



TOWN OF CORTLANDT PLANNING BOARD

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

Nora Hildinger
Kevin Kobasa
Peter McKinley
Jeff Rothfeder
Karen Timko

Kellan Cantrell, *Alternate*

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

Planning Staff email:
HeatherL@townofcortlandt.ny.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 October 6, 2026

To join the meeting remotely, use this Zoom link:

<https://us02web.zoom.us/j/86336571423?pwd=duUssFrQn1YYwbH8jQFXXjojQizmqe.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. **Old Business**

a. PB 2025-8: BEB Skyview

Application of BEB Capital, LLC for the property of Skyview/Westview LLC and Eastview/Southview, LLC for Site Plan approval, a Residential Reuse Special Permit (RRUSP) and for Tree Removal and Steep Slope permits for a proposed 67-unit residential development located on E. Main St. (Route 6), Regina Avenue and Lexington Ave. Revised concept packet dated September 28, 2026.

b. PB 2026-11: Evergreen Townhomes (Parcel 2)

Application of VS Construction Corp for Preliminary Plat approval, Steep Slope, Wetland and Tree Removal permits to permit the construction of 96 townhomes on an approximately 17.6-acre portion of the Evergreen Manor project site. The subdivision proposes a 99-lot subdivision of the approximately 21-acre Parcel 2 of the Evergreen Manor Subdivision. The project is located within the Medical Oriented District on property located at 2003 Crompond Road. Drawings last revised August 19, 2026.

- c. **PB 2026-12: 44 Regina Ave | Cortlandt Self-Storage & Contractor's Storage Area**
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. Drawings last revised September 23, 2026. (see prior PB 11-96, PB 30-99, PB 3-06, PB 2021-17)
- d. **PB 2024-4: Glamour Nails & Spa**
Application of John Lentini, R.A., for the property of J Glamour Nails & Spa, Inc., for Site Development Plan approval for the conversion of the former La Viletta Restaurant into a Nail Salon, on property located at 3172 East Main Street (Cortlandt Boulevard). Drawings last revised June 9, 2026.

6. New Business

- a. **PB 2026-16: Hudson Valley Motorcycles | KRD Properties LLC**
Application of Cronin Engineering on behalf of KRD Properties LLC dba Hudson Valley Motorcycles for Amended Site Plan approval for the renovation of an existing 24,650 square foot former manufacturing facility into the new headquarters for Hudson Valley Motorcycles, to include two showrooms, service areas, and a parts department. The project is located in the HC-9A district at 2108 Albany Post Road. Drawings dated September 23, 2026. (see prior PB 221, PB 221 A-C, PB 54)

7. Adjournment

Next Regular Meeting:
THURSDAY November 5, 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.*

SKYVIEW - TOWN OF CORTLANDT

TOWN BOARD WORK SESSION 09/28/2026

3275/3291 Lexington Avenue, 5 Skyview Road,
9/17/19 Regina Avenue, 3211/3219 East Main St
Cortlandt, New York

Owner:
BEB Capital
26 Harbor Park Drive
Port Washington, NY 11050
Architect:

GB^{ds}
GALLIN BEELER DESIGN STUDIO
23 Washington Ave, Pleasantville, NY 10570

CIVIL Engineer:
DTS Provident Design Engineering
One North Broadway
White Plains, NY 10601

SURVEYOR:
Gallas Surveying Group, LLC
 2865 US Route 1
 North Brunswick, NJ 08902

ATTORNEY:
Zarin & Steinmetz, LLP
81 Main Street, Suite 415
White Plains, NY 10601

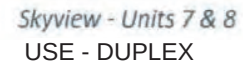
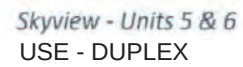
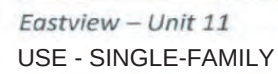
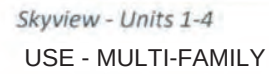
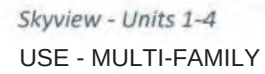
Structural Engineer: _____

MEP Engineer: _____

LANDSCAPE Architect: _____

CONSTRUCTION Manager

Key Plan



Unit increase is limited to 20% more than existing
Existing Units = 58

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Gallin Beeler Design Studio, PLLC

No.	Date	Description

EXISTING
BUILDINGS & USES -
PROJECT SITE

Project number	2329
Date	5/6/25
Drawn by	KG
Checked by	RB

G05

Scale	N.T.S.
-------	--------



Slopes Table				
Number	From	To	Color	Area (sf)
1	0.00%	15.00%		208,953.31
2	15.00%	20.00%		119,559.57
3	20.00%	25.00%		115,887.29
4	25.00%	30.00%		75,873.42
5	30.00%	35.00%		46,179.84
6	35.00%	40.00%		40,769.91
7	40.00%	398.68%		69,998.36

NORTH
18 2 BEDROOM UNITS
20 3 BEDROOM UNITS
38 TOTAL UNITS

SOUTH
16 2 BEDROOM UNITS
15 3 BEDROOM UNITS
31 TOTAL UNITS

TOTAL
34 2 BEDROOM UNITS
35 3 BEDROOM UNITS
69 TOTAL UNITS

DISTURBANCE AREA
NORTH: 5.7 ACRES
SOUTH: 4.3 ACRES

TOTAL: 10.0 ACRES

IMPERVIOUS AREA
NORTH: 2.0 ACRES
SOUTH: 1.7 ACRES

TOTAL: 3.7 ACRES

PROJECT

SKYVIEW

3211/3219 East Main Street
9/17/19 Regina Avenue
5 Skyview Avenue
3275 Lexington Avenue

Town of Cortlandt, New York

FOR APPROVAL PURPOSES ONLY
NOT APPROVED FOR CONSTRUCTION

60 45 30 15 0 60 120

SCALE IN FEET

ATTORNEY

Zarin & Steinmetz
81 Main Street, Suite 415
White Plains, New York 10601

SURVEYOR

Gallas Surveying Group, LLC
2865 US Route 1
North Brunswick, New Jersey 08902

ARCHITECT

Gallin Beeler Design Studio
23 Washington Avenue
Pleasantville, NY 10570

OWNER/
APPLICANT

BEB Capital
26 Harbor Park Drive
Port Washington, New York 11050

NO.	REVISION	DATE
1	MODELED ADDITIONAL SLOPE RANGES	

DTS • PROVIDENT

Intelligent Land Use
Civil Engineers, Landscape Architect and Planner
DTS Provident Design Engineering, LLP
One North Broadway White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017
© DTS Provident Design Engineering, LLP
Certificate of Authorization #0017846

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TITLE:

SLOPE ANALYSIS PLAN
2025

Scale:

1" = 60'

Date:

12/23/2025

Drawn By:

JLM

Checked By:

RPP

Project No.:

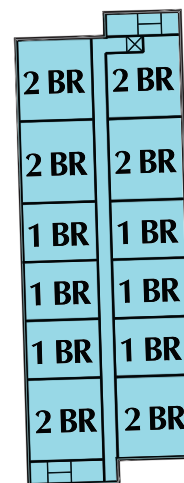
1085

Dwg. No.:

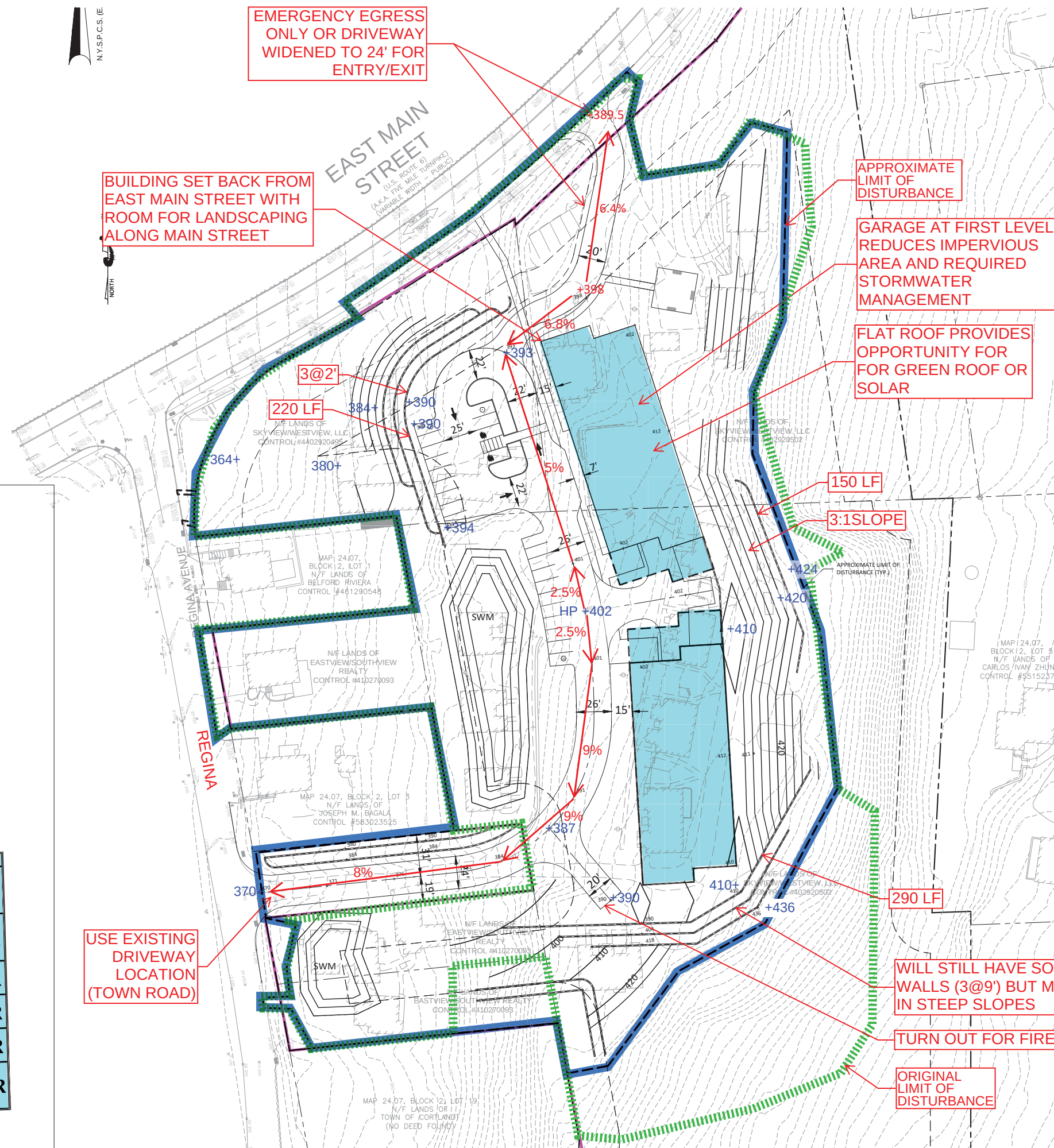
C-800

2026 PROPOSED PLAN

25 spaces/building = 50 garage spaces
23 surface parking spaces
 Total: 73 spaces = 1.5 space/unit



ORIGINAL
LIMIT OF
DISTURBANCE



Seal	Scale:	1"=60'
	Date:	5/18/2026
	Drawn By:	RPP
	Checked By:	RPP
	Project No.:	1085
	Dwg. No.:	SK-28 IL





**SOUTH DEVELOPMENT AREA -
2 AND 3 BEDROOM TOWNHOMES**

**11 2 BEDROOM UNITS (2 affordable)
8 3 BEDROOM UNITS (1 affordable)
19 TOTAL UNITS (3 affordable)**

Parking:
2 sp/unit driveway parking = 38 spaces
5 visitor spaces = .25 spaces/unit

**ORIGINAL
LIMIT OF
DISTURBANCE**



PROJECT

SKYVIEW
3211/3219 East Main Street
9/17/19 Regina Avenue
5 Skyview Avenue
3275 Lexington Avenue

Town of Cortlandt, New York

FOR APPROVAL PURPOSES ONLY
NOT APPROVED FOR CONSTRUCTION

0 15 30 60

SCALE: 1" = 30'

THIS DRAWING IS OF A PRELIMINARY NATURE AND IS SUBJECT TO REVISIONS BASED ON TOPOGRAPHIC AND BOUNDARY SURVEYS, SUBSURFACE SOIL CONDITIONS, ZONING ORDINANCES, AND REGULATORY APPROVALS

Attorney

Zarin & Steinmetz
81 Main Street, Suite 415
White Plains, New York 10601

Surveyor

Gallas Surveying Group, LLC
2865 US Route 1
North Brunswick, New Jersey 08902

Architect

Gallin Beeler Design Studio
23 Washington Avenue
Pleasantville, NY 10570

Owner/
Applicant

BEB Capital
26 Harbor Park Drive
Port Washington, New York 11050

NO.	REVISION	DATE

DTS • PROVIDENT
Intelligent Land Use
Civil Engineers, Landscape Architect and Planner
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F: 914.428.0017

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THE STATE OF NEW YORK REQUIRES NOTIFICATION BY ENGINEERS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH SURFACE ANYWHERE IN THE STATE TWO FULL WORKING DAYS, EXCLUDING DAY OF CALL. CONTACT USID NY 811 OR 800-962-7862. FOR NEW YORK CITY AND LONG ISLAND, CONTACT 311 OR 800-272-4440.

TITLE:

**SOUTH SITE PLAN
2026**

Scale:	1"=60'
Date:	5/18/2026
Drawn By:	RPP
Checked By:	RPP
Project No.:	1085
Dwg. No.:	SK-28 IL





TO: **Town of Cortlandt Planning Board**

FROM: **Christopher Lapine, PE, LaBella Associates, DPC**

DATE: **September 10, 2026**

RE: **PB2026-12 - 44 Regina Avenue – Site Development Plans Self Storage**

LaBella has performed a review of the submittal for "Site Development Plan For Cortlandt Self Storage, LP" located at 44 Regina Avenue, Cortlandt Manor, New York.

The following documents were submitted for our review:

- **Site Development Plan – Site Development Plan For Cortlandt Self Storage, L.P., prepared by Cronin Engineering, last revised 8/19/26 (5 Sheets)**

Our office offers the following comments:

Administrative

1. LaBella performed a cursory review of the current site conditions to identify discrepancies between the adopted Resolution No.1-07, dated January 11, 2007 and approved Sheet 1 of 1 titled Site Plan of Additional Buildings – Cortlandt Self Storage Complex at Regina Avenue dated January 25, 2006 and last revised January 15, 2008, as prepared by Ralph Mastromonaco for the development plan. The following were noted:
 - a. Access drive to the rear of buildings 6 and 7 (formerly identified as 1 and 2 on approved plan) was added.
 - b. Multiple retaining walls were constructed to support the rear access drives to buildings 6 and 7 (formerly identified as 1 and 2 on approved master development plan).
 - c. Parking was added to the southwest corner of building 6 (formerly identified as building 2 on the approved master development plan).
 - d. Parking has been added to the west and south of building 5 (formerly identified as building E on the approved master development plan).
 - e. Trailer storage in rear of building 8 (formerly identified as building E on the approved master development plan).
 - f. Building 8 (formerly identified as building 3 on the approved master development plan) was shifted south from the original location.

These items should be referenced For Planning Board consideration as part of the site plan approval for the new building.

2. Provide a removals plans identifying asphalt, structures, and utilities to be removed.
3. Provide retaining walls calculations for sliding, overturning, and global stability for constructed walls over 3-ft on-site. Provide details for the associated site improvements.
4. ALL approvals must be received by regulatory agencies having jurisdiction prior to commencement of ANY construction activities.
5. Per Chapter 259, a steep slope analysis and finding statement may be required.
6. Per Chapter 179, a wetland finding statement may be required.
7. Firematic response comments are pending referral to DOTs – Code Enforcement and the Lake Mohegan Fire Department upon revision of the plans.

These items should be noted in the proposed Site Development Plans and include an updated drainage analysis for the site.

Sheet SP-1.1 – Site Development Plan

1. Extend the water line easement to encompass the hydrant near building 9.
2. Provide a dimensional bulk table for the site, legend, and Town Signature Block on the plans.
3. Note the previous site changes to the site.
4. Number all buildings.

Sheet SP-1.2 - Site Development Plan

1. The Planning Board Chairman requested physical barrier (i.e. fence) around the contractor yard area.
2. Clarify the necessity of 623 sf of asphalt and retaining wall shown to the north of the new building. It appears a majority of the retaining wall and proposed asphalt (623 sf) to the north of the new building can be removed and a single 5-foot-wide access to the doors can be provided.
3. Identify points of door access to the proposed facility.
4. Provide a note on the plan indicating no exterior equipment storage or container storage is permitted outside of the areas designated as contractor storage and no outdoor repair of equipment is permitted.
5. Show relocated sanitary force main, drainage pipe, and drainage structures, footing drains, as well as proposed drainage infrastructure (including roof leaders and means of conveyance).
6. Provide a note on the plan that sanitary sewer force main and drainage piping to be relocated prior to building construction. Also note, sanitary force main is to be pressure tested following relocation in the presence of a Town of Cortlandt Department of Technical Services Representative and Applicant's Engineer. A Professional Engineer shall provide a certification of said installation and testing to the Town.
7. Provide additional capacity for the increase in impervious areas within the stormwater management basin compared to the original site plan. Note the basin shall be restabilized with topsoil, seed, and mulch.
8. Please confirm if the area of total disturbance associated with the additional improvements identified in Administrative Comment 1 and the proposed project exceed the one acre threshold and thus require a SWPPP under the NYSDEC Redevelopment criteria.
9. Sheet SP1.1 indicates material storage on-site but is not shown on Sheet SP-1.2. Material storage areas shall be shown along with mechanism of containment to prevent sediment runoff.
10. Show not only spot elevations but proposed contours around the building.
11. Provide new invert at drop inlet with rim 328.9 receiving the new 15-inch drainage pipe.
12. It appears a low point is being created on the southern side of the building, and a catch basin will be required.
13. Identify the surface area of the storage yards.

14. Number all buildings.
15. Add a note indicating the conservation easement shall be field staked by a NYS licensed surveyor prior to Building Permit Issuance. At no point shall the conservation easement be encroached upon.
16. The contractor's yard extends over the drainage easement. If outdoor storage is permitted over the drainage easement it shall either be relocated elsewhere onsite, or sufficient notes outlining access and responsibility to relocate of the outdoor storage.
17. Provide a safety plan on how equipment moves from one side of the site to the other without interfering with the customers accessing the storage buildings.
18. List the exact equipment proposed to be onsite in the contractor's yard.
19. Clearly indicate employee vs customer parking.
20. Consider eliminating door locations on Sheet FP-3.1 and Sheet FP-3.2 in the front and rear of the building to eliminate the needs for stairs in the rear and retaining wall and ramp in the front. Otherwise show the necessary improvements for Planning Board review and consideration.
21. As indicated at the September Planning Board meeting, please add a note that no storage of aggregate material will take place within the contractor storage area.
22. Add the following Town Standard notes:
 - a) All disturbed areas shall be 100% stabilized and planted prior to the issuance of a Certificate of Occupancy.
 - b) The applicant shall submit an as-built foundation survey to the Town of Cortlandt prior to framing
 - c) Prior to the backfilling of any storm water best management practice, DOTS shall be notified to perform an inspection.
 - d) 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.
 - e) Prior to acceptance of the road and drainage facilities, the Town will require a certification from a NYS Engineer that the completed site work and drainage improvements will not cause an adverse impact to adjoining or downstream properties.
 - f) Rock ripping will be used wherever possible. If blasting is required, it will require prior approval from the Town of Cortlandt and an air quality permit from the Westchester County Department of Health.
 - g) There shall no processing of excavated materials by a rock crusher or similar equipment on-site.
 - h) No retaining wall or foundation drains shall be discharged into the on-site drainage system.

Sheet CD-2.1 – Construction Details

1. Multiple details for sewer installation beneath pavement are provided. Select one and remove the others.
2. Driveway asphalt section differs from trench replacement details. Please clarify and provide consistent asphalt sections.

From: [Michelle Robbins](#)
To: [Heather LaVarnway](#)
Subject: Fw: 44 Regina Avenue – Fire Department Review
Date: Saturday, September 19, 2026 8:07:47 AM

Fyi...

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Thomas Eade <[REDACTED]>
Sent: Friday, September 18, 2026 10:41:59 AM
To: Michelle Robbins [REDACTED]
Subject: 44 Regina Avenue – Fire Department Review

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Michelle,

I met with the property owner, Mark Giordano, on September 17th to review the proposed project at 44 Regina Avenue from the Fire Department's perspective.

Based upon my site visit and discussion with Mr. Giordano, I have no comments or concerns regarding the proposed amended site plan.

During the site visit, I asked Mr. Giordano to provide additional identification in the diesel tank area and to clearly identify the building numbers at the respective buildings. He has since provided me with a current subdivision map identifying the building numbers and confirmed that the requested signage will be installed.

Please let me know if you need anything further from the Fire Department.

Thank you,

Thomas Eade

Lake Mohegan Fire District
Fire Chief

[REDACTED]
[REDACTED]
[REDACTED]
PO Box 249
Mohegan Lake, NY 10547

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From: Michelle Robbins <[REDACTED]>

Sent: Friday, September 4, 2026 1:55 PM

To: Michelle Robbins <[REDACTED]>

Subject: Lead Agency Circulation Notice of Intent for 44 Regina Avenue Town of Cortlandt

Attached please find a Lead Agency Notice of Intent for 44 Regina Avenue, Cortlandt Manor, NY. The proposed project is an amended site plan for a self-storage facility and contractor's storage yard.



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

KATHY MOSER
Commissioner

September 21, 2026

Heather LaVarnway
Planner
Town of Cortlandt Planning Dept
1 Heady St
Cortlandt Manor, NY 10567

Re: DEC
44 Regina Ave - Cortlandt Self-Storage
44 Regina Ave, Mohegan Lake, NY 10547
26PR07404

Dear Heather LaVarnway:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above. If you have any questions, please contact Olivia Holland at the following email address:

[REDACTED]

Sincerely,

[REDACTED]

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

AMENDED
SITE DEVELOPMENT PLAN
FOR
CORTLANDT SELF-STORAGE

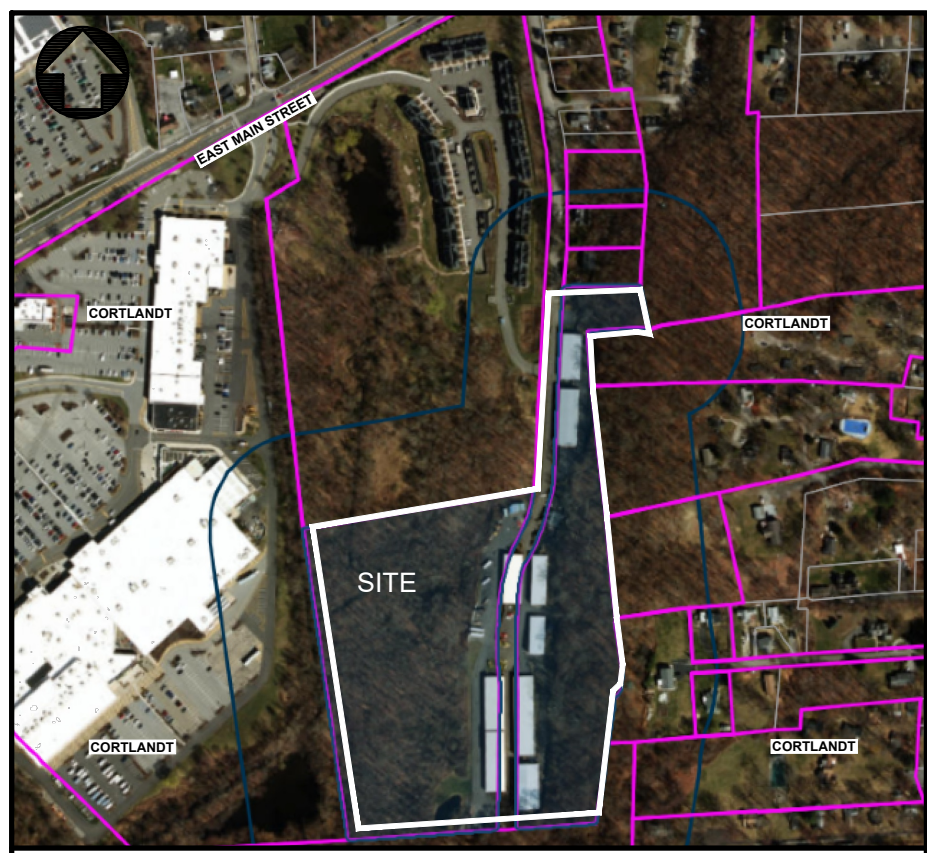
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK

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, LAST REVISED SEPTEMBER 18, 2026.
4. PARCEL IS LOCATED IN THE TOWN OF CORTLANDT M-1 (LIGHT INDUSTRIAL) ZONING DISTRICT.
5. PARCEL IS LOCATED IN THE HUDSON RIVER BASIN.

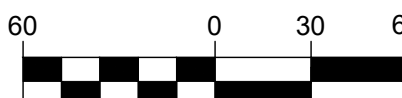
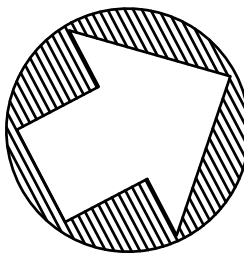
LIST OF DRAWINGS

SHEET TITLE	SHEET NUMBER	TITLE	ISSUE DATE	LAST REVISED
SP-1.1	1 OF 6	AMENDED SITE PLAN	JULY 17, 2026	SEPTEMBER 23, 2026
SP-1.2	2 OF 6	AMENDED SITE PLAN (LARGER SCALE)	JULY 17, 2026	SEPTEMBER 23, 2026
SP-1.3	3 OF 6	SITE ADDITIONS	9/23/2026	-
CD-2.1	4 OF 6	CONSTRUCTION DETAILS	AUGUST 19, 2026	SEPTEMBER 23, 2026
FP-3.1	5 OF 6	FIRST FLOOR PLANS	AUGUST 19, 2025	SEPTEMBER 23, 2026
FP-3.2	6 OF 6	SECOND FLOOR PLANS	AUGUST 19, 2025	SEPTEMBER 23, 2026



LOCATION MAP

SCALE: 1" = 500'



SCALE: 1" = 60 FT.

