



# 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  
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Planning Staff email:  
HeatherL@townofcortlandtny.gov

**Town Supervisor**  
Richard H. Becker, MD

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

## Planning Board Work Session & Meeting Tuesday August 4, 2026

To join the meeting remotely, use this Zoom link:

<https://us02web.zoom.us/j/88363365077?pwd=6rgkKAda0eu9OmQglyTOSRIfCTL7G6.1>

**WORK SESSION .... 6:00 pm**

Discuss items on tonight's Planning Board Meeting Agenda.

**MEETING AGENDA ..... 6:30\* pm**

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Changes to the Meeting Agenda, by majority vote**
4. **Adoption of the minutes from previous month**
5. **Resolution(s)**
  - a. **PB 2025-3 77 Montrose Station Rd 3-Lot Subdivision**  
Application of 77 Montrose Station, LLC for Final Plat approval of the proposed 3-lot major subdivision of an approximately 9.7-acre parcel located at 77 Montrose Station Road. Preliminary Plat approval originally granted on January 6, 2026 via Planning Board Resolution #3-26. Final Subdivision Plat, and Subdivision and Site Plan Drawings, revised June 17, 2026.
  - b. **PB 2025-15 Fucci 2-lot Subdivision**  
Application of Joel Greenberg, R.A. on behalf of Robert Fucci for a Public Hearing, and Preliminary and Final Subdivision approval for a 2-lot minor subdivision of an approximately 22,000 sq. ft. parcel of property located at 12 Putnam Park Rd. Drawings revised June 24, 2026.
6. **New Business**
  - a. **PB 2026-12 44 Regina Ave | Cortlandt Self-Storage & Contractor's Yard**  
Application of Cronin Engineering on behalf of Cortlandt Self-Storage LP / Mark Giordano for an Amended Site Development Plan to construct one additional 8,000SF storage building and an outdoor contractor's yard. (see prior PB 3-06)

## 7. Adjournment

Next Regular Meeting:  
**Tuesday September 1, 2026 at 6:30\* PM**

Agenda information is also available at <https://www.townofcortlandtny.gov/>

*\* Regular meeting will begin at the conclusion of the work session, which could be prior to 6:30 pm.*



| WESTCHESTER COUNTY DEPARTMENT OF HEALTH / SOIL DATA CHART |                |                        |                       |                    |                                                       |                            |                                     |                                  |                             |               |             |                                                                                                                                                                                                                |
|-----------------------------------------------------------|----------------|------------------------|-----------------------|--------------------|-------------------------------------------------------|----------------------------|-------------------------------------|----------------------------------|-----------------------------|---------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LOT #                                                     | LOT AREA (AC.) | SLOPE OF OWTs AREA (%) | DEEP TEST DESCRIPTION |                    |                                                       | PERCOLATION RATE (MIN IN.) | WATER ELEVATION (IN. BELOW SURFACE) | LENGTH OF FIELDS REQUIRED (L.F.) |                             | BANK RUN FILL |             | REMARKS                                                                                                                                                                                                        |
|                                                           |                |                        | TEST HOLE NUMBER      | DEPTH              | SOIL CLASSIFICATION                                   |                            |                                     | 4 BEDROOM RESIDENCE              | PER EACH ADDITIONAL BEDROOM | DEPTH (IN.)   | VOLUME (CY) |                                                                                                                                                                                                                |
| LOT 1                                                     | 5.64           | 2%                     | N/A                   | N/A                | N/A                                                   | N/A                        | N/A                                 | N/A                              | N/A                         | N/A           | N/A         | EXISTING HOUSE. SEE WCDH PERMIT APPLICATION FOR OWTs (WCDH FILE#C025-12)                                                                                                                                       |
| LOT 2                                                     | 1.86           | 2%                     | D5<br>D6              | 0' TO 8' 8" TO 84" | TOPSOIL FINE SANDS W/ STONE. MOD. TO HIGHLY COMPACTED | 1 TO 5                     | NONE                                | 184 LF                           | 45 LF                       | N/A           | N/A         | SOIL TESTING WAS CONDUCTED BY CROWN ENGINEERING AND WITNESSED BY THE WCDH. DEEP TESTING WAS CONDUCTED ON NOVEMBER 4, 2024 FOR THE PRIMARY AND EXPANSION AREAS. PUMPING TO THE OWTs AREA IS REQUIRED FOR LOT 2. |
|                                                           |                |                        | D7<br>D8              | 0' TO 8' 8" TO 86" | TOPSOIL FINE SANDS W/ STONE. MOD. TO HIGHLY COMPACTED |                            |                                     |                                  |                             |               |             |                                                                                                                                                                                                                |
| LOT 3                                                     | 2.23           | 10%                    | D10<br>D12            | 0' TO 8' 8" TO 84" | TOPSOIL FINE SANDS W/ STONE. MOD. TO HIGHLY COMPACTED | 1 TO 5                     | NONE                                | 184 LF                           | 45 LF                       | 1 FT          | 110         | SOIL TESTING WAS CONDUCTED BY CROWN ENGINEERING AND WITNESSED BY THE WCDH. DEEP TESTING WAS CONDUCTED ON NOVEMBER 4, 2024 FOR THE PRIMARY AND EXPANSION AREAS. PUMPING TO THE OWTs AREA IS REQUIRED FOR LOT 3. |
|                                                           |                |                        | D11                   | 0' TO 8' 8" TO 72" | TOPSOIL FINE SANDS W/ STONE. MOD. TO HIGHLY COMPACTED |                            |                                     |                                  |                             |               |             |                                                                                                                                                                                                                |

- SOILS TESTING WAS CONDUCTED BY CROWN ENGINEERING AND WITNESS BY THE WCDH. DEEP TESTING WAS CONDUCTED ON NOVEMBER 8, 2024. PERCOLATION TESTING WAS CONDUCTED ON NOVEMBER 11 & 12, 2024.
- LOT 1 HAS A RENOVATED SINGLE-FAMILY RESIDENCE AND OWTs. AT THE TIME OF INSPECTION BY CROWN ENGINEERING P.E. P.C., THE OWTs APPEARED TO BE OPERATING SATISFACTORILY.
- THE HOUSE PRE-DATES ZONING AND THERE IS NO RECORD ON FILE SHOWING THE NUMBER OF BEDROOMS.

| ZONING DATA CHART - R-80 (SINGLE FAMILY RESIDENTIAL) |                       |                        |                         |                         |                        |                        |                                |                                  |                                         |
|------------------------------------------------------|-----------------------|------------------------|-------------------------|-------------------------|------------------------|------------------------|--------------------------------|----------------------------------|-----------------------------------------|
| LOT DESCRIPTION                                      | MINIMUM LOT AREA (SF) | MINIMUM LOT WIDTH (FT) | MAXIMUM LOT HEIGHT (FT) | MINIMUM FRONT YARD (FT) | MINIMUM SIDE YARD (FT) | MINIMUM REAR YARD (FT) | MINIMUM BUILDING COVERAGE (SF) | MAXIMUM BUILDING FLOOR AREA (SF) | MINIMUM LANDSCAPE COVERAGE              |
| REQUIRED                                             | 80,000                | 200                    | 2 1/2 STORIES or 35 FT. | 50                      | 30                     | 30                     | 65% FAR                        | 70% OF LOT AREA                  | 90% OF FLOOR AREA OF PRINCIPAL BUILDING |
| EXISTING LOT 44.17-1-6                               | 42,028                | 174                    | N/A                     | N/A                     | N/A                    | N/A                    | N/A                            | ±92                              | N/A                                     |
| EXISTING LOT 44.17-1-11                              | 381,655               | 596                    | <35                     | 583                     | 62                     | 113                    | 1,690                          | ±95                              | -                                       |
| HOUSE LOT 1                                          | 245,821               | 332                    | <35                     | 170                     | 62                     | 113                    | <65% FAR                       | ±91                              | -                                       |
| PROPOSED HOUSE LOT 2                                 | 80,891                | 267                    | <35                     | 190                     | 83                     | 32                     | <65% FAR                       | ±91                              | -                                       |
| PROPOSED HOUSE LOT 3                                 | 97,001                | 235                    | <35                     | 99                      | 72                     | 200                    | <65% FAR                       | ±94                              | -                                       |

Westchester County Department of Health  
New Rochelle, New York

Approved pursuant to Chapter 873, Article X, Sections 873.951 and 873.1011 and Articles VII and VIII of the Westchester County Sanitary Code subject to the provision of public water supply and separate sewage treatment facilities to serve such 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.

Date \_\_\_\_\_  
Approved by the Assistant Commissioner of Health on Behalf of the Department of Health

The undersigned owner(s) do hereby consent to the filings of this map

Owner: 77 Montrose Station, LLC Date \_\_\_\_\_

Address: 1340 Baptist Church Road, Yorktown Heights, NY, 10598

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 Planning & Community Development

Director Date \_\_\_\_\_

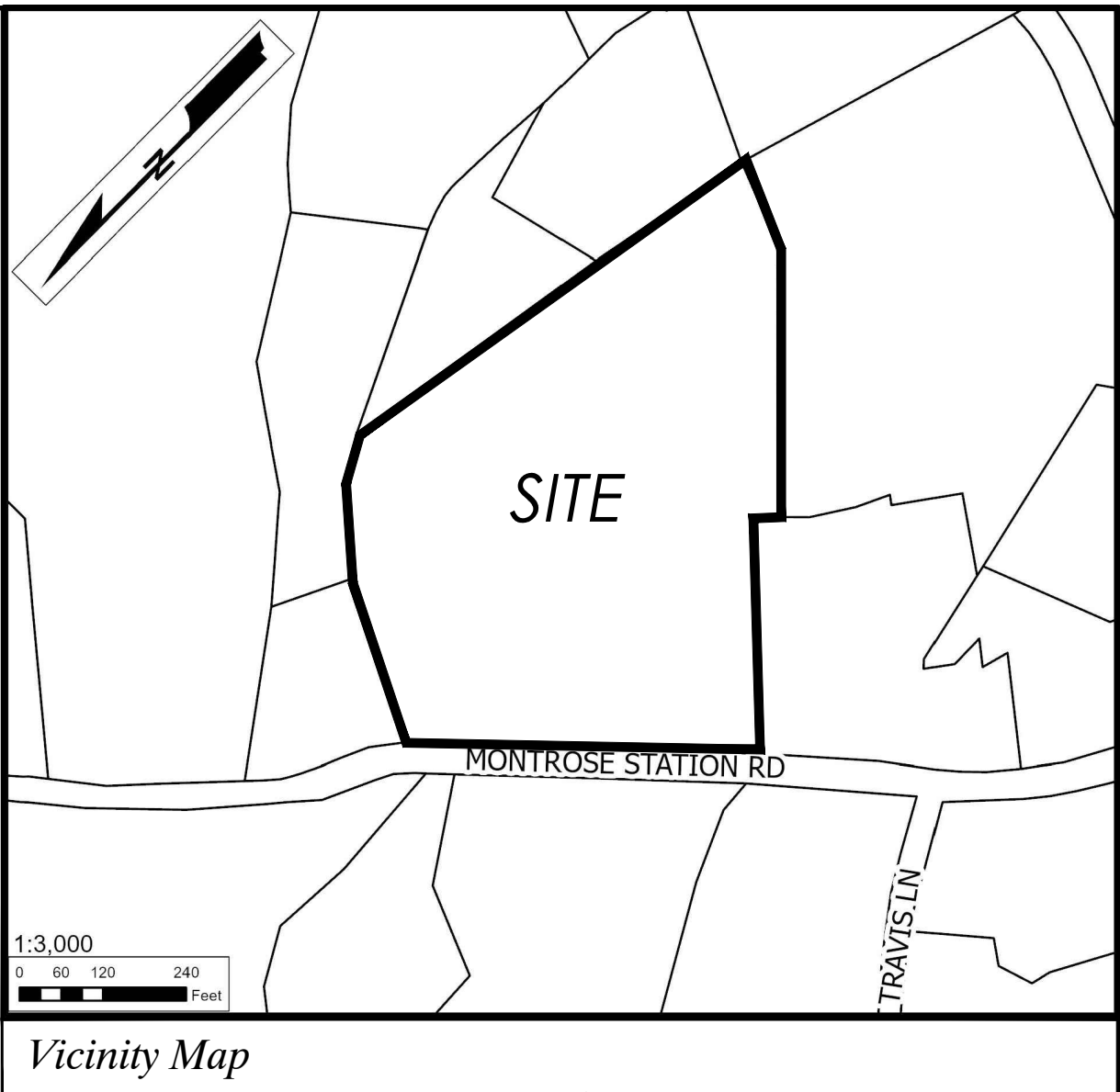
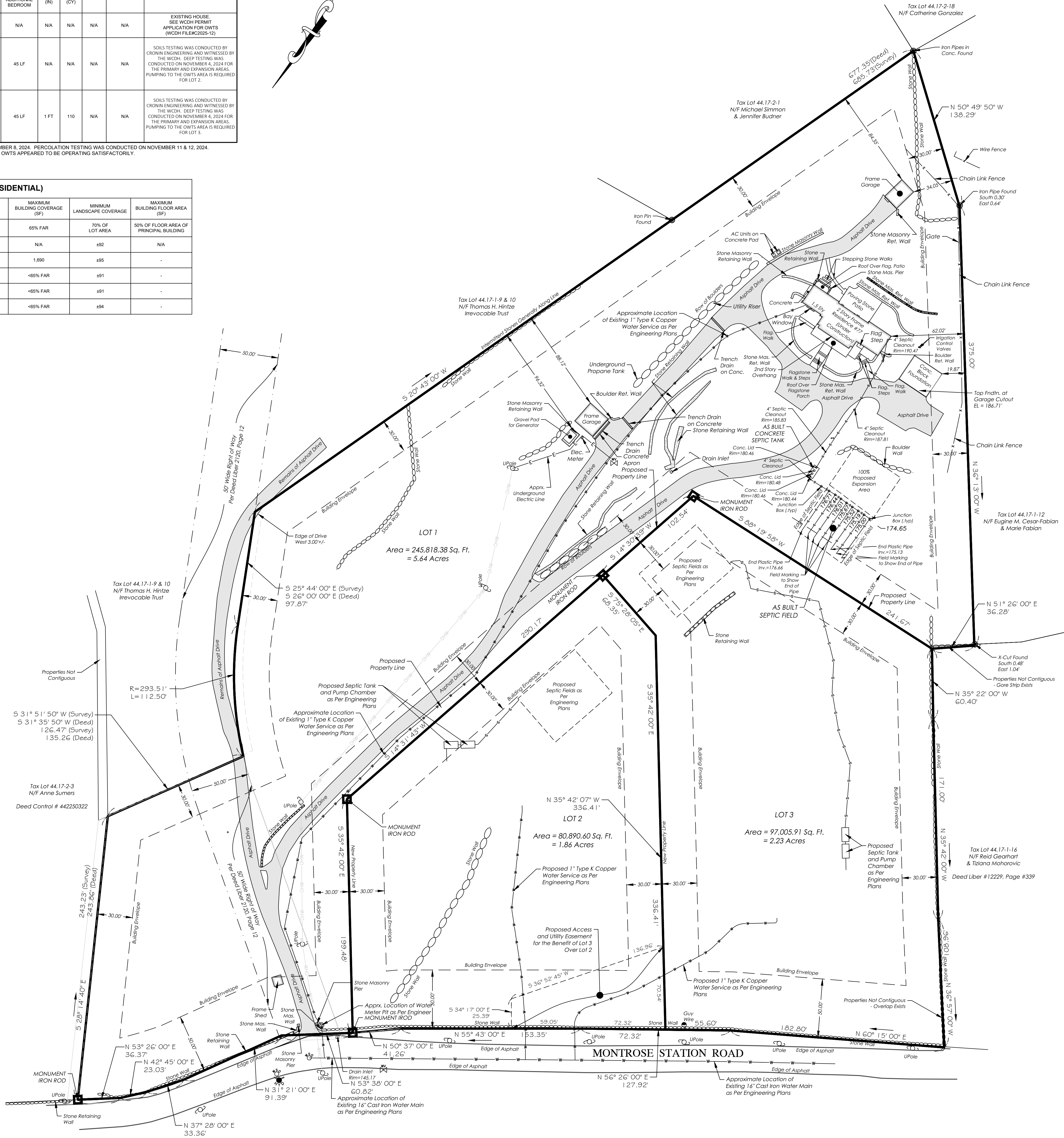
Reviewed by the Planning Board Engineer

Engineer Date \_\_\_\_\_

Approved by Resolution No. \_\_\_\_\_ of the Planning Board of the Town of Cortlandt, New York, on the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_ subject to all requirements and conditions of said resolution. Any change, erasure, modification or revision in this plat or site development plan, after the above date, shall void this approval.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_ by \_\_\_\_\_

Chairperson of the Planning Board



Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified. Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating. Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

Surveyed in accordance with Deed Liber 11186, Page 287.

Premises shown hereon designated on the Town of Cortlandt Tax Maps as: Section 44.17, Block 1, Lot 6 & 11.

Property Address: 77 Montrose Station  
Montrose, NY 10548

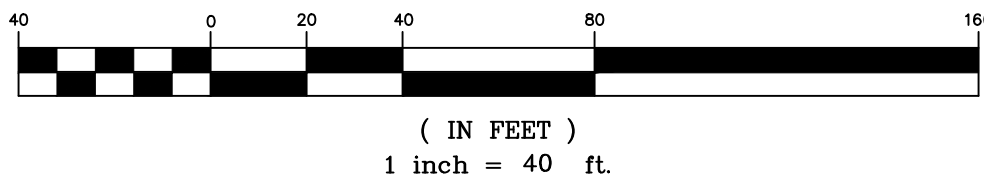
NOTE:

As part of the Building Permit process for the initial development of all single family lots an individual Site Development Plan shall be submitted to the Division of Code Administration and Enforcement for approval by the Director of Technical Services that is in compliance with current local ordinances, including among others, the Town's Tree Ordinance and Steep Slope Ordinance in place at the time of filing. No Building Permit shall be issued for any lots shown hereon until the Director of Technical Services approves the Site Development Plan for same, and no Certificate of Occupancy shall be issued for any lots until an "as built" survey has been submitted to and approved by the Director of Technical Services. The "as built" survey shall show complete information including final contours, floor levels, and all pertinent features.

FINAL  
SUBDIVISION PLAT  
PREPARED FOR  
77 MONTROSE STATION, LLC  
SITUATE IN THE  
TOWN OF CORTLANDT  
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 40'

GRAPHIC SCALE



Westchester County Index System: Sheet 222, Block 10399

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TC MERRITTS LAND SURVEYORS  
ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR  
ELECTRONIC TRANSMISSION WITHOUT PRIOR PERMISSION  
IS A VIOLATION OF APPLICABLE LAWS.  
THOMAS C. MERRITTS LAND SURVEYOR P.C.



TC MERRITTS LAND SURVEYORS  
394 BEDFORD ROAD • PLEASANTVILLE • NY 10570  
(914) 769-8003 • survey@tcmeritts.com



I, Daniel T. Merritts Licensed Land Surveyor, who made this map do hereby certify that the survey upon which this map is based was completed April 1, 2025 and that this map was completed January 27, 2026.  
Map Revised: June 1, 2026; June 5, 2026; June 17, 2026

By: *Daniel T. Merritts*  
New York State Licensed Land Surveyor No.050604

Utility Design By:  
Crown Engineering

N.Y.S. Licensed Professional Engineer No.087679 Date \_\_\_\_\_  
Patrick M. Bell, P.E.

|                               |                         |
|-------------------------------|-------------------------|
| Project:<br>24-188            | Reference:<br>N/A       |
| Field Survey By:<br>PRJ/C/BFC | Drawn By:<br>BUC/BFC/CP |
| Project Manager:<br>BFC       | Checked By:<br>BFC      |



SUBDIVISION & SITE DEVELOPMENT PLAN  
77 MONTROSE STATION, LLC

TOWN OF CORTLANDT  
WESTCHESTER COUNTY, NEW YORK

GENERAL NOTES

1. PARCEL TAX MAP DESIGNATION: SECTION: 44.17, BLOCK: 1, LOT(S): 6 & 11
2. TOTAL AREA OF EXISTING LOTS: 423,713 SQ. FT. (9.73 ACRES).  
EXISTING LOT 6: 42,056 (0.97 ACRES)  
EXISTING LOT 11: 381,655 SQ. FT. (8.76 ACRES).
3. SURVEY INFORMATION SHOWN HEREON IS BASED ON A SURVEY PREPARED BY TC MERRITTS LAND SURVEYORS ENTITLED "PRELIMINARY MAP PREPARED FOR STEVE GIORDANO BUILDERS, INC." DATED JULY 12, 2024, LAST REVISED AUGUST 28, 2024.
4. TOPOGRAPHY SHOWN HEREON IS BASED ON DATA DOWNLOADED FROM THE WESTCHESTER COUNTY GIS WEBSITE.
5. PARCEL IS LOCATED IN THE FOLLOWING DISTRICTS:  
- TOWN OF CORTLANDT R-80 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT  
- HENDRICK HUDSON SCHOOL DISTRICT  
- CORTLANDT CONSOLIDATED WATER DISTRICT  
- MONTROSE FIRE DISTRICT
6. PARCEL IS LOCATED IN THE HUDSON RIVER WATERSHED.

ENGINEER'S NOTES

1. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT CONTACTING THE DESIGN ENGINEER.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL CODES, RULES & REGULATIONS.
3. IT IS THE OWNERS RESPONSIBILITY TO INSURE THAT ALL IMPROVEMENTS ARE PLACED ON MATERIAL WITH A SUITABLE BEARING CAPACITY.
4. CONTRACTOR TO VERIFY DEPTH & LOCATION OF ALL UTILITIES INCLUDING WATER, SEWER, DRAINAGE, GAS, TELEPHONE, ELECTRIC & CABLE PRIOR TO START OF WORK.

SPECIAL NOTES

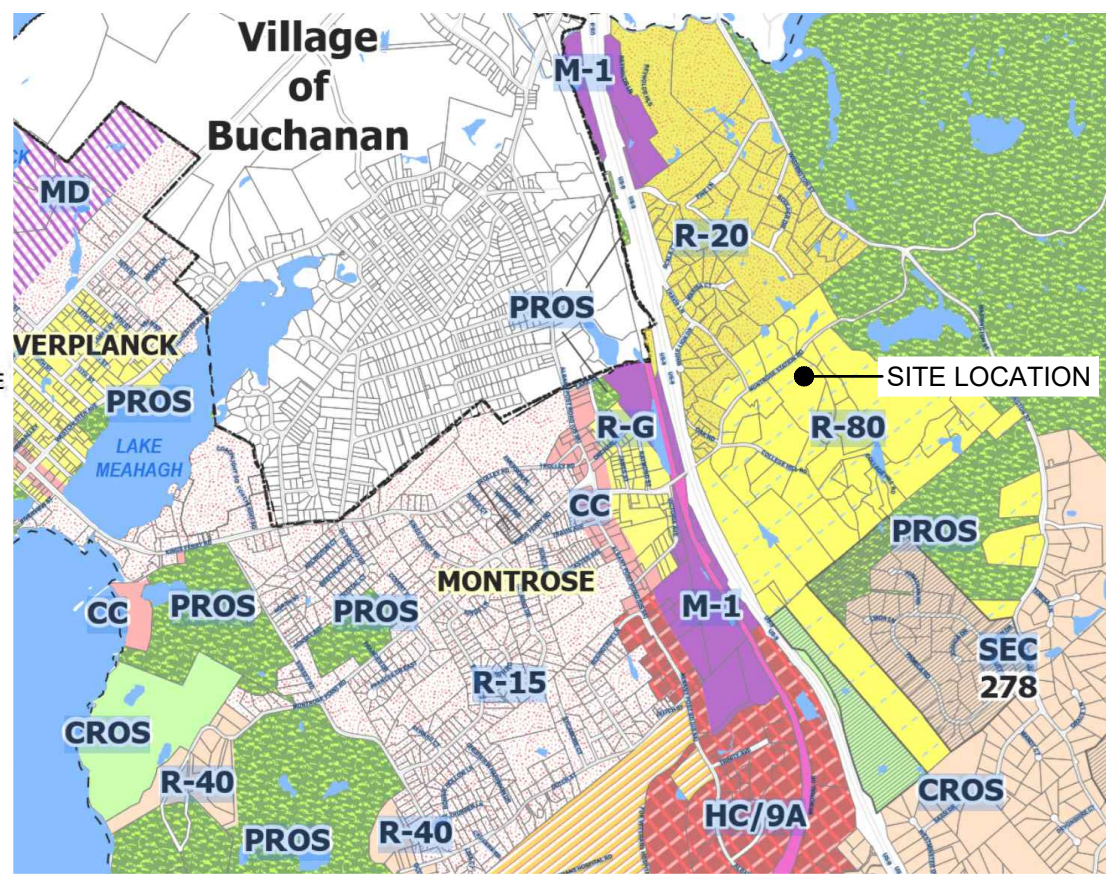
1. THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS AND METHODS NEEDED TO PERFORM THE CONSTRUCTION/EXCAVATION, ET AL. OPERATIONS SHOWN HEREON. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SAFE WORKING ENVIRONMENT AND PROVIDE THE MEANS AND METHODS TO PERFORM THE NECESSARY TASKS. NOTHING ON THESE PLANS SHALL OBLIGATE THE DESIGN ENGINEER AS TO THE MEANS AND METHODS TO PERFORM THE TASKS ASSOCIATED WITH THE APPROVED DESIGN PLANS. THOSE OBLIGATIONS AT ALL TIMES REMAIN WITH THE CONTRACTOR(S).

SITE CAPACITY ANALYSIS

| ZONING DISTRICT                                                        | R-80                              |         |
|------------------------------------------------------------------------|-----------------------------------|---------|
| LOT #                                                                  | SEC: 44.17, BLOCK: 1, LOT: 6 + 11 |         |
| TOTAL APPROXIMATE GPA IN ZONE                                          | 423,713 SF                        | 9.73 AC |
| WETLAND (WWW)                                                          | 0 SF                              | 0 AC    |
| 50% OF 100' WETLAND BUFFER AREA                                        | 0 SF                              | 0 AC    |
| SLOPES > 20% (SS)                                                      | 140,085 SF                        | 3.22 AC |
| NYSDEC WETLAND (FW)                                                    | 0 SF                              | 0 AC    |
| 100 YEAR FLOODPLAIN (FD)                                               | 0 SF                              | 0 AC    |
| TOTAL CONSTRAINED AREA                                                 | 0 SF                              | 0 AC    |
| PARCEL AREA AFTER CONSTRAINTS                                          | 283,628 SF                        | 6.51 AC |
| 10% OF PARCEL AREA AFTER CONSTRAINTS                                   | N.A.                              | N.A.    |
| NET PARCEL AREA (NPA)                                                  | 283,628 SF                        | 6.51 AC |
| R-80 RESIDENTIAL DENSITY PERMITTED<br>(80,000 SF. / LOT MIN. REQUIRED) | 3.55 LOTS = 3 LOTS MAX            |         |

Legend

- Town Lines  
--- Village Boundaries  
--- Streets  
--- Waterbodies  
--- Parcels
- Zone District**
- AWFE
  - CAMP SMITH REUSE B
  - CC-COMMUNITY COMMERCIAL
  - CD-DESIGNED COMMERCIAL
  - COND M-1
  - CROS-CONSERVATION RECREATION & OPEN SPACE
  - HC-HIGHWAY COMMERCIAL
  - HC/9A-HIGHWAY COMMERCIAL/MULTI FAMILY
  - M-1-LIGHT INDUSTRIAL
  - M-1A-LIGHT INDUSTRIAL
  - MD-DESIGNED INDUSTRIAL
  - MD
  - PROS-PARKS RECREATION & OPEN SPACE
  - PVD-PLANNED VILLAGE DEVELOPMENT
  - UTILITIES
  - R-10-SINGLE FAMILY RESIDENTIAL
  - R-15-SINGLE FAMILY RESIDENTIAL
  - R-160 RESIDENTIAL
  - R-20-SINGLE FAMILY RESIDENTIAL
  - R-40-SINGLE FAMILY RESIDENTIAL
  - R-40A-SINGLE & TWO FAMILY RESIDENTIAL
  - R-80-SINGLE FAMILY RESIDENTIAL
  - R-G-GENERAL RESIDENTIAL
  - SEC 278



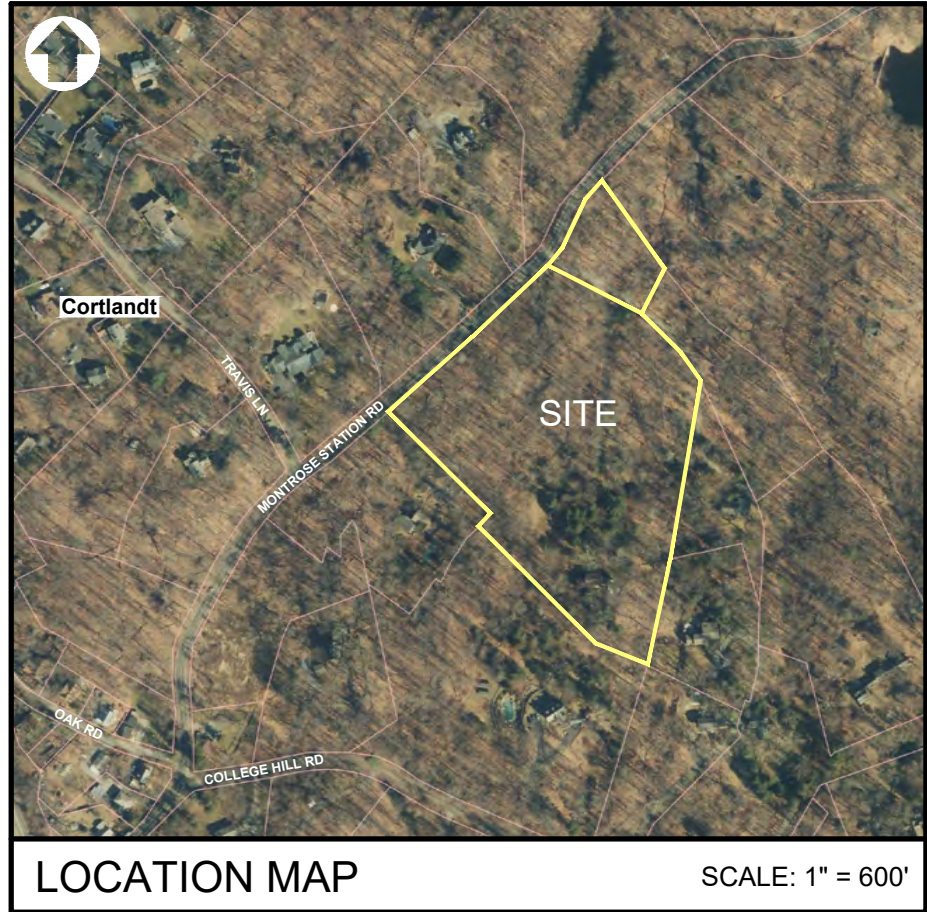
TOWN OF CORTLANDT ZONING MAP  
NTS



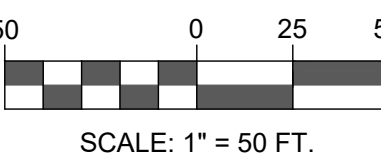
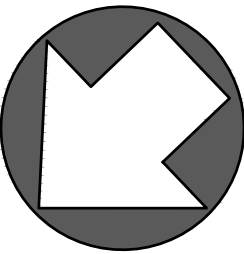
PROPOSED SUBDIVISION LAYOUT  
SCALE: 1" = 50'

LIST OF DRAWINGS

| SHEET TITLE | SHEET NUMBER | TITLE                                              | ISSUE DATE | LAST REVISED |
|-------------|--------------|----------------------------------------------------|------------|--------------|
| CS-1.1      | 1 OF 8       | COVERSHEET                                         | 1/22/2025  | 6/17/2026    |
| EX-2.1      | 2 OF 8       | EXISTING CONDITIONS / TREE REMOVAL PLAN            | 1/22/2025  | 6/17/2026    |
| TP-2.2      | 3 OF 8       | TREE REMOVAL OVERLAY                               | 8/20/2025  | 6/17/2026    |
| SP-3.1      | 4 OF 8       | PRELIMINARY SUBDIVISION PLAT                       | 1/22/2025  | 6/17/2026    |
| UG-4.1      | 5 OF 8       | UTILITY + GRADING PLAN / INTEGRATED PLOT PLAN      | 1/22/2025  | 6/17/2026    |
| UG-4.2      | 6 OF 8       | UTILITY + GRADING PLAN / DRIVEWAY PROFILES         | 1/22/2025  | 6/17/2026    |
| ESC-4.1     | 7 OF 8       | EROSION CONTROL + TREE PLAN / CONSTRUCTION DETAILS | 1/22/2025  | 6/17/2026    |
| CD-5.1      | 8 OF 8       | CONSTRUCTION DETAILS                               | 1/22/2025  | 6/17/2026    |



LOCATION MAP  
SCALE: 1" = 600'



SCALE: 1" = 50 FT.

