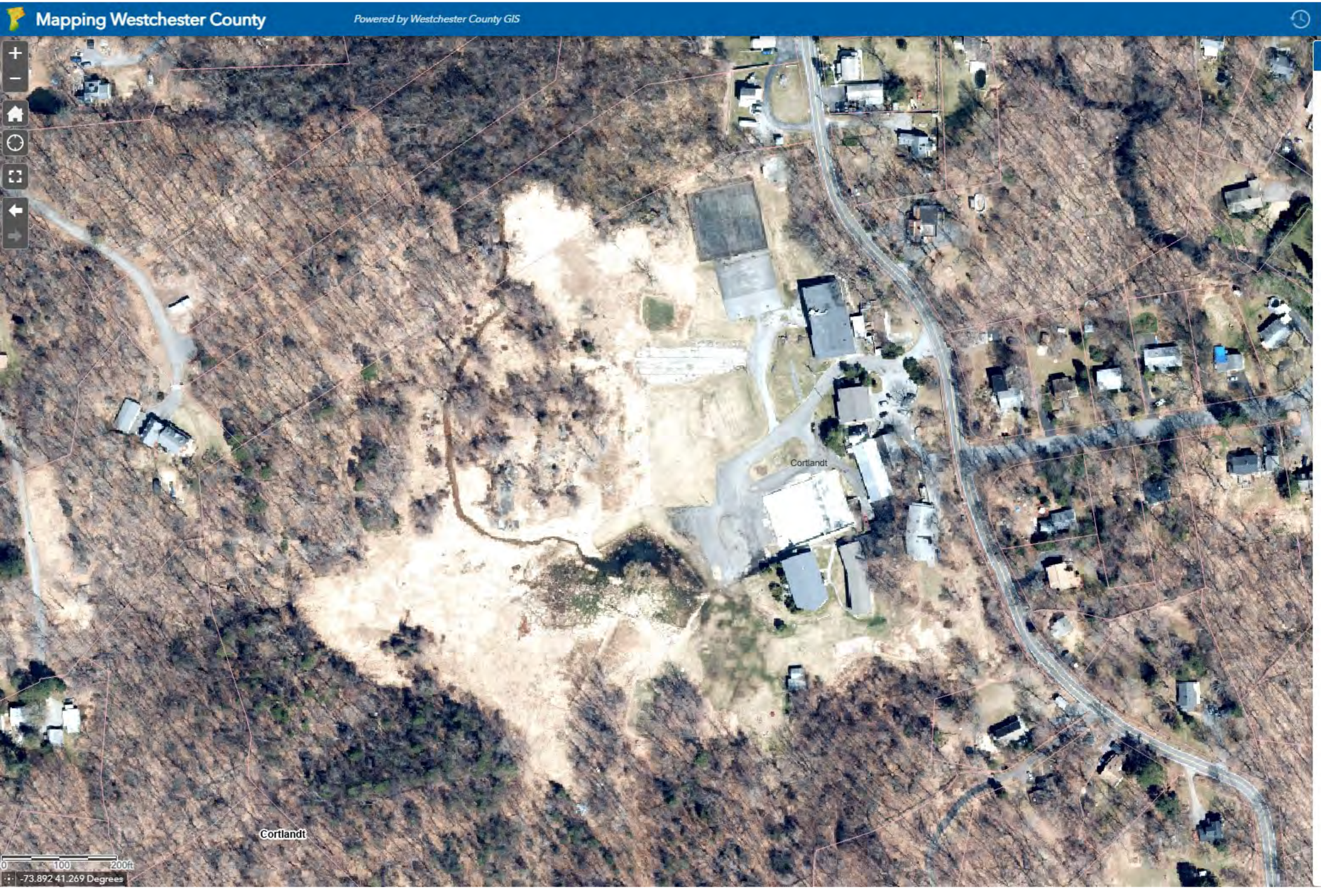
1976 Aerial Photo
Yeshiva Ohr Hameir
Source: Westchester County GIS



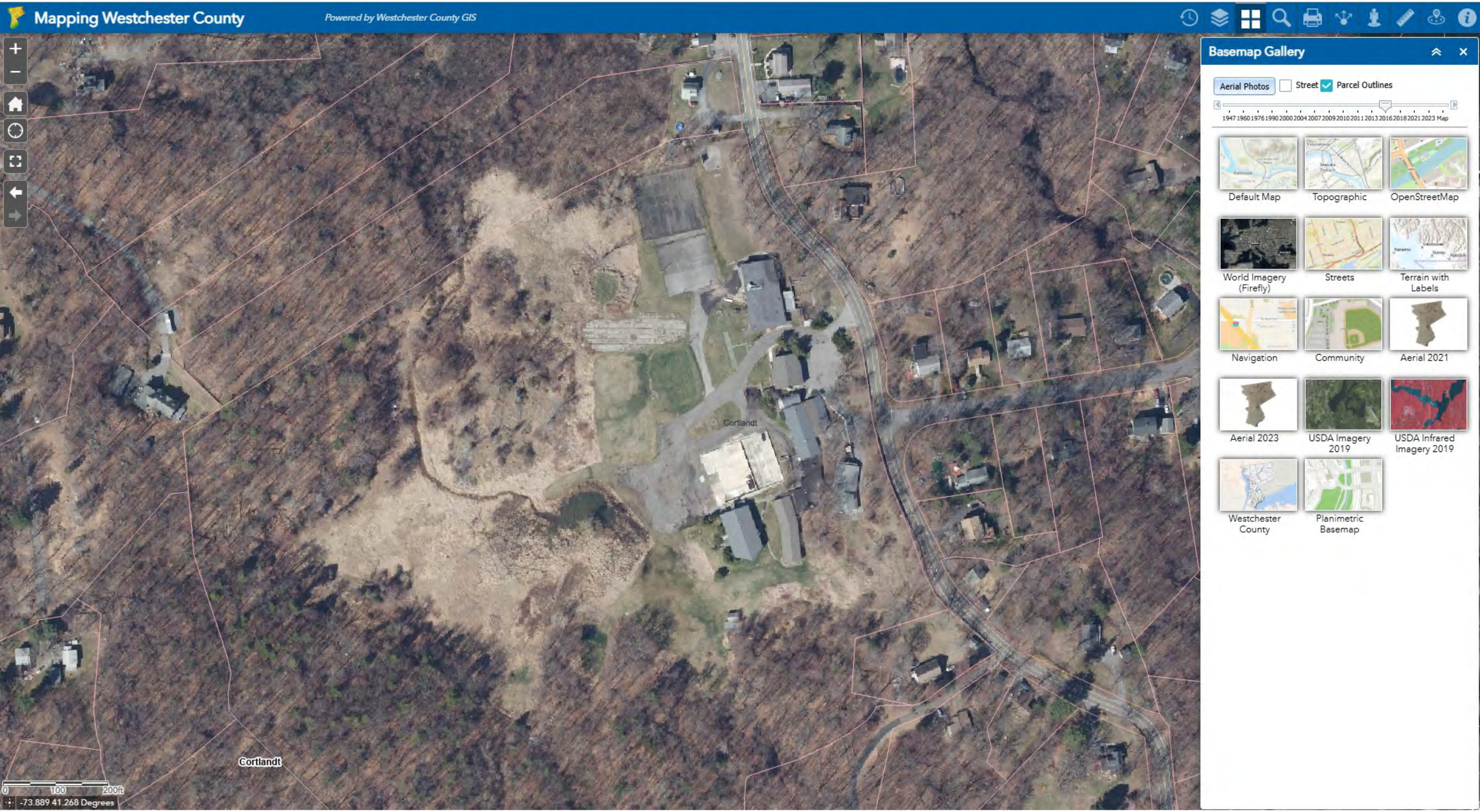
1990 Aerial Photo
Yeshiva Ohr Hameir
Source: Westchester County GIS

2007 Aerial Photo
Yeshiva Ohr Hameir
Source: Westchester County GIS

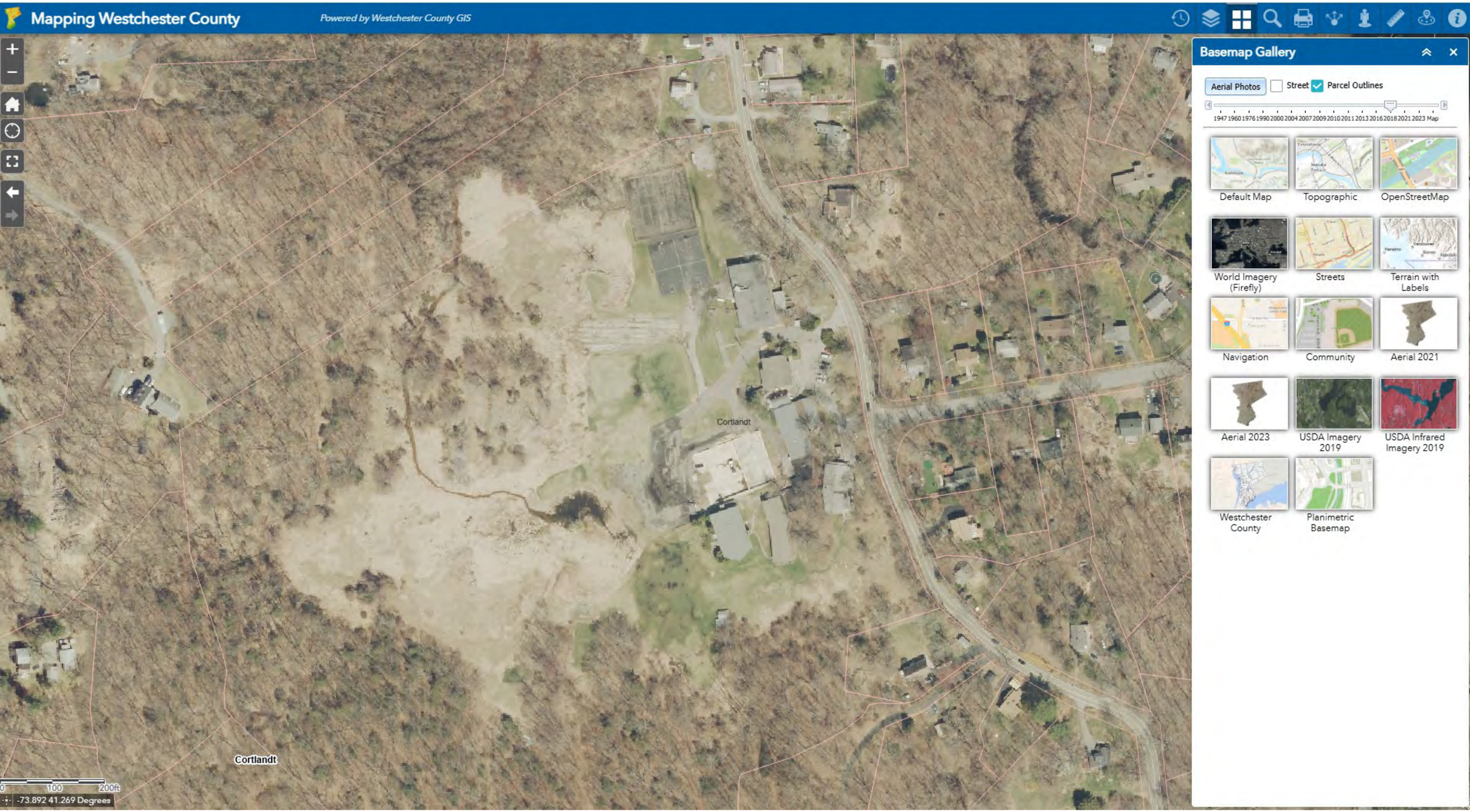
2009 Aerial Photo
Yeshiva Ohr Hameir
Source: Westchester County GIS



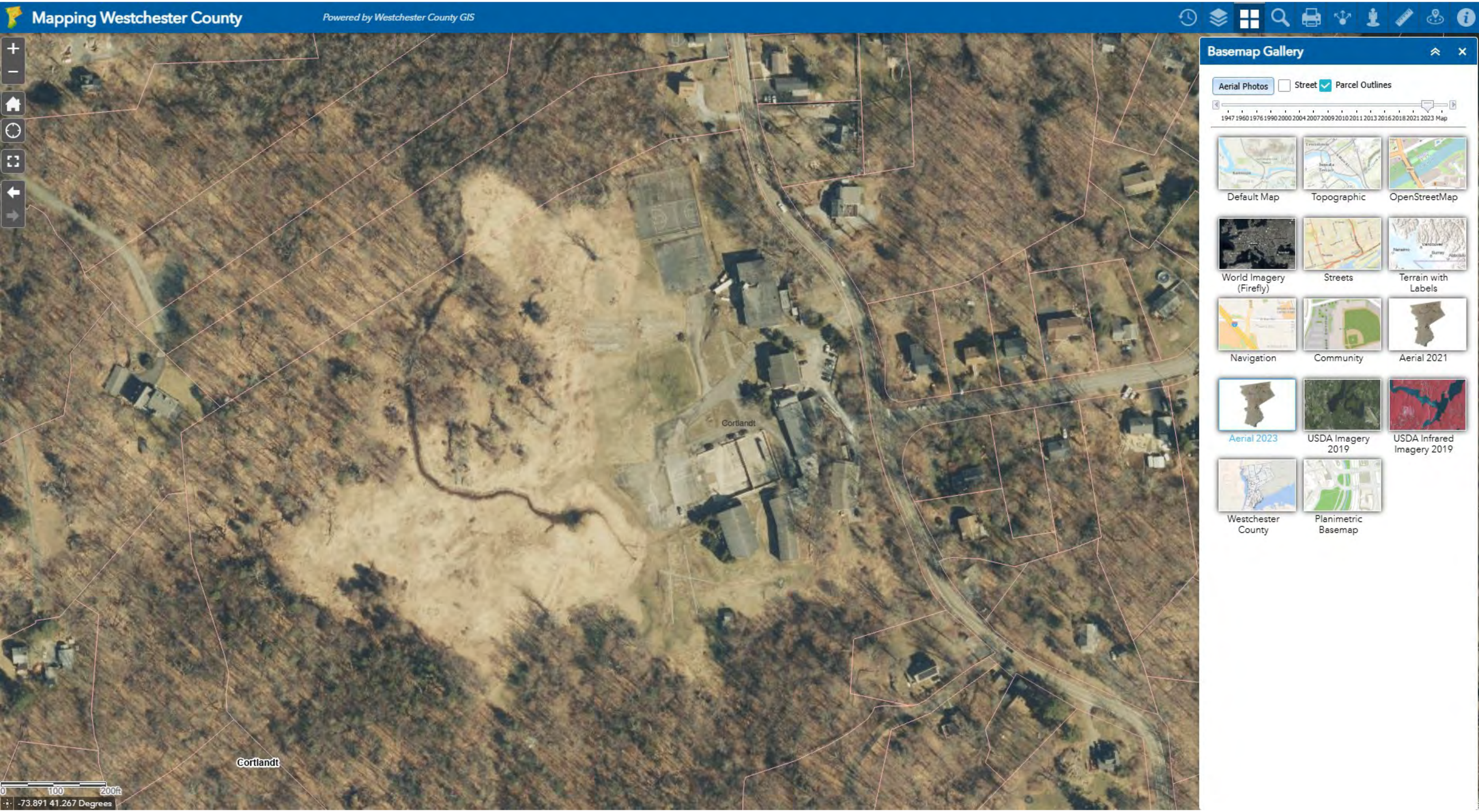
2013 Aerial Photo
Yeshiva Ohr Hameir
Source: Westchester County GIS



2016 Aerial Photo
Yeshiva Ohr Hameir
Source: Westchester County GIS



2018 Aerial Photo
Yeshiva Ohr Hameir
Source: Westchester County GIS



2023 Aerial Photo
Yeshiva Ohr Hameir
Source: Westchester County GIS

FLOODPLAIN MITIGATION ANALYSIS

TOTAL AREA OF DISPLACED FLOODPLAIN	10,905 SQ.FT.
AVERAGE ELEVATION OF FILLED AREA	307.0 FT.
TOTAL FLOODPLAIN DISPLACEMENT	10,905 CU.FT.
TOTAL MITIGATION FLOODPLAIN MITIGATION AREA	14,903 SQ.FT.
AVERAGE ELEVATION OF MITIGATION AREA	307.2 FT.
TOTAL FLOODPLAIN MITIGATION	11,922 CU.FT.

PARKING SUMMARY

PARKING SPACES	33
HANDICAP SPACES	4
RESERVE SPACES	71
TOTAL SPACES	108

LEGEND

- PROPERTY LINE
- EXISTING BUILDING LINE
- NYSDEC WETLANDS BOUNDARY
- NYSDEC WETLANDS BUFFER
- TOWN WETLANDS BUFFER
- COMPUTED 100-YEAR ZONE AE
- FEMA ZONE A
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- PROPOSED CONTOUR
- PROPOSED GUIDERAIL
- ADA PARKING

SCALE: 1"=40'

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

SHEET NUMBER 3 / 17

7 TOWN COMMENTS 5-13-26	
6 TOWN COMMENTS 2-18-26	
5 MISC. COMMENTS 2-9-26	
4 TOWN COMMENTS 1-26-26	
3 MISC. REVISIONS 12-17-25	
2 TOWN COMMENTS 11-17-25	
1 TOWN COMMENTS 10-13-25	
ORIGINAL DATE: 8/19/2025	
PROJECT NUMBER:	

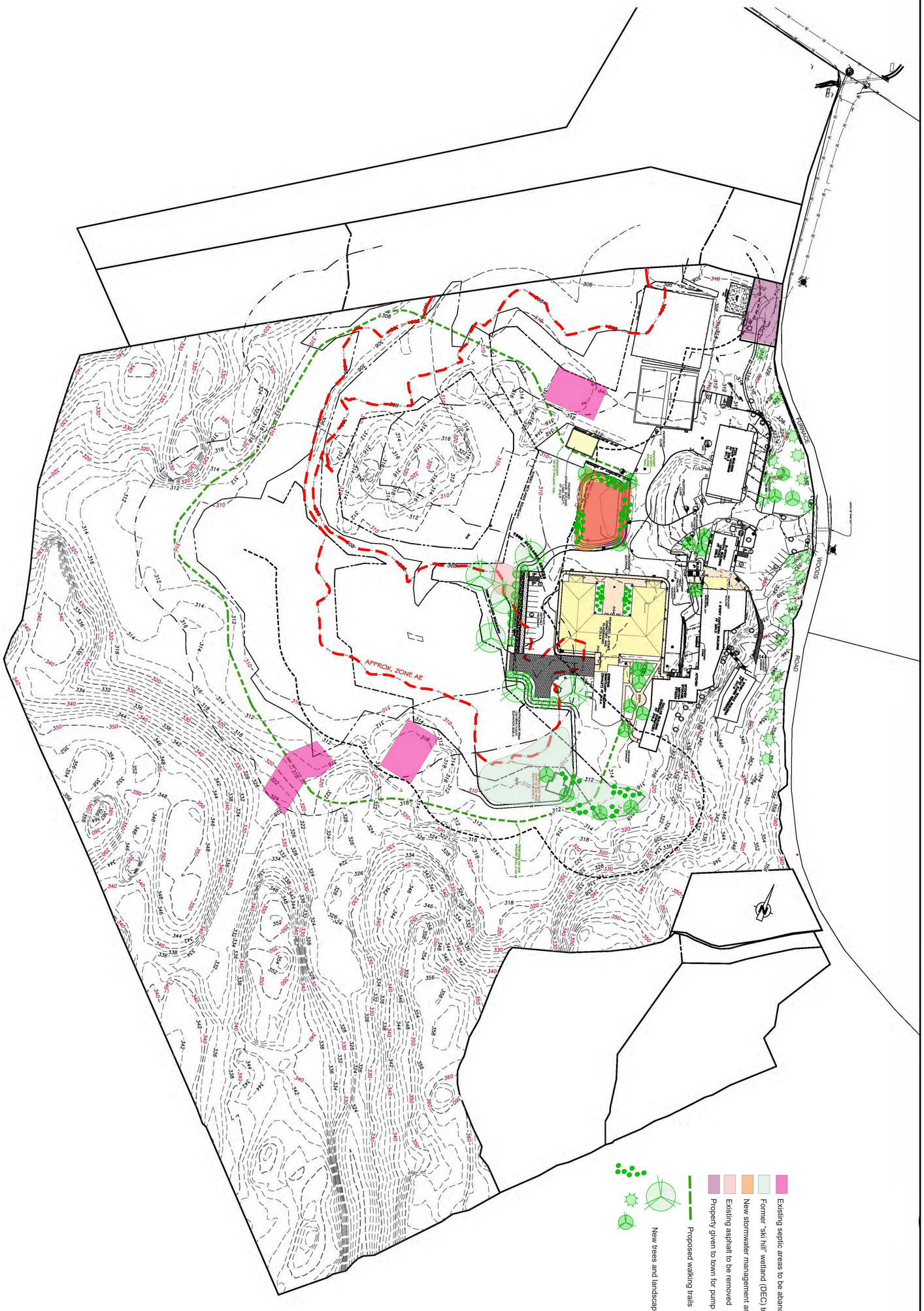
CIARCIA ENGINEERING, P.C.

SITE PLAN

AMMENDED SITE PLAN

Prepared For

YESHIVA OHR HAMEIR



SCALE: 1"=80'

AMMENDED SITE PLAN

Prepared For

YESHIVA OHR HAMEIR

SUMMARY OF PROPOSED MITIGATION MEASURES

PLANNING - ENVIRONMENTAL - WETLANDS

TMA WMI

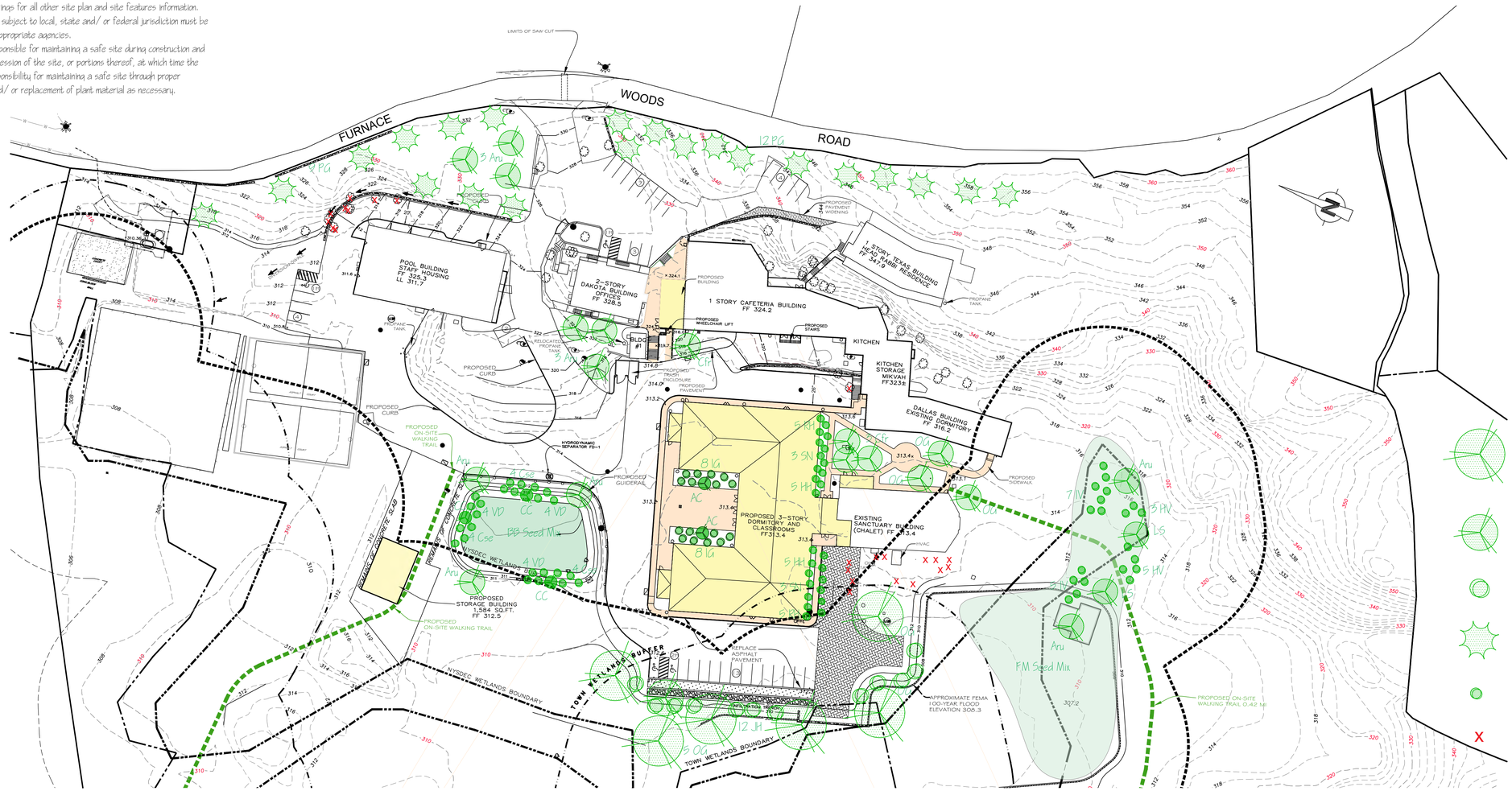
[redacted]

5	
4	
3	
2	
1	February 18, 2026
ORIGINAL DATE:	11/3/2025
PROJECT NUMBER:	

SHEET NUMBER

M 1

Notes:
1. All base data by others. No representation or warranty is express or implied as to accuracy of same.
2. This Landscape Plan is for illustration of plant material purposes only. Please refer to Engineer or Surveyor drawings for all other site plan and site features information.
3. All environmental concerns subject to local, state and/ or federal jurisdiction must be reviewed and approved by appropriate agencies.
4. Developer/ builder is responsible for maintaining a safe site during construction and until future owners take possession of the site, or portions thereof, at which time the new owners will take full responsibility for maintaining a safe site through proper maintenance, modification and/ or replacement of plant material as necessary.



Proposed Tree

Proposed Minor Tree

Proposed Shrub

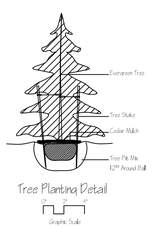
Proposed Evergreen Tree

Proposed Flowering Plant

Existing Tree to be Removed

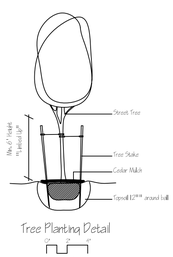
SCALE: 1"=40'

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



Tree Planting Detail

Graphic Scale



Tree Planting Detail

Graphic Scale

- Notes
  1. All plants to be healthy, full and typical of the species, and shall meet the American Standards for Nursery Stock, latest edition. Mulch plant beds and the base of woody plants with 1.5–2" shredded cedar bark. All plants shall be planted in recognized spring and fall planting periods unless specific approval otherwise is given by the project Landscape Architect.
- 2. All areas not covered with impervious surfaces to be planted with lawn grass in the following ratio by species:
  50% Perennial Rye, 25% Bluegrass and 25% Creeping Fescue. 95% coverage to be guaranteed.
- 3. If quantities indicated on the plant list differ from those on the plan, the plan quantities shall be used.
- 4. All plants to be warranteed by the contractor to be healthy and in good physical condition for one year or two
  full growing seasons after planting. Contractor shall maintain the site in a safe condition at all times, and shall
  clear the site of debris on completion of work. Post construction the owner shall maintain the site in a safe condition.
- 5. Soil for all lawn areas to be a minimum of 6" depth of loamy topsoil approved by the project Landscape Architect.
  For shrubs and tree pits topsoil to be used in backfilling to the extents shown on the details.

Grading Details

Where available, the upper one foot of topsoil will be stripped from the site and set aside from other site grading materials. The temporary storage area will be an upland site either removed from wetlands by 100 feet or separated from same by a soil erosion and sediment control fence. Per the above, topsoil will be stripped from the site and stockpiled for use in finishing grading. The stockpiled topsoil will be returned to the site to create a planting surface four to six inches deep for the plantings as described above. Finished soils at the invert of the planting sites will be of landscape quality. The finished surfaces of the planting area will be smooth within specified tolerances in uniform levels or slopes between points where elevations are indicated or between such points and existing grades. The accepted grading tolerance will be a smooth and even surface, free of voids, and within 0.25 feet of the specified elevation. During the course of earthwork, inspections will be scheduled at a frequency to be determined by the engineer/environmental consultant but no less than weekly. Some changes to the grades may be appropriate to establish flow paths and preserve trees. These determinations will be made by the landscape specialist supervising the grading.

It is proposed to excavate the wetland enhancement/restoration areas in order to establish pools and flow paths. These areas will be accessed for purposes of the wetland mitigation construction from the proposed parking area. If suitable, topsoil removed from excavated area will be used within the new wetlands as replacement of organic material for surface preparation. Soil erosion and sediment control fencing will be installed at the outer and down slope limits of the proposed wetland expansion. The location of the proposed mitigation will be cleared as necessary, but with an eye toward preserving any trees or shrubs adjacent to the work area; some may be removed and stockpiled for replanting after completion of grading.

Yeshiva Ohr Hameir Plant List 2-18-26

Abb.	Botanical Name	Common Name	Size	Quan.
Deciduous Trees				
Aru	Acer rubrum	Red maple	1-1/2" - 2"	11
LS	Liquidambar styraciflua	Sweetgum	1-1/2" - 2"	2
OG	Acer rubrum	Red maple 'October Glory'	3" - 3-1/2"	9
Evergreen Trees				
PG	Picea glauca	White Spruce	8-10' ht.	21
Minor Deciduous Trees				
CFr	Cornus florida rubra	Pink Dogwood	7-8' ht.	4
AC	Amelanchier canadensis	Shadblow	7-8' ht.	2
Cc	Cercis canadensis	Redbud 'Forest Pansy'	7-8' ht.	3
Shrubs				
Cse	Cornus sericea	Redosier dogwood	5 gal.	12
VD	Viburnum dentatum	Arrowwood	5 gal.	12
IG	Ilex glabra	Inkberry 'Compacta'	2.5-3' ht.	16
IV	Ilex vercilla ta	Winterberry holly	5 gal.	12
JH	Junipus horizontalis	Creeping Juniper 'Blue Rug'	5 gal.	11
HV	Hamamelis virginiana	Witchhazel	5 gal.	8
Flowering Plants				
HH	Hibiscus spp.	Hardy Hibiscus 'Midnight Marvel'	gal. cont., 24" o.c.	10
RH	Rudbeckia hirta	Black-eyed Susan 'Goldstrum'	gal. cont., 24" o.c.	10
SN	Symphytrichumnovae-angliae	New England Aster 'Grape Crush'	gal. cont., 24" o.c.	6
Seed				
FM	Floodplain Mix	Pinelands "Floodplain Mix" or equivalent		10 lbs
BB	Basin Bo om Mix	Pinelands "Basin Bo om Mix" or equivalent		5 lbs

SHEET NUMBER L 1

February 18, 2026

ENVIRONMENTAL · PLANNING · WETLANDS · TMA WMI

LANDSCAPE PLAN

AMENDED SITE PLAN

Prepared For

YESHIVA OHR HAMEIR

FURNACE WOODS ROAD

POOL BUILDING FF 324.5 LF 317.7

1 STORY CAFETERIA BUILDING FF 324.5

2 STORY DINING HALL BUILDING OVER 1 STORY KITCHEN FF 329.5

1 STORY SCHOOL BUILDING FF 324.5

ATTORNEY

LIBRARY FF 333.4

DALLAS BUILDING EXISTING 2 STORY FF 318.9

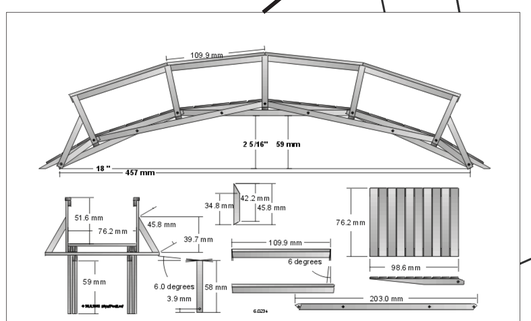
PROPOSED 3-STORY DORMITORY AND CLASSROOMS FF 313.4

EXISTING 2 STORY BUILDING (DEMOLISHED) FF 313.4

PROPOSED STORMWATER BASIN

TOWN WETLANDS BOUNDARY

PROPOSED CALVIN WALKING TRAIL



Footbridge Concept

Wood Chip Trail Details

1. Centerline of trail will be staked in the field. It is not anticipated that any trees will be removed for path construction
2. Trail width of four to six feet will be mowed close to the ground.
3. Wood chips will be placed four to six inches thick.
4. Trail will be renewed every two to three years as required.

SCALE: 1"=80'

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

811 Know what's below. Call before you dig.

SHEET NUMBER 14 / 14

5	
4	
3	
2	MISC. REVISIONS 12-17-25
1	TOWN COMMENTS 10-13-25
	ORIGINAL DATE: 6/11/2025
	PROJECT NUMBER:

CIARCIA ENGINEERING, P.C.

WALKING TRAILS

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR

PHASING DESCRIPTION

THE PHASING PLAN DESCRIBES THE PROJECT SEQUENCING THAT WILL ALLOW THE CAMPUS TO OPERATE WHILE CONSTRUCTION PROGRESSES. THE PROPOSED PHASES WILL ALLOW THE YESHIVA TO REMAIN OPERATIONAL WHILE ENSURING SAFE AND CONTINUOUS USE OF THE FACILITIES THROUGHOUT THE CONSTRUCTION PERIOD.

PHASE 1

CONSTRUCTION WILL BEGIN WITH THE NEW "DODGE CITY" DORMITORY AND CLASSROOM BUILDING ALONG WITH THE NEW STORAGE BUILDING. UPON COMPLETION OF THIS BUILDING, STUDENTS WILL BE HOUSED IN THE UPPER DORMITORY FLOORS AND CLASSES WILL TAKE PLACE IN THE NEW CLASSROOMS ON THE FIRST FLOOR. THE NEW BUILDING SHOULD TAKE APPROXIMATELY 2 YEARS TO COMPLETE.
PHASE 1 WILL ALSO REQUIRE THE CONSTRUCTION OF THE PUBLIC WATER AND PRIVATE SEWER MAIN. WATER AND SEWER FACILITIES WILL REQUIRE THE APPROVAL OF THE UTILITIES PRIOR TO THE NEW DORMITORY BEING OCCUPIED. THE STORMWATER BASIN WILL ALSO BE COMPLETED DURING THIS PHASE.

PHASE 2

THE PREVIOUS DORMITORY, (POOL BUILDING) WILL UNDERGO CONSTRUCTION AS WELL AS RENOVATIONS TO THE EXISTING SANCTUARY BUILDING (CHALET). THE DALLAS BUILDING WILL ALSO BE UPDATED DURING THIS PHASE. THE RABBI'S LECTURE ROOM WING LOCATED ON THE FIRST FLOOR OF THE NEW "DODGE CITY" BUILDING WILL TEMPORARILY ACCOMMODATE SANCTUARY FUNCTIONS WHILE PHASE 2 IS BEING COMPLETED. THIS PHASE SHOULD TAKE APPROXIMATELY 1 YEAR.

PHASE 3

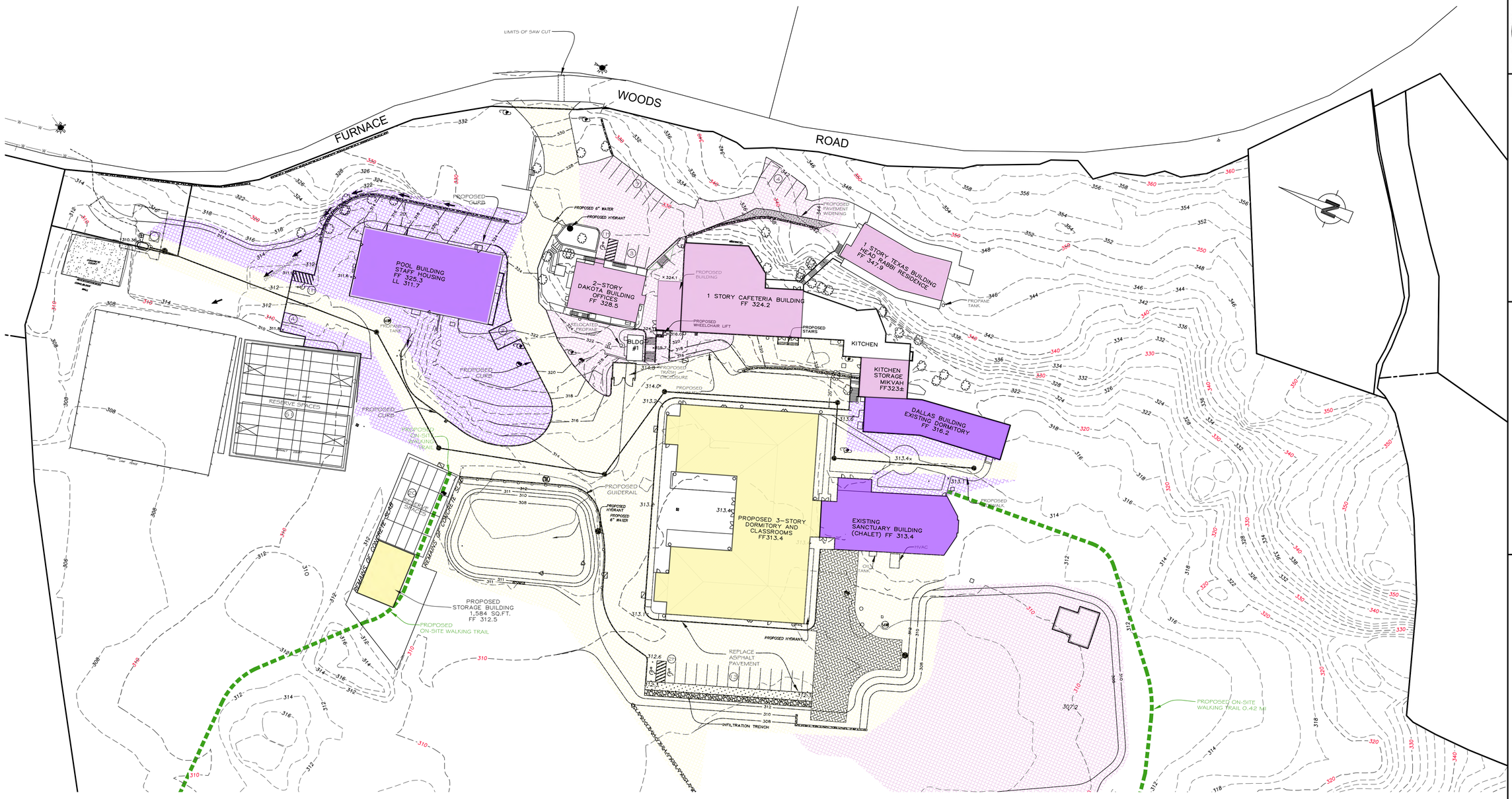
THIS PHASE WILL CONSIST OF CONSTRUCTION UPGRADES TO THE DINING BUILDING AS WELL AS FAÇADE UPGRADES TO THE REMAINING STAFF BUILDINGS, "TEXAS" AND "DAKOTA". WHILE THE DINING BUILDING IS UNDER CONSTRUCTION, THE RABBI'S LECTURE ROOM WING LOCATED IN THE NEW "DODGE CITY" BUILDING WILL BE USED AS A TEMPORARY DINING ROOM. THE CURRENT KITCHEN WILL CONTINUE TO OPERATE AS IS THROUGHOUT THIS PHASE. THIS PHASE WILL TAKE APPROXIMATELY 1 YEAR

THIS PHASE WILL ALSO INCLUDE THE REGRADING ASSOCIATED WITH THE FLOODPLAIN MITIGATION.

THIS PHASED APPROACH ALLOWS FOR ORDERLY SEQUENCING OF WORK WHILE MAINTAINING SAFE, HABITABLE, AND CODE-COMPLIANT CAMPUS OPERATIONS THROUGHOUT THE DURATION OF CONSTRUCTION

LEGEND

- PHASE 1
- PHASE 2
- PHASE 3



SCALE: 1"=40'

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

SHEET NUMBER 16/17

1 TOWN COMMENTS 5-13-26
ORIGINAL DATE: 2-13-26
PROJECT NUMBER:

CIARCIA ENGINEERING, P.C.

PHASING PLAN

AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR

Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

Photo 6

Photo 7

Photo 8

Soil Map—Westchester County, New York
(Yeshiva Ohr Hameir)

Map Scale: 1:2,660 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 35 70 140 210

Feet
0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Westchester County, New York
Survey Area Data: Version 21, Aug 28, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ce	Catden muck, 0 to 2 percent slopes	0.5	1.6%
CrC	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	1.0	3.4%
CtC	Chatfield-Hollis-Rock outcrop complex, 0 to 15 percent slopes	8.9	29.0%
CuD	Chatfield-Hollis-Rock outcrop complex, 15 to 35 percent slopes	2.9	9.4%
Sh	Sun loam	0.1	0.2%
Uc	Udorthents, wet substratum	9.3	30.2%
UlC	Urban land-Charlton-Chatfield complex, rolling, very rocky	6.0	19.6%
UlD	Urban land-Charlton-Chatfield complex, hilly, very rocky	2.0	6.6%
Totals for Area of Interest		**30.7**	**100.0%**

ZARIN & STEINMETZ LLP

David S. Steinmetz
[redacted]

May 22, 2026

Via Electronic Submission and Hand Delivery

Hon. Steven Kessler
Chairman of the Town of Cortlandt Planning Board
and Members of the Planning Board
1 Heady Street
Cortlandt Manor, NY 10567

Re: Yeshiva Ohr Hameir - Amended Site Plan Application
141 Furnace Woods Road
Tax Lot 44.12-1-3

Dear Chairman Kessler and Members of the Planning Board:

As you know, our firm, together with Ciarcia Engineering, P.C., Tim Miller Associates, and Weisz Architects, represents Yeshiva Ohr Hameir (the "Yeshiva"), located at 141 Furnace Woods Road (the "Property"), in connection with its application for Amended Site Plan and Special Permit Approval for a dormitory building and other on-site improvements ("Project"). While we feel that a review of the meeting minutes from the November, January, and March public hearings on file with the Town demonstrate that our development team has already adequately addressed the pertinent comments, at the request of Town Staff, and in an abundance of caution, we write to supplement the record with responses to the *substantive* and *outstanding* public comments made at each public hearing, as well the comments made in writing.

The comments and responses are presented below in a narrative fashion, and appear mostly in the order in which they were made. This response was made following a thorough review of all meeting minutes and written comments. In its May submission, the Yeshiva included an updated Site Plan, an Engineering Memorandum responding to all outstanding engineering comments, and an updated phasing plan and narrative. As mentioned throughout these responses, we respectfully invite your Board to refer to our October 23, 2025 and December 19, 2025 letters, which contain detailed responses to items that have been previously raised, as well as exhibits demonstrating the Yeshiva's lawful existence in New York, its tax exemption status, diploma information, and more.

In response to a "Petition" from a resident in October, we have responded in detail in a letter dated October 23, 2025.

November 6, 2025 Public Hearing

Inherent Public Benefit

Throughout each of the three public hearings as well as in numerous written comments, a recurring comment or theme is that the Yeshiva offers "no public benefit." As demonstrated by decades of New York caselaw, this is inherently false. As we already stated in our December 19, 2025 letter, dating back to 1956, New York courts have held that "religious institutions are beneficial to the public welfare by their very nature and that, therefore, exercises of the police power directed toward determining whether such institutions will harm the public if located in a particular residential area must begin with that assumption." *Jewish Reconstructionist Synagogue of N. Shore v. Incorporated Vil. of Roslyn Harbor*, 38 N.Y.2d 283, 286-87 (1975) (citing Community Synagogue v Bates, 1 N.Y.2d 445 (1956)). Federal courts have also stated that "it is well established as a matter of public policy that educational or religious uses of land are 'presumed to have a beneficial effect on the community.'" *Westchester Day School v. Village of Mamaroneck*, 417 F.Supp.2d 477, 562 (S.D.N.Y. 2006) (quoting *Pine Knolls Alliance Church v. Zoning Bd. of Appeals of Town of Moreau*, 804 N.Y.S.2d 708, 711 (2005)). The presumption of public benefit is so strong that "ordinarily such factors bearing on public health, safety and welfare as neighborhood appearances, adverse effect on property values, loss of tax revenue, decreased enjoyment of neighboring properties and traffic hazards are insufficient to rebut the presumption." *McGann v. Incorporated Village of Old Westbury*, 186 Misc.2d 661, 662 (Sup. Ct. Nassau County 2000) (citing *Matter of Diocese of Rochester v Planning Bd.*, 1 NY2d 508, 526 (1956)). Because of their presumed beneficial effect, New York law establishes "that religious and educational institutions 'enjoy special treatment with respect to residential zoning ordinances because these institutions presumptively serve the public's welfare and morals.'" *Apostolic Holiness Church v. Z.B.A. of Babylon*, 220 A.D.2d 740, 743 (2d Dep't. 1995) (quoting *Matter of Lawrence School Corp. v Lewis*, 174 A.D.2d 42, 46 (2d Dep't 1992)).

While the Yeshiva has not, and is not, asking for special treatment, the Yeshiva is entitled to greater flexibility compared to other land use applications received by the Town. The Yeshiva cannot be required to prove that no ill effects will result from its use, and that the Town cannot regulate the Yeshiva in a manner that imposes a substantial burden on its religious exercise. Most importantly, however, is that the Yeshiva, by its very nature, has a *presumed beneficial effect on the community of Cortlandt*, and this has remained true since its inception in 1985.

Legal Standing to Operate in New York

A comment was made questioning the legitimacy of the Yeshiva's business occurrences transpiring in New Jersey. The reason for the business transactions with a New Jersey address is because the New Jersey office is an auxiliary business office for individuals who live in New Jersey and work for the Yeshiva. As we have stated previously in our October 23, 2025 letter, The Yeshiva Congregation, and the Yeshiva Theological Seminary filed Certificates of Incorporation on July 23, 1962, and December 3, 1972, respectively, under the Religious Corporation Law of New York (the documents are on file and were attached to that letter).

Dumping of Septic Effluents

Throughout the public hearings, the Yeshiva has been wrongly accused of dumping septic effluent. It is also alleged that the Yeshiva has outstanding sewer violations from DOH. We note for the record that all sewer violations have been resolved. The only current item is an outstanding order from DOH, which the new sewer district and installations resolve. Any sewer system failures will be remediated by the new sewer infrastructure.

Benefit of New Sewer Infrastructure

Another recurring comment is that the new sewer infrastructure does not benefit the community in any way. This is not true. Thanks to the Town and the Yeshiva working cooperatively together on the creation of the new public sewer infrastructure (which is unrelated to *this* application) up to approximately 135 other parcels have the ability to tie into the new and improved system if they so choose. Lastly, the sewer improvement was funded largely in part by a more than $900,000 payment by the Yeshiva.

Number of Students Proposed

At the early public hearings, there were numerous falsities stated by residents regarding the number of students proposed, some alleging 400 and above. This is not the case. As we have responded both at the podium and in writing, as shown on the proposed population chart contained on Sheet 1/17 of the Site Plan, the Yeshiva is proposing *up to* 320 students. As stated in our December 18, 2025 letter, the Yeshiva still maintains that imposition of a student cap is not lawful, as "[p]rovisions in a special use permit which '[relate] to the total number of students are invalid, because they apply to the details of the operation of the business and not to the zoning use of the premises.'" *Summit School v. Neugent*, 82 A.D.2d 463, 471 (2d Dep't 1981) (quoting *Bernstein v. Board of Appeals of Vil. of Matinecock*, 60 Misc.2d 470, 476 (Sup. Ct. Nassau County 1969); *Incorporated Vil. of Brookville v. Paulgene Realty Corp.*, 24 Misc.2d 790, 795 (Sup. Ct. Nassau County 1960)).

While the Yeshiva does not anticipate there being 320 students anytime soon, as we have stated at the podium (notably, at the January meeting), the new dormitory building, as designed, can safely and lawfully accommodate 5 students per room, and there are 64 rooms. This is according to both New York state fire and building codes, considering factors such as adequate exit doors, corridor widths, sprinklers, staircases, square foot per person, means of egress, and more. *See* January 6, 2026 Meeting Minutes at 27-34. Additionally, both the fire department and the building department will eventually weigh in on the occupancy count during the building permitting process, and the fire department performs an inspection every year.

As noted at the March 3, 2026 meeting, details related to the student cap are to be worked out between the Yeshiva and Town Staff, and will be reflected in any resolution of approval.

To the extent that questions regarding the number of students arising again throughout the other two hearings or written comments, this response shall serve as the answer for each.

Guest Housing, Number of Guests, Families, and Staff Housing

Numerous comments were raised expressing confusion over the Yeshiva's proposed population. A careful review of the proposed population chart answers all questions regarding number of students, guests, staff, families, and rooms. For convenience, we are attaching a screenshot of the population chart contained in Sheet 1/17 of the Site Plan:

CAMPUS POPULATION TABLE

		Existing				Proposed				
Building Name	Exg. Use	Sleeping Rooms	# Staff Members	Staff Family Members	# Students	Proposed Use	Sleeping Rooms	# Staff Members	Staff Family Members	# Students
Pool Building	Dormitory	18	0	0	101	Staff Housing- 3 Units	6 per unit	3	22	0
Chalet	Dorm/ Sanctuary	8	0	0	36	Sanctuary	0	0	0	0
Dallas	Dormitory	16	0	0	80	Staff Housing	16	16	64	0
Dakota	Office/ Staff Housing	5	2	0	0	No Change	5	2	0	0
Texas	Rabbi Residence	8	4	0	0	No Change	8	4	0	0
Dodge City	N/A	N/A	N/A	N/A	N/A	Dormitory & Classrooms	64	0	0	320
Caretaker Sheds	Caretaker Housing	3	3	0	0	No Change	3	3	0	0
	Total		**9**	**0**	**217**	**Total**		**28**	**86**	**320**

*25 staff members travel in to the Yeshiva on a daily basis

As noted above, and as demonstrated during our presentation at the January 6, 2026 meeting, the Yeshiva utilizes various buildings for its activities, including housing guests, families, and staff:

- The Pool Building is currently used for student housing, and presently accommodate 101 students. This building will be converted to staff housing, which will accommodate 3 families (with 6 sleeping rooms per unit). It is anticipated that a total of 3 staff members and 22 family members will occupy this building.
- The Dallas Building was also formerly used for housing, and currently houses 80 students. This building will be repurposed to provide guest and staff accommodations (16 sleeping rooms), and it is anticipated that 80 people total, including staff members and their families, would occupy this building. The purpose of this building is to provide the staff members that come on occasion (for the Sabbath on occasion, as well as the high holidays). These members do not come every weekend.
- The Chalet Building is currently utilized as a place of education and prayer, as well as for housing 36 students. This building is proposed to now be a sanctuary for education and prayer, and is not proposed to house any people.
- The Texas Building is currently used as housing for staff members, and houses 4 people. This use will remain the same.
- The Dodge City Building is the new proposed centralized dormitory building, where up to 320 boys could be safely and lawfully housed in 64 rooms with up to 5 beds each. This building is designed to accommodate all Yeshiva students within a single facility. (In response to comments from Board members, layout plans showing 4 beds and 5 beds were previously included in our Architectural Set.)

- The Dakota Building now serves as office space and a residence for a Rabbi and his wife. No change is proposed.
- The Caretaker Sheds will be retain their use of housing 3 staff members in 3 rooms.

See October 23, 2025 Letter from Zarin & Steinmetz; *see also* January 6, 2026 Meeting Minutes; Site Plan Sheet 1/17.

It was alleged that the family members living at the Yeshiva would have children that would enter the overwhelmed Hendrick Hudson School District. As stated by the Executive Director of the Yeshiva at the January 6, 2026 meeting, none of the staff members currently residing on campus, who all had large families years ago, have had any children attend the Hendrick Hudson school system. These children typically attend schools in Monsey, Mount Kisco, and other alternate locations. Also, in response to a comment stating that the Town would be paying to bus these children to their schools, the Yeshiva notes that it arranges and pays for the transportation. *See* January 6, 2026 Meeting Minutes at 83. (A duplicate comment regarding school aged children was made at the January 6, 2026 meeting. This shall serve as the response.)