APPLICANT

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

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REVISIONS

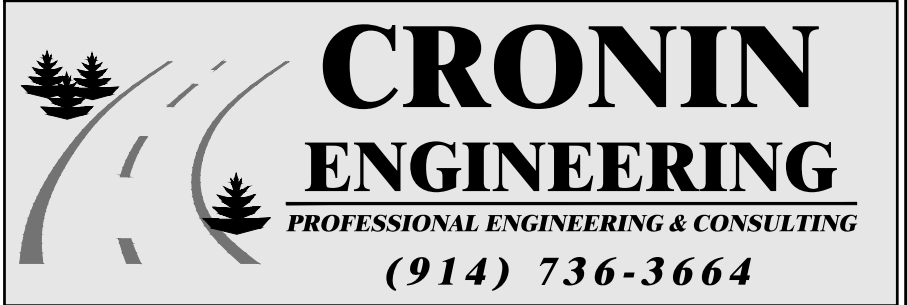
#	REASON	DATE
5		
4		
3	UPDATE FOR PLANNING BOARD RE-SUBMISSION	09-23-2026
2	UPDATE FOR PLANNING BOARD SUBMISSION	08-19-2026
1	MOVED BUILDING #11 TO 2' OFF OF EASEMENT	08-03-2026

MUNICIPAL TAX IDENTIFICATION:

SECTION: 24.10
BLOCK: 1
LOT: 4
SUBLOT: -
DRAWN BY: AD/JCA
CHECKED: JCA/PMB
PROJECT: GIORDANO
DATE: SEPTEMBER 18, 2026
JOB #: 240101



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



39 Arlo Lane
Cortlandt Manor, New York 10567

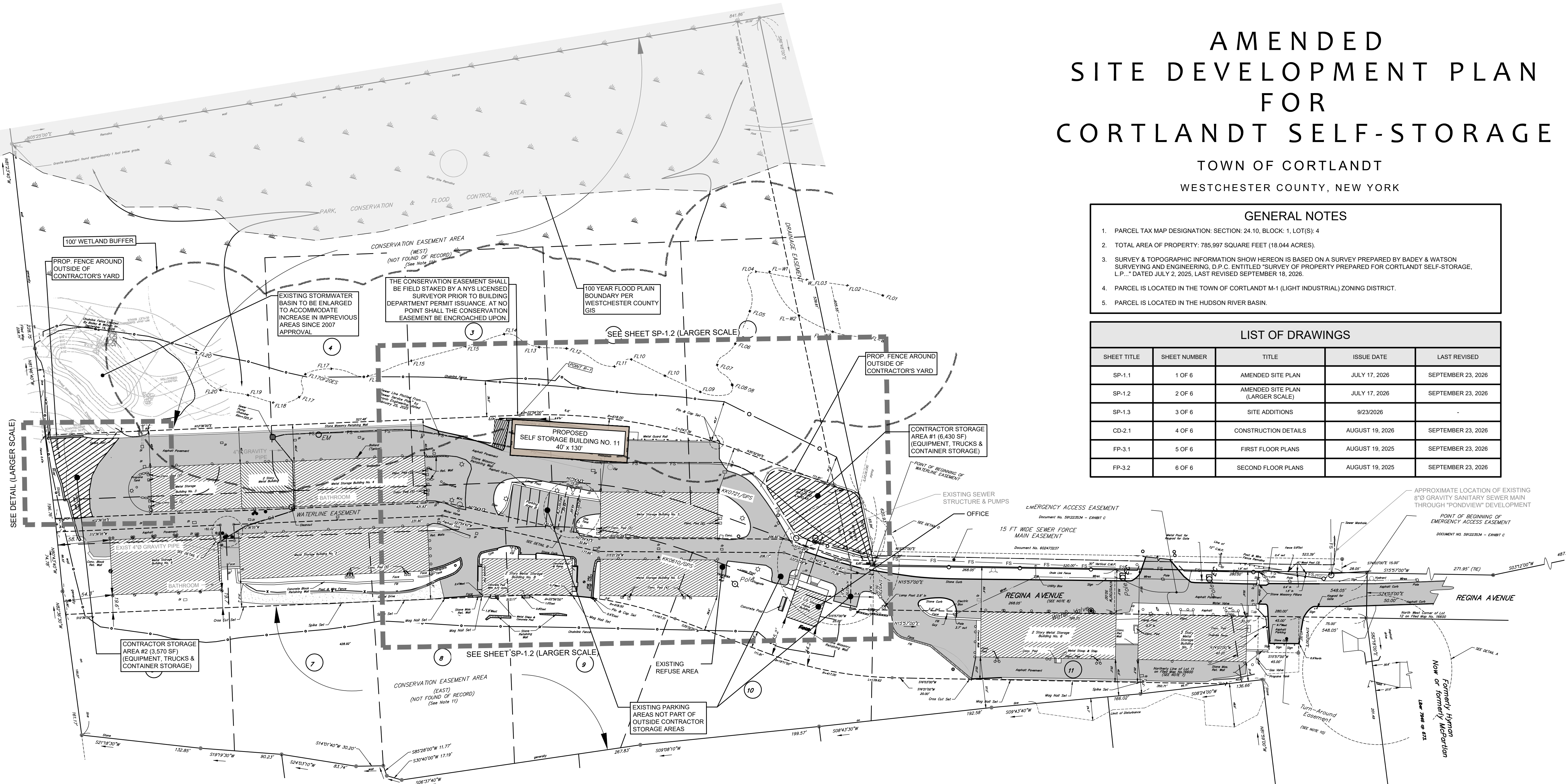
SITE DEVELOPMENT PLAN

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

LOCATION:
REGINA AVENUE
TOWN OF CORTLANDT, NEW YORK

SHEET 1 OF 6

SP-1.1



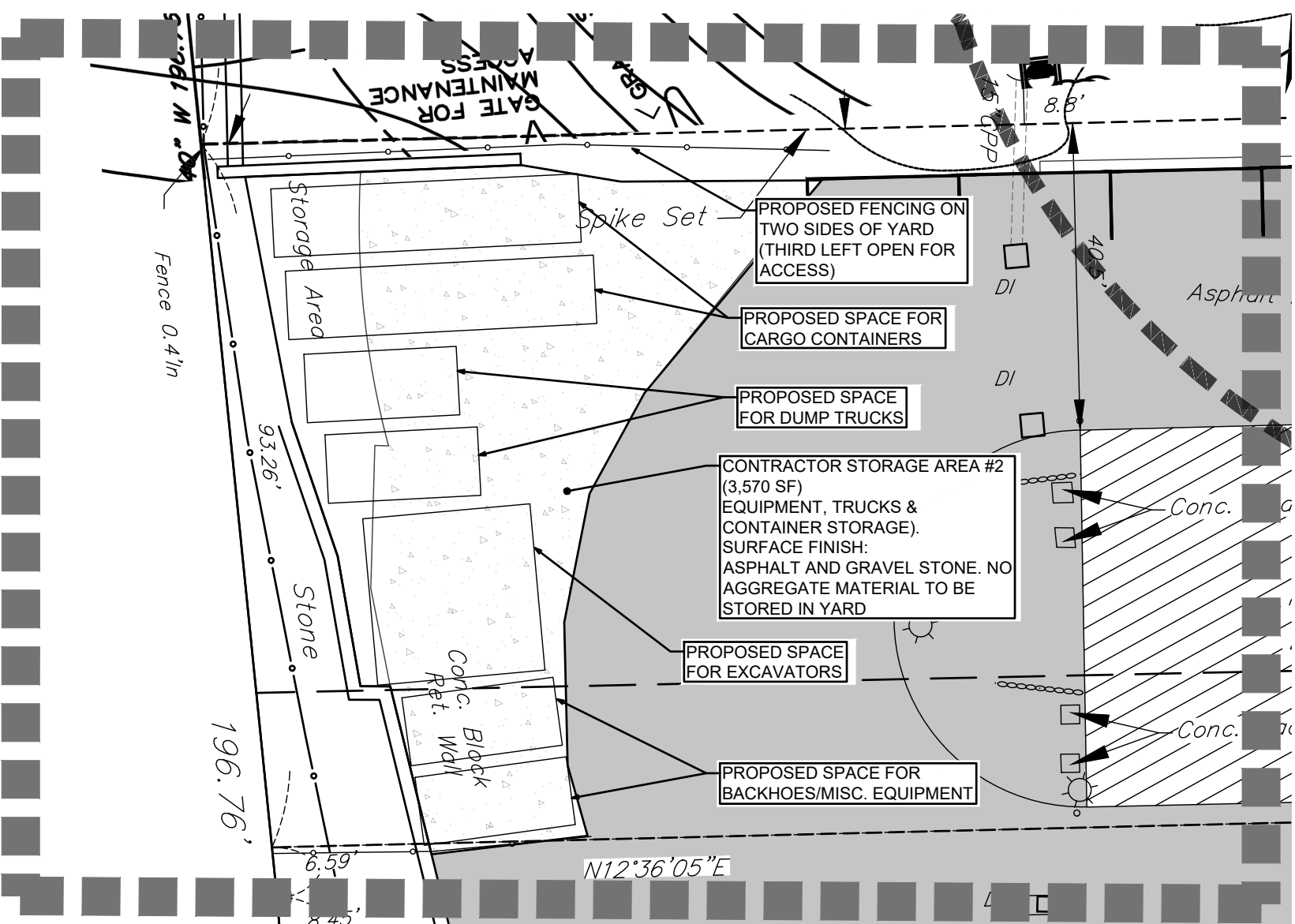
AMENDED SITE DEVELOPMENT PLAN

SCALE: 1" = 60'

BUILDING CHART

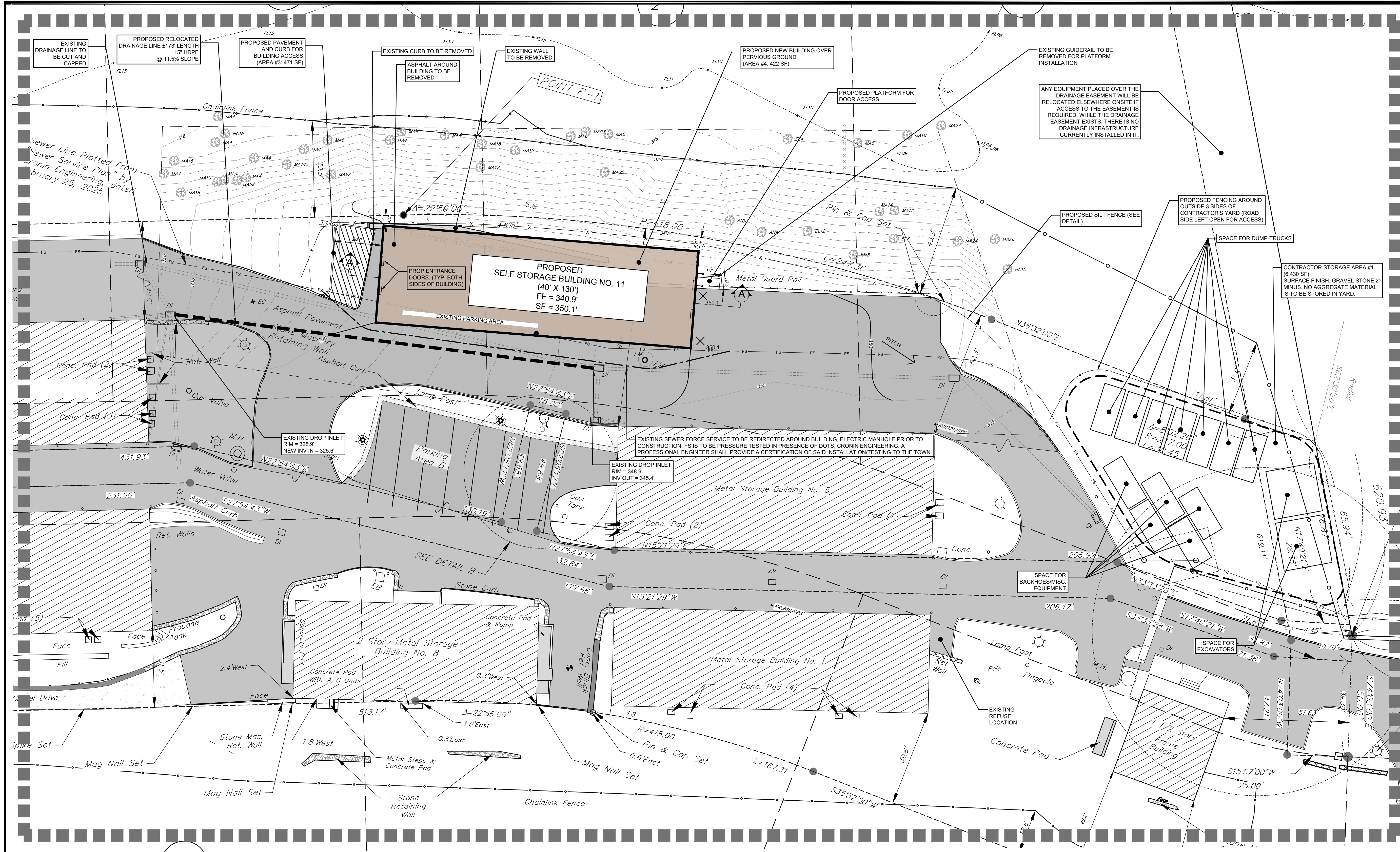
BUILDING NO.	AREA (SF)	CURRENT USE	PROPOSED USE
1	5,200 SF	SELF STORAGE	SELF STORAGE
2	10,500 SF	SELF STORAGE	SELF STORAGE
3	5,000 SF	SELF STORAGE	SELF STORAGE
4	7,250 SF	SELF STORAGE	SELF STORAGE
5	6,500 SF	SELF STORAGE	SELF STORAGE
6	7,500 SF	SELF STORAGE	SELF STORAGE
7	6,000 SF	SELF STORAGE	SELF STORAGE
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
TOTAL	67,592 SF		

TOWN OF CORTLANDT APPROVAL



CONTRACTOR AREA #1

SCALE: 1" = 20'

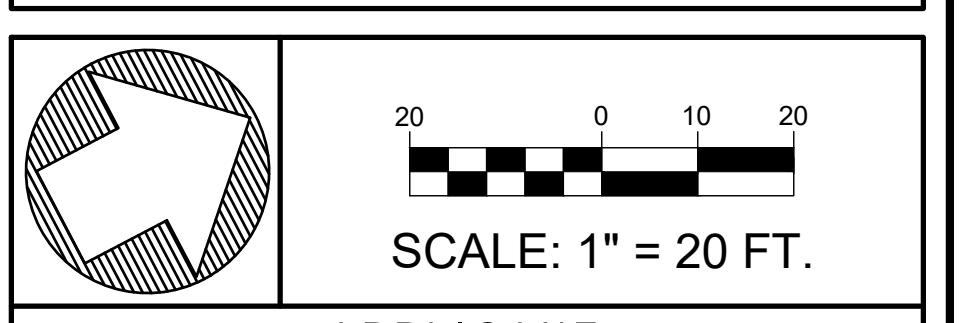
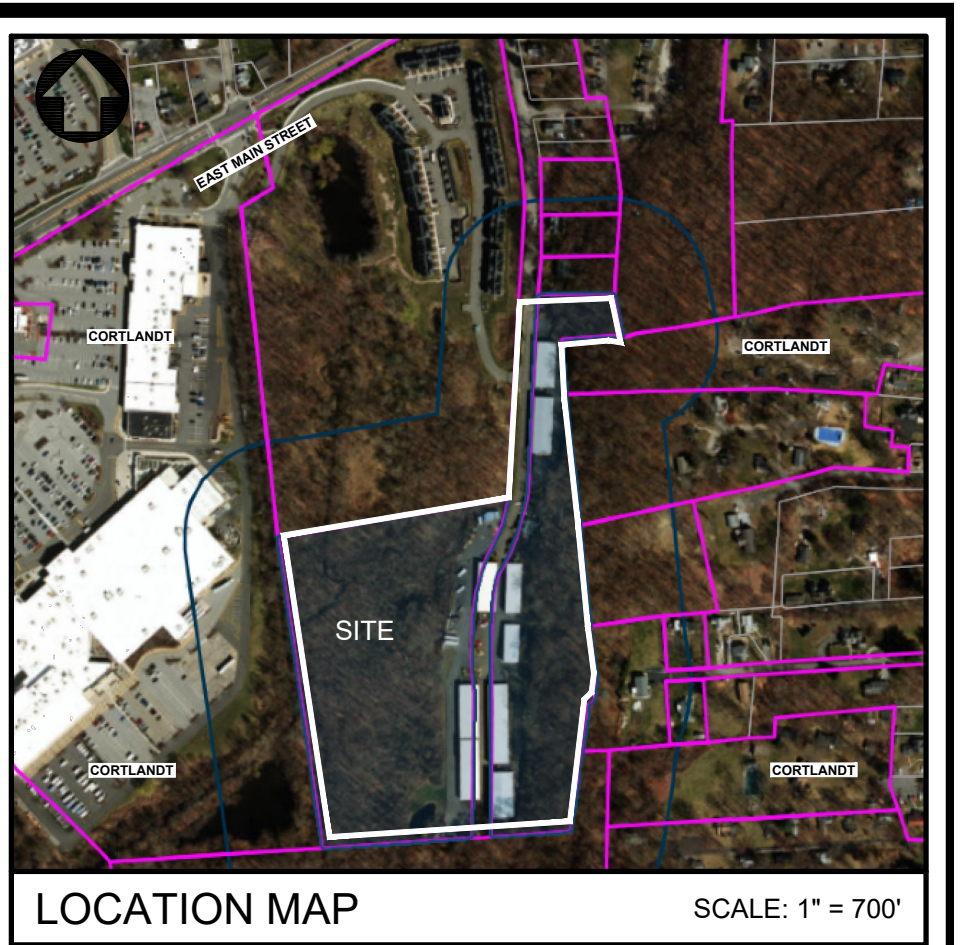


- SITE PLAN NOTES:**
- ALL ROOF LEADERS AND FOOTING DRAINS TO TIE INTO EXISTING DRAINAGE.
 - ALL DISTURBED AREAS SHALL BE 100% STABILIZED AND PLANTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - THE APPLICANT SHALL SUBMIT AN "AS-BUILT" SURVEY OF ALL IMPROVEMENTS TO BE DEDICATED TO THE TOWN OF CORTLANDT FOR REVIEW AND APPROVAL PRIOR TO ACCEPTANCE OF THE DEDICATION.
 - PRIOR TO THE BACKFILLING OF ANY STORMWATER BEST MANAGEMENT PRACTICE, DOTS-ENGINEERING SHALL BE NOTIFIED TO PERFORM AN INSPECTION.
 - ALL PROPOSED IMPORTED 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 THE TOWN'S PLANNING BOARD ENGINEER. ALL SOIL ANALYTICS AND REPORTS SHALL BE FORWARDED TO THE TOWN'S PLANNING BOARD ENGINEER FOR REVIEW AND APPROVAL.
 - PRIOR TO ACCEPTANCE OF THE ROAD AND DRAINAGE FACILITIES, THE TOWN WILL REQUIRE A CERTIFICATION FROM A NYS ENGINEER THAT THE COMPLETED WORK AND DRAINAGE IMPROVEMENTS WILL NOT CAUSE AN ADVERSE IMPACT TO ADJOINING OR DOWNSTREAM PROPERTIES.
 - ROCK RIPPING WILL BE USED WHEREVER POSSIBLE. IF BLASTING IS REQUIRED, IT WILL REQUIRE PRIOR APPROVAL FROM THE TOWN OF CORTLANDT AND AN AIR QUALITY PERMIT FROM THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH.
 - THERE SHALL BE NO PROCESSING OF EXCAVATED MATERIALS BY A ROCK CRUSHER OR SIMILAR EQUIPMENT ONSITE
 - NO FOUNDATION DRAINS SHALL BE DISCHARGED INTO THE ONSITE DRAINAGE SYSTEM.
 - THE PROCESSING OF MATERIALS IS NOT PERMITTED ON THE SITE
 - AREAS NOT DESIGNATED FOR OUTDOOR STORAGE AND CONTRACTOR'S YARD SHALL NOT BE UTILIZED AS SUCH.
 - NO OUTDOOR REPAIR OF EQUIPMENT SHALL OCCUR. EQUIPMENT SHALL ONLY BE LOCATED IN THOSE AREAS DELINEATED AS "EQUIPMENT PARKING AND STORAGE."

SITE DEVELOPMENT PLAN

SCALE: 1" = 20'

INCREASE IN IMPERVIOUS AREA CHART	
REGION	PROPOSED AREA (SF)
AREA #1	623 SF
AREA #2	97 SF
AREA #3	471 SF
AREA #4	422 SF
TOTAL INCREASE	1,653 SF

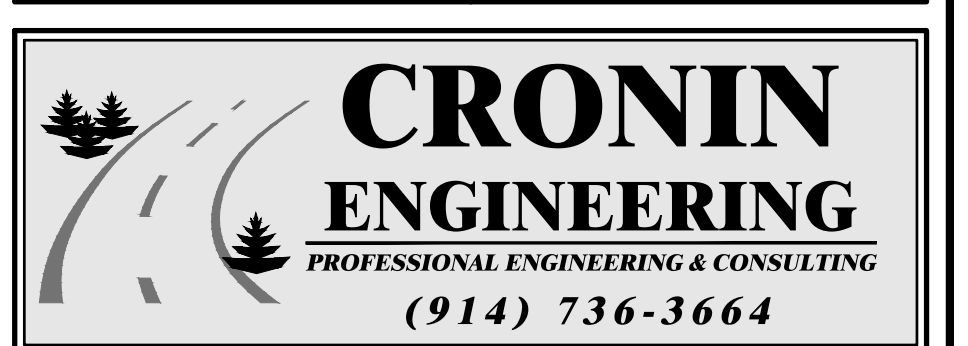


APPLICANT

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

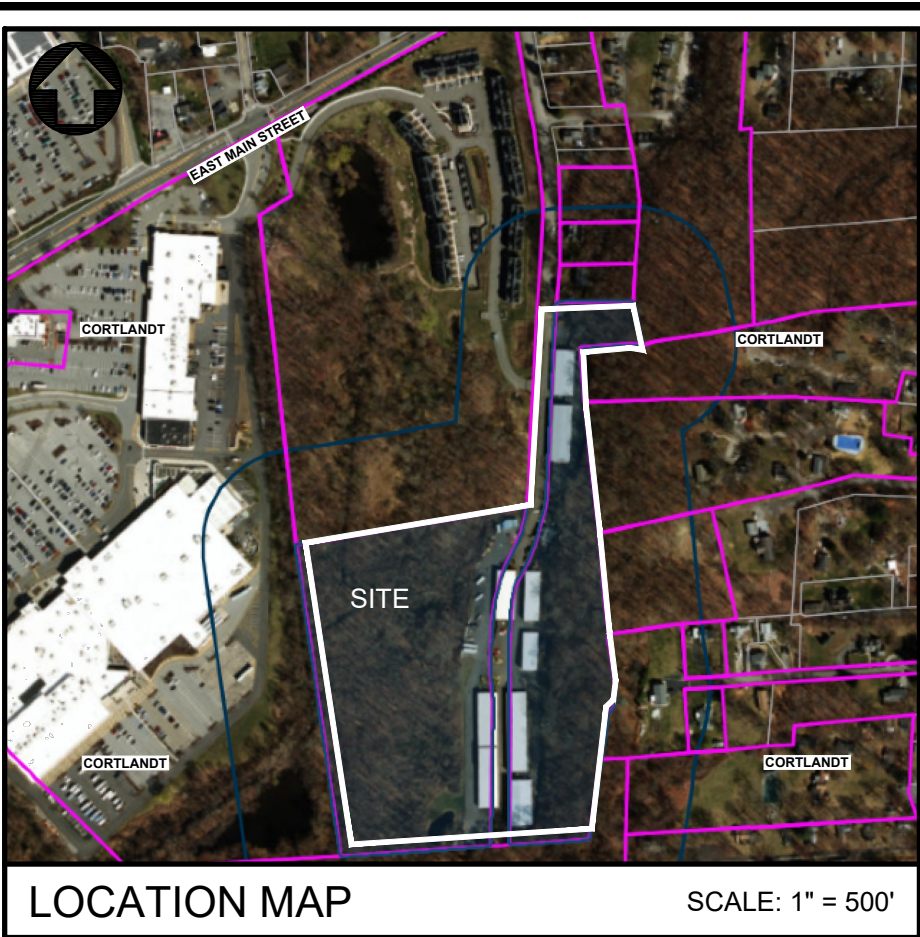
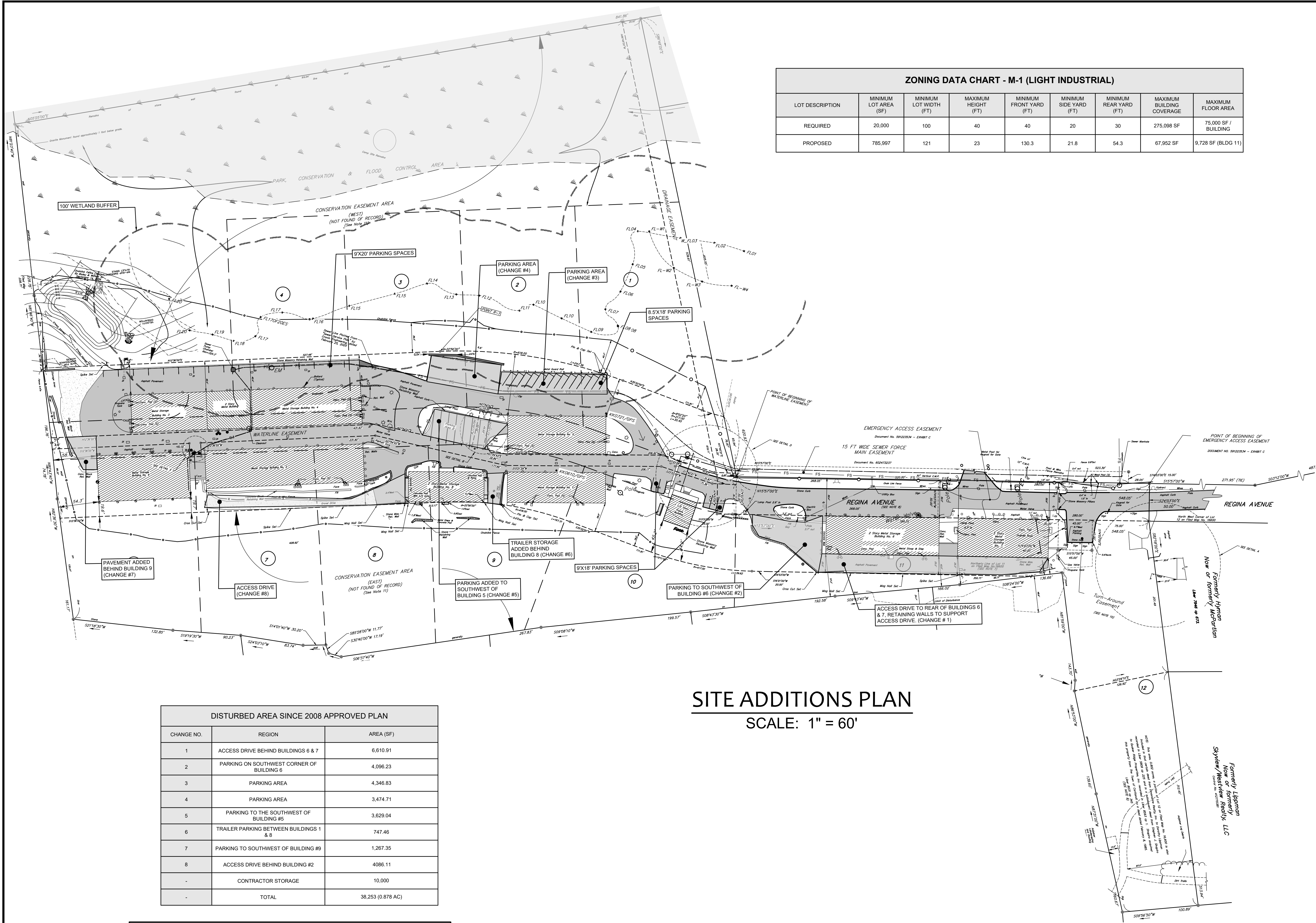
• UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "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		
3	UPDATE FOR PLANNING BOARD RE-SUBMISSION	09-23-2026
2	UPDATE FOR PLANNING BOARD SUBMISSION	08-19-2026
1	MOVED BUILDING #11 TO 2' OFF OF EASEMENT	08-03-2026
MUNICIPAL TAX IDENTIFICATION:		
SECTION:	24.10	
BLOCK:	1	
LOT:	4	
SUBLOT:	-	
DRAWN BY:	ADJ/JCA	
CHECKED BY:	JCA/PMB	
PROJECT:	GIORDANO	
DATE:	JULY 17, 2026	
JOB #:	240101	
		
		PATRICK M. BELL, P.E. LICENSE #087679



39 Arlo Lane
Cortlandt Manor, New York 10567

SITE DEVELOPMENT PLAN	
AMENDED SITE DEVELOPMENT PLAN FOR CORTLANDT SELF-STORAGE, L.P.	
LOCATION: REGINA AVENUE TOWN OF CORTLANDT, NEW YORK	
SHEET 2 OF 6	SP-1.2



Call 811
before you dig

APPLICANT

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

• 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		
3		
2		
1		

MUNICIPAL TAX IDENTIFICATION:

SECTION: 24.10
BLOCK: 1
LOT: 4
SUBLOT: -
DRAWN BY: LC
CHECKED: JCA/PMB
PROJECT: GIORDANO
DATE: SEPTEMBER 23, 2026
JOB #: 240101

STATE OF NEW YORK
PATRICK MICHAEL BELL
LICENSED PROFESSIONAL ENGINEER
087679
PATRICK M. BELL, P.E.
LICENSE #087679

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

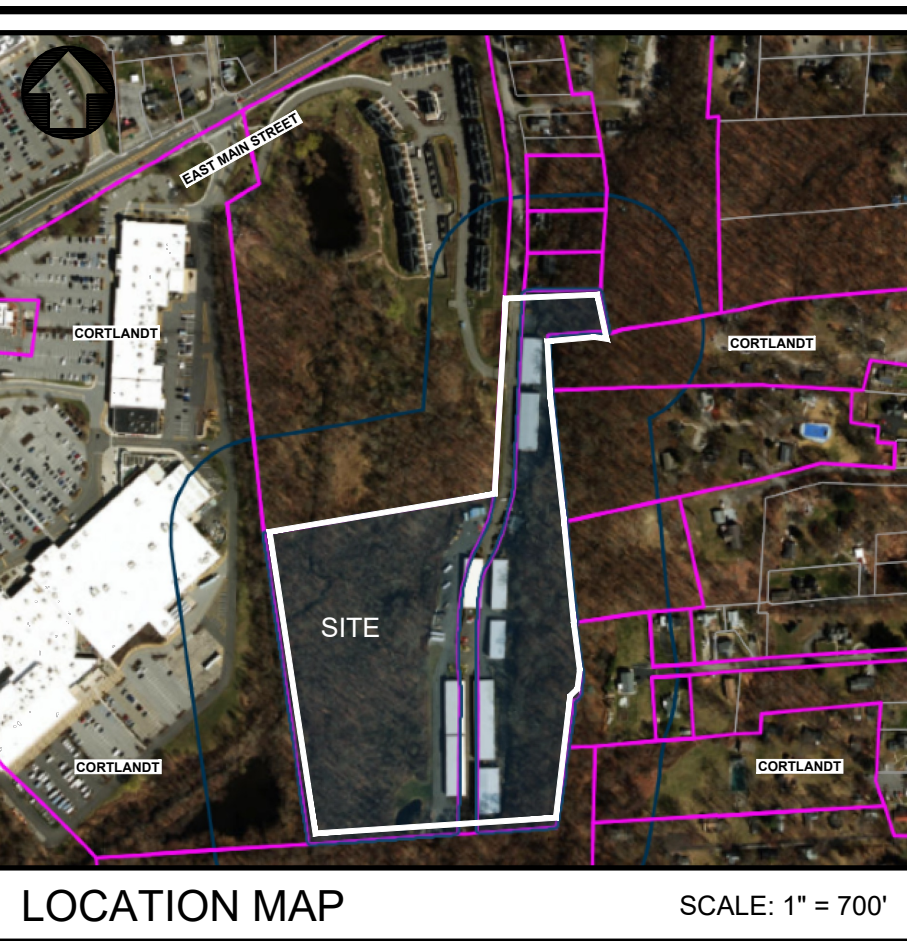
39 Arlo Lane
Cortlandt Manor, New York 10567

SITE ADDITIONS PLAN

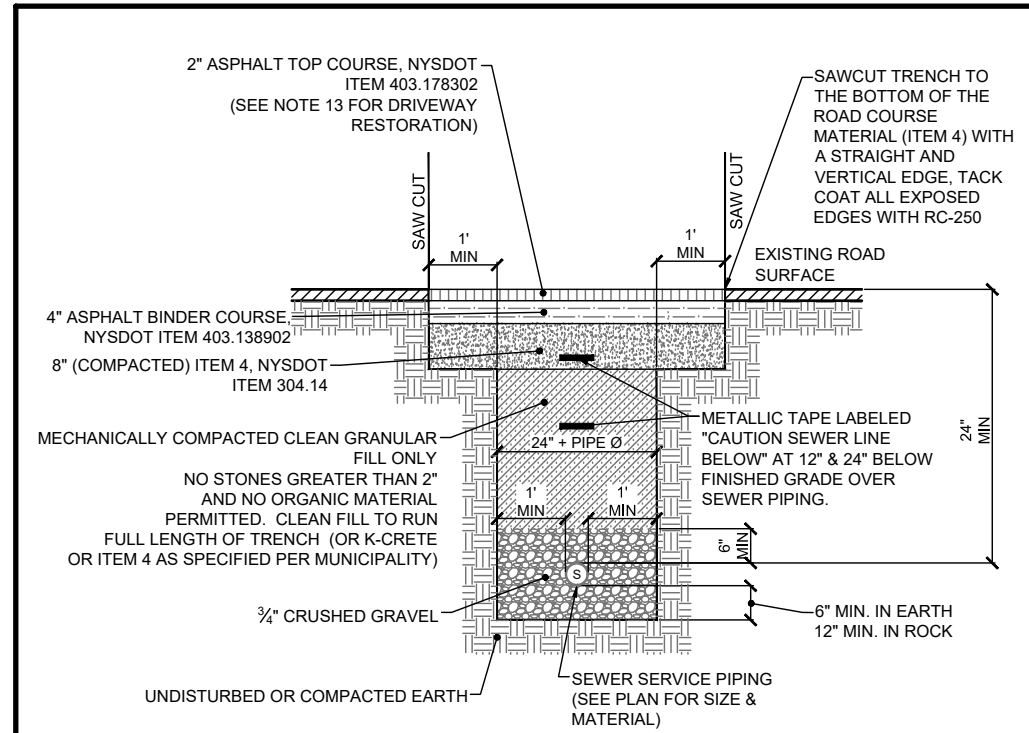
AMENDED SITE DEVELOPMENT PLAN FOR CORTLANDT SELF-STORAGE, L.P.

