TOWN OF CORTLANDT
PLANNING BOARD

Steven Kessler, *Chairperson*
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David Douglas
Nora Hildinger
Kevin Kobasa
Peter McKinley
Jeff Rothfeder
Karen Timko, *Alternate*
Kellan Cantrell, *Alternate*

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1080
Fax #: 914-788-0294

Planning Staff email:
chrisk@townofcortlandtny.gov

Town Supervisor
Richard H. Becker, MD

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

TO JOIN THE MEETING REMOTELY USE THE ZOOM LINK BELOW:
https://us02web.zoom.us/j/83433367716?pwd=mtd2HCBwAQ80TNFIvGIKi0u9SF3rc2.1

WORK SESSION……NOVEMBER 6, 2025 6:00 PM

1. Discuss November 6, 2025 Regular Planning Board Meeting Agenda.

MEETING AGENDA……..…….. PLANNING BOARD
TOWN OF CORTLANDT
6:30 THURSDAY EVENING*
NOVEMBER 6, 2025

1. PLEDGE TO THE FLAG
2. ROLL CALL
3. CHANGES TO THE AGENDA BY MAJORITY VOTE
4. ADOPTION OF THE MINUTES OF THE MEETING OF OCTOBER 7, 2025

5. CORRESPONDENCE

PB 2023-2 **a.** Letter dated October 24, 2025 requesting the 2nd, one-year time extension of Amended Site Plan approval for an addition to an existing dental office for JJM Summit Realty, LLC for property located at 1 Jerome Drive.

6. RESOLUTION

PB 2025-9 **a.** Application of Claudia Villeda for Amended Site Plan approval for a proposed canopy over an existing outdoor patio at Yuka's Restaurant located at 2011 Albany Post Rd. Drawing dated May 29, 2025

7. NEW PUBLIC HEARINGS

PB 2025-3 **a.** Public Hearing: Application of 77 Montrose Station, LLC for Preliminary Plat approval and for Tree Removal and Steep Slope Permits for a proposed 3-lot major subdivision of an approximately 9.7-acre parcel of property located at 77 Montrose Station Road. Drawings latest revised dated August 20, 2025.

PB 2025-7 **b.** Public Hearing: Application of the Yeshiva Ohr Hameir for Site Plan approval, an amended Special Permit for a University, College or Seminary and a Wetland Permit for a proposed 51,730 sq. ft. dormitory building, the repurposing of other buildings on site, and other site improvements to include stormwater, landscaping and building façade renovations located at the existing Yeshiva Ohr Hamier campus at 141 Furnace Woods Rd. Drawings latest revised October 13, 2025. (see prior PB 7-09)

8. OLD BUSINESS

PB 2025-14 **a.** Application of Teatown Lake Reservation Inc. for renewal and modification of a Special Permit for a Private Nature Preserve to conduct summer camp programs and weekday public programs and for Amended Site Plan approval and a Tree Removal permit to implement a meadow management plan at Cliffdale Farm for property located on the north side of Teatown Road, approximately 3,000 feet east of Quaker Ridge Road. (see prior PB's 10-10, 5-15, 2020-14)

PB 2024-6 **b.** Application of Richard Williams, P.E., on behalf of JAM Storage, LLC, for the property of Francisco Portillo, for Site Plan Approval and for Wetland, Steep Slope and Tree Removal permits for the construction of an approximately 60,000 sq. ft. self-storage facility and related site improvements for property located at 2059 Albany Post Rd. Drawings latest revised October 23, 2025.

PB 2025-5 **c.** Application of VS Construction Corp. for Site Plan approval and for Tree, Wetland and Steep Slope permits for a proposed 97,700 sq. ft. Assisted Living Facility located in the Medical Oriented District (MOD) at 2003 Crompond Road. Drawings latest revised October 23, 2025.

9. NEW BUSINESS

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

PB 2025-16 **b.** Application of Steven J. Basini, R.A. for the property of Maric Family Limited Partnership and Maric 1903 LLC for Amended Site Plan approval for the conversion of a portion of the existing storage building into an autobody repair garage to include parking layout and interior modifications for property located at 23 Arlo Lane. Drawings dated October 21, 2025. (see prior PB 2020-19)

10. ADJOURNMENT

Next Regular Meeting; THURSDAY, DECEMBER 2, 2025 at 6:30* PM
Agenda information is also available at www.townofcortlandt.com

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

JOHN A. LENTINI ARCHITECT
pencilbase@aol.com

124 ALLAN STREET
CORTLANDT MANOR, NY 10567
914-737-2890

October 24, 2025

TOWN OF CORTLANDT
PLANNING BOARD
Town Hall
1 Heady Street
Cortlandt Manor, NY 10567

Attn: Mr. Steven Kessler, Planning Board Chairman

Re: 1 Jerome Dr. Dentist Office expansion PBCK-23-2

Dear Mr Kessler :

We hereby request an extension to our approval for the application referenced above. I have been involved with responding to comments from Code Enforcement and the Engineering Department that have raised technical issue requiring the plans to be revised. I have had several discussions and meetings with the Town staff in order to determine any options that may exist. Some of the comments require that we bring specialty contractors on board that have not selected heretofore. We hope to have all required contractor and consultants involved soon so that we can start work as soon as possible. I believe that there now is a clear path to complete the plans.

Respectfully

JOHN A. LENTINI ARCHITECT



_____
John A. Lentini RA NY # 23755
Cc: DDS Jaish, Markos, gckidsdmd@gmail.com

DRAFT

TOWN OF CORTLANDT **RESOLUTION NO. 24-25**
PLANNING BOARD
PB 2023-2

WHEREAS, the application for Planning Board approval of an Amended Site Development Plan pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code submitted by Jennie Thomas of JJM Summit Realty, LLC, for Amended Site Plan approval for a proposed 964 sq. ft. building addition to an existing dental office as shown on a 4-page set of drawings entitled "Area Plan-M. Thomas DDS" prepared by John Lentini, R.A., latest revision dated May 25, 2023 was approved on November 8, 2023 by Resolution 14-23, and

WHEREAS, the subject property is located at 1 Jerome Drive, is approximately 24,743 sq. ft., is zoned R-10, single-family residential and is designated on the Town of Cortlandt Tax Maps as Section 24.12, Block 4, Lot 52 and Section 24.13-4-1, and

WHEREAS, the Planning Board previously granted the 1st, one-year time extension by Res. 13-24 adopted on November 7, 2024, and

WHEREAS, by a letter dated October 24, 2025 John Lentini, R.A. requested the 2nd, one-year time extension of Amended Site Development Plan approval for the subject application.

NOW THEREFORE BE IT RESOLVED, that the request of John Lentini, R.A. for the 2nd, one-year time extension of Amended Site Development Plan approval is hereby granted, said extension to expire on November 8, 2026.

TO BE CONSIDERED FOR ADOPTION: NOVEMBER 6, 2025

LaBella
Powered by partnership.

MEMORANDUM

TO: **Town of Cortlandt Planning Board**

FROM: **Christopher Lapine, P.E., LEED AP, LaBella Associates, DPC**

DATE: **September 26, 2025**

RE: **PB 2025-3 – 77 Montross Station, LLC**

LaBella, has performed a review of the following documents for 77 Montrose Station, LLC located at 77 Montrose Station Road, Cortlandt Manor, NY 10567, County of Westchester, Sect.: 44.17, Block: 1, Lots: 6&9" submitted by Cronin Engineering located at 39 Arlo Lane, Cortlandt Manor, New York 10567.

The following documents were submitted for our review:

- **Subdivision & Site Development Plan For 77 Montrose Station, LLC**
  1. **Sheet CS-1.1 (1 of 6) – Coversheet, revised August 20, 2025**
  2. **Sheet (EX-2.1 (2 of 5) – Existing Condition/Tree Removals Plan, revised August 20, 2025**
  3. **Sheet SP – 3.1 (3 of 6) – Preliminary Subdivision Plat, dated August 20, 2025**
  4. **Sheet IPP-3.1 (4 of 6) – Utility + Grading Plan/ Integrated Plot Plan, revised August 20, 2025**
  5. **Sheet (ESC-4.1) 5 of 6 – Erosion Control + Tree Plan / Construction Details, revised August 20, 2025**
  6. **Sheet (CD-5.1) 6 of 6 – Construction Details, revised August 20, 2025**
- **Sheet TP - Tree Removal Overlay, dated August 20, 2025**
- **Steep Slopes Findings Statement, dated August 20, 2025**
- **Sheet SWM-2 - Slopes and Wetland Map W/Proposed Improvements, dated August 18, 2025**
- **Cronin Engineering Response Letter dated August 20, 2025**

Our office offers the following comments:

Administrative

1. ALL plans subsequently submitted to the Town for review must be designed for construction and be complete for review by all regulatory agencies having jurisdiction (e.g. WCDOH, etc.).
2. Westchester County of Department of Health (WCDOH) Approval for Subsurface Sewage Disposal System (SSDS), and water service will be required.

3. Contact the Town of Department of Environmental Services to discuss appropriate signage to be placed along Montrose Road in the vicinity of the proposed driveway alerting drivers to slow down/drive slowly due to vehicles entering and exiting driveways ahead.

Plans

1. Sheet 3 of 6 – Dwelling on Lot 2 encroaches on rear yard setback. Dwelling should be shifted to the east outside of setback.
2. Sheet 4 of 6 – Clarify the existing impervious area on the Impervious Area Table.
3. Sheet 4 of 6 – Need ten (10) foot separation between yard drain and water line.
4. Sheet 4 of 6 – Revisit invert elevations at yard drain adjacent to Montrose Station Road as pipe outlet is at grade with driveway.
5. Sheet 4 of 6 – Revisit driveway grading to pitch toward infiltration trench.
6. Sheet 4 of 6 – Recommend reconfigure force main on Lot 3 to traverse between trees 336 and 337, as opposed to between trees 336 and 402, as there is more room between roots.
7. Sheet 5 of 6 – Modify silt fence placement to run along new contour 180 on Lot 2.
8. Sheet 5 of 6 - All stockpile areas should, and equipment storage be within the limits of disturbance.
9. Sheet 5 of 6 – Revisit delineation of limits of disturbance as some grading falls outside it's limits. Additionally limit of disturbance should be placed along top of contour 172 on the knoll of Lot 2.
10. Sheet 5 of 6 – Revisit delineation of silt fence as it falls outside the limits of disturbance in a few areas.
11. Sheet 5 of 6 – Provide and erosion and sediment control and construction sequencing schedule.
12. Sheet 6 of 6 – Provide an inspection schedule for erosion and sediment control measures , as well as a maintenance schedule for each practice.

CRONIN
ENGINEERING P.E., P.C.
Professional Engineering & Consulting

39 Arlo Lane
Cortlandt Manor, NY 10567
T: (914) 736-3664 F: (914) 736-3693

August 20, 2025

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

Re: Subdivision Application (3 Lots)
77 Montrose Station LLC
77 Montrose Station Road
Tax ID: Section 44.17, Block 1, Lot(s) 6 & 11

Dear Chairman Kessler and Members of the Planning Board:

Find enclosed the following information for the above-referenced Proposed 3-Lot Subdivision Project:

- Subdivision and Site Development Plan, revised August 20, 2025
- Slopes & Wetlands Map
- Tree Removal Overlay Plan
- Steep Slope Findings Statement
- Deed L2120 P12 for 50' easement

The following is an annotated response to review comments by LaBella dated February 13, 2025:

Administrative

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

2. Applicant shall be required to meet the standards set forth in Chapter 157 – Excavations and Topsoil Removal should publication of this chapter become available during the design process at the discretion of the Town Planning Board. Acknowledged

3. Westchester County of Department of Health (WCDOH) Approval for Subsurface Sewage Disposal System (SSDS), and water service will be required. Acknowledged

4. The Applicant's Engineer indicated at the February 4, 2025 Planning Board meeting that their office is still working on the drainage design for the project, Therefore our office has excluded that from our review. Drainage design is included in the plan set for review. Design for each individual proposed lot includes capturing the water quality volume from the proposed roof areas and routing it to proposed subsurface Cultec units. Calculations have been provided. Stormwater mitigation for the proposed driveway(s) has been provided in the form of infiltration trenches along the edges of the driveway(s). The stormwater design for each individual lot can be revisited during the individual Site Plan review that will be conducted as part of the Building Permit process.

5. Since the project is a residential subdivision disturbing more than 1 acre but less than 5 acres and creates an impervious area which is 25% or less cover of the buildable area, the NYSDEC General SPDES Permit requires the Applicant to prepare a Stormwater Pollution Prevention Plan (SWPPP) that includes Erosion and Sediment Control. The Erosion and Sediment Control Plan is included on sheet 5 and E&SC Details can be found on sheet 6.

6. Conduct a sight distance analysis for the proposed location of the driveway. Contact the Town of Department of Environmental Services to request the following:
   a. Request road opening permit from DES and include the appropriate permanent asphalt repaving detail on site plans.
   i. Top course asphalt, Type 6F3
   ii. Binder course asphalt, Type 3
   iii. NYSDOT Subbase course Type 2
   b. Discuss appropriate signage to be placed along Montrose Road in the vicinity of the proposed driveway alerting drivers to slow down/drive slowly due to vehicles entering and exiting driveways ahead.

   The sight distance was field measured by our office and is indicated on sheet SP-3.1. The sight distances take into account proposed grading and clearing of brush. A road opening permit application will be filed at the time of the building permit. The water service pavement restoration detail includes the required specifications. Road signage to be discussed.

7. Applicant shall provide a Cortlandt Consolidated Water District approval for the proposed connection to the existing water line. A letter stating the capacity and willingness to serve will be requested from the water department as required by the WCDH as part of their Realty Subdivision Application review. Water service Applications for each individual lot will be part of the Site Plan and building permit applications for each individual lot.

8. Applicant shall provide an addendum application for steep slope permit. Acknowledged. See the enclosed Steep Slope Findings Statement.

Plans
(Note that a Preliminary Subdivision Plat has been added as sheet 3)

1. Sheet 1 of 5 – Remove Special Note 2. Note removed

2. Sheet 1 of 5 – In accordance with Chapter 265 Subdivision of Land, please provide locations of school, fire districts, and other special district lines within the vicinity of the subdivision. The districts that the site is in are listed in the General Notes on sheet 1. There are no boundary lines between districts in the vicinity of the property that would display on a map of the surrounding area.

3. Sheet 2 of 5 – Our office overlaid the tree removal plan and grading plan, to determine if there were opportunities to save additional trees on-site. 40 trees fell outside areas of contemplated disturbance which were not in close proximity to the proposed dwelling, These trees are listed as 24, 25, 26, 69, 70, 44, 47, 48, 49, 55, 56, 57, 91, 92, 94, 95, 185, 186, 193, 194, 215, 334, 335, 218, 219, 220, 221, 519, 442, 443, 455. 549, 550, 544, 545, 481, 482, 539, 540, Of the 40 trees, 7 were recommended for removal as they dead, significantly died back, or suffering from beech tree disease. These were identified as 24, 25, 186, 193, 215, 220, and 540. This office asks that the other 33 trees identified herein be identified to remain. The above list includes 39 trees that were previously identified to be removed. Of the 32 recommended to remain, we are proposing that 16 be listed to remain. The trees of that list that we are still proposing for removal are numbers 44, 47, 48, 49, 55, 56, 57, 91, 92, 94, 95, 185, 218, 219, 221, and 519. Some of this is due to a modification to the grading of the hill east of the driveway on lot 2, others are due to their proximity to proposed house & driveway locations / utilities / septic systems. It should be noted that all trees within 10-ft. of a septic system must be removed per Westchester County Department of Health requirements.

2. Sheet 2 of 5 – Tree 59 is identified to be removed. I believe this was an oversight, as the SavaTree Report denotes tree 58 to be removed and tree 59 is in good condition. Tree 59 is now shown to remain with tree 58 to be removed.

3. Please provide a tree protection detail and delineate the trees to be protected during construction. A detail is included on sheet 2 as well as a callout for the trees to be protected

4. Sheet 2 of 5 – Provide delineation of saw cut within the Montrose Station Road for the water line. The sawcut for both water services are now shown on the Utilities Plan.

5. Sheet 2 of 5 – Please provide the following notes on the plan: Notes added
   i. Permittee is to maintain work zone traffic control plan in accordance with Section 104 of Highway Law, while working within the Town Right-of-Way.
   ii. Road Closures are not permitted.
   iii. Overnight excavation will not be permitted.

6. Sheet 3 of 5 – Pease provide the following notes: Notes added.

   i. The applicant is aware that the disturbed areas shall be 100% stabilized and planted prior to the issuance of a Certificate of Occupancy.
   ii. The applicant shall submit an as-built foundation survey to the Town of Cortlandt prior to framing.
   iii. The applicant shall submit an as-built centerline driveway profile with slopes/grades to the Town of Cortlandt prior to paving.
   iv. Prior to the backfilling of any storm water best management practice, DOTS- Engineering shall be notified to perform an inspection.
   v. 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.
   vi. Prior to the issuance of the Certificate of Occupancy (C.O.), 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.
   vii. Double check valve shall be installed in accordance with University of Southern California List of Approved Backflow Prevention Devices, NYSDOH Guidelines for Designing Backflow Prevention Assembly Installations, and Building Code.
   viii. 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.
   ix. There shall no processing of excavated materials by a rock crusher or similar equipment on-site.
   x. An application for a road opening permit shall be submitted to the Department of Environmental Services (DOES).
   xi. Provide 10-foot separation between water and other services.
   xii. Roof and footing drains shall be 2 separate pipes. Roof leaders shall be directed to proposed storm water best management practices. Footing drains shall daylight to energy dissipators (level spreaders) away from steep slopes.

7. Sheet 3 of 5 – Incorporate 19 provisions associated with steep slope disturbance in accordance with Chapter 259 Steep Slopes Section6. H. The provisions have been added.

8. Sheet 3 of 5 – Investigate whether it is viable to excavate a gutter/ditch alongside the roadway to convey driveway runoff to the catch basin 170-ft north of the shared driveway. A swale is now proposed to run from the driveway to the catch basin

9. Sheet 4 of 5- Add note 10 indicating "Topsoil removed shall be replaced to a depth of at least 4-inches over all exposed ground surfaces except rock and shall be planted or seeded and mulched repeatedly until the area is stabilized." Note added

10. Sheet 4 of 5 – Add note 11 indicating "All trees which fail to survive for a period of two calendar years shall be replaced by permit holder at no expense to Town of Owner of the Land, if other than the permit holder of the permit. Said replacement shall be within 60 days following written demand for

such replacement from the Director of Technical Services or written extended period of time as may be specified. Note added

11. Sheet 4 of 5 - Provide erosion control matting and associated detail where proposed slopes exceed 5:1. Erosion control matting has been added to the plans and a detail included on sheet 6.

12. Sheet 4 of 5 – Extend silt fence to the driveway along the frontage of Lot 2. Provide invert elevations of roof leaders and footing drains. The silt fence has been extended to the driveway. Inverts of footing drains and roof leaders are included on sheet 4.

13. Sheet 5 of 5 - Update Water Service Connection detail to specify Mueller H-15000N Corporation Valve, Mueller 15214 Curb Stop and Drain, and Mueller 15204N Adjustable Curb Box, provide brick beneath the curb stop, identify the copper service as proposed instead of existing, and crushed stone beneath the drain opening. Detail updated accordingly

14. Sheet 5 of 5: Provide a geotextile fabric beneath the rip-rap within the rip-rap dispersion pad installation detail. Detail updated accordingly

The following is an annotated response to the comments by the Town of Cortlandt Department of Planning & Community Development dated February 20, 2025:

1. The Planning Division conducted a review of the subject application consisting of a 5-page set of drawings entitled “Subdivision & Site Development Plan for 77 Montrose Station Rd., LLC” prepared by Cronin Engineering, P.E., P.C. dated January 22, 2025. No response required

2. The applicant is requesting preliminary subdivision approval for a 3-lot major subdivision of an approximately 9.77-acre parcel of property. The parcel contains an existing single-family home that is currently being renovated. The existing house is located on proposed Lot 1 which is 245,821 sq. ft. and is accessed by an approximately 900-foot-long driveway. The existing driveway is currently partially located on Lot 6, which is also owned by the applicant. Lot 6 is proposed to be merged with Lot 11. The house on proposed lot 1 is served by public water and an on-site septic system. Proposed lot 2 is 80,891 sq. ft., and will be served by public water and an on-site septic system with a proposed shared driveway access to Montrose Station Rd. Proposed lot 3 is 97,001 sq. ft. and also served by public water and an on-site septic system. The subject property is zoned R-80, single-family residential which requires a minimum lot size of 80,000 sq. ft. No response required

3. The subject drawing shows the driveway from Montrose Station Road to the subject parcel, for the existing residence, being located within a 50 ft. r-o-w with a deed reference of Liber 2120 Page 12. Access through this r-o-w is also provided to an additional parcel in the back, tax lot 44.17-1-9 & 10, n/f owned by the Thomas & Marcia Hintze Irrevocable Trust. The applicant shall provide proof to the Board and staff of legal access in this r-o-w. In addition, the applicant shall provide proof that access to the Hintze parcel is not precluded. A copy of the easement deed is included.

4. An easement will need to be filed to the satisfaction of the Town Legal Department to provide access to proposed lot 3 over proposed lot 2. There is a proposed easement shown on the plans, which will be finalized and filed as the process moves forward.

5. A tree inventory on the subject parcel was completed by Town Arborist Sav-A-Tree dated October 3, 2024. According to the inventory a total of 565 trees were found within the proposed limits of disturbance. According to the arborist 104 trees should be considered for removal based upon their condition, i.e. dead, critical condition or poor. The arborist report states that 353 healthy trees, native trees may need to be removed based on the proposed layout. The applicant is stating that 247 trees need to be removed. The proposed improvements shall be overlaid on top of the tree inventory, and all trees that are required to be removed for the construction of the houses and all the site work shall be clearly marked with an “x” to give the Planning Board a clear visual representation of the required

removals. The applicant shall clearly differentiate the proposed tree removals between trees that the Town Arborist determined to be dead, dying or in poor condition versus healthy trees.

The applicant is proposing 12 trees be planted. The total amount of required tree re-planting has been determined by Town staff to be 1 tree to be planted for every 1,000 sq. ft. of disturbance. According to the applicant, to be confirmed by the Town as the project progresses, 137,525 sq. ft. of disturbance is required for the proposed improvements. At this time, subject to further plan revisions, a total of 138 trees are required to be re-planted. The applicant shall provide the required responses to Section 283-7, (Trees) *Standards for approval* for the Board to consider. An overlay plan has been included that shows trees that are proposed to be removed alongside proposed conditions, as well as trees that Sav-A-Tree recommends for removal due to their condition (i.e. 63 standing dead, 16 critical condition and 25 poor condition). We have revised the proposed limits of disturbance and reduced the number of existing trees to be removed from 247 to 230. We have also reduced the proposed disturbance from 137, 525 sq. ft. to 77,100 sq. ft., which accordingly would require the planting of 78 trees. Although we have shown 12 trees to be planted along the proposed driveway, we feel it is more appropriate to establish the number of required plantings overall, as well as for each lot, and to provide a proposed tree planting plan that includes those requirements at the time of individual Site Plan submission for a building permit.

6. The applicant shall provide a colored map as per the attached guidelines depicting the impacts of the proposed site plan and all associated site improvements to wetlands, wetland buffers and areas of steep slope. As per the guidelines the regulated buffer shall be colored yellow, wetlands colored light blue and areas of steep slope colored tan and/or brown. The proposed subdivision improvement shall be overlaid on top of the environmental constraints map. A colored map of the steep slopes is enclosed. There are no known wetlands on the site. The Westchester County GIS database indicates there are no NYS or federal wetlands on the site.

7. The subject subdivision will impact regulated steep slopes. The applicant shall provide the Board the total amount of proposed steep slope disturbance for slopes 15-30% and for slopes greater than 30%. The applicant shall provide the required responses to Chapter 259-6 (Trees) *Standards for approval* for the Board to consider. The colored map mentioned above lists the area of steep slope disturbances within the disturbance limits.

8. The applicant shall provide a written response to the concerns raised by the neighbors in letters dated February 14 and February 18, 2025. (attached) Responses included below

9. The applicant shall respond to all comments raised by the Planning Board Engineer in his memo dated February 13, 2025. Comments have been addressed and responses included with this submission.

10. The applicant is required to have a follow-up meeting with Town staff, after they have completed their revisions to the drawings as per the review memos, prior to being placed back on a Planning Board agenda. Noted

11. The subject application is classified as an unlisted action pursuant to the New York State Environmental Quality Review Regulations. The applicant submitted Part One of the Full Environmental Assessment Form (see attached) for the Board to use together with all information submitted with this application to evaluate what, if any, significant environmental impacts may result from the proposed project by completing parts two and three thereof, as applicable. No response required

12. Also attached herewith for the Planning Board's information is an aerial image showing the character of the area of this application. The subject drawing was transmitted to the members of the Planning Board at the time the application was submitted. No response required

13. Referrals of this application include the Code Administration and Enforcement Division and the Town

Fire Inspector, the Conservation Advisory Council and the Parks & Recreation Advisory Council. No response required

In response to the letter(s) from nearby property owners dated February 14, 2025:

1. The work done to the existing house and property have been handled under separate applications and are not considered as part of the subdivision application.

2. The site plans takes into consideration trees that will need to be removed due to the proposed construction, while the Savatree report includes trees throughout the entire site that are recommended to be removed due to their condition.

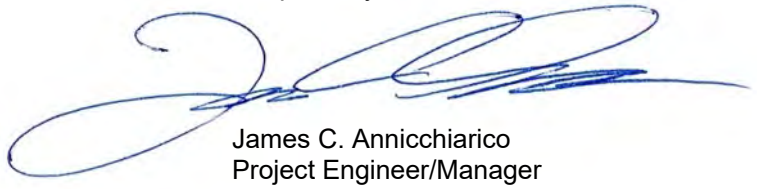
3. It is unclear what parcel is being referred to. The letter may be referring to the portion of the right-of-way that lies between the edge of the physical road and the property line. It is proposed to excavate out the area of the driveway entrance, with proposed grading resulting in a 4% driveway slope for the first 40-ft of driveway off of Montrose Station Road.

4. It is not uncommon for surveys to show discrepancies between bearings and distances listed in a deed and those determined during the survey. All proposed construction is well within the property, zoning setbacks and far from the boundary lines.

5. The project will require the approval of the Westchester County Department of Health for both the Realty Subdivision and the proposed septic systems for each individual lot. Applications for individual septic systems will be required prior to the issuance of building permits.

We look forward to discussing the project and, if necessary, the revisions to the plans as noted above, at the September 4, 2025 Planning Board meeting. Please feel free to contact me if there are any questions or if any additional information is required.

Respectfully submitted,



James C. Annicchiarico
Project Engineer/Manager

enclosures

cc: Mark Giordano, 77 Montrose Station LLC via email w/enclosures
File: *Giordano-77 Montrose Station Rd-Cortlandt-PB Subdivision-Submission Letter-20250820.doc*

SUBDIVISION & SITE DEVELOPMENT PLAN
77 MONTROSE STATION, LLC

TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK

GENERAL NOTES

1. PARCEL TAX MAP DESIGNATION: SECTION: 44.17, BLOCK: 1, LOT(S): 6 & 11
2. TOTAL AREA OF EXISTING LOTS: 423,713 SQ. FT. (9.73 ACRES).
   EXISTING LOT 6: 42,058 (0.97 ACRES)
   EXISTING LOT 11: 381,655 SQ. FT. (8.76 ACRES).
3. SURVEY INFORMATION SHOWN HEREON IS BASED ON A SURVEY PREPARED BY TC MERRITT'S LAND SURVEYORS ENTITLED "PRELIMINARY MAP PREPARED FOR STEVE GIORDANO BUILDERS, INC." DATED JULY 12, 2024, LAST REVISED AUGUST 28, 2024.
4. TOPOGRAPHY SHOWN HEREON IS BASED ON DATA DOWNLOADED FROM THE WESTCHESTER COUNTY GIS WEBSITE.
5. PARCEL IS LOCATED IN THE FOLLOWING DISTRICTS:
   - TOWN OF CORTLANDT R-80 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT
   - HENDRICK HUDSON SCHOOL DISTRICT
   - CORTLANDT CONSOLIDATED WATER DISTRICT
   - MONTROSE FIRE DISTRICT
6. PARCEL IS LOCATED IN THE HUDSON RIVER WATERSHED.

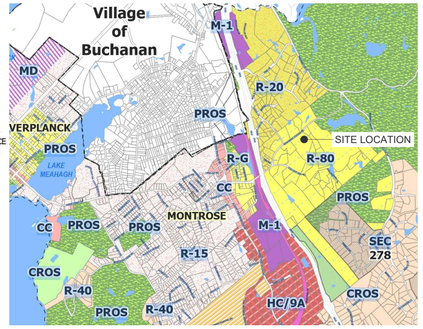
ENGINEER'S NOTES

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

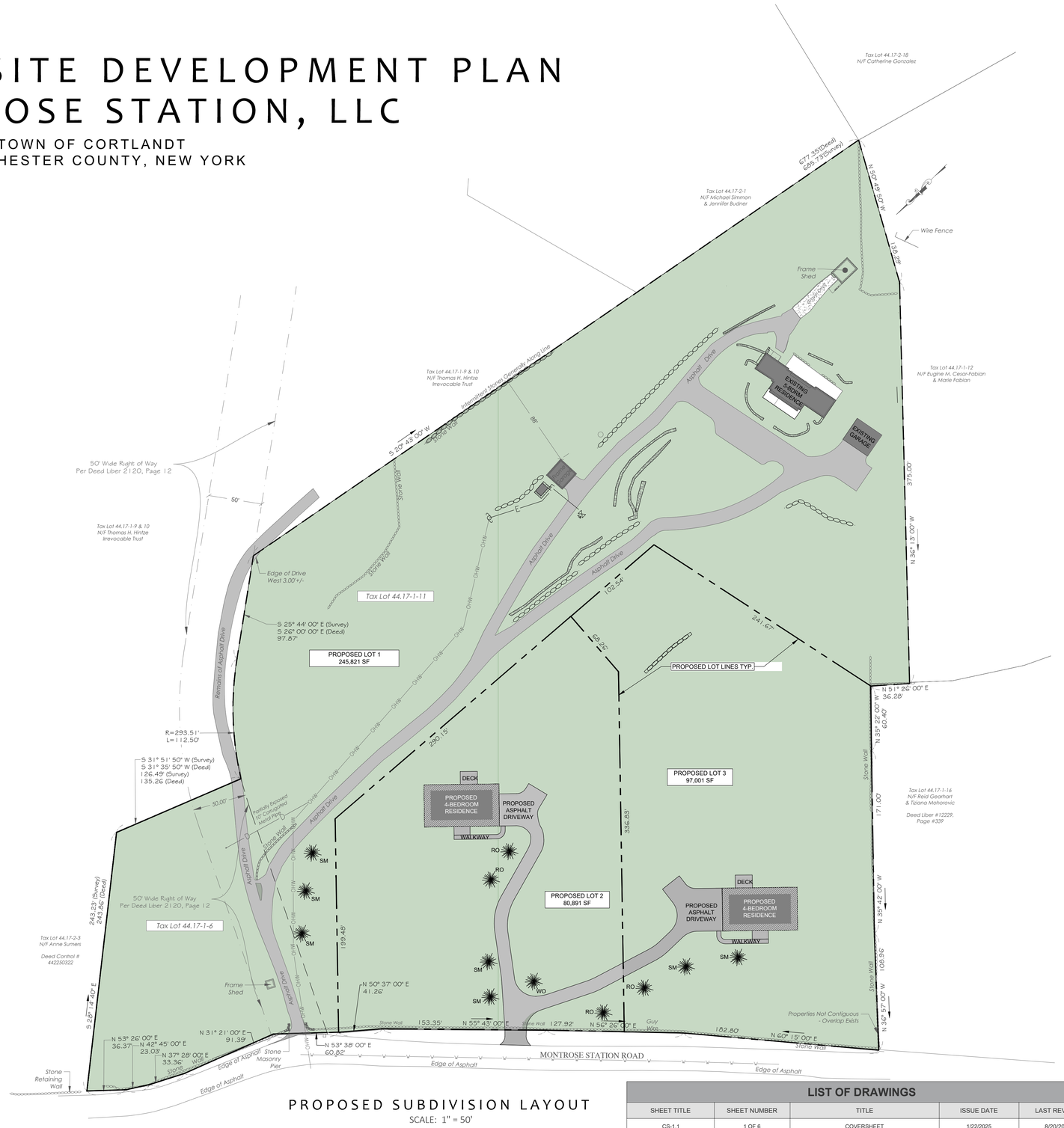
SPECIAL NOTES

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

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

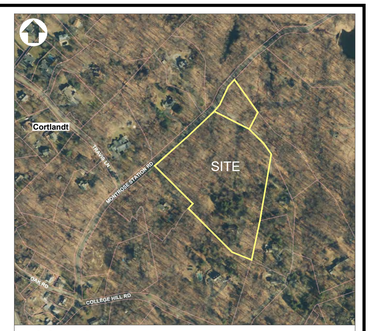


TOWN OF CORTLANDT ZONING MAP
NTS



PROPOSED SUBDIVISION LAYOUT
SCALE: 1" = 50'

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



LOCATION MAP SCALE: 1" = 600'

Dig Safely. New York
Call 811 before you dig

50 0 25 50
SCALE: 1" = 50 FT.

OWNER/APPLICANT

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

- UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
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- AUTHORIZATION No. 028856

REVISIONS

#	REASON	DATE
1	LABELLA COMMENTS DATED 02-13-2025	AUGUST 20, 2025

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

STATE OF NEW YORK
PATRICK MICHAEL BELL
087679
LICENSED PROFESSIONAL ENGINEER

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

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

39 Arlo Lane
Cortlandt Manor, New York 10567

COVERSHEET

SUBDIVISION &
SITE DEVELOPMENT PLAN
FOR
77 MONTROSE STATION, LLC

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

SHEET 1 OF 6 | CS-1.1

TREE REMOVAL AND PROTECTION NOTES

1) ALL REMOVAL OF TREES ON PROPERTY ARE TO BE MINIMIZED AND SHOULD BE TAGGED BY THE APPLICANT AND INSPECTED BY THE TOWN OF CORTLANDT PRIOR TO CUTTING. TREE WELLS SHOULD BE CONSTRUCTED AROUND ALL TREES THAT COULD BE IMPACTED AS A RESULT OF CUTTING AND FILLING.

2) ALL TREES DESIGNATED FOR PRESERVATION SHALL BE CLEARLY MARKED WITH A BRIGHT COLORED RIBBON OR OTHER EASILY DISCERNIBLE METHOD.

3) TREES TO BE PROTECTED SHALL BE PROVIDED WITH FENCING OR TRUNK ARMOR AS DETAILED ON THIS PLAN. ALL TREE PROTECTION METHODS SHALL CONFORM TO CHAPTER 5.190 OF THE WESTCHESTER COUNTY " BEST MANAGEMENT PRACTICES MANUAL SERIES FOR EROSION AND SEDIMENT CONTROL", 1991. THESE GUIDELINES SHALL BE IMPLEMENTED FOR ALL TREES DESIGNATED FOR PROTECTION.

4) ALL TREES WITHIN SEPTIC AREA SHALL BE REMOVED AS REQUIRED BY THE W.C.D.H.

5) ALL TREE STUMPS SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER OR GRINDED ON SITE AND USED FOR LANDSCAPING PURPOSES ONLY.

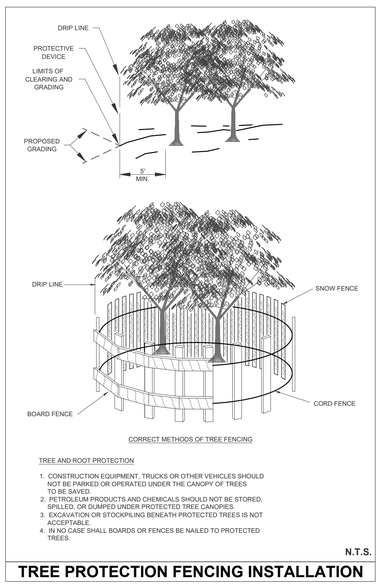
6) WOOD CHIPS SHALL BE STOCKPILED ONLY FOR USE IN LANDSCAPING AND DECORATIVE PURPOSES. WOOD CHIPS NOT FOR THESE PURPOSES SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER.

7) WOOD CHIPS AND STUMP CHIPS SHALL NOT BE USED FOR ANY FILLING OR BACKFILLING OPERATION.

8) ALL CUT LOGS SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER OR USED FOR DECORATIVE PURPOSES ONLY. CUT LOGS SHALL NOT BE STOCKPILED FOR MORE THAN 30 DAYS NOR USED FOR FILLING OR OR BACKFILLING PURPOSES.

SUBDIVISION CONSTRUCTION SCHEDULE

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



CORRECT METHODS OF TREE FENCING

TREE AND ROOT PROTECTION

1. CONSTRUCTION EQUIPMENT, TRUCKS OR OTHER VEHICLES SHOULD NOT BE PARKED OR OPERATED UNDER THE CANOPY OF TREES TO BE SAVED.
2. PETROLEUM PRODUCTS AND CHEMICALS SHOULD NOT BE STORED, SPILLED, OR DUMPED UNDER PROTECTED TREE CANOPIES.
3. EXCAVATION OR STOCKPILING BENEATH PROTECTED TREES IS NOT ACCEPTABLE.
4. IN NO CASE SHALL BOARDS OR FENCES BE NAILED TO PROTECTED TREES.

N.T.S.

TREE PROTECTION FENCING INSTALLATION

SLOPE ANALYSIS

SLOPE RANGE	AREA (SF)
0 - 15%	242,000
15% - 30%	131,063
> 30%	50,650

TREE TABLE

	PROPOSED LOT 2	PROPOSED LOT 3	TOTAL
EXISTING TREES	252	255	507
TREES TO BE REMOVED	157	73	230
TREES TO REMAIN	95	182	277
TREES TO BE PLANTED:	12		

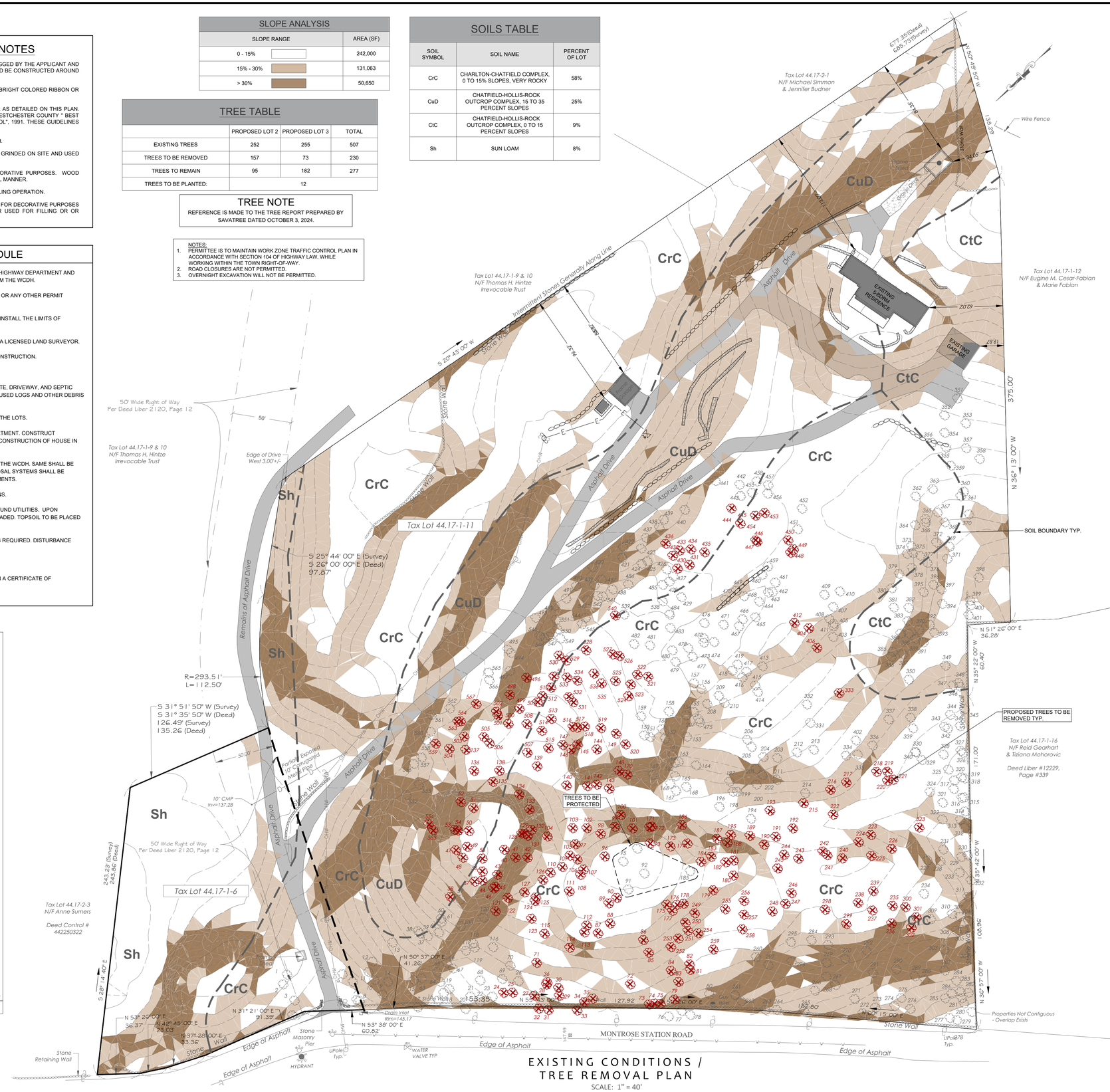
TREE NOTE

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

NOTES:
1. PERMITTEE IS TO MAINTAIN WORK ZONE TRAFFIC CONTROL PLAN IN ACCORDANCE WITH SECTION 104 OF HIGHWAY LAW, WHILE WORKING WITHIN THE TOWN RIGHT-OF-WAY.
2. ROAD CLOSURES ARE NOT PERMITTED.
3. OVERNIGHT EXCAVATION WILL NOT BE PERMITTED.

SOILS TABLE

SOIL SYMBOL	SOIL NAME	PERCENT OF LOT
CrC	CHARLTON-CHATFIELD COMPLEX, 0 TO 15% SLOPES, VERY ROCKY	58%
CuD	CHATFIELD-HOLLIS-ROCK OUTCROP COMPLEX, 15 TO 35 PERCENT SLOPES	25%
CtC	CHATFIELD-HOLLIS-ROCK OUTCROP COMPLEX, 0 TO 15 PERCENT SLOPES	9%
Sh	SUN LOAM	8%


Tax Lot 44.17-2-1
N/F Michael Simmon
& Jennifer Budner
S 77° 35' (Deed)
S 85° 73' (Survey)
N 50° 49' 57" W
197.29'
Wire Fence
Stone Wall
Tax Lot 44.17-1-9 & 10
N/F Thomas H. Hintze
Irrevocable Trust
Intermittent Stones Generally Along Line
S 20° 43' 00" W
Stone Wall
298.8'
45.94'
50' Wide Right of Way
Per Deed Liber 2120, Page 12
50'
Edge of Drive
West 3.00'+/-
Tax Lot 44.17-1-9 & 10
N/F Thomas H. Hintze
Irrevocable Trust
Tax Lot 44.17-1-11
S 25° 44' 00" E (Survey)
S 25° 00' 00" E (Deed)
97.87'
Remains of Asphalt Drive
R=293.51'
L=112.50'
S 31° 51' 50" W (Survey)
S 31° 35' 50" W (Deed)
126.49' (Survey)
135.26' (Deed)
Partially Exposed
10" Corrugated
Metal Pipe
10" CMP
Inv=137.28
50' Wide Right of Way
Per Deed Liber 2120, Page 12
243.23' (Survey)
243.40' (Deed)
Tax Lot 44.17-1-6
Tax Lot 44.17-2-3
N/F Anne Sumers
Deed Control #
442250322
S 28° 14' 40" E
N 53° 26' 00" E
36.37'
N 42° 45' 00" E
28.03'
N 37° 28' 00" E
33.36'
Stone Retaining Wall
N 31° 21' 00" E
91.39'
Drain Inlet
Rim=145.17
N 53° 38' 00" E
60.62'
N 50° 37' 00" E
41.26'
N 59° 38' 00" E
153.35'
Stone Wall
127.92'
Stone Masonry Pier
HYDRANT
UPole Typ.
WATER VALVE TYP
Edge of Asphalt
MONTROSE STATION ROAD
Asphalt Drive
CrC
CuD
Sh
CtC
EXISTING 2-STORY RESIDENCE
EXISTING GARAGE
Stone Wall
Stone Wall
Stone Wall

WESTCHESTER COUNTY DEPARTMENT OF HEALTH / SOIL DATA CHART

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

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

ZONING DATA CHART - R-80 (SINGLE FAMILY RESIDENTIAL)

LOT DESCRIPTION	MINIMUM LOT AREA (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT (FT)	MINIMUM FRONT YARD (FT)	MINIMUM SIDE YARD (FT)	MINIMUM REAR YARD (FT)	MAXIMUM BUILDING COVERAGE (SF)	MINIMUM LANDSCAPE COVERAGE	MAXIMUM BUILDING FLOOR AREA (SF)
REQUIRED	80,000	200	2 ½ STORIES or 35 FT.	50	30	30	65% FAR	70% OF LOT AREA	50% OF FLOOR AREA OF PRINCIPAL BUILDING
EXISTING LOT 44.17-1-6	42,058	174	N/A	N/A	N/A	N/A	N/A	±92	N/A
EXISTING LOT 44.17-1-11	381,655	596	<35	583	62	113	1,690	±95	-
PROPOSED SUBDIVISION LOT 1	245,821	332	<35	170	62	113	<65% FAR	±91	-
PROPOSED SUBDIVISION LOT 2	80,891	267	<35	190	83	30	<65% FAR	±91	-
PROPOSED SUBDIVISION LOT 3	97,001	235	<35	99	72	200	<65% FAR	±94	-

OWNERS CERTIFICATION

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

SIGNED THIS _____ DAY OF _____, 20___.

_____
MARK GIORDANO

TOWN OF CORTLANDT APPROVAL

THE DEPARTMENT HEAD SIGNATURES INDICATE THAT THIS DRAWING OR SET OF DRAWINGS IS CONSISTENT WITH THE PLANNING BOARD RESOLUTION OF APPROVAL AND WITH THE GENERAL REQUIREMENTS AND POLICIES OF THE TOWN OF CORTLANDT FOR WHICH THE DEPARTMENT HEAD IS RESPONSIBLE. THE PROJECT DESIGN INCLUDING ALL PUBLIC HEALTH AND SAFETY CONSIDERATIONS ARE SOLELY THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL WHO HAS SIGNED AND SEALED THE DRAWINGS.

REVIEWED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES

_____ _____
DIRECTOR DATE

REVIEWED BY THE DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

_____ _____
DIRECTOR DATE

REVIEWED BY THE PLANNING BOARD ENGINEER

_____ _____
ENGINEER DATE

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

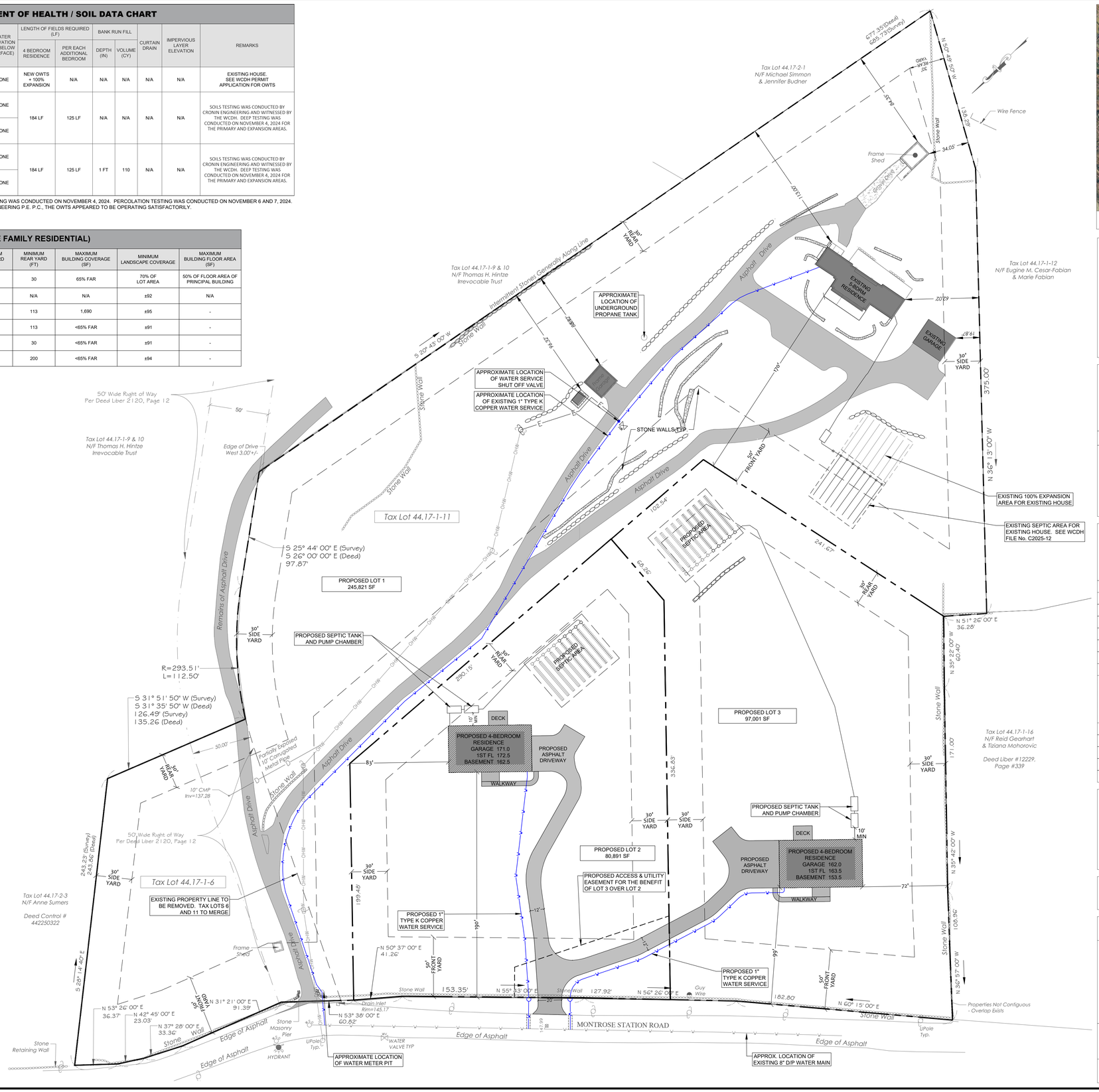
SIGNED THIS _____ DAY OF _____, 20_____ BY

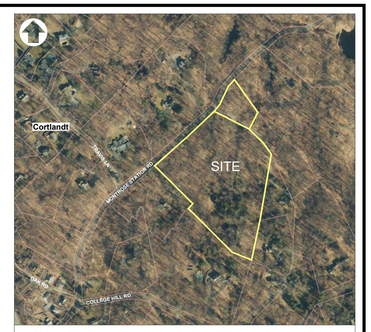
_____
CHAIRPERSON OF THE PLANNING BOARD

WCDH APPROVAL

EXISTING PUBLIC WATER / PROPOSED SEPARATE SEWAGE TREATMENT SYSTEM
APPROVED PURSUANT TO CHAPTER 873, ARTICLE X, SECTIONS 873.951 AND 873.1011 AND ARTICLES VII AND VIII OF THE WESTCHESTER COUNTY SANITARY CODE SUBJECT TO THE PROVISION OF PUBLIC WATER SUPPLY AND SEPARATE SEWAGE TREATMENT FACILITIES TO SERVE EACH HABITABLE BUILDING HEREAFTER CONSTRUCTED. THESE FACILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH LAND IMPROVEMENT PLANS AND SPECIFICATIONS APPROVED BY AND FILED IN THIS OFFICE PRIOR TO THE CONSTRUCTION OF SUCH BUILDING.
EACH PURCHASER OF PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF THIS PLAT SHOWING THIS ENDORSEMENT. ANY ERASURES, CHANGES, ADDITIONS, OR ALTERATIONS OF ANY KIND, EXCEPT THE ADDITION OF SIGNATURES OF ANOTHER APPROVING AUTHORITY AND THE DATE THEREOF MADE ON THIS PLAT AFTER THIS APPROVAL, SHALL INVALIDATE THE APPROVAL.

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





LOCATION MAP SCALE: 1" = 600'

Dig Safely. New York Call 811 before you dig

40 0 20 40
SCALE: 1" = 40 FT.

OWNER/APPLICANT

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

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- AUTHORIZATION No. 028856

REVISIONS

#	REASON	DATE
1	LABELLA COMMENTS DATED 02-13-2025	AUGUST 20, 2025

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

STATE OF NEW YORK · PATRICK MICHAEL BELL · 087679 · LICENSED PROFESSIONAL ENGINEER

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

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

39 Arlo Lane
Cortlandt Manor, New York 10567

PRELIMINARY SUBDIVISION PLAT

SUBDIVISION &
SITE DEVELOPMENT PLAN
FOR
77 MONTROSE STATION, LLC

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

SHEET 3 OF 6 | SP-3.1

WESTCHESTER COUNTY DEPARTMENT OF HEALTH / SOIL DATA CHART

LOT #	LOT AREA (AC.)	SLOPE OF OWTS AREA (%)	DEEP TEST DESCRIPTION			PERCOLATION RATE (MIN./IN.)	WATER ELEVATION (IN. BELOW SURFACE)	LENGTH OF FIELDS REQUIRED (LF)		BANK RUN FILL		CURTAIN DRAIN	IMPERVIOUS LAYER ELEVATION	REMARKS
			TEST HOLE NUMBER	DEPTH	SOIL CLASSIFICATION			4 BEDROOM RESIDENCE	PER EACH ADDITIONAL BEDROOM	DEPTH (IN)	VOLUME (CY)			
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LOT 2	1.86	2%	D5 D6	0" TO 8" 8" TO 84"	TOPSOIL FINE SANDS W/ STONE, MOD. TO HIGHLY COMPACTED	1 TO 5	NONE	184 LF	125 LF	N/A	N/A	N/A	N/A	SOILS TESTING WAS CONDUCTED BY CRONIN ENGINEERING AND WITNESSED BY THE WCDH. DEEP TESTING WAS CONDUCTED ON NOVEMBER 4, 2024 FOR THE PRIMARY AND EXPANSION AREAS.
			D7 D8	0" TO 8" 8" TO 96"	TOPSOIL FINE SANDS W/ STONE, MOD. TO HIGHLY COMPACTED		NONE							
LOT 3	2.23	10%	D9 D10 D12	0" TO 8" 8" TO 84"	TOPSOIL FINE SANDS W/ STONE, MOD. TO HIGHLY COMPACTED	1 TO 5	NONE	184 LF	125 LF	1 FT	110	N/A	N/A	SOILS TESTING WAS CONDUCTED BY CRONIN ENGINEERING AND WITNESSED BY THE WCDH. DEEP TESTING WAS CONDUCTED ON NOVEMBER 4, 2024 FOR THE PRIMARY AND EXPANSION AREAS.
			D11	0" TO 8" 8" TO 72"	TOPSOIL FINE SANDS W/ STONE, MOD. TO HIGHLY COMPACTED		NONE							

ZONING DATA CHART - R-80 (SINGLE FAMILY RESIDENTIAL)

LOT DESCRIPTION	MINIMUM LOT AREA (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT (FT)	MINIMUM FRONT YARD (FT)	MINIMUM SIDE YARD (FT)	MINIMUM REAR YARD (FT)	MAXIMUM BUILDING COVERAGE (SF)	MINIMUM LANDSCAPE COVERAGE	MAXIMUM BUILDING FLOOR AREA (SF)
REQUIRED	80,000	200	2 ½ STORIES or 35 FT.	50	30	30	65% FAR	70% OF LOT AREA	50% OF FLOOR AREA OF PRINCIPAL BUILDING
EXISTING LOT 44.17-1-6	42,058	174	N/A	N/A	N/A	N/A	N/A	±92	N/A
EXISTING LOT 44.17-1-11	381,655	596	<35	583	62	113	1,690	±95	-
PROPOSED SUBDIVISION LOT 1	245,821	332	<35	170	62	113	<65% FAR	±91	-
PROPOSED SUBDIVISION LOT 2	80,891	267	<35	190	83	30	<65% FAR	±91	-
PROPOSED SUBDIVISION LOT 3	97,001	235	<35	99	72	200	<65% FAR	±94	-

TOWN OF CORTLANDT SITE PLAN NOTES

1. AS PART OF THE BUILDING PERMIT PROCESS FOR THE INITIAL DEVELOPMENT OF ALL SINGLE FAMILY LOTS AN INDIVIDUAL SITE DEVELOPMENT PLAN SHALL BE SUBMITTED TO DIVISION OF CODE ADMINISTRATION AND ENFORCEMENT FOR APPROVAL BY THE DIRECTOR OF TECHNICAL SERVICES IN COMPLIANCE WITH ALL LOCAL ORDINANCES, INCLUDING AMONG OTHERS, THE TOWN'S WETLAND ORDINANCE AND STEEP SLOPE ORDINANCE AND INCLUDING SOIL EROSION AND DUST CONTROLS AND STORMWATER DRAINAGE FACILITIES DURING CONSTRUCTION. PURSUANT TO CHAPTER 283 (TREES) OF THE TOWN OF CORTLANDT CODE, TREES SHALL BE LOCATED AND IDENTIFIED ON A TREE INVENTORY AND TREE PROTECTION PLAN PREPARED BY AN ISA CERTIFIED ARBORIST AS TO SIZE AND SPECIES. TREES TO BE CUT AND TREES TO BE SAVED SHOULD BE IDENTIFIED. THE LOCATION AND SIZE OF LOADING AREAS FOR THE REMOVAL OF CUT TREES SHOULD BE SHOWN ON THE PLAN FOR TREE DISPOSITION AND CLEAN UP DESCRIBED. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOTS SHOWN HEREON UNTIL THE DIRECTOR OF TECHNICAL SERVICES APPROVES THE SITE DEVELOPMENT PLAN FOR SAME, AND NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY LOTS UNTIL AN "AS BUILT" SURVEY HAS BEEN SUBMITTED TO AND APPROVED BY THE DIRECTOR OF TECHNICAL SERVICES. THE "AS BUILT" SURVEY SHALL SHOW COMPLETE INFORMATION INCLUDING FINAL CONTOURS, FLOOR LEVELS, AND ALL PERTINENT FEATURES.

WCDH NOTES

1. THERE ARE NO EXISTING OR PROPOSED WELLS LOCATED WITHIN 200 FEET AT A LOWER ELEVATION AND IN A DIRECT LINE WITH THE GROUNDWATER FLOW OR WITHIN 100 FEET IN ANY DIRECTION TO THE PROPOSED OWTS AREA UNLESS OTHERWISE SHOWN HEREON.
2. ALL COMPONENTS OF THE OWTS AND CONSTRUCTION TECHNIQUES OF SAME ARE TO BE IN ACCORDANCE WITH THE LATEST WESTCHESTER COUNTY DEPARTMENT OF HEALTH "RULES AND REGULATIONS FOR THE DESIGN AND CONSTRUCTION OF RESIDENTIAL SUBSURFACE TREATMENT SYSTEMS AND DRILLED WELLS IN WESTCHESTER COUNTY, NY" AND ANY OTHER RULES AND REGULATIONS THAT MAY APPLY.
3. THE OWTS AREAS MUST BE ISOLATED AND EFFECTIVELY PROTECTED AGAINST DAMAGE BY EROSION, STORAGE OF EARTH OR MATERIALS OR COMPACTION BY MACHINES AND HEAVY EQUIPMENT. DAMAGE TO ANY PORTION OF AN OWTS AREA SHALL BE REPAIRED BEFORE APPROVAL IS GRANTED.
4. EXPANSION AREAS FOR ALL LOTS SHALL REMAIN UNDISTURBED AS MUCH AS IS PRACTICABLE.
5. THE EXISTING ON-SITE WASTEWATER TREATMENT SYSTEM FOR LOT 1 WAS INSPECTED BY THIS OFFICE AND APPEARED TO BE OPERATING SATISFACTORILY AT THE TIME OF INSPECTION. NO IMPROVEMENTS OR CHANGES PROPOSED.
6. THE PROPERTY IS SUBJECT TO LOCAL WETLAND REGULATIONS, IF ANY.

NOTES

1. THE APPLICANT IS AWARE THAT THE DISTURBED AREAS SHALL BE 100% STABILIZED AND PLANTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY
2. THE APPLICANT SHALL SUBMIT AN AS-BUILT FOUNDATION SURVEY TO THE TOWN OF CORTLANDT PRIOR TO FRAMING.
3. THE APPLICANT SHALL SUBMIT AN AS-BUILT CENTERLINE DRIVEWAY PROFILE WITH SLOPES/GRADES TO THE TOWN OF CORTLANDT PRIOR TO PAVING.
4. PRIOR TO THE BACKFILLING OF ANY STORMWATER BEST MANAGEMENT PRACTICES, DOTS-ENGINEERING SHALL BE NOTIFIED TO PERFORM AN INSPECTION.
5. ALL PROPOSED IMPORT FILL MUST BE TESTED AND CERTIFIED AS UNRESTRICTED, SUITABLE FOR RESIDENTIAL USE IN ACCORDANCE WITH TOWN POLICY. CERTIFICATION MUST BE PROVIDED BY A LICENSED PROFESSIONAL. ALL CERTIFICATIONS SHALL BE ADDRESSED TO TOWNS PLANNING BOARD ENGINEER. ALL SOIL ANALYTICS AND REPORTS WILL BE FORWARDED TO THE TOWNS PLANNING BOARD ENGINEER FOR REVIEW AND APPROVAL.
6. PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (C.O.), THE TOWN WILL REQUIRE A CERTIFICATION FROM A NYS ENGINEER THAT THE COMPLETED SITE WORK AND DRAINAGE IMPROVEMENTS WILL NOT CAUSE AN ADVERSE IMPACT TO ADJOINING OR DOWNSTREAM PROPERTIES.
7. DOUBLE CHECK VALVE SHALL BE INSTALLED IN ACCORDANCE WITH UNIVERSITY OF SOUTHERN CALIFORNIA LIST OF APPROVED BACKFLOW PREVENTION DEVICES, NYSDOH GUIDELINES FOR DESIGNING BACKFLOW PREVENTION ASSEMBLY INSTALLATIONS, AND BUILDING CODE.
8. 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.
9. THERE SHALL BE NO PROCESSING OF EXCAVATED MATERIALS BY A ROCK CRUSHER OR SIMILAR EQUIPMENT ON SITE.
10. AN APPLICATION FOR A ROAD OPENING PERMIT SHALL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL SERVICES (DOES).
11. PROVIDE 10-FOOT SEPARATION BETWEEN WATER AND OTHER SERVICES.
12. ROOF AND FOOTING DRAINS SHALL BE 2 SEPARATE PIPES. ROOF LEADERS SHALL BE DIRECTED TO PROPOSED STORMWATER BEST MANAGEMENT PRACTICES. FOOTINGS SHALL DAYLIGHT TO ENERGY DISSIPATORS (LEVEL SPREADERS) AWAY FROM STEEP SLOPES.

STEEP SLOPE NOTES

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

1. THE PLANNING, DESIGN AND DEVELOPMENT OF BUILDINGS SHALL PROVIDE THE MAXIMUM IN STRUCTURAL SAFETY, SLOPE STABILITY AND HUMAN ENJOYMENT WHILE ADAPTING THE AFFECTED SITE TO, AND TAKING ADVANTAGE OF, THE BEST USE OF THE NATURAL TERRAIN AND AESTHETIC CHARACTER.
2. THE TERRACING OF BUILDING SITES, INCLUDING THE MOUNDING OF SEPTIC TILE FIELDS, SHALL BE KEPT TO AN ABSOLUTE MINIMUM.
3. ROADS AND DRIVEWAYS SHALL FOLLOW THE NATURAL TOPOGRAPHY TO THE GREATEST EXTENT POSSIBLE IN ORDER TO MINIMIZE THE POTENTIAL FOR EROSION AND SHALL BE CONSISTENT WITH ALL OTHER APPLICABLE ORDINANCES AND REGULATIONS OF THE TOWN OF CORTLANDT AND CURRENT ENGINEERING PRACTICES.
4. REPLANTING SHALL CONSIST OF INDIGENOUS VEGETATION AND SHALL REPLICATE THE ORIGINAL VEGETATION ON THE SITE AS MUCH AS POSSIBLE.
5. THE NATURAL ELEVATIONS AND VEGETATIVE COVER OF RIDGELINES SHALL BE DISTURBED ONLY IF THE CREST OF A RIDGE AND THE TREE LINE AT THE RIDGE REMAIN UNINTERRUPTED. THIS MAY BE ACCOMPLISHED EITHER BY POSITIONING BUILDINGS AND AREAS OF DISTURBANCE BELOW A RIDGELINE OR BY POSITIONING BUILDINGS AND AREAS OF DISTURBANCE AT A RIDGELINE SO THAT THE ELEVATION OF THE ROOFLINE OF THE BUILDING IS NO GREATER THAN THE ELEVATION OF THE NATURAL TREE LINE. HOWEVER, UNDER NO CIRCUMSTANCES SHALL MORE THAN 100 FEET ALONG THE RIDGELINE, TO A WIDTH OF 100 FEET GENERALLY CENTERED ON THE RIDGELINE, BE DISTURBED.
6. ANY REGRADING SHALL BLEND IN WITH THE NATURAL CONTOURS AND UNDULATIONS OF THE LAND.
7. CUTS AND FILLS SHALL BE ROUNDED OFF TO ELIMINATE SHARP ANGLES AT THE TOP, BOTTOM AND SIDES OF REGRADED SLOPES. VISIBLE CONSTRUCTION CUTS AND PERMANENT SCARRING SHOULD BE MINIMIZED.
8. THE ANGLE OF CUT AND FILL SLOPES SHALL NOT EXCEED A SLOPE OF ONE VERTICAL TO TWO HORIZONTAL EXCEPT WHERE RETAINING WALLS, STRUCTURAL STABILIZATION OR OTHER METHODS ACCEPTABLE TO THE DIRECTOR OF TECHNICAL SERVICES ARE USED.
9. TOPS AND BOTTOMS OF CUT AND FILL SLOPES SHALL BE SET BACK FROM STRUCTURES A DISTANCE THAT WILL ENSURE THE SAFETY OF THE STRUCTURE IN THE EVENT OF THE COLLAPSE OF THE CUT OR FILL SLOPES. GENERALLY, SUCH DISTANCE SHALL BE CONSIDERED TO BE SIX FEET PLUS 1/2 THE HEIGHT OF THE CUT OR FILL. NEVERTHELESS, A STRUCTURE BUILT ON A SLOPE OR AT THE TOE OF A SLOPE IS PERMITTED IF IT IS PROPERLY DESIGNED TO RETAIN THE SLOPE AND WITHSTAND THE FORCES EXERTED ON IT BY THE RETAINED SLOPE.
10. DISTURBANCE OF ROCK OUTCROPS SHALL BE BY MEANS OF EXPLOSIVE ONLY IF LABOR AND MACHINES ARE NOT EFFECTIVE AND ONLY IF ROCK BLASTING IS CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS OF THE TOWN OF CORTLANDT, COUNTY OF WESTCHESTER, AND THE STATE OF NEW YORK.
11. DISTURBANCE OF STEEP SLOPES SHALL BE UNDERTAKEN IN WORKABLE UNITS IN WHICH THE DISTURBANCE CAN BE COMPLETED AND STABILIZED IN ONE CONSTRUCTION SEASON SO THAT AREAS ARE NOT LEFT BARE AND EXPOSED DURING THE WINTER AND SPRING THAW PERIODS (DECEMBER 15 THROUGH APRIL 15).
12. DISTURBANCE OF EXISTING VEGETATIVE GROUND COVER SHALL NOT TAKE PLACE MORE THAN 15 DAYS PRIOR TO GRADING AND CONSTRUCTION.
13. TEMPORARY SOIL STABILIZATION, INCLUDING, IF APPROPRIATE, TEMPORARY STABILIZATION MEASURES SUCH AS NETTING OR MULCHING TO SECURE SOIL DURING THE GROW-IN PERIOD, MUST BE APPLIED TO AN AREA OF DISTURBANCE WITHIN TWO DAYS OF ESTABLISHING THE FINAL GRADE, AND PERMANENT STABILIZATION MUST BE APPLIED WITHIN 15 DAYS OF ESTABLISHING THE FINAL GRADE.
14. SOIL STABILIZATION MUST BE APPLIED WITHIN TWO DAYS OF DISTURBANCE IF THE FINAL GRADE IS NOT EXPECTED TO BE ESTABLISHED WITHIN 60 DAYS.
15. MEASURES FOR THE CONTROL OF EROSION AND SEDIMENTATION SHALL BE UNDERTAKEN CONSISTENT WITH THE WESTCHESTER COUNTY SOIL AND WATER CONSERVATION DISTRICT'S BEST MANAGEMENT PRACTICES MANUAL FOR EROSION AND SEDIMENT CONTROL AND NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, AS AMENDED, OR THEIR EQUIVALENTS SATISFACTORY TO THE APPROPRIATE AUTHORITY.
16. ALL PROPOSED DISTURBANCE OF STEEP SLOPES SHALL BE UNDERTAKEN WITH CONSIDERATION OF THE SOILS LIMITATIONS CHARACTERISTICS CONTAINED IN THE IDENTIFICATION LEGEND, WESTCHESTER COUNTY SOILS SURVEY, 1989, AS PREPARED BY THE WESTCHESTER COUNTY SOIL AND WATER CONSERVATION DISTRICT, IN TERMS OF RECOGNITION OF LIMITATION OF SOILS ON STEEP SLOPES FOR DEVELOPMENT AND APPLICATION OF ALL MITIGATING MEASURES AND AS DEEMED NECESSARY BY THE APPROVAL AUTHORITY.
17. TOPSOIL SHALL BE STRIPPED FROM ALL AREAS OF DISTURBANCE, STOCKPILED AND STABILIZED IN A MANNER TO MINIMIZE EROSION AND SEDIMENTATION AND REPLACED ELSEWHERE ON THE SITE AT THE TIME OF FINAL GRADING. STOCKPILING SHALL NOT BE PERMITTED ON SLOPES OF GREATER THAN 10%.
18. NO ORGANIC MATERIAL OR ROCK WITH A SIZE THAT WILL NOT ALLOW APPROPRIATE COMPACTION OR COVER BY TOPSOIL SHALL BE USED AS FILL MATERIAL. FILL MATERIAL SHALL BE NO LESS GRANULAR THAN THE SOIL UPON WHICH IT IS PLACED AND SHALL DRAIN READILY.
19. COMPACTION OF FILL MATERIALS IN FILL AREAS SHALL BE SUCH TO ENSURE SUPPORT OF PROPOSED STRUCTURES AND STABILIZATION FOR INTENDED USES.

PIPE CHART

PIPE LOCATION	TYPE
ROOF LEADERS	4"Ø SOLID PVC SDR35 @ 1% MIN SLOPE
FOOTING DRAINS	4"Ø PERFORATED HDPE
FOOTING DRAIN DISCHARGE	4"Ø SOLID HDPE @ 1% MIN SLOPE
WATER SERVICE	1"Ø TYPE "K" COPPER
WATER METER	NEPTUNE T-10 WATER METER
UTILITIES	BY UTILITY COMPANY, TO BE UNDERGROUND
RAW SEWER LINE TO SEPTIC SYSTEM	4"Ø SOLID PVC SDR35 @ 2% MIN SLOPE

PROPOSED DISTURBANCE

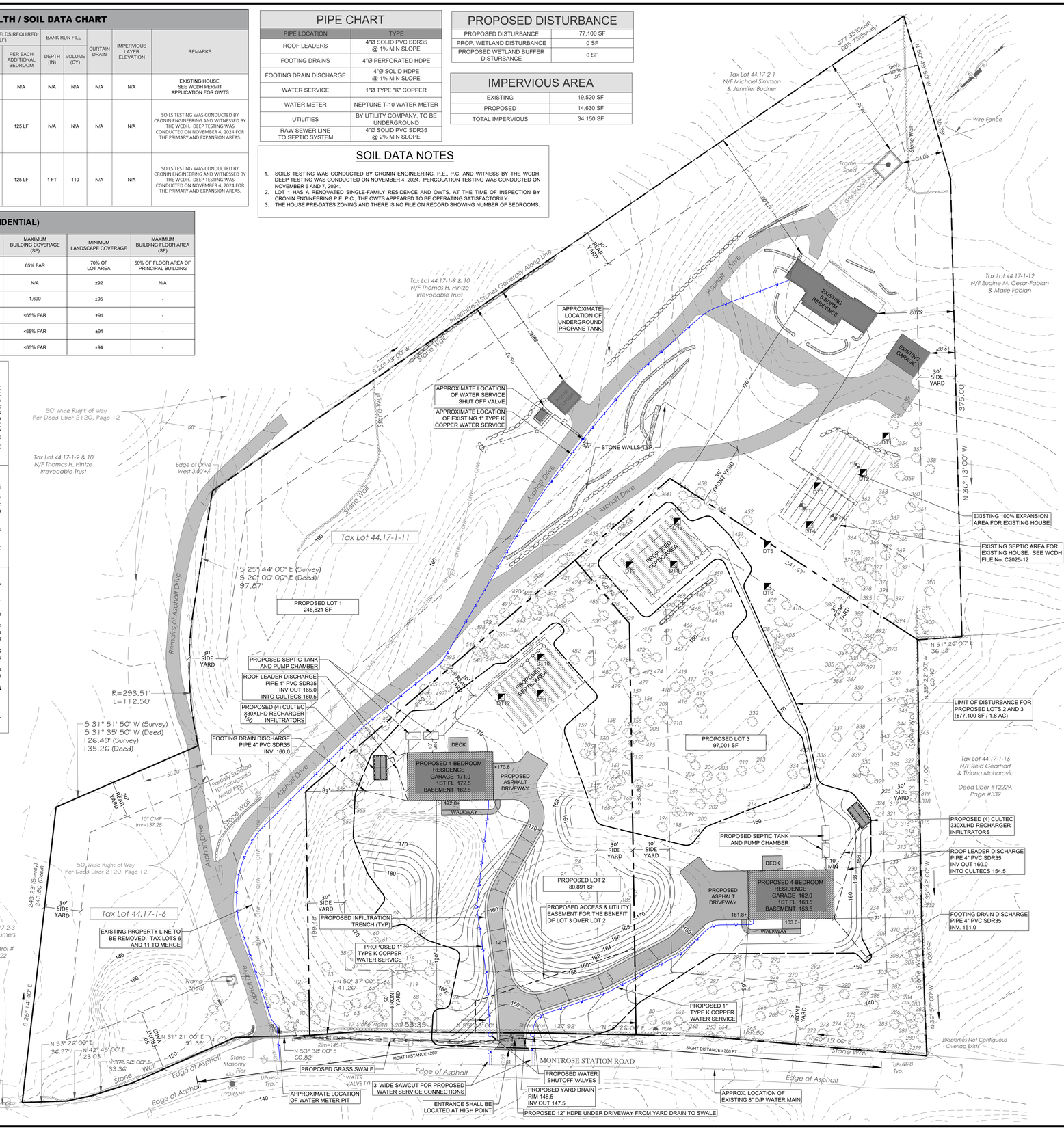
PROPOSED DISTURBANCE	77,100 SF
PROP. WETLAND DISTURBANCE	0 SF
PROPOSED WETLAND BUFFER DISTURBANCE	0 SF

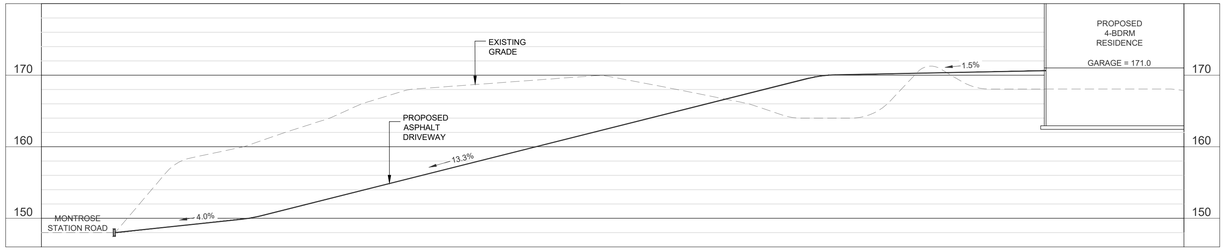
IMPERVIOUS AREA

EXISTING	19,520 SF
PROPOSED	14,630 SF
TOTAL IMPERVIOUS	34,150 SF

SOIL DATA NOTES

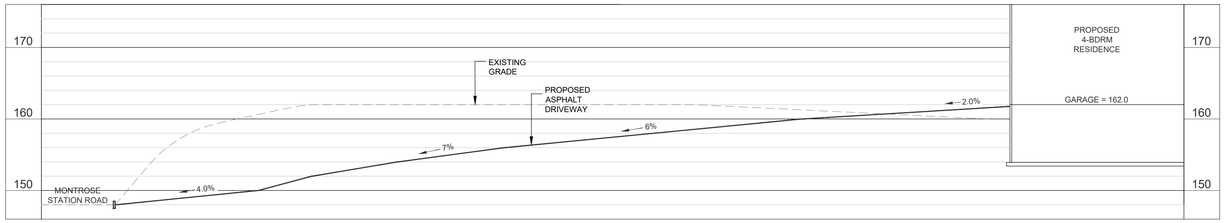
1. SOILS TESTING WAS CONDUCTED BY CRONIN ENGINEERING, P.E., P.C. AND WITNESS BY THE WCDH. DEEP TESTING WAS CONDUCTED ON NOVEMBER 4, 2024. PERCOLATION TESTING WAS CONDUCTED ON NOVEMBER 6 AND 7, 2024.
2. LOT 1 HAS A RENOVATED SINGLE-FAMILY RESIDENCE AND OWTS. AT THE TIME OF INSPECTION BY CRONIN ENGINEERING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


Tax Lot 44.17-2-1
N/F Michael Sinman
& Jennifer Budner
S77° 35' (Deed)
S67° 57' (Survey)
N 55° 48' 50" W
Wire Fence
Stone Wall
Frame Shed
Gravel Drive
Asphalt Drive
EXISTING 4-BDRM RESIDENCE
EXISTING GARAGE
Tax Lot 44.17-1-12
N/F Eugine M. Cesar-Fabian
& Marie Fabian
APPROXIMATE LOCATION OF UNDERGROUND PROPANE TANK
Tax Lot 44.17-1-9 & 10
N/F Thomas H. Hintze
Irrevocable Trust
Intermittent Stones Generally Along Line
S 20° 43' 00" W
APPROXIMATE LOCATION OF WATER SERVICE SHUT OFF VALVE
APPROXIMATE LOCATION OF EXISTING 1" TYPE K COPPER WATER SERVICE
STONE WALLS TYP.
50' Wide Right of Way
Per Deed Liber 2120, Page 12
Edge of Drive
West 3.00'+/-
Tax Lot 44.17-1-11
S 25° 44' 00" E (Survey)
S 26° 00' 00" E (Deed)
97.67'
PROPOSED LOT 1
245,821 SF
PROPOSED LOT 3
97,001 SF
PROPOSED LOT 2
80,891 SF
EXISTING 100% EXPANSION AREA FOR EXISTING HOUSE
EXISTING SEPTIC AREA FOR EXISTING HOUSE. SEE WCDH FILE No. C2025-12
PROPOSED SEPTIC AREA
PROPOSED SEPTIC TANK AND PUMP CHAMBER
ROOF LEADER DISCHARGE PIPE 4" PVC SDR35 INV OUT 165.0 INTO CULTECS 160.5
PROPOSED (4) CULTEC 330XLHD RECHARGER INFILTRATORS
FOOTING DRAIN DISCHARGE PIPE 4" PVC SDR35 INV. 160.0
PROPOSED 4-BEDROOM RESIDENCE GARAGE 171.0 1ST FL 172.5 BASEMENT 162.5
+170.8
PROPOSED ASPHALT DRIVEWAY
DECK
172.0±
WALKWAY
PROPOSED INFILTRATION TRENCH (TYP.)
EXISTING PROPERTY LINE TO BE REMOVED. TAX LOTS 6 AND 11 TO MERGE
PROPOSED 1" TYPE K COPPER WATER SERVICE
PROPOSED ACCESS & UTILITY EASEMENT FOR THE BENEFIT OF LOT 3 OVER LOT 2
PROPOSED 4-BEDROOM RESIDENCE GARAGE 162.0 1ST FL 163.5 BASEMENT 153.5
161.8+
163.0±
PROPOSED (4) CULTEC 330XLHD RECHARGER INFILTRATORS
ROOF LEADER DISCHARGE PIPE 4" PVC SDR35 INV OUT 160.0 INTO CULTECS 154.5
FOOTING DRAIN DISCHARGE PIPE 4" PVC SDR35 INV. 151.0
LIMIT OF DISTURBANCE FOR PROPOSED LOTS 2 AND 3 (±77,100 SF / 1.8 AC)
Tax Lot 44.17-1-16
N/F Reid Gearhart
& Tiziana Mohorovic
Deed Liber #12229, Page #339
Tax Lot 44.17-2-3
N/F Anne Sumers
Deed Control # 442250322
50' Wide Right of Way
Per Deed Liber 2120, Page 12
243.23' (Survey)
243.66' (Deed)
S 31° 51' 50" W (Survey)
S 31° 35' 50" W (Deed)
126.49' (Survey)
135.26 (Deed)
R=293.51'
L=112.50'
S 28° 14' 40" E
199.48'
N 36° 13' 00" W
375.00'
N 35° 42' 00" W
108.96'
N 35° 57' 00" W
N 51° 26' 00" E
36.25'
N 50° 37' 00" E
41.26'
N 31° 21' 00" E
91.39'
N 53° 26' 00" E
36.37'
N 42° 45' 00" E
23.03'
N 32° 28' 00" E
33.36'
N 53° 38' 00" E
60.62'
N 85° 15' 00" E
53.35'
N 55° 26' 00" E
127.92'
N 40° 15' 00" E
Rim=145.17
SIGHT DISTANCE ≥260'
SIGHT DISTANCE =300 FT
PROPOSED GRASS SWALE
3' WIDE SAWCUT FOR PROPOSED WATER SERVICE CONNECTIONS
PROPOSED WATER SHUTOFF VALVES
PROPOSED YARD DRAIN RIM 148.5 INV OUT 147.5
PROPOSED 12" HDPE UNDER DRIVEWAY FROM YARD DRAIN TO SWALE
APPROXIMATE LOCATION OF WATER METER PIT
ENTRANCE SHALL BE LOCATED AT HIGH POINT
APPROX. LOCATION OF EXISTING 8" D/P WATER MAIN
MONTROSE STATION ROAD
Edge of Asphalt
Stone Wall
Stone Retaining Wall
Stone Masonry Pier
HYDRANT
WATER VALVE TYP.
UPole/Guy Typ.
Partially Exposed 10" Corrugated Metal Pipe
10" CMP Inv=137.28
Bioberties Not Contiguous - Overlap Exists
Tax Lot 44.17-1-10
N/F Cortlandt Manor
Water Works Corp.
Tax Lot 44.17-1-9
N/F Thomas H. Hintze
Irrevocable Trust
Remains of Asphalt Drive
Asphalt Drive
Stone Wall
Frame Shed
Gravel Drive
Drive
Curb
Edge of Asphalt
Stone Retaining Wall
Stone Wall
Stone Masonry Pier
Gutter
Curb
Drive
Asphalt Drive
Remains of Asphalt Drive
Stone Wall
Edge of Asphalt
Stone Retaining Wall
Stone Wall
Edge of Asphalt
Stone Masonry Pier
Edge of Asphalt
Stone Retaining Wall
Edge of Asphalt
Stone Wall
Stone Wall
Stone Wall



PROFILE THRU PROPOSED LOT 2 DRIVEWAY & RESIDENCE

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



PROFILE THRU PROPOSED LOT 3 DRIVEWAY & RESIDENCE

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

LANDSCAPE PLANTING CHART

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE			COMMENTS
				CALIPER (IN.)	HEIGHT (FT.)	VOLUME (GAL.)	
7	SM	ACER SACCHARUM	SUGAR MAPLE	2" - 3"	-----	-----	SEE PLAN
1	WO	QUERCUS ALBA	WHTE OAK	2" - 3"	-----	-----	SEE PLAN
4	RO	QUERCUS RUBRA	RED OAK	2" - 3"	-----	-----	SEE PLAN

LANDSCAPING NOTES

1. ALL LANDSCAPING (PLANTING OF TREES, SHRUBS, SOD, ETC.) SHALL BE PERFORMED BY OR UNDER THE SUPERVISION OF A PERSON WHO MEETS AT LEAST ONE OF THE FOLLOWING CRITERIA: CERTIFIED NURSERY PROFESSIONAL, ISA CERTIFIED ARBORIST, CERTIFIED LANDSCAPE TECHNICIAN PROGRAM OR GRADUATE FROM A 2 YEAR COLLEGE IN THE FIELD OF HORTICULTURE, ENVIRONMENTAL SCIENCE, LANDSCAPE ARCHITECTURE OR FORESTRY.
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, NUTRIFIED 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 611-1R1
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 OVER 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 TOWN OF OWNER OF THE LAND, IF OTHER THAN THE PERMIT HOLDER OF THE PERMIT. SAID REPLACEMENT SHALL BE WITHIN 60 DAYS FOLLOWING WRITTEN DEMAND FOR SUCH REPLACEMENT FROM THE DIRECTOR OF TECHNICAL SERVICES OR WRITTEN EXTENDED PERIOD OF TIME AS MAY BE SPECIFIED.



WHITE OAK TREE



SUGAR MAPLE

RED OAK

EROSION AND SEDIMENT CONTROL NOTES

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.

TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY, PRIOR TO EXPECTED RAIN EVENTS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.

THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH ACCEPTED STANDARDS.

ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS.

ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING, MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.

ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.

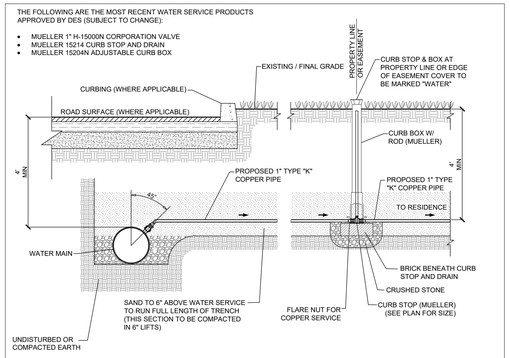
THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT AREA CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.

SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.

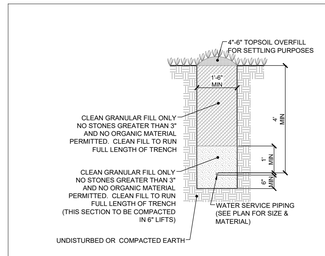
SOIL SEEDING AND FERTILIZER AMENDMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".

ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".


PROPOSED LOT 1
245,821 SF
PROPOSED LOT 2
80,891 SF
PROPOSED LOT 3
97,001 SF
PROPOSED LOT LINES TYP.
PROPOSED 4-BEDROOM RESIDENCE
PROPOSED ASPHALT DRIVEWAY
PROPOSED SILT FENCE TYP.
PROPOSED EROSION CONTROL MATTING (TYP.)
PROPOSED STABILIZED CONSTRUCTION ENTRANCE
LIMIT OF DISTURBANCE FOR PROPOSED LOTS 2 AND 3 (±77,100 SF / 1.8 AC)
EXISTING 5-BDRM RESIDENCE
EXISTING GARAGE
SOIL STOCKPILING / STAGING
EQUIPMENT STORAGE
DECK
WALKWAY
Asphalt Drive
MONTROSE STATION ROAD
Edge of Drive West 3.00+/-
Edge of Asphalt
Stone Wall
Stone Retaining Wall
Remains of Asphalt Drive
Tax Lot 44.17-1-11
Tax Lot 44.17-1-6
Tax Lot 44.17-2-1 N/F Michael Simmon & Jennifer Budner
Tax Lot 44.17-1-12 N/F Eugine M. Cesar-Fabian & Marie Fabian
Tax Lot 44.17-1-16 N/F Reid Gearhart & Tatiana Monorovic
Deed Liber #12229, Page #339
Tax Lot 44.17-1-9 & 10 N/F Thomas H. Hintze Irrevocable Trust
Tax Lot 44.17-2-3 N/F Anne Sumers
Deed Control # 44250322
50' Wide Right of Way Per Deed Liber 2120, Page 12
Properties Not Contiguous - Overlap Exists
Frame Shed
Wire Fence
Gas Valve
Utility Pole Typ.
WATER VALVE TYP.
HYDRANT
Stone Masonry Pier
10" CMP Inv=137.28
Partially Exposed 10" Corrugated Metal Pipe
S 20° 48' 00" W
S 25° 44' 00" E (Survey)
S 24° 00' 00" E (Deed)
97.87'
S 28° 14' 40" E
243.23' (Survey)
243.80' (Deed)
S 51° 50' W (Survey)
S 35° 50' W (Deed)
19' (Survey)
26' (Deed)
N 31° 21' 00" E
91.39'
N 53° 26' 00" E
36.37'
N 42° 45' 00" E
123.03'
N 37° 28' 00" E
33.36'
N 53° 36' 00" E
60.62'
N 50° 37' 00" E
41.26'
N 51° 26' 00" E
36.28'
N 35° 23' 00" W
40.00'
N 36° 13' 00" W
375.00'
N 35° 42' 00" W
192.36'
N 35° 57' 00" W
N 60° 15' 00" E
162.80'
153.35'
168.15'
121.92'
241.62'
177.00'
336.83'
R=293.51'
L=112.50'
G77.35'(Deed)
G85.73'(Survey)
N 20° 48' 00" W
150.28'
88'
10'
20'
30' SIDE YARD
50.00
15.15'
65.16'
105.84'
170.8'
172.00'
183.00'
161.81'
10' MIN.
Stone Wall
Guy Wire
Utility Pole Typ.
Edge of Asphalt
Stone Retaining Wall
Asphalt Drive
Tax Lot 44.17-1-11
Tax Lot 44.17-1-6
Tax Lot 44.17-2-3
Tax Lot 44.17-1-16
Tax Lot 44.17-1-12
Tax Lot 44.17-1-9 & 10
Tax Lot 44.17-2-1
Tax Lot 44.17-2-18
Eugine Gonzalez
Frame Shed
Wire Fence
Gas Valve
Utility Pole Typ.
Edge of Asphalt
Edge of Drive West 3.00+/-
Remains of Asphalt Drive



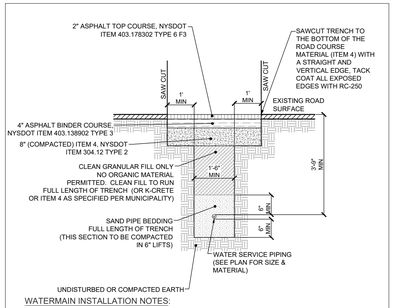
WATER SERVICE CONNECTION N.T.S.



WATERMAIN INSTALLATION NOTES:

1. NO ROCK SHALL PROJECT WITHIN THE SURFACE OF THE TRENCH AND ALL ROCK SHALL BE A MINIMUM OF 12" FROM THE PIPE HORIZONTALLY. IF BEDROCK IS ENCOUNTERED DURING INSTALLATION, IT SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 4" + PIPE ø + 6" AND REPLACED WITH 6" OF SAND.
2. CLAY, SILT LOAM, OR NON-HOMOGENOUS SOILS REQUIRE SHORING AND BRACING.
3. 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.
4. ANY UNSUITABLE MATERIAL EXCAVATED FROM THE TRENCH SHALL NOT USED AS BACKFILL AND SHALL BE REPLACED BY SUITABLE MATERIAL APPROVED BY THE DESIGN ENGINEER.

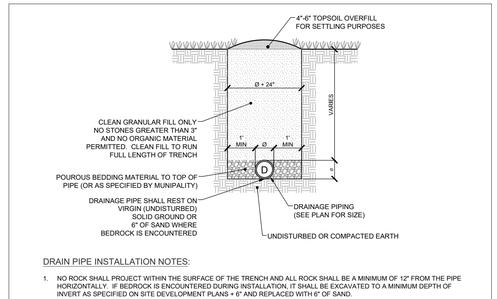
WATER SERVICE INSTALLATION W/O PAVEMENT RESTORATION N.T.S.



WATERMAIN INSTALLATION NOTES:

1. NO ROCK SHALL PROJECT WITHIN THE SURFACE OF THE TRENCH AND ALL ROCK SHALL BE A MINIMUM OF 12" FROM THE PIPE HORIZONTALLY. IF BEDROCK IS ENCOUNTERED DURING INSTALLATION, IT SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 4" + PIPE ø + 6" AND BEDDING AND TRENCH BACKFILL MATERIAL SHALL BE No. 57 CRUSHED STONE.
2. CLAY, SILT LOAM, OR NON-HOMOGENOUS SOILS REQUIRE SHORING AND BRACING.
3. 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.
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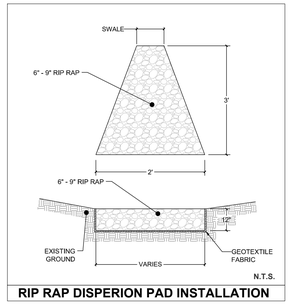
WATER SERVICE INSTALLATION W/ PAVEMENT RESTORATION N.T.S.



DRAIN PIPE INSTALLATION NOTES:

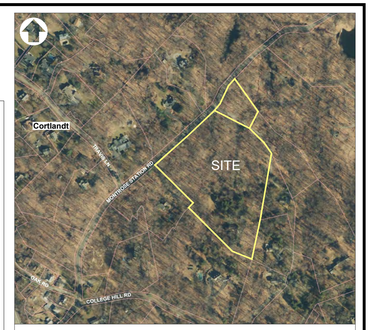
1. NO ROCK SHALL PROJECT WITHIN THE SURFACE OF THE TRENCH AND ALL ROCK SHALL BE A MINIMUM OF 12" FROM THE PIPE HORIZONTALLY. IF BEDROCK IS ENCOUNTERED DURING INSTALLATION, IT SHALL BE EXCAVATED TO A MINIMUM DEPTH OF INVERT AS SPECIFIED ON SITE DEVELOPMENT PLANS + 6" AND REPLACED WITH 6" OF SAND.
2. CLAY, SILT LOAM, OR NON-HOMOGENOUS SOILS REQUIRE SHORING AND BRACING.
3. 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.
4. ANY UNSUITABLE MATERIAL EXCAVATED FROM THE TRENCH SHALL NOT USED AS BACKFILL AND SHALL BE REPLACED BY SUITABLE MATERIAL APPROVED BY THE DESIGN ENGINEER.

DRAIN PIPE INSTALLATION W/O PAVEMENT RESTORATION N.T.S.

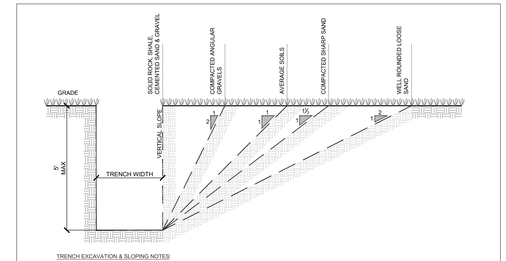


N.T.S.

RIP RAP DISPERION PAD INSTALLATION



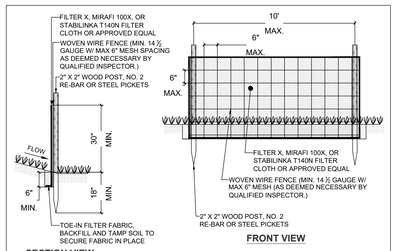
LOCATION MAP SCALE: 1" = 600'



TRENCH EXCAVATION & SLOPING NOTES:

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.
2. CLAY, SILT, LOAM OR NON-HOMOGENOUS SOILS REQUIRE SHORING AND BRACING. PRESENCE OF GROUND WATER REQUIRES SPECIAL TREATMENT
3. SOURCE- U.S. DEPARTMENT OF LABOR (OSHA)

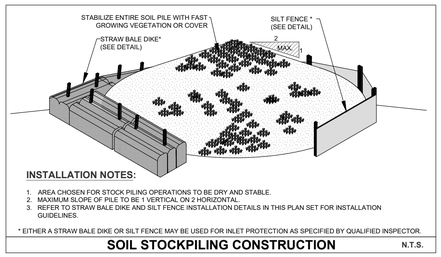
TRENCH EXCAVATION & SLOPING N.T.S.



INSTALLATION NOTES:

1. EXCAVATE A 4 INCH X 4 INCH TRENCH ALONG THE LOWER SIDE OF A SLOPE AS SPECIFIED ON SITE PLAN.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNHILL) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF STORM WATER FLOW)
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC FLAT IN THE BOTTOM OF THE TRENCH AND BACKFILL THE TRENCH AND TAMP THE SOIL OVER THE FLAP TO SECURELY HOLD THE FABRIC IN PLACE. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN ABOVE
6. PREFABRICATED UNITS SHALL BE OF TYPE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.

SILT FENCE INSTALLATION N.T.S.

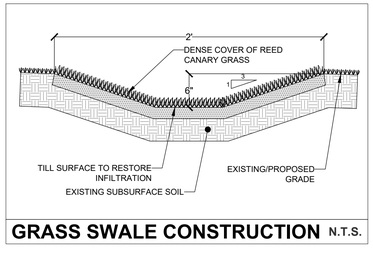


INSTALLATION NOTES:

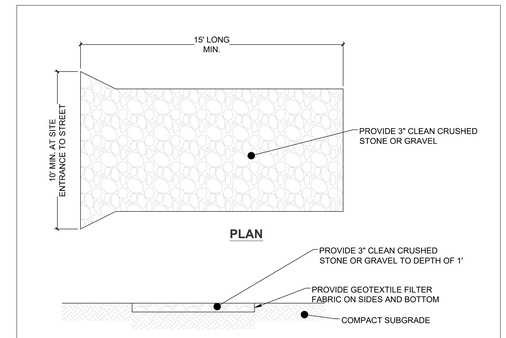
1. AREA CHOSEN FOR STOCK PILING OPERATIONS TO BE DRY AND STABLE.
2. MAXIMUM SLOPE OF PILE TO BE 1 VERTICAL ON 2 HORIZONTAL.
3. REFER TO STRAW BALE DIKE AND SILT FENCE INSTALLATION DETAILS IN THIS PLAN SET FOR INSTALLATION GUIDELINES.

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

SOIL STOCKPILING CONSTRUCTION N.T.S.



GRASS SWALE CONSTRUCTION N.T.S.

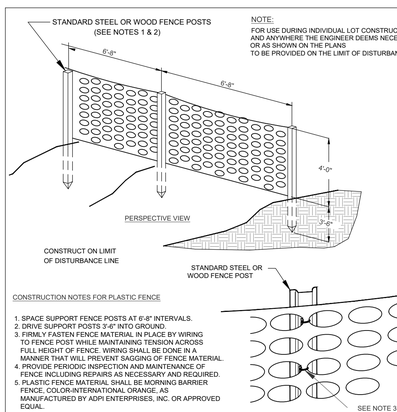


INSTALLATION NOTES:

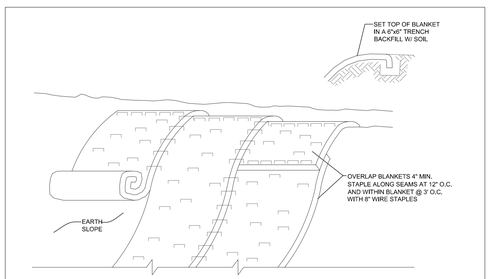
1. STONE SIZE SHALL BE 3" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT ONLY.
2. LENGTH SHALL BE AS SHOWN BUT NOT LESS THAN 15'
3. THE THICKNESS SHALL BE NO LESS THAN 12" AT THE CONSTRUCTION ENTRANCE.
4. THE WIDTH SHALL BE 10' AT A MINIMUM BUT NOT LESS THAN THE FULL WIDTH OF THE TRAVELED WAY.
5.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

N.T.S.

STABILIZED CONSTRUCTION ENTRANCE



ORANGE CONSTRUCTION FENCE N.T.S.

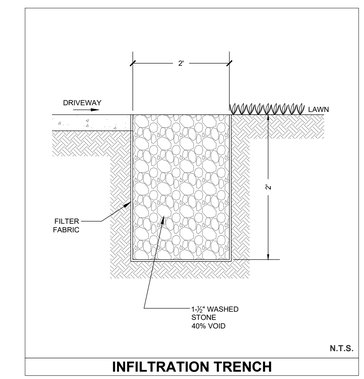


NOTES:

1. STABILIZE PREPARED EARTHEN SLOPE WITH A BIODEGRADABLE NATURAL FIBER NETTING
   APPROVED TYPES ARE AS FOLLOWS:
   -C350 -NORTH AMERICAN GREEN #1-800-772-2040
   -ECOCOR 900h -EASTERN PRODUCTS, INC. #1-201-234-5050
   -ERO-MAT V125C- EROSION CONTROL TECH. #1-800-245-0551
   -ALL SLOPE RESTORATION TO GET 4" TOPSOIL
2. SEED SLOPE PRIOR TO INSTALLING EROSION CONTROL NETTING.

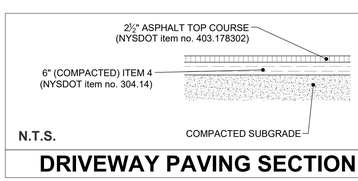
SLOPE STABILIZATION DETAIL

SLOPE STABILIZATION BLANKET INSTALLATION N.T.S.