There are 25 staff members who travel to the Yeshiva on a daily basis. These individuals do not come to campus at the same time, but rather in a staggered fashion, in approximately three shifts. *See* January 6, 2026 Meeting Minutes at 79. In response to comments about adequate parking, there is ample parking to accommodate the staff, as shown on the parking table contained in Sheet 3/17 of the Site Plan. In its over 40 year history, the Yeshiva has never had a parking problem.

Lastly, questions were raised at the January meeting as to how the number of staff members and families evolves with the increase in student count. As discussed above, the numbers proposed for each building, as well as the total number of staff members and family members are shown above in the population chart. Additionally, there is no exact student-to-staff ratio. The numbers presented are realistic and based upon an extensive history of this facility.

A question was raised which asked whether the Dakota Building, which has 5 rooms and only 2 proposed occupants, would remain that way in perpetuity. The numbers in the chart represent the proposed number of people in each building, and there may come a time when a new staff member would move in and have more children in those units, which is why there are 5 bedrooms. This allows for flexibility as families get older and begin moving out. However, all 3 Rabbis currently residing in Texas and Dakota once had large families, and as the children aged, they moved out. Different generations of Rabbis and families move in and take the place of those that have moved out. The spaces for families are designed to be flexible, and the allowable occupancy for each building is determined by building code, and needs to be approved by the building department during permitting. The maximum occupancy would then of course need to be adhered to by the Yeshiva. It bears repeating: while the population chart represents the number of individuals proposed to be in each building, the number of individuals *allowed* in each building is regulated by building code. While there are only 2 proposed occupants of the Dakota Building, this number could change as families grow, come, and go, but never beyond the number of people *lawfully permitted to occupy* the building.

Student Safety

We have also received numerous comments about boys walking along the roads surrounding the Yeshiva. Firstly, as noted at the January 6th meeting, the Yeshiva is prepared to fund the installation of a safety speed sign on Furnace Woods Road that would be solar powered and indicate when cars are speeding. *See* January 6, 2026 Meeting Minutes at 82. Additionally, as shown on our Site Plan set, to help alleviate this concern, the Yeshiva is proposing an approximately half-mile, 4-foot wide walking trail on the Property for the boys to utilize. Moreover, there is nothing unlawful for students to walk along public road just like other members of the public residing in Town.

The Size of Largest Building is Zoning Compliant

In response to a comment made alleging that the tallest building violated the height requirement in the Town's Zoning Code, the Town's Planning Director confirmed that the special permit allows a height considerably greater than what the Project proposes. *See* November 6, 2026 Meeting Minutes at 137-138.

January 6, 2026 Public Hearing

The Project Fits in with the Character of the Neighborhood

Members of the public have expressed concerns over the Project not fitting in with the character of the neighborhood, as well as ensuring that the project complies with Town Code 307, in that its architectural features should be compatible with the existing campus and surrounding neighborhood.

We note that Town Code Section 307-73 requires that in reviewing a site plan application, the Planning Board must ensure that the architecture and site design "will not result in excessive similarity or excessive dissimilarity but appropriateness in relation to any other structures…facing upon the same or intersecting street and within 500 feet of the proposed site." The features studied under this section include, but are not limited to front, side or rear building elevations visible from a street, materials, color, and roof shape.

The Project complies with this section of the Code in numerous ways. First, the Yeshiva has been operating at the Property since the 1980s, meaning that it has been a part of the community for approximately 40 years, and is inherently compatible with the neighborhood as it is a part of the neighborhood fold. Further, the proposed Project is being designed to be residential in character, so that it fits in seamlessly with the existing campus and surrounding area. The new dormitory, as well as the façade upgrades to remaining on site buildings are designed to have a suitable residential design to fit in with the character of the neighborhood, and our team, and most importantly our architect, disagree that the building has an "institutional" look. The added landscaping, new facades, and the residential campus buildings ensure that the Project will not have any impact on the existing character of the neighborhood. (This comment was also raised at

the March meeting and in writing by the same member of the public, and other comments were raised at the January meeting regarding the building size needing to be smaller, and being out of character. This shall serve as the response to each of those comments.)

Proposed Landscaping

The proposed landscaping adequately screens the Project. As shown on the Landscaping Plan, as well as on the Visual Impact Renderings, dense landscaping is proposed to screen the Project, including 10 deciduous trees, 18 evergreen trees, 10 minor deciduous trees, 71 shrubs, and 26 flowering plants. The trees mature in approximately 10-15 years. Additionally, the Yeshiva will be obtaining a tree removal permit.

Solar

In response to all comments made about solar panels, as well as questions regarding power requirements, the Yeshiva can report that it is seriously looking into solar in good faith. Decisions regarding solar installation need to be thoroughly considered and investigated due to timing and financial reasons. There are current grants and rebates that make it financially viable with a return on investment proposed to be in 30 months. However, those grants expire in June, and then there will be new grants and rebates. There is an ever-evolving change of rules and regulations. We hope that at the time of construction, we will be in position to take advantage of potential savings and rebates. The Yeshiva would then consider solar on all existing buildings as well, so long as it makes financial sense to do so. The project does not propose any battery storage. We do not believe there is a legal or factual basis to impose a requirement to install solar panels.

Inconsistent Student Reporting

In response to allegations that the Yeshiva has been inconsistently representing its number of students, we first note that there have been no assertions by the Town that there has been any failure to adhere to the student cap. With every inspection conducted at the Yeshiva, there is a bed count. There is no validity to this comment.

March 3, 2026 Public Hearing

Wetlands Protection and Delineation Lines

Some members of the public have raised questions related to compliance with Chapter 179 of the Town Code, requesting a thorough investigation to ensure the protection of wetlands, including a complete wetlands impact analysis with comprehensive groundwater sampling, downstream contamination analysis, and soil testing in flood prone areas.

Chapter 179 does not specifically require “comprehensive groundwater sampling, downstream contamination analysis, and soil testing in flood prone areas” as suggested. Rather, the code requires that “[A]ny topographical and perimeter surveys, hydrological computations, engineering studies and other factual or scientific data and reports as deemed necessary by the

approval authority to permit it to arrive at a proper determination" (Town Code Section 179-5(C)(6)).

The Town-regulated wetland boundary was delineated by Paul Jaehnig, the Town's outside wetlands consultant. As part of the ongoing SEQRA process, the Yeshiva's wetlands and environmental consultant has prepared a detailed analysis of the Property wetlands and the potential impacts of the Project. This includes a historical review, which shows the condition of the wetland over time, dating back to when the Property was used as a dude ranch. We note that the current plan shows a small encroachment into Town-regulated wetlands (+/-1,800sf), into an area that has historically been maintained as lawn. Any proposed buffer encroachments are occurring in areas that are currently maintained as impervious surfaces (buildings, parking areas) and have been since the original dude ranch use. Since the particular impacts associated with the Project do not rise to the level of requiring in-depth groundwater analysis, this has appropriately not been requested as part of the Town review.

Questions about wetland hydrology and flooding are appropriate, and have been answered in the SWPPP and floodplain analyses. A stormwater management plan has been prepared, and accounts for any changes in perviousness of the Property, and managing those flows to meet the current standards. It is noted that the existing condition provides no stormwater treatment or control; this proposal is therefore a significant improvement over existing conditions.

The location of some of the proposed activities within the 100-year FEMA floodplain have been discussed and analyzed at length. An analysis to determine the expected 100-year flood elevation was completed and submitted to the Town, and a proposal for the shallow excavation of an existing lawn area to compensate for lost flood storage is proposed and currently under review. The Yeshiva contends that the request that soil testing be conducted within "flood prone areas" is misplaced.

As for the comment expressing confusion over the "changing" wetlands delineation lines, this is not the case. What occurred is that DEC and the Town's consultants each performed their own independent delineation, and the Town's boundary is smaller than the DEC line, meaning that the regulated adjacent area does not impact as much of the Property. As noted in our January 24, 2026 Wetland Narrative, the current site mapping includes an updated delineation based on numerous discussions with the DEC, and incorporates elements of the most recent delineation and past approved lines, showing that site conditions have changed since the original approval, and in some cases the wetland is now smaller. However, to be conservative, the original wetland line and associated adjacent area has been maintained in most areas. Additionally, DEC has opined that it believes the Project can meet permit issuance standards, and that "[a]bandoning the existing septic systems in the wetland and adjacent area to connect to town sewer will be an improvement," and that DEC appreciates "the proposed mitigation of the DEC wetland and adjacent area." Please refer to both the DEC Correspondence dated March 6, 2026, and the January 24, 2026 Wetland Narrative, each on file with the Town, for a complete discussion of the wetland boundaries.

Alleged Health Inspector Bribe

In response to an accusation that the Yeshiva has "bribed" a health inspector, we would like to clarify for the record that this comment is specious. Apparently, a staff member made an inappropriate joke about buying lunch for a health department inspector. Nonetheless, the comment—made in jest—was investigated and resulted in a reprimand and temporary suspension of the staff member. Most importantly, the Yeshiva has not been privy to any special treatment throughout its approximately 40-year history, and this standalone incident is not reflective of the values of the Yeshiva.

Public Grants

The fact that the Yeshiva received public grants is of no relevance to your Board's review of this application. Nonetheless, receiving public grants, including from Senator Harckham, is not indicative of any wrongdoing. Grants such as these happen all the time. That assistance from the Town and the Senator helped make the sewer system possible. It is also not true that the Town's undertaking of the sewer project (which again, is unrelated to *this* application) serves no public purpose, as up to approximately 135 other parcels have the ability to tie into the new system if they so choose. Lastly, the sewer improvement was funded largely in part by a more than $900,000 payment by the Yeshiva.

With respect to public security grants, these were made available by the State in light numerous documented antisemitic violent acts. The Yeshiva applied through the appropriate channels and was awarded those grants. Many religious institutions across the county unfortunately now have fencing and security cameras that are frequently funded through these grants.

Legal Standing in New York

Another comment falsely alleges that the Yeshiva has no legal standing in New York, since it has an office in New Jersey. As stated earlier, and as we have stated previously in our October 23, 2025 letter, The Yeshiva Congregation, and the Yeshiva Theological Seminary filed Certificates of Incorporation on July 23, 1962, and December 3, 1972, respectively, under the Religious Corporation Law of New York (the documents are on file and were attached to that letter). Further stated in the October letter, the Yeshiva offers a New York State regents diploma, and the seminary offers a first Talmudic degree as per the Association of Advanced Rabbinical and Talmudic Schools, which is accredited by New York State (First Talmudic Degree is equivalent to a bachelor's degree). While it is true that the Yeshiva has a New Jersey address (in addition to its New York address), the reason for this is that the New Jersey office is an auxiliary business office for individuals who live in New Jersey and work for the Yeshiva. This was another baseless assertion.

Alleged Dumping of Pollution

Any allegations made that the Yeshiva was dumping pollution around the community is false and unsupported by any documentation. Further, as previously stated in our October 23, 2025 letter, all sewer violations have been resolved. The only current item is an outstanding order from DOH, which the new sewer district and installations resolve. Any issues that members of the public believe the Yeshiva has with its septic system will be resolved by the new sewer infrastructure, which the Planning Board Chair has acknowledged. *See* March 3, 2026 Meeting Minutes at 29. The Yeshiva is providing documentation with its May submission stating that in the professional opinion of the Yeshiva's engineer, the new sewer district has sufficient capacity for the Yeshiva and the approximately 135 other parcels if they choose to connect. Additionally, the Department of Technical Services and the Town's outside engineering consultant, Woodard & Curran, can also confirm this.

The Project is an Unlisted Action under SEQRA

The Yeshiva has not been treating the Project as a Type II action, but rather, an Unlisted action, as it was treated in 2010 when it obtained its special permit. The Town's Planning Department issued a memorandum dated May 29, 2025, in which it states that the Project is an unlisted action under SEQRA. This characterization was again confirmed by the Town's Planning Director at the March 3rd meeting. *See* March 3, 2026 Meeting Minutes at 53-54. This public comment likely incorrectly points to a section of SEQRA which indicates that the construction of *nonresidential* facilities disturbing 10 acres are Type 1 actions (6 NYCRR 617.4(b)(6)(i)).

"Cult" Allegations Made Online and at the Podium by the Community

While unfortunate, it is important to note that many falsities have been spread by some who have dangerously categorized the Yeshiva as a "cult," and when given the opportunity to retract this statement, did not choose to do so. *See* March 3, 2026 Meeting Minutes at 22-24. While this goes without saying, the Yeshiva is not a cult, but rather a legitimate religious institution benefiting the community. This individual also is seeking a *full denial* of the Project, stating that the Yeshiva is "not deserving of any consideration from this board for anything," which indicates that these comments are not being thoughtfully made in good faith. *Id* at 18. Such abhorrent diatribes should not be countenanced by your Board. When weighing public comments against the substantial evidence offered by the applicant, the board's decision must be premised upon an "objective factual basis" in the record, and not "generalized community opposition." *See Kabro Assocs., LLC v. Town of Islip ZBA*, 95 A.D.3d 1118, 1120 (2d Dep't 2012) (annulling denial of special permit premised on neighbor's opposition "uncorroborated by empirical data, and [] contradicted by the expert testimony offered by the petitioner, as well as the opinion of the Town of Islip Department of Planning and Development.").

Shared Sewer System Capacity

In response to questions raised about whether the Peekskill Sewer District has sufficient capacity for the Yeshiva and the approximately 135 other parcels, we first note that this was a

question that the Town Board was required to answer when it applied for inclusion in the Peekskill County Sewer District and then approved the new system. There are engineering reports on file with the Town that demonstrate that the district has sufficient capacity. While we stress that this is *not* a Planning Board issue, in clarifying the record, we submit, in the profession opinion of the Yeshiva's engineer, that the district does have sufficient capacity. Please remember, this is a public sewer district and a public system being constructed by the Town. As noted previously, the Department of Technical Services and the Town's outside engineering consultant, Woodard & Curran, can also confirm this.

Written Comments

Many of the written comments have been responded to above, as there was a lot of overlap between comments made at public hearings and in writing.

Comments were made that the Planning Board must take a "hard look" at potential impacts, ensure that the record contains sufficient studies and information to support its review before issuing any findings or approvals, and provide reasoned elaboration and written explanation of its SEQRA determination. We understand that prior to issuing any Project approvals, the Planning Board is required to issue its SEQRA determination, which will include a reasoned elaboration and written explanation of its determination, based on the comprehensive record and studies. As it relates to any written comment expressing environmental concerns, just as it occurred in 2010 when the Yeshiva's special permit was issued, the Yeshiva will again demonstrate that the Project will not result in any significant adverse impacts through environmental tests and studies.

Questions were also raised regarding the student cap. As previously documented in our December 19, 2025 letter, we do not think there is a basis to impose a cap. Details of the student cap are being worked out by the Yeshiva and Town Staff, and the result will be reflected in any resolution of approval.

Comments raised about lighting on the site have been appropriately responded to by our lighting plan, which is contained in our Site Plan set. This demonstrates that site lighting is in compliance with the Town Code.

As it relates to comments made about traffic, as mentioned, the number of staff commuting daily to the Yeshiva is decreasing from 28 to 25, and these staff members have staggered shifts. This does not result in an increase in traffic. Additionally, the students do not drive. We represent in our EAF on file with the Town that the Project will not result in increased traffic levels compared to current conditions.

Conclusion

The Administrative Record before your Board as Lead Agency pursuant to SEQRA is clear: all potential significant adverse environmental impacts have been identified, a hard look and serious studies and evaluations have been conducted, and all impacts have been mitigated to the maximum extent practicable. There is no legal or factual basis to deny the Amended Site Plan and

Special Permit Approvals. The proposed improvements will benefit the Yeshiva and the community in general. This religious educational institution is entitled to finally upgrade its campus as has been contemplated since the approvals granted by your Board over a decade ago.

We thank your Board for your time, attention and patience throughout this process.

Respectfully submitted,
ZARIN & STEINMETZ LLP

By: [redacted]

David S. Steinmetz
Vincent M. Pedone

Encls.
cc: (*via e-mail*)
Yeshiva Ohr Hameir
Chris Kehoe, AICP
Heather LaVarnway
Michael Preziosi, P.E.
Catherine Brosnan, P.E.
Michael Cunningham, Esq.
Chris Lapine, P.E.
Dan Ciarcia, P.E.
Steve Marino
Chana Weisz

[redacted]
savatree.com

May 7, 2026

Chris Kehoe
Director – Department of Planning & Community Development
Town of Cortlandt
1 Heady Street
Cortlandt Manor, NY 10567

Re: Assessment of additional trees at 2003 Crompond Road

Dear Mr. Kehoe:

In 2025, SavATree Consulting Group was retained to perform an assessment of trees measuring 4-inches and larger within an approximate 6.5-acre area at 2003 Crompond Road. The lot is planned for development of an assisted living facility. Field work was performed on July 28-30, 2025. For each tree measuring 4-inches and larger, a numerical tag was installed and the following data points were collected:

- Tag number;
- Species, common and scientific names;
- Diameter at breast height, in inches;
- Condition: Good, Fair, Poor, Critical, Dead;
- Observations;
- Whether the tree should be removed based upon condition, and;
- Whether the tree is considered invasive to NY.

That inventory included 837 trees.

In 2026, I was retained to perform an inventory of trees growing on an additional ~16-acres at the property. All trees were tagged and the same data as the 2025 inventory was collected for these trees. This report discusses only the 1,675 trees included in the 2026 inventory. Tags numbered 1001-2000 and 4001-4656. In addition, there were 27 trees (numbered 9000-9026 in the Excel file) that were growing in standing water within wetland areas that I was not able to access to install a tag.

Species composition is similar to the 2025 inventory. The most common species in this inventory was also sugar maple (*Acer saccharum*; 449 trees; 26.8% of the inventoried population). This is followed by Norway maple (*Acer platanoides,*426 trees; 25.4%); red maple (*Acer rubrum,* 244 trees; 14.6%); and American elm (*Ulmus americana,* 114 trees; 6.8%). The

higher percent of red maple and American elm is likely due to this portion of the property being wetter than the original area.

Five non-native, invasive species were found in this part of the property: Norway maple, ailanthus (*Ailanthus altissima*), black locust (*Robinia pseudoacacia*), sycamore maple (*Acer pseudoplatanus*), and Japanese angelica tree (*Aralia elata*) are the only non-native, invasive species included in the inventory. They combine for 524 trees (31.2% of the population). Their removal should be considered due to their invasive quality.

I recommend the removal of 144 trees based upon their condition. Seventeen of these are standing dead trees and the others are in such poor condition that they are not salvageable. Thirty-three of these trees are invasive species.

Based upon my findings, there are 1,040 healthy, native trees that have been surveyed in this scope and may need to be removed as part of this project.

Please let me know if you have any questions regarding my findings.
Thank you,

[redacted]

Matt Weibel
ISA Certified Arborist #NJ-1065A
Registered Consulting Arborist #534
SavATree Consulting Group
[redacted]

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?
1001	Norway maple	Acer platanoides	6	Good	None	Yes	No
1002	Sweetgum	Liquidambar styraciflua	33	Fair	Deadwood.	No	No
1003	Sugar maple	Acer saccharum	8	Fair	Overtopped	No	No
1004	Sweetgum	Liquidambar styraciflua	51	Fair	Large deadwood	No	No
1005	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
1006	Sweetgum	Liquidambar styraciflua	5	Fair	None	No	No
1007	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
1008	Sassafras	Sassafras albidum	7	Fair	Overtopped	No	No
1009	Japanese maple	Acer palmatum	9	Fair	Overtopped	No	No
1010	Japanese maple	Acer palmatum	13	Poor	One dead lead. Dieback	No	Yes
1011	Japanese maple	Acer palmatum	23	Fair	Decay in trunk	No	No
1012	Sugar maple	Acer saccharum	18	Good	Deadwood	No	No
1013	Japanese maple	Acer palmatum	14	Fair	Deadwood	No	No
1014	Norway maple	Acer platanoides	14	Good	None	Yes	No
1015	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
1016	White pine	Pinus strobus	48	Poor	Significant decay in trunk. Little canopy remains	No	Yes
1017	Black cherry	Prunus serotina	5	Fair	Overtopped	No	No
1018	Sugar maple	Acer saccharum	17	Fair	Deadwood	No	No
1019	Sugar maple	Acer saccharum	13	Good	Deadwood	No	No
1020	Norway maple	Acer platanoides	10	Good	None	Yes	No
1021	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
1022	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
1023	Norway spruce	Picea abies	26	Fair	Deadwood	No	No
1024	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
1025	Norway spruce	Picea abies	5	Fair	Overtopped	No	No
1026	Norway maple	Acer platanoides	10	Good	None	Yes	No
1027	Black oak	Quercus velutina	15	Fair	Decay	No	No
1028	Red oak	Quercus rubra	13	Fair	Trunk bends	No	No
1029	Sugar maple	Acer saccharum	8	Good	Small deadwood	No	No
1030	Black gum	Nyssa sylvatica	6	Fair	Overtopped	No	No
1031	Ailanthus	Ailanthus altissima	12	Fair	Deadwood	Yes	No
1032	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
1033	Sugar maple	Acer saccharum	23	Good	Deadwood	No	No
1034	Norway maple	Acer platanoides	12	Fair	Codominant at 2 feet	Yes	No
1035	Sweetgum	Liquidambar styraciflua	19	Fair	Deadwood	No	No
1036	Japanese maple	Acer palmatum	6	Fair	Overtopped	No	No
1037	Norway maple	Acer platanoides	16	Good	Deadwood	Yes	No
1038	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
1039	Japanese maple	Acer palmatum	5	Fair	Overtopped	No	No
1040	Sugar maple	Acer saccharum	9	Good	None	No	No
1041	Japanese angelica tre	Aralia elata	4	Fair	None	Yes	No
1042	Japanese angelica tre	Aralia elata	5	Fair	None	Yes	No
1043	Black cherry	Prunus serotina	14	Fair	None	No	No
1044	Sugar maple	Acer saccharum	11	Fair	None	No	No
1045	Norway maple	Acer platanoides	7	Fair	Codominant at 6 feet	Yes	No

1046	Norway maple	Acer platanoides	14	Good	None	Yes	No
1047	Japanese maple	Acer palmatum	4	Fair	Overtopped	No	No
1048	Japanese maple	Acer palmatum	8	Fair	Overtopped. Deadwood	No	No
1049	Japanese angelica tre	Aralia elata	9	Fair	Overtopped	Yes	No
1050	Japanese maple	Acer palmatum	19	Poor	Dieback. Large deadwood	No	Yes
1051	Japanese angelica tre	Aralia elata	4	Fair	Overtopped	Yes	No
1052	Japanese angelica tre	Aralia elata	5	Fair	Overtopped	Yes	No
1053	Japanese angelica tre	Aralia elata	4	Fair	Overtopped	Yes	No
1054	Japanese angelica tre	Aralia elata	4	Fair	Overtopped	Yes	No
1055	Japanese angelica tre	Aralia elata	5	Fair	Vines	Yes	No
1056	Japanese maple	Acer palmatum	4	Fair	Overtopped. Vines	No	No
1057	Japanese angelica tre	Aralia elata	4	Fair	Vines	Yes	No
1058	Sugar maple	Acer saccharum	6	Fair	None	No	No
1059	Sugar maple	Acer saccharum	6	Fair	None	No	No
1060	Sugar maple	Acer saccharum	5	Fair	None	No	No
1061	Japanese maple	Acer palmatum	4	Fair	Overtopped	No	No
1062	Sugar maple	Acer saccharum	24	Good	None	No	No
1063	Sugar maple	Acer saccharum	18	Good	Deadwood	No	No
1064	Sugar maple	Acer saccharum	16	Fair	Deadwood	No	No
1065	American elm	Ulmus americana	18	Fair	Deadwood	No	No
1066	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
1067	Sugar maple	Acer saccharum	11	Good	Small deadwood	No	No
1068	Sugar maple	Acer saccharum	11	Good	Small deadwood	No	No
1069	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
1070	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
1071	Norway maple	Acer platanoides	11	Good	Small deadwood	Yes	No
1072	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
1073	Norway maple	Acer platanoides	7	Fair	Small deadwood	Yes	No
1074	Sugar maple	Acer saccharum	13	Fair	Deadwood	No	No
1075	Norway spruce	Picea abies	25	Fair	Deadwood	No	No
1076	Norway maple	Acer platanoides	4	Fair	Small deadwood	Yes	No
1077	Sugar maple	Acer saccharum	7	Fair	Deadwood	No	No
1078	Norway maple	Acer platanoides	14	Fair	Slight lean	Yes	No
1079	Sugar maple	Acer saccharum	23	Good	Deadwood	No	No
1080	Ailanthus	Ailanthus altissima	21	Poor	Broken top. Decay	Yes	Yes
1081	Ailanthus	Ailanthus altissima	14	Poor	Broken top. Decay	Yes	Yes
1082	Ailanthus	Ailanthus altissima	7	Poor	Broken top. Dieback	Yes	Yes
1083	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
1084	Ailanthus	Ailanthus altissima	9	Poor	Broken top. Dieback	Yes	Yes
1085	Japanese maple	Acer palmatum	5	Fair	Overtopped	No	No
1086	Japanese maple	Acer palmatum	5	Good	Overtopped	No	No
1087	American elm	Ulmus americana	5	Fair	Overtopped	No	No
1088	American elm	Ulmus americana	15	Fair	Unbalanced canopy	No	No
1089	Sugar maple	Acer saccharum	9	Fair	Overtopped. Vines	No	No
1090	White pine	Pinus strobus	41	Fair	Deadwood	No	No
1091	Sugar maple	Acer saccharum	4	Fair	Overtopped.	No	No

1092	White pine	Pinus strobus	10	Poor	Decay in trunk. Little canopy remains	No	Yes
1093	Red oak	Quercus rubra	13	Fair	Deadwood	No	No
1094	Sugar maple	Acer saccharum	4	Fair	Overtopped.	No	No
1095	Sugar maple	Acer saccharum	8	Poor	Overtopped. Broken top	No	Yes
1096	White pine	Pinus strobus	43	Poor	One lead broken. Decay	No	Yes
1097	Sugar maple	Acer saccharum	5	Fair	Overtopped.	No	No
1098	Black cherry	Prunus serotina	5	Fair	Overtopped.	No	No
1099	Japanese maple	Acer palmatum	4	Fair	Overtopped.	No	No
1100	Sugar maple	Acer saccharum	4	Fair	Overtopped.	No	No
1101	Sugar maple	Acer saccharum	9	Fair	Overtopped.	No	No
1102	Sugar maple	Acer saccharum	16	Fair	Self correcting lean	No	No
1103	Sugar maple	Acer saccharum	5	Fair	Self correcting lean	No	No
1104	White pine	Pinus strobus	37	Fair	Deadwood. Codominant at 9 feet	No	No
1105	Norway maple	Acer platanoides	22	Fair	Codominant at 7 feet. Large canker in one lead	Yes	No
1106	Sugar maple	Acer saccharum	7	Good	None	No	No
1107	Japanese maple	Acer palmatum	4	Fair	Overtopped	No	No
1108	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
1109	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
1110	American elm	Ulmus americana	4	Fair	Overtopped	No	No
1111	Japanese maple	Acer palmatum	4	Fair	Overtopped	No	No
1112	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
1113	Japanese maple	Acer palmatum	4	Fair	Overtopped	No	No
1114	Japanese maple	Acer palmatum	4	Fair	Overtopped	No	No
1115	Sugar maple	Acer saccharum	9	Fair	Small deadwood	No	No
1116	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
1117	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
1118	American elm	Ulmus americana	5	Poor	Dieback	No	No
1119	Norway maple	Acer platanoides	14	Good	None	Yes	No
1120	American elm	Ulmus americana	10	Fair	Dieback	No	No
1121	Japanese maple	Acer palmatum	5	Good	Overtopped	No	No
1122	Norway maple	Acer platanoides	10	Good	None	Yes	No
1123	Japanese maple	Acer palmatum	4	Good	Overtopped	No	No
1124	Sugar maple	Acer saccharum	10	Good	Small deadwood	No	No
1125	Japanese maple	Acer palmatum	10	Fair	Deadwood	No	No
1126	Sugar maple	Acer saccharum	9	Fair	Vines	No	No
1127	Japanese maple	Acer palmatum	5	Fair	Overtopped	No	No
1128	Japanese maple	Acer palmatum	5	Fair	Overtopped	No	No
1129	Japanese maple	Acer palmatum	5	Good	Overtopped	No	No
1130	Japanese maple	Acer palmatum	6	Fair	Deadwood	No	No
1131	Japanese maple	Acer palmatum	5	Fair	Overtopped	No	No
1132	Japanese maple	Acer palmatum	6	Fair	Overtopped	No	No
1133	Japanese maple	Acer palmatum	6	Fair	Overtopped	No	No
1134	Pignut hickory	Carya glabra	10	Good	Small deadwood	No	No
1135	Japanese maple	Acer palmatum	5	Fair	Deadwood	No	No
1136	Black cherry	Prunus serotina	9	Fair	Vines. Deadwood	No	No
1137	Norway maple	Acer platanoides	14	Good	None	Yes	No

1138	American elm	Ulmus americana	6	Fair	Leans	No	No
1139	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
1140	American elm	Ulmus americana	7	Fair	Leans	No	No
1141	Norway maple	Acer platanoides	8	Fair	Vines	Yes	No
1142	Sugar maple	Acer saccharum	9	Fair	Vines. Deadwood	No	No
1143	Japanese maple	Acer palmatum	5	Fair	Vines	No	No
1144	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
1145	Norway maple	Acer platanoides	10	Fair	Deadwood	Yes	No
1146	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
1147	Sugar maple	Acer saccharum	4	Fair	Overtopped. Cavity	No	No
1148	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
1149	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
1150	Norway maple	Acer platanoides	27	Fair	Vines. Deadwood	Yes	No
1151	American elm	Ulmus americana	4	Fair	Overtopped	No	No
1152	Red maple	Acer rubrum	7	Poor	Dieback. Deadwood	No	No
1153	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
1154	Sugar maple	Acer saccharum	5	Fair	Overtopped.	No	No
1155	Sugar maple	Acer saccharum	9	Poor	Covered in vines	No	Yes
1156	American elm	Ulmus americana	4	Fair	Vines. Overtopped	No	No
1157	Norway maple	Acer platanoides	11	Good	None	Yes	No
1158	Black cherry	Prunus serotina	5	Fair	Overtopped	No	No
1159	Sugar maple	Acer saccharum	14	Good	None	No	No
1160	Japanese maple	Acer palmatum	4	Fair	Overtopped	No	No
1161	Japanese maple	Acer palmatum	5	Fair	Overtopped	No	No
1162	Japanese maple	Acer palmatum	4	Fair	Overtopped. Vines	No	No
1163	Japanese maple	Acer palmatum	6	Fair	Overtopped. Vines	No	No
1164	Norway maple	Acer platanoides	15	Fair	Vines. Deadwood	Yes	No
1165	American elm	Ulmus americana	11	Fair	Very unbalanced canopy	No	No
1166	Norway maple	Acer platanoides	24	Fair	Deadwood	Yes	No
1167	Ailanthus	Ailanthus altissima	9	Fair	Overtopped	Yes	No
1168	Ailanthus	Ailanthus altissima	9	Fair	Overtopped	Yes	No
1169	American elm	Ulmus americana	4	Fair	Vines. Overtopped	No	No
1170	Norway maple	Acer platanoides	17	Good	Small deadwood	Yes	No
1172	American elm	Ulmus americana	4	Fair	Vines. Overtopped	No	No
1173	Norway maple	Acer platanoides	5	Fair	Vines	Yes	No
1174	American elm	Ulmus americana	6	Fair	Overtopped	No	No
1175	Sugar maple	Acer saccharum	9	Fair	Deadwood	No	No
1176	Norway maple	Acer platanoides	5	Fair	Small deadwood	Yes	No
1177	Norway maple	Acer platanoides	15	Good	Small deadwood	Yes	No
1178	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
1179	Norway maple	Acer platanoides	10	Fair	Vines	Yes	No
1180	American elm	Ulmus americana	8	Fair	Overtopped	No	No
1181	American elm	Ulmus americana	7	Fair	Overtopped	No	No
1182	Norway maple	Acer platanoides	13	Fair	Vines	Yes	No
1183	Norway maple	Acer platanoides	6	Fair	Vines. Overtopped	Yes	No
1184	Sugar maple	Acer saccharum	6	Fair	Vines	No	No

1185	Sugar maple	Acer saccharum	5	Poor	Covered in vines	No	Yes
1186	Sugar maple	Acer saccharum	7	Fair	Deadwood	No	No
1187	Norway maple	Acer platanoides	14	Fair	Vines.	Yes	No
1188	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
1189	Norway maple	Acer platanoides	10	Fair	Self correcting lean	Yes	No
1190	Black cherry	Prunus serotina	4	Fair	Overtopped	No	No
1191	Norway maple	Acer platanoides	13	Good	Vines	Yes	No
1192	Norway maple	Acer platanoides	16	Good	None	Yes	No
1193	Sugar maple	Acer saccharum	9	Fair	Overtopped	No	No
1194	Norway maple	Acer platanoides	13	Good	None	Yes	No
1195	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
1196	Red oak	Quercus rubra	35	Fair	Large deadwood	No	No
1197	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
1198	Red maple	Acer rubrum	50	Fair	Tri lead at 6 feet. Large deadwood	No	No
1199	Sugar maple	Acer saccharum	15	Good	Deadwood	No	No
1200	Sugar maple	Acer saccharum	16	Fair	Deadwood	No	No
1201	Eastern red cedar	Juniperus virginiana	13	Poor	Vines cover canopy. Little foliage remains	No	Yes
1202	Norway maple	Acer platanoides	21	Fair	Self correcting lean. Deadwood	Yes	No
1203	Sugar maple	Acer saccharum	17	Fair	Deadwood	No	No
1204	Red oak	Quercus rubra	7	Poor	Covered in vines	No	Yes
1205	Ailanthus	Ailanthus altissima	17	Poor	Vines. Codominant at 5 feet with crack in union.	Yes	Yes
1206	Ailanthus	Ailanthus altissima	10	Fair	Vines.	Yes	No
1207	Ailanthus	Ailanthus altissima	10	Poor	Vines cover canopy. Significant trunk bend	Yes	Yes
1208	Sassafras	Sassafras albidum	4	Fair	Vines	No	No
1209	Black cherry	Prunus serotina	8	Poor	Covered in vines	No	Yes
1210	Ailanthus	Ailanthus altissima	16	Fair	Vines. Deadwood	Yes	No
1211	Ailanthus	Ailanthus altissima	7	Poor	Vines throughout canopy. Significant lean and bend	Yes	Yes
1212	Ailanthus	Ailanthus altissima	16	Fair	Deadwood. Vines	Yes	No
1213	Norway maple	Acer platanoides	18	Poor	Basal decay. Trunk cavity. Broken top	Yes	Yes
1214	Ailanthus	Ailanthus altissima	11	Fair	Deadwood	Yes	No
1215	Ailanthus	Ailanthus altissima	36	Fair	Vines. Tri lead at base	Yes	No
1216	Ailanthus	Ailanthus altissima	12	Fair	Vines. Deadwood	Yes	No
1217	Ailanthus	Ailanthus altissima	7	Fair	Vines. Leans	Yes	No
1218	Ailanthus	Ailanthus altissima	10	Fair	Vines.	Yes	No
1219	Ailanthus	Ailanthus altissima	11	Fair	Vines.	Yes	No
1220	Bitternut hickory	Carya cordiformis	12	Fair	Vines. Minor basal decay	No	No
1221	Bitternut hickory	Carya cordiformis	13	Poor	Vines cover canopy. Broken top	No	Yes
1222	Ailanthus	Ailanthus altissima	4	Fair	Vines	Yes	No
1223	Black cherry	Prunus serotina	13	Fair	Vines. Deadwood	No	No
1224	Ailanthus	Ailanthus altissima	59	Fair	Multi lead clump. Vines. Deadwood	Yes	No
1225	Ailanthus	Ailanthus altissima	57	Fair	Multi lead clump. Vines. Deadwood	Yes	No
1226	Norway maple	Acer platanoides	7	Fair	Vertical wound with missing bark	Yes	No
1227	Ailanthus	Ailanthus altissima	16	Poor	Vines. Dead top	Yes	Yes
1228	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
1229	Ailanthus	Ailanthus altissima	20	Fair	Deadwood	Yes	No
1230	Ailanthus	Ailanthus altissima	7	Poor	Covered in vines	Yes	Yes

1231	Sugar maple	Acer saccharum	14	Fair	Codominant at 3 feet.	No	No
1232	Ailanthus	Ailanthus altissima	9	Fair	Overtopped	Yes	No
1233	Ailanthus	Ailanthus altissima	7	Fair	Overtopped	Yes	No
1234	Black cherry	Prunus serotina	10	Fair	Deadwood	No	No
1235	Norway maple	Acer platanoides	9	Fair	Deadwood	Yes	No
1236	Sugar maple	Acer saccharum	11	Fair	Overtopped	No	No
1237	Black cherry	Prunus serotina	15	Fair	Leans	No	No
1238	Pignut hickory	Carya glabra	21	Good	None	No	No
1239	Black cherry	Prunus serotina	10	Fair	Leans	No	No
1240	Norway maple	Acer platanoides	8	Fair	Small deadwood	Yes	No
1241	Norway maple	Acer platanoides	9	Fair	Small deadwood	Yes	No
1242	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
1243	Sugar maple	Acer saccharum	8	Fair	Overtopped	No	No
1244	Norway maple	Acer platanoides	7	Fair	Deadwood	Yes	No
1245	Sugar maple	Acer saccharum	7	Fair	Overtopped	No	No
1246	Sugar maple	Acer saccharum	18	Good	Deadwood	No	No
1247	Ailanthus	Ailanthus altissima	7	Poor	Leans. Dieback	Yes	Yes
1248	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
1249	Norway maple	Acer platanoides	12	Poor	Dead top	Yes	Yes
1250	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
1251	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
1252	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
1253	Norway maple	Acer platanoides	14	Fair	Deadwood	Yes	No
1254	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
1255	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
1256	Norway maple	Acer platanoides	12	Fair	Overtopped	Yes	No
1257	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
1258	Norway maple	Acer platanoides	4	Poor	Overtopped. Bends	Yes	Yes
1259	Norway maple	Acer platanoides	16	Good	None	Yes	No
1260	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
1261	Norway maple	Acer platanoides	11	Good	None	Yes	No
1262	Black cherry	Prunus serotina	14	Fair	Deadwood	No	No
1263	Norway maple	Acer platanoides	7	Good	None	Yes	No
1264	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
1265	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
1266	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
1267	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
1268	Red oak	Quercus rubra	17	Fair	Deadwood	No	No
1269	Sugar maple	Acer saccharum	5	Good	None	No	No
1270	Black cherry	Prunus serotina	18	Fair	Deadwood	No	No
1271	Norway maple	Acer platanoides	13	Fair	Deadwood	Yes	No
1273	Norway maple	Acer platanoides	10	Fair	Deadwood	Yes	No
1274	Norway maple	Acer platanoides	11	Fair	Deadwood	Yes	No
1275	American elm	Ulmus americana	9	Fair	None	No	No
1276	Norway maple	Acer platanoides	9	Fair	Calloused wound in trunk	Yes	No
1277	Sugar maple	Acer saccharum	10	Good	None	No	No

1278	Norway maple	Acer platanoides	14	Good	None	Yes	No
1279	Norway maple	Acer platanoides	12	Good	None	Yes	No
1280	Norway maple	Acer platanoides	8	Fair	None	Yes	No
1281	Norway maple	Acer platanoides	9	Fair	None	Yes	No
1282	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
1283	Norway maple	Acer platanoides	9	Fair	None	Yes	No
1284	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
1285	Norway maple	Acer platanoides	14	Good	None	Yes	No
1286	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
1287	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
1288	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
1289	Norway maple	Acer platanoides	13	Fair	Small deadwood	Yes	No
1290	Norway maple	Acer platanoides	6	Fair	Small deadwood	Yes	No
1291	Sugar maple	Acer saccharum	7	Good	None	No	No
1292	Norway maple	Acer platanoides	16	Good	Small deadwood	Yes	No
1293	Sugar maple	Acer saccharum	6	Fair	Unbalanced canopy	No	No
1294	American elm	Ulmus americana	6	Fair	Unbalanced canopy. Overtopped	No	No
1295	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
1296	Sugar maple	Acer saccharum	11	Fair	Unbalanced canopy	No	No
1297	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
1298	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
1299	Norway maple	Acer platanoides	8	Poor	Broken top	Yes	Yes
1300	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
1301	Norway maple	Acer platanoides	9	Good	None	Yes	No
1302	Sugar maple	Acer saccharum	8	Fair	Small deadwood	No	No
1303	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
1304	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
1305	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
1306	Norway maple	Acer platanoides	13	Fair	Deadwood	Yes	No
1307	Norway maple	Acer platanoides	12	Fair	None	Yes	No
1308	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
1309	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
1310	Norway maple	Acer platanoides	7	Fair	None	Yes	No
1311	Norway maple	Acer platanoides	10	Good	None	Yes	No
1312	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
1313	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
1314	Norway maple	Acer platanoides	8	Good	None	Yes	No
1315	Norway maple	Acer platanoides	6	Good	None	Yes	No
1316	Sugar maple	Acer saccharum	12	Good	Overtopped	No	No
1317	Sugar maple	Acer saccharum	13	Good	Overtopped	No	No
1318	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
1319	Sugar maple	Acer saccharum	11	Good	None	No	No
1320	Sugar maple	Acer saccharum	5	Fair	None	No	No
1321	Sugar maple	Acer saccharum	6	Fair	None	No	No
1322	Sugar maple	Acer saccharum	4	Good	None	No	No
1323	Sugar maple	Acer saccharum	14	Good	None	No	No

1324	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
1325	Norway maple	Acer platanoides	10	Fair	Overtopped	Yes	No
1326	Norway maple	Acer platanoides	9	Fair	None	Yes	No
1327	Norway maple	Acer platanoides	13	Good	None	Yes	No
1328	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
1329	Sugar maple	Acer saccharum	9	Fair	Overtopped	No	No
1330	Sugar maple	Acer saccharum	8	Fair	Overtopped	No	No
1331	Norway maple	Acer platanoides	16	Good	None	Yes	No
1332	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
1333	Norway maple	Acer platanoides	18	Good	Small deadwood	Yes	No
1334	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
1335	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
1336	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
1337	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
1338	Norway maple	Acer platanoides	13	Good	Small deadwood	Yes	No
1339	Norway maple	Acer platanoides	7	Fair	Small deadwood	Yes	No
1340	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
1341	Sugar maple	Acer saccharum	8	Fair	Overtopped	No	No
1342	Sugar maple	Acer saccharum	11	Fair	Unbalanced canopy	No	No
1343	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
1344	Pignut hickory	Carya glabra	8	Fair	Overtopped.	No	No
1345	American elm	Ulmus americana	7	Fair	Overtopped. Leans	No	No
1346	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
1347	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
1348	Black oak	Quercus velutina	31	Poor	Basal decay	No	Yes
1349	Sugar maple	Acer saccharum	7	Fair	Overtopped	No	No
1350	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
1351	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
1352	Norway maple	Acer platanoides	15	Good	Small deadwood	Yes	No
1353	Norway maple	Acer platanoides	13	Good	Small deadwood	Yes	No
1354	Norway maple	Acer platanoides	24	Good	Deadwood	Yes	No
1355	Norway maple	Acer platanoides	6	Fair	None	Yes	No
1356	Sugar maple	Acer saccharum	11	Fair	None	No	No
1357	Sugar maple	Acer saccharum	14	Good	None	No	No
1358	Sugar maple	Acer saccharum	5	Fair	None	No	No
1359	Sugar maple	Acer saccharum	7	Fair	None	No	No
1360	Sugar maple	Acer saccharum	6	Fair	None	No	No
1361	Norway maple	Acer platanoides	19	Good	None	Yes	No
1362	Sugar maple	Acer saccharum	4	Fair	None	No	No
1363	Norway maple	Acer platanoides	7	Fair	None	Yes	No
1364	Sugar maple	Acer saccharum	7	Fair	None	No	No
1365	Norway maple	Acer platanoides	13	Fair	None	Yes	No
1366	Norway maple	Acer platanoides	10	Fair	None	Yes	No
1367	Sugar maple	Acer saccharum	5	Fair	None	No	No
1368	Sugar maple	Acer saccharum	4	Fair	None	No	No
1369	Norway maple	Acer platanoides	8	Good	None	Yes	No

1370	Sugar maple	Acer saccharum	8	Fair	None	No	No
1371	Sugar maple	Acer saccharum	9	Good	None	No	No
1372	Norway maple	Acer platanoides	11	Fair	Vines	Yes	No
1373	Sugar maple	Acer saccharum	5	Fair	Small deadwood	No	No
1374	Black cherry	Prunus serotina	6	Poor	Sap rot decay	No	Yes
1375	Norway maple	Acer platanoides	14	Good	None	Yes	No
1376	Sugar maple	Acer saccharum	9	Fair	Small deadwood	No	No
1377	Sweetgum	Liquidambar styraciflua	23	Fair	Deadwood	No	No
1378	Sugar maple	Acer saccharum	9	Fair	Overtopped	No	No
1379	Norway maple	Acer platanoides	20	Fair	Deadwood	Yes	No
1380	Red oak	Quercus rubra	21	Fair	Deadwood	No	No
1381	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
1382	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
1383	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
1384	Norway maple	Acer platanoides	7	Fair	Small deadwood	Yes	No
1385	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
1386	Red oak	Quercus rubra	28	Fair	Deadwood	No	No
1387	Sugar maple	Acer saccharum	7	Fair	Overtopped	No	No
1388	Norway maple	Acer platanoides	6	Fair	Overtopped. Slight lean	Yes	No
1389	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
1390	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
1391	Black cherry	Prunus serotina	14	Poor	Large deadwood. Dieback	No	Yes
1392	Norway maple	Acer platanoides	10	Good	None	Yes	No
1393	Norway maple	Acer platanoides	14	Good	Small deadwood	Yes	No
1394	Norway maple	Acer platanoides	10	Fair	Overtopped	Yes	No
1395	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
1396	Red oak	Quercus rubra	10	Fair	Leans	No	No
1397	Pignut hickory	Carya glabra	21	Fair	Deadwood	No	No
1398	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
1399	Norway maple	Acer platanoides	8	Poor	Dead top	Yes	Yes
1400	Norway maple	Acer platanoides	11	Fair	Deadwood	Yes	No
1401	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
1402	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
1403	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
1404	Sugar maple	Acer saccharum	15	Good	None	No	No
1405	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
1406	Norway maple	Acer platanoides	17	Fair	Deadwood	Yes	No
1407	Ailanthus	Ailanthus altissima	15	Fair	Deadwood	Yes	No
1408	Norway maple	Acer platanoides	16	Fair	Vines. Deadwood	Yes	No
1409	Sugar maple	Acer saccharum	15	Fair	Deadwood	No	No
1410	Ailanthus	Ailanthus altissima	20	Fair	Deadwood	Yes	No
1411	Sugar maple	Acer saccharum	13	Good	None	No	No
1412	Norway maple	Acer platanoides	9	Fair	Slight lean	Yes	No
1413	Norway maple	Acer platanoides	9	Fair	Slight lean	Yes	No
1414	Sugar maple	Acer saccharum	7	Fair	Overtopped	No	No
1415	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No

1416	Norway maple	Acer platanoides	14	Fair	Deadwood	Yes	No
1417	Norway maple	Acer platanoides	10	Fair	Overtopped	Yes	No
1418	Norway maple	Acer platanoides	11	Fair	Overtopped	Yes	No
1419	Sugar maple	Acer saccharum	7	Fair	Small deadwood	No	No
1420	Sugar maple	Acer saccharum	8	Fair	Overtopped	No	No
1421	Norway maple	Acer platanoides	21	Good	Deadwood	Yes	No
1422	Norway maple	Acer platanoides	11	Fair	Deadwood	Yes	No
1423	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
1424	Norway maple	Acer platanoides	14	Fair	Vines. Deadwood	Yes	No
1425	Norway maple	Acer platanoides	5	Dead	Standing dead tree	Yes	Yes
1426	Sugar maple	Acer saccharum	7	Fair	Overtopped	No	No
1427	Black cherry	Prunus serotina	11	Fair	Deadwood	No	No
1428	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
1429	Norway maple	Acer platanoides	14	Fair	Deadwood	Yes	No
1430	Sugar maple	Acer saccharum	4	Fair	Vines	No	No
1431	Sugar maple	Acer saccharum	7	Fair	Vines	No	No
1432	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
1433	Sugar maple	Acer saccharum	4	Fair	Vines	No	No
1434	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
1435	Sugar maple	Acer saccharum	6	Fair	Vines	No	No
1436	Norway maple	Acer platanoides	10	Fair	Deadwood	Yes	No
1437	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
1438	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
1439	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
1440	Sugar maple	Acer saccharum	8	Good	None	No	No
1441	Sugar maple	Acer saccharum	7	Fair	Vines	No	No
1442	Norway maple	Acer platanoides	11	Fair	Deadwood	Yes	No
1443	Norway maple	Acer platanoides	16	Fair	Deadwood	Yes	No
1444	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
1445	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
1446	Red maple	Acer rubrum	25	Fair	Deadwood	No	No
1447	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
1448	Norway maple	Acer platanoides	21	Fair	None	Yes	No
1449	Norway maple	Acer platanoides	17	Good	None	Yes	No
1450	Sugar maple	Acer saccharum	7	Poor	Vines wrapped around trunk	No	No
1451	Ailanthus	Ailanthus altissima	6	Fair	None	Yes	No
1452	Sugar maple	Acer saccharum	10	Good	None	No	No
1453	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
1454	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
1455	Sugar maple	Acer saccharum	7	Fair	Overtopped	No	No
1456	Norway maple	Acer platanoides	9	Fair	None	Yes	No
1457	Norway maple	Acer platanoides	6	Fair	None	Yes	No
1458	Sugar maple	Acer saccharum	7	Fair	Small deadwood	No	No
1459	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
1460	Norway maple	Acer platanoides	6	Fair	None	Yes	No
1461	Sugar maple	Acer saccharum	7	Fair	Overtopped	No	No

1462	Sugar maple	Acer saccharum	11	Fair	Deadwood	No	No
1463	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
1464	Norway maple	Acer platanoides	19	Fair	Deadwood	Yes	No
1465	Norway maple	Acer platanoides	16	Good	None	Yes	No
1466	Norway maple	Acer platanoides	12	Fair	None	Yes	No
1467	Norway maple	Acer platanoides	10	Good	None	Yes	No
1468	Sugar maple	Acer saccharum	14	Good	Small deadwood	No	No
1469	Red oak	Quercus rubra	11	Poor	Vines wrapped around trunk. Decay	No	Yes
1470	Norway maple	Acer platanoides	12	Good	None	Yes	No
1471	Sugar maple	Acer saccharum	7	Poor	Cavity. Broken top	No	Yes
1472	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
1473	Shagbark hickory	Carya ovata	10	Fair	None	No	No
1474	Shagbark hickory	Carya ovata	6	Good	None	No	No
1475	Red oak	Quercus rubra	9	Good	None	No	No
1476	Sugar maple	Acer saccharum	5	Fair	Overtopped. Vines	No	No
1477	Norway maple	Acer platanoides	11	Good	None	Yes	No
1478	Norway maple	Acer platanoides	12	Good	None	Yes	No
1479	Sugar maple	Acer saccharum	11	Fair	Deadwood	No	No
1480	Black cherry	Prunus serotina	15	Fair	Deadwood	No	No
1481	Norway maple	Acer platanoides	9	Fair	Deadwood	Yes	No
1482	Red maple	Acer rubrum	14	Fair	Deadwood	No	No
1483	Sugar maple	Acer saccharum	4	Good	None	No	No
1484	Red maple	Acer rubrum	28	Fair	Deadwood	No	No
1486	Black cherry	Prunus serotina	12	Fair	Deadwood	No	No
1487	Sugar maple	Acer saccharum	10	Good	None	No	No
1488	Black cherry	Prunus serotina	20	Poor	Large deadwood. Dieback	No	Yes
1489	Sugar maple	Acer saccharum	10	Fair	None	No	No
1490	Sugar maple	Acer saccharum	11	Good	None	No	No
1491	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
1492	Norway maple	Acer platanoides	9	Poor	Wrapped by a vine	Yes	No
1493	Norway maple	Acer platanoides	13	Good	None	Yes	No
1494	American elm	Ulmus americana	5	Fair	Overtopped	No	No
1495	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
1496	Norway maple	Acer platanoides	4	Fair	Deadwood	Yes	No
1497	Norway maple	Acer platanoides	7	Fair	Deadwood	Yes	No
1498	Red oak	Quercus rubra	12	Fair	Deadwood	No	No
1499	Norway maple	Acer platanoides	15	Fair	Deadwood	Yes	No
1501	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
1501	Sugar maple	Acer saccharum	8	Fair	Overtopped	No	No
1502	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
1503	Red oak	Quercus rubra	17	Fair	Deadwood	No	No
1504	Norway maple	Acer platanoides	18	Good	None	Yes	No
1506	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
1507	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
1507	Norway maple	Acer platanoides	5	Dead	Standing dead tree	Yes	Yes
1508	Black cherry	Prunus serotina	17	Fair	Large deadwood	No	No