LOCATION:
REGINA AVENUE
TOWN OF CORTLANDT, NEW YORK

SHEET 3 OF 6 **SP-1.3**

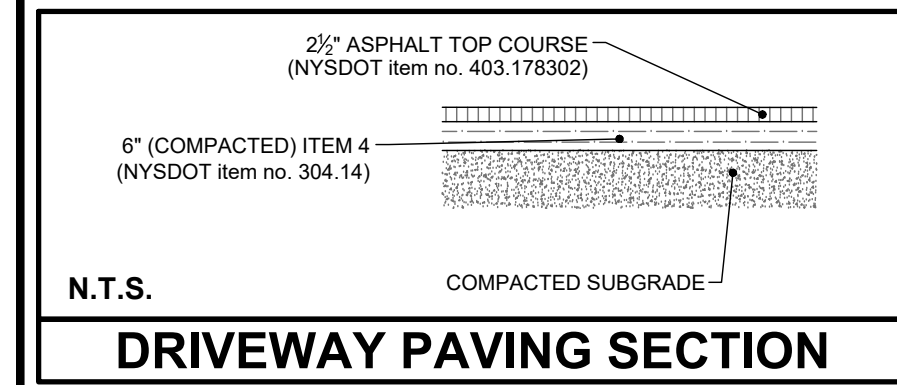


SCALE: 1" = 5'



2. THE CONTRACTOR SHALL CALL IN A "CODE 75" PROJECT TO EXCAVATION.
3. ALL SANITARY SEWER MAINS SHALL BE MINIMUM 6" DIA. COVER OVER PIPE.
4. SANITARY SEWER SERVICE PIPES SHALL HAVE A MINIMUM OF 2' DIA. COVER OVER PIPE. IF THIS NOT MET, THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITIES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
5. ALL SANITARY SEWER MAINS RUNS SHALL HAVE A MINIMUM SLOPE OF 0.2% FOR 4" DIA. PIPES.
6. SANITARY SEWER SERVICE RUNS SHALL HAVE A MINIMUM SLOPE OF 2% FOR 4" DIA. PIPES.
7. NO ROCK SHALL PROJECT WITHIN THE SURFACE OF THE TRENCH AND ALL ROCK SHALL BE EXCAVATED FROM THE TRENCH.
8. EXISTING 12" DIA. MANHOLES SHALL REMAIN UNDISTURBED. IF NECESSARY, IT SHALL BE DEGRADED TO A MINIMUM DEPTH OF 4' - PIPES 6" & REPLACES WITH 6" SAND.
9. SANITARY SEWER SHALL BE ANCHORED AT EACH END WHERE SLOPE OF PIPE EXCEEDS 20%.
10. EXISTING 12" DIA. MANHOLES SHALL REMAIN UNDISTURBED. IF NECESSARY, IT SHALL BE DEGRADED TO A MINIMUM DEPTH OF 4' - PIPES 6" & REPLACES WITH 6" SAND.
11. SANITARY SEWER SHALL NOT BE USED AS BACKFILL.
12. ALL EXISTING UTILITY MATERIALS SHALL NOT BE DISTURBED OR THE PIPE ALIGNMENT.
13. SELECT AND BACKFILL MATERIAL SHALL BE PLACED IN 12" LIFTS (PRIOR TO COMPACTION) AND COMPACTED TO 95% PROCTOR DENSITY.
14. CONTRACTOR TO NOTIFY MUNICIPALITY 48 HOURS IN ADVANCE FOR TRENCH INSPECTION.
15. ALL EXISTING UTILITY MATERIALS SHALL NOT BE DISTURBED OR THE PIPE ALIGNMENT SHALL BE IN ACCORDANCE WITH OSHA AND THE NEW YORK STATE DEPARTMENT OF LABOR INDUSTRIAL CODE, RULE 7-0.0.
16. ALL EXISTING UTILITY MATERIALS SHALL NOT BE DISTURBED OR THE PIPE ALIGNMENT SHALL BE IN ACCORDANCE WITH OSHA AND THE NEW YORK STATE DEPARTMENT OF LABOR INDUSTRIAL CODE, RULE 7-0.0.
17. ASPHALT DRIVEWAY RECONSTRUCTION TO CONSIST OF 4" COMPACTED ITEM #1 WYDOT FINE 305 UNDER 2"

N.T.S.



1. 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. SHEETING & BRACING ARE ALSO REQUIRED WHEN CLAY, SILT LOAM OR NON SOIL ARE ENCOUNTERED.
2. THE CONTRACTOR SHALL CALL IN A "CODE 753" PRIOR TO EXCAVATION.
3. ALL DRAINAGE PIPING TO BE AS SPECIFIED ON SITE DEVELOPMENT PLANS.
4. REFER TO PIPE MANUFACTURER SPECIFICATIONS FOR MAXIMUM COVER REQUIREMENTS. IF THIS IS NOT POSSIBLE THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
5. DRAINAGE PIPE RUNS SHALL MATCH MATERIAL AND SLOPE SPECIFIED ON PLANS.
6. NO ROCK SHALL PROJECT WITHIN THE SURFACE OF THE TRENCH AND ALL ROCK SHALL BE A MINIMUM OF 12" FROM THE PIPE HORIZONTAL. IF BEDROCK IS ENCOUNTERED DURING INSTALLATION, IT SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 6" BELOW BOTTOM OF PIPE AND REPLACED WITH 6" OF SAND.
7. DEBRIS, FROZEN MATERIAL, LARGE CLOUDS OR STONES, ORGANIC MATTER OR OTHER UNSUITABLE MATERIALS SHALL NOT BE USED AS BACKFILL.
8. BACKFILL SHALL BE PLACED SO AS NOT TO DISTURB THE PIPE ALIGNMENT.
9. SELECT AND BACKFILL MATERIAL SHALL BE PLACED IN 12" LIFTS (PRIOR TO COMPACTION) AND COMPACTED WITH A MECHANICAL TAMPER.

NTS

- ## EROSION AND SEDIMENT CONTROL NOTES
1. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
 2. 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 SHALL BE 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 ENSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH FOR THE START OF CONSTRUCTION.
 3. THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH ACCEPTED STANDARDS.
 4. 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.
 5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY BE SEEDED AND FERTILIZED. SEEDING SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
 6. ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
 7. THE CONTRACTOR SHALL MAKE THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
 8. SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN CONSIDERED FOR STABILIZED BY PERMANENT MEASURES.
 9. SOIL SEEDING AND FERTILIZER AMENDMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR STABILIZED BY PERMANENT MEASURES".
 10. 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."

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

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REVISIONS

5		
4		
3		
2		
1	UPDATE FOR PLANNING BOARD RE-SUBMISSION	09-23-2026
#	REASON	DATE

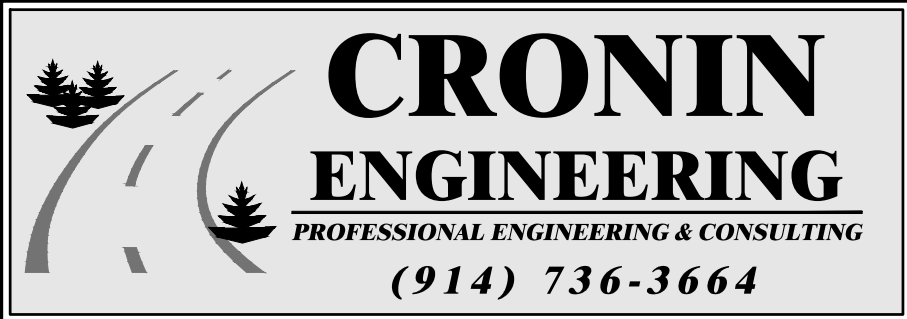
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SECTION:	24.10
BLOCK:	1
LOT:	4
SUBLOT:	-
DRAWN BY: LC	
CHECKED:	JCA/PMB
PROJECT: GIORDANO	
DATE: AUGUST 19, 2026	
JOB #:	240101



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



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



39 Arlo Lane
Cortlandt Manor, New York 10567

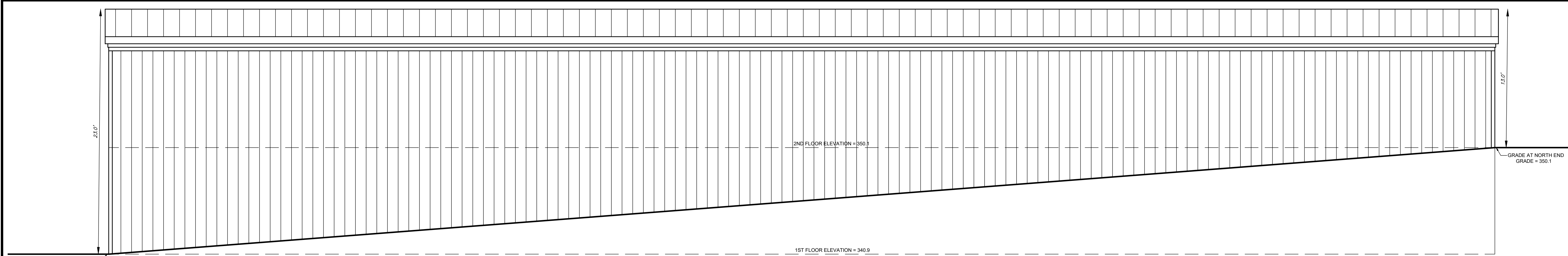
CONSTRUCTION DETAILS

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

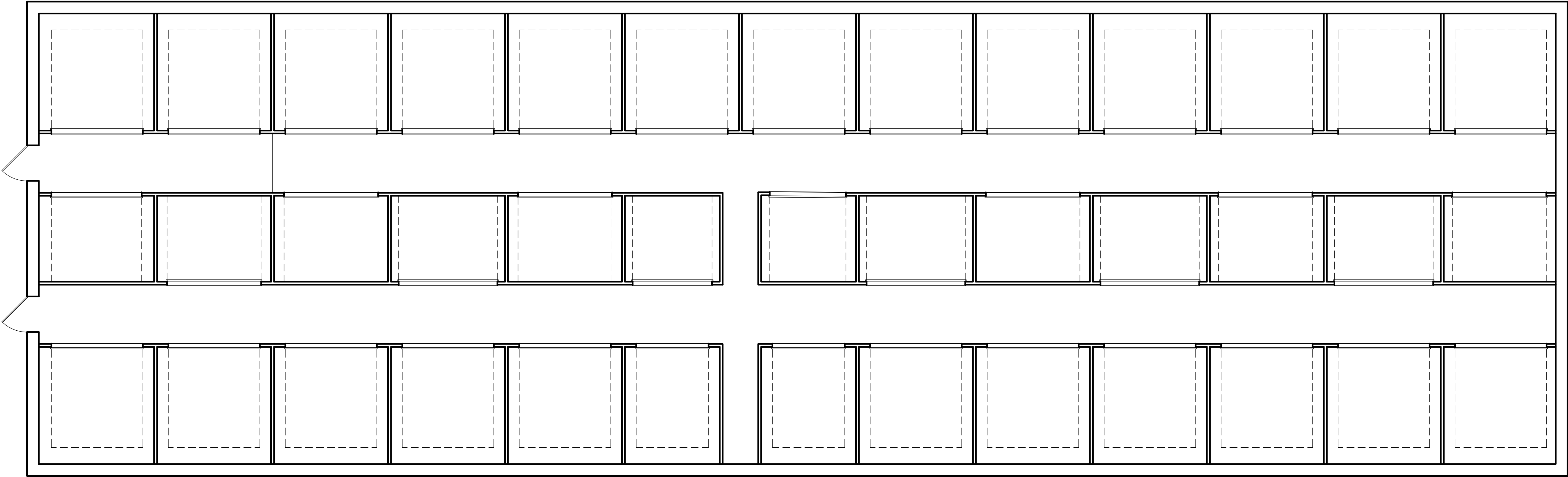
LOCATION:
REGINA AVENUE
TOWN OF CORTLANDT, NEW YORK

SHEET 4 OF 6

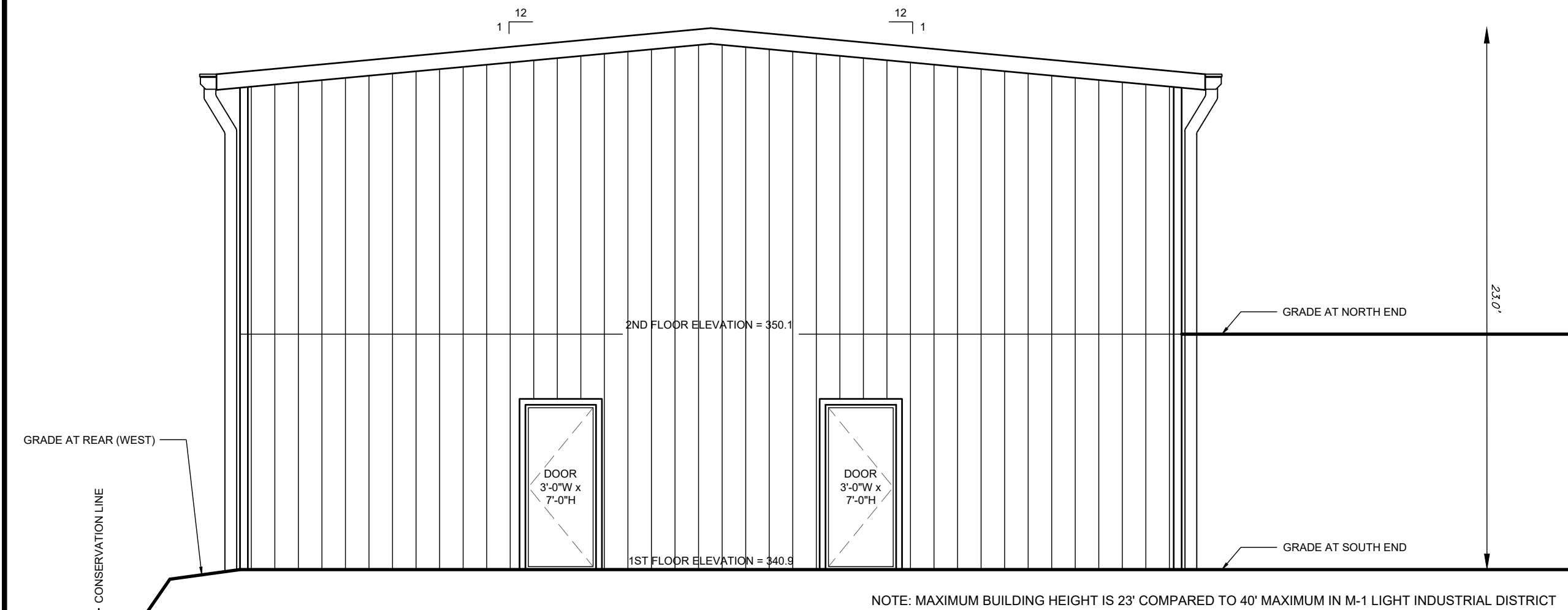
CD-2.1



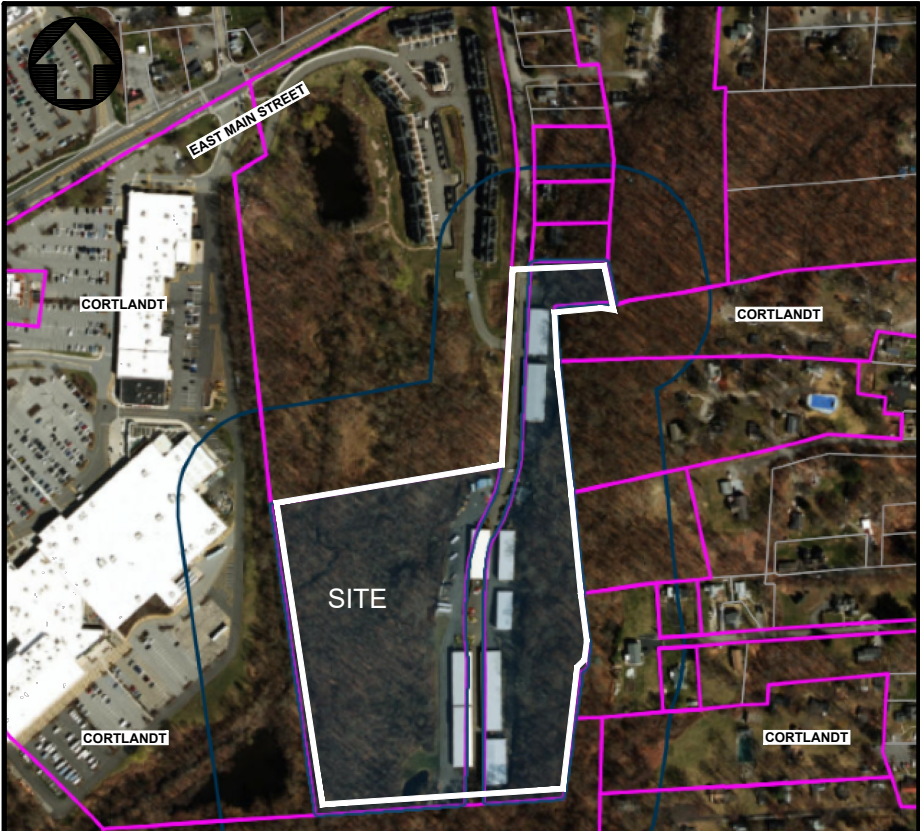
FRONT (EAST)
SCALE: 1"=5'



1ST FLOOR LAYOUT
SCALE: 1"=5'



SIDE (SOUTH)
SCALE: 1"=5'



LOCATION MAP

SCALE: 1" = 700'



APPLICANT

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

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REVISIONS

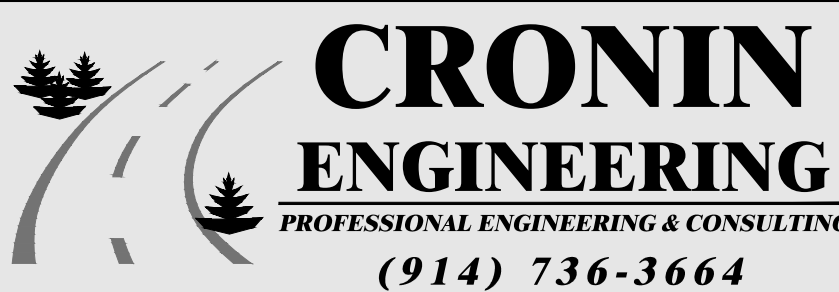
#	REASON	DATE
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4		
3		
2		
1	UPDATE FOR PLANNING BOARD RE-SUBMISSION	09-23-2026

MUNICIPAL TAX IDENTIFICATION:

SECTION: 24.10
BLOCK: 1
LOT: 4
SUBLOT: -
DRAWN BY: LC
CHECKED: JCA/PMB
PROJECT: GIORDANO
DATE: AUGUST 19, 2026
JOB #: 240101



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



39 Arlo Lane
Cortlandt Manor, New York 10567

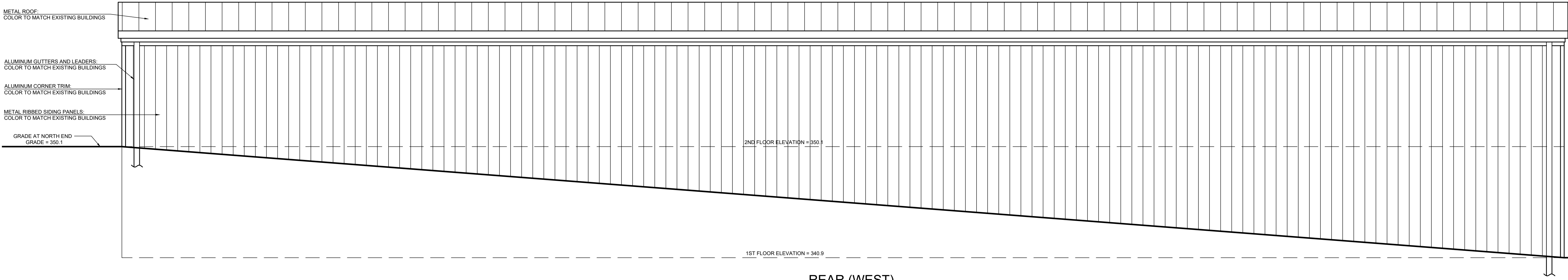
FIRST FLOOR FLOOR PLANS

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

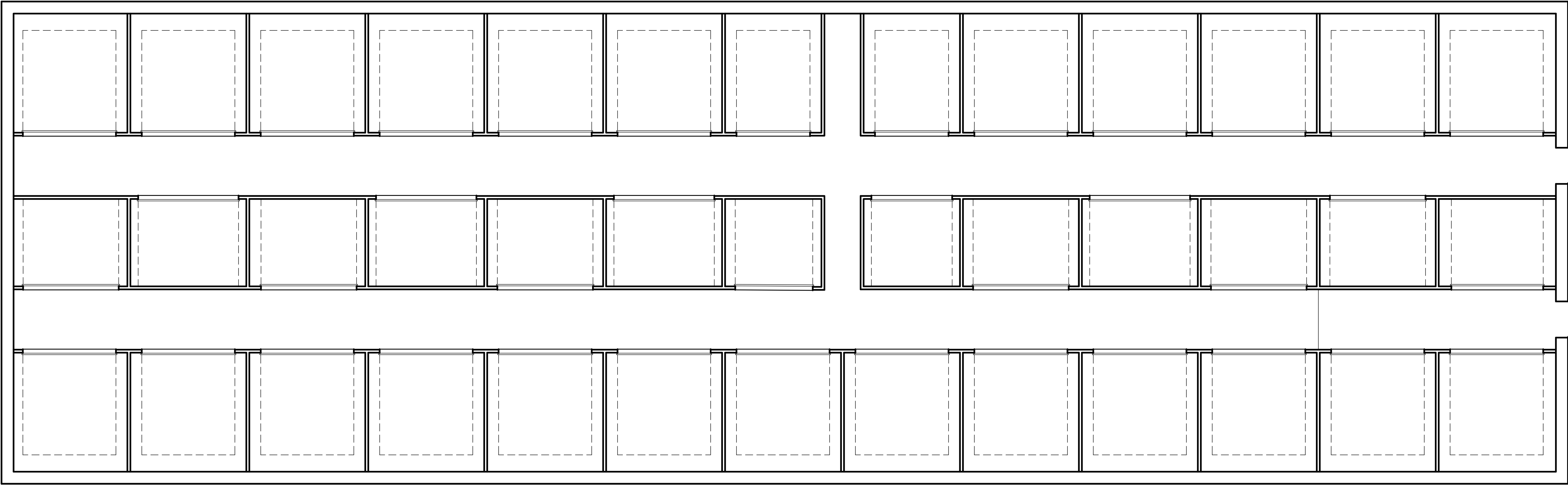
LOCATION:
REGINA AVENUE
TOWN OF CORTLANDT, NEW YORK

SHEET 5 OF 6

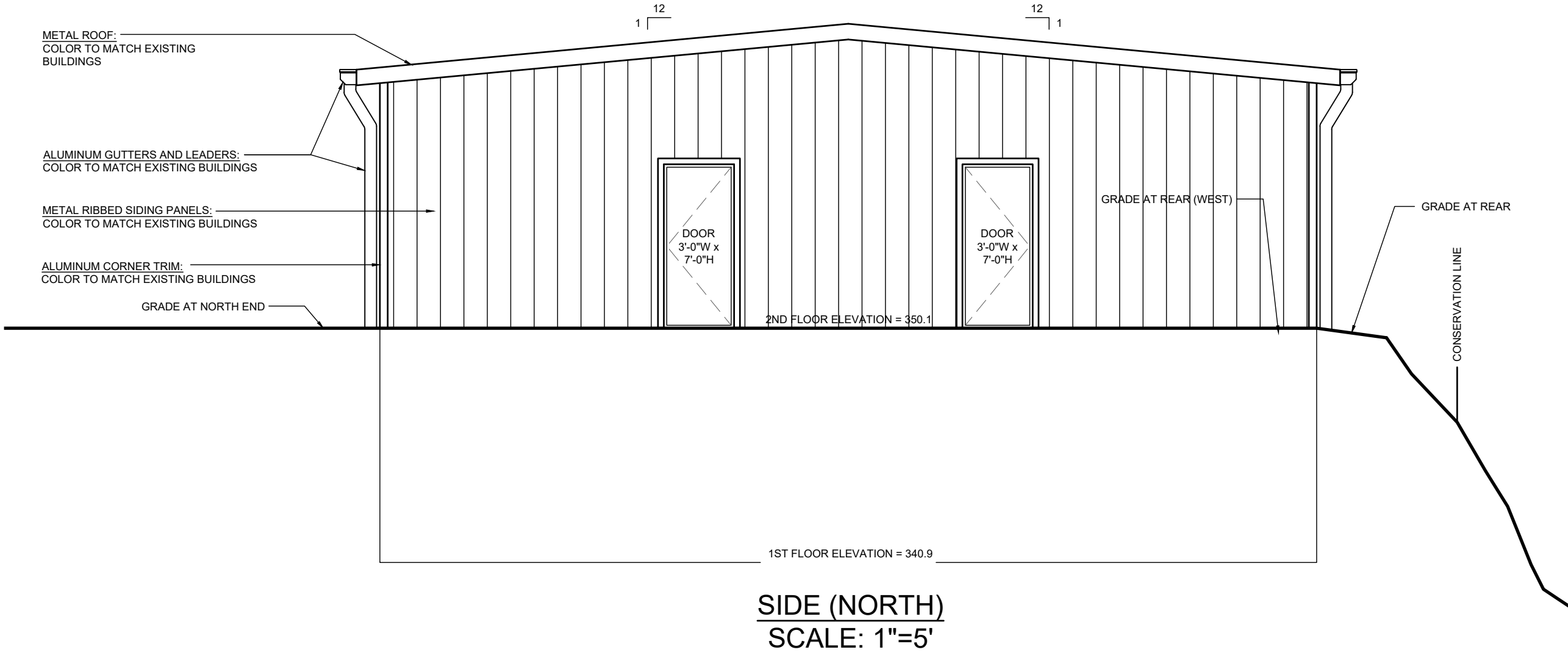
FP-3.1



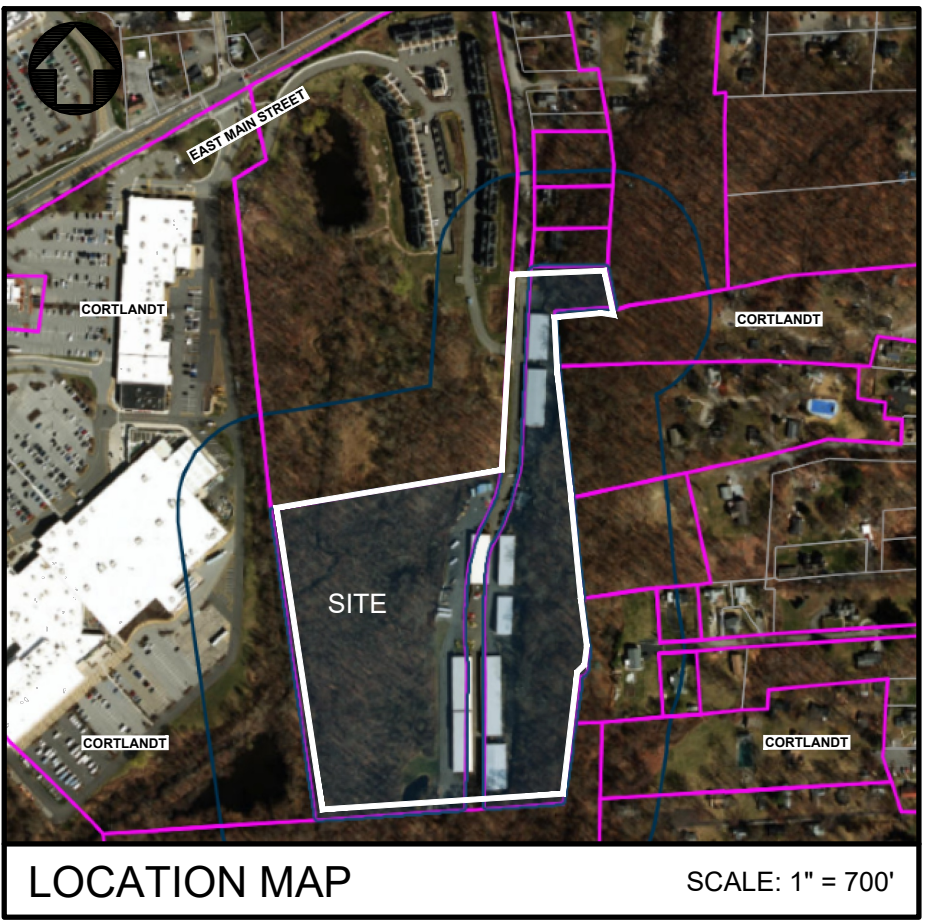
REAR (WEST)
SCALE: 1"=5'