N.T.S.

INFILTRATION TRENCH



N.T.S.

DRIVEWAY PAVING SECTION

ROOF DRAINAGE CALCULATIONS (LOT 2 + LOT 3)

PURPOSE - CAPTURE AND TREAT ROOF RUNOFF
DESIGN - NYSDEC WATER QUALITY VOLUME
AREA = ROOF AREA = 2,800 SF
WQv - WATER QUALITY VOLUME

WQv = P x Rv x A / 12

P = 90TH PERCENTILE RAINFALL = 1.5"
Rv = 100% IMPERVIOUS, 0.05 + 0.09(I) = 0.95
A = 2,800 SF

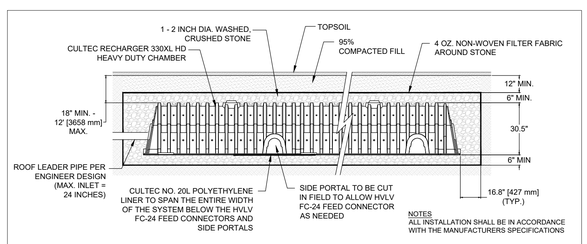
WQv = (1.5) x (0.95) x (2,800) / 12 = 332.5 CU FT

CULTEC 330 XLHD VOLUME = 79.26 CU FT

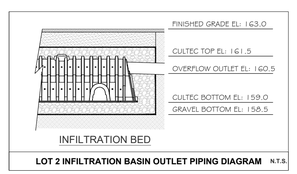
NO. OF UNITS REQUIRED = 332.5 / 79.26 = 4 UNITS

NO. OF UNITS PROVIDED = 4 UNITS

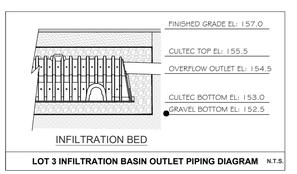
*THIS CALCULATION DID NOT TAKE INTO ACCOUNT ANY PERCOLATION INTO THE SOILS AND IS A CONSERVATIVE DESIGN



CULTEC© RECHARGER 330XLHD STORMWATER SYSTEM DETAIL N.T.S.



LOT 2 INFILTRATION BASIN OUTLET PIPING DIAGRAM N.T.S.



LOT 3 INFILTRATION BASIN OUTLET PIPING DIAGRAM N.T.S.

- 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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- AUTHORIZATION No. 028856

REVISIONS

#	REASON	DATE
1	LABELLA COMMENTS DATED 02-13-2025	AUGUST 20, 2025

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

STATE OF NEW YORK · PATRICK MICHAEL BELL · LICENSED PROFESSIONAL ENGINEER · 087679

EXPIRATION DATE: 03-31-2027

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

Dig Safely. New York Call 811 before you dig

OWNER/APPLICANT

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

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

39 Arlo Lane
Cortlandt Manor, New York 10567

CONSTRUCTION DETAILS

SUBDIVISION & SITE DEVELOPMENT PLAN FOR 77 MONTROSE STATION, LLC

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

SHEET 6 OF 6 | CD-6.1

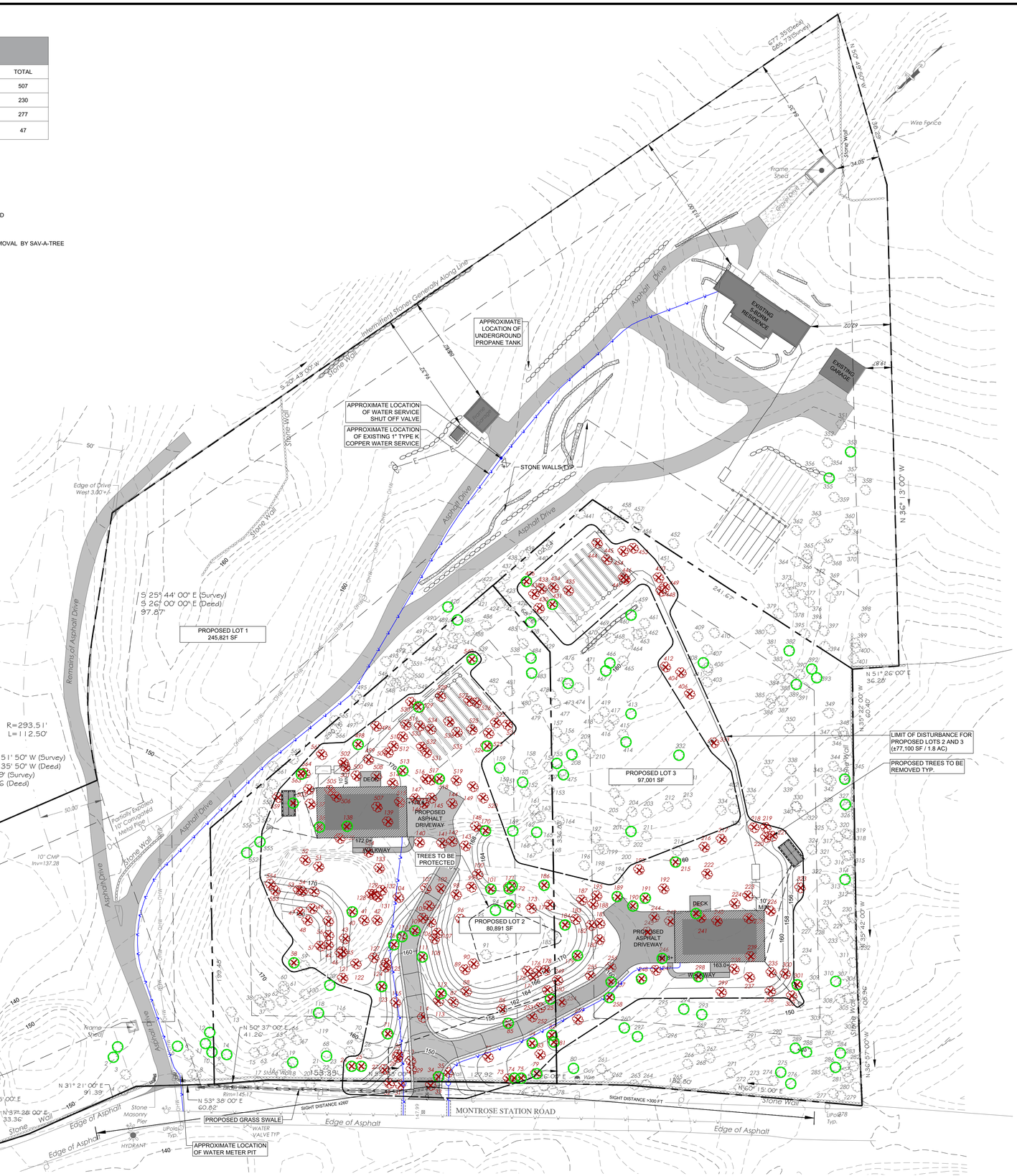
TREE TABLE

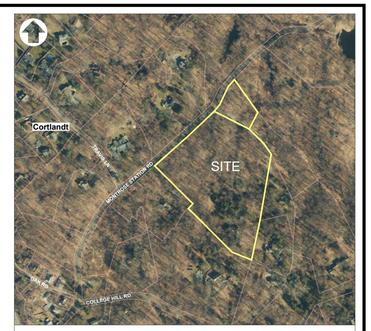
	PROPOSED LOT 2	PROPOSED LOT 3	TOTAL
EXISTING TREES	252	255	507
TREES TO BE REMOVED	157	73	230
TREES TO REMAIN	95	182	277
TREES RECOMMENDED TO BE REMOVED THAT ARE NOT PROPOSED TO BE REMOVED	15	32	47

= EXISTING TREE TO REMAIN

= EXISTING TREE TO BE REMOVED

= TREE RECOMMENDED FOR REMOVAL BY SAV-A-TREE





LOCATION MAP SCALE: 1" = 600'

Dig Safely. New York Call 811 before you dig

40 0 20 40

SCALE: 1" = 40 FT.

OWNER/APPLICANT

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

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- AUTHORIZATION No. 028856

REVISIONS

#	REASON	DATE

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

STATE OF NEW YORK · PATRICK MICHAEL BELL · LICENSED PROFESSIONAL ENGINEER · 087679

EXPIRATION DATE: 03-31-2027

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

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

39 Arlo Lane
Cortlandt Manor, New York 10567

TREE REMOVAL OVERLAY

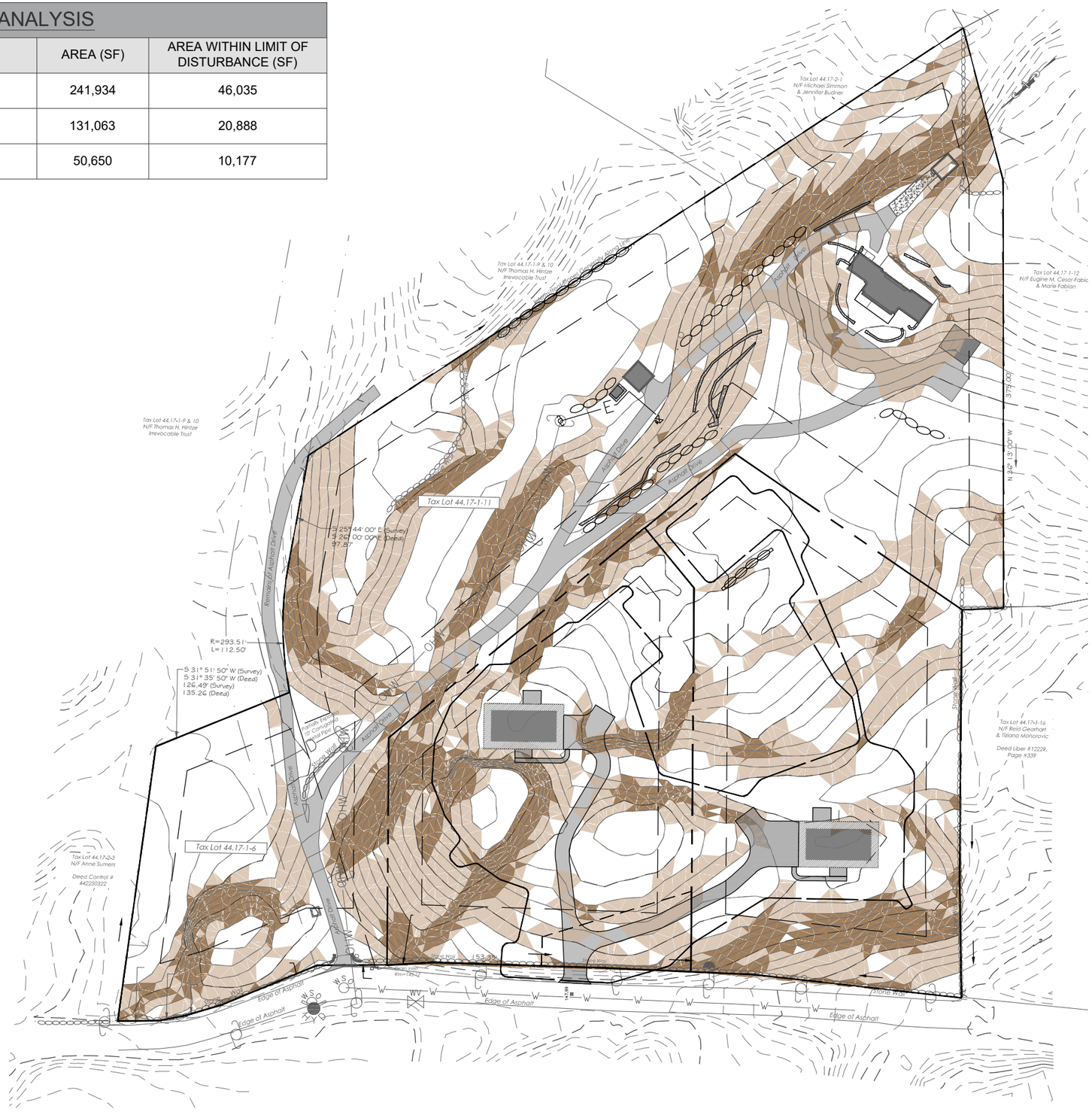
SUBDIVISION & SITE DEVELOPMENT PLAN FOR 77 MONTROSE STATION, LLC

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

SHEET 1 OF 1 TP

SLOPE ANALYSIS

SLOPE RANGE	AREA (SF)	AREA WITHIN LIMIT OF DISTURBANCE (SF)
0 - 15%	241,934	46,035
15% - 30%	131,063	20,888
> 30%	50,650	10,177



100 0 50 100

SCALE: 1" = 100 FT.

DATE: AUGUST 18, 2025

SLOPES & WETLAND MAP W/PROPOSED IMPROVEMENTS

77 MONTROSE STATION ROAD

TOWN OF CORTLANDT
WESTCHESTER COUNTY
NEW YORK

SHEET 1 OF 1 | SWM-2

CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING

39 ARLO LANE, CORTLANDT, NEW YORK
(P) 914-736-3664, (F) 914-736-3693
WWW.CRONINENGINEERING.NET

From: Chris Kehoe
To: Heather LaVarnway
Subject: FW: 77 Montrose Station Road
Date: Wednesday, October 29, 2025 11:22:16 AM

From: Kathleen Gillis <kathleengillis215@gmail.com>
Sent: Tuesday, October 21, 2025 3:25 PM
To: Chris Kehoe <chrisk@townofcortlandt.com>
Subject: 77 Montrose Station Road

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.

Hello Chris -- This is Kathleen Gillis, 47 College Hill Road, Montrose, contacting you again regarding the work at 77 Montrose Station Road, and the proposed subdivision.

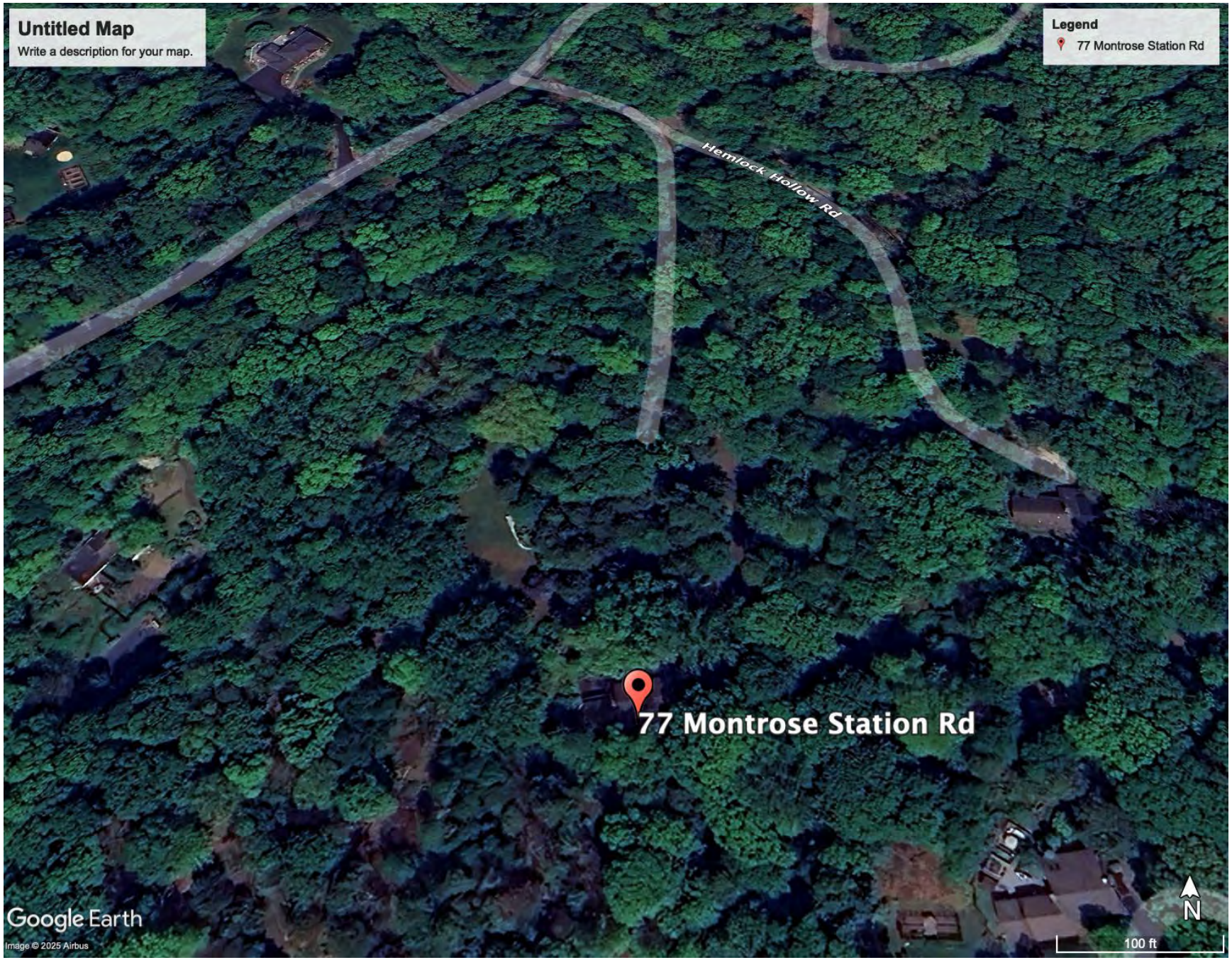
I was at the last Planning Board Work Session and Meeting. It was unclear to me which members were at the September 25 site inspection, and what the scope of the visit and their conclusions were exactly. Can you help me with understanding that? Also, can you clarify the role of Mr. Chris Laine. Is he a consultant for the town, an employee, a member of the Board?

At the meeting, a representative for the applicant objected to what he said were drone photos that were submitted that he said were an invasion of the applicant's privacy. It's my understanding that at least some of the photos were obtained from Google Earth. In any event, I have attached a series of photos from Google Earth that show the development of 77 Montrose Station Road from May 2023 to October 2025. Can these be presented to the Board as they deliberate?

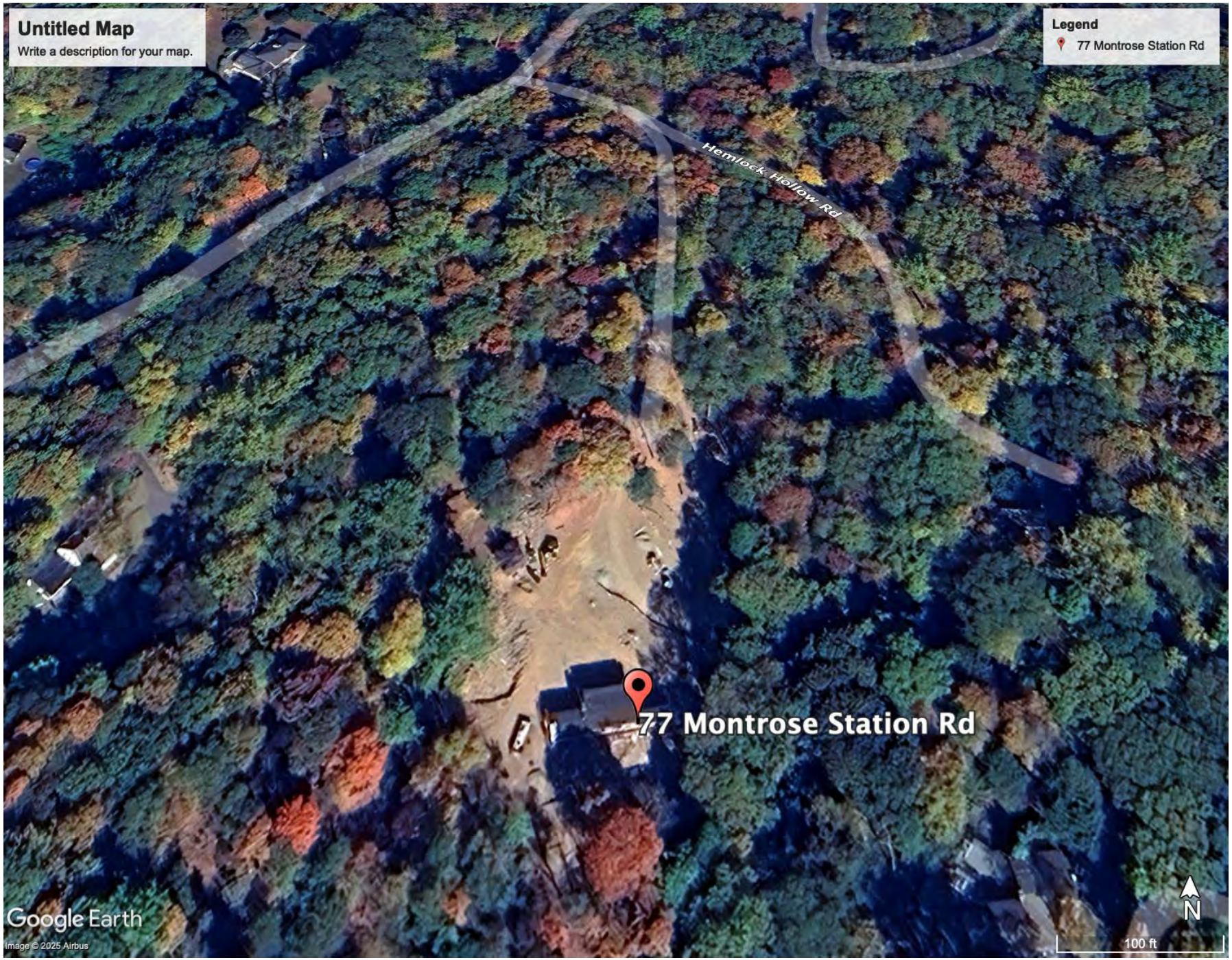
I am still very concerned about the number of trees that have been removed. Was this truly permitted?

Thanks for your help and attention. Kathleen Gillis

May 2023:


Untitled Map
Write a description for your map.
Legend
77 Montrose Station Rd
Hemlock Hollow Rd
77 Montrose Station Rd
Google Earth
Image © 2025 Airbus
N
100 ft

October 2024:



October 2025:



ZARIN & STEINMETZ LLP

David S. Steinmetz
david@zarin-steinmetz.com

October 23, 2025

Via Electronic Submission and Hand Delivery

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

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

Dear Chairman Kessler and Members of the Planning Board:

As you know, our firm, together with Ciarcia Engineering, P.C., Tim Miller Associates, and Weisz Architects, represents Yeshiva Ohr Hameir (the "Yeshiva"), located at 141 Furnace Woods Road, in connection with its application for Amended Site Plan Approval. We write to request placement on your Board's November 6th agenda where we intend to make a presentation at the commencement of the public hearing.

Since we last met with your Board, the Yeshiva has received various comments from the public. We first wish to remind the Board and the public that this application is for an Amended Site Plan Approval to improve the Yeshiva's campus now that it is no longer limited in capacity due to its failing sewer system. This application is *not* about whether the Yeshiva has a right to exist and operate—the Planning Board and Zoning Board of Appeals have already determined that the Yeshiva can lawfully be there.

Forty years ago, the former planning director determined that the Yeshiva was a religious use and could exist in the residential zone. Following the Yeshiva seeking the addition of dormitory space, it was determined that a Special Permit was required since it was considered a seminary, and in 2010, the Planning Board granted the Special Permit to operate as a seminary. Ever since, the Yeshiva has lawfully existed pursuant to its Special Permit, and has properly renewed its Special Permit every three years. In an effort to be a good neighbor, the Yeshiva is offering a response to a majority of the comments received thus far, even those that are not relevant to this application.

The comments can be summarized as follows:

- Current/Future Usage of Dormitory Space and Maximum Occupancy: The existing Yeshiva campus could currently accommodate 217 students within three separate residential buildings, all of which are proposed to be repurposed and will no longer serve as student housing. The existing "Pool" building, which could presently accommodate 101 students, will be converted to staff housing, which will accommodate 3 families (approximately 5 bedrooms each). The "Dallas" building, currently housing 80 students, will be repurposed to provide guest accommodations (16 rooms with accommodations for a couple or a couple with children). The "Chalet" building, which accommodates 36 students, will have its existing residential spaces removed, and the structure will be dedicated entirely to sanctuary use.
    - The proposed plan introduces a centralized dormitory building designed to accommodate all Yeshiva students within a single facility. The new dormitory will consist of two stories containing a total of 64 sleeping rooms—32 rooms per floor. Each room is designed to house four students, with the capacity to accommodate up to five students per room to allow for potential enrollment growth. In total, the proposed dormitory could provide accommodations for up to 320 students.
- Filings of Incorporation: The Yeshiva Congregation, and the Yeshiva Theological Seminary filed Certificates of Incorporation on July 23, 1962, and December 3, 1972, respectively. These documents are attached hereto as Exhibit A.
- Tax Exemption: The Yeshiva secured 501(c)(3) status from the IRS in November 1963, which was reconfirmed by the IRS in a communication dated November 6, 2000. Nothing has changed with regard to this not-for-profit religious educational institution. This document is attached hereto as Exhibit B.
    - The Yeshiva has also renewed its Real Property Tax Exemption for Nonprofit Organizations (RP-420-a/b-Rnw-1). This document is attached as Exhibit C.
- Diplomas Offered: The Yeshiva is accredited with FAFSA and Pell Grants, meaning that it is also recognized by the Federal government. The congregation offers a NY State regents diploma, and the seminary offers a first Talmudic degree as per the Association of Advanced Rabbinical and Talmudic Schools, which is accredited by New York State (First Talmudic Degree is equivalent to a bachelor's degree).
- Zoning: As per a 1985 letter issued by then Director of Planning John Felt, the site is zoned R-40, and may operate as a religious institution. The Yeshiva lawfully operates its seminary pursuant to a Special Permit issued in 2010. The letter is attached hereto as Exhibit D, and the Special Permit is attached hereto as Exhibit E.

- Prior Sewer Violations: All sewer violations have been resolved. The only current item is an outstanding order from DOH, which the new sewer district and installations resolve.

- Walking Trail: The proposed walking trail is shown on the latest plan set and will be explained at the November 6th meeting. This provides the students with walking opportunities on site.

- Litigation Filed Against the Yeshiva: The Yeshiva, which has been in existence for 63 years, has dealt with a mere three minor incidents in its 40 years at this location. All three have been settled and closed.

If you have any questions, please do not hesitate to contact me. We look forward to appearing before your Board at the November 6th meeting. Thank you for your consideration.

Respectfully submitted,
ZARIN & STEINMETZ LLP

By: 

David S. Steinmetz
Vincent M. Pedone

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

EXHIBIT A

Filed in Kings County 7/15/57 500 plus fee, certy

CERTIFICATE OF INCORPORATION

-of-

CONGREGATION YESHIVATH 'OHR HAMEIR

(Pursuant to Article 10 of the Religious Corporation Law)

The undersigned, being the presiding officer and five other persons present and voting at the meeting of the incorporation of CONGREGATION YESHIVATH 'OHR HAMEIR pursuant to Article 10 of the Religious Corporation Law of the State of New York, do hereby make, subscribe and acknowledge this certificate for that purpose, as follows:

FIRST: At a meeting held at 302 Marcy Avenue, Borough of Brooklyn, City and State of New York, attended by at least ten members who have regularly worshipped and contributed to the support of the congregation from its formation, notice of which meeting was duly waived, it was decided that:

SECOND: The congregation shall become incorporated under the name of CONGREGATION YESHIVATH 'OHR RAMEIR.

THIRD: The number of trustees is to be a minimum of three and a maximum of twelve, and the annual election of officers and trustees shall take place on July 9th of each year.

FOURTH: The principal place of worship and the conduct of the affairs of the said congregation shall be located in premises in the Borough of Brooklyn, City and State of New York, and at such places as may be hereafter be designated by the members.

FIFTH: The names of the trustees of the congregation who shall serve during the first three years are:

RABBI ZAZAR KAMANOW	588 Bedford Ave., Brooklyn, N. Y.
EZRIEL KAMAREK	302 Marcy Ave., Brooklyn, N. Y.
RABBI ISRAEL E. KAMAREK	302 Marcy Ave., Brooklyn, N. Y.

b) To provide a place of assembly for members and their friends, as well as for all persons of the Jewish faith where they may discuss their problems and celebrate religious occasions and holidays.

c) To conduct classes in religious subjects for persons of the Jewish faith, both young and old.

d) To acquire and hold property, both real and personal as may be necessary to conduct the activities of the corporation.

SEVENTH: All of the subscribers of this certificate are of full age and at least two-thirds of them are citizens of the United States, and at least one of them is a resident of the City of New York. All of the persons named as trustees are of full age and at least one of them is a citizen of the United States and a resident of the City of New York.

IN WITNESS WHEREOF, we have hereunto made, subscribed and acknowledged this certificate this 19th day of July, 1962.

Rabbi Lazar Kahanow
RABBI LAZAR KAHANOW

Aaron Kahan
AARON KAHAN

Rabbi Israel E. Kanarek
RABBI ISRAEL E. KANAREK

Regina Kahanow
REGINA KAHANOW

Helen Kanarek
HELEN KANAREK

Ann Kahan
ANN KAHAN

STATE OF NEW YORK)
COUNTY OF KINGS) ss

On this 23rd day of July, 1962, before me personally came and appeared RABBI LAZAR KAHANOW, RABBI ISRAEL E. KANAREK, HELEN KANAREK, REGINA KAHANOW and ANN KAHAN, to me known and known to me to be the individuals who executed the foregoing instrument and they acknowledged to me that they executed the same.

Morris Tesler
Notary Public in the State of New York
24-2956400
Certificate filed with Kings Co Register
& New York County Clerk & Register
Term expires March 30, 1963

STATE OF FLORIDA)
COUNTY OF DADE)

CERTIFICATE OF INCORPORATION

-of-

OHR HAMEIR THEOLOGICAL SEMINARY

(Pursuant to Article 10 of the Religious Corporation Law)

The undersigned, being the presiding officer and five other persons present and voting at the meeting of the incorporation of OHR HAMEIR THEOLOGICAL SEMINARY pursuant to Article 10 of the Religious Corporation Law of the State of New York, do hereby make, subscribe and acknowledge this certificate for that purpose as follows:

FIRST: At a meeting held at 3 Boulevard, New Rochelle, City and State of New York, attented by at least ten members who have regurlarly contributed to the support of the Seminary from its formation, notice of which meeting was duly waived it was decided that:

SECOND: The Seminary shall become incorporated under the name OHR HAMEIR THEOLOGICAL SEMINARY.

THIRD: The number of trustees is to be a minimum of three and a maximum of twelve, and the annual election of officers and trustees shall take place on November 15th of each year.

FOURTH: The principal place of study and the conduct of the affairs of the said seminary shall be located in premises in New Rochelle, City and State of New York, and at such places as may be hereafter be designated by the members.

FIFTH: The names of the trustees of the seminary who shall serve during the first three years are:

SIXTH: The purpose for which the corporation is to be formed are as follows :

a) To conduct religious servces in accordance with the principles and practices of the Orthodox Jewish faith.

b) To conduct classes in secondary and higher religious education for persons of the Jewish faith.

c) to provide a place for adults of the Jewish faith where the may study and celebrate religious occasions and holidays.

d) To acquire and hold property, both real and personal as may be necessary to conduct the activities of the corporation.

SEVENTH: All of the subscribers of this certificate are of full age and at least two-thirds of them are citizens of the United States, and at least one of them is a resident of the City of New Rochelle, New York. All of the persons named as trustees are of full age and at least one of them is a citizen of the United States and a resident of the City of New Rochelle, New York.

IN WITNESS WHEREOF, we have hereunto made, subscribed and and acknowledged this certificate this 3rd day of December 1972

RABBI LAZAR KAHANOW

ELIHU KANAREK

RABBI ISRAEL E. KANAREK

ELIHU KAHANOW

HELEN KANAREK

ANN KAHAN

SUBSCRIBED & SWORN TO
BEFORE ME THIS 3 DAY OF
Dec. 1972

...R ...York

EXHIBIT B

Internal Revenue Service

Department of the Treasury

P. O. Box 2508
Cincinnati, OH 45201

Date: November 6, 2000

Person to Contact:
Mr. Mason 31-07424
Customer Service Specialist
Toll Free Telephone Number:
8:00 A.M. to 9:30 P.M. EST
877-829-5500
Fax Number:
513-263-3756
Federal Identification Number:
13-1977140

Congregation Yeshiva Ohr Hameir
141 Furnace Woods Rd
Cortlandt Manor, NY 10567

Dear Sir or Madam:

This is in response to your request for a copy of your organization's determination letter. We have update our records to reflect the address change as indicated above. This will take the place of the copy you requested.

In November 1963, we issued a determination letter that recognized your organization as exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code. That letter is still in effect.

We classified your organization as one that is not a private foundation within the meaning of section 509(a) the Code because it is an organization described in sections 509(a)(1) and 170(b)(1)(A)(i). This classificatic was based on the assumption that your organization's operations would continue as stated in your application. If your sources of support, character, method of operations, or purposes have changed, please let us know so we can consider the effect of the change on your organization's exempt and foundation statu

All exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of $100 or more paid each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

If your organization is a church or a qualified church-controlled organization as defined in section 3121(w)(3) of the Code, it may elect to exclude wages paid to its employees (other than for services performed in an unrelated trade or business) for social security taxes. This election must be made by filing Form 8274 by the day before the date the organization's first quarterly employment tax return would be due under the revised law. If your organization makes this election, its employees who earn $100 or more during a calendar year become liable for the payment of the self-employment tax on the wages the organization pays them.

Donors may deduct contributions to your organization as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to your organization or for its use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Your organization is not required to file federal income tax returns unless it is subject to the tax on unrelated business income under section 511 of the Code. If your organization is subject to this tax, it must file an income tax return on the Form 990-T, Exempt Organization Business Income Tax Return. In this letter, we are not determining whether any of your organization's present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

Congregation Yeshiva Ohr Hameir
13-1977140

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, these organizations are not automatically exempt from other federal excise taxes.

The law requires you to make available for public inspection a copy of your organization's exemption application, any supporting documents and the exemption letter to any individual who requests such documents in person or in writing. You can charge only a reasonable fee for reproduction and actual postage costs for the copied materials. The law does not require you to provide copies of public inspection documents that are widely available, such as by posting them on the Internet (World Wide Web). You may be liable for a penalty of $20 a day for each day you do not make these documents available for public inspection.

Because this letter could help resolve questions about your organization's exempt status and foundation status, you should keep it with the organization's permanent records.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

This letter affirms your organization's exempt status.

Sincerely,

John E. Ricketts

John E. Ricketts, Director, TE/GE
Customer Account Services

EXHIBIT C

NEW YORK STATE | Department of Taxation and Finance

RETURN BY MAY 1, 2025
No Exceptions

RP-420-a/b-Rnw-1

(2/22)

Office of Processing and Taxpayer Services
W A Harriman Campus, Albany NY 12227-0863

This renewal is for properties located in the Town of Cortlandt / Westchester County

Renewal Application for Real Property Tax Exemption for Nonprofit Organizations

Part 1: Organization Purpose

File with your local assessor by the taxable status date. See instructions.

Do **not** file this form with the Office of Real Property Tax Services.

NOTE: This is a 4 page application.
Please complete all fields of both forms.

Name of organization: Congregation Yeshiva Or Haner					
Mailing address (number and street or PO Box): 141 Furnace Woods Rd PO Box 130			Location of property (street address): 141 Furnace Woods Rd		
City, village, or post office: Peekskill	State: NY	ZIP code: 10566	City, village, or post office: Cortlandt Manor	State: NY	ZIP code: 10567
Contact number: 914 736 1500			Email address (optional): EKRLKL2 @gmail.com		
Employer ID no.: B-1977140			Tax map number of section/block/lot: Property identification (see tax bill or assessment roll) *: 44.12-1-3		

*** If necessary, indicate section, block and lot for parcels on a separate sheet or at the bottom of this page.**

1. Have any of the following changes occurred since the last application for this property tax exemption was filed? If any of the listed changes have occurred, provide a detailed explanation of each change on the back of this form, mark an **X** in the appropriate boxes below, and complete and sign the statement. If none of the changes have occurred, mark an **X** in the *Statement of no change* box below and complete and sign the statement.

☐ A change has occurred in the purpose(s) of the organization.

☐ A change has occurred in the organization as a result of action taken by one or more regulatory agencies (such as issuance, restriction, or withdrawal of an operating certificate, permit, charter, or similar authorization).

☐ A change has occurred in the organization's status with regard to exemption from federal income taxes (such as exempt status has been recognized, denied, or revoked by the Internal Revenue Service (IRS), or the Internal Revenue Code classification of exemption has been changed).

☐ **Statement of change** – I hereby certify that all of the changes, as listed above, that have occurred since application for exemption was last filed have been noted and the explanations of such changes are true and correct to the best of my knowledge and belief.

☒ **Statement of no change** – I hereby certify that none of the changes listed above have occurred since the last application for an exemption was filed to the best of my knowledge and belief.

Signature	Phone number	Date
Eli Cohen	914-736-1500	April 9 2025

2. Mark an **X** in the box for all applicable forms filed with the IRS by the organization since the last application for property tax exemption was last filed (**Note:** Assessor may request a copy of filed forms):

☐ Federal Form 1023, *Application for Recognition of Exemption*

☐ Federal Form 1024, *Application for Recognition of Exemption*

☐ Federal Form 990, *Return of Organization Exempt from Income Tax*

☐ Federal Schedule A Form 990 or 990-EZ, *Public Charity Status and Public Support*

☐ Federal Form 990-PF, *Return of Private Foundation Trust Treated as Private Foundation*

☐ Federal Form 990-T, *Exempt Organization Business Income Tax*

☐ None of the above

* Note additional S/B/Ls here:

Explanation of changes that have occurred

Attach additional sheets if necessary. Provide the organization's name, its employer identification number, and the parcel number on each attachment.

Type of change	Explanation
1.	
2.	
3.	

This Area for Assessor's Use Only

Assessing unit	County
City/town	Village
School district	

Date application filed:

Action on application: Approved ☐ Disapproved ☐

Assessed valuation: Taxable $ Exempt $

Documentary evidence presented:

Assessor's signature	Date

Instructions

Application

For purposes of exemptions granted pursuant to Real Property Tax Law § 420-b, each year following the year in which exemption is granted on the basis of application forms RP-420-b-Org, *Application for Real Property Tax Exemption for Nonprofit Organizations - Permissive Class I - Organization Purpose*, and RP-420-a/b-Use, *Application for Real Property Tax Exemption for Nonprofit Organizations II - Property Use*, a renewal application must be filed. One copy of RP-420-a/b-Rnw-1, must be filed in each assessing unit; one copy of RP-420-a/b-Rnw-II, *Renewal Application for Real Property Tax Exemption for Nonprofit Organizations II - Property Use*, must be filed in each assessing unit for each separately assessed parcel for which exemption renewal is sought. The assessor may request information in addition to the information contained in the application.

For purposes of exemptions granted pursuant to Real Property Tax Law § 420-a, the same forms may be used (except RP-420-a-Org, *Application for Real Property Tax Exemptions for Nonprofit Organizations - Mandatory Class I - Organization Purpose*, replaces RP-420-b-Org), or the owner may submit proof of their continued exempt status that their assessor has deemed acceptable, instead.

Place of filing application

Applications for exemption from city, town, or village taxes must be filed with the city, town, or village assessor. Applications for exemption from county or school district taxes must be filed with the city or town assessor who prepares the assessment roll used in levying county or school taxes. In Nassau County, applications for county, town and school tax purposes should be filed with the Nassau County Board of Assessors. In Tompkins County, applications should be filed with the Tompkins County Division of Assessment. **Do not file with the Office of Real Property Tax Services.**

Time of filing application

The application must be filed in the assessor's office on or before the appropriate taxable status date. For further information, ask your local assessor. To find your local assessor's contact information, visit our website or your locality's website.

RETURN BY MAY 1, 2025

RP-420-a/b-Rnw-II (9/08)

No Exceptions

NYS DEPARTMENT OF TAXATION & FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES

NOTE: This is a 4 page application. Please complete all fields of both forms.

RENEWAL APPLICATION FOR REAL PROPERTY TAX EXEMPTION
FOR NONPROFIT ORGANIZATIONS
II – PROPERTY USE

This renewal is for properties located in the Town of Cortlandt / Westchester County

(See general information and instructions on back form)

1a. Name of organization: Congregation Yeshiva Ohr Haner

d. Name of contact person: Mrs Rivka Kaveret

b. Mailing address: 141 Furnace Woods Rd #330, Peekskill NY 10566

e. Telephone no. of contact person: Day (914) 736-7510 Evening (914) 410-7934

c. Employer ID no.: 13-1977140

f. E-mail address (optional): EKRLLC2@gmail.com

g. Property identification (see tax bill or assessment roll) Tax map number or section/block/lot: 44.12-1-3

2. Have any of the following changes occurred since application for this property tax exemption was last filed? If any of the listed changes have occurred, please give a detailed explanation of each change on the back of this form, check the appropriate line below, and complete and sign the statement. If none of the changes has occurred, please check the appropriate line below and complete and sign the statement.

- ☐ a. A change has occurred in the ownership of all or part of the property.
- ☐ b. A change has occurred in the use or uses of the property by the owner.
- ☐ c. A change has occurred in that all or part of the property is now being offered for sale or lease.
- ☐ d. All or part of the property is occupied by an organization other than the owner: the user organization(s) make payments for use of the property, and a change has occurred in (1) the proportion of the property so occupied, (2) the terms of the occupancy, or (3) the payments made by the occupant(s).
- ☐ e. Physical changes in the property (such as construction, alterations, or demolition) have occurred.
- ☐ f. A change has occurred in the nature or schedule of planned construction of buildings or other improvements on an unimproved portion of the property.
- ☐ g. One of the organization's purposes is hospital, and a change has occurred in the amount of space or time that the property is used for the private practice of staff members or others rather than for the direct hospital related activities.

☐ **STATEMENT OF CHANGE**

I hereby certify that all of the changes, as listed above, that have occurred since application for exemption was last filed have been noted and the explanations of such charges are true and correct to the best of my knowledge and belief.

☒ **STATEMENT OF NO CHANGE**

I hereby certify that none of the changes listed above has occurred since application for exemption was last filed to the best of my knowledge and belief.

Signature	Date	Title
Ed Casanova	April 9 2025	President

FOR ASSESSOR'S USE

Assessing unit _____ County _____
City/Town _____ Village _____
School District _____

EXPLANATIONS OF CHANGES THAT HAVE OCCURRED

(If more space is needed, attach additional sheets. Please give the organization's name, its employer identification number and the parcel number on each attachment)

Change No. _____ Explanation _____

GENERAL INFORMATION AND FILING REQUIREMENTS

1. Application

For purposes of exemptions granted pursuant to section 420-b of the Real Property Tax Law, each year following the year in which exemption is granted on the basis of application forms RP-420-b-Org and RP-420-a/b-Use, a renewal application must be filed. One copy of RP-420-a/b-Rnw-I must be filed in each assessing unit; one copy of RP-420-a/b-Rnw-II must be filed in each assessing unit for each separately assessed parcel for which exemption renewal is sought. The assessor may request information in addition to the information contained in the application.

For purposes of exemptions granted pursuant to section 420-a of the Real Property Tax Law, the same forms may be used (except RP-420-a-Org replaces RP-420-b-Org). In the alternative, the owner may submit proof of continued exempt status to the assessor in whatever form is mutually acceptable.

2. Place of filing application

Application for exemption from city, town, or village taxes must be filed with the city, town, or village assessor. Application for exemption from county or school district taxes must be filed with the city or town assessor who prepares the assessment roll used in levying county or school taxes. In Nassau County, applications must be filed with the Nassau County Board of Assessors. In Tompkins County, applications must be filed with the Tompkins County Division of Assessment. **Do not file with the Office of Real Property Tax Services.**

3. Time of filing application

The application must be filed in the assessor's office on or before the appropriate taxable status date. In towns preparing their assessment roll in accordance with the schedule provided by the Real Property Tax Law, the taxable status is March 1. In towns in Nassau County, the taxable status date is January 2. Westchester County towns have either a May 1 or June 1 taxable status date; contact the assessor. In villages and cities, the taxable status dates vary, and the appropriate assessor should be consulted for the correct date.

Please check that the noted Section/Block/Lots for the parcels owned in the Town of Cortlandt/Westchester County are correct.

SPACE BELOW FOR ASSESSOR'S USE

Parcel identification no. (s) CONGREGATION YESHIVA OHR HAMEIR
PARCEL I.D.#: 44.12-1-3

_____ _____
Applicant organization Date application filed

Application: ☐ Approved ☐ Disapproved

Assessed Valuation $_____ Taxable $_____ Exempt

Documentary evidence presented: _____

_____

Town of Cortlandt _____ _____
Assessing unit Assessor's signature Date

EXHIBIT D

Supervisor Planning Board
..... n Board
..... Zoning Board
...1... Legal Dept
...1... DOTS Director
...1... C.A.C.
..... A.R.C.
...1... Applicant
...1... Chas
.....
Sent 3/6/07

6:90B Duke Ranch

LAW OFFICES
LEVINE & MONTANA
1019 Park Street
P. O. Box 668
Peekskill, N. Y. 10566
914-737-3515

SEYMOUR R. LEVINE
LEWIS MONTANA, P. C.

SHELDON SCHWARTZ, P. C.
COUNSEL

PB 16-06

May 2, 1985

RECEIVED
MAY 3 1985
TOWN OF CORTLANDT
DEPARTMENT OF PLANNING

John Felt, Planning Director
Town of Cortlandt
Municipal Building
Croton-on-Hudson, New York 10520

My dear Mr. Felt:

Re: Congregation Yeshivat Ohr Hameir
With: Moe and Louise Hirsch

Firstly, may I thank you for your informing me that in discussions had by you with Mr. William Zutt, Special Counsel to the Planning Board and Zoning Board, that private schools offering courses of general instruction are permitted uses as of right in a R-40 One-Family Residential Zoning District; and therefore that our client, the Congregation Yeshivat Ohr Hameir, may use the premises owned by Mr. and Mrs. Hirsch, known as the Dude Ranch, now under contract to be purchased by our client, as and for a place of worship and religious instruction in connection with the school it intends to operate thereon, all pursuant to and in conformance with Section 88-7 (2) and 88-8 of the Zoning Ordinance of the Town of Cortlandt presently in force and effect. You may also, of course, be advised that such school as aforedescribed is exempt from the licensing requirement formulated by the Department of Education of the State of New York, as more particularly set forth in Section 5001 (2) (f).

Although exempt from licensing requirement, may I also call to your attention that the school operated by our client nevertheless receives grants and subventions from the Department of Education of the State of New York for mandated services it provides, as governed by the Department of Education.

Of course, it is understood by the writer, and our client, that if any building on the premises is to be demolished (as for instance, the premises which were partially destroyed by fire) or if any building is in need of alteration, that in each such case, appropriate permits must be applied for and obtained from the Planning Department and Building Department of the Town of Cortlandt having jurisdiction thereof.

LAW OFFICES
LEVINE & MONTANA

For your information, also, may I advise that the school has been in continuous operation for the past 22 years at its present quarters, to wit: Three Boulevard, New Rochelle, New York. The present student body is slightly under 60 and the staff which it shall employ is about 20, of which one-half only probably will be housed at the premises.

I trust that I have set forth the pertinent information you may require and I will therefore appreciate your advice that the facts stated herein do permit our client to use the premises it shall purchase, as indicated, as of right, without further application to governmental agencies, except for such alterations, demolition, etc., under the jurisdiction of the Planning Department and Building Department of the Town of Cortlandt.

I shall be pleased to hear from you and I trust you are in agreement with the position I have taken, and await your response at your earliest convenience.

With kind regards and many thanks as always for your cooperation, I am,

Sincerely,

LEVINE & MONTANA
By:

Seymour R. Levine

SRL:ls

Town of Cortlandt

MUNICIPAL BUILDING
CROTON-ON-HUDSON, N.Y. 10520

CHARLES G. DiGIACOMO
Town Supervisor

(914) 271-5196
(914) 739-3522

(WESTCHESTER COUNTY)

DEPARTMENT OF PLANNING
&
COMMUNITY IMPROVEMENT
JOHN T. FELT, AICP
Director
(914) 271-2115, 2116, 2117

May 3, 1985

Seymour R. Levine, Esq.
Levine & Montana
1019 Park Street
P.O. Box 668
Peekskill, New York 10566

Dear Mr. Levine:

In reply to your letter dated May 2, 1985, please be advised that Chapter 88 (Zoning) of the Town of Cortlandt Code allows as a matter of right:

.Churches and other places of worship and religous instruction, parish houses, rectories and convenants in connection with schools.

.Public schools and private schools offering courses of general instruction.

Based upon the description of purpose and activities contained in your letter, it is my considered opinion that the place of worship and religious instruction in connection with a school that the Congregation Yeshivat Ohr Hameir wishes to operate at the Peekskill Dude Ranch is a permitted use as a matter of right under the Town Zoning Ordinance.

I trust the above satisfactorily answers your question.

Very truly yours,

John T. Felt

John T. Felt, AICP, Director
Department of Planning and
Community Improvement

JTF/plg

EXHIBIT E

TOWN OF CORTLANDT **RESOLUTION NO. 01-10**
PLANNING BOARD
PB 7-09

WHEREAS, an application for Planning Board approval of a Site Development Plan pursuant to Chapter 307 (Zoning), a Special Permit pursuant to Chapter 307-50 (University, College or Seminary), a Wetland Permit pursuant to Chapter 179 (Wetlands) and a Tree Removal Permit pursuant to Chapter 283 (Trees) of the Town of Cortlandt Code was submitted by the **Yeshiva Ohr Hameir** for site improvements including the construction of a new on-site wastewater treatment plant and for the renovation/reconstruction of the existing Dodge City Building for classroom and dormitory space as shown on a 3 page set of drawings entitled "Site Plan prepared for Yeshiva Ohr Hameir", latest revision dated June 18, 2009, prepared by Ralph Mastromonaco, P.E. and a 2 page set of drawings entitled "Dormitory Renovation/Reconstruction" prepared by KG&D Architects, undated (with a presentation date of July 7, 2009), and

WHEREAS, the subject property of 37.32 acres is zoned R-40, Single Family Residential, is located at 141 Furnace Woods Road and is designated on the Town of Cortlandt Tax Maps as Section 44.12, Block 1, Lot 3, and

WHEREAS, the Town has determined that the Yeshiva is deemed under the Town Zoning Ordinance to have been granted a Special Permit(s) as of 1994, and that the Applicant is required to make application to the Planning Board for a Site Development Plan Approval and a Special Permit for a university, college or seminary, and

WHEREAS, a university, college or seminary is permitted by Special Permit in the R-40 Single-Family Residential Zoning District, and

WHEREAS, in May 2007, under a previous Planning Board application, the Yeshiva filed an application with the Zoning Board of Appeals contesting the Deputy Director of Code Enforcement's determination that the Yeshiva required a Special Permit for a university, college or seminary, and

WHEREAS, the Zoning Board of Appeals indicated that it would likely render an interpretation that the Yeshiva requires a Special Permit as a "university, college or seminary," pursuant to Zoning Ordinance Section 307-50; and

(continued on page 2)

WHEREAS, the Yeshiva also requested that the ZBA grant it certain variances from the standards and conditions applicable to "universities, colleges or seminaries" relating to front yard setbacks and requiring access to the subject property from a State or County highway; and

WHEREAS, the ZBA closed its Public Hearing, deemed it a reserved decision, wherein it would consider such variances at the time the required Planning Board approvals would be granted, and

WHEREAS, as required by Article 8 of the New York State Environmental Conservation Law for the proposed Unlisted Action the applicant completed and submitted Part 1 of the Full Environmental Assessment Form prepared by Frederick Wells dated May 21, 2009, and

WHEREAS, Public Hearings were held pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code and pursuant to Chapter 274-a of the New York State Town Law on said application at the Cortlandt Town Hall, 1 Heady Street, Cortlandt Manor, New York on July 7, 2009 adjourned to August 4, 2009 and September 1, 2009 at 8:00 p.m., and

WHEREAS, the Public Hearing Notice for this application was duly published in the "Journal News" and in the "Gazette", and

WHEREAS, the subject Public Hearing Notice was mailed to adjacent and across the street property owners and the subject property was posted with a sign giving notice of the Public Hearing, and

WHEREAS, the applicant is seeking Site Development Plan Approval and a Special Permit for site improvements including the construction of a new on-site wastewater treatment plant and for the renovation/reconstruction of the existing Dodge City Building for classroom and dormitory space, and

WHEREAS, the Yeshiva previously submitted an application, PB 16-06 in May 2006, for a much more extensive application for Site Development Plan approval for site plan modifications designed to upgrade its existing classrooms, worship, dormitory, and housing facilities, including the demolition of the existing Dodge City Building and the construction of an approximately 35,100 gross square feet of new construction, consisting primarily of new classroom and dormitory space and the abandonment of the existing on-site septic system, and its replacement with a sanitary sewer connection to the Red Oaks Sewer District, and

WHEREAS, after review by the Town it was determined that a connection by the Yeshiva to the

(continued on page 3)

Red Oaks Sewer District and the Stephens Lane Pump Station was not possible for a variety of technical reasons, and

WHEREAS, the Yeshiva, in conjunction with the Westchester County Department of Health ("WCDOH"), determined that the septic system could not be adequately repaired and/or replaced based upon studies and analyses, and

WHEREAS, the Yeshiva then submitted the current application for the construction of an on-site wastewater treatment plant ("WWTP") and the renovation/reconstruction of the existing Dodge City Building in the same location on the Yeshiva Property, and

WHEREAS, the design and function of proposed on-site wastewater treatment plant was reviewed by the Town's consultant, HDR, in a report dated October 2009 in which HDR concluded that due to depth of bedrock, depth to groundwater, existing wetlands and rock outcroppings that subsurface disposal does not seem feasible and that "a surface water discharge waste water treatment plant meeting intermittent stream standards is appropriate for this site", and

WHEREAS, approximately 1,752 square feet (.04 acres) of wetland regulated by the Town of Cortlandt, the New York State Department of Environmental Conservation (NYSDEC) and the Army Corps of Engineers will be temporarily disturbed for the utility line installation for the excavation of the trench and the installation of the sewer discharge pipe and approximately 14,564 square feet (.33 acres) of Town and NYSDEC regulated wetland buffer will be temporarily disturbed for the removal of an existing concrete slab and the construction of the wastewater treatment plant (WWTP) and therefore a Town wetland permit is required, and

WHEREAS, the Town hired Stephen Coleman an Environmental Consultant to review the proposed impacts to the regulated wetland and wetland buffer and possible impacts to the flood plain and he submitted two letter reports, dated October 18, 2009 and November 2, 2009, that stated in part "the addition of the proposed sewer treatment facility and the additional mitigation measures will effectively mitigate the impact to the wetlands from nutrient loading due to systematic failures of subsurface sewage disposal systems." and that "The recommended removal of fill materials from the wetland and the restoration of the disturbed areas within the wetland will assist the wetlands on the Yeshiva property to maintain their functions and mitigate potential

(continued on page 4)

flooding impacts during storm events." and that "the applicant has developed appropriate mitigation measures that adequately address environmental and flooding concerns", and

WHEREAS, the applicant submitted the required wetland evaluation as per Town Code Section 179-6, "Criteria for approval, disapproval or approving with modifications" of the Town of Cortlandt Code and the Planning Board makes the following findings based on Section 179-6 of the Town Code (Wetland Ordinance):

(1) The environmental impact of the proposed action.

FINDING:

The proposed sewage treatment plant will have a temporary impact on the wetland and buffer area, as the project involves construction disturbance associated with the removal of an existing concrete slab and installation of improvements, but will ultimately provide an environmental benefit by replacing the existing septic systems serving the site and reducing impervious surfaces. The existing septic areas will be abandoned according to the Rules and Regulations of the Westchester County Department of Health.

(2) The alternatives to the proposed action.

FINDING:

The alternative to implementing the Site Plan to construct the new sewage treatment system, which requires the disturbance to the wetland and wetland buffer, is the continuation of the existing septic systems which are subject to failure and which have been deemed by the Westchester County Health Department as "un-repairable" or the connection to an existing sewer system in the area which has been deemed by the Town to be impractical due to technical issues. Therefore, there is no practical alternative to the proposed project which requires the small impact to the wetland and wetland buffer.

(3) Irreversible and irretrievable commitments of resources that would be involved in the proposed activity.

FINDING:

Irreversible and irretrievable commitments of resources would be limited to the materials and labor associated with the actual construction of the improvements. Once constructed, the proposed sewage treatment plant would process the same amount of water as the existing septic systems but with reliable treatment technology.

(4) The character and degree of injury to or interference with safety, health or the reasonable use of property that is caused or threatened.

FINDING:

The proposed construction will significantly improve the safety, health and reasonable use of the subject property. The project involves wetland buffer enhancement and eliminates the risk of pollution of the wetland habitat from existing septic systems.

(5) The suitability or unsuitability of such activity to the area for which it is proposed.

(continued on page 5)

FINDING:

The project area is suitable for the sewage treatment plant as shown on the Site Plan as it is central to the developed portion of the property, accessible for the necessary utility connections and is will not have an adverse visual impact to adjacent parcels.

(6) The effect of the proposed activity with reference to the protection or enhancement of several functions of wetlands, water bodies and watercourses.

FINDING:

The function of wetlands, water bodies and watercourses in the area will be positively affected by the proposed improvements. By implantation of the proposed landscaping and wetland buffer enhancements shown on the Site Plan, nearby wetlands will have an additional measure of protection. Moreover, the proposal would result in the net reduction of impervious surface in the buffer.

(7) The availability of preferable alternative locations of the subject parcel or proposed action

FINDING:

Viable alternative locations for the proposed sewage treatment plant are not available on the property for a variety of environmental reasons such as depth to bedrock, rock outcroppings and depth to groundwater. The proposed location is the most suitable site as the plant is proposed where there is currently a 8,300 square foot concrete slab that is unused (a prior building location), which will be removed and replaced by a 506 square foot building, several smaller above-surface utility structures, a gravel maintenance driveway and the remaining area re-vegetated with meadow-type groundcover and landscape trees.

(8) The availability of mitigation measures that could feasibly be added to the plan or action.

FINDING:

The project replaces a failed septic system with a modern waste water treatment plant designed to operate in accordance with New York State Standards and includes significant landscaping and wetland buffer enhancement measures that have been reviewed by the Town's environmental consultant and the New York State Department of Environmental Conservation

(9) The extent to which the exercise of property rights and the public benefit derived from such use may outweigh or justify the possible degradation of the wetland, water body or watercourse, the interference with the exercise of other property rights and the impairment or endangerment of the public health, safety or welfare.

FINDING:
The project improvements are proposed to eliminate an existing source of potential degradation of a wetland and watercourse and potential impairment or endangerment of the public health, safety or welfare. The degradation of a wetland, water body and watercourse may result if the existing septic system is not replaced. The proposed waste water treatment plant will be designed to meet intermittent stream standards in accordance with the NYSDEC SPDES pollutant discharges permit conditions specifically identified for this site in the permit. Again, the proposal would result in the removal of the impervious surface in the buffer, and

WHEREAS, on October 22, 2009 the applicant and Town staff met with representatives of the

New York State Department of Environmental Conservation and the Westchester County Health

(continued on page 6)

Department to discuss the issues associated with the design and permitting of the proposed waste water treatment plant, and

WHEREAS, the subject application was referred to the Town of Cortlandt Conservation Advisory Council (CAC), the Cortlandt Architectural Advisory Council (CAAC), the Town Engineering Division, the New York State Department of Environmental Conservation, the Westchester County Department of Health and the Town Department of Environmental Services, and

WHEREAS, comments in response to referrals of the subject application were considered by the Planning Board as well as written and verbal comments made in response to the subject application at the public hearing, and

WHEREAS, the Planning Board considered trees which will be removed from the subject property due to the proposed action and trees to be saved pursuant to Chapter 283 (Trees) of the Town of Cortlandt Code, and

WHEREAS, the Planning Board considered the issuance of the subject Special Permit pursuant to the requirements, conditions and standards contained in Sections 307-40, 307-41, 307-42 and 307-50 of the Town of Cortlandt Zoning Ordinance for a University, college or seminary, and

WHEREAS, the Planning Board under a prior application conducted a site visit of the subject property on August 27, 2006, and

NOW THEREFORE BE IT RESOLVED, that pursuant to Section 307-50(B), Standards and Conditions the Planning board finds that:

1. The minimum lot area is greater than 25 acres.
2. The minimum frontage is greater than 200 feet.
3. An existing building on the Yeshiva property is located closer than 100 feet to a lot line. No additions or modifications are proposed to this building. The Zoning Board of Appeals has already held and closed its Public Hearing, where it considered granting a variance from the requirement that all structures shall be set back at least 100 feet from any lot line or street line deemed it a reserved decision, and stated it would favorably consider such a variance.
4. The building coverage is less than 25%

(continued on page 7)

5. The minimum landscape coverage is greater than 50%

6. The parking area lot line is setback more than 50 feet from the property line.

7. The maximum height of buildings is less than 70 feet.

8. The Zoning Board of Appeals has already held and closed its Public Hearing, where it considered granting a variance from the requirement that "access to the premises shall be via State or County highways only" deemed it a reserved decision, and stated it would consider such a variance.

9. The proposed sewage treatment plant and the improvements to the existing Dodge City Building will be located far enough away from neighboring properties and significant landscape improvements are proposed so as to protect neighboring property from adverse impacts and conforms to the standards established in Sections 307-21B and 307-22 of the Zoning Code.

FURTHER BE IT RESOLVED, that pursuant to Section 617.7 of the SEQR Regulations, as stated in this Resolution and throughout the course of this application as contained in the minutes of the Public Hearing and other regular meetings of the Planning Board, the Planning Board considered the impacts which may be reasonably expected to result from the proposed action by comparing them against the applicable criteria in said section and finds that:

1. The proposed action will not result in a substantial adverse change to existing air quality, ground or surface water quality and quantity, traffic or noise levels; a substantial increase in solid waste production; nor generate a substantial increase in potential for erosion, flooding, leaching or drainage problems.

2. The proposed action will not result in the removal or destruction of large quantities of vegetation or fauna; will not substantially interfere with the movement of a resident or migratory fish or wildlife species; will not impact a significant habitat area; and will not result in any substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species, or other significant adverse effects to natural resources.

3. The proposed action will not result in the impairment of the environmental characteristics of a Critical Environmental Area.

4. The proposed action will not result in the creation of a material conflict with the adopted 2004

(continued on page 8)

Town Comprehensive Master Plan and Town Zoning Ordinance.

5. The proposed action will not result in the impairment of a character or quality of important historical, archeological, architectural or aesthetic resources or of existing community or neighborhood character.

6. The proposed action will not significantly impact the use of either the quantity or type of energy.

7. The proposed action will not create a hazard to human health.

8. The proposed action will not result in a substantial change in the use or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses.

9. The proposed action will not encourage or attract a substantially larger number of people to the subject property compared to the number of people who would come to such place absent the action.

10. The proposed action will not create a material demand for other actions which would result in one of the above consequences.

11. The proposed action will neither result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, nor when considered together result in a substantial adverse impact on the environment.

12. The proposed action will neither result in two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, nor when considered cumulatively, meet one or more of the criteria in this section, and the Planning Board considered possible long-term, short-term and cumulative impacts and found no significant adverse effects which would result as a consequence of the proposed action.

NOW THEREFORE BE IT RESOLVED that the Planning Board as lead agency in this matter finds that based on Part 1 of the Full Environmental Assessment Form (EAF) prepared by Frederick Wells, dated May 21, 2009, and Parts II & III of the Full EAF prepared by the Planning Division, dated January 13, 2010, and the Negative Declaration dated January 13, 2010 and based on the subject Site Development Plan and the record of this application and for reasons stated in this resolution including the analysis of the criteria stated in 617.7(c)(i)-(xii), the

(continued on page 9)

proposed project will have no significant, adverse environmental impact upon the environment and therefore, the Planning Board adopts said Part II & III of the Full EAF and the Negative Declaration, dated January 13, 2010, and that no Draft Environmental Impact Statement is required with regard to this matter, and

FURTHER BE IT RESOLVED that the application of Yeshiva Ohr Hameir for Site Development Plan approval pursuant to Chapter 307 (Zoning), a Special Permit pursuant to Chapter 307-50 (University, College or Seminary), a Wetland Permit pursuant to Chapter 179 (Wetlands) and a Tree Removal Permit pursuant to Chapter 283 (Trees) of the Town of Cortlandt Code for site improvements including the construction of a new on-site wastewater treatment plant and for the renovation/reconstruction of the existing Dodge City Building for classroom and dormitory space as shown on a 3 page set of drawings entitled "Site Plan prepared for Yeshiva Ohr Hameir", latest revision dated June 18, 2009, prepared by Ralph Mastromonaco, P.E. and a 2 page set of drawings entitled "Dormitory Renovation/Reconstruction" prepared by KG&D Architects, undated (with a presentation date of July 7, 2009), be **APPROVED** subject to the conditions listed below and that the Chairperson of the Planning Board be authorized to endorse approval on said Site Development Plan upon compliance by the applicant with such conditions as listed below, and

FURTHER BE IT RESOLVED that approval of said Site Development Plan shall be valid for a period of twelve (12) months from the date of this Resolution to satisfy all conditions of approval that are required to obtain the signature of the Planning Board Chairperson on the Site Development Plan. If there is no substantial change in the condition of the site and/or its environs, the conditional Site Development Plan Approval may be extended by the Planning Board for one (1) additional period of one (1) year, **upon timely application by this applicant and a written explanation of the reasons for the delay which require the granting of a time extension,** and

FURTHER BE IT RESOLVED that the approved site plan with the Planning Board Chairperson's signature shall be valid for a period of twelve (12) months from the date of signing for the applicant to obtain a Building Permit and/or complete any permitted work that does not require a building permit. If there is no substantial change in the condition of the site and\or its

(continued on page 10)

environs, the Site Development Plan Approval with the Chairman's signature may be extended **by the Planning Board for one (1) additional period of one (1) year,** upon timely application by this applicant and a written explanation of the reasons for the delay which require the granting of a time extension.

CONDITIONS AND MODIFICATIONS:

1. Obtain the required signature from the Director of Technical Services and the Director of Environmental Services on a mylar of the subject drawing and submit four (4) prints and the mylar of said drawing to the Planning Office following the Chairman's signature on the Site Development Plan mylar.

2. This Special Permit approval shall expire 3 years from the date of adoption of this Resolution at which time the applicant must make an application to renew and/or amend the Special Permit. The applicant shall submit application materials in October for presentation at meetings in November 2010, November, 2011 and November 2012 Planning Board meetings (or such other dates as scheduled by the Planning Board). By October 1 of each year, the Planning Board shall receive reports from Town staff and the applicant as to the operation of the site and determine whether any substantial code violations exist and review on and off-site water quality testing and, in particular, issues affecting health, safety and general welfare. If the Planning Board determines that the Code violations reported in the yearly reports are substantial, a Special Permit renewal application may be required before the 3 year term noted above. The existing Special Permit shall remain in full force and effect until a final determination by Planning Board Resolution on any Special Permit renewal application.

3. The applicant shall contribute $3,000 to the Town toward the necessary funds for the Town to develop a water monitoring program for water quality, including baseline testing, for the intermittent stream that flows through the applicant's property and flows downstream from the applicant's property. Additional testing, and funding, will be required if the source of the contamination is found to originate on the applicant's property. The parameters of the water monitoring program shall be approved by the Director of Technical Services.

(continued on page 11)

4. The maximum number of students enrolled at the Yeshiva shall be limited to 225, and the maximum number of people permitted to regularly occupy the site shall not exceed 300, excluding special events which shall be governed by the relevant fire code, parking code and other applicable codes affecting occupancy.

5. The applicant must obtain an ECL Article 24 Fresh Water Wetland Permit from the New York State Department of Environmental Conservation (DEC) for the proposed wetland and wetland buffer disturbance for the construction of the proposed Waste Water Treatment Plant.

6. The applicant must obtain all applicable permits from the New York State DEC and Westchester County Department of Health for the design and construction of the new waste water treatment plant and the emptying and decommissioning of the existing subsurface sewage disposal system.

7. A duly licensed third party operator shall be retained to maintain and operate the Waste Water Treatment Plant in accordance with all SPDES permit requirements and submit discharge monitoring reports to the all applicable agencies and the Town Director of DOTS.

8. Obtain the signature of the Receiver of Taxes on an appropriate form indicating that the subject property is tax exempt.

9. Posting of a Five Thousand dollar ($5,000) combined soil erosion security and maintenance security pursuant to Section 307-73.1 of the Town Code. Said security shall be in the form of a Irrevocable Standby Letter of Credit as required by Town Board Resolution No. 257-90 or a cash deposit pursuant to the terms of the Cash Deposit Form as approved by Town Board Resolution No. 190-04. Said security to be in effect for a period of not less than two (2) years from the date thereof. Said security shall be extended as required by the Town if all improvements are not completed within two (2) years from the date thereof. Prior to the release of the signed Site Development Plan by the Planning Division said Letter of Credit or cash deposit shall be submitted to and approved by the Town Department of Law which will then be forwarded to the Town Clerk and a copy to the Planning Division.

(continued on page 12)

10. The applicant shall submit a proposed Wetland Monitoring Agreement to the satisfaction of the Director of Technical Services and the Legal Department and the payment of a site monitoring fee (in an amount to be determined by the Director of Technical Services, in addition to the usual construction inspection fee equal to 5% of the cost of the site improvements excluding the wastewater treatment plant and Dodge City building) which provides for the payment to the Town of a wetland monitor, selected by the Town, for the proposed wetland plantings and other modifications, including the monitoring, water quality testing, maintenance and replacement of wetland disturbance after construction (for a period of 3 years minimum) prior to the Chairman signing the subject Site Development Plan.

11. The proposed colors and materials to be used in the reconstruction of the Dodge City building shall be referred to the Architectural Advisory Council (CAAC) for their review and comments.

12. The Yeshiva and the Town shall appoint Community Liaisons to work with the Town Department of Technical Services concerning any issues that may arise in the operation of the property, and specifically the conditions recited in the Special Permit issued herein.

13. The Yeshiva shall conduct an annual orientation program, including preparing a informational flyer to be provided to the Town, to educate and advise students concerning safety issues in walking on or near public roads in the vicinity of the school.

14. The applicant is advised to contact the Department of Environmental Services, Highway Division requesting the placement of "School Zone" signs at appropriate locations near the Yeshiva.

15. The applicant shall submit a refuse design plan to the satisfaction of the Director of Environmental Services. Said refuse design must include two compaction units – one for solid waste and one for paper. It must have enough truck access for rear loading and safe turnaround capabilities. The applicant agrees that the current volume of total refuse collection will NOT increase. Any increase must be handled by private carters.

16. The applicant shall pursue and obtain the necessary Interpretation from the Zoning

(continued on page 13)

Board of Appeals and any necessary variances under Section 307-50 of the Town Zoning Ordinance.

17. Prior to the Chairperson signing the Site Development Plan, the applicant shall inspect and remove all dead, diseased and/or hazardous trees that could impact the Town road and/or right of way of Furnace Woods Road for a distance of 50 feet along the frontage of the applicant's property. Said tree inspection shall be conducted by a Town approved arborist.

18. The applicant shall construct an on-site walking path prior to the issuance of a Certificate of Occupancy to the satisfaction of the Director of Technical Services.

19. The applicant shall review details of existing and proposed on-site drainage facilities and potable water service connections for the purpose of combining all existing meters with the Director of DOTS.

Adopted: January 13, 2010
Cortlandt Manor, New York

Filed in the Office of the Town Clerk
and Planning Board this 19th day
of January, 2010.

Chris Kehoe
Clerk to the Planning Board

TOWN OF CORTLANDT
PLANNING BOARD
PB 7-09
NEGATIVE DECLARATION
JANUARY 13, 2010

WHEREAS, since 1985, Yeshiva Ohr Hameir (the "Yeshiva") has operated as a religious educational institution on the approximately 37.32 acre subject property, which is located at 141 Furnace Woods Road in Cortlandt and which is designated on the Town of Cortlandt Tax Maps as Section 44.12, Block 1, Lot 3 (the "Property"); and

WHEREAS, the Yeshiva provides a program of secondary education certified by the New York State Board of Regents and also provides a post-secondary school program; and

WHEREAS, after approximately twenty (20) years of using structures dating from the Property's former use as a Dude Ranch, the Yeshiva desired to upgrade and modernize its facility; and

WHEREAS, on or about May 26, 2006, the Yeshiva submitted a Site Development Plan Application to the Planning Board (the "2006 Site Plan Application"), which proposed, inter alia,

- site plan modifications designed to enhance, upgrade and augment its existing classroom, worship, dormitory, and housing facilities, including the demolition of the existing Dodge City Building and the construction of an approximately 35,100 gross square feet of new construction, consisting primarily of new classroom and dormitory space; and

- the abandonment of the existing on-site septic system, and its replacement with a sanitary sewer connection to the Red Oaks Sewer District; and

WHEREAS, in 2007, the Planning Board referred the matter of the Yeshiva's use of the Property to the Deputy Director of Code Enforcement; and

WHEREAS, the Deputy Director of Code Enforcement advised the Planning Board, by Memorandum dated April 5, 2007, that the Yeshiva "is deemed under the Town Zoning

Ordinance to have been granted a Special Permit(s) as of 1994," and that "the Applicant can apply to expand its present use and in order to do so must make application to the Planning Board for a Special Permit and Site Development Plan Approval;" and

WHEREAS, on or about May 1, 2007, the Yeshiva filed an application with the Zoning Board of Appeals contesting the Deputy Director of Code Enforcement's determination; and

WHEREAS, the Zoning Board of Appeals indicated that it would likely render a determination that the Yeshiva requires a Special Permit as a "university, college or seminary," pursuant to Zoning Code Section 307-50; and

WHEREAS, under a full reservation of rights, the Yeshiva requested that the ZBA grant it variances from the standards and conditions applicable to "universities, colleges or seminaries" relating to front yard setbacks and requiring access to a state or county highway; and

WHEREAS, the ZBA closed the Public Hearing, and noted that it was deemed a reserved decision, wherein it would grant such variances; and

WHEREAS, on or about August 24, 2007, the Yeshiva requested, without prejudice to its position that it is permitted as-of-right on its Property under the Zoning Code as "place of worship and religious instruction," that the Planning Board grant it a Special Permit pursuant to Town Code Section 307-50 ("Special Permit Application"); and

WHEREAS, the Yeshiva's Special Permit Application encompassed the same essential planning concepts as its 2006 Site Plan Application – i.e., including approximately 35,000 square feet of new development and a connection to the Red Oaks Sewer District; and

WHEREAS, a Public Hearing was held on the 2006 Site Plan Application on September 5, 2007, October 2, 2007, and November 7, 2007; and

WHEREAS, after the Yeshiva had gone to the expense and effort of designing a sewer. connection for the project, the Town indicated that it was unable to connect the Yeshiva to the Red Oaks Sewer District and the Stephens Lane Pump Station for a variety of technical, financial, and other reasons; and

WHEREAS, the Yeshiva made efforts and expended sums over the next year to repair and/or upgrade the existing septic system on-site to no avail; and

WHEREAS, notwithstanding the Yeshiva's efforts, it, in conjunction with the Westchester County Department of Health ("WCDOH"), determined that the septic system could not be adequately repaired and/or replaced based upon studies and analyses; and

WHEREAS, WCDOH, by letter dated May 22, 2009, requested that the New York State Department of Environmental Conservation ("DEC") and Town make the Yeshiva's application in connection with a WWTP a "priority item" since it "is the best solution to a serious problem"; and

WHEREAS, on or about May 22, 2009, the Yeshiva filed a new application with the Planning Board, which constituted a significant reduction in the scope of the Yeshiva's proposal from its 2006 Site Plan Application (the "Current Application"); and

WHEREAS, in particular, the Current Application is limited to an application for the siting of an on-site wastewater treatment plant ("WWTP") and the renovation/reconstruction of the existing Dodge City Building in its identical location on the Yeshiva Property – albeit with a reduction in footprint and square footage; and

WHEREAS, the WWTP would be built at a location where an existing impervious concrete slab is located, and would result in the elimination of said slab and the corresponding reduction of impermeable surface area; and

WHEREAS, the WWTP will be elevated above the 100 year flood elevation; and

WHEREAS, pursuant to DEC requirements, the WWTP will be designed to discharge treated effluent that will meet intermittent stream standards set by the DEC; and

WHEREAS, effluent from the WWTP would be discharged to an intermittent stream via a pipe that will traverse Town and State regulated wetlands and buffer areas; and

WHEREAS, because intermittent streams do not flow at all times throughout the year, discharges into these types of streams must meet the most stringent standards, and

WHEREAS, WCDOH, by letter dated July 31, 2009, confirmed the Yeshiva's estimated maximum 23,000 gallon per day design flow for the WWTP based on DEC standards; and

WHEREAS, the Current Application specifically requests a modification to the Yeshiva's existing Special Permit, an amendment to the Yeshiva's Site Development Plan, and a Wetland Permit from the Town; and

WHEREAS, in connection with the Current Application, the Yeshiva is also requesting from DEC an Article 24 permit for activities in State regulated wetlands and its regulated buffer areas and an Article 17 State Pollutant Discharge Elimination System ("SPDES") permit for the WWTP from DEC and the Westchester County Department of Health ("DOH"); and

WHEREAS, at its June 2, 2009 Meeting, the Planning Board declared its intent to serve as the Lead Agency for the coordinated review of the Current Application pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, by Notice dated June 5, 2009, the Planning Board advised all Involved Agencies that the Current Application would be subject to coordinated review under SEQRA, that the Planning Board had by resolution declared its intent to serve as the Lead Agency, and that any objections thereto needed to be submitted within 30 days; and

WHEREAS, more than 30 days have transpired since the Planning Board circulated its Lead Agency Notice, and no Involved Agency has indicated that it objected to the Planning Board's service as Lead Agency; and

WHEREAS, the Planning Board has assumed Lead Agency status of the Current Application; and

WHEREAS, a Public Hearing was held on the Current Application on July 7, 2009, August 4, 2009, and September 1, 2009; and

WHEREAS, the Planning Board has retained outside consultants to assist it in reviewing the Application, including (i) Stephen W. Coleman, to assist it in its review of wetlands and environmental issues, and (ii) Kurt Emmerich of HDR, to assist it in reviewing the proposed WWTP; and

WHEREAS, the Planning Board has considered and taken a hard look at the "action" currently being proposed by the Yeshiva, as that term is defined in subdivisions 617.2(b) and 617.3(g) of the DEC's Regulations implementing the New York State Environmental Quality Review Act ("SEQRA") (the "Action"); and

WHEREAS, the Planning Board has considered the testimony give at three sessions of the public hearing and the circumstances, background and entire set of activities or steps comprising and surrounding the Action; and

WHEREAS, Section 617.5(c)(2) of the SEQRA Regulations defines as a Type II Action the "replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site," provided it does not surpass any Type I threshold; and

WHEREAS, the Dodge City Renovation fits within this Type II category; and

WHEREAS, the Planning Board has considered the Dodge City Renovation to be part of the Action for the purposes of evaluating its environmental significance; and

WHEREAS, the Planning Board has reviewed the Full Environmental Assessment Form ("EAF") and all, plans, studies, reports, data and correspondence prepared in connection with the Current Application; and

WHEREAS, the Board prepared a Part 2 EAF as part of the Full EAF; and

WHEREAS, the identification of an impact in the Part 2 EAF as potentially larges does not necessarily mean that an impact is significant, but, instead, means that such impact should be evaluated in a Part 3 EAF; and

WHEREAS, the Planning Board prepared a Part 3 EAF to evaluate all areas of impact that were identified as potentially large in the Part 2 EAF; and

WHEREAS, the Planning Board has reviewed the criteria contained in Section 617.7(c) of DEC's Regulations implementing SEQRA; and

WHEREAS, based on its review of the Action, the Planning Board determines, for the following reasons, that there will be no significant adverse environmental impacts as the result of the Action; and

1. **No Significant Adverse Impacts On Land**

WHEREAS, the Current Application would result in physical changes to the Project Site; and

WHEREAS, consequently, in the Part 2 EAF, the Board considered whether the Current Application could cause any potentially large impacts on land, which required further analysis in the Part 3 EAF; and

WHEREAS, the Board concluded that further analysis was required because, inter alia, the Applciation required construction in a Federal Emergency Management Agency ("FEMA") mapped floodplain; and

WHEREAS, the Part 3 EAF concluded that there would be no significant impacts on Land from the Current Application; and

WHEREAS, the WWTP will be built in an existing developed area of the Property; and

WHEREAS, the Dodge City renovation will be built in an existing developed area of the property; and

WHEREAS, an existing concrete slab will be removed and the WWTP will be constructed at that existing developed location; and

WHEREAS, the overall Footprint of Dodge City will be reduced under the current renovation designs; and

WHEREAS, as the result of the Action, there will be less impervious surface area on the Property than presently exists; and

WHEREAS, there will be no disturbance to steep slopes; and

WHEREAS, prior to site disturbance, all disturbed areas will be protected with erosion control measures in accordance with best management practices; and

2. **No Significant Adverse Impacts On Water**

WHEREAS, the Current Application would affect wetlands protected under Article 24 of the New York State Environmental Conservation Law and affect a body of water; and

WHEREAS, consequently, in the Part 2 EAF, the Board considered whether the Current Application could cause any potentially large impacts on water, which required further analysis in the Part 3 EAF; and

WHEREAS, the Board concluded that further analysis was required because the Property contains protected wetlands, the Application would result in a discharge to an existing water body, and because the public expressed concern regarding this discharge; and

WHEREAS, the Part 3 EAF concluded that there would be no significant impacts on Water, including wetlands, from the Current Application; and

WHEREAS, while the construction of a discharge pipe from the WWTP through an existing Town and State wetland to an intermittent stream will pose temporary impacts during construction, there is no empirical basis for these to be deemed "significant;" and

WHEREAS, the Action includes the Yeshiva's applications with the Town and DEC for wetland permits to permit the temporary disturbance of wetlands and wetland buffer to install the discharge pipe from the WWTP; and

WHEREAS, in conjunction with and in consultation with the Town, the Action includes the removal of approximately 100 cubic yards of fill from the existing wetland, including debris that was historically deposited in the wetlands, which will enhance the function and values of these wetlands and provide adequate on-site storage of backwaters in the 100 year floodplain of the intermittent stream to ensure that the total flood volume displaced by the proposal remains on site; and

WHEREAS, following the installation of the discharge pipe, the wetland and buffer will be restored by landscape treatment, as recommended by the Town's Wetland Consultant, Stephen Coleman, to include re-seeding with appropriate native grass/wetland seed mixes, thus further ensuring that there will be no significant adverse impacts associated with this portion of the proposed action; and

WHEREAS, said landscaping shall assist with the management of invasive species, help improve wildlife habitat, and enhance the natural filtering ability of plants for water quality purposes; and

WHEREAS, the treatment plant will be built to a level of treatment that will meet intermittent stream standards. The State of New York has studied the matter of treated effluent to intermittent streams and has determined that effluent meeting the aforementioned standards and being discharged to an intermittent stream, meets the State's goals for the water quality in the stream.

WHEREAS, the State of New York has concluded, based on empirical data, that water quality goals can be met without any adverse environmental impact on a receiving stream from a plant discharging effluent treated to intermittent stream standards; and

WHEREAS, the WCDOH has stated that it would not permit an in-ground discharge from the treatment plant, given the long history and problems with soils and high groundwater at the site; and

WHEREAS, the existing stream does not convey pristine water as the runoff from this highly developed watershed is stressed; and

WHEREAS, the water quality of the effluent apparently would be cleaner than the water flowing in the intermittent stream based on a random sample test in 2009; and

WHEREAS, during a heavy rain event, road particulates, animal wastes, fertilizers, litter and debris are carried by higher velocity runoff and the storm flow becomes turbid and high in suspended sediments, as indicated by photos presented at the public hearing that showed turbid, cloudy water in the storm flows. Clearly, during these times, effluent from the treatment plant, having received tertiary treatment, will be cleaner and a positive contributor to the stream conditions; and

WHEREAS, the treatment facility will be constructed in areas previously disturbed and consist of a former concrete foundation and lawn areas. Septic effluent will undergo a series of treatments within the facility and adhere to strict standards established by DEC and WCDOH. The waste water once treated according to discharge standards will be conveyed into an intermittent stream that flows through natural wetlands. Natural processes will continue to filter and treat the effluent including deposition of dissolved solids and further polishing action; and

WHEREAS, because the project requires a discharge permit from the State of New York for the treatment plant and that discharge permit is implemented and overseen by the WCDOH, rigorous operation, maintenance and reporting standards must be adhered to in order for compliance to be achieved; and

WHEREAS, the treatment plant must be operated by a licensed professional. The requirement for a discharge permit means that the likelihood for potential impacts due to an improperly operated or maintained facility are substantially minimized; and

WHEREAS, regarding potentially visual contrast to natural conditions, it is noted that the existing intermittent stream is already influenced by local erosion, road and yard runoff, animal wastes, debris located adjacent to and within the stream channel and potentially from wastewater flows from the failing subsurface septic fields located within the watershed. In contrast, the effluent discharge from the wastewater treatment plant would be a relatively clear, definitely clean, and within the parameters of treated effluent as mandated by the State of New York and not likely to be visible given the conditions of water in the intermittent stream; and

WHEREAS, under normal operating circumstances, the effluent will be dispersed within a short stretch of the stream; and

WHEREAS, discharging treated wastewater in accordance with DEC standards and regulation to watercourses is a normal activity and offers no significant adverse impact to the receiving waterbodies; and

WHEREAS, the effluent once treated according to discharge standards will be conveyed into an intermittent stream that flows through natural wetlands. Natural processes will continue to filter and treat the effluent including deposition of dissolved solids and further polishing action; and

WHEREAS, the Town's Wetland Consultant has concluded that the WWTP and the other measures taken in connection with the Current Application will eliminate the impact from nutrient loading to the wetlands from septic failures; and

WHEREAS, there will be no substantial adverse change to ground or surface water quality or quantity and no significant adverse impacts to natural resources; and

WHEREAS, the Planning Board as Lead Agency has taken a hard look at the Current Application's potential impacts on environmental resources, including wetlands, and concludes that the Current Application will have no significant adverse impacts on these areas of concern; and

3. **No Significant Adverse Impacts To Drainage Flow Or Surface Water Runoff**

WHEREAS, the Planning Board's consultant, Steven Coleman, has advised the Board that "[t]he Yeshiva property represents a very small percentage of a much larger watershed that has undergone significant land use changes that have substantially increased the amount of impervious surfaces"; and

WHEREAS, based upon the storm flows utilized by Federal Emergency Management Agency ("FEMA") to predict flood elevations in the Furnace Brook watershed, the peak flow in the

brook during the 10 year storm event at Watch Hill road is 7,306 times greater than the maximum permitted discharge from the WWTP; and

WHEREAS, since the WWTP represents such a small fraction of flow in the brook, the WWTP would have no measurable impact on the flood elevations of Furnace Brook; and

WHEREAS, the Yeshiva property represents a relatively small percentage of the entire watershed; and

WHEREAS, the wetlands located on the Yeshiva property serve as an effective floodplain during storm events and provide a significant role in attenuating stormwater flows and retaining excess flood volumes; and

WHEREAS, the construction of the WWTP will not interfere with the natural functions provided by the wetlands and their ability to regulate flood volumes; and

WHEREAS, the anticipated daily flow of the sewage treatment plant will be approximately 15,000 gallons per day. This is roughly the equivalent of 10 gallons per minute. This volume of water is likely to be lost to the ground and vegetation in the wetland that is immediately downstream of the point of discharge; and

WHEREAS, project engineers have concluded that there will be no measurable impact to downstream flood levels as a result of the WWTP discharge, let alone a significant adverse impact. Such flow is not anticipated to alter the hydrology of the existing stream; and

WHEREAS, an existing foundation that is situated in the area of the proposed sewage treatment plant shows no evidence of erosion-causing velocities over the past 30 years; and

WHEREAS, the base elevation of the sewage treatment plant would be sited at a level that would not be subject to backwater flood levels under a 100-year storm event; and

WHEREAS, practically speaking, it would be impossible for the sewage treatment plant to be "washed away" by flooding; and

WHEREAS, the impervious surface area of the Property will be reduced as a result of the removal of the aforementioned slab, and a reduction in the Dodge City Footprint, decreasing runoff rates from the Property; and

WHEREAS, the treatment plant will be situated 100 feet from an intermittent stream at the headwaters of the local watershed. During heavy storm events this area is subject to backwater flows, primarily flood water storage. However, there is no floodway in this location and no velocity of flow that would result in erosive activities that would affect the sewage treatment plant; and

WHEREAS, at the suggestion of the Town and DEC, approximately 100 yards of fill will be removed from the wetland to eliminate some of the debris that has been historically deposited there, and provide for additional backwater flood storage; and

WHEREAS, the Planning Board further concludes that there will be no substantial increase in potential for erosion, flooding, leaching or drainage problems as the result of the Action; and

4. **No Significant Impacts on Public Health and Safety**

WHEREAS, by letter dated May 22, 2009, the WCDOH Deputy Commissioner of the Division of Environmental Health requested that the Yeshiva's application for a WWTP be made a "priority item" in light of the critical state of the existing septic system on the Property; and

WHEREAS, other areas for on-site subsurface discharge and treatment were evaluated by professional engineers retained by the Yeshiva and reviewed by the DOH, and the Town's consultants, and all parties determined further on-site septic treatment was neither feasible nor cost effective, and would likely have a more detrimental impact upon wetlands; and

WHEREAS, addressing the Yeshiva's septic issues by constructing a WWTP with a discharge that meets DEC's intermittent stream standards will have a positive impact, and cannot reasonably be anticipated to adversely affect public health; and

WHEREAS, in conjunction with and in consultation with the Town, the Applicant has agreed that the WWTP will be operated by a plant operator licensed by the DEC for such work, who must visit the plant daily to inspect its operations, fill out applicable reports and make note of any issue that may need attention, and take immediate remedial action where appropriate; and

WHEREAS, regulatory personnel review all plant operation reports and testing results monthly, and the Applicant has agreed that copies will be provided to the Town Department of Technical Services; and

WHEREAS, portions of the WWTP will be enclosed or in a structure; and

WHEREAS, in the event there was an unforecasted system malfunction, the WWTP would be promptly shut down and all flow from site usage would be retained in the on-site holding tanks. The property owner would then need to retain a local hauler to empty the tanks until the malfunction is fixed; and

WHEREAS, contemporary sewage treatment plants, such as the proposed WWTP, are built with multiple redundant systems that, for all intents and purposes, eliminate any reasonable likelihood of a catastrophic failure; and

WHEREAS, in the event of a power outage or any other alarm condition, an alarm is automatically sent to the plant operator who then has the opportunity to immediately visit the plant to take remedial action; and

WHEREAS, the WWTP would have a back-up generator that would automatically turn on to provide continual power to the plant. If the generator does not work, an alarm is sent to the plant operator; and

WHEREAS, in the event of a power outage, flows into the plant would be substantially reduced since there would likely be no electric service to the entire Yeshiva. There would be a loss of hot water, and thus use of showers, dishwashers, and washing machines would cease. There would only be toilets and cold water; and

WHEREAS, effluent contained in holding tanks would not need to be discharged but would be pumped out until the plant operations are restored. This has taken place under current conditions with no adverse impacts; and

WHEREAS, the Town's engineering consultants HDR concluded that a surface water discharge WWTP that meets intermittent stream standards is "appropriate for this site" and will produce a higher quality effluent such that "stream water quality would improve after construction of the new WWTP"; and

WHEREAS, accordingly, the Planning Board as Lead Agency has taken a hard look at the health related issued of the Current Application and finds that there are no significant potential adverse environmental impacts, including because there is no reasonable basis for finding that the WWTP could pose significant adverse environmental impacts to public health, even under the most extreme scenario; and

5. **No Substantial Impacts On Traffic Or Noise**

WHEREAS, the Action will not have a substantial adverse impact on traffic or noise levels; and

WHEREAS, the treatment plant will be visited regularly by a licensed plant operator. The one or two trips that would occur daily are not significant; and

WHEREAS, in conjunction with and in consultation with the Town, the Yeshiva has voluntarily capped its student population at 225, and its overall population at 300; and

WHEREAS, the student population at the Yeshiva is not permitted to maintain cars there; and

WHEREAS, inasmuch as the student population resides at the Yeshiva, it does not regularly commute; and

WHEREAS, the Planning Board as Lead Agency has taken a hard look at the Current Application's potential traffic impacts and concludes that there will be no significant adverse impacts to traffic; and

WHEREAS, contemporary WWTP's are designed to exist in residential communities and comply with local noise codes; and

WHEREAS, the WWTP will not cause elevated noise levels at the subject site; and

WHEREAS, the Planning Board as Lead Agency has taken a hard look at the Current Application's potential noise impacts and concludes that there will be no significant adverse noise impacts; and

6. No Adverse Community Character Impacts

WHEREAS, the Planning Board further concludes that the Action will not impair the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character; and

WHEREAS, the Yeshiva has been part of the community for nearly a quarter century; and

WHEREAS, property values have increased and new developments have been built and sold over the last 25 years, contemporaneous with the existence and use of the Yeshiva; and

WHEREAS, the WWTP would be setback approximately 325 feet from Furnace Woods Road and approximately 255 feet from the nearest property line; and

WHEREAS, the WWTP would not be readily visible in any appreciable manner from neighboring properties; and

WHEREAS, lighting for the facility will be discrete and for safety purposes only; and

WHEREAS, the WWTP effluent will be disinfected by UV radiation prior to discharge into the intermittent stream and is not expected to produce odors; and

WHEREAS, present day WWTP's are designed to exist in residential communities; and

WHEREAS, the renovation/reconstruction of the Dodge City Building and other aesthetic improvements proposed for the Property, including façade upgrades to the Dakota Building and the proposed landscape plan will have a suitable residential design, in keeping with the character of the neighborhood; and

WHEREAS, the Planning Board has retained environmental and engineering experts who have corroborated the applicant's submission concerning effluent, environmental impacts, and wetlands; and

WHEREAS, the Town also convened a meeting on October 22, 2009 with DEC and Department of Health to discuss the potential environmental impacts of the Current Application, at which time these agencies expressed support for the issuance of a Negative Declaration under SEQRA; and

WHEREAS, comments in response to referrals of the Current Application were considered by the Planning Board as well as written and verbal comments made in response to the subject application at the public hearing, and

WHEREAS, the Current Application was referred to the Westchester County Planning Department which had no objections thereto and declared that this was simply a matter of local concern.

NOW, THEREFORE, BE IT RESOLVED, that having received no objection to its declared intent to be Lead Agency, the Planning Board confirms its status as SEQRA Lead Agency in this matter; and

BE IT FURTHER RESOLVED, that pursuant to Section 617.7 of the SEQRA Regulations, as stated in this Resolution and throughout the course of this application as contained in the minutes of the public hearing and other regular meetings of the Planning Board, the Planning Board considered the impacts which may be reasonably expected to result from the proposed Action by comparing them against the applicable criteria in said section and finds that:

1. The proposed action will not result in a substantial adverse change to existing air quality, ground or surface water quality and quantity, traffic or noise levels; a substantial increase in solid waste production; nor generate a substantial increase in potential for erosion, flooding, leaching or drainage problems.
2. The proposed action will not result in the removal or destruction of large quantities of vegetation or fauna; will not substantially interfere with the movement of a resident or migratory fish or wildlife species; will not impact a significant habitat area; and will not result in any substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species, or other significant adverse effects to natural resources.
3. The proposed action will not result in the impairment of the environmental characteristics of a Critical Environmental Area.
4. The proposed action will not result in the creation of a material conflict with the adopted 2004 Town Comprehensive Master Plan and Town Zoning Ordinance.

5. The proposed action will not result in the impairment of a character or quality of important historical, archeological, architectural or aesthetic resources or of existing community or neighborhood character.
6. The proposed action will not significantly impact the use of either the quantity or type of energy.
7. The proposed action will not create a hazard to human health.
8. The proposed action will not result in a substantial change in the use or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses.
9. The proposed action will not encourage or attract a substantially larger number of people to the subject property compared to the number of people who would come to such place absent the action.
10. The proposed action will not create a material demand for other actions which would result in one of the above consequences.
11. The proposed action will neither result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, nor when considered together result in a substantial adverse impact on the environment.
12. The proposed action will neither result in two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, nor when considered cumulatively, meet one or more of the criteria in this section, and the Planning Board considered possible long-term, short-term and cumulative impacts and found no significant effects which would result as a consequence of the proposed action.

BE IT FURTHER RESOLVED, that the Planning Board reserves the right: (i) to monitor and/or participate in any further technical reviews, analyses and/or permitting processes conducted by WCDOH and/or DEC, including, but not limited to, regarding the WWTP plant design to the reasonable extent allowed by law, and to receive periodic reports from the licensed third party plant operator; (ii) to review the WWTP's operations contract to ensure full disclosure and compliance with the SPDES Permit, and that the WWTP will be operated by a licensed contract operator; and (iii) to request and conduct annual inspections of the equipment and operations of the WWTP.

BE IT FURTHER RESOLVED, that the Planning Board determines that the Proposed Action will not result in any significant adverse environmental impacts based upon the information stated in the Full EAF, reports, plans, studies, data and correspondence generated by the Applicant and its consultants, as well as by the Town's consultants and the public, and hereby adopts this Negative Declaration.

BE IT FURTHER RESOLVED, the Planning Board directs its Staff to prepare, file, and publish a Negative Declaration form, providing forth the identifying information set forth in Section 617.12 of the SEQRA regulations.

12-12-79 (3/99)-9c

SEQR

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Project Number PB 7-09 Date: January 13, 2010

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Cortlandt Planning Board as lead agency, has determined that the proposed action described below will not have a significant environmental impact and a Draft Impact Statement will not be prepared.

Name of Action:

PB 7-09, Yeshiva Ohr Hameir.

SEQR Status: Type 1 ☐
Unlisted ☑

Conditioned Negative Declaration: ☐ Yes
☑ No

Description of Action:

The Yeshiva Ohr Hameir is located on Furnace Woods Road in the Town of Cortlandt, Westchester County. The 37.32 acre site is zoned R-40. The Yeshiva is permitted by Special Permit as a seminary use. Currently the Yeshiva provides secondary educational services to approximately 200 students on a campus of several buildings served by an on-site septic system.

The Yeshiva Ohr Hameir seeks Planning Board approval for a site plan, an amendment to the existing seminary special permit and for wetland and tree removal permits for the construction of a new on-site waste water treatment plant and for the renovation/reconstruction of the existing Dodge City building for classroom and dormitory space at the existing Yeshiva Ohr Hameir. The wastewater treatment plant consists of an approximately 450 square foot utility building and other above ground and below ground tanks and other equipment associated with the treatment plant. The application also seeks Planning Board approval for the reconstruction of the existing Dodge City building. The reconstructed building will have approximately 22,950 square feet and house classrooms and dormitory rooms for the students.

The construction of the wastewater treatment plant requires a Town of Cortlandt Wetland Permit and an Article 24 Freshwater Wetlands Permit from the New York State DEC.

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

141 Furnace Woods Road, Cortlandt Manor, NY, Westchester County, 10567

Reasons Supporting This Determination:
(See 617.7(a)-(c) for requirements of this determination ; see 617.7(d) for Conditioned Negative Declaration)

As part of its application, the Yeshiva Ohr Hameir submitted a site development plan, Environmental Assessment Form Parts 1 and 2, a wetland report, a waste water treatment plant report, various letter reports and presented various expert testimony, all of which constitute a Part 3 EAF record, indicating that the proposed project would not have a significant adverse impact on the land, water, plants & animals, aesthetic resources, noise and odor impacts, public health and community character.
The physical change to the project site caused by the construction of the treatment plant and the reconstruction of the Dodge City building will not have an adverse impact on on the mapped FEMA floodplain. The construction of the treatment plant is located in a mapped FEMA floodplain and partially within a Town regulated wetland buffer. Footer drains will be installed as needed, an existing concrete slab will be removed, impervious area will be reduced and clean fill will be placed so that the treatment plant is sited above the 100 year flood plain. The proposed action will involve temporary disturbance of a New York State and Town of Cortlandt Wetland and buffer. Post construction the wetland will be re-vegetated with native wetland species and subject to ongoing monitoring by a Town approved wetland consultant. The discharge from the treatment plant is estimated to be approximately 10 gallons per minute and is not anticipated to alter the hydrology of the existing stream. The treatment plant will be built to intermittent stream standards and is its construction and operation is subject to the review and approval of the NYSDEC and Westchester County Department of Health. Given the proposed location of the waste water treatment plant in the center of an already developed site and the proposed improvements to the existing Dodge City building the proposed project should have no adverse impact on neighborhood character.

If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed, and identify comment period (not less than 30 days from date of publication In the ENB)

For Further Information:

Contact Person: Chris Kehoe, AICP, Deputy Planning Director

Address: 1 Heady Street, Cortlandt Manor, NY 10567

Telephone Number: 914-734-1080

For Type 1 Actions and Conditioned Negative Declarations, a Copy of this Notice is sent to:

Chief Executive Officer , Town / City / Village of

Other involved agencies (If any)

Applicant (If any)

Environmental Notice Bulletin, 625 Broadway Albany NY 12233-1750 (Type One Actions only)

CIARCIA ENGINEERING, P.C.
360 Underhill Avenue • Yorktown Heights • New York 10598 (914) 245-0123 Fax (914) 245-5670

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

October 15, 2025

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

Dear Chris:

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

1. Yeshiva Ohr Hameir Proposed Dormitory & Sanctuary Addition dated October 13, 2025 (cover sheet).
2. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Existing / Demolition Plan, dated 3-27-2012, last revised 10-15-2025 (sheet 2 of 12).
3. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Site Plan, dated 8-19-2025, last revised 10-13-2025 (sheet 3 of 12).
4. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Grading & Utility Plan, dated 3-4-2024, last revised 10-13-2025 (sheet 4 of 12).
5. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Erosion Control Plan, dated 3-4-2024, last revised 10-13-2025 (sheet 5 of 9).
6. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Proposed On-Site Sewer Design, dated 3-4-2024, last revised 10-13-2025 (sheet 6 of 12).
7. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Proposed On-Site Watermain, dated 10-13-2025 (sheet 7 of 12).
8. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Fire Protection Plan, dated 10-13-2025, (sheet 9 of 12).
9. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Details, dated 10-13-2025, (sheet 10 of 12)
10. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Details, dated 3-4-2024, last revised 10-13-2025 (sheet 8 of 9).
11. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Sewer Details, dated 3-4-2024, last revised 10-13-2025 (Sheet 11 of 12).
12. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Walking Trails, dated 6-11-2025, last revised 10-12-2025 (sheet 12 of 12).