1509	Shagbark hickory	Carya ovata	7	Fair	Overtopped	No	No
1510	Shagbark hickory	Carya ovata	6	Fair	Overtopped	No	No
1511	Black cherry	Prunus serotina	11	Poor	Significant lean. Dieback	No	No
1512	Sugar maple	Acer saccharum	10	Fair	Overtopped	No	No
1513	Norway maple	Acer platanoides	19	Good	Small deadwood	Yes	No
1514	Norway maple	Acer platanoides	9	Good	Small deadwood	Yes	No
1515	Norway maple	Acer platanoides	8	Poor	Broken top	Yes	Yes
1516	Red maple	Acer rubrum	8	Fair	Overtopped	No	No
1517	Shagbark hickory	Carya ovata	9	Good	None	No	No
1518	Shagbark hickory	Carya ovata	5	Fair	Overtopped	No	No
1519	Ailanthus	Ailanthus altissima	17	Fair	Deadwood	Yes	No
1520	Shagbark hickory	Carya ovata	9	Good	None	No	No
1521	Pignut hickory	Carya glabra	18	Fair	Deadwood	No	No
1522	American elm	Ulmus americana	5	Fair	Overtopped	No	No
1523	Norway maple	Acer platanoides	12	Good	None	Yes	No
1524	Norway maple	Acer platanoides	9	Fair	Deadwood	Yes	No
1525	Norway maple	Acer platanoides	14	Fair	Deadwood	Yes	No
1526	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
1527	Norway maple	Acer platanoides	27	Fair	Deadwood	Yes	No
1528	Norway maple	Acer platanoides	17	Good	None	Yes	No
1529	Norway spruce	Picea abies	13	Fair	Deadwood	No	No
1530	Norway spruce	Picea abies	23	Fair	Deadwood	No	No
1531	Red oak	Quercus rubra	44	Fair	Deadwood. Codominant at 12 feet	No	No
1532	Norway spruce	Picea abies	25	Poor	Significant dieback	No	Yes
1533	Norway spruce	Picea abies	10	Fair	Overtopped. Deadwood	No	No
1534	Red maple	Acer rubrum	18	Fair	Deadwood	No	No
1535	Norway spruce	Picea abies	13	Fair	Deadwood	No	No
1536	Norway spruce	Picea abies	7	Fair	Overtopped	No	No
1537	Norway spruce	Picea abies	22	Fair	Deadwood	No	No
1538	Ailanthus	Ailanthus altissima	14	Fair	Deadwood	Yes	No
1539	Norway spruce	Picea abies	5	Poor	Overtopped	No	No
1540	Red maple	Acer rubrum	13	Fair	Overtopped	No	No
1541	Red maple	Acer rubrum	29	Fair	Codominant at 5 feet. Deadwood	No	No
1542	Sugar maple	Acer saccharum	10	Fair	Vines	No	No
1543	Norway maple	Acer platanoides	5	Good	None	Yes	No
1544	American elm	Ulmus americana	5	Poor	Broken top. Vines	No	No
1545	Sugar maple	Acer saccharum	6	Fair	Vines	No	No
1546	Sugar maple	Acer saccharum	6	Fair	Vines	No	No
1547	Sugar maple	Acer saccharum	5	Fair	Small deadwood	No	No
1548	Sugar maple	Acer saccharum	5	Fair	Vines	No	No
1549	American elm	Ulmus americana	5	Fair	Overtopped	No	No
1550	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
1551	Norway maple	Acer platanoides	5	Fair	Vines	Yes	No
1552	Sugar maple	Acer saccharum	6	Fair	Vines	No	No
1553	Sugar maple	Acer saccharum	5	Fair	Vines	No	No
1554	Black cherry	Prunus serotina	4	Fair	Overtopped	No	No

1555	Red maple	Acer rubrum	15	Poor	Significant dieback. Decay fungi	No	Yes
1556	Red maple	Acer rubrum	31	Fair	Codominant at 3 feet. Vines	No	No
1557	Red maple	Acer rubrum	20	Fair	Vines	No	No
1558	Ailanthus	Ailanthus altissima	22	Fair	Vines	Yes	No
1559	Ailanthus	Ailanthus altissima	21	Fair	Vines	Yes	No
1560	Red oak	Quercus rubra	8	Fair	Vines	No	No
1561	Sugar maple	Acer saccharum	9	Poor	Significant lean	No	No
1562	Sugar maple	Acer saccharum	12	Good	Small deadwood	No	No
1563	American elm	Ulmus americana	6	Fair	Overtopped	No	No
1564	Sugar maple	Acer saccharum	11	Fair	Small deadwood	No	No
1565	Norway maple	Acer platanoides	17	Good	None	Yes	No
1566	Sugar maple	Acer saccharum	4	Fair	Small deadwood	No	No
1567	Sugar maple	Acer saccharum	9	Fair	Small deadwood	No	No
1568	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
1569	Norway maple	Acer platanoides	7	Good	None	Yes	No
1570	Sugar maple	Acer saccharum	14	Good	Small deadwood	No	No
1571	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
1572	Red maple	Acer rubrum	24	Poor	Vertical wound with significant decay	No	Yes
1573	Sugar maple	Acer saccharum	24	Fair	Deadwood	No	No
1574	American elm	Ulmus americana	4	Fair	Overtopped	No	No
1575	American elm	Ulmus americana	7	Fair	Vines. Deadwood	No	No
1576	American elm	Ulmus americana	8	Fair	Vines. Deadwood	No	No
1577	American elm	Ulmus americana	4	Poor	Vines. Dead top	No	Yes
1578	American elm	Ulmus americana	5	Dead	Standing dead tree	No	Yes
1579	American elm	Ulmus americana	7	Fair	Vines	No	No
1580	Sugar maple	Acer saccharum	7	Fair	Vines	No	No
1581	American elm	Ulmus americana	7	Poor	Dieback	No	No
1582	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
1583	Sugar maple	Acer saccharum	5	Fair	Vines	No	No
1584	Yellow birch	Betula allgheniensis	13	Fair	Self correcting lean	No	No
1585	Norway spruce	Picea abies	13	Fair	Deadwood	No	No
1586	Norway spruce	Picea abies	13	Fair	Deadwood	No	No
1587	Sugar maple	Acer saccharum	5	Fair	Vines	No	No
1588	Norway maple	Acer platanoides	7	Fair	Vines	Yes	No
1589	Sugar maple	Acer saccharum	6	Fair	Vines	No	No
1590	Sugar maple	Acer saccharum	5	Fair	Vines	No	No
1591	Black cherry	Prunus serotina	22	Fair	Deadwood	No	No
1592	American elm	Ulmus americana	6	Good	Small deadwood	No	No
1593	Red oak	Quercus rubra	37	Fair	Deadwood	No	No
1594	Black birch	Betula lenta	4	Fair	Overtopped	No	No
1595	Black oak	Quercus velutina	23	Fair	Calloused wound with minor decay.	No	No
1596	Black oak	Quercus velutina	34	Fair	Deadwood	No	No
1597	Black birch	Betula lenta	5	Fair	Overtopped	No	No
1598	Red oak	Quercus rubra	20	Fair	Deadwood	No	No
1599	Black birch	Betula lenta	38	Fair	Codominant at 2 feet. Deadwood	No	No
1600	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No

1601	Red oak	Quercus rubra	24	Fair	Deadwood	No	No
1602	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
1603	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
1604	Shagbark hickory	Carya ovata	4	Fair	Overtopped	No	No
1605	Black birch	Betula lenta	5	Good	None	No	No
1606	Red oak	Quercus rubra	32	Fair	Deadwood	No	No
1607	Red maple	Acer rubrum	4	Fair	Overtopped	No	No
1608	Black birch	Betula lenta	8	Good	None	No	No
1609	Red oak	Quercus rubra	20	Fair	Deadwood	No	No
1610	Black birch	Betula lenta	4	Fair	Ovetopped	No	No
1611	Black birch	Betula lenta	5	Fair	Ovetopped	No	No
1612	Red oak	Quercus rubra	21	Fair	Deadwood	No	No
1613	Red oak	Quercus rubra	20	Fair	Deadwood	No	No
1614	Black birch	Betula lenta	6	Fair	Ovetopped	No	No
1615	Red oak	Quercus rubra	16	Fair	Deadwood	No	No
1616	Red maple	Acer rubrum	4	Fair	Overtopped	No	No
1617	Red maple	Acer rubrum	5	Fair	Overtopped	No	No
1618	Red maple	Acer rubrum	4	Fair	Overtopped	No	No
1619	Red maple	Acer rubrum	5	Good	None	No	No
1620	Red oak	Quercus rubra	19	Fair	Deadwood	No	No
1621	American elm	Ulmus americana	4	Fair	Overtopped	No	No
1622	Red oak	Quercus rubra	26	Fair	Deadwood	No	No
1623	American elm	Ulmus americana	4	Fair	Overtopped	No	No
1624	Red oak	Quercus rubra	15	Fair	Deadwood	No	No
1625	Red maple	Acer rubrum	17	Dead	Standing dead tree	No	Yes
1626	Black oak	Quercus velutina	23	Good	Deadwood	No	No
1627	American elm	Ulmus americana	7	Fair	Overtopped	No	No
1628	Black cherry	Prunus serotina	21	Poor	Large deadwood	No	No
1629	American elm	Ulmus americana	4	Fair	Overtopped	No	No
1630	American elm	Ulmus americana	4	Fair	Overtopped	No	No
1631	Red oak	Quercus rubra	13	Good	Small deadwood	No	No
1632	Red oak	Quercus rubra	17	Fair	Deadwood	No	No
1633	Red maple	Acer rubrum	4	Fair	Overtopped	No	No
1634	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
1635	Red maple	Acer rubrum	6	Good	Small deadwood	No	No
1636	Black birch	Betula lenta	6	Good	Ovetopped	No	No
1637	Red oak	Quercus rubra	25	Good	Small deadwood	No	No
1638	American elm	Ulmus americana	6	Fair	Overtopped	No	No
1639	Red maple	Acer rubrum	6	Fair	Overtopped	No	No
1640	American elm	Ulmus americana	4	Fair	Overtopped	No	No
1641	American elm	Ulmus americana	5	Fair	Overtopped	No	No
1642	Red oak	Quercus rubra	22	Fair	Deadwood	No	No
1643	Sugar maple	Acer saccharum	5	Good	Overtopped	No	No
1644	Black oak	Quercus velutina	31	Fair	Deadwood	No	No
1645	Red maple	Acer rubrum	22	Fair	Codominant at 3 feet	No	No
1646	Red oak	Quercus rubra	17	Fair	Deadwood	No	No

1647	American elm	Ulmus americana	5	Fair	Overtopped	No	No
1648	Sugar maple	Acer saccharum	4	Good	Overtopped	No	No
1649	Red maple	Acer rubrum	42	Fair	Codominant at 2 feet	No	No
1650	American elm	Ulmus americana	5	Fair	Overtopped	No	No
1651	American elm	Ulmus americana	6	Fair	Overtopped	No	No
1652	Red maple	Acer rubrum	23	Fair	Leans. Deadwood	No	No
1653	American elm	Ulmus americana	7	Dead	Standing dead tree	No	Yes
1654	Black cherry	Prunus serotina	9	Fair	Deadwood	No	No
1655	Black gum	Nyssa sylvatica	30	Fair	Tri lead at 3 feet	No	No
1656	Red maple	Acer rubrum	25	Fair	Deadwood	No	No
1657	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
1658	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
1659	Sugar maple	Acer saccharum	7	Fair	Overtopped	No	No
1660	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
1661	Red maple	Acer rubrum	4	Fair	Overtopped	No	No
1662	Black cherry	Prunus serotina	14	Good	Small deadwood	No	No
1663	Red maple	Acer rubrum	7	Poor	Broken top. Vines	No	Yes
1664	Red maple	Acer rubrum	14	Fair	Vines	No	No
1665	Sugar maple	Acer saccharum	4	Fair	Overtopped. Leans	No	No
1666	Red maple	Acer rubrum	17	Good	Small deadwood	No	No
1667	Red maple	Acer rubrum	12	Good	Small deadwood	No	No
1668	Red maple	Acer rubrum	13	Good	Small deadwood	No	No
1669	Red maple	Acer rubrum	10	Fair	Vines	No	No
1670	Sassafras	Sassafras albidum	45	Fair	Vines. Deadwood	No	No
1671	American elm	Ulmus americana	4	Fair	Overtopped	No	No
1672	Norway maple	Acer platanoides	9	Fair	Vines	Yes	No
1673	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
1674	Red maple	Acer rubrum	5	Fair	Overtopped	No	No
1675	American elm	Ulmus americana	6	Fair	Overtopped	No	No
1676	Red maple	Acer rubrum	12	Fair	Leans	No	No
1677	Red maple	Acer rubrum	24	Fair	Deadwood	No	No
1678	Sugar maple	Acer saccharum	9	Fair	Overtopped	No	No
1679	Sugar maple	Acer saccharum	9	Fair	Overtopped. Vines	No	No
1680	American elm	Ulmus americana	5	Poor	Significant bend	No	No
1681	American elm	Ulmus americana	11	Fair	Leans. Vines	No	No
1682	Sugar maple	Acer saccharum	7	Fair	Vines. Overtopped	No	No
1683	Sugar maple	Acer saccharum	13	Fair	Deadwood	No	No
1684	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
1685	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
1686	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
1687	Red maple	Acer rubrum	22	Fair	Deadwood. Vines	No	No
1688	Red maple	Acer rubrum	8	Poor	Overtopped. Bends. Vines	No	Yes
1689	Sugar maple	Acer saccharum	8	Fair	Overtopped. Vines	No	No
1690	Norway maple	Acer platanoides	13	Good	None	Yes	No
1691	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
1692	Sugar maple	Acer saccharum	23	Fair	Large deadwood	No	No

1693	Red maple	Acer rubrum	27	Fair	Codominant at 5 feet. Deadwood	No	No
1694	American elm	Ulmus americana	6	Fair	Overtopped	No	No
1695	Red maple	Acer rubrum	19	Fair	Deadwood	No	No
1696	American elm	Ulmus americana	7	Dead	Standing dead tree	No	Yes
1697	Black cherry	Prunus serotina	17	Fair	Deadwood	No	No
1698	Red maple	Acer rubrum	17	Good	Deadwood	No	No
1699	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
1700	American elm	Ulmus americana	4	Poor	Covered in vines	No	Yes
1701	Red oak	Quercus rubra	10	Fair	Overtopped	No	No
1702	Red maple	Acer rubrum	22	Fair	Deadwood	No	No
1703	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
1704	Red maple	Acer rubrum	17	Fair	Deadwood	No	No
1705	Tulip poplar	Liriodendron tulipifera	5	Fair	Overtopped	No	No
1706	Tulip poplar	Liriodendron tulipifera	4	Fair	Overtopped	No	No
1707	Red maple	Acer rubrum	11	Fair	Deadwood	No	No
1708	Red maple	Acer rubrum	16	Good	Deadwood	No	No
1709	Red maple	Acer rubrum	4	Fair	Overtopped	No	No
1710	Red maple	Acer rubrum	13	Fair	Tri lead	No	No
1711	Red maple	Acer rubrum	5	Fair	Overtopped	No	No
1712	Red maple	Acer rubrum	9	Fair	Leans	No	No
1713	Red maple	Acer rubrum	12	Fair	Deadwood	No	No
1714	Red maple	Acer rubrum	4	Fair	Overtopped	No	No
1715	Red maple	Acer rubrum	13	Fair	Deadwood	No	No
1716	Red maple	Acer rubrum	15	Fair	Deadwood	No	No
1717	American elm	Ulmus americana	5	Fair	Overtopped	No	No
1718	Red maple	Acer rubrum	17	Fair	Deadwood	No	No
1719	Red maple	Acer rubrum	17	Good	Deadwood	No	No
1720	Red maple	Acer rubrum	14	Fair	Deadwood	No	No
1721	Red maple	Acer rubrum	18	Fair	Deadwood	No	No
1722	Sassafras	Sassafras albidum	6	Fair	Overtopped.	No	No
1723	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
1724	Norway maple	Acer platanoides	18	Fair	Deadwood	Yes	No
1725	Norway maple	Acer platanoides	14	Fair	Deadwood	Yes	No
1726	Norway maple	Acer platanoides	11	Fair	Deadwood	Yes	No
1727	Ailanthus	Ailanthus altissima	14	Fair	Deadwood	Yes	No
1728	Norway maple	Acer platanoides	14	Good	Deadwood	Yes	No
1729	Ailanthus	Ailanthus altissima	11	Poor	Deadwood	Yes	No
1730	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
1731	Sugar maple	Acer saccharum	12	Fair	Leans	No	No
1732	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
1733	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
1734	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
1735	Red maple	Acer rubrum	14	Fair	Deadwood	No	No
1736	Red maple	Acer rubrum	30	Poor	Vines. Dieback. Large deadwood	No	Yes
1737	Red maple	Acer rubrum	24	Poor	Significant decay. Vines	No	Yes
1738	Red maple	Acer rubrum	7	Fair	Overtopped	No	No

1739	Red maple	Acer rubrum	21	Fair	Codominant at 4 feet	No	No
1740	Red maple	Acer rubrum	6	Fair	Overtopped	No	No
1741	Red maple	Acer rubrum	15	Fair	Codominant at 3 feet	No	No
1742	Red maple	Acer rubrum	7	Fair	Overtopped	No	No
1743	Red maple	Acer rubrum	14	Fair	Codominant at 2 feet	No	No
1744	Red maple	Acer rubrum	7	Fair	Overtopped	No	No
1745	Red maple	Acer rubrum	7	Fair	Overtopped	No	No
1746	Red maple	Acer rubrum	8	Fair	Overtopped	No	No
1747	Red maple	Acer rubrum	6	Fair	Overtopped	No	No
1748	Red maple	Acer rubrum	7	Fair	Overtopped	No	No
1749	Tulip poplar	Liriodendron tulipifera	5	Fair	Overtopped	No	No
1750	Red maple	Acer rubrum	6	Fair	Overtopped	No	No
1751	Red maple	Acer rubrum	14	Fair	Deadwood	No	No
1752	Red maple	Acer rubrum	5	Fair	Overtopped	No	No
1753	Red maple	Acer rubrum	9	Fair	Overtopped	No	No
1754	Red maple	Acer rubrum	10	Fair	Deadwood	No	No
1755	White willow	Salix alba	38	Fair	Vines. Large deadwood	No	No
1756	Red maple	Acer rubrum	9	Fair	Overtopped	No	No
1757	Red maple	Acer rubrum	10	Fair	Small deadwood	No	No
1758	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
1759	Red maple	Acer rubrum	6	Poor	Vines. Broken top	No	Yes
1760	Red maple	Acer rubrum	17	Fair	Tri lead at 2 feet	No	No
1761	Red maple	Acer rubrum	15	Fair	Codominant near base	No	No
1762	Red maple	Acer rubrum	10	Fair	Small deadwood	No	No
1763	Red maple	Acer rubrum	6	Fair	Overtopped	No	No
1764	Red maple	Acer rubrum	4	Fair	Overtopped	No	No
1765	Red maple	Acer rubrum	6	Fair	Overtopped	No	No
1766	Red maple	Acer rubrum	10	Fair	Small deadwood	No	No
1767	Red maple	Acer rubrum	11	Good	Small deadwood	No	No
1768	Red maple	Acer rubrum	11	Fair	Deadwood	No	No
1769	Red maple	Acer rubrum	6	Fair	Overtopped	No	No
1770	American elm	Ulmus americana	4	Fair	Overtopped	No	No
1771	Red maple	Acer rubrum	12	Fair	Overtopped	No	No
1772	Red maple	Acer rubrum	10	Fair	Overtopped	No	No
1773	Red maple	Acer rubrum	20	Fair	Codominant near base	No	No
1774	Red maple	Acer rubrum	9	Fair	Overtopped	No	No
1775	Red maple	Acer rubrum	10	Fair	Small deadwood	No	No
1776	Red maple	Acer rubrum	7	Fair	Small deadwood	No	No
1777	Red maple	Acer rubrum	5	Fair	Overtopped	No	No
1778	Red maple	Acer rubrum	9	Good	Small deadwood	No	No
1779	Red maple	Acer rubrum	7	Fair	Vines. Overtopped	No	No
1780	Red maple	Acer rubrum	15	Fair	Deadwood	No	No
1781	Red maple	Acer rubrum	4	Fair	Overtopped	No	No
1782	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
1783	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
1784	Sugar maple	Acer saccharum	9	Good	Small deadwood	No	No

1785	Black oak	Quercus velutina	17	Fair	Deadwood.	No	No
1786	Red maple	Acer rubrum	13	Fair	Deadwood	No	No
1787	Norway maple	Acer platanoides	5	Fair	Overtopped. Vines	Yes	No
1788	Red maple	Acer rubrum	7	Poor	Covered in vines	No	Yes
1789	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
1790	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
1791	Red maple	Acer rubrum	9	Fair	Overtopped	No	No
1792	Norway maple	Acer platanoides	10	Fair	Overtopped	Yes	No
1793	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
1794	Red oak	Quercus rubra	35	Fair	Deadwood. Vines	No	No
1795	Sugar maple	Acer saccharum	20	Fair	Deadwood	No	No
1796	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
1797	Red oak	Quercus rubra	19	Fair	Deadwood	No	No
1798	Red oak	Quercus rubra	15	Fair	Deadwood	No	No
1799	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
1800	Sassafras	Sassafras albidum	23	Fair	Deadwood. Vines	No	No
1801	Red maple	Acer rubrum	8	Fair	Overtopped	No	No
1802	Red maple	Acer rubrum	19	Good	Small deadwood	No	No
1803	American elm	Ulmus americana	6	Fair	Overtopped	No	No
1804	Red maple	Acer rubrum	13	Fair	Overtopped	No	No
1805	Red maple	Acer rubrum	14	Fair	Deadwood	No	No
1806	Sugar maple	Acer saccharum	17	Good	Small deadwood	No	No
1807	American elm	Ulmus americana	7	Fair	Overtopped	No	No
1808	Red maple	Acer rubrum	20	Fair	Leans	No	No
1809	American elm	Ulmus americana	6	Fair	Overtopped	No	No
1810	Norway maple	Acer platanoides	6	Good	Overtopped	Yes	No
1811	Sycamore maple	Acer pseudoplatanus	8	Good	Overtopped	Yes	No
1812	American linden	Tilia americana	23	Fair	Deadwood	No	No
1813	Norway maple	Acer platanoides	19	Good	Vines	Yes	No
1814	Red maple	Acer rubrum	20	Fair	Deadwood	No	No
1815	Red maple	Acer rubrum	11	Fair	Deadwood	No	No
1816	Sugar maple	Acer saccharum	11	Fair	Deadwood	No	No
1817	Sugar maple	Acer saccharum	4	Fair	Overtoppee	No	No
1818	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
1819	Sugar maple	Acer saccharum	10	Fair	Overtopped	No	No
1820	Red oak	Quercus rubra	18	Fair	Deadwood	No	No
1821	Sugar maple	Acer saccharum	25	Fair	Deadwood	No	No
1822	Sugar maple	Acer saccharum	7	Fair	Overtopped. Calloused wound in trunk	No	No
1823	Sugar maple	Acer saccharum	18	Good	Deadwood	No	No
1824	Sugar maple	Acer saccharum	12	Good	Small deadwood	No	No
1825	Norway maple	Acer platanoides	4	Good	None	Yes	No
1826	Norway maple	Acer platanoides	13	Good	None	Yes	No
1827	Sugar maple	Acer saccharum	7	Fair	Overtopped	No	No
1828	Sugar maple	Acer saccharum	19	Good	None	No	No
1829	American elm	Ulmus americana	4	Fair	Vines	No	No
1830	American elm	Ulmus americana	5	Fair	Vines	No	No

1831	Norway maple	Acer platanoides	15	Good	None	Yes	No
1832	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
1833	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
1834	Black cherry	Prunus serotina	5	Fair	Overtopped. Vines	No	No
1835	Red maple	Acer rubrum	25	Fair	Vines. Deadwood	No	No
1836	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
1837	American elm	Ulmus americana	10	Dead	Standing dead tree	No	Yes
1838	Sugar maple	Acer saccharum	10	Fair	Vines	No	No
1839	Sugar maple	Acer saccharum	6	Fair	Vines	No	No
1840	Sugar maple	Acer saccharum	10	Fair	Overtopped	No	No
1841	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
1842	Red maple	Acer rubrum	24	Fair	Vines. Deadwood	No	No
1843	Red maple	Acer rubrum	6	Fair	Overtopped. Leans	No	No
1844	Red maple	Acer rubrum	10	Fair	Overtopped. Leans	No	No
1845	Red maple	Acer rubrum	8	Good	Overtopped	No	No
1846	Red maple	Acer rubrum	9	Fair	Self correcting lean	No	No
1847	Red maple	Acer rubrum	13	Dead	Standing dead tree	No	Yes
1848	Red maple	Acer rubrum	25	Fair	Codominant at base. Deadwood	No	No
1849	American elm	Ulmus americana	8	Good	None	No	No
1850	American linden	Tilia americana	23	Poor	Decay	No	Yes
1851	American elm	Ulmus americana	7	Poor	Covered in vines	No	Yes
1852	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
1853	Red oak	Quercus rubra	14	Fair	Vines	No	No
1854	Red oak	Quercus rubra	30	Fair	Deadwood	No	No
1855	Red maple	Acer rubrum	5	Fair	Overtopped	No	No
1856	American elm	Ulmus americana	6	Fair	Overtopped	No	No
1857	American elm	Ulmus americana	5	Dead	Standing dead tree	No	Yes
1858	American elm	Ulmus americana	9	Fair	Overtopped	No	No
1859	Red oak	Quercus rubra	6	Fair	Overtopped	No	No
1860	Red oak	Quercus rubra	34	Fair	Deadwood	No	No
1861	Red oak	Quercus rubra	5	Fair	Overtopped	No	No
1862	American elm	Ulmus americana	5	Fair	Overtopped	No	No
1863	American elm	Ulmus americana	4	Fair	Overtopped	No	No
1864	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
1865	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
1866	Black oak	Quercus velutina	21	Fair	Vines. Deadwood	No	No
1867	Red maple	Acer rubrum	13	Fair	Vines.	No	No
1868	Red maple	Acer rubrum	22	Good	Small deadwood	No	No
1869	American elm	Ulmus americana	5	Fair	Overtopped	No	No
1870	Red maple	Acer rubrum	8	Good	Small deadwood	No	No
1871	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
1872	Red oak	Quercus rubra	8	Fair	Overtopped	No	No
1873	Norway maple	Acer platanoides	9	Good	None	Yes	No
1874	Tulip poplar	Liriodendron tulipifera	32	Fair	Deadwood	No	No
1875	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
1876	Red maple	Acer rubrum	7	Fair	Overtopped	No	No

1877	Red maple	Acer rubrum	14	Good	Small deadwood	No	No
1878	Red maple	Acer rubrum	21	Good	Small deadwood	No	No
1879	Red maple	Acer rubrum	9	Fair	Small deadwood	No	No
1880	Sugar maple	Acer saccharum	11	Good	Small deadwood	No	No
1881	Sugar maple	Acer saccharum	7	Fair	Small deadwood	No	No
1882	Red maple	Acer rubrum	6	Fair	Small deadwood	No	No
1883	Sugar maple	Acer saccharum	4	Fair	Small deadwood	No	No
1884	American elm	Ulmus americana	5	Fair	Overtopped	No	No
1885	Red oak	Quercus rubra	7	Fair	Overtopped	No	No
1886	Tulip poplar	Liriodendron tulipifera	31	Fair	Deadwood	No	No
1887	Sugar maple	Acer saccharum	7	Fair	Small deadwood	No	No
1888	Sugar maple	Acer saccharum	4	Fair	Overtopped. Vines	No	No
1889	Flowering dogwood	Cornus florida	4	Poor	Overtopped. Dieback	No	No
1890	Red maple	Acer rubrum	17	Fair	Deadwood. Vines	No	No
1891	Tulip poplar	Liriodendron tulipifera	33	Fair	Deadwood	No	No
1892	Shagbark hickory	Carya ovata	12	Fair	Small deadwood	No	No
1893	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
1894	Tulip poplar	Liriodendron tulipifera	29	Fair	Deadwood	No	No
1895	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
1896	Red maple	Acer rubrum	6	Fair	Overtopped	No	No
1897	Red oak	Quercus rubra	14	Fair	Deadwood	No	No
1898	American elm	Ulmus americana	4	Fair	Overtopped	No	No
1899	Red maple	Acer rubrum	19	Good	Small deadwood	No	No
1900	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
1901	Sugar maple	Acer saccharum	9	Fair	Overtopped	No	No
1902	Red maple	Acer rubrum	11	Fair	Overtopped	No	No
1903	Red maple	Acer rubrum	10	Fair	Overtopped	No	No
1904	Red maple	Acer rubrum	9	Dead	Standing dead tree	No	Yes
1905	Red oak	Quercus rubra	15	Good	Small deadwood	No	No
1906	Sugar maple	Acer saccharum	17	Fair	Codominant at 5 feet	No	No
1907	Red maple	Acer rubrum	14	Good	Small deadwood	No	No
1908	Red maple	Acer rubrum	13	Fair	Deadwood	No	No
1909	Red maple	Acer rubrum	18	Fair	Deadwood	No	No
1910	Red maple	Acer rubrum	10	Fair	Overtopped	No	No
1911	Sugar maple	Acer saccharum	14	Good	Small deadwood	No	No
1912	Red maple	Acer rubrum	13	Fair	Deadwood	No	No
1913	Red maple	Acer rubrum	9	Poor	Broken top. Decay in trunk	No	Yes
1914	Red oak	Quercus rubra	21	Fair	Deadwood	No	No
1915	Tulip poplar	Liriodendron tulipifera	25	Fair	Deadwood	No	No
1916	Red maple	Acer rubrum	11	Fair	Overtopped	No	No
1917	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
1918	Red maple	Acer rubrum	4	Fair	Overtopped	No	No
1919	Red maple	Acer rubrum	17	Fair	Deadwood	No	No
1920	Red maple	Acer rubrum	22	Fair	Vines	No	No
1921	Red maple	Acer rubrum	6	Fair	Overtopped	No	No
1922	Red maple	Acer rubrum	7	Fair	Overtopped	No	No

1923	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
1924	Red maple	Acer rubrum	16	Fair	Codominant at base	No	No
1925	Sugar maple	Acer saccharum	5	Poor	Overtopped. Vines	No	No
1926	Red maple	Acer rubrum	14	Good	Small deadwood	No	No
1927	Sugar maple	Acer saccharum	7	Fair	Overtopped.	No	No
1928	Sugar maple	Acer saccharum	8	Fair	Overtopped.	No	No
1929	Norway maple	Acer platanoides	8	Good	None	Yes	No
1930	Shagbark hickory	Carya ovata	5	Fair	Overtopped	No	No
1931	Red maple	Acer rubrum	5	Fair	Vines	No	No
1932	Red maple	Acer rubrum	5	Fair	Overtopped	No	No
1933	Sugar maple	Acer saccharum	6	Good	Overtopped	No	No
1934	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
1935	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
1937	Ailanthus	Ailanthus altissima	15	Fair	Deadwood	Yes	No
1938	American elm	Ulmus americana	6	Poor	Vines. Broken top	No	Yes
1939	American elm	Ulmus americana	5	Fair	Overtopped	No	No
1940	Red oak	Quercus rubra	7	Fair	Overtopped	No	No
1941	Shagbark hickory	Carya ovata	6	Fair	Overtopped	No	No
1942	Sugar maple	Acer saccharum	7	Fair	Overtopped	No	No
1943	Red oak	Quercus rubra	22	Fair	Deadwood	No	No
1944	Shagbark hickory	Carya ovata	6	Fair	Overtopped	No	No
1945	Red oak	Quercus rubra	9	Fair	Deadwood	No	No
1946	Sugar maple	Acer saccharum	5	Fair	Overtopped. Vines	No	No
1947	Red oak	Quercus rubra	14	Fair	Deadwood	No	No
1948	Shagbark hickory	Carya ovata	6	Fair	Overtopped	No	No
1949	Sugar maple	Acer saccharum	6	Fair	Overtopped. Vines	No	No
1950	Red maple	Acer rubrum	5	Fair	Overtopped	No	No
1951	Red oak	Quercus rubra	20	Fair	Deadwood	No	No
1952	Red maple	Acer rubrum	20	Good	None	No	No
1953	Sugar maple	Acer saccharum	6	Fair	Overtopped.	No	No
1954	Sugar maple	Acer saccharum	4	Fair	Overtopped.	No	No
1955	Red oak	Quercus rubra	21	Fair	Deadwood	No	No
1956	Black gum	Nyssa sylvatica	9	Fair	Overtopped	No	No
1957	Tulip poplar	Liriodendron tulipifera	12	Fair	Overtopped	No	No
1958	Red oak	Quercus rubra	23	Fair	Deadwood	No	No
1959	Sugar maple	Acer saccharum	5	Fair	Overtopped.	No	No
1960	Sugar maple	Acer saccharum	4	Fair	Overtopped.	No	No
1961	Red oak	Quercus rubra	10	Fair	Deadwood	No	No
1962	Pignut hickory	Carya glabra	15	Good	Small deadwood	No	No
1963	Red oak	Quercus rubra	17	Fair	Deadwood	No	No
1964	Sugar maple	Acer saccharum	4	Fair	Overtopped.	No	No
1965	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
1966	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
1967	Black birch	Betula lenta	16	Fair	Deadwood	No	No
1968	Pignut hickory	Carya glabra	10	Fair	Overtopped	No	No
1969	Red oak	Quercus rubra	15	Fair	Deadwood	No	No

1970	Red oak	Quercus rubra	19	Fair	Deadwood	No	No
1971	Sugar maple	Acer saccharum	7	Fair	Overtopped.	No	No
1972	Red oak	Quercus rubra	20	Fair	Deadwood	No	No
1973	Sugar maple	Acer saccharum	6	Fair	Overtopped.	No	No
1974	Shagbark hickory	Carya ovata	6	Fair	Overtopped	No	No
1975	Shagbark hickory	Carya ovata	5	Fair	Overtopped	No	No
1976	Sugar maple	Acer saccharum	10	Fair	Overtopped.	No	No
1977	Red oak	Quercus rubra	19	Fair	Deadwood	No	No
1978	Red maple	Acer rubrum	15	Fair	Vines	No	No
1979	Red oak	Quercus rubra	23	Fair	Deadwood	No	No
1980	Red maple	Acer rubrum	6	Fair	Overtopped	No	No
1981	Red maple	Acer rubrum	6	Fair	Overtopped	No	No
1982	Shagbark hickory	Carya ovata	11	Good	Small deadwood	No	No
1983	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
1984	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
1985	Sugar maple	Acer saccharum	5	Fair	Overtopped. Vines	No	No
1986	Sugar maple	Acer saccharum	13	Good	Small deadwood	No	No
1987	Red maple	Acer rubrum	20	Good	Small deadwood	No	No
1988	Red maple	Acer rubrum	10	Fair	Overtopped	No	No
1989	Red maple	Acer rubrum	7	Fair	Overtopped	No	No
1990	Red maple	Acer rubrum	5	Fair	Overtopped	No	No
1991	Sugar maple	Acer saccharum	5	Fair	Overtopped. Vines	No	No
1992	Red oak	Quercus rubra	7	Poor	Dieback. Deadwood	No	No
1993	Sugar maple	Acer saccharum	5	Fair	Overtopped.	No	No
1994	Norway maple	Acer platanoides	13	Fair	Deadwood	Yes	No
1995	Sassafras	Sassafras albidum	6	Fair	Overtopped. Vines	No	No
1996	Sassafras	Sassafras albidum	7	Fair	Overtopped. Vines	No	No
1997	Red oak	Quercus rubra	23	Good	Deadwood	No	No
1998	Sassafras	Sassafras albidum	5	Fair	Overtopped.	No	No
1999	Sassafras	Sassafras albidum	6	Fair	Overtopped.	No	No
2000	Red maple	Acer rubrum	31	Fair	Codominant at 1 foot. Deadwood	No	No
4001	Sassafras	Sassafras albidum	18	Fair	Deadwood. Vines	No	No
4002	Black walnut	Juglans nigra	14	Fair	Vines. Trunk doglegs	No	No
4003	Sassafras	Sassafras albidum	9	Poor	Significant decay in trunk. Vines	No	Yes
4004	Sassafras	Sassafras albidum	25	Fair	Deadwood	No	No
4005	Sugar maple	Acer saccharum	14	Fair	Deadwood. Vines	No	No
4006	Sugar maple	Acer saccharum	10	Fair	Deadwood	No	No
4010	Sugar maple	Acer saccharum	10	Fair	Vines	No	No
4011	Sugar maple	Acer saccharum	9	Fair	Vines	No	No
4012	Red maple	Acer rubrum	9	Poor	Significant lean. Covered in vines	No	Yes
4013	Red maple	Acer rubrum	9	Poor	Covered in vines	No	Yes
4014	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
4015	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
4016	Sugar maple	Acer saccharum	10	Fair	Overtopped	No	No
4017	Norway maple	Acer platanoides	10	Fair	Vines	Yes	No
4018	Sugar maple	Acer saccharum	13	Good	None	No	No

4019	Sugar maple	Acer saccharum	13	Fair	Vines	No	No
4020	Red oak	Quercus rubra	13	Fair	Vines	No	No
4021	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
4022	Sugar maple	Acer saccharum	11	Fair	Deadwood	No	No
4023	Sugar maple	Acer saccharum	8	Poor	Covered in vines	No	Yes
4024	Black cherry	Prunus serotina	25	Poor	Basal decay. Large deadwood	No	Yes
4025	Catalpa	Catalpa speciosa	7	Poor	Covered in vines	No	Yes
4026	Catalpa	Catalpa speciosa	11	Poor	Covered in vines	No	Yes
4027	Catalpa	Catalpa speciosa	9	Poor	Covered in vines	No	Yes
4028	Catalpa	Catalpa speciosa	10	Poor	Covered in vines	No	Yes
4029	Black cherry	Prunus serotina	25	Poor	Vines. Deadwood	No	No
4030	Black gum	Nyssa sylvatica	11	Fair	Vines.	No	No
4031	Sugar maple	Acer saccharum	10	Fair	Vines. Leans	No	No
4032	Red maple	Acer rubrum	9	Fair	Vines. Overtopped	No	No
4033	American elm	Ulmus americana	8	Fair	Overtopped	No	No
4034	Sweet cherry	Prunus avium	6	Fair	Overtopped	No	No
4035	Red maple	Acer rubrum	21	Fair	Vines. Deadwood	No	No
4036	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
4037	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
4038	Sugar maple	Acer saccharum	10	Good	Small deadwood	No	No
4039	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
4040	Sugar maple	Acer saccharum	4	Fair	Vines. Overtopped	No	No
4041	Black cherry	Prunus serotina	13	Fair	Vines	No	No
4042	Red maple	Acer rubrum	18	Fair	Deadwood	No	No
4043	Red maple	Acer rubrum	28	Fair	Codominant at 3 feet	No	No
4044	Norway maple	Acer platanoides	9	Good	Overtopped	Yes	No
4045	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
4046	Sugar maple	Acer saccharum	9	Fair	Vines	No	No
4047	Sugar maple	Acer saccharum	6	Fair	Vines. Overtopped	No	No
4048	Sugar maple	Acer saccharum	5	Fair	Vines	No	No
4049	Sugar maple	Acer saccharum	4	Fair	Vines	No	No
4050	Sugar maple	Acer saccharum	9	Fair	Vines	No	No
4051	Sugar maple	Acer saccharum	7	Fair	Vines	No	No
4052	Sugar maple	Acer saccharum	13	Good	Small deadwood	No	No
4053	American elm	Ulmus americana	6	Fair	Overtopped	No	No
4054	American elm	Ulmus americana	4	Fair	Overtopped	No	No
4055	Red maple	Acer rubrum	23	Fair	Deadwood	No	No
4056	Boxelder	Acer negundo	6	Fair	Leans	No	No
4057	Red maple	Acer rubrum	13	Fair	Vines	No	No
4058	Mulberry	Morus spp.	5	Fair	Overtopped	No	No
4059	Red maple	Acer rubrum	40	Fair	Codominant at 4 feet. Deadwood	No	No
4060	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
4061	Black walnut	Juglans nigra	18	Fair	Vines. Deadwood	No	No
4062	Black cherry	Prunus serotina	19	Poor	Vines. Significant decay. Dieback	No	Yes
4063	Catalpa	Catalpa speciosa	6	Poor	Covered in vines	No	Yes
4064	Catalpa	Catalpa speciosa	10	Poor	Covered in vines	No	Yes

4065	Catalpa	Catalpa speciosa	9	Poor	Covered in vines	No	Yes
4066	Catalpa	Catalpa speciosa	6	Poor	Covered in vines	No	Yes
4067	Catalpa	Catalpa speciosa	6	Poor	Covered in vines	No	Yes
4068	Catalpa	Catalpa speciosa	8	Poor	Covered in vines	No	Yes
4069	Black cherry	Prunus serotina	23	Poor	Basal decay. Large deadwood	No	Yes
4070	Red maple	Acer rubrum	9	Poor	Column of decay. Vines	No	Yes
4071	Red oak	Quercus rubra	38	Fair	Large deadwood	No	No
4072	Red maple	Acer rubrum	10	Fair	Codominant at 3 feet	No	No
4073	Red maple	Acer rubrum	26	Poor	Codominant at 4 feet. Significant decay	No	Yes
4074	Red maple	Acer rubrum	22	Fair	Codominant at 3 feet. Deadwood	No	No
4075	American elm	Ulmus americana	10	Fair	Overtopped	No	No
4076	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
4077	Red maple	Acer rubrum	20	Fair	Deadwood	No	No
4078	Sugar maple	Acer saccharum	11	Poor	Covered in vines. Leans	No	Yes
4079	Red maple	Acer rubrum	17	Fair	Deadwood	No	No
4080	Sugar maple	Acer saccharum	12	Fair	Deadwood	No	No
4081	Sugar maple	Acer saccharum	6	Poor	Covered in vines	No	Yes
4082	Red maple	Acer rubrum	18	Fair	Deadwood	No	No
4083	American elm	Ulmus americana	8	Fair	Overtopped	No	No
4084	Sugar maple	Acer saccharum	7	Fair	Overtopped	No	No
4085	Red maple	Acer rubrum	21	Poor	Codominant at 3 feet. One lead broken. Basal decay from prior lead failure	No	Yes
4086	Black cherry	Prunus serotina	16	Poor	Significant lean. Deadwood	No	Yes
4087	Sugar maple	Acer saccharum	10	Fair	Deadwood	No	No
4088	Sugar maple	Acer saccharum	11	Fair	Deadwood	No	No
4089	Sugar maple	Acer saccharum	17	Fair	Deadwood	No	No
4090	Red oak	Quercus rubra	10	Fair	Overtopped	No	No
4091	Sugar maple	Acer saccharum	8	Fair	Overtopped	No	No
4092	Sugar maple	Acer saccharum	14	Fair	Deadwood	No	No
4093	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
4094	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
4095	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
4096	Norway maple	Acer platanoides	11	Fair	Deadwood	Yes	No
4097	Red oak	Quercus rubra	23	Fair	Deadwood	No	No
4098	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
4099	Sugar maple	Acer saccharum	11	Fair	Overtopped	No	No
4100	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
4101	Red maple	Acer rubrum	8	Fair	Overtopped	No	No
4102	Black oak	Quercus velutina	19	Fair	Deadwood	No	No
4103	Red maple	Acer rubrum	27	Fair	Codominant at 3 feet. Deadwood	No	No
4104	Red maple	Acer rubrum	11	Poor	Significant decay	No	Yes
4105	Red maple	Acer rubrum	9	Fair	Overtopped. Leans	No	No
4106	Red maple	Acer rubrum	29	Fair	Codominant at 6 feet. Deadwood	No	No
4107	Red maple	Acer rubrum	9	Fair	Overtopped	No	No
4108	Red oak	Quercus rubra	6	Poor	Overtopped. Deadwood	No	No
4109	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
4110	Red maple	Acer rubrum	13	Fair	Deadwood	No	No

4111	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
4112	Norway maple	Acer platanoides	10	Good	Overtopped	Yes	No
4113	Norway maple	Acer platanoides	9	Good	Overtopped	Yes	No
4114	Sugar maple	Acer saccharum	19	Fair	Deadwood	No	No
4115	Red maple	Acer rubrum	15	Fair	Deadwood	No	No
4116	Sugar maple	Acer saccharum	13	Fair	Deadwood	No	No
4117	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
4118	Norway maple	Acer platanoides	17	Fair	Deadwood	Yes	No
4119	Norway maple	Acer platanoides	15	Fair	Deadwood	Yes	No
4120	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
4121	Red oak	Quercus rubra	26	Fair	Large deadwood	No	No
4122	Red oak	Quercus rubra	14	Fair	Deadwood	No	No
4123	Red oak	Quercus rubra	21	Fair	Deadwood	No	No
4124	Red oak	Quercus rubra	25	Fair	Deadwood	No	No
4125	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
4126	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
4127	Norway maple	Acer platanoides	11	Good	Small deadwood	Yes	No
4128	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
4129	Red oak	Quercus rubra	34	Fair	Large deadwood	No	No
4130	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
4131	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
4132	Sugar maple	Acer saccharum	8	Fair	Overtopped	No	No
4133	Red oak	Quercus rubra	26	Fair	Deadwood	No	No
4134	Red maple	Acer rubrum	30	Poor	Codominant at 3 feet. One lead failed from base with decay. Large deadwood	No	Yes
4135	Red maple	Acer rubrum	13	Fair	Decay	No	No
4136	Red oak	Quercus rubra	27	Fair	Deadwood	No	No
4137	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
4138	Sugar maple	Acer saccharum	13	Fair	Codominant at 3 feet. Deadwood	No	No
4139	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
4140	Sugar maple	Acer saccharum	29	Fair	Codominant at 3 feet. Deadwood	No	No
4141	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
4142	American elm	Ulmus americana	4	Fair	Overtopped	No	No
4143	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
4144	Sugar maple	Acer saccharum	23	Fair	Codominant at 5 feet. Deadwood	No	No
4145	Black cherry	Prunus serotina	14	Fair	Deadwood	No	No
4146	Sugar maple	Acer saccharum	7	Fair	Overtopped	No	No
4147	Red oak	Quercus rubra	24	Fair	Deadwood	No	No
4148	American elm	Ulmus americana	6	Fair	Overtopped	No	No
4149	Black cherry	Prunus serotina	17	Fair	Deadwood	No	No
4150	Red maple	Acer rubrum	37	Fair	Codominant at 2 feet. Deadwood	No	No
4151	Sugar maple	Acer saccharum	9	Fair	Deadwood	No	No
4152	Norway maple	Acer platanoides	9	Fair	Vines	Yes	No
4153	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
4154	Black cherry	Prunus serotina	10	Fair	Overtopped.	No	No
4155	Black cherry	Prunus serotina	7	Fair	Overtopped. Vines	No	No
4156	Black cherry	Prunus serotina	4	Poor	Overtopped. Decay in trunk	No	Yes

4157	Norway maple	Acer platanoides	13	Fair	Deadwood	Yes	No
4158	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
4159	American elm	Ulmus americana	5	Poor	Covered in vines	No	Yes
4160	Black cherry	Prunus serotina	8	Poor	Covered in vines	No	Yes
4161	Sugar maple	Acer saccharum	4	Poor	Vines. Overtopped	No	No
4162	Catalpa	Catalpa speciosa	24	Fair	Vines. Deadwood	No	No
4163	Sugar maple	Acer saccharum	7	Fair	Overtopped	No	No
4164	Pin oak	Quercus palustris	20	Poor	Covered in vines	No	Yes
4165	Black cherry	Prunus serotina	15	Fair	Deadwood	No	No
4166	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
4167	Red maple	Acer rubrum	22	Poor	Decay in lower trunk	No	Yes
4168	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
4169	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
4170	Red maple	Acer rubrum	13	Fair	Deadwood	No	No
4171	Black cherry	Prunus serotina	25	Fair	Large deadwood	No	No
4172	Sugar maple	Acer saccharum	23	Fair	Vines. Deadwood	No	No
4174	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
4175	Red maple	Acer rubrum	16	Poor	Codominant at 2 feet. One lead dead	No	Yes
4176	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
4177	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
4178	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
4179	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
4180	Red oak	Quercus rubra	20	Fair	Deadwood.	No	No
4181	Norway maple	Acer platanoides	29	Fair	Deadwood	Yes	No
4182	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
4183	Sugar maple	Acer saccharum	13	Fair	Deadwood	No	No
4184	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
4185	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
4186	Norway maple	Acer platanoides	21	Fair	Deadwood	Yes	No
4187	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
4188	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
4189	Norway maple	Acer platanoides	5	Fair	Deadwood	Yes	No
4190	Norway maple	Acer platanoides	17	Fair	Deadwood	Yes	No
4191	Sugar maple	Acer saccharum	12	Fair	Deadwood	No	No
4192	Norway maple	Acer platanoides	24	Good	None	Yes	No
4193	Norway maple	Acer platanoides	11	Fair	Overtopped	Yes	No
4194	Sugar maple	Acer saccharum	11	Fair	Deadwood	No	No
4195	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
4196	Red oak	Quercus rubra	37	Fair	Deadwood. Codominant at 7 feet	No	No
4197	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
4198	Mulberry	Morus spp.	7	Fair	Vines. Bends	No	No
4199	Ailanthus	Ailanthus altissima	5	Poor	Sprout from fallen tree	Yes	Yes
4200	Mulberry	Morus spp.	4	Fair	Overtopped	No	No
4201	Red maple	Acer rubrum	16	Fair	Deadwood	No	No
4202	Black oak	Quercus velutina	29	Fair	Vines throughout	No	No
4203	Black cherry	Prunus serotina	4	Poor	Overtopped. Leans	No	No

