TOWN OF CORTLANDT
PLANNING BOARD

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Planning Staff email:
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Town Supervisor
Richard H. Becker, MD

Town Board
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TO JOIN THE MEETING REMOTELY USE THE ZOOM LINK BELOW:

https://us02web.zoom.us/j/88302003373?pwd=h0FS1BS7VlrElbsnsq0IdmwQGf5p8L.1

WORK SESSION…….DECEMBER 2, 2025 6:00 PM

1. Discuss December 2, 2025 Regular Planning Board Meeting Agenda.

MEETING AGENDA……..…….. PLANNING BOARD
TOWN OF CORTLANDT
6:30 TUESDAY EVENING*
DECEMBER 2, 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 NOVEMBER 6, 2025**
5. **CORRESPONDENCE**

PB 2019-1 a. Receive and file memos from AKRF dated October 24, 2025 and November 24, 2025 and a memo from Colliers Engineering dated November 18, 2025 regarding the required Traffic Monitoring Program as required by Condition # 7 of Planning Board Resolution 6-20 for the Gasland project located at 2051 E. Main St.

b. Adopt 2026 Meeting Schedule

6. **NEW PUBLIC HEARING**

PB 2025-14 **a.** Public Hearing: 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 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)

7. OLD BUSINESS

PB 2024-6 **a.** 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 2025-3 **b.** 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 2025-5 **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 November 20, 2025.

8. NEW BUSINESS

PB 2025-17 **a.** Application of 2051 Cortlandt Holding, LLC for Amended Site Plan approval for the addition of 5 parking spaces at the existing gas station located at 2051 E. Main St. Drawing dated November 18, 2025. (see prior PB 2019-1)

PB 2025-18 **b.** Application of 70 Roa Hook Realty LLC for Site Development Plan approval to redevelop the site of the partially constructed Crystal Clean Carwash facility to a proposed vehicle showroom and service facility located at 70 Roa Hook Rd. Drawing dated September 29, 2025 (see prior PB 2020-19)

9. ADJOURNMENT

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

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

*** Subject to adoption of the 2026 Meeting Schedule*

34 South Broadway, Suite 300
White Plains, NY 10601
tel: 914.949.7336
www.akrf.com

Memorandum

To:	The Town of Cortlandt
From:	Marissa Tarallo, P.E., PTOE, and Sanam Lakhwara
Date:	October 24, 2025
Re:	Gasland Gas Station Development – Post Construction Monitoring Study Review
cc:	Chris Kehoe

AKRF has reviewed the Post Construction Monitoring Study and associated materials for the proposed Gasland gas station development in the Town of Cortlandt. The following documents and plans were reviewed:

- Traffic Monitoring Letter prepared by Colliers Engineering and Design dated June 27, 2025
- The Town of Cortlandt Planning Board Resolution dated February 4, 2020

A summary of our comments is provided below.

PROJECT DESCRIPTION

The Proposed Project includes the demolition of an existing auto body shop and two vacant commercial/office buildings to construct a new 2,600 SF gas station/convenience store and a 71 FT canopy by 45 FT to cover six pump islands with twelve filling locations. The site is located on the south side of US Route 6, across from the eastbound on-off ramp from the Bear Mountain State Parkway and just east of Parkway Drive. Access to the site is provided via a reconstructed driveway connection opposite the Bear Mountain Parkway eastbound on/off ramp intersection. An existing secondary right turn entry driveway located further to the west on US Route 6 has also been maintained.

POST CONTRUCTION MONITORING STUDY

STUDY AREA AND DATA COLLECTION

As required by the Town of Cortlandt Planning Board Resolution, the post-construction traffic monitoring program for the project has been conducted. Traffic counts were collected during the weekday AM and PM peak periods and the Saturday midday peak on June 18 and June 21, 2025, at the following intersections:

- US Route 6 and Site Right-Turn Entry Driveway
- US Route 6 and Main Site Driveway/Bear Mountain Parkway EB On/Off Ramp
- US Route 6 and the Bear Mountain Parkway WB Off Ramp

The Turning Movement Counts (TMC) were conducted during the weekday AM (6:30 AM to 9:30 AM), weekday PM (3:30 PM to 6:30 PM) and Saturday (11:00 AM to 3:00 PM) peak periods. An additional weekday count at the site driveways was conducted on June 24, 2025, while schools remained in session.

Please clarify why two weekdays of traffic counts and analysis at the site driveway was conducted.

The observed post-construction traffic volumes are lower than the previously assumed build conditions. As the earlier projections remain conservative relative to current conditions, no additional intersections are warranted for further evaluation.

INTERSECTION ANALYSES

The peak hour traffic volume projections with the project from the October 31, 2019, Traffic Impact Study (TIS) are compared with the data collected in 2025. Based on the recent data collection, the site is currently generating traffic at levels lower than originally projected in the TIS. A capacity review of the study intersections has also been conducted. The intersection analyses were conducted using Synchro 10 software. Level of Service results are discussed in the report by lane group.

A review of the 2025 observed peak-hour driveway volumes indicates that site traffic is lower than the volumes projected in the TIS by approximately 45 percent, 44 percent, and 42 percent during the weekday AM, weekday PM and Saturday midday peak periods.

The results presented in the LOS summary tables should be revised to be consistent with the Sycnhro reports provided in the Appendix. As the traffic volumes collected are lower than the projected build volumes, this update will not materially affect the findings of this study.

It is also noted that the Bear Mountain Parkway westbound off-ramp is expected to be signalized as part of the planned improvements associated with the redevelopment of the Sinclair Gas Station property.

Please confirm whether NYSDOT has concurred with Sinclair Redevelopment Project undertaking the signalization of the Bear Mountain Parkway westbound off-ramp as part of their application.

The Consultant should provide the signal timing plans utilized for the Synchro analysis as part of the Appendix.

The Consultant has utilized a peak hour factor (PHF) lower than the calculated value as shown in the data collection sheets provided in the Appendix. As the use of a lower PHF Synchro input allows for a more conservative traffic analysis, this methodology is acceptable.

An adaptive system at the intersections of Jacobs Hill Road, Locust Avenue and East Main Street/Bear Mountain Parkway Eastbound On/Off Ramps with US Route 6 has been implemented as a condition of occupancy. This study focuses on the site driveway only without factoring in the adjacent adaptive traffic control system. As such it is conservative.

CONCLUSION

A comparison of the post-construction traffic counts to the projected build volumes shows that 2025 traffic demand is lower than anticipated in the approved 2019 traffic study. Consequently, no operational impacts have been observed and recommended updates to the analysis would not alter the study's findings.

400 Columbus Avenue
Suite 180E
Valhalla New York 10595
Main: 877 627 3772
colliersengineering.com

Colliers
Engineering
& Design

November 18, 2025

Mr. Michael Preziosi, P.E.
Director, Department of Technical Services
Town of Cortlandt
1 Heady Street
Cortlandt Manor, NY 10567

Gasland Cortlandt – Post Construction Monitoring Study
Town of Cortlandt, Westchester County, New York
Colliers Engineering & Design Project No. 19003182B

Dear Mr. Preziosi:

The following items are in response to comments contained in the AKRF memorandum dated October 24, 2025. The items are numbered according to their review comments.

1. Please clarify why two weekdays of traffic counts and analysis at the site driveway was conducted.

   Response: ***Two weekdays of traffic counts were collected to as backup to confirm we were analyzing a typical weekday peak hour.***

2. The observed post-construction traffic volumes are lower than the previously assumed build conditions. As the earlier projections remain conservative relative to current conditions, no additional intersections are warranted for further evaluation.

   Response: ***Comment noted.***

3. The results presented in the LOS summary tables should be revised to be consistent with the Synchro reports provided in the Appendix. As the traffic volumes collected are lower than the projected build volumes, this update will not materially affect the findings of this study.

   Response: ***The revised LOS table is attached for your records.***

4. Please confirm whether NYSDOT has concurred with Sinclair Redevelopment Project undertaking the signalization of the Bear Mountain Parkway westbound off-ramp as part of their application.

   Response: ***It is our understanding that the Sinclair Redevelopment project is under review by NYSDOT for a highway work permit.***

Colliers
Engineering & Design

5. The Consultant should provide the signal timing plans utilized for the Synchro analysis as part of the Appendix.

   Response: ***Signal timing plans from NYSDOT have been requested and will be sent when we receive them.***

6. The Consultant has utilized a peak hour factor (PHF) lower than the calculated value as shown in the data collection sheets provided in the Appendix. As the use of a lower PHF Synchro input allows for a more conservative traffic analysis, this methodology is acceptable.

   Response: ***Comment noted.***

7. An adaptive system at the intersection of Jacobs Hill Road, Locust Avenue and East Main Street/Bear Mountain Parkway Eastbound On/Off Ramps with US Route 6 has been implemented as a condition of occupancy. This study focuses on the site driveway only without factoring in the adjacent adaptive traffic control system. As such it is conservative.

   Response: ***Comment noted.***

8. A comparison of the post-construction traffic counts to the projected build volumes shows that 2025 traffic demand is lower than anticipated in the approved 2019 study. Consequently, no operational impacts have been observed and recommended updates to the analysis would not alter the study's findings.

   Response: ***Comment noted.***

Sincerely,

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

Michael Amendola
Assistant Project Manager

R:\Projects\2019\19003182B\Correspondence\OUT\251118MA_AKRF 10.24.25 Comment Response.docx

Table No. 2
Level of Service Summary Table
Wednesday Peak AM Hour

				2025 Existing		
				v/c	LOS	Delay
1	**East Main Street (U.S. Route 6) & Bear Mountain Parkway EB On/Off Ramp/ Site Access Driveway**	**Signalized**				
	East Main Street (U.S. Route 6)	EB	L	0.25	B	14.8
			T	0.48	C	22.5
			TR	0.48	C	22.5
	East Main Street (U.S. Route 6)	WB	L	0.07	A	8.5
			T	0.66	C	20.8
			TR	0.66	C	20.8
	Site Access Driveway	NB	LT	0.12	D	43.3
			R	0.44	C	27.8
	Bear Mountain Pkwy EB On/Off Ramp	SB	L	0.55	C	29.8
			T	0.01	C	21.0
			R	0.11	A	1.3
		Overall		-	**C**	**22.1**

NOTES:

1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C [16.2], FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS AS WELL AS FOR EACH APPROACH AND THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTIONS.

Table No. 2
Level of Service Summary Table
Wednesday Peak PM Hour

				2025 Existing		
				v/c	LOS	Delay
1	**East Main Street (U.S. Route 6) & Bear Mountain Parkway EB On/Off Ramp/ Site Access Driveway**	**Signalized**				
	East Main Street (U.S. Route 6)	EB	L	0.20	B	14.1
			T	0.63	C	24.8
			TR	0.63	C	24.8
	East Main Street (U.S. Route 6)	WB	L	0.11	C	21.0
			T	0.86	D	38.7
			TR	0.86	D	38.7
	Site Access Driveway	NB	LT	0.28	D	51.2
			R	0.26	A	2.6
	Bear Mountain Pkwy EB On/Off Ramp	SB	L	0.88	D	54.7
			T	0.02	C	20.6
			R	0.11	A	1.3
		Overall		-	**C**	**34.3**

NOTES:

1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C [16.2], FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS AS WELL AS FOR EACH APPROACH AND THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTIONS.

Table No. 2
Level of Service Summary Table
Saturday Peak Hour

				2025 Existing		
				v/c	LOS	Delay
1	**East Main Street (U.S. Route 6) & Bear Mountain Parkway EB On/Off Ramp/ Site Access Driveway**	**Signalized**				
	East Main Street (U.S. Route 6)	EB	L	0.26	B	15.6
			T	0.59	C	23.8
			TR	0.59	C	23.8
	East Main Street (U.S. Route 6)	WB	L	0.10	C	21.8
			T	0.82	D	36.2
			TR	0.82	D	36.2
	Site Access Driveway	NB	LT	0.27	D	46.7
			R	0.17	A	1.4
	Bear Mountain Pkwy EB On/Off Ramp	SB	L	0.87	D	52.4
			T	0.02	C	21.3
			R	0.12	A	1.5
		Overall		-	**C**	**32.6**

NOTES:

1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C [16.2], FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS AS WELL AS FOR EACH APPROACH AND THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTIONS.

Table No. 2
Level of Service Summary Table
Tuesday Peak AM Hour

				2025 Existing		
				v/c	LOS	Delay
1	**East Main Street (U.S. Route 6) & Bear Mountain Parkway EB On/Off Ramp/ Site Access Driveway**	**Signalized**				
	East Main Street (U.S. Route 6)	EB	L	0.20	B	17.9
			T	0.51	C	24.9
			TR	0.51	C	24.9
	East Main Street (U.S. Route 6)	WB	L	0.10	B	16.4
			T	0.69	C	30.2
			TR	0.69	C	30.2
	Site Access Driveway	NB	LT	0.34	D	50.4
			R	0.18	A	1.5
	Bear Mountain Pkwy EB On/Off Ramp	SB	L	0.57	C	30.3
			T	0.01	C	21.0
			R	0.10	A	1.2
		Overall		-	**C**	**27.1**

NOTES:

1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C [16.2], FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS AS WELL AS FOR EACH APPROACH AND THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTIONS.

Table No. 2
Level of Service Summary Table
Tuesday Peak PM Hour

				2025 Existing		
				v/c	LOS	Delay
1	**East Main Street (U.S. Route 6) & Bear Mountain Parkway EB On/Off Ramp/ Site Access Driveway**	**Signalized**				
	East Main Street (U.S. Route 6)	EB	L	0.17	B	13.8
			T	0.61	C	25.3
			TR	0.61	C	25.3
	East Main Street (U.S. Route 6)	WB	L	0.11	B	19.3
			T	0.75	C	32.3
			TR	0.75	C	32.3
	Site Access Driveway	NB	LT	0.35	D	49.3
			R	0.18	A	1.4
	Bear Mountain Pkwy EB On/Off Ramp	SB	L	0.86	D	49.2
			T	0.03	C	21.6
			R	0.10	A	1.0
		Overall		-	**C**	**31.2**

NOTES:

1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C [16.2], FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS AS WELL AS FOR EACH APPROACH AND THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTIONS.

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Memorandum

To:	The Town of Cortlandt
From:	Marissa Tarallo, P.E., PTOE, and Sanam Lakhwara
Date:	November 24, 2025
Re:	Gasland Gas Station Development – Post Construction Monitoring Study Review
cc:	Chris Kehoe

AKRF has reviewed the response to comments prepared by Colliers Engineering and Design dated November 18, 2025, on the Post Construction Monitoring Study and associated materials for the proposed Gasland gas station development in the Town of Cortlandt.

The Consultant has adequately addressed all prior comments made in the review memo dated October 24, 2025, and incorporated the requested revisions. We have no additional comments at this time.

TOWN OF CORTLANDT
PLANNING BOARD

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Joyce C. White

Planning Board

2026 Meeting Dates & Submission Dates

Meeting Date	Submission Deadline	
1/6/26	12/30/25	
2/3/26	1/21/26	
3/3/26	2/28/26	
4/7/26	3/25/26	
5/5/26	4/22/26	
6/2/26	5/20/26	
7/7/26	6/24/26	
8/4/26	7/22/26	
9/1/26	8/19/26	
10/6/26	9/23/26	
11/5/26*	10/21/26	** Thursday*
12/1/26	11/18/26	

DRAFT

1 Greentown Road
Buchanan, NY 10511
Phone: (914) 299-5600
mweibel@savatree.com
savatree.com

November 6, 2025

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

Re: Assessment of trees at Teatown Lake Reservation

Dear Mr. Kehoe:

The SavATree Consulting Group was retained to perform an assessment of trees growing within a specific area of Teatown Lake Reservation. The Preservation provided a list of 48 trees that they are planning to remove in order to expand the existing meadow. My assignment was to confirm the species, size, and condition of these trees and provide general replanting recommendations. I met with you and two representatives for the Reservation – Meghan Leverock and Will Starkey – on November 3, 2025, to perform the assessment. For each tree in their inventory the following data points were collected:

- Tree number (I followed the numbers they assigned);
- Species, common and scientific names;
- Diameter at breast height, in inches;
- Condition: Good, Fair, Poor, Critical, Dead;
- Observations;
- Whether the tree should be removed based upon condition, and;
- Additional notes.

The full dataset has been provided as a separate Excel file. An online map of the inventory can be accessed here: https://arcg.is/1jO8qC3. Tree icons are color-coded by whether they should be removed based on condition where green = Reservation is not planning to remove this tree; yellow = no; and red = yes.

While performing the site walk prior to collecting data, Will informed me that one tree had blown over/uprooted since their list was submitted (a dead ash tree; #12 on their list) and that there are two trees on the list they are not actually planning to remove: trees #7 and 34. Tree 7 is a 6-inch flowering dogwood that is in good condition. Tree 34 is an ash tree that, to date, is healthy and free from emerald ash borer infestation. The Reservation wants to see if it has natural immunity from the pest and plans to collect its seeds to check if its seedlings are also immune.

The inventory included 48 trees. I found the species identification provided by the Reservation to be accurate. Their diameter measurements were also accurate.

Their list indicated eight trees as being dead, but I found 10. In addition to their list of #1, 12, 22, 24, 25, 37, 46, and 48 I found trees #5 and 41 to be dead/dying and not salvageable. They did not provide condition ratings for each tree and only indicated if it was dead or alive. I found five additional trees to be in Poor condition: #18, 31, 36, 40, and 43. These trees are in such poor condition that I recommend they be removed based on their condition/potential risk to preservation users.

Their list indicated that Tree 2 was 9.4-inch black cherry. I was not able to find this tree or a stump of that approximate size in this location (see Photo 1 at the end of this report). There is a 4-inch black cherry growing between Tree 1 and 3, so I assumed this was the tree in question.

No invasive tree species were growing in the study area.

I recommend the removal of 15 of the 47 remaining trees based upon their condition. The Reservation has decided not to remove two of the 47 remaining trees, therefore, there are 30 native, healthy trees that they plan to remove.

The Reservation plans to plant new trees to account for these removals. However, they will not replant them at the same location because this area will be converted to meadow. Meghan and Will walked me across the road to show me a couple of open areas within the woodlands that they want to re-forest. There is ample room for new plantings (see Photos 2 and 3). They plan to use native hardwood tree species such as hornbeam and tulip poplar. Based on the existing tree species observed, other options include red maple, sugar maple, red oak, black oak, white oak, and hickories. I do not recommend the use of American beech due to the prevalence of beech leaf disease in the area.

Please let me know if you have any questions regarding my findings.

Thank you,

Matt Weibel
ISA Certified Arborist #NJ-1065A
Registered Consulting Arborist #534
SavATree Consulting Group
1 Greentown Road
Buchanan, NY 1051

Photo 1

Photo taken 11/3/25 showing Tree 1 on the left (yellow arrow) and Tree 3 on the right (red arrow). The only tree/stump located between these trees is the four inch black cherry behind the rock wall (blue arrow), so I assumed this was Tree 2.

Photo 2

Photo taken 11/3/25 showing one of the open woodland areas that Teatown Lake Reservation wants to re-forest.

Photo 3

Photo taken 11/3/25 showing a second open area that the Reservation plans to re-forest.

ID	Common Name	Latin Name	DBH	Cond.	Observations	Remove Due to Condtion?	Notes
1	Ash	Fraxinus spp.	13	Dead	Standing dead tree	Yes	None
2	Black cherry	Prunus serotina	4	Fair	Vines. Overtopped	No	List has this as 9 inch tree. No stump or tree parts found
3	Black cherry	Prunus serotina	16	Fair	Deadwood. Vines	No	None
4	Shagbark hickory	Carya ovata	16	Good	Small deadwood	No	None
5	Black cherry	Prunus serotina	9	Dead	Standing dead tree. Vines	Yes	None
6	Shagbark hickory	Carya ovata	15	Fair	Overtopped. Unbalanced canopy. Deadwood	No	None
7	Flowering dogwood	Cornus florida	7	Good	Small deadwood	Will be retained	None
8	Black cherry	Prunus serotina	13	Fair	Overtopped. Leans away from road	No	None
9	Shagbark hickory	Carya ovata	20	Good	Small deadwood	No	None
10	Black cherry	Prunus serotina	11	Fair	Overtopped. Leans toward road	No	None
11	Shagbark hickory	Carya ovata	14	Good	Small deadwood	No	None
12	Ash	Fraxinus spp.	10	Dead	Uprooted/removed prior to assessment	NA	Uprooted prior to assessment
13	Black cherry	Prunus serotina	13	Fair	Vines. Small deadwood	No	None
14	Black cherry	Prunus serotina	19	Fair	Deadwood	No	None
15	Black cherry	Prunus serotina	16	Fair	Deadwood	No	None
16	Black cherry	Prunus serotina	13	Fair	Vines. Overtopped. Deadwood	No	None
17	Black cherry	Prunus serotina	19	Fair	Vines. Deadwood	No	None
18	Black cherry	Prunus serotina	10	Poor	Overtopped. Vines. Slight lean	Yes	None
19	Black cherry	Prunus serotina	14	Fair	Overtopped. Deadwood	No	None
20	Sugar maple	Acer saccharum	23	Good	Deadwood	No	None
21	Black cherry	Prunus serotina	12	Fair	Large deadwood	No	None
22	Ash	Fraxinus spp.	14	Dead	Standing dead tree	Yes	None
23	Black cherry	Prunus serotina	14	Fair	Vines. Small deadwood	No	None
24	Ash	Fraxinus spp.	9	Dead	Standing dead tree	Yes	None
25	Ash	Fraxinus spp.	14	Dead	Standing dead tree	Yes	None
26	Black cherry	Prunus serotina	16	Fair	Deadwood	No	None
27	Red maple	Acer rubrum	18	Good	Small deadwood	No	None
28	Black cherry	Prunus serotina	14 14 11 11	Fair	Quad lead. Deadwood	No	None
29	Black cherry	Prunus serotina	14	Fair	Deadwood	No	None
30	Black cherry	Prunus serotina	15	Fair	Vines. Deadwood	No	None
31	Black cherry	Prunus serotina	9	Poor	Overtopped. Dieback. Vines	Yes	None
32	Black cherry	Prunus serotina	12	Fair	Vines. Overtopped. Unbalanced canopy	No	None
33	Pignut hickory	Carya glabra	28	Good	Small deadwood. Vines	No	None
34	Ash	Fraxinus spp.	13	Fair	Emerald ash borer in area	Will be retained for now	None
35	Black cherry	Prunus serotina	12 12	Fair	Codominant at 3 feet. Significant dieback in one lead	No	None
36	Black cherry	Prunus serotina	12	Poor	Top 20 feet is dead	Yes	None
37	Ash	Fraxinus spp.	20	Dead	Standing dead tree	Yes	None
38	Black cherry	Prunus serotina	19 14 14	Fair	Deadwood. Tri lead	No	None
39	Black cherry	Prunus serotina	12 12	Fair	Deadwood. Vines.	No	None
40	Black cherry	Prunus serotina	12 12	Poor	Large deadwood. Vines. Dieback	Yes	None
41	Ash	Fraxinus spp.	29	Dead	Standing dead tree	Yes	None
42	Bitternut hickory	Carya cordiformis	9	Fair	Broken branch. Vines	No	None
43	Black cherry	Prunus serotina	15 14 14	Poor	Tri lead at 3 feet. Significant dieback. Large deadwood. Vines	Yes	None
44	Black cherry	Prunus serotina	18	Fair	Deadwood. Vines	No	None
45	Flowering dogwood	Cornus florida	14	Fair	Vines. Deadwood	No	None
46	Black cherry	Prunus serotina	14	Dead	Standing dead tree covered in vines.	Yes	None
47	Flowering dogwood	Cornus florida	6	Fair	Broken branches	No	None
48	Ash	Fraxinus spp.	39	Dead	Standing dead tree	Yes	None

TEATOWN

Teatown Lake Reservation
Cliffdale Special Use Permit Renewal Request
Replanting Plan

As part of Teatown's overall meadow management and in response to Teatown's Special Use Permit Renewal and Site Plan Amendment, Teatown Stewardship Staff have proposed the following Replanting Plan for Cliffdale.