The following are our responses to the LaBella review memorandum dated June 24, 2025:

Administrative

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

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

Comment 2: ALL approvals must be received by regulatory agencies having jurisdiction prior to commencement of ANY construction activities.

Response 2: No construction shall commence prior to obtaining approvals.

Comment 3: The portions of the proposed improvements are located with Zone A Floodplain, as shown on the Flood Insurance Rate Map # 36119C0019F. Zone A does not have a base flood elevation determined. Per Chapter 175-17.E, within Zone A, when no base flood elevation data is available, the lowest floor (including basement) shall be elevated at least three feet above the highest adjacent grade. Modify finish floor elevations should be depicted on the pans to confirm with the Town Code.

Response 3: A portion if the property is located within Zone A. FEMA maps Zone A using approximate techniques. Comparing the site topography to Zone A boundaries, it is clear that the Zone A was mapped using inaccurate topographic information. FEMA mapped the area directly across Maple Avenue as Zone AE. This area represents the 100-year flood elevation based on HEC-RAS modeling. An evaluation of flood elevations on the Ohr Hameir property is discussed in the flood elevation study prepared for this application to be submitted separately.

Comment 4: Per Chapter 175-14.B(3) whenever any portion of a floodplain is authorized for development, the volume of space occupied by the authorized fill or structure below the base flood elevation shall be compensated for and balanced by an hydraulically equivalent volume of excavation taken from below the base flood elevation at or adjacent to the development site. All such excavations shall be constructed to drain freely to the watercourse. No area below the water line of a pond or other body of water can be credited as a compensating excavation. Calculations shall be provided demonstrated conformance with this requirement.

Response 5: The proposed improvements do not displace any floodplain based on the flood elevation study.

Comment 5: Per Chapter 175-15.C(3) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters. Sanitary sewer and storm drainage systems for buildings that have openings below the base flood elevation shall be provided with automatic backflow valves or other automatic backflow devices that are installed in each discharge line passing through a building's exterior wall.

Response 5: All sanitary manhole rims are above the base flood elevation. All floor slabs are above the base flood elevation; therefore, there is no risk for inflow into the sanitary sewer system.

Comment 6: Subsequent submittals shall include the floodplain depicted on the plans.

Response 6: The revised plans show the floodplain as mapped by FEMA and as determined by the flood elevation study.

Comment 7: Water Main will become public. Each building shall be equipped with a separate meter, backflow and fire prevention as required. Backflow preventors shall be provided on the potable water and fire supply. Add note indicating, backflow preventors shall be designed in accordance with University of Southern California List of Approved Backflow Prevention Devices, NYSDOH Guidelines for Designing Backflow Prevention Assembly Installations, and Building Code and approved by the Town of Cortlandt's DOTS and Westchester County Department of Health.

Response 7: A note has been added to the plans to address this comment.

Comment 8: Sewer main will remain private. Each building shall have its own sanitary lateral connected to the main trunk line.

Response 8: The revised plans show the sewer service connection for each building connecting to the new 8-inch sewer.

Comment 9: The water main and sanitary sewer MUST be designed in accordance with Town of Cortlandt Standards, the New York State Sanitary Code and the Recommended Standards for Wastewater Facilities and Water Works (10 States), latest edition.

Response 9: The watermain and sanitary sewers have been designed in accordance with all applicable codes.

Comment 10: A written request addressed to the Town Supervisor and Town Board must be submitted by the applicant regarding the water main extensions.

Response 10: A request for the watermain extension and a Department of Health form DOH-348 will be presented to the Town Board and Supervisor for review and approval.

Comment 11: This request must identify all utilities and infrastructure proposed for dedication to the Town.

Response 11: Only the public water system is proposed for dedication to the Town.

Comment 12: The applicant must prepare and submit a Map, Plan and Report (MPR) to the Town for the water facilities.

Response 12: The property is presently within the boundaries of the Corlandt Consolidated Water District; therefore, no MPR should be required. An engineering report will be prepared as part of the submittal to the Westchester County Department of Health (WCDOH),

Comment 13: Please provide a letter from the Town's Water Division indicating that the water system has the capacity to provide finished water storage to the project after all other committed flows.

Response 13: A request was made to the Water Department for the requested letter. The letter will also be required for the application to the WCDOH for the watermain extension,

Comment 14: Applicant to remit payment for water extension fees. Fees will be agreed upon prior to submission based upon the following:

Comment 15: Water main extension fee is $4,000 plus $2 per gallon of estimated consumption for commercial entities.

Response 14&15: A request was made to the Water Department to determine the fees for the proposed extension.

Comment 16: ALL public utilities shall be located entirely within a dedicated right-of-way or a utility easement, minimum 20 feet in width with utilities centered and no closer than 5 feet to the edge of the easement.

Response 16: The watermain is proposed for dedication to the Town. The revised plans include a 20-foot wide utility easement for the watermain.

Comment 17: The Yeshiva was incorporated into the Peekskill Sanitary Sewer District 2022. The initial sanitary flow was 16,000 based on the existing bedroom count and student population. The current application to construct a new dormitory building is proposing an increase of approximately 9,500 gpd (actual to be determined based upon Engineer's Report (based upon correspondence with DOTS. Westchester County Department of

Environmental Facilities will require inflow and infiltration (I&I) mitigation at a ratio of 1:1 for the increase in flow.

Response 17: We will address this issue with Westchester County. The Yeshiva has made a significant investment into a sewer system that can potentially benefit over 150 properties in the area. This contribution should offset I&I mitigation if requested by the County.

Comment 18: NO work shall be permitted in the Town of Cortlandt right-of-way without road opening and utility work permits.

Response 18: Any pavement disturbance or utility connections within the Town's ROW will obtain all required permits from the Town.

Comment 19: Delineate the limits of disturbance, in order to assess whether a Stormwater Pollution Prevention Plan will be required. If disturbance is less than an acre, and there is an increase in impervious area attenuation shall be provided.

Response 19: The limit of disturbance is shown on the erosion control plan (sheet 5). The total disturbance associated with the project is 2.41 acres and is shown on the erosion control plan There is a minor increase of impervious area associated with this application. A SWPPP will be prepared to address the design of the stormwater best management practice.

Comment 20: Provide vehicular maneuvering plans for refuse vehicles, pedestrian vehicles, and aerial fire apparatus.

Response 20: The revised plans include a plan showing all the maneuvering scenarios.

Comment 21: NYS Fire Code Appendix 105.3 requires access routes to be located not less than 15-feet and not greater than 30-feet from the building and shall be positioned parallel to one entire side of the building. Please demonstrate on the plans with dimensions and positioning of fire apparatus vehicles how this is being met when submitting aerial fire apparatus maneuvering plans.

Response 21: The fire access sheet shows reasonable compliance with the NYS Fire Code. We will meet with Cortland Code Enforcement and the Mohegan Fire Department to develop a fire protection plan for the facility upgrades.

Comment 22: NYS Fire Code Section 503.1 indicates approved fire access roads shall extend to within 150-feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. Please demonstrate compliance with this regulation with dimensions when submitting aerial fire apparatus maneuvering plans.

Response 22: The fire access sheet addresses this comment.

Comment 23: Said plans should be circulated to the fire department for review and comment.

Response 23: The revised plans will be submitted to the Fire Department for their review and comment.

Comment 24: Applicant shall provide the Town Planning Board copies of correspondence with the NYSDEC regarding their jurisdictional determination of the on-site wetland, and whether the contemplated improvement with the 100-ft adjacent area would be considered permittable.

Response 24: A wetlands map signed by the NYSDEC will be provided when available. A freshwater wetlands permit from NYSDEC for the buffer disturbance proposed in this application will be provided.

Comment 25: Please provide the full boundary survey of the site in future submission, as opposed to a Subdivision Plat.

Response 25: The plat accurately depicts the boundaries of the Yeshiva Ohr Hameir property. The zoning chart on the site plan assumes the pump station parcel has been conveyed to the Town.

Comment 26: Please provide a wetland mitigation plan which conveys the enhancements as outlined April 24, 2025 Application for Wetland Permit for Yeshiva Ohr Hameir.

Response 26: A revised wetland mitigation plan will be provided by Tim Miller Associates.

<u>Plans</u>

Comment 1: Sheet 1 of 9 – Provide tax parcel ID number and address of site on the cover sheet.

Response 1: The tax identification number for the parcel has been added to the cover sheet.

Comment 2: *Sheet 1 of 9 – Provide a vicinity map with the names of all owners of adjacent property, and their tax identification.*

Response 2: The vicinity map has been moved to the cover sheet.

Comment 3: *Sheet 2 of 9 – Please identify the trees to be removed as noted on Site Plan Note 2, Sheet 3 of 9.*

Response 3: The location of trees will be updated on the revised survey and the trees to be removed will be indicated.

Comment 4: *Sheet 2 of 9 – Reference the origin of the survey*.

Response 4: The source of the survey data is provided in the notes on sheet 2.

Comment 5: *Clarify the intent of dimensions within the wetland on southern side of site.*

Response 5: The dimensions have been removed from the wetlands.

Comment 6: *Sheet 2 of 9: Provide delineation of saw cut line within Woods Road for existing water service lateral.*

Response 6: The saw cut line for the new tap and abandonment of the old tap are coincident with the limit of disturbance line.

Comment 7: *Sheet 2 of 9: Please provide the following notes on the plans:*

Response7: The notes have been added to sheet 2.

Comment 8: Sheet 3 of 9 - Please identify the locations of school, zoning, and special district boundaries on the location map.

Response 8: All district boundaries are beyond the location map area

Comment 9: Sheet 3 of 9 – Please identify the location of the on-site path noted under Site Plan Note 3.

Response 9: The complete walking trail is depicted on sheet 12.

Comment 10: *Sheet 3 of 9 – Provide parking table.*

Response 10: The site plan provides 20 parking spaces and 2 handicap spaces. Due to the operation of the facility an minor parking requirements, determining the parking requirement. This issue will require discussion with Town staff.

Comment 11: Sheet 3 of 9 – Provide landscaping coverage within the bulk table.

Response 11: The landscaping coverage is provided in the zoning chart on sheet 3.

Comment 12: Sheet 3 of 9 – Identify location of ADA Accessibility parking locations and routes.

Response 12: The ADA accessible parking spaces are shown on the plans.

Comment 13: Sheet 3 of 9 – Provide dimensions of new addition to sanctuary.

Response 13: The revised plan eliminated the major addition to the sanctuary. The new plan includes a small addition and a breezeway connection to the new dormitory.

Comment 14: Sheet 3 of 9 – Please call out areas where new curbing and asphalt are proposed.

Response 14: The new curbing is clearly shown on sheet 3 of the revised plan set.

Comment 15: Sheet 3 of 9 – Due to the height of the proposed structure, aerial fire apparatus roads will be required with a minimum unobstructed width of 26-ft in the immediate vicinity of the building, and along roadway with hydrants.

Response 15: The Fire Protection Plan (Sheet 7 of 12) illustrates fire access around the buildings.

Comment 16: Sheet 3 of 9 – Add the following notes:

Response 16: The notes have been added to sheet 3.

Comment 17: Sheet 4 of 9 – Update the FFE based upon Chapter 175-17.E of Flood Damage Prevention.

Response 17: The survey is being updated based on the vertical datum NAVD 88. Since FEMA flood elevations are based on this datum, the new first floor elevations will be in the same datum used by FEMA.

Comment 18: Sheet 4 of 9 –Maximum fire access drive slope is 10%. Grading revisions will need to be made to accommodate the slope.

Response 18: The existing main driveway exceeds10% for a short distance. We will meet with the Mohegan Fire Department to ensure we have addressed all access issues.

Comment 19: Sheet 4 of 9 – Depict how roof leaders will be connected to the onsite drainage system.

Response 19: The locations of roof leaders are shown on the revised plans. Additional pipes will be added as the architectural designs are finalized.

Comment 20: Sheet 4 of 9 – Depict how the proposed stormwater basin will discharge.

Response 20: The proposed basin has an overflow weir. The outlet configuration will be provided in the SWPPP

Comment 21: Sheet 4 of 9 - Provide existing FFE of Cafeteria/Kitchen/Library

Response 21: The first-floor elevations of all the buildings in NAVD 88 will be shown in the next revision that will include the updated survey data. The elevations of the first-floors have been added to the plans based on datum used for the original topography.

Comment 22: Sheet 4 of 9 – Provide contours and spot elevations for new sidewalks between Dallas Building and Chalet Building, and courtyard.

Response 22: The area between these two buildings has minor grade changes. More detailed information for this area will be provided when the new survey data is added to the plans.

Comment 23: Sheet 4 of 9 – Provide a utility profile of the new on-site public watermain, including all utility crossings.

Response 23: A watermain profile is included in the revised set that shows all utility crossings.

Comment 24: Sheet 4 of 9 – Provide a 20-ft wide easement on the watermain.

Response 24: The location of the proposed watermain easement is shown on the revised plans.

Comment 25: Sheet 4 of 9 – There is a 1-inch copper service line tap following the proposed meter pit, which terminates in the grass area. What's the purpose of the tap?

Response 25: The facility presently has 4 water taps. The plans propose the abandonment of the service that follows the main driveway. We will work with the Water Department to resolve the water supply issues..

Comment 26: Sheet 4 of 9 – Proposed hydrant is located within a parking space adjacent to the edge of the concreter sidewalk. Relocate hydrant southwest of SMH-5.

Response 26: The location and hydrant has been revised and is in a location which eliminates this issue.

Comment 27: Sheet 4 of 9: Potable water and fire supply:…

Response 27: The comments related to the water supply system are addressed in the plans, details, and notes.

Comment 28 Sheet 5 of 9 – Eliminate meter pit.

Response 28: Water supply for each of the buildings will be modified and meter pits and services will be removed where appropriate. We will coordinate with the Water Department to determine which existing services can remain.

Comment 29: Sheet 5 of 9 - Provide a 20-ft wide easement on the watermain.

Response 29: A watermain easement is shown on the revised plans.

Comment 30: . Sheet 5 of 9 - Identify locations of inlet protection on plan.

Response 30: The revised erosion control plans show the locations of inlet protections measures.

Comment 31: Sheet 5 of 9 - Provide erosion blankets on proposed slopes 3:1 or steeper.

Response 31: The revised erosion control plan shows the locations of the blankets.

Comment 32: Sheet 5 of 9 - Delineate the limit of disturbance and provide the total proposed disturbance area on this plan.

Response 32: The revised erosion control plan shows the limit of disturbance and the total disturbed area.

Comment 33: Sheet 5 of 9 - Revise the silt fence on the south side of the proposed building to fully capture all disturbed areas.

Response 33: The location of the silt fence has been adjusted where appropriate.

Comment 34: Sheet 5 of 9 - Revise the silt fence south of the sanctuary addition to prevent sediment laden runoff from entering the adjacent wetland. Silt fence shall not cross the wetland boundary.

Response 34: The location of the silt fence has been adjusted.

Comment 35: Sheet 5 of 9 - Provide a concrete washout location on the plans.

Response 35: The location of the concrete washout pit is shown on the erosion control plan.

Comment 36: Sheet 5 of 9 – Provide a construction sequencing schedule on the plan.

Response 36: A sequencing schedule has been added to the erosion control plan.

Comment 37: Sheet 6 of 9 – The invert of SMH-7 is higher than the rim elevation of the sanitary manhole on the profile.

Response 37: The alignment of sanitary sewer system has been revised to accommodate the new dormitory configuration. The revised profile is based on the correct invert elevation of the inlet to the pump station.

Comment 38: Sheet 6 of 9 – Provide a future easement width of 20-ft along the sanitary sewer main for the benefit of the Town of Cortlandt in the event the Town is required to take ownership of the sanitary sewer main.

Response 38: The revised alignment of the sewer, and wetland constraints limit the feasibility of the on-site sewer main being beneficial to any adjacent properties. The parcel dedicated to the Town for the pump station has sufficient area to provide sewer access to properties along Furnace Woods Road. This sewer line location would provide access to the pump station for the 21 properties identified in the Woodward and Curran report that can connect to the system by gravity. There are additional 16 parcels that can connect to the gravity sewer using low pressure pumps.

Comment 39: Sheet 6 of 9 – Provide utility crossings within the sanitary profile and label the station of each crossing.

Response 39: The revised sewer profile addresses this comment.

Comment 40: Sheet 6 of 9 – The proposed grade is missing between Sanitary Manhole 4 and Station 6+35.

Response 40: The grading plan has been revised to address this comment,

Comment 41: Sheet 6 of 9 – Label the stationing of each sanitary manhole.

Response 41: Station labels have been added to the manholes in the plan and profile views

Comment 42: Sheet 6 of 9 – Provide an alignment along the sanitary line with stationing.

Response 42: Stationing has been added to the line in the plan view.

Comment 43: Sheet 6 of 9 – Provide sanitary cleanouts along new 4-inch service lines.

Response 43: Cleanouts are shown along the proposed sanitary sewer service connections.

Comment 44: Sheet 6 of 9 – Provide invert elevations and slopes of the new service lines.

Response 44: Existing services will be used where possible. A minimum slope of 2% will be provided. The depth of existing plumbing outlets from the existing buildings is unknown. The profiles will be prepared base on the update topography.

Comment 45: Sheet 6 of 9 – Clarify the intent of the line extending south of SMH 6.

Response 45: The new sewer alignment eliminates this issue.

Comment 46: Sheet 6 of 9 – Revisit the rim elevations of the sanitary manholes in the profile. As they do not correlate to the grading on-site. For example, SMH 6 profile indicates a rim elevation of 310.03, where on the plan it appears to be 312.5.

Response 46: The revised plans include a new sewer alignment that reflects the revised grading and inlet to the pump station.

Comment 47: Sheet 6 of 9 – Provide calculations which show the gravity sewer mains are being designed to provide a minimum velocity of 2-ft/sec as required in Ten States Recommended Standards for Wastewater Treatment.

Response 47: Sanitary sewers are designed with a minimum slope of 1%. The table in section 33.41 of Ten State Standards computes the minimum slopes to achieve 2.0 feet per second. The minimum slope for an 8-inch pipe to achieve the minimum velocity 0.4%. The proposed slopes are 1% which exceeds the minimum slope; therefore, 2 feet per second is exceeded. Actual velocities for each length of sewer pipe will be provided in the design report prepared for our submittal to the Westchester County Department of Health.

Comment 48: Sheet 6 of 9 – Grease traps are required where kitchens are provided on-site. Provide a fixture plan, fixture units, and estimated flow in accordance with NYS Plumbing Code of all existing and proposed kitchens on-site. Sizing of the grease traps shall be based upon a 30-minute detention time of peak flow as set forth in 2014 NYSDEC Design Standards For Intermediate Sized Wastewater Treatment Systems.

Response 48: the fixture plan is included in the architectural set of plans. The revised plans show a 750 gallon grease trap.

Comment 49: Sheet 7 of 9 – This sheet appears to be mislabeled "Proposed On-site Sewer Design", as it is includes a profile of a site section. The profile is not accurate, as it depicts the ridge line of the new dormitory roof at 358, when it will actually be at 368 (FFE = 316 + 52-ft high to ridge per building elevations).

Response 49: The sheet has been revised to address this comment.

Comment 50: Sheet 8 of 9 - Provide a detail for silt fence installed on pavement sections.

Response 50: No silt fence is located in the pavement in the revised erosion control plan.

Comment 51: Sheet 8 of 9 - Provide a detail for erosion blankets.

Response 51: An erosion control blanket detail is provided on sheet 10.

Comment 52: Sheet 8 of 9 - Provide specifications for topsoil and permanent and temporary vegetative cover.

Response 52: Topsoil and vegetative cover specifications will be provided on the landscaping plans.

Comment 53 Sheet 8 of 9 - Provide maintenance requirements for each of the erosion and sediment control measures.

Response 53: Erosion control maintenance notes are added to the erosion control plan.

Comment 54: . Sheet 8 of 9 - Provide tree protection detail for all trees within work area to remain.

Response 54: A tree protection detail has been added to sheet 10.

Comment 55: Sheet 8 of 9 - Given the presence of onsite wetlands, dewatering may be required. Provide a detail for dewatering including discharge location and means for sediment removal.

Response 55: A dewatering detail has been added to sheet 10.

Comment 56: . Sheet 8 of 9 - Provide a concrete washout detail.

Response 56: A concrete washout pit detail has been added to sheet 10.

Comment 57: Sheet 8 of 9 - Incorporate attached water notes.

Response 57: The water notes have been added to sheet 7.

Comment 58: Sheet 8 of 9 – Provide wet tap and thrust block details.

Response 58: The requested details have been added to sheet 9

Comment 59: Sheet 8 of 9 – Hydrant shall be Super Centurion 350 model #A423HP

Response 59: The hydrant detail has been revised to reference the specified hydrant model number.

Comment 60: Sheet 8 of 9 - Provide details of asphalt, parking and traffic signage, sidewalk, curbing, landscaping, lighting, trench saw cut and repair, ADA ramps, lighting, etc.

Response 60: A lighting plan and additional details will be provided in a future submission.

Comment 61: Sheet 9 of 9 – Note 6, add to be inspected by DOTS prior to backfilling.

Response 61: Note 6 has been revised.

Comment 62: Sheet 9 of 9 – Provide grease trap details.

Response 62: The grease trap detail has been added to sheet 10.

Comment 63: Sheet 9 of 9 – Add the following notes to the trench detail:

Response 63: The requested notes have been added.

Comment 64: Sheet 9 0f 9 – Add the following to the trench detail:

Response 64: The trench detail has been revised.

Comment 65: Sheet 9 of 9 – Indicate sanitary manholes shall have a minimum compressive strength of 4500 psi, as opposed to 4,000 psi.

Response 65: The manhole detail has been revised.

Comment 66: Sheet 9 of 9 – Indicate Vacuum testing shall be conducted in accordance with ASTM C1244at the end of Note 10.

Response 66: Note 10 has been revised to include the ASTM reference.

Comment 67: Sheet 9 of 9 – Indicate sanitary manholes are to have two layers of bituminous coating.

Response 67: The sanitary sewer manhole notes have been revised to address this comment.

Comment 68: Sheet 9 of 9 – Provide 12-inches of crushed stone beneath each manhole.

Response 68: The manhole detail has been revised to indicate a 12-inch crushed stone base.

Comment 69. Sheet 9 of 9 – Provide the following notes

Response 69: The notes have been added to the sanitary sewer notes on sheet 11.

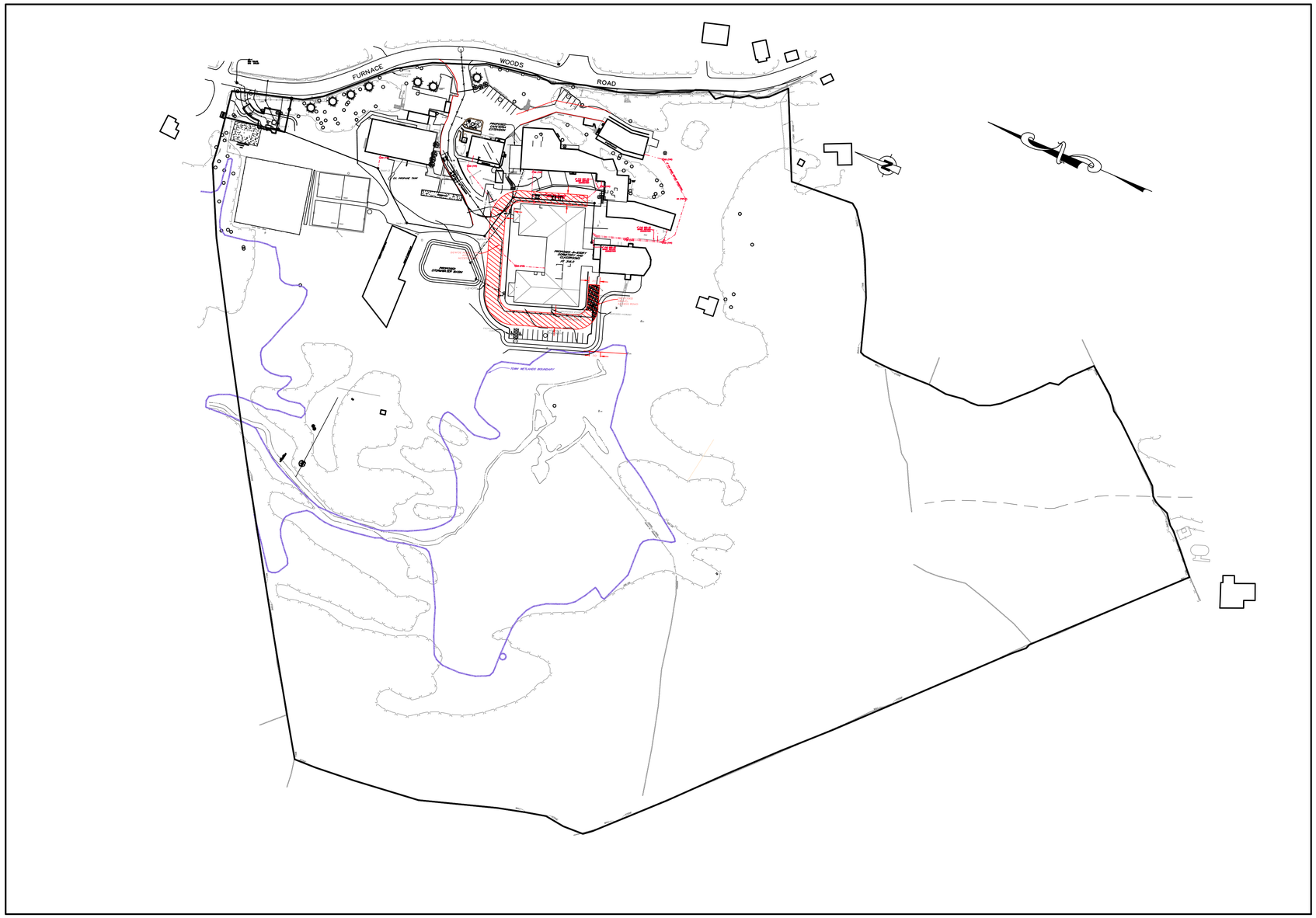
Should you have any questions or require additional information, please call.

Sincerely,



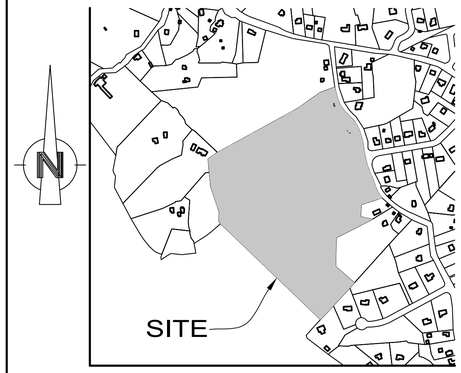
Daniel A. Ciarcia
DAC: mc

YESHIVA OHR HAMEIR
PROPOSED DORMITORY & DINING HALL MODIFICATION
OCTOBER 13, 2025



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

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



LOCATION MAP
1" = 600'

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

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

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

SURVEYOR:
TC MERRITTS
Land Surveyors
Serving Westchester & Fairfield
Counties for over 30 years

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

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

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

SURVEY DATA

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

CONSTRUCTION NOTES:

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



SCALE: 1"=40'

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

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SHEET NUMBER 2 / 12

NO.	
5	4 TOWN COMMENTS 10-13-25
4	MISC. REVISIONS 8-19-25
3	2 MISC. REVISIONS 6-11-25
2	1 MISC. REVISIONS 4-18-25
1	ORIGINAL DATE: 3/27/2012
	PROJECT NUMBER:

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

EXISTING / DEMOLITION PLAN

AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR

ZONING DISTRICT: R-40 & UNIVERSITY, COLLEGE OR SEMINARY (307-50)						
DESCRIPTION	REQ'D	OVERALL SITE	EXISTING DODGE CITY BLDG	PROPOSED DORMITORY BLDG	EXISTING SANCTUARY BUILDING	PROPOSED SANCTUARY BUILDING
MIN. LOT AREA	25 ACRES	37.18 ACRES	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE
MIN. FRONTAGE	200 FEET	896.5 FEET	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE
MIN. FRONT YARD	100 FEET	49.0 FEET	186.7	193.9	280.3	278.3
MIN. SIDE YARD	100 FEET	244 FEET	496.1	472.7	386.4	315.5
MIN. REAR YARD	100 FEET	775 FEET	969.8	944.4	989.2	946.9
MAX. BLDG HEIGHT	70 FEET	<35 FT	30 FEET	51.3 FT	28.4 FT	28.4 FT
MAX. BLDG STORIES	2-½	2-1/2	2	3	2	2
MAX. BLDG COVERAGE	25%	3.3%	27,126 S.F.	48,228 SF	9,047 S.F.	12,557 S.F.
MIN. LANDSCAPED COVER	50%	78.0%				
PARKING REQUIRED						

PLANTING SCHEDULE				
KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE
DECIDUOUS TREES				
ARu	ACER RUBRUM	RED MAPLE	1	1-1/2" - 2" CAL
PP	PRUNUS SUBHIRTTELLA PENDULA	WEEPING CHERRY	4	7' - 8' HT.
EVERGREEN TREES				
PA	PICEA ABIES	NORWAY SPRUCE	1	8' - 10' HT.
PS	PINUS STROBUS	EASTERN WHITE PINE	6	8' - 10' HT.
SHRUBS				
JC	JUNIPERUS CHINENSIS VAR. SARGENTII	SARGENT JUNIPER	2	3' - 3-1/2' HT.
JP	JUNIPERUS CHINENSIS PFITZERIANA	PFITZERIANA JUNIPER	7	3' - 3-1/2' HT.
GROUND COVER				
VM	VINCA MINOR	MYRTLE	500	FLATS, PLANT 9" O.C.

PLANNING BOARD NOTES:

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

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

Reviewed by the Department of Environmental Services

_____ _____
Director Date

Reviewed by the Department of Technical Services

_____ _____
Director Date

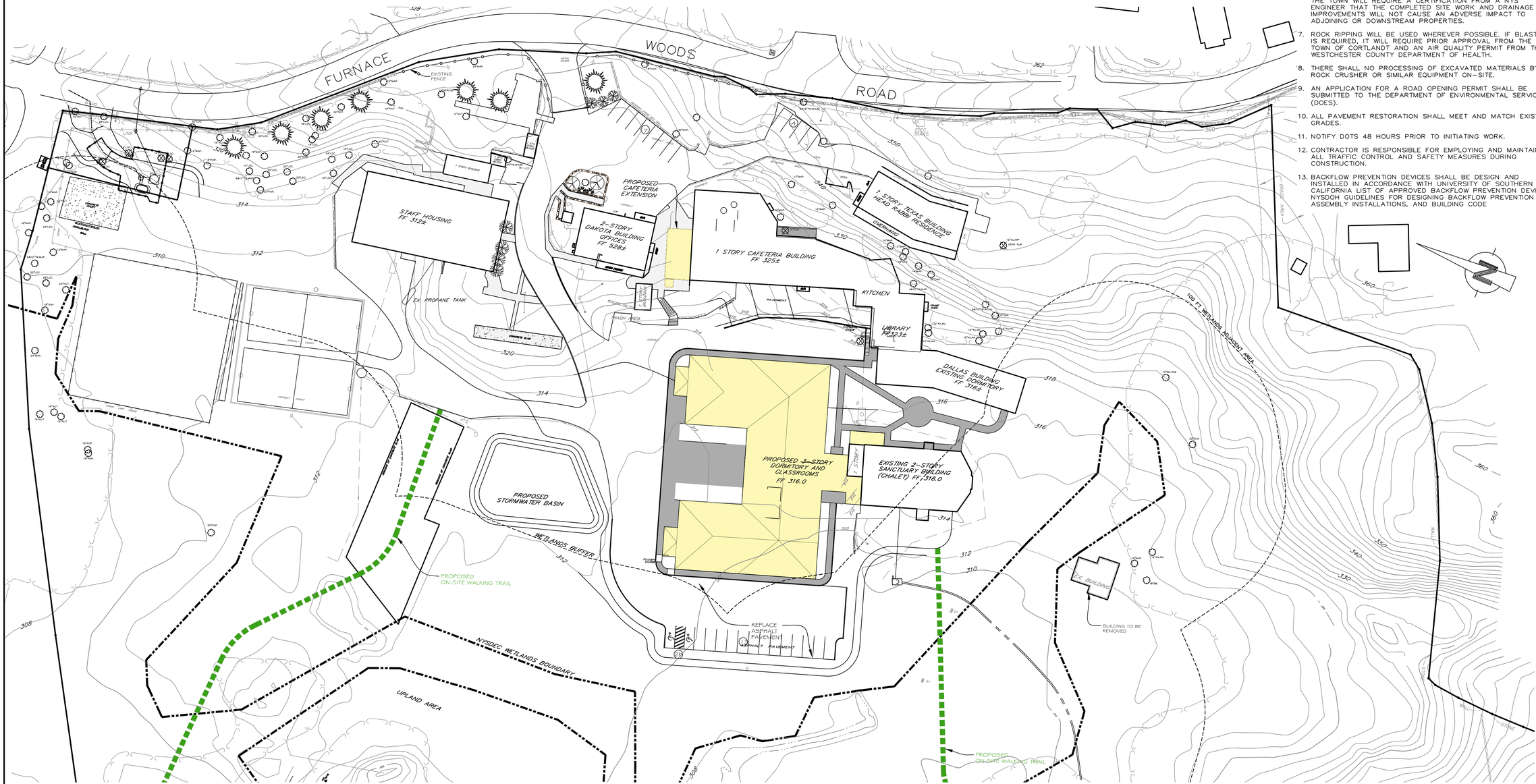
Approved by Resolution No. 18-12 of the Planning Board of the Town of Cortlandt, New York on the 10 day of July 2012, and as ammended by resolution 4-14 subject to all requirements and conditions of said Resolution. Any change, erasure, modification of revision in this plat or site development plan,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

Signed this ____ day of _____, 2025 by

_____
Chairman of the Planning Board

TOWN NOTES:

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



SCALE: 1"=40'

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

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

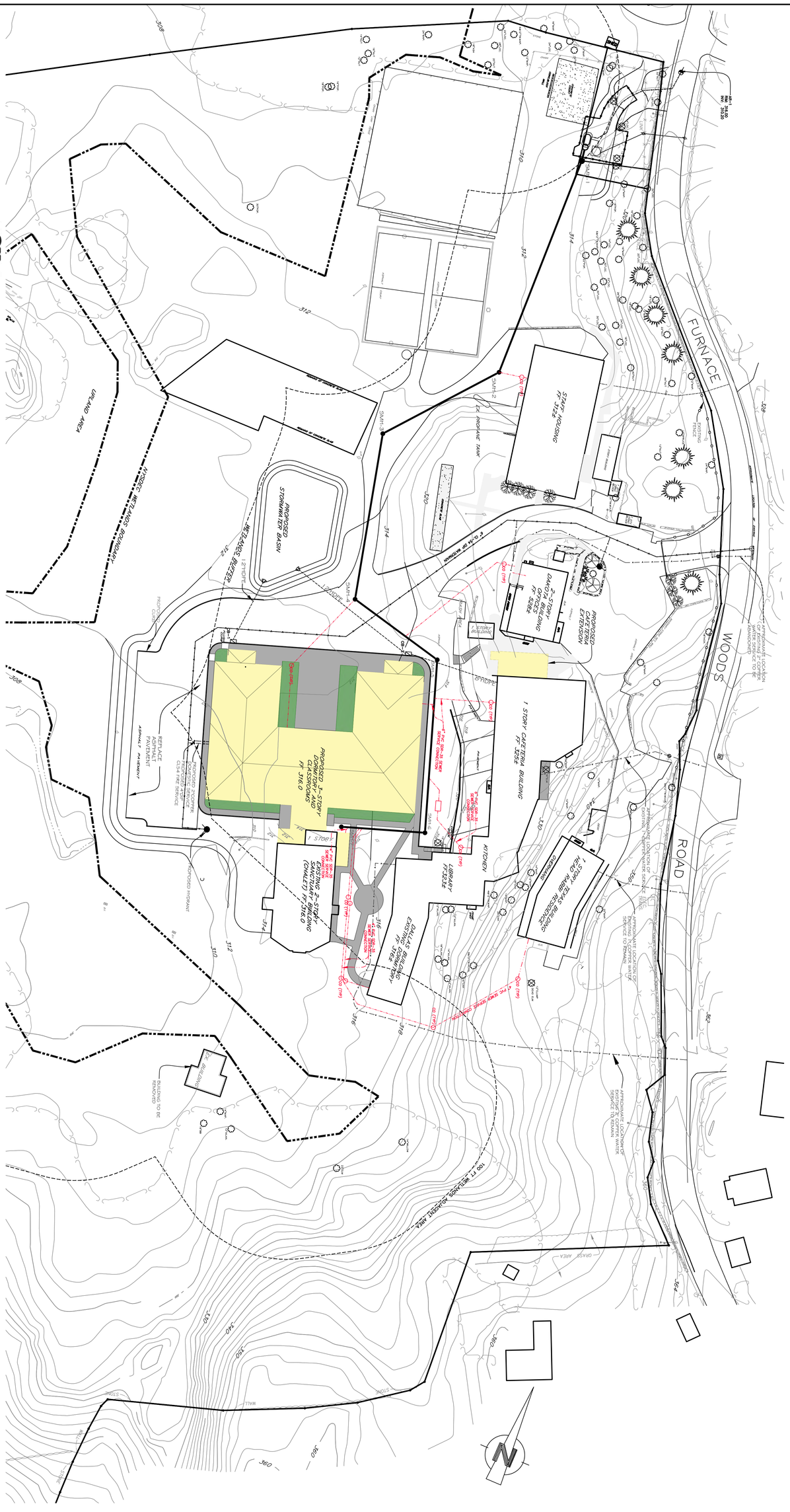
SHEET NUMBER 3 / 12

5		
4		
3		
2	1 TOWN COMMENTS 10-13-25	
1	ORIGINAL DATE: 8/19/2025	
	PROJECT NUMBER:	

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

SITE PLAN

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR


FURNACE WOODS ROAD
PROPOSED 2-STORY CLASSROOM AND DORMITORY BUILDING FF 316.0
PROPOSED CAFETERIA BUILDING
2-STORY DAYCARE BUILDING FF 316.5
STAFF HOUSING FF 316.0
EXISTING SYNAGOGUE BUILDING FF 316.0
EXISTING BUILDING TO BE REMOVED
PROPOSED SYNAGOGUE BUILDING FF 316.0
EXISTING 1-STORY RESIDENCE
EXISTING 2-STORY RESIDENCE
PROPOSED SWIMMING POOL
PROPOSED TENNIS COURT
PROPOSED BASKETBALL COURT
PROPOSED PLAYGROUND
PROPOSED PARKING
PROPOSED SEPTIC SYSTEM
PROPOSED LEACHING POOL
PROPOSED DRYWELL
PROPOSED CATCH BASIN
PROPOSED TRANSFORMER
PROPOSED GENERATOR
PROPOSED GAS METER
PROPOSED WATER METER
PROPOSED FIRE HYDRANT
PROPOSED SIGN
PROPOSED FLAGPOLE
PROPOSED TRASH ENCLOSURE
PROPOSED RETAINING WALL
PROPOSED CONCRETE WALK
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE CURB
PROPOSED STEPS
PROPOSED HANDICAP RAMP
PROPOSED CONCRETE PAD
PROPOSED GUIDE RAIL
PROPOSED FENCE
PROPOSED GATE
PROPOSED SHED
PROPOSED GAZEBO
PROPOSED PERGOLA
PROPOSED BENCH
PROPOSED TRASH CAN
PROPOSED BIKE RACK
PROPOSED LIGHT POLE
PROPOSED UTILITY POLE
PROPOSED OVERHEAD WIRES
PROPOSED UNDERGROUND UTILITIES
PROPOSED STORM DRAIN
PROPOSED SANITARY SEWER
PROPOSED WATER LINE
PROPOSED GAS LINE
PROPOSED ELECTRIC LINE
PROPOSED TELEPHONE LINE
PROPOSED CABLE TV LINE
PROPOSED FIBER OPTIC LINE
PROPOSED DRAINAGE AREA
PROPOSED SWALE
PROPOSED BERM

CONSTRUCTION SCHEDULE

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

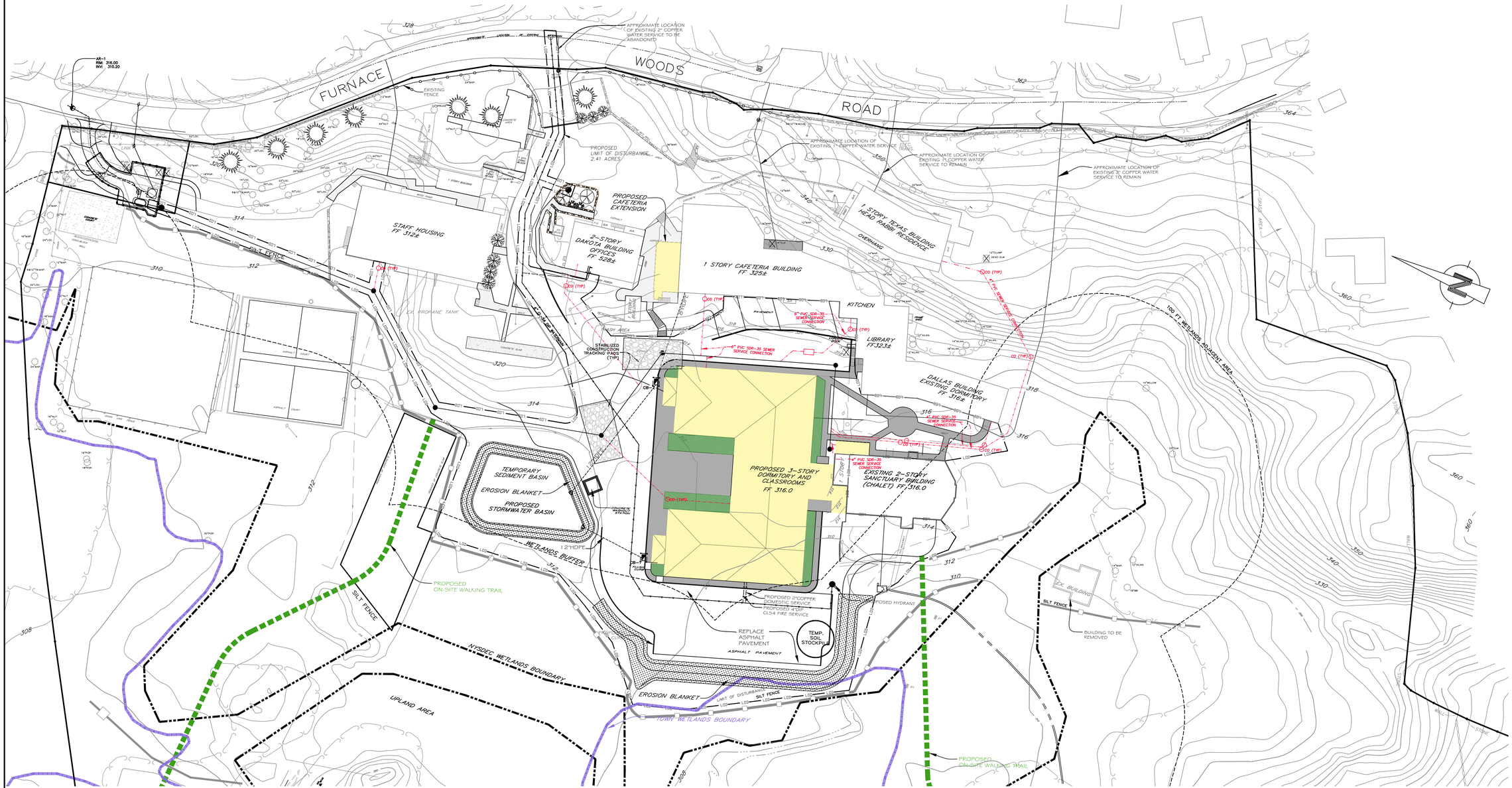
1. PRIOR TO THE START OF THE PROJECT, AN ON-SITE PRE-CONSTRUCTION MEETING WILL BE HELD. THIS WILL BE ATTENDED BY THE PROJECT OWNER, THE OPERATOR RESPONSIBLE FOR COMPLYING WITH THE APPROVED CONSTRUCTION DRAWINGS INCLUDING THE EROSION AND SEDIMENT CONTROL (E&SC) PLAN AND DETAILS, THE DESIGN ENGINEER, THE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

WINTER STABILIZATION NOTES:

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

POST CONSTRUCTION MAINTENANCE:

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



SCALE: 1"=40'

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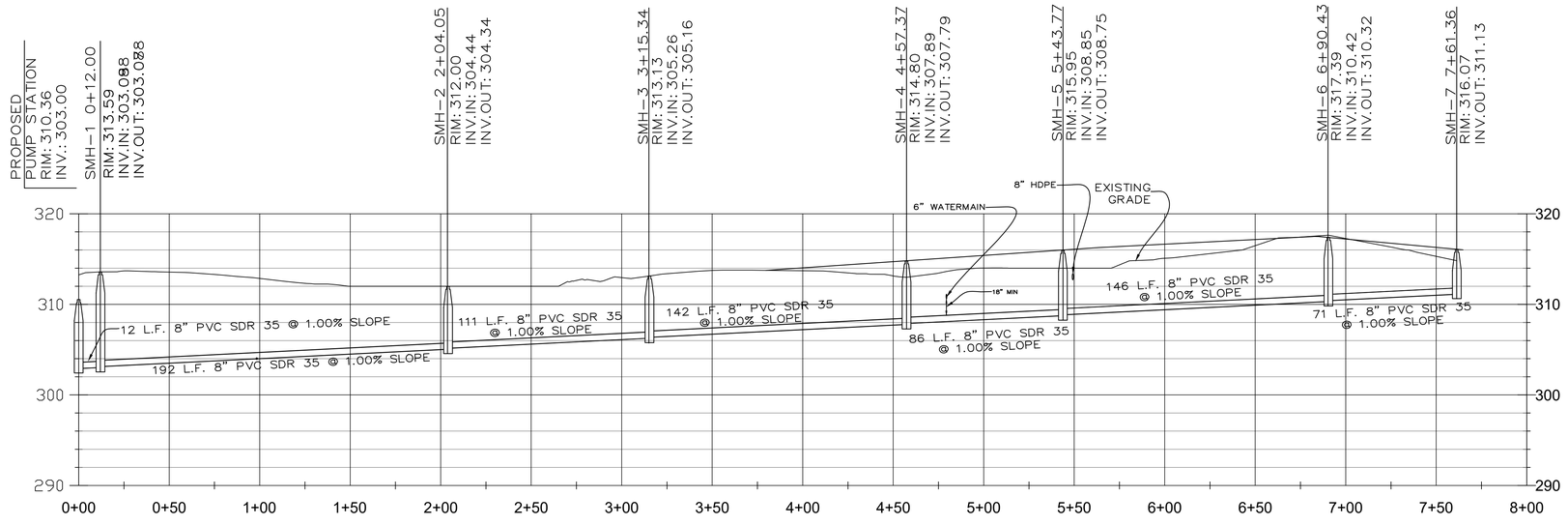
SHEET NUMBER 5 / 12

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

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

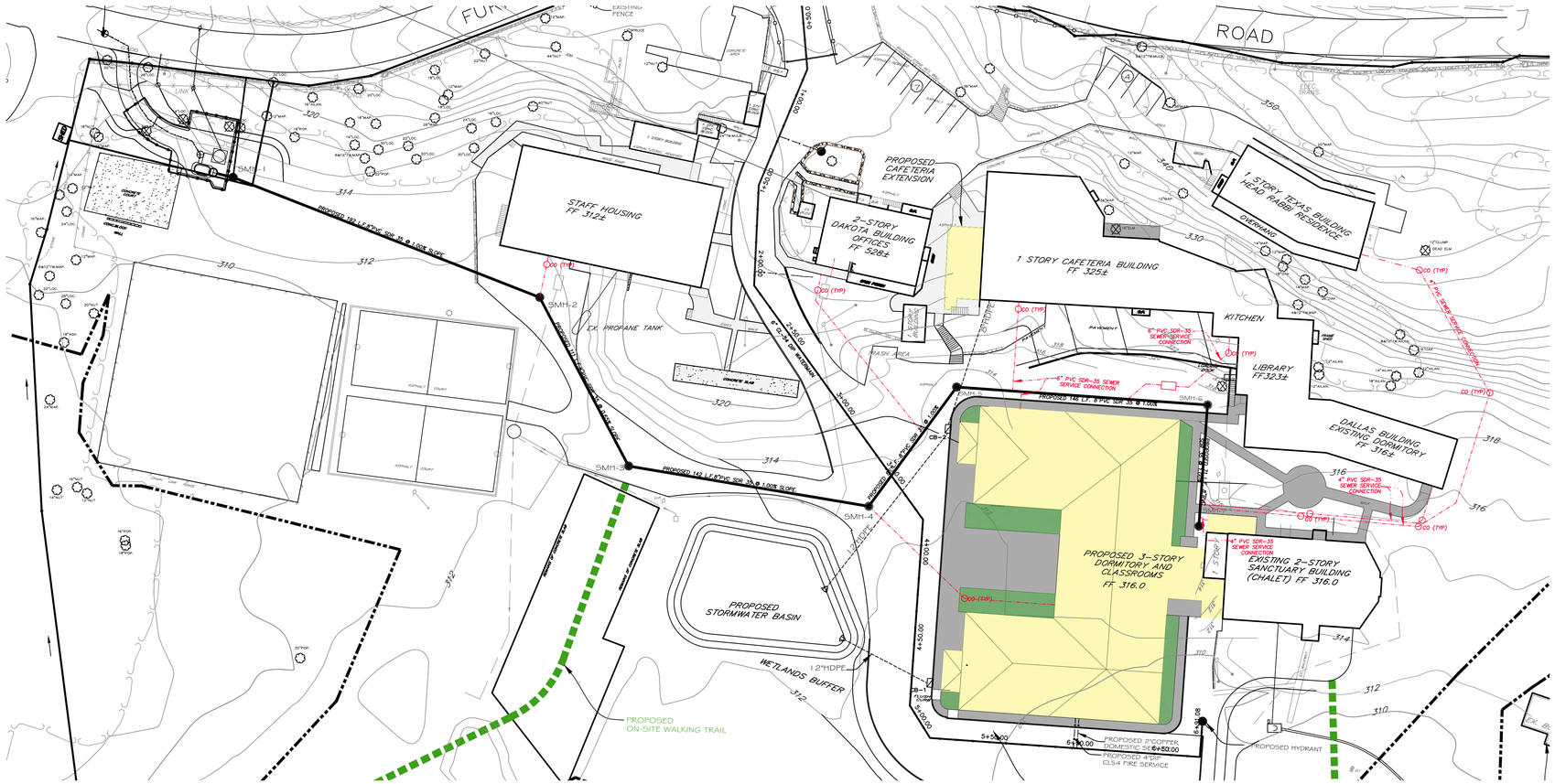
EROSION CONTROL PLAN

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR



SEWER PROFILE

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



SCALE: 1"=40'

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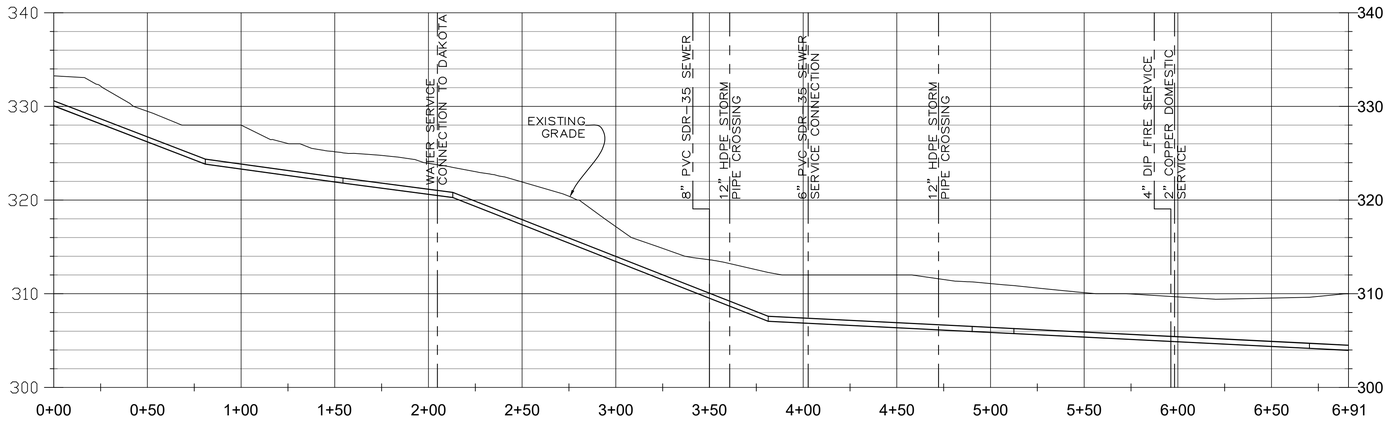
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4	TOWN COMMENTS 10-13-25
3	DRAFT 3-3-2025 REV. PUMP INV.
2	DRAFT 1-29-25
1	ORIGINAL DATE: 3/4/2024
	PROJECT NUMBER:

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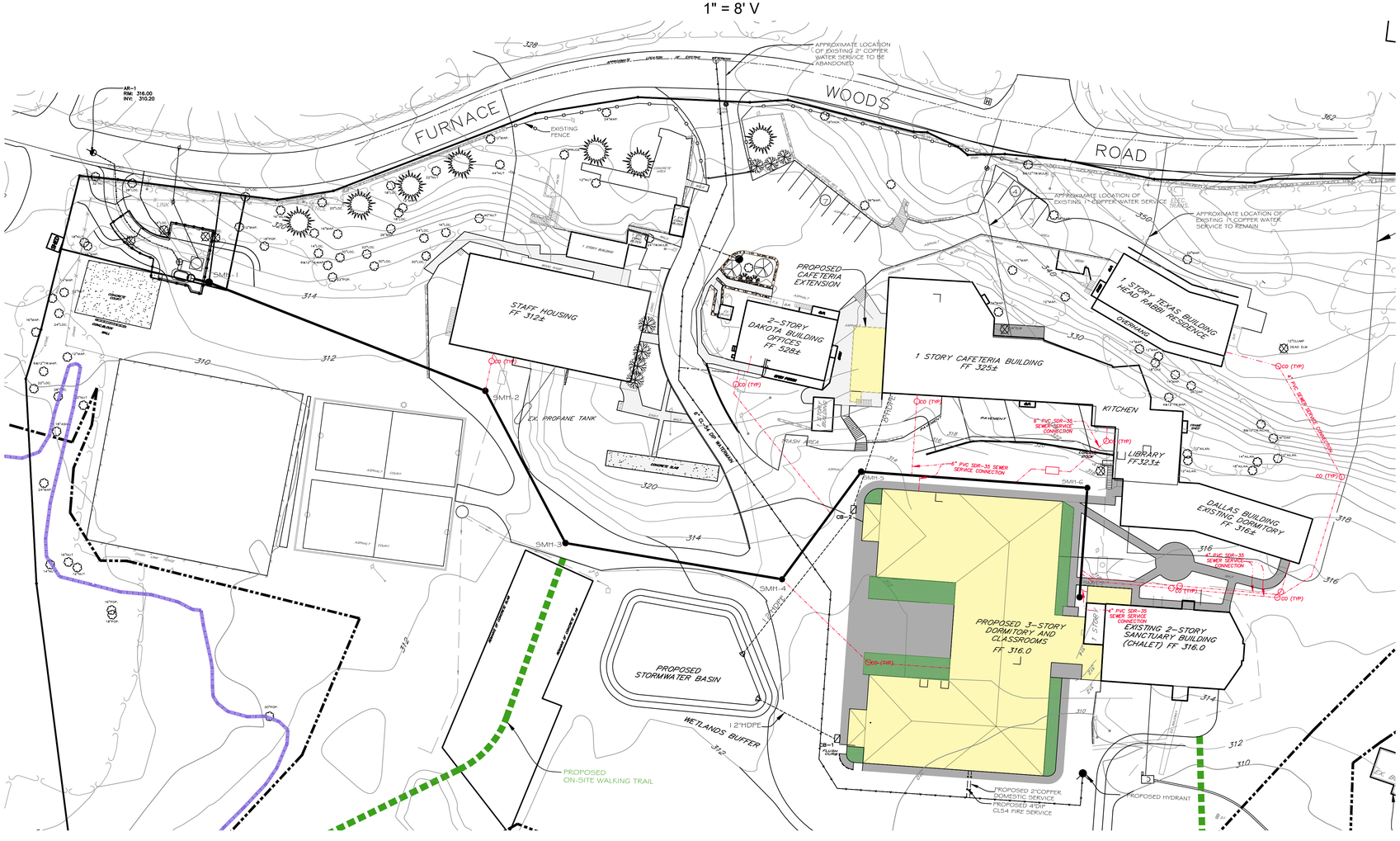
PROPOSED ON-SITE SEWER DESIGN

AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR



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



WATERMAIN INSTALLATION STANDARDS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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SCALE: 1"=40'

SHEET NUMBER 7/12

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ORIGINAL DATE: 10/13/2025
PROJECT NUMBER:

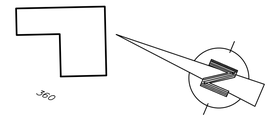
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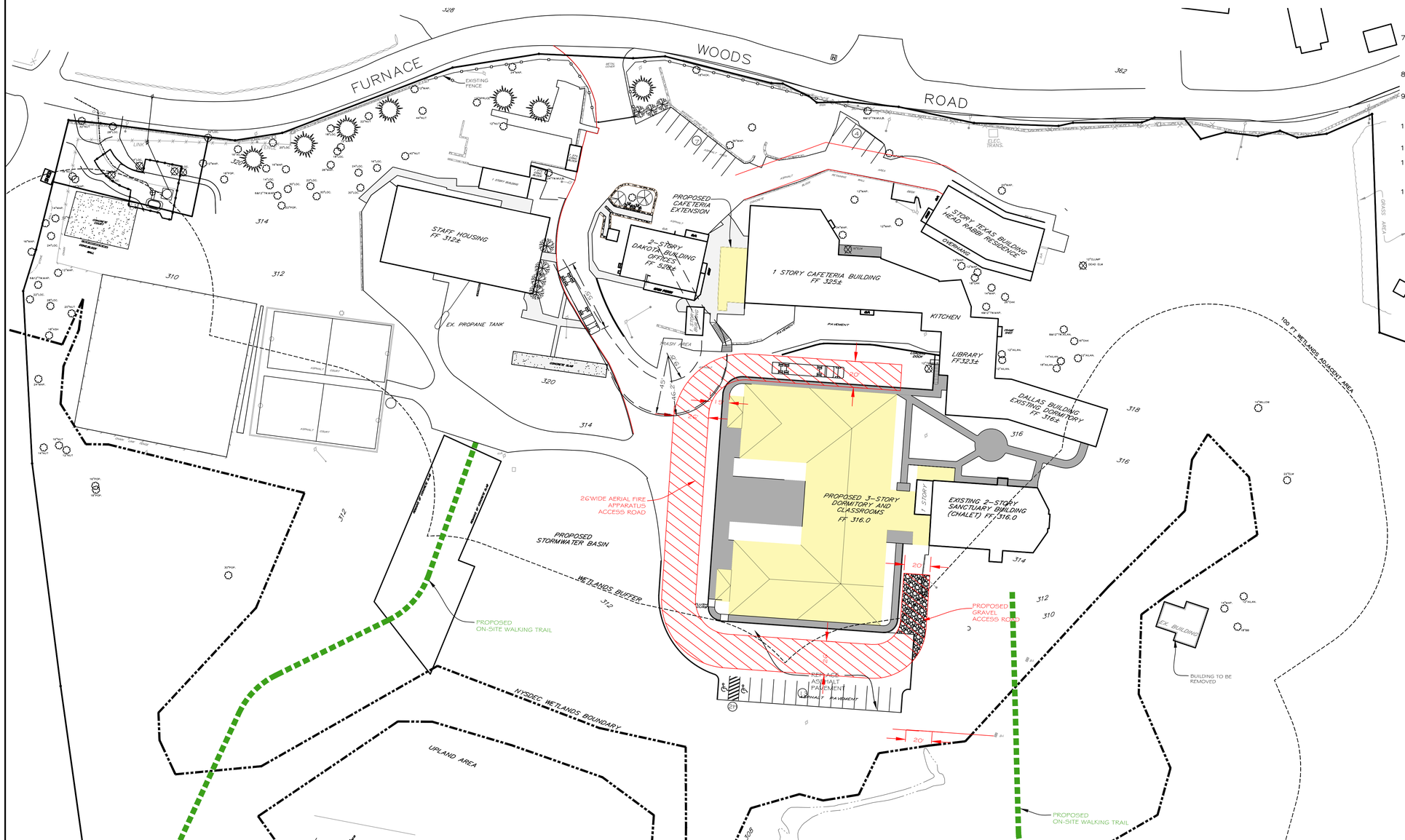
PROPOSED ON-SITE WATERMAIN

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR

ADDITIONAL TOWN NOTES:

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





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

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SCALE: 1"=40'

SHEET NUMBER 8 12

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ORIGINAL DATE: 10/13/2025

PROJECT NUMBER:

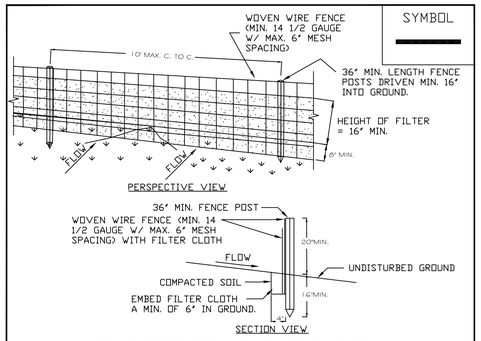
STATE OF NEW YORK — JOSEPH A. CIARCIA — LICENSED PROFESSIONAL ENGINEER

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

FIRE PROTECTION PLAN

AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR



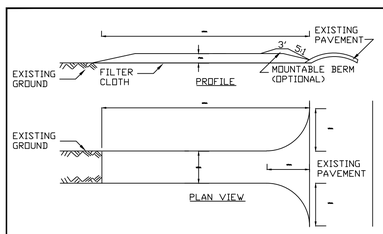
SYMBOL

CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 'T' OR 'U' TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.

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

SILT FENCE

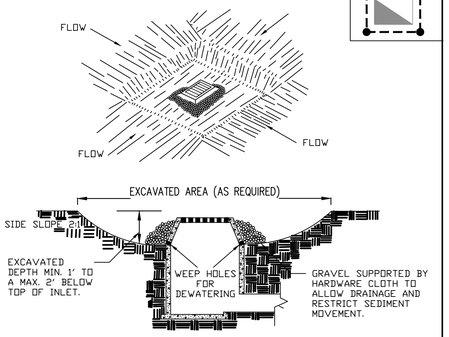


CONSTRUCTION SPECIFICATIONS

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

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

STABILIZED CONSTRUCTION ENTRANCE



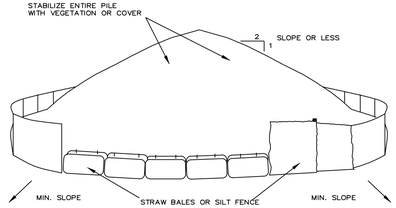
CONSTRUCTION SPECIFICATIONS

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

MAXIMUM DRAINAGE AREA 1 ACRE

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

EXCAVATED DROP INLET PROTECTION



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

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

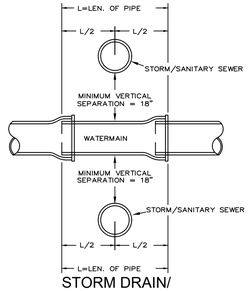
INSTALLATION NOTES

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

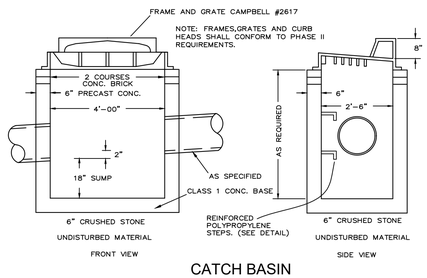
SOIL STOCKPILING
N.T.S.

WATERMAIN NOTES:

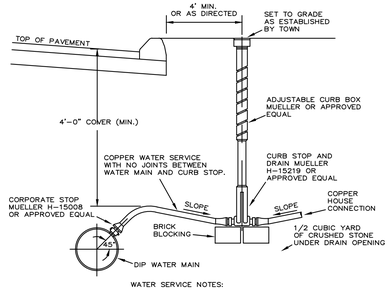
1. ALL METHODS, MATERIALS, FITTINGS, DEVICES, DIMENSIONAL REQUIREMENTS AND PROCEDURES NECESSARY TO COMPLETE THE WORK SHOWN HEREON SHALL MEET THE APPROPRIATE CURRENT AWWA SPECIFICATIONS IN EFFECT AS WELL AS ALL REQUIREMENTS DEEMED APPLICABLE BY THE WESTCHESTER COUNTY HEALTH DEPARTMENT OR ANY OTHER GOVERNMENTAL BODY HAVING JURISDICTION OVER SAID WORK.
2. ALL WATER MAIN PIPE SHALL BE 8" CEMENT LINED, TYTON JOINT CLASS FIFTY-FOUR (54) DUCTILE IRON PIPE. ALL MECHANICAL JOINT FITTINGS FOR THE WATER MAIN SHALL HAVE RETAINER GLANDS AND UTILIZE TWO BRONZE WEDGES PER JOINT.
3. ALL PIPE FITTINGS SHALL BE DUCTILE IRON UNLESS NOTED OTHERWISE. NO COMPACT FITTINGS SHALL BE USED.
4. ALL GATE VALVES SHALL BE "MUELLER" OR APPROVED EQUAL, IRON BODY, RESILIENT WEDGE, NON-RISING STEM-CONVENTIONAL PACKING, IRON MOUNTED, DOUBLE DISC TYPE WITH MECHANICAL JOINT CONNECTIONS. OPENING SHALL BE LEFT (CCW) AND OPERATION SHALL BE BY 2" SQUARE WRENCH NUT. MINIMUM WORKING PRESSURE SHALL BE 200 PSI.
5. ALL VALVE BOXES SHALL BE TWO-PIECE SLIDING BUFFALO TYPE SET ON BRICK BLOCKS POSITIONED PERPENDICULAR TO THE PIPE AND ON COMPACTED BACKFILL.
6. ALL CHANGES IN PIPE LINE DIRECTION, BOTH HORIZONTAL AND VERTICAL SHALL BE TIE-RODDED AND THRUST BLOCKED WITH CONCRETE AGAINST UNDISTURBED EARTH AS DIRECTED BY THE ENGINEER. THRUST BLOCKS SHALL BE AS PER TOWN OF CORTLANDT.
7. ALL FIRE HYDRANTS SHALL BE "MUELLER" CENTURION WITH SAFETY BREAK-AWAY FLANGE, 3-WAY, OPENING LEFT (CCW). THE PUMPER NOZZLE SHALL BE 4 ½", THE TWO HOSE NOZZLES SHALL BE 2 ½".
8. WHERE WATER MAIN CROSSES BELOW A CULVERT OR OTHER CONDUIT, CONCRETE SUPPORT BLOCKS SHALL BE PLACED ON BOTH SIDES OF WATER MAIN TO ELIMINATE ANY IMPOSED LOADING ON WATER MAIN FROM THE CULVERT OR OTHER CONDUIT.
9. FLUSH OUT ALL WATER MAINS AND APPURTENANCES AS DIRECTED BY THE ENGINEER UNTIL THE WATER RUNS CLEAN AND FREE OF RUST AND DIRT. PRESSURIZE ALL LINES AND APPURTENANCES FOR FORTY-EIGHT (48) HOURS, OR AS DIRECTED BY THE ENGINEER, TO REVEAL ANY LEAKS OR BROKEN PIPE. THIS SHALL ALL BE DONE EITHER AS A TOTAL PROJECT OR BETWEEN VALVED SECTIONS AS DIRECTED BY THE ENGINEER. IF PRESSURE TESTING REVEALS ANY LEAKS OR DIFFICULTIES THE CONTRACTOR SHALL PROMPTLY UNCOVER THE LEAK OR BROKEN PIPE AND IMMEDIATELY REPAIR AND TEST SAME. THIS SHALL BE REPEATED AS MANY TIMES AS MAY BE REQUIRED TO DEMONSTRATE A TIGHT LINE TO THE SATISFACTION OF THE ENGINEER. THE NEW WATERMAIN AND APPURTENANCES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH THE LATEST REVISION OF AWWA C-600 AND WESTCHESTER COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS.
10. WESTCHESTER COUNTY DEPARTMENT OF HEALTH MUST BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO PRESSURE TESTING.
11. ALL WATER MAINS AND APPURTENANCES SHALL BE DISINFECTED TO THE SATISFACTION OF THE ENGINEER, AND IN ACCORDANCE WITH THE STANDARDS OF THE WESTCHESTER COUNTY DEPT. OF HEALTH. THIS SHALL ALSO BE DONE IN ACCORDANCE WITH AWWA C651-99. (OR LATEST EDITION) EXCEPT THAT THE PROCEDURE IN SECTION 4.4.2 WILL NOT BE ALLOWED. RESULTS FROM A MINIMUM OF TWO (2) BACTERIOLOGICAL TESTS TAKEN TWENTY-FOUR (24) HOURS APART ARE REQUIRED TO BE SUBMITTED TO WCDOH AS PART OF CERTIFICATION OF CONSTRUCTION. RESULTS MUST BE ACCEPTED BY WCDOH PRIOR TO USE OF MAIN.
12. NEW HYDRANT DRAINS SHALL BE PLUGGED AT LOCATIONS WHERE THE GROUND WATER TABLE IS WITHIN 7 FEET OF FINISHED GRADE. AT SUCH LOCATIONS HYDRANT BARRELS SHALL BE PUMPED DRY AFTER EACH USE.
13. THE CONTRACTOR SHALL NOTIFY THE CORTLANDT CONSOLIDATED WATER DISTRICT 48 HOURS PRIOR TO COMMENCING WORK ON THEIR UTILITIES FOR WATER SHUTDOWNS.
14. ALL RESIDENTS AFFECTED BY WATER SHUTDOWNS SHALL BE NOTIFIED BY THE CONTRACTOR, IN WRITING A MINIMUM OF 24 HOURS PRIOR TO SHUTDOWNS. NOTICE SHALL INCLUDE APPROXIMATE TIME SHUTDOWN WILL BEGIN AND THE LENGTH OF THE SHUT DOWN.
15. A 10 FT. (MIN.) SEPARATION SHALL BE MAINTAINED BETWEEN WATER AND SEWER AND ALL UTILITIES, WHERE PRACTICABLE.
16. A MINIMUM COVEROF 4'-0" SHALL BE MAINTAINED OVER THE WATERMAIN
17. TWO (2) BRONZE WEDGES SHALL BE INSTALLED AT EVERY WATERMAIN JOINT.
18. A HYDRANT FLOW TEST WAS CONDUCTED BY DANIEL CIARCIA, P.E. AND STAFF FROM THE CORTLANDT CONSOLIDATED WATER DISTRICT ON APRIL 14, 2011. A STATIC PRESSURE OF 117 PSI WAS OBSERVED AT THE HYDRANT LOCATED JUST WEST OF THE PROPOSED NEW CONNECTION. THE HYDRANT FLOW TEST CONFIRMED ADEQUATE CAPACITY IS AVAILABLE TO SERVE THE PROPOSED SUBDIVISION.



STORM DRAIN/
SANITARY SEWER
WATER MAIN CROSSING

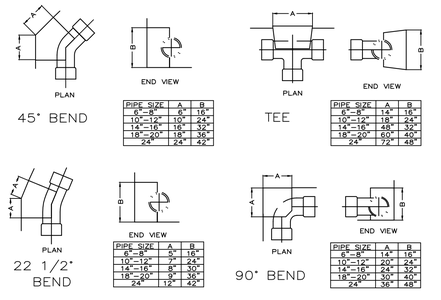


CATCH BASIN
N.T.S.



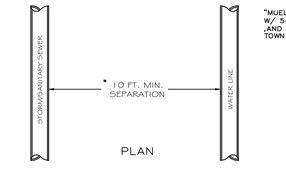
WATER SERVICE NOTES:
1. THE WATER LINE TAP SIZE SHALL BE DETERMINED AT THE TIME A WATER TAP PERMIT IS OBTAINED FROM THE TOWN OF CORTLANDT WATER DEPARTMENT.
2. ALL WATER TAPS (INCLUDING CURB BOXES) AND UTILITY SLEEVES MUST BE INSTALLED PRIOR TO PAVING.

WATER SERVICE
CONNECTION
N.T.S.



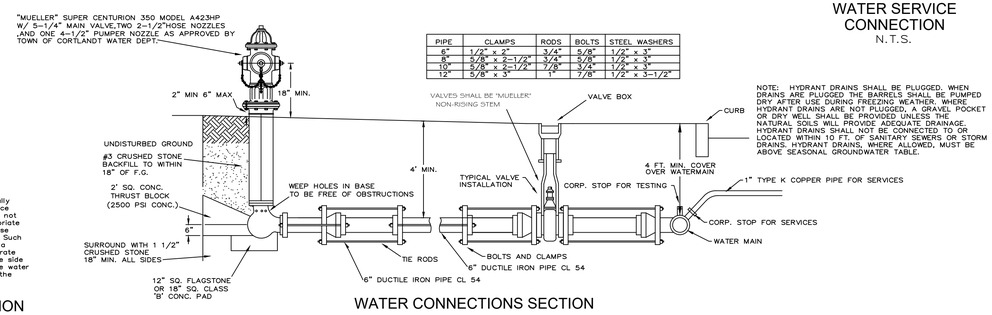
PIPE SIZE	A	B
6"-8"	14"	16"
10"-12"	18"	24"
14"-16"	48"	32"
18"-20"	60"	40"
24"	72"	48"

THRUST BLOCKS
N.T.S.



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

STORM SEWER/WATER SEPARATION
N.T.S.

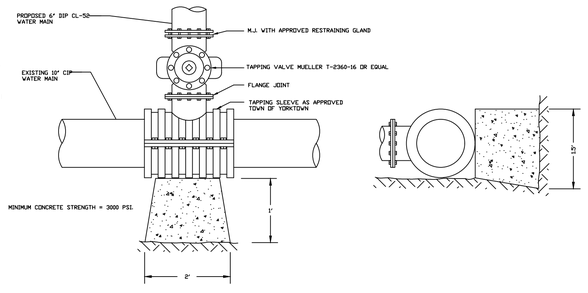


PIPE	CLAMPS	RODS	BOLTS	STEEL WASHERS
6"	1/2" x 2"	3/4"	5/8"	1/2" x 3"
8"	5/8" x 2-1/2"	3/4"	5/8"	1/2" x 3"
10"	5/8" x 2-1/2"	7/8"	3/4"	1/2" x 3"
12"	5/8" x 3"	1"	7/8"	1/2" x 3-1/2"

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

WATER CONNECTIONS SECTION

N.T.S.



WET TAP DETAIL
N.T.S.

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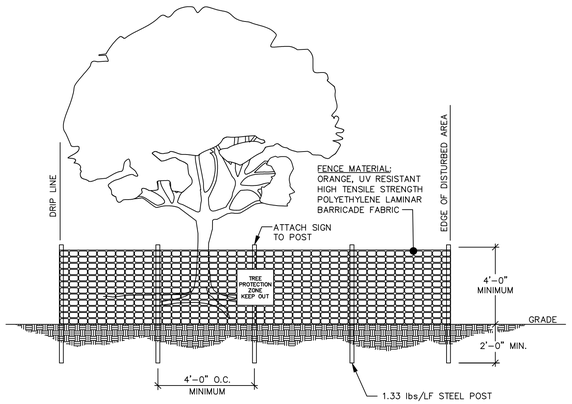
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4	2 TOWN COMMENTS 10-13-25
3	1 MISC. REVISIONS 4-18-25
2	ORIGINAL DATE: 3/4/2024
1	PROJECT NUMBER:

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

DETAILS

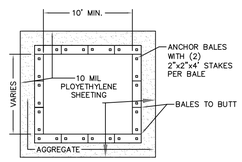
AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR

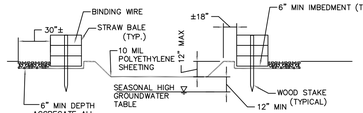


TREE PROTECTION FENCE

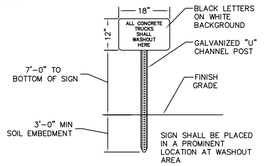
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PLAN



TYPICAL SECTION

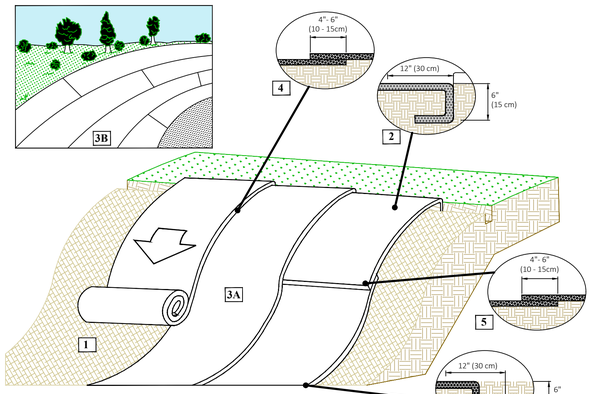


WASHOUT SIGN

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

CONCRETE WASHOUT STATION

N.T.S.



EROSION BLANKET

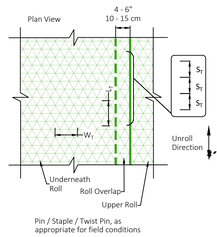
EROSION CONTROL NOTES:

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

Instructions

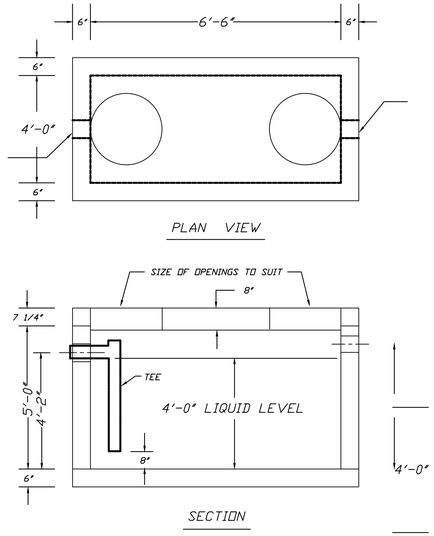
1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed. Ground surface must be free of debris, rocks, clay clods and raked smooth sufficient to allow intimate contact of the RECP with the soil over the entirety of the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

Staple Pattern Guide



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

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



750 GALLON GREASE TRAP

N.T.S.

WATERMAIN INSTALLATION STANDARDS

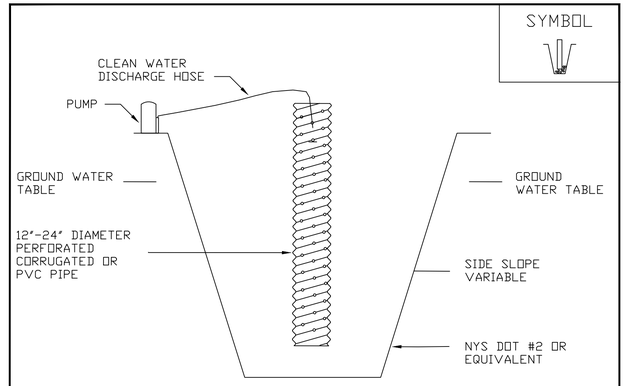
1. ALL WATER MAINS SHALL BE DOUBLE CEMENT LINED CL-54 DUCTILE IRON PIPE AND ALL SERVICE TAPS SHALL BE ¾"REPLACEMENT IN KIND OR 1" K-COPPER (NEW).

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

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

2. BACKFLOW PREVENTIONS DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE WESTCHESTER COUNTY CROSS CONNECTION CONTROL PROGAM (HTTPS://HEALTH.WESTCHESTERGOV.COM/CROSS-CONNECTION-CONTROL).
   A. ALL COMMERCIAL WATER TAPS SHALL BE EQUIPPED WITH AN APPROVED REDUCED PRESSURE ZONE ASSEMBLY WITH STRAINER.
   B. ALL FIRE SUPPLY LINES SHALL BE EQUIPPED WITH AN APPROVED DOUBLE CHECK DETECTOR ASSEMBLY.
   C. RESIDENTIAL MULTI-FAMILY (3 OR MORE) SHALL BE EQUIPPED WITH AN APPROVED REDUCED PRESSURE ZONE ASSEMBLY.
   D. SINGLE AND TWO-FAMILY HOMES SHALL BE EQUIPPED WITH A DUAL CHECK VALVE ASSEMBLY.
   E. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED AFTER THE PRESSURE REDUCING VALVE AND AFTER THE WATER METER.
   F. ALL DEVICES MUST BE LEAD FREE, MANUFACTURED DOMESTICALLY AND USE BRASS FITTINGS.
3. MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER PIPE ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VAULTS.
4. ALL WATER MAINS SHALL HAVE A MINIMUM OF FOUR FEET OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADE STAKES BEFORE TRENCHING TO ENSURE THAT ALL INSTALLED WATERMAINS WILL HAVE THE REQUIRED COVER.
5. THE TOWN OF CORTLANDT SHALL BE NOTIFIED 48-HOURS IN ADVANCE OF ANY SAMPLING AND SHALL WITNESS SUCH. SAMPLING SHALL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT, OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(N) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVAL PLANS, REPORTS, SPECIFICATIONS AND ANY APPROVED AMENDMENTS. A NYSDOH CERTIFIED LABORATORY WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL AND FECAL COLIFORM AND 24-HOUR BACTERIAL PLATE COUNT. THE CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE WATER MAINTENANCE SUPERVISOR AS A CONDITION OF APPROVAL FOR OPERATION.

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



CONSTRUCTION SPECIFICATIONS

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

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

DEWATERING SUMP PIT

TOWN OF CORTLANDT NOTES:

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

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

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

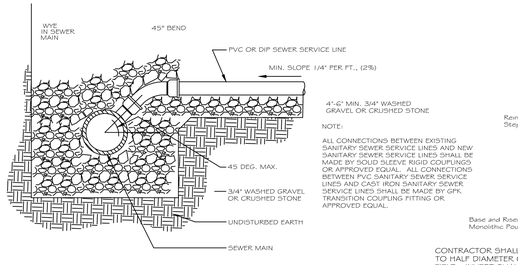
SHEET NUMBER 10/12

5	4	3	2	1	ORIGINAL DATE: 10/13/2025
					PROJECT NUMBER:

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

DETAILS

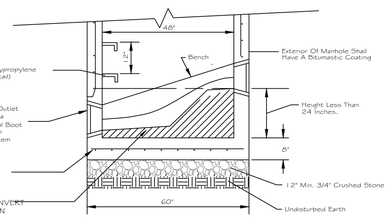
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SEWER SERVICE CONNECTION TO NEW MAIN DETAIL

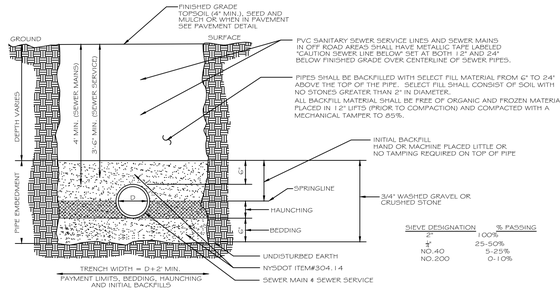
N.T.S.

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



DETAIL OF CHUTE TROUGH IN MANHOLE

N.T.S.



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

SEWER MAIN/SEWER SERVICE TRENCH DETAIL

N.T.S.

NOTES:

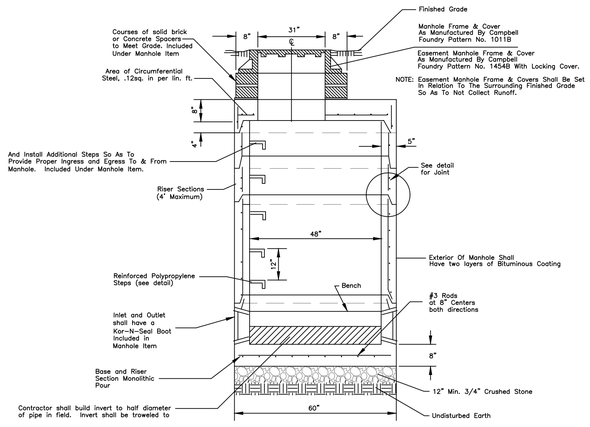
1. NO ROCK IS TO PROJECT INTO WITHIN THE EDGES OF THE TRENCH, IN ROCK EXCAVATION PIPE SHALL BE A MIN. OF 6" OVER AND AWAY FROM ROCK.
2. BACKFILL SHALL BE PLACED SO AS TO NOT DISTURB THE PIPE ALIGNMENT.
3. CONTRACTOR SHALL SURROUND THE NEW PIPE WITH 6" OF NYSDOT ITEM 304.14 ALL AROUND THE OUTSIDE OF THE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

SPECIFY THE FOLLOWING SIEVE DESIGNATIONS FOR SELECT BACKFILL.

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

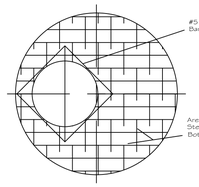
SANITARY SEWER NOTES:

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



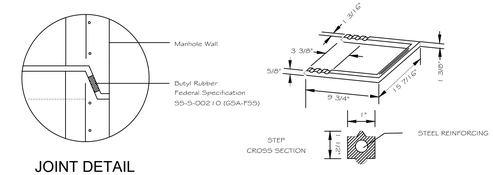
DETAIL OF PRECAST CONCRETE MANHOLE - FLAT TOP

N.T.S.



REINFORCEMENT LAYOUT FOR SLAB

N.T.S.

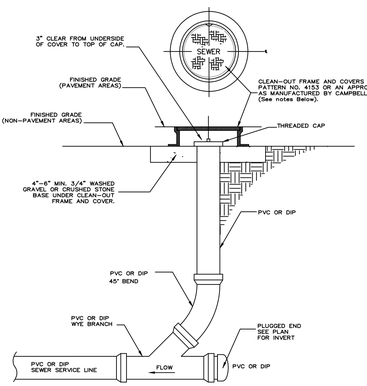


JOINT DETAIL

N.T.S.

DETAIL OF REINFORCED POLYPROPYLENE MANHOLE STEP

N.T.S.



CLEANOUT ASSEMBLY DETAIL

(N.T.S.)

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

SEWER MAIN STANDARDS

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

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

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

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

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

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

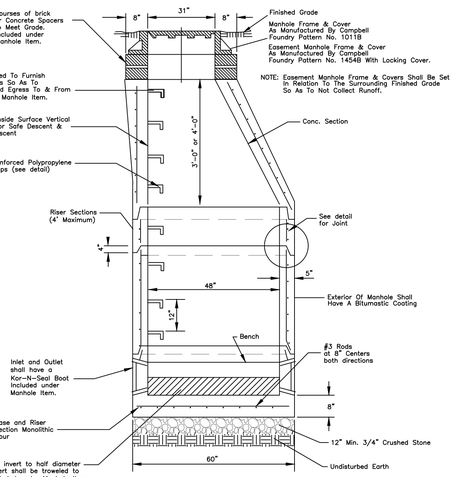
G. 10 STATE STANDARDS AND NYS DOH SANITARY CODE SHALL BE FOLLOWED.

H. INFLOW AND INFILTRATION STUDY SHALL BE PERFORMED WITH RATES SET AT 2:1 FOR COMMERCIAL AND NON-AFFORDABLE HOUSING UNITS. A 1:1 RATE SHALL BE APPLIED FOR AFFORDABLE HOUSING.

I. MINIMUM EASEMENT WIDTH SHALL BE 20-FT.

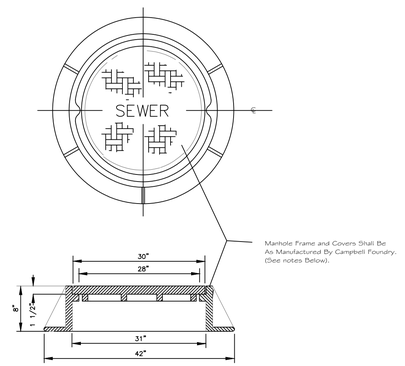
ANY DEVIATION FROM THE ABOVE MUST BE ACCEPTED BY THE DIRECTOR'S OF TECHNICAL AND ENVIRONMENTAL SERVICES.

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



DETAIL OF PRECAST CONCRETE MANHOLE - CONE SECTION

N.T.S.

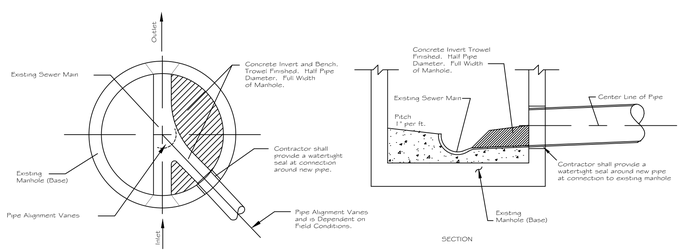


MANHOLE FRAME AND COVER

N.T.S.

MANHOLE FRAME AND COVER NOTES

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



TYPICAL DETAIL OF TIE IN TO EXISTING MANHOLE

N.T.S

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

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

SHEET NUMBER 11 12

NO.	DATE	DESCRIPTION
5		
4		
3	10-13-25	TOWN COMMENTS
2	4-18-25	MISC. REVISIONS
1	3/4/2024	ORIGINAL DATE

PROJECT NUMBER:

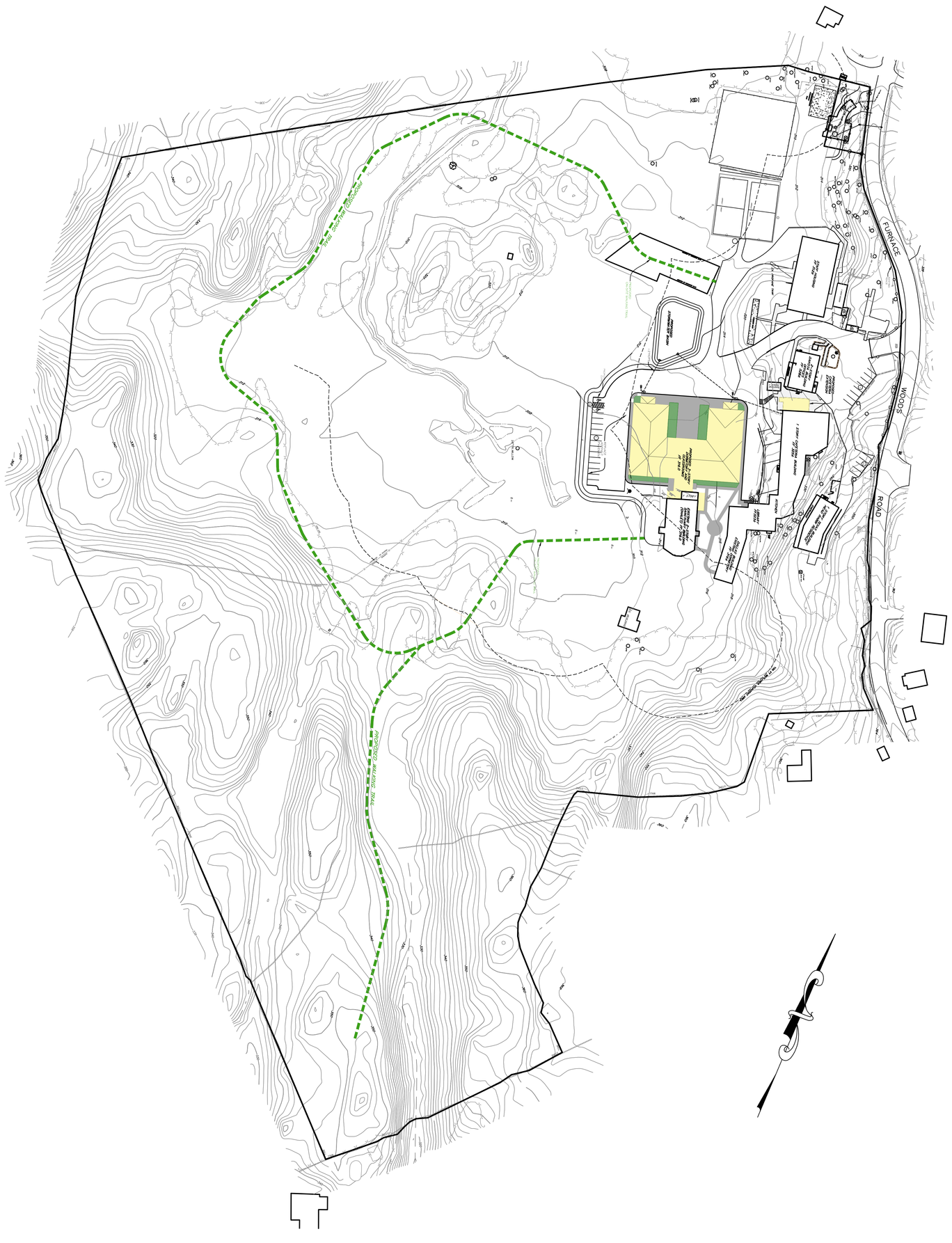
CIARCIA ENGINEERING, P.C.
360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598
(914) 245-0123

SEWER DETAILS

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR

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

811 Know what's below. Call before you dig



SCALE: 1"=80'

AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR

WALKING TRAILS

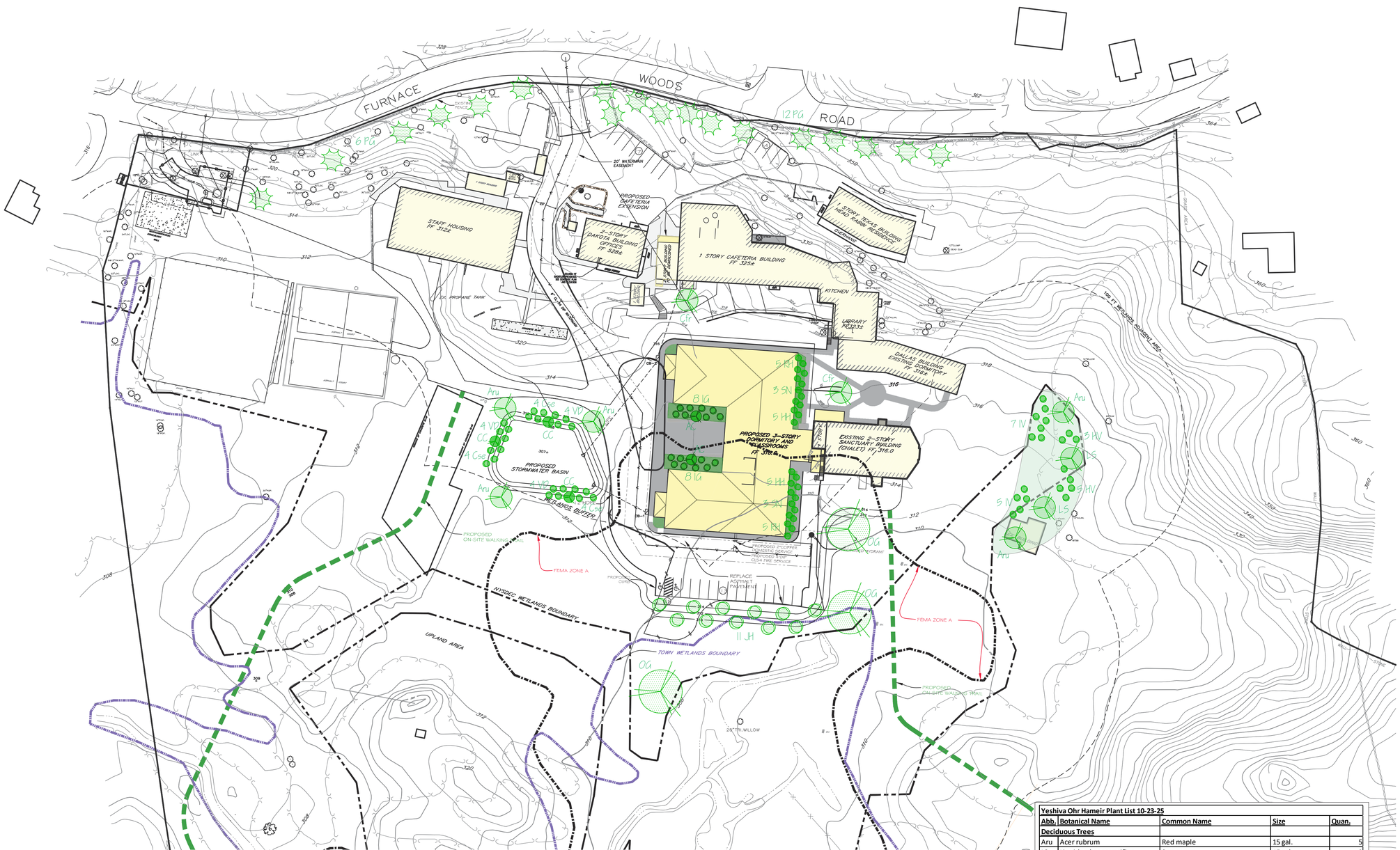
CIARCIA ENGINEERING, P.C.
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(914) 245-0123

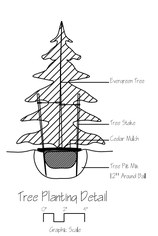
5	
4	
3	
2	
1	TOWN COMMENTS 10-13-25
	ORIGINAL DATE: 6/11/2025
	PROJECT NUMBER:

SHEET NUMBER
12/12

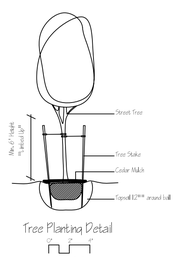
Notes:
1. All base data by others. No representation or warranty is express or implied as to accuracy of same.
2. This Landscape Plan is for illustration of plant material purposes only. Please refer to Engineer or Surveyor drawings for all other site plan and site features information.
3. All environmental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

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





Tree Planting Detail
Graphic Scale



Tree Planting Detail
Graphic Scale

Yeshiva Ohr Hameir Plant List 10-23-25				
Abb.	**Botanical Name**	**Common Name**	**Size**	**Quan.**
Deciduous Trees				
Aru	Acer rubrum	Red maple	15 gal.	5
LS	Liquidambar styraciflua	Sweetgum	15 gal.	2
OG	Acer rubrum	Red maple 'October Glory'	3" - 3-1/2"	3
Evergreen Trees				
PG	Picea glauca	White Spruce	8-10' ht.	18
Minor Deciduous Trees				
CFr	Cornus florida rubra	Pink Dogwood	7-8' ht.	2
AC	Amelanchier canadensis	Shadblow	7-8' ht.	3
Cc	Cercis canadensis	Redbud 'Forest Pansy'	7-8' ht.	5
Shrubs				
Cse	Cornus sericea	Redosier dogwood	5 gal.	12
VD	Viburnum dentatum	Arrowwood	5 gal.	12
IG	Ilex glabra	Inkberry 'Compacta'	2.5-3' ht.	16
IV	Ilex verticillata	Winterberry holly	5 gal.	12
JH	Junipus horizontalis	Creeping Juniper 'Blue Rug'	5 gal.	11
HV	Hamamelis virginiana	Witchhazel	5 gal.	8
Flowering Plants				
HH	Hibiscus spp.	Hardy Hibiscus 'Midnight Marvel'	gal. cont., 24' o.c.	10
RH	Rudbeckia hirta	Black-eyed Susan 'Goldstrum'	gal. cont., 24' o.c.	10
SN	Symphytrichumnovae-angliae	New England Aster 'Grape Crush'	gal. cont., 24' o.c.	6

Proposed Tree

Proposed Minor Tree

Proposed Shrub

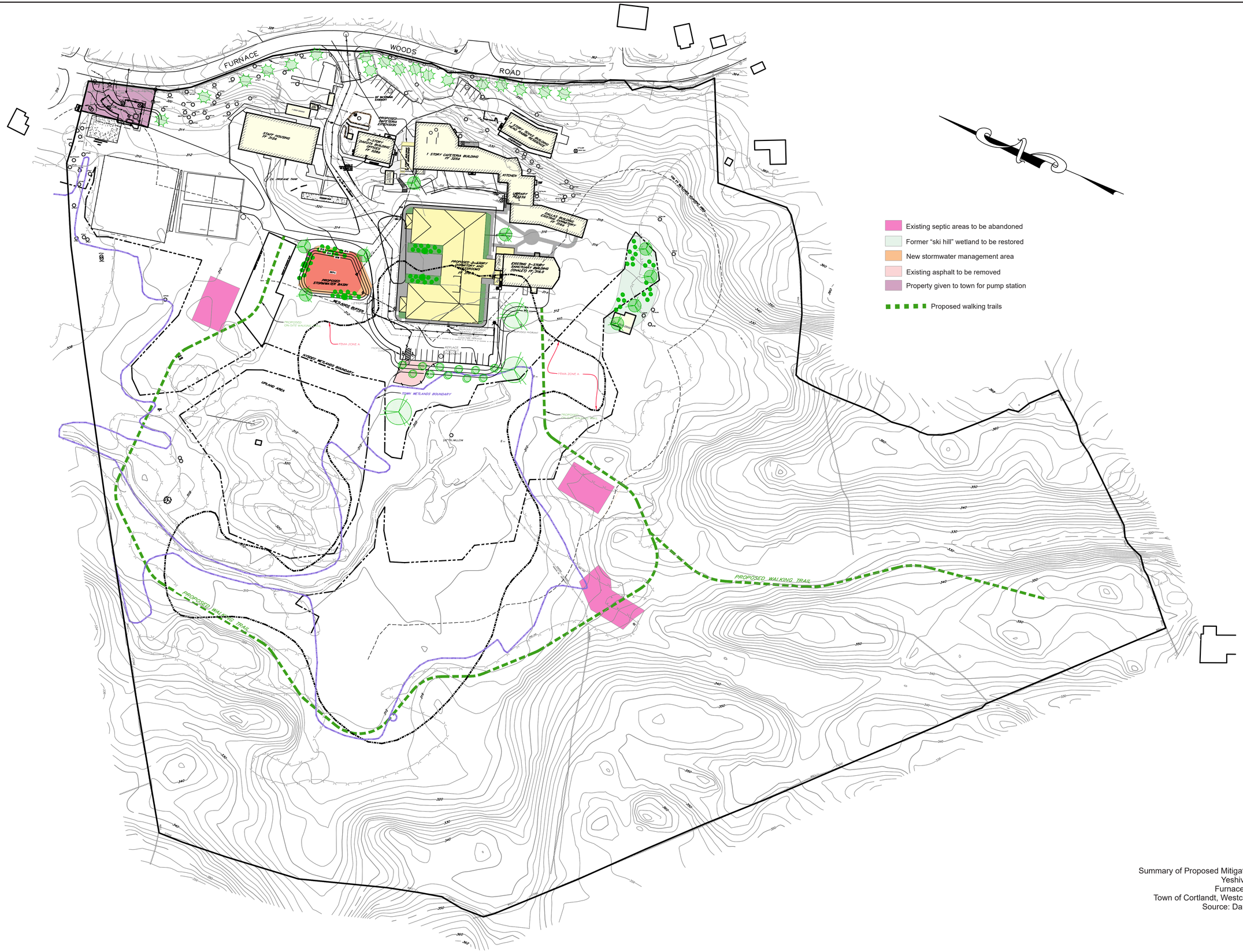
Proposed Evergreen Tree

Proposed Flowering Plant

PLANNING · ENVIRONMENTAL · WETLANDS
TMA WMI

Landscape Plan prepared by
Tim Miller Associates, Inc
Dated 10-23-25

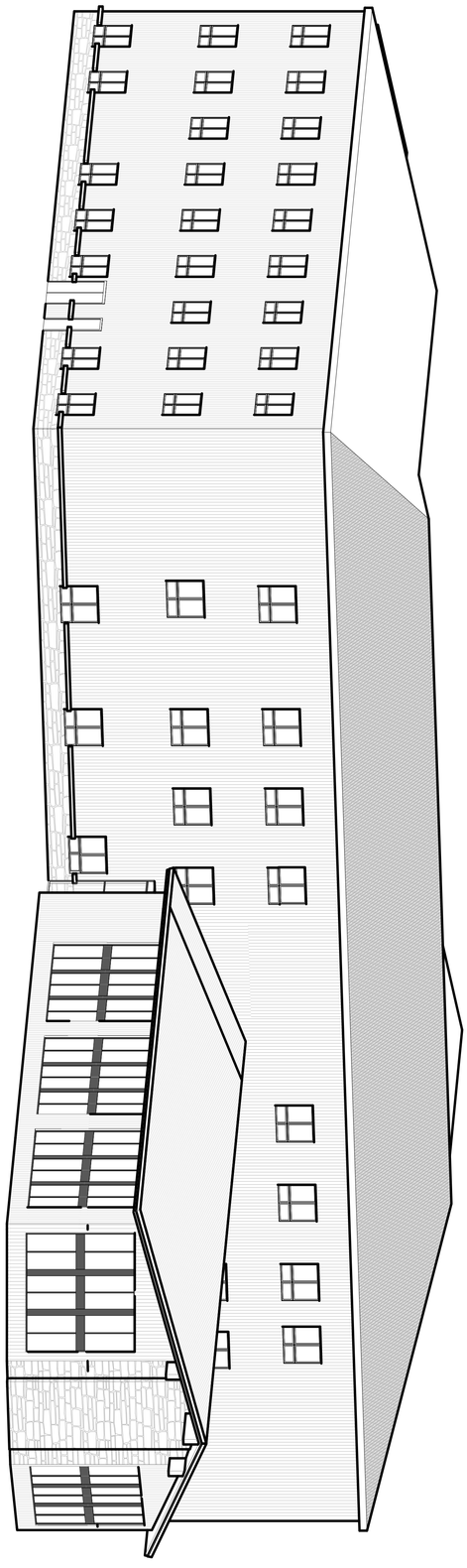
Summary of Proposed Mitigation Measures
Yeshiva Ohr Hameir
Furnace Woods Road
Town of Cortlandt, Westchester County
Source: Dan Ciarcia, P.E.