OWNER/APPLICANT

77 MONTROSE STATION, LLC  
1340 BAPTIST CHURCH ROAD  
YORKTOWN HEIGHTS, NY 10598

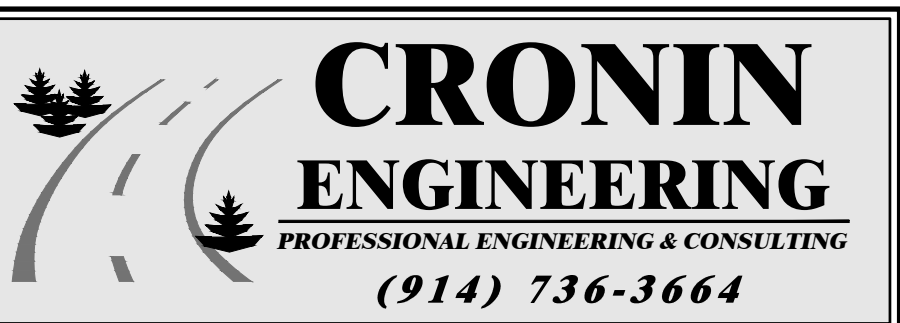
- UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.  
• COPYRIGHT "2026" BY PMB ENGINEERING, PLLC OPERATING AS "CRONIN ENGINEERING". ALL RIGHTS RESERVED.  
• AUTHORIZATION NO. 130827

REVISIONS

| # | REASON                                        | DATE              |
|---|-----------------------------------------------|-------------------|
| 5 |                                               |                   |
| 4 | UPDATE FOR FINAL SUBD. APPROVAL               | JUNE 17, 2026     |
| 3 | UPDATE FOR WCHD REALTY SUBD. APPL. SUBMISSION | FEBRUARY 6, 2026  |
| 2 | LABELLA COMMENTS DATED 10-07-2025             | NOVEMBER 20, 2025 |
| 1 | LABELLA COMMENTS DATED 02-13-2025             | AUGUST 20, 2025   |

MUNICIPAL TAX IDENTIFICATION:

SECTION: 44.17  
BLOCK: 1  
LOT: 6 & 11  
SUBLOT: ---  
DRAWN BY: AD  
CHECKED: KS/PMB  
PROJECT: 77 MONTROSE STATION RD  
DATE: JANUARY 22, 2025  
JOB #: 240601



39 Arlo Lane  
Cortlandt Manor, New York 10567

COVERSHEET

SUBDIVISION &  
SITE DEVELOPMENT PLAN  
FOR  
77 MONTROSE STATION, LLC

LOCATION:  
77 MONTROSE STATION ROAD  
TOWN OF CORTLANDT, NEW YORK

SHEET 1 OF 8  
CS-1.1

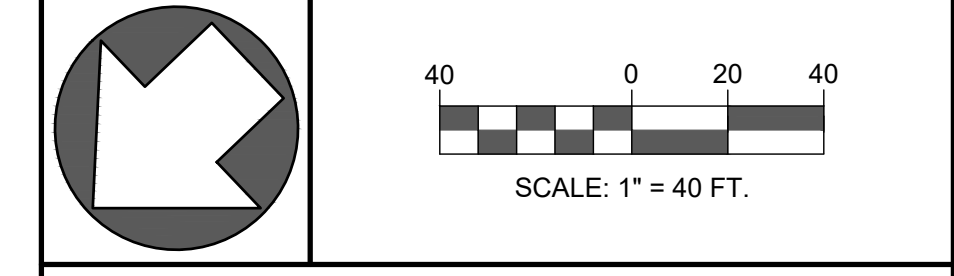
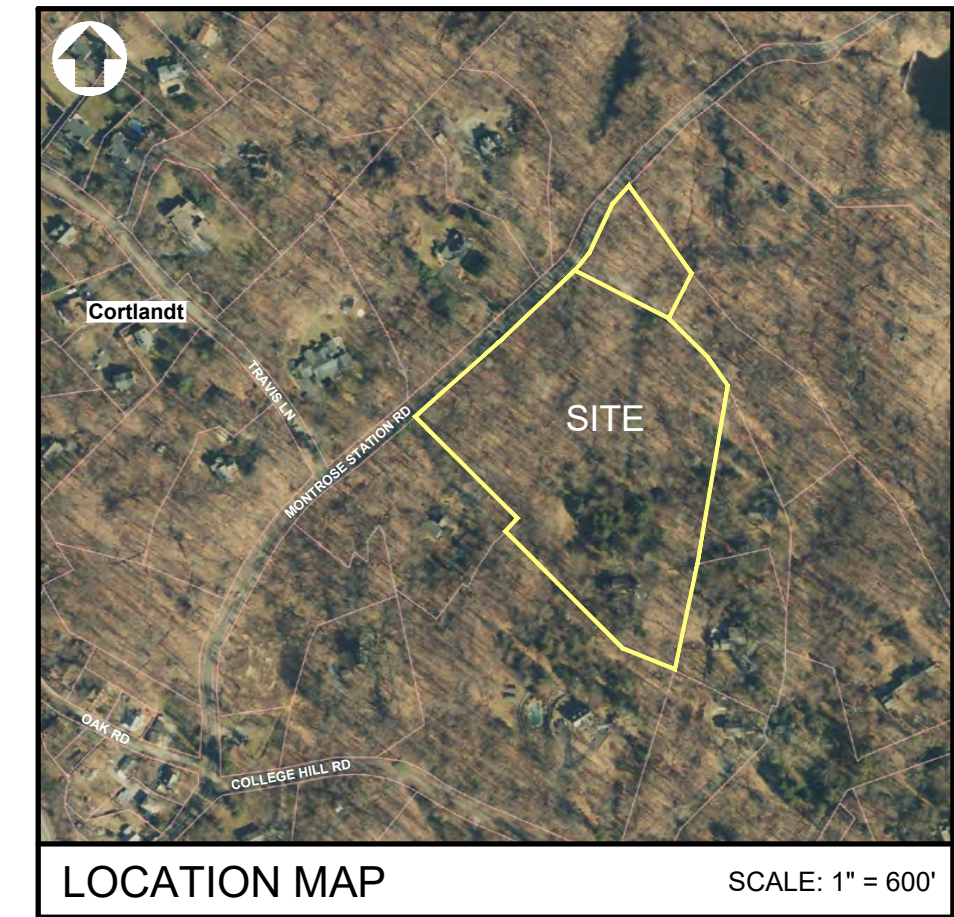
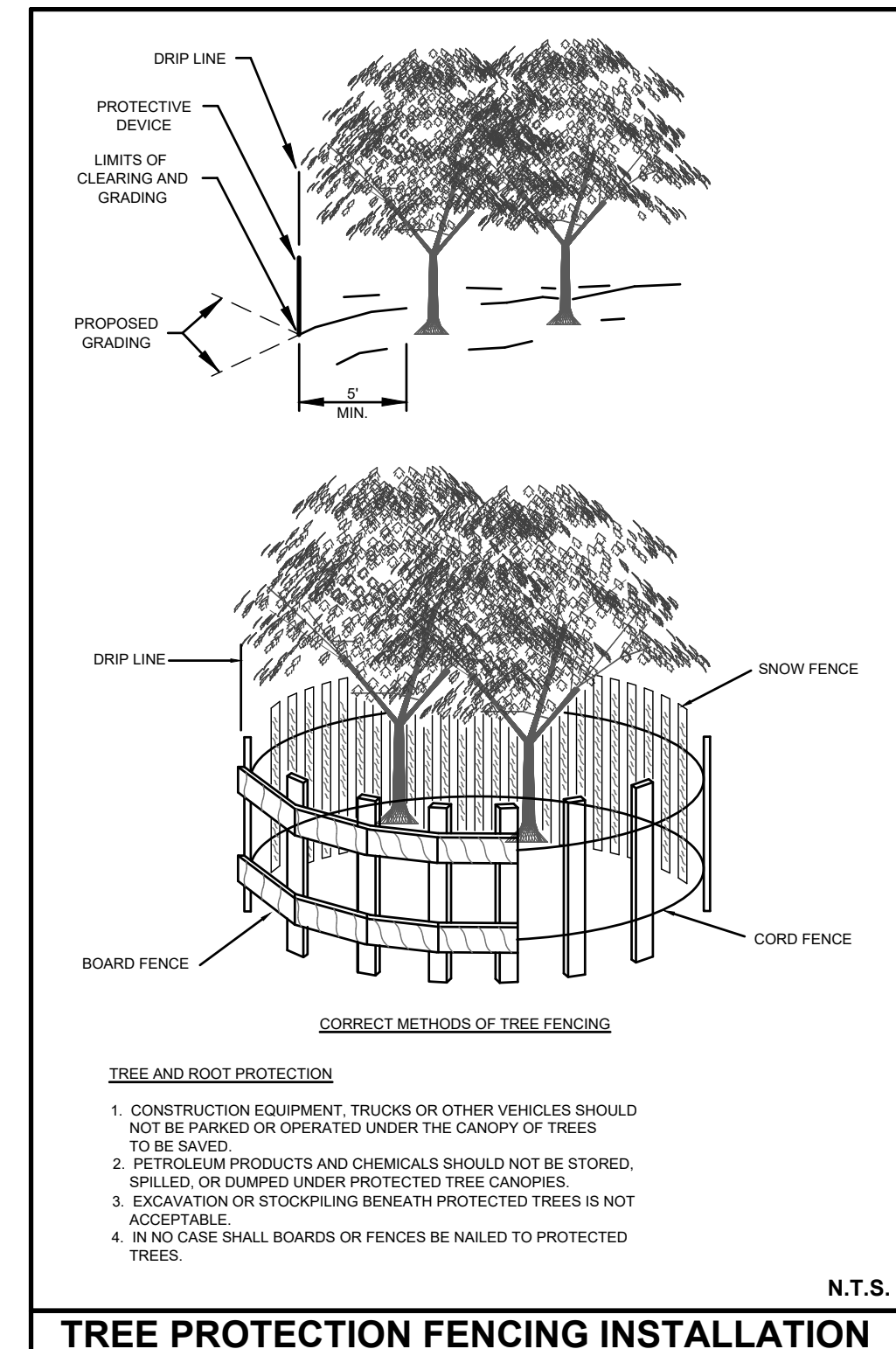


1. ALL REMOVAL OF TREES ON PROPERTY ARE TO BE MINIMIZED AND SHOULD BE TAGGED BY THE APPLICANT AND INSPECTED BY THE TOWN OF CORTLANDT PRIOR TO CUTTING. TREE WELLS SHOULD BE CONSTRUCTED AROUND ALL TREES THAT COULD BE IMPACTED AS A RESULT OF CUTTING AND FILLING.
2. ALL TREES DESIGNATED FOR PRESERVATION SHALL BE CLEARLY MARKED WITH A BRIGHT COLORED RIBBON OR OTHER EASILY DISCERNIBLE METHOD.
3. TREES TO BE PROTECTED SHALL BE PROVIDED WITH FENCING OR TRUNK ARMOR AS DETAILED ON THIS PLAN. ALL TREE PROTECTION METHODS SHALL CONFORM TO CHAPTER 5.190 OF THE WESTCHESTER COUNTY "BEST MANAGEMENT PRACTICES MANUAL SERIES FOR EROSION AND SEDIMENT CONTROL". 1991. THESE GUIDELINES SHALL BE IMPLEMENTED FOR ALL TREES DESIGNATED FOR PROTECTION.
4. ALL TREES WITHIN SEPTIC AREA SHALL BE REMOVED AS REQUIRED BY THE W.C.D.H.
5. ALL TREE STUMPS SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER OR GRINDED ON SITE AND USED FOR LANDSCAPING PURPOSES ONLY.
6. WOOD CHIPS SHALL BE STOCKPILED ONLY FOR USE IN LANDSCAPING AND DECORATIVE PURPOSES. WOOD CHIPS NOT FOR THESE PURPOSES SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER.
7. WOOD CHIPS AND STUMP CHIPS SHALL NOT BE USED FOR ANY FILLING OR BACKFILLING OPERATION.
8. ALL CUT LOGS SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER OR USED FOR DECORATIVE PURPOSES ONLY. CUT LOGS SHALL NOT BE STOCKPILED FOR MORE THAN 30 DAYS NOR USED FOR FILLING OR OR BACKFILLING PURPOSES.

1. FILE ANY PERTINENT DOCUMENTS WITH THE TOWN BUILDING DEPARTMENT, TOWN HIGHWAY DEPARTMENT AND ANY OTHER INVOLVED AGENCY. OBTAIN A SEWAGE DISPOSAL SYSTEM PERMIT FROM THE WCDH.
2. OBTAIN REQUIRED BUILDING PERMIT, ROAD OPENING PERMIT, EXCAVATION PERMIT OR ANY OTHER PERMIT REQUIRED FOR THE CONSTRUCTION OF THE RESIDENCE.
3. CONTACT THE UNDERGROUND LINE LOCATION SERVICE (CODE 53) AT 800-245-2828. INSTALL THE LIMITS OF DISTURBANCE FENCING (ORANGE CONSTRUCTION FENCING).
4. THE HOUSE AND DRIVEWAY LOCATIONS SHALL BE STAKED OUT, WITH OFFSETS, BY A LICENSED LAND SURVEYOR.
5. TREES TO BE PRESERVED ARE TO BE CLEARLY MARKED AND PROTECTED FROM CONSTRUCTION.
6. INSTALL ALL REQUIRED EROSION CONTROL STRUCTURES PER THE PLANS.
7. CLEAR AND GRUB AREAS PROPOSED FOR CONSTRUCTION, INCLUDING THE HOMESITE, DRIVEWAY, AND SEPTIC AREA. CHIP BRANCHES AND LOGS AS PRACTICABLE AND REMOVE STUMPS AND UNUSED LOGS AND OTHER DEBRIS FROM THE SITE IN A LAWFUL MANNER.
8. BEGIN SITE EXCAVATIONS AND FILLING OPERATIONS FOR THE ROUGH GRADING OF THE LOTS.
9. CONSTRUCT FOOTING FORMS AND HAVE SAME APPROVED BY THE BUILDING DEPARTMENT. CONSTRUCT FOUNDATION WALLS AND HAVE SAME INSPECTED AND APPROVED. PROCEED WITH CONSTRUCTION OF HOUSE IN ACCORDANCE WITH ALL BUILDING DEPARTMENT REQUIREMENTS.
10. INSTALL SEWAGE DISPOSAL SYSTEMS PER SEWAGE DISPOSAL PLAN APPROVED BY THE WCDH. SAME SHALL BE INSPECTED AND APPROVED BY THE WCDH PRIOR TO BACKFILL. ALL SEWAGE DISPOSAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND ALL WCDH REQUIREMENTS.
11. INSTALL ROOF LEADER LINES AND FOOTING DRAIN LINES PER THE APPROVED PLANS.
12. COORDINATE WITH UTILITY COMPANIES FOR THE INSTALLATION OF THE UNDERGROUND UTILITIES. UPON COMPLETION OF THE SEWAGE DISPOSAL SYSTEM AND HOUSE, LOT TO BE FINAL GRADED. TOPSOIL TO BE PLACED WHERE NECESSARY AND SEEDED AND MULCHED.
13. CONTINUAL INSPECTION AND MAINTENANCE OF THE EROSION CONTROL DEVICES IS REQUIRED. DISTURBANCE OUTSIDE OF THE LIMITS OF DISTURBANCE FENCE IS NOT PERMITTED.
14. COMPLETE THE DRIVEWAY PER THE PLAN SPECIFICATIONS.
15. PROVIDE THE NECESSARY PLANTINGS AND GENERAL CLEAN UP OF THE LOT OBTAIN A CERTIFICATE OF OCCUPANCY.

| SOILS TABLE |                                                                 |                |
|-------------|-----------------------------------------------------------------|----------------|
| SOIL SYMBOL | SOIL NAME                                                       | PERCENT OF LOT |
| C/C         | CHARLTON-CHATFIELD COMPLEX, 0 TO 15% SLOPES, VERY ROCKY         | 58%            |
| Cu/D        | CHATHFIELD-HOLLIS-ROCK OUTCROP COMPLEX, 15 TO 35 PERCENT SLOPES | 25%            |
| C/C         | CHATHFIELD-HOLLIS-ROCK OUTCROP COMPLEX, 0 TO 15 PERCENT SLOPES  | 9%             |
| Sh          | SUN LOAM                                                        | 8%             |

**TREE NOTE**  
REFERENCE IS MADE TO THE TREE REPORT PREPARED BY  
SAVATREE DATED OCTOBER 3, 2024.

[illegible]

OWNER/APPLICANT

77 MONTROSE STATION, LLC  
1340 BAPTIST CHURCH ROAD  
YORKTOWN HEIGHTS, NY 10598

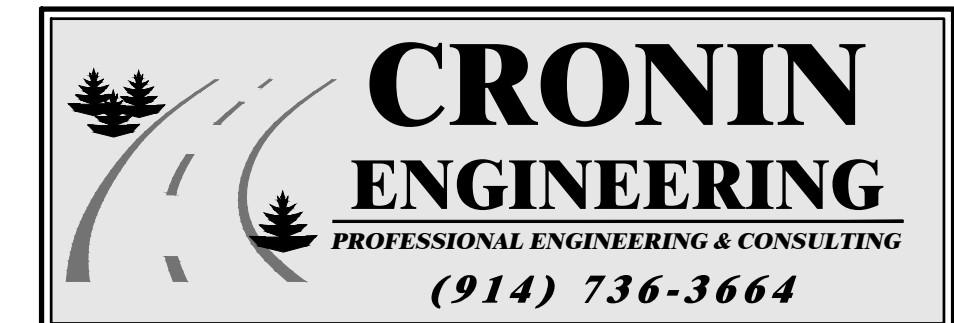
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- AUTHORIZATION No. 130827

| REVISIONS |                                             |                   |
|-----------|---------------------------------------------|-------------------|
| 5         |                                             |                   |
| 4         | UPDATE FOR FINAL SUBD APPROVAL              | JUNE 17, 2026     |
| 3         | UPDATE FOR WCDH REALTY SUBD APPL SUBMISSION | FEBRUARY 6, 2026  |
| 2         | LABELLA COMMENTS DATED 10-07-2025           | NOVEMBER 20, 2025 |
| 1         | LABELLA COMMENTS DATED 02-13-2025           | AUGUST 20, 2025   |
| #         | REASON                                      | DATE              |

|                                      |                        |
|--------------------------------------|------------------------|
| <b>MUNICIPAL TAX IDENTIFICATION:</b> |                        |
| <b>SECTION:</b>                      | 44.17                  |
| <b>BLOCK:</b>                        | 1                      |
| <b>LOT:</b>                          | 6 & 11                 |
| <b>SUBLOT:</b>                       | -----                  |
| <b>DRAWN BY:</b>                     | AD                     |
| <b>CHECKED:</b>                      | KS/PMB                 |
| <b>PROJECT:</b>                      | 77 MONTROSE STATION RD |
| <b>DATE:</b>                         | JANUARY 22, 2025       |
| <b>JOB #:</b>                        | 240601                 |



EXPIRATION DATE: 03-31-2027  
 PATRICK M. BELL, P.E.  
 LICENSE #087679



**39 Arlo Lane  
Cortlandt Manor, New York 10567**

EXISTING CONDITIONS /  
TREE REMOVAL PLAN

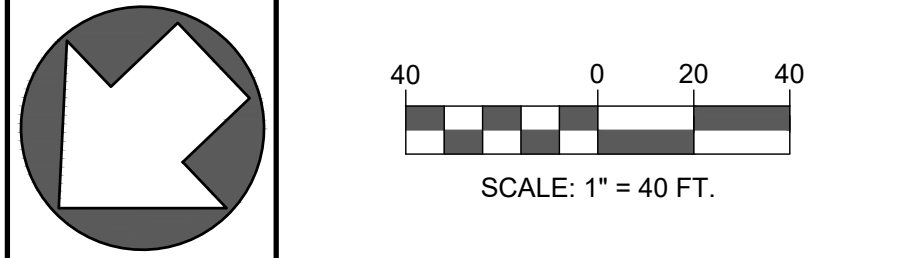
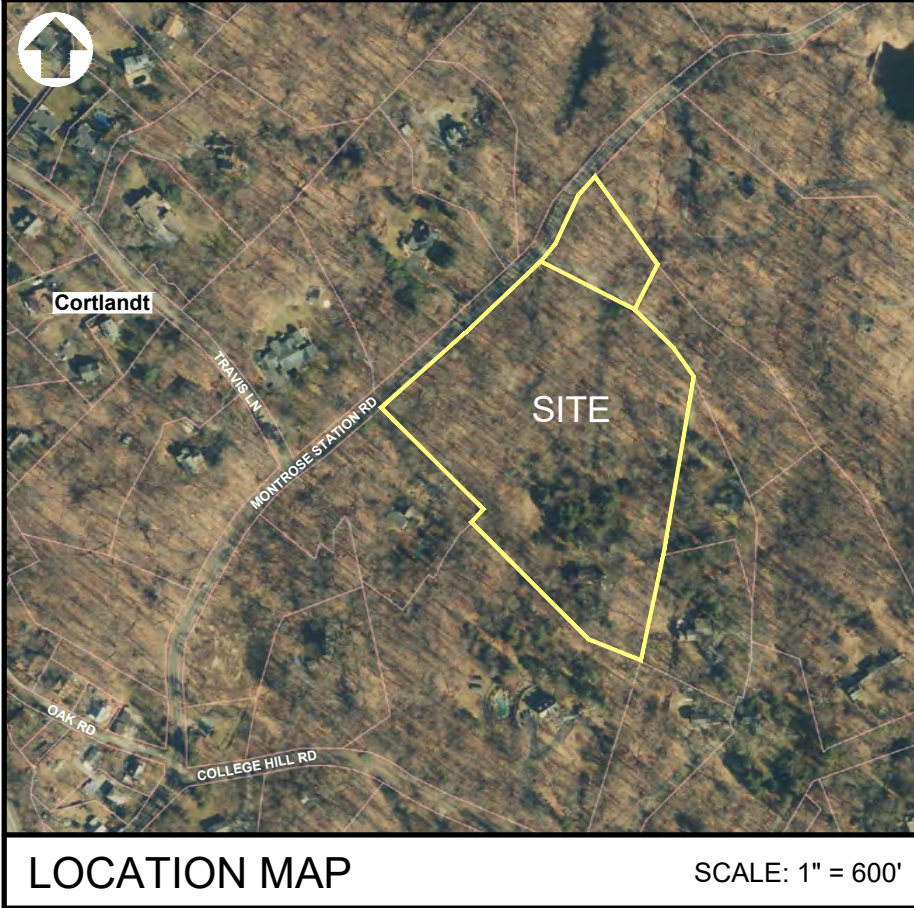
SUBDIVISION &  
SITE DEVELOPMENT PLAN  
FOR  
77 MONTROSE STATION, LLC

|                                                                      |        |
|----------------------------------------------------------------------|--------|
| LOCATION:<br>77 MONTROSE STATION ROAD<br>TOWN OF CORTLANDT, NEW YORK |        |
| SHEET 2 OF 8                                                         | EX-2.1 |



| TREE TABLE          |                |                |       |
|---------------------|----------------|----------------|-------|
|                     | PROPOSED LOT 2 | PROPOSED LOT 3 | TOTAL |
| EXISTING TREES      | 248            | 254            | 502   |
| TREES TO BE REMOVED | 150            | 67             | 217   |
| TREES TO REMAIN     | 98             | 187            | 285   |

-  = EXISTING TREE TO REMAIN
-  = EXISTING TREE TO BE REMOVED
-  = TREE RECOMMENDED FOR REMOVAL BY SAV-A-TREE  
PER OCT. 3, 2024 REPORT (TOTAL # = 107)



OWNER/APPLICANT

77 MONTROSE STATION, LLC  
1340 BAPTIST CHURCH ROAD  
YORKTOWN HEIGHTS, NY 10598

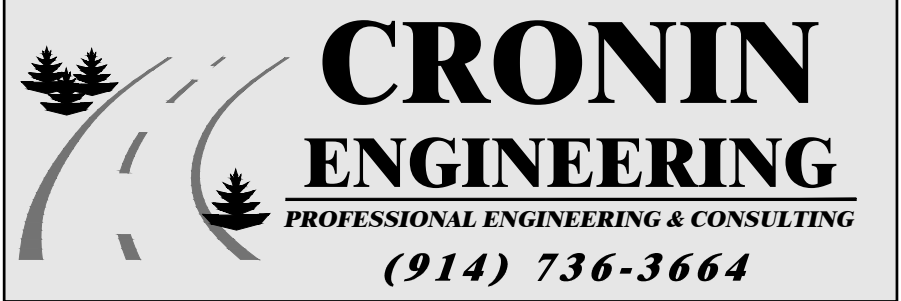
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- AUTHORIZATION No. 130827

REVISIONS

| # | REASON                                      | DATE              |
|---|---------------------------------------------|-------------------|
| 5 |                                             |                   |
| 4 | UPDATE FOR FINAL SUBD APPROVAL              | JUNE 17, 2026     |
| 3 | UPDATE FOR WCDH REALTY SUBD APPL SUBMISSION | FEBRUARY 6, 2026  |
| 2 | LABELLA COMMENTS DATED 10-07-2025           | NOVEMBER 20, 2025 |
| 1 | LABELLA COMMENTS DATED 02-13-2025           | AUGUST 20, 2025   |

MUNICIPAL TAX IDENTIFICATION:

SECTION: 44.17  
BLOCK: 1  
LOT: 6 & 11  
SUBLOT: ----  
DRAWN BY: AD  
CHECKED: KS/PMB  
PROJECT: 77 MONTROSE STATION RD  
DATE: AUGUST 20, 2025  
JOB #: 240601



39 Arlo Lane  
Cortlandt Manor, New York 10567

TREE REMOVAL OVERLAY

SUBDIVISION &  
SITE DEVELOPMENT PLAN  
FOR  
77 MONTROSE STATION, LLC

LOCATION:  
77 MONTROSE STATION ROAD  
TOWN OF CORTLANDT, NEW YORK



| WESTCHESTER COUNTY DEPARTMENT OF HEALTH / SOIL DATA CHART |                |                        |                       |                    |                                               |                             |                                     |                                |                             |               |             |               |                            |                                                                                                                                                                  |
|-----------------------------------------------------------|----------------|------------------------|-----------------------|--------------------|-----------------------------------------------|-----------------------------|-------------------------------------|--------------------------------|-----------------------------|---------------|-------------|---------------|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LOT #                                                     | LOT AREA (AC.) | SLOPE OF OWTS AREA (%) | DEEP TEST DESCRIPTION |                    |                                               | PERCOLATION RATE (MIN./IN.) | WATER ELEVATION (IN. BELOW SURFACE) | LENGTH OF FIELDS REQUIRED (LF) |                             | BANK RUN FILL |             | CURTAIN DRAIN | IMPERVIOUS LAYER ELEVATION | REMARKS                                                                                                                                                          |
|                                                           |                |                        | TEST HOLE NUMBER      | DEPTH              | SOIL CLASSIFICATION                           |                             |                                     | 4 BEDROOM RESIDENCE            | PER EACH ADDITIONAL BEDROOM | DEPTH (IN)    | VOLUME (CY) |               |                            |                                                                                                                                                                  |
| LOT 1                                                     | 5.64           | 2%                     | D1<br>D2<br>D3<br>D4  | 0' TO 8' 6" TO 84" | FINE SANDS W/ STONE, MOD. TO HIGHLY COMPACTED | 1 TO 5                      | NONE                                | NEW OWTS + 100% EXPANSION      | N/A                         | N/A           | N/A         | N/A           | N/A                        | EXISTING HOUSE. SEE WCDH PERMIT APPLICATION FOR OWTS                                                                                                             |
| LOT 2                                                     | 1.86           | 2%                     | D5<br>D6              | 0' TO 8' 8" TO 84" | FINE SANDS W/ STONE, MOD. TO HIGHLY COMPACTED | 1 TO 5                      | NONE                                | 184 LF                         | 125 LF                      | N/A           | N/A         | N/A           | N/A                        | SOILS TESTING WAS CONDUCTED BY CRONIN ENGINEERING AND WITNESSED BY THE WCDH. DEEP TESTING WAS CONDUCTED ON NOVEMBER 4, 2024 FOR THE PRIMARY AND EXPANSION AREAS. |
|                                                           |                |                        | D7<br>D8              | 0' TO 8' 8" TO 96" | FINE SANDS W/ STONE, MOD. TO HIGHLY COMPACTED |                             |                                     |                                |                             |               |             |               |                            |                                                                                                                                                                  |
| LOT 3                                                     | 2.23           | 10%                    | D9<br>D10<br>D12      | 0' TO 8' 8" TO 84" | FINE SANDS W/ STONE, MOD. TO HIGHLY COMPACTED | 1 TO 5                      | NONE                                | 184 LF                         | 125 LF                      | 1 FT          | 110         | N/A           | N/A                        | SOILS TESTING WAS CONDUCTED BY CRONIN ENGINEERING AND WITNESSED BY THE WCDH. DEEP TESTING WAS CONDUCTED ON NOVEMBER 4, 2024 FOR THE PRIMARY AND EXPANSION AREAS. |
|                                                           |                |                        | D11                   | 0' TO 8' 8" TO 72" | FINE SANDS W/ STONE, MOD. TO HIGHLY COMPACTED |                             |                                     |                                |                             |               |             |               |                            |                                                                                                                                                                  |

1. SOILS TESTING WAS CONDUCTED BY CRONIN ENGINEERING, P.E., P.C. AND WITNESS BY THE WCDH. DEEP TESTING WAS CONDUCTED ON NOVEMBER 8, 2024. PERCOLATION TESTING WAS CONDUCTED ON NOVEMBER 11 & 12, 2024.
2. LOT 1 HAS A RENOVATED SINGLE-FAMILY RESIDENCE AND OWTS. AT THE TIME OF INSPECTION BY CRONIN ENGINEERING P.E. P.C., THE OWTS APPEARED TO BE OPERATING SATISFACTORILY.

| ZONING DATA CHART - R-80 (SINGLE FAMILY RESIDENTIAL) |                       |                        |                         |                         |                        |                        |                                |                            |                                         |
|------------------------------------------------------|-----------------------|------------------------|-------------------------|-------------------------|------------------------|------------------------|--------------------------------|----------------------------|-----------------------------------------|
| LOT DESCRIPTION                                      | MINIMUM LOT AREA (SF) | MINIMUM LOT WIDTH (FT) | MAXIMUM HEIGHT (FT)     | MINIMUM FRONT YARD (FT) | MINIMUM SIDE YARD (FT) | MINIMUM REAR YARD (FT) | MAXIMUM BUILDING COVERAGE (SF) | MINIMUM LANDSCAPE COVERAGE | MAXIMUM BUILDING FLOOR AREA (SF)        |
| REQUIRED                                             | 80,000                | 200                    | 2 1/2 STORIES or 35 FT. | 50                      | 30                     | 30                     | 65% FAR                        | 70% OF LOT AREA            | 50% OF FLOOR AREA OF PRINCIPAL BUILDING |
| EXISTING LOT 44.17-1-6                               | 42,056                | 174                    | N/A                     | N/A                     | N/A                    | N/A                    | N/A                            | ±92                        | N/A                                     |
| EXISTING LOT 44.17-1-11                              | 381,655               | 596                    | <35                     | 583                     | 62                     | 113                    | 1,690                          | ±95                        | -                                       |
| PROPOSED SUBDIVISION LOT 1                           | 245,821               | 332                    | <35                     | 170                     | 62                     | 113                    | <65% FAR                       | ±91                        | -                                       |
| PROPOSED SUBDIVISION LOT 2                           | 80,891                | 267                    | <35                     | 190                     | 86                     | 32                     | <65% FAR                       | ±91                        | -                                       |
| PROPOSED SUBDIVISION LOT 3                           | 97,001                | 235                    | <35                     | 99                      | 72                     | 200                    | <65% FAR                       | ±94                        | -                                       |

### OWNERS CERTIFICATION

THE UNDERSIGNED OWNER, OWNER OF THE PROPERTY HEREON, STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO THE FILING OF THIS MAP.