2ND FLOOR LAYOUT
SCALE: 1"=5'



SIDE (NORTH)
SCALE: 1"=5'



APPLICANT

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

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REVISIONS

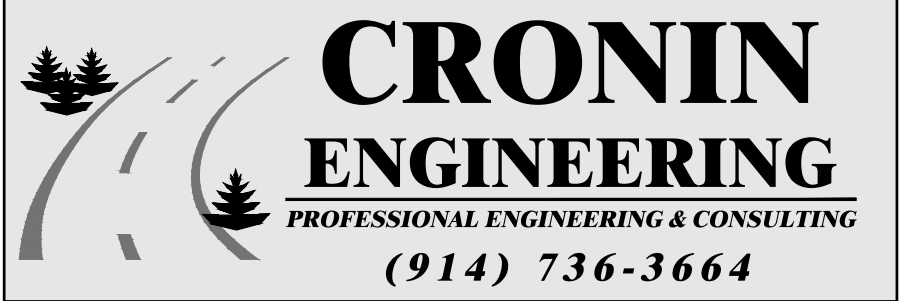
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4		
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2		
1		

MUNICIPAL TAX IDENTIFICATION:

SECTION: 24.10
BLOCK: 1
LOT: 4
SUBLOT: -
DRAWN BY: LC
CHECKED: JCA/PMB
PROJECT: GIORDANO
DATE: SEPTEMBER 23, 2026
JOB #: 240101



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

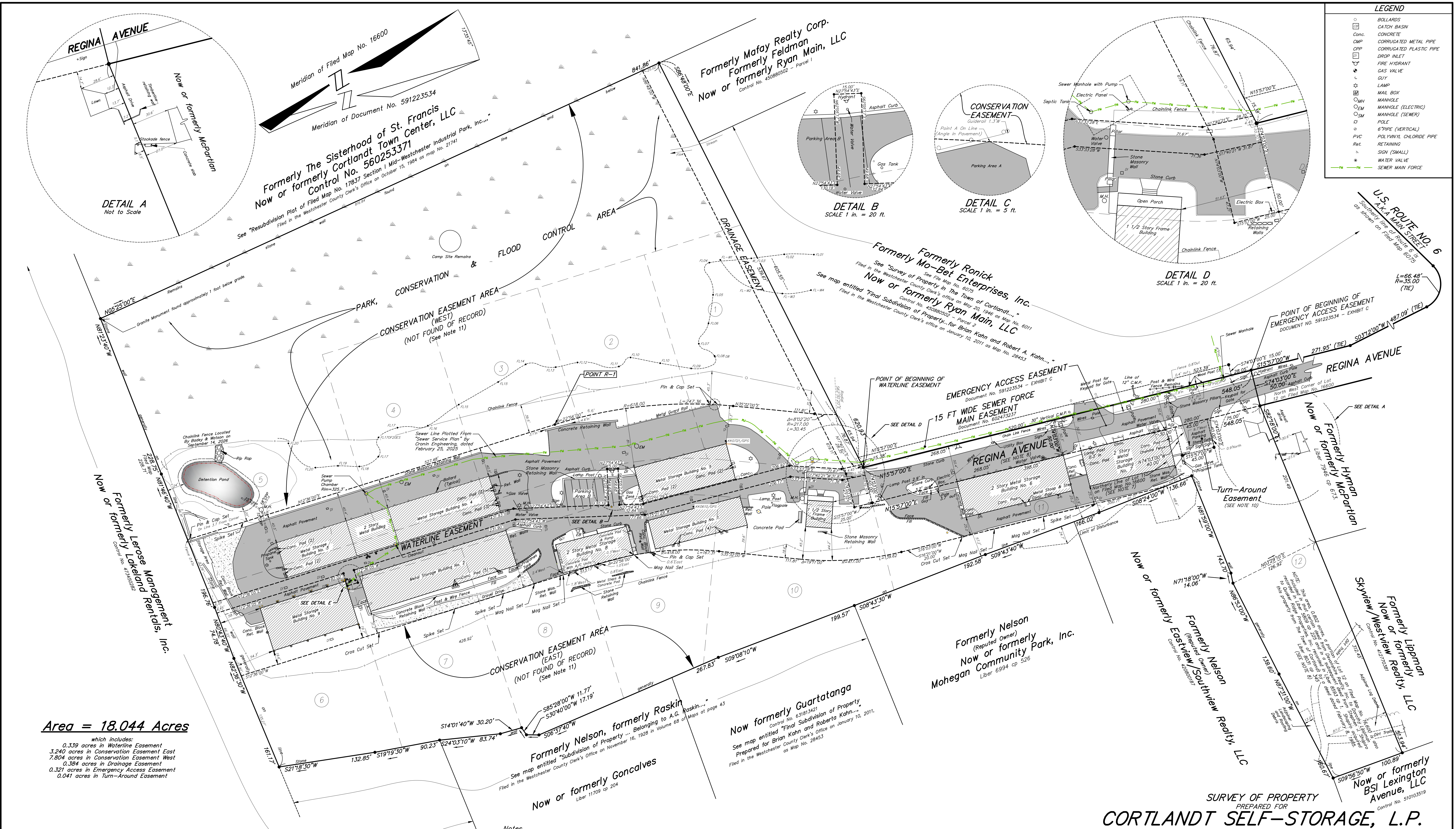


39 Arlo Lane
Cortlandt Manor, New York 10567

SECOND FLOOR FLOOR PLANS

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

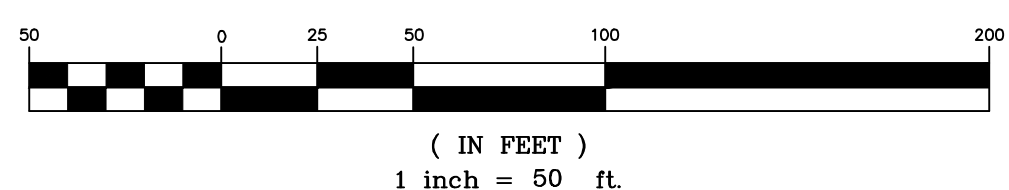
LOCATION:
REGINA AVENUE
TOWN OF CORTLANDT, NEW YORK



**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. Revised on September 18, 2026. See Note 12.

BADEY & WATSON
Surveying & Engineering, D.P.C.
by
NEW YORK STATE LICENSED LAND SURVEYOR
LICENSE No. 50389

PRINTED
September 18, 2026
BADEY & WATSON
Surveying & Engineering, D.P.C.

Description of Easement Area
prepared for
CORTLANDT SELF-STORAGE, L.P.
(Waterline Easement to Town of Cortlandt)

AN EASEMENT on that certain parcel of land situate in the Town of Cortlandt, County of Westchester, and State of New York that is a portion of those lands that were heretofore conveyed by Mark Giordano to Cortlandt Self-Storage, L.P. by that certain deed dated June 12, 1999, and recorded in the Westchester County Clerk's Liber 12327 of deeds at page 331 that is bounded and described as follows:

BEGINNING at the point that is the northeasterly corner of Lot 1 on 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, and also a corner of the lands so conveyed to Cortlandt Self-Storage, L.P., on the south and east from lands formerly of Mol-Bet Enterprises, now or formerly of Ryan Main, LLC and now shown on that certain map entitled "Final Subdivision of Property ... for Brian Kahn and Robert A Kahn ...," which was filed in the Westchester County Clerk's office on January 10, 2011, as Map No. 28453, on the north and west.

THENCE from the said point of beginning through the lands so conveyed to Cortland Self-Storage, L.P., the following courses:

S 74°03'00" E 10.70 feet,
S 17°40'21" W 31.87 feet,
S 33°33'28" W 71.36 feet,
S 15°21'29" W 206.17 feet,
S 27°54'43" W 177.66 feet,
S 12°36'05" W 231.90 feet,
S 77°23'55" E 18.00 feet,
S 12°36'05" W 15.00 feet,
N 77°23'55" W 18.00 feet, and
S 12°36'05" W 182.02 feet,

to a point in the center of the stone wall marking the southerly line thereof and the northerly line of lands formerly of Leros Management Corporation and now or formerly of Lakeland Rentals, Inc. Thence along the said Lakeland Rentals, Inc. lands and the center of the stone wall

N 80°43'40" W 8.45 feet, and
N 81°46'40" W 6.59 feet,

To a point. Thence once again through the lands so conveyed to Cortlandt Self-Storage, L.P. the following courses

N 12°36'05" E 431.93 feet,
N 27°54'43" E 130.19 feet,
N 62°05'17" W 49.68 feet,
N 27°54'43" E 15.00 feet,
S 62°05'17" E 49.68 feet,
N 27°54'43" E 32.84 feet,
N 15°21'29" E 206.92 feet,
N 33°33'28" E 71.67 feet, and
N 17°40'21" E 28.35 feet,

to a point on the southerly line of the said lands formerly of Mol-Bet Enterprises and now shown on Filed Map No. 28453. Thence along the last-mentioned lands

S 86°48'00" E 4.45 feet

to the point or place of beginning of this easement area.

Prepared by

BADEY & WATSON

Surveying & Engineering, D.P.C.

3063 Route 9

Cold Spring, New York 10516



September 23, 2026

Hon. Steven Kessler, Chairman
and Members of the Planning Board
Town of Cortlandt
One Heady Street
Cortlandt Manor, New York 10567

***Re: Cortlandt Self-Storage LP (PB2026-12)
44 Regina Avenue (SBL 24.10-1-4)***

Dear Chairman Kessler and Members of the Board:

As the Board is aware, our firm represents Cortlandt Self-Storage LP, owner of the above-referenced property and applicant for amended site plan approval.

The application seeks approval for an additional self-storage building and recognition of the property's existing outdoor storage use, which is limited to designated contractor storage areas accessory to the principal self-storage operation.

As part of this application, the Applicant has identified a discrepancy between the Town Board's recently adopted Resolution No. 98-2026 and the proposed use of the property. Specifically, the Resolution permits use of the property for "the incidental storage of equipment and material owned by the site property owner," which does not fully reflect the Applicant's intended storage operations.

To address this issue, the Applicant has prepared a draft resolution for consideration by the Town Board clarifying that the Property may be used for "the incidental storage of equipment and materials in connection with, and accessory to, the principal self-storage use of the Property" and that the outdoor storage of equipment, materials, and related items accessory to the principal self-storage use of the Property shall be permitted by third parties." A copy of the proposed resolution is enclosed and submitted for inclusion in the record for Application PB2026-12.

Should you have any questions, please contact the undersigned.

Respectfully,

ZARIN & STEINMETZ LLP

By:



David S. Steinmetz
Brian T. Sinsabaugh

Enclosure

cc.: Heather LaVarnway, CNU-A, AICP, Town Planning Director
Michael Cunningham, Esq., Town Attorney
Mark Giordano, Cortlandt Self-Storage LP
Cronin Engineering P.E., PC

RESOLUTION

No. _____

(A RESOLUTION FURTHER CLARIFYING RESOLUTION NO. 98-2026, WHICH AMENDED AND CLARIFIED RESOLUTION NO. 109-95 REGARDING PERMITTED USES OF PROPERTY LOCATED ON REGINA AVENUE)

WHEREAS, Cortlandt Self Storage LP is the owner of the property located at 44 Regina Avenue, Town of Cortlandt, New York, designated on the Town of Cortlandt Tax Map as Section 24.10, Block 1, Lot 4 (the “Property”); and

WHEREAS, on April 11, 1995, the Town Board adopted Resolution No. 109-95, pursuant to which the Property was placed within the M-1 Light Industrial District (“M-1 District”) and approved for self-storage use; and

WHEREAS, on January 9, 2007, the Planning Board adopted Resolution No. 1-07 granting conditional Site Development Plan approval for the development and operation of a self-storage facility on the Property; and

WHEREAS, on March 12, 2026, the Town Board adopted Resolution No. 98-2026, which amended and clarified Resolution No. 109-95 by expressly permitting the incidental storage of equipment and materials owned by the Property owner in connection with the approved use of the Property; and

WHEREAS, Resolution No. 98-2026 established certain limitations applicable to the Property, including: (i) a maximum aggregate building footprint of 68,000 square feet; (ii) a maximum of eleven (11) buildings, excluding the office building; (iii) a maximum of two (2) buildings utilized for the Property owner's incidental contractor storage; and (iv) outdoor storage not exceeding approximately 10,000 square feet within areas designated on a site plan approved by the Planning Board; and

WHEREAS, the Town Board recognizes that the incidental outdoor storage of equipment and materials associated with, and subordinate to, the principal self-storage use has historically occurred on the Property and remains accessory to the approved self-storage use; and

WHEREAS, the Town Board finds it appropriate to further clarify the permitted uses of the Property to accurately reflect the longstanding use and operation of the Property; and

NOW, THEREFORE, BE IT RESOLVED, that Resolution No. 109-95, as amended by Resolution No. 98-2026, is hereby further amended and clarified to provide that the incidental storage of equipment and materials in connection with, and accessory to, the principal self-storage use of the Property shall be a permitted use of the Property; and

BE IT FURTHER RESOLVED, that the aggregate building footprint on the Property shall not exceed 68,000 square feet and the total number of buildings on the Property shall not exceed eleven (11), excluding the office building; and

BE IT FURTHER RESOLVED, that outdoor storage of equipment, materials, and related items accessory to the principal self-storage use of the Property shall be limited to an area not exceeding approximately 10,000 square feet and shall be confined to locations designated on a site plan approved by the Planning Board; and

BE IT FURTHER RESOLVED, that the aggregate building footprint on the Property shall not exceed 68,000 square feet and the total number of buildings on the Property shall not exceed eleven (11), excluding the office building; and

BE IT FURTHER RESOLVED, that outdoor storage of equipment, materials, and related items accessory to the principal self-storage use of the Property shall be permitted by third parties; and

BE IT FURTHER RESOLVED, that except as expressly clarified herein, all terms, conditions, limitations, and requirements set forth in Resolution No. 109-95 and Resolution No. 98-2026 shall remain in full force and effect.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROUÉ ROSE SHATZKIN, TOWN
CLERK**

**Adopted _____, 2026
at a Regular Meeting
held at Town Hall**

September 23, 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 eight copies (1 full size set & 7 reduced size sets) of the following information for the above-referenced application:

1. Amended Site Development Plan (6 sheets), dated July 17, 2026, last revised September 23, 2026

This submission addresses the comments made by the Town's Planning Department (letter dated August 27, 2026) and the Town's Planning Board Engineering Consultant (letter dated September 10, 2026). Annotated responses to those letters is provided below.

Planning Department Review Memo – Dated August 28, 2026

1. *Detailed Project Narrative Required: The applicant should provide a detailed project narrative describing the proposed contractor's yard uses and operations. Specifically, the narrative should include information on how many and what type of construction/oversized vehicles will be stored on site, whether any of these vehicles will be actively operated on the site, and whether employees of the property owner's other businesses will be parking their private vehicles at the site.*

Response: All construction and oversized vehicles, including excavators, trailers, Conex boxes, containers, and similar equipment, will be stored within the designated Contractor's Yards identified as "Contractor Storage Area #1" and "Contractor Storage Area #2" on the enclosed Site Development Plan, sheets SP-1.1 & SP-1.2. No construction work or equipment operation for customers will occur on the site. Activities within the Contractor's Yard will be limited to vehicle and equipment parking, loading and unloading, inspections, and minor maintenance.

In addition, employees of the property owner and contractor may park personal vehicles on the site. These employees typically arrive at the beginning of the workday, park their personal vehicles, utilize the construction vehicles and equipment stored within the Contractor's Yard for off-site work activities, and return at the end of the workday before departing the site.

2. *Conflicting Uses: The contractor's yard use is currently located in several areas throughout the site, all of which are fully accessible by members of the public who visit the site to access their rented self-storage units. This co-mingling of commercial and industrial uses creates safety concerns as the public should not be in the same vicinity as the heavy equipment and operations associated with the contractor's yard. For example, oversized construction equipment such as*

skid steers, front-end loaders and excavators have been observed driving/operating around the site, and other activities such as welding and maintenance of construction equipment have been observed taking place on the paved aprons outside of the self-storage facilities – in areas fully accessible to the public.

The applicant shall provide a description of how they propose to safely operate the contractor's yard on the same site as the self-storage facility. The site plan must be designed to avoid conflicts between the customers of the self-storage facility and the operation of the contractor's yard. Areas of construction activity need to be clearly delineated and other safety measures, such as fencing and/or consolidation of the contractor's yard to one area of the site, may need to be considered based on the conflicting activities.

Response: The Contractor's Yard use has been consolidated into Two (2) Designated Areas, as shown on the revised site plan, identified by signage and delineated through fencing, barriers, and pavement markings as appropriate. All contractor vehicles, equipment, and materials will be stored within this area, preventing conflicts with customer parking, drive aisles, loading zones, pedestrian routes, emergency access, and fire lanes.

To maintain safe and efficient site circulation, a clearly marked customer route will extend from the site entrance to the self-storage buildings, parking areas, and loading zones and will remain unobstructed at all times. Construction vehicle movements will be limited and managed to avoid interference with self-storage customers. Loading, unloading, and equipment movement will occur within the designated contractor area and, where practicable, during periods of lower customer activity.

Any temporary construction or maintenance activity will be clearly delineated with cones, barricades, fencing, warning signs, or similar controls. Appropriate signage will identify the contractor's yard and restrict access to authorized personnel. Employees will be trained regarding site circulation, speed limits, designated parking areas, and safe operating procedures. The property owner or site manager will conduct periodic inspections to ensure vehicles, equipment, and materials remain within approved areas, maintain clear sightlines and unobstructed public access, and ensure all required safety measures remain in place. Should any site-specific safety concerns arise, the applicant will work with staff to implement reasonable measures while preserving the site's established operation.

3. *Site Plan and Architectural(s): Additional information/clarification is needed regarding the site plan, building elevations and floor plans, as follows:*
 - a. *The site plan should use the most recently approved site plan, dated "REVISED: JANUARY 15, 2008" and signed by the Planning Board Chair on September 3, 2008, as the base layer. With the signed site plan as the starting point:*
 - i. *Show/label any modifications made to the site since that approval was granted in 2007;*
 - ii. *Show/label (using different colors/symbology) any proposed improvements.*

Response: An electronic (AutoCAD) copy of the 2008 site plan is not available to be used as the starting point. However, a new sheet (SP-1.3) has been added to the plan set to show the modifications to the most recently approved site plan.

- b. *The site plan should include a dimensional bulk requirements table.*

Response: A dimensional bulk requirements table has been added to the plan set.

- c. *Clarify whether the proposed new self-storage building also includes office space. The Building Chart on sheet SP-1.1 says the proposed use of the building is "self-storage and office" but the floor plans on sheets FP-3.1 and FP-3.2 do not appear to indicate any office use.*

Response: The new self-storage building (Building 11) does not include office space. The Building Chart has been updated to remove reference to "office".

- d. *Confirm the height of the building at both the north and south elevations.*

Response: The proposed height of Building 11 at both north and south elevations has been added to sheet FP-3.1 of the plan set.

- e. *The outdoor contractor yards should be labelled on the site plan as #1 and #2 for ease of reference. Our comments will refer to the yard area across from the office as area #1, and the area at the south end of the site as area #2.*

Response: The outdoor contractor yards have been labelled as noted on the plan set.

- f. *A drainage easement goes through the area labeled “Space for Excavators” within the proposed contractor’s yard area #1. The applicant should clarify whether they are proposing to relocate the easement.*

Response: The drainage easement is not being proposed to be relocated. A note has been added to the plan to indicate that any equipment placed over the drainage easement will be relocated if access to the easement is required. While the drainage easement exists there is no drainage infrastructure currently installed within it.

- g. *The proposed contractor’s yard areas are located immediately adjacent to the access drive used by the public to navigate the storage facility site. The applicant should demonstrate how the storage area and the access drive will be separated to ensure public safety (signage, fencing, etc.).*

Response: See response to Comment 2, above.

- h. *The applicant should demonstrate that emergency vehicles can still circulate around the site with the addition of the contractor’s yards.*

Response: See response to Comment 2, above.

- i. *Clarify what surface treatment will be used in the contractor’s yard areas (eg stone, pavement).*

Response: For contractor yard #1 the surface treatment will be Gravel Stone (2” minus), for contractor yard #2 the surface treatment will be asphalt and Gravel Stone.

- j. *Striping for all designated parking areas should be clearly delineated on the site plan.*

Response: Striping for all designated parking areas has been shown on the site plan.

- k. *Sheet SP-1.2 indicates a retaining wall is proposed adjacent to the new pavement area just north of the proposed self-storage building. This, and any other retaining walls not previously approved by the Planning Board, should be clearly shown on the site plan, and renderings and details of all retaining walls should be included with the plan set.*

Response: The proposed new pavement area and corresponding retaining wall has been removed from the site plan.

- l. *A refuse container should be shown on the site plan. Per §154 of the Town code, the dumpster area shall include a properly designed enclosure, and details of the enclosure shall be provided by the applicant.*

Response: There is a refuse container already at the site adjacent to Building #1 and has been added to the site plan.

4. *Wetlands / Environmental:*

- a. *The parcel appears to contain both NYS DEC wetlands and federal NWI wetlands. As per §179-5(A)(3) of the Town Code, the wetlands must be re-delineated as part of this project review. The full extent of the re-delineated wetlands should be shown on the site plan, along with any associated buffer areas.*

Response: The applicant had the limit of the wetlands flagged by their Wetland Consultant and Town has hired a consultant to verify those limits. The wetland limit and 100' buffer have been shown on the site plan.

- b. *Given the presence of state and federal wetlands on the site, the proposed project is an unlisted action under SEQR for which a coordinated review should be undertaken.*

Response: Noted.

- c. *The SEAF indicates that the site is located in or adjacent to an area designated as sensitive for archeological sites on the NY State Historic Preservation Office (SHPO) archeological site inventory. The applicant should consult with SHPO to determine if any sensitive archeological sites would be affected by the proposed project. SHPO should be included on the SEQR circulation.*

Response: A letter was received from SHPO dated September 21, 2026 indicating that the project will not have an impact on any sensitive archeological sites.

- d. *The SEAF indicates that the site is located in a floodplain. The applicant should address whether or not the proposed project would result in any impacts to floodplain areas.*

Response: No impact to the floodplain area is expected based on the proposed project.

5. *Conservation Easement: Per Town Board Resolution 109-95, which changed the zoning district for this parcel from R-40 to M-1, the applicant was required to file a declaration of covenants and restrictions to include, in part, "...a conservation easement to the Town of Cortlandt covering the steep slopes and wetland areas on the subject property outside the developable area of the site..." It appears that this was never done. If the Planning Board approves the proposed Amended Site Development Plan, the filing of such declaration should be a requirement of the approval. In the interim, the area originally designated as "Conservation Easement" on the signed 2008 site plan should be reflected on the proposed plans, in place of the label on sheet SP-1.1 for "Park, Conservation & Flood Control Area". In addition, TB Resolution 109-95 restricts the developable portion of the site to 3 acres and to a depth no greater than 100 feet from the center line of the access road. The 100-foot line and total area of disturbance should be included on the site plan.*

Response: Noted on the requirement for the filing of the declaration as a requirement of the approval for the Amended Site Plan. The label on SP-1.1 has been changed to "Conservation Easement". We request that the addition of the 100-foot line and total area of disturbance to the site plan be a condition of Final Site Plan approval.

Regarding developable area, while Town Board Resolution No. 109-95 identifies a developable area of "approximately 3 acres," a later Planning Board Resolution for site plan approval properly identifies the developable area as 4.8 acres (See PB Resolution No. 1-07, adopted January 9, 2007, at p. 6), a figure consistent with the enclosed plans.

6. *Contractor's Yard Activities:*

- a. *If outdoor materials storage piles are proposed, the applicant should demonstrate how the piles will be contained on the site.*

Response: Outdoor material storage piles will not be proposed and any reference to outdoor material storage piles has been removed from the site plan.

- b. *Maintenance of the various equipment is currently taking place on site, both within buildings and outside on paved areas. Moving forward, all vehicle/machine maintenance will be required to take place within a designated workshop; no outdoor repair of*

equipment shall be permitted. As part of this application, the applicant shall provide a sitewide good housekeeping protocol, including but not limited to indoor/outdoor spill prevention, waste oil, solvent and similar fluids used in the maintenance of equipment stored and repaired onsite.

Response: Sitewide Good Housekeeping Protocol. All vehicle and equipment maintenance involving oil, fuel, solvents, lubricants, coolant, or similar fluids will occur within the designated workshop on an impervious surface. Fluids and waste materials will be stored in properly labeled containers with secondary containment, and spill-response materials will be maintained on site. Any spills will be promptly contained and cleaned by trained personnel.

Used oil, solvents, coolant, filters, batteries, and similar materials will be collected and disposed of through authorized recycling or waste-management services. No fluids, wash water, debris, or maintenance waste will be discharged to the ground, drainage facilities, or stormwater system.

Vehicles and equipment stored outdoors will be periodically inspected for leaks, and any leaking equipment will be promptly moved to the workshop or otherwise contained. The site operator will conduct routine inspections to ensure proper housekeeping, waste management, and material storage practices are maintained. Employees performing maintenance activities will be trained in fluid handling, spill response, and waste-disposal procedures, and applicable records will be retained as required.

These measures will ensure maintenance activities remain contained within the designated workshop and that maintenance-related materials and wastes are managed in a safe and environmentally responsible manner.

7. *Notes: The applicant shall add the following notes to the site plan:*

- a. The processing of materials is not permitted on the site.*
- b. Areas not designated on the site plan for outdoor storage and contractor's yard activities shall not be utilized as such.*
- c. No outdoor repair of equipment shall occur. Equipment shall only be located in those areas delineated as "equipment parking and storage".*

Response: The above referenced notes have been added to sheet SP-1.2 of the site plan.

Referrals & Attachments:

The subject application has been referred to the Planning Board's consulting engineer (LaBella Associates); comments will be provided by separate memo. The application will also be referred to the Lake Mohegan Fire District, NYSDEC, US Army Corps of Engineers, and NYSHPO for their review and comment. The plan set and related documents were previously distributed to the Planning Board.

Response: Noted.

Planning Board's Consulting Engineer (LaBella Associates) Review Memo – Dated September 10, 2026

Administrative

1. *LaBella performed a cursory review of the current site conditions to identify discrepancies between the adopted Resolution No.1-07, dated January 11, 2007 and approved Sheet 1 of 1 titled Site Plan of Additional Buildings – Cortlandt Self Storage Complex at Regina Avenue dated January 25, 2006 and last revised January 15, 2008, as prepared by Ralph Mastromonaco for the development plan. The following were noted: (Existing Site Issues)*
 - a. *Access drive to the rear of buildings 6 and 7 (formerly identified as 1 and 2 on approved plan) was added.*
 - b. *Multiple retaining walls were constructed to support the rear access drives to buildings 6 and 7 (formerly identified as 1 and 2 on approved master development plan).*
 - c. *Parking was added to the southwest corner of building 6 (formerly identified as building 2 on the approved master development plan).*
 - d. *Parking has been added to the west and south of building 5 (formerly identified as building E on the approved master development plan).*
 - e. *Trailer storage in rear of building 8 (formerly identified as building E on the approved master development plan).*
 - f. *Building 8 (formerly identified as building 3 on the approved master development plan) was shifted south from the original location.*

These items should be referenced For Planning Board consideration as part of the site plan approval for the new building.

Response: See response to 3a under the Planning Memo.

2. *Provide a removals plans identifying asphalt, structures, and utilities to be removed. Provide retaining walls calculations for sliding, overturning, and global stability for constructed walls over 3-ft on-site. Provide details for the associated site improvements.*

Response: Any infrastructure to be removed as has been identified on SP-1.1 and SP-1.2 of the plan set. Preparation of the requested retaining wall calculations is ongoing and will be provided under separate cover when completed.

3. *All approvals must be received by regulatory agencies having jurisdiction prior to commencement of ANY construction activities.*

Response: Noted.

4. *Per Chapter 259, a steep slope analysis and finding statement may be required.*

Response: a steep slope analysis and finding statement may have been required related to the previously proposed retaining wall and asphalt shown for Building 11 but that proposed work has been removed from the Site Plan so a steep slopes finding statement should not be required.

5. *Per Chapter 179, a wetland finding statement may be required.*

Response: a wetland findings statement is being prepared and will be submitted under separate cover.

6. *Firematic response comments are pending referral to DOTS – Code Enforcement and the Lake Mohegan Fire Department upon revision of the plans.*

Response: Noted. A response from the Lake Mohegan Fire Department has been obtained and will be submitted via the Town's Open Gov Portal for this application.

These items should be noted in the proposed Site Development Plans and include an updated drainage analysis for the site.

Response: Noted.

Sheet SP-1.1 – Site Development Plan

- 1. Extend the water line easement to encompass the hydrant near building 9.*
- 2. Provide a dimensional bulk table for the site, legend, and Town Signature Block on the plans.*
- 3. Note the previous site changes to the site. Add callouts*
- 4. Number all buildings.*

Response: An updated water line easement to include the hydrant near Building 9 has been shown on the site plan and a copy of the new easement description has been uploaded to the Town's Open Gov Portal. Other items noted and add to the site plan.

Sheet SP-1.2 - Site Development Plan

- 1. The Planning Board Chairman requested physical barrier (i.e. fence) around the contractor yard area*

Response: Physical Barrier (fence and wall) on 3 sides of the contractor yard has been noted on the site plan. The front of the respective contractor yards are not having a fence/barrier installed to accommodate access to the areas.

- 2. Clarify the necessity of 623 sf of asphalt and retaining wall shown to the north of the new building. It appears a majority of the retaining wall and proposed asphalt (623 sf) to the north of the new building can be removed and a single 5-foot-wide access to the doors can be provided.*

Response: The proposed asphalt and retaining wall have been removed from the site plan and are no longer proposed for this project.