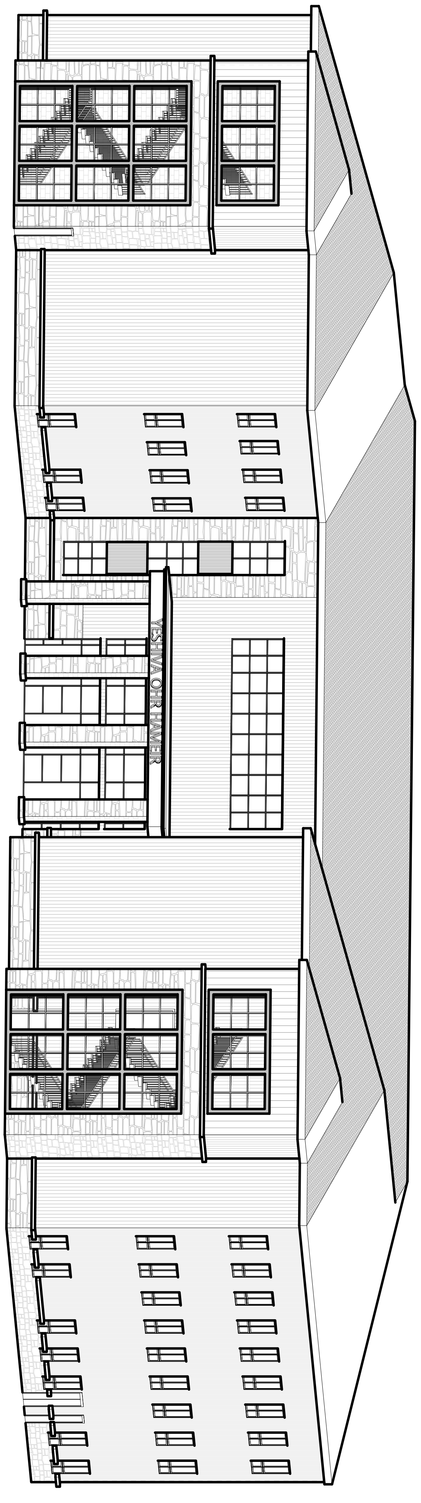


Summary of Proposed Mitigation Measures
Yeshiva Ohr Hameir
Furnace Woods Road
Town of Cortlandt, Westchester County
Source: Dan Ciarcia, P.E.

A

PROPOSED NEW/RENOVATED DORMITORY AND SANCTUARY





JOB NO: 109.20 DATE: 8/21/2025 DWG NO: D1	PROPOSED NEW/RENOVATED DORMITORY AND SANCTUARY: YESHIVA OHR HAMEIR OF PEEKSKILL 141 FURNACE WOODS RD CORTLANDT, NY 10567 BLOCK 1 LOT 3	REVISIONS SCHEDULE NO. | DATE | DESCRIPTION	WEISZ ARCHITECTS 1515 FOREST AVENUE #101, LAKWOOD NJ 08701 732.202.5455	NJ LICENSE # 21A102138500



A PROPOSED FIRST FLOOR PLAN DORM- 18,104 SF BREEZEWAY- 537 SF SANCTUARY- 5,206

N.J.LICENSE # 21A102138500

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455

REVISIONS SCHEDULE

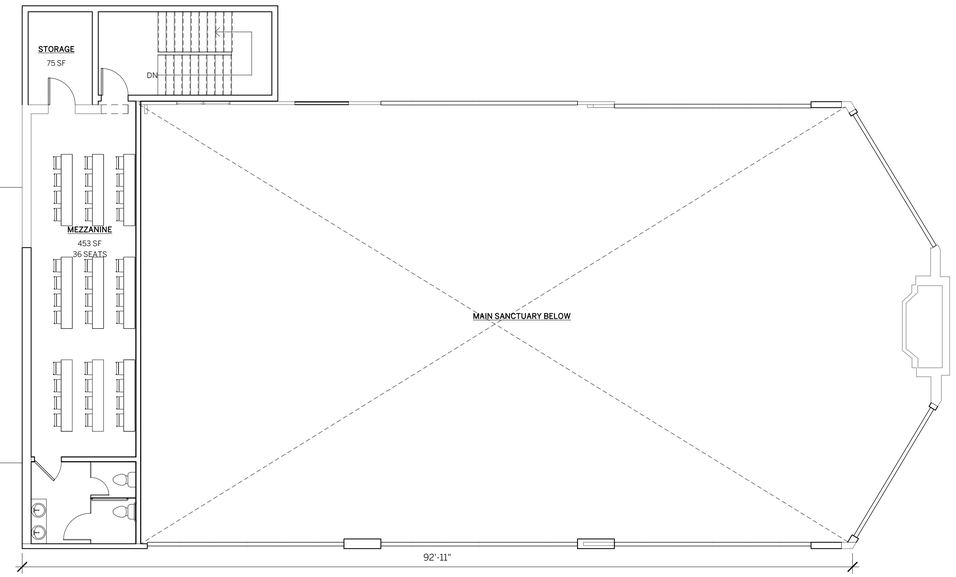
NO.	DATE	DESCRIPTION

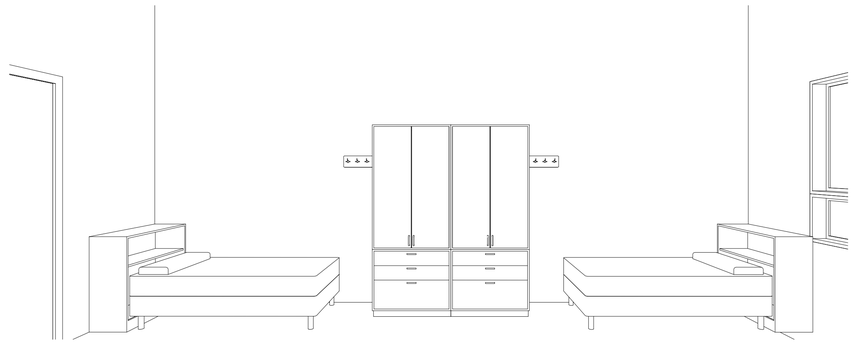
PROPOSED NEW/RENOVATED DORMITORY AND SANCTUARY:

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS RD
CORTLANDT, NY 10567
BLOCK 1 LOT 3

JOB NO. 109.20
DATE: 8/21/2025
DWG NO. D2







A PROPOSED SECOND FLOOR PLAN DORM- 18,524 SF SANCTUARY- 970

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455

NJ LICENSE # 21A102138500

REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

PROPOSED NEW/RENOVATED DORMITORY AND SANCTUARY:

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS RD
CORTLANDT, NY 10567
BLOCK 1 LOT 3

JOB NO. 109.20
DATE: 8/21/2025
DWG NO. D3



A PROPOSED THIRD FLOOR PLAN DORM- 18,104 SF

N.J.LICENSE
21A102138500

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455

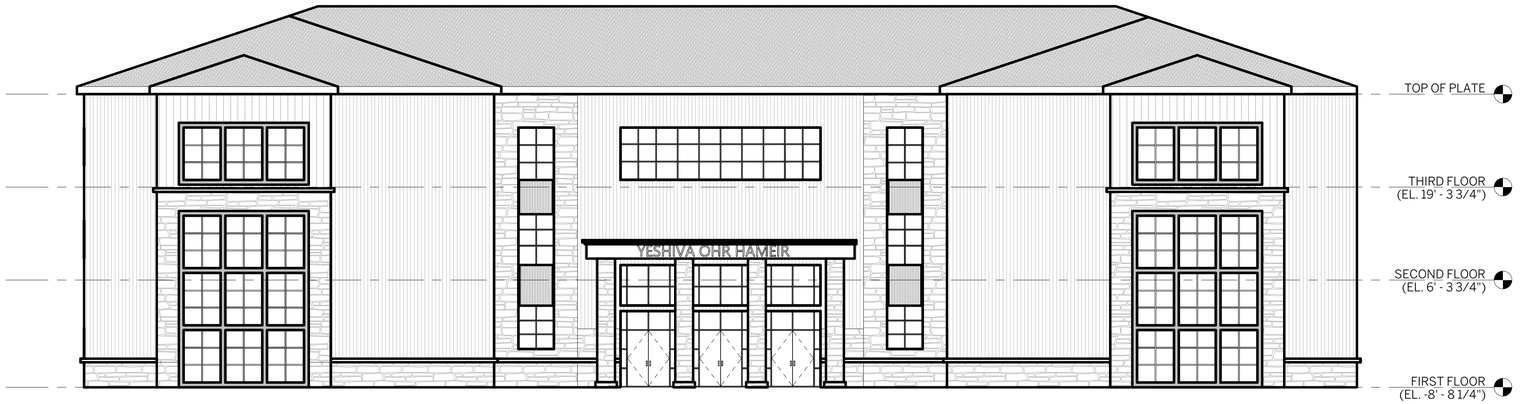
REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

PROPOSED NEW/RENOVATED DORMITORY AND SANCTUARY:

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS RD
CORTLANDT, NY 10567
BLOCK 1 LOT 3

JOB NO: 109.20
DATE: 8/21/2025
DWG NO: D4



A PROPOSED FRONT ELEVATION



B PROPOSED RIGHT ELEVATION

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455
NJ LICENSE # 21A102138500

REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

PROPOSED NEW/RENOVATED DORMITORY AND SANCTUARY:

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS RD
CORTLANDT, NY 10567
BLOCK 1 LOT 3

JOB NO: 109.20
DATE: 8/21/2025
DWG NO: D5



A PROPOSED REAR ELEVATION



B PROPOSED LEFT ELEVATION

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455
NJ LICENSE # 21A102138500

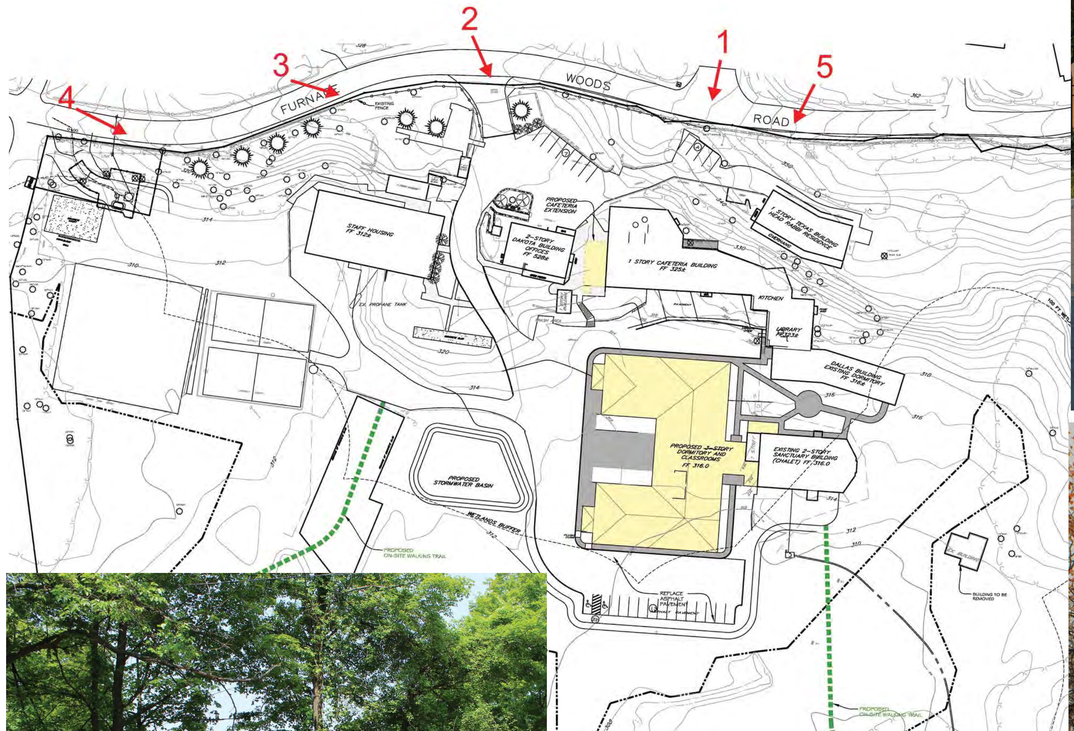
REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

PROPOSED NEW/RENOVATED DORMITORY AND SANCTUARY:

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS RD
CORTLANDT, NY 10567
BLOCK 1 LOT 3

JOB NO: 109.20
DATE: 8/21/2025
DWG NO: D6





EXISTING VIEW 1



PROPOSED LEAF-ON



PROPOSED LEAF-OFF

WEISZ ARCHITECTS
1515 FOREST AVE #101, LAKEWOOD NJ 08701
732.202.5455

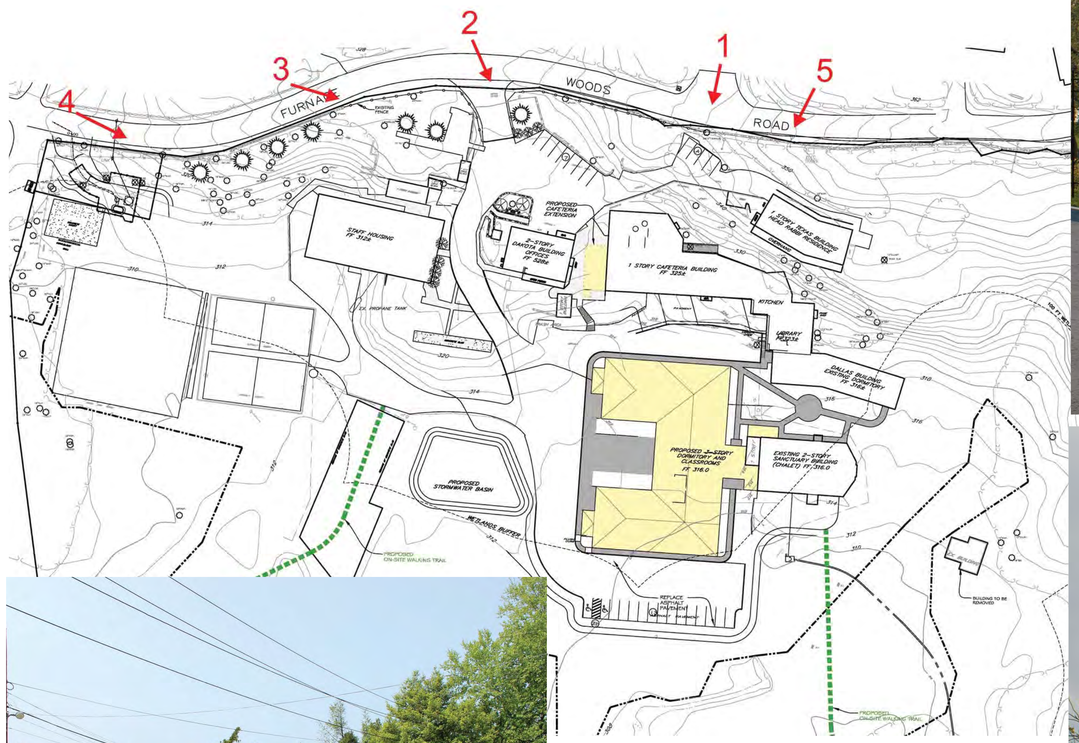
PROPOSED RENOVATION TO CAMPUS FOR:

YESHIVA OHR HAMEIR OF PEEKSKILL
BLOCK: 1 LOT: 3
141 FURNACE WOODS RD
CORTLANDT, NY 10567

JOB NO: 109.20

DATE: 6.17.25

DWG NO:



EXISTING VIEW 2



PROPOSED LEAF-ON



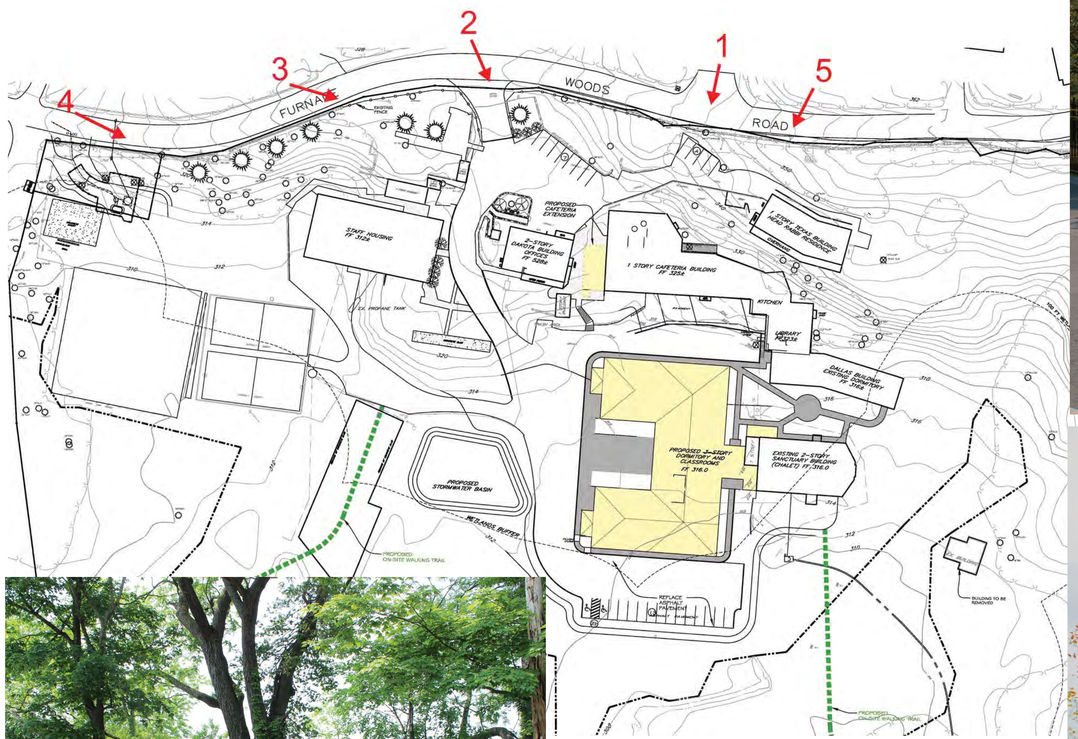
PROPOSED LEAF-OFF

WEISZ ARCHITECTS
1515 FOREST AVE #101, LAKEWOOD NJ 08701
732.202.5455

PROPOSED RENOVATION TO CAMPUS FOR:

YESHIVA OHR HAMEIR OF PEEKSKILL
BLOCK: 1 LOT: 3
141 FURNACE WOODS RD
CORTLANDT, NY 10567

JOB NO:	DATE:	DWG NO:
109.20	6.17.25	





EXISTING VIEW 3



PROPOSED LEAF-ON

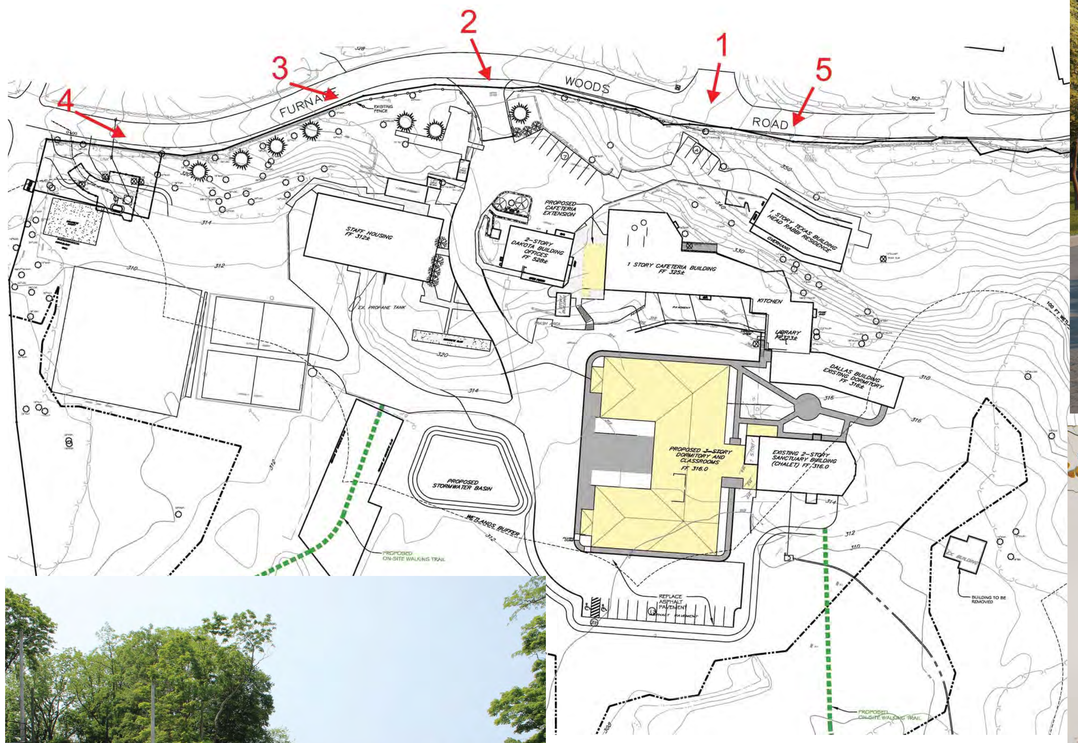


PROPOSED LEAF-OFF

WEISZ ARCHITECTS
1515 FOREST AVE. #101, LAKEWOOD NJ 08701
732.202.5455

PROPOSED RENOVATION TO CAMPUS FOR:
YESHIVA OHR HAMEIR OF PEEKSKILL
BLOCK: 1 LOT: 3
141 FURNACE WOODS RD
CORTLANDT, NY 10567

JOB NO: 109.20
DATE: 6.17.25
DWG NO:





EXISTING VIEW 4



PROPOSED LEAF-ON

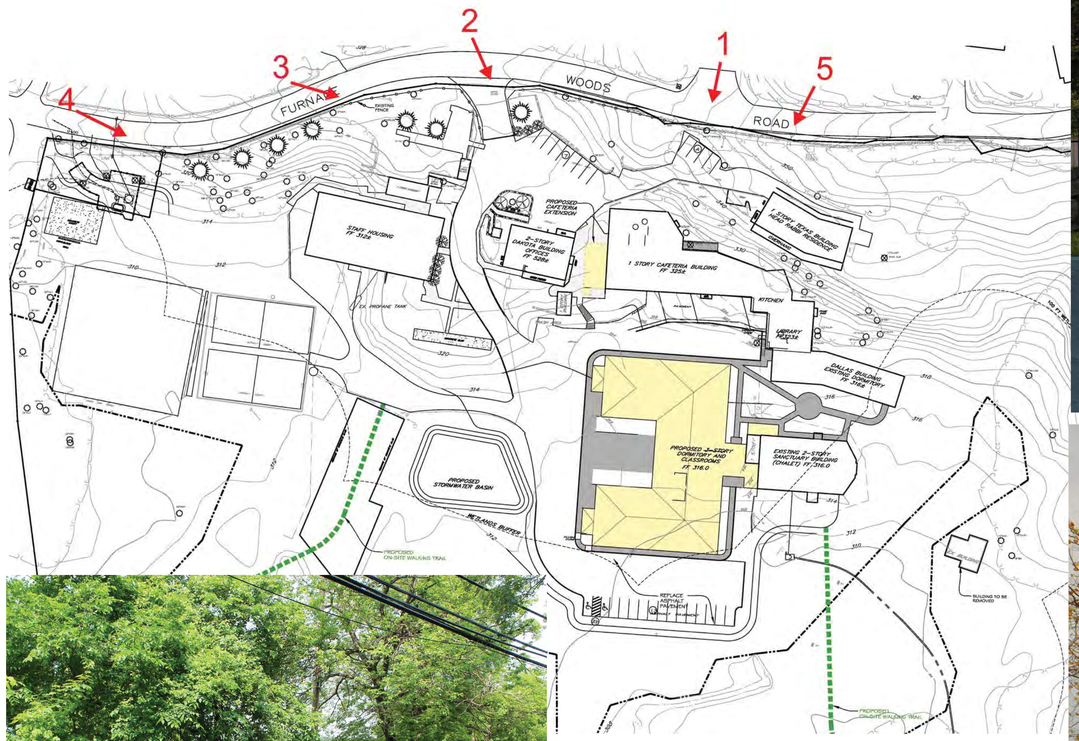


PROPOSED LEAF-OFF

WEISZ ARCHITECTS
1515 FOREST AVE. #101, LAKEWOOD NJ 08701
732.202.5455

PROPOSED RENOVATION TO CAMPUS FOR:
YESHIVA OHR HAMEIR OF PEEKSKILL
BLOCK: 1 LOT: 3
141 FURNACE WOODS RD
CORTLANDT, NY 10567

JOB NO: 109.20
DATE: 6.17.25
DWG NO:





EXISTING VIEW 5



PROPOSED LEAF-ON



PROPOSED LEAF-OFF

WEISZ ARCHITECTS
1515 FOREST AVE #101, LAKEWOOD NJ 08701
732.202.5455

PROPOSED RENOVATION TO CAMPUS FOR:

YESHIVA OHR HAMEIR OF PEEKSKILL
BLOCK: 1 LOT: 3
141 FURNACE WOODS RD
CORTLANDT, NY 10567

JOB NO: 109.20

DATE: 6.17.25

DWG NO:

Michael Preziosi, P.E.
Director – D.O.T.S

TOWN OF CORTLANDT
DEPARTMENT OF TECHNICAL SERVICES
CODE ENFORCEMENT DIVISION

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1010
Fax #: 914-293-0991

Town Supervisor
Richard H. Becker

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

TO: **Chris Kehoe**
Director of Planning

Thomas F. Wood, Esq.
Town Attorney

Michael Cunningham,
Esq. Deputy Town
Attorney

FROM: **John Schembari**
Asst. Building Inspector

RE: **Yeshiva Fire Inspection** PB 2024-7

DATE: **October 10th 2025**

I inspected all the buildings located at the Yeshiva, 141 Furnace Woods on August 25, 2025. Road. Present with me was Gary Brach for the Yeshiva.

I found the following during the inspection:

Wolowitz Building (former pool):
Fire alarm system was normal.
Fire extinguishers were all tagged appropriately and in date
All emergency and exit lighting were operational
CO detection was installed.
Bed count was 99. All dorm rooms have the appropriate number of beds in each

Dallas Building:
Fire alarm system was normal
Fire extinguishers were all tagged appropriately and in date
All emergency lighting and exit lighting were operational
CO detection was installed.
Bed count was 80. All rooms had the appropriate number of beds in each.
All self-closers for egress doors were operational.

Michael Preziosi, P.E.
Director D.O.T.S

TOWN OF CORTLANDT
DEPARTMENT OF TECHNICAL SERVICES
CODE ENFORCEMENT DIVISION

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Joyce C. White

Classroom/Kitchen/Dining Building:
Fire alarm system was normal
Fire extinguishers were all tagged appropriately and in date
All emergency lighting and exit lighting were operational
CO detection was installed
Classrooms were inspected and found to have no violations noted.
Kitchen hood is clean, ansul system is in date, all grease catchers in place. Stoves and ovens free of grease accumulation. Recommended repair work by hood suppression inspection company for hood system in in progress.

Offices/Apartments:
Fire alarm system was normal
Fire extinguishers were all tagged appropriately and in date
All emergency lighting was operational
CO detection was installed

Chalet Building:
Fire alarm system was normal
Fire extinguishers were all tagged appropriately and in date
All emergency lighting was operational
CO detection was installed
Dorm room bed count is 36. All rooms had the appropriate number of beds in each.
New exterior stair case requires a building permit.

In summary as noted above, fire alarm systems are secure and operational in each building and are maintained by Ken Marcus of EIPS. All fire extinguishers are hung, in service and tagged appropriately. The ansul system in the kitchen is in service, and in date (last inspection August 25). Hood is free from grease accumulation. Grease trap is maintained and was cleaned out by Pizzella (August 2025). All emergency lighting and exit lights are operational.

The site is minimal compliance with the New York State Codes as of this date.

If you require anything further, please let me know.

Cc: Michael Preziosi, P.E. Director
D.O.T.S

Members of the Planning Board

Gary Brach, Yeshiva

Town of Cortlandt, NY

October 10, 2025

Inspection – Business Occupancies

Record No.**INSP-25-43**

Status Completed

Became Active August 25, 2025

Assignee John Schembari

Due Date None

Primary Location

141 FURNACE WOODS RD
CORTLANDT MANOR, NY 10567

Owner

CONGREGATION YESHIVATHOHR HAMEIR
FURNACE WOODS RD 141
PEEKSKILL, NY 10566

Applicant

No applicant

Inspection Types Overview

F-INSP - CONSTRUCTION FEATURES (A)

PASS

F-INSP - ELECTRICAL

NOT REQUESTED

F-INSP - EXIT FEATURES/MEANS OF EGRESS (B)

NOT REQUESTED

F-INSP - EXTERIOR

NOT REQUESTED

F-INSP - FIRE ALARM & DETECTION SYSTEMS (B)

NOT REQUESTED

F-INSP - FIRE EXTINGUISHERS (A)

NOT REQUESTED

F-INSP - FLAMMABLE/COMBUSTIBLE LIQUIDS (A)

NOT REQUESTED

F-INSP - HAZARDOUS MATERIAL

NOT REQUESTED

F-INSP - OTHER FIRE PROTECTION SYSTEMS

NOT REQUESTED

F-INSP - SPRINKLER SYSTEM

NOT REQUESTED

F-INSP - STORAGE

NOT REQUESTED

F-INSP - UTILITY/MECHANICAL/HVAC

NOT REQUESTED

Scheduled Appointments

None

Requested Appointments

None

Past Appointments

Thursday, August 21, 2025

141 FURNACE WOODS RD, CORTLANDT MANOR, NY 10567

Requested August 25, 2025 at 3:06 pm

Completed

This appointment was completed. Find results below.

Inspector



John Schembari

View Inspection Report

F-INSP - CONSTRUCTION FEATURES (A) PASS

Overall Comment

Yearly fire inspection. Alarm report was submitted in early 2024.

- Fire rated construction present/maintained — PASS
  —
- Incidental use areas separated/sprinklered — SKIP
  —
- Rated fire doors operational — PASS
  —
- Vertical openings protected — PASS
  —

Notes

—

Town of Cortlandt

Code Enforcement Division
1 Heady Street
Cortlandt Manor, NY 10567-1254
(914) 734-1010

NOTICE OF INSPECTION

Notice Date: August 25, 2025
Inspection Date:
Sec/Blk/Lot: 44.12-1-3
Periodic Inspection #: **INSP-25-43**

To: CONGREGATION YESHIVATHOHR HAMEIR
141 FURNACE WOODS RD
PEEKSKILL, NY 10566

Site Address: 141 FURNACE WOODS RD CORTLANDT MANOR, NY 10567
Use Group: BEducational occupancies for students above the 12th grade

PLEASE TAKE NOTICE THAT the property described above, including any improvements thereon, which is owned, occupied, or operated by you or in which you have an interest, has been inspected per Town of Cortlandt/NYS Uniform Fire and Building Code as specified. If you have any questions, please contact this department at (914) 734-1010.

John Schembari
Assistant Building Inspector

Sean and Ariel Whalen
2170 Maple Avenue
Cortlandt Manor, NY 10567
abnscw@gmail.com

October 15, 2025 PB 2025-7

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

Re: Opposition to Proposed Expansion – Yeshiva Ohr Hameir, 141 Furnace Woods Road

Dear Mr. Kehoe and Members of the Planning Board,

My name is Sean Whalen. My wife and I and our two children have lived in Cortlandt Manor for almost eight years, in our home located within 500 feet of Yeshiva Ohr Hameir. I also work as Head of Design for a Manhattan based real estate development company.

While I am generally pro-development, I am writing today to **oppose** the proposed expansion of Yeshiva Ohr Hameir at 141 Furnace Woods Road. This project offers no discernible benefit to the permanent residents of Furnace Woods or the greater Cortlandt community, while introducing lasting adverse impacts on neighborhood character, safety, the environment, and local infrastructure.

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1. Zoning Integrity and Legal Standards

- The property lies in an **R-40 residential zoning district**. According to the Town of Cortlandt Zoning Code, R-40 districts are intended *"to provide and preserve neighborhoods containing detached single-family homes at a variety of densities ... and to be free from uses other than residential uses, except those which are both compatible with and convenient to the residents of such districts."*
- R-40 zoning establishes very low-density residential use, with a **minimum lot size of 40,000 square feet** and a general standard of **one to two homes per acre**.
- The Yeshiva's operation as a boarding school was made possible decades ago only through a special permit — already a significant concession to allow institutional use in a strictly residential district.
- Under the Town of Cortlandt Zoning Code § 307-14 (Table of Permitted Uses), a "church or other place of worship" is permitted in the R-40 Residential District only by special permit from the Planning Board — **it is not a use permitted by right, as was**

incorrectly indicated by the applicant on the proposal drawings. Likewise, schools, whether public or private, also require a special permit in R-40 zones. The Yeshiva's presence and any expansion therefore depend entirely on the continued validity and limitations of that special permit.

- **New York Town Law § 274-b** further requires that a special permit be granted only if the use is *"in harmony with the zoning ordinance"* and *"will not adversely affect the neighborhood."* The proposed expansion fails this test. It is not in harmony with the intent of R-40 single-family residential zoning and would clearly and adversely impact the surrounding community.

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2. Community Impacts

- Public institutions such as **schools, libraries, parks, and recreation centers** exist to serve all residents. They enhance quality of life, provide educational opportunities, and build a shared sense of community. When such facilities expand, the benefits flow directly to taxpayers who fund and rely on them.
- By contrast, Yeshiva Ohr Hameir is a **private religious boarding school** with no meaningful connection to or service for the residents of Cortlandt Manor. Its programs are not open to the public, and local families do not send their children there. Expansion of the Yeshiva offers **no new educational, recreational, or civic benefit** to the community.
- Instead, **its growth imposes added burdens**—traffic, noise, environmental risk, and public service costs—borne entirely by neighbors and taxpayers. This is the opposite of a community institution: it concentrates benefits internally while externalizing costs onto the town.
- The existing special permit was already a generous accommodation; seeking further expansion of that privilege represents an exploitation of the special permit and a breach of the original understanding between the institution and this community.

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3. Environmental Impacts and Stormwater Management

- The proposed expansion would significantly increase impervious surfaces such as rooftops, driveways, and parking areas. Larger impervious surfaces prevent natural absorption of rainfall, leading to greater **stormwater runoff** that flows directly into surrounding properties and natural areas. This runoff can overwhelm existing drainage patterns, erode soils, and carry pollutants into adjacent wetlands.
- The expansion site borders the headwaters of **Furnace Brook** and associated wetlands including the **Furnace Woods Headwater Preserve**, which form part of the watershed surrounding my property and those of my neighbors. Altering runoff volumes and water

quality here has **unknown but potentially serious consequences** for private property, nearby wetlands, and the Furnace Headwaters ecosystem.

- Critically, the proposed expansion **extends into the 100-foot regulated wetland buffer under New York State Department of Environmental Conservation (DEC) jurisdiction and possibly the National Wetlands Inventory**. Expanding the Yeshiva's footprint into this protected buffer area is unnecessary and risks violating environmental safeguards and places sensitive wetlands at needless risk. The Yeshiva has acres of previously developed and undeveloped land that can be utilized, there is no discernable need to expand into regulated areas.

- Drainage sizing must also be addressed. The **culvert under Maple Avenue**, which conveys runoff through my property and that of my neighbors, is already strained during heavy rainfall events. With **100-year storms becoming more frequent**, has downstream drainage capacity been evaluated to ensure it can handle the increased runoff from larger buildings and paved areas without flooding adjacent homes and wetlands?

- Given the scale and environmental sensitivity of this proposal, a Stormwater Pollution Prevention Plan (SWPPP) is required under NYS DEC SPDES General Permit GP-0-25-001. I will be contacting our district DEC office and will file a FOIA request for all documents related to construction and wetland encroachment at Yeshiva Ohr Hameir.

- A SWPPP is **required for construction disturbing one acre or more of land or smaller projects that are part of a larger common plan of development or that discharge to wetlands** or MS4 systems.

- The SWPPP must include construction-phase erosion and sediment control and post-construction stormwater management; analyze runoff quantity and quality; and address peak flow, downstream drainage capacity, and wetlands protection. It must comply with the New York Standards and Specifications for Erosion and Sediment Control and the NYS Stormwater Management Design Manual, and include inspection and maintenance plans.

- It is unclear whether the applicant has submitted a compliant SWPPP or analyzed downstream culvert capacity and wetland impacts as required. The Planning Board should require full DEC compliance and professional review before considering any approval or modification of the special permit.

- Light pollution remains a persistent issue: bright white floodlights remain illuminated at all hours, negatively affecting residents and wildlife. Any expansion should include a lighting mitigation plan consistent with Dark-Sky principles.

4. Traffic and Safety Concerns

- The proposed increase in student population will add daily traffic on Furnace Woods Road, already a narrow, winding, **shoulder-less road serving as the main route to Furnace Woods Elementary and Blue Mountain Middle School and most of the local commuter traffic**. Years of construction would further disrupt school travel and emergency access.

- Students from the Yeshiva frequently **walk in large groups along Furnace Woods Road and Maple Avenue on Friday evenings and Saturdays**, often without regard for traffic flow or pedestrian safety conventions. All of these these roadways lack sidewalks, and the students do not walk in single file on the left side facing traffic as required under **New York Vehicle & Traffic Law § 1156(b)**. That law states that where sidewalks are not provided, pedestrians must "walk only on the left side of the roadway or its shoulder facing traffic," and move "as far to the left as practicable" when vehicles approach. Their current behavior violates these safety standards and creates ongoing hazards for motorists and pedestrians alike.

- I have personally witnessed **multiple incidents where vehicles were forced to stop abruptly or swerve to avoid groups of students walking in the roadway**, particularly during evening hours on Fridays and Saturdays when traffic is at its heaviest. Students also **congregate in groups at the corner of Maple Avenue and Furnace Woods Road,** creating a confusing and distracting situation at an intersection already known for several annual near-collisions and documented traffic incidents. The proposed population increase would only exacerbate these conditions, further endangering both students and residents and placing unnecessary strain on local emergency response.

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5. Noise and Construction Disruption

- Furnace Woods Road is the primary access route to **Furnace Woods Elementary School** and **Blue Mountain Middle School** and all of the areas **commuter transit**. Ongoing construction activity—heavy equipment, lane closures, and utility work—could cause chronic delays for school buses, parents, and staff, directly affecting local children's education.

- These same disruptions could also impede **emergency services**, slowing down response times for fire, police, or medical calls in a neighborhood that relies on this single narrow road for access. Furnace Woods is the main corridor for emergency travel to NYP Hospital.

- On top of the highly **disruptive sewer project** that is already **delaying school buses** in their first weeks; additional construction associated with this expansion would span multiple years, bringing heavy equipment, material staging, and noise to a quiet residential area. The sewer project, which is only installed due to the failings of a private

institutions septic systems, **have already caused schedule delays for local schools and residents**. Not to mention this will all lead to additional wear and tear on a newly paved road.

- The school already uses **bright white floodlights** that remain on at all hours of the night. This excessive lighting spills into neighboring properties, reducing residents' quality of life, and contributes to **light pollution** that disrupts local wildlife and the natural character of the area. This is in direction **violation of Town of Cortlandt Zoning Code § 307-12.3 F(5) – Outdoor Lighting Standards.**
    - *"All outdoor lights and externally illuminated signs shall be designed, located, installed, and directed ... so as to prevent light trespass at and across the property lines, to prevent direct glare ... and to be shielded to confine the light within the property."*
    - *Lighting levels at property lines: "In all residential districts, and wherever a nonresidential use abuts a residential use, lighting levels at the property line shall **not exceed zero footcandle**. In addition, no direct light source shall be visible at the property line at ground level or above."*
    - *Lighting levels at property lines in nonresidential districts: "For all other nonresidential uses in a nonresidential zoning district, lighting levels may be allowed up to **0.1 footcandle** at the property line ... though no light trespass is preferred."*

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6. Fiscal Equity

- **Yeshiva Ohr Hameir qualifies as a tax-exempt 501(c)(3) religious and educational institution**, with an unconditional exemption under IRS classification as a church-based nonprofit. As such, its property is largely exempt from property taxation.
- Yeshiva Ohr Hameir is a tax-exempt private religious institution. While it contributes no property-tax revenue to support local infrastructure, schools, or emergency services, its expansion will directly increase municipal service demands — including road maintenance, fire protection, and potential stormwater-system upgrades. This places an inequitable financial burden on Cortlandt taxpayers without providing offsetting community benefit.
- Despite this, the proposed expansion will increase demands on police, fire, EMS, roads, and sewer infrastructure. This deepens the fiscal imbalance: residents already shoulder the tax burden for maintaining public services, while the Yeshiva expands without contributing any offsetting revenue. Approving expansion under these conditions unfairly shifts greater costs onto the permanent residents of Cortlandt Manor.

Conclusion

I am not opposed to development that strengthens our community. But this project offers no such benefit. Instead, it threatens the safety, environment, fiscal fairness, and quality of life in Cortlandt Manor, while undermining the very intent of the R-40 **residential district**.

The Yeshiva's presence here was only made possible decades ago through a special permit that carved out an exception to strict residential zoning. That was already a generous accommodation by the Town. To now expand that exception further is not just inappropriate — it is an **exploitation of the special permit process**. The Yeshiva should not, under the zoning code's intent, even be located in this neighborhood. The existing special permit was already an extraordinary accommodation for a non-residential use in a single-family zone. To now seek further expansion disregards that privilege and undermines both the zoning code and the trust of neighboring residents.

For these reasons, I respectfully but firmly urge the Planning Department and Planning Board to **deny the proposed expansion of Yeshiva Ohr Hameir**.

Thank you for your time and thoughtful consideration.

Respectfully,

Sean Whalen

Sean and Ariel Whalen

TOWN OF CORTLANDT

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Chris Kehoe, AICP
Director

Planning Staff
Michelle Robbins, AICP
Rosemary Boyle-Lasher

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: Chris Kehoe, AICP, Planning Director CK
Department of Planning and Community Development

SUBJECT: PB 2025-14 Application of Teatown Lake Reservation Inc. for renewal and modification of a Special Permit for a Private Nature Preserve to conduct summer camp programs and weekday public programs and for Amended Site Plan approval and a Tree Removal permit to implement a meadow management plan for property located on the north side of Teatown Road, approximately 3,000 feet east of Quaker Ridge Road and designated on the Town of Cortlandt Tax Map as Section 79.08, Block 1, Lot 1.

DATE: October 24, 2025

1. The Planning Department conducted a review of the subject application consisting of a letter and packet dated September 22, 2025 from Alan Sorkin, Managing Director requesting the renewal and modification of the Special Permit originally granted by the Planning Board by Resolution No. 49-10 adopted on October 5, 2010 and renewed by PB Res. 19-15, and PB Res. 4-21. In addition, the applicant is seeking a tree removal permit and Amended Site Plan Approval for a Meadow Management Plan. The previously issued Special Permit has a five-year term and expires on December 1, 2025. The current Special Permit will remain in effect while the Planning Board considers the subject renewal application.

2. As provided for in Section 307.65.3 of the Zoning Code the Planning Board may extend this permit for a private nature preserve open to the public for an additional five-year period upon a finding that the applicant has substantially complied with the prior permit.

3. As required by Section 307.65.3 of the Zoning Code the subject property known as Cliffdale Farm, part of the Teatown Lake Reservation, is approximately 83 acres in area and is zoned R-80, one-family residential that satisfies the minimum lot area of 10 acres for a private nature preserve open to the public which allows this special permit in an R-80 zoning district.

4. Teatown Lake Reservation is undergoing a large-scale renovation project. The main campus is located in Yorktown. Due to the renovation Teatown is seeking to relocate some programming to the Cliffdale Farm property for the duration of the construction project.

5. As in past renewals the applicant is seeking Planning Board approval for a school program with busing, a summer camp program with busing, a weekend and weekday public program as outlined in the Program Plan Summary (see attached). The applicant is requesting modifications to the previously issued special permit as follows:

    a) Expand the programming under the 5-year special permit to include a winter school program from November 30 – March 31st. The previously issued Special Permit did not have winter programming. Busing for all programs Spring, Fall & Winter is proposed to increase from the 80 approved by the previous Special Permit to 140 per school year during construction and a maximum of 95 buses after construction.
    b) The relocation of the Grow Wild Outside afterschool program from the Teatown main campus to Cliffdale Farm during the renovation project.
    c) Maple sugaring activities will relocate to Cliffdale from the main Teatown campus but will return to the main campus after construction.
    d) Weekday after school public programming will now bus to Cliffdale occasionally. Transportation for this program under the previous special permit was by private car. Group size will increase from 10 to 15-25. Programs will increase from 5 sessions per year to a maximum of 40 per year. Age of participants will increase from under age 6 to 8 years and older.
    e) The animals of Cliffdale Farm program was previously approved for 30 adult chicks with a spring flock of an additional 100 chicks. The requested amendment contemplates 10 temporary mews with secured perimeter fencing and include 21 animals-4 mammals, 4 corvids, 8 raptors, 2 songbirds and 3 reptiles.

6. The applicant is also proposing a Meadow Management plan as described in the attached narrative. Teatown proposes to remove 48 trees (see attached inventory) requiring the issuance of a tree removal permit as per Chapter 283 (Trees) of the Town Code. A Town arborist will be retained to review the proposed tree removals. Within the Cliffdale Farms Meadow Management Plan the applicant has provided a general narrative with references to the types of plants important to the success of the plan. A replanting/landscape plan with numbers, types and size of plants and trees shall be provided for the Planning Board to review.

7. The subject application is classified as an unlisted action pursuant to the New York State Environmental Quality Review Regulations. The applicant submitted Part One of the Short Environmental Assessment Form for the Board to use to determine what, if any, significant environmental impacts may result from the proposed project by completing parts two and three thereof. (also attached).

8. Referrals of this application include the Cortlandt Conservation Advisory Council and the Engineering Division, and as required by Chapter 307-65.3 of the Zoning Code, the Fire Advisory Board, the Department of Environmental Services, the Westchester County Police Department and the New York State Police with comments, if any, to follow.

CRK/crk
attachments
cc: Richard H. Becker, Town Supervisor
James Creighton, Town Board Liaison
Michael Cunningham, Esq. Deputy Town Attorney
Alan Sorkin, Teatown
Thom Almendinger, Teatown
Meaghan Leverock, Teatown
CAC

TEATOWN

September 22, 2025

Mr. Steven Kessler, Chairman
1 Heady St
Cortlandt Manor, NY 10567

RE: Special Use Permit Renewal of PB2020-14 / Site Plan Amendment for Tree Removal

Dear Mr. Kessler,

Teatown Lake Reservation herewith submits its application for renewal of PB2020-14, a Special Use Permit and Site Plan Amendment. Teatown is currently undergoing an historic, multi-generational renovation project that is expected to finish by June 2027. Due to construction, we will be losing access to key program areas and are seeking the ability to temporarily relocate these programs to Cliffdale for the duration of the project. Additionally, Teatown would like to retain the ability to utilize Cliffdale's unique habitats to expand winter programming in the future.

We request a renewal of our Special Use Permit with these adjustments, including temporary housing of rehabilitated wildlife during project construction; temporary accommodation of afterschool programming; permanent expansion of bus limits to accommodate increased school demand; and license to conduct year-round programming at the site. Additional narrative and supporting documents related to the removal of trees and meadow management are provided.

Sincerely,

Alan Sorkin
Managing Director

TEATOWN

PROPOSED CLIFFDALE PROGRAM SUMMARY

December 1 2025 – November 30 2030

SCHOOL PROGRAMMING (Busing Only 140 TOTAL)

SPRING (April 1 – June 15, Monday – Friday).
FALL (September 1 – November 30, Monday – Friday).
WINTER* (November 30 – March 31st, Monday - Friday).

Maximum of 140 school buses will be used per school year during construction; after completion of construction, maximum of 95 school buses will be used per school year. A maximum of 3 school buses each day would service the school programming, note most programming takes place in the morning. Buses shall remain on site during programming. No more than 4 staff vehicles and 2 chaperone vehicles per program session (i.e. one session is the morning program, another session is the afternoon program).

During campus renovation, the Grow Wild Outside afterschool program, supported by the Westchester County Youth Bureau (a program that exposes underserved youth to high quality nature education) will temporarily relocate to Cliffdale Farm. Once construction is complete, it will revert to Teatown's main campus. Maple sugaring activities will temporarily relocate from main campus to Cliffdale, but will return to main campus after construction concludes.

Teatown would like to retain the ability to utilize Cliffdale's unique habitats to expand winter programming in the future. This would bring our total of buses to approximately 95 for the academic year. In summary, Teatown historically averaged 75 buses per school year; this is projected to increase to 140 buses during the renovation and revert to a steady state of 95 buses or less once the renovation is completed.

SUMMER CAMP PROGRAMMING

8 weeks of summer camp programming during June, July, and August.
Maximum of 2 groups of 16 children.

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Busing children from the remote site to Cliffdale will occur after enrollment exceeds 8 children per day.
The buses transporting these children will not remain on-site during the program but will not make more than 2 round trips per day.

WEEKEND PUBLIC PROGRAMMING

April – November, programs offered on Friday evening and a maximum of 3 time slots each weekend.
Programs may include bird walks, Native American lifeways, miscellaneous nature themes, etc.
Maximum number of programs will be 16 per year:

- 11 events will be permitted with 1-20 attendees
- 3 events will be permitted with 1-30 attendees
- 2 events will be permitted with 1-50 attendees

One staff vehicle per 10 attendees and one for each part thereof (i.e. for either 11 or 15 attendees Teatown would have 2 staff vehicles.

WEEKDAY PUBLIC PROGRAMMING

8 YEARS OF AGE AND OLDER

- Will use busing from a remote site to Cliffdale occasionally.
- Average group size 15 per program and the maximum will be 25 per program
- Maximum number of programs is 40 per year.
- Buses shall remain on site during programming.
- No more than 3 staff vehicles per program session.

GENERAL CONDITIONS

- Teatown shall use reasonable efforts to ensure that no buses larger than school buses are used to access its programs including the turning away of these buses.
- Teatown shall use reasonable efforts to ensure that all buses access the site solely via Quaker Ridge Road including the turning away of buses from Spring Valley Road.
- Staff include staff members, interns, apprentices and volunteers who are performing staff functions.

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- Staff vehicle trips do not include emergency trips, trips taken for maintenance and repair at Cliffdale, its fields, its trails, its structures or its equipment, trips taken in connection with general Teatown business, personal trips by any Teatown staff member who lives in residence at Cliffdale, trips by any residence of the Cliffdale house, or other trips taken for reasons other than to support the particular program they refer to.
- Teatown shall use all reasonable efforts to reduce staff vehicle trips on Teatown Road.
- Inclement Weather Policy – All school programs are cancelled if any of the following school districts announce closures: Cortlandt, Croton-on-Hudson, New Castle, Ossining, and/or Yorktown.

ANIMALS OF CLIFFDALE FARM

Permit 2025 – 20230

10 temporary mews within a secured existing perimeter fence and limited public interaction. 21 animals including 4 mammals, 4 corvids, 8 raptors, 2 songbirds and 3 reptiles.

- DEC Education/Exhibition #15 expires 3/18/26
- USFW Special purpose possession - Live and Dead migratory bird #MB782933 expires 3/31/28
- USDA Class C - Exhibitor Certificate #21-C-0412 Customer #37618 expires 6/18/28

Cliffdale Bus Use

	2024-2025 Actual Buses	2025 - 2026 Projected Buses		
Month	School Programming	School Programming	After School Programming*	Total 2025 - 2026 Buses
Sept	5	5	4	9
Oct	16	15	8	23
Nov	10	15	2	17
Dec	2	0	6	6
Jan	0	0	6	6
Feb	0	5**	4	9
March	0	10**	8	18
April	18	15	8	23
May	14	15	4	19
June	7	10	0	10
Totals	72	90	50	**140**

*After school programing moving from main campus to Cliffdale for School year 2025-2026, will return to main campus when construction concludes

**Maple sugaring activities moving from Nature Center to Cliffdale for Winter 2026, will return to main campus when construction concludes

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Cliffdale Meadow Restoration Proposal
Teatown Lake Reservation
September 22, 2025

Teatown maintains approximately 35 acres of meadow habitat at Cliffdale Farm on Teatown Road in the Town of Cortlandt. The meadows at Cliffdale are predominately warm season grasses and a diverse array of native sedges and wildflowers. However, like most other early successional habitats in the northeast, the meadow is significantly declining. Portions of the meadows are now heavily invaded by invasive plants and fragmented by hedgerows and trees. This is unsuitable habitat for grassland nesting birds which require a minimum of 10 acres of uninterrupted open space. Teatown has developed a Cliffdale Meadows Management Plan (see Appendix 1).

Invasives such as Amur pepper vine, multiflora rose, and black swallowwort are beginning to overtake the meadow. Over 70% of species dependent on these habitats are showing decline such as bobolinks, eastern meadowlarks, American woodcocks, monarch butterflies and various native bees. Meadows like Cliffdale are incredibly important for wildlife that need open spaces and a diverse selection of plants for food and shelter.

In June 2025, Teatown was awarded a $80,000 grant from the Land Trust Alliance's New York State Conservation Partnership Program to conduct meadow restoration and hedgerow removal at Cliffdale. The proposed project includes:

- Developing a 3–5-year management plan that specifies priorities, strategies, and timing with the inclusion of an annual stewardship calendar
- Reduce the number of invasive species such as autumn olive, multiflora rose, and black swallowwort in the meadow using mechanical and chemical removal. This will be done by Teatown staff, paid contractors and volunteers.
- Remove a hedgerow of 1,000 linear feet between the meadows to reduce habitat fragmentation which will give wildlife (birds in particular) larger, uninterrupted

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open space, reduce predator perches, and improve grassland bird nesting. Reduces invasive plant propagule pressure to the adjacent meadows as well.

- Increase the biodiversity of the meadow with the installation of new native plants through seeding and the planting of plugs
- Educate the public about the ecological importance of meadows through interpretive signage, newsletters, and educational lecture series.

In 2020 as part of Teatown's Special Use Permit and Site Plan (PB2020-14 and Resolution No. 4-21) Teatown was approved to remove 675ft of stone wall as well as 83 trees and revegetate the site. Given the success of the previous project Teatown now requests to expand the project by removing an additional 48 trees (7 are currently dead) of various sizes. A Tree Removal Permit is currently being submitted in addition to this Special Use Permit Renewal and Site Amendment request.

The work done for this meadow restoration work will be in line with the aesthetic of Cliffdale and Teatown Road. The trees and hedgerows along the edge of Teatown Road will be unaffected, so there will be minimal change from the outside of the property (see Tree Site Map and Photos beginning on page 7 for location of trees to be removed). The land will not be regraded and will be returned to a more historic representation of meadow lands in the region. This project will eventually create a large network of connected meadows that will bring unique bird species to Cortlandt.

TEATOWN

1600 Spring Valley Rd
Ossining, NY 10562

P (914) 762-2912
F (914) 762-2890

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info@teatown.org



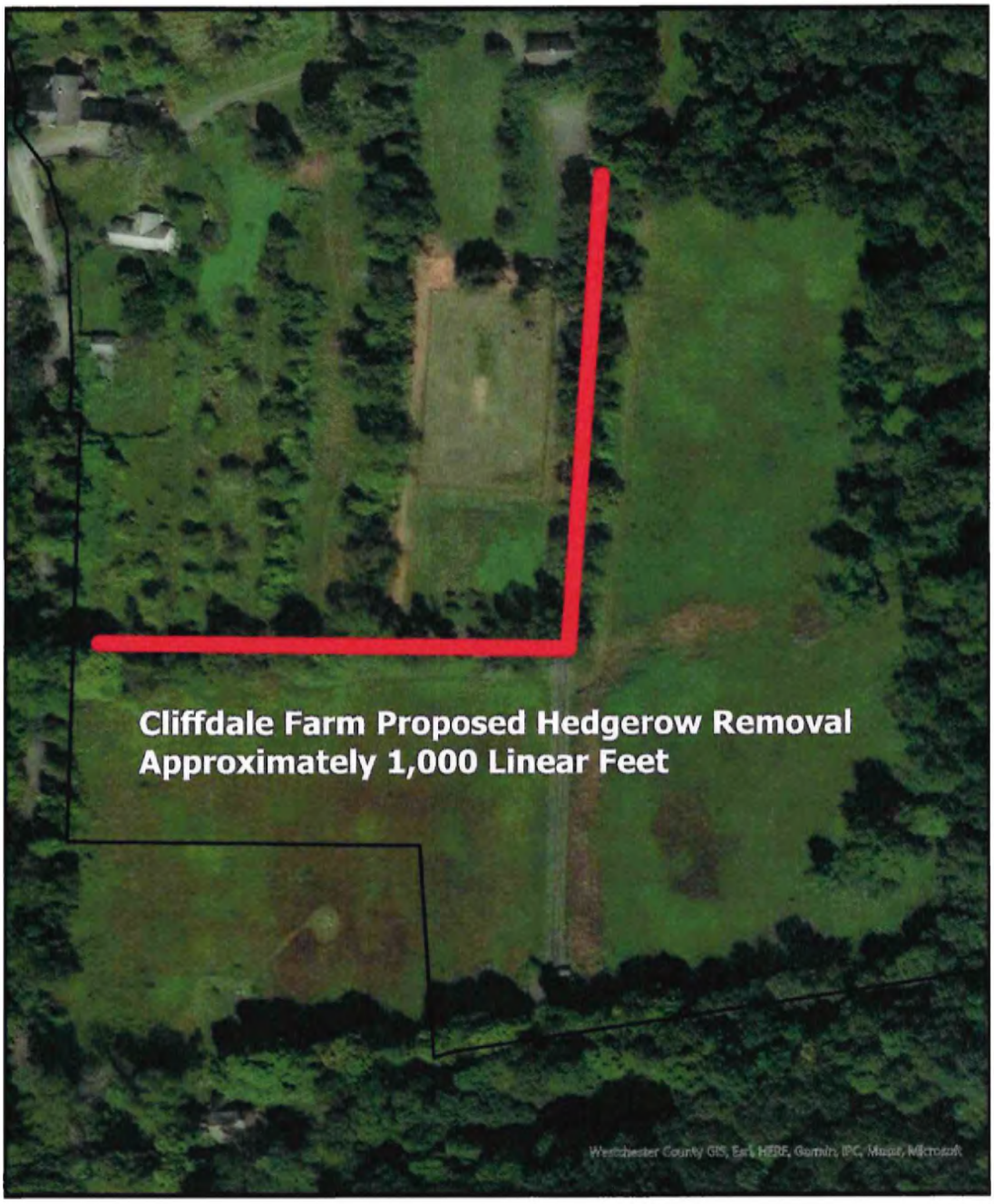
Map 1 – Area depicting Meadow Management by Teatown

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Map 2 – Proposed tree and hedgerow removal

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Figure 1 – Hedgerow facing north, trees and invasives to be removed

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Figure 2 – hedgerow facing west, trees and invasives to be removed

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Figure 3 – hedgerow facing east, trees to be removed

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Figure 4 – Existing Cliffdale driveway accessible via Teatown Road shows hedgerow (right) and invasives to be removed

Cliffdale Bus Use

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June	7	10	0	10
Totals	72	90	50	**140**

*After school programing moving from main campus to Cliffdale for School year 2025-2026, will return to main campus when construction concludes

** sugaring activities moving from Nature Center to Cliffdale for Winter 2026, will return to main campus when construction concludes

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Teatown Lake Reservation

Name of Action or Project:

Special Permit Renewal (PB 2020-14) and amended Site Plan for tree removal

Project Location (describe, and attach a location map):

57 Teatown Road Croton on Hudson NY 10520

Brief Description of Proposed Action:

Renewal and amendment of Special Use Permit to conduct weekday and weekend nature programs for children and adults, school programs, summer camp and temporary home for Teatown's rehabilitated wildlife. Amended site plan approval for tree and hedgerow removal for purposes of improving wildlife habitat

Name of Applicant or Sponsor:	Telephone: 914-762-2912
Alan Sorkin	E-Mail: asorkin@teatown.org

Address:

1600 Spring Valley Road

City/PO:	State:	Zip Code:
Ossining	NY	10562

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? 83 acres
   b. Total acreage to be physically disturbed? 1 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 83 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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☑ Early mid-successional

☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Alan Sorkin, Managing Director Date: 9/25/25

Signature: Alan S Title: Managing Director

PRINT FORM

Cliffdale Farms Meadow Management

Goals and Objectives

When deciding how to manage a piece of terrestrial habitat/land, it is important to first understand the plant community that is the target; be it forest, shrubland, meadow/prairie or wetland, etc. At Cliffdale Farm, the targeted plant community is meadow, which is an early-successional habitat dominated by grasses. They can also contain a diverse assembly of native plants like sedges and wildflowers. Meadows often harbor a vast number of species of animals (especially insects), and microorganisms so the management can have a profound impact on not only the plant community, but the life associated with it as well.
newsletter).

The overall goal of the proposed project is to continue the restoration of 15 acres of meadow and enhance a significant pollinator habitat at Cliffdale Farm, which is expected to be one of the largest such sites in Westchester County. Specific objectives include:

- Controlling the establishment of invasive plant populations in the targeted meadows.
- Removing a hedgerow of 1,000 linear feet between meadow areas to reduce habitat fragmentation and minimize invasive propagule pressure.
- Preserve existing native plants that support pollinators.
- Increase the biodiversity within the meadow by planting nectar rich plants as well as larval host plants.
- Create founder plots for future seed collection to
- Increase our research and monitoring of pollinators and the production of native plants through the created process
- Educate the public about the ecological importance of meadows and pollinator habitats through classes/workshops, signage and internal PR (e.g., e-newsletters).

The key deliverables for this stewardship initiative are as follows:

- Cliffdale meadows will be restored and will be flourishing with native species supporting pollinators.
- The biodiversity existing in the meadows at Cliffdale will proliferate and attract a greater diversity of native insects (particularly pollinators), birds, and mammals.
- Succession of the habitat will be suppressed, and healthy, functioning meadows will be maintained.

- Summer campers, schoolchildren, and public visiting Cliffdale have increased knowledge of healthy meadow/pollinator habitat and the importance of pollinators to our ecosystems.
- Ongoing research and monitoring of pollinators will be undertaken in northern Westchester County.

Meadows and other early successional habitats are significantly declining in the Northeastern US. Here's a breakdown of the key factors:

Historical Context & Decline:

- Peak of open habitat was in late 1800s due to widespread farming
- 1800s: 60-80% of Northeast was cleared for agriculture
- Today: Only about 4% of the Northeast is in early successional habitat
- Continuing loss of 2-4% of remaining meadows annually

Main Causes of Decline:

1. Land Use Changes:
- Abandonment of agricultural land
- Forest regrowth on old fields
- Urban/suburban development
- Industrial development

2. Management Changes:
- Reduced frequency of natural disturbances
- Fire suppression
- Changes in farming practices
- Loss of small dairy farms
- Earlier/more frequent hay cutting

3. Policy/Economic Factors:
- Development pressure in remaining open areas
- High cost of land maintenance
- Lack of funding for conservation
- Complex permitting for management activities
- Property fragmentation

Impact on Species:
- Over 70% of species dependent on these habitats showing decline
- Several species now listed as threatened or endangered
- Examples of declining species:
  * Bobolink
  * Eastern Meadowlark
  * Grasshopper Sparrow
  * American Woodcock
  * New England Cottontail
  * Monarch Butterfly
  * Various native bees

Conservation Challenges:

1. Need for active management
2. High costs of maintenance
3. Competing land uses
4. Public perception of "messy" landscapes
5. Coordination among landowners
6. Invasive species pressure

As meadows, grasslands and prairies are early successional and are in the early stages of plant regrowth. Early successional habitat is land that has been recently disturbed by events like fires, storms, or human activity. It's characterized by open areas with grasses, wildflowers, shrubs, and young trees, before mature forests take over. Think of it as the "teenage" phase of a forest - after bare ground but before fully intact forest. These areas are incredibly important for wildlife like songbirds, butterflies, and small mammals that need open spaces and lots of low-growing plants for food and shelter.
In addition, it is important to identify the conservation target(s) to tailor the management regime around. One of the overarching goals of the Stewardship & Science Team at Teatown Lake Reservation is to maintain and increase biodiversity and the focus for Cliffdale Farm is on native insects, particularly pollinators, as well as "grassland"

Why They're Important:

1. Biodiversity - These habitats support a unique mix of species that can't thrive in mature forests. Many declining species like the New England cottontail, American woodcock, and many invertebrates depend on them.

2. Food Sources - They provide abundant food through:
- nectar sources for native pollinators (bats, hummingbirds, butterflies, etc.)
- Seeds from flowering plants

- Young, tender plant growth that's perfect for browsing animals
- Large insect populations that feed on the new growth which are the base of the food web

3. Wildlife Breeding Areas - The dense low growth provides excellent cover for:
- Ground-nesting birds
- Small mammal burrows
- Young animal rearing

Historically, these habitats were naturally maintained by:

- Fires
- Storms
- Beaver activity
- Grazing by large herbivores

Today, they need human management through:

- Controlled burns
- Selective cutting
- Mowing
- Grazing

Management Techniques:

1. Mowing/Cutting:
- Timed mowing (usually late winter/early spring) to avoid nesting season
- Rotational mowing where only portions are cut each year
- Different height cuts to create habitat diversity
- Leaving unmowed refuge areas for wildlife

2. Prescribed Burns: (researching feasibility but not for this permit)
- Carefully controlled fires in spring or fall
- Helps prevent woody plant invasion
- Releases nutrients back into soil
- Creates patches of different aged vegetation

3. Grazing Management: (researching feasibility but not for this permit)
- Using livestock (cattle, sheep, goats) to maintain openings
- Rotational grazing to prevent overuse
- Different animals prefer different plants, so mixed grazing can be effective

4. Mechanical Removal:
- Selective cutting of encroaching trees
- Brush hogging to control woody vegetation

Management Challenges:

1. Timing interventions to minimize impact on wildlife
2. Controlling invasive species
3. Maintaining the right balance of woody vs. herbaceous plants
4. Securing funding for ongoing management
5. Coordinating management across different landowners (See Appendix 1.)

The key to successful management is usually creating a mosaic of different conditions - some areas recently disturbed, others with taller vegetation, and some with scattered shrubs. This diversity supports the widest range of species.

This management is crucial because we've suppressed many natural disturbances, leading to a significant decline in early successional habitat across North America. Without active management, many species that depend on these areas would struggle to survive. (See Appendix 2.)

Hedgerow Management

Additional management required at Cliffdale Farms is to remove select hedgerows between meadows as they can be beneficial for grassland birds and invasive species management, but it's important to consider this carefully.

A. Benefits for Grassland Birds:

1. Habitat Size & Connectivity
- Many grassland birds require large, uninterrupted open areas
- Species like Bobolinks and Eastern Meadowlarks need 10+ acres minimum
- Connected meadows create functionally larger habitats
- Reduces habitat fragmentation

2. Predator Impact Reduction
- Hedgerows serve as travel corridors and perches for predators
- Removal reduces hunting perches for hawks and owls
- Fewer den/nest sites for mammalian predators
- Less cover for nest predators like raccoons and skunks

3. Behavioral Benefits
- Grassland birds avoid nesting near tall structures
- Removing hedgerows reduces "edge effects"
- Increases effective habitat area by removing avoided zones
- Better supports colonial nesting behaviors

B. Invasive Species Management Benefits:

1. Reduced Seed Sources
- Many invasive shrubs concentrate in hedgerows (honeysuckle, buckthorn)
- Birds spread invasive seeds from perches
- Removing hedgerows eliminates these seed sources
- Reduces ongoing management needs

2. Edge Effect Reduction
- Hedgerows create disturbed edge conditions
- These edges are prone to invasive establishment
- Removal creates more uniform conditions
- Easier to manage as one continuous unit

3. Management Efficiency
- Easier to implement prescribed burns
- More efficient mowing patterns
- Better herbicide control when needed
- Improved access for equipment

APPENDIX 1.

I. Management Overview

1. **Integrated Approach**: Use sequential cuttings and targeted herbicide treatments to favor desired meadow species over undesired growth.

2. **Preservation of Native Plants**: Preserve and encourage existing native plant associations. Collect seeds from valuable existing species for replanting.

3. **Management Priorities**: Focus on high-quality areas first, then address weed-infested areas in order of severity.

4. **Annual Mowing**: Mow residual top growth annually in late winter (typically March) to encourage new species recruitment and prevent woody establishment.

5. **Edge Management**: Soften and diversify abrupt edges between meadows and woodlands to increase habitat diversity.

II. Best Management Practices

1. **Mowing Timing**:
   - Avoid mowing during bird breeding season (April 22 - August 15 in New York State).
   - Mow residual top growth in late winter (March).
   - Do not mow at night or early morning.

2. **Mowing Equipment**:
   - Use rotary or flail style equipment for cutting dead top growth.
   - Use string trimmers for small, targeted areas.

3. **Mowing Patterns**:
   - Mow from the center outwards ("inside out" pattern).
   - Mow towards areas that will remain uncut.
   - Mow at reduced speeds to minimize wildlife impact.

4. **Weed Management**:
   - Monitor regularly, especially in vulnerable areas like meadow edges.
   - Maintain healthy cover of desired vegetation.
   - Use reputable seed suppliers and avoid moving/importing soils.
   - Clean equipment to prevent weed spread.

5. **Burning Considerations**:

- Use controlled burning cautiously, if at all.
- Test burn small areas before large-scale implementation.

III. Annual Management Calendar

Spring (March - May):
- Cut prior year's top growth (March)
- Monitor for weeds and spot-treat as necessary
- Reseed poor germination areas

Summer (June - August):
- Mow paths between woodlands and meadows as weed buffers
- Monitor and treat specific weeds (e.g., Black Swallowwort, Japanese Stiltgrass)
- Flag desirable non-target species
- Collect seeds from target species

Fall (September - November):
- Continue weed monitoring and treatment
- Prepare areas for seeding and plant installation
- Collect and sow seeds or provide to growers
- Install live plants

Winter:
- Monitor and treat evergreen weeds when temperatures are above freezing

IV. Long-term Management

- As desired vegetation becomes established, management intensity will decrease.
- Continue annual mowing, regular monitoring, and selective weed control.
- Adapt management strategies based on meadow response and changing conditions.

APPENDIX 2.

Selected Species That Depend on Meadow Habitats:

Birds:
- Bobolinks
- Eastern Meadowlarks
- Field Sparrows
- Northern Harriers (hunt in meadows)

- American Woodcock
- Eastern Bluebirds

Butterflies & Moths:
- Monarch Butterflies
- Fritillaries
- Skippers
- Swallowtails
- Many moth species that need specific host plants

Mammals:
- Meadow Voles
- Eastern Cottontail Rabbits
- Meadow Jumping Mice
- Woodchucks

Reptiles & Amphibians:
- Eastern Box Turtles
- Black Racers
- American Toads
- Spotted Salamanders (use meadow edges)

Important Plants:
- Milkweed (critical for monarchs)
- Native warm-season grasses
- Goldenrod
- Asters
- Black-eyed Susans
- Native clovers
- Wild bergamot
- Joe-pye weed


Cliffdale Farm Proposed Hedgerow Removal
Approximately 1,000 Linear Feet


Meadow
Management

LTA Hedgerow Tree Inventory

Tree#	Species Name	Common Name	DBH (in)	Dead/Alive
1	*Fraxinus spp.*	Ash spp.	12.5	Dead
2	*Prunus serotina*	Black cherry	9.4	Alive
3	*Prunus serotina*	Black cherry	15.6	Alive
4	*Carya ovata*	Shagbark hickory	16	Alive
5	*Prunus serotina*	Black cherry	9	Alive
6	*Carya ovata*	Shagbark hickory	15	Alive
7	*Cornus florida*	Flowering dogwood	6.8	Alive
8	*Prunus serotina*	Black cherry	12.8	Alive
9	*Carya ovata*	Shagbark hickory	20	Alive
10	*Prunus serotina*	Black cherry	11.4	Alive
11	*Carya ovata*	Shagbark hickory	14.5	Alive
12	*Fraxinus spp.*	Ash spp.	10	Dead
13	*Prunus serotina*	Black cherry	12.4	Alive
14	*Prunus serotina*	Black cherry	19	Alive
15	*Prunus serotina*	Black cherry	16.1	Alive
16	*Prunus serotina*	Black cherry	13	Alive
17	*Prunus serotina*	Black cherry	18.8	Alive
18	*Prunus serotina*	Black cherry	9.6	Alive
19	*Prunus serotina*	Black cherry	13.6	Alive
20	*Acer saccharum*	Sugar maple	23	Alive
21	*Prunus serotina*	Black cherry	12	Alive
22	*Fraxinus spp.*	Ash spp.	13.6	Dead
23	*Prunus serotina*	Black cherry	13.1	Alive
24	*Fraxinus spp.*	Ash spp.	8.7	Dead
25	*Fraxinus spp.*	Ash spp.	14.4	Dead
26	*Prunus serotina*	Black cherry	16.3	Alive
27	*Acer rubrum*	Red maple	18.4	Alive
28	*Prunus serotina**	Black cherry	13	Alive
29	*Prunus serotina*	Black cherry	14.2	Alive
30	*Prunus serotina*	Black cherry	14.8	Alive
31	*Prunus serotina*	Black cherry	9.8	Alive
32	*Prunus serotina*	Black cherry	12.4	Alive
33	*Carya glabra*	Pignut hickory	29	Alive
34	*Fraxinus spp.*	Ash spp.	12.5	Alive
35	*Prunus serotina*	Black cherry	12	Alive
36	*Prunus serotina*	Black cherry	11.8	Alive
37	*Fraxinus spp.*	Ash spp.	20	Dead
38	*Prunus serotina**	Black cherry	15.7	Alive
39	*Prunus serotina**	Black cherry	12	Alive
40	*Prunus serotina**	Black cherry	12.75	Alive
41	*Fraxinus spp.*	Ash spp.	28.8	Alive
42	*Carya cordiformis*	Bitternut hickory	9	Alive
43	*Prunus serotina**	Black cherry	14.3	Alive
44	*Prunus serotina*	Black cherry	17.8	Alive
45	*Prunus serotina*	Black cherry	13.8	Alive
46	*Prunus serotina*	Black cherry	8.7	Dead
47	*Cornus florida*	Flowering dogwood	6	Alive
48	*Fraxinus spp.*	Ash spp.	39.8	Dead

* Muliti-stemmed Tree

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

October 23, 2025

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

RE: Jam Storage
2059 Albany Post Road
Town of Cortlandt, NY

Dear Chairman Kessler and Members of the Board:

Enclosed please find the following documents submitted in support of your review of the above project.

- Architectural Elevation Drawing, 2 full size & 7 reduced size, dated August 23, 2025.
- Site Plan Drawing Set, 2 full size & 7 reduced size, last revised October 23, 2025.
- Stormwater Pollution Prevention Plan, 2 full size, dated October 23, 2025.
- Wetland Permit Letter, 9 copies, dated October 20, 2025

With respect to the comments received we offer the following responses:

Memorandum from Christopher Lapine, P.E., LEED AP of LaBella Associates, DPC, dated September 30, 2025:

Administrative

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

   No response necessary.

2. *The Applicant has indicated the project wetland consultant will provide a narrative in support of the issuance of Freshwater Wetlands, Water Bodies, and Watercourses Permit. The applicant should submit this narrative for review prior to issuance of a negative declaration.*

   The wetland consultant narrative has been provided with this submission.

3. *Applicant shall provide a current Cortlandt Consolidated Water District approval for the connection to the existing water district. This can be addressed as a condition of approval.*

   No response necessary, it is noted this can be a condition of approval.

4. *Provide computations demonstrating that all factors of safety for sliding, overturning and settlement have been met for all proposed retaining walls. Note the factors of safety and provide a letter stating such. Note factors of safety are either 1.5 or 2.0 depending on if active or passive earth pressure is used. Include any surcharges the walls may be exposed to if any. This can be addressed as a condition of approval.*

   No response necessary, it is noted this can be a condition of approval.

5. *The Applicant has indicated they will provide visual material representing the contemplated retaining wall color, texture, and stone size for Planning Board consideration.*

   The applicant will bring samples of the wall materials to the next Planning Board meeting.

6. *As acknowledged by the Applicant, Westchester County Department of Health (WCDOH) Approval for Subsurface Sewage Disposal System (SSDS), existing SSDS abandonment, and water service will be required.*

   No response necessary, WCDOH testing is complete and the applicant would prefer to file the formal application as a condition of approval so SEQRA can be completed.

7. *The jurisdictional fire department supporting the project site should be consulted related to the necessity of hydrants around the building. This office understands the current plan set is under review of the fire department.*

   We will address any Fire Department comments when received.

Plans

1. *Sheet EX-1 - Trees within the subject property have been identified for removal. It appears additional trees will need to be removed for the construction of the northern driveway and bioslope. Revised the plans to include all trees to be removed on this plan.*

   The project plan has been updated to include the additional trees to be removed for the construction of the northern driveway and bioslope. The tree table on Drawing EX-1 has been quantified and color coded. Trees to remain have also been added to Drawing SP-1.

2. *Sheet EX-1 - Update survey along Memorial Drive to depict trees.*

   The additional surveyed trees along Memorial Drive have been added to the project plans.

3. *Sheet SP-1 Provide a detail for the proposed entry gate. The applicant shall identify how access will be provided for emergency vehicles and provide approval from the fire code official.*

   The callout for the entry gate has been revised to specify a proposed sliding metal gate. The direction of the gate path has been added to the site plan drawings. We can coordinate with the Fire Department on their preferred method of access, whether it be via a Knox Box or other method.

4. *Sheet EX-1 - Extended wetland delineation west to Memorial Drive, as opposed to relying upon 2007 aerial imagery.*

   The wetland delineation was extended as requested.

5. *Sheet SP-2 - Portions of the Memorial Drive access are shown to have a 0% longitudinal slope. To prevent ponding on the driveway surface, indicate a 2% cross slope in the direction of the Bioslope and provide spot elevations along the drive to reflect this cross slope.*

   It was the design intent to provide the requested cross slope. Additional spot shots have been added along the driveway as well as pitch to drain directional arrows.

6. *Sheet SP-2 - It does not appear that the bioslope underdrain can be constructed per the detail with the minimum slope. Provide the invert elevations at the start of underdrains and the length required to verify the proper pitch is maintained.*

Additional callouts for the inverts and spot shot elevations have been provided in and around the bioslope underdrain. Inverts have been adjust to maintain minimum cover on the underdrain pipe.

7. *Specify the class of RCP pipe at all locations.*

   The project plans have been revised to note all RCP pipe as Class IV.

8. *Sheet SP-3 - The legend has been revised to include the TP line type but indicates this is construction fencing. Revise the legend to indicate tree protection measures are to be implemented. In addition, all trees designated for protection should be fully enclosed.*

   The legend has been revised to show the TP (tree protection) line type. Areas where tree protection is not extended fully around the tree are either located in close proximity to the property line in which case the tree protection has been extended to the property line or on the edge of a wooded natural area where the tree protection has only been shown along the none wooded area.

9. *Sheet D-1 - Note 10 references the Village of Pawling in the Ductile Iron Water Main Notes. Revise the notes to refer to the Town of Cortlandt.*

   The referenced not has been updated to refer to the Town of Cortlandt.

10. *Sheet D-1 - Indicate required height of fall protection as part of retaining wall detail.*

    The retaining wall detail has been updated to indicate the minimum height required for fall protection.

11. *Sheet D-2 –W-5 Gravel Wetland Outlet and Emergency Spillway Detail.*

    a. *The clay liner designated is an acceptable alternative to the impermeable geomembrane.*

       No response is necessary.

    b. *Revise the note regarding the gravel wetland base material to reflect the change to an impermeable clay liner.*

       The gravel wetland detail has been revised to only reference the impermeable clay liner.

SWPPP

1. *The applicant has stated that the LcB and Ff soils are A/D soils. The Drainage maps indicate they are C and B soils respectively. Correct the Pre and Post Developed drainage maps to show the correct soil type.*

   The Soils Legend on the pre and post construction drainage figures has been updated.

2. *There are still discrepancies between the plans and SWPPP For example, the 12" outlet pipe from the stormwater planters has an upstream inv. of 32.1 shown on the plans and 33.1 shown on the sheet D-2 and in the HydroCAD model. In addition, the information shown on the pipe sizing calculations for CB-5 to CB-4 doesn't match the plans.*

   The invert callout on the site plan has been updated to match the detail and HydroCAD. The pipe length for the pipe between CB-5 and CB-4 has been updated as well as the slope has been revised from 0.5% to 0.6% in the pipe sizing calculations.

Comments from the 10/22/2025 Staff Meeting:

1. *The architectural drawings presented at the previous Planning Board Meeting should be included in the next submission package.*

   The updated architectural drawings have been updated and are submitted herewith. Please note these plan are only elevation and full architectural will be developed and included with our next submission.

2. *The height of the parapet wall should be coordinated with the mechanical equipment on the roof and shown on the plans.*

   The project architect will verify these items with our next resubmission.

3. *Add a note to the drawings stating the "Unauthorized removal of tress shall be replaced at a mitigation ratio of 2:1.*

   General Note #5 has been added to the Drawing EX-1 as requested.

4. *Show the trees to be removed in steep slopes versus dead trees with different colors and quantify the tree removal on the plan.*

   The trees to be removed have been shown as requested and quantified on Drawing EX-1.

5. *Material samples for the proposed retaining wall should be brought to the next Planning Board Meeting.*

   Material samples for the proposed retaining wall will be brought to the next Planning Board meeting as requested.

6. *Verify the proposed planting above the proposed retaining wall is appropriate in size.*

   Based on the slopes above the wall and remaining tree line, the vegetation above the proposed plantings above the proposed wall behind the building have been removed.

7. *Relocate the proposed tree adjacent to the gate.*

   The proposed tree has been relocated as requested.

8. *Add a note to the plan that waste and recycling pickup will be private.*

   General Note #6 has been added to Drawing EX-1 as requested.

9. *Remove the proposed project sign on Ferris Court.*

   The proposed project sign has been removed from Ferris Court as requested.

10. *Verify the bollard locations around the proposed building are adequate in number to protect the building.*

    Additional bollards have been added to the proposed drawings as discussed.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By: _____
Richard D. Williams, Jr., PE
Senior Principal Engineer

RDW/kfl

Enclosures

cc:

Insite File No. 22240.100

Ecological Analysis LLC

633 Rt. 211 East, Suite 4, Box 4
Middletown, NY 10941
Office: (845) 495-0123 • Fax: (866) 688-0836

October 20, 2025

Mr. Tim Fisher
DHIP Group
307 W. 38th Street, Suite 1405
New York, NY 10018

RE: Wetland Delineation & Report
Deer Haunt Lane property: SBL 55.13-2-14 &55.13-2-18
For the properties at the end of Ferris Lane: SBL -55.13-2-19; 55-13.2.20 & 55-13.2.15
2059 Albany Post Rd
Croton on Hudson, Westchester County

A wetland delineation was completed on the properties as required by both the Town and the NYSDEC. Both the town's consultant and NYSDEC have been on site to review the wetland boundary. The Town regulates a 100' buffer on both the wetland and the watercourses while the NYSDEC regulates a 100' adjacent area to the wetlands. Therefore, the stream leaving the onsite pond has a town wetland buffer but not a NYSDEC 100' wetland regulates area.

To access the property, either via the current existing driveway or the proposed new driveway the access will be with 100' of the wetland and stream. The existing driveway would need to be widened which would cause a direct impact to the wetland buffer while the proposed access road will only impact the 100' buffer. Thereby reducing impacts. To help meet both the Town's and the NYSDEC permitting standards.

The NYSDEC Wetland line varication was completed with both the Town's Planning Department and wetlands consultant. During the field meeting the current plan was shown to the NYSDEC staff which included a person from there permitting division. During that meeting the fact the stormwater management system was proposed with the NYSDEC 100' adjacent area and the Town's 100' buffer. NYSDSEC stated that they have no say on the town's wetland permit but felt that the project met permit standards with the disturbances shown. A full wetland permit application would need to be submitted to do for further review.

Moving the Access drive from the current location to the proposed location by the police station will also allow for safer access to the road as the current location is at a somewhat blind turn.

It is our determination that this meets the Town code as it reduces impacts to wetlands by changing the access point. The current wetland buffer is a mowed lawn for a single family home with little to no habitat value, so the environmental impacts are low. As part of the proposed application approximately 18,000 s.f. of existing disturbed buffer (Currently maintained lawn) will be reclaimed as buffer through plantings, and approximately 8,900 s.f. will be reclaimed as a gravel wetland

providing a physical buffer, stormwater treatment and habitat value. The Proposed storage are provides a public benefit as it provide tax dollars and has a very low usage on municipal services like water, sewer, and emergency services. It also takes away a blind entrance out on to Route 9a. Also there are no direct wetland impacts so this meets the USACOE guidelines to look at the alternatives.

For the reason listed above we feel that the project as proposal meets the town code and standard for obtaining a wetland permit

Respectfully,

James A. Bates

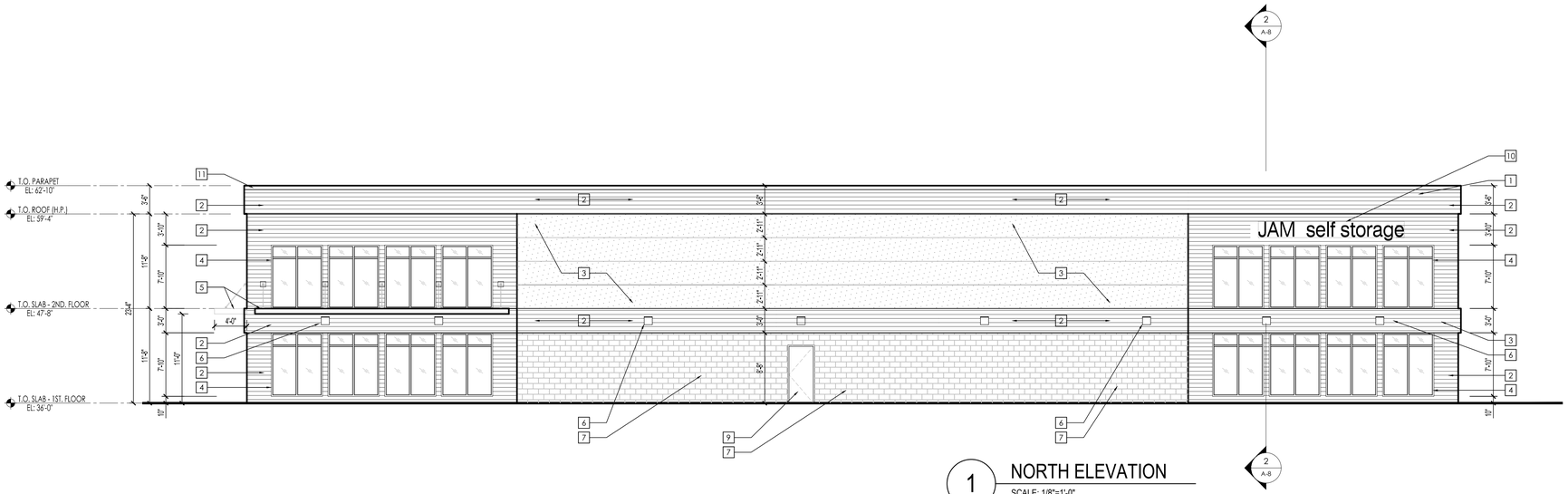
James Bates, CPESC, CPSWQ
Managing Member
Ecological Analysis, LLC

EXTERIOR FINISH SCHEDULE

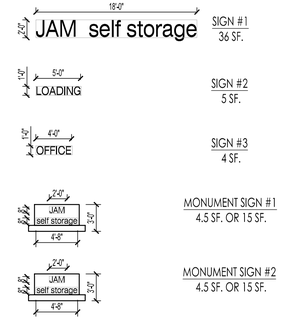
TAG #	DESIGNATION	MANUFACTURER	MODEL	COLOR	REMARKS
1	INSULATED METAL ROOF PANEL	MBCI OR EQUAL	N / A	SIGNATURE 300 FOREST GREEN	R-VALUE = 60
2	INSULATED METAL WALL PANEL - RIBBED	MBCI OR EQUAL	CF FLUTED 2.5 INSULATED WALL PANEL	SIGNATURE 300 FOREST GREEN	24" WIDE - EMBOSSED HORIZONTAL CONFIGURATION R-VALUE = 17.9
3	INSULATED METAL WALL PANEL - SOLID	MBCI OR EQUAL	CF ARCHITECTURAL HORIZONTAL 2.5 INSULATED WALL PANEL	SIGNATURE 300 POLAR WHITE	35" WIDE - EMBOSSED HORIZONTAL CONFIGURATION R-VALUE = 17.9
4	ANODIZED ALUMINUM & GLASS STOREFRONT SYSTEM	KAWNEER OR EQUAL	TRIFAB 451	CLEAR ANODIZED	CLEAR ANODIZED
5	METAL CANOPY	N / A	N / A	FOREST GREEN	---
6	ALUMINUM DOWNLIGHT - CUT OFF	---	---	---	---
7	SPLIT FACE BLOCK	N / A	N / A	---	---
8	TELESCOPIC SLIDING DOOR SYSTEM	ASSA ABLOY	SL500	CLEAR ANODIZED FRAME	CONCEALED, FULL BREAKOUT, SINGLE SLIDE, NARROW STILE.

EXTERIOR FINISH SCHEDULE

TAG #	DESIGNATION	MANUFACTURER	MODEL	COLOR	REMARKS
9	HOLLOW METAL DOOR AND FRAME	PAINT: BENJAMIN MOORE	N / A	COLOR TO MATCH ADJACENT SURFACE	PRIMED AND PAINTED
10	EXTERIOR SIGNAGE	---	---	---	---
11	PREFINISH ROOF COPING	JANUS INTERNATIONAL	650 MODEL OR EQUAL	TO MATCH ITEM # X	
12	EXTERIOR ROLL-UP DOOR	JANUS INTERNATIONAL	650 MODEL OR EQUAL	TO MATCH ITEM # X	
13	BOLLARDS	BENJAMIN MOORE	N / A	SAFETY YELLOW	



1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



3 SIGNAGE LEGEND
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"

PROJECT :

JAM STORAGE, LLC.
2059 ALBANY POST ROAD
TOWN OF CORTLANDT, NY 10567

OWNER :

CONSULTANTS :
ARCHITECT :

Design Development, pllc
165 Mamaroneck Ave, Floor 2
White Plains, NY 10601
914.949.4272 t.
914.949.4278 f.

CONSULTANTS :
SITE / CIVIL ENGINEER :

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 GARRETT PLACE
CARMEL, N.Y. 10512

ALL CONCEPTS, DETAILS AND INFORMATION CONTAINED, IMPLIED OR REPRESENTED HEREIN ARE THE SOLE AND EXCLUSIVE PROPERTY OF DESIGN DEVELOPMENT PLLC AND MAY NOT BE REUSED, WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THIS OFFICE.
DRAWING MODIFICATION CAN ONLY BE MADE UNDER THE SUPERVISION OF A LICENSED ARCHITECT.

REGISTERED ARCHITECT MARK SAMUEL SCHULMAN 023596-1 STATE OF NEW YORK

SEAL

MARK	DATE	ISSUE
	08.23.25	ISSUED FOR SITE PLAN APPROVAL

REVISIONS :
PROJECT NO : CORTLANDT - JAM STORAGE
CAD DWG FILE : A-5 - NORTH & EAST BUILDING ELEVATIONS - 2 FLOORS.DWG
DRAWN BY : A. PENA
CHK'D BY : M. SCHULMAN
SHEET TITLE :

NORTH AND EAST BUILDING ELEVATIONS 2 FLOORS - 60K

DRAWING NO :

A-5

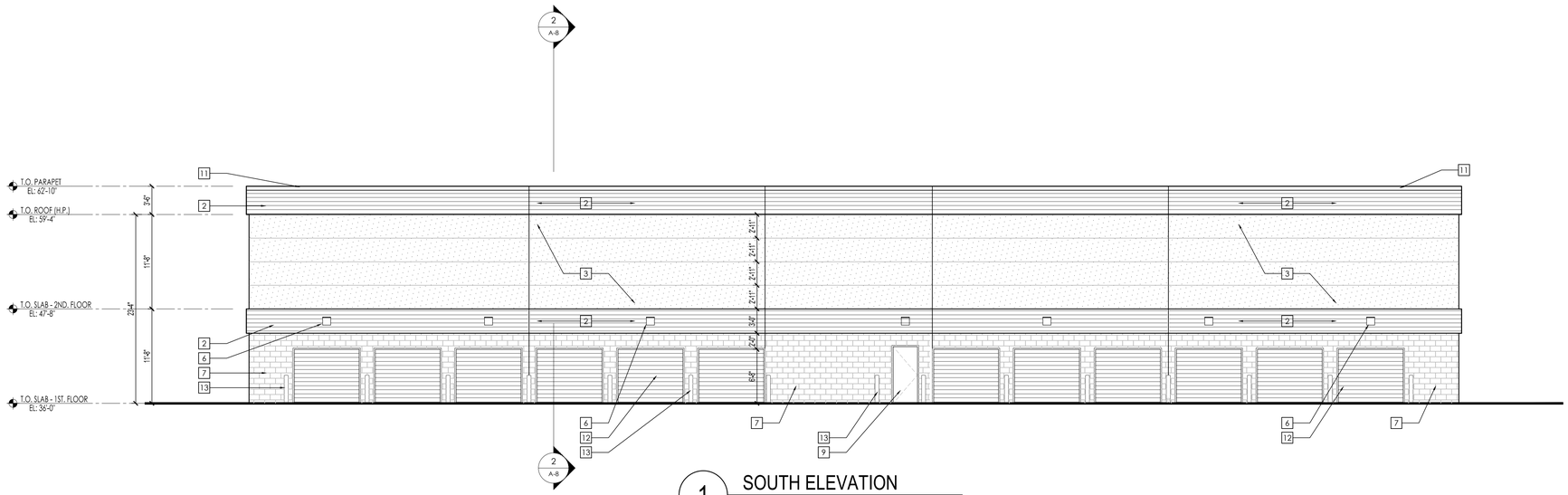
9/3/2025 3:33 PM, G:\01 STUDIO AV\CORTLANDT - JAM STORAGE\SHEETS\A-5 - NORTH & EAST BUILDING ELEVATIONS - 2 FLOORS.DWG

EXTERIOR FINISH SCHEDULE

TAG #	DESIGNATION	MANUFACTURER	MODEL	COLOR	REMARKS
1	INSULATED METAL ROOF PANEL	MBCI OR EQUAL	N / A	SIGNATURE 300 FOREST GREEN	R-VALUE = 60
2	INSULATED METAL WALL PANEL - RIBBED	MBCI OR EQUAL	CF FLUTED 2.5 INSULATED WALL PANEL	SIGNATURE 300 FOREST GREEN	24" WIDE - EMBOSSED HORIZONTAL CONFIGURATION R-VALUE = 17.9
3	INSULATED METAL WALL PANEL - SOLID	MBCI OR EQUAL	CF ARCHITECTURAL HORIZONTAL 2.5 INSULATED WALL PANEL	SIGNATURE 300 POLAR WHITE	35" WIDE - EMBOSSED HORIZONTAL CONFIGURATION R-VALUE = 17.9
4	ANODIZED ALUMINUM & GLASS STOREFRONT SYSTEM	KAWNEER OR EQUAL	TRIFAB 451	CLEAR ANODIZED	CLEAR ANODIZED
5	METAL CANOPY	N / A	N / A	FOREST GREEN	---
6	ALUMINUM DOWNLIGHT - CUT OFF	---	---	---	---
7	SPLIT FACE BLOCK	N / A	N / A	---	---
8	TELESCOPIC SLIDING DOOR SYSTEM	ASSA ABLOY	SL500	CLEAR ANODIZED FRAME	CONCEALED, FULL BREAKOUT, SINGLE SLIDE, NARROW STILE.