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

MARK GIORDANO

### TOWN OF CORTLANDT APPROVAL

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 PLANNING & COMMUNITY DEVELOPMENT

DIRECTOR DATE

REVIEWED BY THE PLANNING BOARD ENGINEER

ENGINEER DATE

APPROVED BY RESOLUTION No. \_\_\_\_ OF THE PLANNING BOARD OF THE TOWN OF CORTLANDT, NEW YORK ON THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION, OR REVISION IN THIS PLAT OR SITE DEVELOPMENT PLAN, AFTER THE ABOVE DATE, SHALL VOID THIS APPROVAL.

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

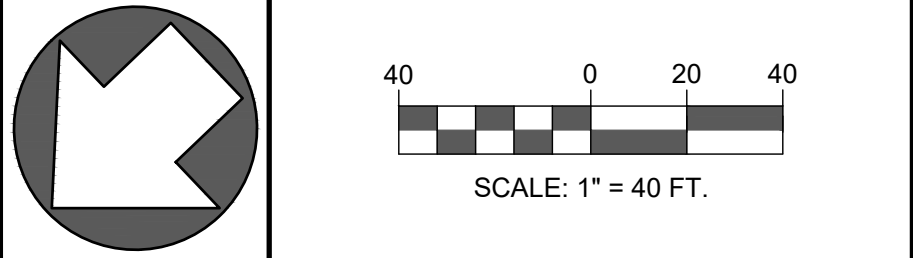
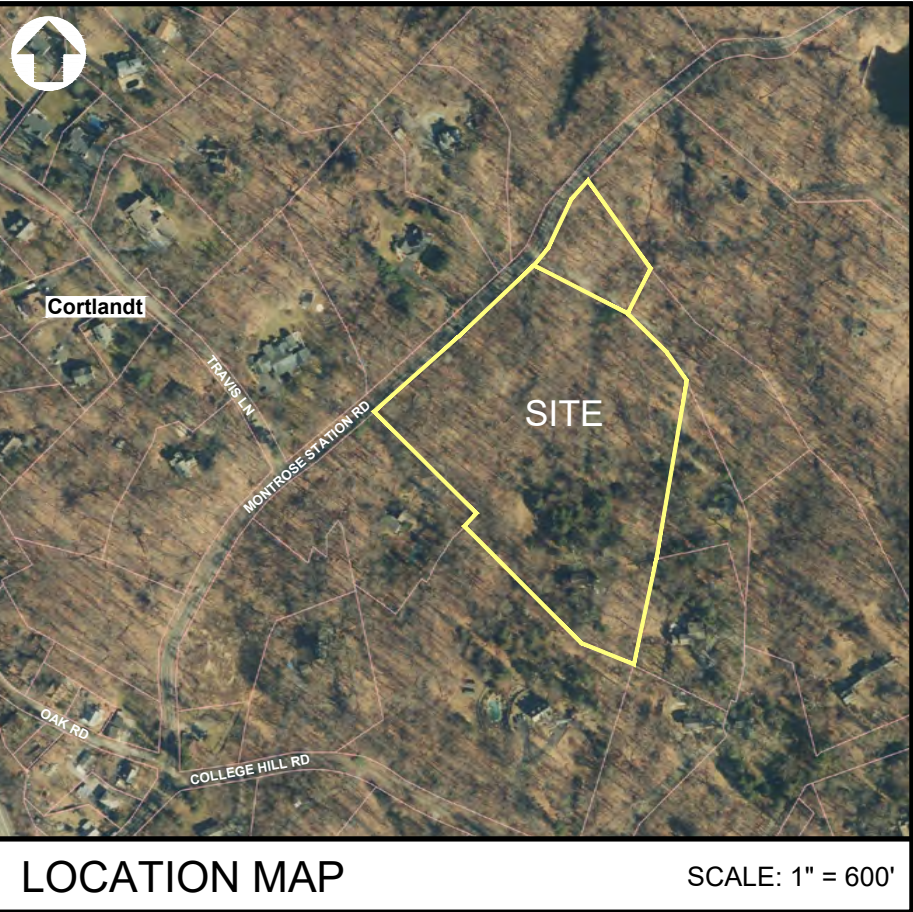
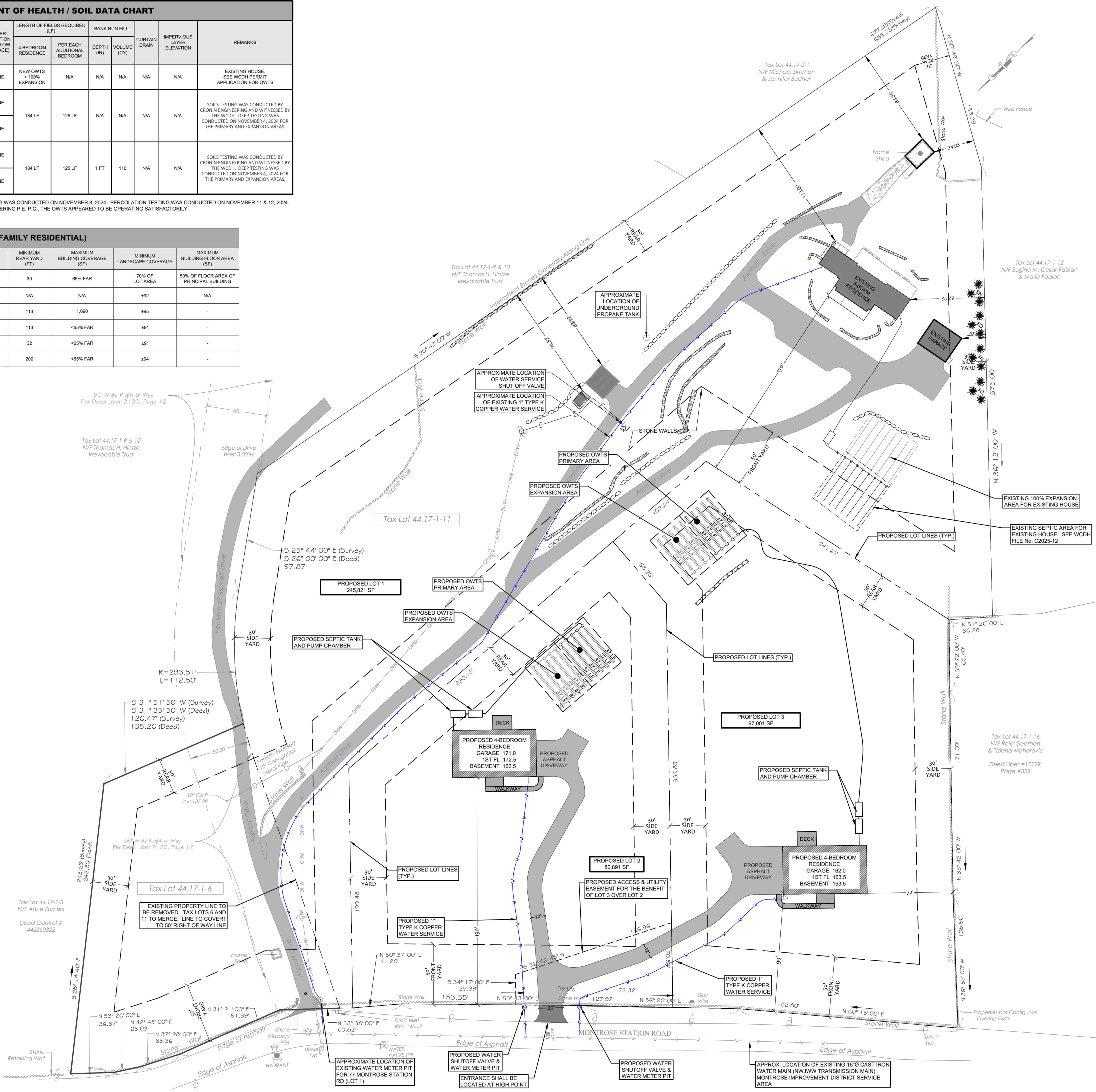
CHAIRPERSON OF THE PLANNING BOARD

### WCDH APPROVAL

EXISTING PUBLIC WATER / PROPOSED SEWAGE TREATMENT SYSTEM APPROVED PURSUANT TO CHAPTER 873, ARTICLE X, SECTIONS 873.951 AND 873.1011 AND ARTICLES VII AND VIII OF THE WESTCHESTER COUNTY SANITARY CODE SUBJECT TO THE PROVISION OF PUBLIC WATER SUPPLY AND 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 ANOTHER APPROVING AUTHORITY AND THE DATE THEREOF MADE ON THIS PLAT AFTER THIS APPROVAL, SHALL INVALIDATE THE APPROVAL.

APPROVED BY THE ASSISTANT COMMISSIONER OF HEALTH ON BEHALF OF THE DEPARTMENT OF HEALTH

DATE



OWNER/APPLICANT

77 MONTROSE STATION, LLC  
1340 BAPTIST CHURCH ROAD  
YORKTOWN HEIGHTS, NY 10598

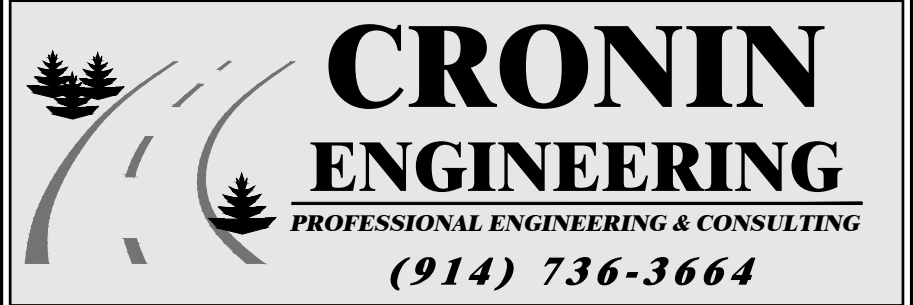
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- AUTHORIZATION No. 130827

### REVISIONS

| # | REASON                                      | DATE              |
|---|---------------------------------------------|-------------------|
| 5 |                                             |                   |
| 4 | REVISE PER WCDH 5-21-26 REVIEW COMMENTS     | JUNE 17, 2026     |
| 3 | UPDATE FOR WCDH REALTY SUBD APPL SUBMISSION | FEBRUARY 6, 2026  |
| 2 | LABELLA COMMENTS DATED 10-07-2025           | NOVEMBER 20, 2025 |
| 1 | LABELLA COMMENTS DATED 02-13-2025           | AUGUST 20, 2025   |

### MUNICIPAL TAX IDENTIFICATION:

SECTION: 44.17  
BLOCK: 1  
LOT: 6 & 11  
SUBLOT: -----  
DRAWN BY: AD  
CHECKED: KS/PMB  
PROJECT: 77 MONTROSE STATION RD  
DATE: JANUARY 22, 2025  
JOB #: 240601



39 Arlo Lane  
Cortlandt Manor, New York 10567

### PRELIMINARY SUBDIVISION PLAT

SUBDIVISION &  
SITE DEVELOPMENT PLAN  
FOR  
77 MONTROSE STATION, LLC

LOCATION:  
77 MONTROSE STATION ROAD  
TOWN OF CORTLANDT, NEW YORK

SHEET 4 OF 8

SP-3.1



| PIPE CHART                      |                                       | IMPERVIOUS AREA  |                            |                                     |
|---------------------------------|---------------------------------------|------------------|----------------------------|-------------------------------------|
| PIPE LOCATION                   | TYPE                                  |                  | EXISTING IMPERVIOUS (LOT1) | PROPOSED IMPERVIOUS (LOT 2 + LOT 3) |
| ROOF LEADERS                    | 4"Ø SOLID PVC SDR35<br>@ 1% MIN SLOPE | DRIVEWAY         | 20,520 SF.                 | 8,360 SF                            |
| FOOTING DRAINS                  | 4"Ø PERFORATED HDPE                   | FRAME SHED       | 295 SF                     | 0                                   |
| FOOTING DRAIN DISCHARGE         | 4"Ø SOLID HDPE<br>@ 1% MIN SLOPE      | DETACHED GARAGE  | 671 SF                     | 0                                   |
|                                 |                                       | HOUSE AND GARAGE | 1,797 SF                   | 5,600 SF                            |
| WATER SERVICE                   | 1"Ø TYPE "K" COPPER                   | PATIO            | 720 SF                     | 384 SF                              |
| WATER METER                     | NEPTUNE T-10 WATER METER              | WALKWAY          | 0                          | 668 SF                              |
| UTILITIES                       | BY UTILITY COMPANY, TO BE UNDERGROUND | TOTAL            | 24,003 SF                  | 15,012                              |
| RAW SEWER LINE TO SEPTIC SYSTEM | 4"Ø SOLID PVC SDR35<br>@ 2% MIN SLOPE |                  |                            |                                     |

| PROPOSED DISTURBANCE                |           |
|-------------------------------------|-----------|
| PROPOSED DISTURBANCE                | 77,100 SF |
| PROP. WETLAND DISTURBANCE           | 0 SF      |
| PROPOSED WETLAND BUFFER DISTURBANCE | 0 SF      |

## WCDN NOTES

1. THERE ARE NO EXISTING OR PROPOSED WELLS LOCATED WITHIN 200 FEET AT A LOWER ELEVATION AND IN A DIRECT LINE WITH THE GROUNDWATER FLOW OR WITHIN 100 FEET IN A DIRECT LINE TO THE PROPOSED OWTS AREA UNLESS OTHERWISE SHOWN HEREON.
2. ALL COMPONENTS OF THE OWTS AND CONSTRUCTION TECHNIQUES OF SAME ARE TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION'S (NYS DEC) REGULATIONS FOR THE RESIDENTIAL SUBSURFACE TREATMENT SYSTEMS AND DRILLED WELLS IN WESTCHESTER COUNTY, NY AND ANY OTHER RULES AND REGULATIONS THAT MAY APPLY.
3. THE OWTS AREAS MUST BE PROTECTED AND EFFECTIVELY PROTECTED AGAINST DAMAGE BY EROSION, STORAGE OF EARTH OR MATERIALS OR COMPACTION BY MACHINES AND HEAVY EQUIPMENT. DAMAGE TO ANY PORTION OF AN OWTS AREA SHALL BE REPAIRED BEFORE ANY FURTHER CONSTRUCTION IS GRANTED.
4. EXPANSION AREAS FOR ALL SLOTS SHALL REMAIN UNDISTURBED AS MUCH AS IS PRACTICABLE.
5. THE EXISTING ON-SITE WASTEWATER TREATMENT SYSTEM FOR LOT 1 WAS INSPECTED BY THIS OFFICE AND APPEARED TO BE SATISFACTORY. HOWEVER, THE TIME OF INSPECTION WAS NOT RECORDED AND NO MEASUREMENTS OR CHANGES PROPOSED.
6. THE PROJECT IS SUBJECT TO LOCAL WETLAND REGULATIONS, IF ANY.

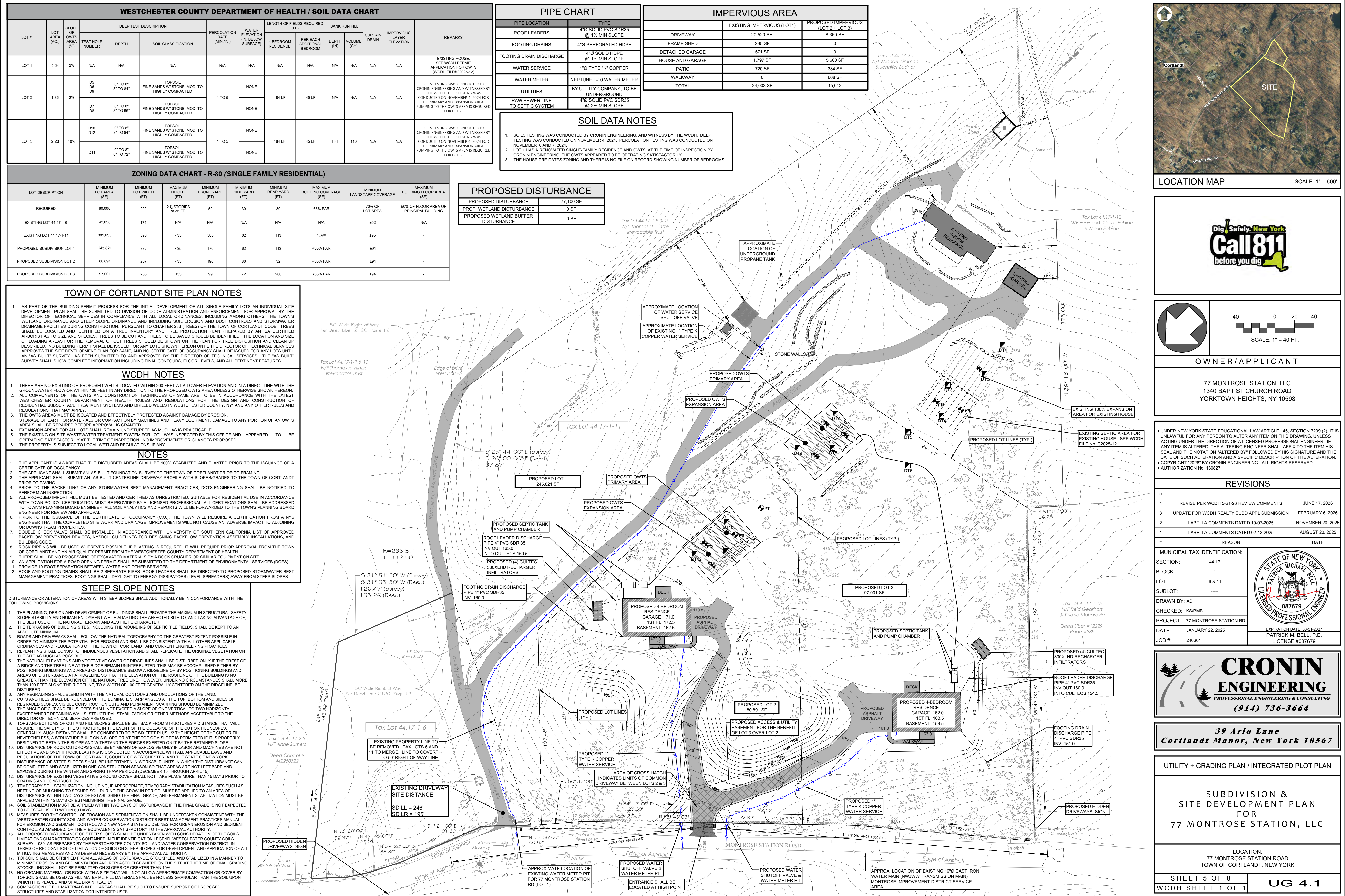
# STEP SLOPE NOTES

DISTURBANCE OR ALTERATION OF AREAS WITH STEP SLOPES SHALL BE IN CONFORMANCE WITH THE FOLLOWING PROVISIONS:

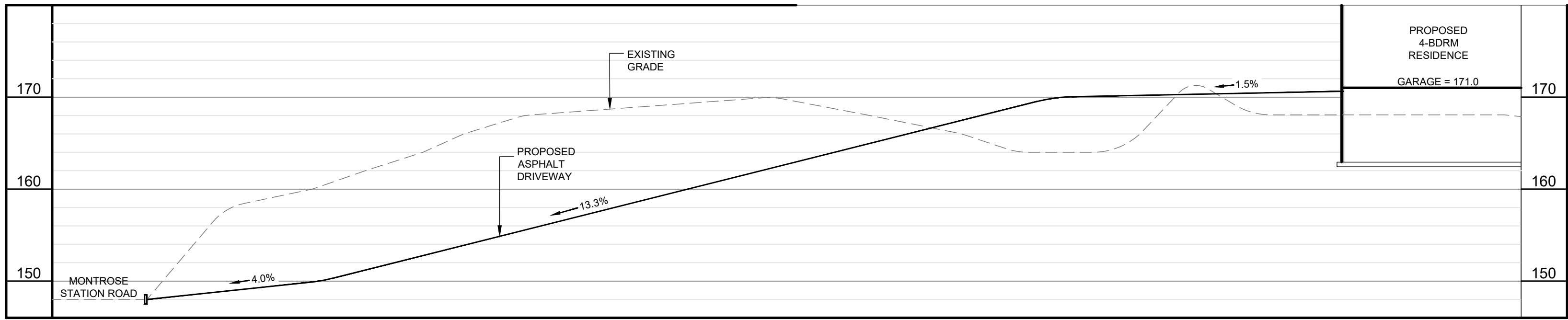
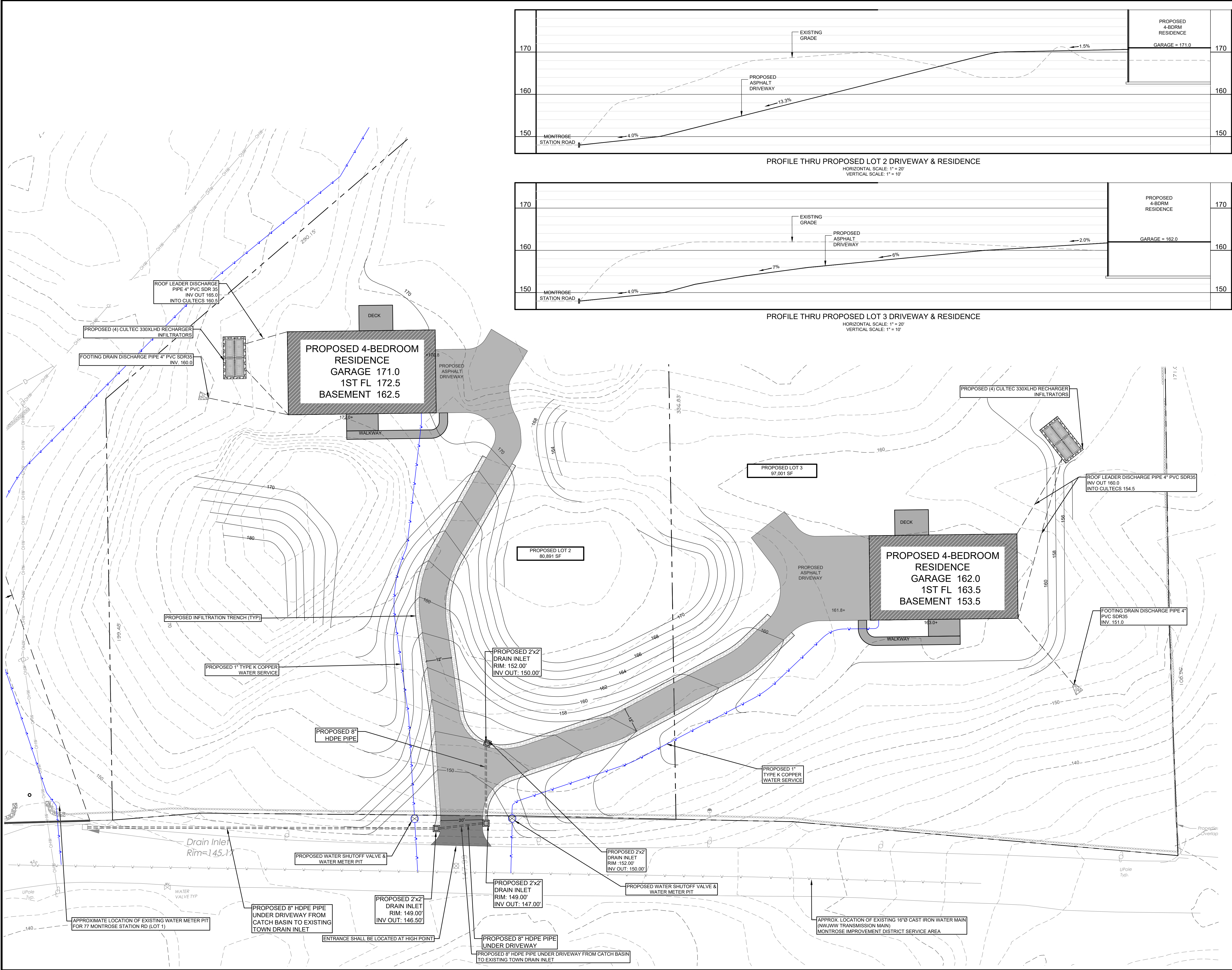
1. THE PLANNING, DESIGN AND DEVELOPMENT OF BUILDINGS SHALL PROVIDE THE MAXIMUM IN STRUCTURAL SAFETY, SOIL STABILITY AND HUMAN ENJOYMENT WHILE ADAPTING THE AFFECTED SITE TO, AND TAKING ADVANTAGE OF, THE BEST USE OF THE NATURAL TERRAIN AND AESTHETIC CHARACTER.
2. THE TERRACING OF BUILDING SITES, INCLUDING THE MOUNDING OF SEPTIC FIELD LIELDS, SHALL BE KEPT TO AN ABSOLUTE MINIMUM.
3. ROADS AND DRIVEWAYS SHALL FOLLOW THE NATURAL TOPOGRAPHY TO THE GREATEST EXTENT POSSIBLE IN ORDER TO MINIMIZE EROSION AND SHALL BE CONFORMANT WITH ALL OTHER APPLICABLE ORDINANCES AND REGULATIONS OF THE TOWN OF CORTLANDT AND CURRENT ENGINEERING PRACTICES. REPLANTING SHALL CONSIST OF INDIGENOUS VEGETATION AND SHALL REPLICATE THE ORIGINAL VEGETATION ON THE SITE AS MUCH AS POSSIBLE.
5. THE NATURAL ELEVATIONS AND VEGETATIVE COVER OF RIDGELINES SHALL BE DISTURBED ONLY IF THE CREST OF A RIDGELINE OR THE TRENCH OF A VALLEY IS NECESSARILY INTERRUPTED. THIS MAY BE ACCOMPLISHED EITHER BY POSITIONING BOUNDRIES AND AREAS OF DISTURBANCE BELOW A RIDGELINE OR BY POSITIONING BOUNDRIES AND AREAS OF DISTURBANCE AT A RIDGELINE SO THAT THE ELEVATION OF THE ROOFLINE OF THE BUILDING IS NO GREATER THAN THE ELEVATION OF THE TRENCH OF THE TRENCH LINE. HOWEVER, THE DISTURBANCE SHALL BE MORE THAN 100 FEET ALONG THE RIDGELINE, TO A WIDTH OF 100 FEET GENERALLY CENTERED ON THE RIDGELINE, BE DISTURBED.
6. ANY REGRADING SHALL BLEND IN WITH THE NATURAL CONTOURS AND UNDULATIONS OF THE LAND.
7. CUTS AND FILLS SHALL BE ROUNDED OFF TO ELIMINATE SHARP ANGLES AT THE TOP, BOTTOM AND SIDES OF REGRADED SLOPES. VISIBLE CONSTRUCTION CUTS AND PERMANENT SCARRING SHOULD BE MINIMIZED.
8. THE ANGLE OF CUT AND FILL SHALL NOT EXCEED A SLOPE OF ONE HORIZONTAL TO ONE VERTICAL EXCEPT WHERE RETAINING WALLS, STRUCTURAL STABILIZATION OR OTHER METHODS ACCEPTABLE TO THE DIRECTOR OF TECHNICAL SERVICES ARE USED.
9. TOPS AND BOTTOMS OF SLOPES SHALL BE SET BACK FROM STRUCTURES A DISTANCE THAT WILL ENSURE THE SAFETY OF THE STRUCTURE IN THE EVENT OF THE COLLAPSE OF THE CUT OR FILL SLOPES. GENERALLY, SUCH DISTANCE SHALL BE CONSIDERED TO BE SIX FEET PLUS 1/2 THE HEIGHT OF THE CUT OR FILL. WITHOUTLESS, A STRUCTURE OR WALL SHALL BE UNDER TAKEN TO ENSURE THE SAFETY OF THE STRUCTURE. DESIGNED TO RETAIN THE SLOPE AND WITHSTAND THE FORCES EXERTED ON IT BY THE RETAINED SOIL.
10. DISTURBANCE OF ROCK OUTCROPPINGS SHALL BE BY MEANS OF EXCAVATION ONLY. LADDER AND MACHINES ARE NOT EFFECTIVE AND ONLY IF ROCK BLASTING IS CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS OF THE TOWN OF CORTLANDT, COUNTY OF WESTCHESTER, AND THE STATE OF NEW YORK.
11. DISTURBANCE OF SOILS SHALL BE UNDER TAKEN TO ENSURE THE SAFETY OF THE STRUCTURE. SOILS CAN BE COMPLETED AND STABILIZED IN ONE CONSTRUCTION SEASON SO THAT AREAS ARE NOT LEFT BARE AND EXPOSED DURING THE WINTER AND SPRING THAW PERIODS (DECEMBER 15 THROUGH APRIL 15).
12. MEASURES OF EXISTING ELEVATIVE GROUND COVER SHALL NOT TAKE PLACE MORE THAN 15 DAYS PRIOR TO GRADING AND CONSTRUCTION.
13. TEMPORARY SOIL STABILIZATION, INCLUDING, IF APPROPRIATE, TEMPORARY STABILIZATION MEASURES SUCH AS NETTING OR MULCHING, SHALL BE UNDER TAKEN TO PROTECT THE GROWING PERIODS OF AN AREA OF DISTURBANCE WITHIN TWO DAYS OF ESTABLISHING THE FINAL GRADE, AND PERMANENT STABILIZATION MUST BE APPLIED WITHIN 15 DAYS OF ESTABLISHING THE FINAL GRADE.
14. SOIL STABILIZATION MUST BE COMPLETED WITHIN TWO DAYS OF DISTURBANCE IF THE FINAL GRADE IS NOT EXPECTED TO BE ESTABLISHED WITHIN 60 DAYS.
15. MEASURES FOR THE CONTROL OF EROSION AND SEDIMENTATION SHALL BE UNDER TAKEN CONSISTENT WITH THE WESTCHESTER COUNTY GOVT. SOIL CONSERVATION DISTRICT'S BEST MANAGEMENT PRACTICES MANUAL FOR EROSION AND SEDIMENT CONTROL, AND NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL. AMENDMENTS TO THE BEST MANAGEMENT PRACTICES MANUAL SHALL BE UNDER TAKEN TO ENSURE THE SAFETY OF THE STRUCTURE.
16. ALL PROPOSED DISTURBANCE OF STEP SLOPES SHALL BE UNDER TAKEN WITH CONSIDERATION OF THE SOILS LIMITATIONS CHARACTERISTICS CONTAINED IN THE IDENTIFICATION LEGEND, WESTCHESTER COUNTY SOILS SURVEY 1989, AS PREPARED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. IN ALL TERMS OF RECOGNITION OF LIMITATION OF SOILS ON STEP SLOPES FOR DEVELOPMENT AND APPLICATION OF ALL MITIGATING MEASURES AND AS DEEMED NECESSARY BY THE APPROVAL AUTHORITY.
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18. MEASURES OF EXISTING ELEVATIVE GROUND COVER SHALL NOT TAKE PLACE MORE THAN 15 DAYS PRIOR TO GRADING AND CONSTRUCTION.
19. TEMPORARY SOIL STABILIZATION, INCLUDING, IF APPROPRIATE, TEMPORARY STABILIZATION MEASURES SUCH AS NETTING OR MULCHING, SHALL BE UNDER TAKEN TO PROTECT THE GROWING PERIODS OF AN AREA OF DISTURBANCE WITHIN TWO DAYS OF ESTABLISHING THE FINAL GRADE, AND PERMANENT STABILIZATION MUST BE APPLIED WITHIN 15 DAYS OF ESTABLISHING THE FINAL GRADE.
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## SOIL DATA NOTES

1. SOILS TESTING WAS CONDUCTED BY CRONIN ENGINEERING, AND WITNESS BY THE WCDH. DEEP TESTING WAS CONDUCTED ON NOVEMBER 4, 2024. PERCOLATION TESTING WAS CONDUCTED ON NOVEMBER 6 AND 7, 2024.
2. LOT 1 HAS A RENOVATED SINGLE-FAMILY RESIDENCE AND OWTS. AT THE TIME OF INSPECTION BY CRONIN ENGINEERING, THE OWTS APPEARED TO BE OPERATING SATISFACTORILY.
3. THE HOUSE PRE-DATE ZONING AND THERE IS NO FILE ON RECORD SHOWING NUMBER OF BEDROOMS.