4204	Red maple	Acer rubrum	30	Fair	Codominant at 3 feet. Vines	No	No
4205	Black cherry	Prunus serotina	38	Fair	Codominant at base. Deadwood	No	No
4206	Sugar maple	Acer saccharum	11	Fair	Overtopped	No	No
4207	Norway maple	Acer platanoides	8	Fair	Deadwood	Yes	No
4208	Sugar maple	Acer saccharum	16	Fair	Overtopped	No	No
4209	Sugar maple	Acer saccharum	9	Fair	Overtopped	No	No
4210	Sugar maple	Acer saccharum	14	Fair	Deadwood	No	No
4211	Norway maple	Acer platanoides	12	Fair	Overtopped	Yes	No
4212	Norway maple	Acer platanoides	21	Good	Deadwood	Yes	No
4213	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
4214	Norway maple	Acer platanoides	13	Fair	Deadwood	Yes	No
4215	Sugar maple	Acer saccharum	12	Fair	Deadwood	No	No
4216	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
4217	Sugar maple	Acer saccharum	29	Poor	Large deadwood. Dieback	No	Yes
4218	American elm	Ulmus americana	8	Fair	Small deadwood	No	No
4219	Black cherry	Prunus serotina	9	Poor	Vines. Dieback	No	No
4220	Black cherry	Prunus serotina	14	Poor	Vines. Dieback	No	No
4221	Norway maple	Acer platanoides	44	Fair	Tri lead. Deadwood	Yes	No
4222	Sugar maple	Acer saccharum	14	Fair	Deadwood	No	No
4223	Sugar maple	Acer saccharum	13	Fair	Overtopped	No	No
4224	Sugar maple	Acer saccharum	15	Fair	Overtopped	No	No
4225	Sugar maple	Acer saccharum	12	Fair	Overtopped	No	No
4226	Sugar maple	Acer saccharum	17	Fair	Deadwood	No	No
4227	Sweet cherry	Prunus avium	13	Fair	Leans	No	No
4228	Norway maple	Acer platanoides	17	Fair	Deadwood	Yes	No
4229	Sugar maple	Acer saccharum	23	Fair	Deadwood	No	No
4230	Norway maple	Acer platanoides	25	Fair	Deadwood	Yes	No
4231	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
4232	Norway maple	Acer platanoides	21	Good	Deadwood	Yes	No
4233	Norway maple	Acer platanoides	18	Fair	Deadwood	Yes	No
4234	Norway maple	Acer platanoides	20	Fair	Deadwood	Yes	No
4235	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
4236	Sugar maple	Acer saccharum	11	Fair	Overtopped	No	No
4237	Sugar maple	Acer saccharum	7	Fair	Overtopped	No	No
4238	Black cherry	Prunus serotina	14	Poor	One lead dead	No	Yes
4239	Sugar maple	Acer saccharum	23	Good	Deadwood	No	No
4240	Norway maple	Acer platanoides	6	Good	None	Yes	No
4241	Sugar maple	Acer saccharum	14	Poor	Codominant at 2 feet with crack in union	No	Yes
4242	Black cherry	Prunus serotina	13	Fair	Deadwood	No	No
4243	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
4244	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
4245	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
4246	Sugar maple	Acer saccharum	12	Fair	None	No	No
4247	Sugar maple	Acer saccharum	13	Good	None	No	No
4248	Sugar maple	Acer saccharum	7	Fair	Overtopped	No	No
4249	Red maple	Acer rubrum	20	Poor	Broken top. Little canopy remains	No	Yes

4250	Sugar maple	Acer saccharum	8	Fair	Overtopped	No	No
4251	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
4252	Sugar maple	Acer saccharum	17	Fair	Deadwood	No	No
4253	Sugar maple	Acer saccharum	11	Fair	None	No	No
4254	Red maple	Acer rubrum	32	Fair	Deadwood	No	No
4255	Black cherry	Prunus serotina	17	Poor	Leans. Deadwood. Dieback	No	Yes
4256	Mulberry	Morus spp.	9	Poor	Covered in vines	No	Yes
4257	Black cherry	Prunus serotina	10	Poor	Covered in vines	No	Yes
4258	Black cherry	Prunus serotina	8	Poor	Covered in vines	No	Yes
4259	Red maple	Acer rubrum	28	Poor	Codominant near base. One lead dead.	No	Yes
4260	Red oak	Quercus rubra	10	Fair	Overtopped	No	No
4261	Norway maple	Acer platanoides	27	Fair	Deadwood	Yes	No
4262	Black cherry	Prunus serotina	15	Poor	Leans. Large deadwood	No	Yes
4263	Sugar maple	Acer saccharum	19	Fair	Deadwood	No	No
4264	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
4265	Norway maple	Acer platanoides	11	Fair	Deadwood	Yes	No
4266	Norway maple	Acer platanoides	20	Good	Deadwood	Yes	No
4267	Red maple	Acer rubrum	23	Fair	Deadwood	No	No
4268	Sugar maple	Acer saccharum	13	Good	None	No	No
4269	Red maple	Acer rubrum	15	Fair	Deadwood	No	No
4270	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
4271	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
4272	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
4273	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
4274	Red maple	Acer rubrum	11	Fair	Small deadwood	No	No
4275	Sugar maple	Acer saccharum	8	Fair	None	No	No
4276	Red maple	Acer rubrum	26	Fair	Deadwood	No	No
4277	Red maple	Acer rubrum	24	Fair	Deadwood	No	No
4278	Red maple	Acer rubrum	28	Fair	Deadwood	No	No
4279	Red maple	Acer rubrum	35	Fair	Codominant at 5 feet. Vines	No	No
4280	Red maple	Acer rubrum	13	Poor	Basal cavity. Vines	No	Yes
4281	Red maple	Acer rubrum	9	Poor	Basal cavity	No	Yes
4282	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
4283	Black cherry	Prunus serotina	12	Fair	Deadwood	No	No
4284	Sugar maple	Acer saccharum	9	Fair	None	No	No
4285	Red maple	Acer rubrum	19	Good	Small deadwood	No	No
4286	Black cherry	Prunus serotina	12	Poor	Cavity with decay. Dieback	No	Yes
4287	Red maple	Acer rubrum	14	Fair	Deadwood	No	No
4288	Sugar maple	Acer saccharum	4	Fair	Overtoppee	No	No
4289	Sugar maple	Acer saccharum	7	Fair	Deadwood	No	No
4290	Black cherry	Prunus serotina	15	Fair	Deadwood	No	No
4291	Sugar maple	Acer saccharum	12	Fair	Deadwood	No	No
4292	Norway maple	Acer platanoides	6	Fair	Deadwood	Yes	No
4293	Red maple	Acer rubrum	12	Fair	Deadwood	No	No
4294	Sugar maple	Acer saccharum	9	Good	None	No	No
4295	Norway maple	Acer platanoides	5	Good	None	Yes	No

4296	Red maple	Acer rubrum	13	Fair	Deadwood	No	No
4297	Red maple	Acer rubrum	14	Fair	Deadwood	No	No
4298	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
4299	Sugar maple	Acer saccharum	14	Good	None	No	No
4300	Sugar maple	Acer saccharum	13	Good	None	No	No
4301	Black cherry	Prunus serotina	8	Poor	Vines. Leans	No	No
4302	Red maple	Acer rubrum	13	Fair	Deadwood	No	No
4303	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
4304	Sycamore maple	Acer pseudoplatanus	14	Fair	Deadwood	Yes	No
4305	Sycamore maple	Acer pseudoplatanus	15	Fair	Deadwood	Yes	No
4306	Sugar maple	Acer saccharum	13	Fair	Deadwood	No	No
4307	Sugar maple	Acer saccharum	14	Good	Small deadwood	No	No
4308	Sugar maple	Acer saccharum	8	Fair	Overtopped	No	No
4309	Sugar maple	Acer saccharum	7	Fair	Overtopped	No	No
4310	Sycamore maple	Acer pseudoplatanus	12	Fair	Deadwood	Yes	No
4311	Norway maple	Acer platanoides	13	Good	Small deadwood	Yes	No
4312	Norway maple	Acer platanoides	14	Good	Small deadwood	Yes	No
4313	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
4314	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
4315	Sugar maple	Acer saccharum	14	Good	Small deadwood	No	No
4316	Sugar maple	Acer saccharum	9	Fair	Overtopped	No	No
4317	Norway maple	Acer platanoides	14	Fair	Deadwood	Yes	No
4318	Norway maple	Acer platanoides	16	Fair	Deadwood	Yes	No
4319	American elm	Ulmus americana	8	Fair	None	No	No
4320	Red maple	Acer rubrum	9	Fair	None	No	No
4321	American elm	Ulmus americana	6	Good	None	No	No
4322	American elm	Ulmus americana	12	Good	None	No	No
4323	Crabapple	Malus spp.	10	Fair	Twin lead	No	No
4324	Crabapple	Malus spp.	11	Fair	Vines	No	No
4325	American elm	Ulmus americana	7	Fair	Vines	No	No
4326	American elm	Ulmus americana	5	Fair	Vines	No	No
4327	Crabapple	Malus spp.	8	Good	None	No	No
4328	Sugar maple	Acer saccharum	18	Fair	Deadwood	No	No
4329	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
4330	Sugar maple	Acer saccharum	8	Fair	Overtopped	No	No
4331	Sugar maple	Acer saccharum	17	Fair	Decay	No	No
4332	Sugar maple	Acer saccharum	12	Fair	Overtopped	No	No
4333	American elm	Ulmus americana	12	Fair	Vines	No	No
4334	American elm	Ulmus americana	12	Fair	Vines. Deadwood	No	No
4335	Red maple	Acer rubrum	4	Fair	Vines	No	No
4336	American elm	Ulmus americana	5	Fair	Vines	No	No
4337	American elm	Ulmus americana	5	Fair	Vines	No	No
4338	American elm	Ulmus americana	4	Poor	Covered in vines	No	Yes
4339	Red maple	Acer rubrum	4	Fair	Vines	No	No
4340	American elm	Ulmus americana	7	Fair	Vines	No	No
4341	Tulip poplar	Liriodendron tulipifera	13	Fair	Vines	No	No

4342	American elm	Ulmus americana	4	Fair	Vines	No	No
4343	American elm	Ulmus americana	5	Poor	Covered in vines	No	Yes
4344	Butternut	Juglans cinerea	9	Poor	Significant lean. Dieback	No	Yes
4345	Norway maple	Acer platanoides	32	Fair	Codominant at 5 feet. Deadwood	Yes	No
4346	Sugar maple	Acer saccharum	9	Fair	Overtopped	No	No
4347	Sugar maple	Acer saccharum	11	Fair	Deadwood	No	No
4348	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
4349	Sugar maple	Acer saccharum	16	Fair	Deadwood	No	No
4350	Butternut	Juglans cinerea	19	Fair	Leans. Deadwood	No	No
4351	Norway maple	Acer platanoides	17	Good	None	Yes	No
4352	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
4353	Red maple	Acer rubrum	12	Fair	Deadwood	No	No
4354	Sugar maple	Acer saccharum	8	Fair	Self correcting lean	No	No
4355	Black cherry	Prunus serotina	14	Fair	Leans. Deadwood	No	No
4356	Sugar maple	Acer saccharum	13	Fair	Decay	No	No
4357	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
4358	Black walnut	Juglans nigra	13	Fair	Vines	No	No
4359	Sugar maple	Acer saccharum	7	Poor	Central lead is dead	No	Yes
4360	Norway maple	Acer platanoides	18	Fair	Deadwood	Yes	No
4361	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
4362	Norway maple	Acer platanoides	21	Fair	Deadwood. Vines	Yes	No
4363	Norway maple	Acer platanoides	18	Good	Small deadwood	Yes	No
4364	Norway maple	Acer platanoides	5	Fair	Overtopped.	Yes	No
4365	Norway maple	Acer platanoides	4	Fair	Overtopped.	Yes	No
4366	Norway maple	Acer platanoides	13	Fair	Overtopped.	Yes	No
4367	Norway maple	Acer platanoides	14	Fair	Overtopped. Deadwood	Yes	No
4368	Norway maple	Acer platanoides	19	Fair	Deadwood. Leans	Yes	No
4369	Norway maple	Acer platanoides	13	Fair	Deadwood	Yes	No
4370	Norway maple	Acer platanoides	10	Fair	Deadwood	Yes	No
4371	Norway maple	Acer platanoides	23	Fair	Deadwood	Yes	No
4372	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
4373	Norway maple	Acer platanoides	12	Fair	Deadwood	Yes	No
4374	Norway maple	Acer platanoides	25	Fair	Deadwood	Yes	No
4375	Sugar maple	Acer saccharum	19	Fair	Slight lean. Deadwood	No	No
4376	Norway maple	Acer platanoides	18	Good	Deadwood	Yes	No
4377	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
4378	Black walnut	Juglans nigra	19	Fair	Deadwood	No	No
4379	Sycamore maple	Acer pseudoplatanus	21	Poor	Leans. Vines. Deadwood	Yes	No
4380	Sugar maple	Acer saccharum	10	Fair	Small deadwood	No	No
4381	Sycamore maple	Acer pseudoplatanus	11	Fair	Overtopped	Yes	No
4382	Sycamore maple	Acer pseudoplatanus	9	Fair	Overtopped. Slight lean	Yes	No
4383	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
4384	Norway maple	Acer platanoides	14	Good	Small deadwood	Yes	No
4385	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
4386	Sycamore maple	Acer pseudoplatanus	10	Fair	Overtopped	Yes	No
4387	Sugar maple	Acer saccharum	9	Poor	Covered in vines	No	Yes

4388	Sugar maple	Acer saccharum	20	Fair	Deadwood	No	No
4389	Black cherry	Prunus serotina	33	Dead	Standing dead tree	No	Yes
4390	Sugar maple	Acer saccharum	40	Fair	Vines. Large deadwood	No	No
4391	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
4392	Sugar maple	Acer saccharum	10	Fair	Overtopped	No	No
4393	Tulip poplar	Liriodendron tulipifera	34	Fair	Large deadwood	No	No
4394	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
4395	Sycamore maple	Acer pseudoplatanus	7	Fair	Overtopped	Yes	No
4396	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
4397	Norway maple	Acer platanoides	21	Fair	Deadwood	Yes	No
4398	Norway maple	Acer platanoides	11	Fair	Overtopped	Yes	No
4399	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
4400	Sugar maple	Acer saccharum	37	Poor	Basal decay. Deadwood	No	Yes
4401	Norway maple	Acer platanoides	37	Fair	Deadwood	Yes	No
4402	Red maple	Acer rubrum	48	Dead	Standing dead tree with decay	No	Yes
4403	Norway spruce	Picea abies	16	Fair	Deadwood	No	No
4404	Norway maple	Acer platanoides	17	Good	Small deadwood	Yes	No
4405	Sycamore maple	Acer pseudoplatanus	6	Fair	Overtopped	Yes	No
4406	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
4407	Sugar maple	Acer saccharum	9	Good	Small deadwood	No	No
4408	Black cherry	Prunus serotina	16	Fair	Deadwood	No	No
4409	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
4410	Norway maple	Acer platanoides	11	Good	Small deadwood	Yes	No
4411	Sugar maple	Acer saccharum	24	Fair	Large deadwood	No	No
4412	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
4413	Sugar maple	Acer saccharum	26	Poor	Central lead is dead	No	Yes
4414	Norway maple	Acer platanoides	25	Fair	Deadwood	Yes	No
4415	Black locust	Robinia pseudoacacia	31	Poor	Codominant lead failed from base.	Yes	Yes
4416	Norway maple	Acer platanoides	10	Good	None	Yes	No
4417	Sugar maple	Acer saccharum	15	Fair	Deadwood	No	No
4418	Sycamore maple	Acer pseudoplatanus	29	Poor	Broken top. Two cavities with significant decay	Yes	Yes
4419	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
4420	Sugar maple	Acer saccharum	12	Good	Small deadwood	No	No
4421	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
4422	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
4423	Norway maple	Acer platanoides	11	Good	Small deadwood	Yes	No
4424	Norway maple	Acer platanoides	9	Good	None	Yes	No
4425	American elm	Ulmus americana	17	Fair	Calloused wound along trunk	No	No
4426	Norway maple	Acer platanoides	15	Fair	Calloused wound along lower trunk	Yes	No
4427	Sugar maple	Acer saccharum	9	Poor	Broken top. Little foliage remains	No	Yes
4428	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
4429	Sugar maple	Acer saccharum	21	Good	Deadwood	No	No
4430	Norway maple	Acer platanoides	8	Fair	Deadwood	Yes	No
4431	Norway maple	Acer platanoides	9	Fair	Deadwood	Yes	No
4432	Norway maple	Acer platanoides	5	Fair	Deadwood	Yes	No
4433	Norway maple	Acer platanoides	8	Fair	Deadwood	Yes	No

4434	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
4435	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
4436	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
4437	Black cherry	Prunus serotina	25	Poor	Large deadwood. Decay	No	Yes
4438	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
4439	Sugar maple	Acer saccharum	41	Poor	Codominant at 12 feet with included bark and decay in union	No	Yes
4440	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
4441	Norway maple	Acer platanoides	14	Good	None	Yes	No
4442	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
4443	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
4444	Red maple	Acer rubrum	13	Fair	Deadwood	No	No
4445	Black locust	Robinia pseudoacacia	13	Fair	Deadwood	Yes	No
4446	Black locust	Robinia pseudoacacia	22	Fair	Deadwood	Yes	No
4447	Sugar maple	Acer saccharum	11	Fair	Small deadwood	No	No
4448	Black locust	Robinia pseudoacacia	19	Fair	Deadwood	Yes	No
4449	American elm	Ulmus americana	18	Fair	Deadwood	No	No
4450	Sugar maple	Acer saccharum	8	Good	Small deadwood	No	No
4451	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
4452	Norway maple	Acer platanoides	22	Fair	Codominant at 5 feet	Yes	No
4453	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
4454	Sugar maple	Acer saccharum	12	Fair	Deadwood	No	No
4455	Black cherry	Prunus serotina	16	Fair	Leans. Deadwood	No	No
4456	Sugar maple	Acer saccharum	14	Fair	Deadwood	No	No
4457	Norway maple	Acer platanoides	10	Good	None	Yes	No
4458	Norway maple	Acer platanoides	8	Good	None	Yes	No
4459	Norway maple	Acer platanoides	7	Fair	None	Yes	No
4460	Black locust	Robinia pseudoacacia	18	Fair	Large deadwood	Yes	No
4461	Norway maple	Acer platanoides	11	Good	None	Yes	No
4462	Red maple	Acer rubrum	18	Fair	Self correcting lean	No	No
4463	Sycamore maple	Acer pseudoplatanus	17	Fair	Deadwood	Yes	No
4464	Black locust	Robinia pseudoacacia	13	Fair	Leans	Yes	No
4465	Norway maple	Acer platanoides	5	Fair	Overtopped.	Yes	No
4466	Sugar maple	Acer saccharum	43	Fair	Large deadwood	No	No
4467	Norway maple	Acer platanoides	5	Fair	Overtopped.	Yes	No
4468	Norway maple	Acer platanoides	4	Fair	Overtopped.	Yes	No
4469	Norway maple	Acer platanoides	4	Fair	Overtopped.	Yes	No
4470	Norway maple	Acer platanoides	5	Fair	Overtopped.	Yes	No
4471	Black cherry	Prunus serotina	12	Fair	Deadwood. Leans	No	No
4472	Norway maple	Acer platanoides	5	Fair	Overtopped.	Yes	No
4473	Norway maple	Acer platanoides	7	Fair	Overtopped.	Yes	No
4474	Black cherry	Prunus serotina	10	Poor	Significant dieback	No	Yes
4475	Norway maple	Acer platanoides	6	Fair	Overtopped.	Yes	No
4476	Norway maple	Acer platanoides	4	Fair	Overtopped.	Yes	No
4477	Norway maple	Acer platanoides	6	Fair	Overtopped.	Yes	No
4478	Norway maple	Acer platanoides	5	Fair	Overtopped.	Yes	No
4479	Norway maple	Acer platanoides	10	Fair	Overtopped.	Yes	No

4480	Black cherry	Prunus serotina	13	Dead	Standing dead tree	No	Yes
4481	Norway maple	Acer platanoides	4	Fair	Overtopped.	Yes	No
4482	Norway maple	Acer platanoides	26	Fair	Deadwood	Yes	No
4483	Black locust	Robinia pseudoacacia	24	Fair	Large deadwood	Yes	No
4484	Norway maple	Acer platanoides	4	Poor	Overtopped. Dieback	Yes	No
4485	Black locust	Robinia pseudoacacia	18	Fair	Large deadwood	Yes	No
4486	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
4487	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
4488	Norway maple	Acer platanoides	14	Good	Small deadwood	Yes	No
4489	Red maple	Acer rubrum	17	Fair	Deadwood	No	No
4490	Black locust	Robinia pseudoacacia	19	Poor	Decay. Large deadwood	Yes	Yes
4491	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
4492	Norway maple	Acer platanoides	11	Good	Small deadwood	Yes	No
4493	Black locust	Robinia pseudoacacia	14	Poor	Decay. Large deadwood	Yes	Yes
4494	Sugar maple	Acer saccharum	10	Fair	Deadwood	No	No
4495	Sugar maple	Acer saccharum	9	Fair	Overtopped	No	No
4496	Black locust	Robinia pseudoacacia	18	Poor	Large deadwood. Dieback	Yes	No
4497	Sugar maple	Acer saccharum	9	Fair	Overtopped	No	No
4498	Black cherry	Prunus serotina	11	Fair	Deadwood	No	No
4499	Sugar maple	Acer saccharum	8	Fair	Overtopped	No	No
4500	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
4501	Norway maple	Acer platanoides	18	Fair	Deadwood	Yes	No
4502	Red maple	Acer rubrum	16	Fair	Deadwood	No	No
4503	Black locust	Robinia pseudoacacia	17	Poor	Decay. Dieback	Yes	Yes
4504	Sugar maple	Acer saccharum	18	Fair	Deadwood	No	No
4505	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
4506	Black locust	Robinia pseudoacacia	14	Poor	Decay. Dieback	Yes	Yes
4507	Sugar maple	Acer saccharum	18	Good	Small deadwood	No	No
4508	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
4509	Red maple	Acer rubrum	18	Dead	Standing dead tree	No	Yes
4510	Red maple	Acer rubrum	23	Poor	Broken limbs. Basal decay	No	Yes
4511	Norway maple	Acer platanoides	6	Fair	None	Yes	No
4512	Norway maple	Acer platanoides	6	Fair	None	Yes	No
4513	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
4514	Sugar maple	Acer saccharum	19	Poor	Column of decay along trunk	No	Yes
4515	Norway maple	Acer platanoides	7	Good	None	Yes	No
4516	Norway maple	Acer platanoides	9	Good	None	Yes	No
4517	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
4518	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
4519	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
4520	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
4521	Red maple	Acer rubrum	16	Fair	Deadwood	No	No
4522	Red maple	Acer rubrum	11	Fair	Deadwood	No	No
4523	Norway maple	Acer platanoides	9	Good	None	Yes	No
4524	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
4525	Black locust	Robinia pseudoacacia	18	Fair	Large deadwood	Yes	No

4526	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
4527	Red maple	Acer rubrum	19	Poor	Significant basal decay	No	Yes
4528	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
4529	Sugar maple	Acer saccharum	17	Dead	Standing dead tree	No	Yes
4530	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
4531	Norway maple	Acer platanoides	13	Good	Small deadwood	Yes	No
4532	Sugar maple	Acer saccharum	5	Fair	None	No	No
4533	Norway maple	Acer platanoides	8	Fair	Overtopped.	Yes	No
4534	Sycamore maple	Acer pseudoplatanus	4	Fair	Overtopped.	Yes	No
4535	Black locust	Robinia pseudoacacia	24	Poor	Decay. Large deadwood	Yes	Yes
4536	Black locust	Robinia pseudoacacia	27	Poor	Decay. Large deadwood	Yes	Yes
4537	Norway maple	Acer platanoides	6	Fair	Overtopped.	Yes	No
4538	Red maple	Acer rubrum	27	Fair	Deadwood	No	No
4539	Sycamore maple	Acer pseudoplatanus	4	Poor	Overtopped. Dead top	Yes	Yes
4540	Sugar maple	Acer saccharum	5	Fair	None	No	No
4541	Sugar maple	Acer saccharum	5	Fair	None	No	No
4542	Sugar maple	Acer saccharum	11	Fair	None	No	No
4543	Sugar maple	Acer saccharum	7	Good	None	No	No
4544	Sugar maple	Acer saccharum	8	Fair	Overtopped	No	No
4545	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
4546	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
4547	Sugar maple	Acer saccharum	24	Fair	Deadwood	No	No
4548	Sugar maple	Acer saccharum	39	Fair	Deadwood	No	No
4549	Sugar maple	Acer saccharum	10	Fair	Overtopped	No	No
4550	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
4551	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
4552	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
4553	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
4554	Sugar maple	Acer saccharum	10	Fair	Small deadwood	No	No
4555	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
4556	Sugar maple	Acer saccharum	10	Fair	Overtopped	No	No
4557	Sugar maple	Acer saccharum	19	Fair	Deadwood	No	No
4558	Sugar maple	Acer saccharum	11	Fair	Overtopped	No	No
4559	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
4560	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
4561	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
4562	Sugar maple	Acer saccharum	23	Fair	Deadwood	No	No
4563	Sugar maple	Acer saccharum	21	Fair	Deadwood	No	No
4564	Sugar maple	Acer saccharum	19	Good	Deadwood	No	No
4565	Sugar maple	Acer saccharum	8	Fair	Overtopped	No	No
4566	Sugar maple	Acer saccharum	8	Fair	Overtopped	No	No
4567	Norway maple	Acer platanoides	8	Good	None	Yes	No
4568	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
4569	Red maple	Acer rubrum	21	Poor	Column of decay. Broken limbs	No	Yes
4570	Sugar maple	Acer saccharum	7	Fair	Overtopped	No	No
4571	Sugar maple	Acer saccharum	12	Fair	Deadwood	No	No

4572	Sugar maple	Acer saccharum	9	Fair	Small deadwood	No	No
4573	Sugar maple	Acer saccharum	10	Fair	Small deadwood	No	No
4574	Black locust	Robinia pseudoacacia	20	Dead	Standing dead tree	Yes	Yes
4575	Sugar maple	Acer saccharum	18	Fair	Deadwood	No	No
4576	Sugar maple	Acer saccharum	18	Fair	Leans. Deadwood	No	No
4577	Sugar maple	Acer saccharum	38	Fair	Large deadwood	No	No
4578	Sugar maple	Acer saccharum	22	Fair	Vines. Deadwood	No	No
4579	American elm	Ulmus americana	13	Poor	Covered in vines	No	Yes
4580	American elm	Ulmus americana	9	Good	None	No	No
4581	American elm	Ulmus americana	7	Fair	None	No	No
4582	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
4583	Ailanthus	Ailanthus altissima	14	Fair	Vines. Deadwood	Yes	No
4584	Norway maple	Acer platanoides	5	Fair	Overtopped.	Yes	No
4585	American elm	Ulmus americana	6	Fair	Overtopped	No	No
4586	Black walnut	Juglans nigra	13	Fair	Vines. Deadwood	No	No
4587	Butternut	Juglans cinerea	9	Fair	Vines. Overtopped	No	No
4588	Black locust	Robinia pseudoacacia	6	Poor	Almost dead	Yes	Yes
4589	Norway maple	Acer platanoides	9	Fair	Small deadwood	Yes	No
4590	Black locust	Robinia pseudoacacia	10	Poor	Leans. Vines	Yes	No
4591	Mulberry	Morus spp.	7	Fair	Overtopped. Vines	No	No
4592	Sugar maple	Acer saccharum	5	Fair	Overtopped.	No	No
4593	Red maple	Acer rubrum	9	Fair	Deadwood	No	No
4594	Black locust	Robinia pseudoacacia	19	Poor	Vines. Large deadwood. Prior failures	Yes	Yes
4595	Red maple	Acer rubrum	17	Fair	Decay	No	No
4596	Red maple	Acer rubrum	16	Fair	Twin lead	No	No
4597	Black locust	Robinia pseudoacacia	8	Poor	Vines. Leans. Dieback	Yes	Yes
4598	Red maple	Acer rubrum	6	Fair	Overtopped	No	No
4599	Black locust	Robinia pseudoacacia	9	Poor	Covered in vines	Yes	Yes
4600	Mulberry	Morus spp.	11	Fair	Leans. Vines	No	No
4601	Black walnut	Juglans nigra	9	Good	Small deadwood	No	No
4602	Black walnut	Juglans nigra	5	Fair	Overtopped. Unbalanced	No	No
4603	Red maple	Acer rubrum	5	Fair	Overtopped.	No	No
4604	American elm	Ulmus americana	21	Fair	Deadwood	No	No
4605	Black walnut	Juglans nigra	10	Fair	Overtopped	No	No
4606	Black walnut	Juglans nigra	7	Fair	Overtopped	No	No
4607	White willow	Salix alba	39	Poor	Significant decay and dieback	No	Yes
4608	Sugar maple	Acer saccharum	13	Fair	Deadwood	No	No
4609	American holly	Ilex opaca	10	Fair	Vines	No	No
4610	Norway spruce	Picea abies	43	Poor	Column of decay along trunk. Broken top. Vines	No	Yes
4611	Black walnut	Juglans nigra	41	Fair	Deadwood. Vines	No	No
4612	Norway spruce	Picea abies	30	Fair	Deadwood	No	No
4613	Japanese maple	Acer palmatum	17	Fair	Codominant at 2 feet. Decay in one lead	No	No
4614	Japanese maple	Acer palmatum	15	Good	Small deadwood	No	No
4615	Norway spruce	Picea abies	23	Good	Deadwood	No	No
4616	Sugar maple	Acer saccharum	21	Fair	Deadwood	No	No
4617	Sugar maple	Acer saccharum	22	Fair	Deadwood	No	No

4618	Mulberry	Morus spp.	15	Poor	Covered in vines	No	Yes
4619	Norway maple	Acer platanoides	17	Fair	Deadwood	Yes	No
4620	Ailanthus	Ailanthus altissima	5	Fair	Vines.	Yes	No
4621	Ailanthus	Ailanthus altissima	5	Fair	Vines.	Yes	No
4622	Ailanthus	Ailanthus altissima	6	Fair	Vines.	Yes	No
4623	Japanese maple	Acer palmatum	13	Fair	Deadwood	No	No
4624	Japanese maple	Acer palmatum	10	Fair	Deadwood	No	No
4625	Japanese maple	Acer palmatum	18	Fair	Deadwood	No	No
4626	Black cherry	Prunus serotina	8	Fair	Overtopped	No	No
4627	Ailanthus	Ailanthus altissima	7	Fair	Vines. Overtopped	Yes	No
4628	Ailanthus	Ailanthus altissima	15	Fair	Vines.	Yes	No
4629	Norway spruce	Picea abies	44	Fair	Large deadwood. Vines	No	No
4630	Ailanthus	Ailanthus altissima	5	Fair	Vines. Overtopped	Yes	No
4631	Ailanthus	Ailanthus altissima	4	Fair	Vines. Overtopped	Yes	No
4632	Ailanthus	Ailanthus altissima	5	Fair	Vines. Overtopped	Yes	No
4633	Ailanthus	Ailanthus altissima	9	Fair	Overtopped	Yes	No
4634	Ailanthus	Ailanthus altissima	13	Fair	Codominant near base	Yes	No
4635	Ailanthus	Ailanthus altissima	16	Fair	Vines. Tri lead	Yes	No
4636	Norway maple	Acer platanoides	16	Fair	Codominant. Deadwood	Yes	No
4637	Japanese maple	Acer palmatum	6	Fair	Overtopped	No	No
4638	Japanese maple	Acer palmatum	6	Good	Overtopped	No	No
4639	Sugar maple	Acer saccharum	38	Poor	Dieback. Large deadwood. Basal decay	No	Yes
4640	Black cherry	Prunus serotina	7	Good	None	No	No
4641	Red oak	Quercus rubra	26	Fair	Deadwood	No	No
4642	Black walnut	Juglans nigra	48	Fair	Deadwood	No	No
4643	Ailanthus	Ailanthus altissima	6	Fair	Leans. Vines	Yes	No
4644	Mulberry	Morus spp.	15	Fair	Deadwood	No	No
4645	Black walnut	Juglans nigra	19	Fair	Deadwood. Vines	No	No
4646	Mulberry	Morus spp.	5	Fair	Vines	No	No
4647	Mulberry	Morus spp.	5	Fair	Vines	No	No
4648	Norway spruce	Picea abies	27	Fair	Deadwood	No	No
4649	Norway spruce	Picea abies	22	Fair	Deadwood	No	No
4650	Japanese maple	Acer palmatum	7	Fair	Overtopped	No	No
4651	Japanese maple	Acer palmatum	4	Fair	Overtopped	No	No
4652	Ailanthus	Ailanthus altissima	9	Fair	Overtopped	Yes	No
4653	Japanese maple	Acer palmatum	4	Fair	Overtopped	No	No
4654	Japanese maple	Acer palmatum	5	Fair	Overtopped	No	No
4655	Japanese maple	Acer palmatum	14	Good	None	No	No
4656	Sugar maple	Acer saccharum	7	Fair	Overtopped	No	No
9000	American elm	Ulmus americana	6	Fair	None	No	No
9001	American elm	Ulmus americana	12	Fair	None	No	No
9002	American elm	Ulmus americana	7	Good	None	No	No
9003	American elm	Ulmus americana	5	Fair	None	No	No
9004	American elm	Ulmus americana	5	Fair	None	No	No
9005	American elm	Ulmus americana	6	Fair	None	No	No
9006	American elm	Ulmus americana	4	Fair	None	No	No

9007	American elm	Ulmus americana	5	Fair	None	No	No
9008	American elm	Ulmus americana	7	Fair	None	No	No
9009	American elm	Ulmus americana	4	Fair	None	No	No
9010	American elm	Ulmus americana	5	Fair	None	No	No
9011	American elm	Ulmus americana	7	Fair	None	No	No
9012	Red maple	Acer rubrum	6	Good	None	No	No
9013	American elm	Ulmus americana	7	Fair	Overtopped	No	No
9014	Red maple	Acer rubrum	4	Fair	Overtopped	No	No
9015	Red maple	Acer rubrum	4	Fair	Overtopped	No	No
9016	Red maple	Acer rubrum	15	Fair	Codominant near base	No	No
9017	Red maple	Acer rubrum	5	Good	Small deadwood	No	No
9018	Red maple	Acer rubrum	10	Good	Small deadwood	No	No
9019	Red maple	Acer rubrum	7	Fair	Leans	No	No
9020	Red maple	Acer rubrum	10	Dead	Significant dieback	No	Yes
9021	American elm	Ulmus americana	4	Fair	None	No	No
9022	Red maple	Acer rubrum	27	Fair	Tri lead	No	No
9023	Red maple	Acer rubrum	12	Good	None	No	No
9024	Red maple	Acer rubrum	20	Fair	Tri lead	No	No
9025	Red maple	Acer rubrum	10	Fair	Deadwood	No	No
9026	Red maple	Acer rubrum	12	Fair	Tri lead	No	No

EXPOSURE CRITERIA, CODE REVIEW NYS 2020 BUILDING CODE EFFECTIVE 5/12/2020												
	WIND DESIGN											
GROUND SNOW	PPH	TOPO EFFECT	SPECIAL REGION	WIND BORNE DEBRIS	SEISMIC DESIGN CATEGORY	POTENTIAL FOR DAMAGE FROM WEATHERING	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMPERATURE	ICE SHIELD REQUIRED	FLOOD ZONE	AIR FREEZE TEMPERATURE	MEAN ANNUAL TEMP.
30	SPECIAL WIND REGION	NO	YES	NO	C	SEVERE	42"	MODERATE TO HEAVY	7	YES	NO	1500 OR LESS	51.6

MANUAL J DESIGN CRITERIA							
ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INTERIOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HEATING TEMPERATURE DIFFERENCE
436	41	7	87	1	68	75	61
COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY	
12	20.4	7.5	72	M	30	55	

ZONING INFO

TOWN OF CORTLANDT, MOHEGAN LAKE
ZONE HC

EX. - EXISTING PRIOR NON CONFORMING
NC - NO PROPOSED CHANGE

4 VR - VARIANCE REQUIRED

	ITEM	REQUIRED	EXISTING	COMPLY	PROPOSED	COMPLY	NOTE
	LOT SIZE (L)	20,000 SF	(L) 17,885 SF	EX. NC	18,180 SF	EX. NC	NC
	LOT WIDTH MIN	100 LF	96.47 LF	EX. NC	96.47 LF	EX. NC	NC
	MAX HEIGHT	2.5 STY.35 LF	1 STY. 20 LF	YES	STY 33 LF	YES	
	FRONT YARD	30 LF	33.4 LF	YES	33.0 LF	YES	
	SIDE YARD 1	**30 LF**	**3.6 LF**	**EX. NC**	**3.6 LF**	**NO**	**VR**
	SIDE YARD 2	**30 LF**	**23.9 LF**	**EX. NC**	**23.9 LF**	**NO**	**VR**
	REAR YARD	30 LF	166.3 LF	YES	163.0 LF	YES	
	MAX. BLD. COV.	20%(L)=3,577 SF	1,200 SF	YES	1,510 SF	YES	
	MIN.LDSCP. COV.	30%(L)=5,366 SF	5,691 SF	YES	5,611 SF	YES	
	REQ PARKING						
1.480	FIRST FLOOR 1/300 SF FA-5 SPC						
1.480	SECOND FLOOR 1/500 SF FA-3 SPC						
	TOTAL	8 SPACES			9 SPACES	YES	

AREA SUMMARY					
		ADD			
	EXISTING	occupied	other	REDUCE	PROPOSED
FIRST FLR	1,232 SF	266 SF	30 SF	<18SF>	1,480 SF
SECOND FLOOR	-0-	1,493 SF			1,480 SF
					2,960 SF

PLAN FILED TO SUPERSEDE FORMER DESIGN PROFESSIONAL FOR A-24-539

REFERENCE
3176 E. MAIN ST
A-24-802 - SANITARY
3172 E. MAIN ST
PBCK-24-6
A-24-792 - SANITARY

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL TO ALTER ANY ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED THE ALTERING LICENSED PROFESSIONAL SHALL AFIX TO THE 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.

REVISION	DATE	DESCRIBE	BY
5	2/31/2026	TWN COMMENTS	JL
4	12/31/2025	TWN COMMENTS	JL
3	10/22/2025		
2	9/3/2025		

CLIENT
MR/ CHEUNG LAM
LOCATION
3172 E. MAIN STREET
MOHEGAN LAKE, NY 10547
24.6-1-18, HC ZONE, 17,885 SF
PEEKSKILL SEWER DISTRICT

DRAWING | DATE 5/12/2025 | BY JL GHK

SITE PLAN

JOHN A. LENTINI ARCHITECT
[redacted]

SEAL & SIGNATURE

REGISTERED ARCHITECT JOHN ANTHONY LENTINI 023755 STATE OF NEW YORK

EXPIRES 03/31/2026

DRAWING NUMBER 04324

SHEET 1 OF 3

PBCK-24-6
A-24-539

N/F MENDELOWITZ
1 BAKER ST
24.6-1-20

N/F DNC REALTY, 7 BAKER ST. 24.6-1-17

CHGUNG LAM
3176 E. MAIN ST
24.6-1-19

CHGUNG LAM
3172 E. MAIN ST
24.6-1-18

N/F CORTLANDT CROSSING
E. MAIN ST
24.6-1-4

E. MAIN (US RTE 6) STREET

LP TANKS
UTIL.POLE
EX WOOD POST & RAIL FENCE
183.58'
POST AND WIRE FENCE
SHED
LAWN
EX. PARKING
EASEMENT
96.96'
PAVEMENT
H20 IN
GAS VALVE
4.94
NO BARRIER
C.B. RIM+321.6'
NO LEFT TURN SIGN
C.B. RIM +321.7'
EX. 2 STY FRAME DWELLING
#3176
EGRESS
EX DUMPSTER
PATIO
PLANTER
PAD
LANDSCAPING TYPICAL
NOTE: UPON CONNECTION OF SEWERS FOR 3172 & 3176 ABANDON EXISTING SEPTIC FIELDS IN ACCORD WITH RULES OF WESTCHESTER COUNTY HEALTH DEPARTMENT.
85.00'
78.67'
18.44'
68.70'
68.06'
PAVED
10'07"
SANITARY EASEMENT
5640
PROPOSED 2 STY ADDITIONS
PROPOSED SETBACK
26.0'
30.0'
BOLLARDS
PARK IN REAR SIGN
NOTE: EXISTING STRUCTURE TO BE RAZED.
NOTE: EXTENT OF EXISTING FOUNDATION TO REMAIN AND TO BE REPAIRED FOR RE-USE
SEE NOTE
EX. 1 STY FRAME RESTAURANT
PROPOSED SECOND FLR
PROPOSED BEAUTY SHOP
1 STY ROOF
REMOVE EX. PLANTER(-80SF)
EX. UG STORM DRAIN
SIDEWALK EASEMENT
Map No. 389 Parcel No. 535
PROPOSED FRONT YARD
EX SHRUB
PROPOSED MATCH SHRUB
PLANTERS TO REMAIN
NO PARKING ANYTIME SIGN
EXISTING SHRUBS
UTILITY POLE
CONNECT LEADERS TO EXISTING STORM DRAIN
EXISTING 1 STY FRAME STRUCTURE
ENTRANCE TO THE CROSSING SHOPPING CENTER
4% PAVEMENT SLOPE
SETBACK
166.3'
163.0'
70.00'
257.95'
PARKING
9 8 7 6 5 4 3 2 1
ADA ENTRY
HANDICAP SIGN
DUMPSTER ENCLOSURE
5,437± SF
12,±SF
326 327 328 329 330 321 322 323 324 325

PLOT PLAN

SCALE 1" = 10' 0"

2 NOTE: PLOT PLAN INFO AND TOPOGRAPHY TAKEN IN PART FROM SURVEY BY BADEY AND WATSON DATED MAY 7, 2024. REVISED MARCH 21, 2025. TOPO AND LOT AREA ADDED TO SURVEY.

D MEDIA 36" X 24"

ARCHITECTURAL VISIONS PLLC

May 21, 2026

Steve Kessler Chairman and Members of The Planning Board
Town Hall
1 Heady Street
Cortland Manor, NY 10567

RE;
Robert Fucci
[redacted]
TM# 12.20-1-71

Dear Chairman Kessler and Members of the Board,

Please note my response to review memo from the Planning Department

1. The testing for the new septic system has been completed .As soon as I get the approval from WCDOH, I will forward it to you.
2. The names of the adjacent property owners have been noted on the Site Plan.
3. The various districts have been noted on the Site Plan.
4. An updated survey has been provided with this submission.
5. The Zoning Table has been updated.
6. The property Line Setbacks are shown on the site Plan.
7. All improvements on the existing house will remain on the proposed lot with the house.
8. The Proposed driveway for the new lot is on perfectly level land(see (Topo on the Survey.) The road is perfectly straight and the site distant is 200 feet in every direction,
9. Grade and building height is shown on the Site Plan.
10. The proposed utilities are shown on the Site Plan.
11. 2 feet contours are shown on the survey.
12. Only one tree has to be removed and is on the Site Plan.
13. Note the following are shown on the site Plan.
    a. Disturbed area will be stabilized
    b. As built survey will be provided prior to framing
    c. An as built driveway profile will be submitted
    d. Back filling of any stormwater requirements shall be inspected prior to backfill
    e. No important fill is required

Two Muscoot Road North
Mahopac, New York 10541
P: (845) 628-6613 F: (845) 628-2807
Email: joel.greenberg@arch-visions.com
www.arch-visions.com

f. A NYS Engineer will certify that the site will not cause adverse impact on any adjacent properties.

I look forward to discussing the project with you on the June 15 meeting

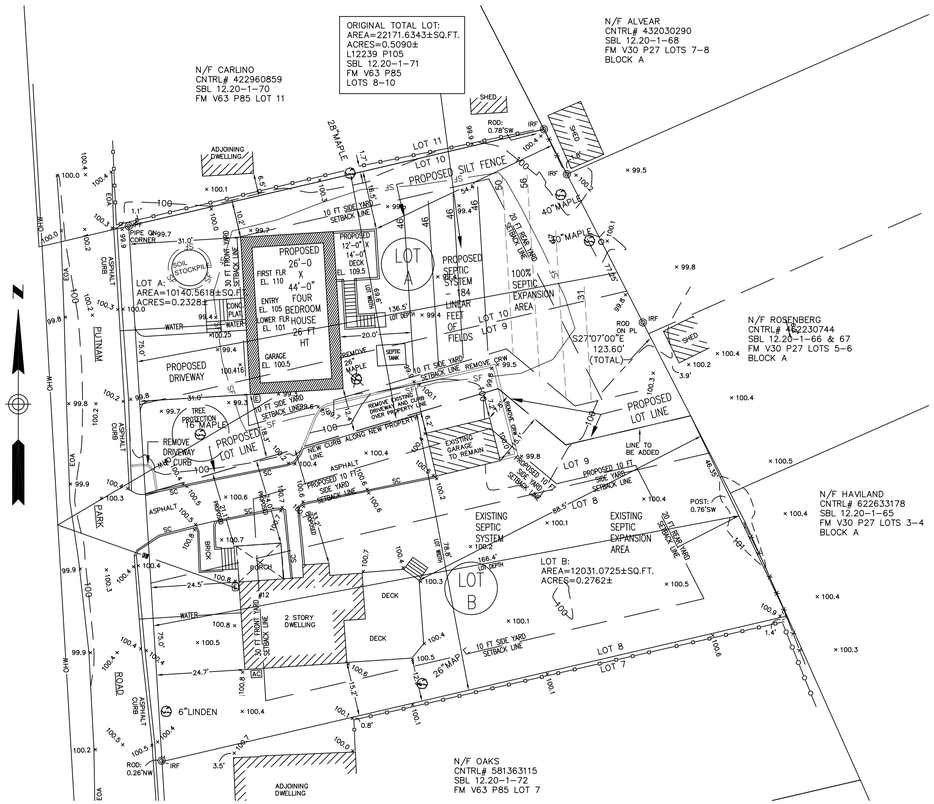
Very Truly Yours,

[redacted]

Joel Greenberg

JLG/xyz

© ARCHITECTURAL VISIONS, PLLC



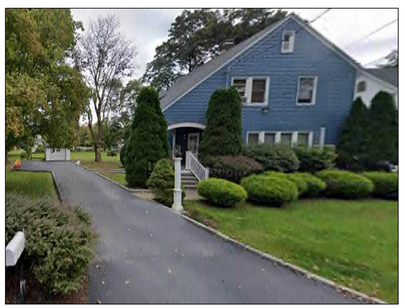
1 PROPOSED SITE PLAN - 2 LOT SUBDIVISION
SCALE: 1" = 20'-0"

PROPOSED LOT A = 10,140 SF

PROPOSED LOT B = 12,031 SF

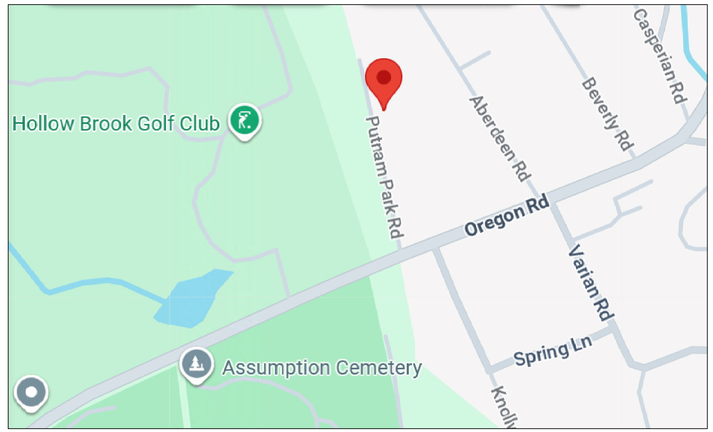
THE INFORMATION FOR THE SITE PLAN WAS OBTAINED FROM A SURVEY BY ROWAN LAND SURVEYING, PLLC DATED 1/28/2026.

FRONT VIEW OF PROPOSED LOT A



FRONT VIEW OF EXISTING HOUSE - LOT B

FRONT VIEW OF PROPOSED LOT A



LOCATION PLAN

NO SCALE

AERIAL VIEW

NO SCALE

SITE DATA NOTES
Robert Fucci, Owner
12 Putnam Park Road
Cortlandt Manor, NY 10567
TM# 12.20-1-71

ZONING TABLE

ZONE- R-10	REQUIRED	PROVIDED LOT A	PROVIDED LOT B	VARIANCE REQUIRED - LOT A	VARIANCE REQUIRED - LOT B
MIN. LOT AREA	10,000 FT.	LOT A - 12,232 SF	LOT B - 10,048 SF	NONE	NONE
MIN. YARDS:					
FRONT	30 FT.	LOT A - 31 FT.	LOT B - 24.5 FT.	NONE	PRE-EXISTING
SIDE	10 Ft.	LOT A - 10.2 FT.	LOT B - 12.3 FT	NONE	NONE
REAR	20 FT	LOT A - 54.4 FT.	LOT B - 88.5 FT.	NONE	NONE
MIN. FRONTAGE	75 FT.	LOT A - 75 FT.	LOT B - 75 FT.	NONE	NONE
MAX. BLDG. HT	35 FT.	LOT A - 26 FT.	LOT B - 30 FT.	NONE	NONE
LOT DEPTH		LOT A - 136.5 FT	LOT B - 166.4 FT	NONE	NONE
LOT WIDTH	75 FT	LOT A - 69.6 FT	LOT B - 78.8 FT	5.4 FT	NONE
MAX. BLDG. COVERAGE	65 %	LOT # 1 - 17.5 %	LOT # 2 - 27.5 %	NONE	NONE

ADJACENT OWNER'S

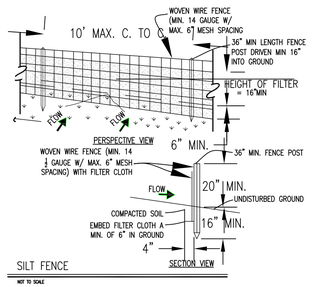
1. JOHN CARLINO
   16 PUTNAM PARK ROAD
   CORTLANDT MANOR, NY 10567
   TM# 12.20-1-70
2. MARIO ALVEAR
   21 ABERDEEN ROAD
   CORTLANDT MANOR, NY 10567
   TM# 12.20-68
3. JONATHAN & AMY ROSENBERG
   15 ABERDEEN ROAD
   CORTLANDT MANOR, NY 10567
   TM# 12.20-1-66 & 67
4. C & L. HAVILAND TRUST
   11 ABERDEEN ROAD
   CORTLANDT MANOR, NY 10567
   TM# 12.20-1-65
5. MARYELLEN OAKES
   10 PUTNAM PARK ROAD
   CORTLANDT MANOR, NY 10567
   TM# 12.20-1-72
6. NYC AQUEDUCT, MGR CITY OF NY
   OREGON ROAD
   CORTLANDT MANOR, NY 10567
   TM# 12.16-1-1

LAKELAND SCHOOL DISTRICT

MOHEGAN FIRE DEPARTMENT

CORTLANDT CONSOLIDATED WATER DISTRICT

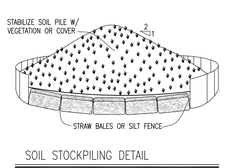
WCPD COMMUNITY POLICING UNIT, CORTLANDT PRECINCT



SILT FENCE
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



SOIL STOCKPILING DETAIL
NOT TO SCALE

NOTES:

1. AREA CHOSEN FOR STOCKPILE OPERATIONS SHALL BE SAFE AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILE, EACH PILE SHALL BE STABILIZED WITH EITHER SILT FENCE OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

NOTES:

1. AT THE TIME OF CONSTRUCTION, A DUAL CHECK VALVE AND WATER METER ACCOUNT SHALL BE REQUIRED.

2. THE APPLICANT IS AWARE THAT THE DISTURBED AREAS SHALL BE 100% STABILIZED AND PLANTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

3. THE APPLICANT SHALL SUBMIT AN AS-BUILT FOUNDATION SURVEY TO THE TOWN OF CORTLANDT PRIOR TO FRAMING.

4. THE APPLICANT SHALL SUBMIT AN AS-BUILT CENTERLINE DRIVEWAY PROFILE WITH SLOPES/ GRADES TO THE TOWN OF CORTLANDT PRIOR TO PAVING.

5. PRIOR TO BACKFILLING OF ANY STORM WATER BEST MANAGEMENT PRACTICE, DOTS - ENGINEERING SHALL BE NOTIFIED TO PERFORM AN INSPECTION.

6. ALL PROPOSED IMPORT FILL MUST BE TESTED AND CERTIFIED AS UNRESTRICTED, SUITABLE FOR RESIDENTIAL USE IN ACCORDANCE WITH TOWN POLICY. CERTIFICATION MUST BE PROVIDED BY A LICENSED PROFESSIONAL. ALL CERTIFICATIONS SHALL BE ADDRESSED TO TOWN'S PLANNING BOARD ENGINEER. ALL SOIL ANALYTICS AND REPORTS WILL BE FORWARDED TO THE TOWN'S PLANNING BOARD ENGINEER FOR REVIEW AND APPROVAL.

7. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO), THE TOWN WILL REQUIRE CERTIFICATION FROM A NYS ENGINEER THAT THE COMPLETED SITE WORK AND DRAINAGE IMPROVEMENTS WILL NOT CAUSE AN ADVERSE IMPACT TO ADJOINING OR DOWNSTREAM PROPERTIES.

ARCHITECTURAL VISIONS PLLC
A GREENBERG DESIGN GROUP
[redacted]

PROJECT: SUBDIVISION FOR ROBERT FUCCI
[redacted] MAILING ADDRESS SAME AS PROJECT ADDRESS
TAX MAP NO. 12.20-1-71

SITE PLAN - 2 LOT SUBDIVISION

ISSUANCE

ISSUANCE	DATE
FOR REVIEW	10-23-2025
FOR REVIEW	05-29-2026

REGISTERED ARCHITECT JOEL GREENBERG 017059 STATE OF NEW YORK

NYS Registration Expires: 03-31-2027

SCALE AS NOTED

DRAWN BY/CHKD BY MLS / --- /JLG

PROJECT NO. 05-25-036

S-100

IT IS A VIOLATION OF STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM ON THESE PLANS AND DOCUMENTS IN ANY WAY. PER STATE LAW, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. THIS ARCHITECT DENIES ANY AND ALL RESPONSIBILITY FOR ALTERATIONS OF THESE PLANS AND DOCUMENTS BY OTHERS AND EXPRESSLY DENIES PERMISSION TO OTHERS TO ALTER THESE PLANS AND DOCUMENTS.

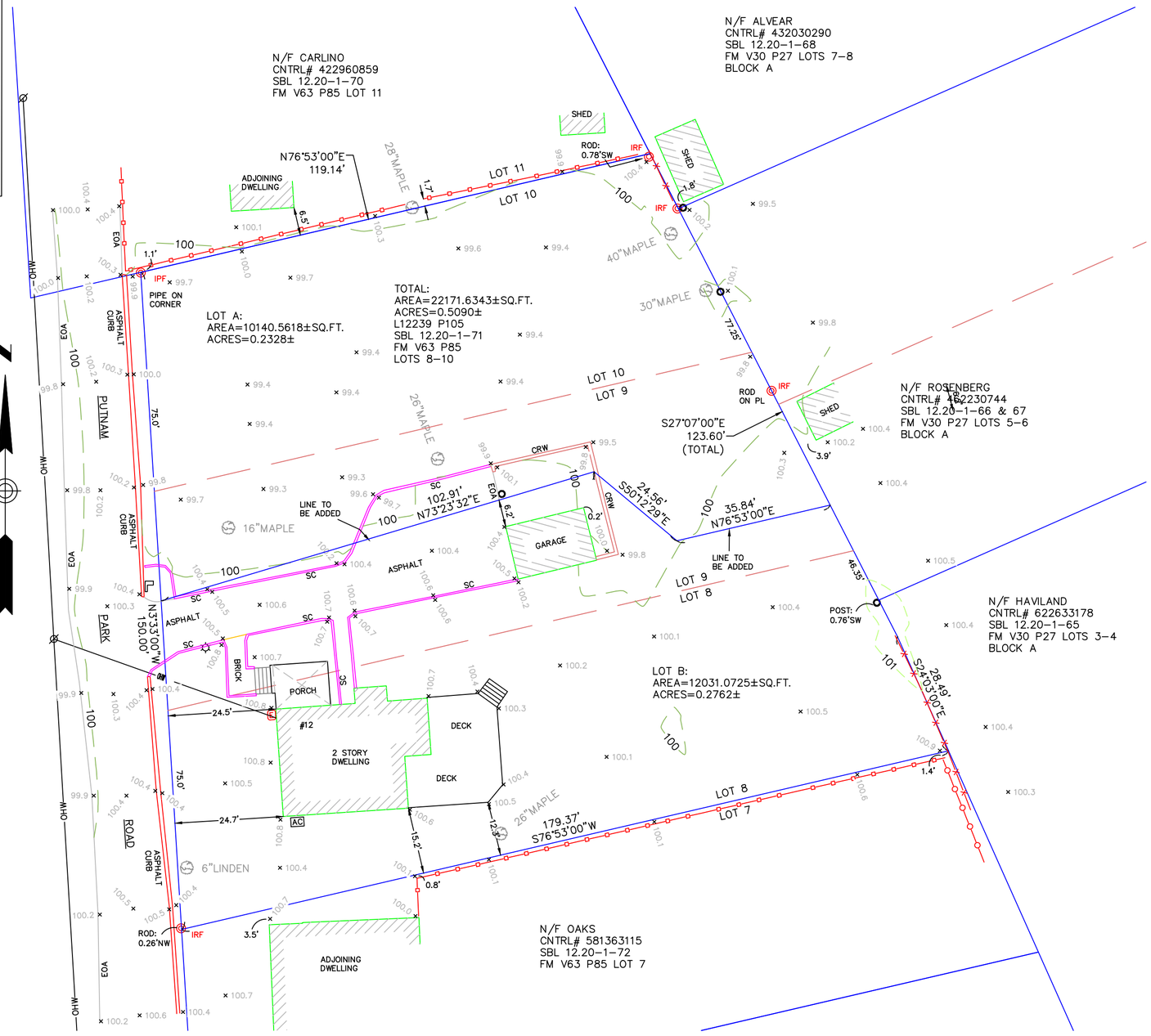
UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THE CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. PLAN PREPARED PURSUANT TO SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. SUBJECT TO THE FINDINGS OF AN UP TO DATE TITLE SEARCH. UNLESS THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL APPEARS RAISED ON THIS MAP, IT SHOULD NOT BE CONSIDERED A TRUE AND CORRECT COPY OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

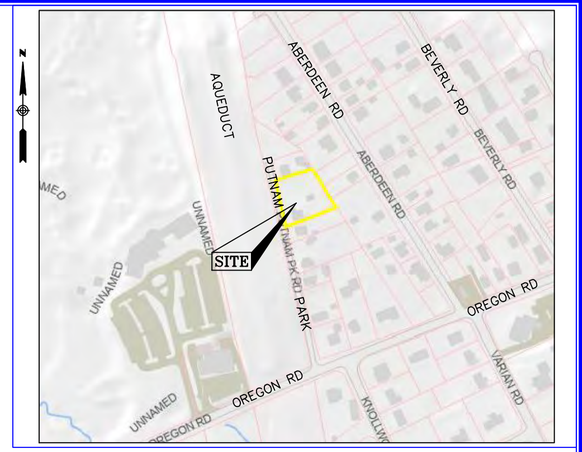
Paul Rowan

STATE OF NEW YORK
PAUL A. ROWAN
050989-1
LICENSED LAND SURVEYOR

*SNOW ON GROUND DURING SURVEY

ZONING DISTRICT: R-10 SINGLE FAMILY RESIDENTIAL
WESTCHESTER CO. SHEET 293 BLOCK 11371





LOCUS MAP
(N.T.S.)

SURVEY NOTES

1. THIS PLAN WAS PREPARED FROM AN ON THE GROUND FIELD SURVEY CONDUCTED BY RLS ON JANUARY 23, 2026 AND ON THE FOLLOWING DATUM–

   MERIDIAN: FM V63 P85

   HORIZONTAL: ASSUMED

   VERTICAL: ASSUMED

2. REFERENCES

   STREET NAMES, R.O.W. WIDTHS, PROPERTY IDENTIFICATION NUMBERS, OWNER NAMES, EASEMENTS, AND ANY ADDITIONAL INFORMATION SHOWN HEREON ARE REFERENCED FROM THE FOLLOWING MAPS AND DOCUMENTS–

   A. LAND CONVEYED TO ROBERT & STEFANIE FUCCI BY DEED BOOK 12239 PAGE 105, FILED IN THE WESTCHESTER CO. CLERKS OFFICE ON FEBRUARY 10, 1999.

   B. MAP V63 P85 ENTITLED, "MAP OF PROPERTY BELONGING TO FRANK M. WILLIAMS", PREPARED BY REYNOLDS & CHASE AND FILED WITH WESTCHESTER CO. ON MARCH 22, 1927.

3. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE INFORMATION SHOWN HEREON. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AND ACCURATE AND CURRENT TITLE REPORT.

4. THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION.

5. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT. [OR] WERE LOCATED AS MARKED AT THE TIME OF THE SURVEY.

6. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

7. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. THIS PLAN NOT VALID UNLESS ORIGINAL STAMP AND SIGNATURE OF A LICENSED SURVEYOR ARE LOCATED HEREON.

8. OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES ARE SURVEY REFERENCES ONLY, AND NOT INTENDED TO MONUMENT THE PROPERTY LINES, NOR ARE THEY TO BE USED IN OR GUIDE CONSTRUCTION OF ANY TYPE.

LEGEND

- IRON PIPE
- IRON ROD
- UTILITY POLE
- POST
- MAILBOX
- LIGHT POLE
- AC AIR CONDITIONER
- E ELECTRIC METER

PROPERTY LINE		PL	PROPERTY LINE
FILED MAP LOT		EOA	EDGE OF ASPHALT
CHAIN LINK FENCE		CNC.	CONCRETE
WIRE FENCE		EOG	EDGE OF GRAVEL
WOOD/VINYL FENCE		SRW	STONE RETAINING WALL
OHW	OVERHEAD WIRES	CRW	CONCRETE RETAINING WALL
52	MINOR CONTOURS	WRW	WOOD RETAINING WALL
50	MAJOR CONTOURS	SC	STONE CURB

WESTCHESTER COUNTY DEPARTMENT OF HEALTH

PROPOSED SEPARATE SEWAGE TREATMENT SYSTEM
TOWN OF CORTLANDT, NEW YORK

APPROVED PURSUANT TO CHAPTER 873, ARTICLE X, SECTIONS 873.951 AND 873.1001 AND ARTICLES VII AND VIII OF THE WESTCHESTER COUNTY SANITARY CODE SUBJECT TO THE PROVISION OF INDIVIDUAL WELL WATER SUPPLY AND SEPARATE SEWAGE TREATMENT FACILITIES TO SERVE EACH HABITABLE BUILDING HEREAFTER CONSTRUCTED. THESE FACILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH LAND IMPROVEMENT PLANS AND SPECIFICATIONS APPROVED BY AND FILED IN THIS OFFICE PRIOR TO THE CONSTRUCTION OF SUCH BUILDING. EACH PURCHASER OF PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF THIS PLAT SHOWING THIS ENDORSEMENT. ANY ERASURES, CHANGES, ADDITIONS OR ALTERATIONS OF ANY KIND, EXCEPT THE ADDITION OF SIGNATURES OF OTHER APPROVING AUTHORITY AND THE DATE THEREOF MADE ON THIS PLAN AFTER THIS APPROVAL, SHALL INVALIDATE THIS APPROVAL.

APPROVED BY: _____ _____

COMMISSIONER OF WESTCHESTER COUNTY
DEPARTMENT OF HEALTH

SUBDIVISION
12 PUTNAM PARK ROAD
TOWN OF CORTLANDT, NEW YORK
PREPARED FOR
ROBERT FUCCI

ROWAN LAND SURVEYING, PLLC

[redacted]

Drawn By PR	Date JANUARY 28, 2026	Job No. 026-008
Surveyed By PR	Scale 1" = 20'	Sheet No. 1 OF 1

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP
[redacted]
www.dtsprovident.com

Andrew V. Tung, ASLA, Esq., LEED AP
Gerhard M. Schwalbe, P.E.
Charles 'Carlito' Holt, P.E., PTOE
Brian Dempsey, P.E., PTOE, RSP1

May 20, 2026

Hon. Steven Kessler
Chairman of the Town of Cortlandt Planning Board
and Members of the Planning Board
1 Heady Street
Cortlandt Manor, New York 10567

Re: VS Construction Corp. – Evergreen Manor Parcel 2 – Townhomes
2003 Crompond Road (Section 33.12 Block 2 Lots 7 & 8)

Dear Chairman Kessler and Members of the Planning Board:

On behalf of VS Construction Corp, owner of the above-referenced Property and Applicant, together with contract vendee Lennar Corporation, we hereby submit the enclosed application for Subdivision approval, Site Plan approval and associated Wetland Permit, Tree Removal Permit, and Steep Slope Permit approvals to permit the construction of 96 townhomes, including 10% affordable units, with associated site improvements, as permitted in the Medical Oriented District (MOD) Zoning District.[1] The proposed townhomes will be located on an approximately 17.6-acre portion of the Evergreen Manor property. As shown on the enclosed architectural plans, the townhomes are designed with traditional-style exteriors featuring horizontal and board-and-batten siding, stone elements and hipped rooflines.

In November 2023, the Planning Board granted Preliminary and Final Plat Approval for a two-lot subdivision of the Evergreen Manor property, creating Parcel 1, Parcel 2, and the proposed road (the "2023 Subdivision").[2] The enclosed subdivision application proposes a 99-lot subdivision of Parcel 2 of the 2023 Subdivision to create 96 individual townhome lots, a common homeowners' association (HOA) lot, a commercial lot (Parcel 3), and an open space/non-building lot parcel containing the existing wetland adjacent to Crompond Road. A preliminary subdivision plan is included in the accompanying full-size drawing set.

[1] Up to 99 townhouses were approved as part of the SEQRA Findings Statement for the MOD, adopted March 20, 2023 by the Town Board.
[2] Town of Cortlandt Planning Board Resolution No. 15-23.

To initiate this Subdivision and Site Plan review process, please find enclosed the following:

- Short Environmental Assessment Form (SEAF), prepared by DTS Provident Design Engineering, LLP (DTSP) dated May 20, 2026
- Site Plan drawings, prepared by DTSP dated May 20, 2026 (which includes a Preliminary Subdivision Plan)
- Architectural Elevations, prepared by Holliday Architects, dated May 20, 2026

We respectfully ask that this Application be added to the Planning Board's June 2, 2026 meeting agenda for an initial presentation.

Very truly yours,

DTS PROVIDENT DESIGN ENGINEERING, LLP

Matthew N. Steinberg, AICP
Senior Associate

Enclosure(s)

cc: VS Construction, Lennar, Zarin & Steinmetz

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:

Evergreen Manor - Parcel 2

Project Location (describe, and attach a location map):

2003 Crompond Road, Town of Cortlandt, Westchester County

Brief Description of Proposed Action:

Proposed Subdivision approval, Site Plan approval and associated Wetland Permit, Tree Removal Permit, and Steep Slope Permit approvals to permit the construction of 96 townhomes, including 10% affordable units, with associated site improvements on an approximately 17.6-acre portion of the Evergreen Manor project site. The subdivision proposes a 99-lot subdivision of the approximately 21-acre Parcel 2 of the 2023 Evergren Manor Subdivision to create 96 individual townhome lots, a common homeowners' association (HOA) lot, a commercial lot (Parcel 3), and an open space/non-building lot parcel containing the existing wetland adjacent to Crompond Road.

Name of Applicant or Sponsor:	Telephone: [redacted]
VS Construction Corp.	E-Mail: [redacted]

Address:

[redacted]

City/PO:	State:	Zip Code:
[redacted]	NY	[redacted]

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Cortlandt PB: Site Plan Approval, Steep Slopes, Wetlands, Tree Removal: NYSDOT: Highway Work Permit; Westchester County: Realty Subdivision, Water and Sewer approvals; NYSDEC: SPDES Stormwater General Permit	☐	☑

3. a. Total acreage of the site of the proposed action? 21 acres
   b. Total acreage to be physically disturbed? +12 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 28.3 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other(Specify): Institutional/Hospital
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels? *Traffic improvements are proposed based on Findings Statement adopted by TB in March 2023	☐	☑
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☑
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ As part of proposed Evergreen Manor project, approximately 0.4 acres of existing wetlands will be disturbed. Mitigation proposed in the form of wetland creation/expansion along with buffer enhancement and invasive species removal. _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe:		
Stormwater will be directed to practices such as bioretention basins and underground infiltration basins, which will be used to treat stormwater runoff from walks, driveways and parking areas.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

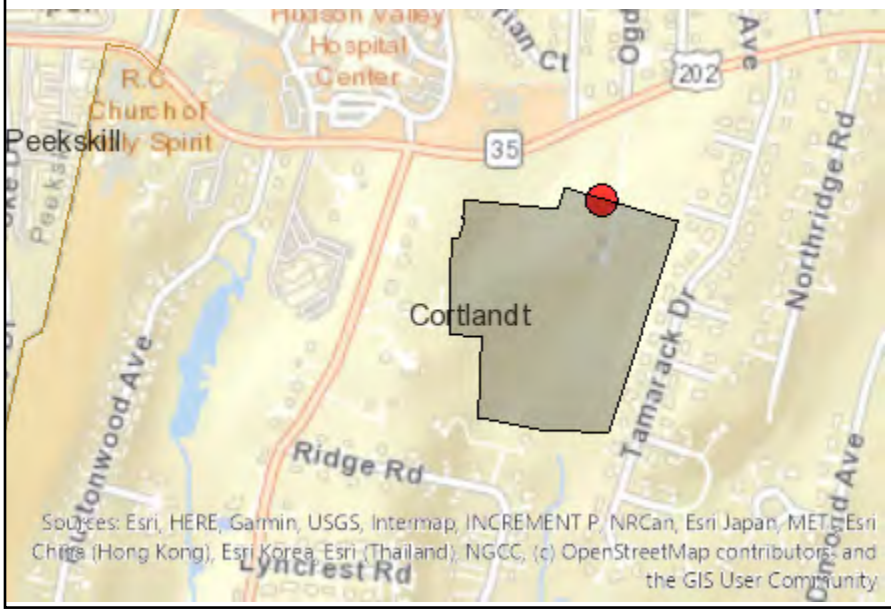
Applicant/sponsor/name: VS Construction Corp. Date: 5/20/26

Signature: _____ Title: Senior Associate
DTS Provident Design Engineering, LLP

PRINT FORM

EAF Mapper Summary Report

Wednesday, May 20, 2026 11:08 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

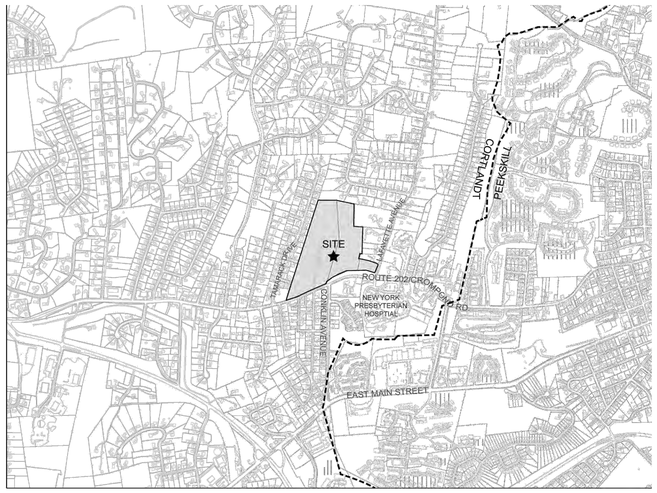
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

2003 Crompond Road

(TAX LOTS: 33.12-2-8, 33.12-2-7)
Town of Cortlandt, New York

vision and Site Plan Application - Parcel 2

May 20, 2026



ZONING TABLE

MEDICAL ORIENTED DISTRICT (MOD)[1]	REQUIRED/ PERMITTED	PROPOSED
Height and Bulk Requirements		
Minimum Dimensions		
Minimum lot area (sf)	100,000	1,246,947[9]
Minimum lot width (ft)	100	>100
Setbacks		
Front (ft)	30	30[4]
Side (ft)	30	30[4]
Rear (ft)	30	30
Maximum Lot Coverage (%)	60	<60[2],[3]
Height (ft)		
Townhouses	35 (2.5 stories)	35 / 2.5 stories
Screenining and Buffering (ft)		
Minimum from nearest lot line of a parcel on Cypress Lane, Nancy Lane, Ridge Road, Tamarack Drive	100	100
Minimum from nearest lot line of a parcel on any other adjacent street with an existing residential unit	30	30

Footnotes:

[1] 307-96.2 Medical-Oriented District, Town of Cortlandt Zoning Ordinance

[2] If a site meets the eligibility requirements above, then all determinations relating to lot coverage and building coverage for any lot or lots subject to internal property subdivision hereunder shall be made treating the entire site as a single unit; provided, however, that access and infrastructure shall be shared by any lot approved under this section. Reciprocal easements and/or agreements that address common access, shared parking, stormwater systems, and utilities shall be developed to ensure the future operation and maintenance of the infrastructure servicing any lot or lots approved hereunder.

[3] Per §307-96.2.C.(4)(a) "The creation of internal property subdivisions within a mixed-use development is permitted to allow for multiple ownership of properties/uses. Any eligible site hereunder may, for purposes of dedication, the creation of rights-of-way, sale, lease, mortgage, or other disposition or financing, be subdivided or re-subdivided, converted to condominium or cooperative ownership, or otherwise divided into lots, parcels or tracts, which may be sold, leased, mortgaged, or otherwise alienated or encumbered, without regard to minimum lot area provided that at least one development from the original lot prior to subdivision is developed as a medical use.

[4] Townhouses. Any residential units styled as a townhouse may have a zero-foot side setback from other residential units styled as townhouses or clusters of multiple dwellings located on a MOD parcel. These dwelling units shall also not be required to meet the minimum lot area requirement or lot width requirement, but shall be no more than 2.5 stories or 35 feet above grade. Each townhouse shall be located on its own lot with common elements of a community owned by a Homeowners Association (HOA).

LIST OF DRAWINGS

LIST OF DRAWINGS				
No.	Name	By	Scale	Date
	COVER SHEET	DTSP		05/20/26
SP-0.1	MASTER SITE PLAN AND KEY PLAN	DTSP	1" = 60'	05/20/26
SP-0.2	PRELIMINARY SUBDIVISION PLAN	DTSP	1" = 60'	05/20/26
SP-0.3	OVERALL SITE PLAN	DTSP	1" = 40'	05/20/26
SP-1.1-1.2	SITE LAYOUT PLAN	DTSP	1" = 30'	05/20/26
SP-2.1-2.2	SITE GRADING AND DRAINAGE PLAN	DTSP	1" = 30'	05/20/26
SP-3.1-3.2	SITE UTILITY PLAN	DTSP	1" = 30'	05/20/26
SP-4.1-4.2	SITE LANDSCAPE PLAN	DTSP	1" = 30'	05/20/26
SP-4.3	PLANT LIST AND PLANTING DETAILS	DTSP	NTS	05/20/26
SP-5.1-5.2	SITE LIGHTING PLAN	DTSP	1" = 30'	05/20/26
SP-5.3	SITE LIGHTING DETAILS	DTSP	NTS	05/20/26
SP-6.1-6.3	SITE AND UTILITY DETAILS	DTSP	NTS	05/20/26
SP-8.0-8.1	DRIVEWAY PROFILES	DTSP	AS NOTED	05/20/26
SP-9.0	STORM PROFILES	DTSP	AS NOTED	05/20/26
SP-9.1	STORM PROFILES	DTSP	AS NOTED	05/20/26
SP-9.2	SEWER PROFILES	DTSP	AS NOTED	05/20/26
SP-9.3	WATER PROFILES	DTSP	AS NOTED	05/20/26
SP-12.0	TREE REMOVALS PLAN	DTSP	1" = 40'	05/20/26
SP-13.0	EMERGENCY SERVICE VEHICLE MANEUVERING PLAN	DTSP	1" = 40'	05/20/26
EX-1.1-1.2	EXISTING CONDITIONS PLAN	DTSP	1" = 30'	05/20/26

LEGEND

DTSP	DTS PROVIDENT DESIGN ENGINEERING, LLP
TMA	TMATIM MILLER ASSOCIATES, INC.
TCM	DANIEL T. MERRITTS, PLS

PLANNER & CIVIL ENGINEER
DTS · PROVIDENT
Intelligent Land Use
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One North Broadway
White Plains, NY 10601
[redacted]

ARCHITECT
HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
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LAND USE ATTORNEY
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~~394 BEDFORD ROAD~~
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SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

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DRAWING TITLE:

PARCEL 2 - MASTER SITE PLAN AND KEY PLAN

STATE OF NEW YORK · STEPHEN · 97153 · LICENSED PROFESSIONAL ENGINEER
EXPIRES 7/31/26

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KMM	MG
PROJECT NO.	DATE:
812	5/20/26

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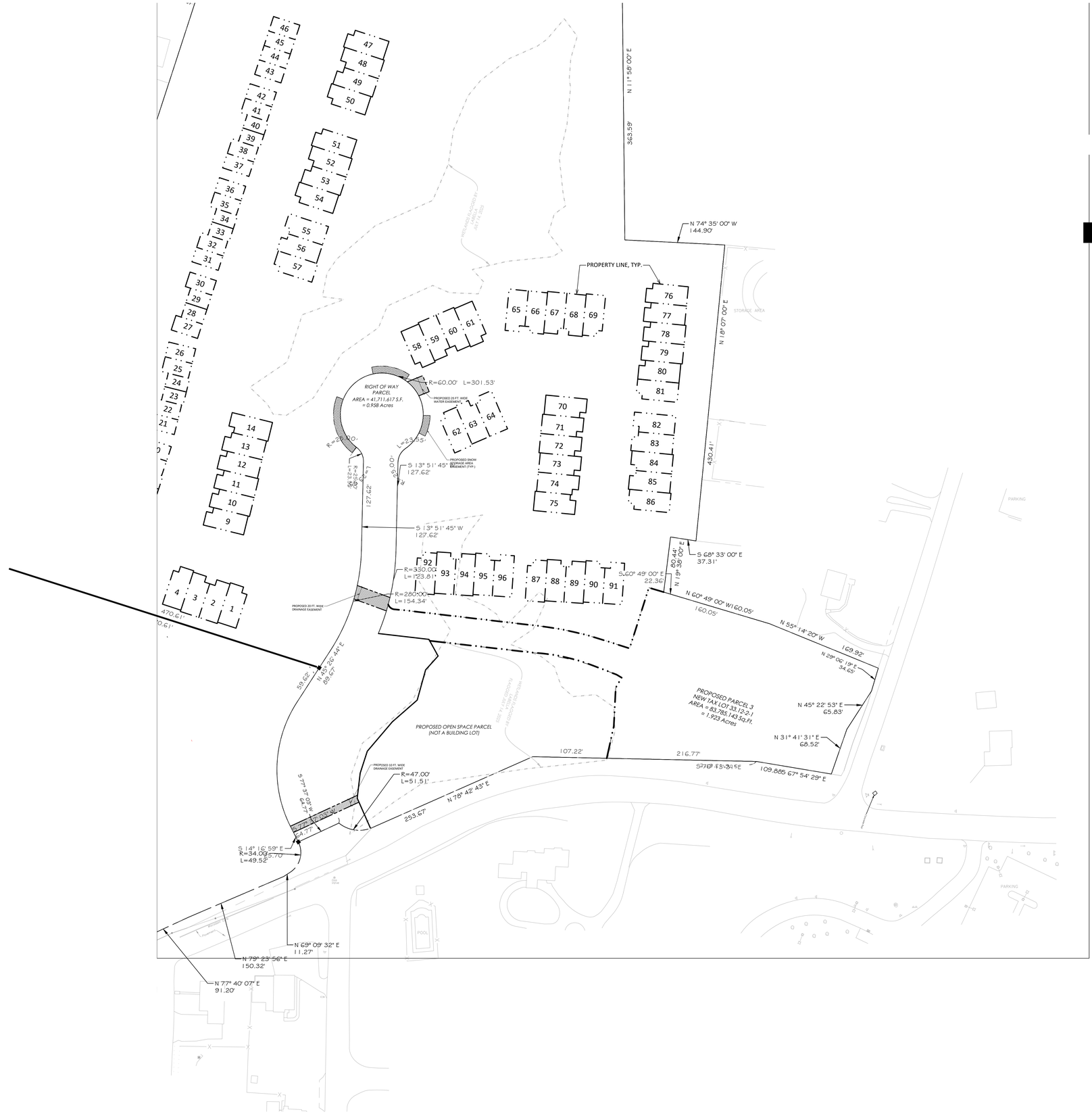
SP-0.1



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SUITE A4
30 JACKSON ROAD
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LAND USE ATTORNEY

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81 MAIN STREET
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PRELIMINARY SUBDIVISION PLAN

STATE OF NEW YORK — STEPHEN — 97151 — LICENSED PROFESSIONAL ENGINEER

EXPIRES 7/31/26

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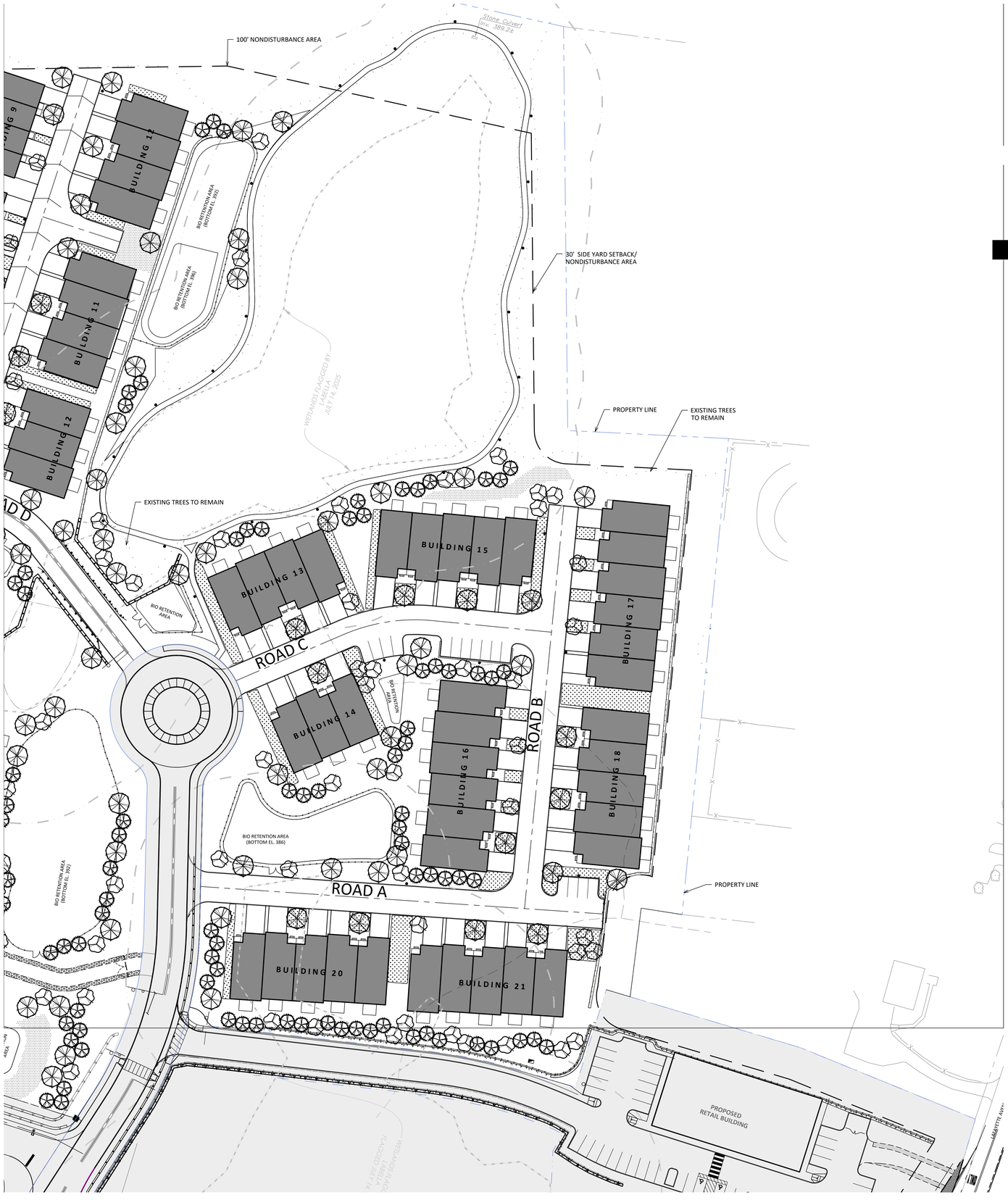

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JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
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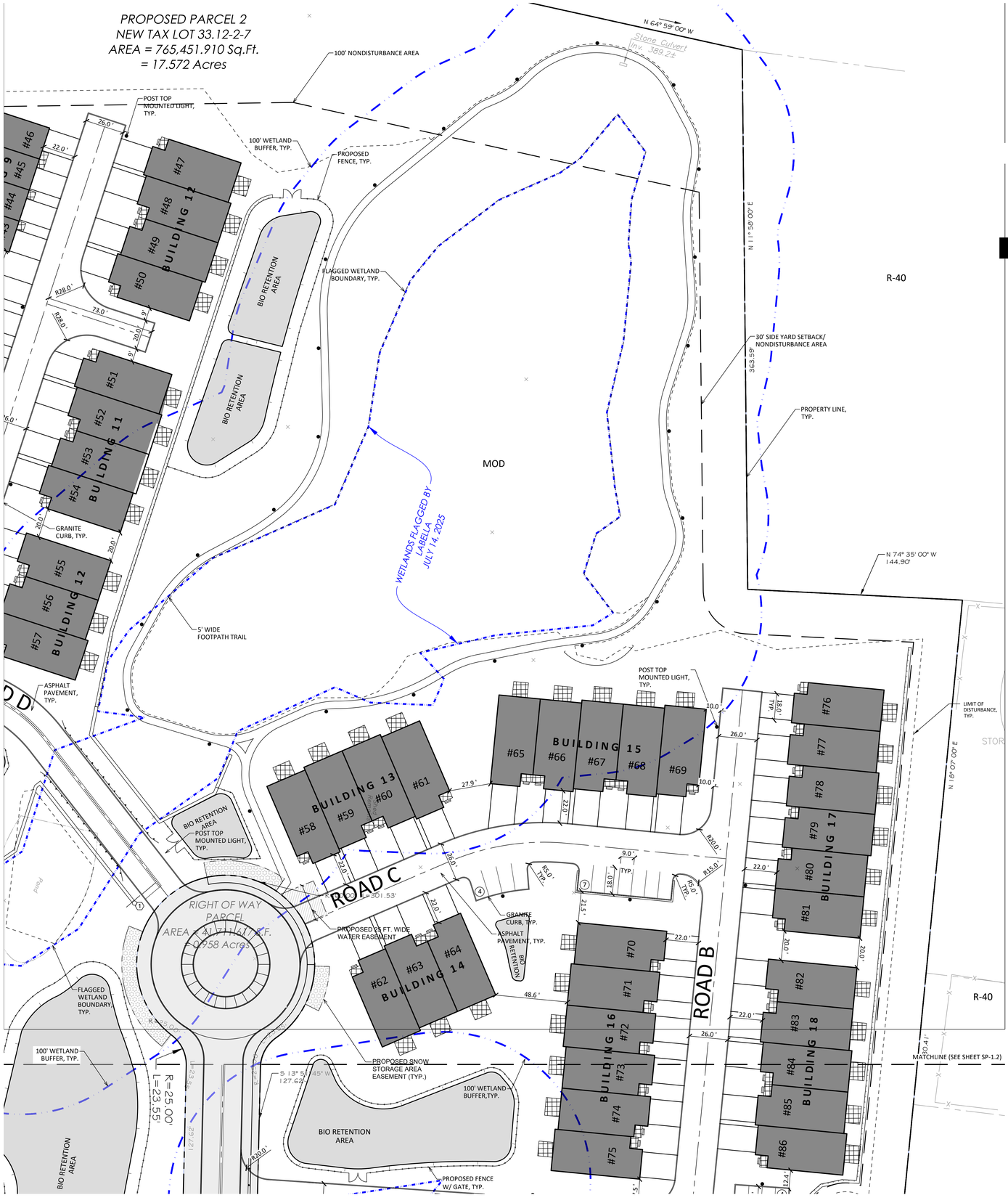

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2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

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EXPIRES 7/31/26

Town of Cortlandt, New York

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DRAWING TITLE:

PARCEL 2 - SITE LAYOUT PLAN

STATE OF NEW YORK · STEPHEN M. GAUGHRAN · 071519 · LICENSED PROFESSIONAL ENGINEER
EXPIRES 7/31/26

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PROJECT NO.	DATE:
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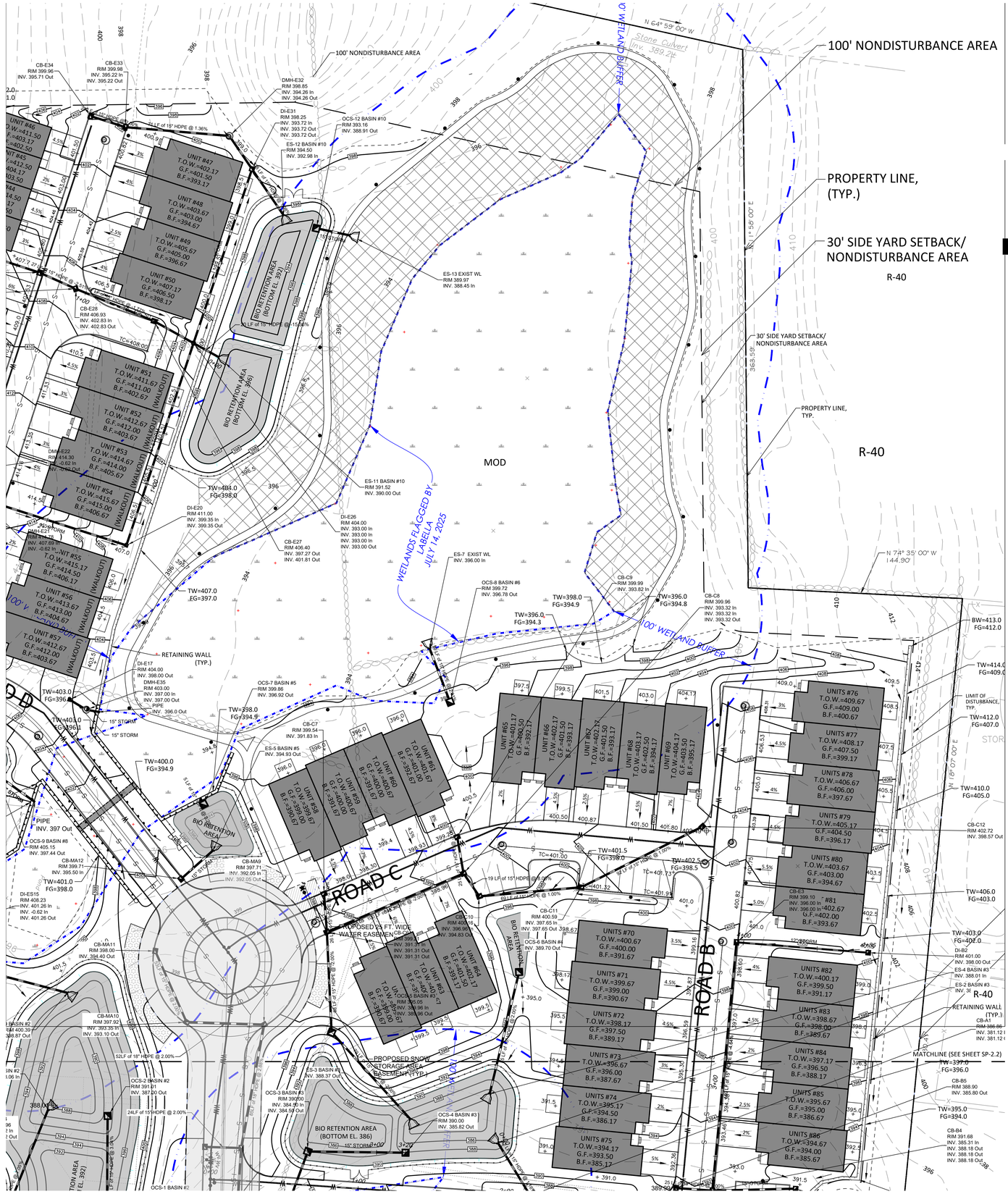

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White Plains, NY 10601

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DRAWING TITLE:

PARCEL 2 - SITE GRADING & DRAINAGE PLAN

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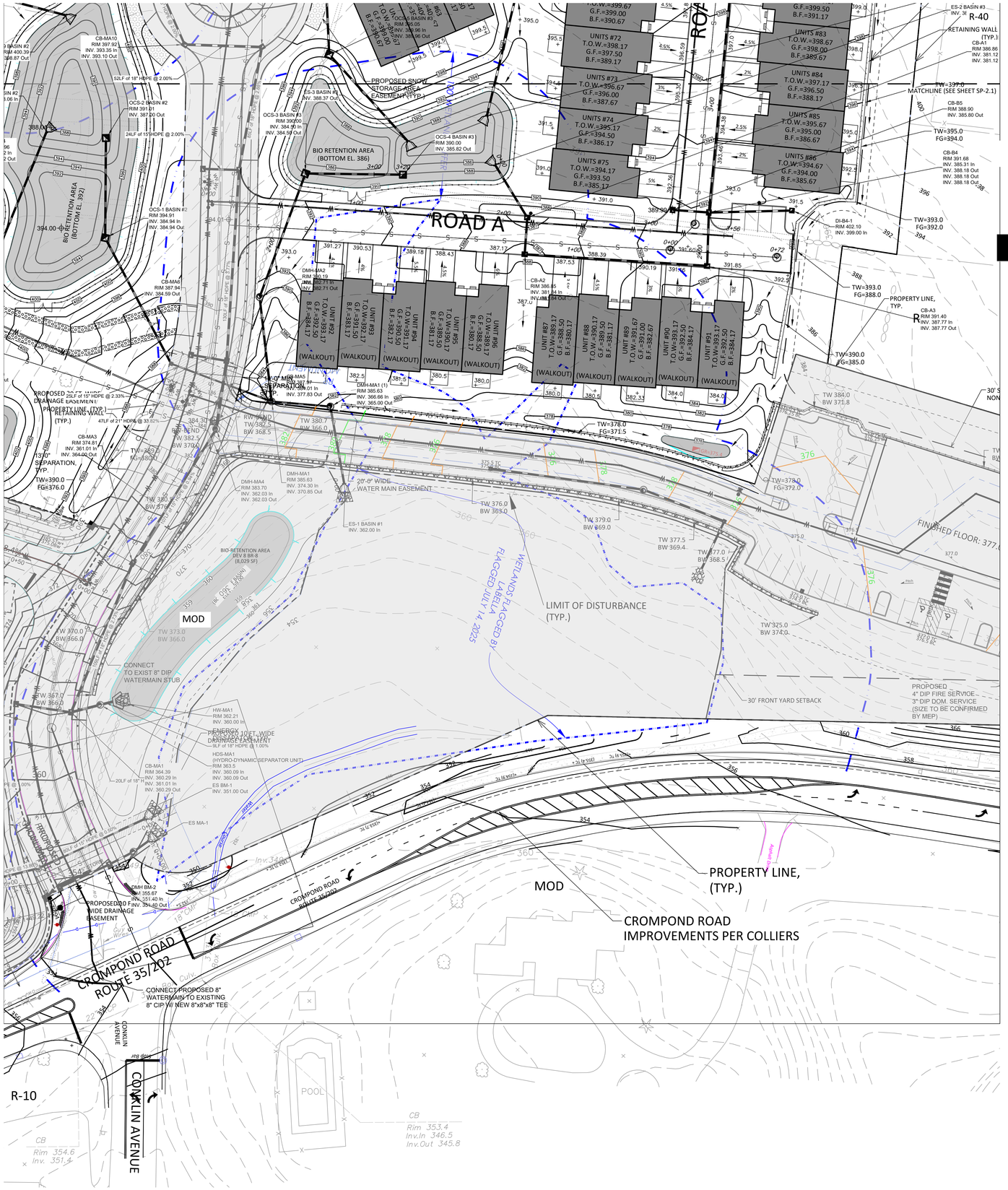
STATE OF NEW YORK — STEPHEN T. STEINMETZ — 071514 — LICENSED PROFESSIONAL ENGINEER
EXPIRES 7/31/26



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HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
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PLEASANTVILLE, NY 10570

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DRAWING TITLE:

PARCEL 2 - SITE GRADING & DRAINAGE PLAN

STATE OF NEW YORK STEPHEN T. KOLLAR 971534 LICENSED PROFESSIONAL ENGINEER
EXPIRES 7/31/26

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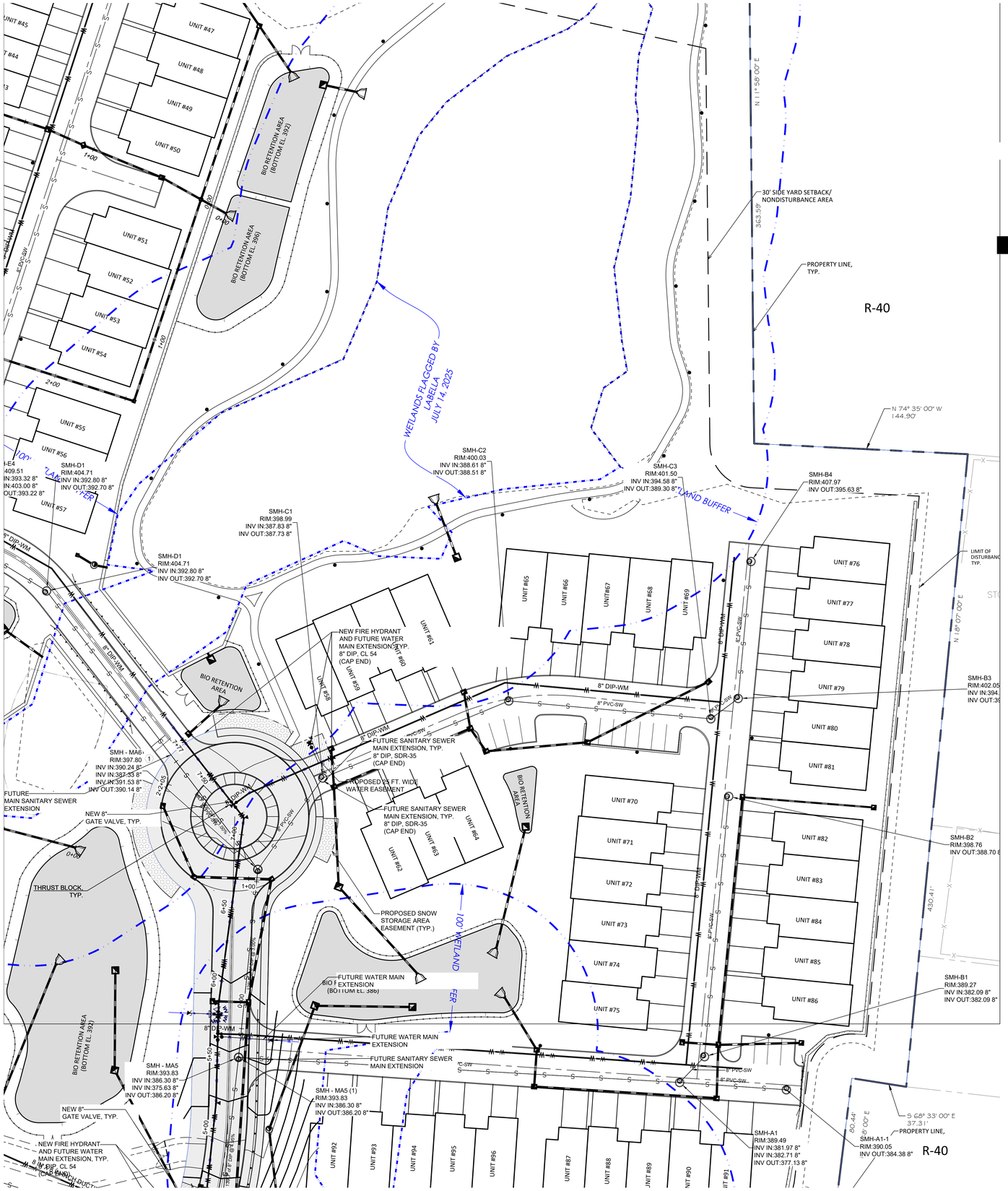

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JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

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DRAWING TITLE:

PARCEL 2 - SITE UTILITY PLAN

STATE OF NEW YORK
JEAN STEPHEN PAUL
087155
LICENSED PROFESSIONAL ENGINEER
EXPIRES 7/31/26

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HAMILTON, NJ 08690

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JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

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394 BEDFORD ROAD
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PARCEL 2 - SITE UTILITY PLAN

STATE OF NEW YORK · STEPHEN · MERRITTS · 071534 · LICENSED PROFESSIONAL ENGINEER

EXPIRES 7/31/26

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SP-3.2

CONCEPT PLANT SCHEDULE

86 — SHADE TREES 3" - 3.5" CAL.
ACER RUBRUM `OCTOBER GLORY` - `OCTOBER GLORY` RED MAPLE
ACER SACCHARUM - SILVER MAPLE
GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE` - `SKYCOLE` THORNLESS COMMON HONEYLOCUST
LIQUIDAMBAR STYRACIFLUA `ROTUNDILOBA` - `ROTUNDILOBA` SWEETGUM
LIRIODENDRON TULIPIFERA - TULIP POPLAR
QUERCUS PALUSTRIS - SWAMP SPANISH OAK
QUERCUS SPP. - OAK SPECIES
TILIA AMERICANA - BASSWOOD
TILIA CORDATA - SMALL-LEAVED LINDEN
ULMUS AMERICANA `NEW HARMONY` - `NEW HARMONY` AMERICAN ELM

59 — ORNAMENTAL TREES 6` - 8` HGT.
AMELANCHIER X GRANDIFLORA - APPLE SERVICEBERRY
BETULA NIGRA `BNMTF` - `DURA HEAT` RIVER BIRCH
CARPINUS CAROLINIANA - AMERICAN HORNBEAM
CERCIS CANADENSIS - EASTERN RED BUD
CORNUS FLORIDA `CHEROKEE BRAVE` - `CHEROKEE BRAVE` DOGWOOD
CRATAEGUS CRUS-GALLI VAR. INERMIS - THORNLESS COCKSPUR HAWTHORN
CELTIS OCCIDENTALIS - HACKBERRY
CHIONATHUS VIRGINICUS - WHITE FRINGETREE

96 — EVERGREEN TREES 6` - 8` HGT.
ILEX OPACA - AMERICAN HOLLY
JUNIPERUS VIRGINIANA - EASTERN RED CEDAR
PICEA GLAUCA - WHITE SPRUCE
PICEA PUNGENS - BLUE SPRUCE
PINUS STROBUS - WHITE PINE
THUJA X `GREEN GIANT` - `GREEN GIANT` ARBORVITAE

FOUNDATION / ACCENT PLANTING 18" - 24", 24" - 36"
CEANOTHUS AMERICANUS - NEW JERSEY TEA
CLETHRA ALNIFOLIA - SUMMERSWEET CLETHRA
ILEX CRENATA - JAPANESE HOLLY
ILEX GLABRA - INKBERRY HOLLY
ITEA VIRGINICA - VIRGINIA SWEETSPIRE
JUNIPERUS SPP. - JUNIPER SPECIES
PHYSOCARPUS OPULIFOLIUS - EASTERN NINEBARK
POTENTILLA FRUTICOSA - BUSH CINQUEFOIL
VIBURNUM DENTATUM - ARROWWOOD VIBURNUM

SLOPE PLANTING SHRUBS 24" - 36", 4` O.C.
ARONIA ARBUTIFOLIA `BRILLIANTISSIMA` - BRILLIANT RED CHOKEBERRY
CORNUS SPP. - DOGWOOD SPECIES
COTONEASTER APICULATUS - CRANBERRY COTONEASTER
ILEX GLABRA `COMPACTA` - COMPACT INKBERRY
ILEX GLABRA `SHAMROCK` - SHAMROCK INKBERRY HOLLY
MYRICA PENSYLVANICA - NORTHERN BAYBERRY
RHUS AROMATICA `GRO-LOW` - GRO-LOW FRAGRANT SUMAC
VIBURNUM DENTATUM - ARROWWOOD VIBURNUM

RESTORATION SEED MIX
RIGHT OF WAY NATIVE WOODS MIX WITH ANNUAL RYEGRASS (ERNMX-132-1) AS PRODUCED BY ERNST CONSERVATION SEEDS

STORMWATER BASIN SEED MIX
NEW ENGLAND EROSION CONTROL/RESTORATION FOR DETENTION BASINS AND MOIST SITES (NEW ENGLAND WETLAND PLANTS, INC.)