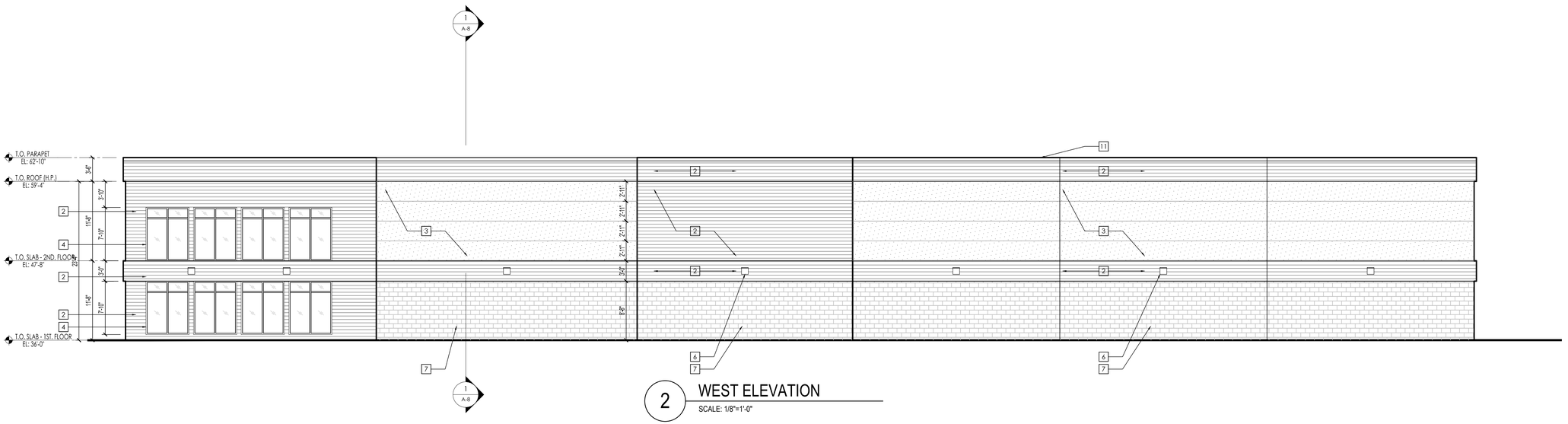
EXTERIOR FINISH SCHEDULE

TAG #	DESIGNATION	MANUFACTURER	MODEL	COLOR	REMARKS
9	HOLLOW METAL DOOR AND FRAME	PAINT: BENJAMIN MOORE	N / A	COLOR TO MATCH ADJACENT SURFACE	PRIMED AND PAINTED
10	EXTERIOR SIGNAGE	---	---	---	---
11	PREFINISH ROOF COPING	JANUS INTERNATIONAL	650 MODEL OR EQUAL	TO MATCH ITEM # X	
12	EXTERIOR ROLL-UP DOOR	JANUS INTERNATIONAL	650 MODEL OR EQUAL	TO MATCH ITEM # X	
13	BOLLARDS	BENJAMIN MOORE	N / A	SAFETY YELLOW	



1 SOUTH ELEVATION

SCALE: 1/8"=1'-0"



2 WEST ELEVATION

SCALE: 1/8"=1'-0"

PROJECT :

JAM STORAGE, LLC.

2059 ALBANY POST ROAD
TOWN OF CORTLANDT, NY 10567

OWNER :

CONSULTANTS :

ARCHITECT :

Design Development, pllc
165 Mamaroneck Ave, Floor 2
White Plains, NY 10601
914.949.4272 t.
914.949.4278 f.

CONSULTANTS :

SITE / CIVIL ENGINEER :

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 GARRETT PLACE
CARMEL, N.Y. 10512

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DRAWING MODIFICATION CAN ONLY BE MADE UNDER THE SUPERVISION OF A LICENSED ARCHITECT.

REGISTERED ARCHITECT
MARK SAMUEL SCHULMAN
023596-1
STATE OF NEW YORK

SEAL

MARK	DATE	ISSUE
	08.23.25	ISSUED FOR SITE PLAN APPROVAL

REVISIONS :

PROJECT NO : CORTLANDT - JAM STORAGE

CAD DWG FILE : A-6 - SOUTH & WEST BUILDING ELEVATIONS - 2 FLOORS.DWG

DRAWN BY : A. PENA

CHK'D BY : M. SCHULMAN

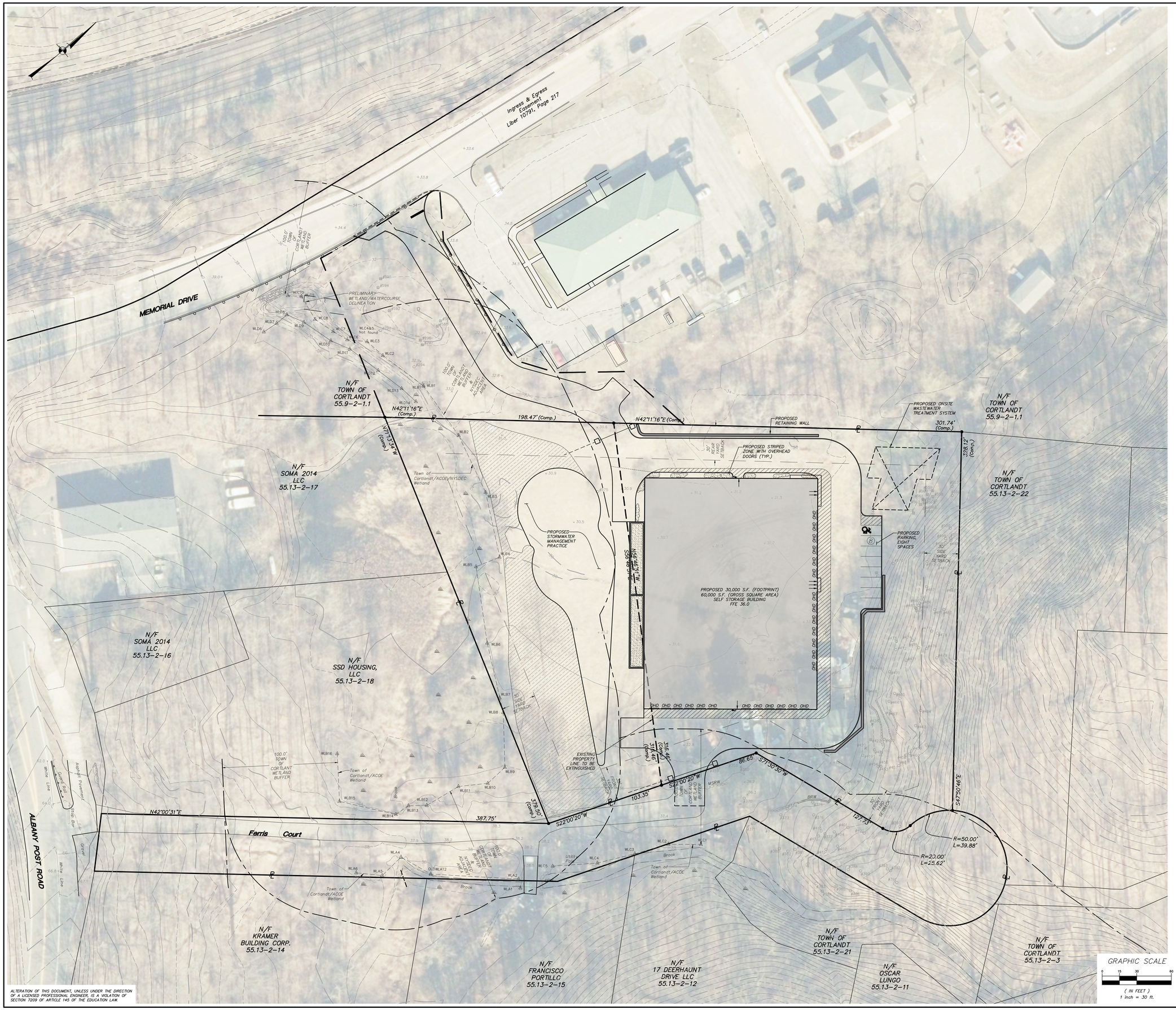
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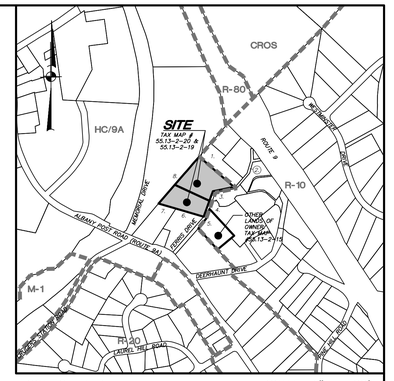
SOUTH AND WEST BUILDING ELEVATIONS 2 FLOORS - 60K

DRAWING NO :

A-6

8/28/2025 6:12 PM, G:\01 STUDIO M\CORTLANDT - JAM STORAGE\SHEETS\A-6 - SOUTH & WEST BUILDING ELEVATIONS - 2 FLOORS.DWG





LOCATION MAP SCALE: 1" = 500'±

OWNER/APPLICANT:

DHIP Group
446 Bedford Road
Pleasantville, NY 10570

SITE DATA:

Zone: HC-9A
Tax Map No.: 55.13-2-20 (1.2 ACRES ±)
55.13-2-19 (2.0 ACRES ±)
Total Acreage 3.2 AC

ADJACENT PROPERTIES

1.	Town of Cortlandt	55.13-2-22
2.	Town of Cortlandt	55.13-2-3
3.	Town of Cortlandt	55.13-2-21
4.	17 Deerhaunt Drive LLC	55.13-2-12
5.	Portillo Francisco	55.13-2-15
6.	SSD HOUSING, LLC	55.13-2-18
7.	SOMA 2014 LLC	55.13-2-17
8.	Town of Cortlandt	55.9-2-1.1

GENERAL NOTES:

1. Property line, topography wetland boundary, and existing features shown hereon taken from survey of property prepared by Insite Engineering, Surveying, and Landscape Architecture, P.C. dated August XX, 2025. Additional topography outside of property taken from Westchester GIS.
2. Wetland boundaries taken hereon were from field delineation by Jim Bates on June 8, 2022 and updated May 23, 2024.
3. Aerial Orthophoto shown hereon taken from Westchester County GIS.
4. Tree location, type, and caliper taken from the tree inventory prepared by Bartlett Tree Experts, dated July 27, 2025.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUILDING TO BE REMOVED
- EXISTING STONE & MASONRY RETAINING WALL
- EXISTING STONE RETAINING WALL
- EXISTING WETLAND
- EXISTING WETLAND FLAG
- EXISTING WETLAND BUFFER
- PROPOSED CONCRETE CURB
- PROPOSED SEPTIC

SUMMARY OF WETLAND AND BUFFER DISTURBANCE TABLE

		ONSITE	OFFSITE
WETLAND	Total Disturbance:	0 sf	0 sf
	Impervious Cover:	0 sf	0 sf
BUFFER	Total Disturbance:	36,100 sf	17,180 sf
	Impervious Cover:	2,660 sf	5,610 sf

NO.	DATE	REVISION	BY
3	10-23-25	REVISED PER TOWN COMMENTS	RAR
2	8-21-25	REVISED PER TOWN COMMENTS	RAR
1	5-27-25	REVISED PER TOWN COMMENTS	JJS

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT: JAM STORAGE, LLC
2059 ALBANY POST ROAD, TOWN OF CORTLANDT, NY 10567

DRAWING: OVERALL PLAN

STATE OF NEW YORK RICHARD D. WILLIAMS 096586 LICENSED PROFESSIONAL ENGINEER
LICENSE EXP. DATE: 12-31-2026
FIRM CERT. NO: 0021263

PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	11-20-24	DRAWN BY	D.W.M.
SCALE	1" = 30'	CHECKED BY	S.M.R.

DRAWING NO. OP-1 SHEET 1 / 11

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\C3223\40000 DWG\Final_Deer Haunt Drive\OS-EP-1.dwg, 10/23/2025 8:33:32 AM, rmora, 1:1

TREE INVENTORY

TREE ID	SCIENTIFIC NAME	COMMON NAME	CONDITION CLASS	DIAMETER (IN)	REMOVE/ PRESERVE
293	ROBINIA PSEUDOACACIA	LOCUST	FAIR	19	PRESERVE
294	ROBINIA PSEUDOACACIA	LOCUST	FAIR	19	PRESERVE
295	ROBINIA PSEUDOACACIA	LOCUST	GOOD	6	REMOVE
296	ROBINIA PSEUDOACACIA	LOCUST	FAIR	15.5	REMOVE
297	ROBINIA PSEUDOACACIA	LOCUST	GOOD	13	REMOVE
298	PRUNUS AVIUM	CHERRY	FAIR	17	PRESERVE
299	ACER RUBRUM	MAPLE	GOOD	9	REMOVE
300	ACER RUBRUM	MAPLE	GOOD	6	REMOVE
343	ELAEAGNUS ANGUSTIFOLIA	RUSSIAN OLIVE	FAIR	10	REMOVE
344	SALIX NIGRA	WILLOW	FAIR	19	REMOVE
345	SALIX DISCOLOR	WILLOW	FAIR	9	REMOVE
346	SALIX DISCOLOR	WILLOW	FAIR	22	REMOVE
347	SALIX NIGRA	WILLOW	FAIR	30	REMOVE
348	PICEA ABIES	SPRUCE	POOR	22	REMOVE
349	TAXUS BACCATA	YEW	FAIR	17	PRESERVE
350	TAXUS BACCATA	YEW	FAIR	14	PRESERVE
353	TAXUS BACCATA	YEW	FAIR	14	PRESERVE
359	CORNUS FLORIDA	DOGWOOD	FAIR	7	PRESERVE
362	FRAXINUS PENNSYLVANICA	ASH	DEAD	12	REMOVE
363	TAXUS BACCATA	YEW	FAIR	10	REMOVE
364	FRAXINUS PENNSYLVANICA	ASH	DEAD	11	REMOVE
365	LIRODENDRON TULIPIFERA	TULIPTREE	POOR	10	REMOVE
366	JUGLANS NIGRA	WALNUT	FAIR	10	REMOVE
367	LIRODENDRON TULIPIFERA	TULIPTREE	FAIR	33	REMOVE
368	LIRODENDRON TULIPIFERA	TULIPTREE	FAIR	14	REMOVE
369	LIRODENDRON TULIPIFERA	TULIPTREE	FAIR	22	REMOVE
370	LIRODENDRON TULIPIFERA	TULIPTREE	POOR	32	PRESERVE
371	ACER RUBRUM	MAPLE	FAIR	30	PRESERVE
372	TUJA AMERICANA	LINDEN	FAIR	10	PRESERVE
373	CORNUS FLORIDA	DOGWOOD	POOR	7	PRESERVE
374	CORNUS FLORIDA	DOGWOOD	POOR	8	PRESERVE
375	ACER RUBRUM	MAPLE	FAIR	8	PRESERVE
376	BETULA LENTA	BIRCH	FAIR	23	PRESERVE
377	FAGUS GRANDIFOLIA	BEECH	POOR	10	PRESERVE
378	FAGUS GRANDIFOLIA	BEECH	POOR	12	PRESERVE
380	FAGUS GRANDIFOLIA	BEECH	POOR	6	PRESERVE
381	FAGUS GRANDIFOLIA	BEECH	POOR	9	PRESERVE
382	ACER SACCHARUM	MAPLE	DEAD	13	PRESERVE
383	ACER SACCHARUM	MAPLE	FAIR	11	PRESERVE
384	LIRODENDRON TULIPIFERA	TULIPTREE	FAIR	24	PRESERVE
385	ACER SACCHARUM	MAPLE	GOOD	10	PRESERVE
386	ACER SACCHARUM	MAPLE	GOOD	5	PRESERVE
387	QUERCUS RUBRA	OAK	FAIR	28	PRESERVE
388	ACER RUBRUM	MAPLE	GOOD	5	PRESERVE
390	QUERCUS RUBRA	OAK	FAIR	41	PRESERVE
391	LIRODENDRON TULIPIFERA	TULIPTREE	FAIR	26	PRESERVE
392	ACER SACCHARUM	MAPLE	FAIR	15	PRESERVE
393	ACER SACCHARUM	MAPLE	FAIR	10	PRESERVE
394	QUERCUS VELUTINA	OAK	FAIR	28	PRESERVE
395	LIRODENDRON TULIPIFERA	TULIPTREE	FAIR	21	PRESERVE
396	QUERCUS RUBRA	OAK	FAIR	24	PRESERVE
397	ACER SACCHARUM	MAPLE	GOOD	5	PRESERVE
398	QUERCUS RUBRA	OAK	FAIR	29	PRESERVE
399	ACER SACCHARUM	MAPLE	GOOD	5	PRESERVE
400	QUERCUS RUBRA	OAK	FAIR	28	PRESERVE
401	FAGUS GRANDIFOLIA	BEECH	POOR	7	PRESERVE
404	ACER RUBRUM	MAPLE	FAIR	12	PRESERVE
407	QUERCUS RUBRA	OAK	FAIR	29	PRESERVE
411	QUERCUS RUBRA	OAK	FAIR	28	PRESERVE
412	FAGUS GRANDIFOLIA	BEECH	POOR	7	PRESERVE
413	QUERCUS RUBRA	OAK	FAIR	27	PRESERVE
414	TSUGA CANADENSIS	HEMLOCK	DEAD	8	PRESERVE
415	LIRODENDRON TULIPIFERA	TULIPTREE	FAIR	43	PRESERVE
416	PICEA ABIES	SPRUCE	FAIR	16	PRESERVE
417	ACER PALMATUM	MAPLE	FAIR	11	REMOVE
419	CORNUS FLORIDA	DOGWOOD	FAIR	5	PRESERVE
420	TSUGA CANADENSIS	HEMLOCK	FAIR	14	REMOVE
421	ACER SACCHARUM	MAPLE	FAIR	5	PRESERVE
422	LIRODENDRON TULIPIFERA	TULIPTREE	FAIR	13	REMOVE
424	PINUS NIGRA	PINE	DEAD	8	REMOVE
428	JUNIPERUS VIRGINIANA	CEDAR	FAIR	8	REMOVE
430	SASSAFRAS ALBIDUM	SASSAFRAS	FAIR	5	PRESERVE
453	ACER SACCHARUM	MAPLE	FAIR	7	PRESERVE
454	LIRODENDRON TULIPIFERA	TULIPTREE	FAIR	6	PRESERVE
455	TAXUS BACCATA	YEW	FAIR	7	PRESERVE
457	ACER SACCHARUM	MAPLE	FAIR	8	PRESERVE
458	QUERCUS RUBRA	OAK	FAIR	20	PRESERVE
459	FAGUS GRANDIFOLIA	BEECH	POOR	8	PRESERVE
460	ACER SACCHARUM	MAPLE	FAIR	16	PRESERVE
461	QUERCUS RUBRA	OAK	FAIR	34	PRESERVE
462	QUERCUS RUBRA	OAK	FAIR	33	PRESERVE
463	BETULA LENTA	BIRCH	FAIR	15	PRESERVE
464	LIRODENDRON TULIPIFERA	TULIPTREE	FAIR	22	PRESERVE
465	QUERCUS RUBRA	OAK	FAIR	21	PRESERVE
466	FAGUS GRANDIFOLIA	BEECH	FAIR	14	PRESERVE
467	PINUS STROBUS	PINE	FAIR	13	PRESERVE
468	QUERCUS RUBRA	OAK	FAIR	16	REMOVE
469	QUERCUS RUBRA	OAK	GOOD	9	REMOVE
470	ACER SACCHARUM	MAPLE	GOOD	15	PRESERVE
471	ACER SACCHARUM	MAPLE	FAIR	16	PRESERVE
472	ULMUS AMERICANA	ELM	FAIR	6	PRESERVE
473	QUERCUS RUBRA	OAK	FAIR	21	PRESERVE
474	ACER SACCHARUM	MAPLE	FAIR	8	PRESERVE
475	QUERCUS RUBRA	OAK	FAIR	30	PRESERVE
476	ACER SACCHARUM	MAPLE	FAIR	7	PRESERVE
477	ACER SACCHARUM	MAPLE	FAIR	14	PRESERVE
478	QUERCUS RUBRA	OAK	FAIR	24	PRESERVE
479	QUERCUS VELUTINA	OAK	FAIR	36	PRESERVE
480	ACER SACCHARUM	MAPLE	FAIR	9	PRESERVE
481	CARYA TOMENTOSA	HICKORY	FAIR	11	PRESERVE
482	QUERCUS RUBRA	OAK	FAIR	26	PRESERVE
483	QUERCUS RUBRA	OAK	FAIR	18	PRESERVE
484	FAGUS GRANDIFOLIA	BEECH	POOR	7	PRESERVE
485	FAGUS GRANDIFOLIA	BEECH	POOR	5	PRESERVE
486	QUERCUS VELUTINA	BEECH	FAIR	30	PRESERVE
487	FAGUS GRANDIFOLIA	BEECH	POOR	9	PRESERVE
488	FAGUS GRANDIFOLIA	BEECH	POOR	13	PRESERVE
490	FAGUS GRANDIFOLIA	BEECH	POOR	6	PRESERVE
491	FAGUS GRANDIFOLIA	BEECH	DEAD	13	PRESERVE
492	FAGUS GRANDIFOLIA	BEECH	POOR	5	PRESERVE
493	FAGUS GRANDIFOLIA	BEECH	POOR	5	PRESERVE
495	QUERCUS RUBRA	OAK	POOR	24	PRESERVE
496	FAGUS GRANDIFOLIA	BEECH	POOR	5	PRESERVE
497	FAGUS GRANDIFOLIA	BEECH	POOR	6	PRESERVE
498	FAGUS GRANDIFOLIA	BEECH	POOR	6	PRESERVE
500	FAGUS GRANDIFOLIA	BEECH	POOR	9	PRESERVE
555	QUERCUS RUBRA	OAK	POOR	29	PRESERVE
556	PLATANUS OCCIDENTALIS	SYCAMORE	FAIR	6	PRESERVE
557	POPULUS DELTOIDES	POPLAR	FAIR	12	PRESERVE
558	PRUNUS SEROTINA	CHERRY	FAIR	5	PRESERVE
559	PLATANUS OCCIDENTALIS	SYCAMORE	FAIR	14	REMOVE
560	POPULUS DELTOIDES	POPLAR	FAIR	9	REMOVE
561	POPULUS DELTOIDES	POPLAR	FAIR	12	REMOVE
562	PRUNUS SEROTINA	CHERRY	FAIR	6	REMOVE
563	PLATANUS OCCIDENTALIS	SYCAMORE	FAIR	5	REMOVE
564	BETULA LENTA	BIRCH	FAIR	8	REMOVE
565	BETULA LENTA	BIRCH	FAIR	7	REMOVE
566	BETULA LENTA	BIRCH	FAIR	5	REMOVE
567	FAGUS GRANDIFOLIA	BEECH	POOR	5	REMOVE
568	POPULUS DELTOIDES	POPLAR	FAIR	16	REMOVE
569	ACER SACCHARUM	MAPLE	FAIR	5	PRESERVE
570	PRUNUS SEROTINA	CHERRY	POOR	6	PRESERVE
571	LIRODENDRON TULIPIFERA	TULIPTREE	POOR	12	REMOVE
572	PLATANUS OCCIDENTALIS	SYCAMORE	FAIR	13	REMOVE
573	ACER RUBRUM	MAPLE	FAIR	13	REMOVE
575	SALIX DISCOLOR	WILLOW	GOOD	11	REMOVE

*TREES WITH A CALIPER OF 4" OR LESS WERE NOT CONSIDERED.

TREE ID	SCIENTIFIC NAME	COMMON NAME	CONDITION CLASS	DIAMETER (IN)	REMOVE/ PRESERVE
576	ROBINIA PSEUDOACACIA	LOCUST	GOOD	7	REMOVE
577	ROBINIA PSEUDOACACIA	LOCUST	GOOD	11	REMOVE
578	ROBINIA PSEUDOACACIA	LOCUST	GOOD	13	REMOVE
579	AILANTHUS ALTISSIMA	TREE OF HEAVEN	GOOD	10	REMOVE
580	SALIX DISCOLOR	WILLOW	FAIR	13	REMOVE
581	POPULUS DELTOIDES	POPLAR	POOR	6	REMOVE
582	PLATANUS OCCIDENTALIS	SYCAMORE	POOR	5	REMOVE
583	POPULUS DELTOIDES	POPLAR	POOR	5	REMOVE
584	AILANTHUS ALTISSIMA	TREE OF HEAVEN	FAIR	7	REMOVE
586	ULMUS AMERICANA	ELM	POOR	16	REMOVE
587	PLATANUS OCCIDENTALIS	SYCAMORE	FAIR	5	REMOVE
588	ACER RUBRUM	MAPLE	FAIR	13	REMOVE
589	ROBINIA PSEUDOACACIA	LOCUST	FAIR	6	REMOVE
590	POPULUS DELTOIDES	POPLAR	FAIR	12	REMOVE
591	POPULUS DELTOIDES	POPLAR	FAIR	23	REMOVE
592	PLATANUS OCCIDENTALIS	SYCAMORE	FAIR	11	REMOVE
593	POPULUS DELTOIDES	POPLAR	FAIR	11	REMOVE
594	LIRODENDRON TULIPIFERA	TULIPTREE	FAIR	8	REMOVE
595	CARYA OVATA	HICKORY	FAIR	12	REMOVE
596	CARYA OVATA	HICKORY	FAIR	7	REMOVE
597	POPULUS DELTOIDES	POPLAR	FAIR	11	REMOVE
598	SALIX DELTOIDES	WILLOW	FAIR	7	REMOVE
599	POPULUS DELTOIDES	POPLAR	FAIR	16	REMOVE
600	ACER RUBRUM	MAPLE	FAIR	14	REMOVE

*TREES WITH A CALIPER OF 4" OR LESS WERE NOT CONSIDERED.

TREE REMOVAL SUMMARY

TOTAL NUMBER OF TREES SURVEYED: 160
TOTAL NUMBER OF LIVE TREES TO BE REMOVED: 61
TOTAL NUMBER OF DEAD TREES TO BE REMOVED: 3

TREE NOTES:

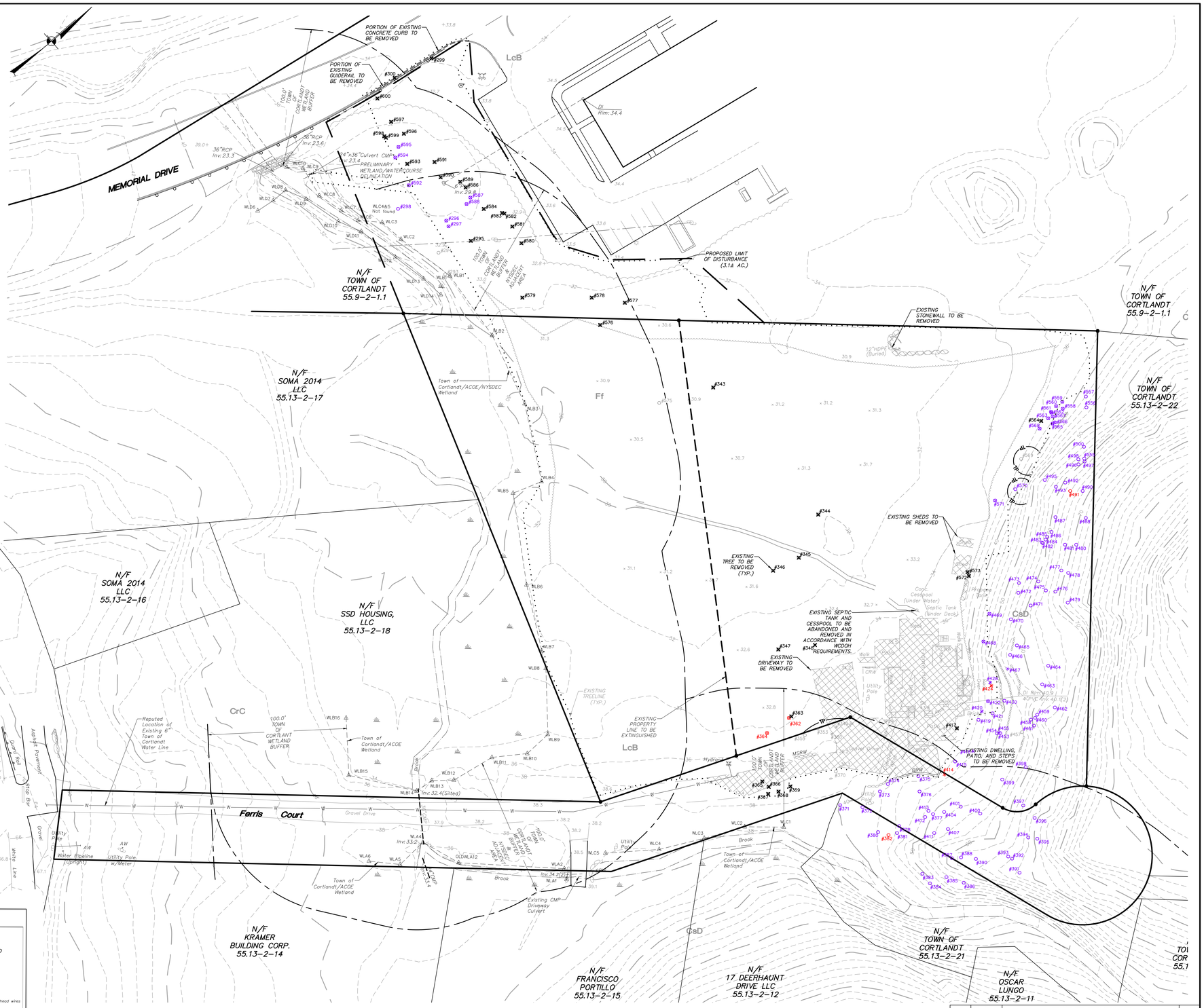
1. The tree survey is not inclusive of all trees on the subject property, but was focused to trees proximate to and within the proposed limit of disturbance.
2. Unauthorized removal of trees shall be replaced at a mitigation ratio of 2 replaced to 1 removed tree.

TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE IN STEEP SLOPES
- EXISTING TREE IN STEEP SLOPES TO BE REMOVED
- EXISTING DEAD TREE
- EXISTING DEAD TREE TO BE REMOVED

LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUILDING TO BE REMOVED
- EXISTING STONE & MASONRY RETAINING WALL
- EXISTING STONE RETAINING WALL
- EXISTING OVERHEAD WIRES
- EXISTING UTILITY POLE +/- guy & overhead wires
- EXISTING UNDERGROUND DRAINAGE PIPE
- CB — EXISTING CATCH BASIN
- EXISTING EDGE OF WATER
- EXISTING WETLAND
- EXISTING WETLAND FLAG
- EXISTING WETLAND FLAG (Survey Located)
- EXISTING WETLAND BUFFER
- 30 — EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- 33.2× — EXISTING SPOT GRADE
- EXISTING TREELINE
- EXISTING EVERGREEN TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE TO BE REMOVED
- EXISTING FEATURE TO BE REMOVED



GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 Inch = 30 ft.

NO.	DATE	REVISION	BY
3	10–23–25	REVISED PER TOWN COMMENTS	RAR
2	8–21–25	REVISED PER TOWN COMMENTS	RAR
1	5–27–25	REVISED PER TOWN COMMENTS	JJS

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(845) 225–9717 fax
www.insite–eng.com

PROJECT:
JAM STORAGE, LLC
2059 ALBANY POST ROAD, TOWN OF CORTLANDT, NY 10567

DRAWING:
EXISTING CONDITIONS AND REMOVALS PLAN

STATE OF NEW YORK — RICHARD D. WILLIS — 085655 — LICENSED PROFESSIONAL ENGINEER
LICENSE EXP. DATE: 12-31-2026
FIRM CERT. NO: 0021263

PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	11–20–24	DRAWN BY	C.M.S.
SCALE	1" = 30'	CHECKED BY	S.M.R.

DRAWING NO. EX–1 SHEET 2 / 11

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

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HC/9A – HIGHWAY COMMERCIAL/MULTI-FAMILY ZONE REQUIREMENTS

	REQUIRED/ PERMITTED	PROPOSED
Minimum Lot Area:	40,000 s.f.	3.2 AC
Minimum Lot Width:	200'	370'
Maximum Building Height:	2 1/2 stories or 35'	35'
Maximum Building Floor Area:	60,000 s.f.	60,000 s.f.
Minimum Front Yard:	30'	38'
Minimum Side Yard:	30'	114'
Minimum Rear Yard:	30'	44'
Maximum Building Coverage:	25%	22%
Minimum Landscape Coverage:	35%	76%

ZONING NOTES:

1. Lot area, building coverage, & landscape coverage are based on total area of the 2 subject lots.
2. Landscaped coverage calculated from existing and proposed landscaped and vegetated areas.

PARKING SUMMARY

1 per 10,000 s.f. of Gross Floor Area	= 6 REQUIRED
	= 8 PROVIDED

1. Approximately 3 parking spaces are taken up from the northern property to accommodate the proposed driveway access to the property. To maintain the northern property's parking spaces, 3 parking spaces are proposed before the access gate.

SEED MIXES

- SEED MIX #1 FOR ALL DISTURBED AREAS NOT IMPROVED WITH, SPECIFIED PAVEMENT, LANDSCAPING, OR SPECIFIED GROUND COVER (SEE SEEDING NOTE 3.1).
- SEED MIX #2 RAIN GARDEN MIX (ERNMX-180) (SEE SEEDING NOTE 3.3).
- SEED MIX #3 RIGHT OF WAY NATIVE WOODS MIX (ERNMX-132-1) (SEE SEEDING NOTE 3.4).

GENERAL SITE SEEDING NOTES:

1. All proposed seeded areas to receive 4" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
2. Upon final grading and placement of topsoil and any required soil amendments, areas to receive permanent vegetation cover in combination with suitable mulch as follows:
   - select seed mixture per drawings and seeding notes.
   - fertilizer applied at the manufacturer's recommended rate using Lesco 10-0-18 (no phosphorous) fertilizer or equivalent.
   - mulch: salt hay or small grain straw applied at a rate of 90 lbs./1000 s.f. or 2 tons/acre, to be applied and anchored according August 2005.
   - If the season prevents the establishment of a permanent vegetation cover, the disturbed areas will be mulched with straw or equivalent.
3. The seed mixes as specified on these drawings are as follows:
1. Seed Mix #1 for lawn areas, OWTS areas, mow strip along roads at a rate of 100 lbs. per acre:

Kentucky Bluegrass	20%
Creeping Red Fescue	40%
Perennial Ryegrass	20%
Annual Ryegrass	20%

2. Seed Mix #2 for gravel wetland as shown on drawings at a rate of 20 lbs./acre Shall be (ERNMX-180) Rain Garden Mix with a cover crop
3. Seed Mix #3 for wetland mitigation and disturbed woodland areas as shown on drawings at a rate of 30 lbs./acre Shall be (ERNMX-132-1) Right of Way Native Woods Mix with annual ryegrass

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE & MASONRY RETAINING WALL
- EXISTING STONE RETAINING WALL
- EXISTING WETLAND
- EXISTING WETLAND FLAG
- EXISTING WETLAND FLAG (Survey Located)
- EXISTING WETLAND BUFFER
- EXISTING EVERGREEN TREE
- EXISTING DECIDUOUS TREE
- PROPOSED # OF STALLS TO BE STRIPED
- PROPOSED CONCRETE CURB
- PROPOSED EDGE OF SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED PAINTED HANDICAP PARKING SYMBOL
- RAMP — PROPOSED ADA COMPLIANT RAMP
- PROPOSED STRIPED ISLAND
- RC — PROPOSED RECYCLE / TRASH CONTAINER / REFUSE ENCLOSURE
- PROPOSED SINGLE POLE SIGN
- PROPOSED BUILDING MOUNTED LIGHT
- PROPOSED POLE MOUNTED LIGHT
- PROPOSED RECESSED LIGHT
- PROPOSED BOLLARD
- PROPOSED DOOR LOCATION
- OHD — PROPOSED OVERHEAD DOOR LOCATION
- PROPOSED LANDSCAPING

SIGN DATA TABLE

LOCATION NO.	TEXT	M.U.T.C.D. NUMBER	SIZE OF SIGN (s.f.)	DESCRIPTION
1*	NO PARKING FIRE LANE	R7-6-9	12" x 18"	Red on White
2	RESERVED PARKING / VAN ACCESS	NY R7-8** / R7-8P	12" x 18" / 12" x 6"	Green on White Blue Symbol / Green on White
3	NO PARKING BUS ONLY	R7-1	12" x 18"	Red on White
4	STOP	R1-1C	30" x 30"	White on Red

* NOTE: See NYS Fire Code Appendix D103.6.

** NOTE: New NYS Handicap symbol recognized only by NYS

SITE PLANT SCHEDULE

SYMBOL	KEY	QTY.	BOTANICAL/COMMON NAME	SIZE	ROOT
			SHADE TREES		
	AR	2	Acer rubrum 'October Glory' / October Glory Red Maple	2 1/2" CAL.	B&B
			FLOWERING TREES		
	AC	4	Amelanchier canadensis / Shadblow Serviceberry	8'-10' CLUMP FORM	B&B
			EVERGREEN TREES		
	JV	5	Juniperus virginiana / Eastern Redcedar	7'-8' HT.	B&B
	TG	6	Thuja occidentalis / Green Giant Arborvitae	8' HT.	B&B
			SHRUBS		
	CA	11	Ceonanthus americanus / New Jersey Tea	18" HT.	#3 CONT.
	HV	4	Hammamelis virginiana / Witchhazel	5 GAL.	CONT.
	IS	23	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	24" HT.	#5 CONT
	VA	7	Viburnum acerifolia / Mapleleaf Viburnum	24" HT.	CONT.
	VC	8	Vaccinium corymbosum / Highbush Blueberry	3' HT.	B & B
			PERENNIALS (SITE)		
	At	18	Amsonia tabernaemontana / Eastern Bluestar	#2 CONT	24" O.C.
	Ha	26	Heuchera americana/ Coral Bells	#1 CONT	18" O.C.
	Lm	33	Liriope muscari / Big Blue Lilyturf	#3 CONT	18" O.C.
			PERENNIALS (STORMWATER PLANTERS)		
	Cg	170	Chelone glabra / White Turtlehead	2" PLUG	PLUG/18" O.C.
	Cl	170	Carex lurida / Lurid Sedge	2" PLUG	PLUG/18" O.C.
	Cp	170	Caltha palustris / Marsh Marigold	2" PLUG	PLUG/18" O.C.

GENERAL PLANTING NOTES:

1. All proposed planting beds to receive a 12" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
2. Any new soils added will be amended as required by results of soil testing and placed using a method that will not cause compaction.
3. No fertilizer shall be added in stormwater basin plantings. Nutrient requirements to be met by incorporation of acceptable organic matter.
4. All plant material to be nursery grown.
5. Plants shall conform with ANSI Z60.1 American Standard for Nursery Stock in all ways including dimensions.
6. Plant material shall be taken from healthy nursery stock.
7. All plants shall be grown under climate conditions similar to those in the locality of the project.
8. Plants shall be planted in all locations designed on the plan or as staked in the field by the Landscape Architect.
9. The location and layout of landscape plants shown on the site plan shall take precedence in any discrepancies between the quantities of plants shown on the plans and the quantity of plants in the Plant List.
10. Provide a 3" layer of shredded pine bark mulch (or as specified) over entire watering saucer at all tree pits or over entire planting bed. Do not place mulch within 3" of tree or shrub trunks.
11. All landscape plantings shall be maintained in a healthy condition at all times. Any dead or diseased plants shall immediately be replaced "in kind" by the contractor (during warranty period) or project owner.

NO.	DATE	REVISION	BY
3	10-23-25	REVISED PER TOWN COMMENTS	RAR
2	8-21-25	REVISED PER TOWN COMMENTS	RAR
1	5-27-25	REVISED PER TOWN COMMENTS	JJS

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(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:

JAM STORAGE, LLC

2059 ALBANY POST ROAD, TOWN OF CORTLANDT, NY 10567

DRAWING:

LAYOUT & LANDSCAPE PLAN

STATE OF NEW YORK — RICHARD D. WILLIAMS — 085858 — LICENSED PROFESSIONAL ENGINEER

LICENSE EXPIRATION: 12-31-2026
FIRM CERT. NO: 0021263

PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.	DRAWING NO.	SHEET
DATE	9-4-24	DRAWN BY	C.M.S.	SP-1	3 / 11
SCALE	1" = 30'	CHECKED BY	S.M.R.		

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 ft.

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PERCOLATION TEST RESULTS:
PERCOLATION TESTS PERFORMED: 7-16-2024
PERCOLATION TESTS PERFORMED BY:
KYLE MOREAU (INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.)

P-1: 46 MIN./IN.
P-2: 48 MIN./IN.
P-3: 51 MIN./IN.

DEEP HOLE TEST RESULTS:
DEEP TESTS PERFORMED: 3-10-2023
DEEP TESTS PERFORMED BY:
TAYLOR BETZ (INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.)
DEEP TESTS WITNESSED BY: WAYNE SCHNEIDER (WCDOH)

D-1: 0"-6" TOPSOIL
6"-36" BROWN MEDIUM TO COARSE SANDY LOAM
36"-48"+ GREY MEDIUM SILTY SANDY LOAM W/ LARGE COBBLE
GROUNDWATER @ 42"

D-2: 0"-6" TOPSOIL
6"-30" BROWN MEDIUM TO COARSE SANDY LOAM
30"-64"+ GREY MEDIUM SILTY SANDY LOAM W/ LARGE COBBLE
GROUNDWATER @ 62"

D-3: 0"-6" TOPSOIL
6"-30" BROWN MEDIUM TO COARSE SANDY LOAM
30"-90"+ COMPACT FINE SANDY LOAM
GROUNDWATER @ 60"

D-4: 0"-12" ROAD BASE/TOPSOIL
12"-60" MEDIUM TO COARSE SAND
GROUNDWATER @ 54"

D-5: 0"-6" TOPSOIL
6"-84" MEDIUM TO COARSE SAND
GROUNDWATER @ 66"

D-6: 0"-12" TOPSOIL
12"-43" BROWN/BLACK LOAMY SILT WITH GRAVEL & LARGE COBBLES
GROUNDWATER @ 43"

D-7: 0"-16" TOPSOIL
16"-60" BROWN/BLACK LOAMY SILT WITH GRAVEL & LARGE COBBLES SEEPING @ 16"
GROUNDWATER @ 60"

NOTE: NO GROUNDWATER, LEDGE ROCK OR MOTTLING OBSERVED UNLESS OTHERWISE NOTED.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE & MASONRY RETAINING WALL
- EXISTING STONE RETAINING WALL
- EXISTING WETLAND
- EXISTING WETLAND FLAG
- EXISTING WETLAND FLAG (Survey Located)
- EXISTING WETLAND BUFFER
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT GRADE
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED GRASS SWALE
- PROPOSED OWTS AREA
- PROPOSED CATCH BASIN
- PROPOSED END SECTION
- PROPOSED WATER GATE VALVE
- PROPOSED DRAINAGE PIPE
- PROPOSED SEWER FORCE MAIN
- PROPOSED SEWER SERVICE LINE
- PROPOSED FIRE SERVICE LINE
- PROPOSED DOMESTIC WATER SERVICE LINE
- PROPOSED PITCH TO DRAIN
- PROPOSED CLEAN OUT
- PROPOSED DISTRIBUTION BOX (DB)
- PROPOSED SEPTIC TANK
- PROPOSED PUMP PIT
- DEEP TEST HOLE
- PERCOLATION TEST HOLE

TOWN OF CORTLANDT NOTES:

1. The applicant is aware that the disturbed areas shall be 100% stabilized and planted prior to the issuance of a Certificate of Occupancy.
2. The applicant shall submit an as-built foundation survey to the Town of Cortlandt prior to framing.
3. Prior to the backfilling of any stormwater best management practice, DOTS-Engineering shall be notified to perform an inspection.
4. 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 Towns Planning Board Engineer. All soil analytics and reports for review and approval.
5. Prior to the issuance of the Certificate of occupancy (C.O.), the Town Will Require a certification from a NYS Engineer that the completed site work and drainage improvements will not cause adverse impact to adjoining or downstream properties.
6. Backflow prevention devices shall be designed and installed in accordance with University of Southern California List of Approved Backflow Prevention Devices, NYSDOH Guidelines for Designing Backflow Prevention Assembly Installations and Building Code.
7. Property garbage removal will be facilitated through a private pickup service

NO.	DATE	REVISION	BY
3	10-23-25	REVISED PER TOWN COMMENTS	RAR
2	8-21-25	REVISED PER TOWN COMMENTS	RAR
1	5-27-25	REVISED PER TOWN COMMENTS	JJS

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www.insite-eng.com

PROJECT:
JAM STORAGE, LLC
2059 ALBANY POST ROAD, TOWN OF CORTLANDT, NY 10567

DRAWING:
GRADING & UTILITIES PLAN

STATE OF NEW YORK — RICHARD D. WILLIAMS — 095550 — PROFESSIONAL ENGINEER
LICENSE EXP. DATE: 12-31-2026
FIRM CERT. NO: 0021263

PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	11-20-24	DRAWN BY	C.M.S.
SCALE	1" = 30'	CHECKED BY	S.M.R.

DRAWING NO. SP-2 SHEET 4 / 11

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

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NOTES:

1. All areas of proposed disturbance not being covered with hardscape shall undergo soil restoration.
2. The removal of erosion and sediment control measures shall not happen without the approval of the Department of Technical Services.

CONSTRUCTION SEQUENCE:

1. Install stabilized construction entrance/anti-tracking pad at driveway entrance.
2. Install silt fence in general locations indicated on the plan.
3. Begin clearing and grubbing operations associated with structure, driveway and OWTS.
4. Strip and stockpile topsoil on site for later use in lawn and landscape areas.
5. Construct temporary sediment trap.
6. Begin excavation for foundation, site grading, retaining walls and driveway.
7. Construct retaining walls.
8. Begin installation of stormwater structures and piping.
9. Construct structure and install SSTS and well.
10. Install Infiltration stormwater planters and bioslope.
11. Upon completion of grading operations, install finished driveway surfaces.
12. Topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the Erosion and Sediment Control Notes contained on this page.
13. When stabilization of all contributing areas is achieved, convert the temporary sediment basin to the proposed gravel wetland practice per the notes and details. This includes removing any accumulated sediment, excavating bottom of basin the final grade, and installing any needs components of the proposed practice.
14. Remove temporary erosion and sediment control facilities associated with the project once final stabilization has been achieved. Final stabilization is achieved when all soil disturbance activities have ceased and a uniform, perennial vegetation cover with a density of 80% or greater over the entire pervious surface has been established; or equivalent stabilization measures, such as permanent landscape mulch, rip rap, or washed/crushed stone have been applied on all disturbed areas that are not covered by permanent structures, concrete or pavement.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE & MASONRY RETAINING WALL
- EXISTING STONE RETAINING WALL
- EXISTING WETLAND
- EXISTING WETLAND FLAG
- EXISTING WETLAND FLAG (Formerly Labelled)
- EXISTING WETLAND BUFFER
- 100 — EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- 698.6 × EXISTING SPOT GRADE
- 50 — PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- 31.1 × 31.1 PROPOSED SPOT ELEVATION
- PROPOSED GRASS SWALE
- PROPOSED OWTS AREA
- SF — PROPOSED SILT FENCE
- DSF — DSF — DSF — PROPOSED DOUBLE SILT FENCE
- CF — PROPOSED CONSTRUCTION FENCE
- TP — TP — TP — PROPOSED TREE PROTECTION
- TSS / SF — PROPOSED TEMPORARY SOIL STOCKPILE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE

MEMORIAL DRIVE

ALBANY POST ROAD

Ferris Court

N/F TOWN OF CORTLANDT 55.9-2-1.1

N/F SOMA 2014 LLC 55.13-2-17

N/F SOMA 2014 LLC 55.13-2-16

N/F SSD HOUSING, LLC 55.13-2-18

N/F KRAMER BUILDING CORP. 55.13-2-14

N/F FRANCISCO PORTILLO 55.13-2-15

N/F 17 DEERHAUNT DRIVE LLC 55.13-2-12

N/F TOWN OF CORTLANDT 55.13-2-21

N/F OSCAR LUNGO 55.13-2-11

N/F TOWN OF CORTLANDT 55.13-2-22

PROPOSED BIOSLOPE FILTER AREA WITH 4"ø PERFORATED UNDERDRAIN

PROPOSED RIPRAP PAD (TYP.)

PROPOSED BIOSLOPE FILTER AREA

EASEMENT FOR STORMWATER PIPING

APPROXIMATE LOCATION OF ANTICIPATED PROPERTY LINE OR EASEMENT

PROPOSED PEA GRAVEL DIAPHRAGM

PROPOSED STABILIZED CONSTRUCTION ENTRANCE

PROPOSED ASPHALT DRIVEWAY

CONTRACTOR TO ASSURE OVERHEAD WIRES ARE 16' CLEAR OF DRIVEWAY

PROPOSED LIMIT OF DISTURBANCE (3.1± AC.)

PROPOSED MAINTENANCE ACCESS DRIVE

PROPOSED 6" PERFORATED UNDERDRAIN (TYP.)

PROPOSED 6" PVC PERFORATED RISER (TYP.)

PROPOSED 6" SOLID PIPE

PROPOSED OUTLET STRUCTURE

PROPOSED EMERGENCY OVERFLOW

PROPOSED STABILIZED OVERFLOW

PROPOSED FOREBAY BOTTOM ELEV., 26.0

PROPOSED DOUBLE SILT FENCE (TYP.)

PROPOSED TEMPORARY SEDIMENT TRAP

PROPOSED 15"ø DOMESTIC WATER SERVICE LINE

PROPOSED TEMPORARY SOIL STOCKPILE (TYP.)

PROPOSED SEDIMENT TRAP

PROPOSED STORMWATER PLANTER (SP-1) (GREEN INFRASTRUCTURE PRACTICE)

APPROXIMATE ROOF LEADER DISCHARGE LOCATION. SEE ARCHITECTURAL DRAWINGS.

15,000 S.F. OF ROOF AREA TO BE CONVEYED TO EACH PROPOSED PLANTER

PROPOSED 30,000 S.F. (FOOTPRINT) 60,000 S.F. (GROSS SQUARE AREA) SELF STORAGE BUILDING FFE 36.0

PROPOSED 12"ø HDPE PLANTER UD COLLECTION PIPE INV. 33.1

PROPOSED 6"ø PERFERATED HDPE PLANTER UNDER DRAIN (TYP.)

APPROXIMATE ROOF LEADER DISCHARGE LOCATION. SEE ARCHITECTURAL DRAWINGS.

PROPOSED STORMWATER PLANTER (SP-2) (GREEN INFRASTRUCTURE PRACTICE)

PROPOSED 6"ø PLANTER OVERFLOW DRAIN RISER (TYP.)

SEPARATE BACKFLOW PREVENTION SHALL BE PROVIDED ON THE WATER AND FIRE SERVICE AND BE SUBJECT TO TOWN & WCDOH APPROVAL

PROPOSED CLEANOUT

PROPOSED 4"ø PVC SDR 35 SEWER SERVICE LINE @ ¼"/FT MIN. SLOPE

PROPOSED CONCRETE WASHOUT AREA (TYP.)

PROPOSED GATE VALVE (TYP.)

PROPOSED GRAVEL (TYP.)

PROPOSED 4"ø CL CLASS 54 DIP FIRE SERVICE LINE

PROPOSED INLET PROTECTION (TYP.)

PROPOSED SILT FENCE (TYP.)

PROPOSED CONSTRUCTION FENCE (TYP.)

PROPOSED OWTS AREA

DEEP TEST HOLE (TYP.)

PERCOLATION TEST HOLE (TYP.)

PROPOSED DISTRIBUTION BOX (TYP.)

PROPOSED 2" PVC SDR 21 FORCEMAIN

PROPOSED 1,500 GALLON PUMP TYPE

PROPOSED 4"ø PVC SDR 35 SEWER SERVICE LINE @ ¼"/FT MIN. SLOPE

PROPOSED 1,000 GALLON SEPTIC TANK

50' MIN. TO OWTS

5' MIN.

CB 1 RIM: 35.0 INV. IN: 31.3 INV. OUT: 31.3

CB 2 RIM: 34.5 INV. IN: 30.5 INV. OUT: 30.5

CB 3 RIM: 35.0 INV. IN: 32.0 INV. OUT: 32.0

CB 4 RIM: 35.0 INV. IN: 32.0 INV. OUT: 32.0

CB 5 RIM: 35.0 INV. OUT: 32.7

DMH 9 RIM: 34.2 INV. IN: 32.3 INV. OUT: 32.3

DMH 10 RIM: 35.4 INV. IN: 33.1 INV. OUT: 33.1

CS 6 INV.: 30.9

CS 7 INV.: 31.4

CS 8 INV.: 31.9

CS 11 INV. OUT: 33.4

100 LF 15" CLASS IV RCP @ 0.5%

151 LF 15"ø HDPE @ 0.5%

146 LF 12" CLASS IV RCP @ 0.5%

97 LF 12" CLASS IV RCP @ 0.5%

Reputed Location of Existing 6" Town of Cortlandt Water Line

100.0' TOWN OF CORTLANDT WETLAND BUFFER

Town of Cortlandt/ACOE Wetland

Town of Cortlandt/ACOE/NYSDEC Wetland

Existing CMP Driveway Culvert

GRAPHIC SCALE

0 15 30 60

(IN FEET)

1 inch = 30 ft.

NO.	DATE	REVISION	BY
3	10-23-25	REVISED PER TOWN COMMENTS	RAR
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1	5-27-25	REVISED PER TOWN COMMENTS	JJS

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Carmel, NY 10512
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www.insite-eng.com

PROJECT: JAM STORAGE, LLC

2059 ALBANY POST ROAD, TOWN OF CORTLANDT, NY 10567

DRAWING: EROSION & SEDIMENT CONTROL PLAN

RICHARD D. WILLIAMS — 085860 — LICENSED PROFESSIONAL ENGINEER — STATE OF NEW YORK

LICENSE EXP. DATE: 12-31-2026
FIRM CERT. NO: 0021263

PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	11-20-24	DRAWN BY	C.M.S.
SCALE	1" = 30'	CHECKED BY	S.M.R.

DRAWING NO. SP-3 — SHEET 5 / 11

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\C\22240.100 DrEP Prop. Dwr Heart Pond\05 SP-3.dwg, 10/23/2025 10:34:48 AM, rmeo, 1:1



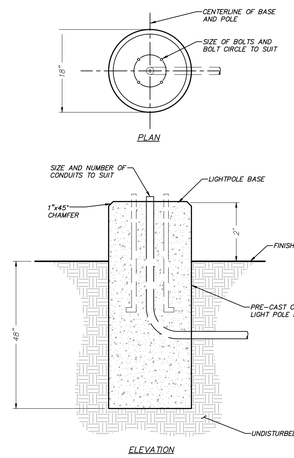
FIXTURE A



FIXTURE B



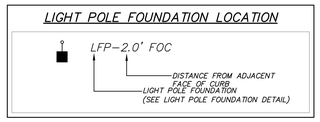
FIXTURE C



NOTE:
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE BOLT PATTERN AND CONDUIT SIZES WITH LIGHTING SUPPLIER AND ELECTRICAL DESIGN.
2. LIGHT POLE FOUNDATION SHALL RISE 2" ABOVE GRADE
3. FIXTURE MOUNTING HEIGHT SHALL BE CONSISTENT REGARDLESS OF LIGHT POLE BASE EXPOSURE.

LIGHT POLE FOUNDATION DETAIL
(N.T.S.)

LIGHT POLE FOUNDATION LOCATION



1. FOC = FACE OF CURB
   EOP = EDGE OF PAVEMENT
2. DISTANCE FROM FACE OF ADJACENT CURB OR EDGES OF PAVEMENT ARE MEASURED FROM THE CENTER POINT OF THE LIGHT POLE FOUNDATION.

LIGHTING NOTES:

1. All lighting shall be as noted on the plan or approved equal.
2. Calculation values shown in this plan are taken on a horizontal plane at ground level using a 0.90 light loss factor for LEDs. Topographical information and landscaping have not been accounted for in these calculations.
3. All lighting on this plan shall be directed and/or shielded so as to preclude objectionable glare from being observable from adjoining streets and properties.
4. Photometric modeling based on specified fixtures shown hereon.
5. Exterior lighting shall be dark sky compliant and angled down to minimize any unnecessary glare.
6. Exterior lighting will turn on between dusk and dawn and automatically turn off during daylight hours.
7. Exterior building mounted lights to remain on sufficient for security purposes, only.

TOWN OF CORTLANDT OUTDOOR LIGHTING STANDARDS

1. Pursuant to §307–12.3 F(2(A)), all outdoor lighting fixtures shall have a maximum BUG uplighting ratio of zero (U0) to prevent glare, light trespass, and sky glow
2. Pursuant to §307–12.3 F(2(C)), all outdoor lighting fixtures installed adjacent to wooded or other natural habitats shall have a maximum BUG backlighting ratio of zero (B0).
3. Pursuant to §307–12.3 F(3), all LED light sources shall have a maximum correlated color temperature (CCT) of 2,700K.
4. Pursuant to §307–12.3 F(4), all LED light sources shall have a minimum color rendering index of (CRI) rating of 70.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE & MASONRY RETAINING WALL
- EXISTING STONE RETAINING WALL
- EXISTING WETLAND
- EXISTING WETLAND FLAG
- EXISTING WETLAND FLAG (Optional Location)
- EXISTING WETLAND BUFFER
- EXISTING EVERGREEN TREE
- EXISTING DECIDUOUS TREE
- PROPOSED # OF STALLS TO BE STRIPED
- PROPOSED CONCRETE CURB
- PROPOSED EDGE OF SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED PAINTED HANDICAP PARKING SYMBOL
- PROPOSED ADA COMPLIANT RAMP
- PROPOSED STRIPED ISLAND
- PROPOSED RECYCLE / TRASH CONTAINER / REFUSE ENCLOSURE
- PROPOSED SINGLE POLE SIGN
- PROPOSED BUILDING MOUNTED LIGHT
- PROPOSED POLE MOUNTED LIGHT
- PROPOSED RECESSED LIGHT
- PROPOSED BOLLARD
- PROPOSED DOOR LOCATION
- PROPOSED OVERHEAD DOOR LOCATION
- PROPOSED LANDSCAPING

STATISTICS

DESCRIPTION	SYMBOL	AVG	MAX	MIN [1]	MAX/MIN	MIN/AVG [2]
Project Area	+	0.2 fc	3.7 fc	0.0 fc	37.0	0.5

1. In the photometric computations shown on the site plan, light levels of 0.0 footcandles are shown to depict that the proposed lighting conditions are complaint with the Town of Cortlandt lighting requirements. A minimum value of 0.1 was used in order to conduct the calculations for Max/Min and Min/Avg in the statistics table above.
2. Pursuant to §307–12.3 F(1(C)), the uniformity ratio (calculated by dividing minimum/average) shall not be less than 1:3 (0.33) for all parking and traffic areas, or 1:4 (0.25) for all pedestrian areas.

LUMINAIRE SCHEDULE

Sym	Qty	Catalog Number	Description	Lamp	Mounting Height	Watts
A	6	ENC–SA1A–727–U–T3	Invue Lighting Entri Series Building Mounted Area Light, Type 3 Distribution with Cast Aluminum Housing, 2700K	LED	10'–6"	20.1
B	2	ENC–SA1A–727–U–T3	Invue Lighting Entri Series Building Mounted Area Light, Type 3 Distribution with Cast Aluminum Housing, 2700K	LED	9'–0"	20.1
C	6	GALN–SA1C–727–U–T3–HSS	Galleon Lighting GALN Series Area Light, Type 3 Distribution with House Side Shield, 2700K	LED	14'–0"	57.0
D	4	WF4 LED MVOLT 90CRI 2700K	4" LED Wafer Selectable White MVOLT Recessed Downlight	LED	9'–6"	10.7

LIGHT CONTOUR LEGEND

- 0.1 — 0.10 Foot Candles
- 0.5 — 0.50 Foot Candles
- 1 — 1.00 Foot Candles

* Photometric calculations shown on plan are in foot candles.

LITHONIA LIGHTING

Wafer LED Recessed Downlight

WF4/WF8 MVOLT
4" and 8" LED Switchable White Color Temperature

IC/Non-IC
New Construction/Remodel

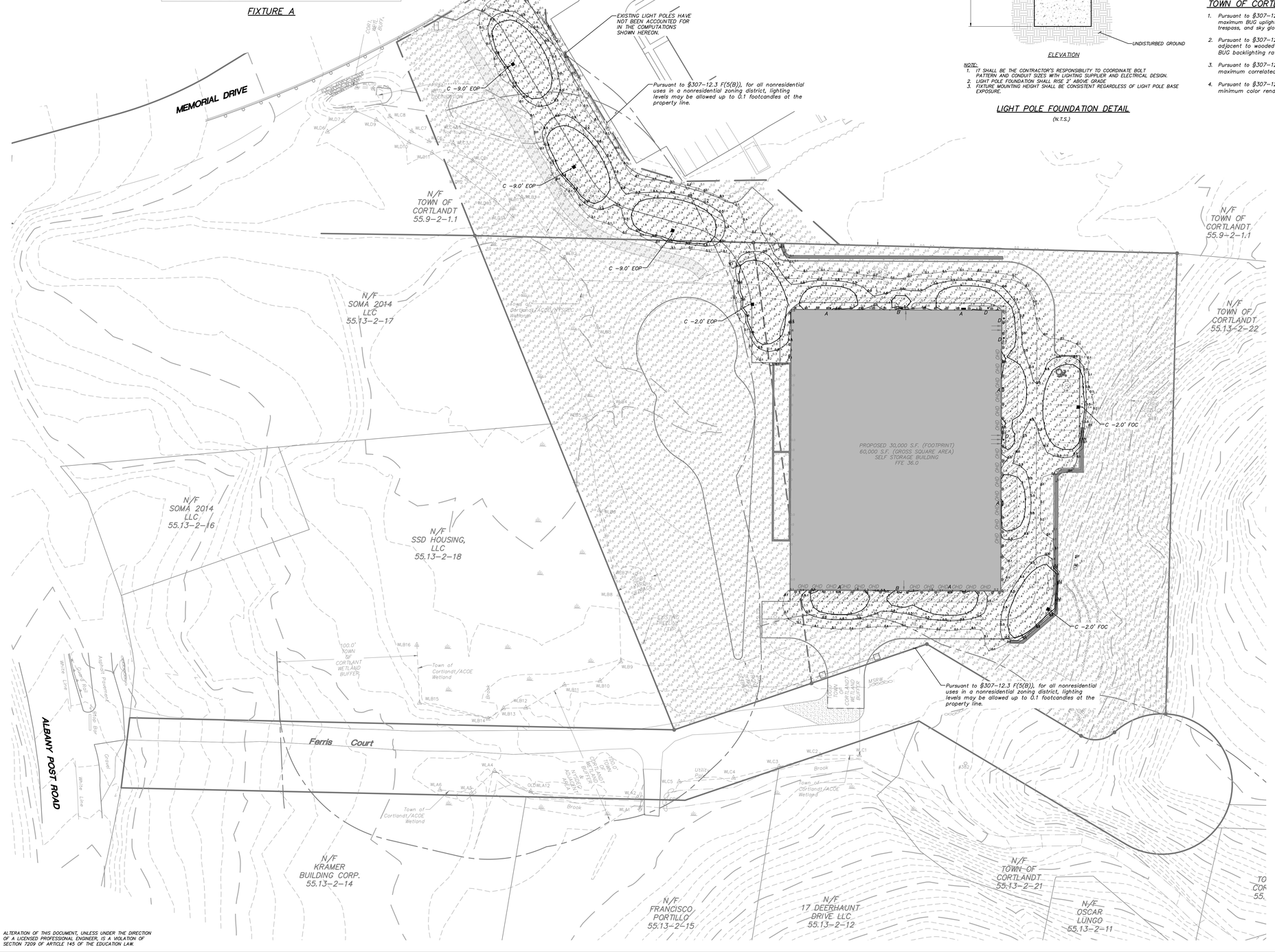


WF4 Specifications
Aperture: 3.2 (8.1)
Ceiling opening: 4.2 (10.7)
Overlap trim: 4.7 (12.0)
Height: 3.1 (7.9)

ORDERING INFORMATION — For shortest lead times, configure product using standard options (shown in bold).

WF4	LED					
Series	Lamp	CCT/CRI/Lumens*	Voltage	CRI	Finish	
WF4 4" wafer-thin LED downlight	LED LED	27K/80K/830K 27K/80K/835K/27K77SK	MVOLT Multi-Volt (120-277V)	90CRI 90CRI	WH White	

FIXTURE D



GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY
3	10–23–25	REVISED PER TOWN COMMENTS	RAR
2	8–21–25	REVISED PER TOWN COMMENTS	RAR
1	5–27–25	REVISED PER TOWN COMMENTS	JJS

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Carmel, NY 10512
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PROJECT:
JAM STORAGE, LLC
2059 ALBANY POST ROAD, TOWN OF CORTLANDT, NY 10567

DRAWING:
PHOTOMETRIC LIGHTING PLAN

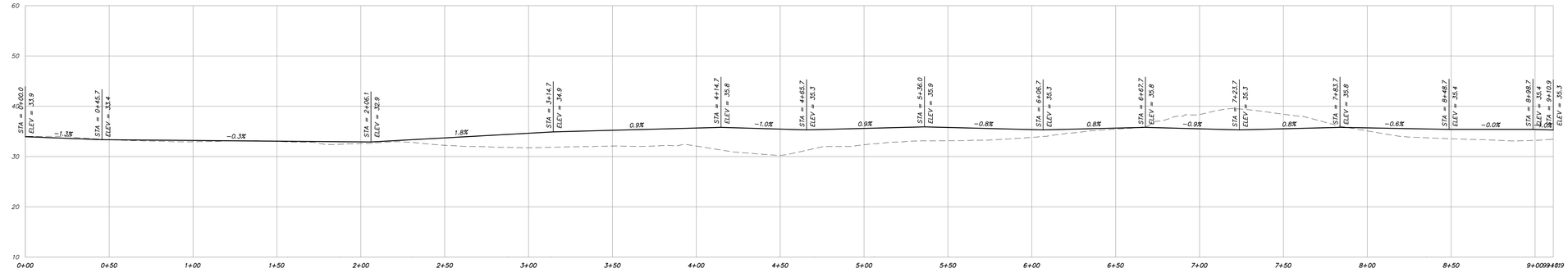
STATE OF NEW YORK — RICHARD D. WILLIAMS JR. — 085866 — PROFESSIONAL ENGINEER
LICENSE EXPIRATION DATE: 12-31-2026
FIRM CERT. NO: 0021263

PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	9–4–24	DRAWN BY	C.M.S.
SCALE	1" = 30'	CHECKED BY	S.M.R.

DRAWING NO. LP–1
SHEET 6 / 11

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\JC\22240.100 SHP Group, Dean Haven Drive\CAD\LP-1.dwg, 10/23/2025 10:37:30 AM, mmay, 1:1



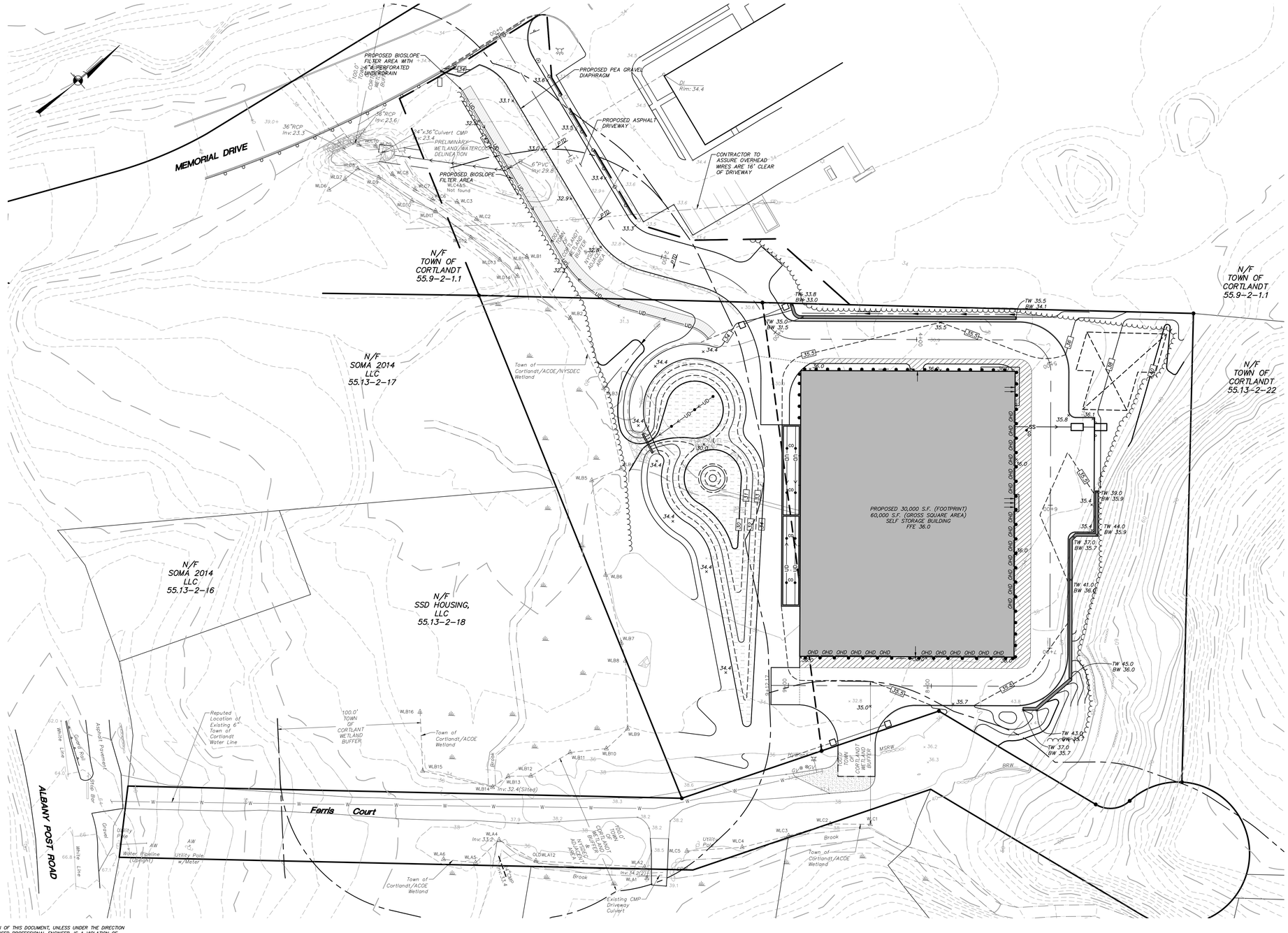
DRIVEWAY PROFILE

SCALE: HORIZ. 1" = 30'
VER. 1" = 10'

NOTE:
ACCESS DRIVEWAY HAS BEEN DESIGNED TO ACCOMMODATE A 2% CROSS PITCH THROUGHOUT THE SITE WITH A MINIMUM OF 1% CROSS PITCH

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE & MASONRY RETAINING WALL
- EXISTING STONE RETAINING WALL
- EXISTING WETLAND
- EXISTING WETLAND FLAG
- EXISTING WETLAND FLAG (Survey Located)
- EXISTING WETLAND BUFFER
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT GRADE
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED GRASS SWALE
- PROPOSED OWTS AREA
- PROPOSED CATCH BASIN
- PROPOSED END SECTION
- PROPOSED WATER GATE VALVE
- PROPOSED DRAINAGE PIPE
- PROPOSED SEWER FORCE MAIN
- PROPOSED SEWER SERVICE LINE
- PROPOSED FIRE SERVICE LINE
- PROPOSED DOMESTIC WATER SERVICE LINE
- PITCH TO DRAIN
- PROPOSED CLEAN OUT
- PROPOSED DISTRIBUTION BOX (DB)
- PROPOSED SEPTIC TANK
- PROPOSED PUMP PIT
- DEEP TEST HOLE
- PERCOLATION TEST HOLE



GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY
3	10-23-25	REVISED PER TOWN COMMENTS	RAR
2	8-21-25	REVISED PER TOWN COMMENTS	RAR
1	5-27-25	REVISED PER TOWN COMMENTS	JJS

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PROJECT:
JAM STORAGE, LLC
2059 ALBANY POST ROAD, TOWN OF CORTLANDT, NY 10567

DRAWING:
DRIVEWAY PROFILE PLAN

STATE OF NEW YORK — RICHARD D. WILLIAMS — 066566 — LICENSED PROFESSIONAL ENGINEER

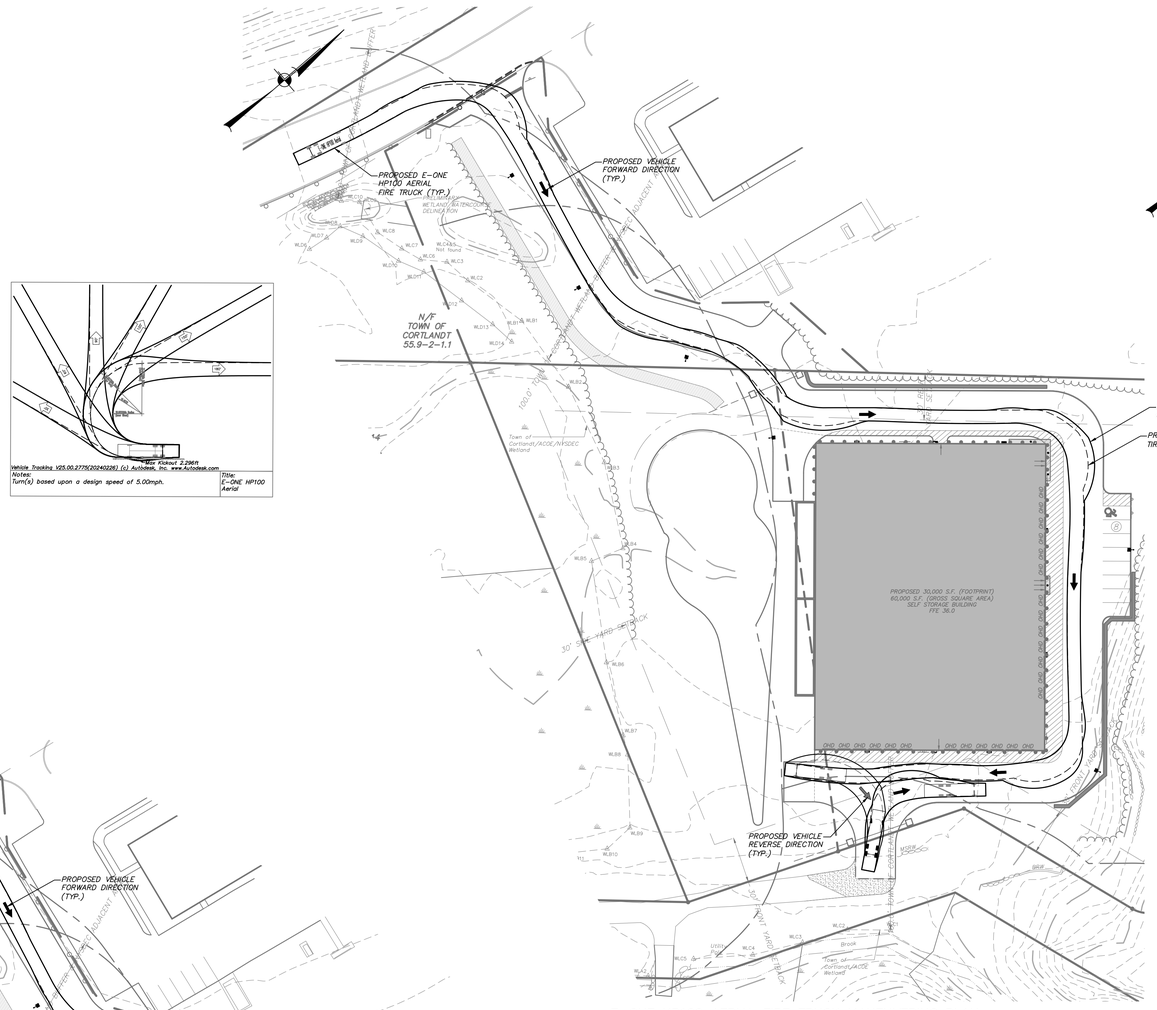
LICENSE EXP. DATE: 12-31-2026
FIRM CERT. NO: 0021263

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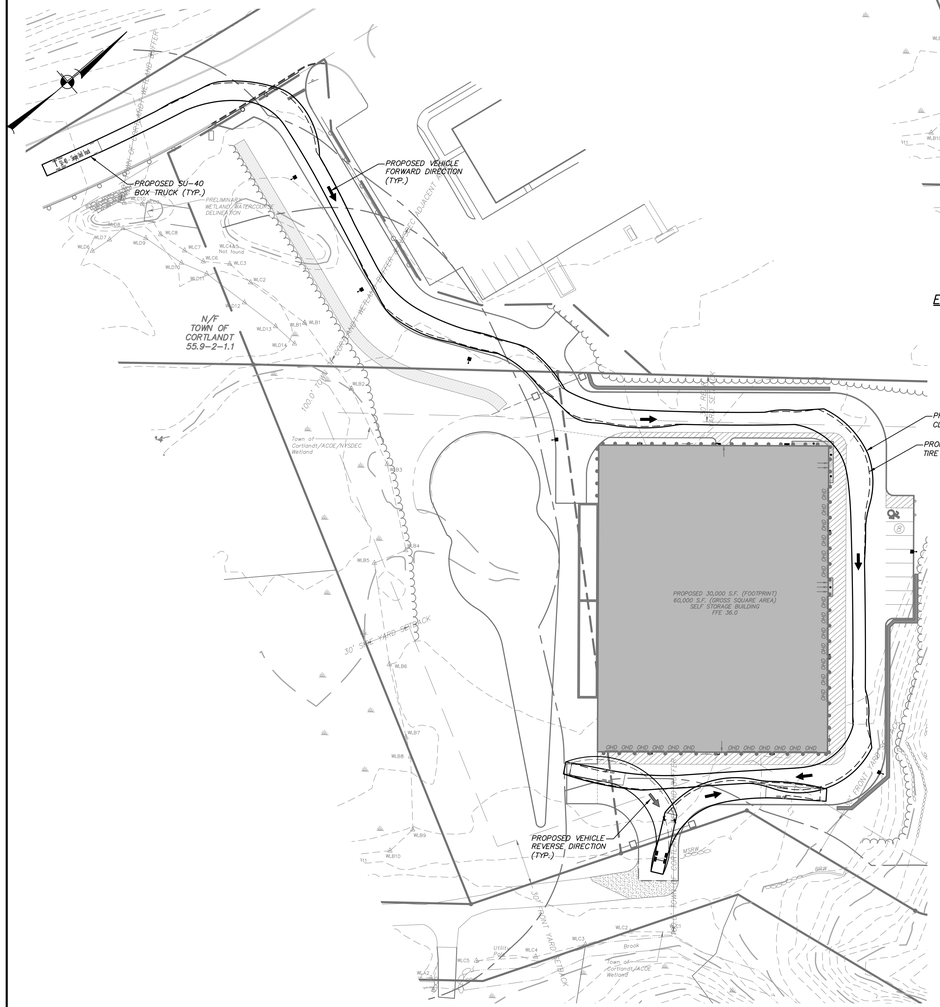
DRAWING NO. PR-1
SHEET 7 / 11

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

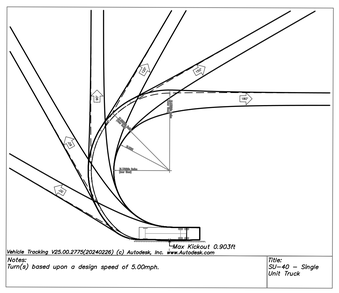
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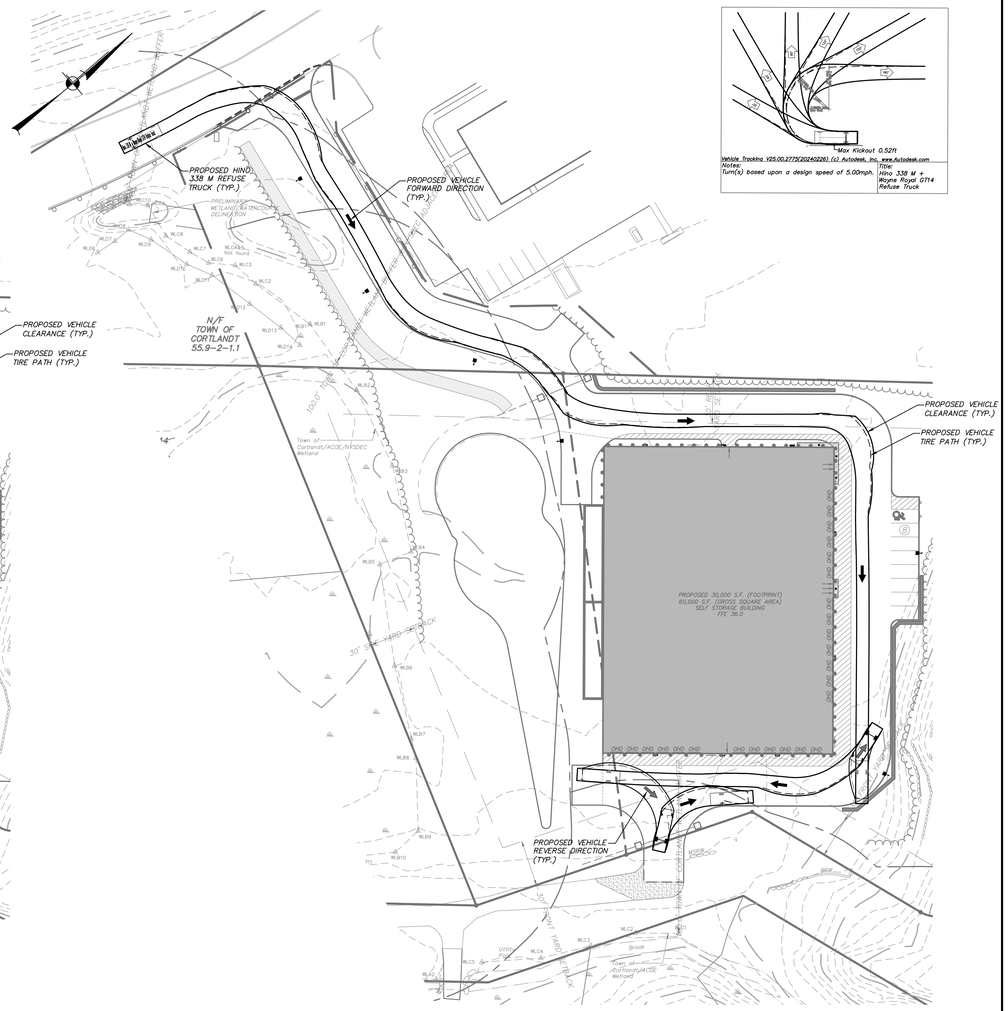


E-ONE HP100 AERIAL FIRE TRUCK MANEUVERING PLAN
SCALE: 1" = 40'



SU-40 SINGLE UNIT BOX TRUCK MANEUVERING PLAN
SCALE: 1" = 40'





HINO 338 M REFUSE TRUCK MANEUVERING PLAN
SCALE: 1" = 40'

LEGEND

- PROPOSED VEHICLE TIRE PATH
- PROPOSED VEHICLE BODY CLEARANCE
- PROPOSED VEHICLE FORWARD DIRECTION
- PROPOSED VEHICLE REVERSE DIRECTION

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

NO.	DATE	REVISION	BY
3	10-23-25	REVISED PER TOWN COMMENTS	RAR
2	8-21-25	REVISED PER TOWN COMMENTS	RAR
1	5-27-25	REVISED PER TOWN COMMENTS	JJS

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PROJECT:
JAM STORAGE, LLC
2059 ALBANY POST ROAD, TOWN OF CORTLANDT, NY 10567

DRAWING:
VEHICLE MANEUVERING PLAN

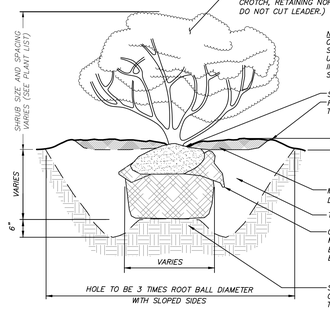
RICHARD D. WILTSIE — 085860 — STATE OF NEW YORK — LICENSED PROFESSIONAL ENGINEER
LICENSE EXP. DATE: 12-31-2026
FIRM CERT. NO: 0021263

PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	9-4-24	DRAWN BY	C.M.S.
SCALE	1" = 30'	CHECKED BY	S.M.R.

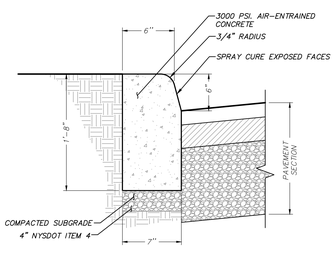
DRAWING NO. VM-1
SHEET 8 / 11

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\D\22240\00 DrFP Emap, Deer Heart Pond\VM-1.dwg, 10/23/2025 10:43:33 AM, rmeck.13

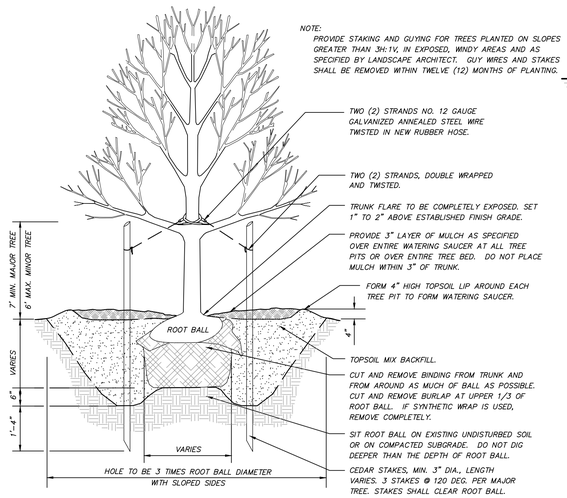


SHRUB PLANTING DETAIL
(N.T.S.)

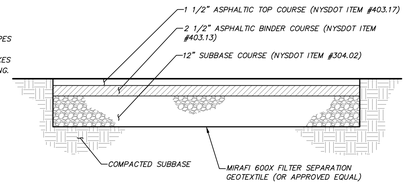


NOTE:
ISOLATION JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH CELLULAR COMPRESSION MATERIALS RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.

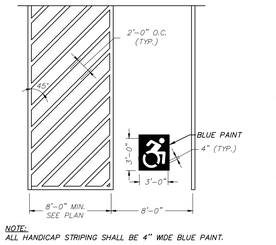
CONCRETE CURB DETAIL
(N.T.S.)



TREE PLANTING DETAIL
(N.T.S.)



ASPHALT ROADWAY PAVEMENT DETAIL
(N.T.S.)



NOTE:
ALL HANDICAP STRIPING SHALL BE 4" WIDE BLUE PAINT.

PAINTED NYS ACCESSIBLE PARKING DETAIL
(N.T.S.)

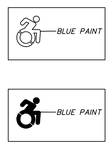
TOWN OF CORTLANDT WATER INSTALLATION NOTES:

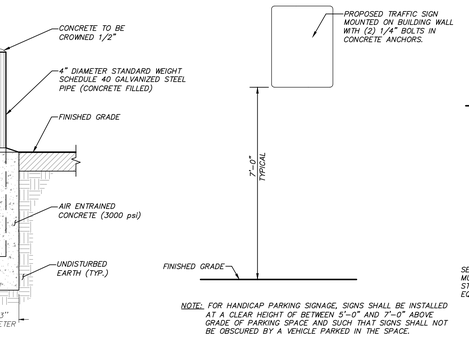
1. All installations shall be made at the expense of the consumer or owner of the premises and shall conform in all respects to the requirements and specifications established by the district from time to time and by these rules and regulations.
2. All permanent water services and all replacements of existing water services shall be installed in accordance with the requirements of the district and with the rules and regulations concerning backflow and cross-connections.
3. No more than one (1) premises or building shall be supplied through any single service line without the written approval of the district.
4. The district reserves the right to grant permits, upon written application therefor, for the installation of temporary service at a flat rate or to require that a meter be installed for such temporary service.
5. No contractor or plumber shall be permitted to tap mains. All tapping shall be done by an authorized employee of the district.
6. No person shall make any attachment to or connection with the pipes or mains of the district or make any repairs, additions, extensions or alterations to a water service pipe between the main and the meter or open any street for such work unless he is an authorized employee of the district or a contractor or plumber, licensed by the town and duly bonded in favor of the district as hereinafter provided, who shall have obtained a permit from the district and from the town authorities.
7. Any plumber or contractor making street openings or excavations shall take all precautions for the safety and convenience of the public and shall assume all responsibility and liability for injuries or damages resulting therefrom and shall save and hold the district, the Town Board, its agents and employees harmless from all liability for damages or injuries resulting therefrom.
8. Every approved contractor or plumber shall execute and file with the district a bond in the sum as set by resolution of the Town Board from time to time, with one (1) or more sureties acceptable to the Board, conditioned upon compliance with the rules and regulations of the district in connection with the performance of his work upon any facility owned by or which at any time in the future may be owned by the district, and further conditioned that he will indemnify and save the district, the town and the employees thereof harmless from liabilities and all damages and injuries resulting directly or indirectly from any installation, repairs, extension or use of the facilities of the district performed by him, and further conditioned that he will replace and restore to the satisfaction and approval of the appropriate government authority all streets and pavement removed by him in connection with the work performed. Such bond is to cover and insure the district, and shall name the town as an additional insured, against defective material or workmanship of such installation, repairs or improvements for a period of one (1) year from the date of inspection by the district as herein provided.



NOTE:
SYMBOL MAY EITHER BE PAINTED IN WHITE ON BLUE FIELD OR IN BLUE ON BLANK FIELD.

PAINTED NYS ACCESSIBLE SYMBOL DETAIL
(N.T.S.)



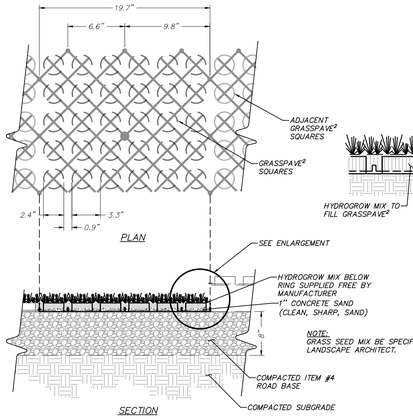


NOTE: FOR HANDICAP PARKING SIGNAGE, SIGNS SHALL BE INSTALLED AT A CLEAR HEIGHT OF BETWEEN 5'-0" AND 7'-0" ABOVE GRADE OF PARKING SPACE AND SUCH THAT SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

BUILDING MOUNTED SIGN DETAIL
(N.T.S.)

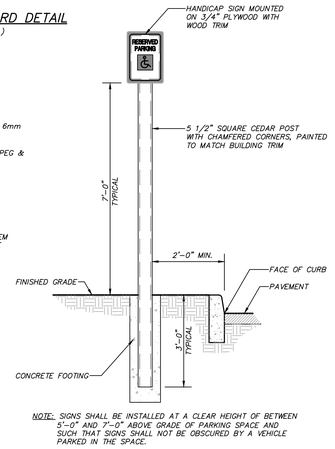
NOTES:
1. When bollards are to be used for protection of combustible objects, posts shall be offset a minimum of three (3) feet from the object being protected.
2. Bollards (when more than one is required) shall be spaced not more than four (4) feet on center when protecting combustible objects.

STEEL BOLLARD DETAIL
(N.T.S.)



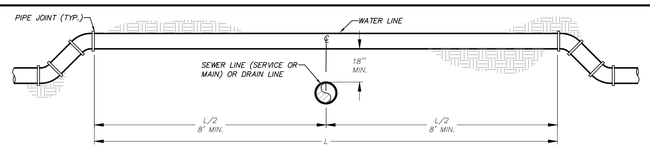
NOTE:
GRASS SEED MIX BE SPECIFIED IN BY THE PROJECT LANDSCAPE ARCHITECT.

GRASSPAVE² PARKING DETAIL
(N.T.S.)

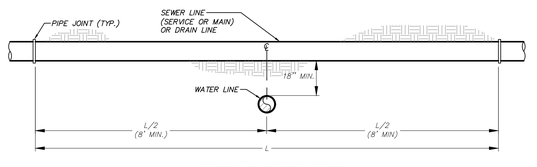


NOTE: SIGNS SHALL BE INSTALLED AT A CLEAR HEIGHT OF BETWEEN 5'-0" AND 7'-0" ABOVE GRADE OF PARKING SPACE AND SUCH THAT SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

HANDICAP SIGN DETAIL
(N.T.S.)



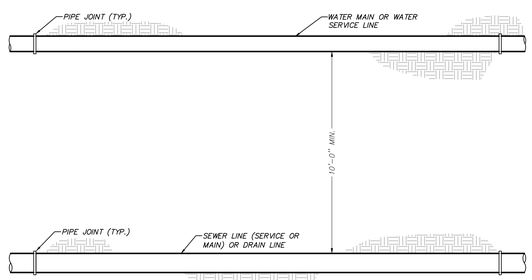
WATER LINE CROSSING OVER SANITARY SEWER LINE OR STORM DRAIN LINE



WATER LINE CROSSING UNDER SANITARY SEWER LINE OR STORM DRAIN LINE

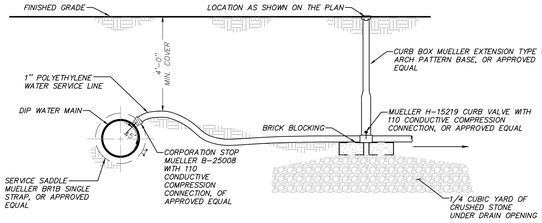
WATER LINE CROSSING DETAIL
(N.T.S.)

NOTES:
1. WHEN 18" SEPARATION CANNOT BE MAINTAINED, THE WATER LINE SHALL BE ENCASED IN CONCRETE (SEE DETAIL) ONLY WITH PRIOR APPROVAL OF THE DESIGN ENGINEER AND DEPARTMENT OF HEALTH.
2. PROVIDE PIPE AND FITTING RESTRAINT AS REQUIRED.
3. THE 18" SEPARATION APPLIES TO WATER MAINS AND WATER SERVICE CONNECTIONS.

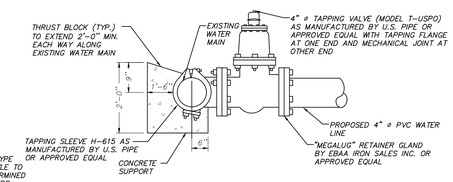


NOTES:
1. WHEN THE 10' SEPARATION CANNOT BE MAINTAINED, THE WATER LINE SHALL BE ENCASED IN CONCRETE (SEE DETAIL) ONLY WITH PRIOR APPROVAL OF THE DESIGN ENGINEER AND DEPARTMENT OF HEALTH.
2. THE 10' SEPARATION APPLIES TO WATER MAINS AND WATER SERVICE CONNECTIONS.

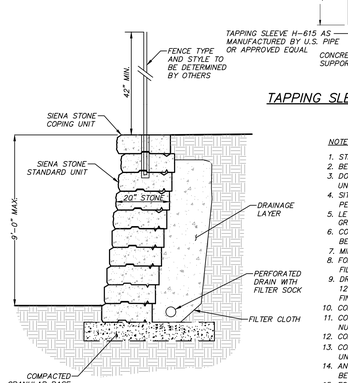
WATER LINE HORIZONTAL SEPARATION DETAIL
(N.T.S.)



WATER SERVICE LINE CONNECTION TO DIP WATER MAIN DETAIL
(N.T.S)



TAPPING SLEEVE, VALVE, AND THRUST BLOCK DETAIL
(N.T.S.)



NOTES:
1. STRIP VEGETATION AND ORGANIC SOIL FROM WALL AREA.
2. BENCH CUT ALL EXCAVATED SLOPES.
3. DO NOT OVER EXCAVATE UNLESS DIRECTED BY SITE ENGINEER TO REMOVE UNSUITABLE SOIL.
4. SITE ENGINEER SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN STANDARDS AND PARAMETERS.
5. LEVELING PAD SHALL CONSIST OF COMPACTED COARSE SAND OR CRUSHED GRAVEL, 6" THICK MIN.
6. CONTRACTOR MAY OPT FOR A LEAN CONCRETE PAD. CONCRETE PAD SHALL BE UNREINFORCED, 3" THICK MAXIMUM.
7. MINIMUM EMBEDMENT OF WALL BELOW FINISH GRADE SHALL BE 6".
8. FOR UNITS TO BE EMBEDDED, COMPACT FILL IN FRONT OF UNITS AT THE SAME TIME FILL BEHIND UNITS IS COMPACTED.
9. DRAINAGE AGGREGATE SHALL BE INSTALLED DIRECTLY BEHIND THE WALL WITHIN 12" OF THE TOP OF THE WALL. DRAINAGE AGGREGATE SHALL NOT EXTEND BELOW FINAL GRADE IN FRONT OF WALL.
10. COMPACTION SHALL BE TO 95% OF MAXIMUM STANDARD PROCTOR DENSITY.(ASTM D-698)
11. COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE SITE SOILS ENGINEER.
12. COMPACTION WITHIN 3 FT. OF WALL SHALL BE LIMITED TO HAND OPERATED EQUIPMENT.
13. CONTRACTOR SHALL DIRECT SURFACE RUNOFF TO AVOID DAMAGING WALL WHILE UNDER CONSTRUCTION.
14. ANY SURFACE DRAINAGE FEATURES, FINISH GRADING, PAVEMENT, OR TURF SHALL BE INSTALLED IMMEDIATELY AFTER WALL IS COMPLETED.
15. FOLLOW APPLICABLE PROVISIONS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.

RETAINING WALL DETAIL
(N.T.S.)

DUCTILE IRON PIPE WATER MAIN NOTES:

1. All water mains shall be class 54 cement lined tyton joint ductile iron pipe, push on (rubber gasket) type and installed with 2 bronze wedges for continuous electrical conductivity per joint. All pipe and appurtenances shall be in accordance with the latest edition of AWWA/ANSI standard C600, C150/A21.50, C151/A21.51, C110/A21.10 and C104/A21.4.
2. All water main fittings shall be Class 350 ductile iron mechanical joints with "Field Lok 350" restrained joint gaskets (as manufactured by U.S. Pipe Foundry Co., or approved equal) in accordance with the latest AWWA/ANSI standard C111/A21.11.
3. All water mains and appurtenances shall be installed in accordance with the latest edition of AWWA C600.
4. Gate valves shall be "CLOW" or approved equal, iron body, non-rising stem conventional packing, resilient seated, mechanical joint with restrained joint gaskets, pressure class 50, opening shall be left (CCW) and operation shall be by 2" square wrench nut.
5. Every pipe joint and every fitting shall be secured with "Field Lok 350" restrained joint gaskets (as manufactured by U.S. Pipe Foundry Co., or approved equal) unless otherwise authorized by the Design Engineer, and with prior approval.
6. All water mains and appurtenances (including water service lines up to the curb stop) shall be pressure tested and leakage tested to the satisfaction of the Design Engineer, and the Westchester County Department of Health. This shall be done in accordance with the latest edition of AWWA Standard C600.
7. All water mains and appurtenances shall be flushed, disinfected, and tested to the satisfaction of the Design Engineer, and the Westchester County Department of Health. This shall be done in accordance with the latest edition of AWWA Standard C651, except for section 4.4.2 "the tablet method" will not be allowed.
8. Water mains shall be laid at least 10 feet horizontally from any existing or proposed sanitary or storm sewer main. The distance shall be measured edge to edge. In cases where it is not practical to maintain a 10 foot separation, the Design Engineer and Westchester County Department of Health may allow deviation with prior approval on a case-by-case basis, if supported by data from the Design Engineer prior to the installation of the water line.
9. Water mains crossing sanitary or storm sewer mains shall be laid to provide a minimum vertical distance of 18 inches between the outside of the water main and the outside of the sewer. This shall be the case where the water main is either above or below the sewer. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the water main joints. Where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to maintain line and grade. The vertical separation also applies to water service connections. In cases where it is not practical to maintain a 10 foot separation, the Design Engineer and Westchester County Department of Health may allow deviation with prior approval on a case-by-case basis, if supported by data from the Design Engineer prior to the installation of the water line.
10. The Design Engineer, Westchester County Department of Health, and Town of Cortlandt shall be notified forty eight (48) hours before construction is started.
11. The water mains shall not be placed into service until a certificate of construction compliance has been submitted to and accepted by the Westchester County Department of Health.
12. The Westchester County Department of Health and the Town of Cortlandt must be notified forty eight (48) hours prior to pressure testing the water main improvements.
13. Deflection of joints on water main shall not exceed 50% of the maximum deflection recommended by the manufacturer, or as ordered by the Design Engineer.
14. Exact location of all fittings shall be approved in the field by the Design Engineer.
15. The Design Engineer shall inspect all thrust blocks and sewer/drainage crossings prior to backfill.
16. The contractor shall notify the Design Engineer every day that water main construction shall occur.

DUCTILE IRON PIPE WATER TESTING PROCEDURES

TESTS ON PRESSURE PIPING FOR TRANSPORT OF WATER

A. Hydrostatic Pressure Test
Hydrostatic testing shall be performed in accordance with the revision of AWWA C600, Section 5.2, "Hydrostatic Testing".
1. Test pressure shall be as scheduled or, where no pressure is scheduled, shall be 150% of the maximum working pressure or 150 psi, whichever is higher.
2. Test pressure shall be held on the piping for a period of at least 2 hours, unless a longer period is requested by the Engineer.
3. The test medium shall be water.

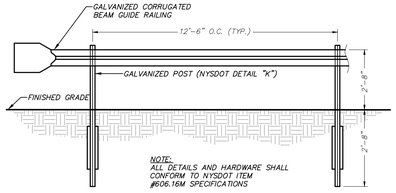
B. Hydrostatic Leakage Test
1. The leakage test shall be conducted concurrently with the pressure test.
2. The rate of leakage shall be determined at 15-minute intervals by means of volumetric measurement of the makeup water added to maintain the test pressure. The test shall proceed until the rate of leakage has stabilized or is decreasing below an allowable value, for three consecutive 15-minute intervals. After this, the test pressure shall be maintained for at least another 15 minutes.
a. At the completion of the test, the pressure shall be released at the furthermost point from the point of application.
3. All exposed piping shall be examined during the test and all leaks, defective material or joints shall be repaired or replaced before repeating the tests.
4. The allowable leakage will be determined by the following formula.

$$Q = \frac{LD\sqrt{P}}{148{,}000}$$

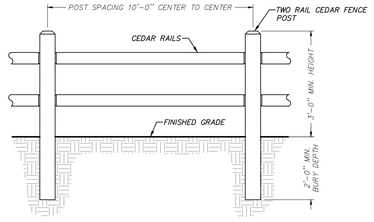
Where:
Q = quantity of makeup water, in gallons per hour
L = length of pipe tested, in feet
D = nominal diameter of the pipe, in inches
P = average test pressure during the hydrostatic test, in pounds per square inch (gauge)

5. Regardless of the above allowables, any visible leaks shall be permanently stopped.
6. The test medium shall be water.