Site 1 – Tree Removal and Seed Installation

After removal of the 48 trees along the hedgerow, stewardship staff will remove invasives and reseed with a native meadow mix featuring the following species:

Bergamot (*Monarda fistulosa*)
Butterfly Weed (*Asclepias tuberosa*)
Common Milkweed (*Asclepias syriaca*)
Joe Pye Weed (*Eupatorium fistulosum*)
Switch Grass (*Panicum virgatum*)
Little Bluestem (*Schizacharium scoparium*)

The seeding will be approximately 0.75 acres (16 lbs. of seed mix) along the hedgerow and will be a mix of seed purchased from Hanover Hilltop and Ernst Conservation Seed.

Site 2 – Meadow Seed Mix and Plug Installation

As part of Teatown's ongoing Meadow management 1.5 acres of seeds (32 lbs. of seed mix) and a mix of native plugs will be installed within the meadow near the hedgerow. The seeding and plugs will consist of the same species proposed in Site 1 and will be sourced from Hanover Hilltop and Ernst Conservation Seed along with Teatown's own plant propagation program.

Site 3: Tree and Shrub Planting

Approximately 50 native shrubs and 50 native trees will be planted in an area where Teatown has already begun forest regeneration. Building off a Regeneron volunteer day last year where 65 trees and shrubs were planted, Teatown will add an additional 100 saplings and shrubs to the area. Tree and shrub selection will be determined by the seasonal availability of species offered through the DEC Spring Seedling Sale. Sizes will vary from bareroot seedlings to 1 gallon depending on availability.

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The following species are proposed:

Trees

Quercus rubra (Northern red oak)
Quercus alba (White oak)
Acer rubrum (red maple)
Carya glabra (Shagbark hickory)
Cornus florida (Flowering dogwood)

Shrubs

Hamamelis virginiana (Witch-hazel)
Carpinus caroliniana (Muscle wood)

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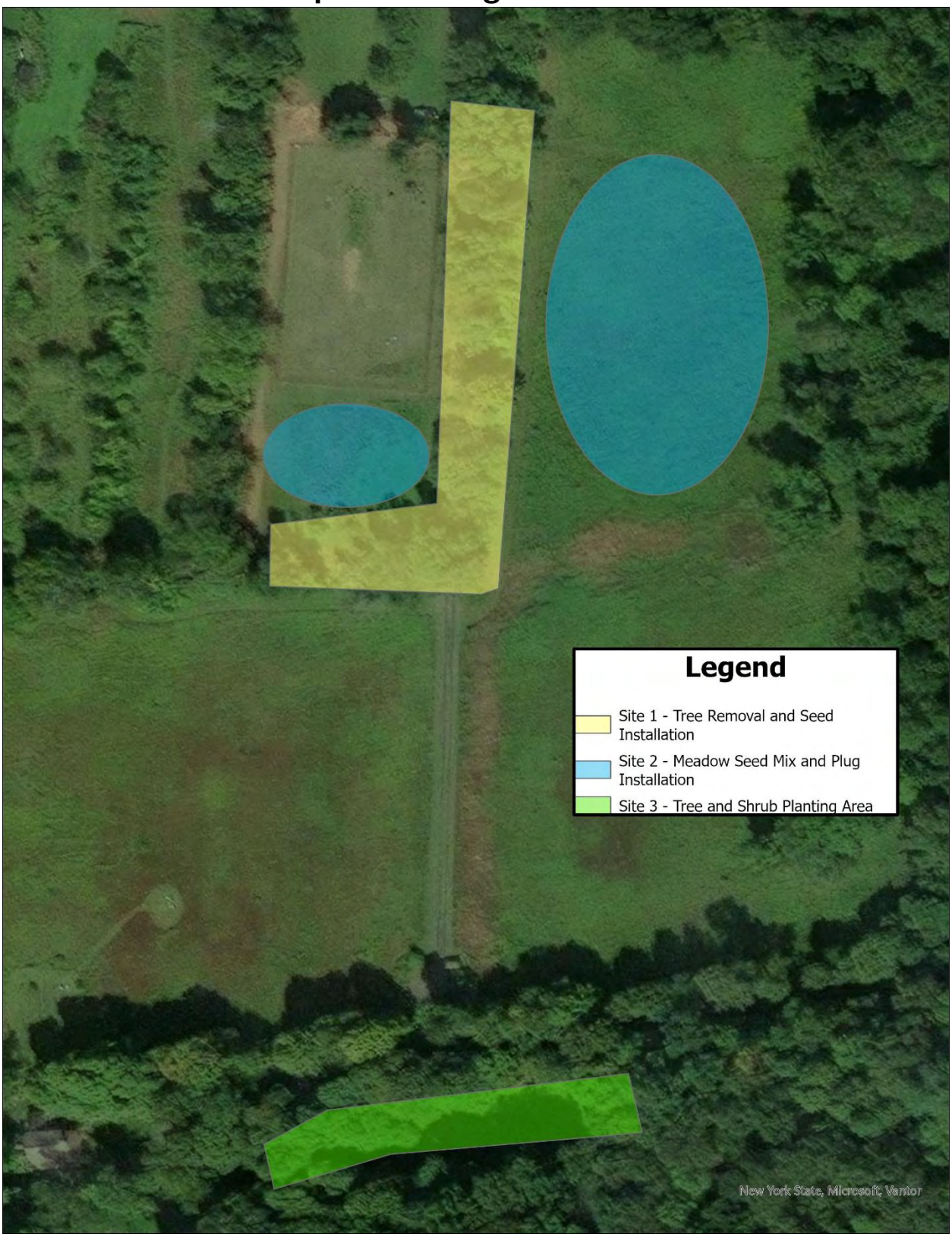
Proposed Revegetation Plan



NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Date: December 2, 2025

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

The Town of Cortlandt Planning Board has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Site Plan approval for a proposed 60,000 sq. ft. self-storage facility.

Applicant: Jam Storage, LLC

Owner: Francisco Portillo

Description of Action: The proposed action is the construction of a 60,000 sq. ft. self-storage facility with a 30,000 sq. ft. building footprint, associated parking, landscaping, and stormwater facilities. Access to the facility is proposed via a new driveway connection to Memorial Drive.

SEQR Status: Type I ____Conditioned Negative Declaration?___Yes

Unlisted __X__ __X__No

Location of Action: Town of Cortlandt, Westchester County

Street Address: 2059 Albany Post Rd.
Croton-on-Hudson, NY 10520

Tax Map Parcel(s) No.: 55.13-2-19 & 20.
Location map attached.

The following documentation was analyzed in making this negative declaration:

X Long form EAF

X Storm Water Pollution Prevention Plan (SWPPP)

X A Tree Inventory

X A Wetland Delineation and Mitigation Plan

X Site Plan drawings & elevation drawings

Name of Action: Site Plan for JAM Storage, LLC

For Further Information:
Contact Person: Chris Kehoe, AICP, Director of Planning & Community Development
Town Hall
1 Heady Street
Cortlandt Manor, New York10567
(914)-734-1080

REASONS SUPPORTING THIS DETERMINATION:

(See 617.7(c) for requirements of this determination;

(a) Environmental issues identified as relevant:

1. Impact on Land
2. Impact on Surface Water
3. Impact on Groundwater
4. Impact on Flooding
5. Impact on a CEA

(b) Analysis of the issues identified and elaboration of the basis and reason for this determination that there will not be a significant impact on the areas of the environment identified in Section (a).

1.Impacts on Land: The construction of a 2-story, 60,000 sq. ft. building, with a 30,000 sq. ft. footprint will require the disturbance of over 3 acres of land and approximately 5,000 sq. ft. of Town-regulated steep slope. A steep slope permit as per Chapter 259 of the Town Code is required. The applicant has submitted the required analysis of the standards for approval for the issuance of a steep slope permit. The proposed building was originally submitted as an L-shaped building with a footprint of 34,000 sq. ft. The building has been shrunk and the “L” eliminated which has reduced potential impacts to regulated areas of steep slope. The proposed site plan includes the construction of a retaining wall, with a maximum height proposed to be approximately 9’. The retaining wall is designed and will be constructed in conformance with all applicable building codes. A complete erosion and sediment control plan in accordance with New York State Standards has been provided. The applicant is proposing to remove approximately 61 regulated trees from the subject property. A Town arborist completed a tree inventory of the subject property. A tree removal permit as per Chapter 283 of the Town Code is required. The arborist found that the site was previously cleared and partially developed with most of the trees to be in the young age range. The site contains a diverse mix Beech, Elm and Ash which are under threat from insects and disease. No specimen or protected trees were found on site. The applicant is proposing to plant 17 trees, 53 shrubs and 587 perennial plants. The applicant will also be required to contribute to the Town’s Environmental Restoration Fund given the shortfall in the required re-planting. The project as designed should not have a significant adverse impact on land.

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2.Impacts on Surface Water: A Stormwater Pollution and Prevention Plan (SWPPP) as required by Town Code Chapter 262: Stormwater Management and Erosion and Sediment Control has been prepared and submitted to the Town. The plan proposes over 3-acres of disturbance. To handle the stormwater from the proposed site improvements the applicant is proposing two stormwater planters designed as green infrastructure practices with reduction volume capacities along with a W-5 gravel wetland and an F-6 Bioslope. The stormwater practices outlined in the proposed SWPPP should ensure no adverse impact to the property or surrounding properties from stormwater runoff. An area of NYSDEC and Town regulated wetland is located on the subject property. The project as re-designed has no direct wetland impacts, however approximately 57,282 sq. ft. of on-site Town regulated wetland buffer will be impacted by the proposed building and site improvements and by the off-site construction of the proposed access road from Memorial Drive and the proposed fire-apparatus turnaround off of Ferris Court. A Town wetland permit as per Chapter 179 of the Town Code is required for work in the buffer. An Article 24 NYSDEC permit is also required. A town wetland consultant delineated the boundary of the existing wetland. The applicant is proposing wetland mitigation plantings to mitigate the impacts to the wetland buffer. The town wetland consultant has reviewed the proposed buffer plantings and made recommendations for modifications to the proposed planting plans. The modified wetland buffer mitigation plantings, as recommended by the Town's wetland consultant, will be a condition of Planning Board approval. In addition, a planted gravel wetland is proposed in the buffer to treat stormwater. The final design of the gravel wetland as well as the proposed bio-slope and stormwater planters are subject to the approval of the NYSDEC under the Article 24 permit procedures. The NYSDEC has completed a site walk and reviewed the project drawings. A condition of the Planning Board approval will be the issuance of the Article 24 permit from the NYSDEC. In addition, a 5-year wetland buffer monitoring and maintenance protocol will be required as part of the Planning Board Resolution for this project. Given the above, no significant adverse impacts to natural resources are expected from the proposed project.

3. Impact on Groundwater: Site groundwater may be impacted by the construction of the on-site septic system. The system will be constructed to meet all County and State requirements and should have no significant adverse impact on groundwater.

4. Impact on Flooding: The proposed project will modify existing on-site drainage patterns. As described in the submitted Stormwater Pollution Prevention Plan (SWPPP) existing drainage will be directed to an on-site gravel wetland, stormwater planters and a bio-slope to meet qualitative and quantitative requirements of the NYSDEC. The selected treatments were chosen given the high-water table, limited drainage area and to convert the existing lawn area, located within the wetland buffer, to a constructed wetland. The project, as designed, should have no significant adverse impact on flooding.

5. Impact on a Critical Environmental Area (CEA) – The project is located with the CEA for the Hudson River. The location of the project is significantly in-land from the Hudson River in a developed commercial/industrial area. The subject property is already disturbed with an existing single-family residence and areas of lawn. The proposed project should have no significant adverse impact on the characteristics of the Hudson River CEA.

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Based on a review of 6NYCRR 617.7, there appear to be no significant adverse environmental impacts.

THIS NEGATIVE DECLARATION WAS AUTHORIZED AT A MEETING OF THE PLANNING BOARD OF THE TOWN OF CORTLANDT HELD ON DECEMBER 2, 2025.

_____ _____
Chairperson/Designee Date

For Type I Actions and Conditioned Negative Declarations, a Copy of this Notice Sent to:

- Commissioner, Department of Environmental Conservation, 50 Wolf Road, Albany, New York12233-0001
- Appropriate Regional Office of the Department of Environmental Conservation.
- Office of the Chief Executive Officer of the political subdivision in which the action will be principally located.
- Applicant (if any)
- Other involved agencies (if any)

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Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: JAM Storage, LLC		
Project Location (describe, and attach a general location map): 2059 Albany Post Road		
Brief Description of Proposed Action (include purpose or need): The applicant proposes to construct a 75,000 S.F. storage building (30,000 S.F. footprint) with associated parking, stormwater management and wetland mitigation on Ferris Road in the HC-9A zone. The subject property is 3.2 acres and consists of Tax Maps 55.13-2 19&20. The proposed building footprint will overlap both lots and a lot merger will be required. There is an existing single family home located on the site that will be razed as part of this application. The project will be served by municipal water and an onsite septic system.		
Name of Applicant/Sponsor: DHIP Group c/o Timothy Fisher	Telephone: 347-266-3514 E-Mail: tfisher@dhipgroup.com	
Address: 446 Bedford Rd		
City/PO: Pleasantville	State: NY	Zip Code: 10570
Project Contact (if not same as sponsor; give name and title/role): Richard D. Williams, Jr. PE, Senior Project Engineer	Telephone: 845-225-9690 E-Mail: rwilliams@insite-eng.com	
Address: 3 Garrett Place		
City/PO: Carmel	State: NY	Zip Code:
Property Owner (if not same as sponsor): Francisco Portillo	Telephone: 347-266-3514 E-Mail: tfisher@dhipgroup.com	
Address: 2059 Albany Post Road		
City/PO: Cortlandt	State: NY	Zip Code: 10520

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board Site Plan Approval	Sept 4, 2024
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Highway Department, Cortlandt Consolidated Water District	
e. County agencies ☑Yes ☐No	Westchester County Department of Health	
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC GP-0-20-001 Erosion Control	
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑Yes ☐No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
HC-9A Highway Commercial Multi-Family

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☑ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Lakeland Central School District and the Hendrick Hudson School District

b. What police or other public protection forces serve the project site?
NY State Police

c. Which fire protection and emergency medical services serve the project site?
Cortlandt Hook and Ladder Co. , Cortlandt Community Volunteer Ambulance Corps.

d. What parks serve the project site?
George's Island Park, Osceawana Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial

b. a. Total acreage of the site of the proposed action? 3.16+/- acres
b. Total acreage to be physically disturbed? 3.1 +/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.16+/- acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 12 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☑ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 44' height; 150' width; and 200' length

iii. Approximate extent of building space to be heated or cooled: 75,000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☑ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☑ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☑ Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Town of Cortland.ACOE Wetland. Enroachment into wetland buffer 54,700 S.F. No wetland disturbance anticipated. Only existing disturbed areas of buffer are proposed to be disturbed.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
Primary disturbance due to earthwork associated with re-grading driveway and constructing walls, as well as the stormwater treatment facility. Extent of activity 54,000 s.f.

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☑ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☑ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____
Native trees, shrubs, and perennials will be planted in disturbed areas to mitigate impacts.

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: <200 gpd gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No
If Yes:

- Name of district or service area: Cortlandt Consolidated Water District
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No
If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: <100 gpd gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☑ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

- Do existing sewer lines serve the project site? ☐Yes ☑No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☑No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

An onsite wastewater treatment system will be constructed and will consist of a septic tank, pump and absorption trenches discharging subsurfacely.

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

Not applicable.

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

68,695 __ Square feet or 1.58 _ acres (impervious surface)

137,694 _ Square feet or __3.16 acres (parcel size)

ii. Describe types of new point sources. Proposed building and pavement.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

On site stormwater management basin and planters.

- If to surface waters, identify receiving water bodies or wetlands: _____

Onsite local wetland.

- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

Approximately 150mWh

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

via grid/local utility

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 8am - 6pm
- Saturday: 8am - 6pm
- Sunday: 8am - 6pm
- Holidays: 8am - 6pm

ii. During Operations:

- Monday - Friday: Office hours: 9am - 6pm M-F
- Saturday: _____
- Sunday: _____ Access Hours: 6am - 10pm All days
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Construction activities between the hours of 8am - 6pm.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☑ Yes ☐ No

Describe: 30 trees will be removed thoughout the site but the majority of the forested buffer will remain.

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Building mounted emergency lighting.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☑ Yes ☐ No

Describe: 28 trees will be removed at the northern border of the property which will be mitigated by proposed plantings and the proposed lighting design (direct downlight full cutoff).

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☑ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.20	1.5	+1.3
• Forested	1.4	0.8	-0.6
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0.20	0.20	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Gravel Lawn & Landscaping _____ Wetland Mitigation Plantings	0.04 2.01 0	0 0.44 0.36	-0.04 -1.57 +0.36

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 6 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

LcB Leicester Loam	70 %
Ff Fluvaquents-Udifluvents	8 %
CsD Chatfield-Charlton	12 %

d. What is the average depth to the water table on the project site? Average: 1 feet

e. Drainage status of project site soils:
☑ Well Drained: 12 % of site
☑ Moderately Well Drained: 8 % of site
☑ Poorly Drained 70 % of site

f. Approximate proportion of proposed action site with slopes:
☐ 0-10%: 80 % of site
☐ 10-15%: 5 % of site
☐ 15% or greater: 15 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 864-542 Classification SC / C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
Deer, birds, rabbits, other small mammal

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

If Yes:
i. Species and listing (endangered or threatened):

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:
i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☑ Yes ☐ No
If Yes:
i. CEA name: Hudson River
ii. Basis for designation: Exceptional or unique character
iii. Designating agency and date: Agency:Westchester County, Date:1-31-90

e. 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? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. 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? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

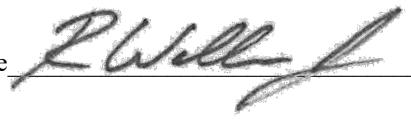
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Richard D. Williams, Jr. PE Date 8/21/25

Signature  Title Senior Project Engineer

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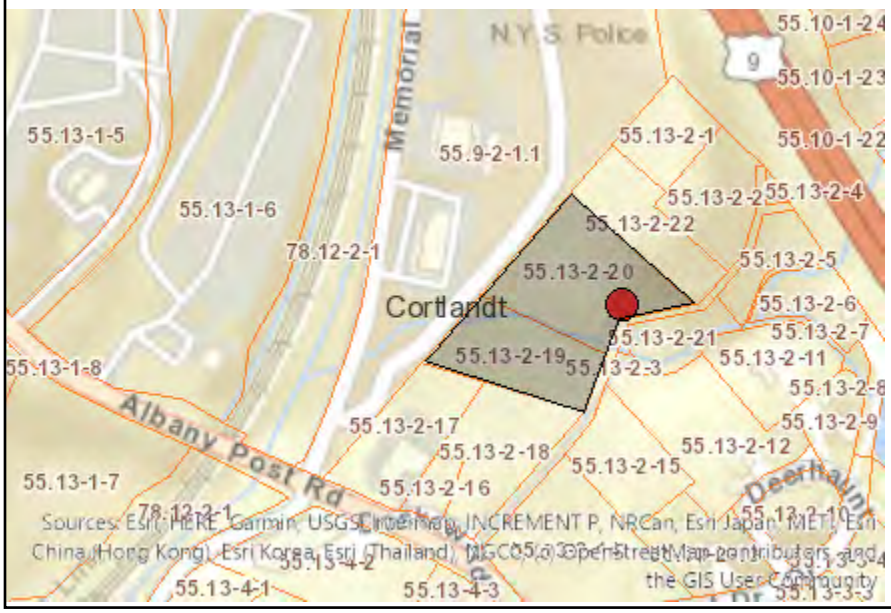
EAF Mapper Summary Report

Friday, August 30, 2024 12:02 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	864-542
E.2.h.iv [Surface Water Features - Stream Classification]	SC / C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No

E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	Hudson River
E.3.d.ii [Critical Environmental Area - Reason]	Exceptional or unique character
E.3.d.iii [Critical Environmental Area – Date and Agency]	Agency:Westchester County, Date:1-31-90
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Agency Use Only [If applicable]

Project :

Date :

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)

☐ NO ☑ YES

If "Yes", answer questions a - j. If "No", move on to Section 2.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____ _____		☑	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____ _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☐ NO ☑ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☑	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☑	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☑	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☑
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☑
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☑	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☑
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☑
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☑	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☑	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☑	☐

l. Other impacts: The project proposes over 38,000 sq. ft. of disturbance to the 100' regulated buffer to a Town regulated wetland.		☐	☑

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☐ NO ☑ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☑	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☑	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☑	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☑	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☑	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☑	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☑	☐
h. Other impacts: _____		☑	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☑	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☑	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☑	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☑	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☑	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☑	☐

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____ _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☑ NO ☐ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

d. Other impacts: _____ _____		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____ _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☑	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☑	☐
c. Other impacts: _____ _____		☐	☐

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. ☑ NO ☐ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. ☑ NO ☐ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____ _____		☐	☐

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. ☑ NO ☐ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____		☐	☐

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

Agency Use Only [IfApplicable]

Project :

Date :

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See attached Negative Declaration for description of impacts associated with potential impacts on Land, Surface Water, Groundwater, Flooding, CEA.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☑ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
Site Plan drawing set latest revision dated October 23, 2025, elevation drawings dated November 4, 2025, Arborist Report dated July 27, 2025, Wetland Reports dated June 12th, June 19th and August 30th, 2024, a SWPPP dated October 23, 2025, comments from staff and Planning Board members and the required analysis of steep slope impacts as per Chapter 259 and wetland impacts as per Chapter 179 Wetlands of the Town of Cortlandt Code.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Town of Cortlandt Planning Board as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action:	Site Plan, Wetland, Steep Slope and Tree Removal Permits for a proposed 60,000 sq. ft. self-storage facility
Name of Lead Agency:	Town of Cortlandt Planning Board
Name of Responsible Officer in Lead Agency:	Steven Kessler
Title of Responsible Officer:	Chairman
Signature of Responsible Officer in Lead Agency:	Date: 12/2/2025
Signature of Preparer (if different from Responsible Officer)	Date: 12/2/2025

For Further Information:

Contact Person: Chris Kehoe, AICP, Director of Planning & Community Development

Address: 1 Heady Street, Cortlandt Manor, NY 10567

Telephone Number: 914-734-1080

E-mail: chrisk@townofcortlandt.com

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

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

Town of Cortlandt
Department of Planning & Community Development
1 Heady Streat
Cortlandt Manor, NY 10567

November 21, 2025

RE: Jam Storage, LLC

To the Department of Planning & Community Development,

This letter is submitted in response to the email dated November 17, 2025, from Chris Kehoe regarding questions raised by a Planning Board member concerning the Bioslope and Gravel Wetland included in the design plans for the Jam Storage, LLC project, drawing set prepared by Insite Engineering, PC, dated August 21, 2025. Please find the following clarifications and supporting information:

The Bioslope differs from a standard grassy slope through several key design components. It includes a pea gravel diaphragm at the upslope edge to capture and slow incoming runoff, as well as an engineered soil media layer designed to increase percolation and filter pollutants and nutrients before flows reach the underdrain system. The underdrain then conveys the treated water to daylight. This configuration is an accepted stormwater management practice approved by the NYSDEC. The corresponding detail is shown on Sheet 10 of 11, Drawing No. D-2, noting that there is a minor typo in the detail title. For reference, we have included the applicable figure from the NYSDEC Stormwater Design Manual dated July 31, 2024.