- 3. Identify points of door access to the proposed facility.*

Response: Access doors to the proposed facility have been added to the site plan.

- 4. Provide a note on the plan indicating no exterior equipment storage or container storage is permitted outside of the areas designated as contractor storage and no outdoor repair of equipment is permitted.*

Response: A note to this affect has been added to the plan to the site plan. Along with a note to indicate that parking of licensed vehicles outside of the contractor yards is permitted.

- 5. Show relocated sanitary force main, drainage pipe, and drainage structures, footing drains, as well as proposed drainage infrastructure (including roof leaders and means of conveyance).*

Response: This information been included on the revised site plan.

- 6. Provide a note on the plan that sanitary sewer force main and drainage piping to be relocated prior to building construction. Also note, sanitary force main is to be pressure tested following relocation in the presence of a Town of Cortlandt Department of Technical Services Representative and Applicant's Engineer. A Professional Engineer shall provide a certification of said installation and testing to the Town.*

Response: We request that this note be a condition of Final Site Plan approval.

- 7. Provide additional capacity for the increase in impervious areas within the stormwater management basin compared to the original site plan. Note the basin shall be restabilized with topsoil, seed, and mulch.*

Response: We request that the additional capacity for the stormwater basin and corresponding restabilization note be a condition of Final Site Plan approval.

8. *Please confirm if the area of total disturbance associated with the additional improvements identified in Administrative Comment 1 and the proposed project exceed the one acre threshold and thus require a SWPPP under the NYSDEC Redevelopment criteria.*

Response: The tabulated areas for total disturbance associated with the additional improvements is less than 1 acre and thus should not require a SWPPP under the NYSDEC Redevelopment criteria.

9. *Sheet SP1.1 indicates material storage on-site but is not shown on Sheet SP-1.2. Material storage areas shall be shown along with mechanism of containment to prevent sediment runoff.*

Response: Material Storage is not proposed in the contractor yard's and reference to it has been removed from the site plan.

10. *Show not only spot elevations but proposed contours around the building.*

Response: Adequate spot elevations and contours for the proposed Building 11 have been shown on the site plan.

11. *Provide new invert at drop inlet with rim 328.9 receiving the new 15-inch drainage pipe.*

Response: A proposed invert in the existing drop inlet for the new 15-inch drainage pipe has been shown.

12. *It appears a low point is being created on the southern side of the building, and a catch basin will be required.*

Response: A low point is not being created. The area pitches from high to low towards the existing asphalt and a new catch basin in that area is not required.

13. *Identify the surface area of the storage yards.*

Response: See response to 3i under the Planning Memo.

14. *Number all buildings.*

Response: The site plan has been updated to include numbering off all buildings.

15. *Add a note indicating the conservation easement shall be field staked by a NYS licensed surveyor prior to Building Permit Issuance. At no point shall the conservation easement be encroached upon.*

Response: A note to this affect has been added to the site plan.

16. *The contractor's yard extends over the drainage easement. If outdoor storage is permitted over the drainage easement it shall either be relocated elsewhere onsite, or sufficient notes outlining access and responsibility to relocate of the outdoor storage.*

Response: See response 3f of the Planning Memo.

17. *Provide a safety plan on how equipment moves from one side of the site to the other without interfering with the customers accessing the storage buildings. (not going on plan)*

Response: The applicant proposes the following Equipment Movement Safety Plan

- a. **Equipment will be moved between the designated contractor's yard areas in a controlled manner to avoid conflicts with customers accessing the self-storage buildings. The contractor's yard has operated on the site for an extended period without any known conflicts or safety incidents involving customer access.**
- b. **The following procedures will be maintained:**
- c. **Equipment will be limited, whenever practical, to periods of lower customer activity.**

- d. **A trained employee or spotter will monitor the access drive and guide equipment when it is moved across customer circulation areas.**
- e. **Equipment operators will stop and yield to customers, pedestrians, and passenger vehicles at all times.**
- f. **Warning lights, audible alarms, cones, temporary signs, or barricades will be used when appropriate.**
- g. **Equipment will travel at a slow and controlled speed along designated routes.**
- h. **No equipment will be staged, parked, loaded, or unloaded within customer drive aisles, building entrances, fire lanes, or emergency-access routes.**
- i. **Customer access to the storage buildings will remain open and unobstructed.**
- j. **If customer traffic is present, equipment movement will be temporarily suspended until the route is clear.**
- k. **Employees responsible for moving equipment will be instructed in the site's circulation and safety procedures.**

18. *List the exact equipment proposed to be onsite in the contractor's yard.*

Response: An exact equipment list can not be provided as the applicant's need for contractor storage is variable. Representative equipment has been added to the site plan.

19. *Clearly indicate employee vs customer parking.*

Response: Employees and customers are able to park in any open parking spots at the site.

20. *Consider eliminating door locations on Sheet FP-3.1 and Sheet FP-3.2 in the front and rear of the building to eliminate the needs for stairs in the rear and retaining wall and ramp in the front. Otherwise show the necessary improvements for Planning Board review and consideration.*

Response: These door locations have been removed.

21. *As indicated at the September Planning Board meeting, please add a note that no storage of aggregate material will take place within the contractor storage area.*

Response: A note to this affect has been added to the site plan.

22. *Add the following Town Standard notes:*

- a) *All disturbed areas shall be 100% stabilized and planted prior to the issuance of a Certificate of Occupancy.*
- b) *The applicant shall submit an as-built foundation survey to the Town of Cortlandt prior to framing*
- c) *Prior to the backfilling of any storm water best management practice, DOTS shall be notified to perform an inspection.*
- d) *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.*
- e) *Prior to acceptance of the road and drainage facilities, the Town will require a certification from a NYS Engineer that the completed site work and drainage improvements will not cause an adverse impact to adjoining or downstream properties.*

- f) *Rock ripping will be used wherever possible. If blasting is required, it will require prior approval from the Town of Cortlandt and an air quality permit from the Westchester County Department of Health.*
- g) *There shall no processing of excavated materials by a rock crusher or similar equipment on-site.*
- h) *No retaining wall or foundation drains shall be discharged into the on-site drainage system.*

Response: These notes have been added to the site plan.

Sheet CD-2.1 – Construction Details

- 1. *Multiple details for sewer installation beneath pavement are provided. Select one and remove the others*

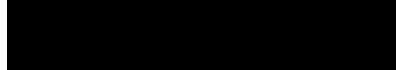
Response: The sewer installation details have been updated for consistency and clarity.

- 2. *Driveway asphalt section differs from trench replacement details. Please clarify and provide consistent asphalt sections.*

Response: The asphalt section for trench replacement has have been updated for consistency and clarity.

Should you have any questions or require any additional information from our office please don't hesitate to contact us.

Respectfully submitted,

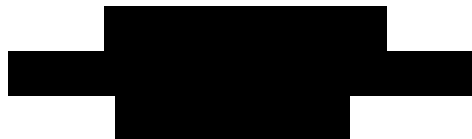


Patrick M. Bell, P.E.

enclosures

cc: Mark Giordano, Owner/Applicant
File:Giordano-44 Regina Ave-Cortlandt-Site Plan-Letter-20260923

JOHN A. LENTINI, Architect



September 23, 2026

**TOWN OF CORTLANDT
Planning Department
1 Heady Street
Cortlandt Manor, NY 10567**

Att: Town of Cortlandt Planning Board Chairman

**Re: Nail Salon 3172 E. Main Street, PBCK-24-6, A-24-539 Reduced Scope
submission**

Dear Chairman:

Revised plans submitted indicate a reduced scope from the initial proposal filed 7/25/2024. We, hereby proposes no additional floor area. The request to permit a second floor addition has been abandoned due to an overwhelming resistance from Town Department of Technical Services. We hereby propose maintaining the existing structure foot print and altering the roof as illustrated for the primary purpose of installing Solar Cell Collectors. Other repairs and improvements are required to the basement and structure. The proposed use remains as a Beauty Parlor/ Nail Spa, B Occupancy

The applicant has filed applications for connecting the sanitary sewers of the referenced site and the neighboring lot, 3176 E. Main Street, which is a multiple dwelling. Both lots are owned by the applicant, however, were acquired at different times and have separate deeds. An easement has been established for both lots to reach sanitary spurs provided by the neighboring property known as the Cortlandt Crossing at 3144 E. Main Street. It appears that a lack of approval for the new use for 3172 E. Main Street is preventing the sanitary connections for both sites.

Aside from the trenching required for the sewer connections there is no proposed significant site disruption. The former parking in front of 3172 E. Main Street is discontinued. The remaining parking appears sufficient.

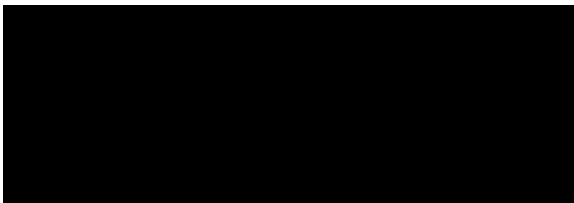
I believe that the desire to re-build the roof is sufficient for the Town to require review by the Town's Zoning Board of Appeals (ZBA). The existing side yard setback(s) are insufficient. We will repeat our request to be referred to the ZBA or to schedule a public hearing which ever is the appropriate sequence. I believe at some point the lead agency has to be identified if it hasn't been already.

Please be advised that the former owner/developer worked with the New York State Department of Transportation for approval of the current curb cut configuration that has worked well without incident for years. I believe that the former owner also negotiated the sanitary connections provided by the Cortlandt Crossing. We do not wish to physically alter Route 6 or the curb cuts and will provide an easement or agreement between the two properties that are in the same ownership, to the satisfaction of the Town's Department of Technical Services. The configuration is unusual. In my professional opinion the traffic patterns do not pose any hazards and is safer than eliminating one of the three for the purpose of resembling homogeneity or separating parking areas. The Town has encouraged combining parking areas on other commercial sites on E. Main Street.

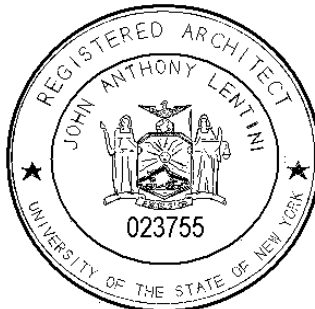
Your review and consideration is greatly appreciated.

Respectfully

JOHN A. LENTINI ARCHITECT



JOHN A. LENTINI, RA NY REG NO. 23755
EXPIRES 03/31/2029



N/F DNC REALTY. 7 BAKER ST. 24.6-1-17

N/F CORTLANDT CROSSING
E. MAIN ST
24.6-1-4

N/F MENDELOWITZ
1 BAKER ST
24.6-1-20

CHGUNG LAM
3176 E. MAIN ST
24.6-1-19

CHGUNG LAM
3172 E. MAIN ST
24.6-1-18

△ PLOT PLAN

SCALE 1" = 10' 0"

NOTE: PLOT PLAN INFO AND TOPOGRAPHY TAKEN IN PART FROM
SURVEY BY BADEY AND WATSON DATED MAY 7, 2024. REVISED
MARCH 21, 2025. TOPO AND LOT AREA ADDED TO SURVEY.

EXPOSURE CRITERIA										CODE REVIEW NYS 2020 BUILDING CODE EFFECTIVE 5/12/2020									
GROUND SNOW	WIND DESIGN	WIND EFFECT	WIND REGION	WIND SPEED	WIND DIRECTION	WIND CATEGORY	POTENTIAL FOR DAMAGE FROM WINTER DESIGN	WIND EFFECT	WIND REGION	WIND SPEED	WIND DIRECTION	WIND CATEGORY	POTENTIAL FOR DAMAGE FROM WINTER DESIGN	WIND EFFECT	WIND REGION	WIND SPEED	WIND DIRECTION	WIND CATEGORY	POTENTIAL FOR DAMAGE FROM WINTER DESIGN
30	SPECIAL	NO	YES	NO	C	SEVERE	42'	MODERATE TO HEAVY	7	YES	NO	500 OR LESS	51.6	NO	YES	NO	500 OR LESS	51.6	NO

MANUAL J DESIGN CRITERIA										ZONING INFO TOWN OF CORTLANDT, MOHEGAN LAKE ZONE HC									
ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INTERIOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HEATING TEMPERATURE DIFFERENCE	COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	CONCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY	HEATING TEMPERATURE DIFFERENCE	COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	CONCIDENT WET BULB
436	41	7	87	1	68	75	61		20.4	7.5	72	M	30	55					

AREA SUMMARY					
	EXISTING	ADD	REDUCE	PROPOSED	
FIRST FLR	1,164 SF	occupied -0-	other -0-		1,164 SF
					1,164 SF

REFERENCE
3176 E. MAIN ST
A-24-802 - SANITARY
3172 E. MAIN ST
PBCK-24-6
A-24-792 - SANITARY
IT IS A VIOLATION OF THE LAW FOR ANY PERSON
UNLESS ACTING UNDER THE DIRECTION OF A
LICENSED PROFESSIONAL TO ALTER ANY ITEM
IN ANY WAY. IF AN ITEM BEARING THE SEAL OF
A LICENSED PROFESSIONAL IS ALTERED THE
ALTERING LICENSED PROFESSIONAL SHALL AFFIX
TO THE ITEM THEIR SEAL AND THE NOTATION
"ALTERED BY THEIR SIGNATURE AND THE
DATE OF SUCH ALTERATION AND A
SPECIFIC DESCRIPTION OF THE ALTERATION."

REV	DATE	DESCRIPTION	BY
6	6/9/2026	REDUCED SCOPE	JL
5	2/31/2026	TWIN COMMENTS	JL
4	12/31/2025	TWIN COMMENTS	JL
3	10/22/2025		
2	9/3/2025		

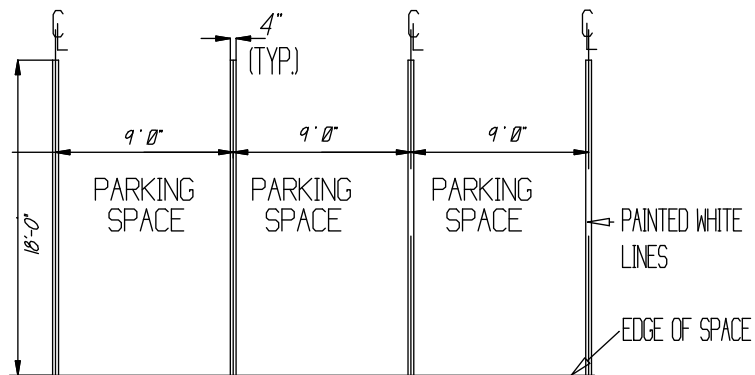
CLIENT
MR/ CHEUNG LAM
LOCATION
3172 E. MAIN STREET
MOHEGAN LAKE, NY 10547
24.6-1-18, HC ZONE, 18,180 SF
PEEKSKILL SEWER DISTRICT

DRAWING DATE 5/12/2025 BY JL CHK

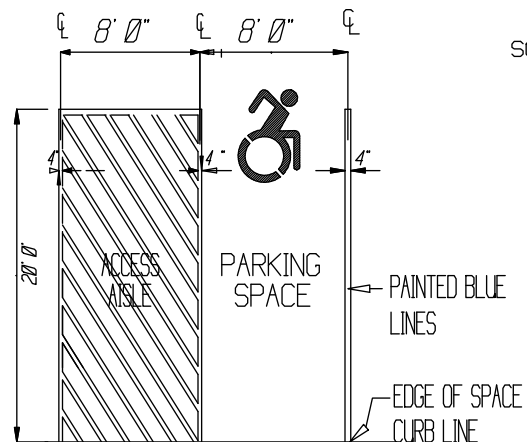
SITE PLAN
JOHN A. LENTI NI
ARCHITECT
124 ALLAN STREET
CORTLANDT MANOR, NY 10567-1614
PHONE [REDACTED]
EMAIL [REDACTED]
DRAWING NUMBER 04324

REGISTERED ARCHITECT
JOHN ANTHONY LENTI NI
UNIVERSITY OF THE STATE OF NEW YORK
023755

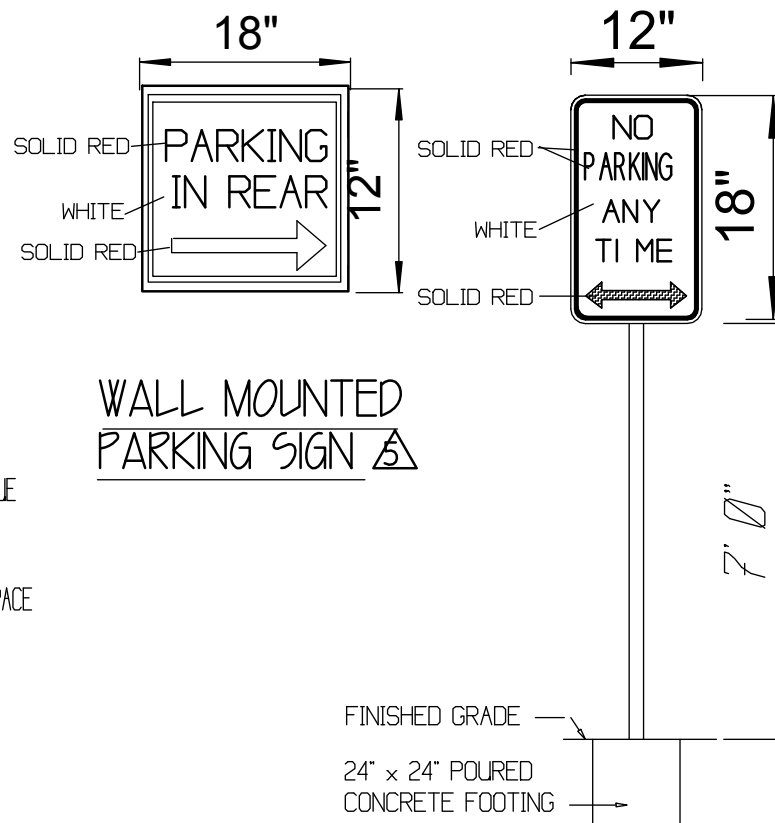
SHEET 1 OF 3
PBCK-24-6
A-24-539
EXPIRES 03/31/2026



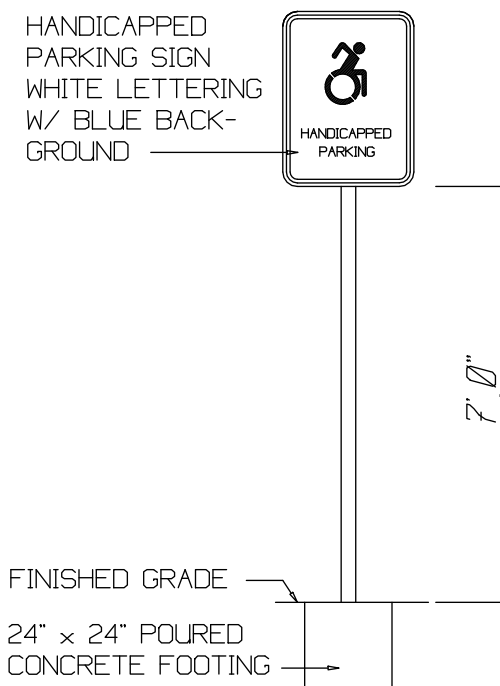
PARKING SPACE DETAIL



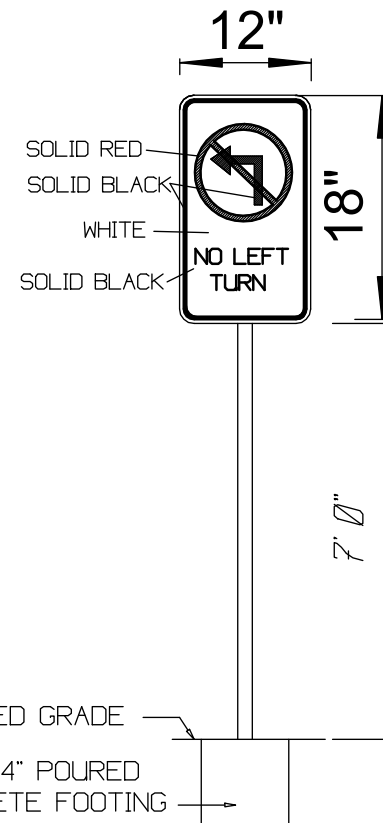
HANDICAPPED SPACE DETAIL



NO PARKING ANYTIME



HANDICAP SIGN DETAIL



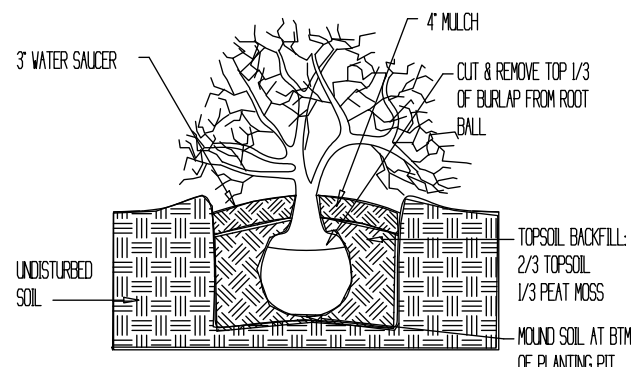
NO LEFT TURN SIGN

2020 NYS BUILDING CODE

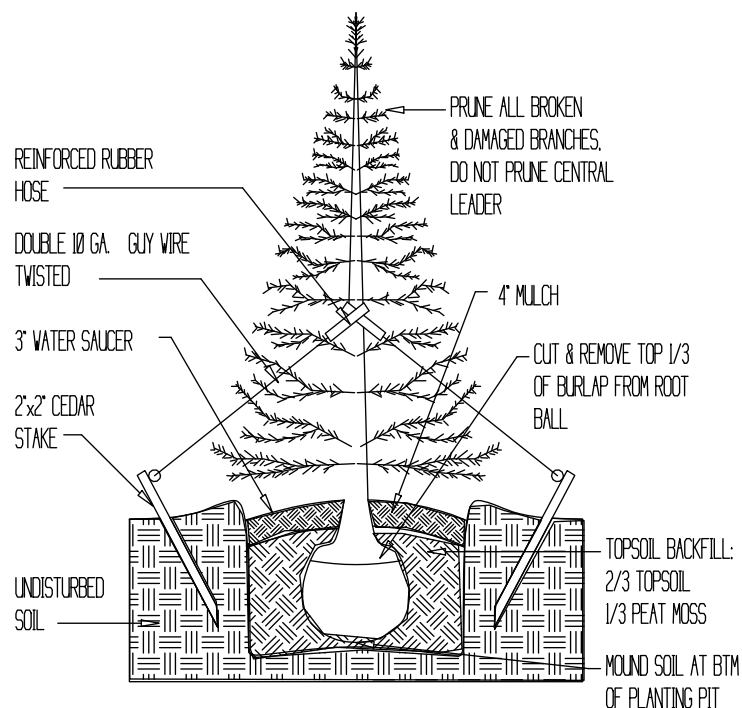
- REQUIRED LIGHTING UNDER NORMAL POWER CONDITIONS PER S 1008.2.1
- LIGHTING TO REMAIN ON DURING ALL TIMES OF OCCUPANCY.
- ALL MEANS OF EGRESS SHALL MAINTAIN LIGHTING AT THE SURFACE OF 1 FOOT-CANDLE (1 LUX).
- LIGHTING AT EXIT DISCHARGE PER 1008.2.3 ILLUMINATION NOT REQUIRED IF LIGHTING IS NO LESS THAN 1 FOOTCANDLE (1 LUX)
- ALL EXITS TO COMPLY WITH 1008.5. EXIT TO LEAD TO A PUBLIC WAY.

TOWN OF CORTLANDT SEC. 307-12.3

- ALL LIGHTING IMPROVEMENTS TO COMPLY WITH THE TOWN OF CORTLANDT ZONING CODE CHAPTER 307, SEC. 307-12.3
- LIGHT FIXTURES TO BE SELECTED AND ARRANGED TO PREVENT GLARE, TO INSURE THE SAFETY OF PEDESTRIANS AND TO CONSERVE ENERGY.
- ALL NEW AND ANY UPGRADES TO EXISTING LIGHTING SHALL MEET THE FULL STANDARDS PROVIDED IN THE OUTDOOR LIGHTING CODE.
- PROHIBITED OUTDOOR LIGHTING
 - a) UP LIGHTING, PROPOSED LIGHTING CAN'T CREATE SKY POLLUTION.
 - b) EXTERNALLY LIT SIGNS, DISPLAY OR STRUCTURE.
 - c) ROOF MOUNTED AREA LIGHTING
 - d) SEARCH, STROBE OR LASER LIGHTS
 - e) MERCURY VAPOR OR METAL HALIDE ARE PROHIBITED.
 - f) UNSHIELDED FIXTURES ARE PROHIBITED.
 - g) NEON, LED TUBE OR ROPE LIGHTS PROHIBITED PER CODE.
- MAXIMUM LIGHTING LEVELS AS FOLLOWS
 - a) PARKING LOTS, WALK WAYS AND BUILDING ENTRANCE SHALL HAVE A MAXIMUM AVERAGE LEVEL OF ONE FOOT CANDLE.
 - b) UNIFORMITY RATIOS NOT LESS THAN 1:3 (33) PARKING AND TRAFFIC AREAS.



SHRUB PLANTING DETAIL
NO SCALE



TREE PLANTING DETAIL
NO SCALE

REVISION	DATE	DESCRIBE	BY
6	6/9/2026	SCOPE REDUCTION	JL
5	2/31/2026	TWN COMMENTS	JL
3	10/22/2025		
1	9/3/2025		

CLIENT	MR/ CHEUNG LAM
LOCATION	3172 E. MAIN STREET MOHEGAN LAKE, NY 10547
	246-1-18, HC ZONE, 18,180 SF
	PEEKSKILL SEWER DISTRICT
DRAWING	DATE 5/12/2025 BY JL CHK
	ALTERATION PLAN
	JOHN A. LENTINI ARCHITECT
	124 ALLAN STREET CORTLANDT MANOR, NY 10567-1414
PHONE	
EMAIL	
SEAL & SIGNATURE	
DRAWING NUMBER	04324
	S2
	SHEET 2 OF 5
	PBCK-24-6
	A-24-539
EXPIRES	03/31/2026

WALL MOUNTED ADJUSTABLE XL22-80 LED LIGHT NEW LOCATION

LUMINAIRE SCHEDULE						
SYMBOL	QTY	TYPE	WATTS	ARRANGEMENT	TOTAL LAMP LUMENS	LLF
	9	LED	80 EA	ADJUSTABLE	65,457 - 13,688	< 1.00
DESCRIBE						
RAB XL22-80						

DESIGN CRITERIA
MAXIMUM FOOT CANDLES (FC) PER SQUARE FOOT (PSF)
E= ILLUMINANCE (FC) . A = AREA
1 FC = 1 LUMEN PSF

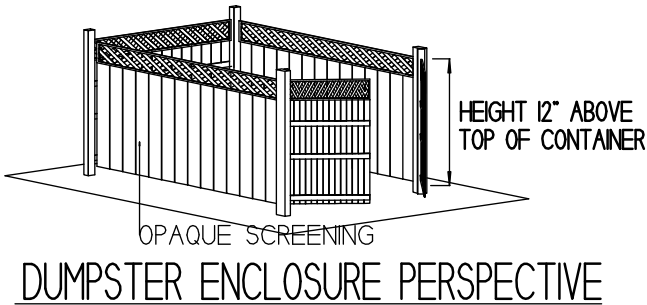
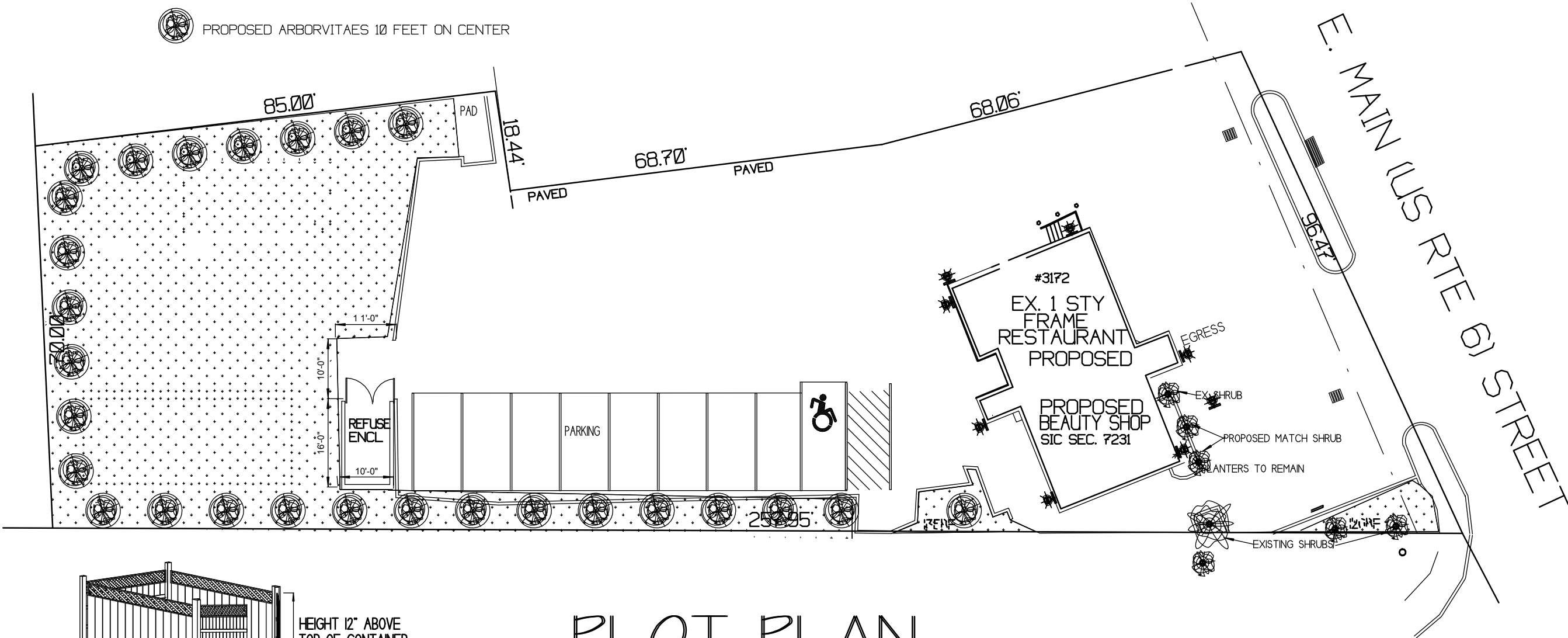
PAKING AND WALK AREA 10,000 SF
LIGHTED LANDSCAPE AREA 1,000 SF

LUMENS = E X A - 1 X 11,000
E = 1 10,000

- TOWN OF CORTLANDT SEC. 307-12.3
- REQUIRED LIGHTING UNDER NORMAL POWER CONDITIONS PER S 1008.2.1
 - LIGHTING TO REMAIN ON DURING ALL TIMES OF OCCUPANCY.
 - ALL MEANS OF EGRESS SHALL MAINTAIN LIGHTING AT THE SURFACE OF 1 FOOT-CANDLE (1 LUX).
 - LIGHTING AT EXIT DISCHARGE PER 1008.2.3 ILLUMINATION NOT REQUIRED IF LIGHTING IS NO LESS THAN 1 FOOTCANDLE (1 LUX)
 - ALL EXITS TO COMPLY WITH 1028.5. EXIT TO LEAD TO A PUBLIC WAY.
 - ALL LIGHTING IMPROVEMENTS TO COMPLY WITH THE TOWN OF CORTLANDT ZONING CODE CHAPTER 307, SEC. 307-12.3
 - LIGHT FIXTURES TO BE SELECTED AND ARRANGED TO PREVENT GLARE, TO INSURE THE SAFETY OF PEDESTRIANS AND TO CONSERVE ENERGY.
 - ALL NEW AND ANY UPGRADES TO EXISTING LIGHTING SHALL MEET THE FULL STANDARDS PROVIDED IN THE OUTDOOR LIGHTING CODE.
 - PROHIBITED OUTDOOR LIGHTING
 - a) UP LIGHTING. PROPOSED LIGHTING CANT CREATE SKY POLLUTION.
 - b) EXTERNALLY LIT SIGNS, DISPLAY OR STRUCTURE.
 - c) ROOF MOUNTED AREA LIGHTING
 - d) SEARCH, STROBE OR LASER LIGHTS
 - e) MERCURY VAPOR OR METAL HALIDE ARE PROHIBITED.
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 - g) NEON, LED TUBE OR ROPE LIGHTS PROHIBITED PER CODE.
 - MAXIMUM LIGHTING LEVELS AS FOLLOWS
 - a) PARKING LOTS, WALK WAYS AND BUILDING ENTRANCE SHALL HAVE A MAXIMUM AVERAGE LEVEL OF ONE FOOT CANDLE.
 - b) UNIFORMITY RATIOS NOT LESS THAN 1:3 (3:1) PARKING AND TRAFFIC AREAS.