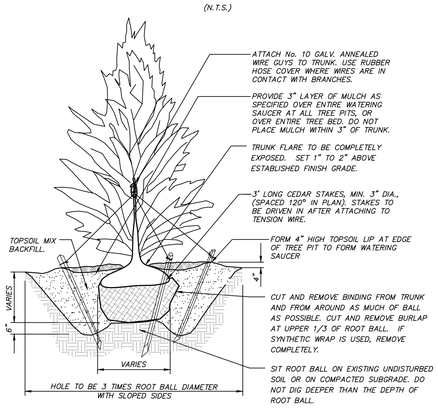
C. Disinfection
Prior to placing the water main into service, the new pipe shall be cleaned and disinfected in accordance with the latest revision of AWWA C651, Section 4.4.3, "The Continuous Feed Method". The "Tablet Method" will not be accepted.
1. All work under this section shall be performed in the presence of the Design Engineer, and a representative of the public health authority having jurisdiction, as required.
2. Chlorination shall be scheduled such that sampling and flushing will be performed during normal daylight working hours. The contractor shall provide acceptable backflow prevention on all supply water to prevent any potential backflow contamination or cross connection.
3. Chlorination shall be by the use of a solution of water and liquid chlorine, calcium hypochlorite or sodium hypochlorite and the solution shall be contained in the pipe or structure as specified.
4. Prior to chlorination, all dirt and foreign matter shall be removed by a thorough cleaning and flushing of the pipeline or structure.
5. The chlorine solution shall be introduced to pipelines through corporation stops placed in the horizontal axis of the pipe, to structures by means of tubing extending directly into the structure, or other approved methods.
6. The application of the chlorine solution shall be by means of a controlled solution feed device. The rate of chlorine solution flow shall be in such proportion to the rate of water entering the pipe or structure that the resulting free chlorine residual shall be between 25 and 50 parts per million (PPM) or milligrams per liter (mg/l).
7. The chlorine treated water shall be retained in the pipe or structure at least 24 hours, unless otherwise directed. During the retention period, all valves and hydrants within the treated sections shall be operated.
8. The chlorine residual shall be not less than 10 PPM (or mg/l) at any point in the pipe or structure at the end of the 24-hour retention period.
9. When making repairs to, or when specified, structures and portions of pipelines shall be chlorinated by a concentrated chlorine solution containing not less than 200 PPM (mg/l) of free chlorine. The solution shall be applied with a brush or sprayed on the entire inner surface of the empty pipes or structures. The structures disinfected shall remain in contact with the strong chlorine solution for at least 30 minutes.
10. After the required retention of chlorinated water in the pipe or structures, they shall be thoroughly flushed until the replacement water shall, upon test, both chemically and bacteriological, be proven equal to water quality served by the public from the existing water supply system.
11. The disposal of chlorinated water from any pipe or structure shall be such that it will not cause damage to any vegetation, fish, or animal life.
12. The Contractor shall make all arrangements for the testing of water quality by an approved independent laboratory. Two acceptable bacteriological test, taken at least 24 hours apart, shall be collected from the new water main. At least 1 set of samples must be collected from every 1,000 LF of the new water main, plus one set from the end of the line and at least one set from each branch. The results for all tests shall be forwarded to the Design Engineer and the public health authority having jurisdiction.
13. All water quality requirements shall be fulfilled prior to the passage of any water through the new system to a public supply or the use of the new system.



GUIDERAIL DETAIL
(N.T.S.)



POST AND RAIL FENCE DETAIL
(N.T.S.)



NOTE:
PROVIDE STAKING AND GUYING FOR TREES PLANTED ON SLOPES GREATER THAN 3H:1V, IN EXPOSED, WINDY AREAS AND AS SPECIFIED BY LANDSCAPE ARCHITECT. GUY WIRES AND STAKES SHALL BE REMOVED WITHIN TWELVE MONTHS OF PLANTING.

EVERGREEN TREE PLANTING DETAIL
(N.T.S.)

NO.	DATE	REVISION	BY
3	10-23-25	REVISED PER TOWN COMMENTS	RAR
2	8-21-25	REVISED PER TOWN COMMENTS	RAR
1	5-27-25	REVISED PER TOWN COMMENTS	JJS

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
JAM STORAGE, LLC
2059 ALBANY POST ROAD, CROTON-ON-HUDSON, NY 10567

DRAWING:
DETAILS

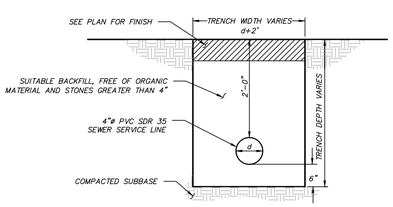
STATE OF NEW YORK — RICHARD D. WILLIAMS — 090550 — LICENSED PROFESSIONAL ENGINEER
LICENSE EXP. DATE: 12-31-2026
FIRM CERT. NO: 0021263

PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	11-20-24	DRAWN BY	C.M.S.
SCALE	AS SHOWN	CHECKED BY	S.M.R.

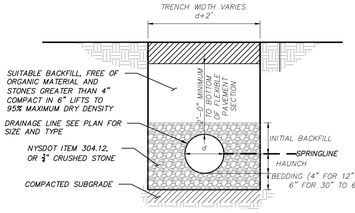
DRAWING NO. D-1 SHEET 9 / 11

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

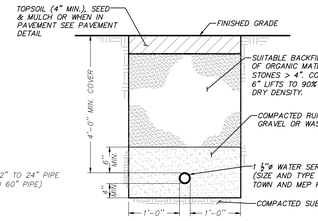
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SEWER SERVICE LINE TRENCH DETAIL
(N.T.S.)



DRAINAGE LINE TRENCH DETAIL
(N.T.S.)



WATER SERVICE LINE TRENCH DETAIL
(N.T.S.)

WATER SERVICE LINE AND FIRE TRENCH NOTES

CONTRACTOR SHALL SURROUND THE PIPE WITH 6" OF NYSDOT ITEM 304.14

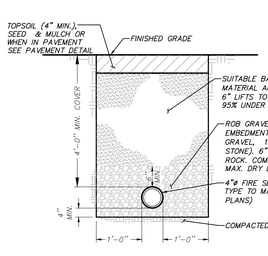
WHEN DETERMINED BY ENGINEER OR DOTS AND AS DIRECTED, REMOVE UNSUITABLE MATERIAL, AND BACKFILL WITH NYSDOT ITEM 304.14 OR ¾" WASH GRAVEL AND CRUSHED STONE COMPACTED IN 6" LIFTS.

FOR CL-54 CEMENTED LINED DIP WATER MAIN AND CL-52 CEMENT LINED DIP SEWER MAIN TRENCH SHALL BE 30" PLUS THE O.D. OF PIPE AND THE PIPE SHALL BE IN THE CENTER OF THE TRENCH.

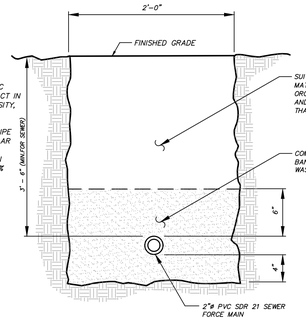
REMOVE ALL BEDROCK WITHIN 6" OF PIPE.

CONTRACTORS SHALL FOLLOW ALL GUIDELINES ESTABLISHED BY OSHA (TITLE 29 PART 1926.650-652 (SUBPART-P)) FOR TRENCHING OPERATIONS. TRENCHES GREATER THAN 5' IN DEPTH REQUIRE A PROTECTIVE SYSTEM. PRIOR TO ANY WORK, CONTRACTOR SHALL SUBMIT TO DOTS FOR REVIEW A TRENCHING PLAN.

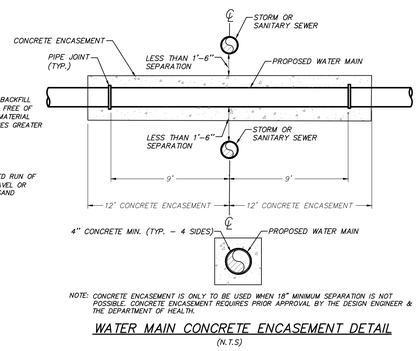
RECYCLED FILL/ITEM 4 IS NOT PERMITTED AS BACKFILL



FIRE SERVICE LINE TRENCH DETAIL
(N.T.S)

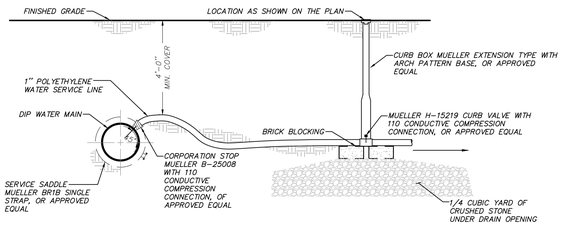


SEWER FORCE MAIN TRENCH DETAIL
(N.T.S.)



NOTE: CONCRETE ENCASEMENT IS ONLY TO BE USED WHEN 18" MINIMUM SEPARATION IS NOT POSSIBLE. CONCRETE ENCASEMENT REQUIRES PRIOR APPROVAL BY THE DESIGN ENGINEER & THE DEPARTMENT OF HEALTH.

WATER MAIN CONCRETE ENCASEMENT DETAIL
(N.T.S)



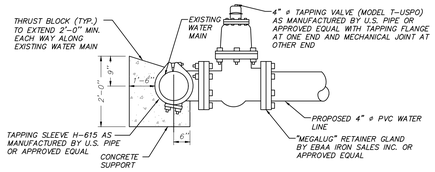
WATER SERVICE LINE CONNECTION TO DIP WATER MAIN DETAIL
(N.T.S)

PERMANENT STORMWATER FACILITIES MAINTENANCE SCHEDULE

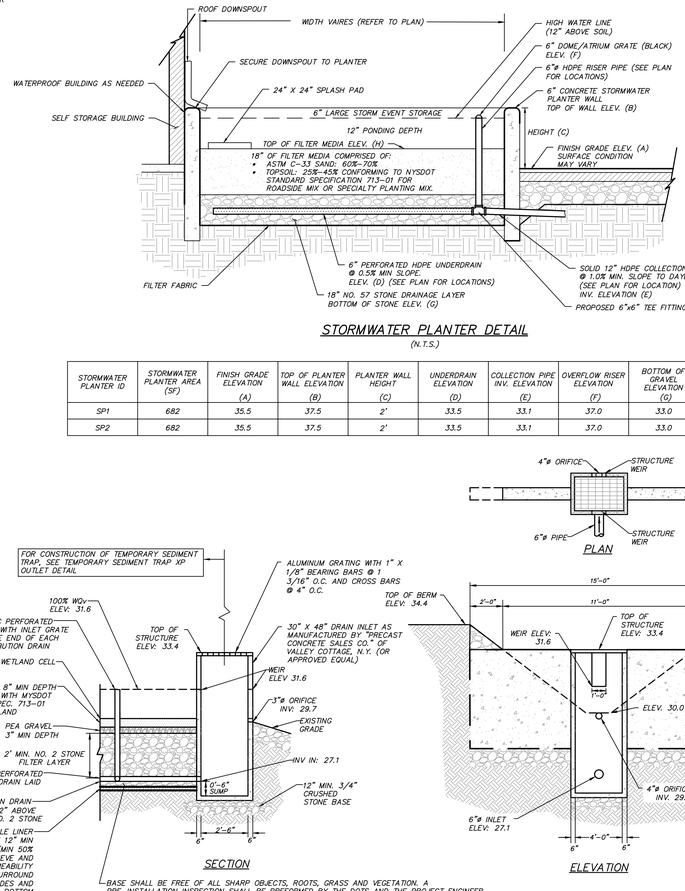
PRACTICE/FACILITY	MONTHLY	AFTER MAJOR STORM EVENTS	BI-ANNUALLY	YEARLY	EVERY 5 to 10 YEARS
GRASS & RIP RAP SWALES	Ensure contributing areas clean of debris, no evidence of erosion, & mowing performed.	Inspect for erosion, soil permeability & evidence of flow bypassing swales.	–	Inspect & clean accumulated sediment.	–
STORMWATER PLANTER	Inspect vegetation & mulch layer.	Ensure dewaters between storms.	–	–	–
SUBSURFACE STORMWATER COLLECTION SYSTEMS	–	–	Inspect & clean	Inspect, clean, repair and/or replace structures. Remove debris.	–
GRAVEL WETLAND	Inspect first few months after construction for eroding soils & slumpage & repair immediately	Inspect orifices, inlets & outlets for clogging, eroding soils on the basin berm & embankments, & sources of erosion; & stabilize and/or repair immediately.	Mow berms and exterior embankments Remove debris & litter from basins & outlet structures. Remove Sediment if accumulated greater than an 1"	–	Inspect for & remove accumulated sediment
CATCH BASINS	–	–	Inspect for damage to frame and grate, and pipe inlets/outlets. Clean accumulated sediment in sump.	–	–
BIOSLOPE	Ensure contributing areas clean of debris, no evidence of erosion, & mowing performed.	Inspect for erosion, soil permeability & discharge from underdrain	–	Inspect & clean	–

Note: The party responsible for implementation of the maintenance schedule during and after construction is:

DHP Group
446 Bedford Road
Pleasantville, NY 10570

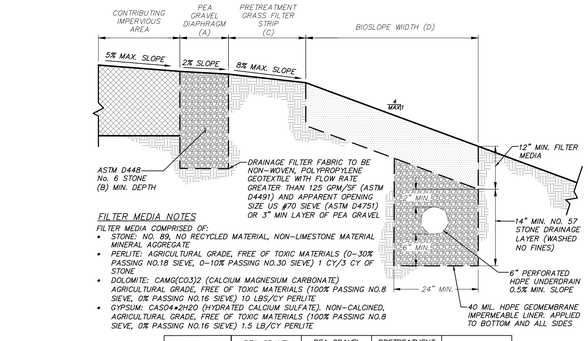


TAPPING SLEEVE, VALVE, AND THRUST BLOCK DETAIL
(N.T.S.)



STORMWATER PLANTER DETAIL
(N.T.S.)

STORMWATER PLANTER ID	STORMWATER PLANTER AREA (SF)	FINISH GRADE ELEVATION (A)	TOP OF PLANTER WALL ELEVATION (B)	PLANTER WALL HEIGHT (C)	UNDERDRAIN ELEVATION (D)	COLLECTION PIPE INV. ELEVATION (E)	OVERFLOW RISER ELEVATION (F)	BOTTOM OF GRAVEL ELEVATION (G)	TOP OF FILTER MEDIA ELEVATION (H)
SP1	682	35.5	37.5	2'	33.5	33.1	37.0	33.0	36.0
SP2	682	35.5	37.5	2'	33.5	33.1	37.0	33.0	36.0

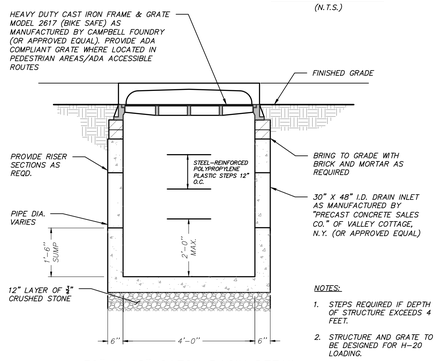


FILTER MEDIA NOTES

FILTER MEDIA COMPRISED OF:
- STONE: NO. 89, NO RECYCLED MATERIAL, NON-LIMESTONE MATERIAL MINERAL AGGREGATE
- PERLITE: AGRICULTURAL GRADE, FREE OF TOXIC MATERIALS (0-30% PASSING NO.18 SIEVE, 0-10% PASSING NO.30 SIEVE) 1 CY/3 CY OF STONE
- DOLOMITE: CAMG(CO3)2 (CALCIUM MAGNESIUM CARBONATE) AGRICULTURAL GRADE, FREE OF TOXIC MATERIALS (100% PASSING NO.8 SIEVE, 0% PASSING NO.16 SIEVE) 10 LBS/CY PERLITE
- GYPSUM: CASO4•2H2O (HYDRATED CALCIUM SULFATE), NON-CALCINED, AGRICULTURAL GRADE, FREE OF TOXIC MATERIALS (100% PASSING NO.8 SIEVE, 0% PASSING NO.16 SIEVE) 1.5 LB/CY PERLITE

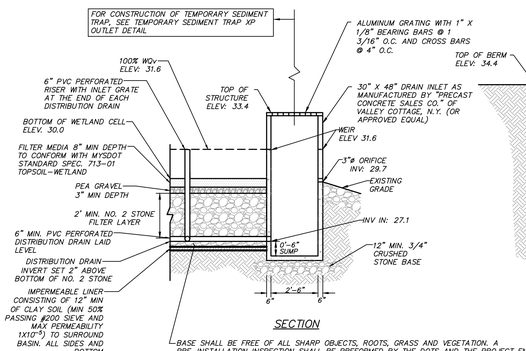
STORMWATER MANAGEMENT PRACTICE	PEA GRAVEL DIAPHRAGM WIDTH (A)	PEA GRAVEL DIAPHRAGM DEPTH (B)	PRETREATMENT GRASS FILTER STRIP WIDTH (C)	BIOSLOPE WIDTH (D)
1.3P	2'	12"	20'	7.5'

BIOSOPLE DETAIL
(N.T.S.)

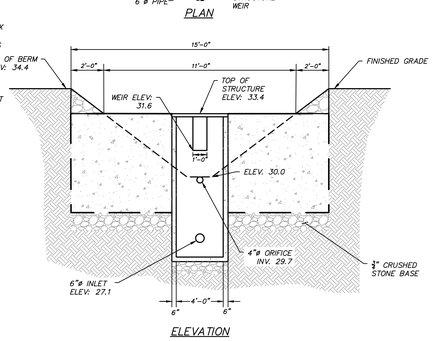


NOTES:
1. STEPS REQUIRED IF DEPTH OF STRUCTURE EXCEEDS 4 FEET.
2. STRUCTURE AND GRATE TO BE DESIGNED FOR H-20 LOADING.
3. KNOCKOUT STRUCTURES ACCEPTABLE.

30" X 48" CATCH BASIN DETAIL
(N.T.S.)



SECTION



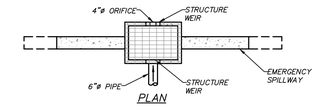
ELEVATION

BASE SHALL BE FREE OF ALL SHARP OBJECTS, ROOTS, GRASS AND VEGETATION. A PRE-INSTALLATION INSPECTION SHALL BE PREFORMED BY THE DOTS AND THE PROJECT ENGINEER PRIOR TO INSTALLATION OF THE IMPERMEABLE CLAY LINER. SHOULD UNSUITABLE MATERIAL BE FOUND, IT SHOULD BE REMOVED.

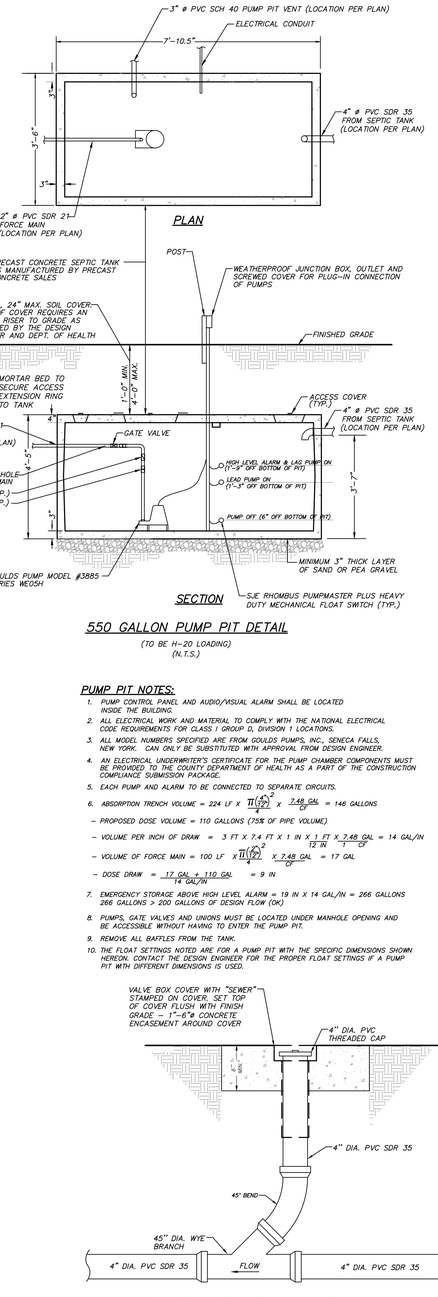
DEWATERING NOTES

1. To drain the gravel wetland for malignance purposes a pump should be placed into the outlet structure and utilized to dewater the practice.
2. In order to dewater the gravel wetland within 48 hours the pump should be capable of running at 10gpm or more.

W-5 GRAVEL WETLAND OUTLET AND EMERGENCY SPILLWAY DETAIL
(N.T.S.)



PLAN



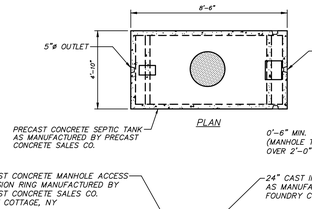
SECTION

550 GALLON PUMP PIT DETAIL
(TO BE H-20 LOADING)
(N.T.S.)

PUMP PIT NOTES:

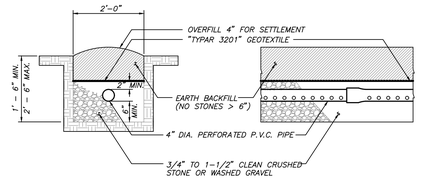
1. PUMP CONTROL PANEL AND AUDIO/VISUAL ALARM SHALL BE LOCATED INSIDE THE BUILDING.
2. ALL ELECTRICAL WORK AND MATERIAL TO COMPLY WITH THE NATIONAL ELECTRICAL CODE REQUIREMENTS FOR CLASS 1 GROUP D, DIVISION 1 LOCATIONS.
3. ALL MODEL NUMBERS SPECIFIED ARE FROM GOULDS PUMPS, INC., SENECA FALLS, NEW YORK. CAN ONLY BE SUBSTITUTED WITH APPROVAL FROM DESIGN ENGINEER.
4. AN ELECTRICAL UNDERWRITER'S CERTIFICATE FOR THE PUMP CHAMBER COMPONENTS MUST BE PROVIDED TO THE COUNTY DEPARTMENT OF HEALTH AS A PART OF THE CONSTRUCTION COMPLIANCE SUBMISSION PACKAGE.
5. EACH PUMP AND ALARM TO BE CONNECTED TO SEPARATE CIRCUITS.
6. ABSORPTION TRENCH VOLUME = 224 LF X $\pi(\frac{2}{12})^2$ X $\frac{7.48\ GAL}{CF}$ = 146 GALLONS
   - PROPOSED DOSE VOLUME = 110 GALLONS (75% OF PIPE VOLUME)
   - VOLUME PER INCH OF DRAW = 3 FT X 7.4 FT X 1 IN X $\frac{1\ FT}{12\ IN}$ X $\frac{7.48\ GAL}{CF}$ = 14 GAL/IN
   - VOLUME OF FORCE MAIN = 100 LF X $\pi(\frac{2}{12})^2$ X $\frac{7.48\ GAL}{CF}$ = 17 GAL
   - DOSE DRAW = $\frac{17\ GAL + 110\ GAL}{14\ GAL/IN}$ = 9 IN
7. EMERGENCY STORAGE ABOVE HIGH LEVEL ALARM = 19 IN X 14 GAL/IN = 266 GALLONS 266 GALLONS > 200 GALLONS OF DESIGN FLOW (OK)
8. PUMPS, GATE VALVES AND UNIONS MUST BE LOCATED UNDER MANHOLE OPENING AND BE ACCESSIBLE WITHOUT HAVING TO ENTER THE PUMP PIT.
9. REMOVE ALL BAFFLES FROM THE TANK.
10. THE FLOAT SETTINGS NOTED ARE FOR A PUMP PIT WITH THE SPECIFIC DIMENSIONS SHOWN HEREON. CONTACT THE DESIGN ENGINEER FOR THE PROPER FLOAT SETTINGS IF A PUMP PIT WITH DIFFERENT DIMENSIONS IS USED.

SEWER LINE CLEANOUT DETAIL
(N.T.S.)



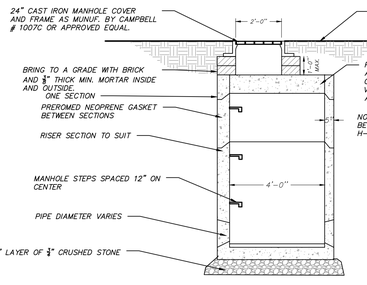
NOTES:
1. MINIMUM TOP DESIGN LOADING SHALL BE 300 PSF.
2. AS NOTED ABOVE, IF DEPTH OF SOIL COVER EXCEEDS 2'-0" OVER THE TANK, A RISER AND MANHOLE SHALL BE PROVIDED.

1,000 GALLON SEPTIC TANK DETAIL
(TO BE H-20 LOADING)
(N.T.S.)



NOTES:
1. PROVIDE 2' OF SOLID PIPE AT THE BEGINNING OF EVERY TRENCH.
2. PROVIDE END CAPS AT THE END OF EACH ABSORPTION TRENCH.
3. THE SLOPE OF THE PERFORATED PIPES SHALL BE BETWEEN A MINIMUM OF 1/32"/FT AND A MAXIMUM OF 1/16"/FT, UNLESS THE TRENCHES ARE DOSED BY PUMPING OR BY A DOSING TANK. DOSED TRENCHES SHALL BE LEVEL.

ABSORPTION TRENCH DETAIL
(N.T.S.)



DRAINAGE MANHOLE DETAIL
(N.T.S.)

NO.	DATE	REVISION	BY
3	10-23-25	REVISED PER TOWN COMMENTS	RAR
2	8-21-25	REVISED PER TOWN COMMENTS	RAR
1	5-27-25	REVISED PER TOWN COMMENTS	JJS

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-5690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
JAM STORAGE, LLC
2059 ALBANY POST ROAD, CROTON-ON-HUDSON, NY 10567

DRAWING:
DETAILS

STATE OF NEW YORK — RICHARD D. WILLIAMS — 095660 — PROFESSIONAL ENGINEER
LICENSE EXP. DATE: 12-31-2026
FIRM CERT. NO: 0021263

PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	11-20-24	DRAWN BY	C.M.S.
SCALE	AS SHOWN	CHECKED BY	S.M.R.

DRAWING NO. D-2
SHEET 10 / 11

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\C\22240\00\DWG\Prop_Dwr Hard Drive\09 Dwg\10/23/2025 9:53:56 AM, mrew, 1:1

EROSION & SEDIMENT CONTROL NOTES:

1. The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
2. All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment disposition within. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
3. Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time.
4. When land is exposed during development, the exposure shall be kept to the shortest practical period of time. In the areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceased. Disturbance shall be minimized to the areas required to perform construction.
5. Silt fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.
6. All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded for temporary stabilization. Ryegrass (annual or perennial) at a rate of 30 lbs. per acre shall be used for temporary seeding in spring, summer or early fall. "Aristook' Winter Rye (cereal rye) shall be used for temporary seeding in late fall and winter.
7. Any disturbed areas not subject to further disturbance or construction traffic, permanent or temporary, shall have soil stabilization measures initiated for permanent vegetation cover in combination with a suitable mulch within 1 business day of final grading. All seeded areas to receive a minimum 4" topsoil (from stockpile area) and be seeded and mulched as follows:
   - Seed mixture to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative at a rate of 100 pounds per acre in the following proportions:
     Kentucky Bluegrass 20%
     Creeping Red Fescue 40%
     Perennial Ryegrass 20%
     Annual Ryegrass 20%
   - Mulch: Salt hay or small grain straw applied at a rate of 90 lbs./1000 S.F. or 2 tons/acre, to be applied and anchored according to "New York Standards and Specification For Erosion and Sediment Control," latest edition.
8. Grass seed mix may be applied by either mechanical or hydroseeding methods. Seeding shall be performed in accordance with the current edition of the "NYSDOT Standard Specification, Construction and Materials, Section 610-3.02, Method No. 1". Hydroseeding shall be performed using materials and methods as approved by the site engineer.
9. Cut or fill slopes steeper than 3:1 shall be stabilized immediately after grading with Curlex I Single Net Erosion Control Blanket, or approved equal.
10. Paved roadways shall be kept clean at all times.
11. The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
12. All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
13. Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
14. Erosion and sediment control measures shall be inspected and maintained on a daily basis by the O.F.R. to insure that channels, temporary and permanent ditches and pipes are clear of debris, that embankments and berms have not been breached and that all straw bales and silt fences are intact. Any failure of erosion and sediment control measures shall be immediately repaired by the contractor and inspected for approval by the O.F.R. and/or site engineer.
15. Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the O.F.R.
16. Cut and fills shall not endanger adjoining property, nor divert water onto the property of others.
17. All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
18. The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
19. As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and/or the Town Engineer shall be installed by the contractor.
20. Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.

REQUIRED SWPPP CONTENTS PER GP-0-25-001:

1. Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP-0-25-001), all Stormwater Pollution Prevention Plan's (SWPPP) shall include erosion and sediment control practices designed in conformance with the most current version of the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." Where erosion and sediment control practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of required SWPPP components is provided in accordance with Part III.B.1c(i-xi) of General Permit GP-0-25-001:

   i. Background Information: The subject project consists of the construction of a self-storage building with offices, and asphalt parking.

   ii. Site map / construction drawing: These plans serve to satisfy this SWPPP requirement.

   iii. Description of the soils present at the site: Onsite soils located within the proposed limits of disturbance consist of Fluvaquents-Udifluvents Complex (Ff), Chatfield-Charlton Complex (CsD), Charlton-Chatfield Complex (CrC), and Leicester loam (LcB), as identified on the Soil Conservation Service Web Soil Survey. These soil types belong to the Hydrologic Soil Group "B" and "D."

   iv. Construction phasing plan / sequence of operations: The Construction Sequence and phasing found on these plans provide the required phasing. A Construction Sequence and Erosion and Sediment Control Maintenance Schedule has been provided. The Sedimentation and Erosion Control Notes contained hereon outline a general sequence of operations for the proposed project. In general all erosion and sediment control facilities shall be installed prior to commencement with land disturbing activities, and areas of disturbance shall be limited to the shortest period of time as practicable.

   v. Temporary and permanent soil stabilization plan: The Sedimentation and Erosion Control Notes and Details provided heron identify temporary and permanent stabilization measures to be employed with respect to specific elements of the project, and at the various stages of development.

   vi. Site map / construction drawing: This plan serves to satisfy this SWPPP requirement.

   vii. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices: The details, Erosion and Sediment Control Notes, and Erosion and Sediment Control Maintenance Schedule serve to satisfy this SWPPP requirement.

   viii. An inspection schedule: Inspections are to be performed <u>twice weekly</u> and by a qualified professional as required by the General Permit GP-0-25-001. In addition the NYSDEC Trained Contractor shall perform additional inspections as cited in the Sedimentation and Erosion Control Notes.

   ix. A description of pollution prevention measures that will be used to control litter, construction chemicals and construction debris: In general, all construction litter / debris shall be collected and removed from the site. The general contractor shall supply either waste barrels or dumpster for proper waste disposal. Any construction chemicals utilized during construction shall either be removed from site daily by the contractor or stored in a structurally sound and weatherproof building. No hazardous waste shall be disposed of onsite, and shall ultimately be disposed of in accordance with all federal, state and local regulations. Material Safety Data Sheets (MSDS), material inventory, and emergency contact numbers shall be maintained by the general contractor for all construction chemicals utilized onsite. Finally, temporary sanitary facilities (portable toilets) shall be provided onsite during the entire length of construction, and inspected weekly for evidence of leaking holding tanks.

   x. A description and location of any stormwater discharges associated with industrial activity other than construction at the site: There are no known industrial stormwater discharges present or proposed at the site.

   xi. Identification of any elements of the design that are not in conformance with the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." All proposed elements of this SWPPP have been designed in accordance with the "New York Standards and Specifications for Erosion and Sediment Control."

WINTER SITE STABILIZATION NOTES:

1. All bare / exposed soils must be stabilized by an established vegetation, straw or mulch, matting, or other approved product such as rolled erosion control product.
2. Sediment barriers must be properly installed at all necessary perimeter and sensitive locations.
3. All slopes and grades must be properly stabilized with approved methods. Rolled erosion control products must be used on all slopes greater than 3:1, or where conditions for erosion dictate such measures.
4. Stockpiled soils must be protected by the use of established vegetation, an anchored-down straw or mulch, rolled erosion control product or other durable covering. A barrier must be installed around the pile to prevent erosion away from that location.
5. All entrance / exit locations to the site must be properly stabilized and must be maintained to accommodate snow management as set forth in the NYS Standard and Specifications for Erosion and Sediment Control.
6. Snow management must not destroy or degrade erosion and sediment control devices.

EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE

MONITORING REQUIREMENTS				MAINTENANCE REQUIREMENTS	
PRACTICE	DAILY	WEEKLY	AFTER RAINFALL	DURING CONSTRUCTION	AFTER CONSTRUCTION
SILT FENCE BARRIER	–	Inspect	Inspect	Clean/Replace	Remove
STABILIZED CONSTRUCTION ENTRANCE	Inspect	–	Inspect	Clean/Replace Stone and Fabric	Remove
DUST CONTROL	Inspect	–	Inspect	Mulching/ Spraying Water	N/A
*VEGETATIVE ESTABLISHMENT	–	Inspect	Inspect	Water/Reseed/ Remulch	Reseed to 80% Coverage
INLET PROTECTION	–	Inspect	Inspect	Clean/Repair/ Replace	Remove
SOIL STOCKPILES	–	Inspect	Inspect	Mulching/ Silt Fence Repair	Remove
SWALES	–	Inspect	Inspect	Clean/Mulch/ Repair	Mow Permanent Grass/Replace/ Repair Rip Rap
CHECK DAMS	–	Inspect	Inspect	Clean/Replace Stones/Repair	Clean/Replace Stones/Repair
CONCRETE DRAINAGE STRUCTURES	–	Inspect	Inspect	Clean Sumps/ Remove Debris/ Repair/Replace	Clean Sumps/ Remove Debris/ Repair/Replace
DRAINAGE PIPES	–	Inspect	Inspect	Clean/Repair	Clean/Repair
ROAD & PAVEMENT	–	Inspect	Inspect	Clean	Clean
*STORMWATER TRAP/BASIN	–	Inspect	Inspect	Clean/Mulch/ Repair/Reseed	See Permanent Stormwater Facilities Maintenance Schedule on Drawing SP-3.1

* Permanent vegetation is considered stabilized when 80% of the plant density is established. Erosion control measures shall remain in place until all disturbed areas are permanently stabilized.

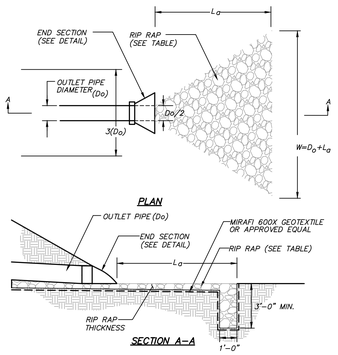
Note: The party responsible for implementation of the maintenance schedule during and after construction is:
DHIP Group
446 Bedford Road
Pleasantville, NY 10570
and/or the current owner(s) of the subject property.

SOIL RESTORATION REQUIREMENTS

The contractor shall be required to perform the following soil restoration techniques prior to installing topsoil, seed and mulch. Items stricken in the following table do not need to be performed.

Type of Soil Disturbance	Soil Restoration Requirement		Comments/Examples
No soil disturbance	Restoration not permitted		Preservation of Natural Features
Minimal soil disturbance	Restoration not required		Clearing and grubbing
Areas where topsoil is stripped only – no change in grade	HSG A&B: Apply 6 inches of topsoil	HSG C&D: Aerate* and apply 6 inches of topsoil	Protect area from any ongoing construction activities.
Areas of cut or fill	HSG A&B: Aerate* and apply 6 inches of topsoil	HSG C&D: Apply full Soil Restoration**	
Heavy traffic areas on site (especially in a zone 5–25 feet around buildings but not within a 5 foot perimeter around foundation walls)	Apply full Soil Restoration (decompaction and compost enhancement)		
Areas where Runoff Reduction and/or Infiltration practices are applied	Restoration not required, but may be applied to enhance the reduction specified for appropriate practices.		Keep construction equipment from crossing these areas. To protect newly installed practice from any ongoing construction activities construct a single phase operation fence area
Redevelopment projects	Soil Restoration is required on redevelopment projects in areas where existing impervious area will be converted to pervious area.		

* Aeration includes the use of machines such as tractor-drawn implements with coulters making a narrow slit in the soil, a roller with many spikes making indentations in the soil, or prongs which function like a mini-subsoiler.
** Per "Deep Ripping and De-compaction, DEC 2008".



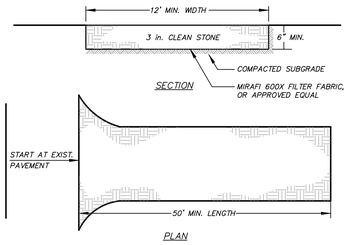
PLAN

SECTION A-A

OUTLET NUMBER	OUTLET PIPE DIAMETER (Do)	DISCHARGE (CFS)	D50 RIP RAP SIZE	MAX. RIP RAP SIZE	RIP RAP THICKNESS	LENGTH (La)MIN.
WL	12"	2.2	6"	9"	14"	6'
SWP	6"	4.8	6"	9"	14"	8'
ES 1	15"	4.7	6"	9"	14"	8'
ES 6	15"	4.7	6"	9"	14"	8'
ES 8	12"	1.8	6"	9"	14"	6'

ROCK OUTLET PROTECTION DETAIL

(N.T.S.)



SECTION

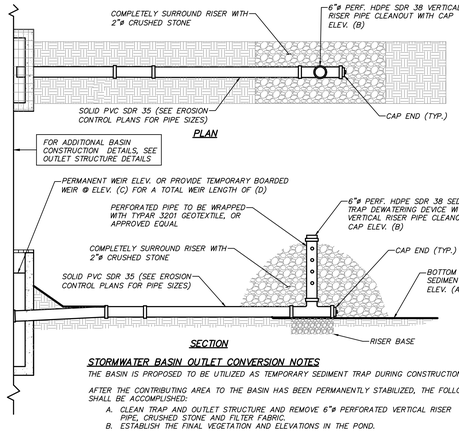
PLAN

INSTALLATION NOTES:

1. STONE SIZE – USE 3" STONE
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR. TWENTY FOUR (24) FOOT IF SINGLE ACCESS TO SITE.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY . THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ACCESS DETAIL

(N.T.S.)



PLAN

SECTION

STORMWATER BASIN OUTLET CONVERSION NOTES

THE BASIN IS PROPOSED TO BE UTILIZED AS TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION.

AFTER THE CONTRIBUTING AREA TO THE BASIN HAS BEEN PERMANENTLY STABILIZED, THE FOLLOWING SHALL BE ACCOMPLISHED:

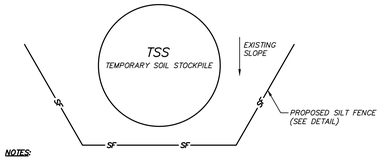
A. CLEAN TRAP AND OUTLET STRUCTURE AND REMOVE 6"ø PERFORATED VERTICAL RISER PIPE, CRUSHED STONE AND FILTER FABRIC.
B. ESTABLISH THE FINAL VEGETATION AND ELEVATIONS IN THE POND.

SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO THE ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO HALF OF THE DESIGN DEPTH OF THE TRAP. SEDIMENT REMOVED FROM A TRAP SHALL BE DEPOSITED IN A PROTECTED AREA AND IN SUCH A MANNER THAT WILL NOT ERODE.

STORMWATER MANAGEMENT PRACTICE	CONTRIBUTING AREA (AC)	STORAGE VOLUME REQUIRED (CF)	STORAGE VOLUME PROVIDED BELOW WEIR (CF)	TOP OF BERM ELEVATION	BOTTOM OF TEMPORARY BASIN ELEVATION (A)	CLEANOUT ELEVATION (B)	WEIR ELEVATION (PERMANENT OR BOARDED) (C)	TEMPORARY WEIR LENGTH (D)
1.2	2.8	10,080	10,562	34.4	26.0	31.6	31.6	1'

TEMPORARY PIPE OUTLET SEDIMENT TRAP DETAIL

(N.T.S.)

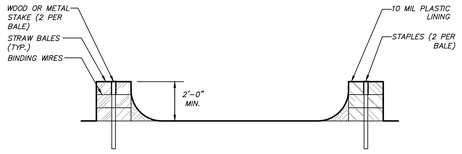


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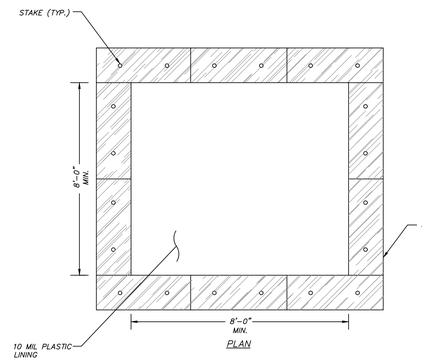
1. AREA CHOSEN FOR STOCKPILE LOCATION SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE IMMEDIATELY SEEDED WITH K31 PERENNIAL TALL FESCUE.
4. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNGRADIENT SIDE.

TEMPORARY SOIL STOCKPILE DETAIL

(N.T.S.)



SECTION



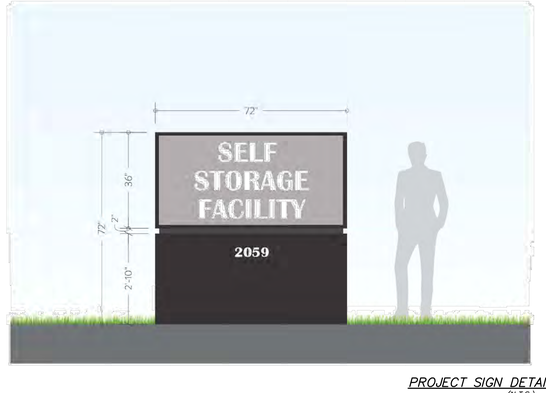
PLAN

CONCRETE TRUCK WASHOUT DETAIL

(N.T.S.)

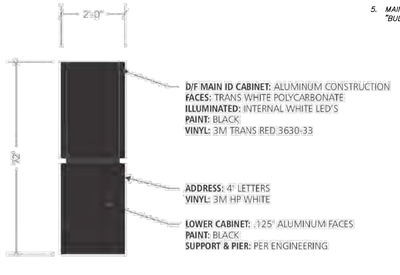
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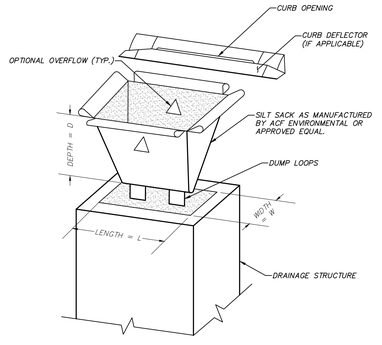
1. TEMPORARY CONCRETE WASHOUT TYPE ABOVE GRADE WILL BE CONSTRUCTED AS SHOWN ABOVE, WITH RECOMMENDED MINIMUM LENGTH AND MINIMUM WIDTH OF 8 FT.
2. THE WASHOUT WILL BE MINIMUM OF 100 FT FROM DRAINAGE SWALES, STORM DRAIN INLETS, WETLANDS, STREAMS AND OTHER SURFACE WATERS.
3. PLASTIC LINING WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
4. IF THE CONCRETE WASHOUT AREA IS NOT SHOWN ON THE SITE PLANS, THE CONTRACTOR SHALL CHOOSE THE LOCATION OF THE WASHOUT AREA.



PROJECT SIGN DETAIL BY OTHERS

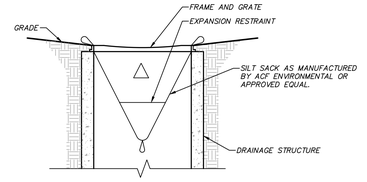
(N.T.S.)





SIZE = L" x W" x D"

EXPLODED ISOMETRIC



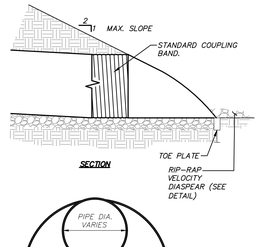
ELEVATION

NOTE:
FABRIC FOR INSERT SHALL MEET THE FOLLOWING:

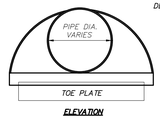
FABRIC PROPERTIES	MINIMUM ACCEPTABLE VALUE	TEST METHOD
Grab Tensile Strength (lbs)	110	ASTM D 4632
Mullen Burst Strength (PSI)	300	ASTM D 3786
Puncture Strength (lbs)	60	ASTM D 4833
Minimum Trapezoidal Tear Strength (lbs)	50	ASTM D 4533
Flow Through Rate (gal/min/sf)	25	ASTM D 4491
Equivalent Opening Size	40-80	US Std Sieve ASTM D 4751

MANUFACTURED INSERT INLET PROTECTION DETAIL

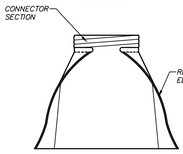
(N.T.S.)



SECTION



ELEVATION

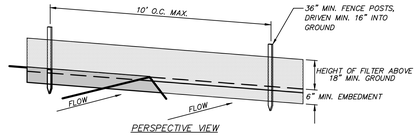


PLAN

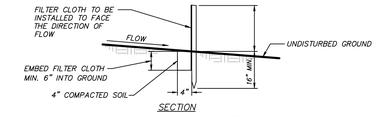
NOTE:
END SECTION CONNECTIONS TO CONFORM TO MANUF. RECOMMENDATIONS FOR VARIOUS PIPE SIZES

END SECTION DETAIL

(N.T.S.)



PERSPECTIVE VIEW



SECTION

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

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

STANDARD SILT FENCE DETAIL

(N.T.S.)

NO.	DATE	REVISION	BY
3	10-23-25	REVISED PER TOWN COMMENTS	RAR
2	8-21-25	REVISED PER TOWN COMMENTS	RAR
1	8-21-25	REVISED PER TOWN COMMENTS	JJS

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(845) 225-9717 fax
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PROJECT:
JAM STORAGE, LLC
2059 ALBANY POST ROAD, CROTON-ON-HUDSON, NY 10567

DRAWING:
DETAILS

STATE OF NEW YORK — RICHARD D. WILLIAMS — 095555 — LICENSED PROFESSIONAL ENGINEER

LICENSE EXP. DATE: 12-31-2026
FIRM CERT. NO: 0021263

PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.	DRAWING NO.	SHEET
DATE	5-27-25	DRAWN BY	C.M.S.	D-3	11 of 11
SCALE	AS SHOWN	CHECKED BY	S.M.R.		

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\EXCAVATION\2240 Prop. Dan Heard Dr\w10 (Lay 10/23/2025 9:52:43 AM, mcrea, 1:1

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Charles 'Carlito' Holt, P.E., PTOE
Brian Dempsey, P.E., PTOE, RSP1

October 23, 2025

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

Re: VS Construction Corp. – Evergreen Manor Parcel 1 - ALR Site Plan
2003 Crompond Road (Section 33.12 Block 2 Lots 1, 7 & 8)

Dear Chairman Kessler and Members of the Planning Board:

On behalf of V. S. Construction Corp. (the "Applicant") we submit herewith responses to comments in the recent memo on the subject project from LaBella Associates dated June 20, 2025.

Administrative

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

2. **Comment:** ***ALL approvals must be received by regulatory agencies having jurisdiction prior to commencement of ANY construction activities.***
   Response: Comment noted.

3. **Comment:** ***It is understood, and Engineer's Report has been submitted to the Town Department of Technical Services for review. When received, please provide the Planning Board a copy of the letter from the Town's Water Division indicating that the water system has the capacity to provide finished water storage for the project after all other committed flows.***
   Response: Comment noted.

4. **Comment:** ***The on-site water supply, with the exception of building lateral, will become a public water supply. A written request addressed to the Town Supervisor and Town Board must be submitted by the applicant regarding the water mains.***
   a. ***This request must identify all utilities and infrastructure proposed for dedication to the Town.***

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

Response: The applicant shall submit on behalf of the Town an application to the Westchester County Department of Health seeking approval of a Public Water Main Extension through the parcel. An Engineer's Report has been submitted to Town of Cortlandt DOTS for their review and approval prior to submission to WCDOH. The applicant does not believe that a Map, Plan and Report is required but will be reviewed with DOTS.

5. **Comment:** ***Based upon evidence of high groundwater, consider additional trench stabilization measures to minimize settling of trenches (i.e., increase depth of bedding, placement of NYSDOT modified #4 stone beneath the bedding, geotextile reinforcement, etc). Said measures should be considered at the site plan approval stage for review, especially with regards to the water line being dedicated to the Town.***

Response: All recommended measures to address potential high groundwater conditions will be carefully considered during final design. Appropriate practices, including increased trench bedding depth, placement of NYSDOT Modified #4 stone beneath the bedding, and geotextile reinforcement, will be incorporated as necessary to minimize the potential for trench settlement. These measures will be fully documented and included in the final design drawings, with particular attention given to the water line to be dedicated to the Town, ensuring compliance with all applicable standards and long-term performance requirements.

6. **Comment:** ***The Fire department should review the revised plans to confirm adequate access is provided around all sides of the building.***

Response: Comment noted. The applicant is in receipt of a review memo from the Fire Department dated June 6, 2025. A separate comment response letter has been prepared by the applicant and is submitted herewith addressing the Department's comments.

7. **Comment:** ***Please place the requirements of § 259-6H of the town code on the erosion and sediment control plan.***

Response: The requisite notes have been added to the Erosion and Sediment Control Plan, Drawing No. SP-7.1.

8. **Comment:** ***This submission did not include an updated SWPPP, and therefore our comments from February 25, 2025 remain.***

Response: Comment noted. A revised SWPPP shall be issued under separate cover following additional confirmation and coordination of the final stormwater design with LaBella Associates.

Plans

1. **Comment:** ***SP-1.0 – Emergency gate, including means of opening and locking shall be approved by the fire code official and the specific gate shall be specified on the plan. Once selected, please provide written correspondence from the fire code official of the requested gate and specify on the plans.***

Response: Details related to the emergency gate will be coordinated with the Fire Code official and added to the plans prior to final approval.

2. **Comment:** ***SP-1.0 – The location of the snow storage areas has been articulated in the response letter but needs to be delineated on the plans. In addition, have the engineer designing the wall certify snow storage in these areas will not impact the retaining wall.***

Response: The locations of the snow storage areas have been provided on the Site Layout Plan. Snow storage is proposed between the parking spaces and retaining walls. Certification that the snow storage in this area will not impact the retaining wall will be provided.

3. **Comment:** ***SP-1.0 – Provide geotechnical report and retaining wall design report and details for the proposed on-site walls. The response indicates they will be provided with the building permit application. However, they are an integral part of the site plan application, and as such will be reviewed as part of the entitlement process.***

Response: Geotechnical and retaining wall design reports, along with associated details for the proposed on-site walls, are currently being prepared. These reports will be submitted for review under separate cover upon completion and will

be provided as part of the site plan application to allow for full review as part of the approval process.

4. **Comment:** ***SP-1.0 – The limits of the grass pavers for the emergency access drive have been provided. Please provide specifications demonstrating they can support for loading of aerial apparatus vehicles for review and approval by the fire code official. Additionally, provide a narrative discussing the maintenance of the pavers for review and approval by the fire code official. Provide details including maintenance requirements of the grass pavers.***

Response: Specifications demonstrating that the proposed grass pavers for the emergency access drive are capable of supporting the loading of aerial apparatus vehicles will be provided. Additionally, a narrative describing the maintenance requirements and procedures for the grass pavers will be prepared for review and approval by the Fire Code Official.

5. **Comment:** ***SP-1.0 – Provide geotechnical report and retaining wall design report and details for the proposed on-site walls.***

Response: The retaining wall design, along with wall construction details, are in the process of being developed and will be provided as part of the application for review.

6. **Comment:** ***SP-1.0 – Please identify what the hatched areas within the fence area represent.***

Response: The hatch patterns previously shown on the plan were intended to identify specific courtyard areas associated with facility operations. These hatch patterns have now been removed from the plan for clarity

7. **Comment:** ***SP-1.0 – Label all site signage and coordinate with the details on sheet SP-6.1***

Response: The site signage has been incorporated into the plan and coordinated with the corresponding details shown on Drawing No. SP-6.1.

8. **Comment:** ***SP-1.0 – Response letter indicates a 4-foot fence along the top of each retaining wall. Please call out the 4-foot-high fence along each retaining wall.***

Response: The 4-foot high fence along each retaining wall has been called out on the plan.

9. **Comment:** ***SP-1.0 - The retaining wall on northwest corner of the site will require a variance for its encroachment within the front yard.***

Response: Section 307-18D(1) of the Zoning Ordinance indicates that a fence or wall may be greater than six feet in height in any front or side yard in a commercial district if approved by the Planning Board on a site development plan. In support of its request for permitting a wall greater than six feet, the Applicant set grade stakes and string lines depicting the proposed wall location and height for the Planning Board's consideration at the July 13, 2025 site visit.

10. **Comment:** ***SP-2.0 – An accessible pedestrian connection to the sidewalk within the future Right-of-Way shall be provided in accordance 36 CFR Part 1190 Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way.***

Response: A pedestrian connection to the sidewalk within the future Right-of-Way is provided on the Site Grading and Drainage Plan, sheet SP-201.

11. **Comment:** ***SP-2.0 - All stormwater treatment practices should be design offline per the NYS DEC SWDM. No bypass is depicted on the plans where one is needed. Upstream bypass details are provided by NYS DEC SWDM.***

Response: Comment noted. A revised SWPPP shall be issued under separate cover following additional confirmation and coordination of the final stormwater design with LaBella Associates.

12. **Comment:** ***SP-2.0 - The basin shown at the northeast corner of the site is stated to be a bioretention area in previous comment responses. Please revise the labelling of the plans to reflect as such.***

Response: The basin shown at the northeast corner of the site has been re-labelled as a bio-retention basin as previously reported.

13. **Comment:** ***SP-2.0 - Provide spot elevations including top of curb and bottom of curb elevations at the ends of parking and loading areas to confirm grading. For example, at the refuse area, the finished floor elevation is shown to be level with the nearby pavement. If this is the case, provide bollards or other protective***

measures along the building face where no curbing is proposed. Please add physical top curb/bottom curb elevations throughout the parking lot.

Response: Spot elevations in the parking and loading areas have been added to the plan. The proposed grading will create a flush curb condition near the building, and bollards are proposed to provide protection between the building and the edge of the loading area.

14. **Comment:** ***SP-2.0 – Revise the plan so the proposed underground infiltration chambers do not overlap with the proposed sewer main. There has been no change to the plans since the last submission. The infiltration chamber on the west side of the building still overlaps with the sewer main.***

Response: The sanitary sewer service location has been revised to avoid the underground infiltration system.

15. **Comment:** ***SP-2.0 – Infiltration facilities are not permitted in areas where natural grade is greater than 15%, per NYSDEC Stormwater Design Manual. The existing grade adjacent infiltration practice on the west side of the building is greater than 15%.***

Response: Comment noted. A revised SWPPP shall be issued under separate cover following additional confirmation and coordination of the final stormwater design with LaBella Associates.

16. **Comment:** ***SP-2.0 – An easement will be required for the stormwater line crossing the future road to be dedicated to the Town.***

Response: A 10-foot wide utility easement is provided for the stormwater line crossing the Main Access Road.

17. **Comment:** ***SP-2.0 – If it is not the intention to utilize existing wetlands as attenuation practice, please provide information on attenuation practice.***

Response: It is the applicant's intent to utilize the existing wetlands as an attenuation practice.

18. **Comment:** ***SP-2.0 – Infiltration practices in proximity to retaining walls shall be meet the separation requirements of NYS Stormwater Management Design Manual Chapter 6.***

Response: Comment noted. Separation requirements of the NYS Stormwater Management Design Manual shall be maintained or other justification provided.

19. **Comment:** ***SP2.0 – Depict all pre-treatment measures prior to stormwater management practices (i.e. western stormwater management practice).***

Response: Comment noted. A revised SWPPP shall be issued under separate cover following additional confirmation and coordination of the final stormwater design with LaBella Associates.

20. **Comment:** ***SP-2.0 – The response letter indicates all roof runoff will be piped to the infiltration basin on west side of the site. Please provide notes or a pipe extending from the building to the contemplated stormwater management area.***

Response: The plan is to route the roof drainage to a combination of the bio-retention basin located on the northeast side of the site and the underground infiltration basin located to the west of the building. A revised SWPPP shall be issued under separate cover following additional confirmation and coordination of the final stormwater design with LaBella Associates.

21. **Comment:** ***SP-2.0 – The Applicant has indicated there will be an excess cut of 40,000 cys, and it will be stored on the Evergreen Manor Site Area (not on subject parcel for this application) for reuse on the development of other parcels within the subdivision. As conditional subdivision approval has been granted for the construction of the main access drive, and associated sanitary sewer, water, and drainage, no other site plans have appeared before the Planning Board that identifies where this excess soil will be stockpiled. As this is a large amount of soil, and additional tree removal may be necessary to accommodate the stockpiling of said soil, the location, size of the stockpile, and height should be depicted for review by the Planning Board; and erosion and sediment control measures evaluated as part of the Stormwater Pollution Prevention.***

Response: Surplus soil generated from site development will be stockpiled on the adjacent Evergreen Manor parcel. The stockpile location will be selected with consideration of existing and proposed fill conditions under the Master Plan development. A revised SWPPP shall be issued under separate cover

following additional confirmation and coordination of the final stormwater design and erosion controls with LaBella Associates.

22. **Comment:** ***SP-2.0 – Depict underdrains behind all retaining walls.***
Response: Wall drains have been shown on the Grading and Drainage Plan, Drawing No. SP-2.0.

23. **Comment:** ***SP-2.0 – Match crowns at CB-BM 17 and CB-BM-16 (18-inch diameter HDPE and 15-inch diameter HDPE).***
Response: The noted 18-inch pipe label is incorrect. All proposed storm drainage piping within this section is 15-inch diameter, and the plan has been corrected accordingly. The invert elevations shown are accurate and remain unchanged.

24. **Comment:** ***SP-2.0 – Relocate callouts for DI BM-4 and DI BM-5 as they are overlapping top of wall elevations.***
Response: Callouts for DI BM-4 and DI BM-5 have been relocated to avoid confusion with top of wall elevations.

25. **Comment:** ***SP-2.0 – Please depict the full grading within the stormwater management basin on northeast portion of the site. The basin is adjacent to the retaining wall with a bottom of wall elevation of 386. The bottom of the basin (3-ft away) is at elevation 377.5. It appears the volume of the basin will be impacted by the grading. Please clarify.***
Response: The grading within the stormwater management basin has been revised as requested. The bottom elevation of the basin has been raised to elevation 382.5, which is consistent with the adjacent retaining wall elevations and provides a more uniform transition between the wall and basin. Full grading details have been added to the plan to clearly depict the revised contour.

26. **Comment:** ***SP-3.0 – The response letter indicates the hydrant will be relocated and no new tap provided. However, a separate tap for the relocated hydrant near the main access to the subdivision is being proposed as opposed to an extension off the existing hydrant connection. Please clarify.***
Response: The plan has been revised to clarify the proposed fire hydrant relocations. Two existing hydrants will be relocated utilizing the current service

connections, and one new hydrant with a dedicated connection is proposed. These revisions have been incorporated into the updated plan set to provide clarity on the hydrant layout and connections.

27. **Comment:** ***SP-3.0 – As the proposed use will have kitchen facilities provide sizing, details, and location of grease trap and sampling manhole.***

Response: The sizing, details and location of sampling manhole and grease trap will be coordinated with the final building architectural design and added to the Site Plan drawings.

28. **Comment:** ***SP-3.0 – Provide stationing of the Sanitary Sewer Main and Watermain.***

Response: Sanitary Sewer Main and Watermain stationing has been provided on the plan.

29. **Comment:** ***SP-3.0 – Shift watermain along emergency access to maintain 10-ft separation to stormwater management facility.***

Response: The watermain along the emergency access road has been relocated westward to maintain a minimum 10-foot separation from the stormwater management facility.

30. **Comment:** ***SP-3.0 – Revise the plan to remove overlapping text. Ensure that the existing grades and proposed site plan developments are not obstructed.***

Response: Plans have been revised to remove overlapping text.

31. **Comment:** ***SP-3.0 – Please turn on proposed grading in the background to confirm acceptable rim elevations.***

Response: The proposed grading layer has been turned on to confirm acceptable rim elevations.

32. **Comment:** ***SP-3.0 – Provide additional space between SMH B-2 and retaining wall to allow for construction.***

Response: SMH B-2 will be reviewed and possibly shifted to increase the separation distance.

33. **Comment:** ***SP-4.1 – Plan should reference 72 trees and 2,500 shrubs to be planted as referenced in the Steep Slopes and Wetland narrative***

Response: The Landscape Plan, Drawing No. SP-4.1, calls for the installation of 76 trees. Shrubs are to be planted based on the area extents shown in the Concept Plan Schedule at a spacing of between 18" – 36" o.c. This is estimated to result in less than 2,500 shrubs which is believed to have been in error.

34. **Comment:** ***SP-6.1 – Provide details for the proposed retaining walls. Response indicates the retaining walls will match previously approved retaining walls for the main access drive. As this is a separate application from the Subdivision, all relevant details and profiles of the retaining walls shall be included in this plan set.***

Response: The retaining wall design, along with wall construction details, are in the process of being developed and will be provided as part of the application for review.

35. **Comment:** ***SP-6.2 – Further details and specifications of the stormwater management practices shall be provided as the design progresses forward.***

Response: Comment noted. A revised SWPPP shall be issued under separate cover following additional confirmation and coordination of the final stormwater design with LaBella Associates.

36. **Comment:** ***SP-6.2 – Provide a detail for the outlet control structure for all stormwater management practices.***

Response: Stormwater design details will be provided as the project design progresses.

37. **Comment:** ***SP-6.2 – Provide dimensions (length, width, depth) for the riprap outlet protection, as well as d50 size of stone.***

Response: As mentioned previously, stormwater details will be provided as the design progresses further.

38. **Comment:** ***SP-6.2 – Provide 12-inches of bedding course for all drainage structures.***

Response: Drainage structure details have been updated to provide 12-inches of bedding course.

39. **Comment:** ***SP-6.3 – Provide a note on sanitary manholes indicating, "apply 2-2mils of bituminous material "Inertol no. 49 Koppers Super Service Black or Approved Equal, applied in accordance with manufacturer's specifications." Previous submission marked this note as present on the detail but is absent from sheet SP-6.3.***

Response: The required note has been added to the Manhole Detail.

40. **Comment:** ***SP-6.3 – Indicate sanitary manholes shall have a minimum compressive strength of 4500 psi. Previous submission marked this note as present on the detail but is absent from sheet SP-6.3.***

Response: The sanitary manhole detail has been updated to indicate a minimum compressive strength of 4,500 psi.

41. **Comment:** ***SP-6.3 – Indicate 12-inches of bedding course for sanitary manholes.***

Response: Sanitary Manhole details have been updated to provide 12-inches of bedding course.

42. **Comment:** ***SP-6.3 – Add or integrate the following sanitary sewer notes:***

   a. ***All sanitary infrastructure installed shall be class 52 ductile iron pipe with watertight rubber gasket joints restrained with EBBA Megalugs or equivalent if bury depth is proposed to be greater than 6-ft.***
   b. ***Prior to the backfilling of any sanitary sewer line and manholes, DOTS-Engineering shall be notified to perform an inspection.***
   c. ***The contractor shall test all sewer main pipes for maximum deflection of 5% of outside diameter. Deflection tests shall be performed using a circular steel ball on a sled 1/16 inch in diameter smaller than allowable inside diameter of sewer main pipe when deflected to a maximum of 5% of outside diameter. Deflection of any pipe within an area of cut shall be done no sooner than 30 days after the date of installation of the pipe; and within an area of fill shall be done no sooner than 60 days, after the date of installation of the pipe.***
   d. ***10 State Standards and NYS DOH sanitary code shall be followed.***

Response: The required sanitary sewer notes have been added to the plan.

43. **Comment:** ***SP7.1 – Provide an erosion and sediment control plan prior to construction to understand the practices that will be installed prior to site work.***

Response: All erosion and sediment control measures as shown on Drawing No. 7.1 shall be installed prior to the start of construction.

44. **Comment:** ***SP-7.1 - The phasing of the development should be clarified. Is it the intent to complete the construction of the main access drive prior to the start of construction on Parcel 1? The plans show the use of erosion and sediment control measures in areas proposed to be completed during the first phase of construction. This will need to be established before Planning Board approval to ensure proposed erosion and sediment controls are implanted as they are designed.***

Response: Comment noted. It is the intent of the applicant, with Town Approval, to begin construction of the Main Access Road prior to starting construction on this parcel.

45. **Comment:** ***SP-7.1 –Provide inlet protection on all catch basins and drain inlets.***

Response: Inlet protection is proposed at all catch basins and storm drain inlets.

46. **Comment:** ***SP-7.1 – How does the sediment trap on the southern side of the site discharge.***

Response: The temporary sediment trap, on the southern side will discharge through a riser pipe connected to the proposed drainage system.

47. **Comment:** ***SP-7.1 – Provide a construction sequencing schedule. The current work schedule provided needs to be expanded to include the phasing of specific project improvements.***

Response: A detailed construction sequencing schedule, including the phasing of specific project improvements, will be prepared and provided with the final plans and the Stormwater Pollution Prevention Plan (SWPPP) for review.

48. **Comment:** ***SP-7.1 – Provide a Pre-Construction Erosion and Sediment Control Plan which identifies the measures to be in place prior to construction initiation. Include this on the updated project phasing plan.***

Response: A Pre-Construction Erosion and Sediment Control Plan, identifying the measures to be implemented prior to construction initiation, will be prepared

and included with the final plans and Stormwater Pollution Prevention Plan (SWPPP). This plan will also be coordinated with the updated project phasing plan to ensure proper sequencing and implementation of all erosion and sediment control measures.

49. **Comment:** ***SP-7.2 – Per the New York State Standards and Specifications for Erosion and Sediment Control, discharge of turbid water pumped from the standpipe should be to a sediment trap, sediment basin, filter bag or stabilized area, such as a filter strip. Revise the plans accordingly and provide a detail for any additional practices required.***

Response: A revised SWPPP shall be issued under separate cover following additional confirmation and coordination of the final stormwater design with LaBella Associates.

50. **Comment:** ***SP-7.2 – Provide pipe sizes on sediment trap detail and provide size and spacing of riser pipe perforations in accordance with the New York State Standards and Specifications for Erosion and Sediment Control.***

Response: A revised SWPPP shall be issued under separate cover following additional confirmation and coordination of the final stormwater design with LaBella Associates.

51. **Comment:** ***SP-7.2 – Provide maintenance schedule and requirements for practices.***

Response: A maintenance schedule along with all requirements for stormwater practices will be included in the final SWPPP.

52. **Comment:** ***SP-9.0 – Water line profile shall include full extent of the waterline improvements, including connection to Crompond Road.***

Response: A water line profile has been prepared and includes the full extent of the water main including its connection to Crompound Road.

53. **Comment:** ***SP-9.0 Provide stationing of all hydrants and valves.***

Response: All hydrants and valves have been shown on the Site Utility Plan, Drawing No. SP-3.0. Stationing will be added to the water main profiles found on Drawing No. SP-9.0.

54. **Comment:** ***SP-9.0 - Provide stationing and invert elevations of all crossings (3 storm crossings missing).***

Response: The stationing and invert elevations for the crossings has been included on the water main profile.

55. **Comment:** ***SP-9.0 – Provide a profile for the Sanitary Sewer Connection.***

Response: A profile for the sanitary sewer connection has been prepared and provided on plan.

56. **Comment:** ***SP-11 – Turn off removal note.***

Response: The removal note has been turned off.

57. **Comment:** ***SP-11 – 2020 NYS Fire Code Appendix 105.3 requires access routes to be located not less than 15-feet and not greater than 30-feet from the building and shall be positioned parallel to one entire side of the building. The response letter indicates the revised plans meet these requirements. Please demonstrate on the plans with dimensions and positioning of fire apparatus vehicles how this is being met.***

Response: A 28' dimension has been added showing offset of the fire access road to the building façade.

58. **Comment:** ***SP-11 – 2020 NYS Fire Code Section 503.1 indicates approved fire access roads shall extend to within 150-feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. The current routes available on the plans does not allow compliance with this regulation. Although the fire code official is authorized to increase the dimension to 150-ft where the building is equipped with an automatic sprinkler, the Town has not typically granted this exception. Please demonstrate compliance with this regulation with dimensions on the plan.***

Response: Hydrant spacing around the building allows for all portions of the building to fall within 150 feet of either an existing or proposed hydrant.

59. **Comment:** ***SP-11.1 – It's highly likely that a front load refuse vehicle will be utilized on-site for trash pickup. Please revise the truck turning movement plan to depict a front load as opposed to a rear load movement.***

Response: Drawing No. SP-11.1 will be revised to depict a front load vehicle movement as requested. However, it is expected that the turning movements and dimensions of the vehicle will be similar.

60. **Comment:** ***SP-11.2 - The delivery truck will be projecting approximately 10-ft into the drive aisle while unloading. A suitable unloading area should be provided free from drive aisle obstruction***

Response: A modified loading area has been proposed to address the concern regarding delivery operations. The additional area allows delivery trucks to make deliveries while remaining largely out of the drive aisle. The proposed loading space provides a safe unloading area while minimizing obstruction to traffic.

SWPPP Supplement- Outstanding Comments February 25, 2025

1. **Comment:** ***The SWPPP supplement does not include enough information for a complete review. Provide additional information including supporting calculations that show the SWPPP is compliant with the NYS DEC SWDM and the GP-0-25-001.***

Response: Comment noted. This information will be provided under separate cover.

2. **Comment:** ***Include sediment trap design calculations in future submittal.***

Response: Comment noted. This information will be provided under separate cover.

3. **Comment:** ***On table NO. 1, Existing Drainage Conditions, there are multiple changes from the 2019 Master SWPPP and the Parcel 1 supplement for Watershed EX 3. They have been listed below:***

   a. ***The total impervious cover has increased from 0.59 in 2019 Master SWPPP to 1.93 acres in the Parcel 1 supplement.***
   b. ***The total area Decreased from 11.37 acres to 10.03 acres.***
   c. ***The time of concentration has decreased from 0.22 hours to 0.15 hours***

Provide justification for these changes to the existing conditions. The existing conditions used should be based off on site conditions prior to the 2023 approval.

Response: Comment noted. This information shall be included in a revised SWPPP to be issued under separate cover.

4. **Comment:** ***SW-2.0 – The time of concentration flow path for watershed 1C is shown crossing over the proposed retaining wall and into watershed 1E4. Revise the TC line and updated the time of concentration for this drainage area as necessary.***

Response: Comment noted. This information shall be included in a revised SWPPP to be issued under separate cover.

5. **Comment:** ***SW-2.1 – Provide the results of the soil testing shown on this sheet.***

Response: Comment noted. This information shall be included in a revised SWPPP to be issued under separate cover.

We will continue to work closely with LaBella to address any remaining and/or additional comments that may arise during the continued review of this application.

Very truly yours,

DTS PROVIDENT, LLP

Mark S. Gratz, P.E.
Senior Associate

MSG:lg
Enclosure(s)

cc: D. Steinmetz, V.S. Construction
File

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Brian Dempsey, P.E., PTOE, RSP1

October 23, 2025

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

Re: VS Construction Corp. – Evergreen Manor Parcel 1 - ALR Site Plan
2003 Crompond Road (Section 33.12 Block 2 Lots 1, 7 & 8)

Dear Chairman Kessler and Members of the Planning Board:

On behalf of V. S. Construction Corp. (the "Applicant") we submit herewith responses to comments in the recent memo on the subject project from Fire Chief Thomas Eade of the Lake Mohegan Fire District to Director of Code Enforcement Martin Rogers dated June 6, 2025.

1. **Comment:** ***I wanted to submit concerns identified during my plan review of the proposed assisted living facility located on Crompond Road (AKA Evergreen Manor Project), Cortlandt Manor NY 10567. The primary concern I have relates to the entrance and the access for the Fire Department apparatus. I will email you with the current dimensions and turning radius of our current and largest apparatus. Please note: the apparatus shown on the plans (labeled SP-11 Emergency Service Vehicle Maneuvering Plan) show the incorrect apparatus relative to Lake Mohegan Fire District. I would like them to show apparatus compliance pursuant to FCNYS chapter 5 and appendix D.***

Response: Upon comparison the Emergency Service Vehicle shown on Drawing No. SP-11.0 is approximately 2' longer than the Lake Mohegan Fire District 105' Aerial Ladder Truck and thus is conservative. Dimensions shown on the plans also demonstrate compliance with the requirements of the Fire Code of New York State (FCNYS) Chapter 5 and Appendix D for a Fire Aerial Apparatus Access Road. No turn around is required as the Emergency Service vehicle may pass through the site entering and/or exiting through either the Main Access Drive or the Emergency Service connector to Crompond Road.

2. **Comment:** ***I am also concerned with the degree of slope for the proposed turn into the "service entrance" which I understand is the proposed FDC location. Please confirm the location of the fire department connections. The Lake Mohegan FD apparatus that would potentially have this task would be our Quint (Ladder 35). This is a larger apparatus, and I believe would have a tough time making these turns to properly position at the FDC.***

Response: Further clarification is required. Slopes at the "service entrance" are designed at a slope of 2% or less. The final FDC location will be coordinated with the department and will be located to the Department's satisfaction.

3. **Comment:** ***Grade (Emergency Access) Code Requirement: Fire Apparatus Access Roads shall not exceed 10 percent (10%) in grade longitudinally.***

Response: The proposed access road grades have been reviewed in relation to the applicable fire apparatus access road requirements. The main entrance drive has a maximum grade of approximately 7.5%, and the emergency access entrance has a maximum grade of approximately 8%. Neither access road will exceed a 10% longitudinal grade, thereby satisfying the code requirement for fire apparatus access.

4. **Comment:** ***I also recommend identifying the Cross Slope of the road section to ensure that the slope does not exceed five percent (5%). In order to accommodate proper angles of approach and departure, the gradient in fire access roads shall not exceed a five percent (5%) change along any ten (10) foot section.***

Response: The proposed access road grading has been reviewed and adjusted as necessary to comply with the noted requirements. Cross slopes along the fire access roads will not exceed two percent (2%), and to accommodate proper angles of approach and departure, gradient changes will not exceed five percent (5%) within any ten (10) foot section. These design parameters will be reflected on the final grading plans to ensure compliance with access road standards.

5. **Comment:** ***The current parking illustrated on the plans highlights potential issues in respect to FD access. During an alarm, our agency will be dispatching two engines (pumpers) and two ladders (aerials) to this facility. We also depend on an automatic mutual aid response from neighboring City of Peekskill FD.***

Inclement weather and specific times of day (peak number of vehicles in the lots) pose significant challenges positioning and operating emergency incidents at this location as currently shown on the proposed plan.

Response: The plans have been reviewed with consideration of the Fire Department's operational needs and the concern regarding apparatus access along the eastern side of the building. All parking has been removed from previously issued plans to allow for unobstructed access to the east side of the building and within 30-feet and no closer than 15-feet to the facade. A designated fire lane has been incorporated in this area to enforce no parking in this area. The layout allows for multiple apparatus to mobilize and operate within this zone during an emergency event.

We will continue to work with the Lake Mohegan Fire District to address any remaining and/or additional comments that may arise during the continued review of this application.

Very truly yours,

DTS PROVIDENT, LLP

Mark S. Gratz, P.E.
Senior Associate

MSG:lg
Enclosure(s)

cc: D. Steinmetz, V.S. Construction
File

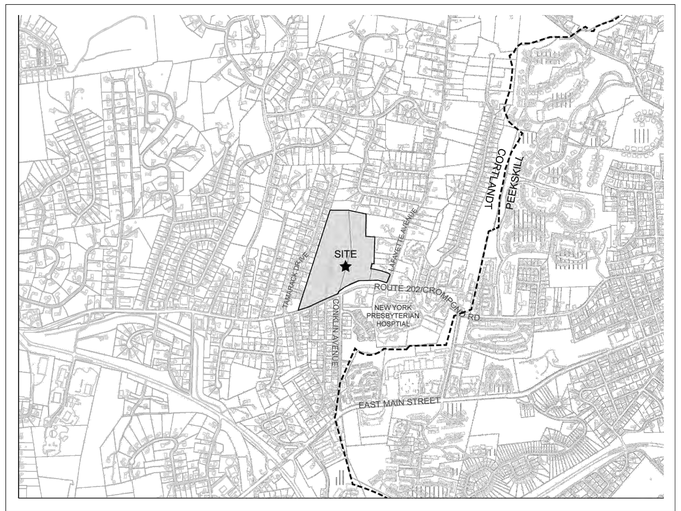
2003 Crompond Road

(TAX LOT: 33.12-2-8)
Town of Cortlandt, New York

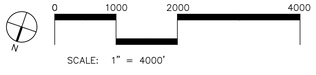
Site Plan Application - Parcel 1

January 23, 2025
Revised: February 11, 2025
Revised: May 22, 2025
Revised: October 23, 2025

LOCATION MAP



BASE MAP SOURCE: WESTCHESTER GIS



ZONING TABLE

Code Section	MEDICAL ORIENTED DISTRICT (MOD)	REQUIRED/ PERMITTED	PROPOSED	
			Lot 1	Evergreen Manor
307-96.2	Medical Oriented District (MOD)			
C(1)(a)	**Dimensional Requirements**			
	Minimum lot area (SF) [1]	100,000	--	1,235,294
	Minimum lot width (ft)	100	562	--
	Setbacks			
	Front (ft)			
	Crompond Road (Route 35/202)	30	30	--
	Evergreen Manor roadway	30	50	--
	Side (ft)	30	208	--
	Rear (ft)	30	130	--
	Maximum Lot Coverage (%) [2]	60	--	36% [3]
	Height (ft)	45	≤45	--
C(3)(b)	**Parking Requirement**			
	Assisted Living/independent senior living with services/skilled nursing - 0.5 spaces per bed	59 (for 118 beds)	69	--
C(5)(a)	**Minimum Area of Nondisturbance (ft)**			
	Minimum from nearest lot line of a parcel on Cypress Lane, Nancy Lane, Ridge Road, Tamarack Drive	100	100	100
	Minimum from nearest lot line of a parcel on any other adjacent street with an existing residential unit	30	N/A	30

[1] Per § 307-96.2C(4)(a) The creation of internal property subdivisions within a mixed-use development is permitted to allow for multiple ownership of properties/uses. Any eligible site hereunder may, for purposes of dedication, the creation of rights-of-way, sale, lease, mortgage, or other disposition or financing, be subdivided or re-subdivided, converted to condominium or cooperative ownership, or otherwise divided into lots, parcels or tracts, which may be sold, leased, mortgaged, or otherwise alienated or encumbered, without regard to minimum lot area provided that at least one development from the original lot prior to subdivision is developed as a medical use.

[2] Per § 307-96.2C(4)(b) If a site meets the eligibility requirements above, then all determinations relating to lot coverage and building coverage for any lot or lots subject to internal property subdivision hereunder shall be made treating the entire site as a single unit; provided, however, that access and infrastructure shall be shared by any lot approved under this section. Reciprocal easements and/or agreements that address common access, shared parking, stormwater systems, and utilities shall be developed to ensure the future operation and maintenance of the infrastructure servicing any lot or lots approved hereunder.

[3] Lot coverage calculated based on Site Development Plan applications for Lot 1 (assisted living residence) and Lot 3 (commercial) and master plan for Lot 2 (townhouses)

LIST OF DRAWINGS

No.	Name	By	Scale	Date
	COVER SHEET	DTSP		10/23/25
SP-0.1	MASTER SITE PLAN	DTSP	1" = 60'	10/23/25
SP-0.2	SITE REMOVALS PLAN	DTSP	1" = 60'	10/23/25
SP-1.0	SITE LAYOUT PLAN	DTSP	1" = 30'	10/23/25
SP-2.0	SITE GRADING AND DRAINAGE PLAN	DTSP	1" = 30'	10/23/25
SP-3.0	SITE UTILITY PLAN	DTSP	1" = 30'	10/23/25
SP-4.1	SITE LANDSCAPE PLAN	DTSP	1" = 30'	10/23/25
SP-4.2	PLANT LIST AND PLANTING DETAILS	DTSP	NTS	10/23/25
SP-5.1	SITE LIGHTING PLAN	DTSP	1" = 30'	10/23/25
SP-5.2	SITE LIGHTING DETAILS	DTSP	NTS	10/23/25
SP-6.1	SITE AND UTILITY DETAILS	DTSP	NTS	10/23/25
SP-6.2	SITE AND UTILITY DETAILS	DTSP	NTS	10/23/25
SP-6.3	SITE AND UTILITY DETAILS	DTSP	NTS	10/23/25
SP-7.1	EROSION AND SEDIMENT CONTROL PLAN	DTSP	1" = 30'	10/23/25
SP-7.2	EROSION AND SEDIMENT CONTROL DETAILS	DTSP	NTS	10/23/25
SP-8.0	DRIVEWAY PROFILE	DTSP	AS NOTED	10/23/25
SP-9.0	UTILITY PROFILES	DTSP	AS NOTED	10/23/25
SP-10.0	TREE REMOVALS PLAN	DTSP	1" = 30'	10/23/25
SP-11.0	EMERGENCY SERVICE VEHICLE MANEUVERING PLAN	DTSP	1" = 30'	10/23/25
SP-11.1	REFUSE TRUCK TURNING MOVEMENTS	DTSP	1" = 30'	10/23/25
SP-11.2	DELIVERY TRUCK TURNING MOVEMENTS	DTSP	1" = 30'	10/23/25
SP-12.0	STEEP SLOPES MAP FOR OVERALL SITE	DTSP	1" = 50'	10/23/25
SP-12.1	STEEP SLOPES MAP (PARCEL 1)	DTSP	1" = 30'	10/23/25
	SURVEY	TCM	1" = 50'	01/04/24

LEGEND

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TCM DANIEL T. MERRITTS, PLS

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PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP SANJEDA MIAH 5/22/2025 8:50 AM C:\USERS\SANJEDAMIAH\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR--CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P1 SP-0.1 MASTER PLAN.DWG

EVERGREEN MANOR

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SCALE: 1" = 60'

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NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE
1	02/11/25	PARCEL 1 REVISIONS
2	05/22/25	SITE PLAN APPLICATION - PARCEL 1
3	10/23/25	PLANNING BOARD SUBMISSION

DRAWING TITLE:

PARCEL 1 - MASTER SITE PLAN

DRAWN BY:	CHECKED BY:
BZ/RC/TK	GMS/MG
PROJECT NO.	DATE:
812	01/23/25

DRAWING NO.

SP-0.1

STATE OF NEW YORK — STEPHEN M. GAUDIOSO — 071534 — LICENSED PROFESSIONAL ENGINEER

EXPIRES 07/31/26

TOWN OF CORTLANDT REMOVAL NOTES:

1. THE CONTRACTOR SHALL LOCATE AND REMOVE ALL COMPONENTS OF THE EXISTING SSDS SERVICING ALL BUILDINGS PROPOSED FOR DEMOLITION.
2. SEPTIC TANKS, LEACHING FIELDS, AND OTHER SIMILAR FACILITIES ASSOCIATED WITH THE EXISTING BUILDINGS SHALL BE PUMPED FREE OF SEPTAGE OR SEWAGE, REMOVED AND THE RESULTING HOLE SHALL BE BACKFILLED IN LIFTS OF COMPACTED SUITABLE FILL MATERIAL.
3. THE ABANDONMENT AND/OR DECOMMISSIONING OF ALL EXISTING SUBSURFACE DISPOSAL SYSTEMS MUST BE IN ACCORDANCE WITH THE PROCEDURES APPROVED BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH AND CERTIFIED BY A LICENSED NYS PROFESSIONAL ENGINEER.
4. THE SEPTIC TANKS AND OTHER COMPONENTS REMOVED FROM THE SITE SSDS MUST BE TRANSPORTED TO A NYSDEC LICENSED HAULER TO A NYSDEC LICENSED DISPOSAL FACILITY.
5. IF APPLICABALE, ALL WELLS SHALL BE ABANDONED AND/OR DECOMMISSIONED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN AWWA STANDARD A100. ALL PUMPS, WIRING, AND PIPING SHALL BE PULLED OUT OF THE EXISTING WELL.
6. IF APPLICABLE, WELLS TO BE ABANDONED SHALL (I) BE SEALED TO PREVENT UNDESIRABLE EXCHANGE OF WATER FROM ONE AQUIFER TO ANOTHER; (II) BE FILLED WITH A SODIUM BENTONITE SLURRY; (III) WHEN FILLED WITH SODIUM BENTONITE SLURRY, THIS MATERIAL SHALL BE APPLIED TO THE WELL HOLE THROUGH PIPE, TREMIE, OR BAILER.
7. AFTER COMPLETION OF THE GROUTING PROCEDURE, THE CONTRACTOR SHALL EXCAVATE AROUND THE WELL CASING AND CUT THE CASING TO A DEPTH OF FOUR FEET BELOW THE EXISTING GRADE OR PROPOSED GRADE, WHICHEVER PROVIDES A GREATER DEPTH OF COVER. WHERE IN PROXIMITY TO UTILITIES (WITHIN 5-FT OF WATER OR 10-FEET OF STORM OR SANITARY SEWER), THE WELL SHALL BE CUT FOUR FEET BELOW THE BOTTOM OF THE TRENCH. A CONCRETE CAP MEASURING 2-FOOT IN DIAMETER WITH A THICKNESS OF 1-FOOT IS TO BE PLACED ON TOP OF THE CASING. THE REMAINDER OF THE EXCAVATION SHALL BE BACKFILLED WITH SUITABLE BACKFILL MATERIAL.
8. WELLS TO BE ABANDONED SHALL BE CERTIFIED BY A LICENSED NYS PROFESSIONAL ENGINEER.
9. SPECIFY CONTRACTOR SHALL CALL IN TOWN CODE 53 TO LOCATE THE SERVICE CONNECTION AT THE WATERMAIN. IF CODE 53 DOES NOT LOCATE SERVICE MAIN CONNECTION AT MAIN, CONTRACTOR SHALL PERFORM GPR TO LOCATE SERVICE CONNECTION PRIOR TO DEMOLITION/DISCONNECTION. INDICATE EXISTING WATER SERVICE LATERAL SHALL BE CUT AT THE CORPORATION VALVE, BENT BACK, CRIMPED OR CAPPED AND ENCASED (VALVE AND END OF SERVICE LATERAL) IN KCRETE. REMOVE THE MINIMUM NEXT 3-FT OF WATER SERVICE LATERAL AND ABANDON IN PLACE TO PROPERTY LINE. SHOULD THE SERVICE LATERAL BE DUCTILE IRON, THE LINE SHALL BE REMOVED UP TO THE VALVE. THE VALVE SHALL BE CLOSED, FLANGED AND CAPPED (USING MEGA LUG CONNECTIONS) AND ENCASED IN 4,000 PSI. LASTLY, THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO THE HIGHWAY DEPARTMENT FOR APPROVAL PRIOR TO PERFORMING THE WORK.

GENERAL NOTES

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

BUILDING DEMOLITION NOTES

1. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE REQUIREMENTS OF THE BUILDING CODE OF NYS CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION AND THE FIRE CODE OF NYS CHAPTER 14 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.
2. ALL INTERIOR WALL FOOTINGS AND FOUNDATIONS AND ANY OTHER BELOW-GRADE STRUCTURES TO BE REMOVED SHALL BE EXCAVATED, REMOVED AND ANY VOID CREATED BE BACKFILLED WITH SELECT COMPACTED FILL MATERIAL, COMPACTED TO 98% UNDER BUILDING SLAB AND FOUNDATIONS, AND 95% UNDER PAVEMENT.
3. THE CONTRACTOR SHALL DISPOSE OF ALL ITEMS AND MATERIALS REMOVED AND NOT SALVAGED, INCLUDING ALL EXCAVATED MATERIAL, OFF-SITE AND IN A LEGAL MANNER.
4. WATER METER(S) SHALL BE REMOVED AND RETURNED TO TOWN AT THE TIME THAT THE EXISTING WATER SERVICE HAS BEEN DISCONNECTED.

REMOVAL NOTES

1. CONTRACTOR SHALL USE CARE DURING DEMOLITION TO AVOID DISTURBING OR DAMAGING ADJACENT ABOVE-GRADE OR SUB GRADE STRUCTURES, FACILITIES, CURBS, PAVEMENTS, AND PERIMETER FENCING, WALLS OR LANDSCAPING, ETC. ANY DAMAGE RESULTING FROM THIS WORK WILL BE RESTORED AT THE CONTRACTOR'S EXPENSE.
2. THE CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT THE ROOT SYSTEMS OF EXISTING TREES TO REMAIN. BULK MATERIAL, EQUIPMENT, OR VEHICLES SHALL NOT BE STOCKPILED OR PARKED WITHIN THE DRIP LINE OF ANY TREE. WHEN NECESSARY, THE CONTRACTOR SHALL EXCAVATE BY HAND WITHIN THE DRIP LINE OF EXISTING TRESS, OR AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
3. IN AREAS DESIGNATED FOR EXCAVATION, ALL EXISTING PAVEMENTS, AND STRUCTURES SHALL BE REMOVED ACCORDING TO THE PLANS AND SPECIFICATIONS, AND AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE, EXCAVATE, AND DISPOSE OF ALL MATERIALS INDICATED FOR REMOVAL ACCORDING TO THE SITE REMOVALS PLAN.
5. THE OWNER & CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO COMMENCING WORK.


MAGNOLIA LANE
BIRCHWOOD LANE
CYPRESS LANE
CROMPOND ROAD
CONKLIN AVENUE
OGDEN AVENUE
TAYLOR DRIVE
DRIVE
ROAD
EXIST. REMAINS OF BARN TO BE REMOVED
EXIST. REMAINS OF SHED TO BE REMOVED
EXIST. FRAME BARN TO BE DEMOLISHED AND REMOVED
REMOVE EXISTING CONCRETE WALKWAY
EXIST. PROPANE TANK TO BE REMOVED AS REQUIRED
EXIST. CONCRETE DRIVEWAY TO BE REMOVED
REMAINS OF IN-GROUND POOL TO BE DEMOLISHED
EXIST. PROPANE TANK TO BE REMOVED AS REQUIRED
EXIST. FRAME SHEDS TO BE REMOVED
EXIST. 2 STORY FRAME RESIDENCE TO BE DEMOLISHED AND REMOVED
EXIST. LOCATION OF WATER SERVICE VALVE TO BE DISCONNECTED AS PER (T) CORTLANDT REQUIREMENTS
REMAINS OF 2-1/2 BRICK BUILDING TO BE DEMOLISHED AND REMOVED ALONG WITH PORCH AND WALLS
EXIST. ASPHALT DRIVEWAY TO BE REMOVED
EXISTING BUILDINGS TO BE REMOVED
EXISTING STRUCTURES TO BE REMOVED
PROPOSED 1 STORY SINGLE FAMILY DWELLING
PROPOSED 2 STORY SINGLE FAMILY DWELLING
PROPOSED 2 STORY SINGLE FAMILY DWELLING
PROPOSED 2

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP SANJEDA MAH 5/22/2025 8:50 AM C:\USERS\SANJEDAMAH\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR-CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P1 SP-1.0 LAYOUT PLAN.DWG

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

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NORWALK, CONNECTICUT 06851

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

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0 15 30 60

SCALE: 1" = 30'

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REVISIONS/ISSUANCES

NO.	DATE	ISSUE
1	02/11/25	PARCEL 1 REVISIONS
2	05/22/25	SITE PLAN APPLICATION - PARCEL 1
3	10/23/25	PLANNING BOARD SUBMISSION

DRAWING TITLE:

PARCEL 1 - SITE LAYOUT PLAN

DRAWN BY: BZ/RC/TK
CHECKED BY: GMS/MG
PROJECT NO. 812
DATE: 01/23/25
DRAWING NO.

SP-1.0

STATE OF NEW YORK — GREGORY M. STEPHEN — 071534 — LICENSED PROFESSIONAL ENGINEER

EXPIRES 07/31/26

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP CANOO, ROLANDO C. 5/22/2025 8:50 AM C:\USERS\RCANOO\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR--CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P1 SP-2.0 SITE GRADING & DRAINAGE PLAN.DWG

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

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SCALE: 1" = 30'

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3	10/23/25	PLANNING BOARD SUBMISSION

DRAWING TITLE:

PARCEL 1 - SITE GRADING AND DRAINAGE PLAN

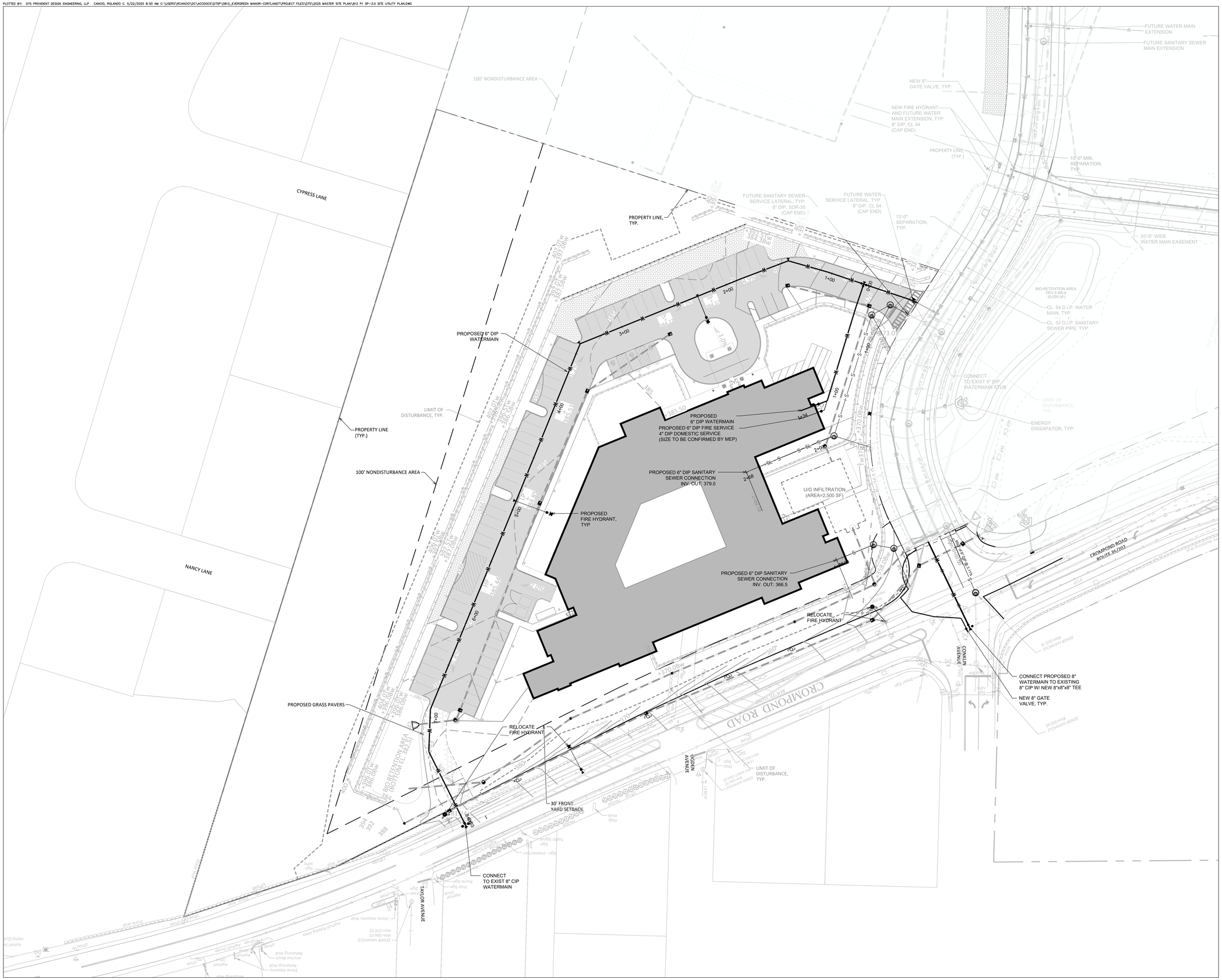
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EXPIRES 07/31/26

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PROJECT NO.	DATE:
812	01/23/25

DRAWING NO.

SP-2.0



EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

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3	10/23/25	PLANNING BOARD SUBMISSION

DRAWING TITLE:

PARCEL 1 - SITE UTILITY PLAN

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STATE OF NEW YORK · STEPHEN G. MILLER · 071534 · LICENSED PROFESSIONAL ENGINEER

EXPIRES 07/31/26

CONCEPT PLANT SCHEDULE

SHADE TREES 3" - 3.5" CAL. — 33
ACER RUBRUM `OCTOBER GLORY` - `OCTOBER GLORY` RED MAPLE
ACER SACCHARUM - SUGAR MAPLE
GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE` - THORNLESS COMMON HONEYLOCUST
LIQUIDAMBAR STYRACIFLUA `ROTUNDILOBA` - `ROTUNDILOBA` SWEETGUM
LIRIODENDRON TULIPIFERA - TULIP POPLAR
QUERCUS PALUSTRIS - SWAMP SPANISH OAK
QUERCUS SPP. - OAK SPECIES
TILIA AMERICANA - BASSWOOD
TILIA CORDATA - SMALL-LEAVED LINDEN
ULMUS AMERICANA `NEW HARMONY` - `NEW HARMONY` AMERICAN ELM

ORNAMENTAL TREES 6` - 8` HGT. — 27
AMELANCHIER X GRANDIFLORA - APPLE SERVICEBERRY
BETULA NIGRA `BNMTF` - `DURA HEAT` RIVER BIRCH
CARPINUS CAROLINIANA - AMERICAN HORNBEAM
CERCIS CANADENSIS - EASTERN RED BUD
CORNUS FLORIDA `CHEROKEE BRAVE` - `CHEROKEE BRAVE` DOGWOOD
CRATAEGUS CRUS-GALLI VAR. INERMIS - THORNLESS COCKSPUR HAWTHORN

EVERGREEN TREES 6` - 8` HGT. — 16
ILEX OPACA - AMERICAN HOLLY
JUNIPERUS VIRGINIANA - EASTERN RED CEDAR
PICEA GLAUCA - WHITE SPRUCE
PICEA PUNGENS - BLUE SPRUCE
PINUS STROBUS - WHITE PINE
THUJA X `GREEN GIANT` - `GREEN GIANT` ARBORVITAE

FOUNDATION / ACCENT PLANTING 18" - 24", 24" - 36" — 7,081 sf
CEANOTHUS AMERICANUS - NEW JERSEY TEA
CLETHRA ALNIFOLIA - SUMMERSWEET CLETHRA
ILEX CRENATA - JAPANESE HOLLY
ILEX GLABRA - INKBERRY HOLLY
ITEA VIRGINICA - VIRGINIA SWEETSPIRE
JUNIPERUS SPP. - JUNIPER SPECIES
PHYSOCARPUS OPULIFOLIUS - EASTERN NINEBARK
POTENTILLA FRUTICOSA - BUSH CINQUEFOIL
VIBURNUM DENTATUM - ARROWWOOD VIBURNUM

SLOPE PLANTING SHRUBS 24" - 36", 4` O.C. — 17,461 sf
ARONIA ARBUTIFOLIA `BRILLIANTISSIMA` - BRILLIANT RED CHOKEBERRY
CORNUS SPP. - DOGWOOD SPECIES
COTONEASTER APICULATUS - CRANBERRY COTONEASTER
ILEX GLABRA `COMPACTA` - COMPACT INKBERRY
ILEX GLABRA `SHAMROCK` - SHAMROCK INKBERRY HOLLY
MYRICA PENSYLVANICA - NORTHERN BAYBERRY
RHUS AROMATICA `GRO-LOW` - `GRO-LOW` FRAGRANT SUMAC
VIBURNUM DENTATUM - ARROWWOOD VIBURNUM

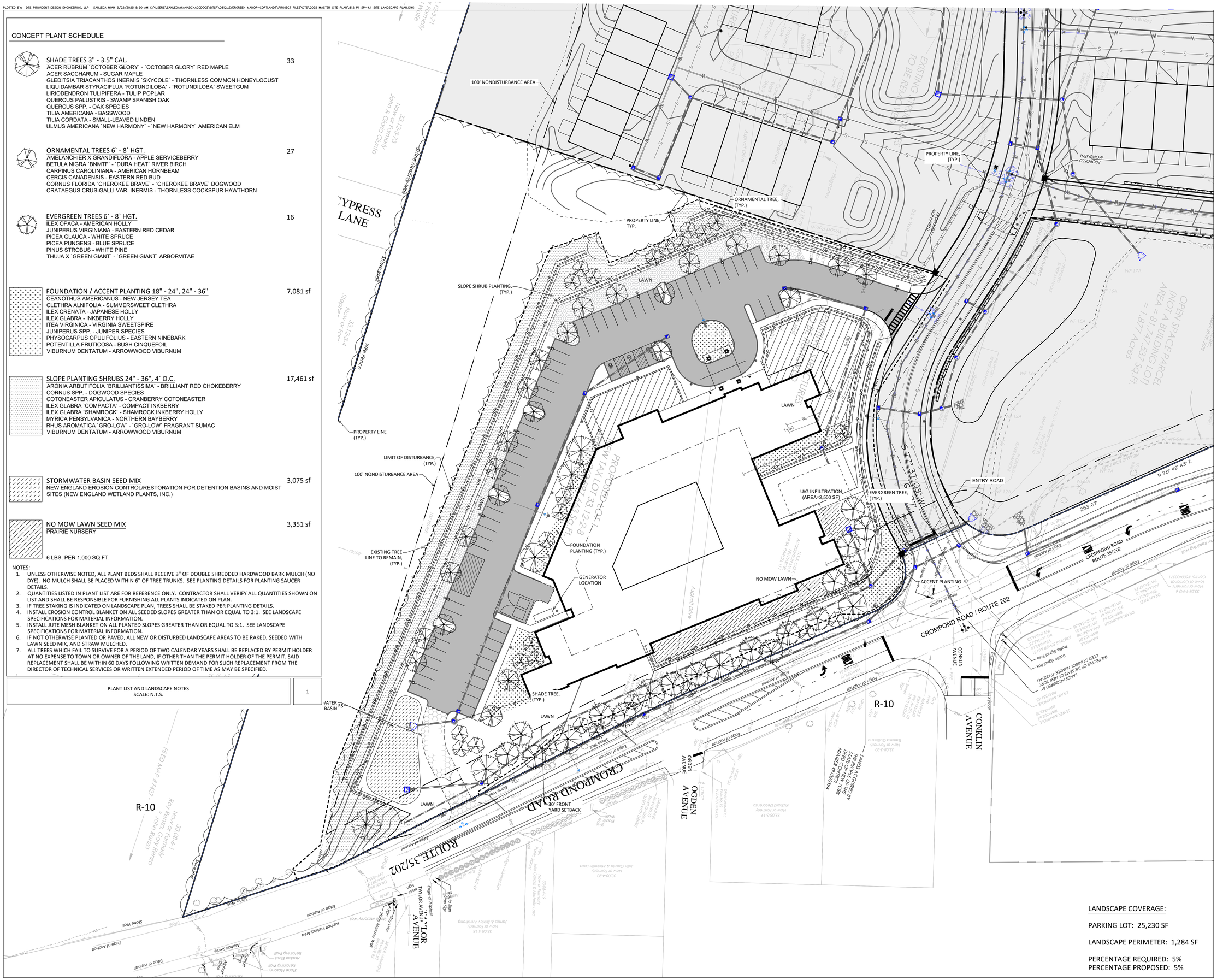
STORMWATER BASIN SEED MIX — 3,075 sf
NEW ENGLAND EROSION CONTROL/RESTORATION FOR DETENTION BASINS AND MOIST SITES (NEW ENGLAND WETLAND PLANTS, INC.)