Town of Cortlandt, New York

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37 CROTON DAM ROAD
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ARCHITECT - PARCEL 2
HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
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MEDFORD, NJ 08055

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WHITE PLAINS, NY 10601

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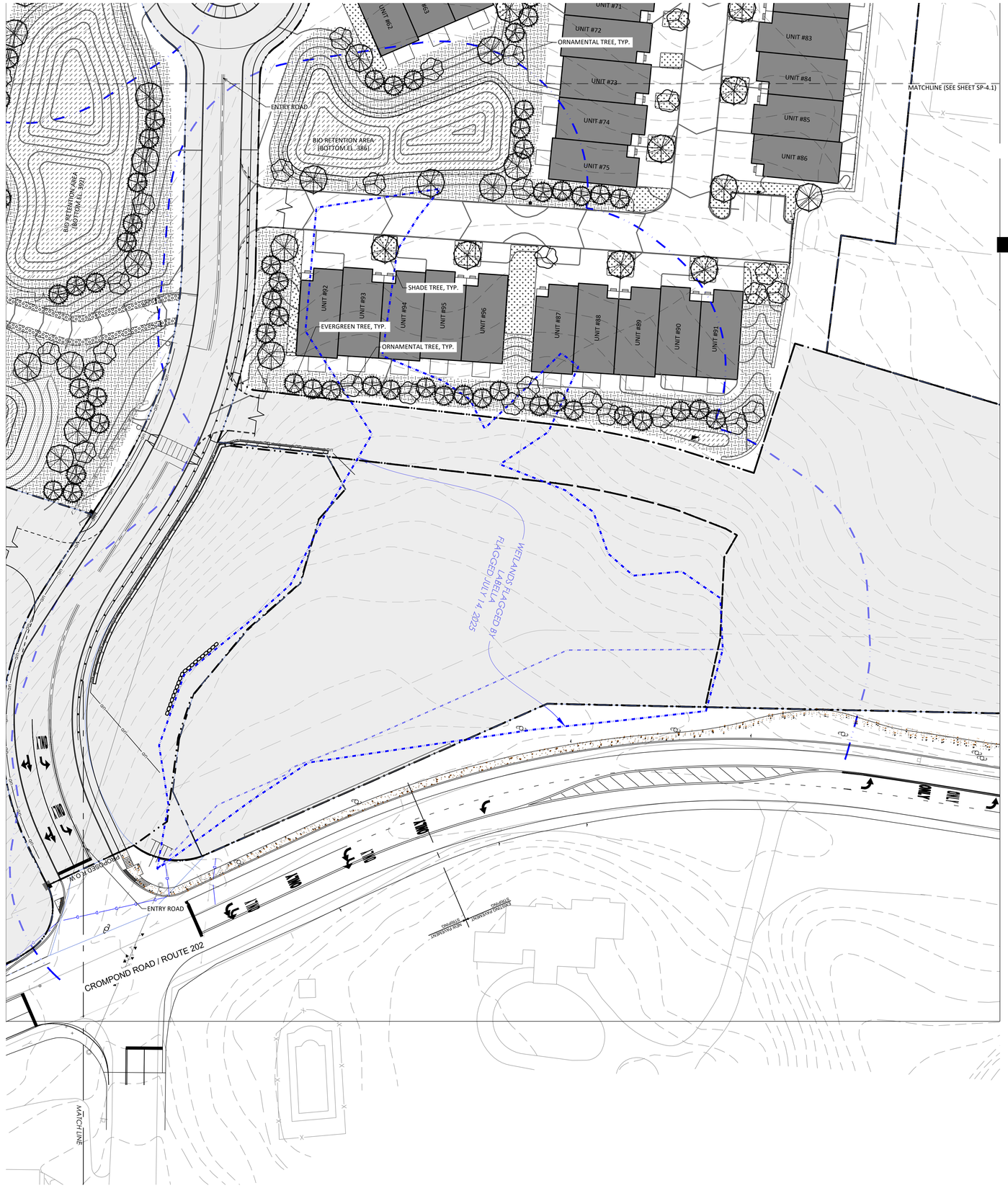

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HAMILTON, NJ 08690

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SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
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WHITE PLAINS, NY 10601

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STATE OF NEW YORK · STEPHEN · GAFFIGAN · 97153 · LICENSED PROFESSIONAL ENGINEER

EXPIRES 7/31/26

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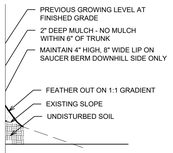

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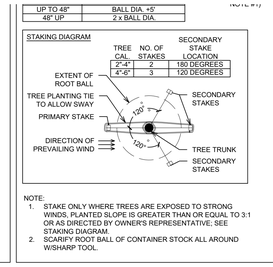
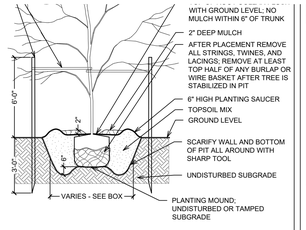
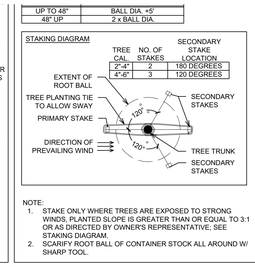


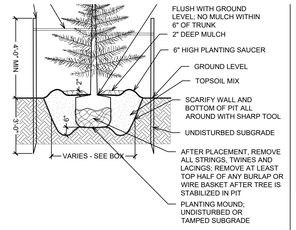


2

DECIDUOUS TREE PLANTING
SCALE: N.T.S.

3





4

EVERGREEN TREE PLANTING
SCALE: N.T.S.

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SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

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REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 2 - PLANT LIST AND PLANTING DETAILS

STATE OF NEW YORK
STEPHEN
97153
LICENSED PROFESSIONAL ENGINEER
EXPIRES 7/31/26

DRAWN BY:	CHECKED BY:
BZ/DMM	GMS/MG
PROJECT NO.	DATE:
812	5/20/26

DRAWING NO.

SP-4.3

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS · PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

[redacted]

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

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0 15 30 60
N
SCALE: 1" = 30'

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NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 2 - SITE LIGHTING PLAN

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PROJECT NO.	DATE:
812	5/20/26

DRAWING NO.

SP-5.1

STATE OF NEW YORK · GREGORY M. SCHLEPPER · 027153 · LICENSED PROFESSIONAL ENGINEER

EXPIRES 7/31/26

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS · PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
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LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
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REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 2 - SITE LIGHTING PLAN

STATE OF NEW YORK — GREGORY M. STEINMETZ — 037153 — LICENSED PROFESSIONAL ENGINEER
EXPIRES 7/31/26

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PROJECT NO.	DATE:
812	5/20/26

DRAWING NO.

SP-5.2

am distributions. Use this chart in connection with the lumen factor (LF)

ncy /W)	4000K 70CRI					5000K 70CRI				
	Lumen	Bug Rating			Efficancy (Lm/W)	Lumen	Bug Rating			Efficancy (Lm/W)
.11	6326	1	0	1	108	6594	1	0	1	113
.13	5975	1	0	1	102	6228	1	0	1	107
.19	5768	1	0	2	99	6013	1	0	2	103
.17	5818	1	0	2	100	6064	1	0	2	104
.14	3914	0	0	1	67	4080	0	0	1	70
.11	3406	0	0	1	58	3550	0	0	1	61
.12	3292	0	0	1	56	3432	0	0	1	59
.19	3396	0	0	1	58	3540	0	0	1	61
1.14	6344	2	0	1	109	6613	3	0	1	113
.15	5854	3	0	1	100	6112	3	0	1	105
.17	5388	1	0	1	92.2	5618	1	0	1	96.2
.18	5089	1	0	1	87.1	5305	1	0	1	90.8
.19	4913	1	0	1	84.1	5121	1	0	1	87.7
.18	4955	1	0	2	84.8	5165	1	0	2	88.4
.19	3334	0	0	1	57.1	3475	0	0	1	59.5
.17	2901	0	0	1	49.7	3024	0	0	1	51.8
.12	2804	0	0	1	48.0	2923	0	0	1	50.0
.16	2892	0	0	1	49.5	3015	0	0	1	51.6
.19	5403	2	0	1	92.5	5632	2	0	1	96.4
.12	4894	3	0	1	83.5	5206	3	0	1	89.1
1.4	3728	1	0	1	63.8	3886	1	0	1	66.5
.19	3760	2	0	1	64.4	3919	2	0	1	67.1
1.16	6486	1	0	1	107.7	6761	1	0	1	112.3
.18	6126	1	0	1	101.8	6386	1	0	1	106.1
1.4	5914	1	0	2	98.2	6165	1	0	2	102.4
1.13	5995	1	0	2	99.1	6251	1	0	2	103.3
1.11	4013	0	0	1	66.7	4183	0	0	1	69.5
1.18	3492	0	0	1	58.0	3640	0	0	1	60.5
1.19	3376	0	0	1	56.1	3519	0	0	1	58.5
1.16	3482	0	0	1	57.8	3629	1	0	1	60.3
1.19	6504	2	0	1	108.0	6780	3	0	1	112.6
1.10	6092	3	0	1	99.8	6267	3	0	1	104.1
1.12	5524	1	0	1	91.8	5758	1	0	1	95.7
1.13	5216	1	0	1	86.7	5439	1	0	1	90.3
1.14	5037	1	0	2	83.7	5251	1	0	2	87.2
1.11	5080	1	0	2	84.4	5296	1	0	2	88.0
1.16	3418	0	0	1	56.8	3563	0	0	1	59.2
1.15	2974	0	0	1	49.4	3100	0	0	1	51.5
1.19	2875	0	0	1	47.8	2997	0	0	1	49.8
1.14	2965	0	0	1	49.3	3091	0	0	1	51.3
1.15	5540	2	0	1	92.0	6775	2	0	1	95.9
1.18	5120	3	0	1	85.1	5337	3	0	1	88.7
1.10	3822	1	0	1	63.5	3984	1	0	1	66.2
1.10	3885	2	0	1	64.5	4050	2	0	1	67.3

ation and specifications subject to change.
certain measured under laboratory conditions.

1

DECORATIVE POLE

SPECIFICATIONS

CONSTRUCTION
- Base shall be cast aluminum #356 alloy, free of any porosity, foreign materials, or cosmetic fillers. Base casting shall be heat treated to a T-6 condition, and of uniform wall thickness, with no warping or mold shifting

WARNINGS
- Caution must be exercised in the selection of a design wind speed when the pole is to be installed in a special wind region (as indicated by the wind map) or in an area where wind speed is unpredictable
- AAL recommends consulting a local engineer when the pole is to be installed in an area that may be subject to extreme weather and exposure.
- Poles installed on structures such as buildings and bridges may be subjected to vibration, oscillations, and other fatigue effects which are not covered by the AAL warranty.
- The use of banners or other appendages can severely affect the loading of a pole. No banner or other appendage should be attached to an AAL pole unless approved by AAL.
- If the products are to be used on an existing foundation or on other structures, the customer assumes all responsibility for the structural integrity of the existing foundation, anchorage or structures and all the consequences arising there from.

CAUTION
- Poles should never be erected without the luminaire installed.
- Anchor bolts shall be hot dip galvanized steel. Eight galvanized hex nuts and flat washers, and a bolt circle template shall be provided. Anchor bolt for poles are 3/4" x 24" x 3".

CERTIFICATION
- Certified UL 1598 in accordance with Article 410 of ANSI/NFPA 70, National Electrical Code

ORDERING GUIDE

Example: DB12-4R14-1125-1F-BLS-FS1

CATALOG #

POLE

Base	Pole [1]		Finish		Options	
DB12 4" Round Fluted Pole	ROUND POLE 4"		BLS	Black Gloss Smooth	TEN	Tenon, 2 3/8" ID x 4"H
	4R10-125	4R10-125	BLT	Black Matte Textured	TEN3	Tenon, 3" ID x 7"H
	4R12-125	4R12-125	DBS	Dark Bronze Gloss Smooth	1A	Single Side Arm
	4R14-125	4R14-125	DBT	Dark Bronze Matte Textured	2B	Double Side Arm
	4R16-125	4R16-125	GTT	Graphite Matte Textured	PTF	Post Top Fixture
	4R10-226	4R10-226	LGS	Light Grey Gloss Smooth	PTA	Post Top Arm
	4R12-226	4R12-226	LGT	Light Grey Matte Textured	PTAD	Post Top Adaptor
	4R14-226	4R14-226	PSS	Platinum Silver Gloss Smooth	ND	No Drilling
	4R16-226	4R16-226	VGT	Verde Green Matte Textured	PCR	Low profile twist lock photocell receptacle with cast pole cap, locSecures to the top of the pole with three stainless steel set screws. Photocell by others.
	4R18-226	4R18-226	WHS	White Gloss Smooth		
	4R20-226	4R20-226	WHT	White Matte Textured	RBC	Cast aluminum receptacle housing, integrally welded to the pole.Includes a NEC approved clear weather proof cover. Does 61.0mm*34.01.40mm/5.60dhile Hand RBCTop of polelocsonstainsandBS/mm 13.256/4mm *2.50 not include a receptacle or internal wiring
	FLUTED 4"				GFI	Ground Fault Interrupter. Wet location receptacle. Standard location is 24" above from top of pole, in-line with hand hole.
	4F10-188	4F10188				
	4F12-188	4F12-188				
	4F14-188	4F14-188				
	4F16-188	4F16-188				
			Color Option			
			CC	Custom Color #		

Notes:
1. Consult Maximum Allowable EPA. M16 chart on page 2
2. Consult factory for custom poles, mixes and corrosion finish

Current

currentlighting.com/aal

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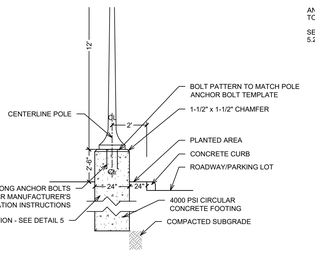
2

POST TOP LIGHT POLE
SCALE: N.T.S.



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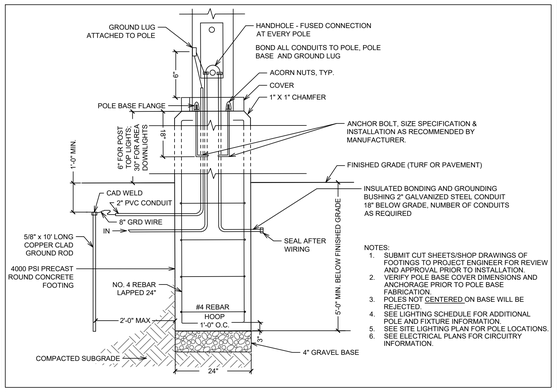
POST TOP ROAD LIGHT
SCALE: N.T.S.

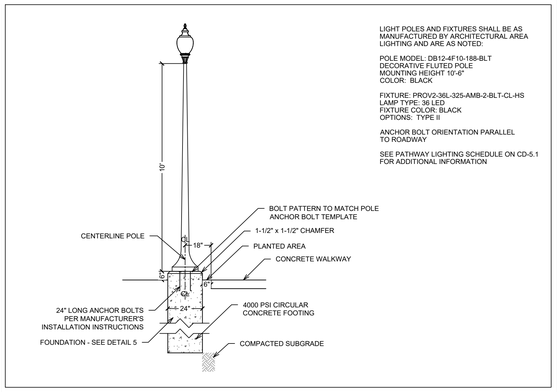


5

LIGHT POLE FOUNDATION
SCALE: N.T.S.

6

7



8

POST TOP PATHWAY LIGHT
SCALE: N.T.S.

ELECTRICAL SITE LIGHTING NOTES:

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2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WORK AS REQUIRED BY OSHA REGULATIONS.
3. THE CONTRACTOR SHALL REVIEW ALL OF THE SITE CONDITIONS PRIOR TO THE SUBMISSION OF THEIR BID TO OWNER. ANY CLARIFICATIONS REQUIRED BY THE CONTRACTOR SHALL BE SUBMITTED TO OWNER FOR RESPONSE, PRIOR TO FINALIZATION OF BID SUBMISSIONS.
4. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE FULL SCOPE OF THE WORK, AND SHALL SUBMIT BIDS THAT REFLECT THE REQUIRED SCOPE OF WORK TO COMPLETE THE WORK.
5. ALL NEW LIGHT POLE BASES SHALL BE PRECAST CONCRETE TYPE, SUITABLE FOR THE PROPOSED LIGHT POLE AND FIXTURE ASSEMBLIES REQUIRED AT EACH LOCATION. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED EXCAVATION, PAVEMENT REPAIR, AND REMOVAL OF SOIL SPOILS AS A PART OF THE WORK.
6. ALL NEW LIGHT POLES AND LIGHT FIXTURES SHALL BE GROUNDED, IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE. GROUND CONDUCTORS WILL ALL TIE BACK INTO THE PANELBOARD GROUND BAR WHERE THE CIRCUIT IS DERIVED.
7. ALL NEW LIGHT FIXTURES SHALL BE EQUIPPED WITH FUSE CUT OUTS, ACCESSIBLE IN THE HAND HOLE OF EACH LIGHT POLE. FIXTURES SHALL BE INDIVIDUALLY FUSED. CARTRIDGE FUSES SHALL BE PROVIDED FOR EACH INDIVIDUAL FIXTURE, CARTRIDGE FUSES SHALL BE SIZED FOR 125% OF FULL LOAD CURRENT OF EACH FIXTURE.
8. PROVIDE A WARNING TAPE ABOVE ALL SITE LIGHTING CONDUIT PATHWAYS, YELLOW BACKGROUND, BLACK LETTERING, 4" WIDE, STATING: WARNING ELECTRIC BELOW. WARNING TAPE SHALL BE EQUIPPED WITH COPPER TRACING STRIP. INSTALL 12" BELOW FINISHED GRADE.
9. SEE ELECTRICAL DRAWINGS FOR LIGHTING CIRCUITS AND CONDUIT LAYOUT.

9

ELECTRICAL SITE LIGHTING NOTES
SCALE: N.T.S.

Town of Cortlandt, New York

OWNER / APPLICANT

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NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 2 - SITE LIGHTING DETAILS

STATE OF NEW YORK — STEPHEN J. MILLER — 97153 — LICENSED PROFESSIONAL ENGINEER

EXPIRES 7/31/26

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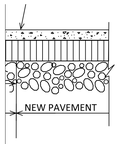
BZ/DMM	GMS/MG
PROJECT NO.	DATE:
812	5/20/26

DRAWING NO.

SP-5.3



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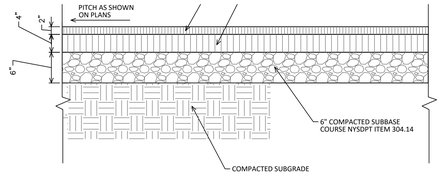

ASPHALT PAVEMENT
SCALE: N.T.S.

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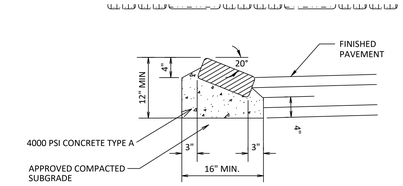
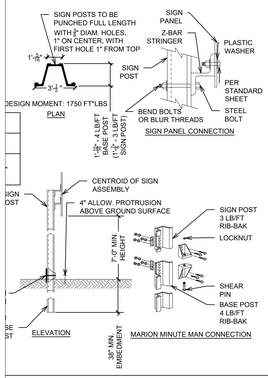


NOTE: JOINTS TO BE 1/2" WIDE USING I-2 MIX CEMENTS MORTAR
STRUCK WITH CONCRETE TOOL

MOUNTABLE GRANITE CURB
NOT TO SCALE

4



FIC SIGN POST

6

ELECTRICAL SITE LIGHTING NOTES:

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ELECTRICAL SITE LIGHTING NOTES
SCALE: N.T.S.

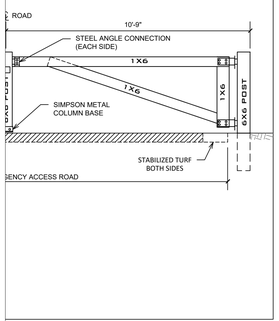
7

2.1 SOIL MATERIALS (SEE SPECIFICATION 31 20 00 FOR COMPETE SOIL MATERIAL AND EARTHWORK INFORMATION)

A. GENERAL: PROVIDE BORROW SOIL MATERIALS WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS.
B. SATISFACTORY SOILS: SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, AND SP ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.
C. UNSATISFACTORY SOILS: SOIL CLASSIFICATION GROUPS SM, GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS.
   1. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTAINED WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.
   2. UNSATISFACTORY MATERIALS ALSO INCLUDE MATERIALS BELOW STRUCTURES AND/OR FOUNDATIONS DETERMINED BY OWNER'S REPRESENTATIVES TO BE UNSATISFACTORY BEARING MATERIALS.
D. SUBBASE COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; MEETING NYSDOT SPECIFICATION FOR NYSDOT ITEM 304.11 SUBBASE COURSE TYPE 1. THE USE OF RECYCLED MATERIAL FROM ANY OFF-SITE SOURCE WILL NOT BE PERMITTED AND RECYCLED MATERIAL FROM ONSITE DEMOLITION MAY NOT BE USED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER.
E. STRUCTURAL FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-1/2" (37.5-MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 (0.075-MM) SIEVE.
F. BEDDING COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; EXCEPT WITH 100 PERCENT PASSING A 1-INCH (25-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO.8 (2.36-MM) SIEVE.
G. DRAINAGE COURSE: NARROWLY GRADED MIXTURE OF WASHED CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 57; WITH 100 PERCENT PASSING A 1-1/2" (37.5-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO.8 (2.36-MM) SIEVE.
H. FILTER MATERIAL: NARROWLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, OR CRUSHED STONE AND NATURAL SAND; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 67; WITH 100 PERCENT PASSING A 1" (25-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO.4 (4.75-MM) SIEVE.
I. TRAP ROCK: NARROWLY GRADED MIXTURE OF WASHED CRUSHED STONE ASTM D 448; CORASE-AGGREGATE GRADING SIZE 1; WITH 100 PERCENT PASSING A 4-INCH (100-MM) SIEVE AND 0 TO 15 PERCENT PASSING A 1-1/2" (37.5-MM) SIEVE.
J. SAND: ASTM C 33; FINE AGGREGATE.
K. TOPSOIL: SEE PLANTING MEDIA PREPARATION AND PLACEMENT SPECIFICATION.

SOIL MATERIAL NOTES
SCALE: N.T.S.

8



ROAD GATE DETAIL

10

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS · PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

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NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 2 - SITE AND UTILITY DETAILS

STATE OF NEW YORK — STEPHEN T. GRIFFIN — 97153 — LICENSED PROFESSIONAL ENGINEER

EXPIRES 7/31/26

DRAWN BY:	CHECKED BY:
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PROJECT NO.	DATE:
812	5/20/26

DRAWING NO.

SP-6.1

OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR
1-½" (37.5-MM) SIEVE AND NOT MORE THAN 5 PERCENT PASSING A NO. 200

TURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED
) DEMOLITION MATERIAL AND RECYCLED MATERIAL CONSISTING OF BRICK,
UT WRITTEN AUTHORIZATION FROM THE OWNER.

NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR
1-½" (37.5-MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200

NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR
1-INCH (25-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO.8 (2.36-MM) SIEVE.

ED STONE, OR CRUSHED OR UNCRUSHED GRAVEL; ASTM D 448;
1-½" (37.5-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO.8 (2.36-MM) SIEVE.

SHED GRAVEL, OR CRUSHED STONE AND NATURAL SAND; ASTM D 448;
1" (25-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO.4 (4.75-MM) SIEVE.

NE ASTM D 448; CORASE-AGGREGATE GRADING SIZE 1; WITH 100 PERCENT
" (37.5-MM) SIEVE.

OMPACTING TO A DENSE STATE.

L

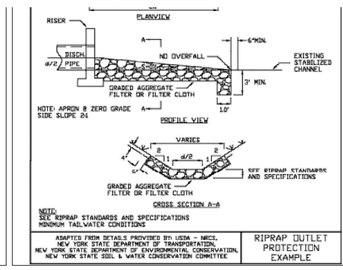
2

(MAXIMUM SLOPE SHALL NOT EXCEED 5%)

NOTE:
AMENDED SOIL COMPOSITION (CLEAN AND WEED SEED FREE):
50% SAND
20-30% TOPSOIL WITH <5% CLAY CONTENT
20-30% LEAF COMPOST

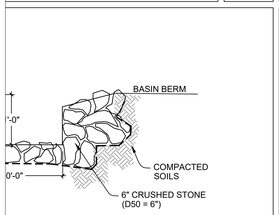
VEGETATED SWALE
SCALE: N.T.S.

3



RIPRAP OUTLET PROTECTION/ENERGY DISSIPATOR
SCALE: N.T.S.

4



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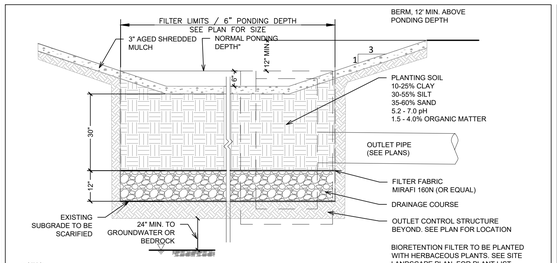
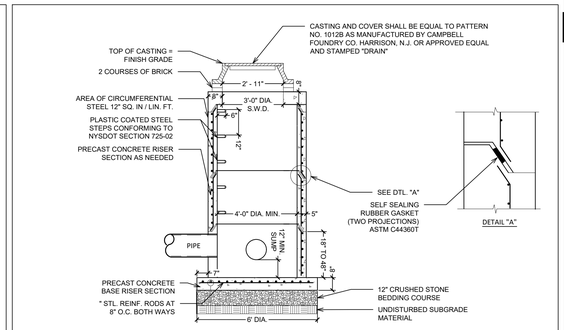


NOTES:
A. DRAINAGE FACILITY SHALL BE SURROUNDED WITH SILT FENCE DURING CONSTRUCTION. ONCE UPSTREAM AREA IS STABILIZED, SILT FENCE SHALL BE REMOVED AS APPROVED BY DOTS.
B. SOIL SHALL BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1-INCH IN DIAMETER. PLACE PLANTING SOIL IN 12-INCH LIFTS, LOOSELY COMPACTED (USE LIGHT EQUIPMENT SUCH AS BOBCAT COMPACT LOADER, ETC), DO NOT USE HEAVY EQUIPMENT WITHIN THE DRAINAGE FACILITY. THE SOIL SHALL A PERMEABILITY OF 0.5 INCH PER HOUR, SAND SUBSTITUTIONS SUCH AS DIABASE, GRAYSTONE #10, OR ROCK DUST ARE NOT ACCEPTABLE. NO CALCIUM CARBONATE OR DOLOMITIC SAND SUBSTITUTIONS ARE ACCEPTABLE.
C. SOIL SHALL MEET THE FOLLOWING CRITERIA:
PH RANGE - 5.2-7.0
ORGANIC MATTER 1.5-4%
MAGNESIUM - 35 LBS/ACRE
PHOSPHOROUS - 75 LBS/ACRE
POTASSIUM 85 LBS/ACRE
SOLUBLE SALTS - NOT TO EXCEED 500 PPM

STORMWATER BIORETENTION BASIN
SCALE: N.T.S.

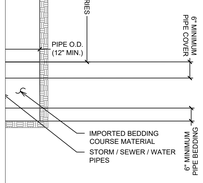
6



NOTE:
1. ALL STRUCTURES TO SUPPORT H20 LOADING
2. CONCRETE SHALL BE A MINIMUM 4,500 PSI
3. CONTRACTOR TO SUBMIT FABRICATION SHOP DRAWINGS FOR APPROVAL

STORMWATER PRECAST MANHOLE
SCALE: N.T.S.

7



LL INSTALL CRUSHED STONE, GRAVEL OR APPROVED STRUCTURAL FILL.
M MOISTURE UNDER PAVED AREAS AND 90% UNDER LANDSCAPED

RIAL SPECIFICATION AND GRADING REQUIREMENTS. INSITU
TH PAVEMENT.
ENCHING WITHIN EXISTING PAVEMENT.
TEM 304.14 ALL AROUND THE OUTSIDE OF THE PIPE.
SUITABLE MATERIAL AND BACKFILL WITH NYSDOT ITEM 304.14 OR ¾"

SEWER MAIN, TRENCH SHALL BE 30-INCHES PLUS THE O.D. OF PIPE,

TLE 29 PART 1926.650-652 (SUBPART-P) FOR TRENCHING
CTIVE SYSTEM, PRIOR TO ANY WORK, CONTRACTOR SHALL SUBMIT TO

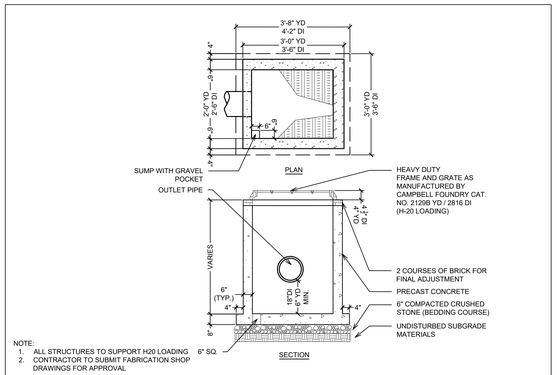
SUITABLE MATERIAL AND BACKFILL WITH NYSDOT ITEM 304.14 OR ¾"

SEWER MAIN, TRENCH SHALL BE 30-INCHES PLUS THE O.D. OF PIPE,

TLE 29 PART 1926.650-652 (SUBPART-P) FOR TRENCHING
CTIVE SYSTEM, PRIOR TO ANY WORK, CONTRACTOR SHALL SUBMIT

VER / WATER)

8



NOTE:
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2. CONTRACTOR TO SUBMIT FABRICATION SHOP DRAWINGS FOR APPROVAL

DRAIN INLET (DI) / YARD DRAIN (YD)
SCALE: N.T.S.

9

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
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OSSINING, NY 10562

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DTS · PROVIDENT
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DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

[redacted]

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

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JACKSON COMMONS
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LAND USE ATTORNEY

ZARIN & STEINMETZ
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PARCEL 2 - SITE AND UTILITY DETAILS

STATE OF NEW YORK · STEPHEN GRIFFIN · 97153 · LICENSED PROFESSIONAL ENGINEER
EXPIRES 7/31/26

DRAWN BY:	CHECKED BY:
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PROJECT NO.	DATE:
812	5/20/26

DRAWING NO.

SP-6.2

8	5.0	2.5	2.0	25.0	0.9
10	6.3	3.0	2.0	37.8	1.4
12	6.7	4.0	2.0	61.6	2.3
16	10.3	4.5	2.0	92.7	3.4

BLOCK AT CAP

PIPE DIA. (IN.)	BEND	A (FT.)	B (FT.)	C (FT.)	CONC. (CF)	CONC. (CY)
16	90	12.0	8.3	6.3	313.7	11.5
	45	12.0	7.5	5.0	225.0	8.3
	22½	11.5	7.0	3.0	120.8	4.5
	11¼	9.0	4.5	3.0	60.8	2.3
12	90	10.0	6.5	5.5	178.8	6.6
	45	9.5	6.5	4.3	132.8	4.9
	22½	9.0	5.0	3.0	67.5	2.5
	11¼	8.0	4.5	3.0	54.0	2.0
10	90	11.0	6.25	3.75	128.9	4.8
	45	10.0	5.0	3.75	93.8	3.5
	22½	8.0	4.5	3.0	54.0	2.0
	11¼	8.0	4.5	3.0	54.0	2.0
8	90	9.5	4.5	4.0	85.5	3.2
	45	9.5	4.0	3.3	62.7	2.3
	22½	8.0	4.5	3.0	54.0	2.0
	11¼	8.0	4.5	3.0	54.0	2.0
6	90	8.0	4.5	3.3	54.0	2.0
	45	8.0	4.5	3.3	54.0	2.0
	22½	8.0	4.5	3.0	54.0	2.0
	11¼	8.0	4.5	3.0	54.0	2.0

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GRAVITY BLOCKS

GRAVITY BLOCKS SHALL REQUIRE A MINIMUM OF 2 CY CONCRETE PER INSTALLATION.

REFER TO "GRAVITY BLOCK RESTRAINT INSTALLATION DETAIL".

REFER TO "THRUST BLOCK NOTES" FOR INSTALLATION REQUIREMENTS WHERE APPLICABLE.

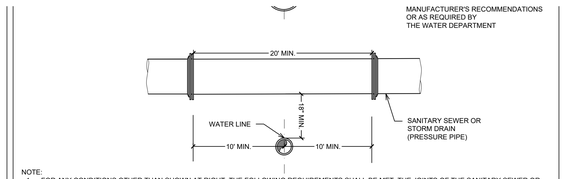
ANCHOR SCHEDULE FOR GRAVITY BLOCKS

PIPE DIAMETER	RODS	MIN. EMBEDMENT LENGTH
16"	3 - #4	24"
12"	3 - #4	18"
6"	2 - #5	12"
8"	2 - #5	12"

NOTE:
1. ALL EMBEDDED RODS SHOULD HAVE STANDARD ACI HOOKS.
2. IN SOME CASES, IT WILL BE NECESSARY TO INCREASE THE MINIMUM DIMENSIONS SHOWN TO ATTAIN THE MINIMUM CONCRETE VOLUMES.

T HORIZONTAL BEND

1

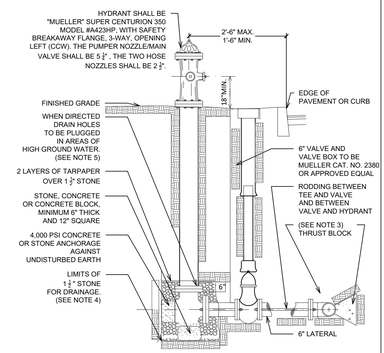


NOTE:
1. FOR ANY CONDITIONS OTHER THAN SHOWN AT RIGHT, THE FOLLOWING REQUIREMENTS SHALL BE MET. THE JOINTS OF THE SANITARY SEWER OR STORM DRAIN SHALL BE A MINIMUM OF 10' FROM THE POINT OF CROSSING. THE SANITARY SEWER SHALL BE CLASS 150 PRESSURE PIPE AND THE STORM DRAIN SHALL BE LOCK JOINT PRESSURE PIPE. WHERE THE ABOVE CONDITIONS CANNOT BE MET, THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH WILL BE NOTIFIED AND THEIR APPROVAL WILL BE REQUIRED.
2. WHERE THE WATER LINE PASSES BENEATH THE SEWER LINE OR STORM DRAIN, THE JOINTS OF THE PIPE SHALL BE A MINIMUM OF 10' FROM THE POINT OF CROSSING. SEWER PIPE SHALL BE CLASS 150 PRESSURE PIPE AND THE STORM DRAIN SHALL BE LOCK-JOINT PRESSURE PIPE.
3. REQUIREMENTS AS STATED IN TWO CONDITIONS ABOVE WILL ALSO APPLY WHEN HORIZONTAL SEPARATION BETWEEN THE SEWER AND WATER IS LESS THAN 10' AND VERTICAL SEPARATION IS LESS THAN 18". WHERE THE ABOVE CONDITIONS CANNOT BE MET, THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH WILL BE NOTIFIED AND THEIR APPROVAL WILL BE REQUIRED IF NOT PREVIOUSLY APPROVED.

CROSSING OF WATER LINE AND STORM / SANITARY SEWER
SCALE: N.T.S.

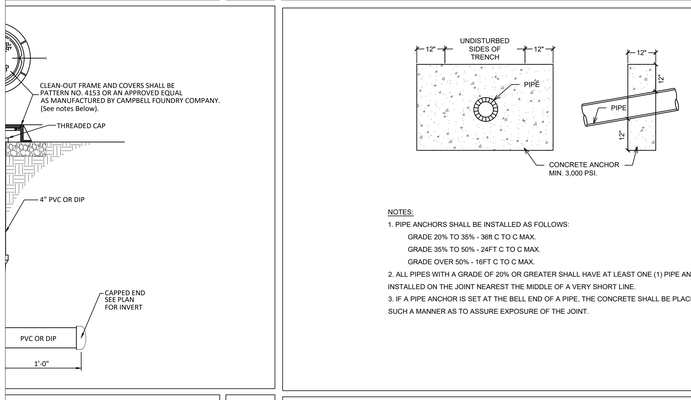
2

NOTE:
1. PUMPER OUTLET SHALL FACE STREET; HOSE OUTLETS SHALL BE PARALLEL TO STREET.
2. PLUMBNESS OF HYDRANT TO BE CHECKED IN TWO DIRECTIONS, 90^ APART.
3. RODDING SHALL CONSIST OF TWO ¾" THREADED RODS CAREFULLY COATED WITH BITUMASTIC PAINT. RODDING MAY BE OMITTED BETWEEN THE MAIN AND LATERAL VALVE ONLY WHERE A TAPPING VALVE OR HYDRANT VALVE ANCHORING TEE IS USED.
4. 1 ½" STONE SHALL BE PLACED AROUND THE HYDRANT FROM THE BOTTOM OF THE TRENCH, BUT AT LEAST 6" BELOW THE BASE OF THE HYDRANT TO 6" ABOVE THE WASTE OPENING AND TO A DISTANCE OF 12" AROUND THE ELBOW.
5. HYDRANTS WITH PLUGGED DRAINS SHALL HAVE A 3" BLACK CIRCLE PAINTED DIRECTLY UNDER THE PUMPER OUTLET. HYDRANT DRAINS TO BE PLUGGED WHERE THE WATER TABLE IS WITHIN 7' OF FINISHED GRADE. WHEN THE DRAINS ARE PLUGGED, THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. WHERE HYDRANT DRAINS ARE NOT PLUGGED, A GRAVEL POCKET OR DRY WELL SHALL BE PROVIDED UNLESS THE NATURAL SOILS WILL PROVIDE ADEQUATE DRAINAGE. HYDRANT DRAINS SHALL NOT BE CONNECTED TO OR LOCATED WITHIN 10' OF SANITARY SEWERS OR STORM DRAINS.



HYDRANT SETTING
SCALE: N.T.S.

3



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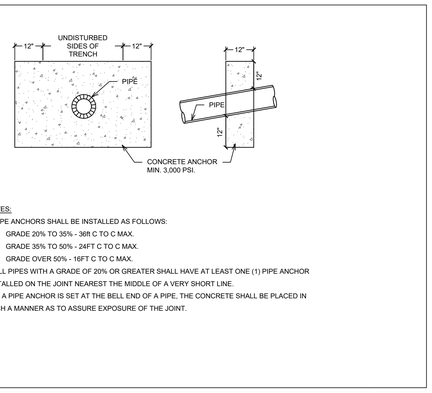

NOTES:
1. PIPE ANCHORS SHALL BE INSTALLED AS FOLLOWS:
GRADE 20% TO 35% - 36ft C TO C MAX.
GRADE 35% TO 50% - 24FT C TO C MAX.
GRADE OVER 50% - 16FT C TO C MAX.
2. ALL PIPES WITH A GRADE OF 20% OR GREATER SHALL HAVE AT LEAST ONE (1) PIPE ANCHOR INSTALLED ON THE JOINT NEAREST THE MIDDLE OF A VERY SHORT LINE.
3. IF A PIPE ANCHOR IS SET AT THE BELL END OF A PIPE, THE CONCRETE SHALL BE PLACED IN SUCH A MANNER AS TO ASSURE EXPOSURE OF THE JOINT.

PIPE ANCHORS
SCALE: N.T.S.

6

S

ALL BE CLASS 52 DUCTILE IRON PIPE
STRAINED WITH EBBA MEGALUGS OR
E GREATER THAN 6-FT.
ARY SEWER LINE AND MANHOLES,
FORM AN INSPECTION.
IN PIPES FOR MAXIMUM DEFLECTION
STS SHALL BE PERFORMED USING A
NCH IN DIAMETER SMALLER THAN
AIN PIPE WHEN DEFLECTED TO A
ECTION OF ANY PIPE WITHIN AN AREA
N 30 DAYS AFTER THE DATE OF
AREA OF FILL SHALL BE DONE NO
STALLATION OF THE PIPE.
CODE SHALL BE FOLLOWED.

ALLED WITH A POLYETHYLENE
ON PROTECTION. DUCTILE IRON PIPE
ITY POLYETHYLENE SHEETING AND
D BY INFINITY PLASTIC LLC

WESTCHESTER COUNTY PUBLIC WATER SUPPLY AND SANITARY SEWER GENERAL CONSTRUCTION NOTES

WATER NOTES:
1. ALL WATER MAINS TO BE CEMENT LINED CL-54 DUCTILE IRON PIPE. DOMESTIC MATERIAL ONLY, NO IMPORTS.
2. PRESSURE/LEAKAGE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD 600. NO LEAKAGE PERMITTED.
3. DISINFECTION AND BACTERIOLOGICAL TEST WILL BE PERFORMED IN ACCORDANCE WITH AWW STANDARD C651-92, EXCEPT FOR SECTION 5.1.
4. THE SUPPLIER'S RECORDS INDICATE ADEQUATE PRESSURE AND CAPACITY IS AVAILABLE FOR THE AREA.
5. THE MINIMUM WATER MAIN INSTALLATION DEPTH WILL BE AT LEAST FOUR (4) FEET BELOW THE FINISHED GROUND SURFACE (MEASURED FROM TOP OF PIPE). THE MINIMUM REQUIRED SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER/STORM DRAIN PIPING SHALL BE EIGHTEEN (18") INCH VERTICAL, TEN (10') FOOT HORIZONTAL. THE MINIMUM REQUIRED TEN (10') FOOT HORIZONTAL SEPARATION IS ALSO APPLICABLE BETWEEN WATER MAINS AND SANITARY SEWER MANHOLES, STORM DRAIN MANHOLES AND CATCH BASINS.
6. THE WESTCHESTER COUNTY HEALTH DEPARTMENT, TOWN OF CORTLANDT DEPARTMENT OF TECHNICAL SERVICES (D.O.T.S.), WESTCHESTER JOINT WATER WORKS, AND OWNER MUST BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY PRESSURE TEST.
7. ALL WATER MAINS TO BE INSTALLED WITH A POLYETHYLENE WRAP AROUND THE PIPE FOR CORROSION PROTECTION,
8. ADEQUATE COVER OF WATERMAIN SHALL BE PROVIDED.

SEWER NOTES:
1. ALL SANITARY SEWER PIPES TO BE DUCTILE IRON PIPE, CLASS 52, CEMENT LINED. DOMESTIC MATERIALS ONLY. NO IMPORTS.
2. SANITARY SEWER PIPES SHALL BE AIR TESTED IN ACCORDANCE WITH ASTM C 924.
3. SANITARY MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C 1244.
4. THE MINIMUM SEWER INSTALLATION DEPTH WILL BE AT LEAST FOUR (4) FEET BELOW THE FINISHED GROUND SURFACE (MEASURED FROM TOP OF PIPE). THE MINIMUM REQUIRED SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER/STORM DRAIN PIPING SHALL BE EIGHTEEN (18") INCH VERTICAL, TEN (10') FOOT HORIZONTAL. THE MINIMUM REQUIRED TEN (10') FOOT HORIZONTAL SEPARATION IS ALSO APPLICABLE BETWEEN WATER MAINS AND SANITARY SEWER MANHOLES, STORM DRAIN MANHOLES AND CATCH BASINS.
5. THE WESTCHESTER COUNTY HEALTH DEPARTMENT, TOWN OF CORTLANDT DEPARTMENT OF TECHNICAL SERVICES (D.O.T.S.), ENGINEER, AND OWNER MUST BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY TEST.
6. THE APPLICANT'S ENGINEER SHALL BE PRESENT FOR ALL TESTING.

NOTE:
NO RECYCLED MATERIAL SHALL BE USED AS PIPE BEDDING OR BACKFILL OF ANY PUPLIC INFRASTRUCTURE

NOTE:
ALL WATER MAINS TO BE INSTALLED WITH A POLYETHYLENE WRAP AROUND THE PIPE FOR CORROSION PROTECTION. DUCTILE IRON PIPE WRAPPING SHALL BE LINEAR LOW DENSITY POLYETHYLENE SHEETING AND TUBING 8 MIL LLDPE AS MANUFACTURED BY INFINITY PLASTIC LLC

d) ALL CHANGES IN PIPE DIRECTIONS, REQUIRING FITTINGS BOTH VERTICAL AND HORIZONTAL, SHALL BE SECURED WITH RETAINER GLANDS AND THRUST BLOCKED WITH CONCRETE AGAINST UNDISTURBED EARTH.
e) ALL BENDS, TEES AND SOLID SLEEVES SHALL BE MECHANICAL JOINT WITH RETAINER GLANDS, PRESSURE CLASS 350, DUCTILE IRON AS MANUFACTURED BY UNITED STATES PIPE AND FOUNDRY COMPANY OR APPROVED EQUAL. SOLID SLEEVES SHALL BE A MINIMUM 12" IN LENGTH.
f) ALL FITTINGS SHALL CONFORM TO THE FOLLOWING OR LATEST SPECIFICATIONS:

DUCTILE IRON FITTINGS: ANSI/AWWA C110/A21.10
ANSI/AWWA/C104/A21.04

FITTING JOINTS: ANSI/AWWA C111/A21.11

g) GATE VALVES SHALL BE MUELLER IRON BODY, NON-RISING STEM CONVENTIONAL PACKING, RESILIENT SEATED, MECHANICAL JOINT WITH RETAINER GLANDS, PRESSURE CLASS 350, OPENING LEFT (CCW) AND OPERATION SHALL BE BY 2" SQUARE WRENCH NUT. ALL GATE VALVES SHALL CONFORM TO THE LATEST SPECIFICATIONS OF ANSI/AWWA C509.
h) ALL VALVE BOXES SHALL BE MADE IN THE USA AND SHALL CONFORM TO THE LATEST SPECIFICATIONS OF ASTM A-48. VALVE BOXES SHALL BE MANUFACTURED BY TYLER UNION, MODEL 6855 SLIP TYPE, CAST IRON - 2 PIECES WITH AN EXTENSION HEIGHT BETWEEN 39"-60". LIDS SHALL BE MARKED "WATER".
i) RETAINER GLANDS ARE "MEGALUG" SERIES 1100 MECHANICAL JOINT RESTRAINT FOR DUCTILE IRON PIPE AS MANUFACTURED BY EBAA IRON, INC. THEY SHALL BE CONSTRUCTED OF ASTM A536 DUCTILE IRON AND APPROVED FOR USE ON POTABLE WATER PIPE LINES SUBJECT TO HYDROSTATIC PRESSURE AND TESTED IN ACCORDANCE WITH EITHER AWWA C600 OR ASTM D2774.
j) THRUST BLOCKS SHALL HAVE A COMPRESSIVE STRENGTH OF FC = 3,500 PSI (MINIMUM) AT 28 DAYS AND SHALL BE FORMED AND POURED AGAINST UNDISTURBED EARTH.
k) AFTER THE TRENCH HAS BEEN BACKFILLED, HYDROSTATIC ACCEPTANCE TESTS, CONSISTING OF A PRESSURE TEST AND A LEAKAGE TEST, SHALL BE PERFORMED ON ALL SECTIONS OF WATER MAINS INSTALLED. LEAKAGE TEST 2000 FT (MAX.).
l) AFTER ALL TESTS AND INSPECTIONS HAVE BEEN PERFORMED EVIDENCE OF COMPLIANCE SHALL BE FORWARDED TO THE OWNER/ENGINEER AND THE MUNICIPALITY PRIOR TO ACCEPTANCE.
m) ALL WATER FOR TESTS SHALL BE FURNISHED AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. SOURCE AND/OR QUALITY OF WATER WHICH THE CONTRACTOR PROPOSES TO USE IN TESTING LINES SHALL BE ACCEPTABLE TO THE DEPARTMENT OF TECHNICAL SERVICES.
n) HYDROSTATIC PRESUMPTIVE TESTS MAY BE PERFORMED WHEN SYSTEM IS PARTIALLY BACKFILLED TO SIMPLY CHECK WORK, BUT ACCEPTANCE OF SYSTEM SHALL BE BASED ON HYDROSTATIC TESTS RUN ON FINISHED SYSTEM AFTER IT HAS BEEN COMPLETELY BACKFILLED.
o) FOR THE PRESSURE TEST, THE SYSTEM SHALL BE PRESSURIZED AND MAINTAINED AT A MINIMUM OF 150 POUNDS PER SQUARE INCH, OR 1.5 TIMES THE WORKING PRESSURE, WHICHEVER IS GREATER, BASED ON THE ELEVATION OF THE LOWEST POINT IN THE SECTION BEING TESTED AND CORRECTED TO THE ELEVATION OF THE GAUGE. PROVISIONS SHALL BE MADE TO RELIEVE AIR TRAPPED AT HIGH POINTS IN THE SYSTEM THROUGH ADJACENT HYDRANTS OR THROUGH TAPS AND CORPORATION STOPS INSTALLED FOR THIS PURPOSE BY THE CONTRACTOR. AFTER SAID PRESSURE HAS BEEN MAINTAINED SUCCESSFULLY FOR A PERIOD OF AT LEAST TWO HOURS, AND NO LEAKAGE HAS BEEN OBSERVED, THE SECTION UNDER TEST SHALL BE CONSIDERED TO HAVE PASSED THE PRESSURE TEST.
p) IF LEAKAGE IN SYSTEM IS OBSERVED, THE CONTRACTOR SHALL, AT NO ADDED COST TO THE OWNER, LOCATE, REPAIR, AND/OR REPLACE DEFECT(S) AND RE-TEST PIPING SYSTEM.
q) THE WATER LINE MAY BE FLEXED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE A CROSSING WITH A SANITARY LINE OCCURS, TO ACHIEVE THE REQUIRED 1.5' VERTICAL SEPARATION DISTANCE. IF THIS DISTANCE CANNOT BE REASONABLY ACHIEVED, THE CONTRACTOR SHALL USE PRESSURE RATED SANITARY SEWER PIPE OF EQUAL OR GREATER RATING THAT THE PRESSURE CLASS FOR THE WATER LINE.
r) MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER PIPE ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VAULTS.
s) ALL WATER MAINS SHALL HAVE A MINIMUM OF FOUR FEET OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADE STAKES BEFORE TRENCHING TO ENSURE THAT ALL INSTALLED WATERMAINS WILL HAVE THE REQUIRED COVER.
t) THE SUPPLIER OF WATER MUST RECEIVE AT LEAST 48-HOUR ADVANCE NOTIFICATION REQUESTING SAMPLING SERVICES. SAMPLING WILL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT, OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(N) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVAL PLANS, REPORTS, SPECIFICATIONS AND ANY APPROVED AMENDMENTS. A NYSDOH CERTIFIED LABORBORATORY WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL AND FECAL COLIFORM AND 24-HOUR BACTERIAL PLATE COUNT. THE CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE WATER MAINTENANCE SUPERVISOR AS A CONDITION OF APPROVAL FOR OPERATION.
u) THE CONTRACTOR SHALL COORDINATE THE TESTING WITH THE WATER DEPARTMENT SO AS TO MAINTAIN THE AMOUNT OF SERVICE INTERRUPTION TO EXISTING USERS TO THE LEAST EXTENT PRACTICABLE. WATER MAIN INSTALLATION AND TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER OR HIS DESIGNEE.
v) THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION), FOLLOWING DISINFECTION, THE WATER MAIN SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. THE PROJECT ENGINEER OR HIS DESIGNEE, AND TOWN OF CORTLANDT SHALL ALSO WITNESS DISINFECTION AND FLUSHING.
w) THE SAMPLING POINT(S) MUST BE DECONTAMINATED BY FLAMING.
x) FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS.
y) THE WATER LINE SHALL BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH POINTS OR LOW POINTS.
z) FINAL WATER DISTRIBUTION SYSTEM IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE DEPARTMENT OF TECHNICAL SERVICES.
aa) THE WATER MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE TOWN OF CORTLANDT.
bb) ALL WATER SERVICE CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE DEPARTMENT OF TECHNICAL SERVICES PRIOR TO BACKFILLING. BEDDING, PIPE ZONE, AND TRENCH BACKFILL MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR LIGHT GRAVEL HAVING A GRADATION LIMIT OF 3/4" MINUS. AN ACCEPTABLE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
¾"	100%
No. 40	0-70%
No. 200	0-10%

cc) THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BURIED PIPING TO THE LOCATION OF THE PROPOSED BUILDING CONNECTION POINT (I.E. INSIDE THE BUILDING). THIS INCLUDES THE TESTING AND CERTIFICATION OF ALL WATER SERVICE WORK FROM THE TOWN WATER CONNECTION POINT TO THE PROPOSED BUILDING'S INTERIOR CONNECTION POINT.
dd) INDICATOR TAPE SHALL BE PLACED AT 12 INCHES BELOW FINISHED GRADE DIRECTLY ABOVE ALL WATERLINES.
ee) ALL COPPER WATER SERVICE PIPING INSTALLATION, BACKFILL AND TESTING SHALL BE REVIEWED, AND APPROVED BY THE DEPARTMENT OF TECHNICAL SERVICES. BEDDING, PIPE ZONE, AND BACKFILL MATERIAL MUST BE SAND ONLY.
ff) PRIOR TO THE BACKFILLING OF ANY WATER LINES AND COMPONENTS, DOTS-ENGINEERING SHALL BE NOTIFIED TO PERFORM AN INSPECTION.