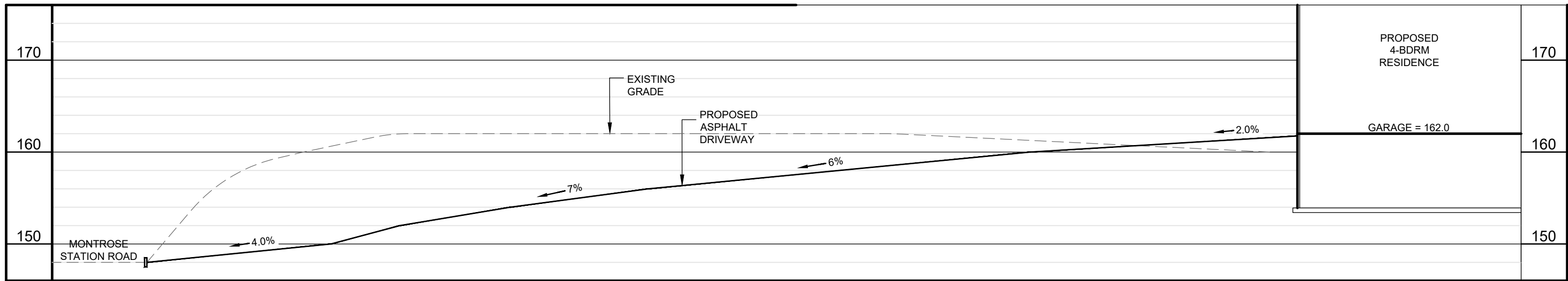






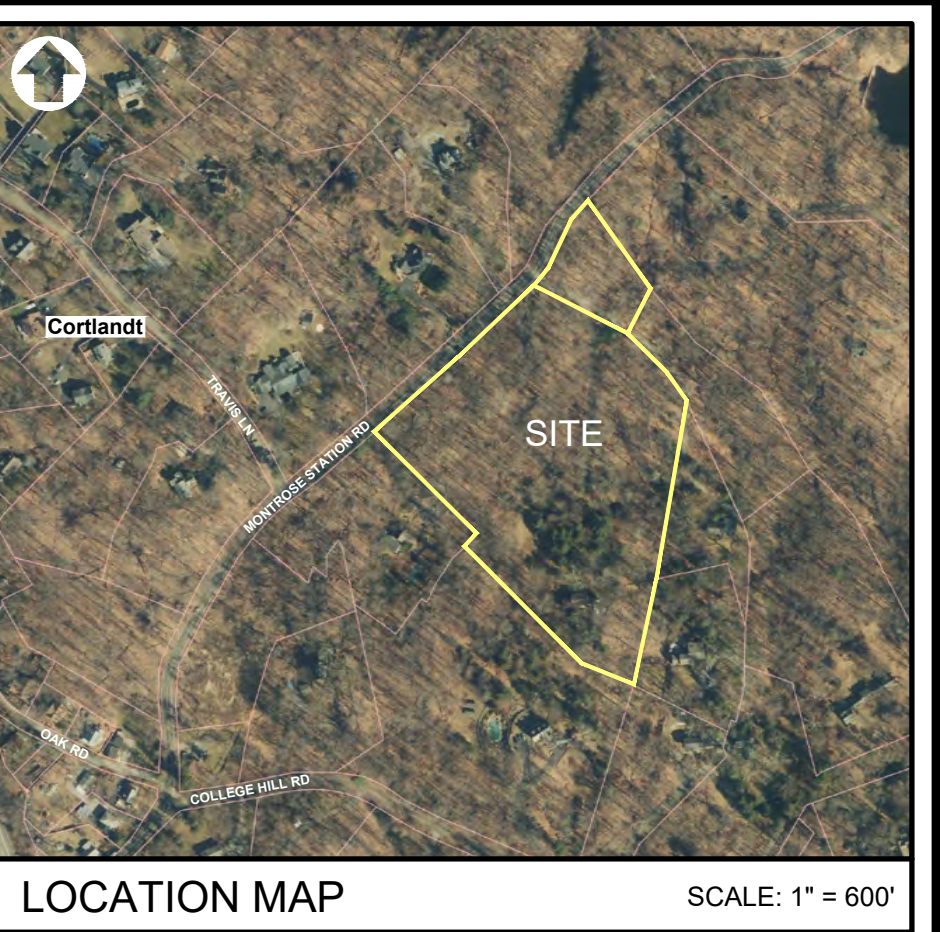
PROFILE THRU PROPOSED LOT 2 DRIVEWAY & RESIDENCE

HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 10'



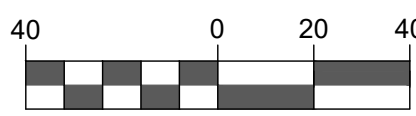
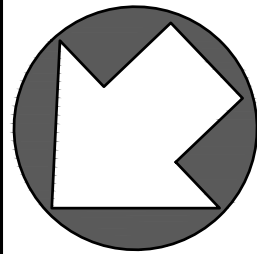
PROFILE THRU PROPOSED LOT 3 DRIVEWAY & RESIDENCE

HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 10'



LOCATION MAP

SCALE: 1" = 600'



SCALE: 1" = 40 FT.

OWNER/APPLICANT

77 MONTROSE STATION, LLC  
1340 BAPTIST CHURCH ROAD  
YORKTOWN HEIGHTS, NY 10598

• UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.  
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REVISIONS

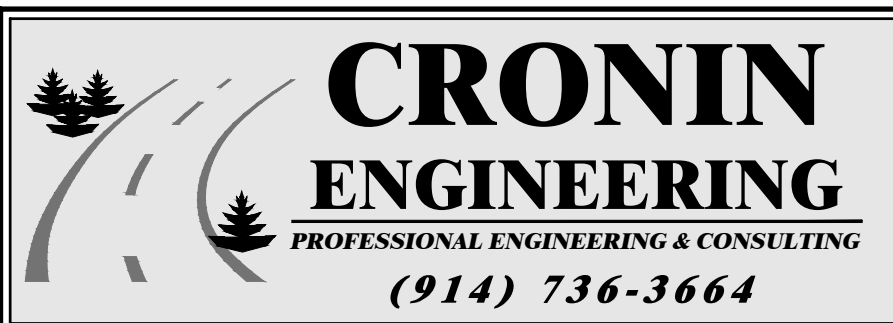
| # | REASON                                      | DATE              |
|---|---------------------------------------------|-------------------|
| 5 |                                             |                   |
| 4 | UPDATE FOR FINAL SUBD APPROVAL              | JUNE 17, 2026     |
| 3 | UPDATE FOR WCDH REALTY SUBD APPL SUBMISSION | FEBRUARY 6, 2026  |
| 2 | LABELLA COMMENTS DATED 10-07-2025           | NOVEMBER 20, 2025 |
| 1 | LABELLA COMMENTS DATED 02-13-2025           | AUGUST 20, 2025   |

MUNICIPAL TAX IDENTIFICATION:

SECTION: 44.17  
BLOCK: 1  
LOT: 6 & 11  
SUBLOT:  
DRAWN BY: AD  
CHECKED: KS/PMB  
PROJECT: 77 MONTROSE STATION RD  
DATE: JANUARY 22, 2025  
JOB #: 240601



EXPIRATION DATE: 03-31-2027  
PATRICK M. BELL, P.E.  
LICENSE #087679



39 Arlo Lane  
Cortlandt Manor, New York 10567

UTILITY + GRADING PLAN / DRIVEWAY PROFILES

SUBDIVISION &  
SITE DEVELOPMENT PLAN  
FOR  
77 MONTROSE STATION, LLC

LOCATION:  
77 MONTROSE STATION ROAD  
TOWN OF CORTLANDT, NEW YORK



| LANDSCAPE PLANTING CHART |        |                |             |               |              |               |          |
|--------------------------|--------|----------------|-------------|---------------|--------------|---------------|----------|
| QUANTITY                 | SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE          |              |               | COMMENTS |
|                          |        |                |             | CALIPER (IN.) | HEIGHT (FT.) | VOLUME (GAL.) |          |
| 10                       | SM     | ACER SACCHARUM | SUGAR MAPLE | 3"            | -----        | -----         | SEE PLAN |
| 4                        | WO     | QUERCUS ALBA   | WHITE OAK   | 3"            | -----        | -----         | SEE PLAN |
| 6                        | RO     | QUERCUS RUBRA  | RED OAK     | 3"            | -----        | -----         | SEE PLAN |

NOTE: ALL PROPOSED TREES SHALL HAVE A MINIMUM DIAMETER OF 3" AT 4-1/2' ABOVE GROUND.



WHITE OAK TREE



SUGAR MAPLE



RED OAK

### LANDSCAPING NOTES

- ALL LANDSCAPING (PLANTING OF TREES, SHRUBS, SOD, ETC.) SHALL BE PERFORMED BY OR UNDER THE SUPERVISION OF A PERSON WHO MEETS AT LEAST ONE OF THE FOLLOWING CRITERIA: CERTIFIED NURSERY PROFESSIONAL, ISA CERTIFIED ARBORIST, CERTIFIED LANDSCAPE TECHNICIAN PROGRAM OR GRADUATE FROM A 2 YEAR COLLEGE IN THE FIELD OF HORTICULTURE, ENVIRONMENTAL SCIENCE, LANDSCAPE ARCHITECTURE OR FORESTRY.
- ALL PLANTS MUST BE HEALTHY AND REPRESENTATIVE OF THE FORM OF THE SPECIES.
- TREES TO BE PLANTED IMMEDIATELY AFTER DELIVERY FROM THE NURSERY.
- CONTRACTOR TO ASSURE SUITABLE SOIL CONDITION. IF NECESSARY PROVIDE ORGANIC MATTER-COMPOST, NUTRIENT BARK, IN THE PROPORTION OF 2 PARTS OF SOIL TO 1 PART OF ORGANIC MATTER.
- WATERING BASIN FOR TREES TO BE AT LEAST 30" IN DIAMETER OR THREE TIMES THE SIZE OF THE ROOTBALL.
- BACKFILLING OF PLANT BASIN TO BE WITH THE ORIGINAL SOIL TO THE LEVEL OF 2 TO 4 INCHES ABOVE THE ORIGINAL LEVEL.
- PROVIDE APPROPRIATE WATERING AND IF NECESSARY WRAP THE TRUNK TO LIMIT DAMAGE FROM INSECTS.
- ALL STAKING AND PIT DETAILS SHALL BE IN ACCORDANCE WITH THE NYS STANDARD SHEETS SECTION 611-1R1
- CONTRACTOR TAKES ALL RESPONSIBILITY FOR MAINTAINING A SAFE CONSTRUCTION AND POST-CONSTRUCTION CONDITION.
- A GRASS SEEDING MIXTURE FOR THE PROPOSED LAWN AREAS WILL BE 50% KENTUCKY BLUE, 25% PERENNIAL RYE AND 25% FINE OR RED FESCUE.
- TOPSOIL REMOVED SHALL BE REPLACED TO A DEPTH OF AT LEAST 4-INCHES OVER ALL EXPOSED GROUND SURFACES EXCEPT ROCK, AND SHALL BE PLANTED OR SEEDED AND MULCHED REPEATEDLY UNTIL THE AREA IS STABILIZED.
- ALL TREES WHICH FAIL TO SURVIVE FOR A PERIOD OF TWO CALENDAR YEARS SHALL BE REPLACED BY PERMIT HOLDER AT NO EXPENSE TO TOWN OF OWNER OF THE LAND, IF OTHER THAN THE PERMIT HOLDER OF THE PERMIT. SAID REPLACEMENT SHALL BE WITHIN 60 DAYS FOLLOWING WRITTEN DEMAND FOR SUCH REPLACEMENT FROM THE DIRECTOR OF TECHNICAL SERVICES OR WRITTEN EXTENDED PERIOD OF TIME AS MAY BE SPECIFIED.

### EROSION AND SEDIMENT CONTROL - INSPECTION AND MAINTENANCE SCHEDULE

|                       | DAILY | WEEKLY | MONTHLY | AFTER RAINFALL | MAINTAINANCE                 |
|-----------------------|-------|--------|---------|----------------|------------------------------|
| CONSTRUCTION ENTRANCE | ---   | INSP.  | ---     | INSP.          | REPLACE AS NECESSARY         |
| SILT FENCE            | ---   | INSP.  | ---     | INSP.          | CLEAN / REPLACE AS NECESSARY |
| SOIL STOCKPILE        | ---   | INSP.  | ---     | INSP.          | ---                          |
| EROSION BLANKET       | ---   | ---    | INSP.   | INSP.          | CLEAN / REPLACE AS NECESSARY |
| INLET PROTECTION      | ---   | INSP.  | ---     | INSP.          | CLEAN / REPLACE AS NECESSARY |

### REFORESTATION AND LANDSCAPING NOTE

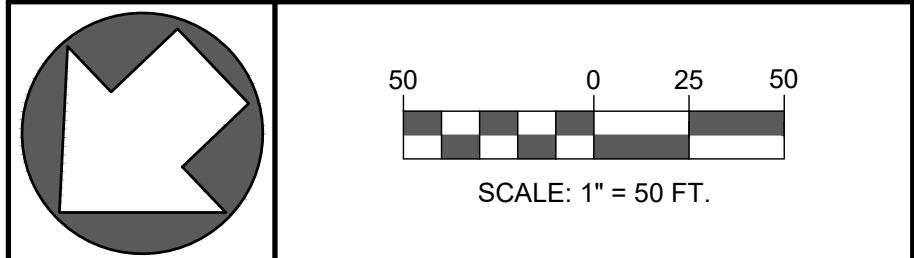
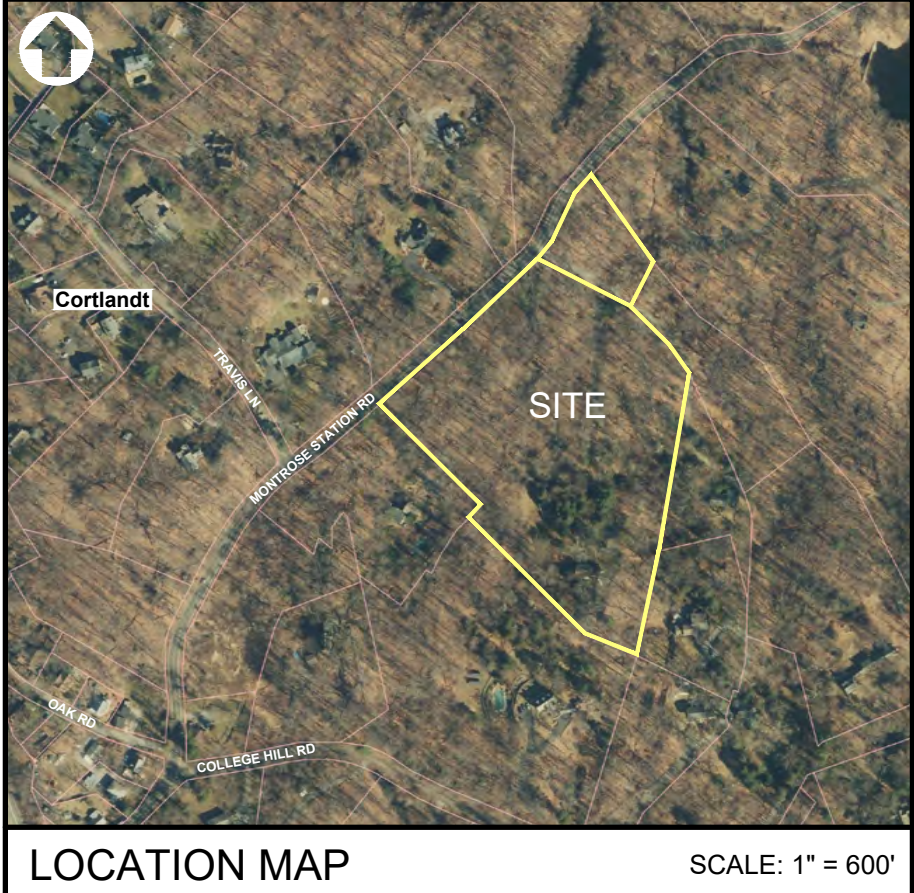
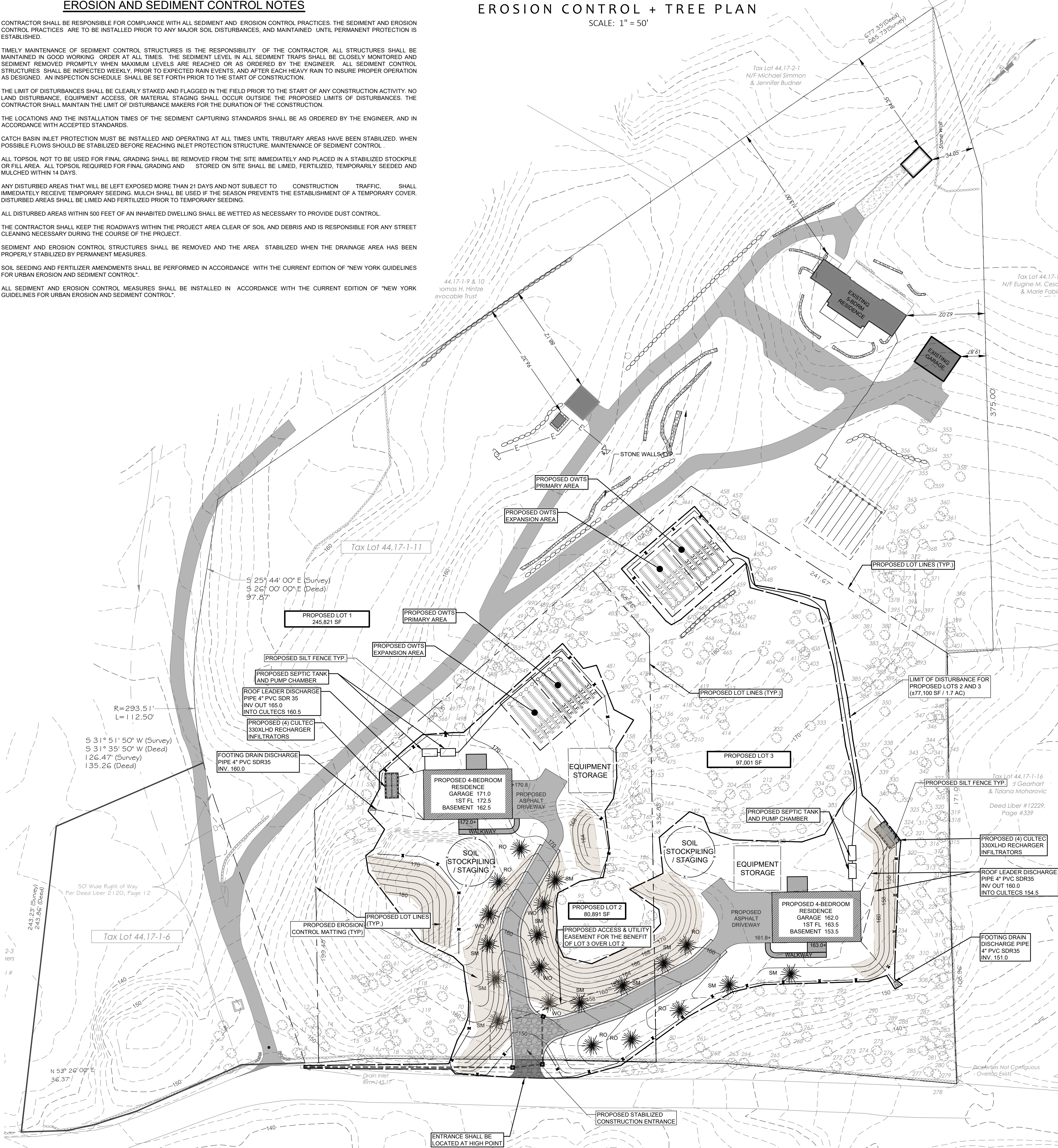
AS DETERMINED DURING THE SUBDIVISION PROCESS FOR THE DEVELOPMENT OF PROPOSED LOTS 2 AND 3 THERE WAS A TREE PLANTING SHORTFALL OF 281 TREES WHICH REQUIRES PAYMENT TO THE TOWN'S ENVIRONMENTAL RESTORATION FUND. AS PART OF THE BUILDING PERMIT PROCESS FOR THE DEVELOPMENT OF LOTS 2 AND 3, THE PAYMENT TO THE TOWN'S ENVIRONMENTAL RESTORATION FUND WILL BE REQUIRED. THE PAYMENT TO THE RESTORATION FUND CAN BE REDUCED BY A COMBINATION OF THE PLANTING OF ADDITIONAL TREES, SHRUBS, PERENNIALS AND THE PRESERVATION OF EXISTING STONE WALLS AND THE PROVISION OF THE ADDITIONAL BUFFERING TO MONTROSE STATION ROAD TO PROTECT THE EXISTING CHARACTER OF THE NEIGHBORHOOD. AT THE TIME OF THE BUILDING PERMIT APPLICATIONS FOR BOTH LOTS 2 AND 3, REFORESTATION PLANS AND LANDSCAPING SECURITIES WILL NEED TO BE SUBMITTED. THE REFORESTATION PLANS MUST BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT AND THE DIRECTOR OF TECHNICAL SERVICES AND SUBJECT TO THE REVIEW AND COMMENTS OF THE TOWN CONSERVATION ADVISORY COUNCIL. THE LANDSCAPING SECURITY SHALL BE FOR TWO TIMES (2X) THE COST OF THE PLANT MATERIAL PLUS LABOR AND SHALL BE IN PLACE FOR TWO (2) GROWING SEASONS. INSPECTIONS BY THE DEPARTMENT OF TECHNICAL SERVICES SHALL BE DONE ANNUALLY FOR THE TWO-YEAR PERIOD AND ANY PLANTS THAT DIE MUST BE REPLACED ON A RATIO OF 1:1.

### EROSION AND SEDIMENT CONTROL NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY, PRIOR TO EXPECTED RAIN EVENTS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
- THE LIMIT OF DISTURBANCES SHALL BE CLEARLY STAKED AND FLAGGED IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE, EQUIPMENT ACCESS, OR MATERIAL STAGING SHALL OCCUR OUTSIDE THE PROPOSED LIMITS OF DISTURBANCES. THE CONTRACTOR SHALL MAINTAIN THE LIMIT OF DISTURBANCE MAKERS FOR THE DURATION OF THE CONSTRUCTION.
- THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH ACCEPTED STANDARDS.
- CATCH BASIN INLET PROTECTION MUST BE INSTALLED AND OPERATING AT ALL TIMES UNTIL TRIBUTARY AREAS HAVE BEEN STABILIZED. WHEN POSSIBLE FLOWS SHOULD BE STABILIZED BEFORE REACHING INLET PROTECTION STRUCTURE. MAINTENANCE OF SEDIMENT CONTROL.
- ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
- ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
- THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT AREA CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
- SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
- SOIL SEEDING AND FERTILIZER AMENDMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".

### EROSION CONTROL + TREE PLAN

SCALE: 1" = 50'



### OWNER/APPLICANT

77 MONTROSE STATION, LLC  
1340 BAPTIST CHURCH ROAD  
YORKTOWN HEIGHTS, NY 10598

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| #                               | REASON                                      | DATE              |
| MUNICIPAL TAX IDENTIFICATION:   |                                             |                   |
| SECTION:                        | 44.17                                       |                   |
| BLLOT:                          | 1                                           |                   |
| LOT:                            | 6 & 11                                      |                   |
| SUBLOT:                         | ----                                        |                   |
| DRAWN BY: AD                    |                                             |                   |
| CHECKED: KS/PMB                 |                                             |                   |
| PROJECT: 77 MONTROSE STATION RD |                                             |                   |
| DATE: JANUARY 22, 2025          |                                             |                   |
| JOB #: 240601                   |                                             |                   |



EXPIRATION DATE: 03-31-2027  
PATRICK M. BELL, P.E.  
LICENSE #087679

**CRONIN**  
**ENGINEERING**  
PROFESSIONAL ENGINEERING & CONSULTING  
(914) 736-3664

39 Arlo Lane  
Cortlandt Manor, New York 10567

### EROSION CONTROL + TREE PLAN / CONSTRUCTION DETAILS

### SUBDIVISION & SITE DEVELOPMENT PLAN FOR 77 MONTROSE STATION, LLC

LOCATION:  
77 MONTROSE STATION ROAD  
TOWN OF CORTLANDT, NEW YORK

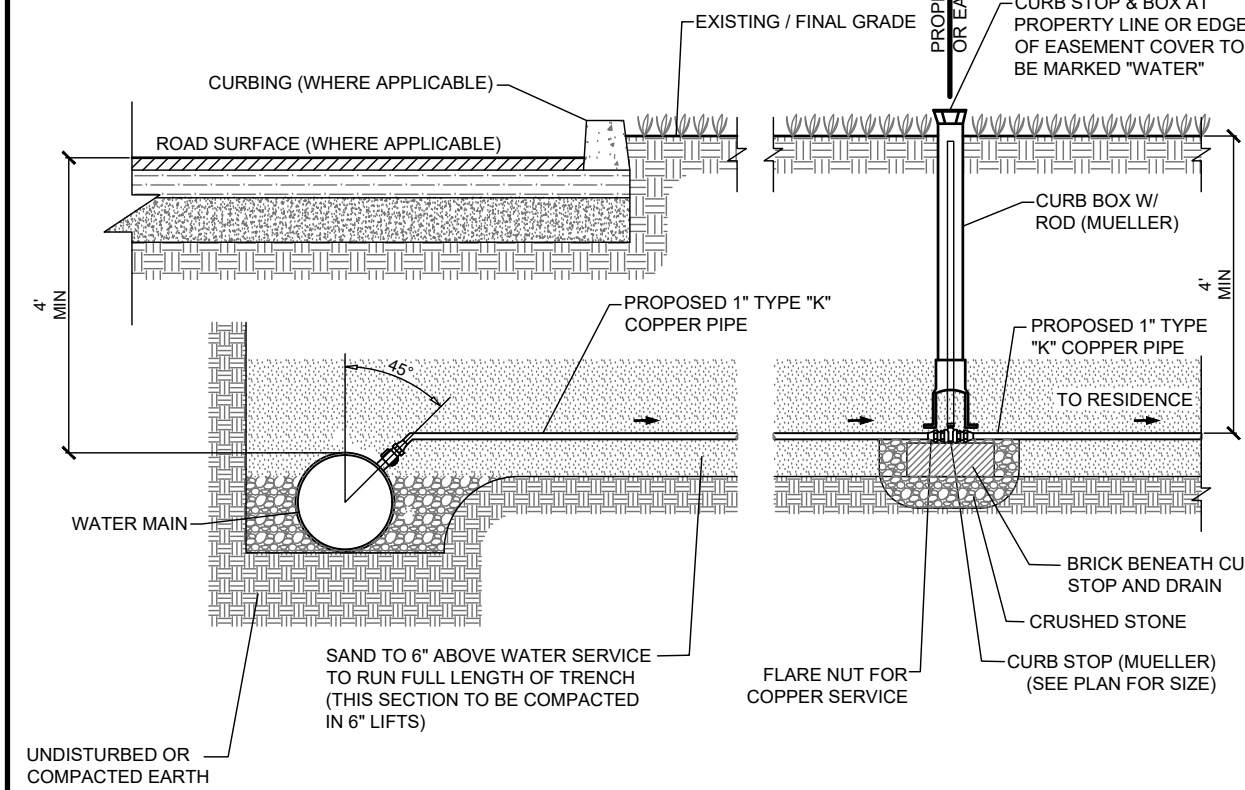
SHEET 7 OF 8

ESC-5.1



THE FOLLOWING ARE THE MOST RECENT WATER SERVICE PRODUCTS APPROVED BY DES (SUBJECT TO CHANGE):

- MUELLER 1" H-1500N CORPORATION VALVE
- MUELLER 1524 CURB STOP AND DRAIN
- MUELLER 1524W ADJUSTABLE CURB BOX



WATER SERVICE CONNECTION

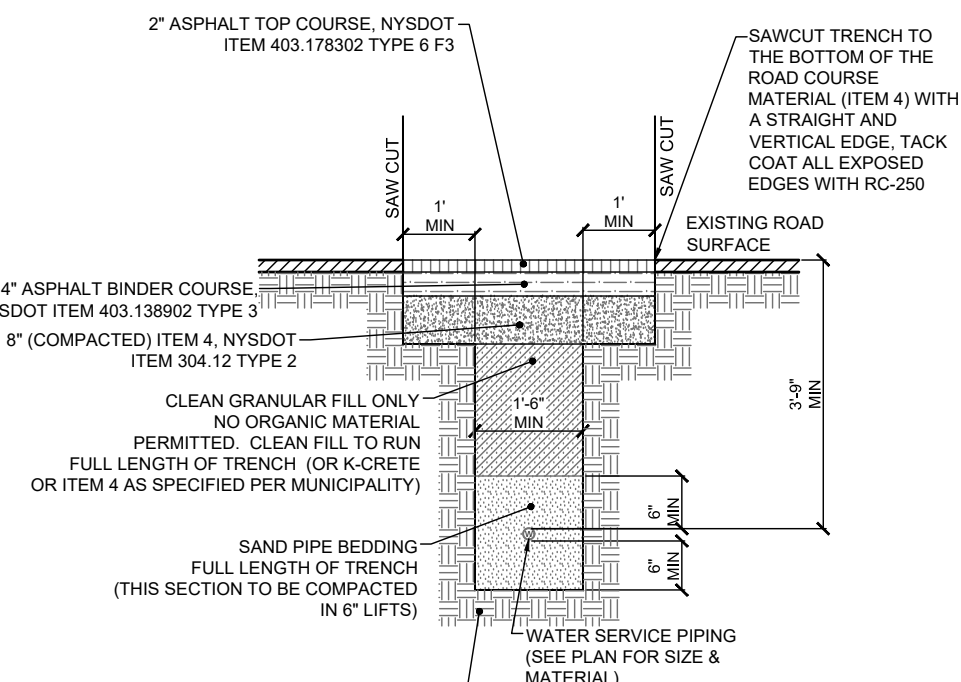
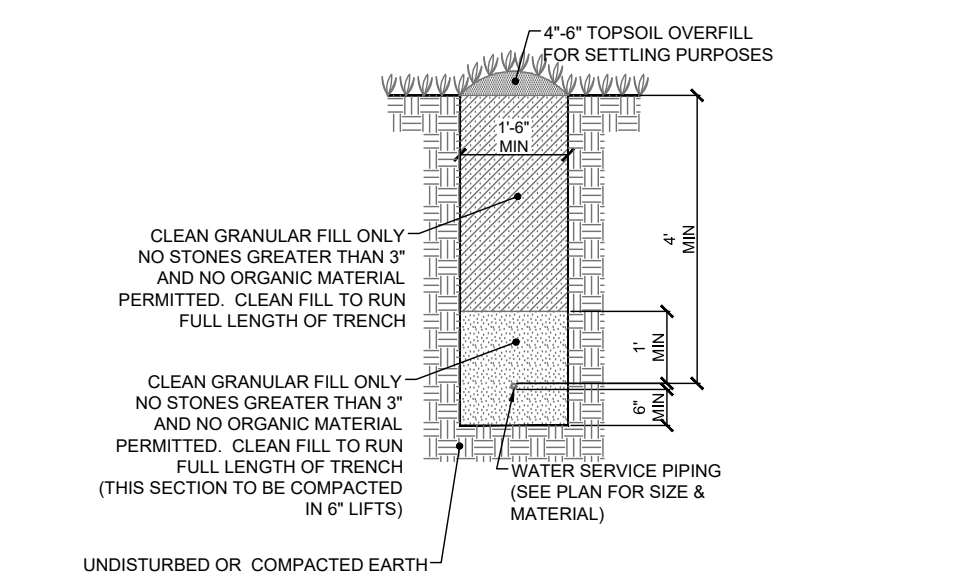
N.T.S.