NO MOW LAWN SEED MIX — 3,351 sf
PRAIRIE NURSERY

6 LBS. PER 1,000 SQ.FT.

NOTES:
1. UNLESS OTHERWISE NOTED, ALL PLANT BEDS SHALL RECEIVE 3" OF DOUBLE SHREDDED HARDWOOD BARK MULCH (NO DYE). NO MULCH SHALL BE PLACED WITHIN 6" OF TREE TRUNKS. SEE PLANTING DETAILS FOR PLANTING SAUCER DETAILS.
2. QUANTITIES LISTED IN PLANT LIST ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON LIST AND SHALL BE RESPONSIBLE FOR FURNISHING ALL PLANTS INDICATED ON PLAN.
3. IF TREE STAKING IS INDICATED ON LANDSCAPE PLAN, TREES SHALL BE STAKED PER PLANTING DETAILS.
4. INSTALL EROSION CONTROL BLANKET ON ALL SEEDED SLOPES GREATER THAN OR EQUAL TO 3:1. SEE LANDSCAPE SPECIFICATIONS FOR MATERIAL INFORMATION.
5. INSTALL JUTE MESH BLANKET ON ALL PLANTED SLOPES GREATER THAN OR EQUAL TO 3:1. SEE LANDSCAPE SPECIFICATIONS FOR MATERIAL INFORMATION.
6. IF NOT OTHERWISE PLANTED OR PAVED, ALL NEW OR DISTURBED LANDSCAPE AREAS TO BE RAKED, SEEDED WITH LAWN SEED MIX, AND STRAW MULCHED.
7. ALL TREES WHICH FAIL TO SURVIVE FOR A PERIOD OF TWO CALENDAR YEARS SHALL BE REPLACED BY PERMIT HOLDER AT NO EXPENSE TO TOWN OR OWNER OF THE LAND, IF OTHER THAN THE PERMIT HOLDER OF THE PERMIT. SAID REPLACEMENT SHALL BE WITHIN 60 DAYS FOLLOWING WRITTEN DEMAND FOR SUCH REPLACEMENT FROM THE DIRECTOR OF TECHNICAL SERVICES OR WRITTEN EXTENDED PERIOD OF TIME AS MAY BE SPECIFIED.

PLANT LIST AND LANDSCAPE NOTES
SCALE: N.T.S. — 1



LANDSCAPE COVERAGE:

PARKING LOT: 25,230 SF

LANDSCAPE PERIMETER: 1,284 SF

PERCENTAGE REQUIRED: 5%
PERCENTAGE PROPOSED: 5%

EVERGREEN MANOR
Town of Cortlandt, New York

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3	10/23/25	PLANNING BOARD SUBMISSION

DRAWING TITLE:

PARCEL 1 - SITE LANDSCAPE PLAN

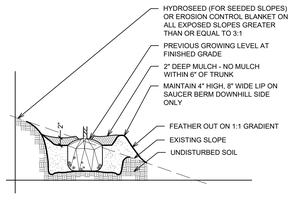
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PROJECT NO.	DATE:
812	01/23/25

DRAWING NO.

SP-4.1

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EXPIRES 07/31/26

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP SANJEDA MAH 5/22/2025 8:50 AM C:\USERS\SANJEDAMAH\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR-CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 PI SP-4.2 LANDSCAPE DETAILS.DWG



NOTE:
1. PLANTS SET VERTICALLY, NOT PERPENDICULAR TO SLOPE.
2. EROSION CONTROL BLANKET FOR SEEDED SLOPES TO BE "LANDLOK CS2" OR "PROPEX ECSC-2B" OR APPROVED EQUAL.
3. EROSION CONTROL BLANKET FOR PLANTED SLOPES TO BE JUTE MESH BLANKET OR APPROVED EQUAL.

SLOPE PLANTING
SCALE: N.T.S.

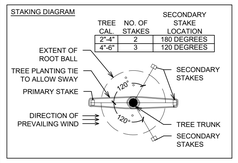
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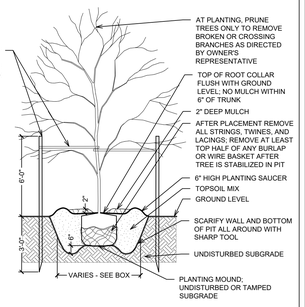
TREE PIT DIAMETER	
BALL DIA.	MIN. PIT WIDTH
UP TO 48"	BALL DIA. +2"
48" UP	1 3/4 x BALL DIA.

PIT DIAMETER IN COMPACTED SOIL	
BALL DIA.	MIN. PIT WIDTH
UP TO 48"	BALL DIA. +5"
48" UP	2 x BALL DIA.

STAKING DIAGRAM

TREE CAL.	NO. OF STAKES	SECONDARY STAKE LOCATION
2"-4"	2	180 DEGREES
4"-6"	3	120 DEGREES





NOTE:
1. STAKE ONLY WHERE TREES ARE EXPOSED TO STRONG WINDS, PLANTED SLOPE IS GREATER THAN OR EQUAL TO 3:1 OR AS DIRECTED BY OWNER'S REPRESENTATIVE; SEE STAKING DIAGRAM.
2. SCARIFY ROOT BALL OF CONTAINER STOCK ALL AROUND W/SHARP TOOL.

DECIDUOUS TREE PLANTING
SCALE: N.T.S.

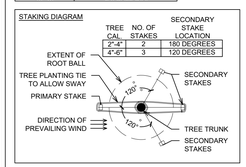
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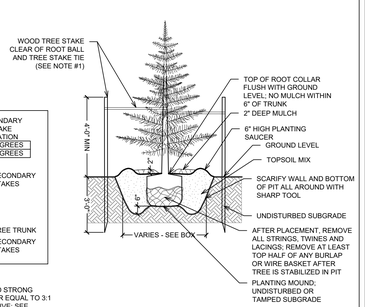
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PIT DIAMETER IN COMPACTED SOIL	
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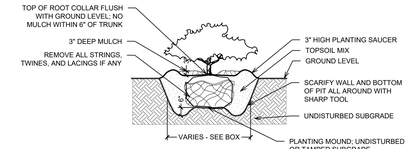




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2. SCARIFY ROOT BALL OF CONTAINER STOCK ALL AROUND W/ SHARP TOOL.

EVERGREEN TREE PLANTING
SCALE: N.T.S.

3



NOTE:
1. SCARIFY ROOT BALL OF CONTAINER STOCK ALL AROUND W/SHARP TOOL.

SHRUB PLANTING
SCALE: N.T.S.

4

EVERGREEN MANOR

Town of Cortlandt, New York

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DRAWING TITLE:

PARCEL 1 - PLANT LIST AND PLANTING DETAILS

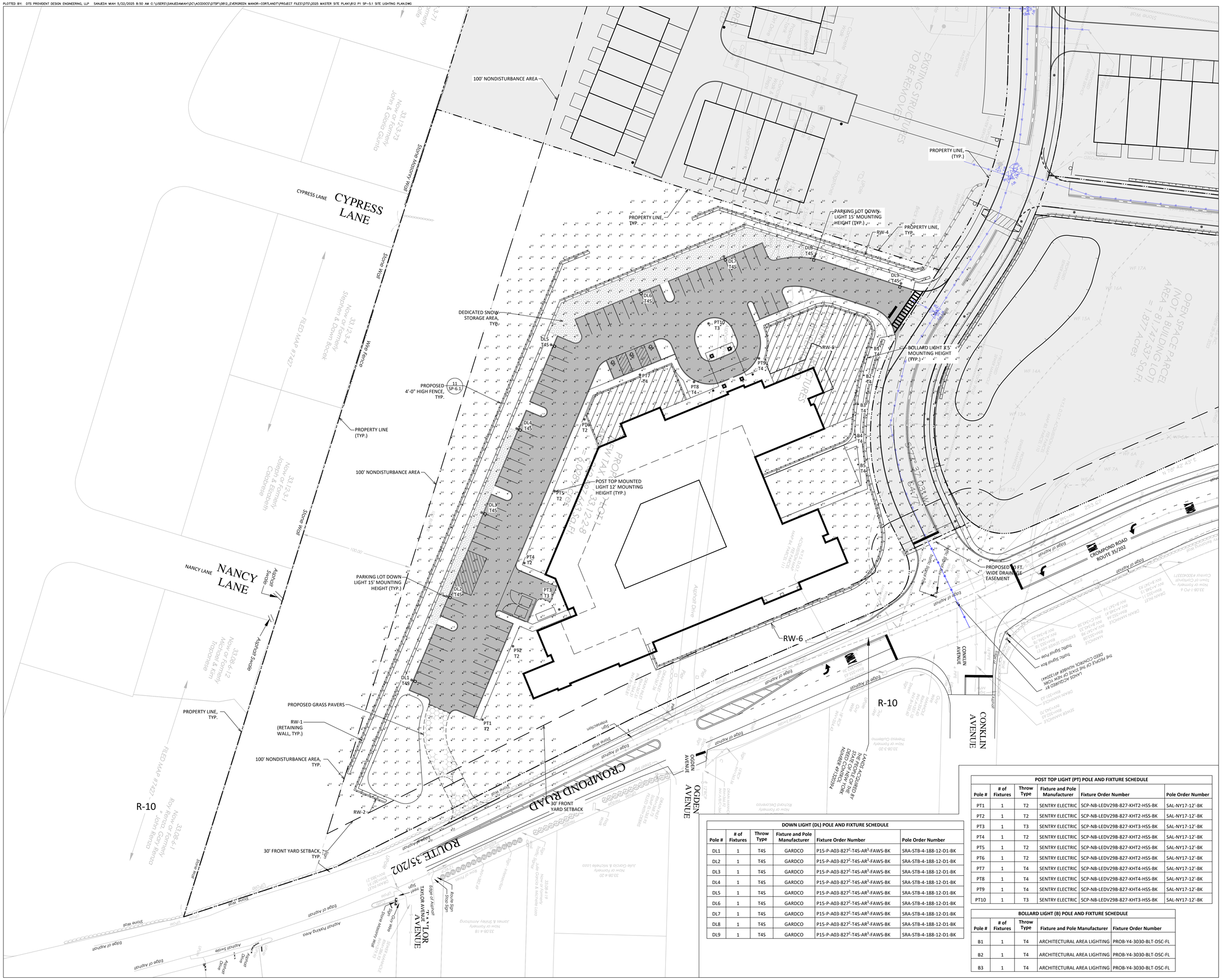
STATE OF NEW YORK — MARK STEPHEN GRUBE — 071538 — LICENSED PROFESSIONAL ENGINEER

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PROJECT NO.	DATE:
812	01/23/25

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SP-4.2


100' NONDISTURBANCE AREA
PROPERTY LINE, (TYP.)
PARKING LOT DOWN LIGHT 15' MOUNTING HEIGHT (TYP.)
RW-4
DL8 T4S
DL7 T4S
DL9 T4S
DL6 T4S
DEDICATED SNOW STORAGE AREA, TYP.
PT10 T3
DL5 T4S
RW-3
BOLLARD LIGHT 3.5' MOUNTING HEIGHT (TYP.)
B1 T4
B2 T4
B3 T4
B4 T4
B5 T4
PT9 T4
PT7 T4
PT8 T4
PROPOSED 4'-0" HIGH FENCE, TYP.
11 SP-6.1
DL4 T4S
PT6 T2
POST TOP MOUNTED LIGHT 12' MOUNTING HEIGHT (TYP.)
PT5 T2
DL3 T4S
PT4 T2
PARKING LOT DOWN LIGHT 15' MOUNTING HEIGHT (TYP.)
DL2 T4S
PT3 T3
PT2 T2
DL1 T4S
PT1 T2
PROPOSED GRASS PAVERS
RW-1 (RETAINING WALL, TYP.)
100' NONDISTURBANCE AREA, TYP.
RW-2
30' FRONT YARD SETBACK, TYP.
RW-6
30' FRONT YARD SETBACK
PROPOSED 10 FT. WIDE DRAINAGE EASEMENT
CROMPOND ROAD ROUTE 35/202
CONKLIN AVENUE
OGDEN AVENUE
TAYLOR AVENUE
NANCY LANE
CYPRESS LANE
R-10
PROPERTY LINE, TYP.
PROPERTY LINE (TYP.)
Stone Wall
Asphalt Paving Area
Edge of Asphalt
Stone Masonry Wall
Wire Fence
Asphalt Drive
Asphalt Swale
Concrete Curb
Sign
Route Sign
Stop Sign
Inlet
Manhole
Utility Pole
Guide Rail
Fire Hydrant
Gas Valve
Water Valve
Gas Meter
Electric Meter
Telephone Pedestal
Cable TV Pedestal
Light Pole
Flood Light
Sign Post
Bollard
Tree
Shrub
Deciduous Tree
Coniferous Tree
Hedge
Rock Outcrop
Boulder
Retaining Wall
Curb
Concrete Pad
Transformer
Generator
Air Conditioning Unit
Propane Tank
Fuel Oil Tank
Underground Electric
Overhead Electric
Underground Telephone
Overhead Telephone
Underground Cable TV
Overhead Cable TV
Underground Gas
Underground Water
Underground Storm Drain
Underground Sanitary Sewer
Underground Combined Sewer
Underground Fuel Oil
Underground Propane
Underground Irrigation
Underground Fiber Optic
Underground Traffic Signal
Underground Traffic Control
Underground Fire Alarm
Underground Security
Underground Steam
Underground Chilled Water
Underground Hot Water
Underground Compressed Air
Underground Vacuum
Underground Pneumatic
Underground Hydraulic
Underground Oil
Underground Gasoline
Underground Diesel
Underground Kerosene
Underground Jet Fuel
Underground Aviation Gasoline
Underground Lubricating Oil
Underground Grease
Underground Asphalt
Underground Concrete
Underground Brick
Underground Stone
Underground Gravel
Underground Sand
Underground Soil
Underground Rock
Underground Bedrock
Underground Water Table
Underground Spring
Underground Well
Underground Septic System
Underground Leach Field
Underground Cesspool
Underground Holding Tank
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Underground Oil Separator Trap

SCP-LED Central Park

Luminaires: Tulips - Hoops

Product Features

Construction
All components and decorative base shall be high-strength ASTM 356.1 cast aluminum. Luminaire shall be fully welded creating one integral housing. Injection-molded globe and large dome top shall create a weather tight chamber for the LED components, driver, and internal optics. Top shall be easily removable. LED components and driver are securely affixed to the mechanical structures. A thermal management system dissipates heat to insure compliance with ratings of the LED components and driver.

Optical
Injection-molded UV stabilized polycarbonate or high impact acrylic globe. Standard globe finish (Inside Scrubbed) creates a subtle light diffusing effect.

Available in symmetric and asymmetric configurations to optimize performance, distribution, and visual comfort.

Electrical
Meets UL 1598 for Safety. Utilizes voltage sensing 120-277V driver. Rated life of 50,000 hours at 70% lumen maintenance at 25°C. Compatible with 0-10V lighting control systems. Surge protected line-neutral, line-ground, and neutral-ground in accordance with ANSI/IEEE 62.41, Category C3. Luminaires shall be prewired and factory tested.

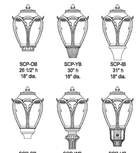
Ambient Temperature
-40° C minimum to 35° C maximum (Luminaire not to operate at maximum temperature for a period of time longer than 15% of total operating hours.).

Finish
To insure product durability, all exposed metallic surfaces shall be finished with a high performance coating consisting of high gloss Super Durable polyester powder coat paint to be applied utilizing a multistage process that includes phosphate pretreatment, electrostatic powder application, and convection curing. Paint shall be weather, corrosion, abrasion, and UV resistant in compliance with specification AAMA 2604-05. Color to be specified.

Mounting
Mounts to a Ø3" by 3" tall tenon. Three (3) 3/8"-16 UNC stainless steel allen head cup point set screws secure luminaire to post top tenon. All mounting hardware shall be stainless steel.

Model-Bases







Light Source	LED29B-1.05A		LED29B-0.7A		LED19C-0.7A	
Wattage	58W		38W		26W	
Color Temp	3000K		3000K		3000	
	Delivered Lumens	Lumens Per Watt	Delivered Lumens	Lumens Per Watt	Delivered Lumens	Lumens Per Watt
KHT2 (Type II)	5510	95	3719	98	2413	98
KHT3 (Type III)	5332	91	3599	95	2335	94
KHT4 (Type IV)	5368	92	3636	96	2359	95
KHT5 (Type V)	5284	91	3567	94	2314	94
KHTSBQ (Type V Square)	5401	93	3648	96	2366	96

Ordering Information

Choose the **boldface** catalog references that best suit your needs.

Example: **SCP - NB - LEDV29B-0.7A - 830 - DR - KHT2 - BPC - 120V - BK**

(Model · Base · Light Source · Color Temp · Globe Material · Distribution · Options · Voltage · Finish)

Model	Base	Light Source & Wattage	Globe Material	Distribution	Options	Finish
SCP	NB	LEDV29B-1.05A 58 watts	(blank) Polycarbonate	KHT5 Type V	BPC Button Photo Cell	BK Black
	OB	LEDV29B-0.7A 38 watts	DR High Impact Acrylic	KHT5SQ Type V Square	TLR Twist Lock Receptacle	BZ Bronze
	YB	LEDV19C-0.7A 26 watts		KHT4 Type IV	TLR7 Twist Lock Receptacle, 7 Pin with Dimming and Control Contacts	FG Federal Green
	IB	CRI & Color Temperature		KHT3 Type III	HSS House Side Shield	GY Gray
	CB			KHT2 Type II		WH White
	WB	827 80 CRI, 2700K			IP66 IP66 (Consult Factory)	SIL Silver
	UB	830 80 CRI, 3000K		Consult factory for additional distribution options.		BLU Blue
		835 80 CRI, 3500K			Accessories	SBRZ Statuary Bronze
		840 80 CRI, 4000K			RPC Receptacle Photo Control	Consult factory for additional finishes.
		Consult factory for additional light source and color temperature options.			Voltage	
					(blank) 120V thru 277V (Standard)	
					120V 120V (With BPC Only)	
					208-277V 208V thru 277V (With BPC Only)	

Sentry Electric LLC, 185 Buffalo Avenue, Freeport, New York, 11520
Telephone: 516.379.4660 Fax: 516.378.0624
www.sentrylighting.com
info@sentrylighting.com
L-13-2
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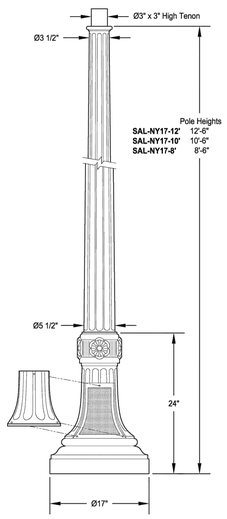
POST TOP LIGHT FIXTURE
SCALE: N.T.S.

1

SAL-NY17 Series

Cast Aluminum (SAL) Poles - Cast Shaft

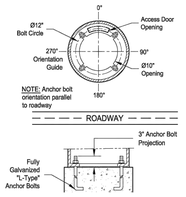
Detail



Shaft



Installation Details



Ordering Information

Choose the **boldface** catalog references that best suit your needs.

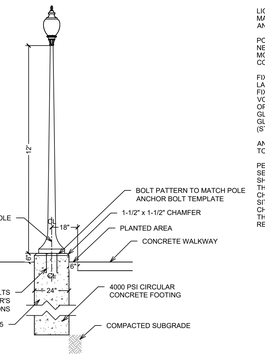
Example: **SAL-NY17-12' - BK - GFI-N USE**

Model	Height	Finish		Accessories
SAL-NY17-8'	8'-6"	BK	Black	★★★ GFI Enclosure
SAL-NY17-10'	10'-6"	BZ	Bronze	★★★ Banner Arm
SAL-NY17-12'	12'-6"	FG	Federal Green	★★★ Flag Holder
		GY	Gray	★★★ Plant Hanger
		WH	White	WH Wreath Holder
		SIL	Silver	★★★ Street Signs
		BLU	Blue	
		SBRZ	Statuary Bronze	
		Consult factory for additional finishes.		★★★ *select catalog reference in* ***Accessories Section***

Sentry Electric LLC, 185 Buffalo Avenue, Freeport, New York, 11520
Telephone: 516.379.4660 Fax: 516.378.0624
www.sentrylighting.com
info@sentrylighting.com
P-15-32
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POST TOP LIGHT POLE
SCALE: N.T.S.

2



LIGHT POLES AND FIXTURES SHALL BE AS MANUFACTURED BY SENTRYLIGHTING AND ARE AS NOTED:

POLE MODEL: SAL-NY17-12'
NEW YORK SERIES ALUMINUM POLE
MOUNTING HEIGHT 12'-6"
COLOR: BLACK

FIXTURE: SCP CENTRAL PARK SERIES
LAMP TYPE: 50 LED
FIXTURE COLOR: BLACK
VOLTAGE: 120V-277V
OPTIONS: SPR3 TYPE III
GLOBE STYLE: SCRUBBED (STANDARD)
GLOBE MATERIAL: POLYCARBONATE (STANDARD)

ANCHOR BOLT ORIENTATION PARALLEL TO ROADWAY

PER TOWN OF CORTLANDT ZONING CODE SECTION 307-12.3 G. (2): SHOULD ANY OUTDOOR LIGHTING FIXTURE OR THE TYPE OF LIGHT SOURCE THEREIN BE CHANGED AFTER A LIGHTING PERMIT AND/OR SITE PLAN APPROVAL HAS BEEN ISSUED, A CHANGE REQUEST MUST BE SUBMITTED TO THE DIRECTOR OF CODE ENFORCEMENT FOR REVISED APPROVAL.

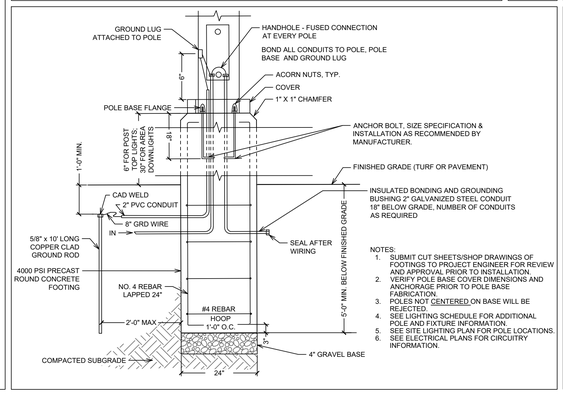
POST TOP LIGHT
SCALE: N.T.S.

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TITLE
SCALE: N.T.S.

4



NOTES:
1. SUBMIT CUT SHEETS/SHOP DRAWINGS OF FOOTINGS TO PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
2. VERIFY POLE BASE COVER DIMENSIONS AND ANCHORAGE PRIOR TO POLE BASE FABRICATION.
3. POLES NOT CENTERED ON BASE WILL BE REJECTED.
4. SEE LIGHTING SCHEDULE FOR ADDITIONAL POLE AND FIXTURE INFORMATION.
5. SEE SITE LIGHTING PLAN FOR POLE LOCATIONS.
6. SEE ELECTRICAL PLANS FOR CIRCUITRY INFORMATION.

LIGHT POLE FOUNDATION
SCALE: N.T.S.

5

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TITLE
SCALE: N.T.S.

6

GARDCO
Site & Area
PureForm
P15 small square area light



Gardco PureForm LED area small square precision P15 features a sleek, low profile design. Precision optics are optimized for maximum efficiency and uniformity. Multiple optical distributions and color temperatures are available to allow you to customize your selection.

Project:
Location:
Cat.No:
Type:
Luminaire: Qty:
Notes:

Ordering guide — example: P15-P-A06-740-T6S-AR1-UNV-BL50-L3-BZ

Prefix	Optic Technology	Configuration (nominal lumens)	Color Temperature	Distribution	Mounting	Voltage
P15	P					
P15 PureForm area small 15" square	P Precision	A01 2,000 lumens A02 4,000 lumens A03 6,000 lumens A04 8,000 lumens A05 10,000 lumens A06 12,000 lumens A07 14,000 lumens A08 16,000 lumens	730 700R 3000K 740 700R 4000K 750 700R 5000K 835* 80CRI 3500K 827* 80CRI 2700K	T2M Type 2 Medium T3M Type 3 Medium T4S Type 4 Short T5S Type 5 Short BLC Back Light Control SEE LIGHTING PLAN FOR DISTRIBUTION	AR1* Arm mount (Standard) The following mounting kits must be ordered separately (See accessories): RAM1 Retrofit arm mount kit WAL Wall mount	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVU 347-480V (50/60Hz)

Options:

Dimming controls	Motion sensor lens	Electrical/Shielding	Finish
(0-10V dimming driver standard) DLEA* Dimming Leads Externally Accessible (Leads by others) FAN5* Field Adjustable Voltage Selector SRDR*,** SR driver connected to 3/4nga socket DynaDimmer: Automatic Profile Dimming CS50*,** Security 50% Dimming, 7 hours CM50*,** Median 50% Dimming, 8 hours CS30*,** Security 30% Dimming, 7 hours CM30*,** Median 30% Dimming, 8 hours		PCR* Photocontrol Button TR7*,** Twist Lock Receptacle TLR*,** 7-pin Twist Lock Receptacle w/ 3-pin Photocell SP2* Increased 20kA FS2* Single Fuse (120, 277, 347VAC) FS3* Double Fuse (208, 240, 480VAC) HSS Internal house side shield	Textures BK Black WH White BZ Bronze DG Dark Gray MG Medium Gray Customer specified RAL Specify optional color or RAL (ex: RAL7024) CC Custom color (Must supply color chip for required factory quote).
BL50*,** Bi-level set at 50% dimming			
WAP*,† Wireless interact (includes SR driver and SR receptacle - Do NOT select SRDR) LB (7'-15' mounting height) sensor. Black color housing LW (7'-15' mounting height) sensor. White color housing HB (15'-40' mounting height) sensor. Black color housing HW (15'-40' mounting height) sensor. White color housing	L2*,**,† PIR Sensor #2 lens L3*,**,† PIR Sensor #3 lens		

1. Product ships standard with KHA.
2. Extended lead times apply. Contact factory for details.
3. Mounts to a 4-5" OD round pole with adapter included for square poles.
4. Not available with other dimming control options (mutually exclusive).
5. Not available with motion sensor.
6. Must be specified with a motion sensor lens.
7. Not available with photocontrols.
8. Not available in 347 or 480V.
9. Must specify input voltage.
10. Al 7 pins in NEMA receptacle are connected to SR driver.
11. Not available in 480V. Order photocell separately with TR7.
12. Not available with CLEA and FAN5 dimming control options.
13. When ordering SRDR with L2 or L3, controller is housed on socket must be SR compatible. (See specifications for more details).

DARKSKY APPROVED — Reduces light pollution Certified by DarkSky.org

P15 PureForm area small square precision 04/24 page 1 of 6

AREA DOWNLIGHT FIXTURE
SCALE: N.T.S.

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P15 PureForm LED small square

Area light with precision optics

PureForm P15 Accessories (ordered separately, field installed)

Shielding Accessories[1]

House Side Shield

Standard optic orientation	
HIS-32-H	Internal house side shield for AO1, AO2, AO3, and AO4
HIS-48-H	Internal house side shield for AO5, AO6, and AO7
HIS-64-H	Internal house side shield for AO8

Mounting Accessories[1]

(F) = Specify finish

P15-RAM-G2-(F)	Retrofit Arm mount kit
P15-WIS-S2-(F)	Wall mount with surface conduit rear entry permitted

Controls Accessories

WTB01S	Handheld remote for grouping and configuration of Wireless Interact WAP (at least 1 required per site or use the Interact Pro App).

Wattage and lumen values are not available for the 2700K color temperature but all fixtures have a BUG rating of UO.

LED Wattage and Lumen Values - 3000K

Ordering Code	Color Temp.	Average System Watts (W)	T2M Lumen Output	T2M BUG Rating	T2M Efficacy (LPW)	T3M Lumen Output	T3M BUG Rating	T3M Efficacy (LPW)	T4S Lumen Output	T4S BUG Rating	T4S Efficacy (LPW)	T5S Lumen Output	T5S BUG Rating	T5S Efficacy (LPW)	BLC Lumen Output	BLC BUG Rating	BLC Efficacy (LPW)
P15-P-A01-730-x	3000	14	2020	B1-U0-G1	142	2005	B1-U0-G1	140	2048	B1-U0-G1	143	2138	B2-U0-G1	150	1588	B3-U0-G2	111
P15-P-A02-730-x	3000	27	3839	B1-U0-G1	144	3790	B1-U0-G1	142	3868	B1-U0-G1	145	4043	B3-U0-G1	152	3003	B3-U0-G1	113
P15-P-A03-730-x	3000	45	6192	B2-U0-G1	139	6113	B1-U0-G2	137	6240	B3-U0-G2	140	6523	B3-U0-G1	146	4844	B0-U0-G1	109
P15-P-A04-730-x	3000	60	8034	B2-U0-G2	134	7932	B1-U0-G2	132	8096	B2-U0-G2	135	8463	B3-U0-G2	141	6284	B1-U0-G2	105
P15-P-A05-730-x	3000	69	9452	B2-U0-G2	137	9331	B2-U0-G2	135	9525	B2-U0-G2	138	9956	B4-U0-G2	144	7393	B3-U0-G2	107
P15-P-A06-730-x	3000	84	11356	B3-U0-G2	135	11191	B2-U0-G2	133	11423	B2-U0-G2	136	11940	B4-U0-G2	142	8867	B1-U0-G2	106
P15-P-A07-730-x	3000	104	13796	B3-U0-G2	133	13619	B2-U0-G2	131	13901	B2-U0-G3	134	14530	B4-U0-G2	140	10791	B1-U0-G2	104
P15-P-A08-730-x	3000	107	14925	B3-U0-G2	140	14734	B2-U0-G3	138	15039	B2-U0-G3	141	15720	B4-U0-G2	147	11674	B1-U0-G2	109

LED Wattage and Lumen Values - 4000K

Ordering Code	Color Temp.	Average System Watts (W)	T2M Lumen Output	T2M BUG Rating	T2M Efficacy (LPW)	T3M Lumen Output	T3M BUG Rating	T3M Efficacy (LPW)	T4S Lumen Output	T4S BUG Rating	T4S Efficacy (LPW)	T5S Lumen Output	T5S BUG Rating	T5S Efficacy (LPW)	BLC Lumen Output	BLC BUG Rating	BLC Efficacy (LPW)
P15-P-A01-740-x	4000	14	2137	B1-U0-G1	149	2110	B1-U0-G1	148	2154	B1-U0-G1	151	2251	B2-U0-G1	157	1672	B3-U0-G0	117
P15-P-A02-740-x	4000	27	4041	B1-U0-G2	152	3989	B1-U0-G1	150	4072	B1-U0-G1	153	4256	B3-U0-G1	160	2161	B3-U0-G1	119
P15-P-A03-740-x	4000	45	6518	B2-U0-G1	146	6435	B1-U0-G2	144	6566	B3-U0-G2	147	6866	B3-U0-G1	154	5099	B2-U0-G2	114
P15-P-A04-740-x	4000	60	8457	B2-U0-G2	141	8349	B1-U0-G2	139	8522	B2-U0-G2	142	8908	B3-U0-G2	148	6615	B1-U0-G2	110
P15-P-A05-740-x	4000	69	9949	B2-U0-G2	144	9822	B2-U0-G2	142	10018	B2-U0-G2	145	10479	B4-U0-G2	152	7782	B1-U0-G2	113
P15-P-A06-740-x	4000	84	11949	B3-U0-G2	142	11780	B2-U0-G2	140	12024	B2-U0-G2	143	12568	B4-U0-G2	150	9334	B1-U0-G2	111
P15-P-A07-740-x	4000	104	14522	B3-U0-G2	140	14336	B2-U0-G3	138	14633	B2-U0-G3	141	15295	B4-U0-G2	147	11359	B1-U0-G2	109
P15-P-A08-740-x	4000	107	15710	B3-U0-G3	147	15509	B2-U0-G3	145	15830	B3-U0-G3	148	16547	B4-U0-G2	155	12288	B1-U0-G2	115

Values from photometric tests performed in accordance with LSNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables. LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

P15 PureForm area small square precision 04/24 page 2 of 6

AREA DOWNLIGHT FIXTURE
SCALE: N.T.S.

8

GARDCO by Signify
Poles & Brackets
Site and Area Poles
Straight Round Aluminum

Project:
Location:
Cat.No:
Type:
Notes:

Gardco SRA Straight Round Aluminum pole consists of a single piece of extruded 6000 series aluminum providing excellent strength and integrity. The poles are finished with an electrostatically applied, thermally cured polyester powdercoat. All poles include base cover, hand hole, ground lug and top cap. Anchor bolts and templates are ordered as a separate accessory.

Ordering guide — example: SRA-CA-4-125-12-D3-DT5-BZ

Family	Base*	Pole Dia. (in.)	Wall Thickness (in.)	Height†	Drilling / Tenon Configuration†	Drilling Template †	Finish	Options †
SRA Straight Round Aluminum	CA Cast Aluminum Base (max 20' height) HB Hinged Base (max 16', 0.125" only) STB Steel Tenon Base	4 5	125 0.125" 188 0.188"	10 12 15 16 18 20 25 30	**Drilling** D1 1 Way D1@180 1 Way @ 180 D2 2 Way @ 180 D2@90 2 Way @ 90 D3 3 Way @ 90 D3@120 3 Way @ 120 D4 4 Way **Tenons** T20SL 2¾" OD x 4" T20EL 2¾" OD x 6" T30SL 3" OD x 4" T40EL 4" OD x 6" **No Drilling/Tenon** P Plain Top	DT1 Drill Template 1 DT2 Drill Template 2 DT3 Drill Template 3 DT4 Drill Template 4 DT5 Drill Template 5 DT6 Drill Template 6 [DTX-xxx]‡ Custom Template (see drill template chart for details) N No Template (for Tenon and Plain Top Options)	BK Black BZ Bronze WH White DG Dark Gray MG Medium Gray SSDDY SolarFlorm Dark Gray (RAL7011) OC Optional Color Paint (ex: RAL7024) SC* Special/ Custom Color (Specify, must supply color chip)	FES* Festoon Outlet VDA* Vibration Dampener AHH* Additional Hand Hole DR* Duplex Receptacle GFI* Diff with GFI (120V only) VPA Vandalproof Screws CLV2* Coupling 1/2" CLV3/4* Coupling 3/4" CLV1* Coupling 1" CLV-1¼* Coupling 1-1/4" CLV-1½* Coupling 1-1/2" NLV1/2* Nipple 1/2" NLV3/4* Nipple 3/4" NLV1* Nipple 1" NLV-1¼* Nipple 1-1/4" NLV-1½* Nipple 1-1/2"

1. See Drilling Configurations on Page 2.
2. See Luminaire Drilling Templates on Page 2.
3. Not all options available with all configurations. Consult factory for more details.
4. Pole heights can be cut to length. Specify as a whole number in ft. (ex. 11, 13) or to the inch as a decimal (ex. 15.33 = 15' 4").
5. Option must be specified by the customer before order release. FES, DR, GFI, AHH options typically must be placed 12" away from standard hand hole (20° above base).
6. VDA is required on all poles equal or greater than 28ft in height.
7. Custom drill templates (DTX) require factory quote.

Accessories

Service	Base & Pole Size	12NC	Description (Diameter x Length x Hook w/ Bolt Circle Template)
			Anchor Bolts + Templates
For standard shipment with the pole (order 1 per pole)	CA & 4", 5"	912401613963	A8 3/4x17x3-G DEC w/ 9 BC ABT
	HB & 4"	912401597399	A8 3/4x17x3-G DEC w/ 8.5 BC ABT
	HB & 5"	912401613966	A8 3/4x17x3-G DEC w/ 10.5 BC ABT
	STB & 4"	912401613964	A8 3/4x17x3-G DEC w/ 7 BC ABT
	STB & 5"	912401613962	A8 1x33x3-G DEC w/ 10 BC ABT
For RapidShip or Pre-Ship service with the pole (order 1 per pole)	CA & 4", 5"	912401613958	A8 3/4x17x3-G DEC w/ 9 BC ABT-RS
	HB & 4"	912401597407	A8 3/4x17x3-G DEC w/ 8.5 BC ABT-RS
	HB & 5"	912401613961	A8 3/4x17x3-G DEC w/ 10.5 BC ABT-RS
	STB & 4"	912401613959	A8 3/4x17x3-G DEC w/ 7 BC ABT-RS
	STB & 5"	912401613967	A8 1x33x3-G DEC w/ 10 BC ABT-RS

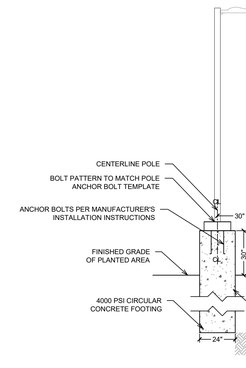
Part No.	Description
	Brackets
RLAR-1A-R4Q4.5-(finish) *(for 4" poles)*	Cast Aluminum mounting arm, 15" long with DT6 drill pattern. (order 1 per luminaire). For use with Lumec Roadway and Gardco SolarForm luminaires. Specify finish to match pole.
RLAR-1A-RSQ6-(finish) *(for 6" poles)*	



SRA_Spec_Sheet 06/23 page 1 of 9

AREA DOWNLIGHT POLE
SCALE: N.T.S.

9



LIGHT POLES AND FIXTURES SHALL BE AS MANUFACTURED BY GARDCO LIGHTING OR EQUAL AS APPROVED BY PROJECT ENGINEER AND ARE AS NOTED:

POLE MODEL: SRA-STB-4-188-12-D1-BK
(12' SHAFT, 4" STRAIGHT ROUND ALUMINUM WITH STEEL TENON BASE)
POLE COLOR: BLACK
FIXTURE: MODEL PUREFORM P15 SMALL SQUARE LED
LAMP TYPE: 2700K COLOR, 80 CRI
FIXTURE COLOR: BLACK

PER TOWN OF CORTLANDT ZONING CODE SECTION 307-12.3 G. (2): SHOULD ANY OUTDOOR LIGHTING FIXTURE OR THE TYPE OF LIGHT SOURCE THEREIN BE CHANGED AFTER A LIGHTING PERMIT AND/OR SITE PLAN APPROVAL HAS BEEN ISSUED, A CHANGE REQUEST MUST BE SUBMITTED TO THE DIRECTOR OF CODE ENFORCEMENT FOR REVISED APPROVAL.

AREA DOWNLIGHT
SCALE: N.T.S.

10

ELECTRICAL SITE LIGHTING NOTES:

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND WESTCHESTER COUNTY RULES, LAWS AND REGULATIONS.
2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WORK AS REQUIRED BY OSHA REGULATIONS.
3. THE CONTRACTOR SHALL REVIEW ALL OF THE SITE CONDITIONS PRIOR TO THE SUBMISSION OF THEIR BID TO OWNER. ANY CLARIFICATIONS REQUIRED BY THE CONTRACTOR SHALL BE SUBMITTED TO OWNER FOR RESPONSE, PRIOR TO FINALIZATION OF BID SUBMISSIONS.
4. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE FULL SCOPE OF THE WORK, AND SHALL SUBMIT BIDS THAT REFLECT THE REQUIRED SCOPE OF WORK TO COMPLETE THE WORK.
5. ALL NEW LIGHT POLE BASES SHALL BE PRECAST CONCRETE TYPE, SUITABLE FOR THE PROPOSED LIGHT POLE AND FIXTURE ASSEMBLIES REQUIRED AT EACH LOCATION. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED EXCAVATION, PAVEMENT REPAIR, AND REMOVAL OF SOIL SPOILS AS A PART OF THE WORK.
6. ALL NEW LIGHT POLES AND LIGHT FIXTURES SHALL BE GROUNDED, IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE. GROUND CONDUCTORS WILL ALL TIE BACK INTO THE PANELBOARD GROUND BAR WHERE THE CIRCUIT IS DERIVED.
7. ALL NEW LIGHT FIXTURES SHALL BE EQUIPPED WITH FUSE CUT OUTS, ACCESSIBLE IN THE HAND HOLE OF EACH LIGHT POLE. FIXTURES SHALL BE INDIVIDUALLY FUSED. CARTRIDGE FUSES SHALL BE PROVIDED FOR EACH INDIVIDUAL FIXTURE, CARTRIDGE FUSES SHALL BE SIZED FOR 125% OF FULL LOAD CURRENT OF EACH FIXTURE.
8. PROVIDE A WARNING TAPE ABOVE ALL SITE LIGHTING CONDUIT PATHWAYS, YELLOW BACKGROUND, BLACK LETTERING, 4" WIDE, STATING: WARNING ELECTRIC BELOW. WARNING TAPE SHALL BE EQUIPPED WITH COPPER TRACING STRIP. INSTALL 12" BELOW FINISHED GRADE.
9. SEE ELECTRICAL DRAWINGS FOR LIGHTING CIRCUITS AND CONDUIT LAYOUT.

ELECTRICAL SITE LIGHTING NOTES
SCALE: N.T.S.

11

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT
V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT
DTS • PROVIDENT
Intelligent Land Use
DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

ARCHITECT - PARCEL 1
STEIN TROOST ARCHITECTURE, LLC
ONE MORGAN AVENUE
NORWALK, CONNECTICUT 06851

LAND USE ATTORNEY
ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR
DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT
TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

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NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP AND SHALL NOT BE USED IN WHOLE OR IN PART, ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

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NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

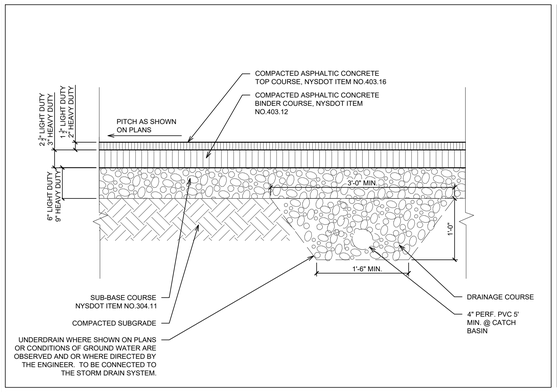
NO.	DATE	ISSUE
1	02/11/25	PARCEL 1 REVISIONS
2	05/22/25	SITE PLAN APPLICATION - PARCEL 1
3	10/23/25	PLANNING BOARD SUBMISSION

DRAWING TITLE:

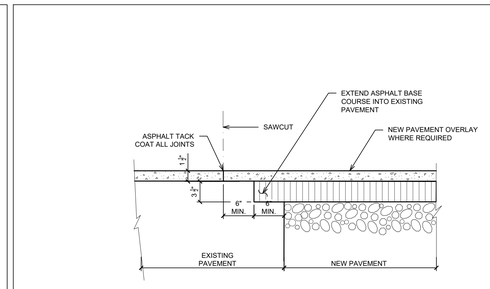
PARCEL 1 - SITE LIGHTING DETAILS

EXPIRES 07/31/26

DRAWN BY: BZ/DMM | CHECKED BY: GMS/MG
PROJECT NO. 812 | DATE: 01/23/25
DRAWING NO. SP-5.2

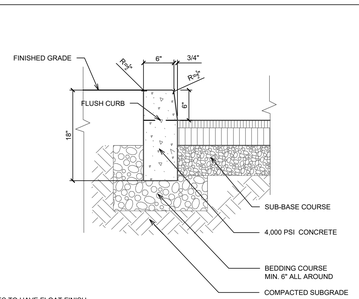


ASPHALT PAVEMENT - LIGHT/HEAVY DUTY
SCALE: N.T.S. | 1



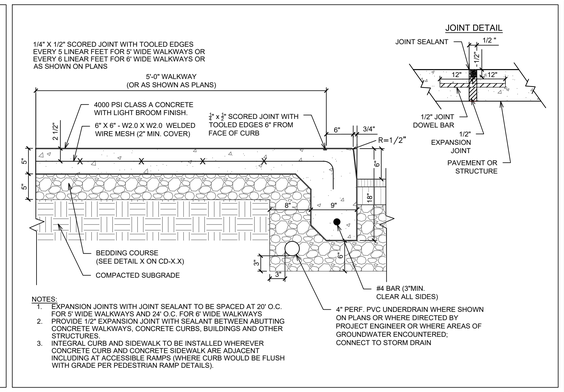
NOTE:
SAW CUT INTO EXISTING PAVEMENT APPLIES TO PAVEMENT REPLACEMENT AT TRENCHES

SAWCUT PAVEMENT KEY-IN
SCALE: N.T.S. | 2



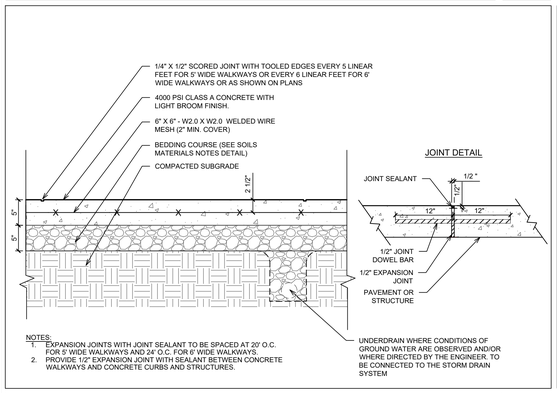
NOTES:
1. EXPOSED SURFACES TO HAVE FLOAT FINISH.
2. PROVIDE ½" PREMOLDED EXPANSION JOINT AND SEALANT EVERY 20' O.C.
3. PROVIDE ½" PREMOLDED EXPANSION JOINT AND SEALANT WHEN CONCRETE PAVEMENT ABUTS CONCRETE CURB.
4. MOUNTABLE CONCRETE CURBS TO BE NYSDOT MODEL M150, 9" WIDE, 2" VERTICAL, 6" EXPOSED REVEAL HEIGHT, 18" TOTAL HEIGHT.

CONCRETE CURB
SCALE: N.T.S. | 3



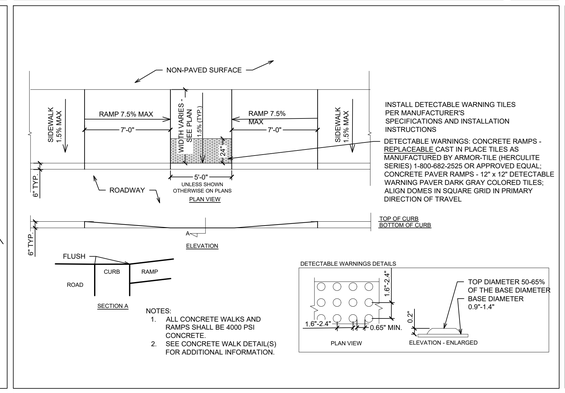
NOTES:
1. EXPANSION JOINTS WITH JOINT SEALANT TO BE SPACED AT 20' O.C. FOR 5' WIDE WALKWAYS AND 24' O.C. FOR 6' WIDE WALKWAYS.
2. PROVIDE 1/2" EXPANSION JOINT WITH SEALANT BETWEEN ABUTTING CONCRETE WALKWAYS, CONCRETE CURBS, BUILDINGS AND OTHER STRUCTURES.
3. INTEGRAL CURB AND SIDEWALK TO BE INSTALLED WHEREVER CONCRETE CURB AND CONCRETE SIDEWALK ARE ADJACENT INCLUDING AT ACCESSIBLE RAMPS (WHERE CURB WOULD BE FLUSH WITH GRADE PER PEDESTRIAN RAMP DETAILS).

CONCRETE SIDEWALK WITH INTEGRAL CURB
SCALE: N.T.S. | 4



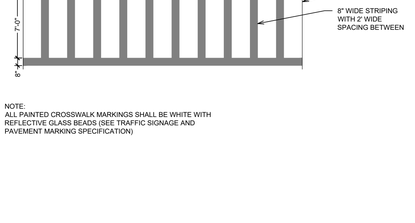
NOTES:
1. EXPANSION JOINTS WITH JOINT SEALANT TO BE SPACED AT 20' O.C. FOR 5' WIDE WALKWAYS AND 24' O.C. FOR 6' WIDE WALKWAYS.
2. PROVIDE 1/2" EXPANSION JOINT WITH SEALANT BETWEEN CONCRETE WALKWAYS AND CONCRETE CURBS AND STRUCTURES.

CONCRETE PAVEMENT (SIDEWALK)
SCALE: N.T.S. | 5



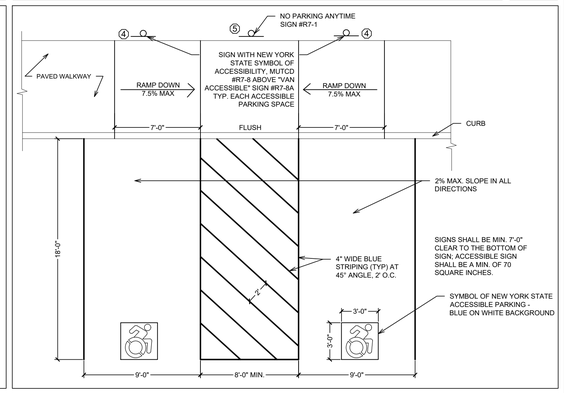
NOTES:
1. ALL CONCRETE WALKS AND RAMPS SHALL BE 4000 PSI CONCRETE.
2. SEE CONCRETE WALK DETAIL(S) FOR ADDITIONAL INFORMATION.

CURB RAMP
SCALE: N.T.S. | 6



NOTE:
ALL PAINTED CROSSWALK MARKINGS SHALL BE WHITE WITH REFLECTIVE GLASS BEADS (SEE TRAFFIC SIGNAGE AND PAVEMENT MARKING SPECIFICATION)

PEDESTRIAN CROSSWALK
SCALE: N.T.S. | 7



ACCESSIBLE PARKING WITH CURB RAMP
SCALE: N.T.S. | 8

2.1 SOIL MATERIALS (SEE SPECIFICATION 31 20 00 FOR COMPETE SOIL MATERIAL AND EARTHWORK INFORMATION)

A. GENERAL: PROVIDE BORROW SOIL MATERIALS WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS.

B. SATISFACTORY SOILS: SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, AND SP ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.

C. UNSATISFACTORY SOILS: SOIL CLASSIFICATION GROUPS SM, GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS.
1. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTAINED WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.
2. UNSATISFACTORY MATERIALS ALSO INCLUDE MATERIALS BELOW STRUCTURES AND/OR FOUNDATIONS DETERMINED BY OWNER'S REPRESENTATIVES TO BE UNSATISFACTORY BEARING MATERIALS.

D. SUBBASE COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; MEETING NYSDOT SPECIFICATION FOR NYSDOT ITEM 304.11 SUBBASE COURSE TYPE 1. THE USE OF RECYCLED MATERIAL FROM ANY OFF-SITE SOURCE WILL NOT BE PERMITTED AND RECYCLED MATERIAL FROM ONSITE DEMOLITION MAY NOT BE USED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER.

E. STRUCTURAL FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-½" (37.5-MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 (0.075-MM) SIEVE.

F. BEDDING COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; EXCEPT WITH 100 PERCENT PASSING A 1-INCH (25-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO.8 (2.36-MM) SIEVE.

G. DRAINAGE COURSE: NARROWLY GRADED MIXTURE OF WASHED CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 57; WITH 100 PERCENT PASSING A 1-½ " (37.5-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO.8 (2.36-MM) SIEVE.

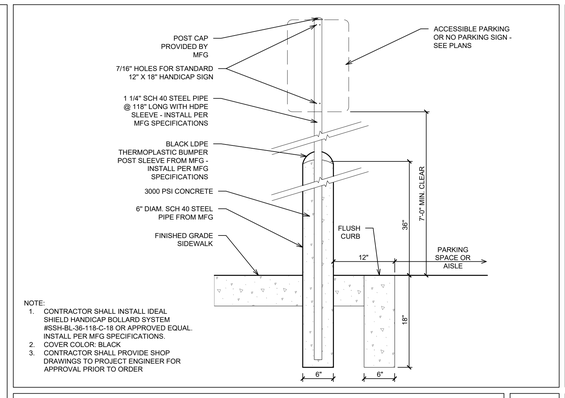
H. FILTER MATERIAL: NARROWLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, OR CRUSHED STONE AND NATURAL SAND; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 67; WITH 100 PERCENT PASSING A 1" (25-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO.4 (4.75-MM) SIEVE.

I. TRAP ROCK: NARROWLY GRADED MIXTURE OF WASHED CRUSHED STONE ASTM D 448; CORASE-AGGREGATE GRADING SIZE 1; WITH 100 PERCENT PASSING A 4-INCH (100-MM) SIEVE AND 0 TO 15 PERCENT PASSING A 1-½" (37.5-MM) SIEVE.

J. SAND: ASTM C 33; FINE AGGREGATE.

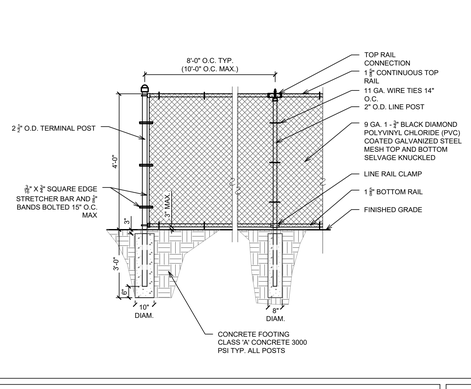
K. TOPSOIL: SEE PLANTING MEDIA PREPARATION AND PLACEMENT SPECIFICATION.

SOIL MATERIAL NOTES
SCALE: N.T.S. | 9

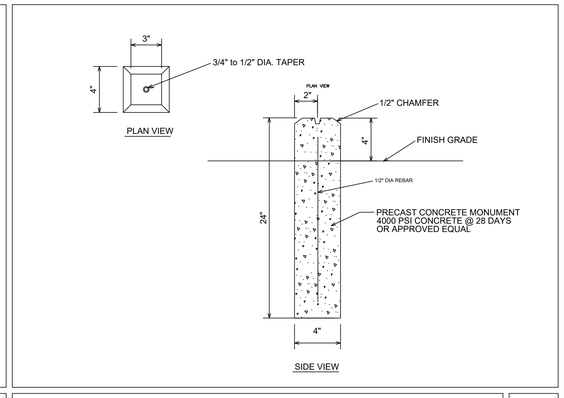


NOTE:
1. CONTRACTOR SHALL INSTALL IDEAL SHIELD HANDICAP BOLLARD SYSTEM #SSH-BL-36-118-C-18 OR APPROVED EQUAL. INSTALL PER MFG SPECIFICATIONS.
2. COVER COLOR: BLACK
3. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO PROJECT ENGINEER FOR APPROVAL PRIOR TO ORDER

BOLLARD SIGN SYSTEM
SCALE: N.T.S. | 10



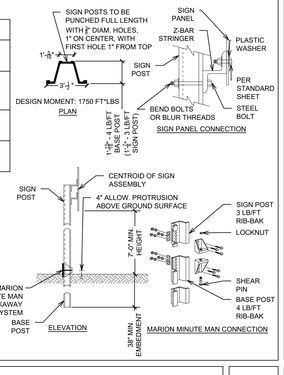
4' HIGH CHAIN LINK FENCE
SCALE: N.T.S. | 11



PRECAST CONCRETE MONUMENT
SCALE: N.T.S. | 12

NO.	DESCRIPTION	IMAGE	MUTCD NO.	SIZE
1	STOP	STOP	R1-1C	30"X30"
2	RESERVED PARKING/ VAN ACCESSIBLE	RESERVED PARKING / VAN ACCESSIBLE	R7-8 + R7-8P	12"X18" & 12"X6"
3	NO PARKING ANY TIME	NO PARKING ANY TIME	R7-1	12"X18"
4	NO PARKING FIRE LANE	NO PARKING FIRE LANE	N/A	12"X18"

NOTES:
CHANNEL SET REFLECTIVE TRAFFIC SAFETY PANELS IN ALL PEDESTRIAN CROSSING AND STOP SIGN POSTS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS, REFLECTIVE YELLOW PANEL FOR PEDESTRIAN CROSSING SIGNS; REFLECTIVE RED PANEL FOR STOP SIGNS
SIGNAGE KEYED TO NUMBERS SHOWN ON CD-1.0



SIGN SCHEDULE AND TRAFFIC SIGN POST
SCALE: N.T.S. | 13

TITLE
SCALE: N.T.S. | 14

TITLE
SCALE: N.T.S. | 15

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

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LAND USE ATTORNEY

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SURVEYOR

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PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

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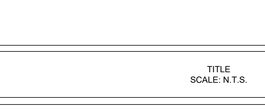
NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE
1	02/11/25	PARCEL 1 REVISIONS
2	05/22/25	SITE PLAN APPLICATION - PARCEL 1
3	10/23/25	PLANNING BOARD SUBMISSION

DRAWING TITLE:

PARCEL 1 - SITE AND UTILITY DETAILS

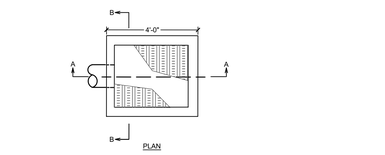


EXPIRES 07/31/26

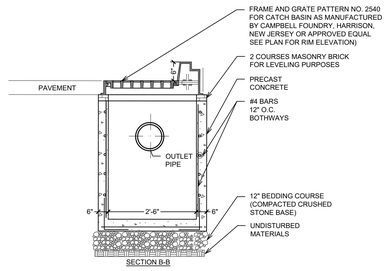
DRAWN BY:	CHECKED BY:
BZ/DMM	GMS/MG
PROJECT NO.	DATE:
812	01/23/25

DRAWING NO.

SP-6.1



SCALE: N.T.S.



NOTE:
1. ALL STRUCTURES TO SUPPORT H20 LOADING
2. CONTRACTOR TO SUBMIT FABRICATION SHOP DRAWINGS FOR APPROVAL

CATCH BASIN CURB TYPE (CB)
SCALE: N.T.S.

1

2.1 SOIL MATERIALS (SEE SPECIFICATIONS FOR COMPETE SOIL MATERIAL AND EARTHWORK INFORMATION)

A. GENERAL: PROVIDE BORROW SOIL MATERIALS WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS.

B. SATISFACTORY SOILS: SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, AND SP ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.

C. UNSATISFACTORY SOILS: SOIL CLASSIFICATION GROUPS SM, GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS.
C.A. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTAINED WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION

D. SUBBASE MATERIAL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-½" (37.5-MM) SIEVE AND NOT MORE THAN 5 PERCENT PASSING A NO. 200 (0.075-MM) SIEVE.

E. BASE COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; NYSDOT ITEM 304.11, RECYCLED MATERIAL (BUILDING AND ROAD DEMOLITION MATERIAL AND RECYCLED MATERIAL CONSISTING OF BRICK, CEMENT CONCRETE, OR OTHER MATERIALS) MAY NOT BE USED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER.

F. ENGINEERED FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-½" (25-MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 (0.075-MM) SIEVE.

G. BEDDING COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; EXCEPT WITH 100 PERCENT PASSING A 1-INCH (25-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO.8 (2.36-MM) SIEVE.

H. DRAINAGE COURSE: NARROWLY GRADED MIXTURE OF WASHED CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 57; WITH 100 PERCENT PASSING A 1-½" (37.5-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO.8 (2.36-MM) SIEVE.

I. FILTER MATERIAL: NARROWLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, OR CRUSHED STONE AND NATURAL SAND; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 67; WITH 100 PERCENT PASSING A 1" (25-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO.4 (4.75-MM) SIEVE.

J. TRAP ROCK: NARROWLY GRADED MIXTURE OF WASHED CRUSHED STONE ASTM D 448; CORASE-AGGREGATE GRADING SIZE 1; WITH 100 PERCENT PASSING A 4-INCH (100-MM) SIEVE AND 0 TO 15 PERCENT PASSING A 1-½" (37.5-MM) SIEVE.

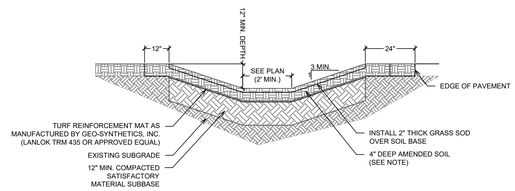
K. SAND: ASTM C 33; FINE AGGREGATE.

L. IMPERVIOUS FILL: CLAYEY GRAVEL AND SAND MIXTURE CAPABLE OF COMPACTING TO A DENSE STATE.

M. TOPSOIL: SEE SPECIFICATION.

SOIL MATERIAL
SCALE: N.T.S.

2

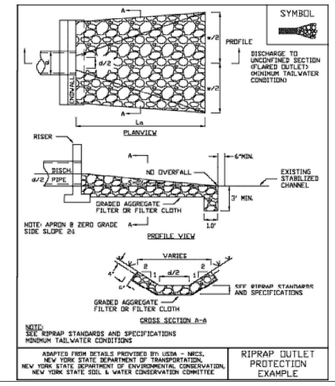


(MAXIMUM SLOPE SHALL NOT EXCEED 5%)

NOTE:
AMENDED SOIL COMPOSITION (CLEAN AND WEED SEED FREE):
50% SAND
20-30% TOPSOIL WITH <5% CLAY CONTENT
20-30% LEAF COMPOST

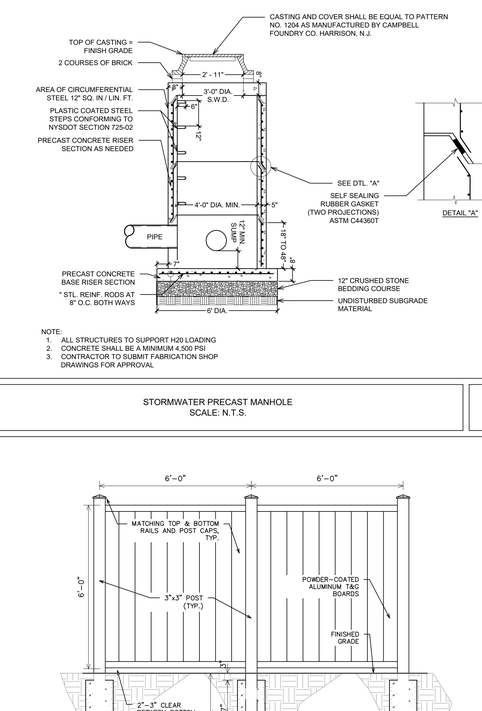
VEGETATED SWALE
SCALE: N.T.S.

3



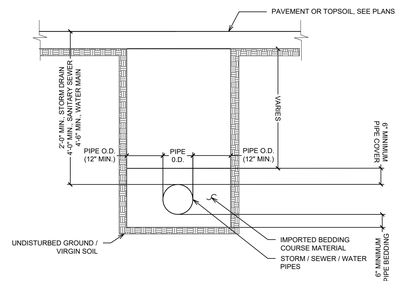
RIPRAP OUTLET PROTECTION/ENERGY DISSIPATOR
SCALE: N.T.S.

4



UNDER DRAIN
SCALE: N.T.S.

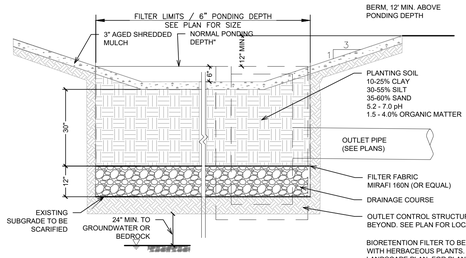
6



NOTES:
1. WHEN PIPES ARE TO BE INSTALLED IN FILL SECTIONS, THE CONTRACTOR SHALL INSTALL CRUSHED STONE, GRAVEL OR APPROVED STRUCTURAL FILL.
2. BACKFILL TO 95% RELATIVE MATERIAL COMPACTED DRY DENSITY AT OPTIMUM MOISTURE UNDER PAVED AREAS AND 90% UNDER LANDSCAPED AREAS (TYP.)
3. BACKFILL WITH 90PSI FLOWABLE CONCRETE IN TOWN R.O.W. (K-CRETE)
4. K-CRETE BACKFILL SHALL BE USED IN ALL TRENCHING (SANITARY SEWER AND WATER MAIN) LOCATED WITHIN THE EXISTING PAVEMENT. PRIOR TO THE PLACEMENT OF THE K-CRETE BACKFILL, THE PIPE SHALL BE SURROUNDED WITH A MINIMUM OF 12-INCHES OF NYSDOT ITEM 304.05 OR CLEAN SAND AS DIRECTED BY THE UTILITY OWNER. THE REMAINDER OF THE TRENCH (UP TO THE BOTTOM OF PAVEMENT SECTION) SHALL THEN CONSIST OF K-CRETE.
5. REFER ALSO TO DETAIL 5, DWG. SP-4.1 (SAW-CUT PAVEMENT KEY-IN) FOR TRENCHING WITHIN EXISTING PAVEMENT.
6. CONTRACTOR SHALL SURROUND THE NEW PIPE WITH 6-INCHES OF NYSDOT ITEM 304.14 ALL AROUND THE OUTSIDE OF THE PIPE.
7. WHEN DETERMINED BY ENGINEER OR DOTS, AND AS DIRECTED, REMOVE UNSUITABLE MATERIAL AND BACKFILL WITH NYSDOT ITEM 304.14 OR ¾" WASHED GRAVEL AND CRUSHED STONE, COMPACT IN 6- INCH LIFTS.
8. FOR CL-54 CEMENTED LINED DIP WATER MAIN AND CI-52 CEMENT LINED DIP SEWER MAIN, TRENCH SHALL BE 30-INCHES PLUS THE O.D. OF PIPE, AND PIPE SHALL BE IN CENTER OF THE TRENCH.
9. REMOVE ALL BEDROCK WITHIN 6-INCHES OF PIPE.
10. THE CONTRACTOR SHALL FOLLOW ALL GUIDELINES ESTABLISHED BY OSHA (TITLE 29 PART 1926.650-652 (SUBPART-P) FOR TRENCHING OPERATIONS. TRENCHES GREATER THAN 5-FEET IN DEPTH REQUIRE A PROTECTIVE SYSTEM, PRIOR TO ANY WORK, CONTRACTOR SHALL SUBMIT TO DOTS FOR REVIEW A TRENCHING PLAN.
11. RECYCLED FILLITEM 4 IS NOT PERMITTED AS BACKFILL.
12. CONTRACTOR SHALL SURROUND THE NEW PIPE WITH 6-INCHES OF NYSDOT ITEM 304.14 ALL AROUND THE OUTSIDE OF THE PIPE.
13. WHEN DETERMINED BY ENGINEER OR DOTS, AND AS DIRECTED, REMOVE UNSUITABLE MATERIAL AND BACKFILL WITH NYSDOT ITEM 304.14 OR ¾" WASHED GRAVEL AND CRUSHED STONE, COMPACT IN 6-INCHLIFTS.
14. FOR CL-54 CEMENTED LINED DIP WATER MAIN AND CI-52 CEMENT LINED DIP SEWER MAIN, TRENCH SHALL BE 30-INCHES PLUS THE O.D. OF PIPE, AND PIPE SHALL BE IN CENTER OF THE TRENCH.
15. REMOVE ALL BEDROCK WITHIN 6-INCHES OF PIPE. THE CONTRACTOR SHALL FOLLOW ALL GUIDELINES ESTABLISHED BY OSHA (TITLE 29 PART 1926.650-652 (SUBPART-P) FOR TRENCHING OPERATIONS. TRENCHES GREATER THAN 5-FEET IN DEPTH REQUIRE A PROTECTIVE SYSTEM, PRIOR TO ANY WORK, CONTRACTOR SHALL SUBMIT TO DOTS FOR REVIEW A TRENCHING PLAN.
16. RECYCLED FILLITEM 4 IS NOT PERMITTED AS BACKFILL.

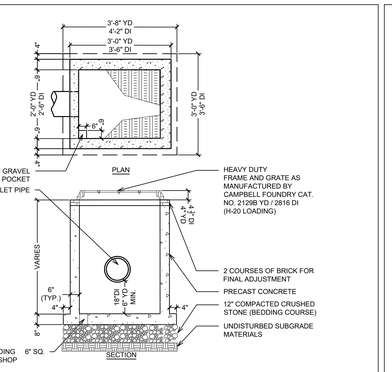
TRENCH DETAIL (STORM / SEWER / WATER)
SCALE: N.T.S.

8



STORMWATER BIORETENTION FILTER
SCALE: N.T.S.

9



NOTE:
1. ALL STRUCTURES TO SUPPORT H20 LOADING
2. CONTRACTOR TO SUBMIT FABRICATION SHOP DRAWINGS FOR APPROVAL

DRAIN INLET (DI) / YARD DRAIN (YD)
SCALE: N.T.S.

5

NOTE:
1. ALL STRUCTURES TO SUPPORT H20 LOADING
2. CONCRETE SHALL BE A MINIMUM 4,500 PSI
3. CONTRACTOR TO SUBMIT FABRICATION SHOP DRAWINGS FOR APPROVAL

STORMWATER PRECAST MANHOLE
SCALE: N.T.S.

7

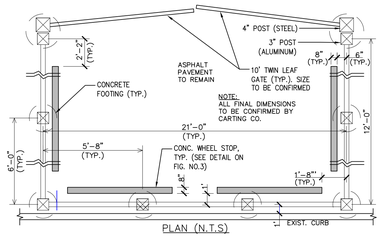
NOTES:
PROVIDE FENCE AND GATE SHOP DRAWINGS TO ENGINEER FOR TOWN APPROVAL PRIOR TO FABRICATION.

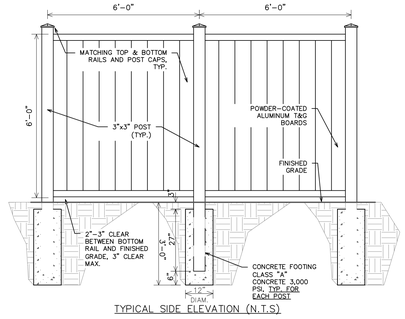
INSTALL PER MANUFACTURER SPECIFICATIONS

A. ULTRA ECLIPSE ALUMINUM PRIVACY TRASH ENCLOSURE BY ULTRA ALUMINUM MANUFACTURING INC. 800-656-4420 (OR APPROVED EQUAL)

B. FENCE: 6' HIGH ULTRA ALUMINUM ECLIPSE PRIVACY FENCING WITH TEXTURED FINISH (OR APPROVED EQUAL)

C. COLOR: TEXTURED KHAKI (COLOR SAMPLES TO BE PROVIDED TO ENGINEER FOR REVIEW AND APPROVAL BY OWNER AND TOWN ENGINEER PRIOR TO ORDERING)





DRAIN INLET (DI) / YARD DRAIN (YD)
SCALE: N.T.S.

10

EVERGREEN MANOR

Town of CORTLANDT, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY, 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

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White Plains, NY 10601

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ELMSFORD, NY, 10523

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SURVEYOR

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REVISIONS

NO.	DATE	ISSUE
1	11/30/23	ISSUED FOR TOWN REVIEW
2	04/22/24	ISSUED FOR TOWN REVIEW
3	09/17/24	ISSUED FOR TOWN REVIEW
4	09/12/25	ISSUED FOR TOWN REVIEW
5	10/23/25	PLANNING BOARD SUBMISSION

DRAWING TITLE:

SITE DETAILS

DRAWN BY:	CHECKED BY:
RC/HV	MSG
PROJECT NO.	DATE:
812	10/20/23

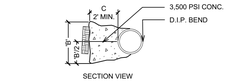
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SP-6.2

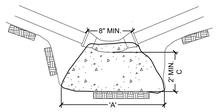
STATE OF NEW YORK — MICHAEL STEPHEN GIL — 071534 — LICENSED PROFESSIONAL ENGINEER

EXPIRES 07/31/26

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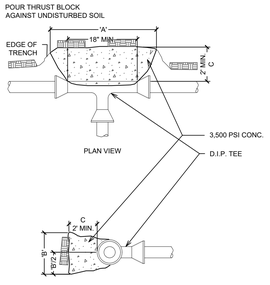


BLOCK DIMENSIONS						
PIPE DIA. (IN.)	BEND	A (FT.)	B (FT.)	C (FT.)	CONC. (CF)	CONC. (CY)
16	90	10.9	6.0	2.0	130.8	4.9
	45	7.9	4.5	2.0	71.1	2.7
	22½	6.0	3.0	2.0	36.0	1.3
	11¼	3.6	2.5	2.0	18.0	0.7
12	90	9.4	4.0	2.0	75.2	2.8
	45	5.8	3.5	2.0	40.6	1.5
	22½	4.2	2.5	2.0	21.0	0.8
	11¼	2.6	2.0	2.0	10.4	0.4
10	90	6.7	4.0	2.0	53.6	2.0
	45	5.8	2.5	2.0	29.0	1.1
	22½	3.7	2.0	2.0	14.8	0.5
	11¼	2.5	1.5	2.0	7.5	0.3
8	90	5.1	3.5	2.0	35.7	1.3
	45	3.8	2.5	2.0	19.0	0.7
	22½	3.3	1.5	2.0	9.9	0.4
	11¼	2.5	1.0	2.0	5.0	0.2
6	90	4.1	2.5	2.0	20.5	0.8
	45	2.8	2.0	2.0	11.2	0.4
	22½	2.8	1.0	2.0	5.6	0.2
	11¼	1.4	1.0	2.0	2.8	0.1



THRUST BLOCK AT HORIZONTAL BEND

TITLE
SCALE: N.T.S.

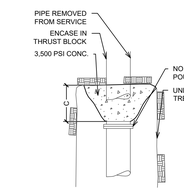


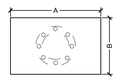
BLOCK DIMENSIONS					
BRANCH SIZE (IN.)	A (FT.)	B (FT.)	C (FT.)	CONC. (CF)	CONC. (CY)
6	3.7	2.0	2.0	14.8	0.5
8	5.0	2.5	2.0	25.0	0.9
10	6.3	3.0	2.0	37.8	1.4
12	6.7	4.0	2.0	61.6	2.3
16	10.3	4.5	2.0	92.7	3.4

NOTES:
1. ALL THRUST BLOCKS SIZED IN ACCORDANCE WITH AWWA DUCTILE IRON PIPE AND FITTINGS, AWWA MANUAL M41 SECOND EDITION - DUCTILE IRON PIPE RESEARCH THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE.
2. CALCULATIONS APPLY A 1.5 SAFETY FACTOR.
3. CALCULATIONS BASED UPON MINIMUM PRESSURE CLASS OF PIPE WITH STANDARD CEMENT-MORTAR LINING.
4. CALCULATIONS BASED UPON A SOIL BEARING PRESSURE OF 1,000 LBS. PER SQUARE FOOT.
5. CALCULATIONS BASED UPON A 130 PSI TEST PRESSURE, MAXIMUM
6. DIMENSIONS ESTABLISHED BASED UPON TRUNCATED TRIANGULAR SHAPED THRUST BLOCK GEOMETRY
7. ALL CONCRETE SHALL BE A MINIMUM 3,500 PSI OR GREATER AT 28 DAYS
8. ALL THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED SOILS
9. NO CONCRETE SHALL BE POURED AGAINST PIPE JOINTS
10. THRUST BLOCK SHOWN ARE MINIMUM SIZES
11. THRUST BLOCK FOR 90 DEGREE BENDS SHALL ONLY BE PERMITTED ON FJ TO FJ CONNECTIONS.
12. ALL WORK TO CONFORM TO WESTCHESTER JOINT WATER WORKS AND TOWN OF HARRISON STANDARDS AND SPECIFICATIONS.

NOTE:
NO CONC. SHALL BE POURED AGAINST JOINTS

THRUST BLOCK AT TEE

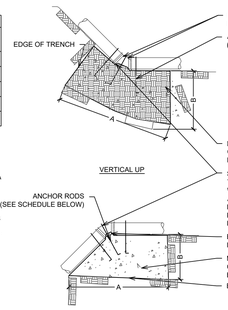




THRUST BLOCK AT CAP

BLOCK DIMENSIONS					
BRANCH SIZE (IN.)	A (FT.)	B (FT.)	C (FT.)	CONC. (CF)	CONC. (CY)
6	3.7	2.0	2.0	14.8	0.5
8	5.0	2.5	2.0	25.0	0.9
10	6.3	3.0	2.0	37.8	1.4
12	6.7	4.0	2.0	61.6	2.3
16	10.3	4.5	2.0	92.7	3.4

TITLE
SCALE: N.T.S.



BLOCK DIMENSIONS						
PIPE DIA. (IN.)	BEND	A (FT.)	B (FT.)	C (FT.)	CONC. (CF)	CONC. (CY)
16	90	12.0	8.3	6.3	313.7	11.5
	45	12.0	7.5	5.0	225.0	8.3
	22½	11.5	7.0	3.0	120.8	4.5
	11¼	9.0	4.5	3.0	60.8	2.3
12	90	10.0	6.5	5.5	178.8	6.6
	45	9.5	6.5	4.3	132.8	4.9
	22½	9.0	5.0	3.0	67.5	2.5
	11¼	8.0	4.5	3.0	54.0	2.0
10	90	11.0	6.25	3.75	128.9	4.8
	45	10.0	5.0	3.75	93.8	3.5
	22½	8.0	4.5	3.0	54.0	2.0
	11¼	8.0	4.5	3.0	54.0	2.0
8	90	9.5	4.5	4.0	85.5	3.2
	45	9.5	4.0	3.3	62.7	2.3
	22½	8.0	4.5	3.0	54.0	2.0
	11¼	8.0	4.5	3.0	54.0	2.0
6	90	8.0	4.5	3.3	54.0	2.0
	45	8.0	4.5	3.3	54.0	2.0
	22½	8.0	4.5	3.0	54.0	2.0
	11¼	8.0	4.5	3.0	54.0	2.0

GRAVITY BLOCKS

GRAVITY BLOCKS SHALL REQUIRE A MINIMUM OF 2 CY CONCRETE PER INSTALLATION.

REFER TO "GRAVITY BLOCK RESTRAINT INSTALLATION DETAIL".

REFER TO "THRUST BLOCK NOTES" FOR INSTALLATION REQUIREMENTS WHERE APPLICABLE.

ANCHOR SCHEDULE FOR GRAVITY BLOCKS

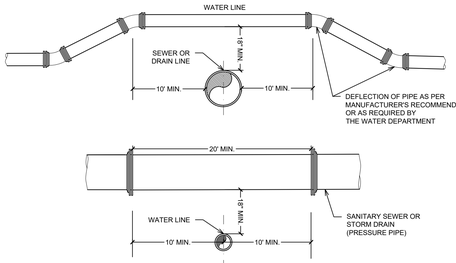
PIPE DIAMETER	RODS	MIN. EMBEDMENT LENGTH
16"	3 - #4	24"
12"	3 - #4	18"
10"	2 - #5	12"
8"	2 - #5	12"

NOTE:
1. ALL EMBEDDED RODS SHOULD HAVE STANDARD ACI HOOKS.
2. IN SOME CASES, IT WILL BE NECESSARY TO INCREASE THE MINIMUM DIMENSIONS SHOWN TO ATTAIN THE MINIMUM CONCRETE VOLUMES.

THRUST BLOCK AT HORIZONTAL BEND

THRUST BLOCK
SCALE: N.T.S.

1

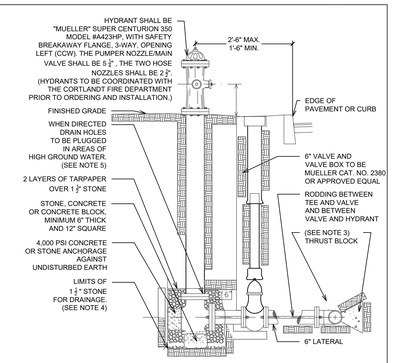


NOTE:
1. FOR ANY CONDITIONS OTHER THAN SHOWN AT RIGHT, THE FOLLOWING REQUIREMENTS SHALL BE MET. THE JOINTS OF THE SANITARY SEWER OR STORM DRAIN SHALL BE A MINIMUM OF 10' FROM THE POINT OF CROSSING. THE SANITARY SEWER SHALL BE CLASS 150 PRESSURE PIPE AND THE STORM DRAIN SHALL BE LOCK JOINT PRESSURE PIPE, WHERE THE ABOVE CONDITIONS CANNOT BE MET, THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH WILL BE NOTIFIED AND THEIR APPROVAL WILL BE REQUIRED.
2. WHERE THE WATER LINE PASSES BENEATH THE SEWER LINE OR STORM DRAIN, THE JOINTS OF THE PIPE SHALL BE A MINIMUM OF 10' FROM THE POINT OF CROSSING. SEWER PIPE SHALL BE CLASS 150 PRESSURE PIPE AND THE STORM DRAIN SHALL BE LOCK-JOINT PRESSURE PIPE.
3. REQUIREMENTS AS STATED IN TWO CONDITIONS ABOVE WILL ALSO APPLY WHEN HORIZONTAL SEPARATION BETWEEN THE SEWER AND WATER IS LESS THAN 10' AND VERTICAL SEPARATION IS LESS THAN 18", WHERE THE ABOVE CONDITIONS CANNOT BE MET, THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH WILL BE NOTIFIED AND THEIR APPROVAL WILL BE REQUIRED IF NOT PREVIOUSLY APPROVED.

CROSSING OF WATER LINE AND STORM / SANITARY SEWER
SCALE: N.T.S.

2

NOTE:
1. PUMPER OUTLET SHALL FACE STREET; HOSE OUTLETS SHALL BE PARALLEL TO STREET.
2. PLUMBNESS OF HYDRANT TO BE CHECKED IN TWO DIRECTIONS, 90° APART.
3. RODDING SHALL CONSIST OF TWO ¾" THREADED RODS CAREFULLY COATED WITH BITUMASTIC PAINT. RODDING MAY BE OMITTED BETWEEN THE MAIN AND LATERAL VALVE ONLY WHERE A TAPPING VALVE OR HYDRANT VALVE ANCHORING TEE IS USED.
4. 1 ½" STONE SHALL BE PLACED AROUND THE HYDRANT FROM THE BOTTOM OF THE TRENCH, BUT AT LEAST 6" BELOW THE BASE OF THE HYDRANT TO 6" ABOVE THE WASTE OPENING AND TO A DISTANCE OF 12" AROUND THE ELBOW.
5. HYDRANTS WITH PLUGGED DRAINS SHALL HAVE A 3" BLACK CIRCLE PAINTED DIRECTLY UNDER THE PUMPER OUTLET.
6. HYDRANT DRAINS TO BE PLUGGED WHERE THE WATER TABLE IS WITHIN 7' OF FINISHED GRADE. WHEN THE DRAINS ARE PLUGGED, THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. WHERE HYDRANT DRAINS ARE NOT PLUGGED, A GRAVEL POCKET OR DRY WELL SHALL BE PROVIDED UNLESS THE NATURAL SOILS WILL PROVIDE ADEQUATE DRAINAGE. HYDRANT DRAINS SHALL NOT BE CONNECTED TO OR LOCATED WITHIN 10' OF SANITARY SEWERS OR STORM DRAINS.



HYDRANT SETTING
SCALE: N.T.S.

3

WATER MAIN NOTES:
a) ALL PIPE SUPPLIED IS UNITED PIPE AND FOUNDRY "TYTON JOINT" WITH PUSH ON RUBBER GASKETS WITH TWO (2) BRONZE WEDGES PER JOINT, DOUBLE CEMENT LINED CLASS 54 DUCTILE IRON PIPE, WITH A PRESSURE RATING OF 350 PSI;
b) ALL FITTINGS SHALL BE FULL BODY, MECHANICAL JOINT WITH RETAINER GLANDS, DOUBLE CEMENT LINED. DUCTILE IRON PIPE AS MANUFACTURED BY UNITED STATES PIPE AND FOUNDRY COMPANY, MADE IN THE U.S.A. OR APPROVED EQUAL.
c) THE PIPE AND FITTINGS SHALL BE CEMENT MORTAR LINED TO TWICE THE STANDARD THICKNESS IN ACCORDANCE WITH ANSI A21.4 (AWWA C104) EXCEPT AS NOTED.
d) ALL CHANGES IN PIPE DIRECTIONS, REQUIRING FITTINGS BOTH VERTICAL AND HORIZONTAL, SHALL BE SECURED WITH RETAINER GLANDS AND THRUST BLOCKED WITH CONCRETE AGAINST UNDISTURBED EARTH.
e) ALL BENDS, TEES AND SOLID SLEEVES SHALL BE MECHANICAL JOINT WITH RETAINER GLANDS, PRESSURE CLASS 350, DUCTILE IRON AS MANUFACTURED BY UNITED STATES PIPE AND FOUNDRY COMPANY OR APPROVED EQUAL. SOLID SLEEVES SHALL BE A MINIMUM 12" IN LENGTH.
f) ALL FITTINGS SHALL CONFORM TO THE FOLLOWING OR LATEST SPECIFICATIONS:

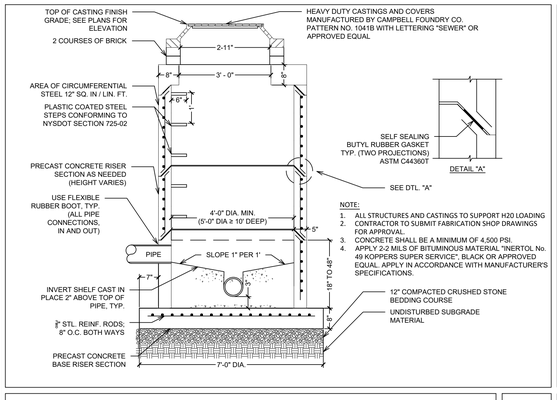
DUCTILE IRON FITTINGS: ANSI/AWWA C110/A21.10 ANSI/AWWA/C104/A21.04

FITTING JOINTS: ANSI/AWWA C111/A21.11

g) GATE VALVES SHALL BE MUELLER IRON BODY, NON-RISING STEM CONVENTIONAL PACKING, RESILIENT SEATED, MECHANICAL JOINT WITH RETAINER GLANDS, PRESSURE CLASS 350, OPENING LEFT (CCW) AND OPERATION SHALL BE BY 2" SQUARE WRENCH NUT. ALL GATE VALVES SHALL CONFORM TO THE LATEST SPECIFICATIONS OF ANSI/AWWA C509.
h) ALL VALVE BOXES SHALL BE MADE IN THE USA AND SHALL CONFORM TO THE LATEST SPECIFICATIONS OF ASTM A-48. VALVE BOXES SHALL BE MANUFACTURED BY TYLER UNION, MODEL 6855 SLIP TYPE, CAST IRON - 2 PIECES WITH AN EXTENSION HEIGHT BETWEEN 39"-60". LIDS SHALL BE MARKED "WATER".
i) RETAINER GLANDS ARE "MEGALUG" SERIES 1100 MECHANICAL JOINT RESTRAINT FOR DUCTILE IRON PIPE AS MANUFACTURED BY EBAA IRON, INC. THEY SHALL BE CONSTRUCTED OF ASTM A536 DUCTILE IRON AND APPROVED FOR USE ON POTABLE WATER PIPE LINES SUBJECT TO HYDROSTATIC PRESSURE AND TESTED IN ACCORDANCE WITH EITHER AWWA C600 OR ASTM D2774.
j) THRUST BLOCKS SHALL HAVE A COMPRESSIVE STRENGTH OF FC = 3,500 PSI (MINIMUM) AT 28 DAYS AND SHALL BE FORMED AND POURED AGAINST UNDISTURBED EARTH.
k) AFTER THE TRENCH HAS BEEN BACKFILLED, HYDROSTATIC ACCEPTANCE TESTS, CONSISTING OF A PRESSURE TEST AND A LEAKAGE TEST, SHALL BE PERFORMED ON ALL SECTIONS OF WATER MAINS INSTALLED. LEAKAGE TEST 2000 FT (MAX.)
l) AFTER ALL TESTS AND INSPECTIONS HAVE BEEN PERFORMED EVIDENCE OF COMPLIANCE SHALL BE FORWARDED TO THE OWNER/ENGINEER AND THE MUNICIPALITY PRIOR TO ACCEPTANCE.
m) ALL WATER FOR TESTS SHALL BE FURNISHED AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. SOURCE AND/OR QUALITY OF WATER WHICH THE CONTRACTOR PROPOSES TO USE IN TESTING LINES SHALL BE ACCEPTABLE TO THE DEPARTMENT OF TECHNICAL SERVICES.
n) HYDROSTATIC PRESUMPTIVE TESTS MAY BE PERFORMED WHEN SYSTEM IS PARTIALLY BACKFILLED TO SIMPLY CHECK WORK, BUT ACCEPTANCE OF SYSTEM SHALL BE BASED ON HYDROSTATIC TESTS RUN ON FINISHED SYSTEM AFTER IT HAS BEEN COMPLETELY BACKFILLED.
o) FOR THE PRESSURE TEST, THE SYSTEM SHALL BE PRESSURIZED AND MAINTAINED AT A MINIMUM OF 150 POUNDS PER SQUARE INCH, OR 1.5 TIMES THE WORKING PRESSURE, WHICHEVER IS GREATER, BASED ON THE ELEVATION OF THE LOWEST POINT IN THE SECTION BEING TESTED AND CORRECTED TO THE ELEVATION OF THE GAUGE. PROVISIONS SHALL BE MADE TO RELIEVE AIR TRAPPED AT HIGH POINTS IN THE SYSTEM THROUGH ADJACENT HYDRANTS OR THROUGH TAPS AND CORPORATION STOPS INSTALLED FOR THIS PURPOSE BY THE CONTRACTOR. AFTER SAID PRESSURE HAS BEEN MAINTAINED SUCCESSFULLY FOR A PERIOD OF AT LEAST TWO HOURS, AND NO LEAKAGE HAS BEEN OBSERVED, THE SECTION UNDER TEST SHALL BE CONSIDERED TO HAVE PASSED THE PRESSURE TEST.
p) IF LEAKAGE IN SYSTEM IS OBSERVED, THE CONTRACTOR SHALL, AT NO ADDED COST TO THE OWNER, LOCATE, REPAIR, AND/OR REPLACE DEFECT(S) AND RE-TEST PIPING SYSTEM.
q) THE WATER LINE MAY BE FLEXED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE A CROSSING WITH A SANITARY LINE OCCURS, TO ACHIEVE THE REQUIRED 1.5' VERTICAL SEPARATION DISTANCE. IF THIS DISTANCE CANNOT BE REASONABLY ACHIEVED, THE CONTRACTOR SHALL USE PRESSURE RATED SANITARY SEWER PIPE OF EQUAL OR GREATER RATING THAT THE PRESSURE CLASS FOR THE WATER LINE.
r) MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER PIPE ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VAULTS.
s) ALL WATER MAINS SHALL HAVE A MINIMUM OF FOUR FEET OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADE STAKES BEFORE TRENCHING TO ENSURE THAT ALL INSTALLED WATERMAINS WILL HAVE THE REQUIRED COVER.
t) THE SUPPLIER OF WATER MUST RECEIVE AT LEAST 48-HOUR ADVANCE NOTIFICATION REQUESTING SAMPLING SERVICES. SAMPLING WILL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT, OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(N) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVAL PLANS, REPORTS, SPECIFICATIONS AND ANY APPROVED AMENDMENTS. A NYSDOH CERTIFIED LABORATORY WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL AND FECAL COLIFORM AND 24-HOUR BACTERIAL PLATE COUNT. THE CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE WATER MAINTENANCE SUPERVISOR AS A CONDITION OF APPROVAL FOR OPERATION.
u) THE CONTRACTOR SHALL COORDINATE THE TESTING WITH THE WATER DEPARTMENT SO AS TO MAINTAIN THE AMOUNT OF SERVICE INTERRUPTION TO EXISTING USERS TO THE LEAST EXTENT PRACTICABLE. WATER MAIN INSTALLATION AND TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER OR HIS DESIGNEE.
v) THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). FOLLOWING DISINFECTION, THE WATER MAIN SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. THE PROJECT ENGINEER OR HIS DESIGNEE, AND TOWN OF CORTLANDT SHALL ALSO WITNESS DISINFECTION AND FLUSHING.
w) THE SAMPLING POINT(S) MUST BE DECONTAMINATED BY FLAMING.
x) FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS.
y) THE WATER LINE SHALL BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH POINTS OR LOW POINTS.
z) FINAL WATER DISTRIBUTION SYSTEM IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE DEPARTMENT OF TECHNICAL SERVICES.
aa) THE WATER MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE TOWN OF CORTLANDT.
bb) ALL WATER SERVICE CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE DEPARTMENT OF TECHNICAL SERVICES PRIOR TO BACKFILLING. BEDDING, PIPE ZONE, AND TRENCH BACKFILL MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR LIGHT GRAVEL HAVING A GRADATION LIMIT OF 3/4" MINUS. AN ACCEPTABLE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS:

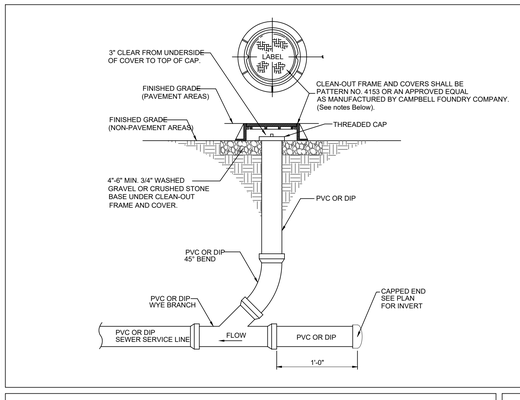
SIEVE DESIGNATION	% PASSING
¾"	100%
No. 40	0-70%
No. 200	0-10%

cc) THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BURIED PIPING TO THE LOCATION OF THE PROPOSED BUILDING CONNECTION POINT (I.E. INSIDE THE BUILDING). THIS INCLUDES THE TESTING AND CERTIFICATION OF ALL WATER SERVICE WORK FROM THE TOWN WATER CONNECTION POINT TO THE PROPOSED BUILDING'S INTERIOR CONNECTION POINT.
dd) INDICATOR TAPE SHALL BE PLACED AT 12 INCHES BELOW FINISHED GRADE DIRECTLY ABOVE ALL WATERLINES.
ee) ALL COPPER WATER SERVICE PIPING INSTALLATION, BACKFILL AND TESTING SHALL BE REVIEWED, AND APPROVED BY THE DEPARTMENT OF TECHNICAL SERVICES. BEDDING, PIPE ZONE, AND BACKFILL MATERIAL MUST BE SAND ONLY.
ff) PRIOR TO THE BACKFILLING OF ANY WATER LINES AND COMPONENTS, DOTS-ENGINEERING SHALL BE NOTIFIED TO PERFORM AN INSPECTION.



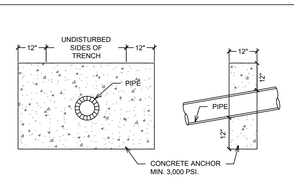
SANITARY SEWER MANHOLE
SCALE: N.T.S.

4



CLEANOUT
SCALE: N.T.S.

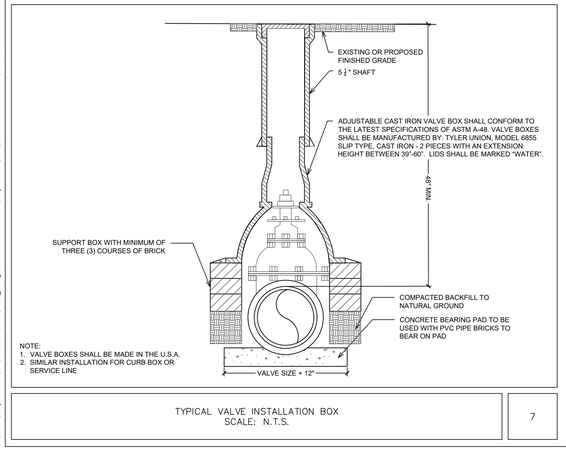
5



NOTES:
1. PIPE ANCHORS SHALL BE INSTALLED AS FOLLOWS:
GRADE 20% TO 35% - 36ft C TO C MAX.
GRADE 35% TO 50% - 24FT C TO C MAX.
GRADE OVER 50% - 16FT C TO C MAX.
2. ALL PIPES WITH A GRADE OF 20% OR GREATER SHALL HAVE AT LEAST ONE (1) PIPE ANCHOR INSTALLED ON THE JOINT NEAREST THE MIDDLE OF A VERY SHORT LINE.
3. IF A PIPE ANCHOR IS SET AT THE BELL END OF A PIPE, THE CONCRETE SHALL BE PLACED IN SUCH A MANNER AS TO ASSURE EXPOSURE OF THE JOINT.

PIPE ANCHORS
SCALE: N.T.S.

6



NOTE:
1. VALVE BOXES SHALL BE MADE IN THE U.S.A.
2. SIMILAR INSTALLATION FOR CURB BOX OR SERVICE LINE

TYPICAL VALVE INSTALLATION BOX
SCALE: N.T.S.

7

ONLY ITEMS RELEVANT TO THE SPECIFIC PUBLIC WATER SUPPLY AND SANITARY SEWER IMPROVEMENTS SHOWN ON THE PLANS ARE APPLICABLE

WATER NOTES:
1. ALL WATER MAINS TO BE CEMENT LINED CL-54 DUCTILE IRON PIPE. DOMESTIC MATERIAL ONLY, NO IMPORTS.
2. PRESSURE/LEAKAGE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD 600.
3. DISINFECTION AND BACTERIOLOGICAL TEST WILL BE PERFORMED IN ACCORDANCE WITH AWW STANDARD C651-92, EXCEPT FOR SECTION 5.1.
4. THE SUPPLIER'S RECORDS INDICATE ADEQUATE PRESSURE AND CAPACITY IS AVAILABLE FOR THE AREA.
4. THE MINIMUM WATER INSTALLATION DEPTH WILL BE AT LEAST FOUR (4) FEET BELOW THE FINISHED GROUND SURFACE (MEASURED FROM TOP OF PIPE). THE MINIMUM REQUIRED SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER/STORM DRAIN PIPING SHALL BE EIGHTEEN (18") INCH VERTICAL, TEN (10') FOOT HORIZONTAL. THE MINIMUM REQUIRED TEN (10') FOOT HORIZONTAL SEPARATION IS ALSO APPLICABLE BETWEEN WATER MAINS AND SANITARY SEWER MANHOLES, STORM DRAIN MANHOLES AND CATCH BASINS.
5. THE WESTCHESTER COUNTY HEALTH DEPARTMENT, WESTCHESTER JOINT WATER WORKS, TOWN OF CORTLAND DEPARTMENT OF TECHNICAL SERVICES, AND OWNER MUST BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY PRESSURE TEST.