The Gravel Wetland is classified as a wetland stormwater practice, a NYSDEC-approved practice in the Stormwater Design Manual (July 31, 2024). While its primary function is pollutant and nutrient reduction through the high porosity of the filter media, it also provides habitat value through the incorporation of native plantings. The plant species proposed are consistent with those specified for the swale leading to the forebay and for the forebay itself. A copy of the proposed seed mix as indicated on the planting plan is attached. We recommend that the detail on Sheet 10 of 11, Drawing No. D-2 be revised to also explicitly reference the Earnst Seed Mix ERNMX-180 and to depict the proposed herbaceous plantings within the detail. Relevant pages from the NYSDEC Stormwater Design Manual (July 31, 2024) are also attached for additional context.

Should you require any further information or clarification regarding these matters, please do not hesitate to contact us.

Yours truly,
BADEY & WATSON
Surveying & Engineering, DPC

Michael Young
Town of Cortlandt Wetland Consultant

Gravel Wetland (W-5)

The gravel wetland system consists of one or more treatment cells that are filled with crushed rock or gravel and designed to allow stormwater to flow subsurface through the root zone of the constructed wetland, where pollutant removal takes place. This practice provides both aerobic and anaerobic treatment zones for enhanced pollutant removal.

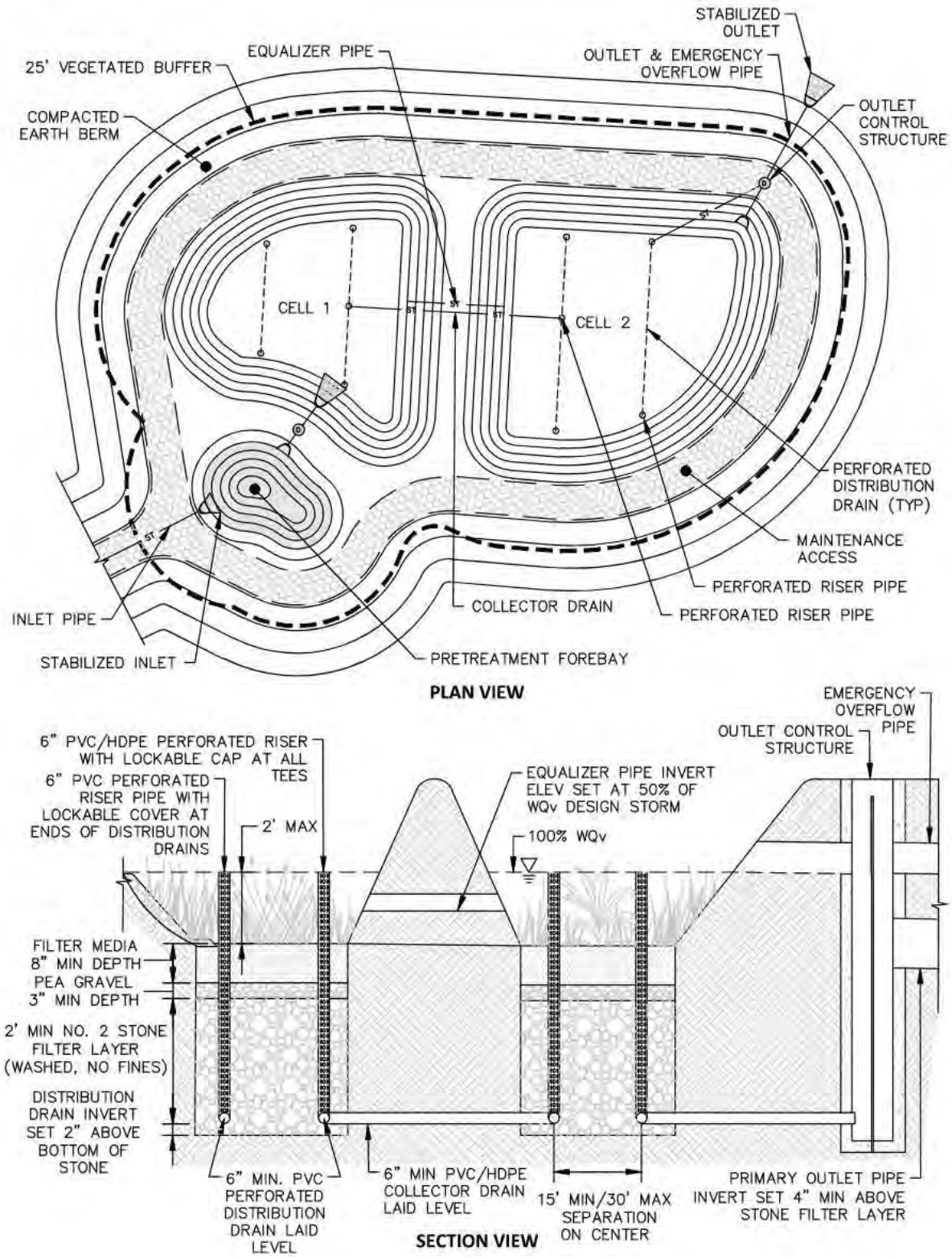


Figure 6.10 Gravel Wetland (W-5)

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6.2.1 Feasibility

- Stormwater wetlands shall not be located within existing jurisdictional wetlands. In some limited cases, a permit may be granted to convert an existing degraded wetland, in the context of local watershed restoration efforts. The designer shall contact the authority having jurisdiction for permitting requirements.
- Stormwater wetlands shall not be located on areas with natural slopes greater than 15%, unless a slope stability analysis is performed by a qualified geotechnical engineer.
- Stormwater wetlands (with the exception of W-5) shall not be used when discharging to trout waters.
- Designs W-1 and W-4 shall be designed for water quality only. All other storm events shall be diverted.
- Wetlands (with the exception of W-4) can be applied on sites with an underlying water supply aquifer or when treating a stormwater hotspot, if a minimum separation distance of 2 ft is provided between the bottom of the wetland and the elevation of the seasonal high water table. In addition, for design (W-5), an impermeable liner shall be provided between the bottom of gravel and seasonal high water table.
- The contributing area to stormwater wetlands shall meet the requirements listed in **Table 6.5**.

Table 6.5 Stormwater Wetland Contributing Area Requirements

Design Variant	Contributing Area
Shallow Wetland (W-1)	25 acres minimum
Extended Detention Shallow Wetland (W-2)	25 acres minimum
Pond/Wetland System (W-3)	25 acres minimum
Pocket Wetland (W-4)	5 acres minimum
Gravel Wetland (W-5)	5 acres maximum

- Stormwater wetlands shall meet the minimum separation requirements listed in **Table 6.6**. Vertical separations shall be taken from the bottom of wetland. Horizontal separations shall be taken from the maximum water surface elevation (Extreme Flood peak water surface elevation) of the wetland.

Table 6.6 Stormwater Wetland Practice Minimum Separation Requirements

	Vertical Separation		Horizontal Separation				
Design Variant	**Seasonal High Water Table[1,2]**	**Sound Bedrock[1]**	**Structures Without Foundation Waterproofing[4]**	**Structures With Foundation Waterproofing[4]**	**Water Supply Well/ Reservoir**	**Septic System[3,4]**	**Sanitary Sewer Main**
Shallow Wetland (W-1)	0 ft	0 ft	25 ft	25 ft	25 ft	50 ft	25 ft
Extended Detention Shallow Wetland (W-2)							
Pond/Wetland System (W-3)							
Pocket Wetland (W-4)							
Gravel Wetland (W-5)							

[1] As documented by on-site geotechnical testing.
[2] With the exception of W-4, separation shall be increased to 2 ft in sole source aquifers or when treating stormwater hotspots.
[3] Septic systems are inclusive of septic tanks, distribution boxes, and absorption fields.
[4] Wetlands shall be located downgradient of structures and septic systems.

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6.2.2 Conveyance

Inlet Protection

- Inlets shall be designed to ensure non-erosive conditions.

Outlet Structure/Outfall Protection

- For Designs W-1, W-2, W-3, & W-4, a controlled outlet shall be provided for each wetland, using one of the following methods:
  - An outlet structure located within the embankment, with a pipe invert set at the permanent pool elevation that extends downward to the structure;
  - An outlet structure located within the embankment, with a submerged reverse-slope pipe that extends downward from the structure to an inflow invert set 1 ft minimum below the permanent pool elevation and 1 ft minimum above the bottom of the pond;
  - An outlet structure located within the embankment, with an adequately sized downward elbow with an extension that extends 1 ft below the permanent pool elevation;
  - An outlet structure located partially within the embankment, with outlet openings in the face of the structure; or
- Where a CPv control orifice is provided (See **Section 4.6** for CPv requirements and waivers), one of the following methods shall be applied:
  - Minimum 3 inch low flow orifice installed in an internal weir plate within the outlet structure with acceptable external trash rack or orifice protection (See **Appendix C** for details of a low flow orifice and trash rack options).
  - Minimum 3 inch low flow external orifice installed in the face of the outlet structure (See **Appendix C** for details of a low flow orifice and trash rack options). Orifice protection shall be provided.
- An emergency spillway shall be provided to safely convey stormwater exceeding the Extreme Flood. A stilling basin, outlet protection, level spreader, or other energy dissipator shall be installed to reduce flow velocities from the spillway to non-erosive velocities. (See **Appendix G** for a table of erosive velocities for grass and soil).
- For Design W-5, the following outlet design criteria shall apply:
  - The primary outlet invert shall be located 4 inches below the elevation of the wetland soil surface to maintain a subsurface water level. The primary outlet shall be open or vented to prevent siphoning.
  - An outlet control structure shall be designed with a 3 inch minimum orifice (with acceptable internal orifice protection) to drain the WQv in a minimum of 24 hrs and a maximum of 48 hrs.
  - A maintenance outlet shall be installed at the bottom of stone elevation to completely drain the wetland within 48 hours. This outlet shall remain plugged during regular operation.

6.2.3 Pretreatment

- For each stormwater wetland, pretreatment equaling a minimum of 10% of the WQv shall be provided at each wetland inflow point, unless an inflow point provides less than 10% of the total design storm flow to the wetland. The forebay storage volume counts toward the total WQ_v requirement.
- In sole source aquifers, pretreatment equivalent to 100% of the WQ_v shall be provided for runoff from designated stormwater hotspots. The forebay storage volume does not count toward the total WQ_v requirement.
- Pretreatment shall be achieved with a sediment forebay, or an equivalent upstream pretreatment device. When a sediment forebay is applied, it shall meet the following design criteria:
  - Shall consist of a separate cell, formed by an acceptable earthen or structural barrier. Berms and weirs separating the forebay and treatment cells shall be constructed with native or imported clay or very low hydraulic conductivity soils.
  - Depth: 4 to 6 ft.
  - Outlet designed to ensure non-erosive flows into the pond.

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- Optional: a fixed vertical sediment depth marker should be installed in the forebay to measure sediment deposition over time.
- Optional: the bottom of the forebay may be hardened using concrete, asphalt, paver blocks, or grouted riprap, to ease sediment removal.

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6.2.4 Treatment

6.2.4.1 Design Criteria

Table 6.7 Stormwater Wetland Design Specifications

		W-1	W-2	W-3	W-4	W-5
Freeboard[1]	**Depth**	1 ft min. measured from design storm elevation to top of embankment				
	Design Storm	WQv	Extreme Flood		WQv	Extreme Flood
Filter Media	**Applicability**	N/A	N/A	N/A	N/A	Required
	Depth	8 inch min.				
	Material	NYSDOT Standard Specification 713-01 Topsoil-Wetland				
Pea Gravel	**Applicability**	N/A	N/A	N/A	N/A	Required
	Depth	3 inch min.				
	Material	ASTM D448 No. 6 Stone, Porosity = 32%				
Filter Course	**Applicability**	N/A	N/A	N/A	N/A	Required
	Depth	24 inch min.				
	Material	No. 2 stone, washed, no fines				
Drainage Course	**Applicability**	N/A	N/A	N/A	N/A	Required
	Depth	3 inch min. below distribution drain				
	Material	AASHTO No. 57 stone, washed, no fines				
Safety Bench	**Applicability**	As required, for ≥ 3:1 (h:v) side slopes above permanent pool				N/A
	Width	10 ft min., 15 ft average measured outward from the normal water edge				
	Slope	6% max.				
Equalizer Pipe	**Applicability**	N/A	N/A	N/A	N/A	Required
	Material	12” min. solid PVC/HDPE laid level				
	Depth	Inlet set at 50% of WQv Storage				
Distribution Drain	**Applicability**	N/A	N/A	N/A	N/A	Required
	Material	6 inch perforated PVC/HDPE laid level				
	Spacing	15 – 30 ft				
	Depth	2 inch above bottom of stone layer				
Riser	**Applicability**	N/A	N/A	N/A	N/A	Required
	Material	6 inch perforated PVC/HDPE with inlet grate at the end of each distribution drain				
	Spacing	15 ft min.				
	Depth	6 inch - 24 inch above soil surface				
Impermeable Liner	**Applicability**	As Required, see **Section 6.2.4.1**				
	Material	12 - 24 inch of clay soil (min. 50% passing #200 sieve and max. permeability 1 x 10^{-5} cm/sec) or 40 mil HDPE geomembrane				
Maintenance Access[1]	**Slope**	15% max.				
	Width	12 ft min.				
	Material	Able to withstand loading of maintenance equipment and vehicles				

Footnotes:
[1]Required for all Design Variants.

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Impermeable Liner

- When a stormwater wetland is located in areas listed below, an impermeable liner shall be required.
  - Underlying soils have an infiltration rate greater than 0.014 inch/hr, (**Appendix D**); or
  - Geotechnical testing is not performed; or
  - Underlying soils consist of gravel or fractured bedrock.
- When required, the impermeable liner shall be installed for the entire wetted perimeter and extend a minimum of 12 inches above the permanent pool elevation. This shall apply to all treatment cells and include the berms and weirs.

Maintenance Access

- A maintenance access easement shall extend to the practices from a public or private road.
- Adequate maintenance access must extend to the forebay, safety bench (where required), outlet structure/overflow, emergency spillway and must have sufficient area to allow vehicles to turn around.
- Where applicable, access to the outlet structure shall be provided by lockable manhole cover or grate.

Pond Buffer

- A vegetated buffer shall extend 25 ft outward from the maximum water surface elevation (Extreme Flood peak water surface elevation) of the wetland. The vegetated buffer shall be contiguous with other buffer areas that are required by existing regulations (e.g., stream buffers).

6.2.4.2 Sizing Criteria

Design Variants W-1, W-2, W-3, and W-4

- The surface area of the entire stormwater wetland shall be at least 1% of the contributing area (1.5% for design W-1).
- A minimum flow path ratio of 2:1 (length to relative width) shall be provided from the inflow point(s) to the outflow point(s) across the stormwater wetland. This path may be achieved by constructing microtopography using internal berms (e.g., high marsh wedges or rock filter cells). If a forebay is used for pretreatment, the forebay shall be included in this ratio.
- Stormwater wetlands shall meet the geometric requirements listed in **Table 6.8**:

Table 6.8 Stormwater Wetland Geometry Requirements

Wetland Zone	Depth	Side Slope	% Surface Area	% WQ_v Storage
Forebay[1]	4 ft - 6 ft	3:1 max.	-	10% min.
High Marsh	6 inches max. below permanent pool	5:1 max.	35% min.	-
Low Marsh	6-18 inches below permanent pool	5:1 max.	30% min.	-
Micropool[1]	4 ft min.	3:1 max.	-	10% min.
Pond (Design W-3)	4 ft min.	3:1 max.	-	25% min.
Extended Detention (W-2 & W-3, if required)	3 ft max. above permanent pool	3:1 max.	-	50% max. (not including permanent pool)

[1]For design W-1, W-2 & W-4, the cumulative WQv storage within the forebay and micropool shall be at least 25%.

- The micropool shall be provided and located at the practice outlet to protect the low flow pipe from clogging and prevent sediment resuspension.

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- To promote greater nitrogen removal, rock beds may be used as a medium for growth of wetland plants. The rock shall be 1 to 3 inches in diameter, placed up to the permanent pool elevation, and open to flow-through from either direction.

Design Variant W-5

- A minimum of one treatment cell shall be provided. The practice shall provide WQv storage, with 10% in the forebay and 90% above the treatment cell.
- When discharging to trout waters, a minimum of two treatment cells shall be provided. The practice shall provide WQv storage, with 10% in the forebay, and the remaining WQv equally divided above each treatment cell.
- Where multiple treatment cells are provided, they shall be separated by an acceptable earthen or structural barrier connected with an equalizer pipe or a stabilized overflow weir. Berms and weirs separating the treatment cells shall be constructed with native or imported clay or very low hydraulic conductivity soils.
- A minimum flow path ratio of 2:1 (length to relative width) shall be provided from the inflow point(s) to the outflow point within each treatment cell and the minimum flow path length shall be 15 ft.

6.2.5 Landscaping

- For planting guidance for stormwater management facilities, refer to **Chapter 11**.
- Permanent vegetative cover shall achieve 80% uniform density established over the entire contributing pervious area, before runoff is directed into the facility.
- A landscaping plan for a stormwater wetland and its buffer shall be prepared to indicate how the hydrologic zones will be stabilized and established with vegetation and show the selection and layout of corresponding plant species.

Bioslope (F-6)

Bioslopes are installed adjacent to impervious surfaces, along embankments or slopes, and use a permeable engineered filter media to treat sheet flow stormwater runoff. These are designed with limited longitudinal slopes to force flow down through the engineered filter media and into an underdrain for conveyance.