PROPOSED ARBORVITAE 10 FEET ON CENTER



PLOT PLAN
SCALE 1" = 10' 0"

6	6/9/2026	SCOPE REDUCTION	JL
REV	DATE	DESCRIPTION	BY
CLIENT MR/ CHEUNG LAM LOCATION 3172 E. MAIN STREET MOHEGAN LAKE, NY 10547 246-1-18, HC ZONE, 18,180 SF PEEKSKILL SEWER DISTRICT			
DRAWING	DATE 2/13/2026	BY JL	CHK
SITE PLAN			
JOHN A. LENTIN I ARCHITECT 124 ALLAN STREET CORTLANDT MANOR NY 10567-1614 PHONE [REDACTED] EMAIL [REDACTED] SEAL & SIGNATURE [REDACTED] DRAWING NUMBER 04324			
REGISTERED ARCHITECT JOHN ANTHONY LENTIN 023755 UNIVERSITY OF THE STATE OF NEW YORK		SHEET 53 OF 53 PBCK-24-6 A-24-539 EXPIRES 03/31/2026	



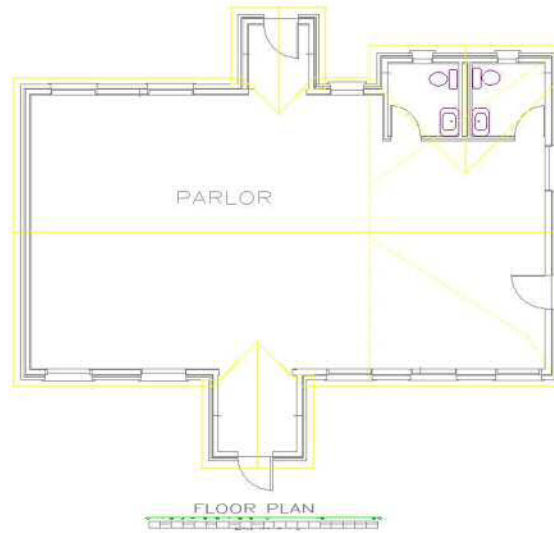
LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



FLOOR PLAN



FRONT ELEVATION



PROPOSED



EXISTING

6	6/9/2026	SCOPE REDUCTION	JL
6	2/31/2026	TW COMMENTS	JL
3	10/22/2025		
1	9/3/2025		
NOTED DATE		REVISION	BY
CLIENT			
MR/ CHEUNG LAM			
LOCATION			
3172 E. MAIN STREET			
MOHEGAN LAKE, NY 10547			
24.6-1-18, HC ZONE, 18,180 SF			
DRAWING DATE 5/12/2025 JL			
BEAUTY SHOP			
JOHN A. LENTINI			
ARCHITECT			
101 ALLAN STREET			
E-MAIL: PENTILBASE@AOL.COM			
PHONE: 914-261-0432			
			
			
SHEET 3 OF 3			
A-24-539			
EXPIRES 03/31/2026			



TOWN OF CORTLANDT

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Heather LaVarnway, CNU-A, AICP
Director

Michelle Robbins, AICP

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

Town Supervisor
Richard H. Becker, MD

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

MEMORANDUM

TO: Planning Board Members

FROM: Heather LaVarnway, CNU-A, AICP, Director
Michelle Robbins, AICP, Assistant Planner

SUBJECT: PB 2024-4 Application of John Lentini on behalf of J Glamour Nails & Spa Inc., for Amended Site Plan approval for change of use and renovation of a former restaurant to a nail/beauty salon use, located at 3172 E. Main Street (US Route 6). Section 24.6, Block 1, Lot 18.

DATE: September 28, 2026

The Planning Department reviewed the subject application consisting of:

- 3-page Site Plan set for 3172 E. Main Street prepared by John A. Lentini, Architect dated 5/12/25 and last revised 6/9/26
- Elevations for "Beauty Shop" prepared by John A. Lentini, Architect dated 5/12/2025 and last revised 6/9/26

Project Description:

The applicant is applying for a change of use and amended site plan to renovate the existing building formerly occupied by a restaurant. The applicant is proposing to change the roofline of the building by extending the peaked roof over the entire footprint of the structure and by modifying the roofline of the portico. The existing building footprint would not be changed. The site shares driveway access from Route 6 with the residential building on the adjacent parcel to the east.

Upon review of the above items, we offer the following observations and comments:

Additional Information Required:

1. The applicant shall provide the following additional information:
 - A. Please update the architect seal and signature. The seal on the site plan shows an expiration date of 3/31/26.
 - B. The site plan should indicate that it is an amended site plan and a change of use.
 - C. The applicant should confirm that the proposed renovation would not result in additional building square footage.
 - D. The applicant shall provide floor plans to reflect the proposed interior of the building. Nail/beauty stations, and other interior breakdowns of space, shall be clearly indicated on the floor plans; this will help inform expected parking needs. Floor plans shall be provided showing any basement and second story levels, if proposed.

- E. Site-wide front, rear, and side yard setback lines shall be shown on the plan. The “Zoning Info” table on the site plan shows a 23.9 LF side setback. This dimension should be shown on the site plan.
 - F. If a wall-mounted sign is proposed please show on the architectural elevations. If additional sign details are known, they should be provided as well.
- 2. The lighting information currently shown on the plot plan is insufficient. The applicant should demonstrate that there is adequate lighting in the parking areas. Per §307-12.3-E, the applicant shall provide a separate photometric plan with footcandle grid showing lighting levels throughout site, along with a luminaire schedule including color temperature and BUG rating, etc. Photometrics are typically procured in consultation with the lighting manufacturer based on the specific fixtures selected. Complete manufacturer’s cut sheets of each fixture shall also be provided, including details on which fixture specifications are proposed for this project.
 - 3. The applicant shall provide a plant schedule indicating the number, type, and size at planting of all proposed plant materials. A key shall be included so that the locations of all proposed plant materials can be identified on the landscaping plan. A tree planting detail was provided but no new trees appear to be shown on the plan.
 - 4. A site circulation plan shall be provided that illustrates how vehicles, particularly garbage and fire trucks, will maneuver the site. This parcel is within the Lake Mohegan Fire District.

Site Layout:

- 5. As shown on the plans, the asphalt area between the front of the building and Route 6 appears to remain as-is. In order to prevent people from illegally parking in the front yard, which is too narrow to safely accommodate parking and two-way vehicle traffic a portion of this area closest to the building should be reclaimed for lawn/landscaping.
- 6. The proposed refuse container location/orientation at the rear of the parking lot is not easily accessible if there are vehicles parked in the adjacent parking spaces. The applicant shall relocate/reorient the refuse container to eliminate conflicts with parked vehicles and allow a garbage truck to access the dumpster and easily maneuver around the site.
- 7. Per §154 of the Town code, the dumpster area shall include a properly designed enclosure. Although some details of the enclosure were provided additional details such as height of the enclosure and proposed materials shall also be provided.

Parking & Traffic:

- 8. The commercial and adjacent residential parking areas currently flow together without delineation, which creates the potential for conflicts and safety issues between the intermingled traffic. The Planning Board may want to consider requiring a fence, safety bollards, or some other type of separation along a portion of the lot line between the parking area of the commercial property and the patio and rear yard of the residential property to improve safety and ensure privacy for the residential use.
- 9. The applicant shall ensure that all ADA accessible parking spaces are properly sized, striped, and signed. The ADA space appears to be narrower and longer than the adjacent parking spaces.
- 10. Bollards and what appear to be stairs are shown at the door located on the east side of the building on Sheet S-1. The applicant should confirm that proper internal vehicular access and aisle width is maintained and that the proposed bollards and stairs do not interfere in site circulation or result in pedestrians entering/exiting the building directly into the internal traffic lane.

Architecture:

11. The applicant shall provide additional details about the proposed building design and materials. The application will need to be referred to the Architectural Review Council (ARC).

cc: Dr. Richard Becker, Town Supervisor
James Creighton, Town Board Liaison
Michael Cunningham, Esq., Deputy Town Attorney
Michael Preziosi, P.E., DOTS
Catherine Brosnan, P.E., DOTS
Wendy Talio, CAC
John Lentini, R.A.

September 23, 2026

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

**Re: Amended Site Plan
KRD Properties LLC dba Hudson Valley Motorcycles
2108 Albany Post Road**

Dear Chairman Kessler and Members of the Planning Board:

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

1. Planning Board Application fees of \$500
2. Planning Board Application (via OpenGov)
3. 2 copies of the Adjoining Property Owners List
4. 2 copies of the Short Environmental Assessment Form
5. 2 copies of the Site Plan, full size, 7 copies at 11"x17"
6. 2 copies of the Architectural Plan, full size, 7 copies at 11"x17"
7. 2 copies of the site photos
8. 1 copy of the signed purchase contract

PROJECT NARRATIVE

This office has been retained by the Applicant to seek Amended Site Plan Approval from the Planning Board. The project was recently operating as a manufacturing facility which is now proposed to operate the Applicants business. The project site will be the Headquarters for Hudson Valley Motorcycles.

The project site is fully developed with an existing one-story, 24,650 square foot concrete and steel building, paved parking areas, existing access onto Albany Post Road, existing utility connections and septic system. The proposed use is permitted in the HC-9A Zoning District and the Town Code Enforcement office determined that approval is required from the Planning Board for the Change in Use.

The building interior will be modified to include two separate showrooms, service areas, and a parts department.

There is virtually no land disturbance except for the creation of three new gravel parking spaces. All existing building coverages and setbacks will remain.

Parking requirements for the prior manufacturing use, per code, required 62 parking spaces. Per Town Code Chapter 307 Article VIII , the new interior layout requires 61 parking spaces, a number which cannot be achieved nor does the applicant need that many spaces. There are 21 spaces presently and by adding three new gravel spaces and restriping in front of the refuse enclosure, there is approximately 27 parking spaces.

The business has 12 employees, 2 principals and an estimated daily visit of 5 customers. There is ample parking on site for the successful operation of the business and therefore the Applicant is respectfully requesting parking space relief from 61 to 27 parking spaces.

In addition, the building front face is obscured from Albany Post Road due to a row of trees and vegetation along the frontage of the site. It is noted that the trees are generally in fair to poor condition and we are proposing to remove 11 trees. The trees will be replaced with a new row of native deciduous trees, a total of 12 trees are to be planted.

We respectfully request placement of the application on the Planning Board's October meeting agenda for consideration. 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,

A large black rectangular redaction box covering the signature of the sender.

Cronin Engineering

cc: Rich Alexander via email w/ encl.

alexander-2108 alban post road-pb-amended site plan-initial submission-ks-20260923

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

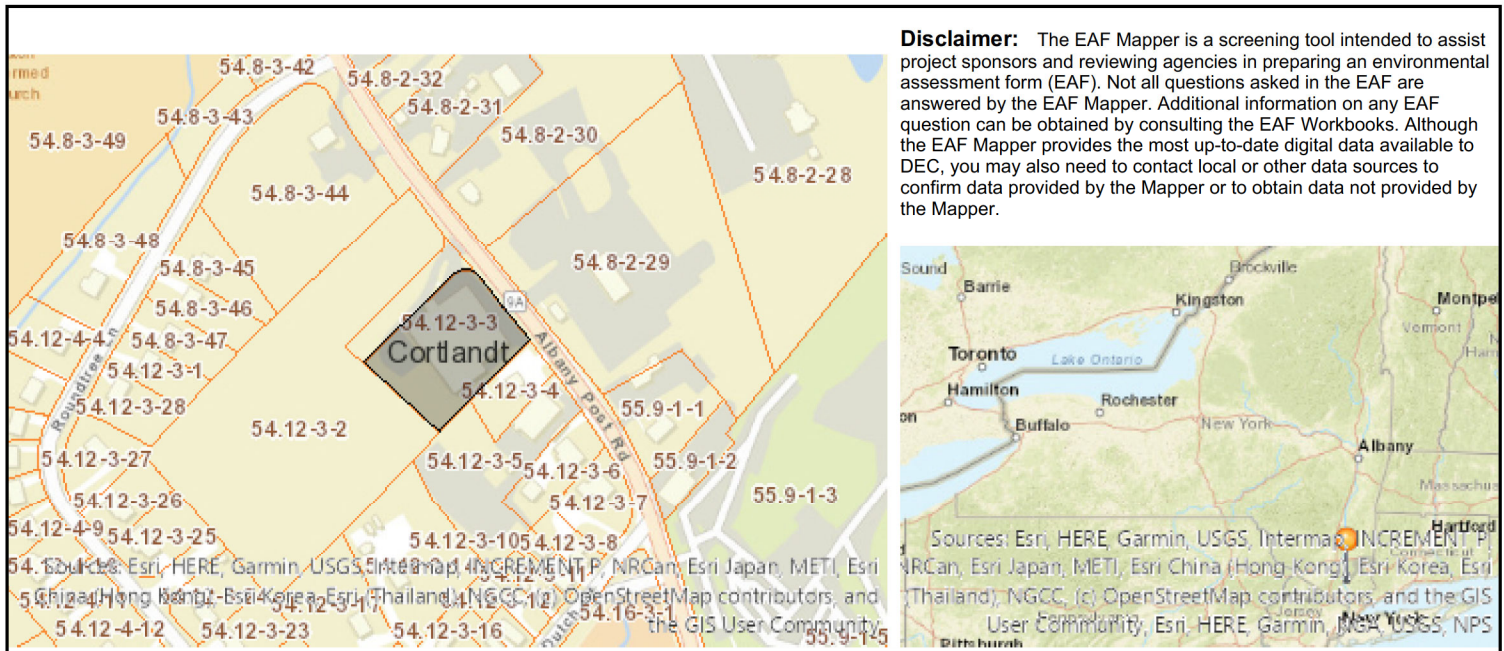
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Site Plan for 2108 Albany Post Road			
Project Location (describe, and attach a location map): 2108 Albany Post Road			
Brief Description of Proposed Action: A Change in Use from a manufacturing business to a motor cycle shop which includes a showroom, storage area, office and repair shop.			
Name of Applicant or Sponsor: Cronin Engineering		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: 39 Arlo Lane			
City/PO: Cortlandt Manor		State: NY	Zip Code: 10567
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		<u>1.37</u> acres	
b. Total acreage to be physically disturbed?		<u>0.025</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>1.37</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: Name:Hudson River, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90	☐	☒	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
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: _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Existing on site subsurface wastewater treatment system	☒	☐	
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	
	☒	☐	
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?	☐	☒	
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	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
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 ☒	YES ☐
16. Is the project site located in the 100-year or 500-year flood plain?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Existing drainage patterns will remain.	NO ☒ ☒ ☐	YES ☐ ☐ ☒
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO ☒	YES ☐
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. 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): potential noise impacts	NO ☐ ☒	YES ☒ ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Cronin Engineering</u> Date: <u>September 23, 2026</u> Signature: <u>[Redacted]</u> Title: <u>Project Manager</u>		



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Hudson River, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90
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]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	Yes

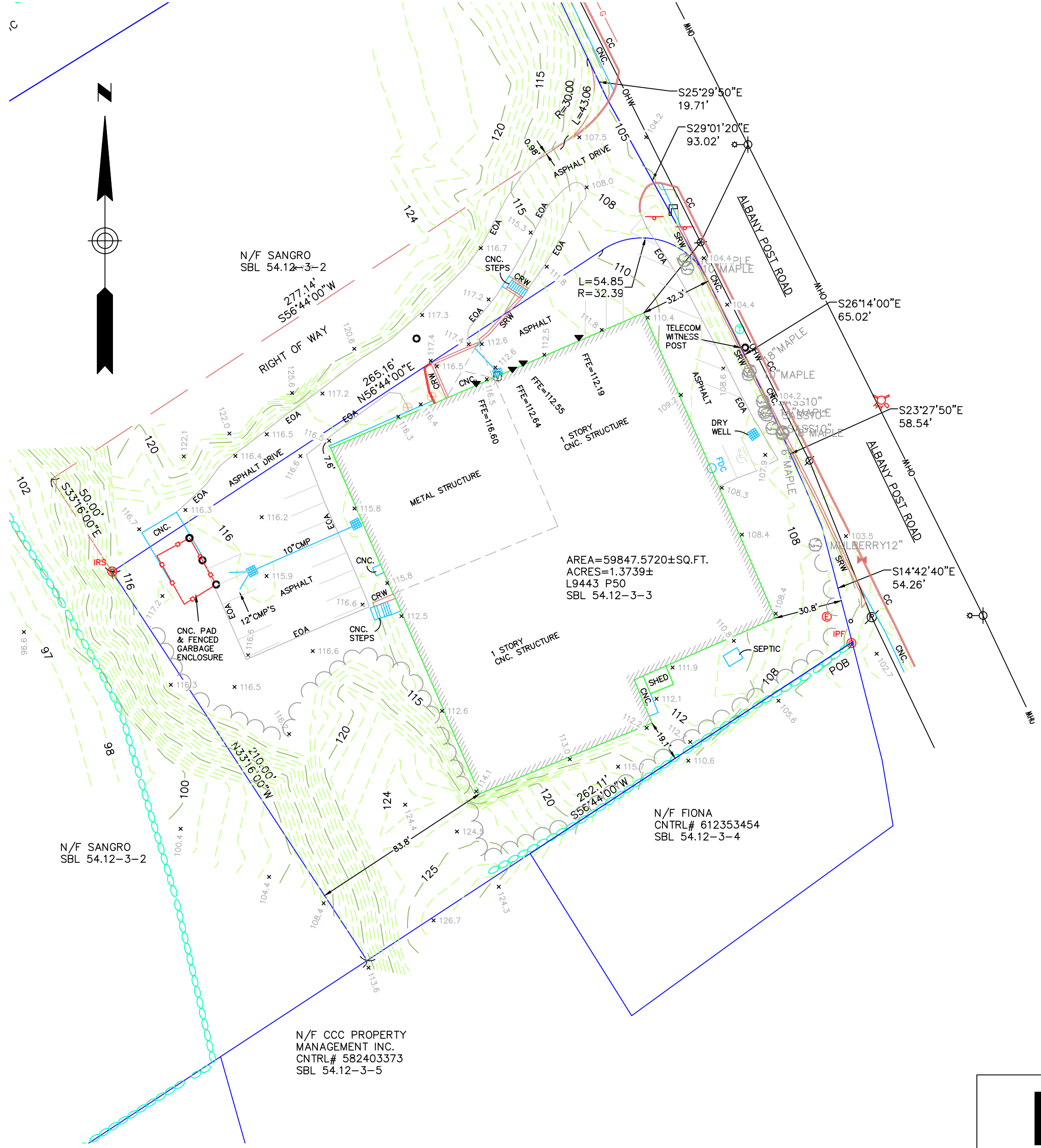


2108 Albany Post Road
September 23, 2026





UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THE CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE. IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. PLAN PREPARED PURSUANT TO SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. SUBJECT TO THE FINDINGS OF AN UP TO DATE TITLE SEARCH, UNLESS THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL APPEARS RAISED ON THIS MAP, IT SHOULD NOT BE CONSIDERED A TRUE AND CORRECT COPY OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

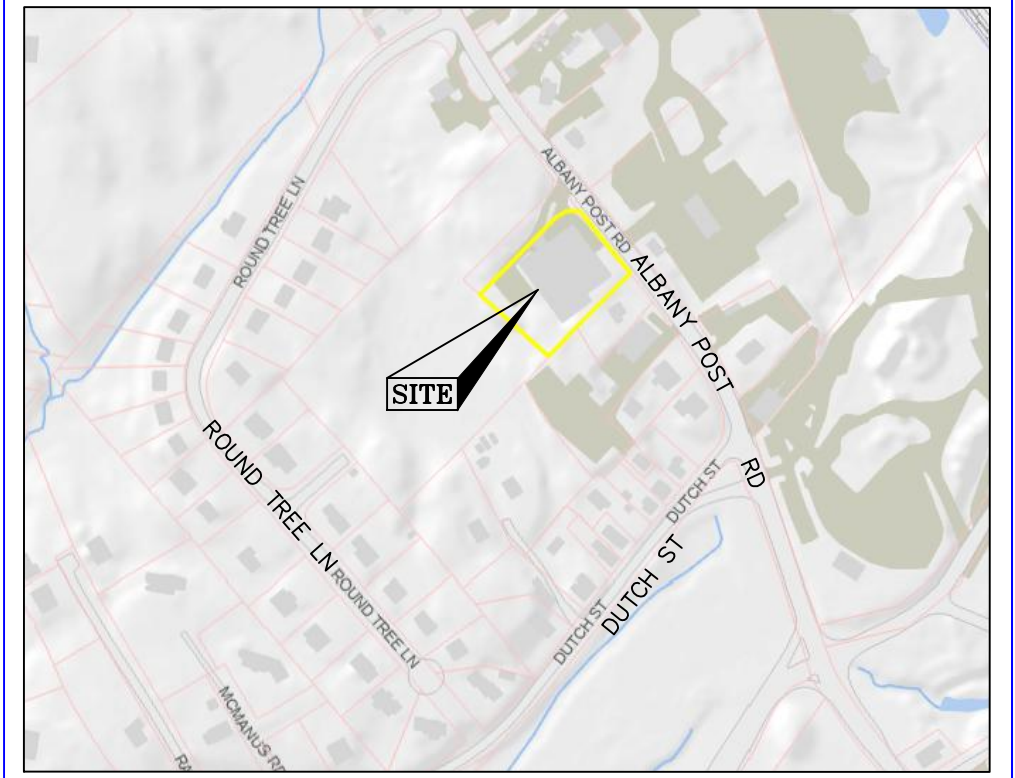


LEGEND

- IRON PIPE
- IRON ROD
- CATCH BASIN
- FIRE HYDRANT
- ELECTRIC METER
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- GAS VALVE
- UTILITY POLE WITH RISER
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- MAILBOX
- VENT & OIL FILL
- POST
- FIRE DEPARTMENT CONNECTION
- SIGN
- BOLLARD

- PROPERTY LINE
- EASEMENT
- WOOD/VINYL FENCE
- OVERHEAD WIRES
- STONE WALL
- MINOR CONTOURS
- MAJOR CONTOURS

- POB POINT OF BEGINNING
- EOA EDGE OF ASPHALT
- CNC. CONCRETE
- PL PROPERTY LINE
- SRW STONE RETAINING WALL
- CRW CONCRETE RETAINING WALL
- CC CONCRETE CURB
- CMP CORRUGATED METAL PIPE



LOCUS MAP (N.T.S.)

SURVEY NOTES

- THIS PLAN WAS PREPARED FROM AN ON THE GROUND FIELD SURVEY CONDUCTED BY RLS ON MAY 30, 2025 AND ON THE FOLLOWING DATUM--
MERIDIAN: L9443 P50
HORIZONTAL: ASSUMED
VERTICAL: SCALED AS PER SITE DEVELOPMENT PLAN PREPARED BY CRONIN ENGINEERING FOR SEVERINO SANGRO.
- REFERENCES
STREET NAMES, R.O.W. WIDTHS, PROPERTY IDENTIFICATION NUMBERS, OWNER NAMES, EASEMENTS, AND ANY ADDITIONAL INFORMATION SHOWN HEREON ARE REFERENCED FROM THE FOLLOWING MAPS AND DOCUMENTS--
A. LAND CONVEYED TO NIMUS ASSOCIATES BY DEED BOOK 9443 PAGE 50, FILED IN THE WESTCHESTER CO. CLERKS OFFICE ON JANUARY 9, 1989.
- THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE INFORMATION SHOWN HEREON. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AND ACCURATE AND CURRENT TITLE REPORT.
- THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION.
- WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT. [OR] WERE LOCATED AS MARKED AT THE TIME OF THE SURVEY.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
- CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. THIS PLAN NOT VALID UNLESS ORIGINAL STAMP AND SIGNATURE OF A LICENSED SURVEYOR ARE LOCATED HEREON.
- OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES ARE SURVEY REFERENCES ONLY, AND NOT INTENDED TO MONUMENT THE PROPERTY LINES, NOR ARE THEY TO BE USED IN OR GUIDE CONSTRUCTION OF ANY TYPE.

PROPERTY SURVEY
2108 ALBANY POST ROAD
TOWN OF CORTLANDT, NEW YORK
PREPARED FOR
CHUCK CARTALEMI

ROWAN LAND SURVEYING, PLLC

330 OLD ALBANY POST ROAD
GARRISON, NY 10524

Drawn By	PR	Date	Job No.
Surveyed By	PR	JUNE 1, 2025	025-060
		Scale	Sheet No.
		1" = 40'	1 OF 1



SITE SPECIFIC NOTES

1. PARCEL TAX MAP DESIGNATION: SECTION: 54-12, BLOCK: 3, LOT(S): 3
2. TOTAL AREA OF EXISTING LOT: 59,847.57 SQ. FT. (1.37 ACRES)
3. SURVEY AND TOPOGRAPHICAL INFORMATION SHOWN HEREON IS BASED ON A SURVEY PREPARED BY ROWAN LAND SURVEYING, P.L.L.C. ENTITLED "PROPERTY SURVEY, 2108 ALBANY POST ROAD, TOWN OF CORTLANDT, NEW YORK, PREPARED FOR CHUCK CARTALEMI," DATED JUNE 1, 2025.
4. PARCEL IS LOCATED IN THE TOWN OF CORTLANDT H99A (HIGHWAY COMMERCIAL/MULTI-FAMILY) ZONING DISTRICT.
5. 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. THIS PLAN WAS PREPARED FOR THE PURPOSE OF OBTAINING SITE PLAN APPROVAL FROM THE CITY OF PEESKILL PLANNING COMMISSION AND A BUILDING PERMIT. NO REPRESENTATION TO THE SUB-SURFACE SOIL CONDITIONS ON THIS LOT ARE MADE OR IMPLIED BY THIS PLAN. IMPROVEMENTS SHOWN ARE FOR SCHEMATIC PURPOSES.
4. IT IS THE OWNERS RESPONSIBILITY TO INSURE THAT ALL IMPROVEMENTS ARE PLACED ON MATERIAL WITH A SUITABLE BEARING CAPACITY.
5. CONTRACTOR TO VERIFY DEPTH & LOCATION OF ALL UTILITIES INCLUDING WATER, SEWER, DRAINAGE, GAS, TELEPHONE, ELECTRIC & CABLE, ON SITE AND OFF SITE, AS NECESSARY PRIOR TO START OF WORK.
6. PROPOSED BUILDING DESIGNED BY OTHERS.

SPECIAL NOTES:

1. THE DESIGN ENGINEER ASSUMES 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).
2. THESE DRAWINGS MAY OR MAY NOT TRULY REFLECT EXISTING CONDITIONS AND THAT SUCH INFORMATION IS INCLUDED ON THE ASSUMPTION THAT IT MAY BE OF INTEREST TO THE CONTRACTOR, BUT THE ENGINEER, OWNER AND THEIR CONSULTANTS DO NOT ASSUME RESPONSIBILITY FOR ITS ACCURACY OR COMPLETENESS. THE CONTRACTOR HAS AN OBLIGATION TO DETERMINE FOR ITSELF THE TRUE NATURE OF EXISTING CONDITIONS.