WATER SERVICE INSTALLATION  
W/O PAVEMENT RESTORATION

N.T.S.

WATERMAIN INSTALLATION NOTES:

- NO ROCK SHALL PROJECT WITHIN THE SURFACE OF THE TRENCH AND ALL ROCK SHALL BE A MINIMUM OF 12" FROM THE PIPE HORIZONTALLY. IF BEDROCK IS ENCOUNTERED DURING INSTALLATION, IT SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 4' + PIPE Ø + 6" AND REPLACED WITH 6" OF SAND.
- CLAY, SILT, LOAM, OR NON-HOMOGENEOUS SOILS REQUIRE SHORING AND BRACING.
- SHEETING AND BRACING SHALL BE USED IN ACCORDANCE WITH OSHA AND THE NYS DEPARTMENT OF LABOR INDUSTRIAL CODE, RULE 753 WHERE REQUIRED. SHEETING & BRACING ARE REQUIRED WHERE TRENCH DEPTHS EXCEED 5' IN HEIGHT.
- ANY UNSUITABLE MATERIAL EXCAVATED FROM THE TRENCH SHALL NOT USED AS BACKFILL AND SHALL BE REPLACED BY SUITABLE MATERIAL APPROVED BY THE DESIGN ENGINEER.



WATERMAIN INSTALLATION NOTES:

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WATER SERVICE INSTALLATION  
W/ PAVEMENT RESTORATION

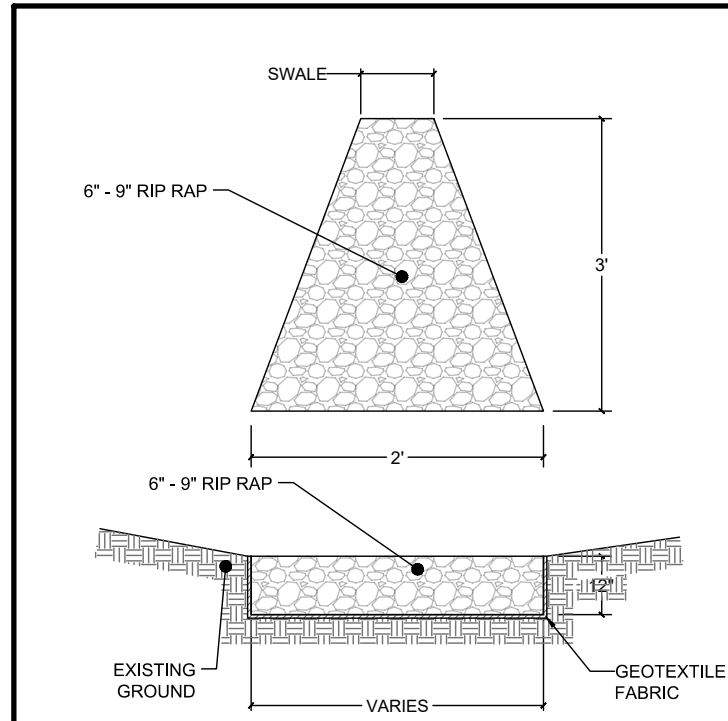
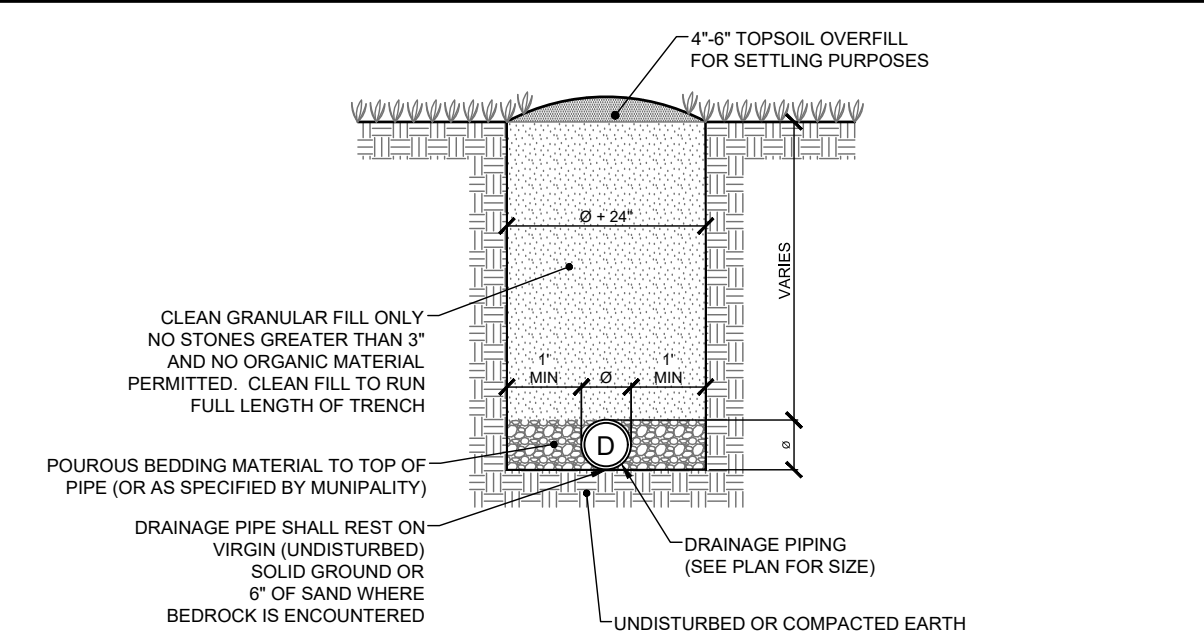
N.T.S.

DRAIN PIPE INSTALLATION  
W/O PAVEMENT RESTORATION

N.T.S.

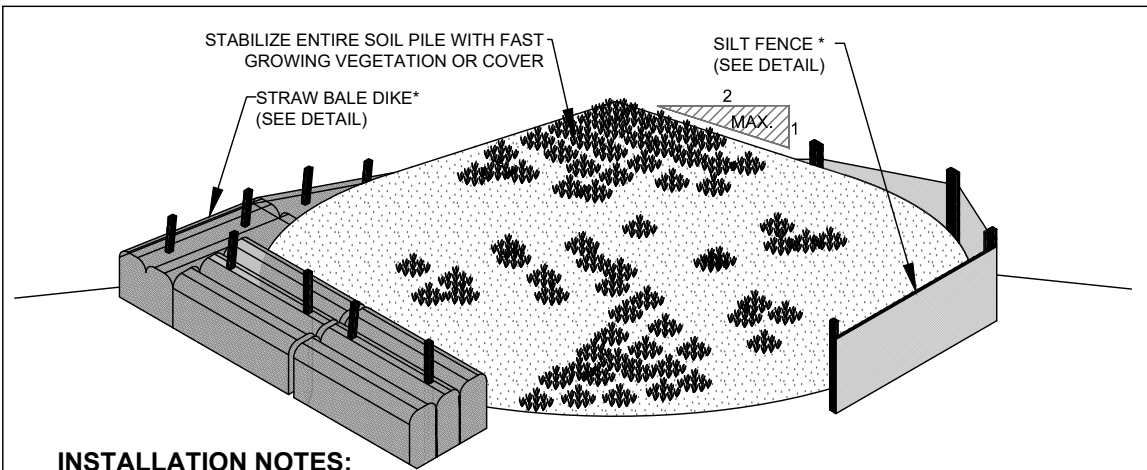
DRAIN PIPE INSTALLATION NOTES:

- NO ROCK SHALL PROJECT WITHIN THE SURFACE OF THE TRENCH AND ALL ROCK SHALL BE A MINIMUM OF 12" FROM THE PIPE HORIZONTALLY. IF BEDROCK IS ENCOUNTERED DURING INSTALLATION, IT SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 4' + PIPE Ø + 6" AND REPLACED WITH 6" OF SAND.
- CLAY, SILT, LOAM, OR NON-HOMOGENEOUS SOILS REQUIRE SHORING AND BRACING.
- SHEETING AND BRACING SHALL BE USED IN ACCORDANCE WITH OSHA AND THE NYS DEPARTMENT OF LABOR INDUSTRIAL CODE, RULE 753 WHERE REQUIRED. SHEETING & BRACING ARE REQUIRED WHERE TRENCH DEPTHS EXCEED 5' IN HEIGHT.
- ANY UNSUITABLE MATERIAL EXCAVATED FROM THE TRENCH SHALL NOT USED AS BACKFILL AND SHALL BE REPLACED BY SUITABLE MATERIAL APPROVED BY THE DESIGN ENGINEER.



RIP RAP DISPERION PAD INSTALLATION

N.T.S.



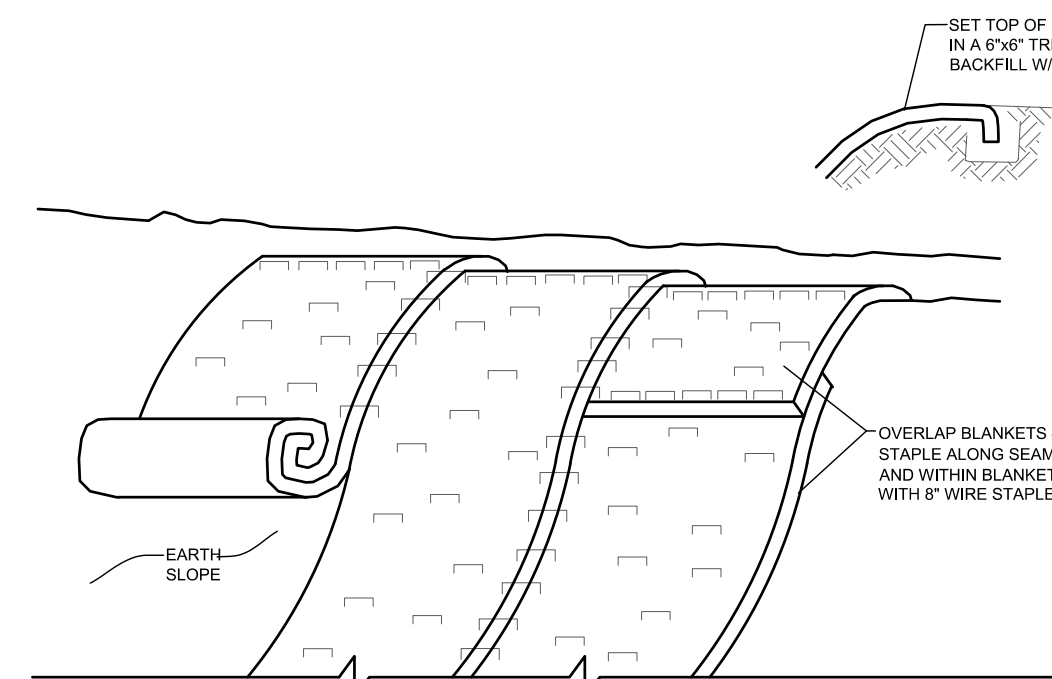
INSTALLATION NOTES:

- AREA CHOSEN FOR STOCK PILING OPERATIONS TO BE DRY AND STABLE.
- MAXIMUM SLOPE OF FILL TO BE 1 VERTICAL ON 2 HORIZONTAL.
- REFER TO STRAW BALE DIKE AND SILT FENCE INSTALLATION DETAILS IN THIS PLAN SET FOR INSTALLATION GUIDELINES.

\* EITHER A STRAW BALE DIKE OR SILT FENCE MAY BE USED FOR INLET PROTECTION AS SPECIFIED BY QUALIFIED INSPECTOR.

SOIL STOCKPILING CONSTRUCTION

N.T.S.



SLOPE STABILIZATION BLANKET INSTALLATION

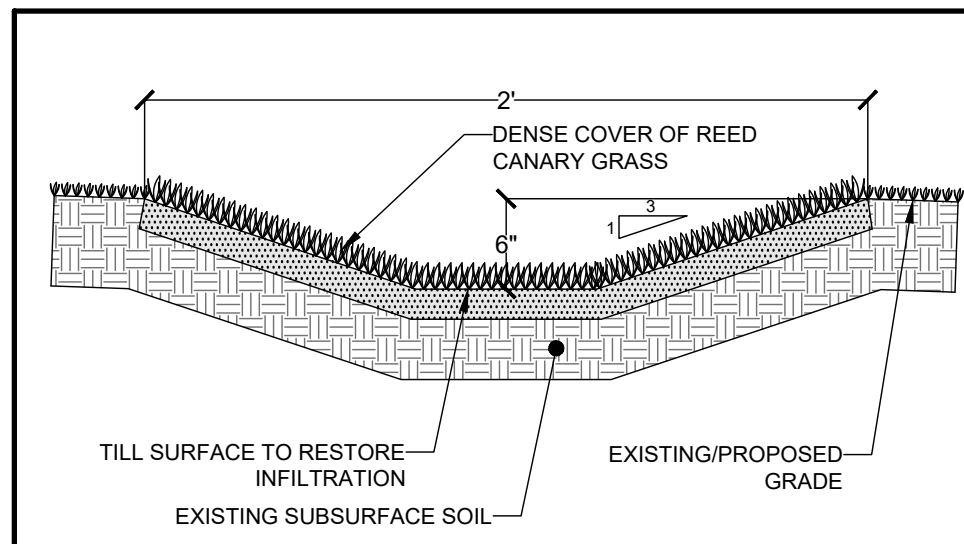
N.T.S.

NOTES:

- STABILIZE PREPARED EARTHEN SLOPE WITH A BIODEGRADABLE NATURAL FIBER NETTING. APPROVED TYPES ARE AS FOLLOWS:
  - C350 -NORTH AMERICAN GREEN #1-800-772-2040
  - ECCOR 8000 -EASTERN PRODUCTS, INC. #1-201-234-0050
  - EROMAT 125C -EROSION CONTROL, TECH. #1-800-245-0551
- SEED SLOPE PRIOR TO INSTALLING EROSION CONTROL NETTING.

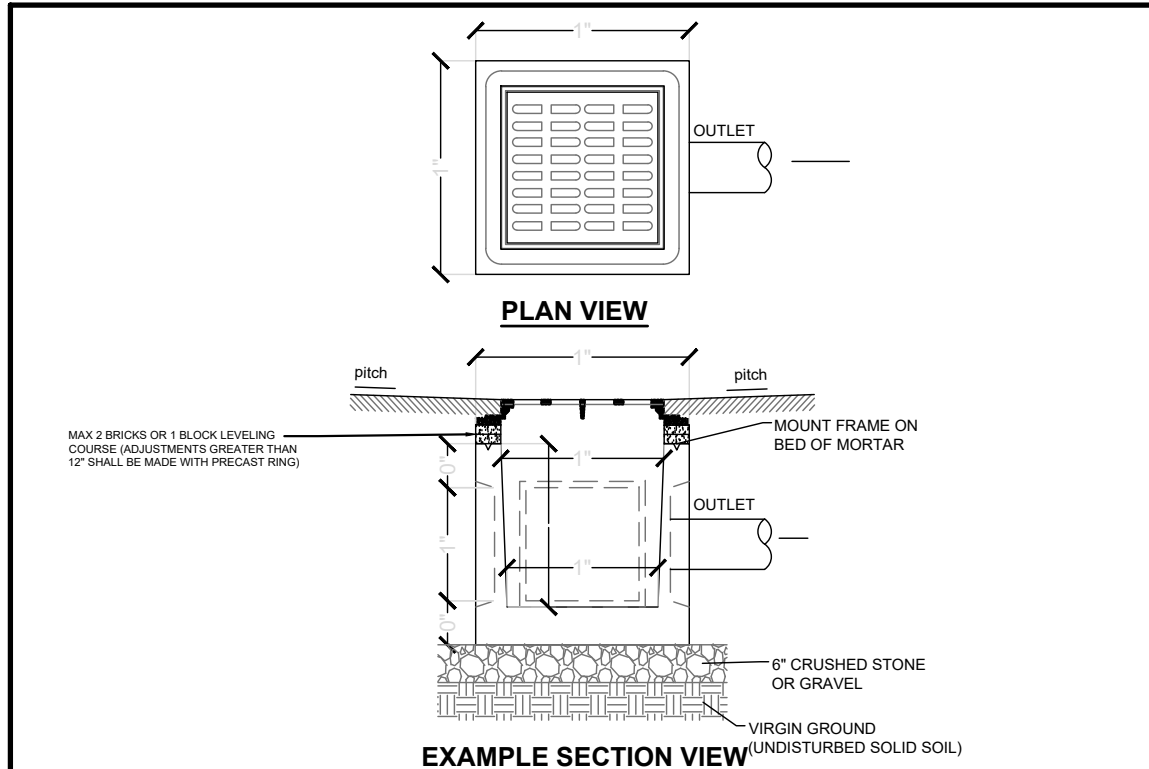
SLOPE STABILIZATION BLANKET INSTALLATION

N.T.S.



GRASS SWALE CONSTRUCTION

N.T.S.

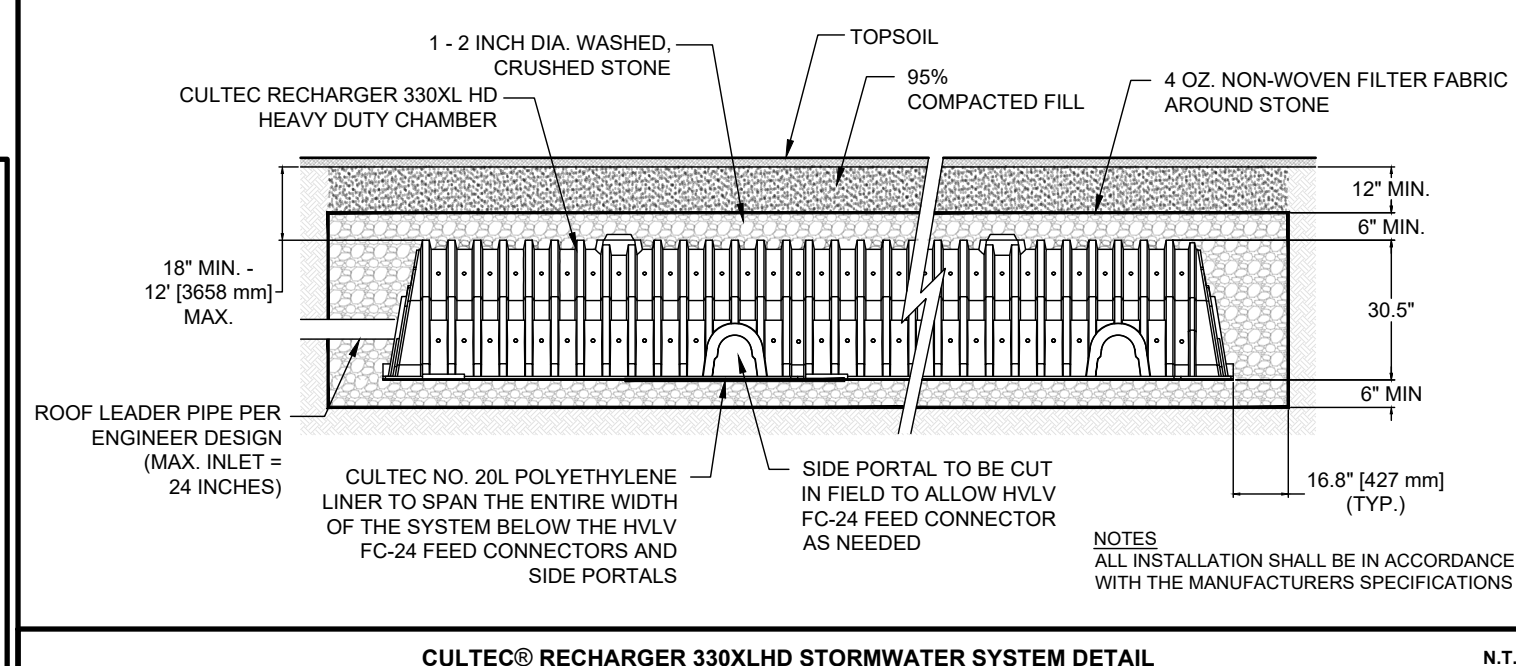


INSTALLATION NOTES:

- PIPES SHALL BE CUT FLUSH WITH INSIDE WALL OF BASIN.
- BASINS MUST BE DESIGNED FOR H-20 LOADING AND SHALL BE AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. AND BE OF MODEL CB-2X2 OR APPROVED EQUAL.
- CATCH BASIN SPECIFICATION SHALL HAVE CAMPBELL FOUNDRY FRAME AND GRATE PATTERN #2815 OR APPROVED EQUAL (DROP INLET).
- ALL BACKFILL AROUND STRUCTURES (I.E. MANHOLES, CATCH BASINS, ETC) MUST BE COMPACTED TO 95% PROCTOR DENSITY TO AVOID SETTLEMENT OF MATERIAL AROUND THE STRUCTURE.
- SIZE, MATERIAL, PITCH AND INVERT ELEVATIONS OF ALL PIPING TO BE AS SPECIFIED ON SITE DEVELOPMENT PLANS.
- GRATE INVERTS SHALL BE SET AS SHOWN ON THE SITE DEVELOPMENT PLANS.
- BASINS TO BE CHECKED PERIODICALLY DURING CONSTRUCTION BY A QUALIFIED INSPECTOR AND CLEANED OUT AS NECESSARY DURING CONSTRUCTION.

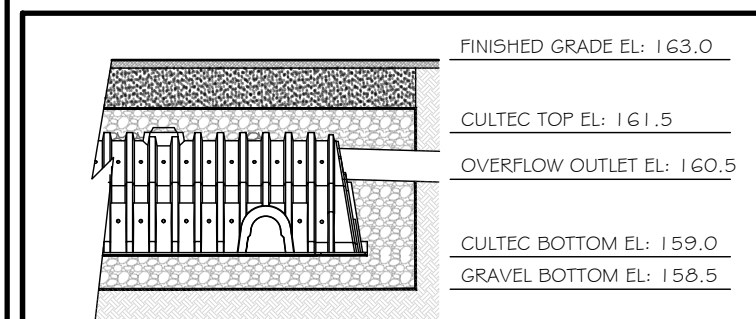
YARD DRAIN INSTALLATION

N.T.S.



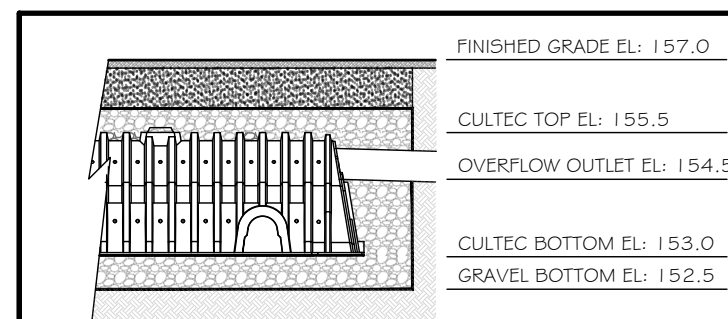
CULTEC® RECHARGER 330XLHD STORMWATER SYSTEM DETAIL

N.T.S.



LOT 2 INFILTRATION BASIN OUTLET PIPING DIAGRAM

N.T.S.



LOT 3 INFILTRATION BASIN OUTLET PIPING DIAGRAM

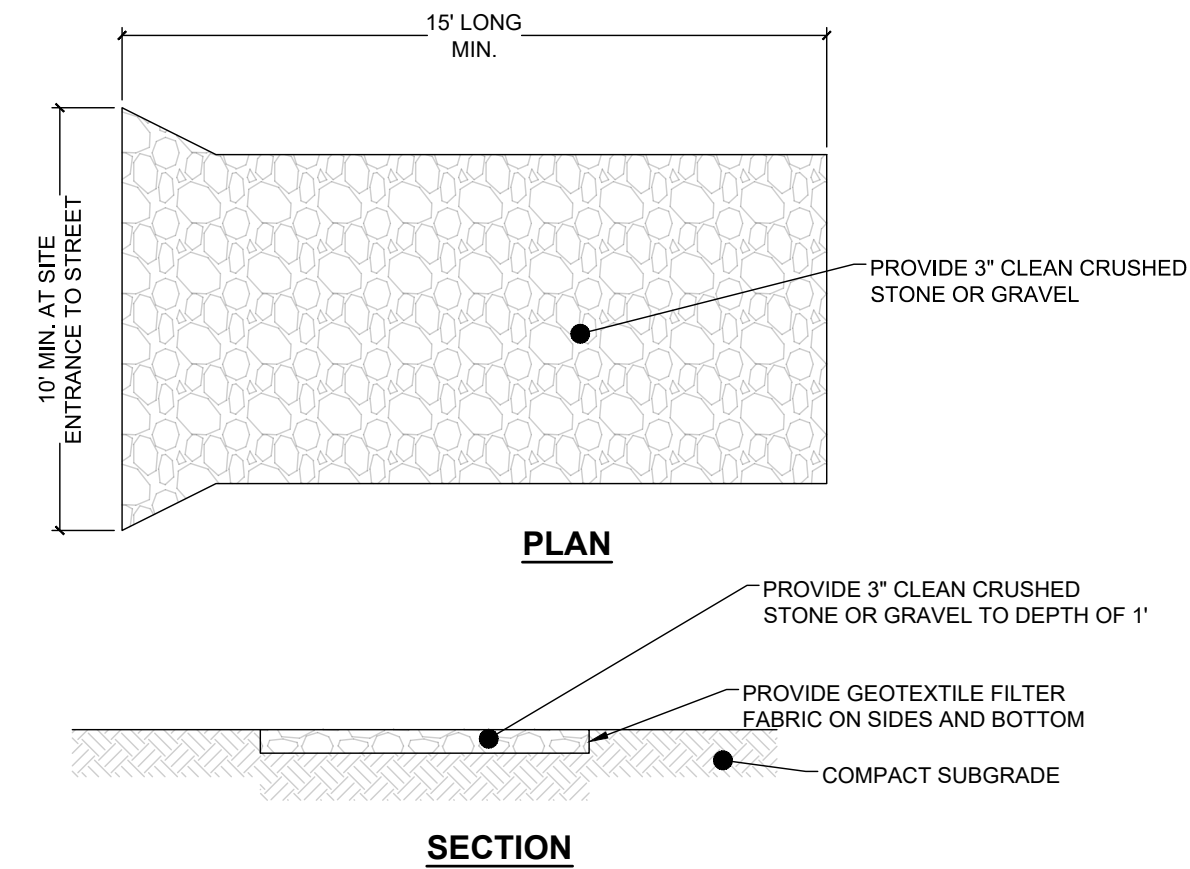
N.T.S.

TRENCH EXCAVATION & SLOPING NOTES:

- SHEETING AND BRACING SHALL BE USED IN ACCORDANCE WITH OSHA AND THE NYS DEPARTMENT OF LABOR INDUSTRIAL CODE, RULE 753 WHERE REQUIRED. SHEETING & BRACING ARE REQUIRED WHERE TRENCH DEPTHS EXCEED 5' IN HEIGHT.
- CLAY, SILT, LOAM OR NON-HOMOGENEOUS SOILS REQUIRE SHORING AND BRACING. PRESENCE OF GROUND WATER REQUIRES SPECIAL TREATMENT.
- SOURCE: U.S. DEPARTMENT OF LABOR (OSHA).

TRENCH EXCAVATION & SLOPING

N.T.S.



PLAN

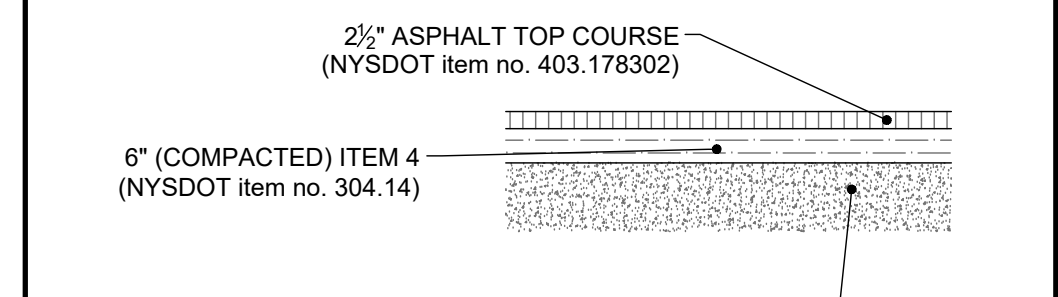
SECTION

INSTALLATION NOTES:

- STONE SIZE SHALL BE 3" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT ONLY.
- LENGTH SHALL BE AS SHOWN BUT NOT LESS THAN 15'
- THE THICKNESS SHALL BE NO LESS THAN 12" AT THE CONSTRUCTION ENTRANCE.
- THE WIDTH SHALL BE 10' AT A MINIMUM BUT NOT LESS THAN THE FULL WIDTH OF THE TRAVELED WAY.
- FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACING OF ANY STONE. FILTER FABRIC WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE CONSTRUCTION.
- IF SURFACE WATER IS FLOWING TOWARD THE CONSTRUCTION ENTRANCE, IT SHALL BE PIPED UNDERNEATH THE STABILIZED ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SIDE SLOPES SHALL BE PERMITTED.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT FROM CONSTRUCTION INTO THE PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO CAPTURE SEDIMENT. ANY SEDIMENT TRACKED, DROPPED OR WASHED INTO PUBLIC RIGHT OF WAY SHALL BE REMOVED IMMEDIATELY.
- WHEELS OF CONSTRUCTION VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING ONTO THE PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROPRIATE SEDIMENT TRAPPING DEVICE.
- PERIODIC INPECTION AND MAINTENANCE SHALL BE PROVIDED FOR THE DURATION OF CONSTRUCTION OR UNTIL FINAL GRADE IS ACHIEVED.

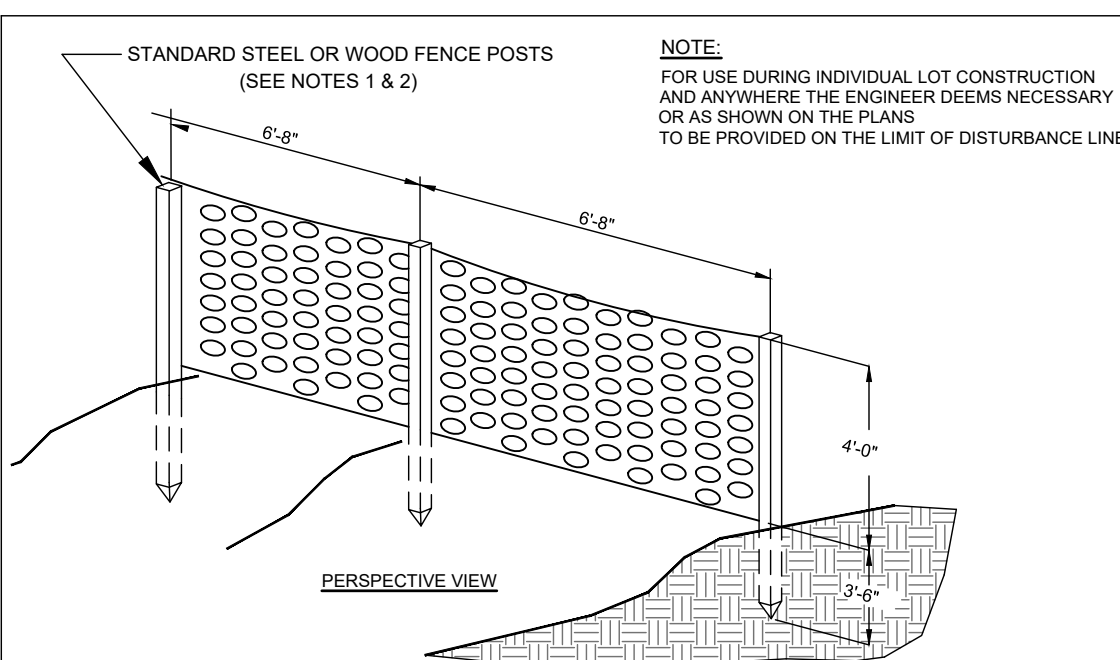
N.T.S.