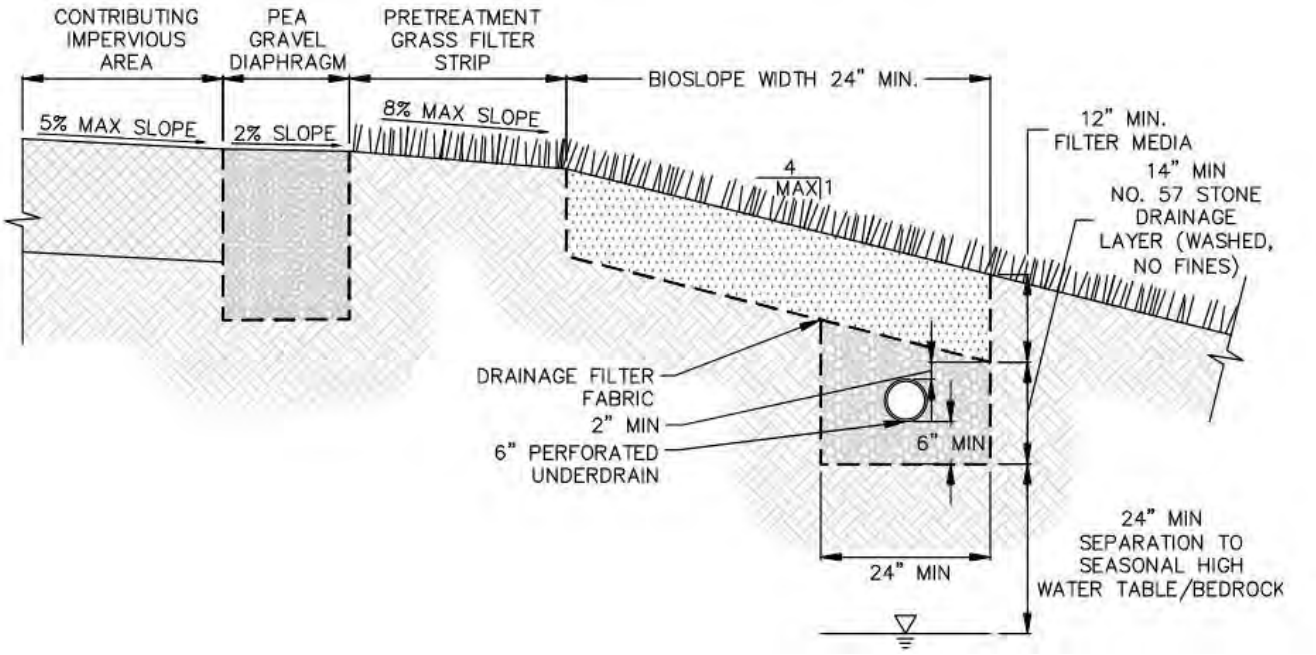


Figure 6.21 Bioslope (F-6)

Ernst Conservation Seeds
8884 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Date: November 20, 2025

Rain Garden Mix - ERNMX-180

	Botanical Name	Common Name	Price/Lb
25.60 %	*Schizachyrium scoparium, Fort Indiantown Gap-PA Ecotype*	Little Bluestem, Fort Indiantown Gap-PA Ecotype	17.57
20.00 %	*Elymus virginicus, Madison-NY Ecotype*	Virginia Wildrye, Madison-NY Ecotype	11.22
9.00 %	*Carex vulpinoidea, PA Ecotype*	Fox Sedge, PA Ecotype	33.80
8.80 %	*Panicum clandestinum, Tioga*	Deertongue, Tioga	23.68
8.00 %	*Echinacea purpurea*	Purple Coneflower	46.80
7.80 %	*Chasmanthium latifolium, WV Ecotype*	River Oats, WV Ecotype	104.00
3.00 %	*Coreopsis lanceolata*	Lanceleaf Coreopsis	31.20
3.00 %	*Rudbeckia hirta*	Blackeyed Susan	33.80
2.50 %	*Verbena hastata, PA Ecotype*	Blue Vervain, PA Ecotype	41.60
2.00 %	*Chamaecrista fasciculata, PA Ecotype*	Partridge Pea, PA Ecotype	13.00
1.50 %	*Asclepias incarnata, PA Ecotype*	Swamp Milkweed, PA Ecotype	192.40
1.50 %	*Heliopsis helianthoides, PA Ecotype*	Oxeye Sunflower, PA Ecotype	36.40
1.30 %	*Penstemon digitalis, PA Ecotype*	Tall White Beardtongue, PA Ecotype	182.00
1.20 %	*Zizia aurea, PA Ecotype*	Golden Alexanders, PA Ecotype	62.40
0.70 %	*Pycnanthemum tenuifolium*	Narrowleaf Mountainmint	260.00
0.50 %	*Aster laevis, NY Ecotype*	Smooth Blue Aster, NY Ecotype	364.00
0.50 %	*Baptisia australis, Southern WV Ecotype*	Blue False Indigo, Southern WV Ecotype	104.00
0.50 %	*Juncus effusus*	Soft Rush	52.00
0.50 %	*Juncus tenuis, PA Ecotype*	Path Rush, PA Ecotype	65.00
0.50 %	*Senna hebecarpa, VA & WV Ecotype*	Wild Senna, VA & WV Ecotype	31.20
0.50 %	*Vernonia noveboracensis, PA Ecotype*	New York Ironweed, PA Ecotype	286.00
0.30 %	*Monarda fistulosa, Fort Indiantown Gap-PA Ecotype*	Wild Bergamot, Fort Indiantown Gap-PA Ecotype	104.00
0.30 %	*Solidago juncea, PA Ecotype*	Early Goldenrod, PA Ecotype	364.00
0.20 %	*Aster lateriflorus*	Calico Aster	364.00
0.10 %	*Aster pilosus, PA Ecotype*	Heath Aster, PA Ecotype	286.00
0.10 %	*Eupatorium perfoliatum, PA Ecotype*	Boneset, PA Ecotype	208.00
0.10 %	*Mimulus ringens, PA Ecotype*	Square Stemmed Monkeyflower, PA Ecotype	260.00

100.00 % **Mix Price/Lb Bulk: $42.74**

Seeding Rate: 20 lb per acre with a cover crop. For sites that drain within 24 hours of a rain event use one of the following cover crops:Oats (1 Jan to 31 Jul; 30 lbs/acre), Japanese Millet (1 May to 31 Aug; 10 lbs/acre), or grain rye (1 Aug to 31 Dec; 30 lbs/acre).

Grasses & Grass-like Species - Herbaceous Perennial; Herbaceous Flowering Species - Herbaceous Perennial; Stormwater Management; Uplands & Meadows

The native perennial forbs and grasses provide food and cover for rain garden biodiversity. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

Price quotes guaranteed for 30 days.
All prices are FOB Meadville, PA.
Please check our web site at www.ernstseed.com
for current pricing when placing orders.

LaBella
Powered by partnership.

MEMORANDUM

TO: **Town of Cortlandt Planning Board**

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

DATE: **October 31, 2025**

RE: **PB 2024-6 JAM Storage LLC – Site Plan**

LaBella, has performed a review of the document submitted for the Proposed Self Storage Facility located at 2059 Albany Post Road, Cortlandt Manor, NY 10567, County of Westchester, Sect.: 55.13, Block: 2, Lot: 19 submitted by Zarin and Steinmetz and Insite Engineering, Surveying & Landscape Architecture, P.C..

The following documents were resubmitted for our review:

- **In-Site, October 23, 2025 Letter**
- **Site Plan Set for Jam Storage, LLC. at 2059 Albany Post Road prepared by Insite Engineering, Surveying & Landscape Architecture, P.C Submitted October 23, 2025**
  1. **Sheet OP-1 – Overall Plan, last revised October 23, 2025**
  2. **Sheet EX-1 – Existing Conditions and Removals Plan, last revised October 23, 2025**
  3. **Sheet SP-1 – Layout and Landscape Plan, last revised October 23, 2025**
  4. **Sheet SP-2 - Grading and Utilities Plan, last revised October 23, 2025**
  5. **Sheet SP-3 –Erosion and Sediment Control Plan, last revised October 23, 2025**
  6. **Sheet LP-1 –Photometric Lighting Plan, last revised October 23, 2025 (Review by Planning)**
  7. **Sheet PR-1 - Driveway Profile Plan, last revised October 23, 2025**
  8. **Sheet VM-1- Vehicle Maneuvering Plan, last revised October 23, 2025**
  9. **Sheet D-1 – Details, last revised October 23, 2025**
  10. **Sheet D-2 – Details, last revised October 23, 2025**
  11. **Sheet D-3 – Details, last revised October 23, 2025**
- **Stormwater Pollution Prevention Plan for Jam Storage, LLC, revised October 23, 2025**
- **Letter from Ecological Analysis, dated October 20, 2025**
- **Architectural Elevations, dated October 23, 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, ACOE, NYSDEC, etc.).
2. 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.
3. 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.
4. The Applicant has indicated they will provide visual material representing the contemplated retaining wall color, texture, and stone size for Planning Board consideration.
5. 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. This can be a condition of approval.
6. 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.

Plans

1. Sheet SP-1 – The Planning Board should discuss with the Applicant the extent of screening contemplated between the Emergency Services property and proposed driveway access.
2. Sheet SP-1 Provide a detail for the proposed entry gate. The applicant shall coordinate the means of emergency vehicle access with the fire code official.

SWPPP

1. The applicant has stated that the LcB and Ff soils are A/D soils. The Drainage maps still indicate they are C and B soils respectively. Correct the Pre and Post Developed drainage maps to show the correct soil type A/D.

Please note it is understood that the on-site wetlands are regulated by the New York State Department of Environmental Conservation (NYSDEC), and as such the project plans may be altered based upon the review of the NYSDEC. Should the plans be modified, additional review from this office may be warranted.

Town of Cortlandt
Department of Planning & Community Development
1 Heady Streat
Cortlandt Manor, NY 10567

November 7, 2025

RE: Jam Storage, LLC

To the Department of Planning & Community Development,

After review by this office of the Plan Set for the Jam Storage, LLC project by Insite Engineering, Surveying & Landscape Architecture, P.C., dated August 21, 2025, we have the following comments.

Sheet 3 of 11, Layout & Landscape Plan

- The planting beds along the building call for *Liriope muscari* (Big Blue Lilyturf). This perennial has been showing invasive tendencies in this area. It is recommended that an alternative ground cover be used. Some recommended alternatives include, *Chrysogonum virginianum* (Green & Gold), Asarum canadense (Wild Ginger), *Polystichum acrostichoides* (Christmas Ferm), and *Sisyrinchium angustifolium* (Blue-eyed Grass).
- Maple-leaf viburnum is heavily effected by Viburnum Leaf Beetle (VLB) in this area. An alternative should be used in it place. Some recommendations include, *Viburnum prunifolium* (Blackhaw), which has shown resistance to VLB, and *Ilex verticillata* (Winterberry Holly). If *Ilex verticillata* is used be aware that male plants are required for berry set.
- *Ilex glabara* 'Shamrock' is being proposed and requires male plants to be included in the plans. For *Ilex glabra* 'Shamrock' the male counterpart is *Ilex glabra* 'Squeeze Box'.
- The disturbed area on the east side of the site behind the retaining wall should have a callout added to indicate if the "Seed Mix #1" is being used in the area. If not, an indication of what is being used to cover the area should be added.
- In the "General Planting Notes", item 11 should be clarified that after the warranty period for the plants the owner will be responsible for replacing and maintaining plantings in good condition.

Should you require any additional information of clarification regarding these comments, please do not hesitate to contact us.

Yours truly,
BADEY & WATSON
Surveying & Engineering, DPC

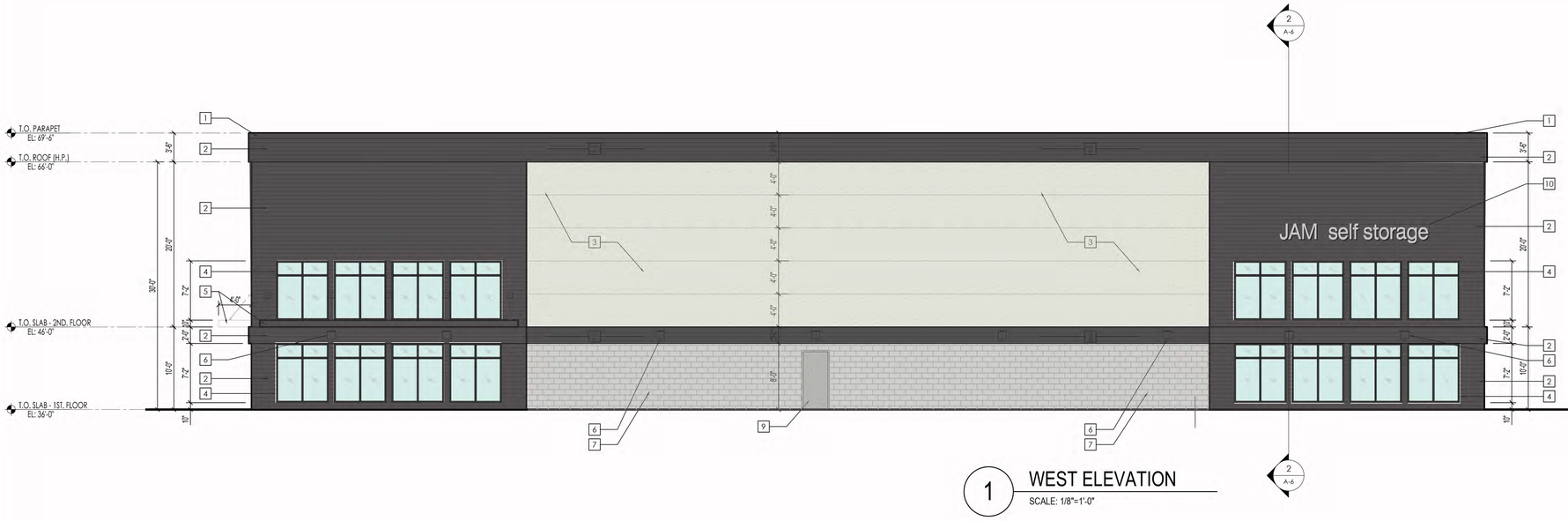
Michael Young
Town of Cortlandt Wetland Consultant

EXTERIOR FINISH SCHEDULE

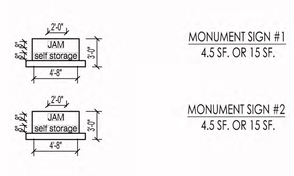
TAG #	DESIGNATION	MANUFACTURER	MODEL	COLOR	REMARKS
1	METAL COPING	---	---	---	
2	INSULATED METAL WALL PANEL - RIBBED	MBCI OR EQUAL	CF FLUTED 2.5 INSULATED WALL PANEL	SIGNATURE 300 FOREST GREEN	24" WIDE - EMBOSSED HORIZONTAL CONFIGURATION R-VALUE = 17.9
3	INSULATED METAL WALL PANEL - SOLID	MBCI OR EQUAL	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	EXTERIOR ROLL-UP DOOR	JANUS INTERNATIONAL	650 MODEL OR EQUAL	TO MATCH ITEM # X	
12	BOLLARDS	BENJAMIN MOORE	N / A	SAFETY YELLOW	



1 WEST ELEVATION
SCALE: 1/8"=1'-0"



3 SIGNAGE LEGEND
SCALE: 1/8"=1'-0"

2 NORTH 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
	11.04.25	ISSUED FOR SITE PLAN APPROVAL

REVISIONS :

PROJECT NO : CORTLANDT - JAM STORAGE

CAD DWG FILE : A-4 - NORTH & WEST BUILDING ELEVATIONS - OPTION 3.DWG

DRAWN BY : A. PENA

CHK'D BY : M. SCHULMAN

SHEET TITLE :

NORTH AND WEST BUILDING ELEVATIONS

DRAWING NO :

A-4

11/4/2025 11:25 AM, C:\USERS\APENA\ONEDRIVE - DD STUDIO-M\STUDIO M - DATA\ACTIVE\CORTLANDT - JAM STORAGE\PRODUCTION SHEETS\OPTION 3\A-4 - NORTH & WEST BUILDING ELEVATIONS - OPTION 3.DWG

EXTERIOR FINISH SCHEDULE

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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

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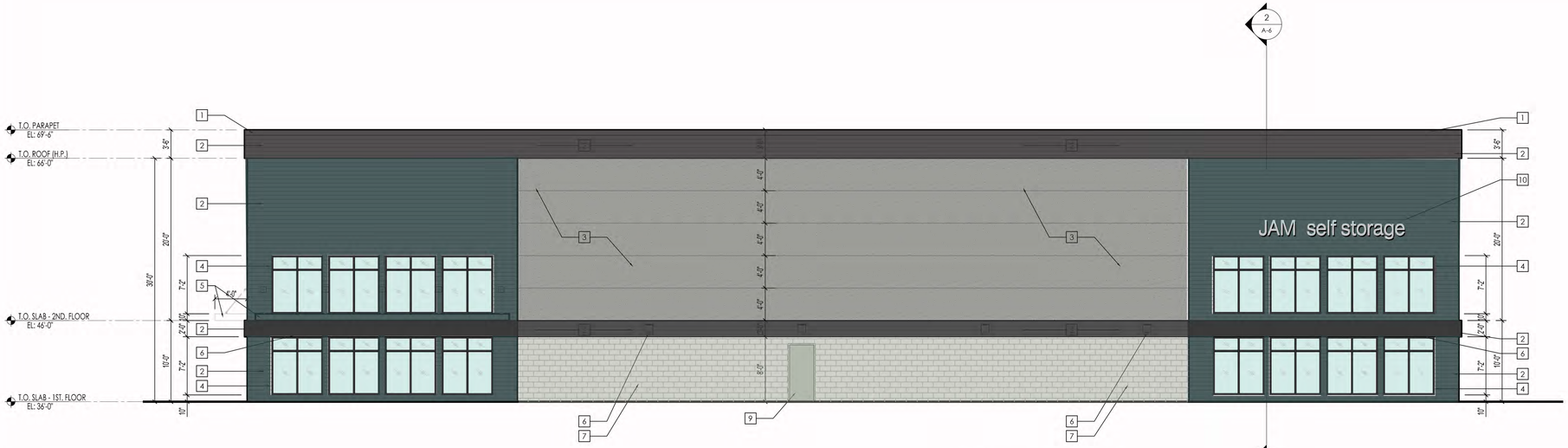

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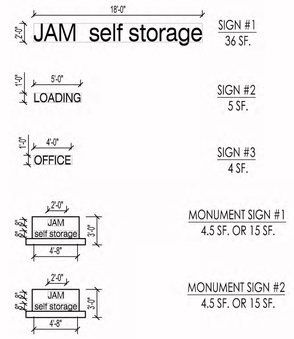

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REGISTERED ARCHITECT
MARK SAMUEL SCHULMAN
023596-1
STATE OF NEW YORK

SEAL

MARK	DATE	ISSUE
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REVISIONS :

PROJECT NO : CORTLANDT - JAM STORAGE

CAD DWG FILE : A-4 - NORTH & WEST BUILDING ELEVATIONS - OPTION 3.DWG

DRAWN BY : A. PENA

CHK'D BY : M. SCHULMAN

SHEET TITLE :

NORTH AND WEST BUILDING ELEVATIONS

DRAWING NO :

A-4

11/4/2025 11:25 AM, C:\USERS\APENA\ONEDRIVE - DD-STUDIO-M\STUDIO M - DATA\ACTIVE\CORTLANDT - JAM STORAGE\PRODUCTION\SHEETS\OPTION 3\A-4 - NORTH & WEST BUILDING ELEVATIONS - OPTION 3.DWG

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

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

November 20, 2025

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

Re: PB 2025-3 - 77 Montrose Station LLC
Subdivision Application (3 Lots – 1 Existing Residence, 2 Proposed)
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 nine (9) copies of the following information for the above-referenced 3-Lot Subdivision Application:

- Subdivision & Site Development Plan, revised November 20, 2025 (2 @ 24" x 36", 7 @ 11" x 17")
- Tree Removal Overlay Plan, revised November 20, 2025 (2 @ 24" x 36", 7 @ 11" x 17")
- Town of Cortlandt Permit #: A-24-739 (Tree Removal), dated August 14, 2024
- Response from TC Merritts Land Surveyors, Survey Maps & Property Deeds

The following is an annotated response to review comments by LaBella Engineering dated October 7, 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.).
   Response: Acknowledged.

2. Westchester County Department of Health (WCDOH) Approval for Subsurface Sewage Disposal System (SSDS), and water service will be required.
   Response: Acknowledged re: SSDS. The WCDOH would only be involved with the water service if a backflow preventer is required for a fire sprinkler system and/or an irrigation system for the proposed residences. This would be handled during Site Plan submission for individual building permits.

3. Contact the Town 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 driveway ahead.
   Response: Acknowledged.

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.
   Response: Proposed dwelling has been moved one foot to the east within the rear yard setback line.

2. Sheet 4 of 6 – Clarify the existing impervious area on the Impervious Area Table.
   Response: Impervious Areas Table has been revised. All existing and proposed surfaces have been itemized and the totals are clearly shown on the bottom of table.

3. Sheet 4 of 6 – Need ten (10) foot separation between yard drain and water line.
   Response: Location of proposed water service line has been revised and a 10' separation to the proposed yard drain has been added.

4. Sheet 4 of 6 – Revisit invert elevations at yard drain adjacent to Montrose Station Road as pipe outlet is at grade with driveway.
   Response: Rim elevations and Invert elevations have been revised for all proposed drainage structures/piping.

5. Sheet 4 of 6 – Revisit driveway grading to pitch toward infiltration trench.
   Response: Driveway grading has been revised to pitch toward proposed 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.
   Response: Location of sewer force service (main) has been revised accordingly.

7. Sheet 5 of 6 – Modify silt fence placement to run along new contour 180 on Lot 2.
   Response: Silt fence has been revised accordingly.

8. Sheet 5 of 6 - All stockpile areas should, and equipment storage be within the limits of disturbance.
   Response: All stockpile areas and equipment storage and now 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.
   Response: Proposed limits of disturbance have been revised to address the comment.

10. Sheet 5 of 6 – Revisit delineation of silt fence as it falls outside the limits of disturbance in a few areas.
    Response: Proposed silt fence has been revised to be located within the proposed limits of disturbance.

11. Sheet 5 of 6 – Provide an erosion and sediment control and construction sequencing schedule.
    Response: "Erosion and Sediment Control" Notes and "Subdivision Construction Schedule" Notes have been provided in the plan set.

12. Sheet 6 of 6 – Provide an inspection schedule for erosion and sediment control measures, as well as a maintenance schedule for each practice.
    Response: Inspection and Maintenance schedule has been added to Sheet 5 of 6.

In response to the many neighbor letters/emails and comments we believe it is best to address the common larger issues versus each individual comment. We believe the larger issues are; Property Survey/Deed discrepancy, Tree Removals & driveway curb cut location for the proposed houses (i.e. grading, safety, rock removal, etc.).

Property Survey/Deed Discrepancy

We have provided the response from the project surveyor (TC Merritts Land Surveyors) responding to the question of the discrepancies shown on the property survey and deed (see attached documents listed above).

Tree Removals

Existing House (Lot 1)

There have been comments regarding tree removals on proposed Lot 1, which will contain the existing house that has been under renovation. Although our office prepared the Site Plan that was ultimately approved for the proposed site work, as well as the septic system design, we were not involved with obtaining the Tree Removal permit. However, I have attached the information in the OpenGOV Online Town Building Permit Application (Permit #: A-24-739). The online information includes the Permit #: A-24-739, a copy of the survey map showing the locations of the trees to be removed and miscellaneous photos of the trees to be removed. The online application does not include any violations issued by the Town regarding the trees that have been removed per this permit.

Proposed Lots 2 & 3

The initial application proposed the removal of 247 trees. In our previous submission we had reduced the number of trees to be removed to 230 trees. Our current submission further reduces the number of trees to be removed to 217 trees with 150 trees to be removed on proposed Lot 2 and 67 trees to be removed on proposed Lot 3. It should be noted that individual Site Plans are required to be prepared and submitted to the Department of Technical Services ("DOTS") Engineering Division for review and approval prior to receiving a building permit for proposed Lots 2 & 3. These Site Plans will include site specific "proposed trees to be removed" and "proposed planting plans". We have also noted on the plans that the SavaTree Report suggests removing 107 trees due to their condition (i.e. dead or dying).

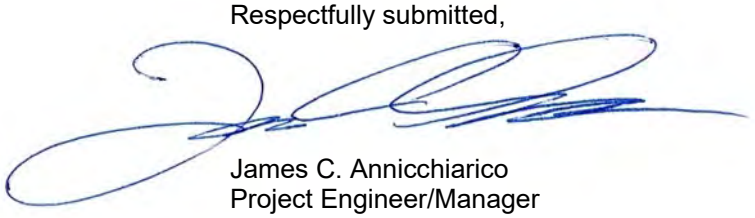
Proposed Driveway Curb Cut Location

There have been numerous comments submitted regarding the proposed location of the driveway curb cut to service proposed lots 2 & 3. Many of the comments site the safety of cars entering Montrose Station Road as a major concern. They also suggest that the driveways should be located off of the existing driveway that services the existing residence on proposed Lot 1. In our last submission we included the site distance that would be provided in each direction from the proposed driveway curb cut. Site distance looking left (northwest) was shown as "+300-ft." and site distance looking right (southeast) was shown as "260-ft.". Of course, this requires the grading of the proposed driveway to meet Town standards (i.e. 4% pitch for the first 25-ft. from the edge of pavement) as well as the removal of grade/vegetation within the site lines in each direction. We made a follow up site inspection to double check the site distance as well as the site distance from the existing driveway that services the existing residence and an adjoining neighbor. We found that site distance from the proposed curb cut looking left (northwest) to be +350-ft. and confirmed the site distance looking right (southeast) to be 260-ft. We also confirmed site distance from the existing driveway looking left (northwest) to be 246-ft. and looking right (southeast) to be 195-ft. Therefore, it is our professional opinion that the safest location for the proposed driveway is our proposed location. We would also note that the speed limit on Montrose Station Road is 25 miles per hour and the road is fairly flat to the southeast and to the northwest for approximately 300-ft. AASHTO requirements are 280-ft. minimum looking left (left

turn from a stop) and 240-ft. minimum looking right (right turn from a stop).