DEMOLITION NOTES

1. NO WORK SHALL BE PERFORMED UNTIL A PERMIT IS ISSUED BY THE CITY OF CORTLANDT.
2. ALL DEMOLITION MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
3. MATERIAL MAY BE RECYCLED/CRUSHED ON SITE AND USED FOR A SUBBASE AS DIRECTED BY ENGINEER.
4. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED IN PLACE AS DIRECTED BY ENGINEER PRIOR TO DEMOLITION WORK.
5. AREAS WHERE ASPHALT/CONCRETE REMOVAL OCCUR SHALL BE STABILIZED WITH A LAYER OF 1" CRUSHED STONE.
6. DUST CONTROL SHALL BE PROVIDED DURING DEMOLITION OF THE SITE.

REFERENCE NOTES:

1. REFERENCE IS MADE TO A SET OF PLANS PREPARED BY JOSEPH G THOMPSON ARCHITECT, PLLC DATED SEPTEMBER 23, 2026.

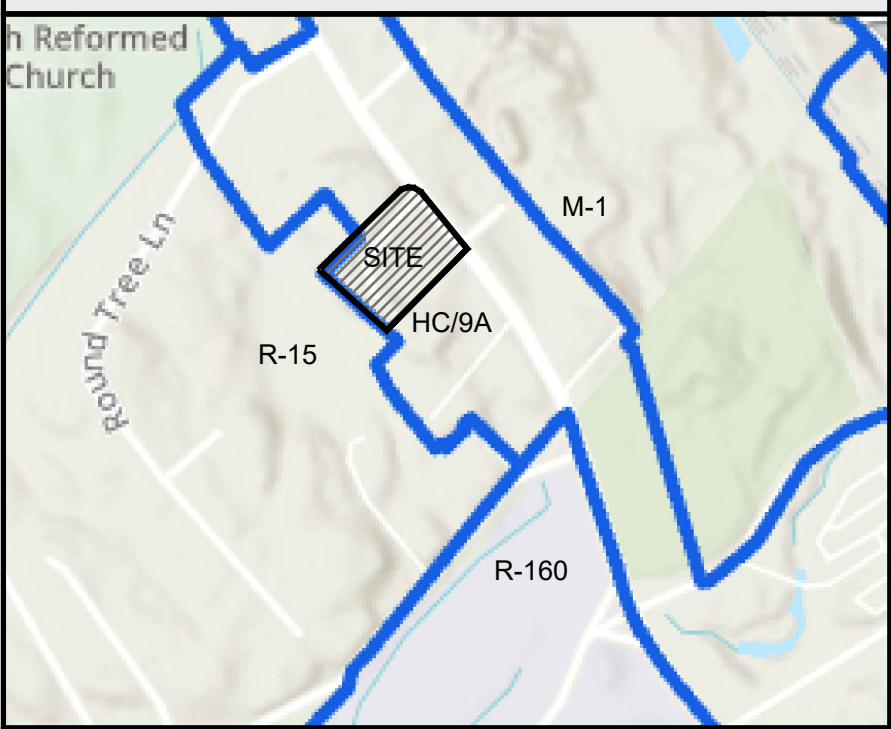
ENGINEER'S NOTES TO OWNER AND/OR CONTRACTOR

1. A PRE-CONSTRUCTION SITE INSPECTION WITH THE DESIGN ENGINEER IS REQUIRED WITH THE OWNER AND CONTRACTOR PRESENT TO CONFIRM THE CONSTRUCTION PROCEDURE.
2. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT FIRST CONTACTING CRONIN ENGINEERING. FOR APPROVAL.
3. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR SHALL CALL THE UNDERGROUND LINE LOCATION SERVICE (CODE 53) AT (800)-962-7962. FOR MORE INFORMATION, VISIT WWW.DIGSAFE.NY.GOV
4. EROSION & SEDIMENT CONTROL MEASURES AS SHOWN IN THIS PLAN SET SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK. IF UNFORESEEN FIELD CONDITIONS ARE ENCOUNTERED WHICH PROHIBIT THE INSTALLATION OF CERTAIN EROSION & SEDIMENT CONTROL MEASURES AS SHOWN, IT SHALL BE THE OWNER AND/OR CONTRACTOR'S RESPONSIBILITY TO CONTACT THE DESIGN ENGINEER IMMEDIATELY TO DISCUSS ALTERNATIVE METHODS. IT SHALL BE THE OWNER AND/OR CONTRACTOR'S RESPONSIBILITY TO ENSURE THE INTEGRITY OF ALL EROSION & SEDIMENT CONTROL MEASURES AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT.
5. THE DESIGN ENGINEER MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE INTEGRITY, LOCATION OR EXISTENCE OF SUBSURFACE STRUCTURES OR SOIL CONDITIONS WITH RESPECT TO STABILITY AND SUITABILITY FOR THE INTENDED PURPOSE. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY ALL SUBSURFACE CONDITIONS AND INSURE THAT ALL IMPROVEMENTS ARE PLACED ON MATERIAL WITH A SUITABLE BEARING CAPACITY.
6. THE DESIGN ENGINEER MAKES NO REPRESENTATION OR CERTIFICATIONS AS TO THE QUANTITY OF MATERIAL NEEDED OR TO BE REMOVED FOR THE SUCCESSFUL CONSTRUCTION OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY THE QUANTITY OF MATERIAL NEEDED OR TO BE REMOVED TO SUCCESSFULLY CONSTRUCT THE PROJECT.
7. IN THE EVENT THAT FIELD CONDITIONS ARE DIFFERENT THAN WHAT IS PRESENTED IN THIS PLAN SET, IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO NOTIFY THE DESIGN ENGINEER, PRIOR TO CONTINUING WITH ANY FURTHER SITE WORK.
8. IF UNFORESEEN SUBSURFACE CONDITIONS ARE ENCOUNTERED (I.E. ROCK, GROUNDWATER, ETC.), THE OWNER AND/OR CONTRACTOR SHALL STOP WORK AND NOTIFY CRONIN ENGINEERING. ALL NECESSARY MODIFICATIONS OR CHANGES SHALL BE DISCUSSED WITH AND APPROVED BY THE DESIGN ENGINEER PRIOR TO CONTINUING WITH ANY FURTHER SITE WORK. FURTHERMORE, THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
9. IT IS THE OWNER AND/OR CONTRACTOR'S SOLE RESPONSIBILITY TO FOLLOW OSHA, NYS AND ANY OTHER APPLICABLE CODES OR REQUIREMENTS THROUGHOUT THE DURATION OF THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO PROVIDING ADEQUATE BRACING AND GUARANTEEING THE STABILITY OF EXCAVATIONS AND OTHER VICINITY STRUCTURES.
10. THE DESIGN ENGINEER MAKES NO REPRESENTATION AS TO THE QUALITY (I.E. CONTAMINATION), IF ANY, OF THE SOILS ON THIS SITE. THE OWNER AND/OR CONTRACTOR ARE RESPONSIBLE TO CONDUCT ANY AND ALL TESTING AS MAY BE REQUIRED TO ENSURE THE SITE HAS NOT CONTAMINATED SOILS.
11. THE DESIGN ENGINEER MAKES NO REPRESENTATION AS TO THE SOIL BEARING CAPACITY OF THE SOILS ON SITE. THE OWNER AND/OR ARCHITECT ARE RESPONSIBLE TO CONDUCT ANY AND ALL TESTING AS MAY BE REQUIRED TO ENSURE THE CONSTRUCTION OF THE FOUNDATION MEETS THE REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE AND THE BUILDING CODE OF THE CITY OF PEESKILL. FOUNDATION DESIGN IS NOT PROVIDED BY THIS OFFICE AND IS THE RESPONSIBILITY OF THE OWNER/ARCHITECT/BUILDER.
12. THE OWNER/BUILDER/ARCHITECT ARE RESPONSIBLE TO ENSURE THAT THE BUILDING FOUNDATION MEETS ALL CITY CODES AND THE NEW YORK STATE BUILDING CODE. UNDESIRABLE MATERIAL IS ENCOUNTERED. THE OWNER SHALL MAKE PROVISIONS (I.E. DEEPER FOOTING, SPREAD FOOTING, GRADE BEAMS, PILES, ETC.) AS NECESSARY TO ENSURE A CODE COMPLIANT FOUNDATION TO THE SATISFACTION OF THE TOWN OF CORTLANDT DEPARTMENT OF TECHNICAL SERVICES.

SURVEY LEGEND

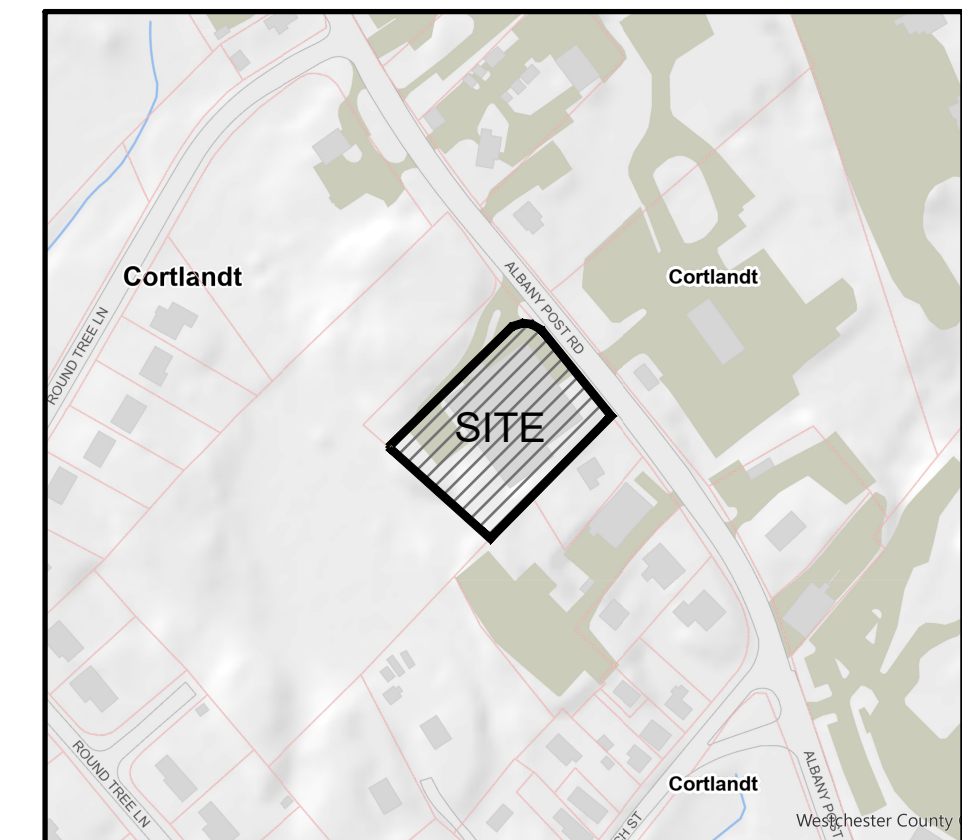
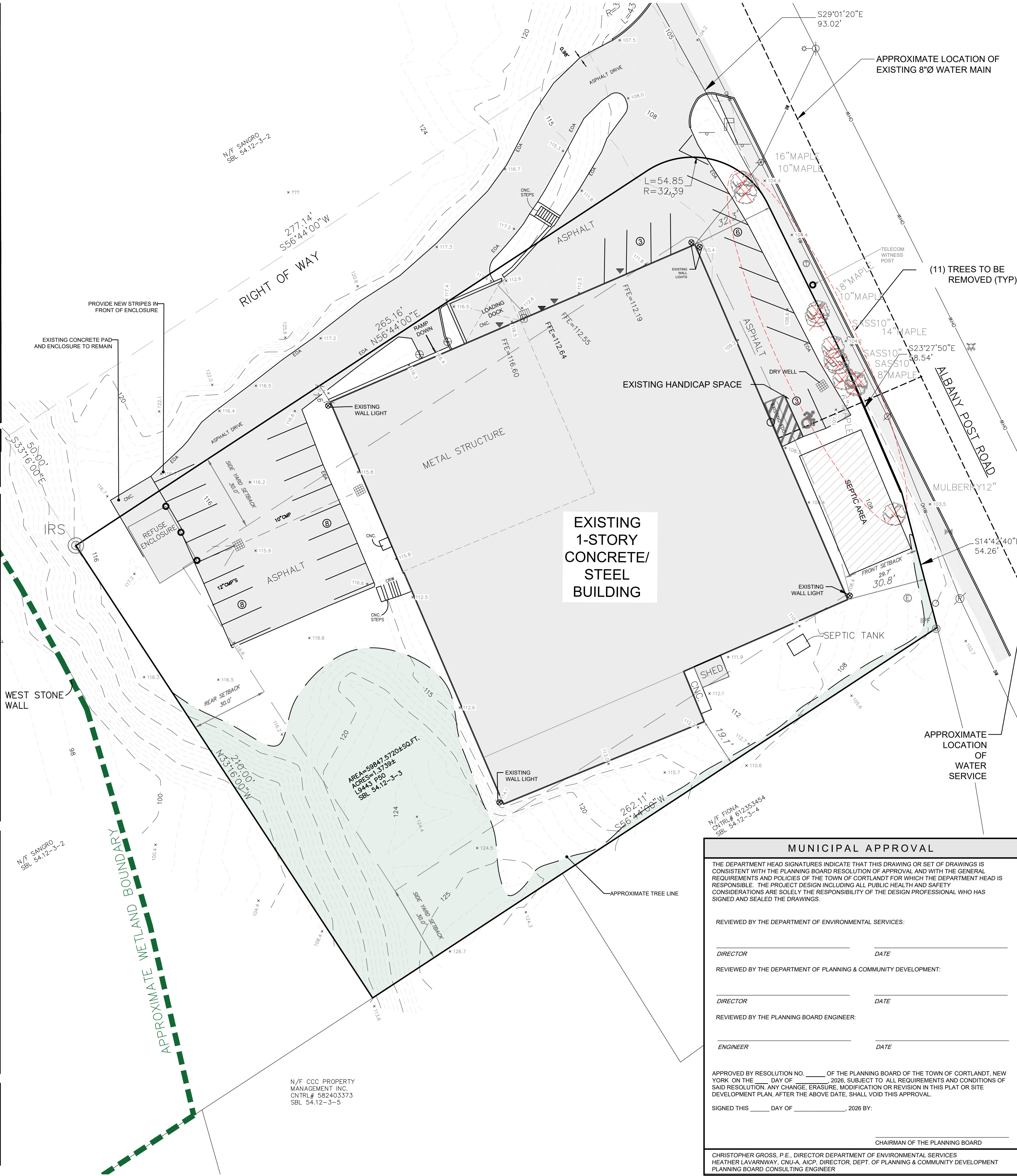
- ⊙ IRON PIPE
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- ⚡ SIGN
- ⊕ BOLLARD

ZONING MAP

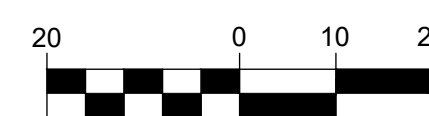
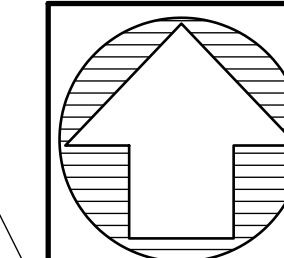


LIST OF DRAWINGS

SHEET TITLE	SHEET NUMBER	TITLE	ISSUE DATE	LAST REVISED
EX-1.1	1 OF 3	EXISTING CONDITIONS	SEPTEMBER 23, 2026	-
SP-1.1	2 OF 3	SITE DEVELOPMENT PLAN	SEPTEMBER 23, 2026	-
SP-1.2	3 OF 3	CONSTRUCTION DETAILS	SEPTEMBER 23, 2026	-



LOCATION MAP SCALE: 1" = 300'



SCALE: 1" = 20 FT.

OWNER/AT FURNISH

KRD PROPERTIES, LLC
P.O. BOX 891
FORT MONTGOMERY, NY 10922
DBA HUDSON VALLEY MOTORCYCLE

• 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 CRONIN ENGINEERING. ALL RIGHTS RESERVED.

REVISIONS	

MUNICIPAL TAX IDENTIFICATION

SECTION:	54.12
BLOCK:	3
LOT:	3



DATE:	SEPTEMBER 23, 2026
JOB #:	260812

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



39 Arlo Lane
Cortlandt Manor, New York 10567

EXISTING CONDITIONS

SITE DEVELOPMENT PLAN FOR 2108 ALBANY POST ROAD

LOCATION:
2108 ALBANY POST ROAD
TOWN OF CORTLANDT, NEW YORK

SHEET 1 OF 3

FX-1 1

ZONING DATA CHART - HC/9A (HIGHWAY COMMERCIAL/MULTI-FAMILY)								
LOT DESCRIPTION	MINIMUM LOT AREA (SQ FT)	MINIMUM LOT WIDTH (FEET)	MAXIMUM HEIGHT (STORIES / FT)	FRONT YARD (FT)	SIDE YARD (FT)	REAR YARD (FT)	MAXIMUM BUILDING COVERAGE (%)	MINIMUM LANDSCAPE COVERAGE (%)
MINIMUM REQUIRED	20,000	100	2 ½ / 35	30	30	30	25%	30%
EXISTING	59,847.57	177	1 / < 35	30.8	*7.6	84	*41%	41.8%
*PRE-EXISTING NON-CONFORMING CONDITION								

PARKING REQUIREMENTS			
Use	Parking Requirements	Quantity	Spaces Required
Showroom	1 SPACE/ 300 SF	6,885 SF	22.95 SPACES
Storage	.5 SPACE/ 1,000 SF	10,515 SF	5.25 SPACES
Workshop	1 SPACE/ 300 SF	8,210 SF	27.36 SPACES
Office	1 SPACE/ 300 SF	1,545 SF	5.15 SPACES
Total			61 SPACES (60.71)

IMMEDIATE PRIOR USE
PURSUANT TO SECTION 307-29 OF THE TOWN CODE; "Manufacturing Facility" 1 per 400 square feet of Gross Floor Area"

* EXISTING GROSS FLOOR SPACE = 24,890 SF/400 SF = ~62 SPACES
PROPOSED USE

-EXISTING SPACES ON SITE = 27 SPACES
-PROPOSED PARKING REQUEST = 61 SPACES
-RELIEF SOUGHT FROM PLANNING BOARD = 34 SPACES

IMPERVIOUS AREAS		
EXISTING	PROPOSED	CHANGE
±38,685 S.F.	±38,685 S.F.	0 S.F.

TREE CHART	
TREES TO BE REMOVED	TREES TO BE PLANTED
11	12

LANDSCAPE PLANTING CHART							
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE			COMMENTS
				CALIPER (IN.)	HEIGHT (FT.)	VOLUME (GAL.)	
2	SM	'ACER SACCHARUM'	SUGAR MAPLE	3"	----	----	SEE PLAN FOR LOCATIONS
2	RO	'QUERCUS RUBRA'	RED OAK	3"	----	----	SEE PLAN FOR LOCATIONS
2	RB	'BETULA NIGRA'	RIVER BIRCH	3"	----	----	SEE PLAN FOR LOCATIONS
2	ER	'CERCIS CANADENSIS'	EASTERN REDBUD	3"	----	----	SEE PLAN FOR LOCATIONS
2	DW	'CORNUS FLORIDA'	FLOWERING DOGWOOD	3"	----	----	SEE PLAN FOR LOCATIONS
2	BG	'NYSSA SYLVATICA'	BLACK GUM	3"	----	----	SEE PLAN FOR LOCATIONS



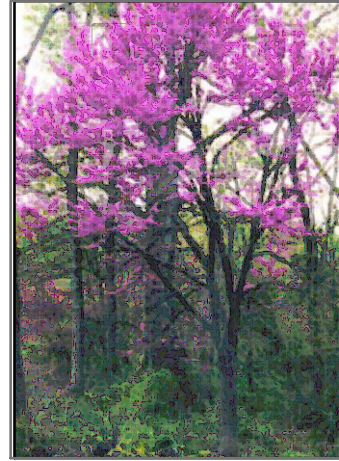
SUGAR MAPLE



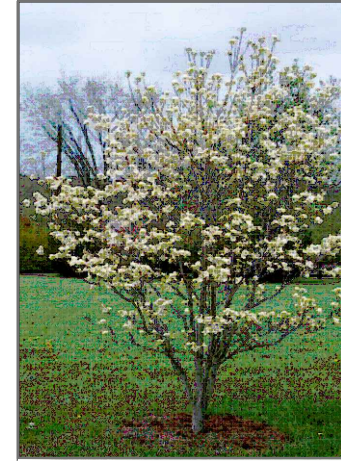
RED OAK



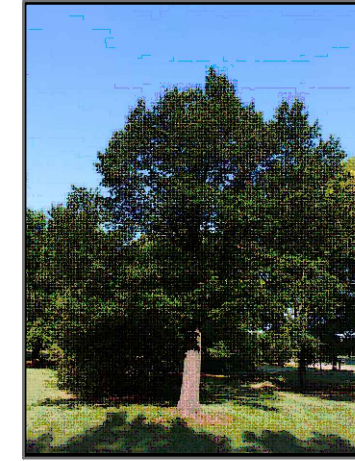
RIVER BIRCH



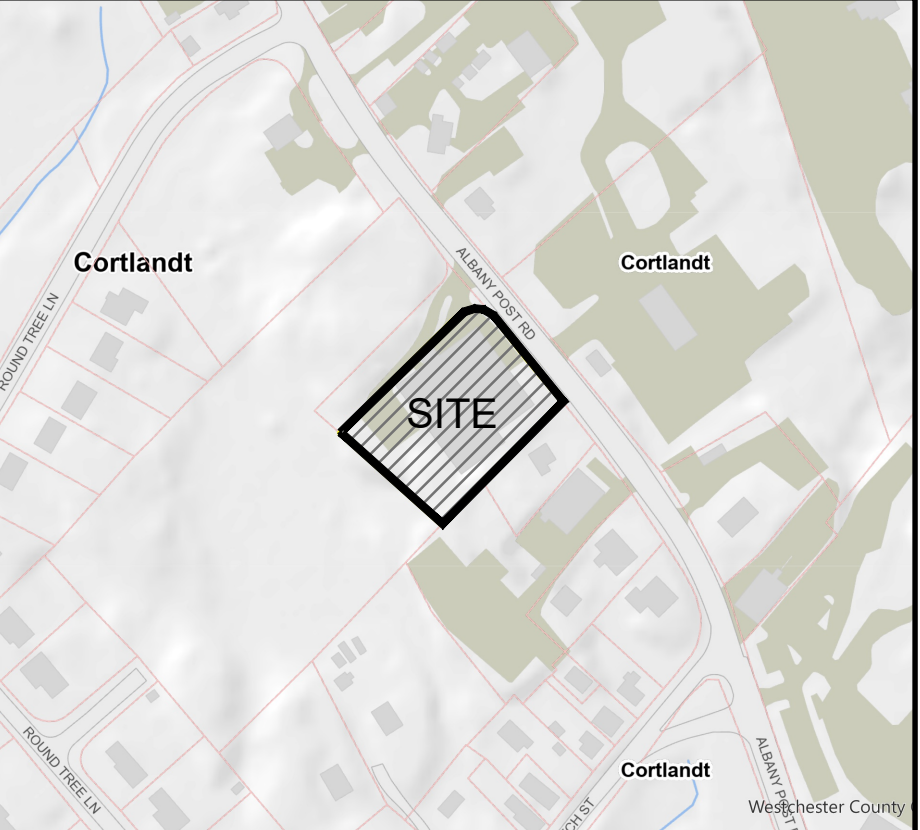
EASTERN REDBUD



FLOWERING DOGWOOD



BLACK GUM



LOCATION MAP SCALE: 1" = 300'



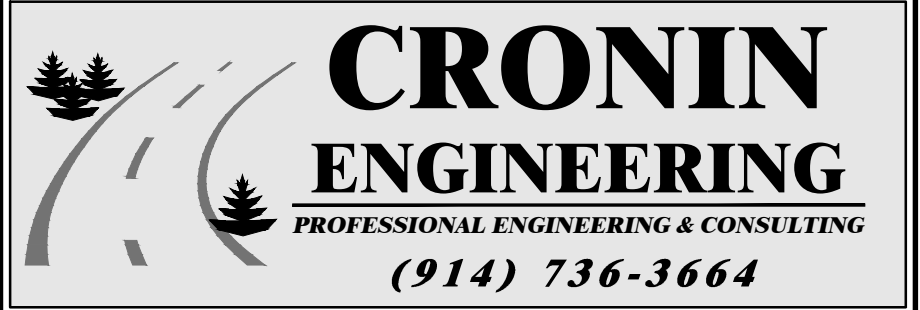
OWNER/APPLICANT

KRD PROPERTIES, LLC
P.O. BOX 891
FORT MONTGOMERY, NY 10922
DBA HUDSON VALLEY MOTORCYCLE

* 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 CRONIN ENGINEERING. ALL RIGHTS RESERVED.

REVISIONS

#	REASON	DATE
MUNICIPAL TAX IDENTIFICATION:		
SECTION:	54.12	
BLOCK:	3	
LOT:	3	
SUBLOT:	-----	
DRAWN BY:	ABJ/JC	
CHECKED:	JCA/PMB	
PROJECT:	ALEXANDER-2108 ALBANY	
DATE:	SEPTEMBER 23, 2026	
JOB #:	260812	
PATRICK M. BELL, P.E. LICENSE #087679		



39 Arlo Lane
Cortlandt Manor, New York 10567

SITE DEVELOPMENT PLAN

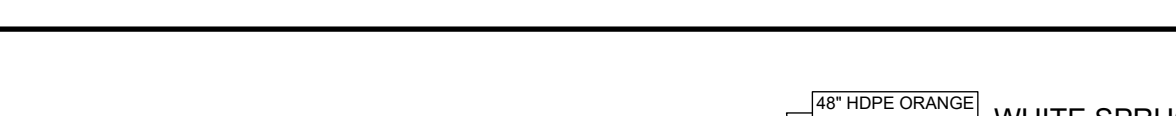
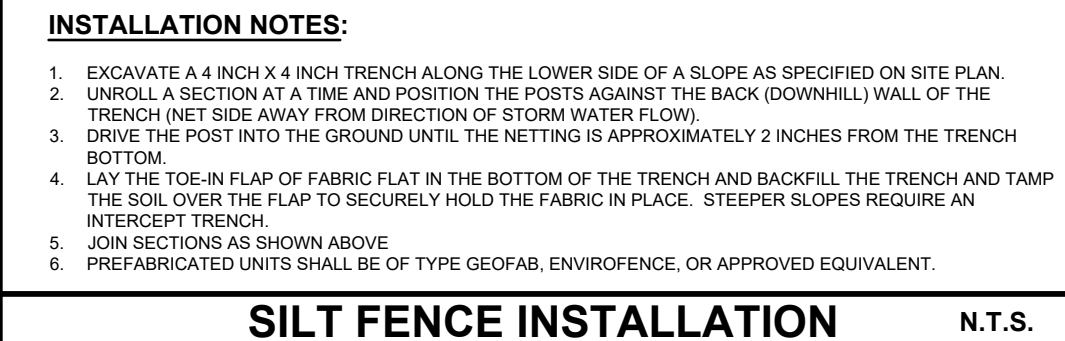
SITE DEVELOPMENT PLAN
FOR
2108 ALBANY POST ROAD

LOCATION:
2108 ALBANY POST ROAD
TOWN OF CORTLANDT, NEW YORK

SHEET 2 OF 3 SP-1.1

1. ALL LANDSCAPING (PLANTING OF TREES, SHRUBS, SODS, ETC.) SHALL BE PERFORMED BY OR UNDER THE SUPERVISION OF A PERSON WHO MEETS AT LEAST ONE OF THE FOLLOWING CRITERIA: CERTIFIED NURSERY PROPAGATOR, ISA (INTERNATIONAL SOCIETY OF ARBORIST), CERTIFIED LANDSCAPE TECHNICIAN PROGRAM OR GRADUATE FROM A 2 YEAR COLLEGE IN THE FIELD OF HORTICULTURE, ENVIRONMENTAL SCIENCE, LANDSCAPE ARCHITECTURE OR FORESTRY.
2. ALL PLANTS MUST BE HEALTHY AND REPRESENTATIVE OF THE FORM OF THE SPECIES.
3. TREES TO BE PLANTED IMMEDIATELY AFTER DELIVERY FROM THE NURSERY.
4. 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.
5. WATERING BASIN FOR TREES TO BE AT LEAST 30" IN DIAMETER OR THREE TIMES THE SIZE OF THE ROOTBALL.
6. BACKFILLING OF PLANT BASIN TO BE WITH THE ORIGINAL SOIL TO THE LEVEL OF 2 TO 4 INCHES ABOVE THE ORIGINAL LEVEL.
7. PROVIDE APPROPRIATE WATERING AND IF NECESSARY WRAP THE TRUNK TO LIMIT DAMAGE FROM INSECTS.
8. ALL STAKING AND PIT DETAILS SHALL BE IN ACCORDANCE WITH THE NYS STANDARD SHEETS SECTION 611-I-R1
9. CONTRACTOR TAKES ALL RESPONSIBILITY FOR MAINTAINING A SAFE CONSTRUCTION AND POST-CONSTRUCTION CONDITION.
10. A GRASS SEEDING MIXTURE FOR THE PROPOSED LAWN AREAS WILL BE 50% KENTUCKY BLUE, 25% PERENNIAL RYE AND 25% FINE OR RED FESCUE.
11. TOPSOIL REMOVED SHALL BE REPLACED TO A DEPTH OF AT LEAST 4 INCHES ABOVE ALL EXPOSED GROUND SURFACES EXCEPT ROCK AND SHALL BE PLANTED OR SEEDED AND MULCHED REPEATEDLY UNTIL THE AREA IS STABILIZED.
12. ALL TREES WHICH FAIL TO SURVIVE FOR A PERIOD OF TWO CALENDAR YEARS SHALL BE REPLACED BY PERMIT HOLDER AT NO EXPENSE TO TOWNE OF OWNER OF THE LAND, IF THE YEAR 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.