STABILIZED CONSTRUCTION ENTRANCE



N.T.S.

DRIVEWAY PAVING SECTION

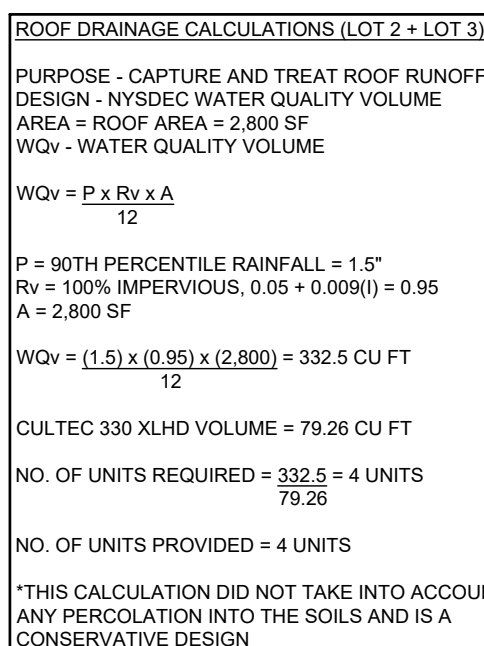


CONSTRUCTION NOTES FOR PLASTIC FENCE

- SPACE SUPPORT FENCE POSTS AT 6'-6" INTERVALS.
- DRIVE SUPPORT POSTS 3'-6" INTO GROUND.
- FIRMLY FASTEN FENCE MATERIAL IN PLACE BY WIRING TO FENCE POST WHILE MAINTAINING TENSION ACROSS FULL HEIGHT OF FENCE. WIRING SHALL BE DONE IN A MANNER THAT WILL PREVENT SAGGING OF FENCE MATERIAL.
- PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE INCLUDING REPAIRS AS NECESSARY AND REQUIRED.
- PLASTIC FENCE MATERIAL SHALL BE MORNING BARRIER FENCE, COLOR-INTERNATIONAL ORANGE, AS MANUFACTURED BY ADPI ENTERPRISES, INC. OR APPROVED EQUAL.

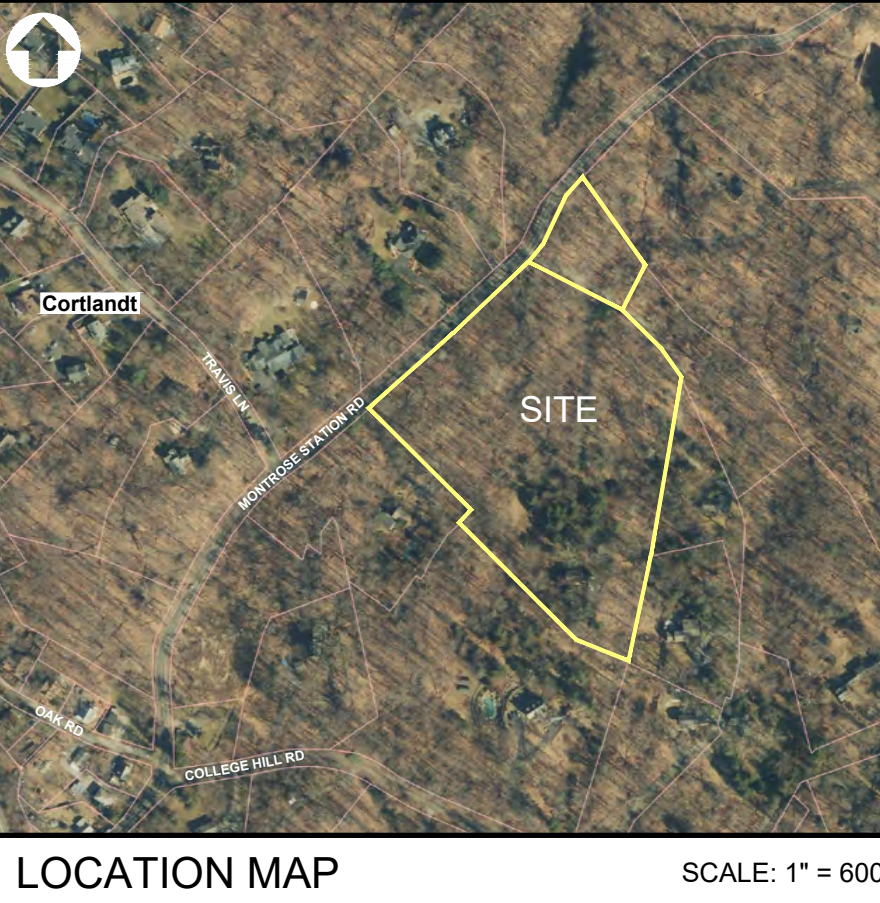
ORANGE CONSTRUCTION FENCE

N.T.S.



INFILTRATION TRENCH

N.T.S.



LOCATION MAP

SCALE: 1" = 600'

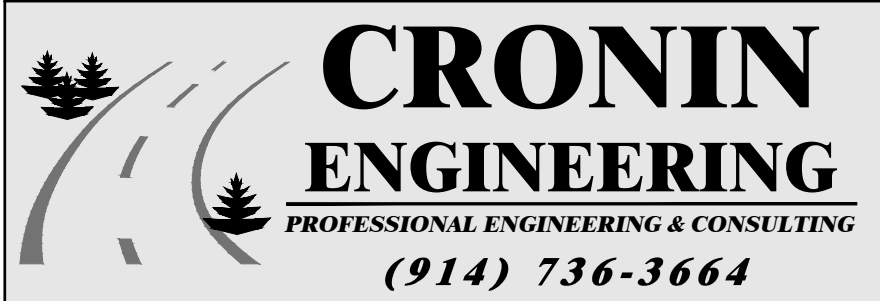


OWNER/APPLICANT

77 MONTROSE STATION, LLC  
1340 BAPTIST CHURCH ROAD  
YORKTOWN HEIGHTS, NY 10598

REVISIONS

| #                                                                                                                                           | REASON                                      | DATE              |
|---------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------|
| 5                                                                                                                                           |                                             |                   |
| 4                                                                                                                                           | UPDATE FOR FINAL SUBD APPROVAL              | JUNE 17, 2026     |
| 3                                                                                                                                           | UPDATE FOR WCDH REALTY SUBD APPL SUBMISSION | FEBRUARY 6, 2026  |
| 2                                                                                                                                           | LABELLA COMMENTS DATED 10-07-2025           | NOVEMBER 20, 2025 |
| 1                                                                                                                                           | LABELLA COMMENTS DATED 02-13-2025           | AUGUST 20, 2025   |
| #                                                                                                                                           | REASON                                      | DATE              |
| MUNICIPAL TAX IDENTIFICATION:                                                                                                               |                                             |                   |
| SECTION:                                                                                                                                    | 44.17                                       |                   |
| BLOCK:                                                                                                                                      | 1                                           |                   |
| LOT:                                                                                                                                        | 6 & 11                                      |                   |
| SUBLOT:                                                                                                                                     | ----                                        |                   |
| DRAWN BY:                                                                                                                                   | AD                                          |                   |
| CHECKED:                                                                                                                                    | KS/PMB                                      |                   |
| PROJECT:                                                                                                                                    | 77 MONTROSE STATION RD                      |                   |
| DATE:                                                                                                                                       | JANUARY 22, 2025                            |                   |
| JOB #:                                                                                                                                      | 240601                                      |                   |
| PATRICK MICHAEL BELL<br>LICENSED PROFESSIONAL ENGINEER<br>087679<br>EXPIRATION DATE: 03-31-2027<br>PATRICK M. BELL, P.E.<br>LICENSE #087679 |                                             |                   |



39 Arlo Lane  
Cortlandt Manor, New York 10567

CONSTRUCTION DETAILS

SUBDIVISION &  
SITE DEVELOPMENT PLAN  
FOR  
77 MONTROSE STATION, LLC

LOCATION:  
77 MONTROSE STATION ROAD  
TOWN OF CORTLANDT, NEW YORK

SHEET 8 OF 8

CD-6.1



June 24, 2026

Steven Kessler, Chairman  
Town of Cortlandt Planning Board  
Town Hall, 1 Heady Street  
Cortlandt Manor, New York 10567

**Re: PB 2025-3**  
**Final Plat Approval for 3-Lot Subdivision**  
**77 Montrose Station LLC**  
**77 Montrose Station Road**  
**Tax ID: Section 44.17, Block 1, Lot(s) 6 & 11**

Dear Chairman Kessler and Members of the Planning Board:

Find enclosed seven (7) copies of the following information for the above-referenced Proposed 3-Lot Subdivision Project:

- Subdivision & Site Development Plan, last revised June 17, 2026 (1 @ 24" x 36", 6 @ 11" x 17")
- Receipt of Taxes Paid from the Receiver of Taxes
- Off-Site Construction Cost Estimate, dated June 22, 2026
- Copy of Check for \$12,000 Recreation Fee, received June 17, 2026
- Common Driveway Access and Utility Easement and Maintenance Declaration, prepared by Zarin & Steinmetz
- Subdivision Plat, prepared by TC Merritts Land Surveyors, dated June 17, 2026

**The following is an annotated response to the Conditions of Resolution No. 3-26 adopted January 6, 2026:**

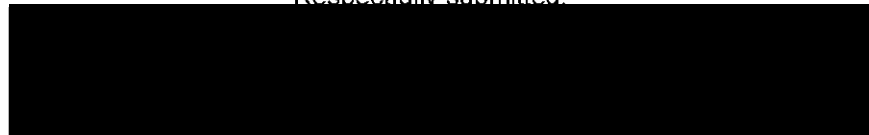
1. a. Construction Improvement Drawings have been submitted and reviewed by LaBella Engineering and approved for submission.  
  
b. The Final Plat was submitted to and reviewed by LaBella Engineering and deemed approved for submission of the mylar. The Westchester County Department of Health ("WCDH") has indicated the Final Subdivision Plat is ready to be signed by the Assistant Commissioner and it will be provided for signatures by Town staff and the Planning Board Chairman as soon as it is picked up from the WCDH.
2. Monuments have been indicated on the Final Plat and installed as previously reviewed and approved by LaBella Engineering.
3. A receipt from the Receiver of Taxes is enclosed indicating the taxes on the subject property have been paid.
4. Duly noted.
5. A Off-Site Construction Cost Estimate is enclosed indicating the 5% inspection fee of \$921.
6. The \$12,000 recreation fee has been paid (see enclosed copy of check, received by Town June 17, 2024).



7. The WCDH has indicated their approval and intention to sign the Final Plat.
8. An extensive note regarding the proposed tree removals and proposed plantings has been added to the Site Development Plans. This note has been reviewed and approved by the Town Attorney's office.
9. The required note has been added to the Final Plat and to the Site Development Plan drawing set.
10. Engineering details have been reviewed and approved by LaBella Engineering.
11. Enclosed is the Common Driveway Access and Utility Easement and Maintenance Declaration prepared by Zarin & Steinmetz, which has been reviewed and approved by the Town Attorney's Office.
12. Duly noted.
13. The Tree Removal Overlay drawing has been incorporated into the larger Site Development Plan set and re-numbered into one 8-page drawing set.
14. The proposed house on Lot 2 has been moved 2-ft to indicate a 32-ft rear yard setback. In addition, an individual Site Development Plan for each of the new lots will be required prior to the issuance of a building permit.
15. The applicant submitted a comprehensive tree planting plan for Lot 1 (existing house), which incorporated the required plantings per ZBA Case 25-5 and Permit A-24-739. This was reviewed and by the Department of Planning & Community Development and the proposed plantings have been completed.
16. All of the comments of the LaBella Engineering's December 2, 2025 review memo have been addressed.

We look forward to discussing the project and, if necessary, the revisions to the plans as noted above, at the July 7, 2026 Planning Board meeting. Please feel free to contact me if there are any questions or if any additional information is required.

Respectfully submitted,



James C. Annicchiarico  
Project Engineer/Manager

enclosures

cc: Mark Giordano, 77 Montrose Station LLC via email w/enclosures  
David Steinmetz, Esq., Zarin & Steinmetz

File: *Giordano-77 Montrose Station Rd-Cortlandt-PB Subdivision-Letter-Submission for Final-20260624*



# Off-Site Construction Cost Estimate

## 77 MONTROSE STATION ROAD SUBDIVISION

Date: June 22, 2026

| Description | Units | \$/Unit | Quantity | Cost | Notes |
|-------------|-------|---------|----------|------|-------|
|-------------|-------|---------|----------|------|-------|

|                           |    |             |     |          |  |
|---------------------------|----|-------------|-----|----------|--|
| Site Preparation          |    |             |     |          |  |
| Mobilization              | LS | \$ 2,500.00 | 1   | \$ 2,500 |  |
| Pavement Sawcut           | SF | \$ 5.00     | 116 | \$ 580   |  |
| Site Preparation Subtotal |    |             |     | \$ 3,080 |  |

|                                   |    |         |     |          |  |
|-----------------------------------|----|---------|-----|----------|--|
| Roadway Work                      |    |         |     |          |  |
| Pavement - Water Service Trenches | SF | \$ 4.50 | 224 | \$ 1,008 |  |
| Signage                           | LS | \$ 325  | 2   | \$ 650   |  |
| Roadway Subtotal                  |    |         |     | \$ 1,658 |  |

|                        |    |        |    |          |  |
|------------------------|----|--------|----|----------|--|
| Water Service          |    |        |    |          |  |
| Wet Tap                | LS | \$ 600 | 2  | \$ 1,200 |  |
| 1" - K Copper          | LF | \$ 50  | 54 | \$ 2,700 |  |
| Water Service Subtotal |    |        |    | \$ 3,900 |  |

|                     |    |          |     |          |  |
|---------------------|----|----------|-----|----------|--|
| Drainage            |    |          |     |          |  |
| Drainage Structures | EA | \$ 2,000 | 2   | \$ 4,000 |  |
| 12" HDPE            | LF | \$ 30    | 193 | \$ 5,790 |  |
| Drainage Subtotal   |    |          |     | \$ 9,790 |  |

|                                                   |  |  |  |           |  |
|---------------------------------------------------|--|--|--|-----------|--|
| Subtotal Estimate Cost                            |  |  |  | \$ 18,428 |  |
| Erosion and Sediment Control (Assume 3% Subtotal) |  |  |  | \$ 553    |  |
| Total                                             |  |  |  | \$ 18,428 |  |
| Inspection Fee at 5% of Total Cost                |  |  |  | \$ 921    |  |



**TOWN OF CORTLANDT**  
**552289 - CORTLANDT**  
**TOWN TAX - 2026**

**DO NOT PAY - This is a receipt.**

We are sending this receipt to you for information purposes in accordance with the New York State "Property Taxpayer's Bill Of Rights".

**BILL #** 010802  
**STATE AID** \$10,106,170  
**NYS TAX FIN CD** 267  
**TAX YEAR** 2026  
**BANK** 99-0437  
**PER ASSESSMENT ROLL** 09/15/2025  
**SCHOOL CODE** 552203

77 MONTROSE STATION LLC  
 1340 BAPTIST CHURCH RD  
 YORKTOWN HEIGHTS NY 10598

**TAX MAP #:** 44.17-1-11  
**LOCATION:** 77 Montrose Station Rd  
**DIMENSIONS:** 0 x 0  
**PROPERTY CLASS:** 1 Family Res  
**ROLL SECTION:** 1  
**WARRANT DATE:** 3/19/2026

**FISCAL YEAR:** 1/1/2026 - 12/31/2026

**PROPERTY TAXPAYER'S BILL OF RIGHTS**

The Assessor estimates the Full Market Value of this property as of 09/15/2025 was 944200

The Total Assessed Value of the property is: 11425

The Uniform Percentage Value used to establish assessments in your municipality was: 1.21%

If you feel your assessment is too high, you have the right to seek a reduction in the future. For further information, please ask your assessor for the booklet "How to File a Complaint on Your Assessment". Please note that the period for filing complaints on the above assessment has passed.

| Exemption | Value | Tax Purpose | Full Value Estimate | Exemption | Value | Tax Purpose | Full Value Estimate |
|-----------|-------|-------------|---------------------|-----------|-------|-------------|---------------------|
|-----------|-------|-------------|---------------------|-----------|-------|-------------|---------------------|

| Taxing Purpose       | Total Tax Levy | % Change From Prior Year | Taxable Assessed Value or Units | Rate Per \$1,000 or per Unit | Tax Amount |
|----------------------|----------------|--------------------------|---------------------------------|------------------------------|------------|
| LIBRARY              | 714000         | 2.3000                   | 11425                           | 7.940000                     | 90.7100    |
| COUNTY               | 20952796       | -3.4000                  | 11425                           | 187.630000                   | 2143.6700  |
| TOWN                 | 4660500        | 7.3000                   | 11425                           | 41.670000                    | 476.0800   |
| HIGHWAY              | 16675000       | 4.0000                   | 11425                           | 200.980000                   | 2296.2000  |
| CORTLAND AMBULANCE   | 422300         | 25.2000                  | 11425                           | 17.210000                    | 196.6200   |
| MONTROSE LIGHT       | 65000          | 0.0000                   | 11425                           | 11.410000                    | 130.3600   |
| MONTROSE IMPROV DIST | 169993         | 0.0000                   | 11425                           | 29.820000                    | 340.6900   |
| MONTROSE FIRE        | 871496         | 2.0000                   | 11425                           | 51.460000                    | 587.9300   |
| COUNTY REFUSE#       | 2668075        | -6.5000                  | 11425                           | 23.440000                    | 267.8000   |

\$6530.06 PAID: 04/30/2026

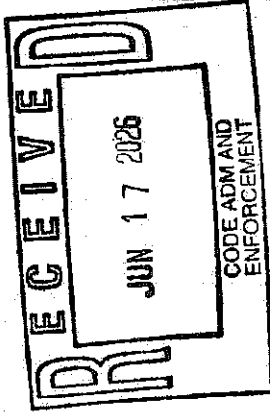
\$0.00 PENALTY  
 \$0.00 MISC FEES  
 \$6,530.06 TOTAL AMOUNT PAID

For your convenience we offer online payments as well as Email Receipting Registration and Email Reminders Notification at [townofcortlandt.com/tax](mailto:townofcortlandt.com/tax).



1010

Check#: 1018      Date: 06/17/2026      Vendor#: 11 Town of Cortlandt  
Invoice#      Invoice Date      Job/Description      Balance      Retain      This Check  
06.17.2026      06/17/2026      2 Montrose Station S      12,000.00           12,000.00



|                                                                                                       |  |                          |               |
|-------------------------------------------------------------------------------------------------------|--|--------------------------|---------------|
| <b>77 MONTROSE STATION LLC</b><br>1340 BAPTIST CHURCH ROAD 914-941-9044<br>YORKTOWN HEIGHTS, NY 10598 |  | <b>1018</b><br>50-247219 |               |
| ORANGE BANK & TRUST COMPANY                                                                           |  | CHECK NUMBER             |               |
| EXACTLY TWELVE THOUSAND DOLLARS                                                                       |  | DATE                     | AMOUNT        |
|                                                                                                       |  | 06/17/2026               | \$ *12,000.00 |
| PAY TO THE ORDER OF<br>Town of Cortlandt<br>1 Heady Street<br>Cortlandt Manor NY 10567                |  | AUTHORIZED SIGNATURE     |               |
|                                                                                                       |  | Details on Back          |               |
|                                                                                                       |  | Photo Safe Deposit       |               |
| ⑈001018⑈ ⑆021902475⑆ 8873268⑈                                                                         |  |                          |               |



**COMMON DRIVEWAY ACCESS AND UTILITY EASEMENT  
AND MAINTENANCE DECLARATION**

**THIS COMMON DRIVEWAY ACCESS AND UTILITY EASEMENT AND MAINTENANCE DECLARATION** ("Declaration and Easement"), made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2026, by **77 MONTROSE STATION, LLC**, 1340 Baptist Church Road, Yorktown Heights, New York 10598 ("Declarant/Grantor").

**WITNESSETH:**

**WHEREAS**, the Declarant/Grantor is the owner of all that certain lot, piece or parcel of land situate, lying and being in the Town of Cortlandt, County of Westchester, and State of New York, being designated as Lots 1, 2, and 3 as shown on that certain map entitled "Subdivision Plat, Prepared for 77 Montrose Station, LLC," prepared by TC Merritts Land Surveyors, last revised June 5, 2026, which was filed in the Office of the County Clerk of Westchester County on \_\_\_\_\_ as Filed Map No. \_\_\_\_\_ ("Subdivision Plat"), a copy of which is attached hereto as Exhibit A and made a part hereof ("Property"); and

**WHEREAS**, on \_\_\_\_\_, the Planning Board of the Town of Cortlandt adopted a resolution granting Final Subdivision approval related to the Property ("Subdivision Resolution"); and

**WHEREAS**, pursuant to the Subdivision Resolution, Declarant/Grantor received final approval to subdivide the Property into three lots in accordance with the Subdivision Plat, subject to the terms and conditions contained in the Subdivision Resolution; and

**WHEREAS**, Lot 1 is currently improved with a single-family residence and related improvements, and Lots 2 and 3 are intended to be improved each with a single-family residence and related improvements ("Project"), as shown on the Subdivision and Site Development Plan for Montrose Station, LLC, prepared by Cronin Engineering, P.E., P.C., dated \_\_\_\_\_, a copy of which is attached hereto as Exhibit B and made a part hereof ("Site Plan"); and

**WHEREAS**, the Declarant/Grantor intends to convey Lots 2 and 3 to individual successors in interest; and

**WHEREAS**, Lot 2 is located directly adjacent to Lot 3; and

**WHEREAS**, as part of the Project, a driveway is to be constructed on Lot 2, a portion of which driveway will serve as the means of access to both Lots 2 and 3 from Montrose Station Road, as shown on the Subdivision Plat and Site Plan ("Common Driveway"); and

**WHEREAS**, Declarant/Grantor wishes to provide for the continued use and maintenance of the Common Driveway by and among Lots 2 and 3; and

**WHEREAS**, Declarant/Grantor intends that the successors in interest of Lots 2 and 3 will share responsibility for the maintenance, repair and/or replacement of the Common



Driveway and any related appurtenances; and

**WHEREAS**, Lot 2 shall be burdened by an easement in favor of the owner of Lot 3 as shown on Exhibit A and as described in Exhibit C attached hereto and made a part hereof ("Easement Area"), to allow the owner of Lot 3, and their agents, representatives, contractors, employees, and invitees, to use the Common Driveway for the limited purpose of ingress and egress between Lot 3 and Montrose Station Road and for the limited purpose of undertaking actions towards maintenance, repair, and replacement of the Common Driveway in accordance with this Declaration; and

**WHEREAS**, as part of the Project, a water service line is to be constructed from the water main on Montrose Station Road, over and across Lot 2, to Lot 3 within the area of the Common Driveway as shown in Exhibits A and C and described in Exhibit C ("Water Service Line"); and

**WHEREAS**, the Water Service Line is proposed to be located next to the Common Driveway within the Easement Area, as is shown on the Site Plan and Subdivision Plat; and

**WHEREAS**, the owner of Lot 3 will be solely responsible for the installation, operation, maintenance, repair and/or replacement of the Water Service Line and any related appurtenances; and

**WHEREAS**, Lot 2 shall be burdened by an easement in favor of the owner of Lot 3 as shown on Exhibit A and described in Exhibit C ("Easement Area"), to allow the owner of Lot 3, and their agents, representatives, contractors, employees, and invitees to install, operate, maintain, repair and/or replace, as necessary, the Water Service Line and any related appurtenances; and

**WHEREAS**, Condition \_\_ of the Subdivision Resolution requires that Declarant/Grantor submit an easement agreement and driveway maintenance agreement for the shared portion of the driveway for Lots 2 and 3.

**NOW, THEREFORE**, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Declarant/Grantor hereby declares that Lot 2 and Lot 3 shall be held, sold, conveyed, transferred, and occupied subject to the following easements and covenants:

**1. Grant of Easement.**

- (a) The owner of Lot 3, and their agents, representatives, contractors, employees, and invitees, shall have a non-exclusive permanent easement and right-of-way for access, ingress, and egress over, under and along the Easement Area on Lot 2 for the limited purpose of ingress and egress to enter onto, use and travel on and across the Common Driveway and for the limited purpose of performing maintenance and repairs to the Common Driveway as is reasonably necessary in accordance with this Declaration and Easement.



- (b) The owner of Lot 3, and their agents, representatives, contractors, employees, and invitees, shall have a non-exclusive permanent easement over, under and along the Easement Area on Lot 2 for the limited purpose of installing, operating, maintaining, repairing and/or replacing the Water Service Line and any related appurtenances as reasonably necessary.

2. **Lot 3 Owner's Use of Easement Area.** In exercising their rights under this Declaration and Easement, the owner of Lot 3 and their agents, representatives, contractors, employees, and invitees shall use reasonable efforts to minimize interference with the use, occupation and enjoyment of the Easement Area by the owner of Lot 2, and/or its agents, representatives, contractors, employees, and invitees, and shall not unreasonably interfere with Lot 2 owner's and/or its successors' or assigns' use of the Easement Area. The owner of Lot 3 shall provide forty-eight (48) hours' written notice to the owner of Lot 2, or their successors and assigns, before entering the Easement Area for the purpose of performing maintenance and repairs on the Common Driveway or installing, operating, maintaining, repairing and/or replacing the Water Service Line and any related appurtenances in accordance with this Declaration and Easement (absent an emergency, when immediate access shall be deemed authorized by the owner of Lot 2). The owner of Lot 3 shall restore the Easement Area to a condition substantially similar to the condition found prior to any disturbance or damage that may have been caused by the owner of Lot 3 or their agents, representatives, contractors, employees, and invitees.

3. **Restrictions within Easement Area.** The owners of Lot 2 and Lot 3 shall not (i) do, cause to be done, allow to be done, or suffer anything whereby the Easement Area becomes obstructed or incumbered in any way that prevents vehicular and pedestrian ingress and egress along the full length of the Easement Area and Common Driveway, including, but not limited to the parking of vehicles, outdoor storage of any kind, landscaping/plantings, and/or the construction or placement of any structure within the Easement Area; (ii) construct any buildings or structures within the Easement Area, except for the pavement and appurtenances for the Common Driveway; (iii) excavate within the Easement Area to a depth exceeding three (3) feet above the Water Service Line and/or in any manner or to any extent which may deprive the Water Service Line of its support of the ground; or (iv) take any action within the Easement Area that will prevent the owner of Lot 3 from installing, operating, maintaining, repairing and/or replacing the Water Service Line and any related appurtenances and/or using the Common Driveway for ingress and egress between Montrose Station Road and Lot 3.

4. **Maintenance of Common Driveway.**

- (a) The owners of Lots 2 and 3 shall each bear one-half of all the costs of snow removal for the Common Driveway located within the Easement Area. The selection of the person to perform said snow removal ("Snow Removal Contractor") shall be made by the owner of Lot 2 and evidence of a written agreement between the owner of Lot 2 and the Snow Removal Contractor shall be provided to the owner of Lot 3 by October 31st of each year. If the



owner of Lot 2 fails to retain a Snow Removal Contractor by October 31st, then the owner of Lot 3, upon written notice to the owner of Lot 2, may select and enter into a written agreement with a Snow Removal Contractor for the provision of snow removal services.

- (b) The owners of Lots 2 and 3 shall each bear one-half of the cost of maintenance (other than snow removal, as set forth in Subsection 2(a)), repairs, and reconstruction ("Work") to the Common Driveway to be located in the Easement Area. Determinations of the Work required to be performed, including the persons to perform the same and the manner in which such work is to be performed, shall be made by the owner of Lot 2. If, in the reasonable discretion of the owner of Lot 3, the owner of Lot 2 fails to undertake Work to the Common Driveway as is reasonably necessary to ensure the continued use of the Common Driveway, then the owner of Lot 3 shall provide the owner of Lot 2 with written notice to cure in accordance with Section 9 of this Declaration and Easement. If such failure shall have continued for a period of fourteen (14) days after written notice from the owner of Lot 3 (or if such failure is not reasonably capable of being cured within fourteen (14) days, if the owner of Lot 2 shall not have commenced to cure the same within said 14-day period and/or shall not have thereafter diligently prosecuted the same to completion), then the owner of Lot 3, upon written notice, may undertake such steps as reasonably necessary to undertake the Work.
- (c) Notwithstanding the foregoing subsections, where any snow removal and any Work to be performed is located entirely outside of the Easement Area, and shall be solely for the benefit of that particular lot owner and provides no benefits to the other lot owner, then the benefiting lot owner shall pay 100% of the costs of such Work.

**5. Payment of Costs Related to Maintenance of Common Driveway.**

- (a) Each owner of Lots 2 and 3 by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed therefor, shall be deemed to covenant and agree to pay the charges imposed by Subsections 2(a) and 2(b), as applicable, and such charges, together with interest thereon at the maximum legal rate and the cost of collection thereof, including reasonable attorneys' fees, shall be a continuing and binding lien against each lot and be the responsibility of the owner, his heirs, devisees, personal representatives, successors and assigns. The obligation of the owner to pay such assessment, however, shall also remain as his personal obligation.
- (b) If the charges are not paid within thirty (30) days after receipt of a request for payment from the other lot owner(s), charges shall bear interest from the date of such request to the date paid at the highest rate permitted by law, and any aggrieved lot owner or owners may bring an action at law against the lot owner(s) obligated to pay the same or to foreclose the lien against the lot(s),



and there shall be added to the amount of such charges, the cost of preparing and filing of a lien, if any, and of bringing an action or proceeding to collect such charges, including interest, costs and reasonable attorneys' fees.

- (c) Upon the sale of either of the two lots referenced herein, the selling lot owner shall hand deliver and mail to the other lot owner(s) by Registered or Certified Mail, Return Receipt Requested, notice that all charges imposed above are paid and that all liens created by the above obligations have been satisfied as of the date of closing. The notice shall be mailed no later than thirty (30) days prior to the date of closing and if no objection is received ten (10) days prior to the date of closing, then such lack of objection shall be conclusive evidence that all charges and all liens imposed above have been paid and satisfied.

6. **Conveyance of Interest in Lot(s).** At the time of any conveyance of any interest in either of the lots, including by deed, lease, or other instrument conveying any interest, the owner of such lot shall have the affirmative obligation to provide written notice of this Declaration and Easement to the person obtaining said interest, and the owner shall also notify the owner of the other lot, in writing, of the existence and nature of the conveyance of interest. Each grantee accepting a deed, lease, or other instrument conveying any interest in either of the two lots, covenants for himself, his heirs, personal representatives, successors, and assigns to observe, perform, and be bound by this Declaration and Easement.
7. **Indemnification.** All future owners of Lots 2 and 3, their respective heirs, successors, and assigns, agree to indemnify and hold harmless the other lot owner from and against all claims, demands, suits, costs, expenses, liabilities, fines, penalties, losses, damages and injury to person, property or otherwise, including, without limitation, direct, indirect and consequential damages, court costs and reasonable attorney's fees, arising from or in any respect related to any exercise of or use of or maintenance and repair of the Common Driveway or the Water Service Line within the Easement Area.
8. **Insurance.** The owners of Lots 2 and 3 shall only use the services of licensed and insured contractors and/or subcontractors to perform any work in the Easement Area. Prior to commencement of any work within the Easement Area, the owner of the lot undertaking any snow removal, Work as defined in Subsection 4(c), or actions related to the installation, maintenance, and repair of the Water Service Line shall provide a copy of the license and proof of general liability and automobile liability insurance, naming the owner of the other lot as additional insured, in a commercially reasonable amount satisfactory to the owner of Lots 2 and 3, but not less than \$1,000,000.00 per occurrence/\$2,000,000 aggregate, and proof of workers' compensation and disability insurance at then-current statutory limits.
9. **Notice:** Unless otherwise provided for in this Declaration and Easement, any notice to be given pursuant to this Declaration and Easement shall be in writing and sent by prepaid certified or registered U.S. mail, Return Receipt Requested, or by reputable overnight



courier, to the last known address of the respective owner(s) of Lots 2 and 3. Any such notices shall be deemed delivered when accepted or refused.