SEWER NOTES:
1. ALL SANITARY INFRASTRUCTURE INSTALLED SHALL BE DUCTILE IRON PIPE, CLASS 52, CEMENT LINED, WITH WATERTIGHT RUBBER GASKET JOINTS RESTRAINED WITH EBBA MEGALUGS OR EQUIVALENT IF BURY DEPTH IS PROPOSED TO BE GREATER THAN 6-FT. DOMESTIC MATERIALS ONLY, NO IMPORTS.
2. SANITARY SEWER PIPES SHALL BE AIR TESTED IN ACCORDANCE WITH ASTM C 924.
3. SANITARY MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C 1244.
4. THE MINIMUM SEWER INSTALLATION DEPTH WILL BE AT LEAST FOUR (4) FEET BELOW THE FINISHED GROUND SURFACE (MEASURED FROM TOP OF PIPE). THE MINIMUM REQUIRED SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER/STORM DRAIN PIPING SHALL BE EIGHTEEN (18") INCH VERTICAL, TEN (10') FOOT HORIZONTAL. THE MINIMUM REQUIRED TEN (10') FOOT HORIZONTAL SEPARATION IS ALSO APPLICABLE BETWEEN WATER MAINS AND SANITARY SEWER MANHOLES, STORM DRAIN MANHOLES AND CATCH BASINS.
5. THE WESTCHESTER COUNTY HEALTH DEPARTMENT, TOWN OF CORTLAND DEPARTMENT OF TECHNICAL SERVICES, ENGINEER, AND OWNER MUST BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY TEST.
6. THE APPLICANT'S

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP SANJEDA MIAH 5/22/2025 8:50 AM C:\USERS\SANJEDAMIAH\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR-CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P1 SP-7.1 EROSION & SEDIMENT CONTROL PLAN.DWG

TOWN OF CORTLANDT STEEP SLOPE NOTES:

(1) THE PLANNING, DESIGN AND DEVELOPMENT OF BUILDINGS SHALL PROVIDE THE MAXIMUM IN STRUCTURAL SAFETY, SLOPE STABILITY AND HUMAN ENJOYMENT WHILE ADAPTING THE AFFECTED SITE TO, AND TAKING ADVANTAGE OF, THE BEST USE OF THE NATURAL TERRAIN AND AESTHETIC CHARACTER.

(2) THE TERRACING OF BUILDING SITES, INCLUDING THE MOUNDING OF SEPTIC TILE FIELDS, SHALL BE KEPT TO AN ABSOLUTE MINIMUM.

(3) ROADS AND DRIVEWAYS SHALL FOLLOW THE NATURAL TOPOGRAPHY TO THE GREATEST EXTENT POSSIBLE IN ORDER TO MINIMIZE THE POTENTIAL FOR EROSION AND SHALL BE CONSISTENT WITH ALL OTHER APPLICABLE ORDINANCES AND REGULATIONS OF THE TOWN OF CORTLANDT AND CURRENT ENGINEERING PRACTICES.

(4) REPLANTING SHALL CONSIST OF INDIGENOUS VEGETATION AND SHALL REPLICATE THE ORIGINAL VEGETATION ON THE SITE AS MUCH AS POSSIBLE.

(5) THE NATURAL ELEVATIONS AND VEGETATIVE COVER OF RIDGELINES SHALL BE DISTURBED ONLY IF THE CREST OF A RIDGE AND THE TREE LINE AT THE RIDGE REMAIN UNINTERRUPTED. THIS MAY BE ACCOMPLISHED EITHER BY POSITIONING BUILDINGS AND AREAS OF DISTURBANCE BELOW A RIDGELINE OR BY POSITIONING BUILDINGS AND AREAS OF DISTURBANCE AT A RIDGELINE SO THAT THE ELEVATION OF THE ROOFLINE OF THE BUILDING IS NO GREATER THAN THE ELEVATION OF THE NATURAL TREE LINE. HOWEVER, UNDER NO CIRCUMSTANCES SHALL MORE THAN 100 FEET ALONG THE RIDGELINE, TO A WIDTH OF 100 FEET GENERALLY CENTERED ON THE RIDGELINE, BE DISTURBED.

(6) ANY REGRADING SHALL BLEND IN WITH THE NATURAL CONTOURS AND UNDULATIONS OF THE LAND.

(7) CUTS AND FILLS SHALL BE ROUNDED OFF TO ELIMINATE SHARP ANGLES AT THE TOP, BOTTOM AND SIDES OF REGRADED SLOPES. VISIBLE CONSTRUCTION CUTS AND PERMANENT SCARRING SHOULD BE MINIMIZED.

(8) THE ANGLE OF CUT AND FILL SLOPES SHALL NOT EXCEED A SLOPE OF ONE VERTICAL TO TWO HORIZONTAL EXCEPT WHERE RETAINING WALLS, STRUCTURAL STABILIZATION OR OTHER METHODS ACCEPTABLE TO THE DIRECTOR OF TECHNICAL SERVICES ARE USED.

(9) TOPS AND BOTTOMS OF CUT AND FILL SLOPES SHALL BE SET BACK FROM STRUCTURES A DISTANCE THAT WILL ENSURE THE SAFETY OF THE STRUCTURE IN THE EVENT OF THE COLLAPSE OF THE CUT OR FILL SLOPES. GENERALLY, SUCH DISTANCE SHALL BE CONSIDERED TO BE SIX FEET PLUS 1/2 THE HEIGHT OF THE CUT OR FILL. NEVERTHELESS, A STRUCTURE BUILT ON A SLOPE OR AT THE TOE OF A SLOPE IS PERMITTED IF IT IS PROPERLY DESIGNED TO RETAIN THE SLOPE AND WITHSTAND THE FORCES EXERTED ON IT BY THE RETAINED SLOPE.

(10) DISTURBANCE OF ROCK OUTCROPS SHALL BE BY MEANS OF EXPLOSIVE ONLY IF LABOR AND MACHINES ARE NOT EFFECTIVE AND ONLY IF ROCK BLASTING IS CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS OF THE TOWN OF CORTLANDT, COUNTY OF WESTCHESTER, AND THE STATE OF NEW YORK.

(11) DISTURBANCE OF STEEP SLOPES SHALL BE UNDERTAKEN IN WORKABLE UNITS IN WHICH THE DISTURBANCE CAN BE COMPLETED AND STABILIZED IN ONE CONSTRUCTION SEASON SO THAT AREAS ARE NOT LEFT BARE AND EXPOSED DURING THE WINTER AND SPRING THAW PERIODS (DECEMBER 15 THROUGH APRIL 15).

(12) DISTURBANCE OF EXISTING VEGETATIVE GROUND COVER SHALL NOT TAKE PLACE MORE THAN 15 DAYS PRIOR TO GRADING AND CONSTRUCTION.

(13) TEMPORARY SOIL STABILIZATION, INCLUDING, IF APPROPRIATE, TEMPORARY STABILIZATION MEASURES SUCH AS NETTING OR MULCHING TO SECURE SOIL DURING THE GROW-IN PERIOD, MUST BE APPLIED TO AN AREA OF DISTURBANCE WITHIN TWO DAYS OF ESTABLISHING THE FINAL GRADE, AND PERMANENT STABILIZATION MUST BE APPLIED WITHIN 15 DAYS OF ESTABLISHING THE FINAL GRADE.

(14) SOIL STABILIZATION MUST BE APPLIED WITHIN TWO DAYS OF DISTURBANCE IF THE FINAL GRADE IS NOT EXPECTED TO BE ESTABLISHED WITHIN 60 DAYS.

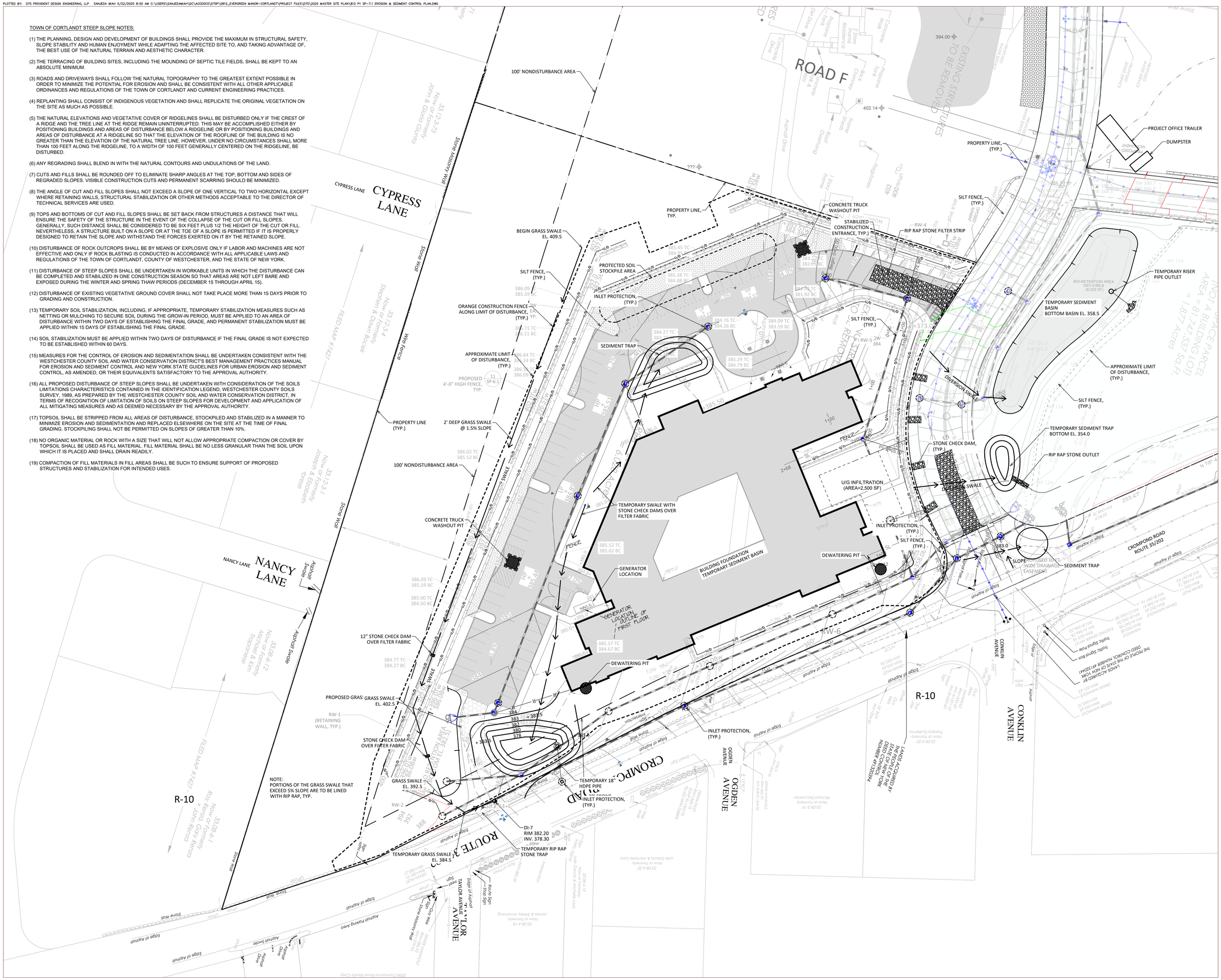
(15) MEASURES FOR THE CONTROL OF EROSION AND SEDIMENTATION SHALL BE UNDERTAKEN CONSISTENT WITH THE WESTCHESTER COUNTY SOIL AND WATER CONSERVATION DISTRICT'S BEST MANAGEMENT PRACTICES MANUAL FOR EROSION AND SEDIMENT CONTROL AND NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, AS AMENDED, OR THEIR EQUIVALENTS SATISFACTORY TO THE APPROVAL AUTHORITY.

(16) ALL PROPOSED DISTURBANCE OF STEEP SLOPES SHALL BE UNDERTAKEN WITH CONSIDERATION OF THE SOILS LIMITATIONS CHARACTERISTICS CONTAINED IN THE IDENTIFICATION LEGEND, WESTCHESTER COUNTY SOILS SURVEY, 1989, AS PREPARED BY THE WESTCHESTER COUNTY SOIL AND WATER CONSERVATION DISTRICT, IN TERMS OF RECOGNITION OF LIMITATION OF SOILS ON STEEP SLOPES FOR DEVELOPMENT AND APPLICATION OF ALL MITIGATING MEASURES AND AS DEEMED NECESSARY BY THE APPROVAL AUTHORITY.

(17) TOPSOIL SHALL BE STRIPPED FROM ALL AREAS OF DISTURBANCE, STOCKPILED AND STABILIZED IN A MANNER TO MINIMIZE EROSION AND SEDIMENTATION AND REPLACED ELSEWHERE ON THE SITE AT THE TIME OF FINAL GRADING. STOCKPILING SHALL NOT BE PERMITTED ON SLOPES OF GREATER THAN 10%.

(18) NO ORGANIC MATERIAL OR ROCK WITH A SIZE THAT WILL NOT ALLOW APPROPRIATE COMPACTION OR COVER BY TOPSOIL SHALL BE USED AS FILL MATERIAL. FILL MATERIAL SHALL BE NO LESS GRANULAR THAN THE SOIL UPON WHICH IT IS PLACED AND SHALL DRAIN READILY.

(19) COMPACTION OF FILL MATERIALS IN FILL AREAS SHALL BE SUCH TO ENSURE SUPPORT OF PROPOSED STRUCTURES AND STABILIZATION FOR INTENDED USES.



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OWNER / APPLICANT

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SCALE: 1" = 30'

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REVISIONS/ISSUANCES

NO.	DATE	ISSUE
1	02/11/25	PARCEL 1 REVISIONS
2	05/22/25	SITE PLAN APPLICATION - PARCEL 1
3	10/23/25	PLANNING BOARD SUBMISSION

DRAWING TITLE:

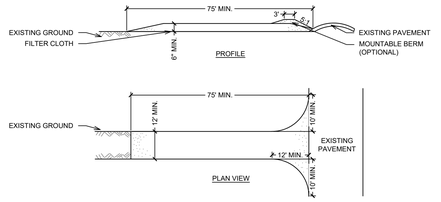
PARCEL 1 -
EROSION AND SEDIMENT CONTROL PLAN

STATE OF NEW YORK — MARK STEPHEN GRUBE — 071538 — LICENSED PROFESSIONAL ENGINEER
EXPIRES 07/31/26

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PROJECT NO.	DATE:
812	01/23/25

DRAWING NO.

SP-7.1

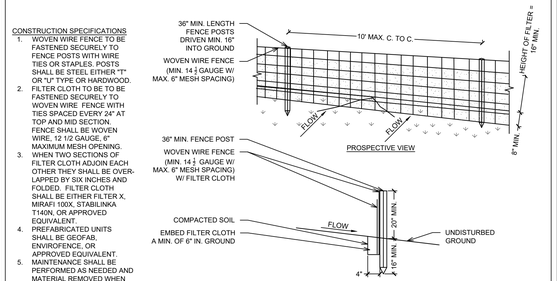


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" MIN. STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 75 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE
SCALE: N.T.S.

1

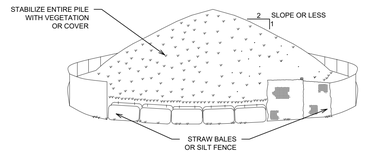


CONSTRUCTION SPECIFICATIONS

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

SILT FENCE
SCALE: N.T.S.

2

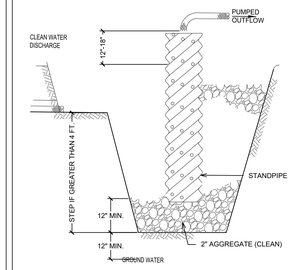


NOTE:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAW BALES, THEN STABILIZED AS NOTED.
4. TEMPORARILY STABILIZE AS NOTED IN SPECIFICATIONS.

SOIL STOCKPILE
SCALE: N.T.S.

3

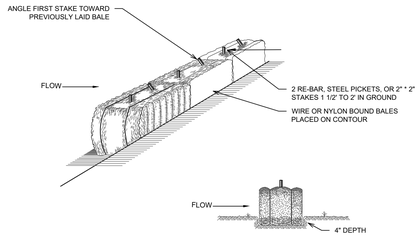


INSTALLATION NOTES

1. PIT DIMENSIONS ARE VARIABLE.
2. THE STANDPIPE SHOULD BE A PERFORATED 12" TO 24" DIAMETER CORRUGATED METAL, PVC OR HDPE PIPE.
3. A BASE OF 2" CLEAN AGGREGATE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 12". AFTER INSTALLING THE STANDPIPE, THE PIT SURROUNDING THE STANDPIPE SHOULD THEN BE BACKFILLED WITH 2" AGGREGATE.
4. PUMP CLEAN WATER TO STABILIZED OUTLET.
5. DISCONTINUE DEWATER & REQUEST DIRECTION FROM OWNERS REPRESENTATIVE IF PUMPED WATER BECOMES TURBID.
6. UNTREATED FLOWS FROM DEWATERING ACTIVITIES SHALL BE DISCHARGED IN A CONTROLLED MANNER TO AN APPROPRIATELY DESIGNED SEDIMENT TRAP.

DEWATERING PIT
SCALE: N.T.S.

4

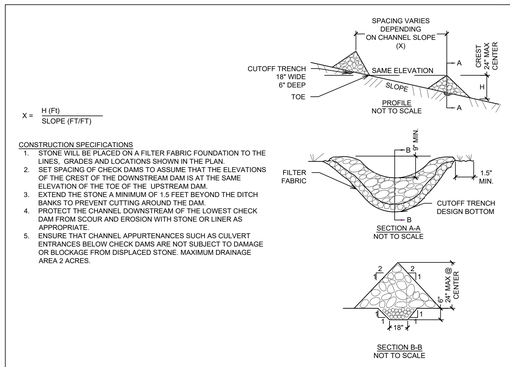


INSTALLATION NOTES:

1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BAR ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER

HAY BALES
SCALE: N.T.S.

5

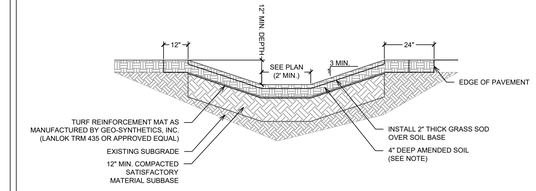


CONSTRUCTION SPECIFICATIONS

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE. MAXIMUM DRAINAGE AREA 2 ACRES.

STONE CHECK DAM
SCALE: N.T.S.

6

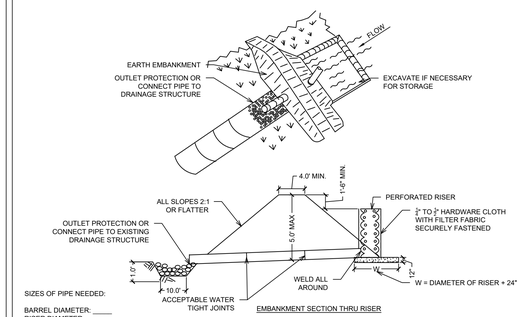


(MAXIMUM SLOPE SHALL NOT EXCEED 5%)

NOTE:
AMENDED SOIL COMPOSITION (CLEAN AND WEED SEED FREE):
50% SAND
20-30% TOPSOIL WITH <5% CLAY CONTENT
20-30% LEAF COMPOST

GRASS SWALE
SCALE: N.T.S.

7



SIZES OF PIPE NEEDED:

BARREL DIAMETER: _____
RISER DIAMETER: _____

DESIGN VOLUME IS ____ CU. FT

SEDIMENT TRAP
SCALE: N.T.S.

8

1. DESCRIPTION OF WORK
   PROVIDE ALL MEANS NECESSARY TO INSTALL, INSPECT AND MAINTAIN, AND REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE DRAWINGS AND AS REQUIRED TO MINIMIZE THE EROSION AND UNSPECIFIED TRANSPORT OF SOIL FROM THE SITE.

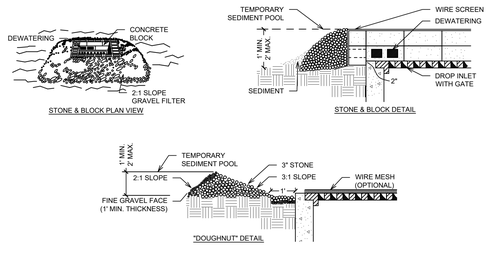
2. QUALITY ASSURANCE
   2.1. GENERAL
   2.1.1. INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE DRAWINGS OR NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS - NOVEMBER 2016 OR LATEST REVISION THERETO.
   2.1.2. GRADE AND MAINTAIN SITE AT ALL TIMES SUCH THAT ALL STORM WATER RUNOFF FROM DISTURBED AREAS IS DIVERTED TO SOIL EROSION AND SEDIMENTATION CONTROL FACILITIES.
   2.1.3. NO CHANGES TO THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE MADE WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. NO MORE THAN ONE ACRE OF SOIL CAN BE DISTURBED AT ANYTIME. ALL DISTURBED AREAS SHALL BE PROTECTED BY EROSION AND SEDIMENT CONTROL MEASURES.
   2.1.4. THE CONTRACTOR SHALL COMPLY WITH APPLICABLE FEDERAL STATE, LOCAL REGULATIONS RELATING TO THE PREVENTION AND ABATEMENT OF POLLUTION.
   2.2. PRODUCT DATA: SUBMIT MANUFACTURER'S CATALOGUE CUTS, SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR SILT FENCES, FILTER FABRICS, EROSION CONTROL BLANKETS, TRASH RACKS, ANTI-SEEP COLLARS, SEDIMENT TRAP RISER AND BARREL PIPES, AND DEWATERING DEVICES.

3. WORK SCHEDULE
   3.1. PRE-CONSTRUCTION PHASE
   3.1.1. INSTALL STABILIZED CONSTRUCTION ANTI-TRACKING PAD AT ALL CONSTRUCTION ENTRANCES MEETINGS A PAVED SURFACE.
   3.1.2. PRIOR TO EARTHWORK OPERATIONS, INSTALL PERIMETER SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE.
   3.1.3. PROTECT EXISTING UNDERGROUND UTILITIES AND STORM PIPE TO REMAIN IN PLACE MAINTAINING ELEVATIONS.
   3.1.4. GRADE OUT TO LOW POINTS AND INSTALL AND MAINTAIN TEMPORARY DEWATERING SYSTEMS IF REQUIRED.
   3.1.5. COVER EXISTING OPEN GRATES ON STORM DRAIN STRUCTURES SHOWN TO REMAIN WITHIN THE STOCKPILE AREA TO PREVENT SOIL INTRUSION.
   3.2. CONSTRUCTION PHASE
   3.2.1. PROVIDE NECESSARY MEANS TO INSPECT AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES AS REQUIRED TO MINIMIZE THE EROSION AND UNSPECIFIED TRANSPORT OF SOIL AND UNTIL THEIR REMOVAL AS SPECIFIED. INSPECT MEASURES DAILY AND WITHIN 24 HOURS OF THE END OF A 0.5 INCH OR GREATER STORM EVENT. STABILIZED AREAS WILL BE INSPECTED MONTHLY UNTIL THE ENTIRE SITE IS STABILIZED. MAINTENANCE SHOULD COMMENCE WITHIN 24 HOURS AND BE COMPLETED WITHIN 5 CALENDAR DAYS OF DETERMINING ITS NEED.
   3.2.2. PROVIDE NECESSARY DUST CONTROL WITH WATER AND/OR WIND BARRIERS TO MINIMIZE FUGITIVE DUST
   3.2.3. KEEP PAVED SURFACES SWEPT CLEAN AT ALL TIMES
   3.2.4. TEMPORARILY STABILIZE AS SPECIFIED AND AS REQUIRED ALL INACTIVE AREAS TO REDUCE DISTURBED AREAS.
   3.2.5. FOLLOWING FINISH GRADING, INSTALL TEMPORARY OR PERMANENT STABILIZATION.
   3.2.6. POST CONSTRUCTION PHASE:
   3.2.6.1. STABILIZE WATERSHED AND HAVE OWNER'S REPRESENTATIVE REVIEW AND APPROVE.
   3.2.6.2. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO REMAIN IN PLACE PENDING START OF PERMANENT CONSTRUCTION ON-SITE OR AS OTHERWISE DIRECTED BY EITHER THE OWNER'S REPRESENTATIVE AND VILLAGE ENGINEER.

4. PRODUCTS AND EXECUTION
   4.1. NO PUMPING OR DEWATERING INTO THE EXISTING STORM SEWER MAIN WITHOUT PRE-FILTERING.
   4.2. SILT FENCE: SILT FENCE FABRIC SHALL BE MIRAFI 100X OR EQUAL. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD, A MINIMUM 36 INCHES LONG AND TWO INCHES SQUARE. METAL POSTS SHALL BE STANDARD T AND U SECTION WEIGHING NOT LESS THAN ONE POUND PER LINER FOOT. WIRE FENCE BACKING SHALL BE A MINIMUM 14 ½ GAGE WITH A MAXIMUM SIX INCH MESH OPENING AND SECURELY ATTACHED TO FENCE POSTS. POSTS SHALL EXTEND A MINIMUM OF 12 INCHES INTO THE GROUND.
   4.3. STABILIZED CONSTRUCTION ENTRANCE: THE FILTER FABRIC SHALL BE MIRAFI 600X OR EQUAL. THE CONTRACTOR SHALL BE 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.
   4.4. TEMPORARY STABILIZATION:
   4.4.1. ESTABLISHMENT OF TEMPORARY GRASS COVER: PREPARE SEED BED, SCARIFY IF COMPACTED, REMOVE DEBRIS AND OBSTACLES SUCH AS ROCKS AND STUMPS, AND SEED WITHIN 24 HOURS. AMEND SOIL, LIME SOIL TO PH OF 6.0 AND FERTILIZE AT A RATE OF 14 LBS. PER 1,000 SQUARE FEET WITH A 5-10-10 OR EQUIVALENT FERTILIZER. WORK AMENDMENTS AS A MINIMUM OF 4 INCHES INTO SOIL. IF SEEDING IN OCTOBER / NOVEMBER SEED SHALL BE CERTIFIED AROOSTOOK WINTER RYE @ 100 LBS. PER ACRE, OTHERWISE SEED SHALL BE RYEGRASS (ANNUAL OR PERENNIAL) @ 30 LBS. PER ACRE.
   4.4.2. TREAT ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED BUILDING AS NECESSARY TO PROVIDE DUST CONTROL. CONFORM TO ALL LOCAL AND STATE REGULATIONS GOVERNING THESE ACTIVITIES.
   4.4.3. INSTALL TEMPORARY STABILIZATION WITHIN 24 HOURS AFTER THE END OF CONSTRUCTION ACTIVITIES IN AN AREA UNLESS THERE IS SNOW COVER OR CONSTRUCTION ACTIVITIES WILL RESUME WITHIN 14 DAYS.
   4.4.4. CONSTRUCTION VEHICLES: WASH DOWN ALL CONSTRUCTION VEHICLES AND COVER WITH TARPAULINS AS NECESSARY TO PREVENT VEHICLE TRANSPORT OF SEDIMENT OFF-SITE.
   4.4.5. PROVIDE MEASURES FOR TRUCK AND TOOL WASH WATER TO BE TREATED PRIOR TO DISCHARGE TO NATURAL AREAS.
   4.4.6. NO UNFILTERED DISCHARGE FROM ANY STABILIZED AREA SHALL BE ALLOWED TO ENTER ANY PERMANENT DRAINAGE OR FILTRATION FACILITIES.

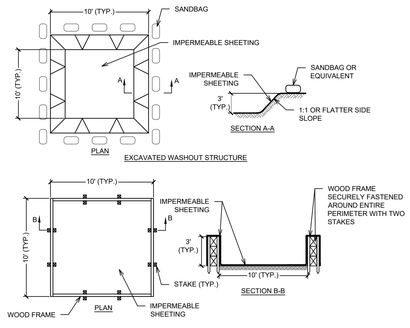
EROSION AND SEDIMENT CONTROL NOTES
SCALE: N.T.S.

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INLET PROTECTION
SCALE: N.T.S.

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DEWATERING/WASHOUT PIT
SCALE: N.T.S.

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1. CONSTRUCTION OPERATIONS SHOULD BE SCHEDULED TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ONE TIME.
2. BUFFER AREAS OF VEGETATION SHOULD LEFT WHERE PRACTICAL.
3. TEMPORARY OR PERMANENT STABILIZATION MEASURES SHALL BE INSTALLED.

A. NON-DRIVING AREAS

THESE AREAS USE PRODUCTS AND MATERIALS APPLIED OR PLACED ON SOIL SURFACES TO PREVENT AIRBORNE MIGRATION OF SOIL PARTICLES.

A.A. VEGETATIVE COVER FOR DISTURBED AREAS NOT SUBJECT TO TRAFFIC. VEGETATION PROVIDES THE MOST PRACTICAL METHOD OF DUST CONTROL.

A.B. MULCH (INCLUDING GRAVEL MULCH) OFFERS A FAST EFFECTIVE MEANS OF CONTROLLING DUST. THIS CAN ALSO INCLUDE ROLLED EROSION CONTROL BLANKETS.

B. DRIVING AREAS

THESE AREAS UTILIZE WATER AND BARRIERS TO PREVENT DUST MOVEMENT FROM THE TRAFFIC SURFACES INTO THE AIR.

B.A. SPRINKLING: THE SITE MAY BE SPRAYED WITH WATER UNTIL THE SURFACE IS WET. THIS IS ESPECIALLY EFFECTIVE ON HAUL ROADS AND ACCESS ROUTES.

B.B. BARRIERS: WOVEN GEOTEXTILES CAN BE PLACED ON THE DRIVING SURFACE TO EFFECTIVELY REDUCE DUST THROW AND PARTICLE MIGRATION ON HAUL ROADS. STONE CAN ALSO BE USED FOR CONSTRUCTION ROADS FOR EFFECTIVE DUST CONTROL.

B.C. WINDBREAK: A SILT FENCE OR SIMILAR BARRIER CAN CONTROL AIR CURRENT AT INTERVALS EQUAL TO TEN TIMES THE BARRIER HEIGHT. PRESERVE EXISTING WIND BARRIER VEGETATION AS MUCH AS PRACTICAL.

MAINTENANCE: MAINTAIN DUST CONTROL MEASURES THROUGH DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS ARE STABILIZED.

DUST CONTROL NOTES
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DRAWING TITLE:

PARCEL 1 -
EROSION AND SEDIMENT CONTROL DETAILS

STATE OF NEW YORK · STEPHEN GAUS · 071534 · LICENSED PROFESSIONAL ENGINEER

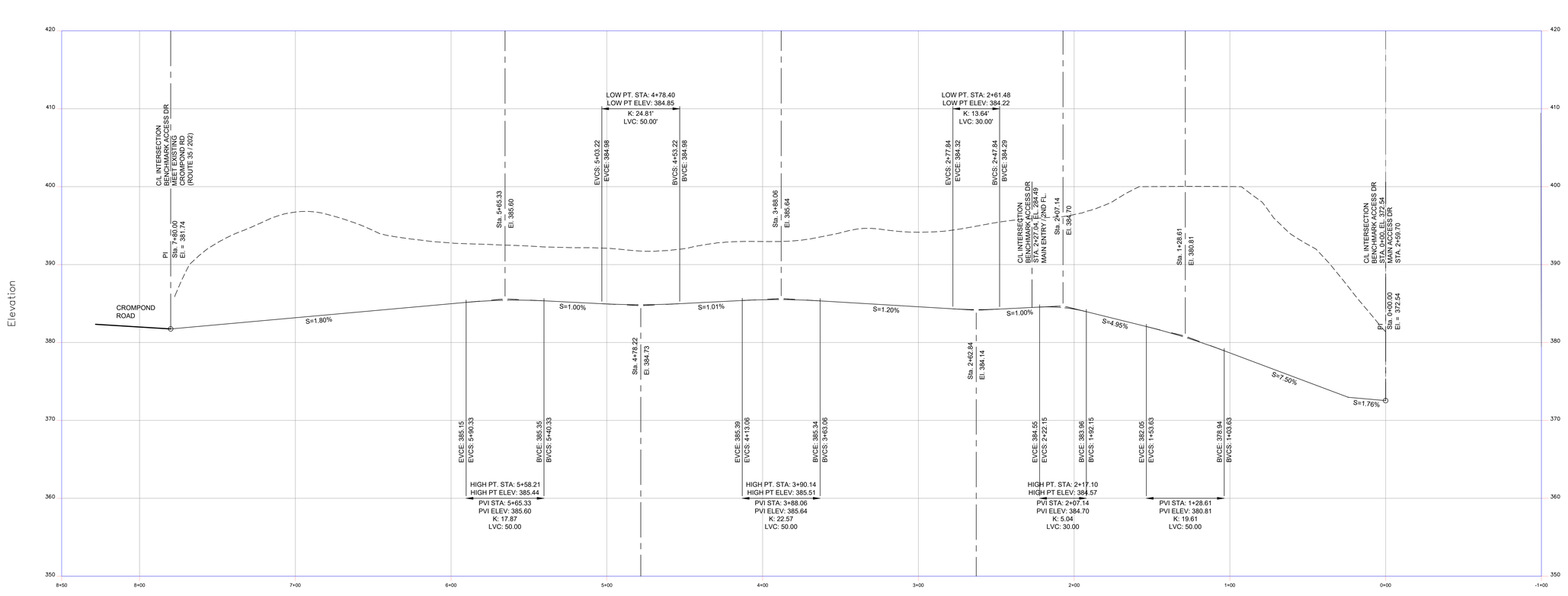
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DRAWING TITLE:

PARCEL 1 - DRIVEWAY PROFILES

STATE OF NEW YORK · MICHAEL STEPHEN GIS · 071533 · LICENSED PROFESSIONAL ENGINEER

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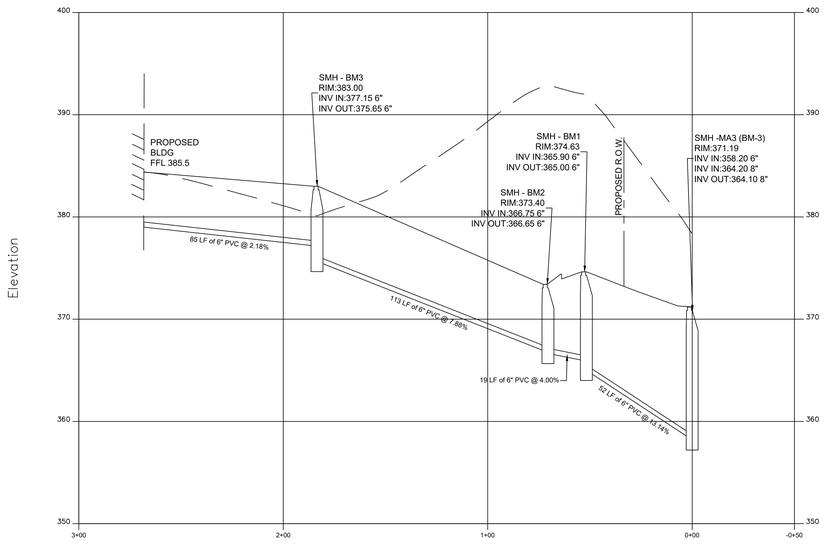
ONLY ITEMS RELEVANT TO THE SPECIFIC PUBLIC WATER SUPPLY AND SANITARY SEWER IMPROVEMENTS SHOWN ON THE PLANS ARE APPLICABLE

WATER NOTES:

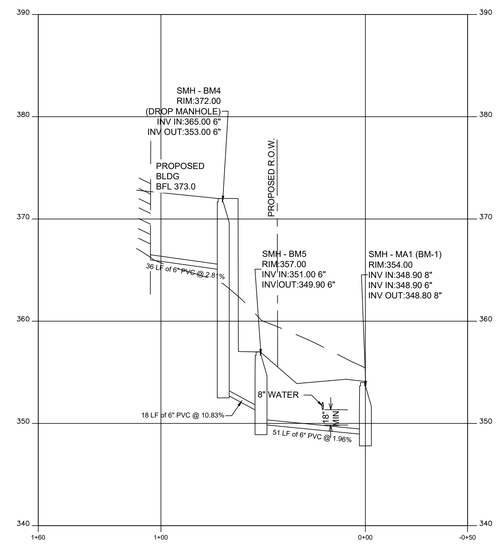
1. ALL WATER MAINS TO BE CEMENT LINED CL-54 DUCTILE IRON PIPE. DOMESTIC MATERIAL ONLY, NO IMPORTS.
2. PRESSURE/LEAKAGE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD 600.
3. DISINFECTION AND BACTERIOLOGICAL TEST WILL BE PERFORMED IN ACCORDANCE WITH AWW STANDARD C651-92, EXCEPT FOR SECTION 5.1.
4. THE SUPPLIER'S RECORDS INDICATE ADEQUATE PRESSURE AND CAPACITY IS AVAILABLE FOR THE AREA.
4. THE MINIMUM SEWER INSTALLATION DEPTH WILL BE AT LEAST FOUR (4) FEET BELOW THE FINISHED GROUND SURFACE (MEASURED FROM TOP OF PIPE). THE MINIMUM REQUIRED SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER/STORM DRAIN PIPING SHALL BE EIGHTEEN (18") INCH VERTICAL, TEN (10') FOOT HORIZONTAL. THE MINIMUM REQUIRED TEN (10') FOOT HORIZONTAL SEPARATION IS ALSO APPLICABLE BETWEEN WATER MAINS AND SANITARY SEWER MANHOLES, STORM DRAIN MANHOLES AND CATCH BASINS.
5. THE WESTCHESTER COUNTY HEALTH DEPARTMENT, WESTCHESTER JOINT WATER WORKS, AND OWNER MUST BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY PRESSURE TEST.

SEWER NOTES:

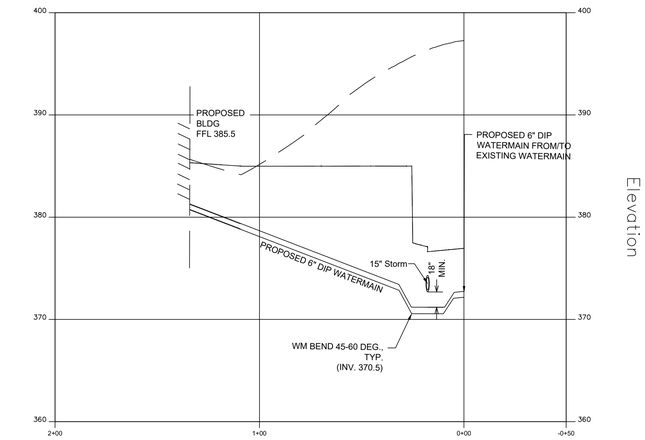
1. ALL SANITARY SEWER PIPES TO BE DUCTILE IRON PIPE, CLASS 52, CEMENT LINED. DOMESTIC MATERIALS ONLY. NO IMPORTS.
2. SANITARY SEWER PIPES SHALL BE AIR TESTED IN ACCORDANCE WITH ASTM C 924.
3. SANITARY MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C 1244.
4. THE MINIMUM SEWER INSTALLATION DEPTH WILL BE AT LEAST FOUR (4) FEET BELOW THE FINISHED GROUND SURFACE (MEASURED FROM TOP OF PIPE). THE MINIMUM REQUIRED SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER/STORM DRAIN PIPING SHALL BE EIGHTEEN (18") INCH VERTICAL, TEN (10') FOOT HORIZONTAL. THE MINIMUM REQUIRED TEN (10') FOOT HORIZONTAL SEPARATION IS ALSO APPLICABLE BETWEEN WATER MAINS AND SANITARY SEWER MANHOLES, STORM DRAIN MANHOLES AND CATCH BASINS.
5. THE WESTCHESTER COUNTY HEALTH DEPARTMENT, ENGINEER, AND OWNER MUST BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY TEST.
6. THE APPLICANT'S ENGINEER SHALL BE PRESENT FOR ALL TESTING.



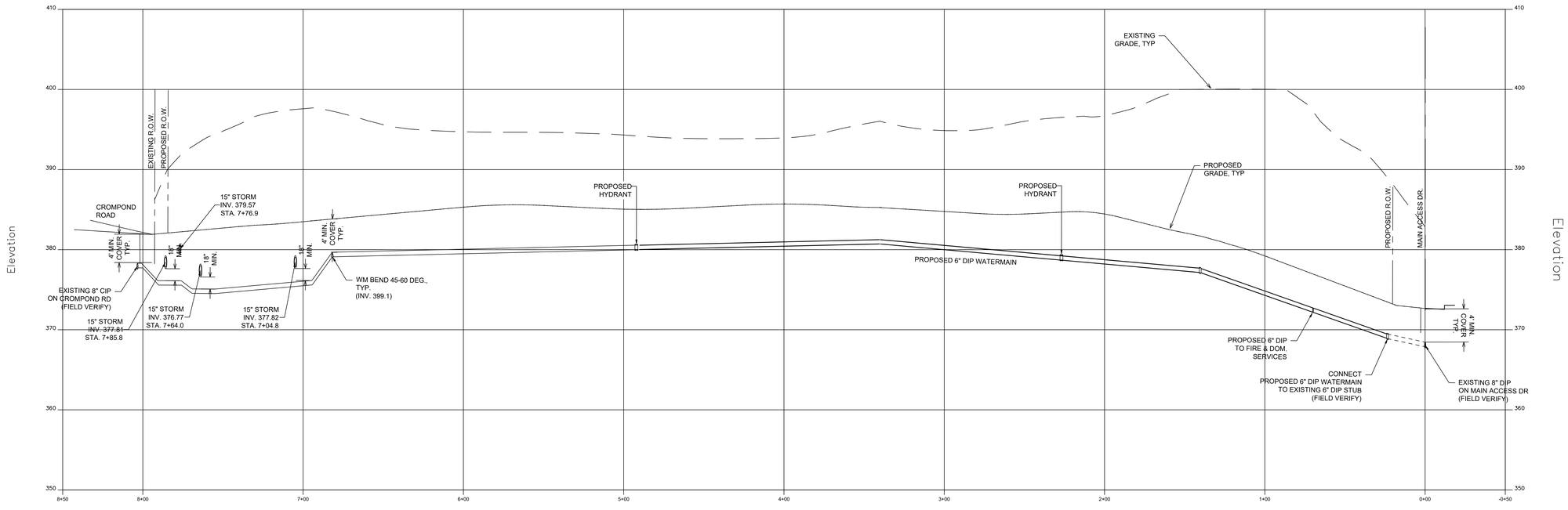
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SEWER PROFILE: BLDG SAN. LAT. TO SMH-MA1 (BM-1)



WATER PROFILE:BLDG LATERAL CONNECTION WATER MAIN



WATER PROFILE: CONNECTION TO CROMPOND RD AND MAIN ACCESS DR

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PARCEL 1 - WATER & SEWER PROFILES

STATE OF NEW YORK · FRANK STEPHEN GRIMALDI · 071534 · LICENSED PROFESSIONAL ENGINEER

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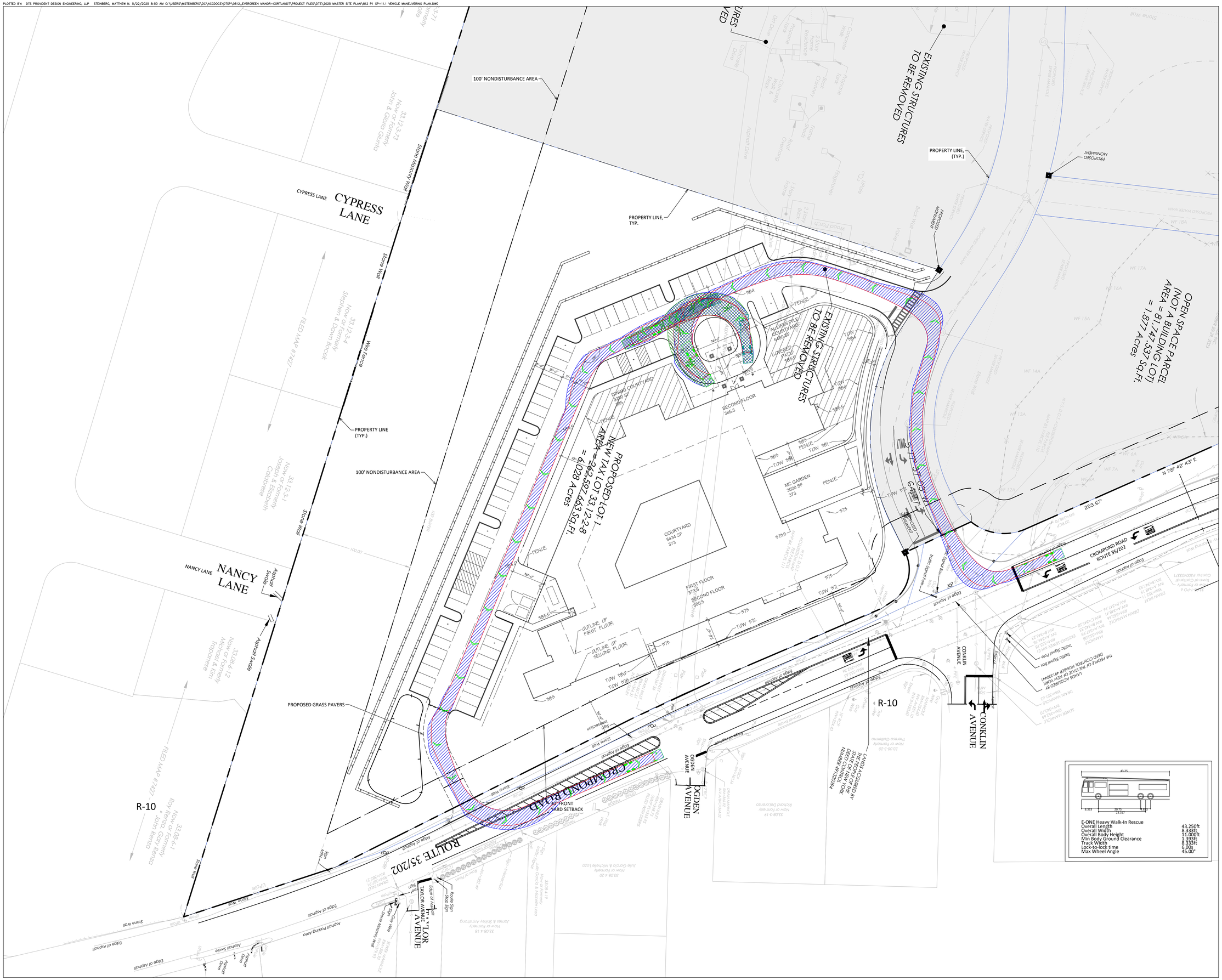
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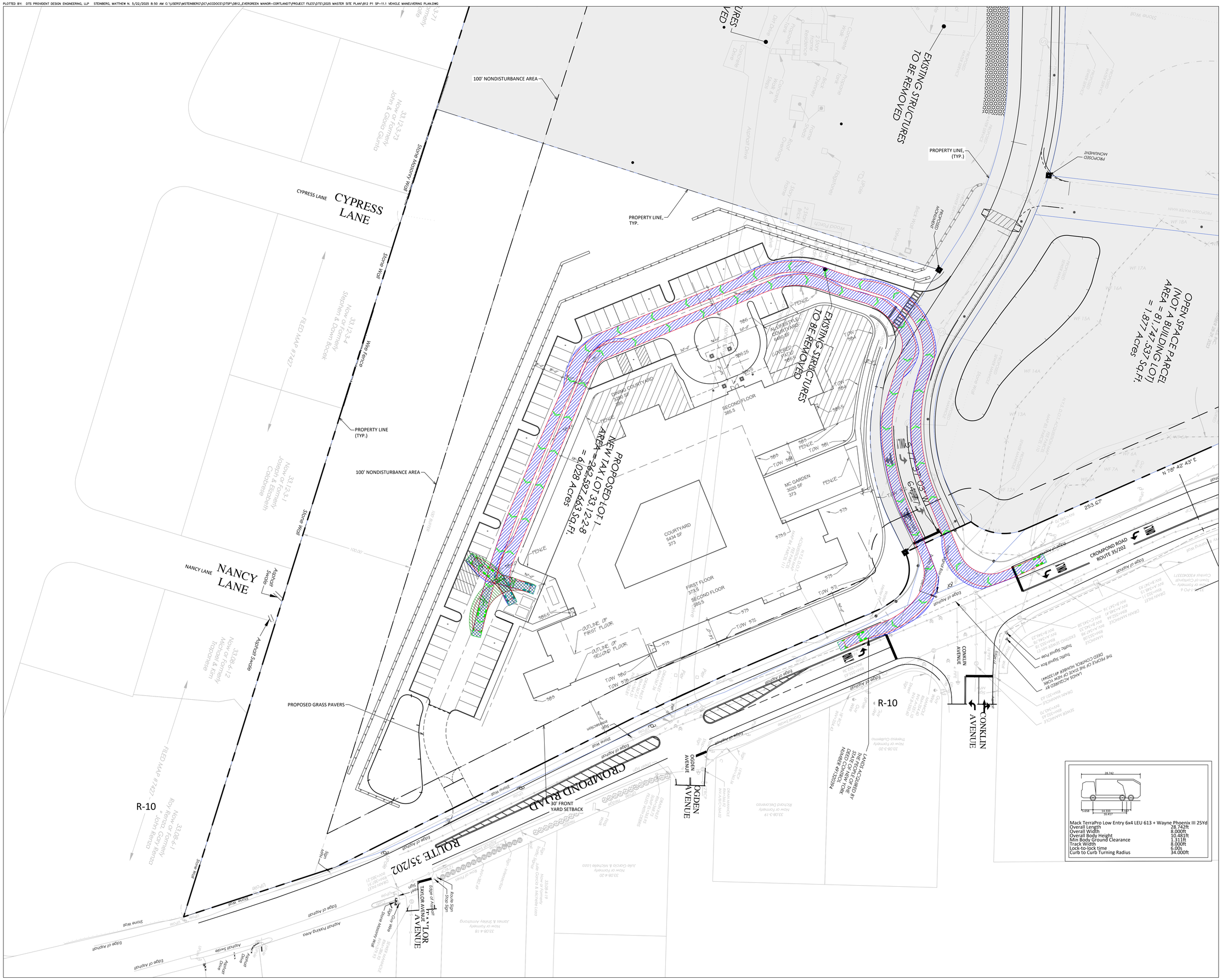
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PARCEL 1 - EMERGENCY VEHICLE MANEUVERING PLAN EXIT 1

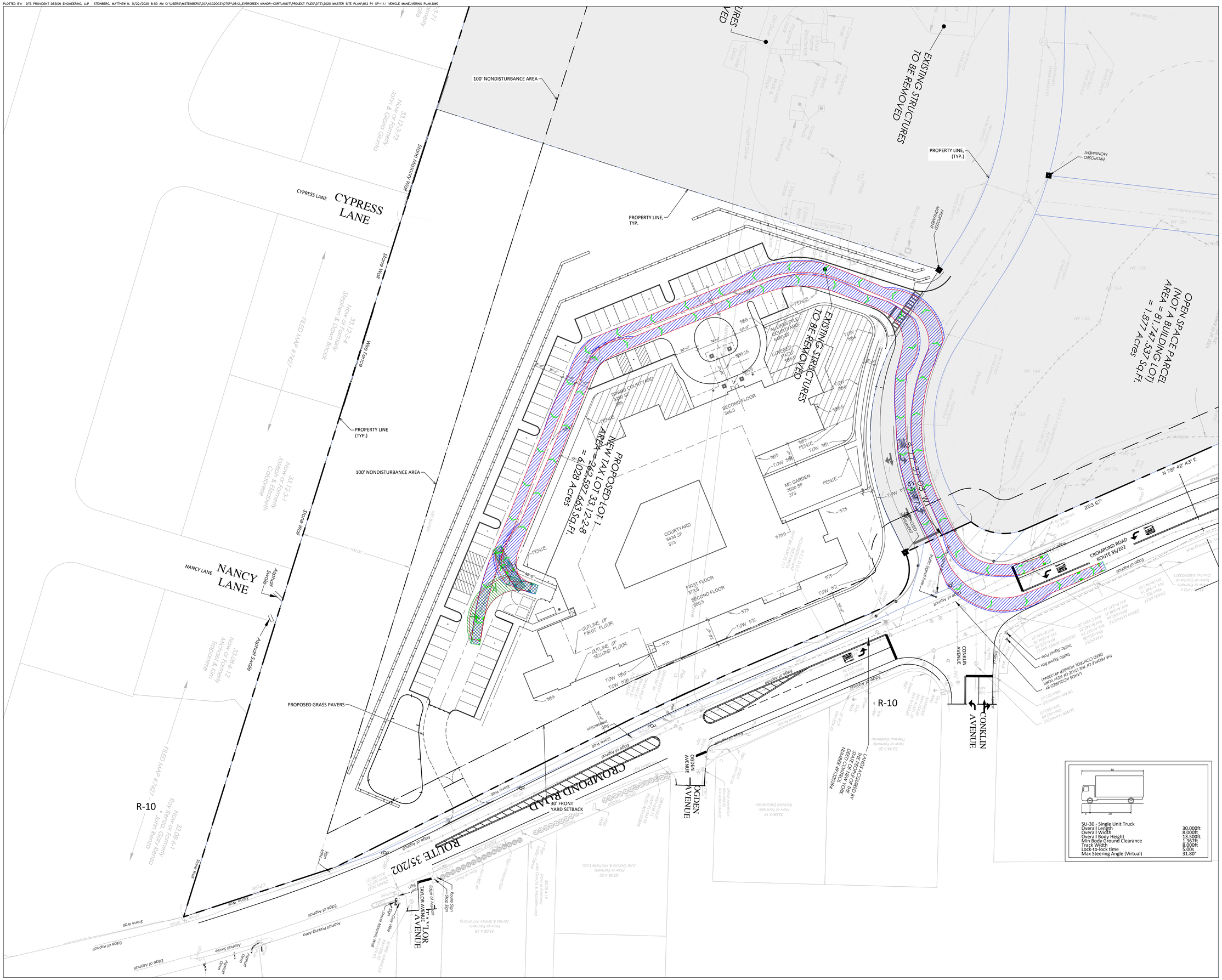
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100' NONDISTURBANCE AREA
EXISTING STRUCTURES TO BE REMOVED
PROPERTY LINE, (TYP.)
PROPOSED MOUNDMENT
PROPERTY LINE, TYP.
CYPRESS LANE
CYPRESS LANE
STONE WALL
WIRE FENCE
PROPERTY LINE (TYP.)
100' NONDISTURBANCE AREA
NANCY LANE
NANCY LANE
ASPHALT SWALE
PROPOSED GRASS PAVERS
R-10
R-10
PROPOSED LOT 1 AREA = 3.31'-2.8" = 9.028 ACRES
= 393,527.63 SQ.FT.
OPEN SPACE PARCEL (NOT A BUILDING LOT) AREA = 8.187 ACRES = 356,637 SQ.FT.
DINING COURTYARD 3290 SF 385
SECOND FLOOR 385.5
COURTYARD 5434 SF 373
FIRST FLOOR 373.5
SECOND FLOOR 385.5
MC GARDEN 3020 SF 373
OUTLINE OF FIRST FLOOR
OUTLINE OF SECOND FLOOR
FENCE
T.O.W. 385
T.O.W. 371
T.O.W. 372
T.O.W. 375
T.O.W. 386
T.O.W. 379
T.O.W. 386
T.O.W. 375

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP STEINBERG, MATTHEW N. 5/22/2025 8:50 AM C:\USERS\MSTEINBERG\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR--CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P1 SP-11.1 VEHICLE MANEUVERING PLAN.DWG



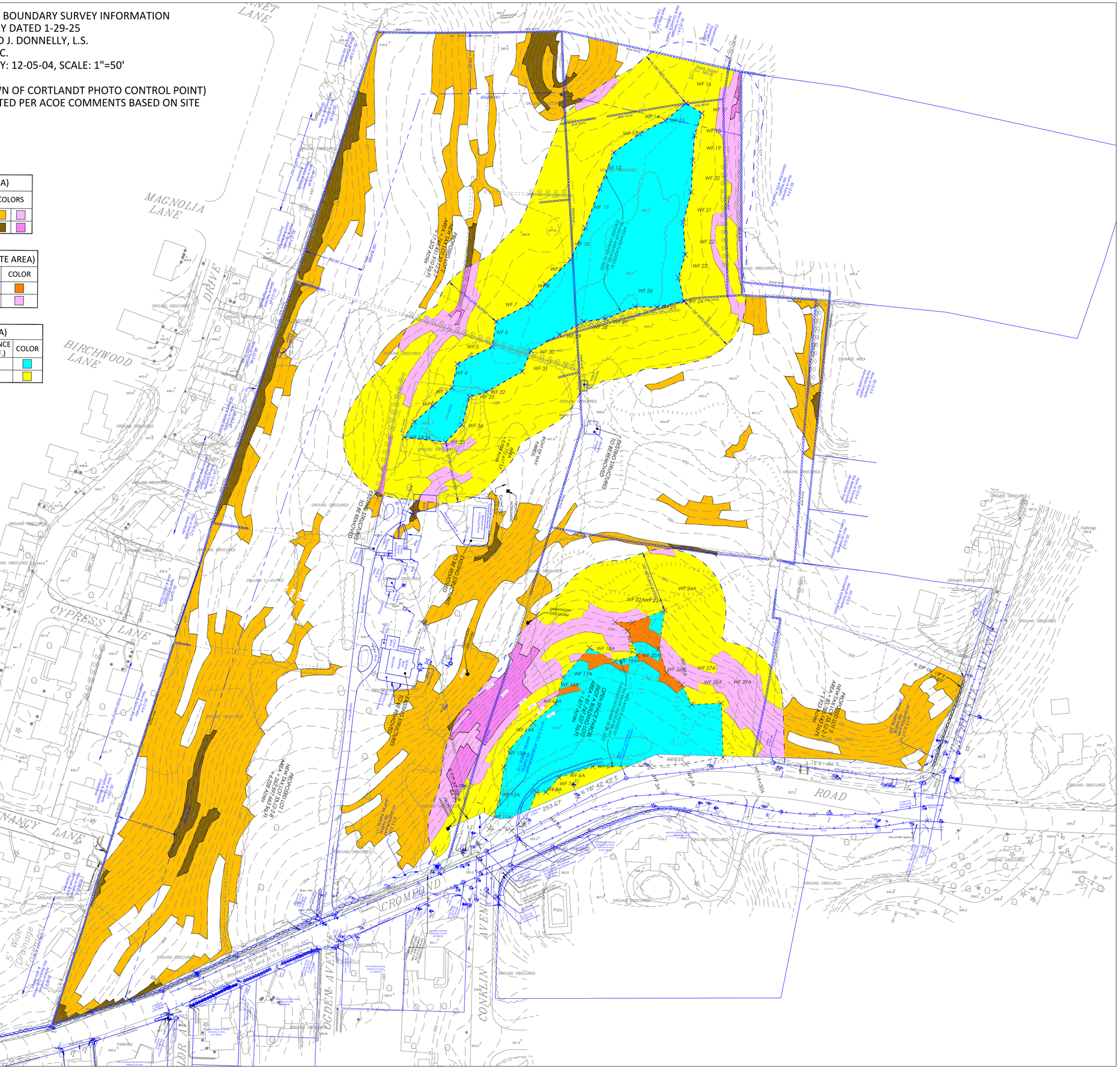
SOURCE: PROPERTY LINE AND WETLAND BOUNDARY SURVEY INFORMATION BY DANIEL T. MERRITTS. SURVEY DATED 1-29-25
TOPOGRAPHIC DATA BY DONALD J. DONNELLY, L.S. DONNELLY AND SURVEYING, P.C.
DATE OF AERIAL PHOTOGRAPHY: 12-05-04, SCALE: 1"=50'

NOTE: DATUM:NGVD29 (SOURCE:TOWN OF CORTLANDT PHOTO CONTROL POINT)
WETLAND DELINEATION ADJUSTED PER ACOE COMMENTS BASED ON SITE INSPECTION ON 06/20/2018.

SLOPE AREA TABLE (OVERALL SITE AREA)			
SLOPE CATEGORY	AREA (s.f.)	DISTURBANCE AREA (S.F.)	COLORS
15% - 30%	305,839	55,707	
> 30%	38,348	11,012	

WETLANDS SLOPE AREA TABLE (OVERALL SITE AREA)		
WETLAND SLOPE CATEGORY	AREA (S.F.)	COLOR
15-30% STEEP SLOPES IN WETLANDS	4,689	
STEEP SLOPES IN WETLANDS BUFFER	65,964	

WETLANDS TABLE (OVERALL SITE AREA)			
WETLAND SLOPE CATEGORY	AREA (S.F.)	DISTURBANCE AREA (S.F.)	COLOR
WETLANDS	123,980	0	
WETLANDS BUFFER	282,345	48,623	



EVERGREEN MANOR
Town of CORTLANDT, New York

OWNER / APPLICANT
V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY, 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT
DTS • PROVIDENT
Intelligent Land Use
DTS Provident Design Engineering, LLP
One North Broadway
White Plains, NY 10601

ARCHITECT (MASTER PLAN)
WARSHAUER MELLUSI WARSHAUER ARCHITECTS PC
100 CLEARBROOK ROAD
ELMSFORD, NY, 10523

LAND USE ATTORNEY
ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY, 10601

SURVEYOR
DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY, 10570

WETLANDS CONSULTANT
TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY, 10516

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0 25 50 100
SCALE: 1" = 50'

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REVISIONS

NO.	DATE	ISSUE
1	02/11/25	PARCEL 1 REVISIONS
2	05/22/25	SITE PLAN APPLICATION - PARCEL 1
3	10/23/25	PLANNING BOARD SUBMISSION

DRAWING TITLE:

STEEP SLOPES MAP FOR OVERALL SITE

STATE OF NEW YORK — MARK STEPHEN GIEGERICH — 071534 — LICENSED PROFESSIONAL ENGINEER
EXPIRES 07/31/26

DRAWN BY:	CHECKED BY:
RC/HV	MSG
PROJECT NO.	DATE:
812	5/22/25

DRAWING NO.

SP-12.0

C:\Users\Scripts\Admin\DC\ACDocs\DTSP\0812_Evergreen Manor-Cortlandt\Project Files\DTS\2025 Master Site Plan\812 P1 SP-12.0 Steep Slopes Map Overall.dwg

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP SANJEDA MIAH 5/22/2025 8:50 AM C:\USERS\SANJEDAMIAH\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR-CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P1 SP-12.1 STEEP SLOPES MAP (PARCEL 1).DWG

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

ARCHITECT - PARCEL 1

STEIN TROOST ARCHITECTURE, LLC
ONE MORGAN AVENUE
NORWALK, CONNECTICUT 06851

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

SLOPE AREA TABLE (PARCEL 1 AREA)		
SLOPE CATEGORY	AREA (S.F.)	COLOR
15% - 30%	117,790	
> 30%	7,146	

SLOPE RANGE - DISTURBANCE AREA ONLY (PARCEL 1 AREA)		
SLOPE CATEGORY	AREA (S.F.)	COLOR
15% - 30%	62,343	
> 30%	2,925	

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0 15 30 60
N
SCALE: 1" = 30'

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NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE
1	02/11/25	PARCEL 1 REVISIONS
2	05/22/25	SITE PLAN APPLICATION - PARCEL 1
3	10/23/25	PLANNING BOARD SUBMISSION

DRAWING TITLE:

STEEP SLOPES MAP (PARCEL 1)

STATE OF NEW YORK — STEPHEN G. MILLER — 071539 — LICENSED PROFESSIONAL ENGINEER
EXPIRES 07/31/26

DRAWN BY:	CHECKED BY:
BZ/RC/TK	GMS/MG
PROJECT NO.	DATE:
812	01/23/25

DRAWING NO.

SP-12.1

ARCHITECTURAL VISIONS PLLC

October 24, 2025

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

Re: - 2 lot Sudivision
Robert Fucci
12 Putnam Park Road
Cortlandt Manor, NY 10567
TM# 12.20-1-71

Dear Chairman Kessler and Members of the Planning Board,

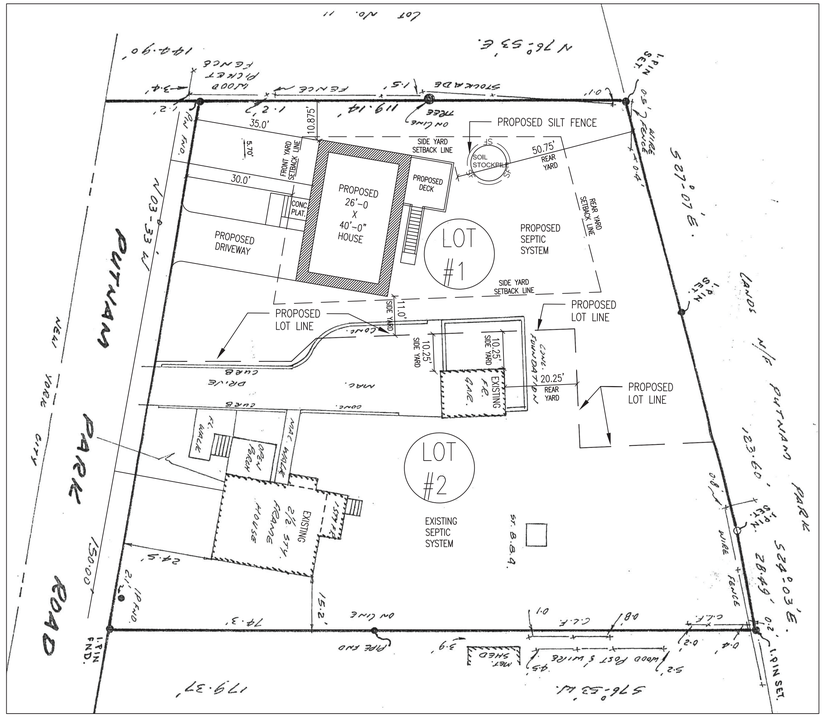
Mr. Fucci owns a parcel of land with a house at 12 Putnam Park Road. The property is located in a R-10 Zone. He would like to subdivide the property into 2 lots so he can have his daughter build a house next to his. Both lots conform to the requirements of the R-10 Zone. The WCHD has reviewed the testing and has approved the Septic System for the new lot.

We look forward to discussing the project with you at your next meeting on Thursday November 6,2025.

Very Truly Yours,
Joel Greenberg

Two Muscoot Road North
Mahopac, New York 10541
P: (845) 628-6613 F: (845) 628-2807
Email: joel.greenberg@arch-visions.com
www.arch-visions.com

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1 PROPOSED SITE PLAN - 2 LOT SUBDIVISION
SCALE: 1" = 20'-0"

PROPOSED LOT # 1 = 10,048 SF

PROPOSED LOT # 2 = 12,232 SF

THE INFORMATION FOR THE SITE PLAN WAS OBTAINED FROM A SURVEY BY ARISTOTLE BOURNAZOS, DATED 1/12/1999. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



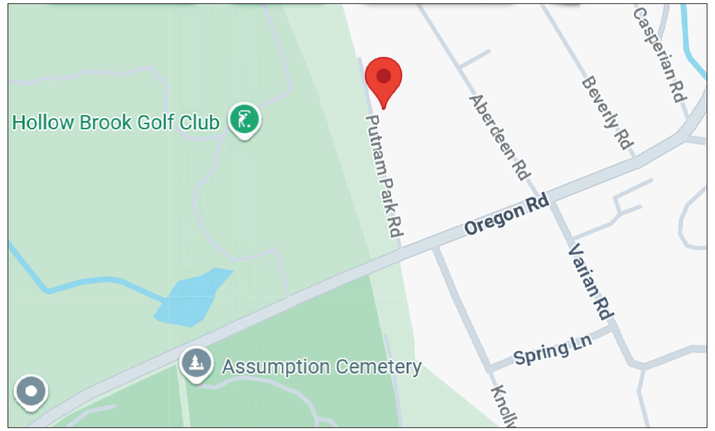
FRONT VIEW OF PROPOSED LOT #1



FRONT VIEW OF EXISTING HOUSE - LOT #2



FRONT VIEW OF PROPOSED LOT #1



LOCATION PLAN
NO SCALE



AERIAL VIEW
NO SCALE

SITE DATA NOTES

Robert Fucci, Owner

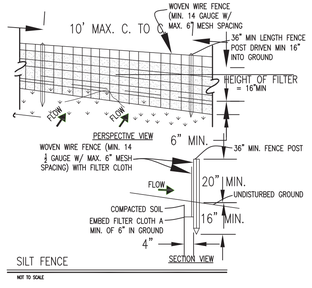
12 Putnam Park Road

Cortlandt Manor, NY 10567

TM# 12.20-1-71

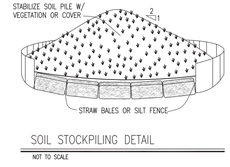
ZONING TABLE

ZONE- R-10	REQUIRED	PROVIDED LOT #1	PROVIDED LOT #2	VARIANCE REQUIRED - LOT #1	VARIANCE REQUIRED – Lot #2
MIN. LOT AREA	10,000 FT.	LOT #1 - 12,232 SF	LOT #2 – 10,048 SF	NONE	NONE
MIN. YARDS:					
FRONT	30 FT.	LOT # 1 - 24.5 FT.	LOT # 2 - 30 FT.	PRE- EXISTING	NONE
SIDE	10 Ft.	LOT # 1 – 15.2 FT.	LOT # 2 - 10.875 FT	NONE	NONE
REAR	20 FT	LOT # 1- 50.75 FT.	LOT # 2 – 20.25 FT.	NONE	NONE
MIN. FRONTAGE	75 FT.	LOT # 1 -75 FT.	LOT # 2 – 75 FT.	NONE	NONE
MAX. BLDG. HT	35 FT.	LOT # 1 – 30 FT.	LOT # 2 - 30 FT.	NONE	NONE
MAX. BLDG. COVERAGE	65 %	LOT # 1 - 17.5 %	LOT # 2 - 27.5 %	NONE	NONE



CONSTRUCTION SPECIFICATIONS:

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



SOIL STOCKPILING DETAIL
NOT TO SCALE

NOTES:

1. AREA CHOSEN FOR STOCKPILE OPERATIONS SHALL BE SAFE AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILE, EACH PILE SHALL BE STABILIZED WITH EITHER SILT FENCE OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

ARCHITECTURAL VISIONS PLLC
A GREENBERG DESIGN GROUP
2 MUSCOOT ROAD NORTH
MAHOPAC NY, 10541
JOEL.GREENBERG@ARCH-VISIONS.COM
P: 845-628-6613
F: 845-628-2807

PROJECT: SUBDIVISION FOR ROBERT FUCCI

PROJECT ADDRESS
12 PUTNAM PARK RD
CORTLANDT MANOR, NY 10567

MAILING ADDRESS
SAME AS PROJECT ADDRESS

TAX MAP NO. 12.20-1-71

SITE PLAN - 2 LOT SUBDIVISION

ISSUANCE

ISSUANCE	DATE
FOR REVIEW	10-20-2025

REGISTERED ARCHITECT JOEL LAWRENCE GREENBERG STATE OF NEW YORK 011055

NYS Registration Expires: 03-31-2027

SCALE AS NOTED

DRAWN BY/CHKD BY MLS / --- JLG

PROJECT NO. 05-25-036

S-100

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TITLE NO. [illegible] TA-131W 00638

ARISTOTLE BOURNAZOS, P.C.

LAND SURVEYORS - PLANNERS

20 CEDAR STREET
NEW ROCHELLE
NEW YORK 10801
(914) 633-0100

LICENSED IN
NEW YORK
NEW JERSEY
CONNECTICUT

STATE OF NEW YORK
ARISTOTLE BOURNAZOS
No. 046553
LICENSED LAND SURVEYOR

This is to certify that I have surveyed LOTS NOS. 8, 9, 10 AS SHOWN ON "MAP OF PROPERTY BELONGING TO FRANK M. WILLIAMS", SITUATED IN THE TOWN OF CORTLANDT, COUNTY OF WESTCHESTER NEW YORK.

Filed in the Westchester County Clerk's Office, Division of Land Records MARCH 22, 1927 as Map No. Vol. 13

I have located all existing buildings and lines of possession and have shown their positions hereon.

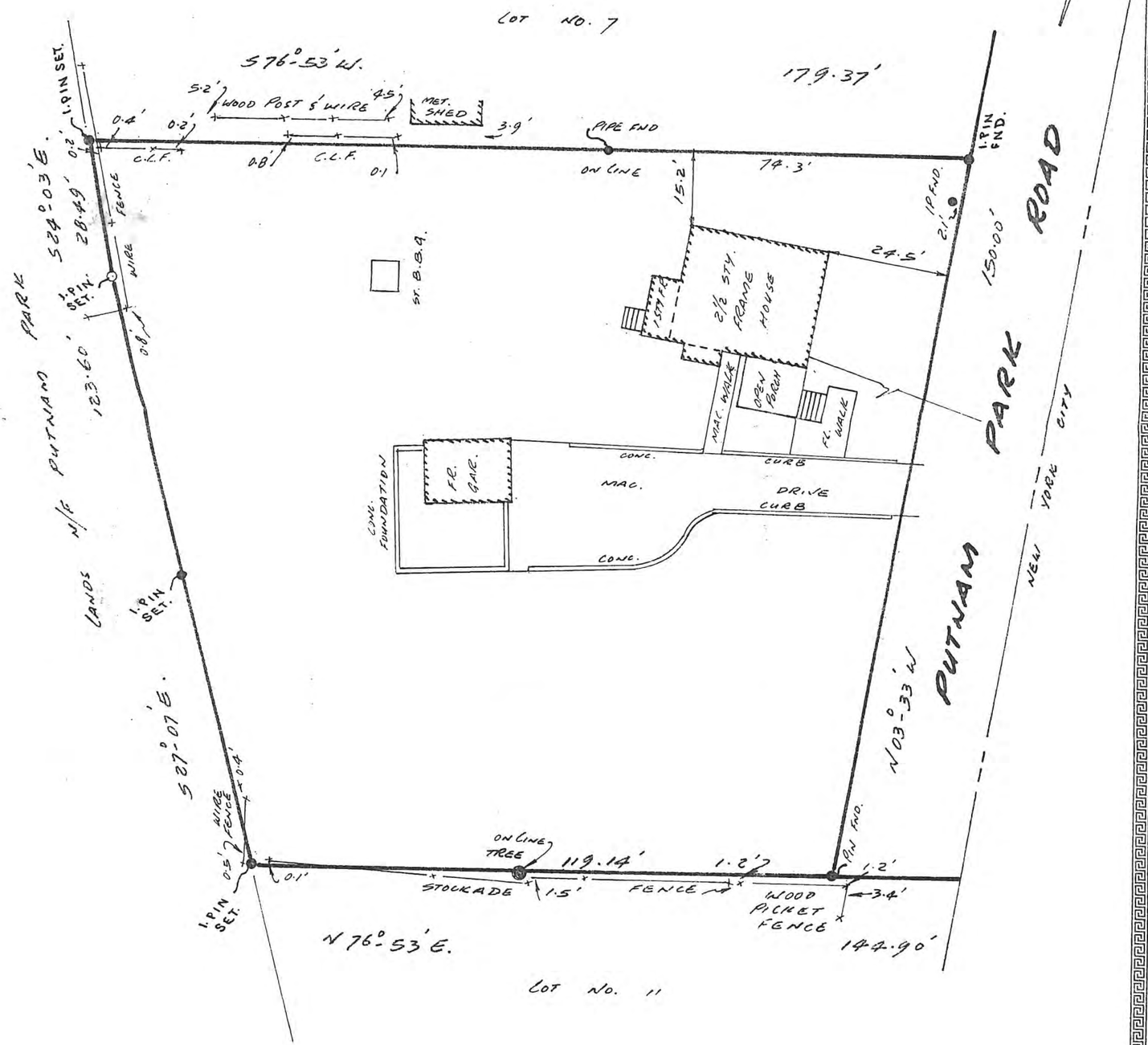
Survey completed: JAN. 8, 1999.

Map Drafted: JAN. 12, 1999. on scale of one inch to 25 feet.

Aristotle Bournazos P.L.S.
N.Y.S. Lic. 46553

I hereby certify this survey to FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK.
DIME SAVINGS BANK.
CUJACK TITLE AGENCY.
ROBERT FUCCI

PROPERTY LINES STAKED: 1-29-99.



Unauthorized alteration or additions to this survey map is a violation of section 7209 sub-section 2, of the New York State Education Law.

No guarantee is implied by this map as to the existence or non-existence of any easements of record that would affect subject property, unless surveyor has been furnished a complete copy of the title report.

Dimensions shown from structures to property lines are not intended to be used for construction of fences, structures or other improvements.

Field Book No. Page No. Office Map No. Certificate No. Survey No. C99-14

SJB
Architecture + Design

Steven J. Basini, RA

October 21, 2025

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

Re: 2329 Arlo Lane
Cortlandt Manor, NY
Auto Body Repair Shop
Site Plan Amendment

Mr. Kessler and Members of the Planning Board,

This office has filed an application with the Town of Cortlandt for a site plan amendment at the above address to convert a portion of an existing self-storage building into an auto body repair shop.

The building was previously approved for self-storage by the TOC in 2022. The approved site plan included improvements to the building and the site that have not been completed. This application addresses the change of use to a portion of the building for auto body repair, alterations to the parking to accommodate this use and the incomplete site improvements from the past approval.

The following addresses the incomplete site improvements:

1. Retaining wall and parking spaces into hillside off northwest corner of the building.
    a. This work will cause undue impact to the existing hillside and forested buffer and can be achieved by striping parking spaces on the existing asphalt surface as shown on the current site plan.

2. Trash enclosure off the northwest corner of the building.
    a. This will be completed as part of the current application and is shown on the proposed site plan.

3. Installation of Automatic sprinkler system throughout building.
    a. This has commenced and will be completed along with the proposed change of use work.

4. Removal of vestibule at front of building by southwest corner.
    a. This will be completed as part of the current application and is shown on the proposed site plan.

5. Removal of existing wood deck over oil tank at southeast corner of building.

    a. This application proposed to keep the existing wood deck. The reason for its proposed removal was not addressed on the approved site plan however as the required fire apparatus access road and the required parking maneuvering lane is not affected by the deck, the applicant chooses to keep it intact.

The change in use is from an S-1 Storage use to an F-1 Moderate-hazard Factory Industrial use as classified by the Building Code of NYS. The building was planned to be divided into 2 spaces under the 2022 application. Each space was classified as storage. The smaller space, approximately 1/3 of the footprint, will be converted to an Auto Body Repair Shop as outlined in the drawings.

Egress requirements, accessibility and all other building code requirements will be satisfied during the permitting process.

The off-street parking requirements for Auto Repair Use in the Town of Cortlandt Zoning Code, Article VIII, call for 1 parking space per 150 gross floor area. The gross floor area of the shop is 6,300 SF therefore 42 spaces are required. In addition, the remaining storage use requires 2 parking spaces totaling 44 required for the building.

The proposed site plan provides 32 spaces, including those within the body shop that count towards the total. This layout requires minimal impact to the grass hillside and forest buffer and utilizes the existing asphalt paved area to the maximum extent practicable.

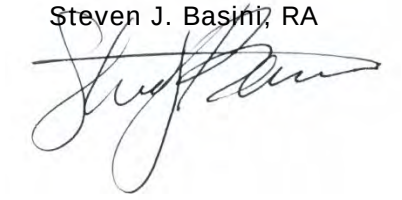
The proposed use will not be storing 42 vehicles on site at any given time. There are 5 lifts in the garage and 1 paint booth. A maximum of 6 cars will be in the building at any time and the normal turn-around period for vehicle repairs is under 5 days. There will be a maximum of 5 employees parked in the lot. Combined employee and vehicle parking in the building totals 11.

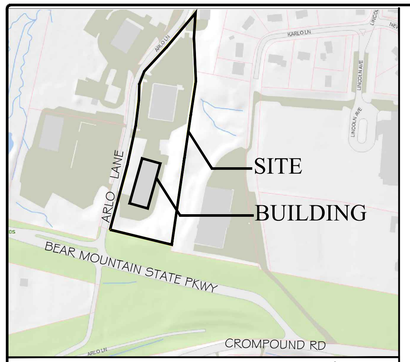
Even with some vehicles parked in the lot waiting to be repaired, at 42 required spaces, that is almost 4x the realistic required spaces. As stated in Section 307-29 of the Town of Cortlandt Code, the Planning Board can consider a lesser parking requirement based on information provided here, as well as generally accepted standards of the planning and engineering professions. We respectfully request that your Honorable Board consider that the proposed number of spaces will more than satisfy the need for the proposed uses.

Thank you for your consideration in this matter.

Sincerely,

SJB ARCHITECTURE + DESIGN
Steven J. Basini, RA





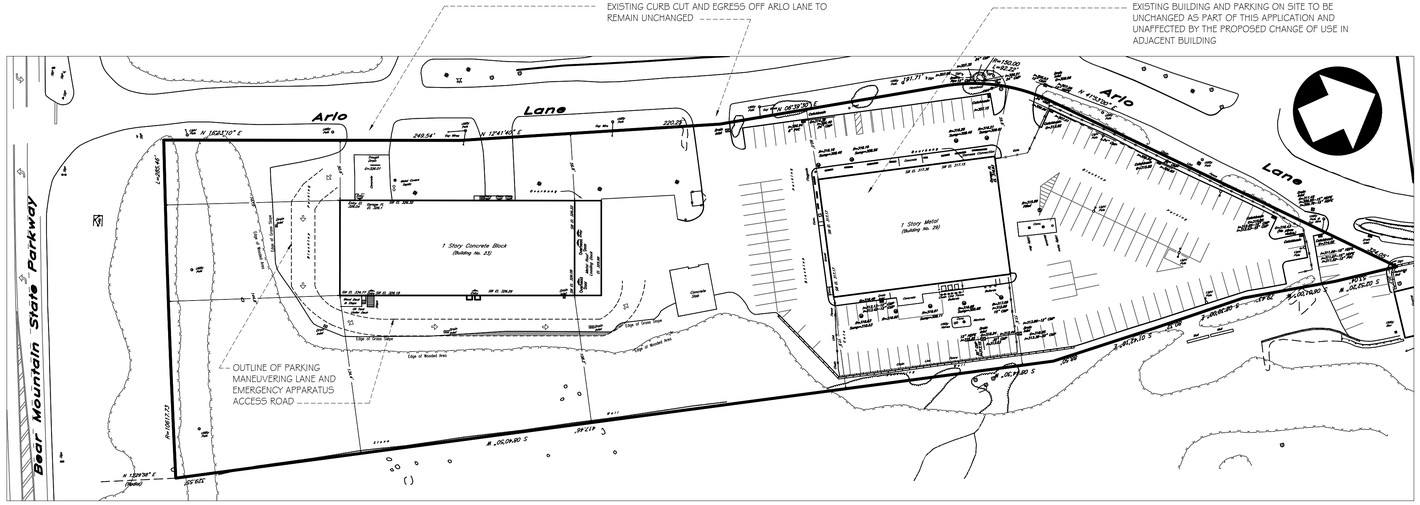
LOCATION MAP - NTS

NORTH



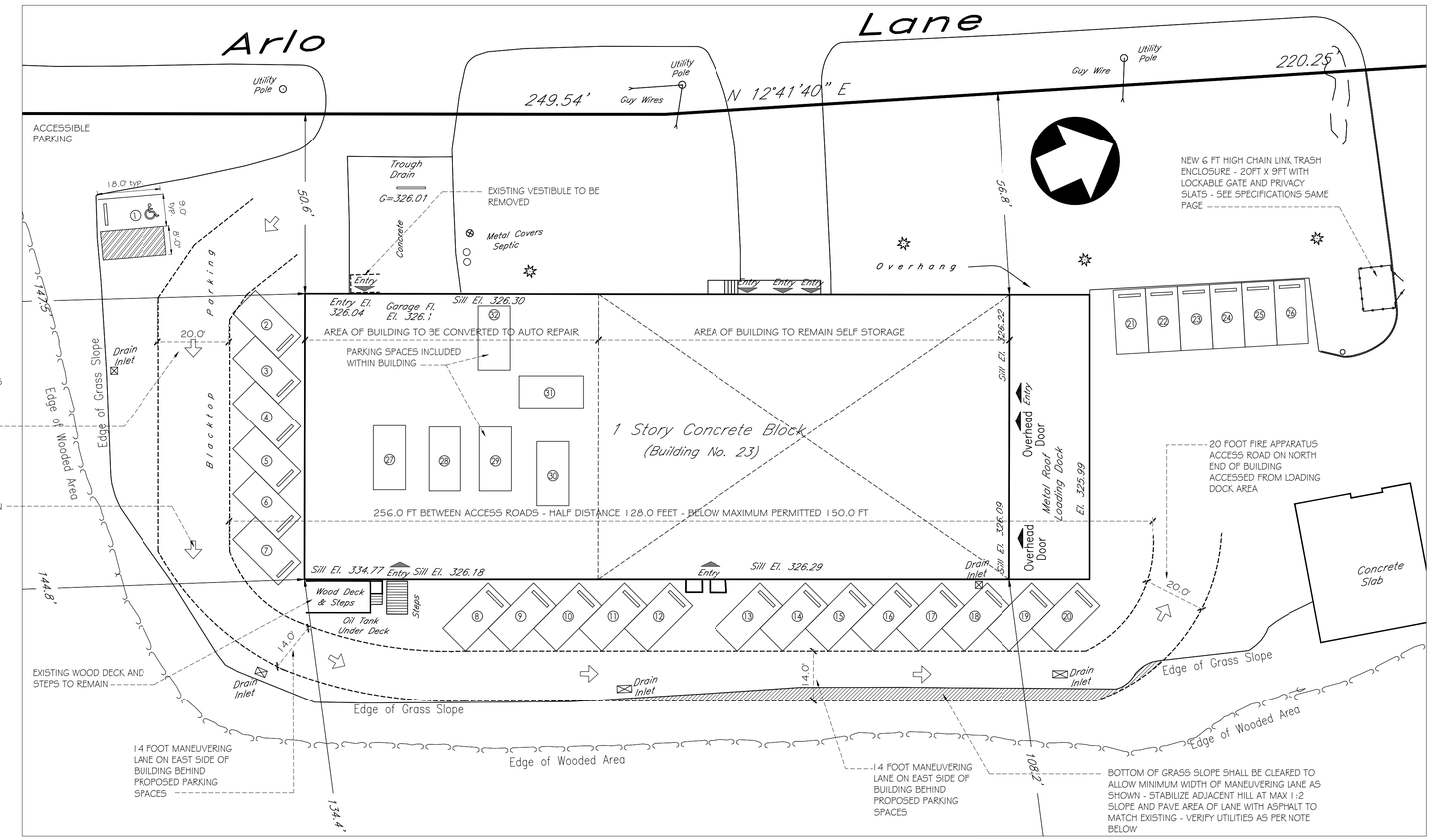
AERIAL VIEW - NTS

NORTH



1 OVERALL SITE PLAN

SCALE - 1" = 60'-0"



2 PROPOSED SITE PLAN

SCALE - 1" = 20'-0"

2021 International Fire Code

SECTION 503 - Fire Apparatus Access Roads

503.1.1 Buildings and facilities
The fire apparatus access road shall extend to within 150 feet of all portions of the facility.
Exceptions: The fire code official is authorized to increase the dimension of 150 if building is equipped throughout with an approved automatic sprinkler system.

503.2.1 Dimensions
Fire apparatus access roads shall be an unobstructed width of not less than 20 feet.

PROPOSED - 20 foot wide access road provided from street entrance to north and south ends of building.

Distance between ends of access roads along rear face of building is 220 feet. 220 / 2 = 110 feet (less than the 150 ft req'd.

Building is proposed to be equipped throughout with an approved automatic sprinkler system.

Town of Cortlandt Zoning Code

Article VIII - Off-Street Parking Requirements

307-29 Table of Req'd Off-Street Parking Spaces
C. The Planning Board will fix the appropriate number of parking spaces required for a particular use by considering the suggested standards herein, as well as information provided by the applicant as to the requirements of the use, as well as generally accepted standards of the planning and engineering professions.

Required
Self Storage Facility - 1 / 10,000 SF of gross floor area & 1 per employee
Area of Self Storage = 9,500 SF = 1 space
Employee - 1 per shift - 1 space
TOTAL REQUIRED - 2 spaces

Auto Repair Service - 1 / 150 SF of gross floor area
Area of Garage = 6,300 SF / 150 = 42 spaces
TOTAL REQUIRED 42 spaces

TOTAL REQUIRED FOR BUILDING - 44 SPACES

MAXIMUM PRACTICABLE PROVIDED FOR BUILDING = 32 SPACES

307-33 Dimensions of parking spaces
Stall Width 9 feet - provided 9 feet
Stall Depth 18 feet - provided 18 feet

Maneuvering Aisle Width
45° Angle of Parking - 1 Way - 14 feet - provided 14 feet
46° to 60° Angle of Parking - 1 Way 18 feet - provided 20 feet

PROPOSED HOURS OF OPERATION:

MO-FR	8:00 AM - 6:00 PM
SAT-SUN	9:00 AM - 12:00 PM

PARKING SIGNAGE

1. REMOVE "NO PARKING" SIGNS ALONG REAR OF BUILDING.
2. MAINTAIN EXISTING "NO PARKING" SIGNS ALONG HILLSIDE AT SOUTH END OF BUILDING EXCEPT IN AREA OF ACCESSIBLE PARKING SPACE

PROJECT INFORMATION DATA:

1. MUNICIPALITY: TOWN OF CORTLANDT
2. TOWN TAX MAP DESIGNATION: SHEET: 34.6, BLOCK: 1, LOT 1
3. TOTAL LOT AREA: 217,810 SF (5.0002 ACRES)
4. ZONING DISTRICT: MD (DESIGNED INDUSTRIAL)
5. OWNER: MARIC FAMILY LIM PARTNER / MARIC 1903 LLC
   19-53 46TH ST, ASTORIA, NY 11105
6. APPLICANT: MARIC FAMILY LIM PARTNER / MARIC 1903 LLC
   19-53 46TH ST, ASTORIA, NY 11105
7. SITE PLAN PREPARED BY:
   SJB ARCHITECTURE + DESIGN
   18 LAKEVIEW AVE E, CORTLANDT MANOR, NY 10567
7. SITE LOCATION:
   2329 ARLO LANE
   CORTLANDT MANOR, NY 10567
8. SURVEY INFORMATION OBTAINED FROM SURVEY PREPARED BY:
   WARD CARPENTER ENGINEERS INC.
   76 MAMARONECK AVENUE
   WHITE PLAINS, NY 10601
   DATED DECEMBER 23, 2020

SIGNAGE AND LIGHTING

1. EXISTING POLE MOUNTED LIGHT FIXTURES ON SITE TO REMAIN UNCHANGED - SEE SITE PLAN FOR LOCATION
2. EXISTING FULLY SHIELDED WALL SCONCES AT EGRESS DOORS AND AROUND PERIMETER OF BUILDING TO BE REMAIN UNCHANGED.
3. BUSINESS SIGNAGE SHALL BE PROPOSED UNDER SEPARATE PERMIT

SPECIAL UNDERGROUND UTILITIES NOTE:

PRIOR TO ANY EXCAVATION ALL UNDERGROUND UTILITIES MUST BE LOCATED. CALL 1-800-962-7962, CODE RULE #753, www.digsafelynewyork.com



FENCE SLAT DETAIL

SCALE - N.T.S.

Chain Link Fence Specifications

- #6 guage X 2" mesh black vinyl coated
- All support members and connections shall be black powder coated
- End posts 2 1/2" Diameter Schedule 40
- Lateral rails 2" Diameter Schedule 40
- Top, bottom & joist rails to be 1 5/8" Diameter Schedule 40
- Footings for posts to be 12" Dia. 3,000 psi concrete
- Footings set 42" below finished grade

FENCE SLATS:
- Pexco Brand 6 ft X 1 inch Black HDPE Fence Slats
- Shall be installed in each vertical line of openings from top to bottom rail along the length of the fence.

ADA PARKING SIGNAGE

ADA PARKING ONLY SIGN SHALL BE MOUNTED AT END OF ACCESSIBLE PARKING SPACE A MINIMUM OF 60 INCHES ABOVE THE GROUND MEASURED TO THE BOTTOM OF THE SIGN.



ACCESSIBLE PARKING SIGNAGE

SCALE - NTS

UNAUTHORIZED ALTERATIONS TO THIS DRAWING IS A VIOLATION OF PART 69.5 (B) OF THE N.Y.S. EDUCATION LAW.

THIS PLAN IS NULL AND VOID UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE ARCHITECT.

Drawn by: SJB
Checked by: SJB
Project #:
Dwg. Date: 10/21/25

Revisions
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REGISTERED ARCHITECT
STEVEN J. BASINI
036832
STATE OF NEW YORK

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF N.Y.S. REGISTERED THROUGH JULY 31, 2026

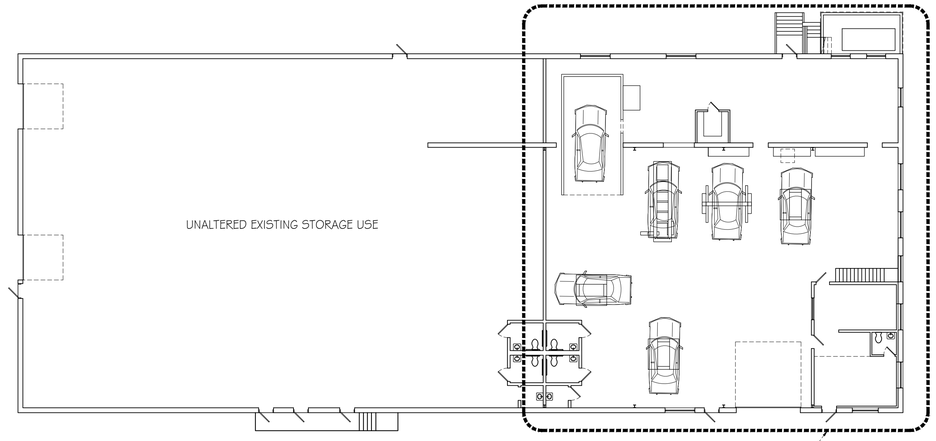
SJB
Architecture + Design
sjbarchdesign.com
914.402.1701
Cortlandt Manor, NY

Client: MARIC FAMILY LP & MARIC 1903 LLC

Project: Auto Collision Repair Shop
2329 Arlo Lane
Cortlandt Manor, NY 10567

Dwg. Name: SITE PLAN
GENERAL NOTES
CODE COMPLIANCE
-

Sheet #: A-100



1 OVERALL KEY PLAN
SCALE - 1/16" = 1'-0"

ADA ACCESSIBILITY GUIDELINES AS PER ICC/ANSI A117.1 2009

303.2 & 3 - Changes in Level. Changes in level up to 1/4 in (6.4mm) shall be permitted to be vertical. Changes in level between 1/4 in and 1/2 in (6.4mm and 13mm) shall be beveled with a slope no greater than 1:2 .

309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds maximum.

606.4 Faucets. Faucets shall comply with 309.4 above. Hand-operated metering faucets shall remain open for 10 seconds minimum.

606.6 Exposed Pipes and Surfaces. Water and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

603.3 Mirrors. Mirrors shall be mounted with the bottom edge of the reflecting surface 40 in maximum above the finish floor.

902.4 Height of work surfaces (for service sink counter) The tops of work surfaces shall be 28 inches minimum and 34 inches maximum in height above the floor.

IBC SECTION 1209 - TOILET & BATHROOM REQUIREMENTS

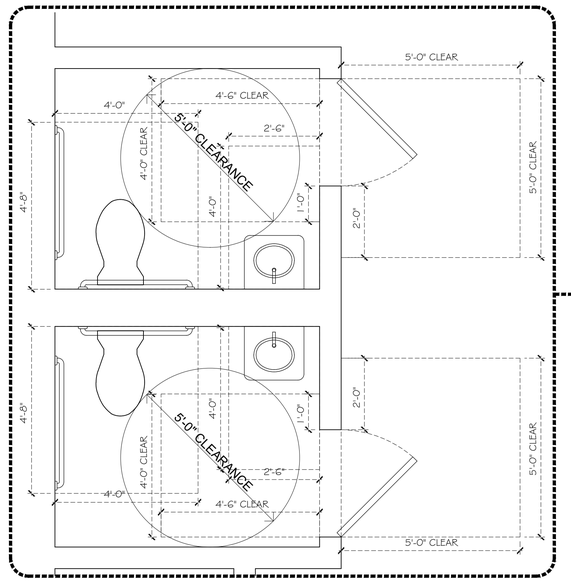
1209.2.1 - Floors and wall bases - Toilet room floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard nonabsorbent vertical base that extends upward onto the walls not less than 4 inches.

1209.2.2 - Walls and partitions. - Walls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture.

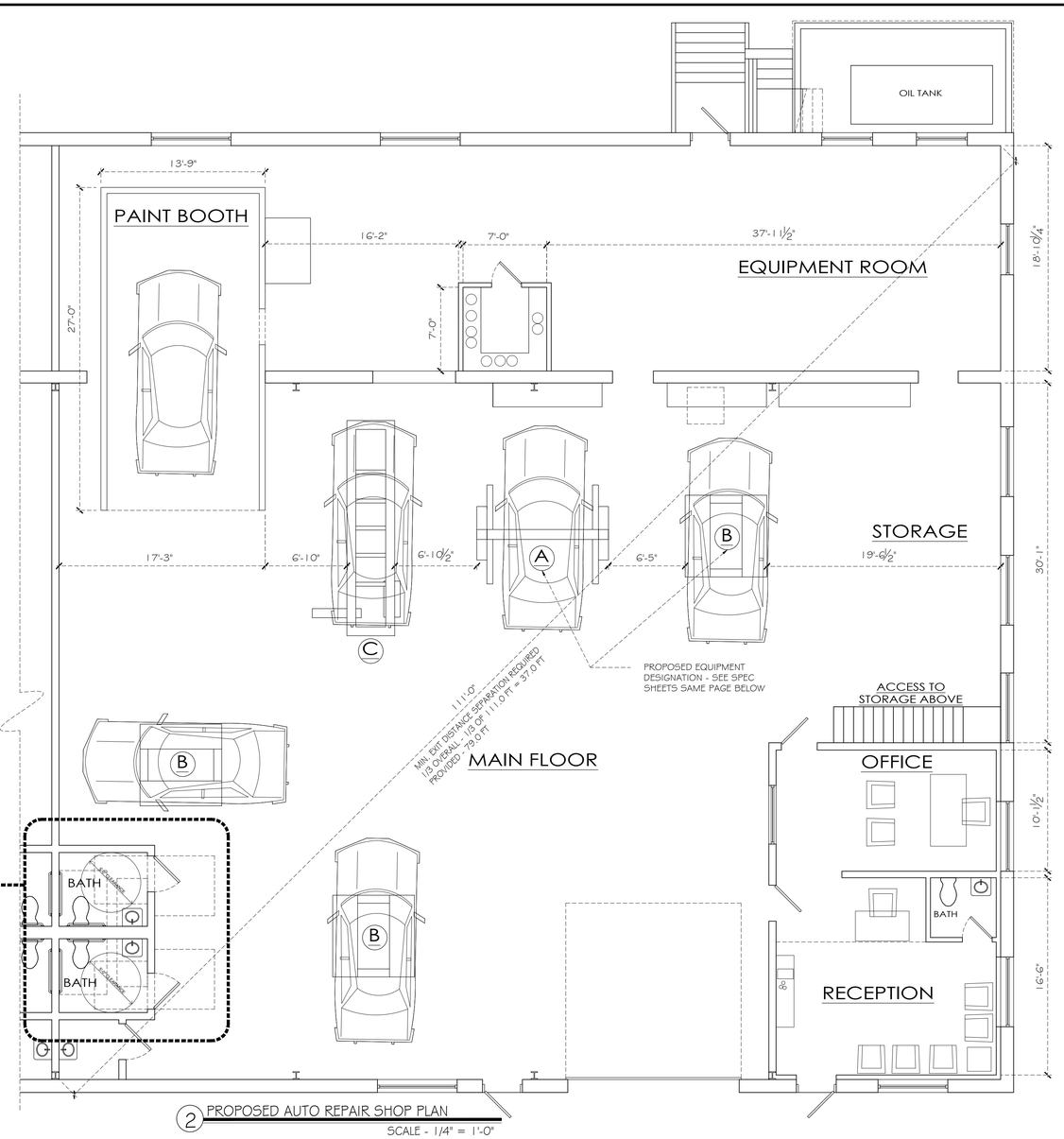
TOILET ROOM FINISH NOTES

Install 4"x4" white ceramic tile on all floor surfaces of toilet rooms with a single 4"x4" tile return up the wall as a base. Grout and seal all joints to provide waterproof seal.

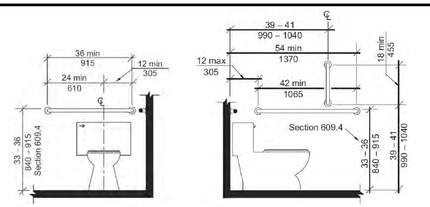
Bathrooms walls behind and adjacent to water closets shall receive 4"x4" white ceramic tile to a minimum of 48" above finished floor surface. Grout and seal all joints.



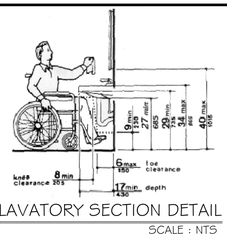
3 PROPOSED ADA COMPLIANT BATHROOMS
SCALE - 1/2" = 1'-0"



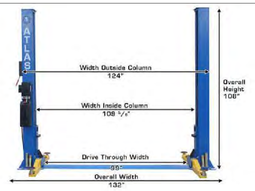
2 PROPOSED AUTO REPAIR SHOP PLAN
SCALE - 1/4" = 1'-0"



WATER CLOSET DETAIL
SCALE : NTS



LAVATORY SECTION DETAIL
SCALE : NTS



Atlas® BP8000 Specifications

Capacity	8,000 LB.
Overall Height	108" (9')
Overall Width	132" (11')
Outside Column to Outside Column	124" (10'4")
Maximum Lift Height (Without Adapters)	75-1/2" (6'3-1/2")

A ATLAS 8,000 LB CAPACITY 2 POST LIFT
N.T.S.



B ATLAS SLP-9K COMMERCIAL GRADE 9,000 LB SCISSOR LIFT - (FULL RISE)
N.T.S.



Main Dimensions (converted)

Metric (from spec)	Imperial (converted)
Platform length 5,500 mm	5,500 mm × 0.03937 = **216.54 in ≈ 18 ft 0.5 in**
Platform width 1,170 mm	1,170 mm × 0.03937 = **46.06 in ≈ 3 ft 10 in**

C ATLAS BENCH RACK W/ SCISSOR LIFT
N.T.S.

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REGISTERED ARCHITECT STEVEN J. BASINI 036832 STATE OF NEW YORK

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Dwg. Name: PROPOSED ALTERATION FLOOR PLAN -

Sheet #: A-101