- 1) 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.
- 2) TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD 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.
- 3) THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH ACCEPTED STANDARDS.
- 4) 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.
- 5) ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 14 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.
- 6) ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
- 7) THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
- 8) SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE SEDIMENTATION AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
- 9) SOIL SEEDING AND FERTILIZER AMENDMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.*
- 10) 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.*"



KRD PROPERTIES, LLC
P.O. BOX 891
FORT MONTGOMERY, NY 10922
DBA HUDSON VALLEY MOTORCYCLE

REVISIONS	
#	REASON
	DATE
MUNICIPAL TAX IDENTIFICATION:	
SECTION:	54.12
BLOCK:	3
LOT:	3
SUBLOT:	----
DRAWN BY:	AB/ JC
CHECKED:	JCA/PMB
PROJECT:	ALEXANDER-2108 ALBANY
DATE:	SEPTEMBER 23, 2026
JOB #:	260812
	
PATRICK M. BELL, P.E. LICENSE #087679	



LOCATION:
2108 ALBANY POST ROAD
TOWN OF CORTLANDT, NEW YORK

SP-1.2



2108 Albany Post Road
TOWN OF CORTLANDT - WESTCHESTER COUNTY

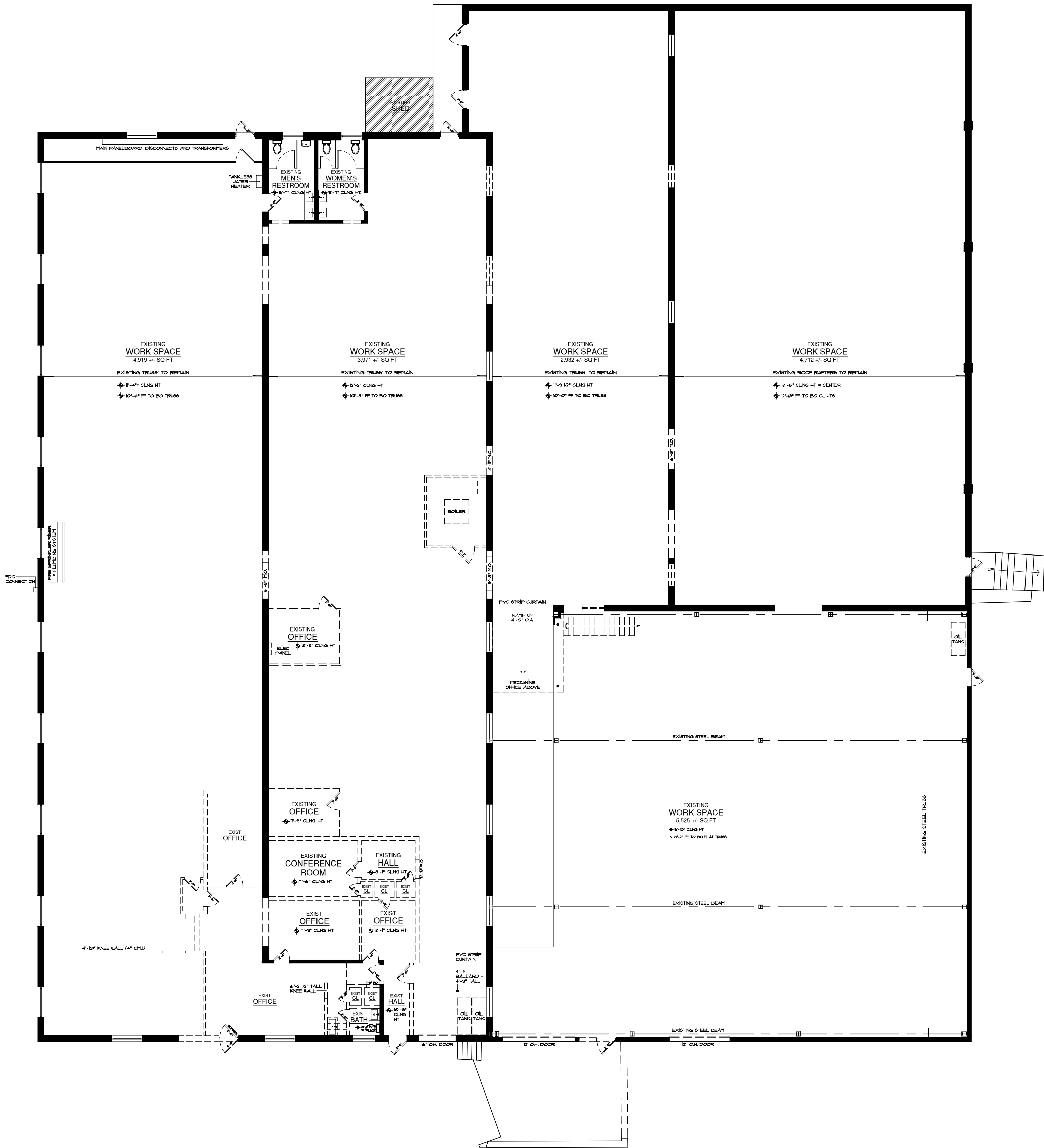
DRAWING INDEX:	
<u>GENERAL:</u>	
G0.01	TITLE SHEET
<u>EXISTING / DEMOLITION:</u>	
AX1.01	FIRST FLOOR DEMO PLAN
AX2.01	EXISTING ELEVATIONS
<u>ARCHITECTURAL:</u>	
A1.01	FIRST FLOOR ARCHITECTURAL PLAN
A2.01	NEW ELEVATIONS
A5.01	DETAILS

Date: September 23, 2026

Revisions:

△	
△	
△	
△	
△	

G0.01



Wall Indication Legend

EXISTING WALLS TO REMAIN

EXISTING TO BE REMOVED

Joseph G. Thompson Architect, PLLC
108 N Division Street, Suite 100
Peekskill, New York 10566

NOTES:
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED, THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
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SEAL
Joseph G. Thompson, RA
New York State License #036057

2108 Albany Post Road

KPD Properties, LLC - Owner
2108 Albany Post Road
Montrose, New York 10548
S-B-L: 54.12.3-3
Town of Cortlandt - Westchester County

FOR PLANNING BOARD REVIEW & APPROVAL

Date: September 23, 2026

Revisions:

AX1.01



1 New First Floor Architectural Plan (24,890 +/- Gross SF + 2,265 SF New Mezzanine)
A1.01 Scale: 3/32" = 1'-0"

LEGEND

- SHOW ROOM - 4,620± SQ FT + 2,265± NEW MEZZANINE
- STORAGE - 10,515± SQ FT
- WORKSHOP - 8,210± SQ FT
- OFFICES - 1,545± SQ FT

PARKING REQUIREMENTS			
Use	Parking Requirements	Quantity	Spaces Required
Showroom	1 SPACE/ 300 SF	6,885 SF	22.95 SPACES
Storage	5 SPACE/ 1,000 SF	10,515 SF	5.25 SPACES
Workshop	1 SPACE/ 300 SF	8,210 SF	27.36 SPACES
Offices	1 SPACE/ 300 SF	1,545 SF	5.15 SPACES
Total			61 SPACES (60.71)

NOTES:
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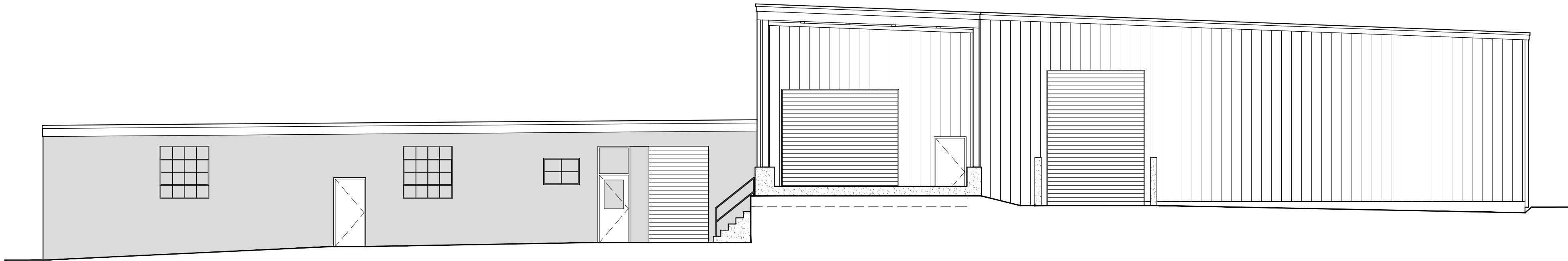
2108 Albany Post Road

KPD Properties, LLC - Owner
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Montrose, New York 10548
S-B-L: 54.12.3-3
Town of Cortland - Westchester County

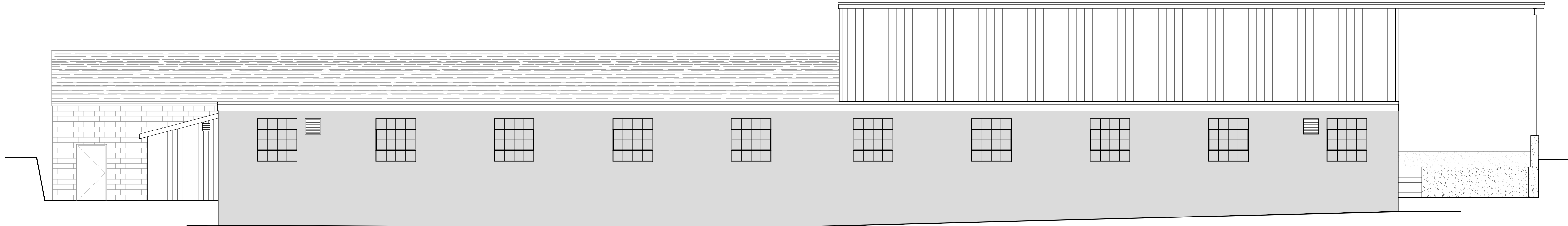
FOR PLANNING BOARD REVIEW & APPROVAL

Date: September 23, 2026

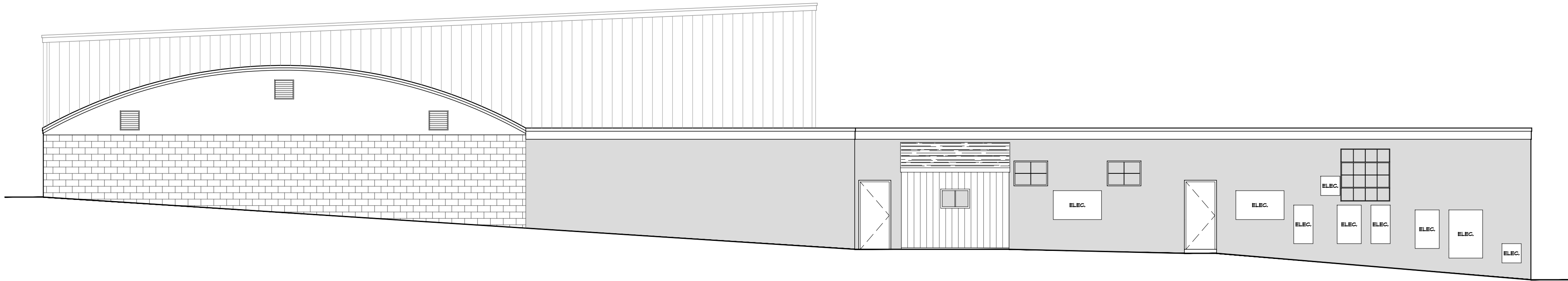
Revisions:	
1	
2	
3	
4	
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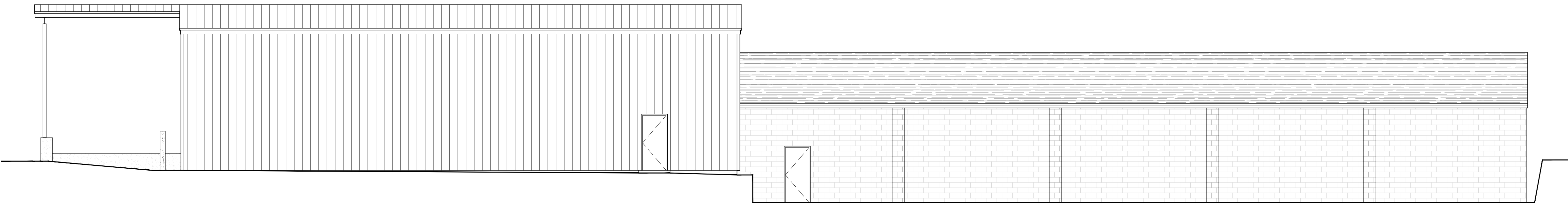
1 Existing Northwest Elevation
AX2.01 Scale: 1/8" = 1'-0"



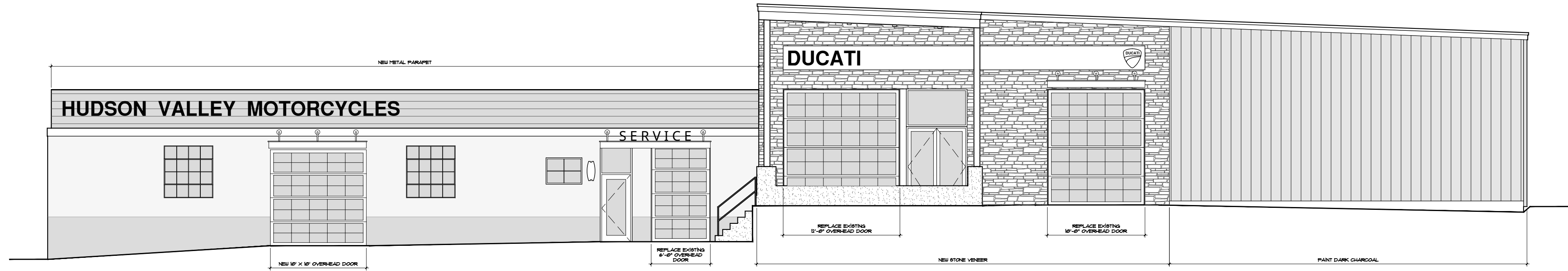
2 Existing Northeast Elevation
AX2.01 Scale: 1/8" = 1'-0"



3 Existing Southeast Elevation
AX2.01 Scale: 1/8" = 1'-0"

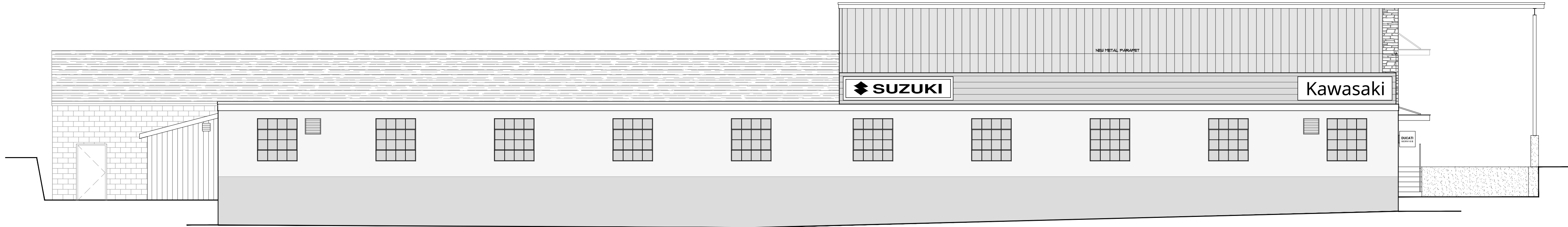


4 Existing Southwest Elevation
AX2.01 Scale: 1/8" = 1'-0"

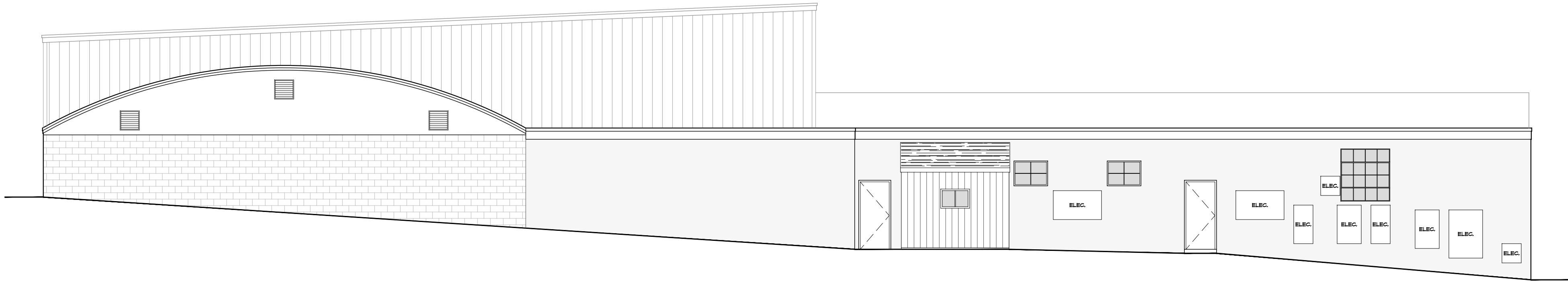


1 New Northwest Elevation
A2.01 Scale: 1/8" = 1'-0"

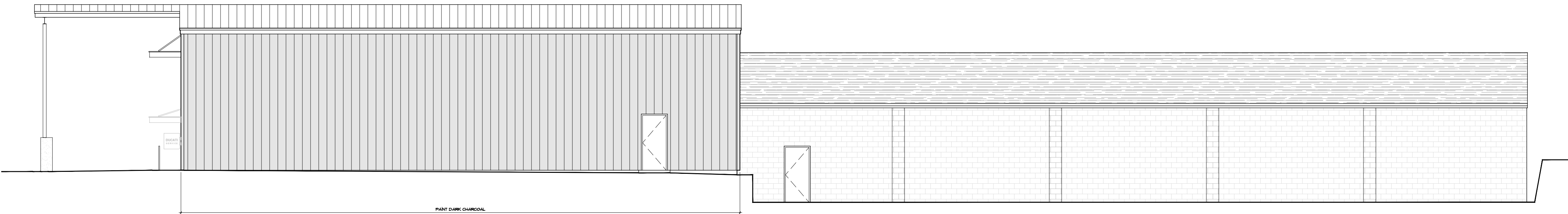
Signage Table		
	Sign Type:	Area:
Suzuki	Facade Sign	42.0± Sq Ft
Kawasaki	Facade Sign	36.0± Sq Ft
Hudson Valley Motorcycles	Facade Sign	53.4± Sq Ft
Hudson Valley Motorcycles	Freestanding Sign	24.0± Sq Ft
Service	Canopy Sign	7.6± Sq Ft
Ducati	Facade Sign	94.1± Sq Ft
Ducati	Projecting Wall Sign	4.0± Sq Ft
Total:		261.1± Sq Ft *
* Total exceeds the maximum of 80 square feet of total signage allowable per the Town of Cortlandt Zoning Code Chapter 245, Attachment 1, Table 1.		



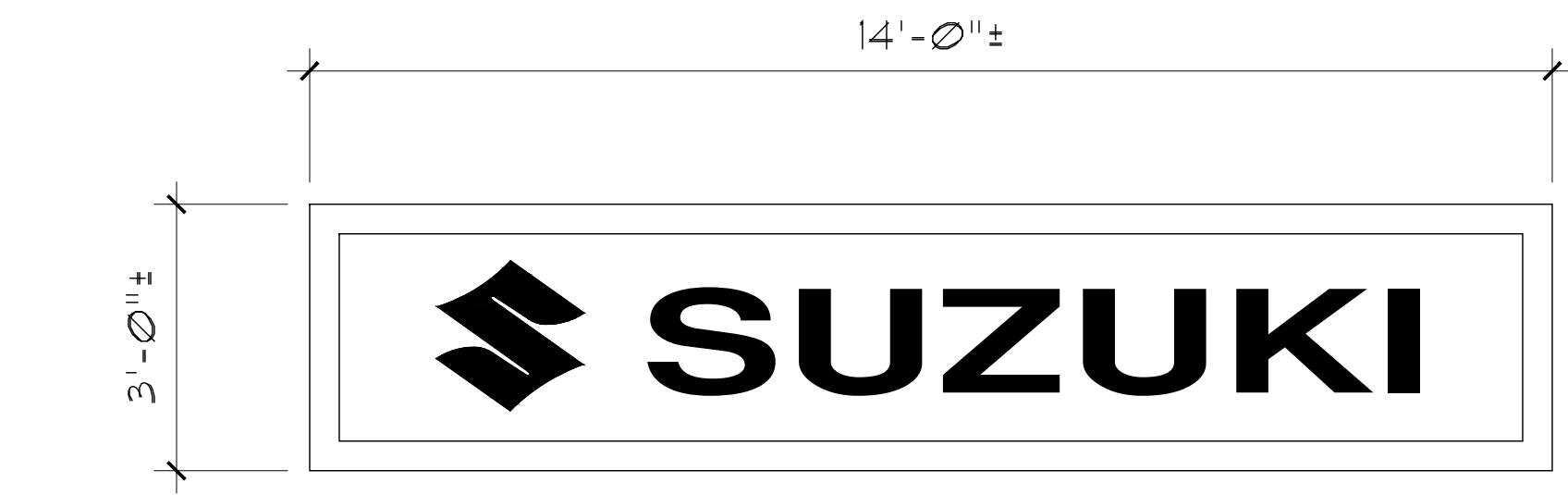
2 New Northeast Elevation
A2.01 Scale: 1/8" = 1'-0"



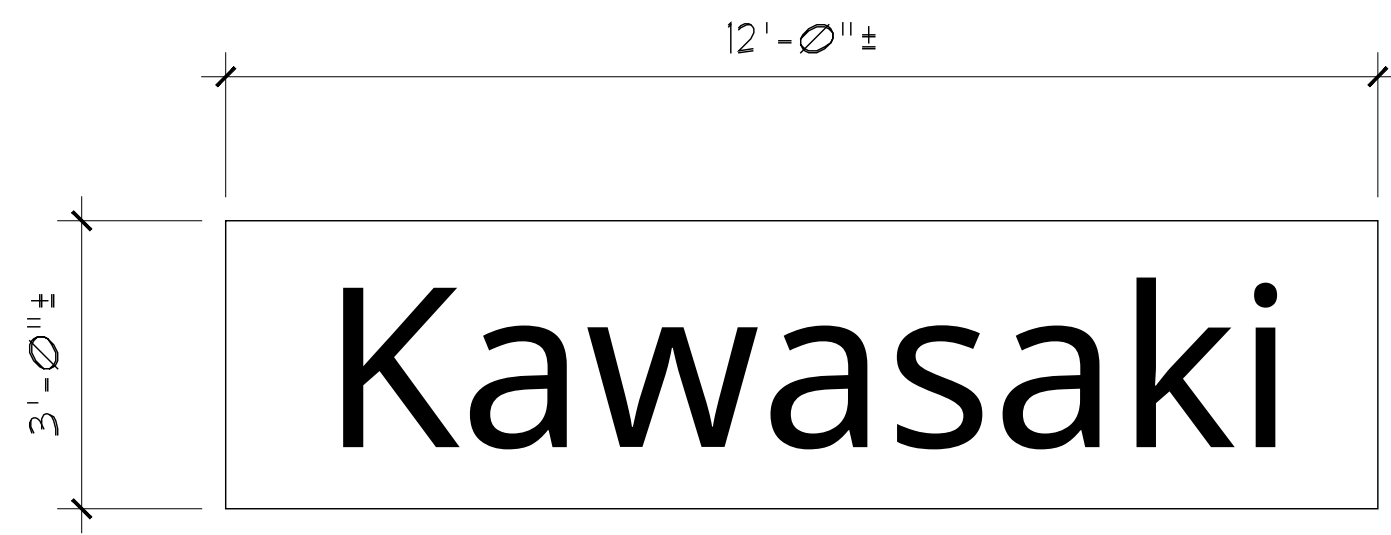
3 New Southeast Elevation
A2.01 Scale: 1/8" = 1'-0"



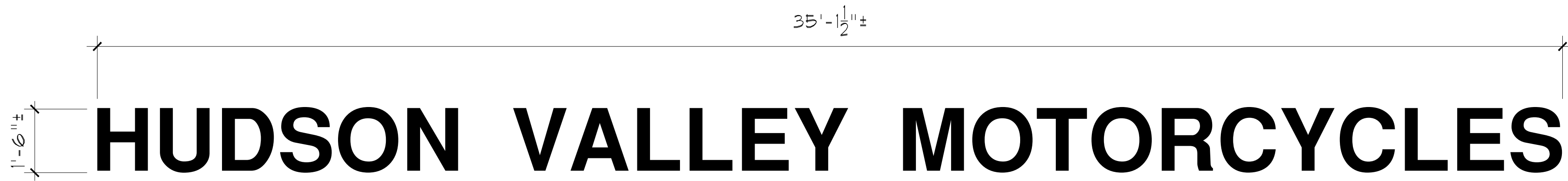
4 New Southwest Elevation
A2.01 Scale: 1/8" = 1'-0"



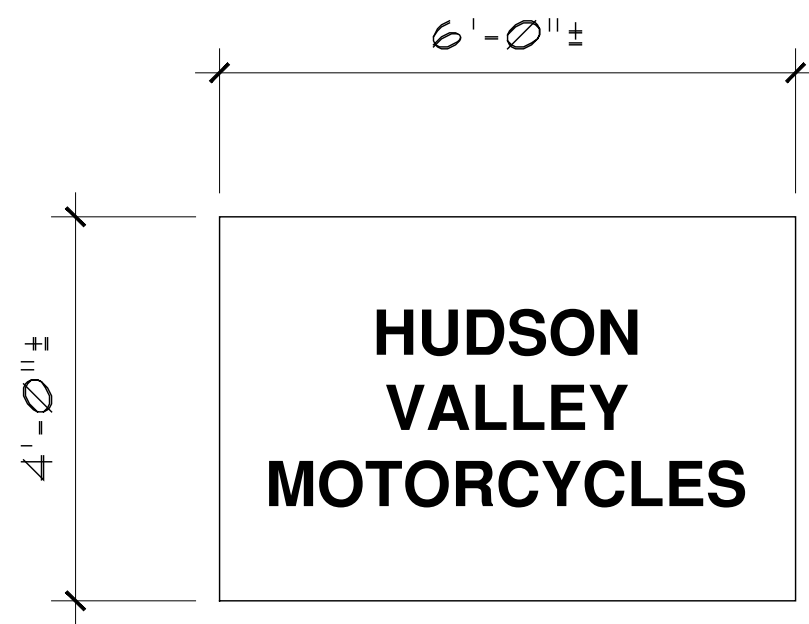
1 Facade Sign Detail (42.0 +/- SF)
A5.01 Scale: 1/2" = 1'-0"



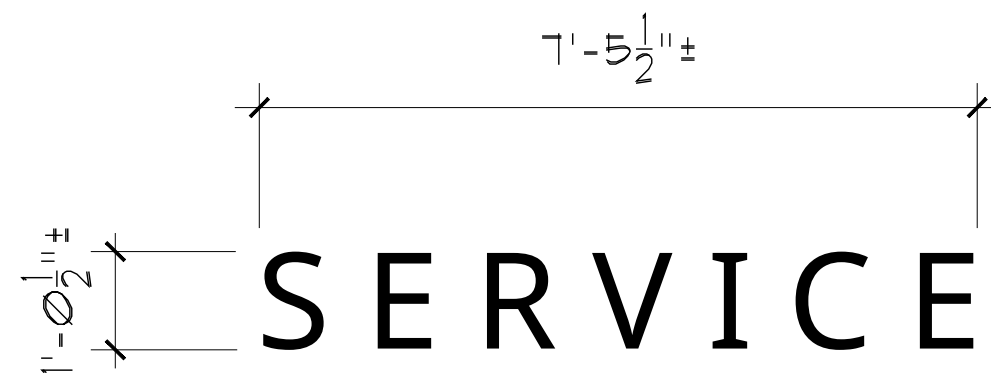
2 Facade Sign Detail (36.0 +/- SF)
A5.01 Scale: 1/2" = 1'-0"



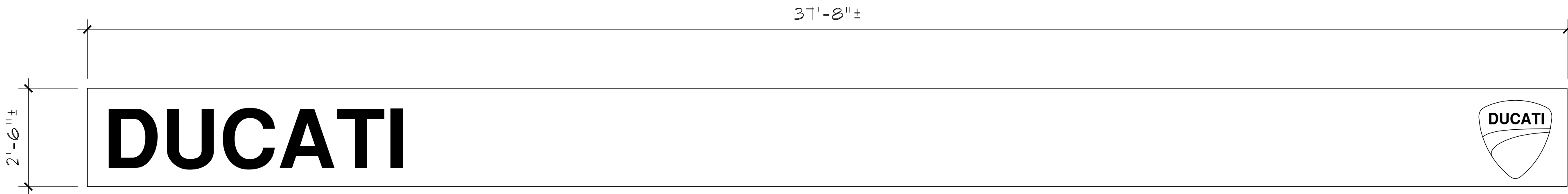
3 Facade Sign Detail (53.4 +/- SF)
A5.01 Scale: 1/2" = 1'-0"



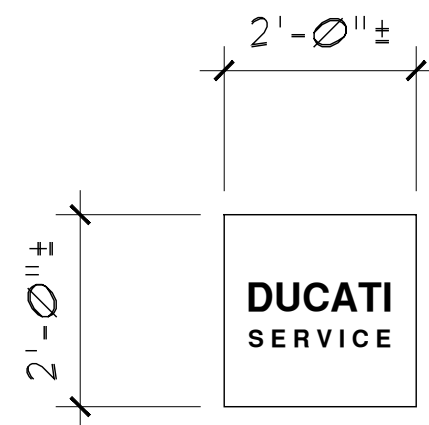
4 Freestanding Sign Detail (24 +/- SF)
A5.01 Scale: 1/2" = 1'-0"



5 Canopy Sign Detail (7.6 +/- SF)
A5.01 Scale: 1/2" = 1'-0"



6 Facade Sign Detail (94.1 +/- SF)
A5.01 Scale: 1/2" = 1'-0"



7 Projecting Wall Sign Detail (4.0 +/- SF)
A5.01 Scale: 1/2" = 1'-0"

Signage Table		
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