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37 CROTON DAM ROAD
OSSINING, NY 10562

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DTS• PROVIDENT Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

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CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
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NO.	DATE	ISSUE
1	02/11/25	PARCEL 1 REVISIONS
2	05/22/25	SITE PLAN APPLICATION - PARCEL 1
3	10/23/25	PLANNING BOARD SUBMISSION
4	11/20/25	PLANNING BOARD REVISION
5	04/22/26	PLANNING BOARD REVISION

DRAWING TITLE:

PARCEL 2 - SITE AND UTILITY DETAILS

STATE OF NEW YORK · TIMOTHY KOCH · 97153 · LICENSED PROFESSIONAL ENGINEER

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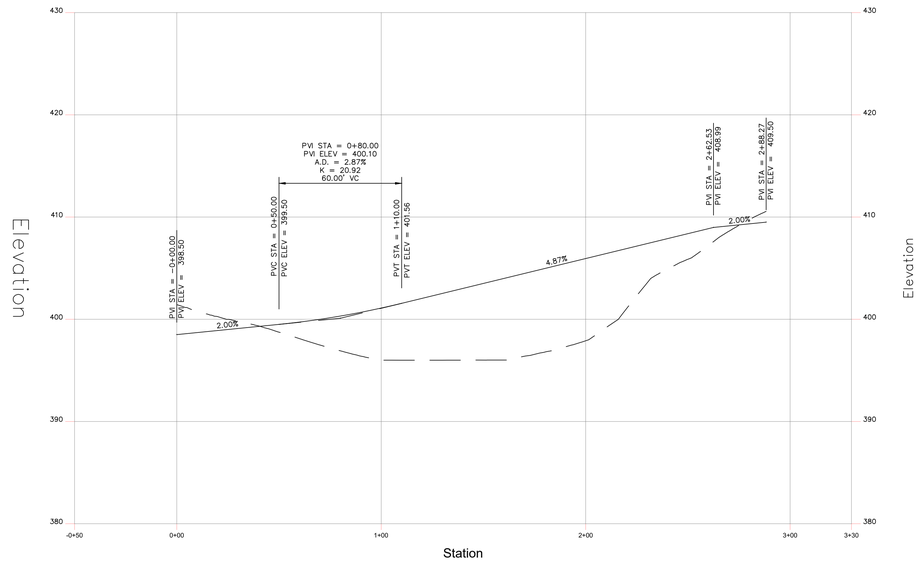

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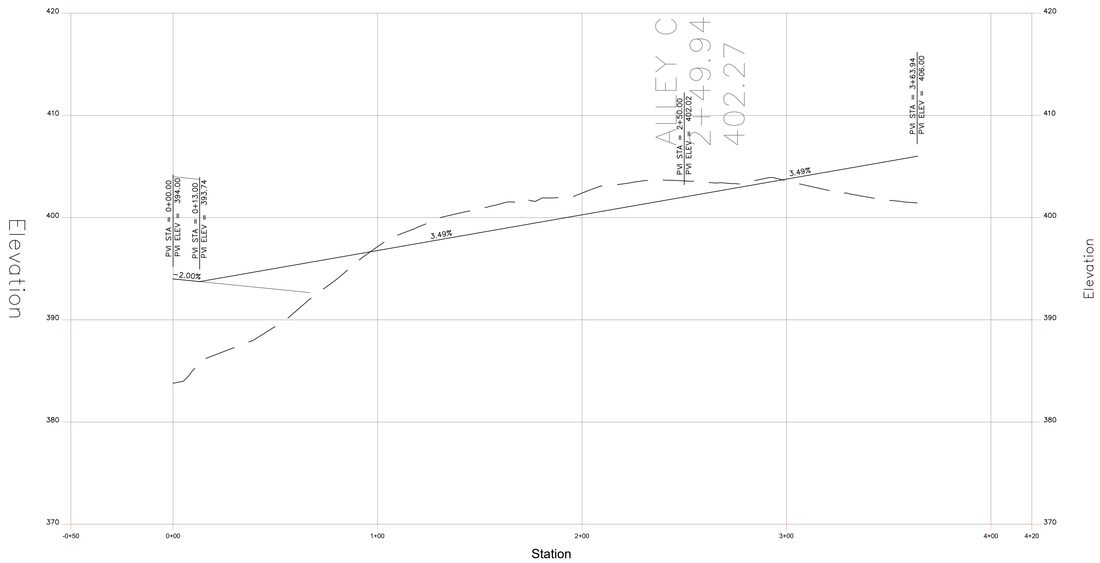

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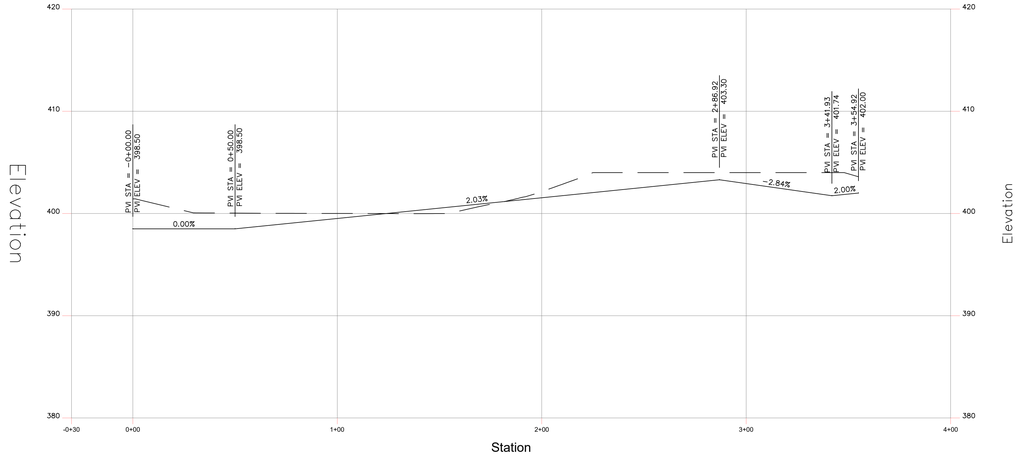

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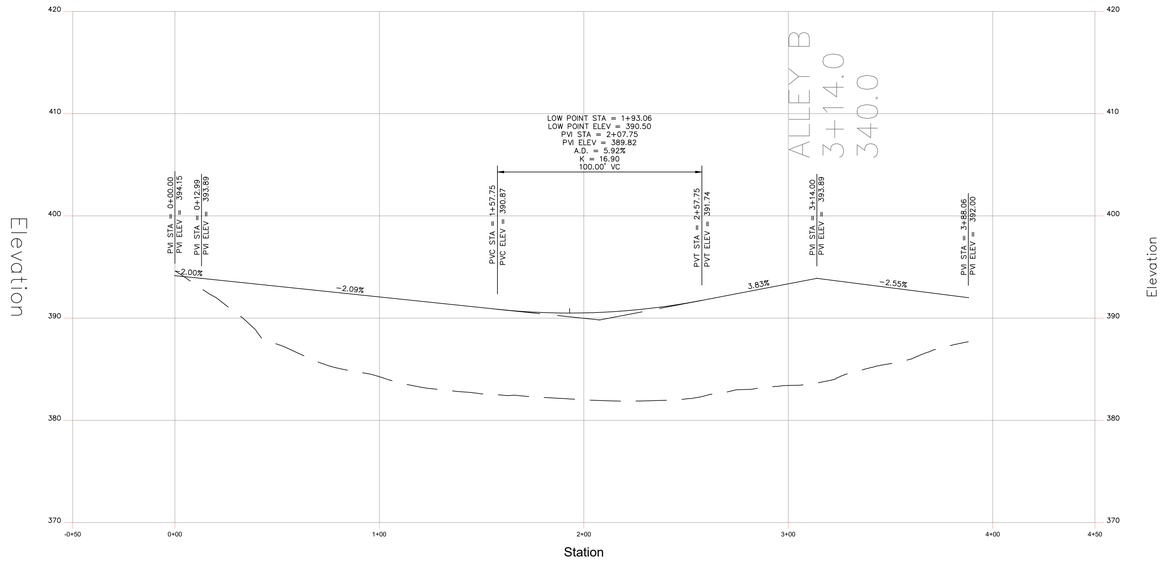

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LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

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394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

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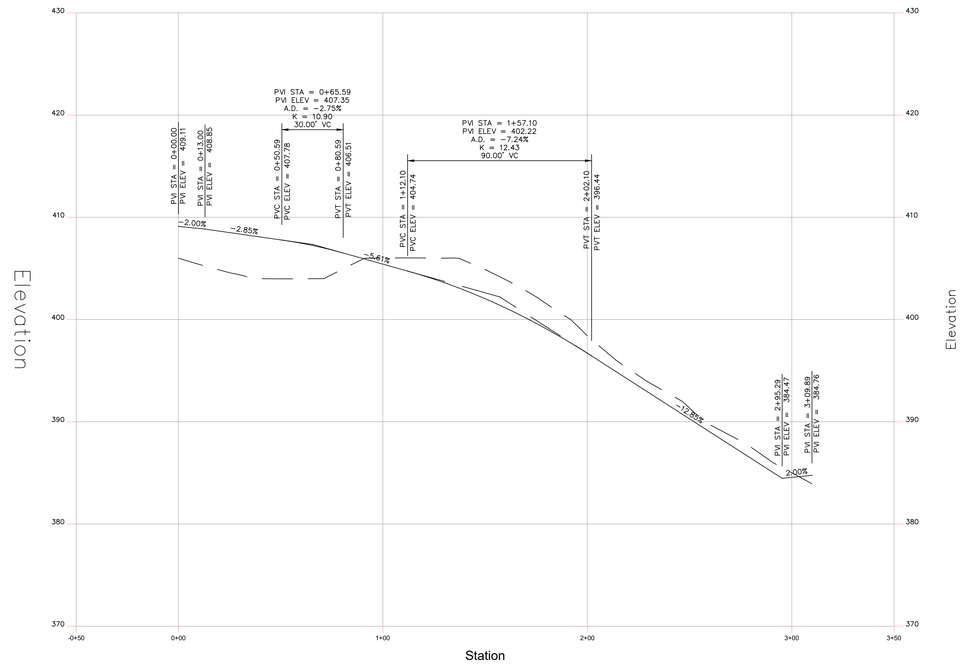

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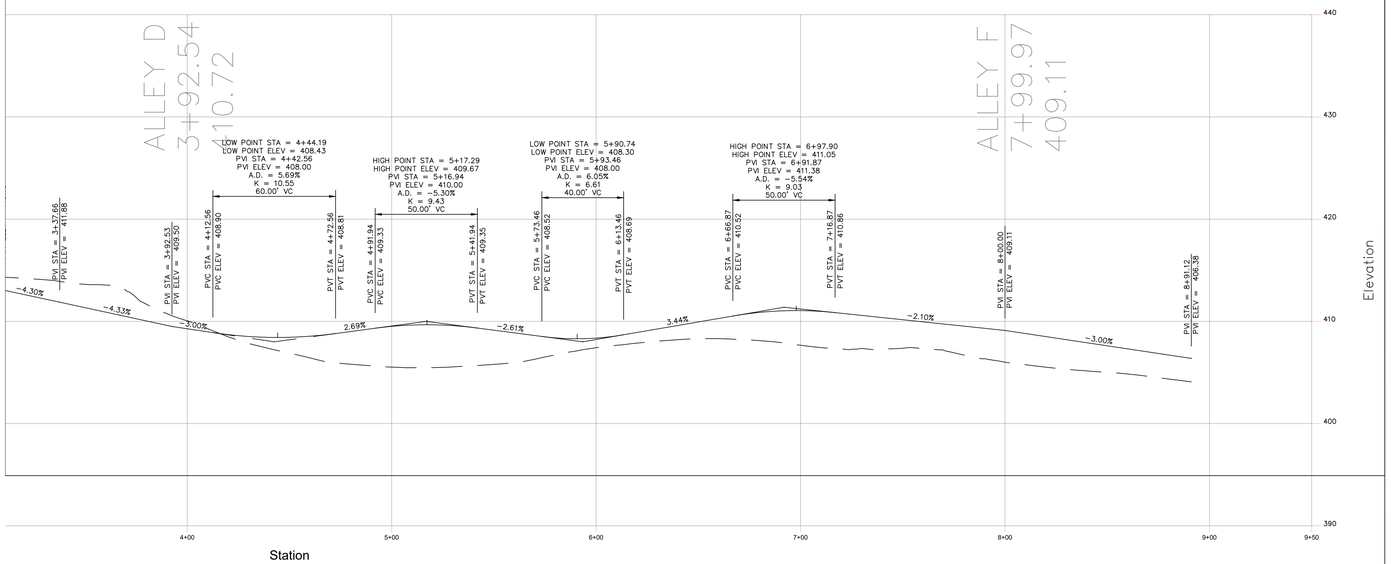

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LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

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394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

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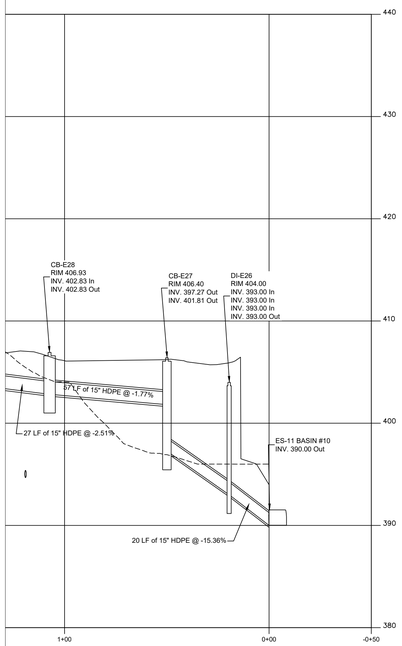

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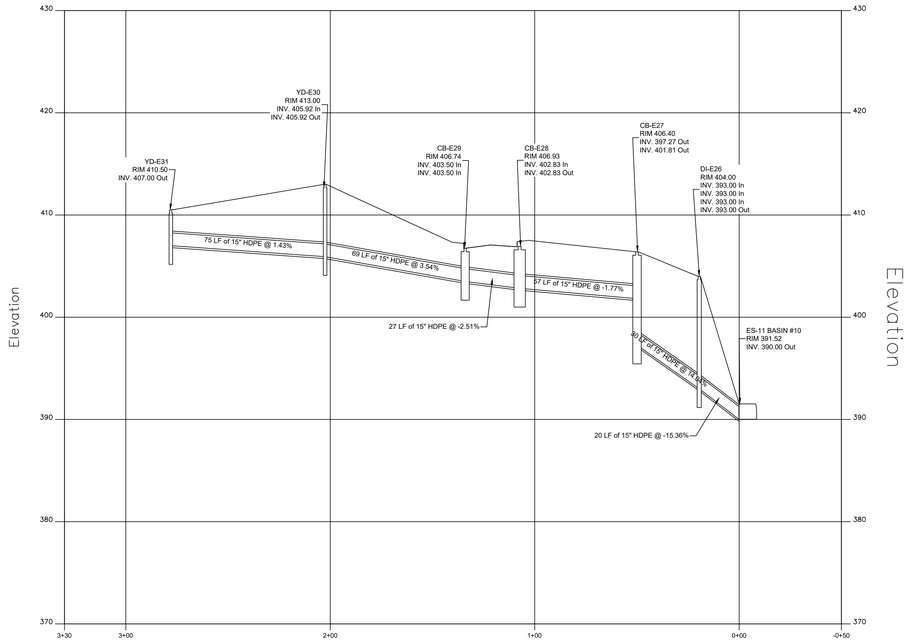

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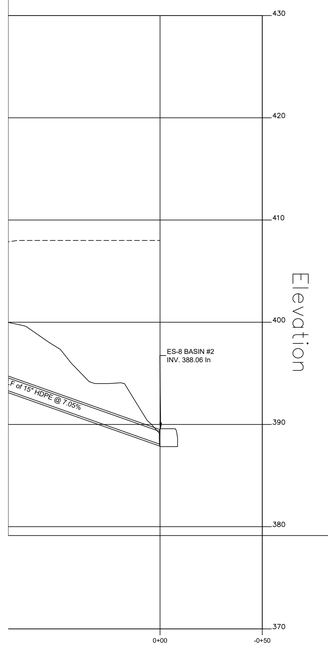

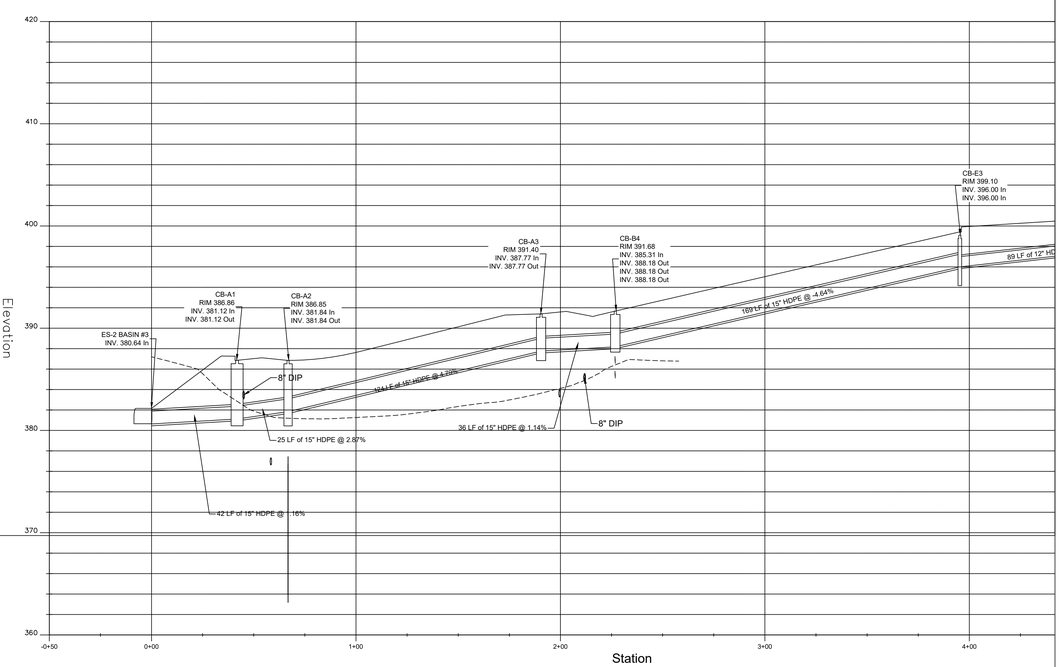

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DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

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CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

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394 BEDFORD ROAD
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NO.	DATE	ISSUE

DRAWING TITLE:

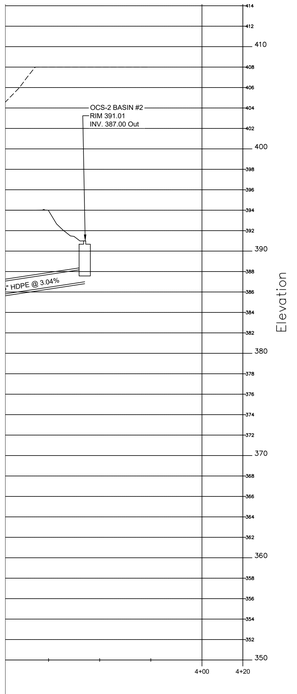
PARCEL 2 -
STORM PROFILES

STATE OF NEW YORK
STEPHEN J. MERRITTS
97151
LICENSED PROFESSIONAL ENGINEER
EXPIRES 7/31/26

DRAWN BY:	CHECKED BY:
	MG
PROJECT NO.	DATE:
812	5/20/26

DRAWING NO.

SP-9.0



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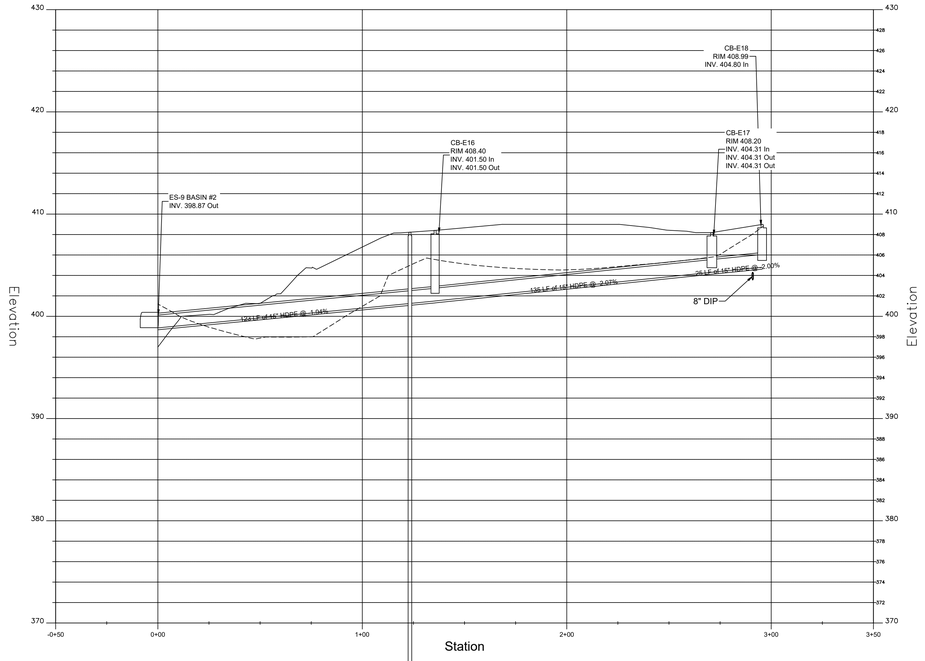
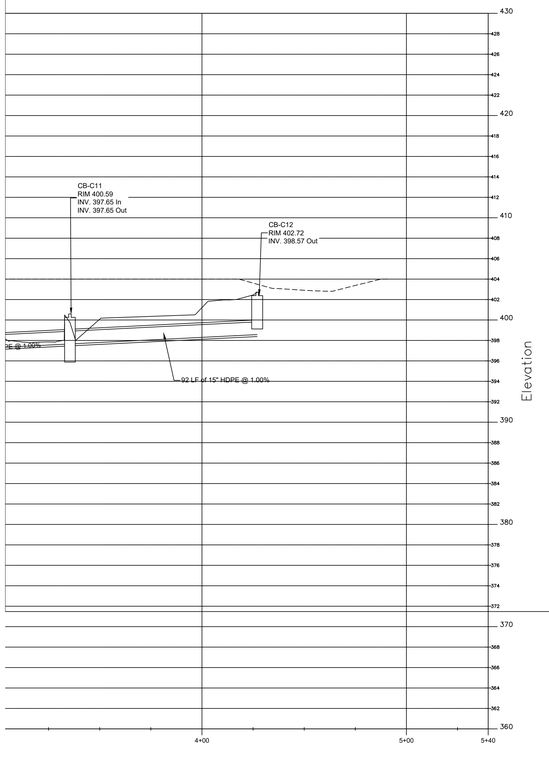


STORM PROFILE: ES-9 BASIN #2 FROM CB-E13



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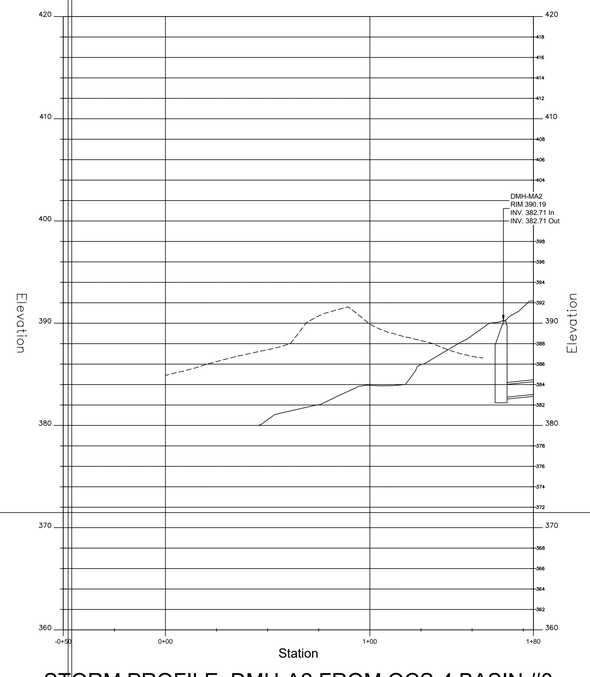

STORM PROFILE: DMH-A2 FROM OCS-4 BASIN #3

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

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Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

[redacted]

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
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NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 2 - STORM PROFILES

STATE OF NEW YORK · STEPHEN · GERVASI · 97153 · LICENSED PROFESSIONAL ENGINEER

EXPIRES 7/31/26

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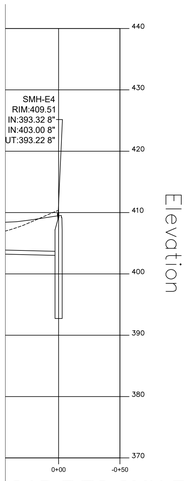
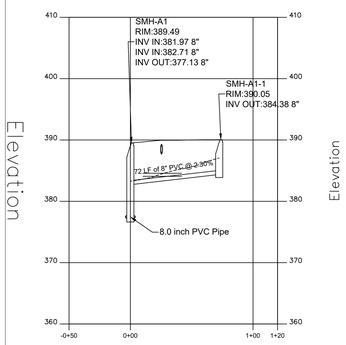
PROJECT NO.	DATE:
812	5/20/26

DRAWING NO.

SP-9.1



OAD E TO SMH-E2



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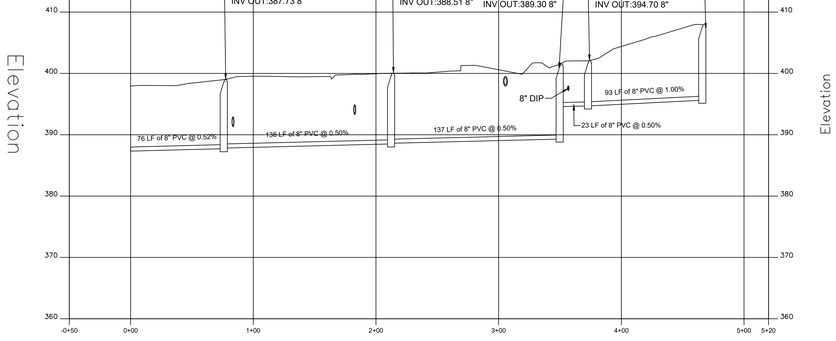
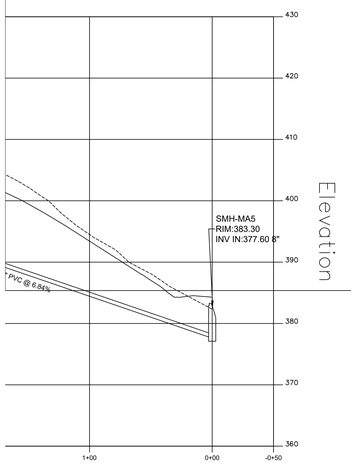
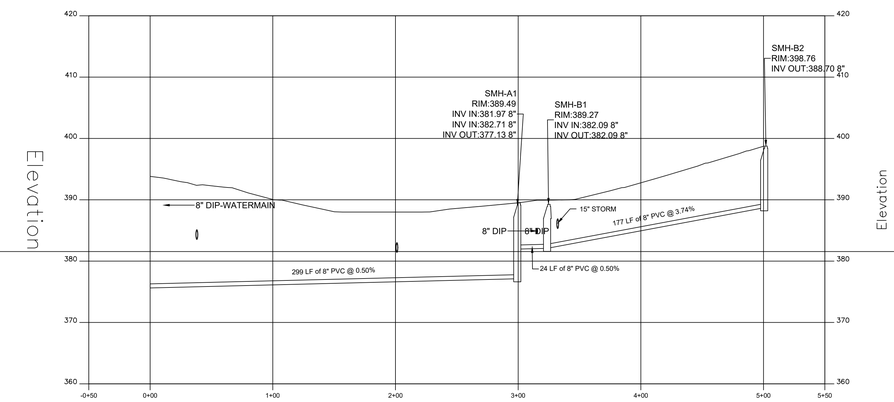


SEWER PROFILE: 8-INCH ROAD C & B





SEWER PROFILE: 8-INCH ROAD A & B

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

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Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
[redacted]

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

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DRAWING TITLE:

PARCEL 2 - SEWER PROFILES

STATE OF NEW YORK — STEPHEN T. MERRITTS — 071514 — LICENSED PROFESSIONAL ENGINEER

EXPIRES 7/31/26

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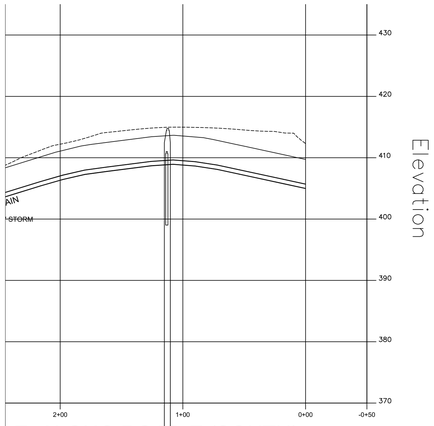
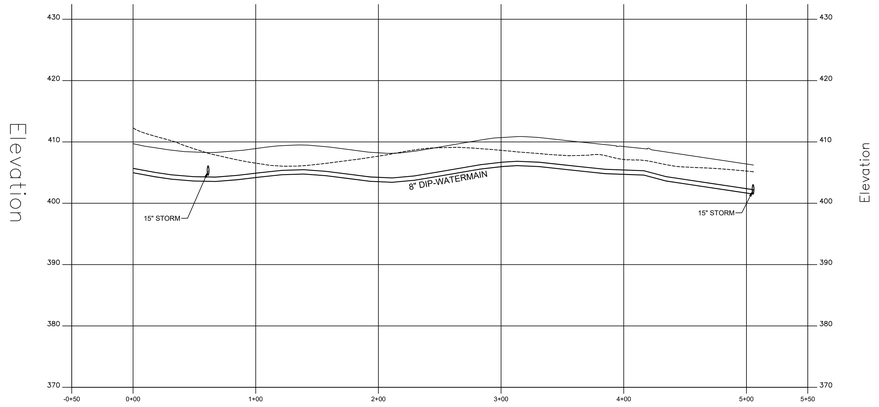
PROJECT NO.	DATE:
812	5/20/26

DRAWING NO.

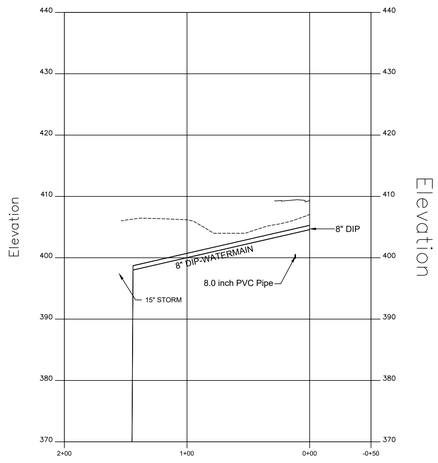
SP-9.2



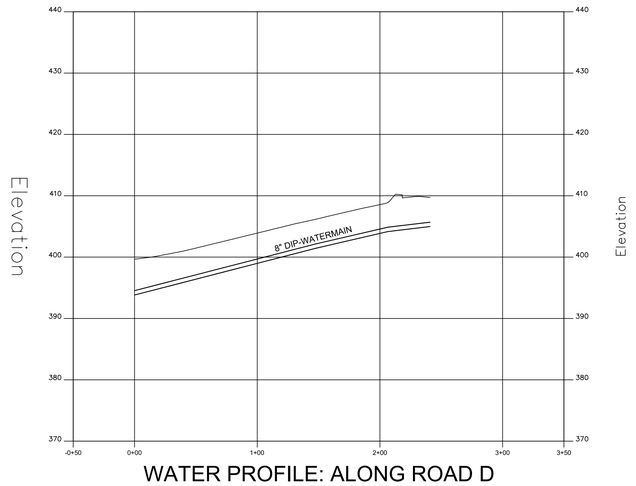
LE: ALONG ROAD E (SOUTH)



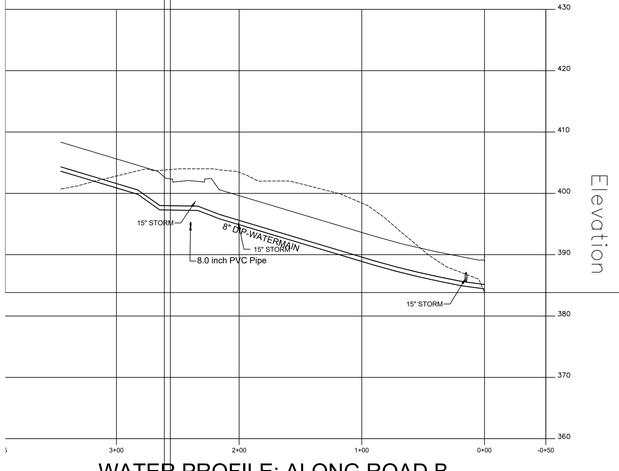
WATER PROFILE: ALONG ROAD E (NORTH)



WATER PROFILE: ALONG ROAD F



WATER PROFILE: ALONG ROAD D



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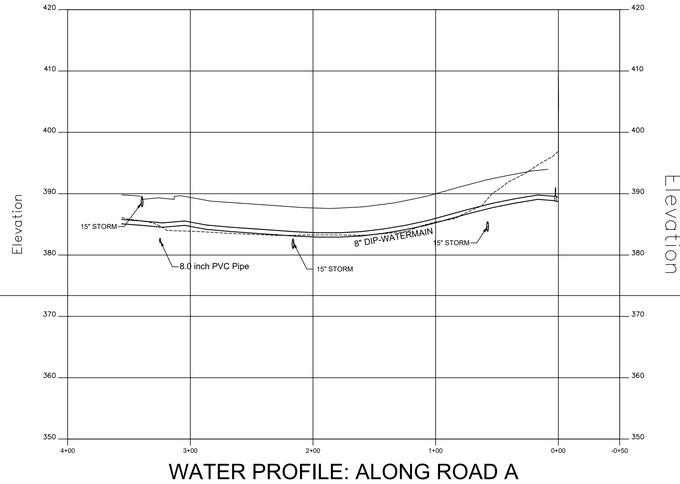

WATER PROFILE: ALONG ROAD A

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

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One North Broadway
White Plains, NY 10601

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HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

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NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 2 - WATER MAIN PROFILES

STATE OF NEW YORK · MICHAEL GABRIELSEN · 97153 · LICENSED PROFESSIONAL ENGINEER

EXPIRES 7/31/26

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PROJECT NO.	DATE:
812	5/20/26

DRAWING NO.

SP-9.3

BUILDING 12
BUILDING 13
BUILDING 15
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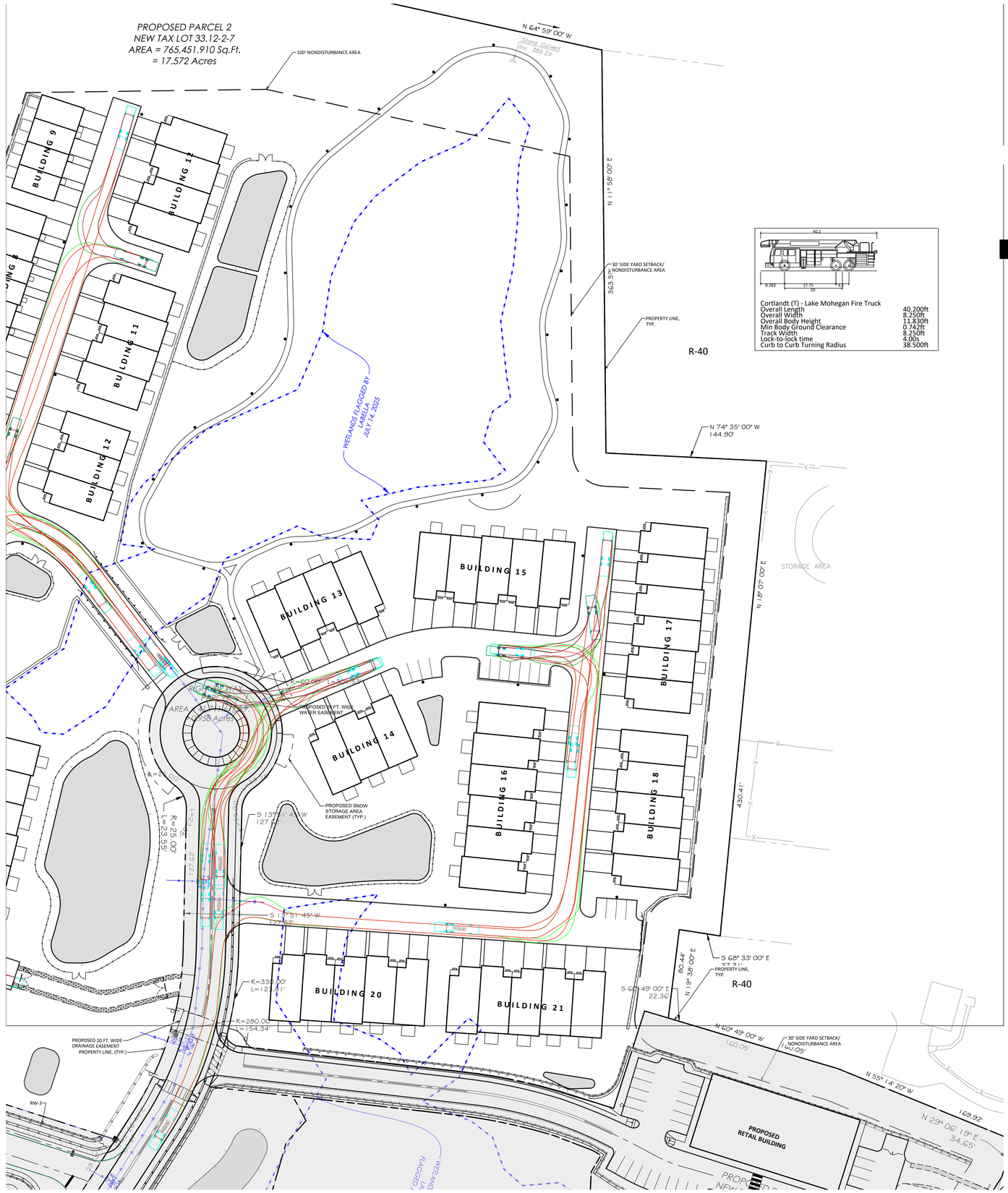

Town of Cortlandt, New York

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V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

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HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
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PLEASANTVILLE, NY 10570

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DRAWING TITLE:

PARCEL 2 - EMERGENCY SERVICE VEHICLE MANEUVERING PLAN

STATE OF NEW YORK · MARK GREENBERG · 071537 · LICENSED PROFESSIONAL ENGINEER

EXPIRES 7/31/26

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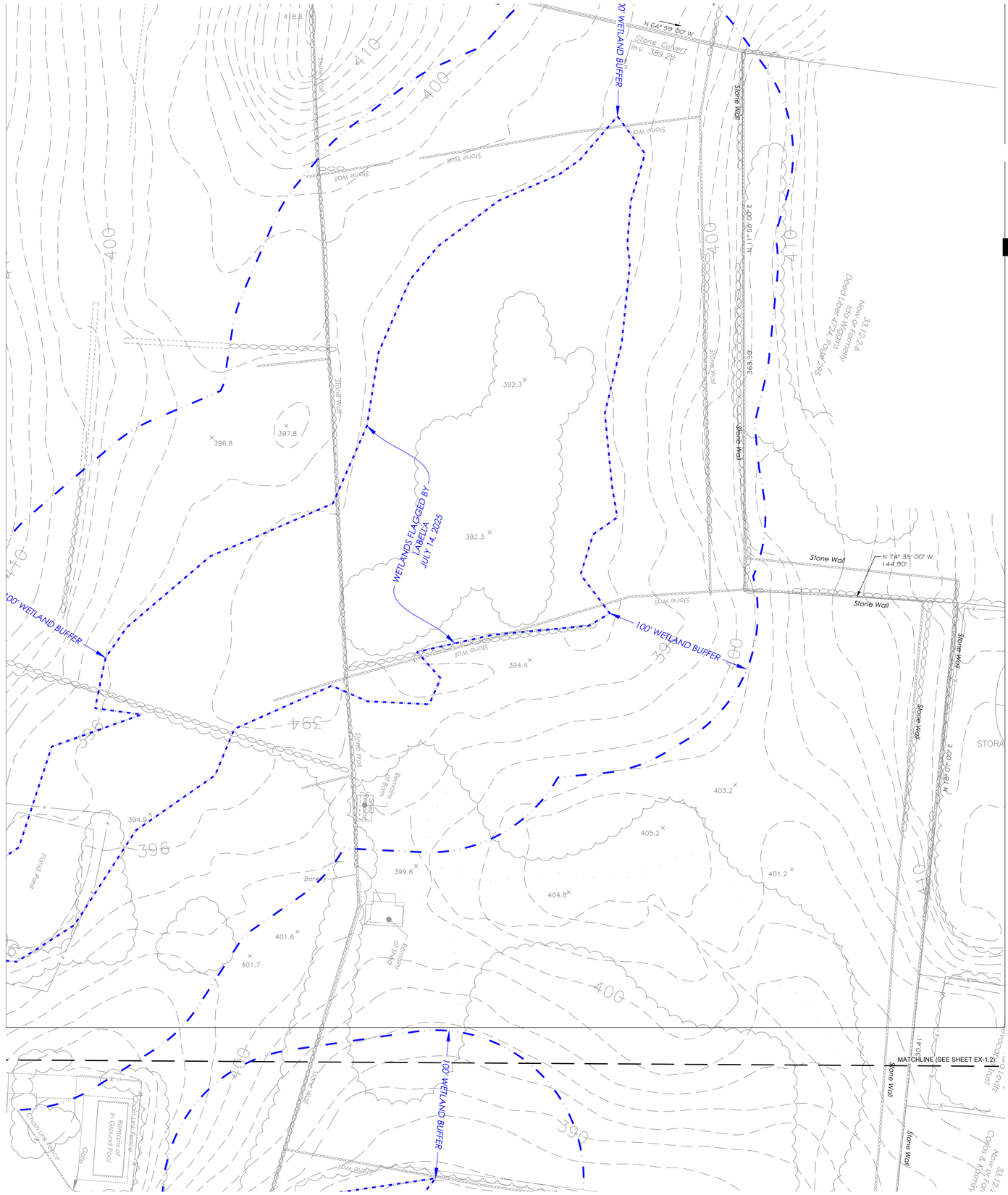

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

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DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

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LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

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N

0 15 30 60

SCALE: 1" = 30'

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NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 2 - EXISTING CONDITIONS

STATE OF NEW YORK · STEPHEN T. MERRITTS · 097153 · LICENSED PROFESSIONAL ENGINEER

EXPIRES 7/31/26

DRAWN BY:	CHECKED BY:
BZ/RC/TK	MG
PROJECT NO.	DATE:
812	5/20/26

DRAWING NO.