Please feel free to contact me if there are any questions or if any additional information is required. We look forward to discussing our submission with the Planning Board at the December 2, 2025 meeting.

Respectfully submitted,



James C. Annicchiarico
Project Engineer/Manager

enclosures

cc: Mark Giordano, 77 Montrose Station LLC via email w/enclosures
David Steinmetz, Esq., Zarin & Steinmetz via email w/enclosures
Chris Kehoe, AICP, Director of Planning & Community Development, Town of Cortlandt via hard copy & email
Heather Lavarnway, CNU-A, AICP, Planner, Town of Cortlandt via hard copy & email
Christopher Lapine, P.E., LaBella Associates, DPC
File: *Giordano-77 Montrose Station Rd-Cortlandt-PB Subdivision-Submission Letter-20251119.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

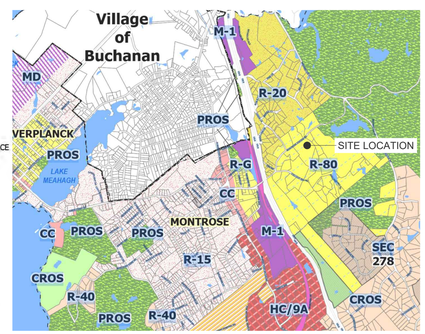
1. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT CONTACTING THE DESIGN ENGINEER.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL CODES, RULES & REGULATIONS.
3. IT IS THE OWNERS RESPONSIBILITY TO INSURE THAT ALL IMPROVEMENTS ARE PLACED 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

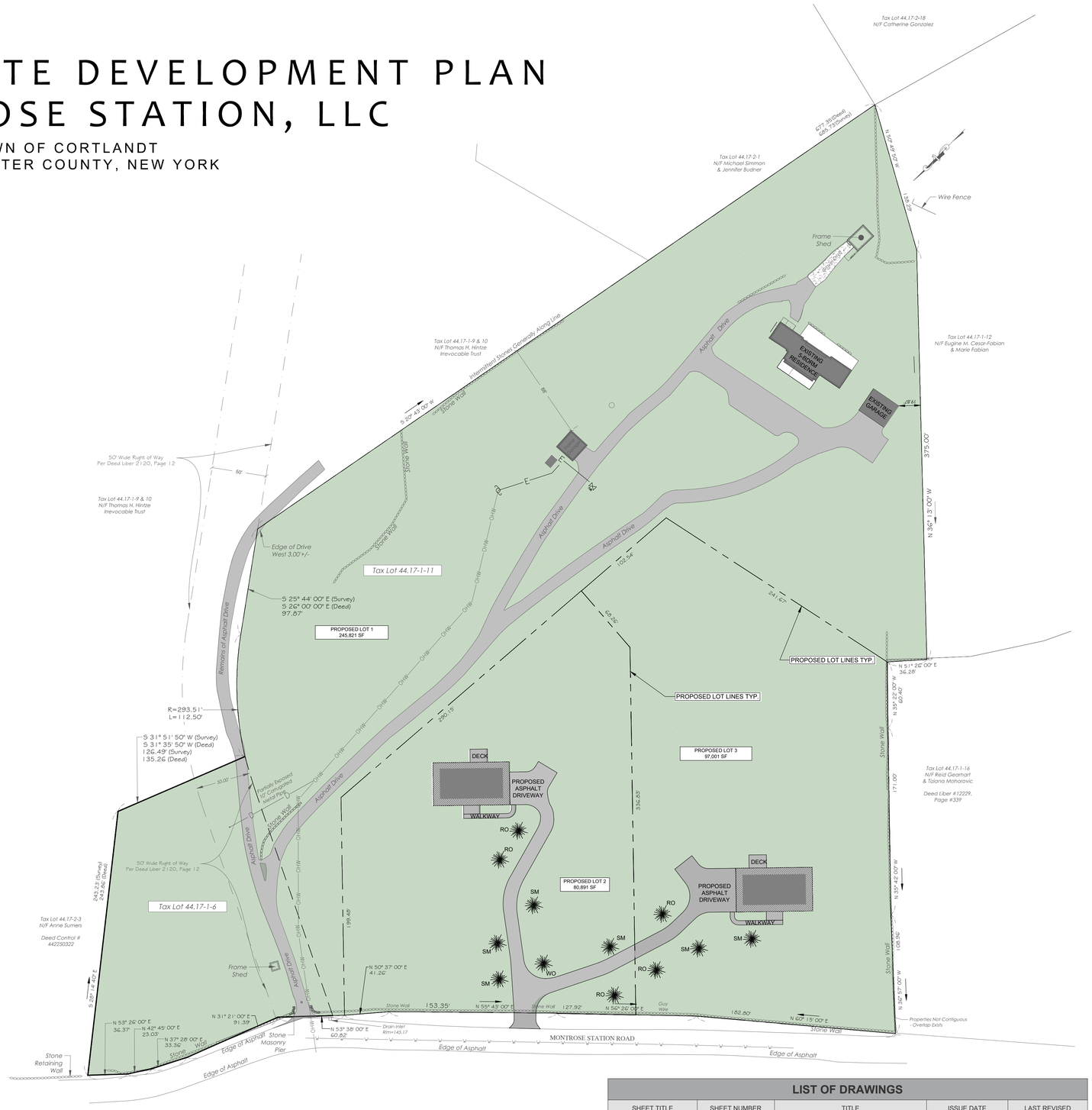
1. THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS AND METHODS NEEDED TO PERFORM THE CONSTRUCTION/EXCAVATION, ET AL, OPERATIONS SHOWN HEREON. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SAFE WORKING ENVIRONMENT AND PROVIDE THE MEANS AND METHODS TO PERFORM THE NECESSARY TASKS. 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	



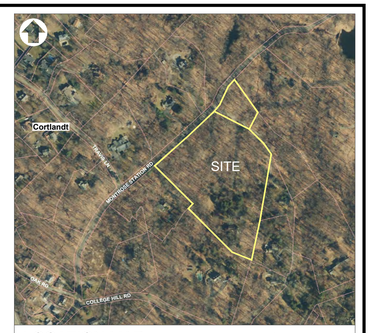
TOWN OF CORTLANDT ZONING MAP
NTS



PROPOSED SUBDIVISION LAYOUT
SCALE: 1" = 50'

LIST OF DRAWINGS

SHEET TITLE	SHEET NUMBER	TITLE	ISSUE DATE	LAST REVISED
CS-1.1	1 OF 7	COVERSHEET	1/22/2025	11/19/2025
EX-2.1	2 OF 7	EXISTING CONDITIONS / TREE REMOVAL PLAN	1/22/2025	11/19/2025
SP-3.1	3 OF 7	PRELIMINARY SUBDIVISION PLAT	7/22/2025	11/19/2025
UG-4.1	4 OF 7	UTILITY + GRADING PLAN / INTEGRATED PLOT PLAN	1/22/2025	11/19/2025
UG-4.2	5 OF 7	UTILITY + GRADING PLAN / PROFILES	11/19/2025	11/19/2025
ESC-4.1	6 OF 7	EROSION CONTROL + TREE PLAN / CONSTRUCTION DETAILS	1/22/2025	11/19/2025
CD-5.1	7 OF 7	CONSTRUCTION DETAILS	1/22/2025	11/19/2025



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

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REVISIONS

#	REASON	DATE
2	LABELLA COMMENTS DATED 10-07-2025	NOVEMBER 20, 2025
1	LABELLA COMMENTS DATED 02-13-2025	AUGUST 20, 2025

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

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 7 | 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.

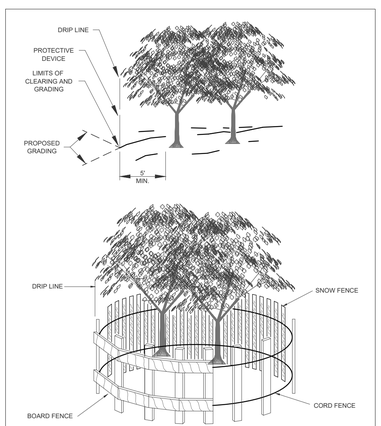
6) WOOD CHIPS SHALL BE STOCKPILED ONLY FOR USE IN LANDSCAPING AND DECORATIVE PURPOSES. WOOD CHIPS NOT FOR THESE PURPOSES SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER.

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	248	254	502
TREES TO BE REMOVED	150	67	217
TREES TO REMAIN	98	187	285
TREES TO BE PLANTED:	12		

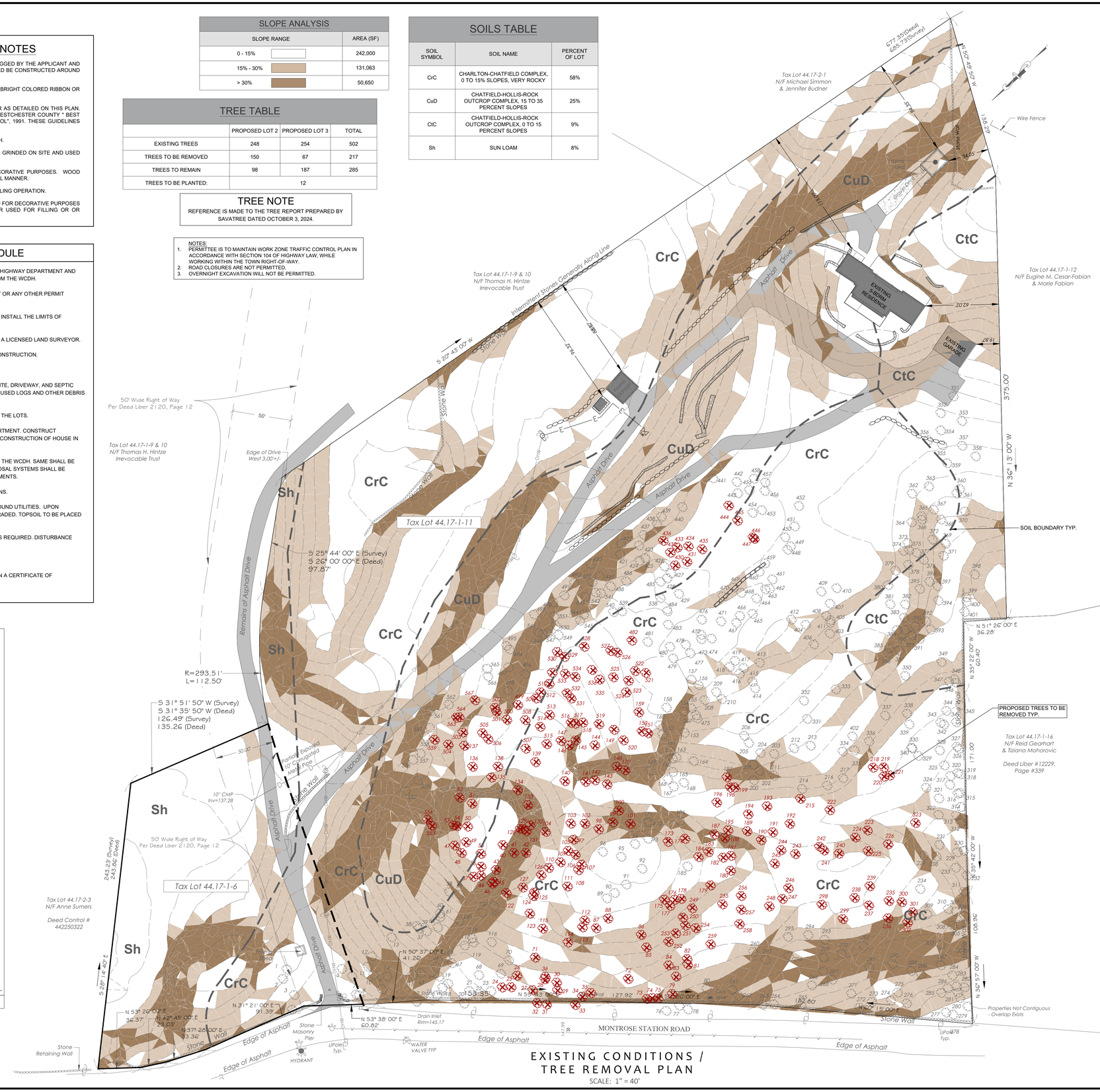
TREE NOTE

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

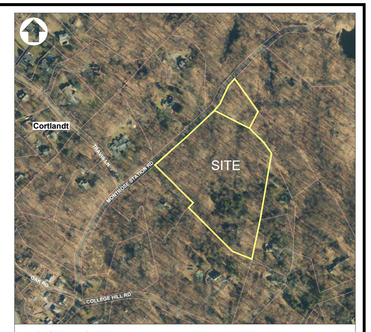
NOTES:
1. PERMITTEE IS TO MAINTAIN WORK ZONE TRAFFIC CONTROL PLAN IN ACCORDANCE WITH SECTION 104 OF HIGHWAY LAW, WHILE WORKING WITHIN THE TOWN RIGHT-OF-WAY.
2. ROAD CLOSURES ARE NOT PERMITTED.
3. OVERNIGHT EXCAVATION WILL NOT BE PERMITTED.

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%



EXISTING CONDITIONS / TREE REMOVAL PLAN
SCALE: 1" = 40'



LOCATION MAP SCALE: 1" = 600'

Dig Safely. New York Call 811 before you dig

40 0 20 40
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STATE OF NEW YORK · PATRICK MICHAEL BELL · LICENSED PROFESSIONAL ENGINEER · 087679
EXPIRATION DATE: 03-31-2027
PATRICK M. BELL, P.E.
LICENSE #087679

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PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664

39 Arlo Lane
Cortlandt Manor, New York 10567

EXISTING CONDITIONS / TREE REMOVAL PLAN

SUBDIVISION & SITE DEVELOPMENT PLAN FOR 77 MONTROSE STATION, LLC

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

SHEET 2 OF 7 | EX-2.1

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)			
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.

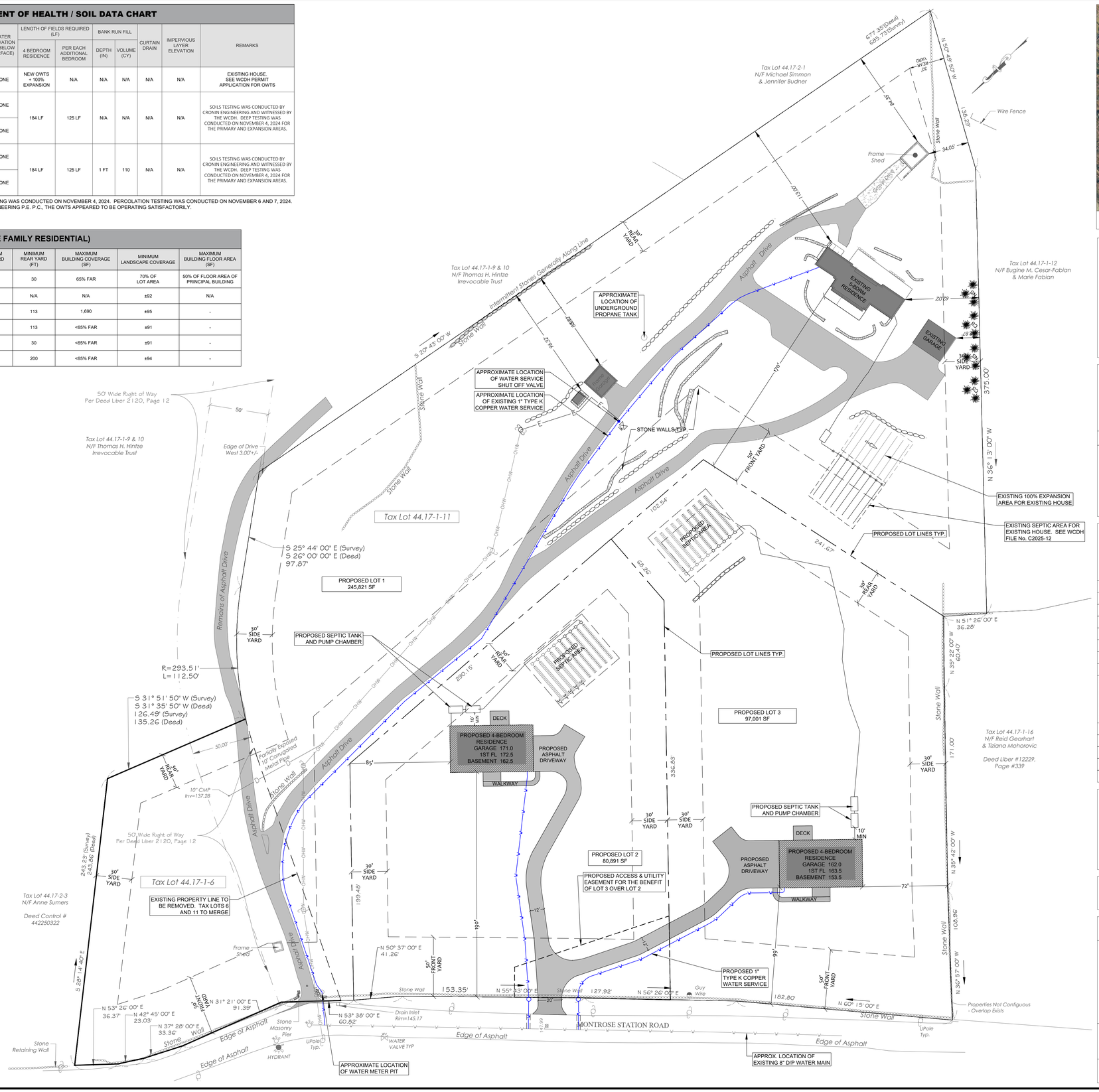
SIGNED THIS _____ DAY OF _____, 20_____ BY

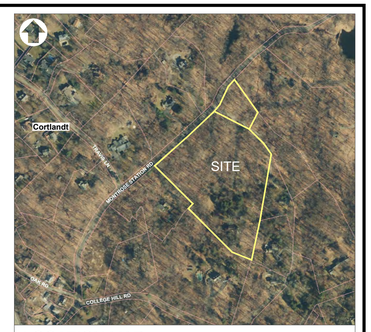
_____
CHAIRPERSON OF THE PLANNING BOARD

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 ON BEHALF OF THE DEPARTMENT OF HEALTH — DATE





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

- 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
2	LABELLA COMMENTS DATED 10-07-2025	NOVEMBER 20, 2025
1	LABELLA COMMENTS DATED 02-13-2025	AUGUST 20, 2025

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

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

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 8" 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							

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)
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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 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.

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

IMPERVIOUS AREA

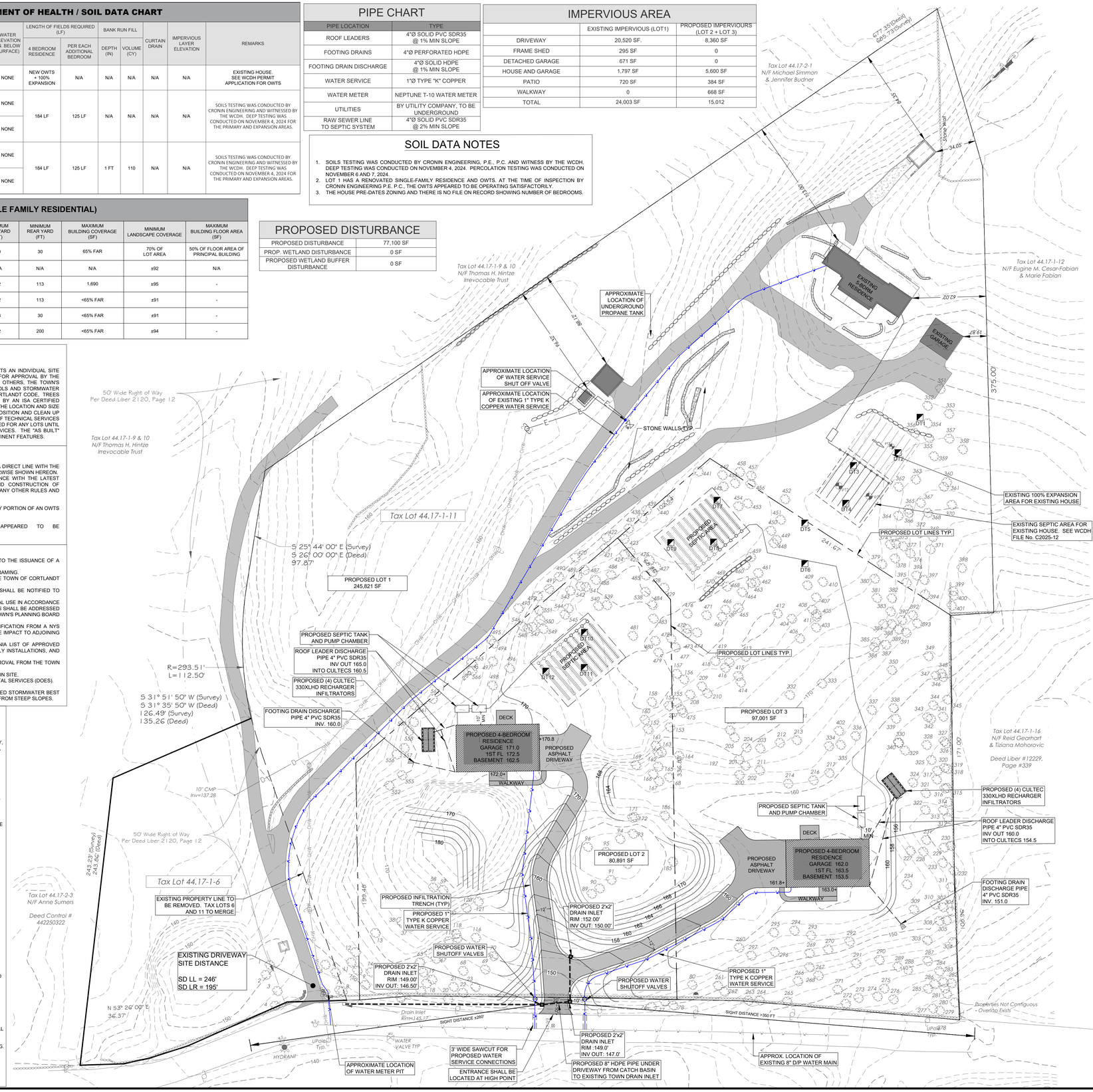
	EXISTING IMPERVIOUS (LOT1)	PROPOSED IMPERVIOURS (LOT 2 + LOT 3)
DRIVEWAY	20,520 SF.	8,360 SF
FRAME SHED	295 SF	0
DETACHED GARAGE	671 SF	0
HOUSE AND GARAGE	1,797 SF	5,600 SF
PATIO	720 SF	384 SF
WALKWAY	0	668 SF
TOTAL	24,003 SF	15,012

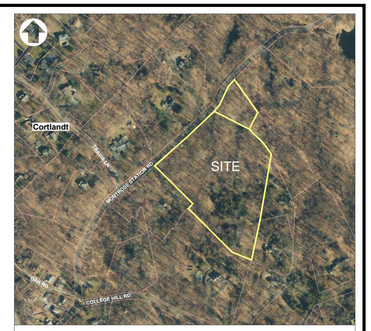
SOIL DATA NOTES

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.