**10. Severability.** Should any covenant, easement, or restriction herein contained, of any article, section, subsection, sentence, clause, phrase, or term of this Declaration and Easement be declared to be void, invalid, illegal, or unenforceable, for any reason, by the adjudication of any court or other tribunal having jurisdiction, such judgment shall in no way affect the other provisions hereof which are hereby declared to be several and which shall remain in full force and effect.

**11. Binding.** This Declaration and Easement shall run with the land and be binding on all successors and assigns.

**IN WITNESS WHEREOF**, Declarant/Grantor has executed this instrument, intending that the same be recorded in the Office of the Clerk of the County of Westchester, Division of Land Records, on the day and date first above mentioned.

**DECLARANT/GRANTOR:**

**77 MONTROSE STATION, LLC**

By: \_\_\_\_\_  
Mark Giordano, Managing Member



STATE OF NEW YORK                    )  
COUNTY OF WESTCHESTER        ) ss.:

On the \_\_\_\_ day of \_\_\_\_\_, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared MARK GIORDANO, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and he acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
Notary Public

**RECORD AND RETURN MAIL TO:**

David Steinmetz, Esq.  
Zarin & Steinmetz LLP  
81 Main Street, Suite 415  
White Plains, New York 10601  
(914) 682-7800



**Exhibit A**

Subdivision Plat



**Exhibit B**

Site Plan



**Exhibit C**

Easement Area Metes & Bounds



## ACCESS AND UTILITY EASEMENT

All that certain plot, piece or parcel of land, situate, lying and being in the Town of Cortlandt, County of Westchester, State of New York, known and designated as a Access and Utility Easement as shown on a certain map entitled "Final Subdivision Plat Prepared For Steve Giordano Builders, Inc." filed in the Westchester County Clerk's Office, Division of Land Records on \_\_\_\_\_ as map number \_\_\_\_\_, said Access and Utility Easement being more particularly bounded and described as follows;

BEGINNING at a point being the intersection of the southerly side of Montrose Station Road with the division line between Lot 2 and Lot 3 as shown on said Filed Map;

Thence from said point of BEGINNING northeasterly along the southerly side of Montrose Station Road the following courses and distances;

North 56 degrees 26 minutes 00 seconds East 72.32 feet;

North 55 degrees 43 minutes 00 seconds East 59.05 feet;

Thence through Filed Map Lot 2 the following courses and distances;

South 34 degrees 17 minutes 00 seconds East 25.39 feet;

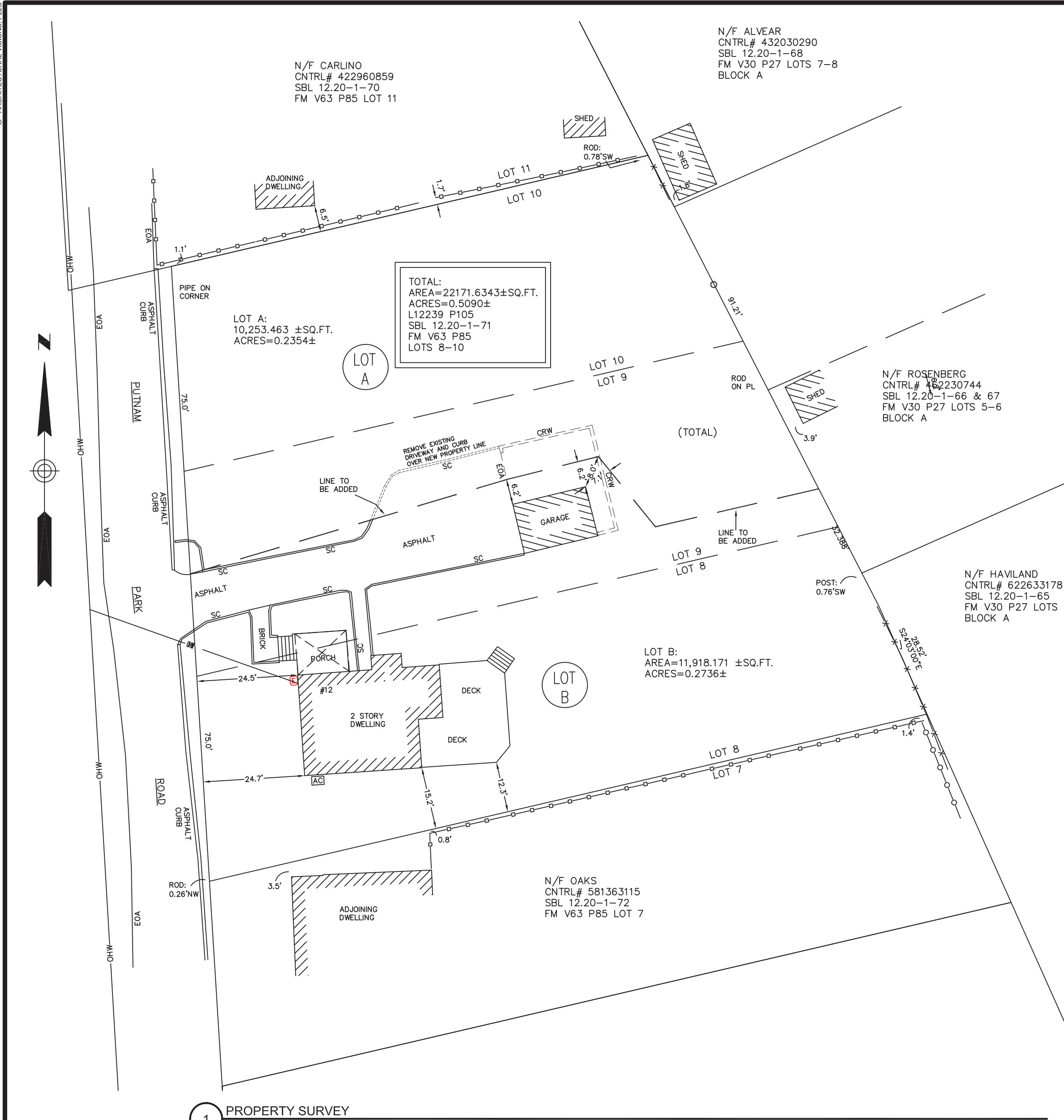
South 36 degrees 52 minutes 45 seconds West 136.96 feet to the division line between Filed Map Lot 2 and Filed Map Lot 3;

Thence northwesterly along the division line between Filed Map Lot 2 and Filed Map Lot 3;

North 35 degrees 42 minutes 00 seconds West 70.54 feet to the POINT AND PLACE OF BEGINNING.

Containing 6,249.59 square feet, more or less.





SURVEY BY ROWAN LAND SURVEYING, PLLC  
DATED 1/28/2026.

- 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.



## LOCATION PLAN

NO SCALE



## AERIAL VIEW

NO SCALE

### 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

WCPO COMMUNITY POLICING UNIT, CORTLANDT PRECINCT

# ROBERT FUCCI 2 LOT SUBDIVISION

12 PUTNAM PARK RD.  
CORTLANDT MANOR, NY  
10567

### DRAWING LIST:

| PAGE NUMBER          | TITLE                                      |
|----------------------|--------------------------------------------|
| Architectural: Plans |                                            |
| C-100                | COVERSHEET, LOCATION PLAN, SURVEY & PHOTOS |
| S-100                | SITE PLAN - 2 LOT SUBDIVISION              |

| Town of Cortlandt<br>CODE ENFORCEMENT DIVISION<br>1 HEADY STREET, CORTLANDT MANOR, NY 10567<br>(914) 734-1010 |                           |                |                 |                     |                        |                        |                    |                      |                          |                                      |                  |                       |                        |
|---------------------------------------------------------------------------------------------------------------|---------------------------|----------------|-----------------|---------------------|------------------------|------------------------|--------------------|----------------------|--------------------------|--------------------------------------|------------------|-----------------------|------------------------|
| CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA (Effective 5/12/2020)                                                 |                           |                |                 |                     |                        |                        |                    |                      |                          |                                      |                  |                       |                        |
| Location: Town of Cortlandt                                                                                   |                           |                |                 |                     |                        |                        |                    |                      |                          | Zip Code: 10567                      |                  |                       |                        |
| Ground<br>Snow Load                                                                                           | Wind Design               |                |                 |                     | Subject to Damage From |                        |                    |                      | Winter<br>Design<br>Temp | Ice Barrier<br>Underlayment<br>Req'd | Flood<br>Hazards | Air Freezing<br>Index | Mean<br>Annual<br>Temp |
|                                                                                                               | Special<br>Wind<br>Region | Speed<br>(mph) | Topo<br>Effects | Wind<br>Dir<br>Zone | Weathering             | Frost<br>Line<br>Depth | Ice<br>Penetration | Altitude<br>Factor   |                          |                                      |                  |                       |                        |
| 30                                                                                                            | No                        | No             | Yes             | No                  | C                      | Severe                 | 42"                | Moderate<br>to Heavy | 7                        | YES                                  | **               | 1500 or less          | 51.8                   |

| MANUAL J DESIGN CRITERIA          |                             |                                  |                                  |                                  |                              |                               |                                   |
|-----------------------------------|-----------------------------|----------------------------------|----------------------------------|----------------------------------|------------------------------|-------------------------------|-----------------------------------|
| Elevation                         | Latitude                    | Winter<br>heating<br>temperature | Summer<br>cooling<br>temperature | Altitude<br>correction<br>factor | Indoor design<br>temperature | Design temperature<br>cooling | Heating temperature<br>difference |
| 436                               | 41                          | 7                                | 87                               | 1                                | 68                           | 75                            | 61                                |
| Cooling temperature<br>difference | Wind<br>velocity<br>heating | Wind<br>velocity<br>cooling      | Collectible wet<br>bulb          | Daily range                      |                              | Winter humidity               | Summer humidity                   |
|                                   | 12                          | 20.4                             | 7.5                              | 72                               | M                            | 30                            | 55                                |

\* 115 MPH to 120 MPH. The special wind region should serve as a warning to design professionals in evaluating wind loading conditions. Wind speeds higher than the derived values taken from Chapter 16 of the Building Code and Chapter 3 of the Residential Code are likely to occur and should be considered in the design.

\*\* State if applicable. For Flood Hazards the Design Professional shall state if they are applicable. V.N. Verify with FIRM Maps. Maps are available in the Engineering Department for review. If yes additional information is required.

PROJECT BUILDING CODE: 2025 RESIDENTIAL CODE  
OF NEW YORK STATE

### MATERIALS

- EARTH
- DRAINAGE GRAVEL
- SAND OR MORTAR
- WOOD (ROUGH)
- WOOD (FINISH)
- GYPSUM WALL BOARD
- PLYWOOD
- METAL
- BATT INSULATION
- RIGID INSULATION
- SPRAYED IN FOAM INSULATION
- CENTER LINE
- HIDDEN LINE

**ARCHITECTURAL  
VISIONS, PLLC**  
A GREENBERG DESIGN GROUP

2 MUSCOT ROAD NORTH  
MAHOPAC NY, 10541

PROJECT: 2 LOT SUBDIVISION  
FOR ROBERT FUCCI

PROJECT ADDRESS  
12 PUTNAM PARK RD  
CORTLANDT MANOR, NY 10567  
TAX MAP NO. 12.20-1-71

COVERSHEET

| ISSUANCE   | DATE       |
|------------|------------|
| DESIGNED   | 05-13-2025 |
| FOR REVIEW | 05-13-2025 |
| FOR REVIEW | 05-13-2025 |
| FOR REVIEW | 05-13-2025 |

SCALE  
AS NOTED

DRAWN BY: CHKD BY:  
MLS / JILG

PROJECT NO.  
05-25-036

REGISTERED ARCHITECT  
JOEL GREENBERG  
STATE OF NEW YORK  
01955

NYS Registration Expires: 03-31-2027

C-100



FRONT VIEW OF PROPOSED LOT A



FRONT VIEW OF PROPOSED LOT A



FRONT VIEW OF EXISTING HOUSE - LOT B







July 22, 2026

Steven Kessler, Chairman  
Town of Cortlandt Planning Board  
One Heady Street  
Cortlandt Manor, New York 10567

**Re: Amended Site Plan Application  
Cortlandt Self Storage, L.P.  
44 Regina Avenue  
Town of Cortlandt, New York  
Tax Map Designation: 24.10-1-4**

Dear Chairman Kessler and Members of the Planning Board:

Find enclosed the following information for the above-referenced application:

- Site Development Plan, dated July 17, 2026

We are pleased to submit the enclosed information on behalf of Cortlandt Self Storage, L.P. ("Applicant"), who is seeking Amended Site Plan Approval for a proposed 40' x 130' building and outdoor contractor equipment storage areas (2) at the above reference property. The parcel is approximately 785,997 sq. ft. (18.044 acres) and is located in the M-1 (Light Industrial) Zoning District. Existing parking areas have been identified, which are not part of the outdoor storage areas. A "Building Chart" is included that indicates "Building No.", "Square Footage", "Current Use" & "Proposed Use". This chart indicates compliance with the enclosed Town Board Resolution, which caps the total building footprint square footage for the site at 68,000 sq. ft.

We look forward to appearing before the Planning Board to discuss the project in detail on July 7, 2026 at which time we will respectfully request that you consider scheduling a Public Hearing for the September 2026 meeting considering there is no meeting scheduled for August. Should you have any questions or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,

[Redacted Signature]  
James C. Annicchiarico  
Project Engineer/Manager

enclosures

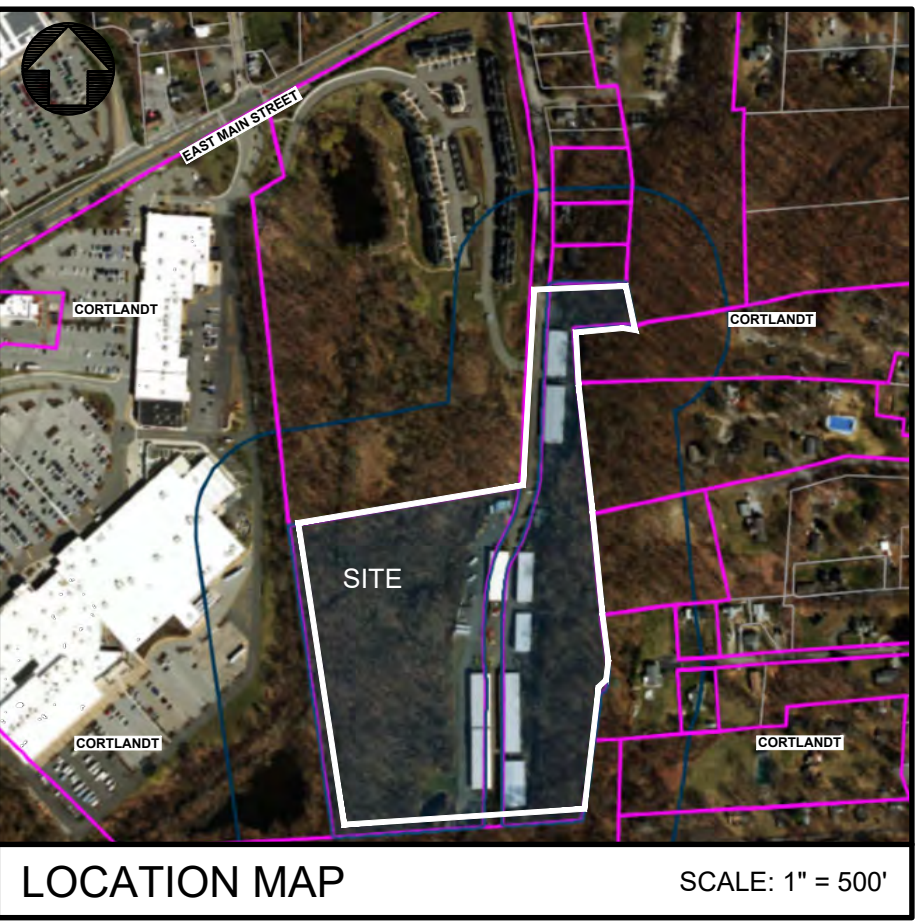
cc: Mark Giorano, Cortlandt Self Storage, L.P.  
File: Giordano-44 Regina Ave-Cortlandt-Site Plan-Letter-20260722



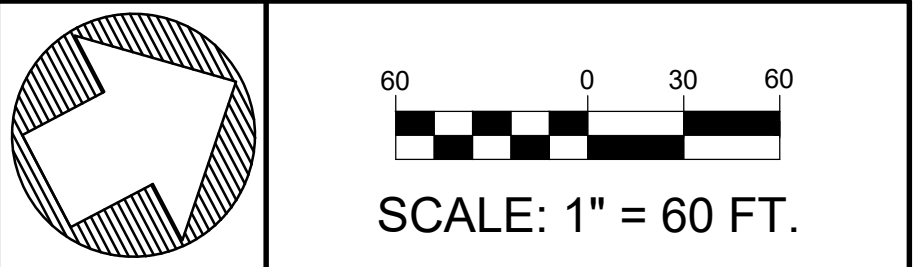
SITE DEVELOPMENT PLAN  
FOR CORTLANDT SELF STORAGE  
TOWN OF CORTLANDT  
WESTCHESTER COUNTY, NEW YORK

- GENERAL NOTES
1. PARCEL TAX MAP DESIGNATION: SECTION: 24.10, BLOCK: 1, LOT(S): 4
  2. TOTAL AREA OF PROPERTY: 785,997 SQUARE FEET (18.044 ACRES).
  3. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A SURVEY PREPARED BY BADEY & WATSON, SURVEYING AND ENGINEERING, D.P.C. ENTITLED "SURVEY OF PROPERTY PREPARED FOR CORTLANDT SELF-STORAGE, L.P.," DATED JULY 2, 2025.
  4. PARCEL IS LOCATED IN THE TOWN OF CORTLANDT M-1 (LIGHT INDUSTRIAL) ZONING DISTRICT.
  5. PARCEL IS LOCATED IN THE HUDSON RIVER BASIN.

| LIST OF DRAWINGS |              |                                  |               |              |
|------------------|--------------|----------------------------------|---------------|--------------|
| SHEET TITLE      | SHEET NUMBER | TITLE                            | ISSUE DATE    | LAST REVISED |
| SP-1.1           | 1 OF 2       | AMENDED SITE PLAN                | JULY 17, 2026 | -            |
| SP-1.2           | 2 OF 2       | AMENDED SITE PLAN (LARGER SCALE) | JULY 17, 2026 | -            |



Dig Safely.  
New York  
(800)  
962-7962  
www.digsafelynewyork.com



APPLICANT  
**CORTLANDT SELF STORAGE, L.P.**  
C/O MARK GIORDANO  
44 REGINA AVENUE  
CORTLANDT MANOR, NEW YORK 10567

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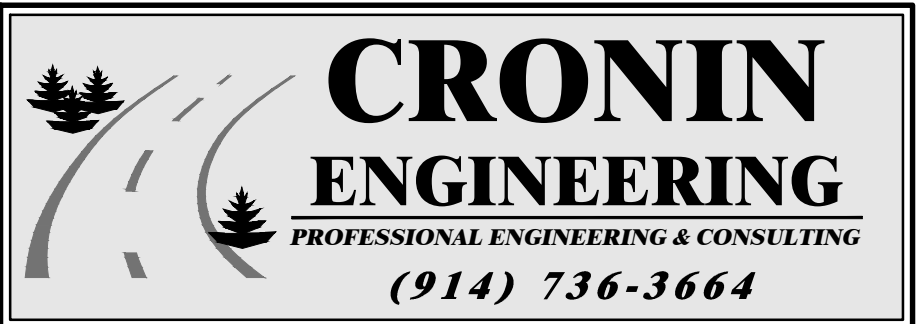
REVISIONS

| # | REASON | DATE |
|---|--------|------|
| 5 |        |      |
| 4 |        |      |
| 3 |        |      |
| 2 |        |      |
| 1 |        |      |
| # | REASON | DATE |

MUNICIPAL TAX IDENTIFICATION:

|           |               |
|-----------|---------------|
| SECTION:  | 24.10         |
| BLOCK:    | 1             |
| LOT:      | 4             |
| SUBLOT:   | -             |
| DRAWN BY: | AD/JCA        |
| CHECKED:  | JCA/PMB       |
| PROJECT:  | GIORDANO      |
| DATE:     | JULY 17, 2026 |
| JOB #:    | 240101        |

PATRICK M. BELL, P.E.  
LICENSE #087679

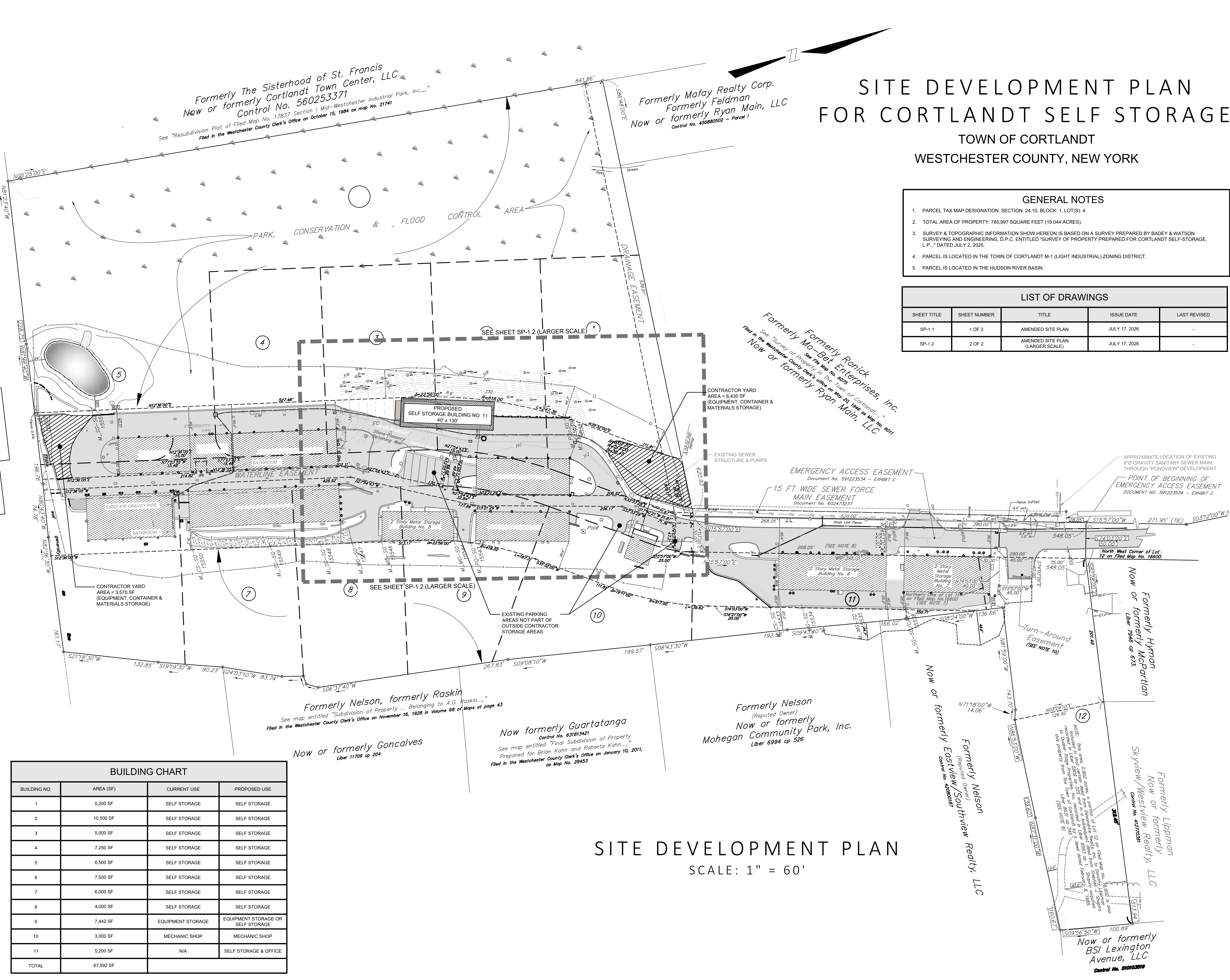


SITE DEVELOPMENT PLAN

SITE DEVELOPMENT PLAN  
FOR  
CORTLANDT SELF-STORAGE, L.P.

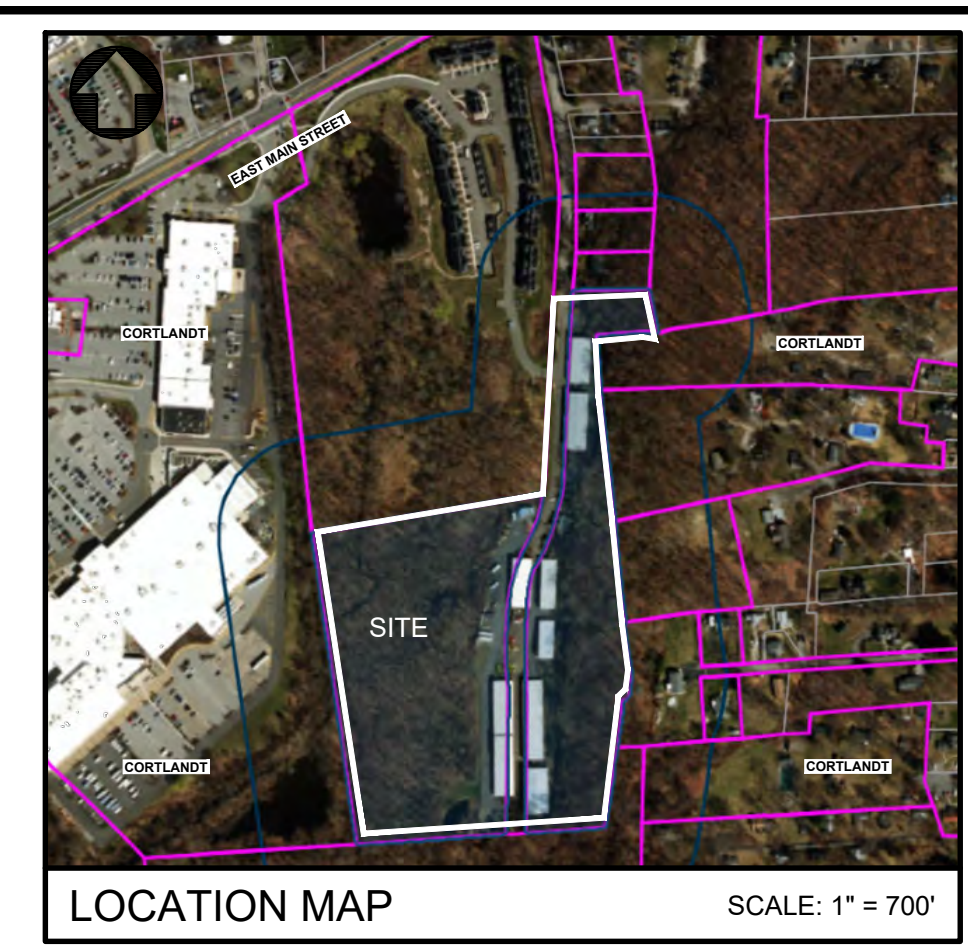
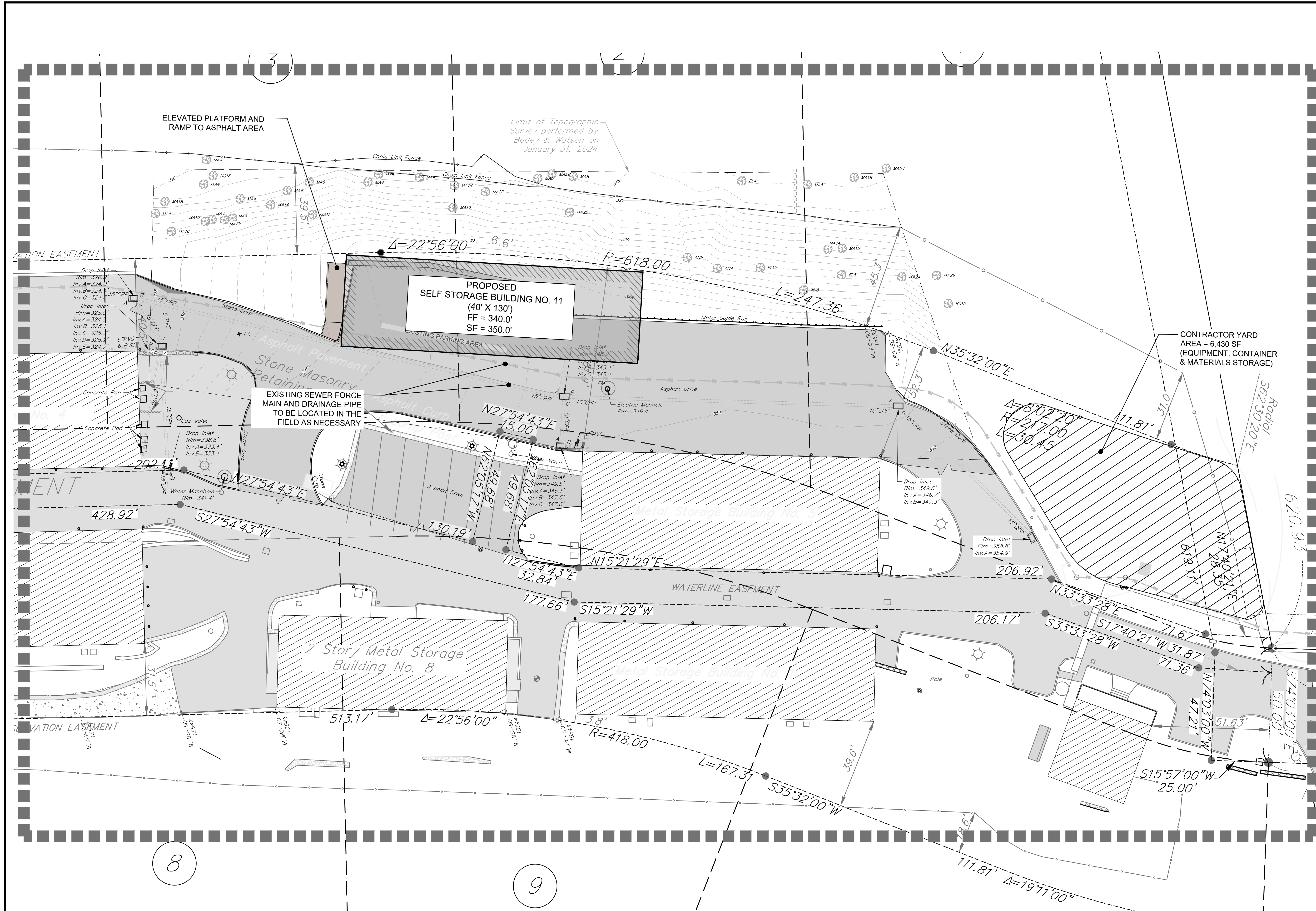
LOCATION:  
REGINA AVENUE  
TOWN OF CORTLANDT, NEW YORK

SHEET 1 OF 2      SP-1.1



| BUILDING CHART |           |                   |                                   |
|----------------|-----------|-------------------|-----------------------------------|
| BUILDING NO.   | AREA (SF) | CURRENT USE       | PROPOSED USE                      |
| 1              | 5,200 SF  | SELF STORAGE      | SELF STORAGE                      |
| 2              | 10,500 SF | SELF STORAGE      | SELF STORAGE                      |
| 3              | 5,000 SF  | SELF STORAGE      | SELF STORAGE                      |
| 4              | 7,250 SF  | SELF STORAGE      | SELF STORAGE                      |
| 5              | 6,500 SF  | SELF STORAGE      | SELF STORAGE                      |
| 6              | 7,500 SF  | SELF STORAGE      | SELF STORAGE                      |
| 7              | 6,000 SF  | SELF STORAGE      | SELF STORAGE                      |
| 8              | 4,000 SF  | SELF STORAGE      | SELF STORAGE                      |
| 9              | 7,442 SF  | EQUIPMENT STORAGE | EQUIPMENT STORAGE OR SELF STORAGE |
| 10             | 3,000 SF  | MECHANIC SHOP     | MECHANIC SHOP                     |
| 11             | 5,200 SF  | N/A               | SELF STORAGE & OFFICE             |
| TOTAL          | 67,592 SF |                   |                                   |





Dig Safely.  
New York  
(800)  
962-7962  
www.digsafelynewyork.com

SCALE: 1" = 20 FT.