EX-1.1

MATCHLINE (SEE SHEET EX-1.1)

100'-WETLAND BUFFER

WETLANDS FLAGGED BY LABELLA FLAGGED JULY 14, 2025

R=47.00'
L=51.51'

R=34.00'
L=49.52'

S 77° 37' 03" W
64.77'

N 78° 42' 43" E
253.67'

N 79° 23' 56" E
150.39'

N 62° 09' 32" E
11.27'

S 68° 33' 00" E
37.31'

N 19° 38' 00" E
50.44'

N 60° 49' 00" W
160.0

S 76° 13' 31" E

Asphalt Drive

Brick Pier

Pavement

Meadow Path

POOL

Remains of In Ground Pool

Remains of Concrete Pool

2 Story Frame Residence

2 Story Block Building

Remains

Stone Wall

Stone Steps

Concrete Walk

Flagstone Walk

Concrete Patio

Chimney

Overhead Wires

Utility Box

Pole

Guy Wires

Fence

Chain Link Fence

Brick Wall

Retaining Wall

Gravel Drive

Asphalt Patio

Concrete Pad

Concrete Pole

Remains of Stone Wall

Remains of Stone Steps

Remains of Concrete Walk

Remains of Flagstone Walk

Remains of Concrete Patio

Remains of Chimney

Remains of Asphalt Drive

Remains of Brick Wall

Remains of Retaining Wall

Remains of Gravel Drive

Remains of Asphalt Patio

Remains of Concrete Pad

Remains of Concrete Pole

Remains of Fence

Remains of Chain Link Fence

Remains of Brick Pier

Remains of Pavement

Remains of Meadow Path

Remains of Overhead Wires

Remains of Utility Box

Remains of Pole

Remains of Guy Wires

Remains of Meadow Path

Remains of Pool

Remains of Concrete Pool

Remains of Concrete

Yorktown Model
22-ft Wide, 3-Story Townhome

NOTE:
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CLIENT:

LENNAR®

PROJECT NAME:

Evergreen Manor
Town of Cortlandt
Westchester County, New York

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055
[redacted]

REVISIONS:

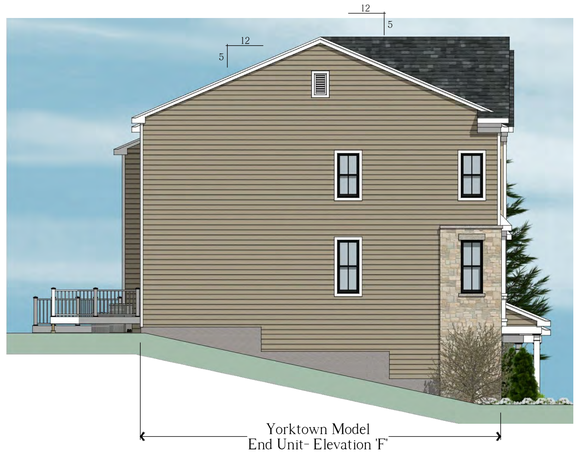
SHEET TITLE:
Yorktown Model
Perspective
4-Unit Building

SCALE: As Noted
PROJ. NO.: LEN-25035
DATE: May 20, 2026

SHEET NO.
SK-1

Rear Elevation

Scale: 1/8"= 1'-0"



Typical Side Elevation

Scale: 1/8"= 1'-0"

4-Unit Building- Front Elevation

Scale: 3/16"= 1'-0"

NOTE:
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CLIENT:

LENNAR®

PROJECT NAME:

Evergreen Manor

Town of Cortlandt
Westchester County, New York

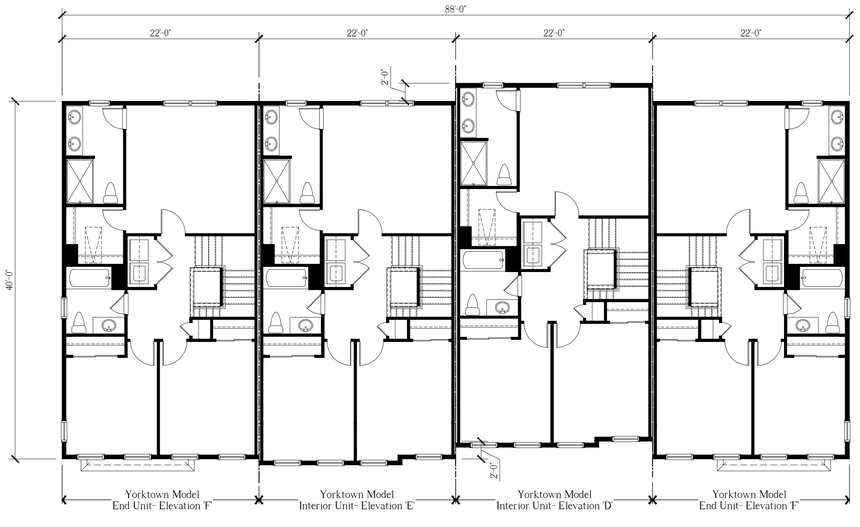
HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055
[redacted]

REVISIONS:

SHEET TITLE:
Yorktown Model
Exterior Elevations
4-Unit Building

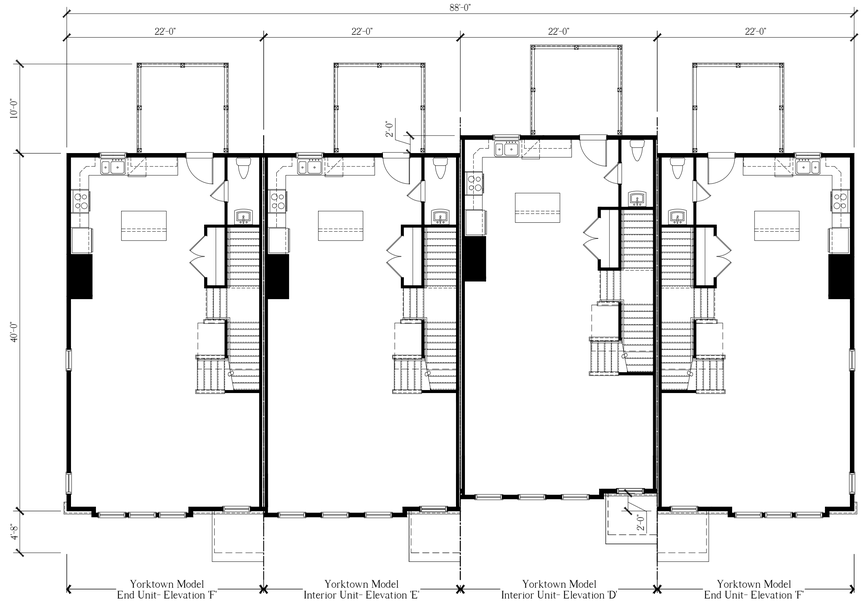
SCALE:	As Noted
PROJ. NO.:	LEN-25035
DATE:	May 20, 2026

SHEET NO.
SK-1.1



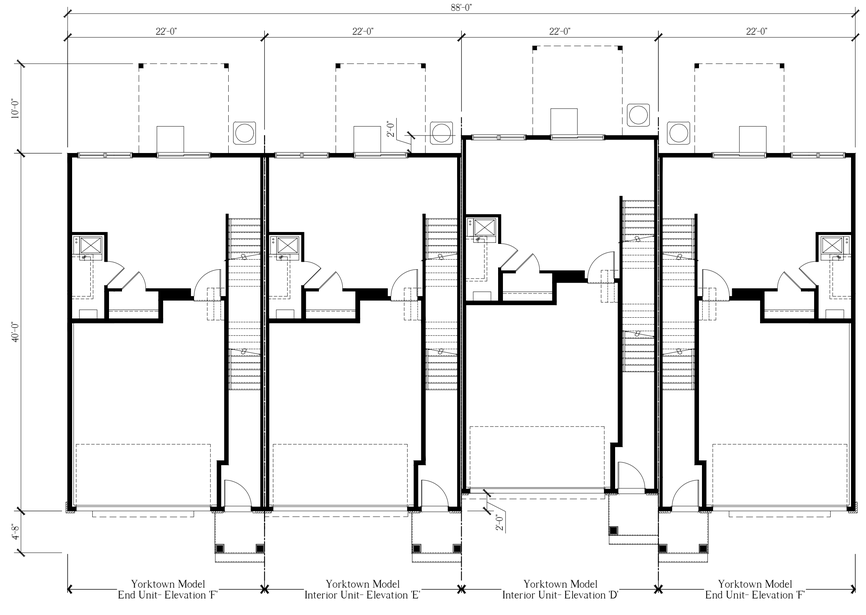
4-Unit Building, Third Floor Plan

Scale: ⅛"= 1'-0"



4-Unit Building, Second Floor Plan

Scale: ⅛"= 1'-0"



4-Unit Building, First Floor Plan

Scale: ⅛"= 1'-0"

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CLIENT:

LENNAR®

PROJECT NAME:

Evergreen Manor

Town of Cortlandt
Westchester County, New York

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055
[redacted]

REVISIONS:

SHEET TITLE:
Yorktown Model
Overall Floor Plans
4-Unit Building

SCALE: As Noted
PROJ. NO.: LEN-25035
DATE: May 20, 2026

SHEET NO.
SK-1.2

Yorktown Model
22-ft Wide, 3-Story Townhome &
Chase Model
20-ft Wide, 3-Story Townhome

NOTE:
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CLIENT:

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PROJECT NAME:

Evergreen Manor
Town of Cortlandt
Westchester County, New York

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055
[redacted]

REVISIONS:

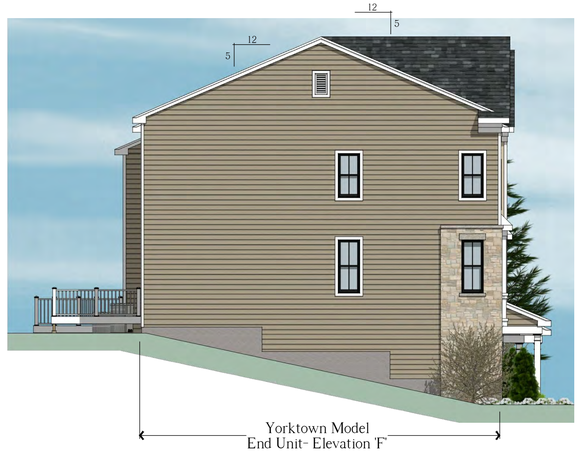
SHEET TITLE:
Yorktown/ Chase Models
Perspective
6-Unit Building

SCALE: As Noted
PROJ. NO.: LEN-25035
DATE: May 20, 2026

SHEET NO.
SK-2

Rear Elevation

Scale: 1/8"= 1'-0"



Typical Side Elevation

Scale: 1/8"= 1'-0"

6-Unit Building- Front Elevation

Scale: 3/16"= 1'-0"

NOTE:
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CLIENT:

LENNAR

PROJECT NAME:

Evergreen Manor

Town of Cortlandt
Westchester County, New York

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055
[redacted]

REVISIONS:

SHEET TITLE:
Yorktown/ Chase Models
Exterior Elevations
6-Unit Building

SCALE: As Noted
PROJ. NO.: LEN-25035
DATE: May 20, 2026

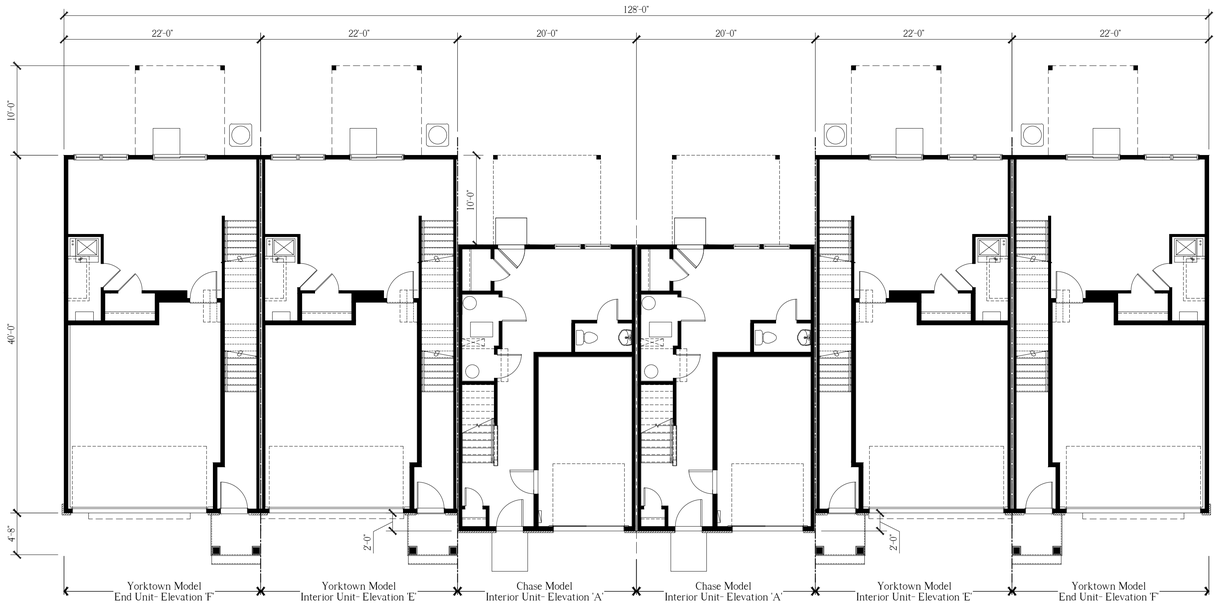
SHEET NO.
SK-2.1

6-Unit Building, Third Floor Plan

Scale: ⅛"= 1'-0"

6-Unit Building, Second Floor Plan

Scale: ⅛"= 1'-0"



6-Unit Building, First Floor Plan

Scale: ⅛"= 1'-0"

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CLIENT:

LENNAR®

PROJECT NAME:

Evergreen Manor

Town of Cortlandt
Westchester County, New York

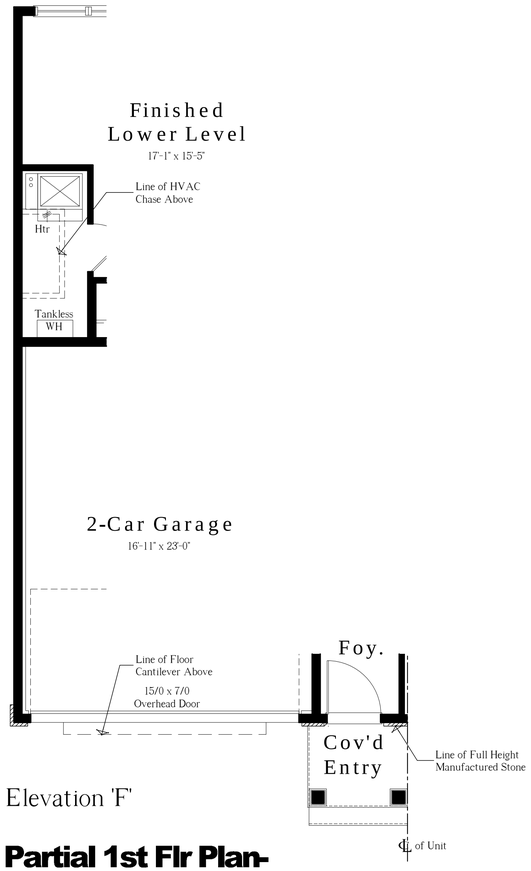
HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055
[redacted]

REVISIONS:

SHEET TITLE:
Yorktown/ Chase Models
Overall Floor Plans
6-Unit Building

SCALE: As Noted
PROJ. NO.: LEN-25035
DATE: May 20, 2026

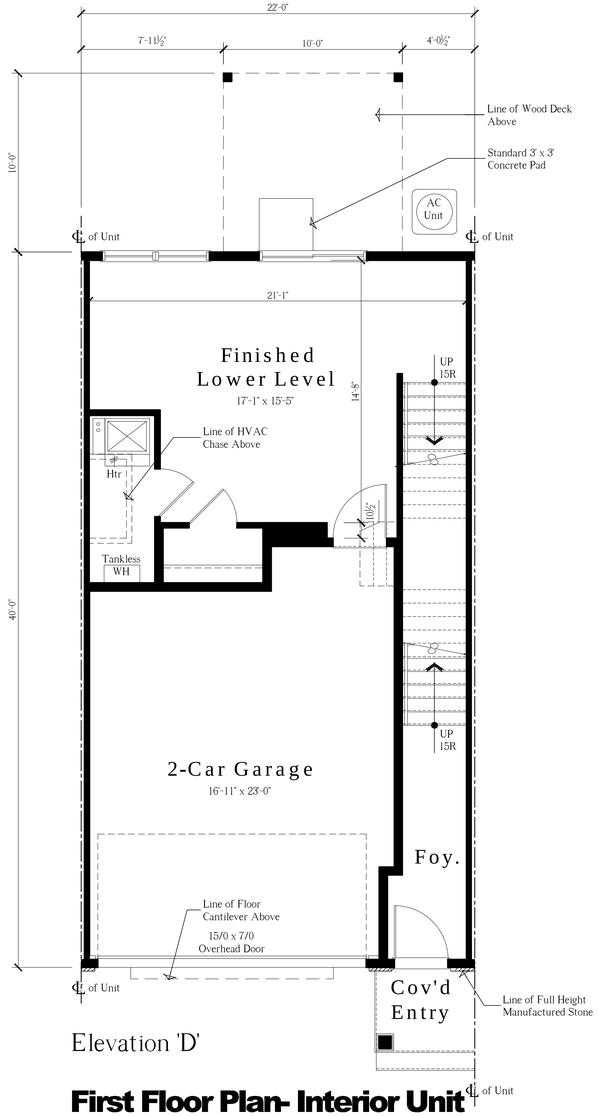
SHEET NO.
SK-2.2



Elevation 'F'

Partial 1st Flr Plan- End Unit

Scale: ¼"= 1'-0"

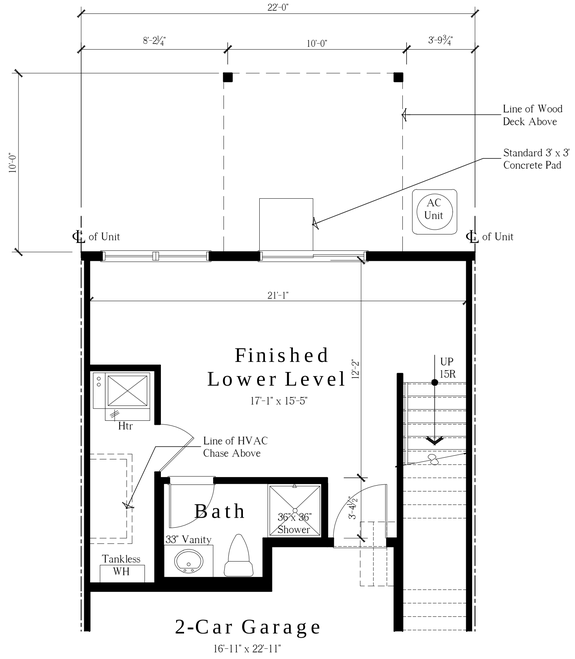


Elevation 'D'

First Floor Plan- Interior Unit

Scale: ¼"= 1'-0"

Elevation 'E'



Partial First Floor Plan- Optional Full Bath

Scale: ¼"= 1'-0"

Area Calculations

	Elev D	Elev E	Elev F
First Floor:	499 sf	499 sf	499 sf
Second Floor:	888 sf	891 sf	888 sf
Third Floor:	814 sf	825 sf	814 sf
Total Living:	2,201 sf	2,215 sf	2,201 sf
Garage:	381 sf		

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CLIENT:

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PROJECT NAME:

Evergreen Manor

Town of Cortlandt
Westchester County, New York

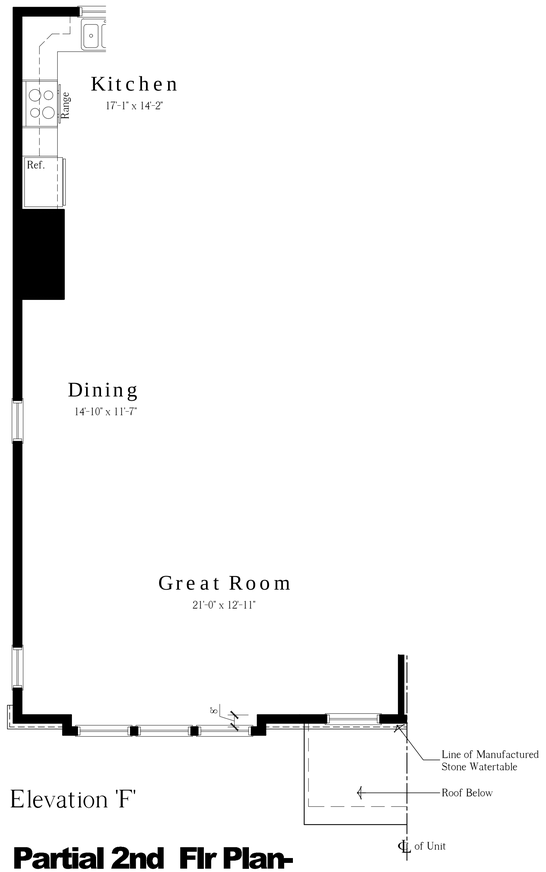
HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055
[redacted]

REVISIONS:

SHEET TITLE:
Yorktown Model
Enlarged Floor Plans

SCALE: As Noted
PROJ. NO.: LEN-25035
DATE: May 20, 2026

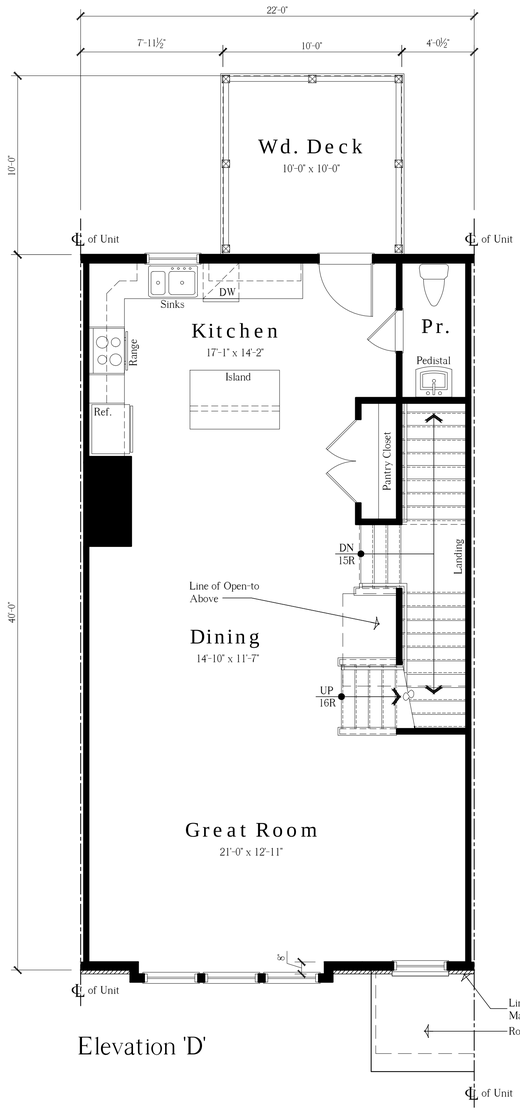
SHEET NO.
SK-3



Elevation 'F'

Partial 2nd Flr Plan- End Unit

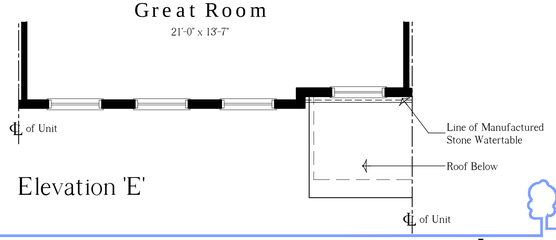
Scale: ¼"= 1'-0"



Elevation 'D'

Second Floor Plan- Interior Unit

Scale: ¼"= 1'-0"



Elevation 'E'

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CLIENT:

LENNAR®

PROJECT NAME:

Evergreen Manor

Town of Cortlandt
Westchester County, New York

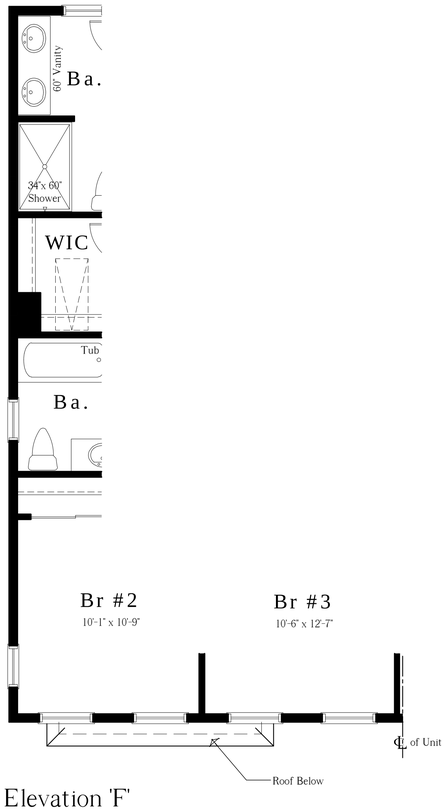
HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055
[redacted]

REVISIONS:

SHEET TITLE:
Yorktown Model
Enlarged Floor Plans

SCALE: As Noted
PROJ. NO.: LEN-25035
DATE: May 20, 2026

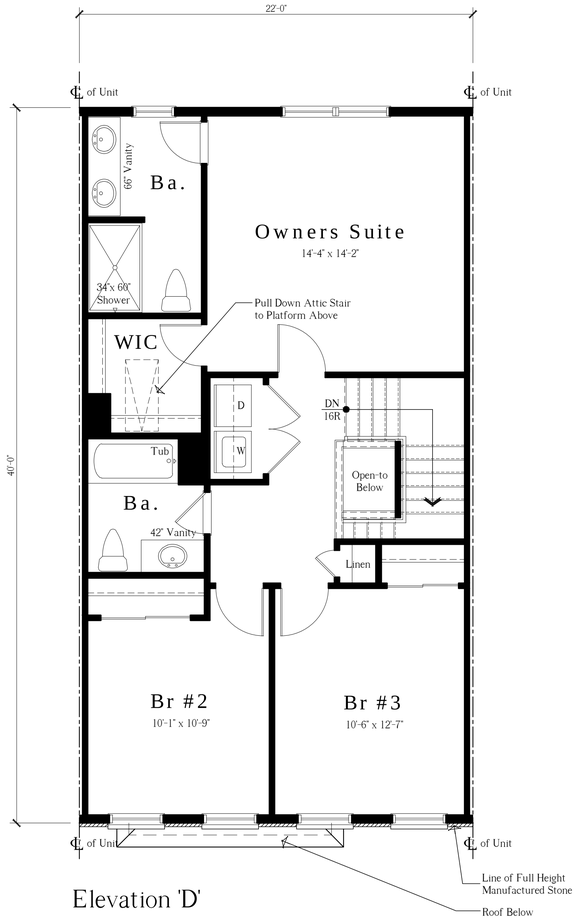
SHEET NO.
SK-3.1



Elevation 'F'

Partial 3rd Flr Plan- End Unit

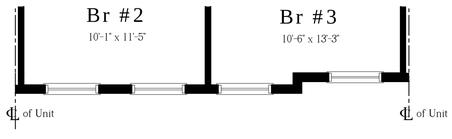
Scale: ¼"= 1'-0"



Elevation 'D'

Third Floor Plan- Interior Unit

Scale: ¼"= 1'-0"



Elevation 'E'

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CLIENT:

LENNAR®

PROJECT NAME:

Evergreen Manor

Town of Cortlandt
Westchester County, New York

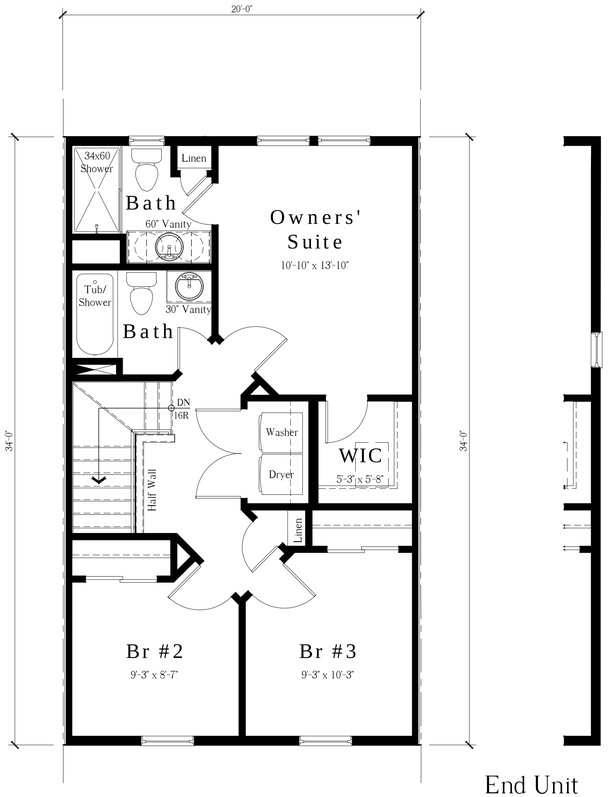
HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055
[redacted]

REVISIONS:

SHEET TITLE:
Yorktown Model
Enlarged Floor Plans

SCALE: As Noted
PROJ. NO.: LEN-25035
DATE: May 20, 2026

SHEET NO.
SK-3.2



Interior Unit

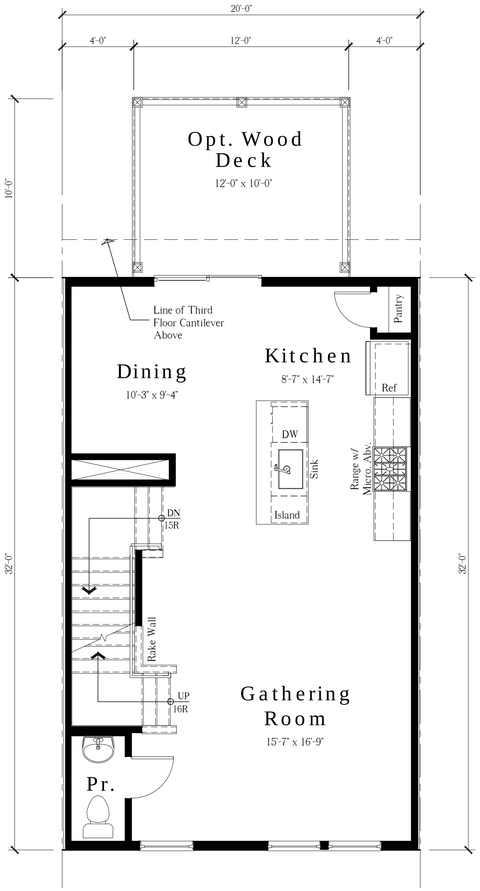
Third Floor Plan

Scale: $\frac{1}{4}$" = 1'-0"

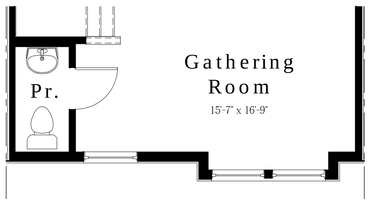
End Unit

Partial Third Floor Plan

Scale: $\frac{1}{4}$" = 1'-0"



Elevation B & C



Elevation A

Interior Unit

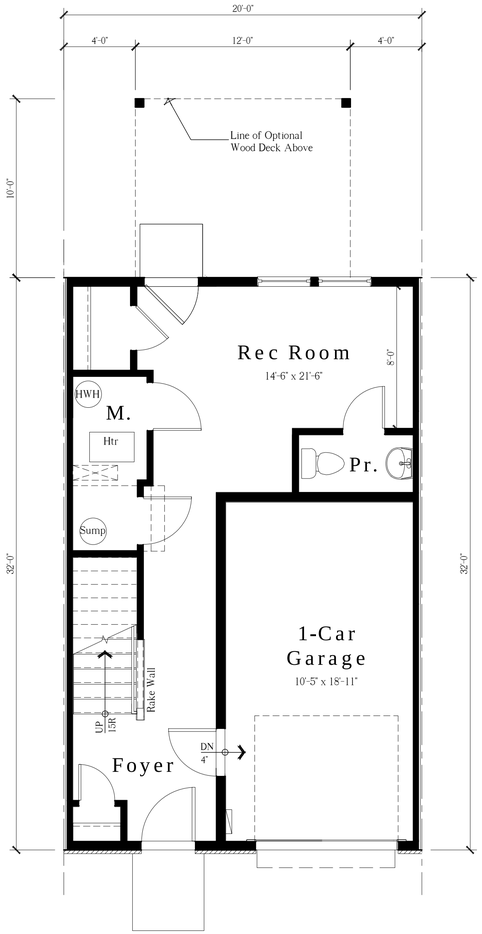
Second Floor Plan

Scale: $\frac{1}{4}$" = 1'-0"

End Unit

Partial Second Floor Plan

Scale: $\frac{1}{4}$" = 1'-0"



Interior Unit

First Floor Plan

Scale: $\frac{1}{4}$" = 1'-0"

End Unit

Partial First Floor Plan

Scale: $\frac{1}{4}$" = 1'-0"

Area Calculations

First Floor Living:	388 sq ft
Second Floor Living:	633 sq ft
Third Floor Living:	654 sq ft
Total Living Space:	1,675 sq ft
Garage:	215 sq ft

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CLIENT:

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PROJECT NAME:

Evergreen Manor

Town of Cortlandt
Westchester County, New York

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055
[redacted]

REVISIONS:

SHEET TITLE:

Chase Model

Enlarged Floor Plans

SCALE:	As Noted
PROJ. NO.:	LEN-25035
DATE:	May 20, 2026

SHEET NO.

SK-4

Emory Model
28-ft Wide, 2-Story Townhome

NOTE:
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CLIENT:

LENNAR®

PROJECT NAME:

Evergreen Manor
Town of Cortlandt
Westchester County, New York

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055
[redacted]

REVISIONS:

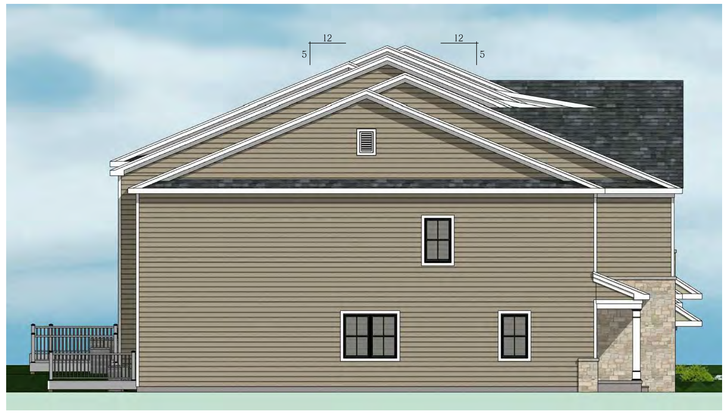
SHEET TITLE:
Emory Model
Perspective
4-Unit Building

SCALE: As Noted
PROJ. NO.: LEN-25035
DATE: May 20, 2026

SHEET NO.
SK-5

Rear Elevation

Scale: $\frac{1}{8}$" = 1'-0"



Typical Side Elevation

Scale: $\frac{1}{8}$" = 1'-0"

4-Unit Building, Front Elevation

Scale: $\frac{3}{16}$" = 1'-0"

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CLIENT:

LENNAR®

PROJECT NAME:

Evergreen Manor

Town of Cortlandt
Westchester County, New York

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055
[redacted]

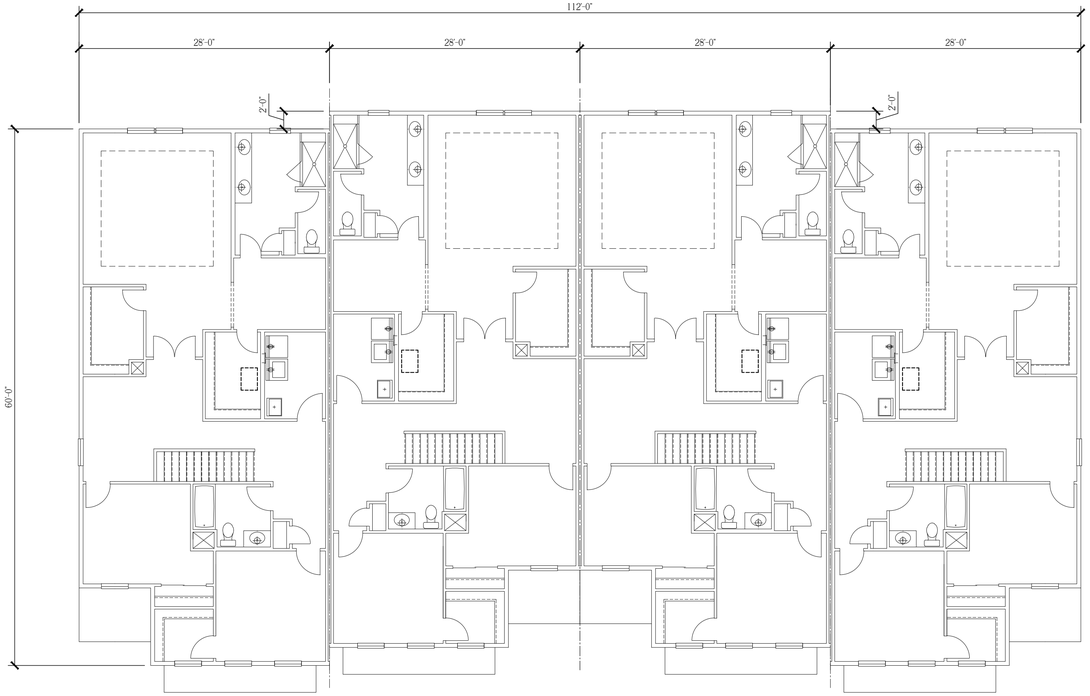
REVISIONS:

SHEET TITLE:

Emory Model
Exterior Elevations
4-Unit Building

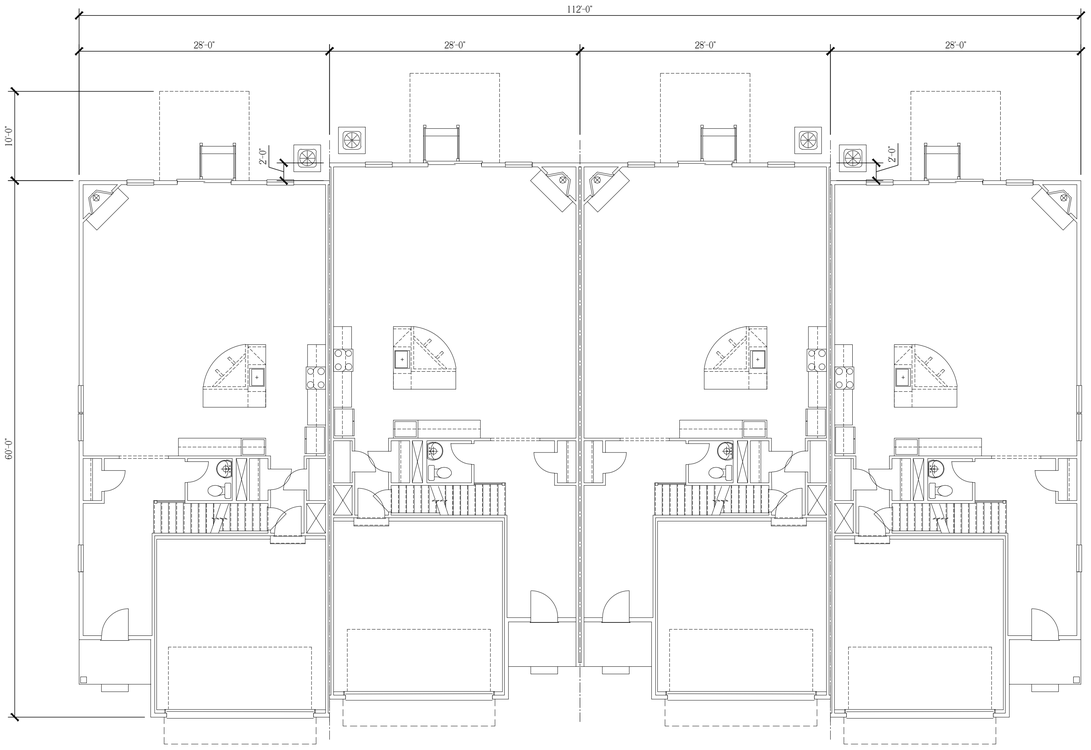
SCALE: As Noted
PROJ. NO.: LEN-25035
DATE: May 20, 2026

SHEET NO.
SK-5.1



Overall Second Floor plan

Scale: $\frac{1}{8}$" = 1'-0"



Overall First Floor plan

Scale: $\frac{1}{8}$" = 1'-0"

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CLIENT:

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PROJECT NAME:

Evergreen Manor

Town of Cortlandt
Westchester County, New York

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055
[redacted]

REVISIONS:

SHEET TITLE:

Emory Model
Overall Floor Plans
4-Unit Building

SCALE: As Noted
PROJ. NO.: LEN-25035
DATE: May 20, 2026

SHEET NO.
SK-5.2

Emory Model
28-ft Wide, 2-Story Townhome

NOTE:
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CLIENT:

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PROJECT NAME:

Evergreen Manor
Town of Cortlandt
Westchester County, New York

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055
[redacted]

REVISIONS:

SHEET TITLE:
Emory Model
Perspective
5-Unit Building

SCALE: As Noted
PROJ. NO.: LEN-25035
DATE: May 20, 2026

SHEET NO.
SK-6

Rear Elevation

Scale: $\frac{1}{8}$" = 1'-0"

Typical Side Elevation

Scale: $\frac{1}{8}$" = 1'-0"

6-Unit Building, Front Elevation

Scale: $\frac{3}{16}$" = 1'-0"

NOTE:
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CLIENT:

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PROJECT NAME:

Evergreen Manor

Town of Cortlandt
Westchester County, New York

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055
[redacted]

REVISIONS:

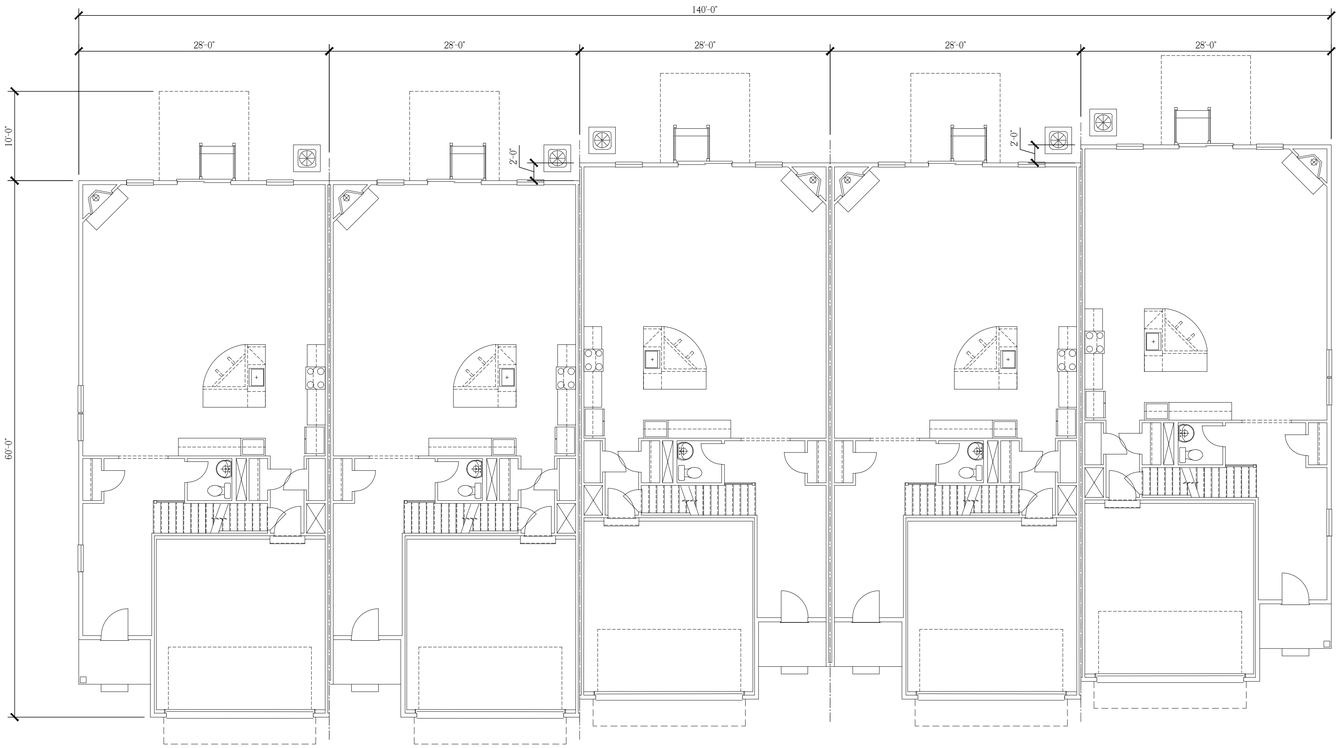
SHEET TITLE:

Emory Model
Exterior Elevations
5-Unit Building

SCALE:	As Noted
PROJ. NO.:	LEN-25035
DATE:	May 20, 2026

SHEET NO.

SK-6.1



Overall First Floor plan

Scale: $\frac{1}{8}$" = 1'-0"

NOTE:
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CLIENT:

LENNAR®

PROJECT NAME:

Evergreen Manor

Town of Cortlandt
Westchester County, New York

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055
[redacted]

REVISIONS:

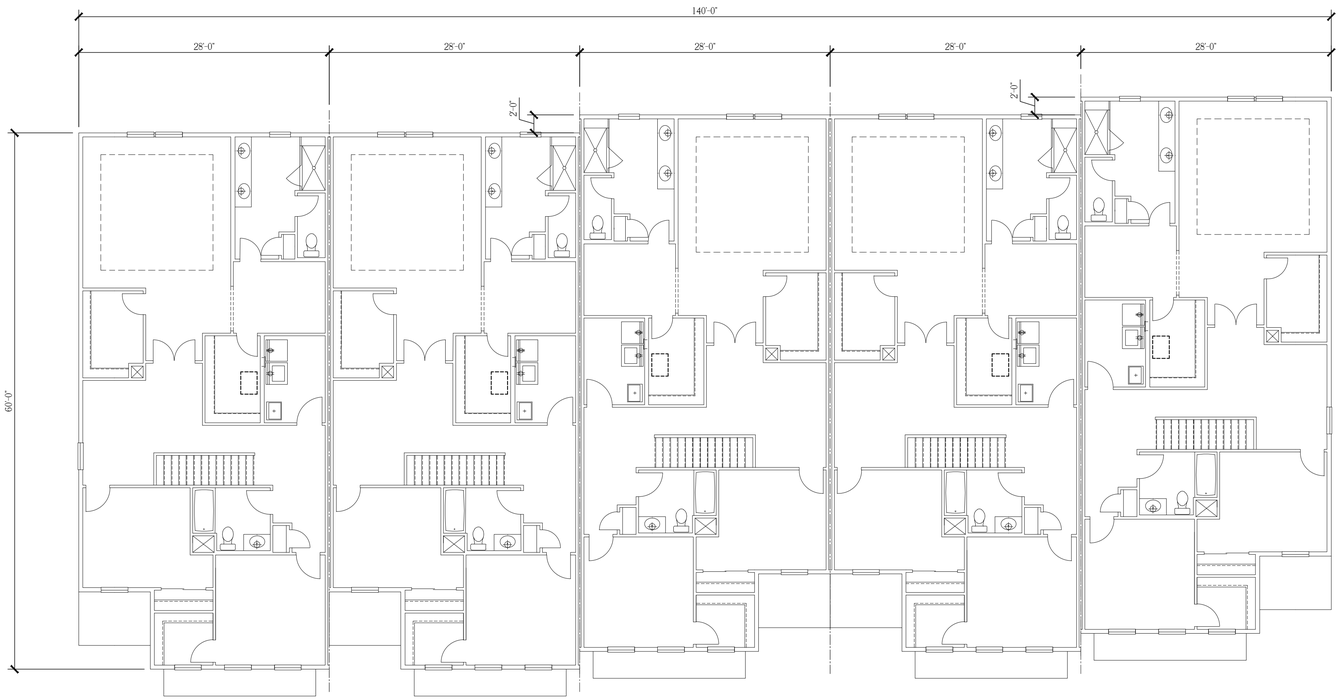
SHEET TITLE:

Emory Model
Overall Floor Plans
5-Unit Building

SCALE:	As Noted
PROJ. NO.:	LEN-25035
DATE:	May 20, 2026

SHEET NO.

SK-6.2



Overall Second Floor plan

Scale: 1/8" = 1'-0"

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CLIENT:

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PROJECT NAME:

Evergreen Manor

Town of Cortlandt
Westchester County, New York

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055
[redacted]

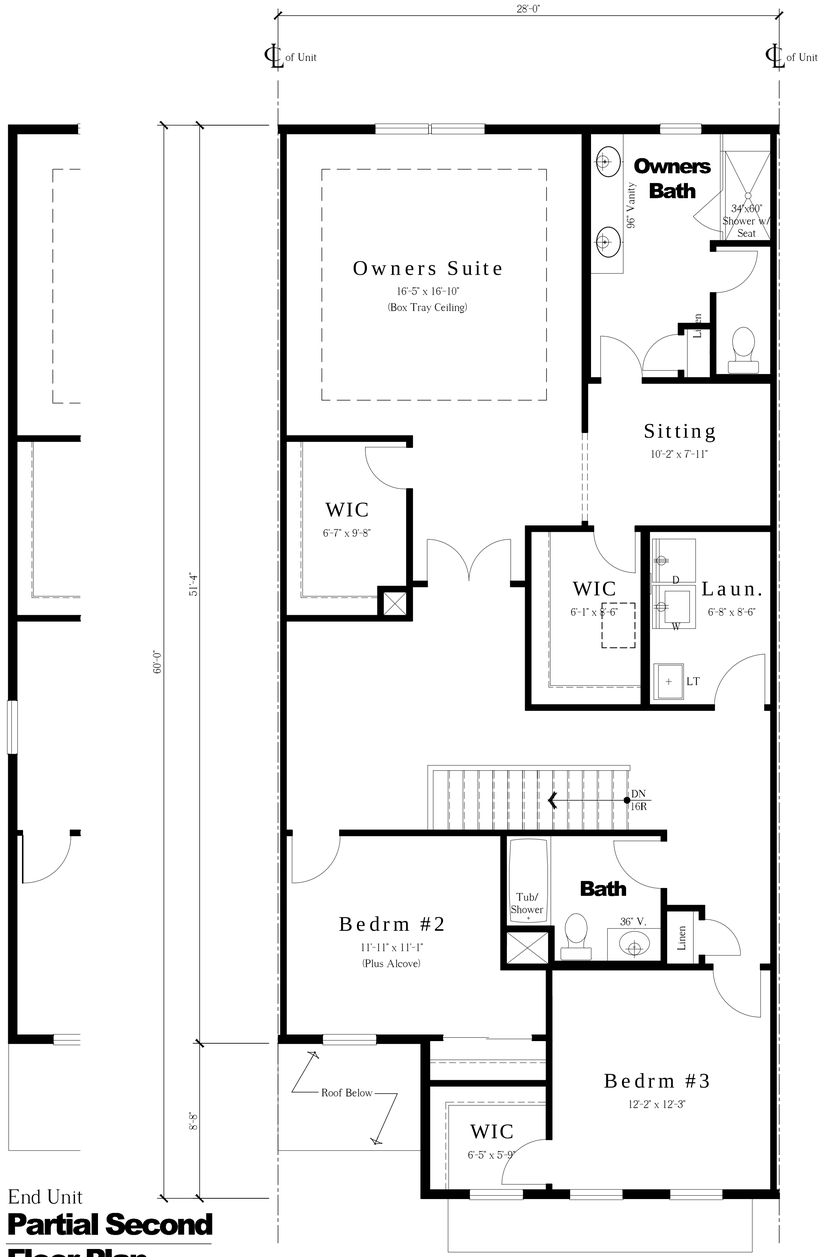
REVISIONS:

SHEET TITLE:

Emory Model
Overall Floor Plans
5-Unit Building

SCALE:	As Noted
PROJ. NO.:	LEN-25035
DATE:	May 20, 2026

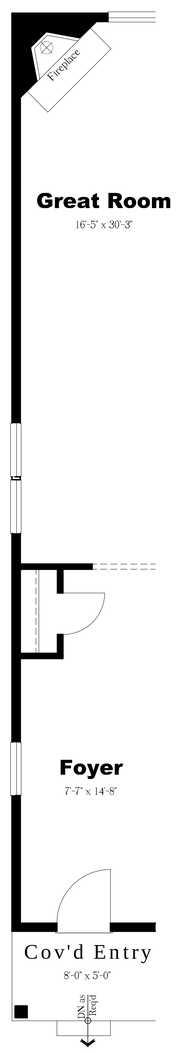
SHEET NO.
SK-6.3



End Unit

Partial Second Floor Plan

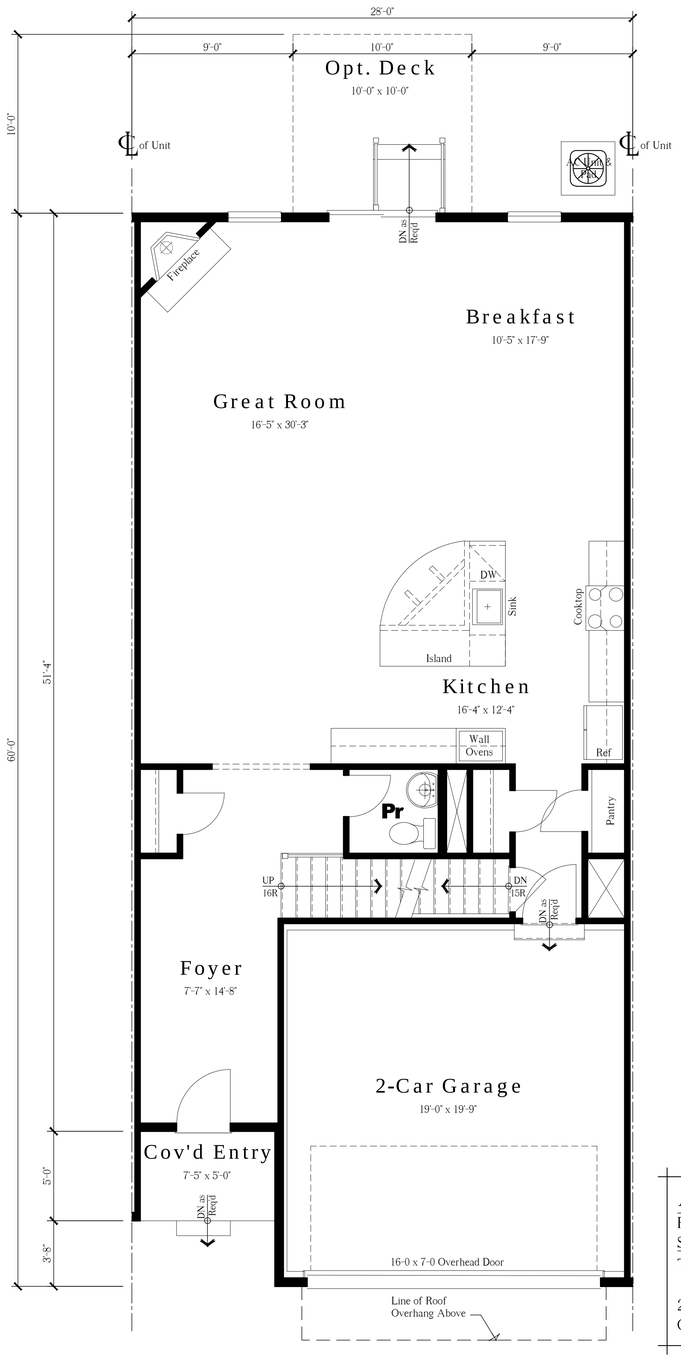
Scale: $\frac{1}{4}$" = 1'-0"



End Unit

Partial First Floor Plan

Scale: $\frac{1}{4}$" = 1'-0"



Interior Unit

First Floor Plan

Scale: $\frac{1}{4}$" = 1'-0"

Interior Unit

Second Floor Plan

Scale: $\frac{1}{4}$" = 1'-0"

Area Calculations

First Floor Living:	1,070 sq ft
Second Floor Living:	1,434 sq ft
Total Living Space:	2,504 sq ft
2-Car Garage:	401 sq ft
Optional Finished Basement:	908 sq ft

NOTE:
THESE DRAWINGS ARE NOT FOR CONSTRUCTION. THESE PLANS ARE FOR SITE PLAN REVIEW AND ARE SUBJECT TO CHANGE. THE BUILDER RESERVES THE RIGHT TO MAKE CHANGES AS NEEDED TO THE FLOOR PLANS, ELEVATIONS AND BUILDING MATERIALS, INCLUDING ROOM SIZES AND LOCATION OF ROOMS.

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REVISIONS:

SHEET TITLE:

Emory Model

Enlarged Floor Plans

SCALE:	As Noted
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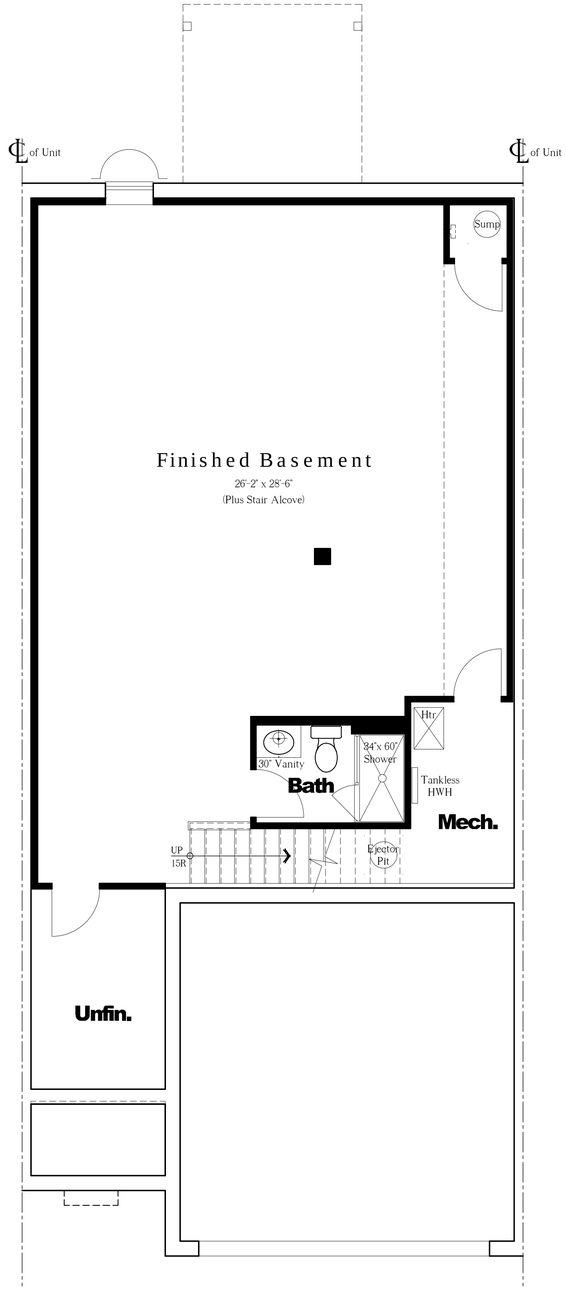
SHEET NO.

SK-7



Interior Unit

Optional Finished Basement Plan

Scale: $\frac{1}{4}$" = 1'-0"

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SHEET NO.

SK-7.1