PROPOSED DISTURBANCE

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





LOCATION MAP SCALE: 1" = 600'

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REVISIONS

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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

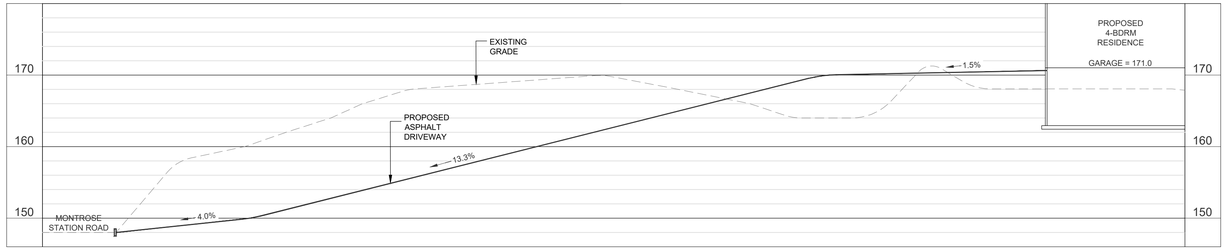
39 Arlo Lane
Cortlandt Manor, New York 10567

UTILITY + GRADING PLAN / INTEGRATED PLOT PLAN

SUBDIVISION &
SITE DEVELOPMENT PLAN
FOR
77 MONTROSE STATION, LLC

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

SHEET 4 OF 7 | UG-4.1

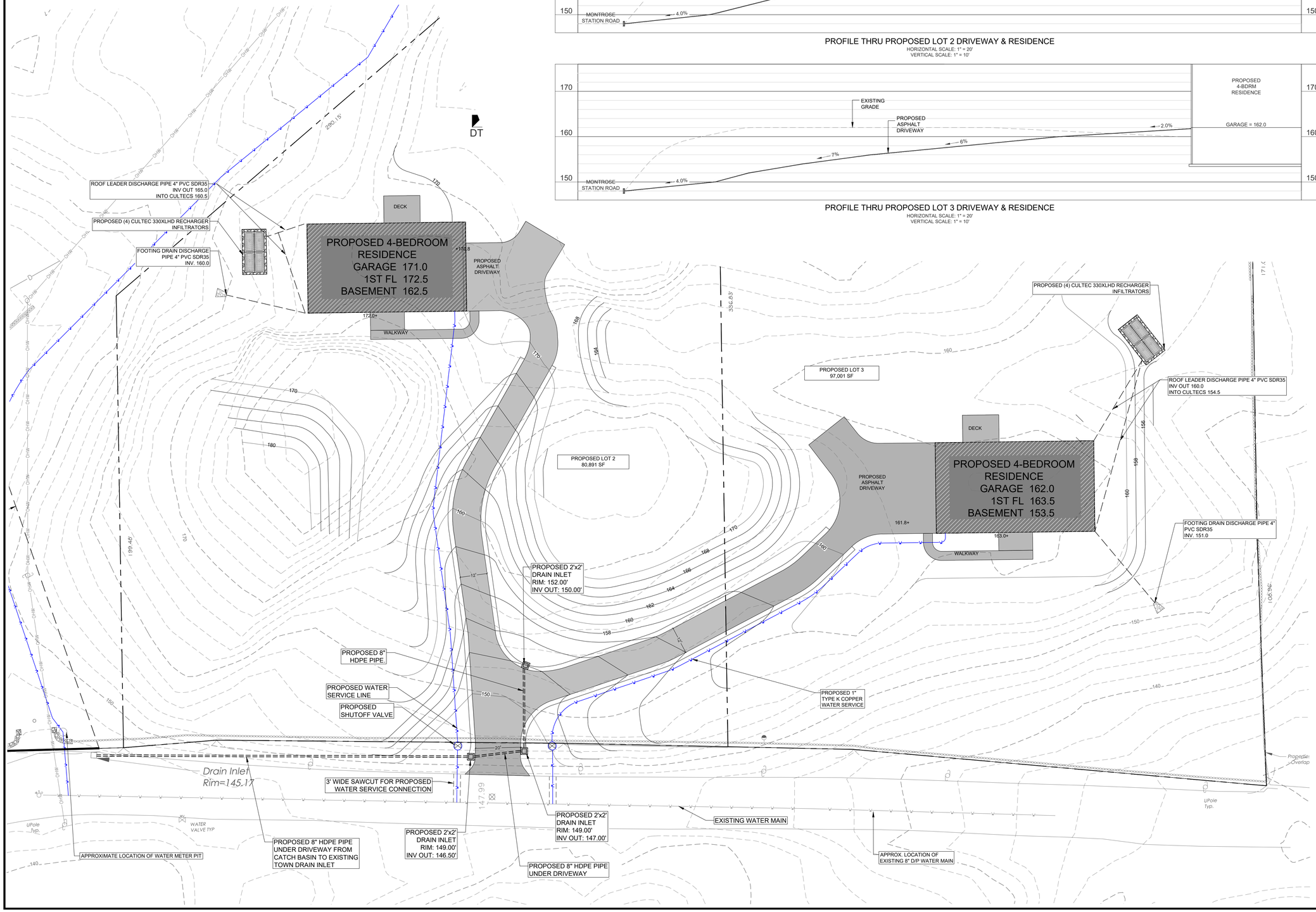


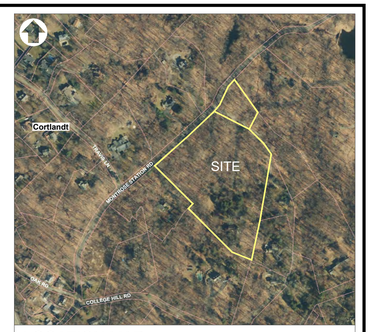
PROFILE THRU PROPOSED LOT 2 DRIVEWAY & RESIDENCE

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

PROFILE THRU PROPOSED LOT 3 DRIVEWAY & RESIDENCE

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





LOCATION MAP SCALE: 1" = 600'

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

- 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
2	LABELLA COMMENTS DATED 10-07-2025	NOVEMBER 20, 2025
1	LABELLA COMMENTS DATED 02-13-2025	AUGUST 20, 2025

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

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

UTILITY + GRADING PLAN / PROFILES

SUBDIVISION &
SITE DEVELOPMENT PLAN
FOR
77 MONTROSE STATION, LLC

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

SHEET 5 OF 7

UG-4.2

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

WHITE OAK TREE

SUGAR MAPLE

RED OAK

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.

EROSION AND SEDIMENT CONTROL - INSPECTION AND MAINTENANCE SCHEDULE

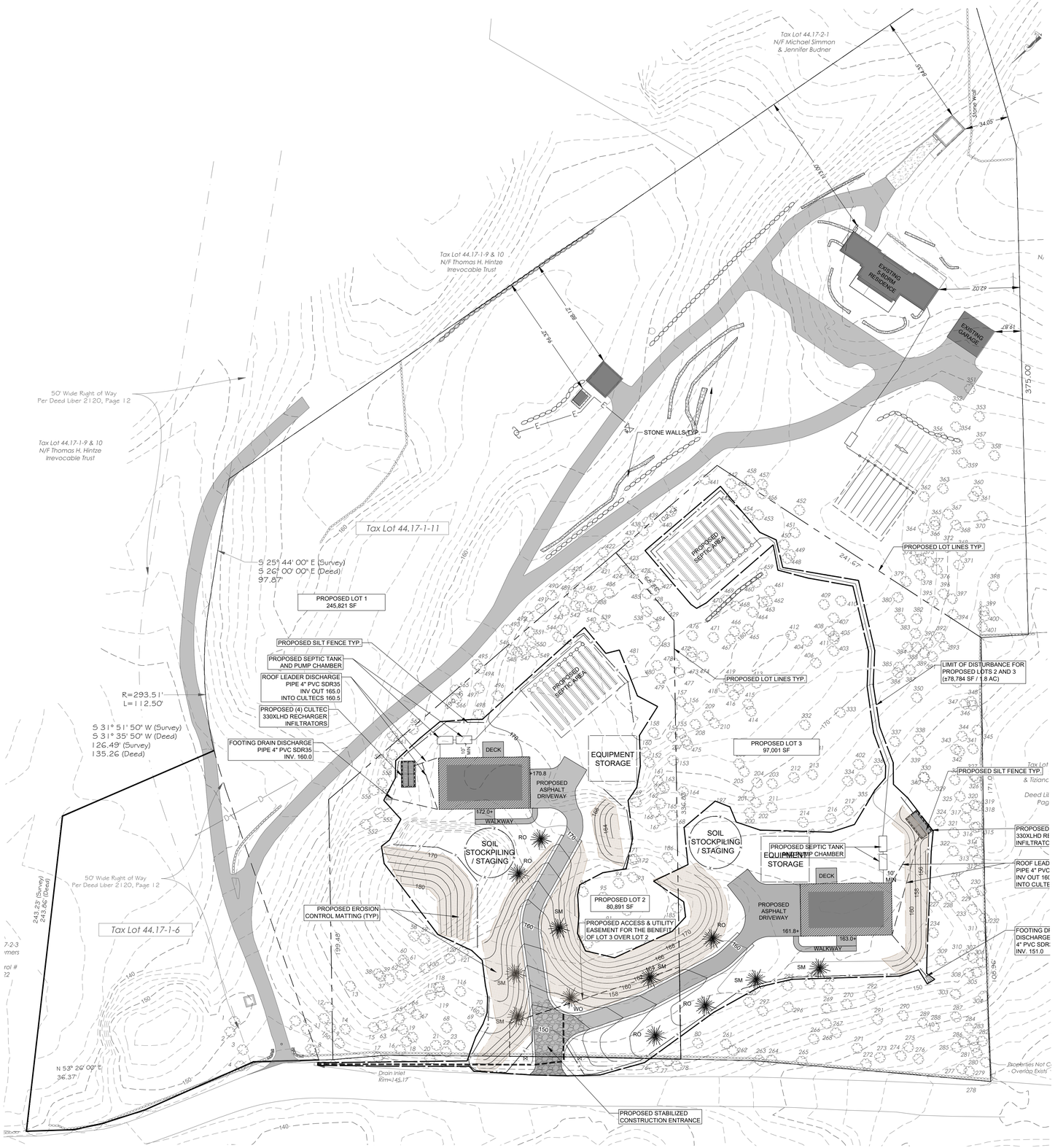
	DAILY	WEEKLY	MONTHLY	AFTER RAINFALL	MAINTAINANCE
CONSTRUCTION ENTRANCE	---	INSP.	---	INSP.	REPLACE AS NECESSARY
SILT FENCE	---	INSP.	---	INSP.	CLEAN / REPLACE AS NECESSARY
SOIL STOCKPILE	---	INSP.	---	INSP.	---
EROSION BLANKET	---	---	INSP.	INSP.	CLEAN / REPLACE AS NECESSARY
INLET PROTECTION	---	INSP.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

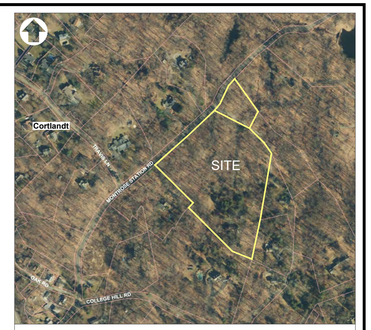
EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD 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.
3. THE LIMIT OF DISTURBANCES SHALL BE CLEARLY STAKED AND FLAGGED IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE, EQUIPMENT ACCESS, OR MATERIAL STAGING SHALL OCCUR OUTSIDE THE PROPOSED LIMITS OF DISTURBANCES. THE CONTRACTOR SHALL MAINTAIN THE LIMIT OF DISTURBANCE MAKERS FOR THE DURATION OF THE CONSTRUCTION.
5. THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH ACCEPTED STANDARDS.
6. CATCH BASIN INLET PROTECTION MUST BE INSTALLED AND OPERATING AT ALL TIMES UNTIL TRIBUTARY AREAS HAVE BEEN STABILIZED. WHEN POSSIBLE FLOWS SHOULD BE STABILIZED BEFORE REACHING INLET PROTECTION STRUCTURE. MAINTENANCE OF SEDIMENT CONTROL .
7. 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.
8. 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.
9. ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
10. 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.
11. SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
12. SOIL SEEDING AND FERTILIZER AMENDMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".
13. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".

EROSION CONTROL + TREE PLAN

SCALE: 1" = 50'





LOCATION MAP SCALE: 1" = 600'

Dig Safely. New York Call 811 before you dig

50 0 25 50

SCALE: 1" = 50 FT.

OWNER/APPLICANT

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1340 BAPTIST CHURCH ROAD
YORKTOWN HEIGHTS, NY 10598

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REVISIONS

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(914) 736-3664

39 Arlo Lane
Cortlandt Manor, New York 10567

EROSION CONTROL + TREE PLAN / CONSTRUCTION DETAILS

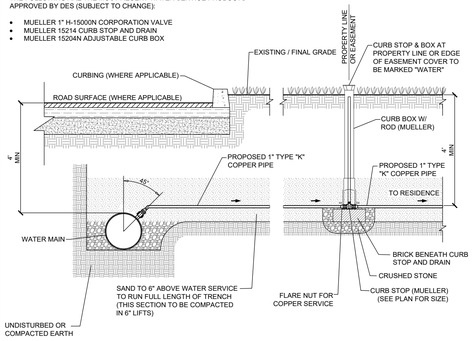
SUBDIVISION &
SITE DEVELOPMENT PLAN
FOR
77 MONTROSE STATION, LLC

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

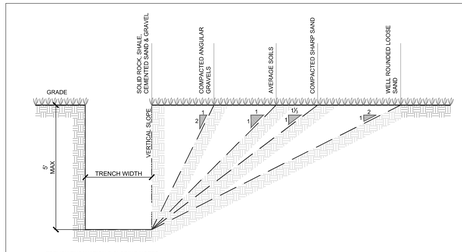
SHEET 6 OF 7 | ESC-5.1

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

- MUELLER 1" H-15000N CORPORATION VALVE
- MUELLER 15214 CURB STOP AND DRAIN
- MUELLER 15204N ADJUSTABLE CURB BOX



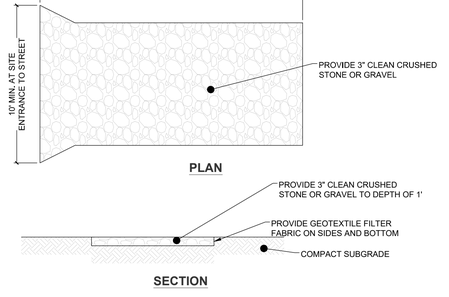
WATER SERVICE CONNECTION N.T.S.



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.

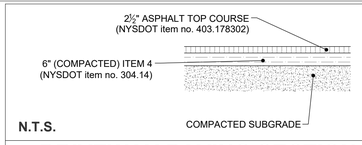


INSTALLATION NOTES:

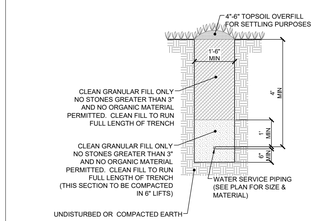
1. STONE SIZE SHALL BE 3" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT ONLY.
2. LENGTH SHALL BE AS SHOWN BUT NOT LESS THAN 15'
3. THE THICKNESS SHALL BE NO LESS THAN 12" AT THE CONSTRUCTION ENTRANCE.
4. THE WIDTH SHALL BE 10' AT A MINIMUM BUT NOT LESS THAN THE FULL WIDTH OF THE TRAVELED WAY.
5. 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 INSPECTION AND MAINTENANCE SHALL BE PROVIDED FOR THE DURATION OF CONSTRUCTION OR UNTIL FINAL GRADE IS ACHIEVED.

N.T.S.

STABILIZED CONSTRUCTION ENTRANCE



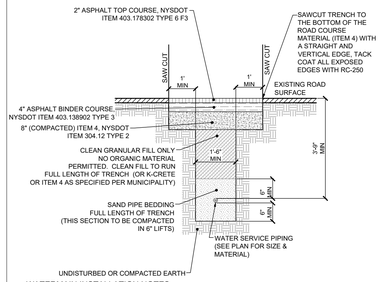
DRIVEWAY PAVING SECTION



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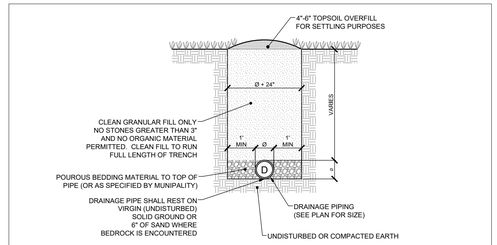
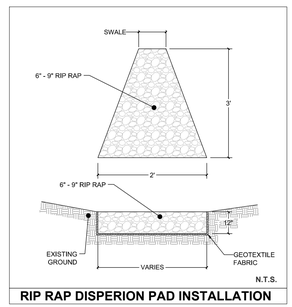
WATER SERVICE INSTALLATION W/ PAVEMENT RESTORATION N.T.S.



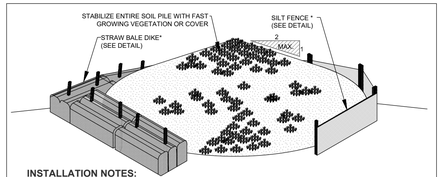
DRAIN PIPE INSTALLATION NOTES:

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.



RIP RAP DISPERION PAD INSTALLATION N.T.S.

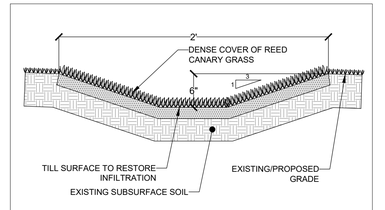


INSTALLATION NOTES:

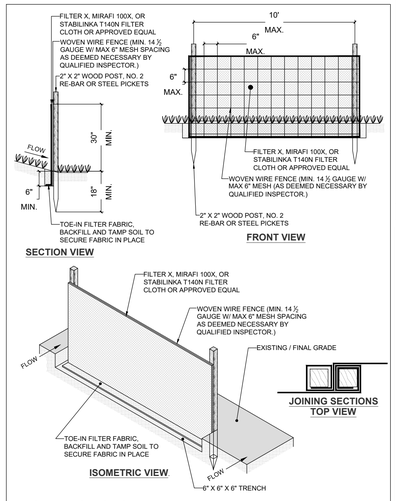
1. AREA CHOSEN FOR STOCK PILING OPERATIONS TO BE DRY AND STABLE.
2. MAXIMUM SLOPE OF PILE TO BE 1 VERTICAL ON 2 HORIZONTAL.
3. REFER TO STRAW BALE DIKE AND SILT FENCE INSTALLATION DETAILS IN THIS PLAN SET FOR INSTALLATION GUIDELINES.

* 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.



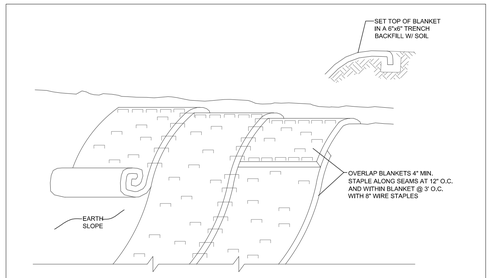
GRASS SWALE CONSTRUCTION N.T.S.



INSTALLATION NOTES:

1. 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.

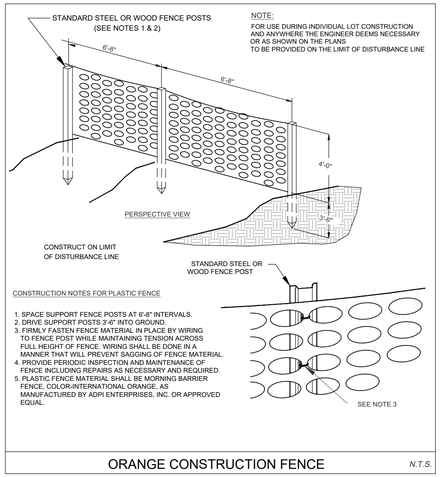


NOTES:

1. STABILIZE PREPARED EARTHEN SLOPE WITH A BIODEGRADABLE NATURAL FIBER NETTING
   APPROVED TYPES ARE AS FOLLOWS:
   -C350 -NORTH AMERICAN GREEN #1-800-772-2040
   -ECOCOIR 9000- EASTERN PRODUCTS, INC. #1-201-234-5050
   -EROMAT 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.



NOTE:
FOR USE DURING INDIVIDUAL LOT CONSTRUCTION AND ANYWHERE THE ENGINEER DEEMS NECESSARY OR AS SHOWN ON THE PLANS
TO BE PROVIDED ON THE LIMIT OF DISTURBANCE LINE

CONSTRUCTION NOTES FOR PLASTIC FENCE

1. SPACE SUPPORT FENCE POSTS AT 6'-8" INTERVALS.
2. DRIVE SUPPORT POSTS 3'-6" INTO GROUND.
3. FIRMLY FASTEN FENCE MATERIAL IN PLACE BY WIRING TO FENCE POST WHILE MAINTAINING TENSION ACROSS FULL HEIGHT OF FENCE. WIRING SHALL BE DONE IN A MANNER THAT WILL PREVENT SAGGING OF FENCE MATERIAL.
4. PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE INCLUDING REPAIRS AS NECESSARY AND REQUIRED.
5. PLASTIC FENCE MATERIAL SHALL BE MORNING BARRIER FENCE, COLOR-INTERNATIONAL ORANGE, AS MANUFACTURED BY ADFI ENTERPRISES, INC. OR APPROVED EQUAL.