APPLICANT  
**CORTLANDT SELF STORAGE, L.P.**  
C/O MARK GIORDANO  
44 REGINA AVENUE  
CORTLANDT MANOR, NEW YORK 10567

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| REVISIONS                     |               |                                                                                       |
|-------------------------------|---------------|---------------------------------------------------------------------------------------|
| #                             | REASON        | DATE                                                                                  |
| 5                             |               |                                                                                       |
| 4                             |               |                                                                                       |
| 3                             |               |                                                                                       |
| 2                             |               |                                                                                       |
| 1                             |               |                                                                                       |
| MUNICIPAL TAX IDENTIFICATION: |               |                                                                                       |
| SECTION:                      | 24.10         |                                                                                       |
| BLOCK:                        | 1             |                                                                                       |
| LOT:                          | 4             |                                                                                       |
| SUBLOT:                       | -             |                                                                                       |
| DRAWN BY:                     | AD/JCA        |                                                                                       |
| CHECKED:                      | JCA/PMB       |                                                                                       |
| PROJECT:                      | GIORDANO      |                                                                                       |
| DATE:                         | JULY 17, 2026 |                                                                                       |
| JOB #:                        | 240101        |                                                                                       |
|                               |               |  |
|                               |               | PATRICK M. BELL, P.E.<br>LICENSE #087679                                              |

**CRONIN ENGINEERING**  
PROFESSIONAL ENGINEERING & CONSULTING  
(914) 736-3664

39 Arlo Lane  
Cortlandt Manor, New York 10567

SITE DEVELOPMENT PLAN

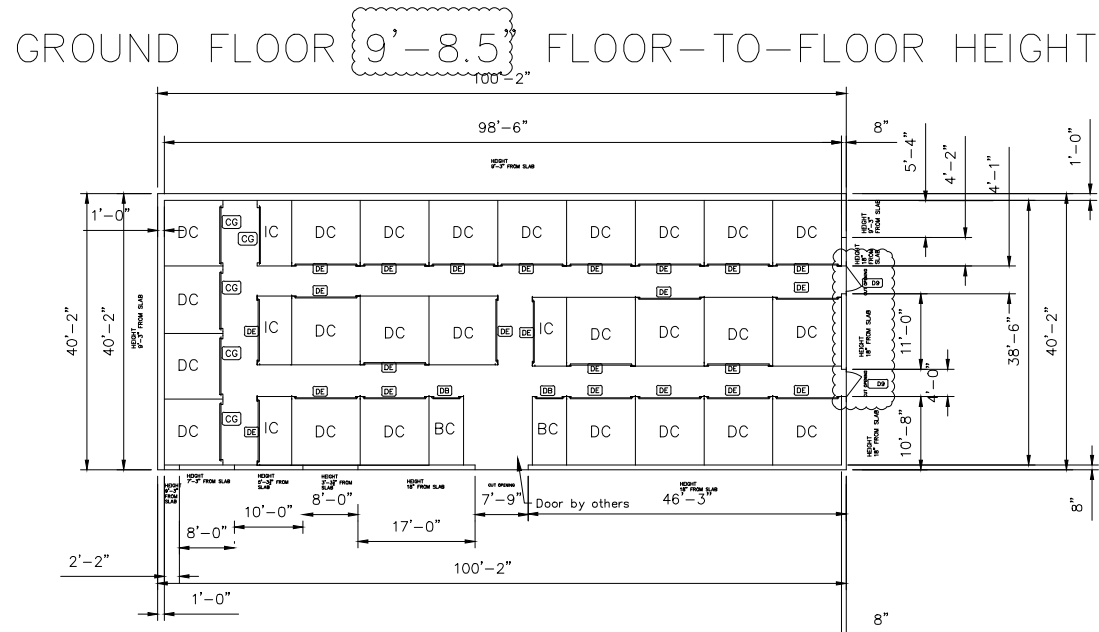
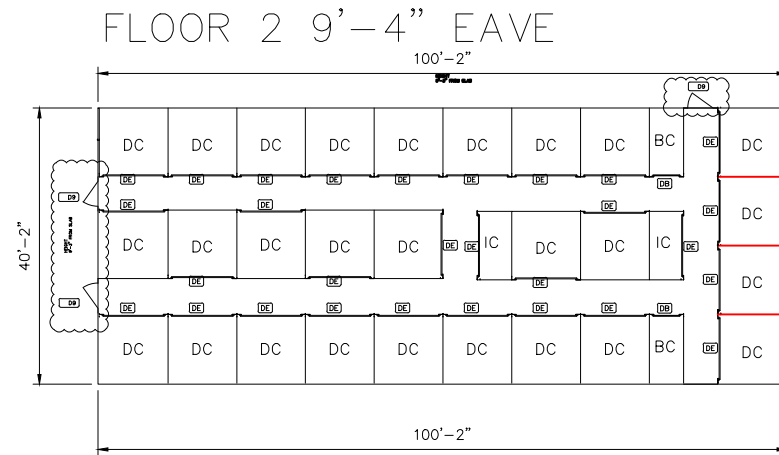
SITE DEVELOPMENT PLAN  
FOR  
CORTLANDT SELF-STORAGE, L.P.

LOCATION:  
REGINA AVENUE  
TOWN OF CORTLANDT, NEW YORK

SHEET 2 OF 2      SP-1.2

SITE DEVELOPMENT PLAN  
SCALE: 1" = 20'





#8 - 40'2" x 100'2" x 19'-2.5" OUT-TO-OUT 1/4:12 GABLE 2-STORY BUILDING SYSTEM WITH RETAINING WALLS BY OTHERS.

NOTE: RETAINING WALLS TO BE SUPPLIED BY OTHERS.  
Unit sizes will vary with lower level dimensions

## UNIT MIX

| LABEL                | UNIT SIZE | # UNITS | %    | SQ. FEET | INSULATED |
|----------------------|-----------|---------|------|----------|-----------|
| BC                   | 5 x 10    | 4       | 6.5  | 200      | Y         |
| IC                   | 10 x 5    | 6       | 9.7  | 300      | Y         |
| DC                   | 10 x 10   | 52      | 83.9 | 5200     | Y         |
| SQ.FT. NON-INSULATED |           |         |      | 0        |           |
| SQ.FT. INSULATED     |           |         |      | 5700     |           |
| TOTAL                |           | 62      | 100  | 5700     |           |

| DOOR SCHEDULE |      |         |               |                      |               |                                                  |            |
|---------------|------|---------|---------------|----------------------|---------------|--------------------------------------------------|------------|
| QTY           | CODE | TYPE    | SIZE          | ROUGH OPENING (REF.) | MANUF.        | DESCRIPTION                                      | COLOR      |
| 5             | D9   | SWING A | 3'-8" x 7'-0" | 4'-0" x 7'-2"        | PDL/equiv     | DOOR, LEVER/PANIC, 20x24 LITE, Non-ADA-Compliant | White      |
| 5             | CG   | ROLL-UP | 8'-0" x 7'-0" | 8'-0" x 7'-0"        | TRAC-RITE/eq. | CORRIDOR ROLL-UP DOOR                            | COLORED .. |
| 4             | DB   | ROLL-UP | 3'-8" x 7'-0" | 3'-8" x 7'-0"        | TRAC-RITE/eq. | ROLL-UP DOOR                                     | COLORED .. |
| 53            | DE   | ROLL-UP | 8'-8" x 7'-0" | 8'-8" x 7'-0"        | TRAC-RITE/eq. | ROLL-UP DOOR                                     | COLORED .. |

ROLL-UP DOORS MEET ASTM E330

DOOR SCHEDULE DOORS DUE TO PRIMER FROM TISSOT

## "NOTICE"

NO FABRICATION CAN BE SCHEDULED OR BEGUN UNTIL "APPROVED" OR "APPROVED AS NOTED" DOCUMENTS ARE RECEIVED BY TRACHTE BUILDING SYSTEMS. COMPLETE THE FOLLOWING:

- ☐ APPROVED - RELEASE FOR FABRICATION  
☐ APPROVED AS NOTED - RELEASE FOR FABRICATION  
☐ NOT APPROVED - REVISE AND RESUBMIT

SIGNATURE \_\_\_\_\_

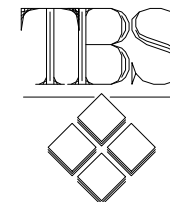
COMPANY \_\_\_\_\_

DATE \_\_\_\_ / \_\_\_\_ / \_\_\_\_

|                                                     |  |  |                |
|-----------------------------------------------------|--|--|----------------|
| Revisions:                                          |  |  | By:            |
| 12/22/20 changed LL, FF& swing doors on both levels |  |  | MJL            |
|                                                     |  |  |                |
|                                                     |  |  |                |
|                                                     |  |  |                |
|                                                     |  |  |                |
|                                                     |  |  |                |
| Name: MJL                                           |  |  | Scale: 1 = 30' |
| Date: 11/23/20                                      |  |  |                |

TRACHTE BUILDING SYSTEMS, Inc.

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Job Description: 1 of 1

Cortlandt Manor Self Storage  
Mark Giordano  
44 Regina Avenue  
Mohegan Lake, NY 10547

| Sheet Title | Plan # | Phase |
|-------------|--------|-------|
| FLOOR PLAN  | 21769  | G     |



June 24, 2026

Steven Kessler, Chairman  
Town of Cortlandt Planning Board  
One Heady Street  
Cortlandt Manor, New York 10567

**Re: Amended Site Plan Application  
Cortlandt Self Storage, L.P.  
44 Regina Avenue  
Town of Cortlandt, New York  
Tax Map Designation: 24.10-1-4**

Dear Chairman Kessler and Members of the Planning Board:

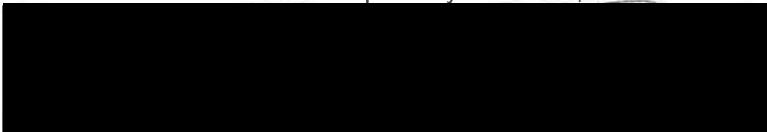
Find enclosed the following information for the above-referenced application:

- Amended Site Plan Application Fee \$2,000 (\$250 per 1,000 SF of Floor Area)
- Town Board Resolution, Adopted May 12, 2026
- Abutting Properties List
- Proxy Statement
- Property Deed
- Property Survey prepared by Badey & Watson, dated July 2, 2025
- Short Environmental Assessment Form ("SEAF")
- Building Plans prepared by Trachte Building Systems, Inc.
- Site Development Plan, dated June 24, 2026

We are pleased to submit the enclosed information on behalf of Cortlandt Self Storage, L.P. ("Applicant"), who is seeking Amended Site Plan Approval for a proposed 40' x 100' building and outdoor contractor equipment storage areas (2) at the above reference property. The parcel is approximately 785,997 sq. ft. (18.044 acres) and is located in the M-1 (Light Industrial) Zoning District. Existing parking areas have been identified, which are not part of the outdoor storage areas. A "Building Chart" has been added that indicates Building No, Square Footage, Current Use & Proposed Use, which shows compliance with the enclosed Town Board Resolution capping the total building footprint square footage at 68,000 sq. ft.

We look forward to appearing before the Planning Board to discuss the project in detail on July 7, 2026 at which time we will respectfully request that you consider scheduling a Public Hearing for the September 2026 meeting considering there is no meeting scheduled for August. Should you have any questions or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,

  
James C. Annicchiarico  
Project Engineer/Manager

enclosures

cc: Mark Giorano, Cortlandt Self Storage, L.P.  
File: Giordano-44 Regina Ave-Cortlandt-Site Plan-Letter-20260624



# 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 you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

|                                                                                                                                                                                                                               |  |                                     |                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------|-------------------------------------|
| <b>Part 1 – Project and Sponsor Information</b>                                                                                                                                                                               |  |                                     |                                     |
| Cortlandt Self-Storage LP                                                                                                                                                                                                     |  |                                     |                                     |
| Name of Action or Project:<br>Cortlandt Self-Storage                                                                                                                                                                          |  |                                     |                                     |
| Project Location (describe, and attach a location map):<br>44 Regina Avenue, Mohegan Lake, NY 10547 (Town of Cortlandt)                                                                                                       |  |                                     |                                     |
| Brief Description of Proposed Action:<br>Amended Site Plan for the construction of a new storage building and creation of an outdoor contractor yard.                                                                         |  |                                     |                                     |
| Name of Applicant or Sponsor:<br><br>Cortlandt Self-Storage LP (Mark Giordano)                                                                                                                                                |  | Telephone: [REDACTED]               |                                     |
|                                                                                                                                                                                                                               |  | E-Mail: [REDACTED]                  |                                     |
| Address:<br>[REDACTED]                                                                                                                                                                                                        |  |                                     |                                     |
| City/PO:<br>[REDACTED]                                                                                                                                                                                                        |  | State:<br>NY                        | Zip Code:<br>[REDACTED]             |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?                                                                                        |  | NO                                  | YES                                 |
| 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.                    |  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?                                                                                                                           |  | NO                                  | YES                                 |
| If Yes, list agency(s) name and permit or approval: Planning Board-Amended Sitte Plan                                                                                                                                         |  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action?                                                                                                                                                                       |  | 18.044 acres                        |                                     |
| b. Total acreage to be physically disturbed?                                                                                                                                                                                  |  | 0.1 acres                           |                                     |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?                                                                                                        |  | 18.044 acres                        |                                     |
| 4. Check all land uses that occur on, are adjoining or near the proposed action:                                                                                                                                              |  |                                     |                                     |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) |  |                                     |                                     |
| <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):                                                                     |  |                                     |                                     |
| <input type="checkbox"/> Parkland                                                                                                                                                                                             |  |                                     |                                     |

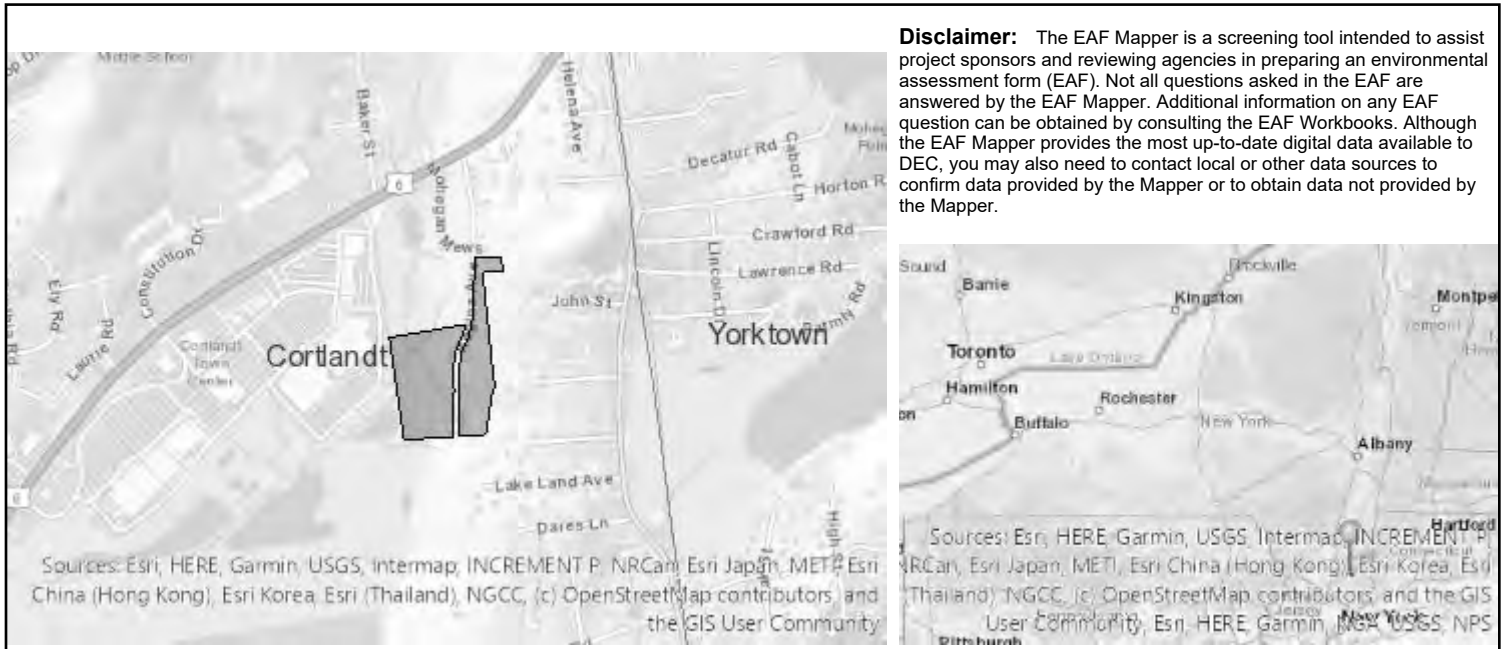


|                                                                                                                                                                                                                                                                                                                                                                                      |                                     |                                     |                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action,                                                                                                                                                                                                                                                                                                                                                           | NO                                  | YES                                 | N/A                      |
| a. A permitted use under the zoning regulations?                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan?                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?                                                                                                                                                                                                                                                                      | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?                                                                                                                                                                                                                                                                     | NO                                  | YES                                 |                          |
| If Yes, identify:                                                                                                                                                                                                                                                                                                                                                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?                                                                                                                                                                                                                                                                                     | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| b. Are public transportation services available at or near the site of the proposed action?                                                                                                                                                                                                                                                                                          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?                                                                                                                                                                                                                                                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 9. Does the proposed action meet or exceed the state energy code requirements?                                                                                                                                                                                                                                                                                                       | NO                                  | YES                                 |                          |
| If the proposed action will exceed requirements, describe design features and technologies:                                                                                                                                                                                                                                                                                          |                                     |                                     |                          |
| Meets building code requirements                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 10. Will the proposed action connect to an existing public/private water supply?                                                                                                                                                                                                                                                                                                     | NO                                  | YES                                 |                          |
| If No, describe method for providing potable water: _____                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 11. Will the proposed action connect to existing wastewater utilities?                                                                                                                                                                                                                                                                                                               | NO                                  | YES                                 |                          |
| If No, describe method for providing wastewater treatment: _____                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 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? | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 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?                                                                                                                                                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 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?                                                                                                                                                                                             | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?                                                                                                                                                                                                                                                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____                                                                                                                                                                                                                                                                                   |                                     |                                     |                          |
| _____                                                                                                                                                                                                                                                                                                                                                                                |                                     |                                     |                          |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                              |                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:<br><input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional<br><input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban                                                                |                                                                                                              |                                                                                                    |
| 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?                                                                                                                                                                                                                                                                                                                      | NO<br><input checked="" type="checkbox"/>                                                                    | YES<br><input type="checkbox"/>                                                                    |
| 16. Is the project site located in the 100-year or 500-year flood plain?                                                                                                                                                                                                                                                                                                                                                                                                                    | NO<br><input type="checkbox"/>                                                                               | YES<br><input checked="" type="checkbox"/>                                                         |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,<br>a. Will storm water discharges flow to adjacent properties?<br>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe:<br>On-site stormwater management facility                                                                                                                                 | NO<br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input type="checkbox"/> | YES<br><input type="checkbox"/><br><input type="checkbox"/><br><input checked="" type="checkbox"/> |
| 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)?<br>If Yes, explain the purpose and size of the impoundment:                                                                                                                                                                                                                                                 | NO<br><input checked="" type="checkbox"/>                                                                    | YES<br><input type="checkbox"/>                                                                    |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe:                                                                                                                                                                                                                                                                                                                             | NO<br><input checked="" type="checkbox"/>                                                                    | YES<br><input type="checkbox"/>                                                                    |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe:                                                                                                                                                                                                                                                                                                                           | NO<br><input checked="" type="checkbox"/>                                                                    | YES<br><input type="checkbox"/>                                                                    |
| 21. Is the project located within, or within ½ mile of, a disadvantaged community?<br>If No, could impacts from the project affect a disadvantaged community?<br>If Yes to either question in 21, answer the following question.<br>a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management): | NO<br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/>                             | YES<br><input type="checkbox"/><br><input type="checkbox"/>                                        |
| <b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b><br><br>Applicant/sponsor/name: <u>Cronin Engineering</u> Date: <u>June 24, 2026</u><br>Signature: _____ Title: <u>Project Engineer / Manager</u>                                                                                                                                                                                                                                      |                                                                                                              |                                                                                                    |

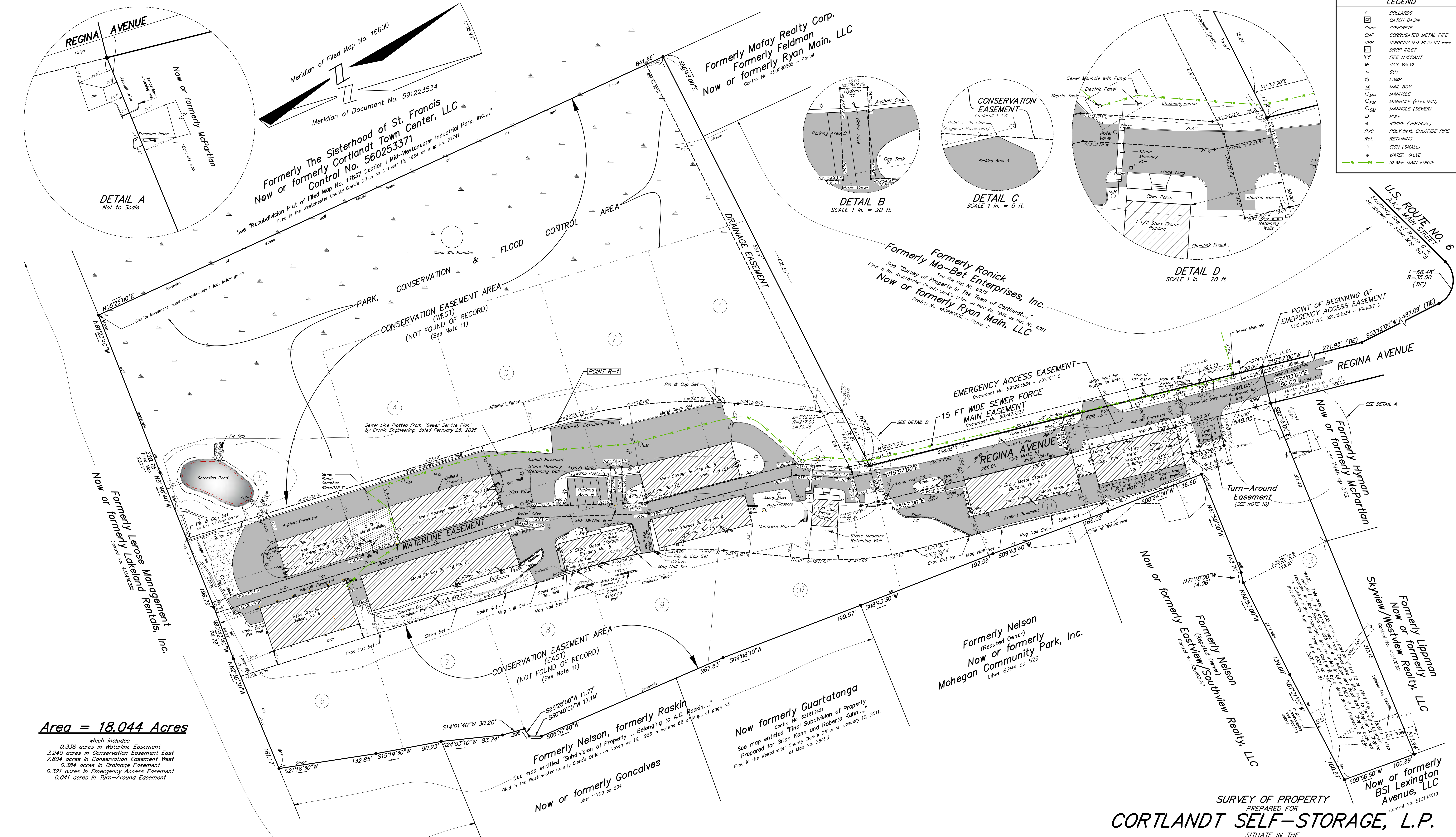




**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting 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] | No                                                                                                                                                     |
| Part 1 / Question 12b [Archeological Sites]                                                   | Yes                                                                                                                                                    |
| 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 or 500 Year Floodplain]                                             | Yes                                                                                                                                                    |
| Part 1 / Question 20 [Remediation Site]                                                       | No                                                                                                                                                     |
| Part 1 / Question 21 [Disadvantaged Community]                                                | No                                                                                                                                                     |



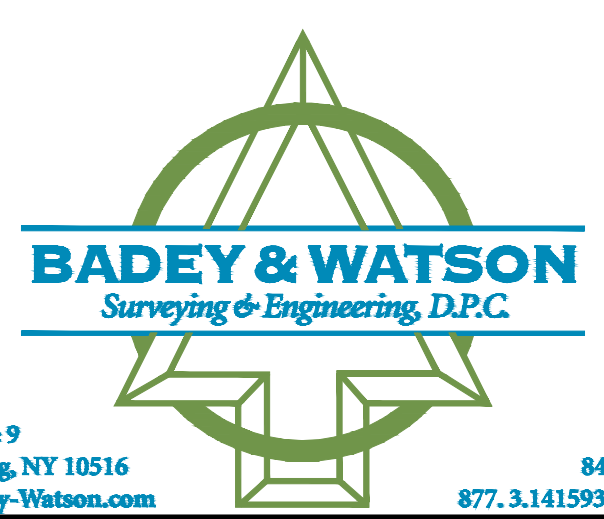


**LEGEND**

|   |                                          |
|---|------------------------------------------|
| ○ | BOLLARDS                                 |
| ○ | CATCH BASIN                              |
| □ | CONCRETE                                 |
| ○ | CORRUGATED METAL PIPE                    |
| ○ | DROP INLET                               |
| ○ | FIRE HYDRANT                             |
| ○ | GAS VALVE                                |
| ○ | GUY                                      |
| ○ | LAMP                                     |
| ○ | MAIL BOX                                 |
| ○ | MANHOLE (ELECTRIC)                       |
| ○ | MANHOLE (SEWER)                          |
| ○ | PILE                                     |
| ○ | 6" PIPE (VERTICAL)                       |
| ○ | PVC                                      |
| ○ | POLYETHYLENE GLASS FIBER REINFORCED PIPE |
| ○ | RETAINING                                |
| ○ | SIGN (SMALL)                             |
| ○ | WATER VALVE                              |
| ○ | SEWER MAIN FORCE                         |

**Area = 18.044 Acres**  
which includes:  
0.338 acres in Waterline Easement  
3.240 acres in Conservation Easement East  
7.804 acres in Conservation Easement West  
0.384 acres in Drainage Easement  
0.321 acres in Emergency Access Easement  
0.041 acres in Turn-Around Easement

This map was prepared for the exclusive use of and is certified only to:  
**CORTLANDT SELF-STORAGE, L.P.**



3063 Route 9  
Cold Spring, NY 10516  
www.Badey-Watson.com  
845-265-9217  
877.3.141593 (Toll Free)

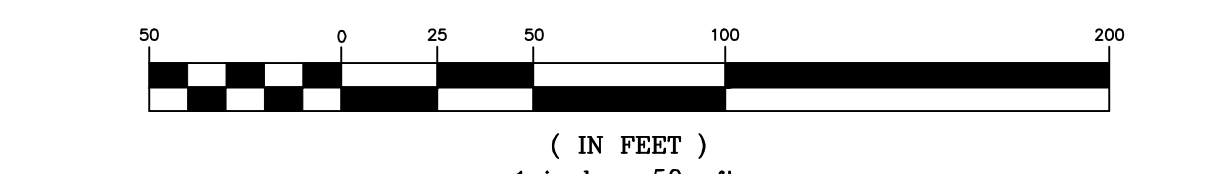
- Notes**
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  2. Unauthorized alteration or addition to a document prepared by a licensed land surveyor is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
  3. All certifications are valid for this map and copies thereof only if said map or copies bear the embossed seal of the surveyor whose signature appears hereon.
  4. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to these surveyors, they may not be shown on this map.
  5. This property may be affected by instruments which have not been provided to these surveyors. Users of this map should verify title with their attorney or a qualified title examiner.
  6. This survey is of property described in the Westchester County Clerk's Liber 12327 of deeds at page 331 (Giordano to Cortlandt Self-Storage, L.P.).
  7. Users are referred to that certain "Subdivision Map of Regina Estates ...", which was filed in the Westchester County Clerk's office on February 13, 1969 as Map No. 16600. Said map shows 12 individual lots, the extension of Regina Avenue, including a temporary easement for a turnaround at the south end of same, and a "Park, Conservation and Flood Control Area."

8. The 0.802 acre portion of Lot 12 on Filed Map 16600 that lies east of the course N03°-29'-10"E 126.92 shown hereon is also described in a deed from Devonshire Realty, Inc. to Dorothy Lippman dated April 11, 1958, and recorded in Liber 5809 cp 25. It is included in the deed to the currently assessed adjoiner, Skyview Westview Realty, LLC, dated July 26, 2001, and recorded as Control Document No. 312770381. This area is also described in a deed from the Town of Cortlandt to Stephen J. Shapiro & Mitchell Berenson dated February 8, 1985, and recorded in Liber 8031 cp 345. Subsequent conveyances by Messrs. Shapiro and Berenson to Quaker Ridge Properties, Inc., by it to Steve Giordano, by him to Mark Giordano and by him to Cortlandt Self-Storage by Liber 12327 cp 331 carry this portion of Lot 12. This portion of the property is currently assessed to Skyview Westview, LLC. (Tax Map Parcel 24.7-2-4). Advice of Counsel should be sought regarding title to this area.
9. The portion of Regina Avenue within the bounds of this survey was included as part of the property of Cortlandt Self Storage in reliance on an opinion of RO Agency (Don Debar) dated June 23, 2006.
10. This "Turn-Around Easement" is based on an executed document found in the records of the Town of Cortlandt along with correspondence indicating that it had been sent for recording in the County Clerk's office. However, it could not be found of record.
11. These two conservation areas were not found of record, but are known to have been a condition of Site Plan approval of the Town of Cortlandt Planning Board.

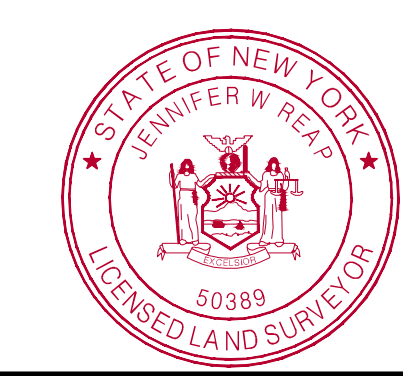
**SURVEY OF PROPERTY  
PREPARED FOR  
CORTLANDT SELF-STORAGE, L.P.**

SITUATE IN THE  
**TOWN OF CORTLANDT  
WESTCHESTER COUNTY  
NEW YORK**

SCALE 1 in. = 50 ft. JULY 2, 2025



We hereby certify that the survey shown hereon was completed by us on July 2, 2025 and that this map was completed on July 17, 2025 and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys adopted by The New York State Association of Professional Land Surveyors, Inc.



**BADEY & WATSON**  
Surveying & Engineering, D.P.C.  
by [Signature]  
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**PRINTED**  
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