ORANGE CONSTRUCTION FENCE N.T.S.

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

$WQv = \frac{P \times Rv \times A}{12}$

P = 90TH PERCENTILE RAINFALL = 1.5"
Rv = 100% IMPERVIOUS, 0.05 + 0.009(I) = 0.95
A = 2,800 SF

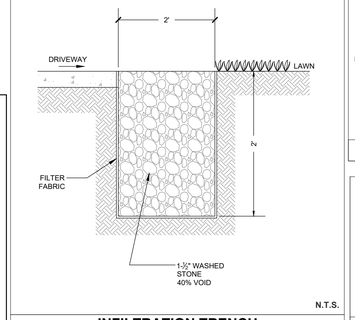
$WQv = \frac{(1.5) \times (0.95) \times (2,800)}{12} = 332.5$ CU FT

CULTEC 330 XLHD VOLUME = 79.26 CU FT

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

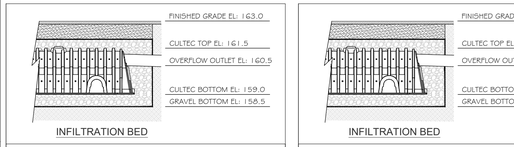
NO. OF UNITS PROVIDED = 4 UNITS

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



N.T.S.

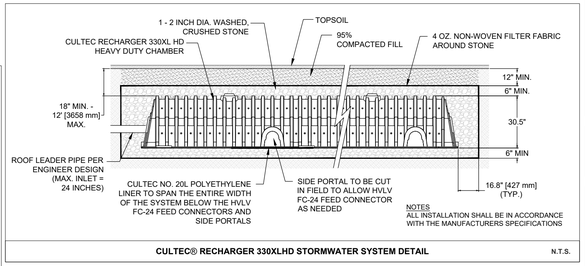
INFILTRATION TRENCH



INSTALLATION NOTES:

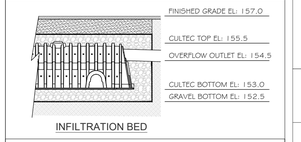
1. PIPES SHALL BE CUT FLUSH WITH INSIDE WALL OF BASIN.
2. BASINS MUST BE DESIGNED FOR H-20 LOADING AND SHALL BE AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. AND BE OF MODEL CB-2X2 OR APPROVED EQUAL.
3. CATCH BASIN SPECIFICATION SHALL HAVE CAMPBELL FOUNDRY FRAME AND GRATE PATTERN #2815 OR APPROVED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

YARD DRAIN INSTALLATION N.T.S.

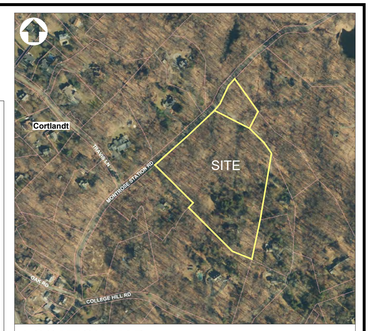


CULTEC® RECHARGER 330XLHD STORMWATER SYSTEM DETAIL N.T.S.

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



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



LOCATION MAP SCALE: 1" = 600'

Dig Safely. New York Call 811 before you dig

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
2	LABELLA COMMENTS DATED 10-07-2025	NOVEMBER 20, 2025
1	LABELLA COMMENTS DATED 02-13-2025	AUGUST 20, 2025

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

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

CONSTRUCTION DETAILS

SUBDIVISION & SITE DEVELOPMENT PLAN FOR 77 MONTROSE STATION, LLC

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

SHEET 7 OF 7 CD-6.1

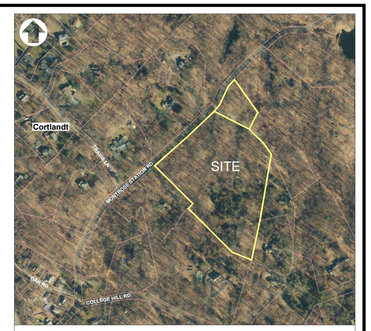
TREE TABLE

	PROPOSED LOT 2	PROPOSED LOT 3	TOTAL
EXISTING TREES	248	254	502
TREES TO BE REMOVED	150	67	217
TREES TO REMAIN	98	187	285
TREES TO BE PLANTED:	12		

= 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

- 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
2	LABELLA COMMENTS DATED 10-07-2025	NOVEMBER 20, 2025
1	LABELLA COMMENTS DATED 02-13-2025	AUGUST 20, 2025

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

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

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

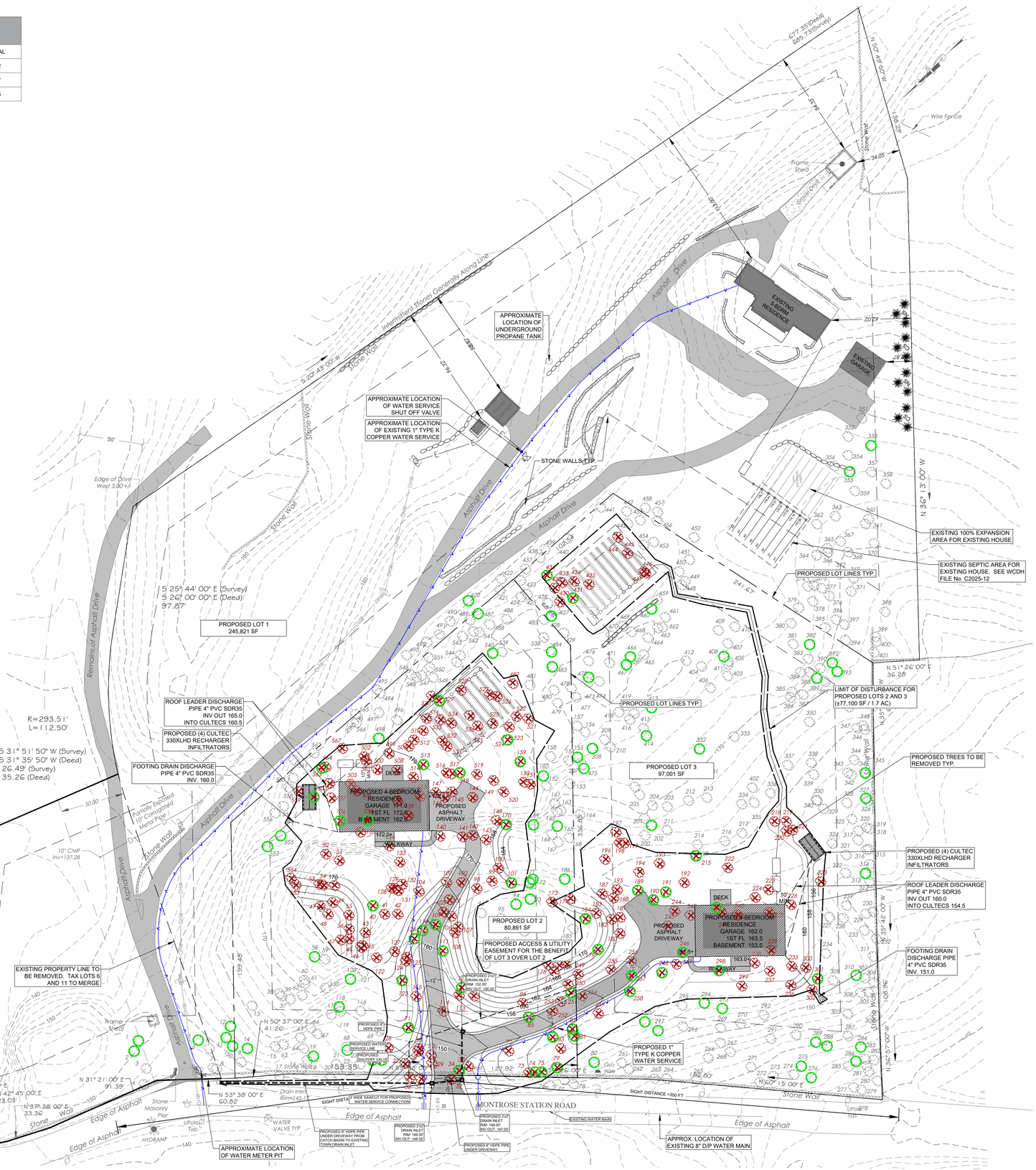
TREE TABLE

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

= EXISTING TREE TO REMAIN

= EXISTING TREE TO BE REMOVED

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


S 77° 35' (Deed)
685.73'(Survey)
N 50° 49' 50" W
97.8'
36.25'
Stone Wall
34.05'
Wire Fence
Frame Shed
Gravel Drive
EXISTING 2-BDRM RESIDENCE
EXISTING GARAGE
APPROXIMATE LOCATION OF UNDERGROUND PROPANE TANK
Intermittent Stones Generally Along Line
S 32° 43' 00" W
Stone Wall
Asphalt Drive
APPROXIMATE LOCATION OF WATER SERVICE SHUT OFF VALVE
APPROXIMATE LOCATION OF EXISTING 1" TYPE K COPPER WATER SERVICE
STONE WALLS TYP.
EXISTING 100% EXPANSION AREA FOR EXISTING HOUSE
EXISTING SEPTIC AREA FOR EXISTING HOUSE. SEE WCDH FILE No. C2025-12
PROPOSED LOT LINES TYP.
N 36° 13' 00" W
241.67'
S 25° 44' 00" E (Survey)
S 26° 00' 00" E (Deed)
97.87'
PROPOSED LOT 1
245,821 SF
Remains of Asphalt Drive
Edge of Drive West 3.00'+/-
50'
Stone Wall
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)
50.00'
Partially Exposed 10" Corrugated Metal Pipe
10" CMP Inv=137.28
243.23' (Survey)
243.60' (Deed)
EXISTING PROPERTY LINE TO BE REMOVED. TAX LOTS 6 AND 11 TO MERGE
S 28° 14' 40" E
Frame Shed
N 50° 37' 00" E
41.26'
N 53° 26' 00" E
36.37'
N 42° 45' 00" E
23.03'
N 37° 28' 00" E
33.36'
N 31° 21' 00" E
91.39'
Stone Masonry Pier
Stone Retaining Wall
Edge of Asphalt
HYDRANT
APPROXIMATE LOCATION OF WATER METER PIT
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 177.0 1ST FL 172.6 BASEMENT 162.5
PROPOSED ASPHALT DRIVEWAY
DECK
172.0+/- WALKWAY
PROPOSED LOT 2
80,891 SF
PROPOSED ACCESS & UTILITY EASEMENT FOR THE BENEFIT OF LOT 3 OVER LOT 2
PROPOSED LOT 3
97,001 SF
PROPOSED TREES TO BE REMOVED TYP.
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 / 1.7 AC)
PROPOSED 4-BEDROOM RESIDENCE GARAGE 162.0 1ST FL 163.5 BASEMENT 153.5
PROPOSED ASPHALT DRIVEWAY
DECK
163.0+/- WALKWAY
PROPOSED 1" TYPE K COPPER WATER SERVICE
N 51° 26' 00" E
192.60'
N 36° 57' 00" W
N 35° 42' 00" W
Stone Wall
PROPOSED 6" HDPE PIPE
PROPOSED WATER SERVICE LINE
PROPOSED CURB STOP VALVE
PROPOSED DRAIN INLET RIM: 152.00' INV OUT: 150.00'
PROPOSED 6" HDPE PIPE
PROPOSED 2'x2' DRAIN INLET RIM: 149.00' INV OUT: 147.00'
PROPOSED 2'x2' DRAIN INLET RIM: 149.00' INV OUT: 146.50'
PROPOSED 6" HDPE PIPE UNDER DRIVEWAY
PROPOSED 6" HDPE PIPE UNDER DRIVEWAY FROM CATCH BASIN TO EXISTING TOWN DRAIN INLET
Drain Inlet Rim=145.1'
WATER VALVE TYP.
UPole Typ.
SIGHT DISTANCE WIDE SAWCUT FOR PROPOSED WATER SERVICE CONNECTION
SIGHT DISTANCE >350 FT
MONTROSE STATION ROAD
EXISTING WATER MAIN
APPROX. LOCATION OF EXISTING 8" D/P WATER MAIN
Edge of Asphalt
Stone Wall
Gdy
Wire
Utility Pole
Stone Wall
Stone Wall
Stone Wall

Town of Cortlandt

1 Heady Street
Cortlandt Manor, NY 10567-1254
(914) 734-1010

PERMIT

Permit #: A-24-739 **Date: August 14, 2024**

This is to certify that permission is hereby granted for:
Tree removal of dead trees and trees near home that are in close proximity to house

Conditions of Work: See Page 2 (if applicable)

Owner: Steve Giordano Builders, Inc
Located At: 77 MONTROSE STATION RD **Zone:** R-80
Owner Mailing Address:
Steve Giordano Builders, Inc
1340 baptist Churh Road
yortown , New York 10598

SBL #: 44.17-1-11
Permit Type: Tree
Expiration Date: August 14, 2025
Owner Home Phone: 9144036551
Construction Cost: 16,000

This Permit shall posted in a conspicuous location at the site.

All work shall be executed in strict compliance with the permit application, the provisions of the Code of the Town of Cortlandt and approved plans, the NYS Uniform Fire Prevention and Building Code, National Electric Code and all other laws, rules and regulations which apply. The permit does not constitute authority to build in violation of any federal, state, local law or other rule or regulation.

Applicant	Architect/Engineer	Contractor
Mark Giordano 1340 Baptist Church Road YORKTOWN HEIGHTS, NY 10598 9144036551		

IMPORTANT

1. A permit under which no work has commenced within twelve (12) months after issuance, shall expire by limitation and a renewal or new permit must be secured before work can begin.
2. It is the responsibility of the owner and/or contractor to comply with all applicable Town and State ordinances and to call for the required inspections.
3. Occupancy or use of the above described as applicable is prohibited until after final inspection and a Certificate of Occupancy or Compliance has been issued.
4. Any change in construction or design of this project requires new plans submitted and approved by the Town.
5. The approved original stamped set of drawings shall be maintained onsite at all times.

Martin G. Rogers, P.E.
Director of Code Enforcement

Town of Cortlandt

1 Heady Street
Cortlandt Manor, NY 10567-1254
(914) 734-1010

PERMIT

Permit #: A-24-739

Date: August 14, 2024

This is to certify that permission is hereby granted for:
Tree

Permit Conditions:

Conditions

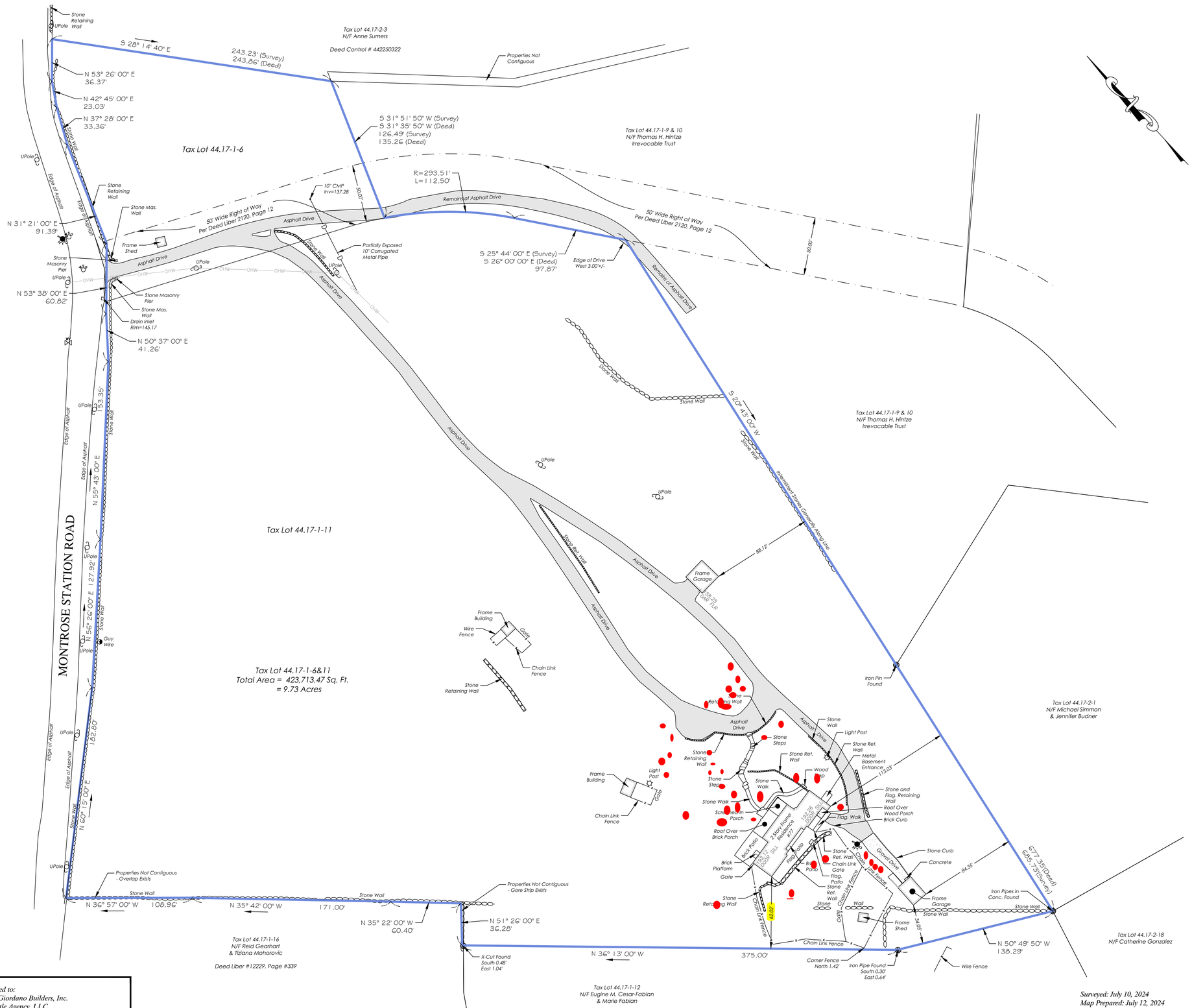
This Tree permit is valid only for the removal of trees outlined on the Application. If any additional trees are proposed for removal, contact DOTS – Engineering prior to removal. Additional trees removed may be subject to re-planting requirements.

Conditions

Tree Permit - Owner shall contact DOTS – Engineering at (914) 734-1060 once all tree removal has been completed. If re-planting is required contact DOTS once all plants have been installed.

This Permit shall posted in a conspicuous location at the site.

COMPLETE SET OF THE TOWN STAMPED DRAWINGS SHALL BE KEPT ONSITE FOR USE BY THE TOWN AT ALL TIMES.



Only copies from the original of this survey marked with an original of the Land Surveyors embossed seal or red colored seal shall be considered to be true, valid copies.

Said certifications shall run only to the person for whom this survey is prepared and on his/her behalf to the title company, governmental agency and lending institutions listed hereon. Certifications are not transferable to additional institutions or subsequent owners.

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

Possession only where indicated.

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

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

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

Surveyed in accordance with Deed Liber 11186, Page 287.

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

Property Address: 77 Montrose Station
Montrose, NY 10548

SURVEY OF PROPERTY PREPARED FOR STEVE GIORDANO BUILDERS, INC.

SITUATE IN THE
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 40'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Certified to:
Steve Giordano Builders, Inc.
RG Title Agency, LLC
Old Republic National Title Insurance Company
Title #RGW-23221

Surveyed: July 10, 2024
Map Prepared: July 12, 2024

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

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

Project: 24-188	Reference: NA
Field Survey By: PR/JC	
Drawn By: BJC/BFC	
Checked By: BFC	P-Manager: BFC

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STATE OF NEW YORK · DANIEL THOMAS MERRITTS · 050604 · LICENSED LAND SURVEYOR

November 18, 2025

Good afternoon,

Regarding the bearing and distance discrepancies between the recorded deed and the survey, it is common practice to show the mathematical differences between a deed that has been written and filed without the benefit of a survey. We used deed Liber 11186, page 287 as the recorded deed at the time of survey on July 10, 2024. The easterly side of the property has a survey mathematical distance of 685.73 feet, whereas the deed that is not mathematical indicates a distance of 677.35 feet.

To support our distance, I have attached the two adjacent deeds for Tax Lot 10 (Deed Control number 591703704) and for Tax Lot 1 (Deed Control number 57027315). I have highlighted the adjacent property deed distances of 434.22 feet and 251.51 feet, which add up to the survey distance shown of 685.73 feet. Additionally, I have attached a historical filed map that also shows the distance of 685.73 feet. The ground monumentation found and recited in the deed of the adjacent properties agree with the metes and bounds shown on the survey.

I suggest that a corrected deed be prepared and filed to reflect the true metes and bounds of the property.

Please forward any additional questions.

Thank you

Best Regards,

Dan T. Merritts PLS
TC Merritts Land Surveyors, PC
Merritts GIS, LTD.
394 Bedford Road, Pleasantville, NY 10570
914-769-8003 Ext. 305 | TCMERRITTS.COM

H. Stanley Johnson and Company Land Surveyors
Proudly Integrated into the TC Merritts Land Surveyors Legacy of Excellence

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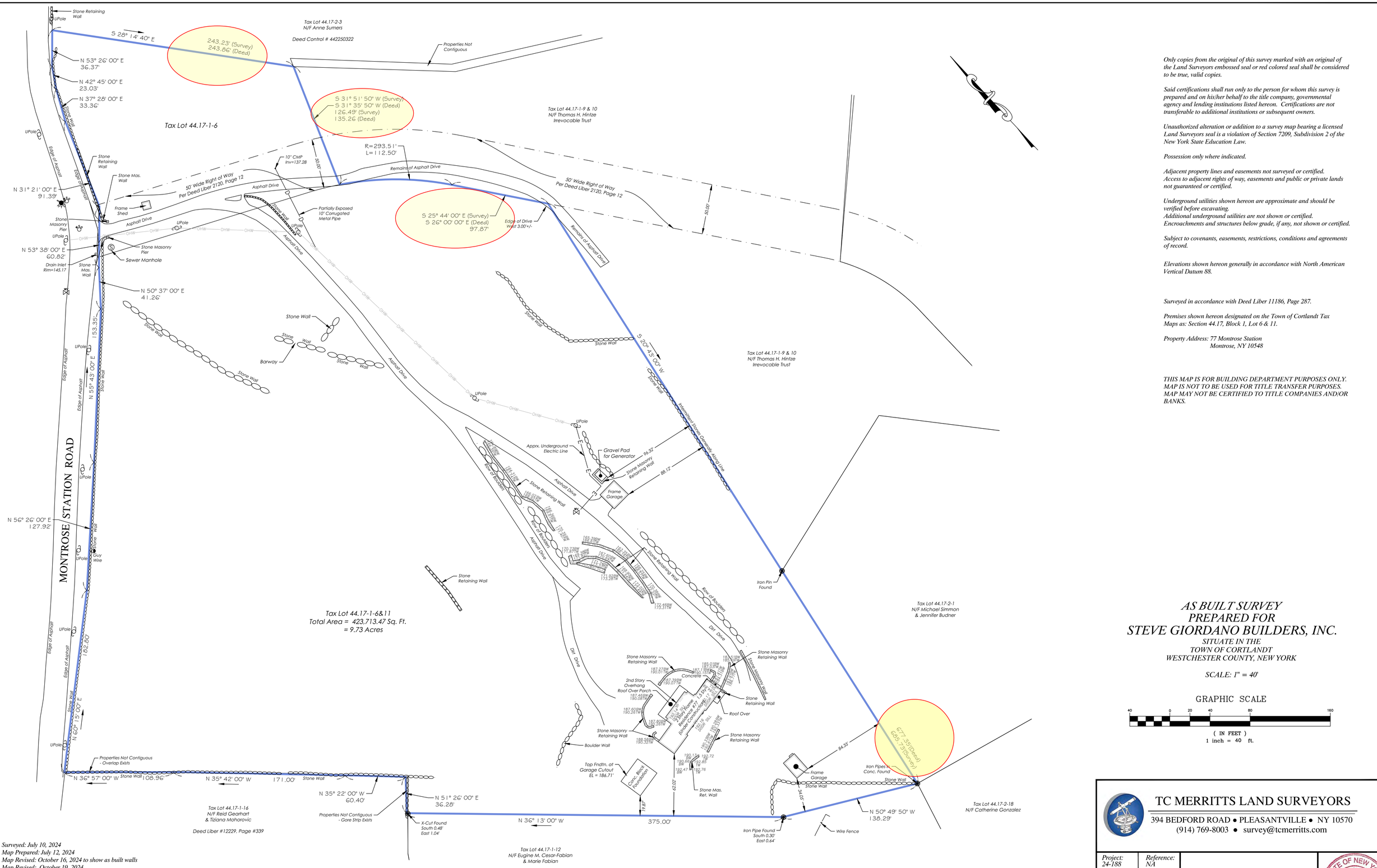

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Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

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

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

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

Elevations shown hereon generally in accordance with North American Vertical Datum 88.

Surveyed in accordance with Deed Liber 11186, Page 287.

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

Property Address: 77 Montrose Station
Montrose, NY 10548

THIS MAP IS FOR BUILDING DEPARTMENT PURPOSES ONLY. MAP IS NOT TO BE USED FOR TITLE TRANSFER PURPOSES. MAP MAY NOT BE CERTIFIED TO TITLE COMPANIES AND/OR BANKS.

AS BUILT SURVEY
PREPARED FOR
STEVE GIORDANO BUILDERS, INC.

SITUATE IN THE
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 40'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Surveyed: July 10, 2024
Map Prepared: July 12, 2024
Map Revised: October 16, 2024 to show as built walls
Map Revised: October 19, 2024
Map Revised: December 6, 2024 to show asbuilt new improvements

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

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

Project: *24-188*	*Reference:* *NA*
Field Survey By: *PR/JC/BFC*	
Drawn By: *BJC/BFC/CP*	
Checked By: *BFC*	*P-Manager:* *BFC*

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STATE OF NEW YORK · DANIEL THOMAS MERRITTS · 050604 · LICENSED LAND SURVEYOR

PRIVATE ROAD

MONTROSE STATION ROAD

N. 26° 0' W. 97.87

R= 293.50

144.93

N. 54° 12' W. 63.16

N. 54° 12' W. 157.21

S. 49° 05' W. 51.97

S. 55° 27' W.

S. 13° 19' W. 197.74

N. 13° 19' E. 197.74

S. 20° 27' W. 685.73

280.37

N. 26° 0' W.

R= 178

110.34

N. 9° 31' E. 21.97

1.463 ACRES

287.66

N. 84° 52' E.

434.22

N. 20° 27' E.

S. 57° 01' W. 412

N. 57° 01' E. 414

3.230 ACRES

3.184 ACRES

H. L. HOLLINGWORTH.

S. 56° 10' W. 153.35

S. 59° 59' W. 127.92

182.80

S. 37° 13' E. 108.96

S. 35° 58' E. 171

S. 35° 38' E. 60.40

S. 34° 52' E. 44.40

S. 36° 29' E. 298

S. 34° 54' E. 62.71

S. 37° 22' E. 105.25

F. J. E. WOODBRIDGE.

MAP OF PROPERTY

BELONGING TO

PROFESSOR E. L. THORNDIKE

LOCATED NEAR

MONTROSE

TOWN OF CORTLANDT WESTCHESTER CO N.Y.

SCALE: 1" = 60'

PEEKSKILL AVG 30 1922 REYNOLDS AND CHASE CO.

This diagram forms part of deed in Liber 2402 p. 130

55/22

22

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.

570273158DED0012

Westchester County Recording & Endorsement Page

Submitter Information

Name:	Blackacre Title Agency Corp.	Phone:	914-481-5000
Address 1:	2900 Westchester Avenue, Suite 405	Fax:	914-481-5005
Address 2:		Email:	mmendicino@batitle.com
City/State/Zip:	Purchase NY 10577	Reference for Submitter:	BA-16-8494 Simmon Budner

Document Details

Control Number: **570273158** Document Type: **Deed (DED)**

Package ID: 20170127000800001001 Document Page Count: **4** Total Page Count: **6**

Parties

☑ Additional Parties on Continuation page

1st PARTY		2nd PARTY	
1: GRATTAN PATRICK	- Individual	1: SIMMON MICHAEL	- Individual
2: GRATTAN MARTINA	- Individual	2: BUDNER JENNIFER	- Individual

Property

☐ Additional Properties on Continuation page

Street Address: 43 COLLEGE HILL ROAD Tax Designation: 44.17-2-1

City/Town: CORTLANDT Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee:	$40.00
Page Fee:	$25.00
Cross-Reference Fee:	$0.00
Mortgage Affidavit Filing Fee:	$0.00
RP-5217 Filing Fee:	$125.00
TP-584 Filing Fee:	$5.00
Total Recording Fees Paid:	**$195.00**

Transfer Taxes

Consideration:	$743,000.00
Transfer Tax:	$2,972.00
Mansion Tax:	$0.00
Transfer Tax Number:	9031

Mortgage Taxes

Document Date:

Mortgage Amount:

Basic:	$0.00
Westchester:	$0.00
Additional:	$0.00
MTA:	$0.00
Special:	$0.00
Yonkers:	$0.00
Total Mortgage Tax:	**$0.00**

Dwelling Type: Exempt: ☐

Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK

Recorded: 02/06/2017 at 03:49 PM

Control Number: **570273158**

Witness my hand and official seal

Timothy C.Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Matthew Mazzamurro, Esq.
1011 Park Street, #6

Peekskill, NY 10566

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.

570273158DED0012

Westchester County Recording & Endorsement Page

Document Details

Control Number: **570273158**

Document Type: **Deed (DED)**

Package ID: 2017012700080001001

Document Page Count: 4

Total Page Count: 6

1st PARTY Addendum		2nd PARTY Addendum
DVORAKOVA MARTINA	Individual	

Grantor's Acts — Individual or Corporation (Single Sheet) — Bargain and Sale Deed, with Covenant against

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made as of the 1st day of February, in the year 2017.

BETWEEN

PATRICK GRATTAN and MARTINA DVORAKOVA (N/K/A MARTINA GRATTAN), residing at 43 College Hill Road, Montrose NY 10548

party of the first part, and

MICHAEL SIMMON and JENNIFER BUDNER, residing at 607 11th Street, #2, Brooklyn NY 11215

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ----------Ten ($10.00)---------- dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

See Schedule A Attached

GRANTORS ARE THE SAME PERSONS DESCRIBED AS GRANTEES IN DEED DATED 2/26/2007 AND RECORDED 3/27/2007 IN THE WESTCHESTER COUNTY CLERK'S OFFICE IN CONTROL #470720217.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

PATRICK GRATTAN

MARTINA DVORAKOVA
(N/K/A MARTINA GRATTAN)

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Westchester, ss:

On the 1st day of February in the year 2017, before me, the undersigned, personally appeared PATRICK GRATTAN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual who name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Jamie Chaparro
(signature and office of individual taking acknowledgment)

Jamie Chaparro
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CH6341347
Qualified in Westchester County
Commission Expires 05/02/2020

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

State of , County of , ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the day of in the year 2017, before me the undersigned personally appeared , personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument, and that such individual make such appearance before the undersigned in the_____ (add the city or political subdivision and the state or country or other place the acknowledgement was taken).

(signature and office of individual taking acknowledgment)

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year 2017, before me, the undersigned, personally appeared , personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

(signature and office of individual taking acknowledgment)

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of VERMONT, County of Bennington, ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the 30th day of January 2017 in the year ~~2016~~, before me the undersigned personally appeared MARTINA GRATTAN, ~~Karla Martina Grattan~~ FKA Martina Dvorakova personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is (are) subscribed to the within instrument and acknowledged to me that she executed the same in her capacity and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument, and that such individual make such appearance before the undersigned in the Manchester Center, VT (add the city or political subdivision and the state or country or other place the acknowledgement was taken).

Karan Petro
signature and office of individual taking acknowledgment)

KARAN L PETRO
Notary Public
State of Vermont
My Commission Expires Feb 10, 2019

Bargain and Sale Deed
with covenant against Grantors Acts

Title No. BA-16-8494

GRATTAN

TO

SIMMON & BUDNER

SECTION 44.17

BLOCK 2

LOT 1

COUNTY OR TOWN: WESTCHESTER

ADDRESS: 43 College Hill Road, Montrose NY 10548

RETURN BY MAIL TO:

Matthew Mazzamurro, Esq.
1011 Park Street, #6
Peekskill NY 10566

Schedule A Description

Title Number **BA-16-8494** Page 1

ALL that certain plot, piece or parcel of land, situate, lying nd being in the Town of Cortlandt, County of Westchester and State of New York being bounded and described as follows:

BEGINNING at a point where the division line between lands now or formerly of Keppel and lands of Hauer, intersects the northerly side of College Hill Road, said point being the southeasterly corner of the lands as conveyed to John W. Brooke by deed from Henry E. Crampton, Jr. and Elizabeth Jessup Crampton, his wife dated April 17, 1952 and recorded April 29, 1952 in Liber 5090 cp 83; RUNNING thence along said division line the following five courses and distances:

1) North 33 degrees 04 minutes 00 secondsEast 110.74 feet;
2) North 49 degrees 54 minutes 00 seconds East 301.36 feet;
3) North 01 degree 16 minutes 16 seconds West 23.94 feet;
4) North 25 degrees 10 minutes 00 seconds East 24.03 feet; and
5) North 36 degrees 20 minutes 37 seconds East 28.45 feet to the point or place of beginning of the herein described tract of land;

RUNNING thence from said point of beginning North 70 degrees 09 minutes 30 seconds West 266.96 feet to a pipe set in the southeasterly line of lands now or formerly of Thorndike;

THENCE along lands now or formerly of Marotta, North 16 degrees 51 minutes 00 seconds East 251.51 feet to a pipe and North 81 degrees 16 minutes 00 seconds East 182.66 feet; and

THENCE South 33 degrees 32 minutes 10 seconds East 159.86 feet to a stake set in the northwesterly line of said lands now or formerly of Keppel;

THENCE along said line of lands now or formerly of Keppel the following four courses and distances:
1) South 5 degrees 55 minutes 00 seconds West 143.50 feet;
2) South 31 degrees 50 minutes 00 seconds West 80.48 feet;
3) North 58 degrees 10 minutes 00 seconds West 18.26 feet; and
4) South 36 degrees 20 minutes 37 seconds West 30.20 feet to the point or place of BEGINNING.

FOR INFORMATION ONLY:

Tax Designation:

County: **Westchester, Town of Cortlandt**

Tax Section:**44.17** Tax Block:**2** Tax Lot:**1**

Address: **43 College Hill Road, Montrose, NY 10548**

Continued On Next Page

Schedule A Description - continued

Title Number BA-16-8494 Page 2

Westchester, Town of Cortlandt

44.17 2 1

43 College Hill Road, Montrose, NY 10548

, NY 10548

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591703704DED0010

Westchester County Recording & Endorsement Page

Submitter Information

Name:	Shamberg Marwell et al	Phone:	9146665600
Address 1:	55 Smith Avenue	Fax:	914-666-6267
Address 2:		Email:	dnardone@smhal.com
City/State/Zip:	Mount Kisco NY 10549	Reference for Submitter:	HIntze

Document Details

Control Number: **591703704** Document Type: **Deed (DED)**

Package ID: 2019061900363001004 Document Page Count: **6** Total Page Count: **9**

Parties

☑ Additional Parties on Continuation page

1st PARTY		2nd PARTY	
1: HINTZE THOMAS H	- Individual	1: HINTZE CHRISTINE E	- Individual
2: HINTZE MARCIA P	- Individual	2: THOMAS H HINTZE IRREVOCABLE TRUST	- Other

Property

☑ Additional Properties on Continuation page

Street Address: 81 MONTROSE STATION ROAD Tax Designation: 44.17-1-10

City/Town: CORTLANDT Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee:	$40.00
Page Fee:	$35.00
Cross-Reference Fee:	$0.00
Mortgage Affidavit Filing Fee:	$0.00
RP-5217 Filing Fee:	$125.00
TP-584 Filing Fee:	$5.00
Total Recording Fees Paid:	**$205.00**

Transfer Taxes

Consideration:	$0.00
Transfer Tax:	$0.00
Mansion Tax:	$0.00
Transfer Tax Number:	2231

Mortgage Taxes

Document Date:

Mortgage Amount:

Basic:	$0.00
Westchester:	$0.00
Additional:	$0.00
MTA:	$0.00
Special:	$0.00
Yonkers:	$0.00
Total Mortgage Tax:	**$0.00**

Dwelling Type: Exempt: ☐

Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK

Recorded: 09/09/2019 at 02:40 PM

Control Number: **591703704**

Witness my hand and official seal

Timothy C.Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Shamberg Marwell Hollis Andreycak & Laidlaw, P.C.
55 Smith Avenue

Mount Kisco, NY 10549

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.

591703704DED0010

Westchester County Recording & Endorsement Page

Document Details

Control Number: **591703704**

Document Type: **Deed (DED)**

Package ID: 2019061900363001004

Document Page Count: 6

Total Page Count: 9

1st PARTY Addendum	2nd PARTY Addendum	
	MARCIA PALMER HINTZE IRREVOCABLE TRUST	Other

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591703704DED0010

Westchester County Recording & Endorsement Page

Document Details

Control Number: **591703704**

Document Type: **Deed (DED)**

Package ID: 2019061900363001004

Document Page Count: 6

Total Page Count: 9

Properties Addendum

NO NUMBER MONTROSE STATION ROAD 10548	CORTLANDT	44.17 1 9

WARRANTY DEED WITH FULL COVENANTS (INDIVIDUAL AND CORPORATION)

STANDARD NYBTU FORM 8008

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made as of the 26th day of August, 2019, between

THOMAS H. HINTZE and MARCIA PALMER HINTZE, both residing at 81 Montrose Station Road, Montrose, New York 10548,

party of the first part,

and

CHRISTINE E. HINTZE, as TRUSTEE OF THE THOMAS H. HINTZE IRREVOCABLE TRUST, under agreement dated August 26, 2019 (as to an undivided fifty percent interest); and CHRISTINE E. HINTZE, as TRUSTEE OF THE MARCIA PALMER HINTZE IRREVOCABLE TRUST, under agreement dated August 26, 2019 (as to an undivided fifty percent interest), tenants-in-common, having an address at 81 Montrose Station Road, Montrose, New York 10548,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of $10 dollars, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Cortlandt, County of Westchester and State of New York, as more particularly described on Schedule A attached hereto.

Said Premises being known as **(NO NUMBER) MONTROSE STATION ROAD and 81 MOTROSE STATION ROAD, MONTROSE, NEW YORK 10548,** known and designated as tax map parcel number Section 44.17, Block 1 and Lots 9 & 10, respectively.

BEING and intended to be that same premises conveyed to the party of the first part by deed from **DONALD GROLNICK**, dated **DECEMBER 18, 1984,** and recorded in the Office of the Westchester County Clerk on December 26, 1984 at Liber 7997 Page 395.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

THIS CONVEYANCE IS MADE SUBJECT TO the exclusive occupancy of **THOMAS H. HINTZE** and **MARCIA PALMER HINTZE** (the "Grantors") in the above-described premises, **including the rents and profits,** in trust pursuant to and held in **THE THOMAS H. HINTZE IRREVOCABLE TRUST** u/a dated August 26, 2019 and **THE MARCIA PALMER HINTZE IRREVOCABLE TRUST** u/a dated August 26, 2019 ; further, the Grantors acknowledge that under the terms of the Trusts the Grantors will be responsible for the maintenance of the Premises, cost of insurance and the payment of any and all real estate taxes levied against the Premises, and shall not permit or commit waste upon the Premises, and shall be entitled to any and all real property tax assessment exemptions, STAR exemption or other benefit associated with legal ownership of the premises.

THIS CONVEYANCE IS MADE SUBJECT TO a home equity line of credit which is secured by the above-described premises, for which the party of the first part will be responsible for making any and all payments of interest and principal due as provided in the loan documents.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the costs of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

AND the party of the first part covenants as follows:

FIRST. That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

SECOND. That the party of the second part shall quietly enjoy the said premises;

THIRD. That the said premises are free from encumbrances, except as aforesaid;

FOURTH. That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

FIFTH. That said party of the first part will forever warrant the title to said premises.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

Thomas H. Hintze by Marcia Palmer Hintze as agent

THOMAS H. HINTZE, by MARCIA PALMER HINTZE, as agent

Marcia Palmer Hintze

MARCIA PALMER HINTZE

(Power of Attorney recorded in Westchester County Clerk simultaneously herewith)

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

On the 26th day of August in the year 2019 before me, the undersigned, personally appeared **MARCIA PALMER HINTZE**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

NICHOLAS KHAYUMOV
Notary Public, State of New York
No. 02KH6373269
Qualified in Queens County
My Commission Expires April 9, 2022

Schedule A

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Cortlandt, County of Westchester and State of New York, being bounded and described as follows:

BEGINNING at a point in the southwesterly side of a 50 foot right of way more particularly described in deed recorded in Liber 2120 of Deeds at Page 12, distant the following courses and distances from the corner formed by the intersection of the southwesterly side of said right of way and the southeasterly side of Montrose Station Road, South 54° 12' east 223.60 feet to a point of curve; and

RUNNING thence southeasterly along the southwesterly side of said 50 foot right of way on a curve to the right, having a radius of 293.51 feet an arc distance of 31.96 feet to the point and place of beginning of the parcel being described herein;

RUNNING thence from said point of beginning across said right of way and continuijng along land, now or formerly of Poffenberger on a course North 31° 35' 50" east 135.26 feet to property now or formerly of A. I. Gates;

RUNNING thence along said lands the following three courses and distances:
South 35° 00' 40" east 161.02 feet;
South 49° 44' 50" east 189.35 feet and
South 27° 00' east 219.74 feet to land now or formerly of Keppel;

RUNNING thence along said land South 56° 52' west 200.53 feet to the westerly side of the aforementioned 50 foot right of way;

RUNNING thence along the said side of said right of way southerly on a curve to the right having a radius of 178 feet, and arc distance of 93.85 feet to a point of tangency and south 9° 31' west 171.97 feet to property now or formerly of Crampton;

RUNNING thence along said lands North 29° 56' west 159.88 feet and south 84° 52' west 182.66 feet to land, now or formerly of Hollingsworth;

RUNNING thence along said lands on a course north 20° 27' east 434.22 feet to the westerly side of said 50 foot right of way;

THENCE running along the westerly and southwesterly sides of said right of way, north 26° 00' west 97.87 feet to a point of curve and northwesterly along said curve, bearing to the left, said curve, having a radius of 293.51 feet, an arc distance of 112.50 feet to the point and place of BEGINNING.

TOGETHER with a right of way on the private road leading to Montrose Station Road and together with the right of way on foot or in private vehicles in common with others over the 50 foot right of way, which abuts premises located on the westerly side of said 50 foot right of way, on the east and subject to a 50 foot right of way over the westerly 50 feet of that portion of premises located on the easterly side of said right of way, said easement of right of way being bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Montrose Station Road with the southwesterly side of a 50 foot right of way;

RUNNING thence along the southwesterly and westerly side of said 50 foot right of way the following course and distances:

South 54° 12' east 223.60 feet to a point of curve;

THENCE continuing southeasterly on a curve to the right, having a radius of 293.51 feet an arc length of 144. 46 feet to a point of tangency;

RUNNING thence North 26° 00' west 378.24 feet to a point of curve;

RUNNING thence southeasterly and southerly on a curve to the right having a radius of 178 feet, an arc distance of 110.34 feet to a point of tangency;

RUNNING thence south 9° 31' west 171.97 feet to the southerly terminus of said right of way;

RUNNING thence north 80° 29' west 50 feet to the easterly side of said 50 foot right of way;

RUNNING thence along the easterly and northeasterly sides of said right of way the following courses and distances:

North 9° 31 east 171.97 feet to a point of curve, northerly and northwesterly on a curve to the left, having a radius of 228 feet, an arc distance of 141.33 feet to a point of tangency;

RUNNING thence North 26° 00' west 378.24 feet to a point of curve;

RUNNING thence in a northwesterly direction on a curve to the left, having a radius of 343.51 feet, an arc distance of 169.07 feet to a point of tangency;

RUNNING thence North 54° 12' west 207.51 feet to the corner formed by the intersection of the southeasterly side of Montrose Station Road and northeasterly side of said 50 foot right of way;

RUNNING thence form said point in a southwesterly direction to the point and place of BEGINNING.

Chris Kehoe

From: Oliver Straus
Sent: Monday, November 24, 2025 9:22 AM
To: Chris Kehoe
Subject: Proposed subdivision at 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.

Chris Kehoe
Town of Cortlandt: Head of Code Enforcement

My name is Oliver Straus. In August of ’24 my wife and I purchased 43 College Hill Road, a property that abuts Lot #1 of 77 Montrose Station Road and shares approximately 300 feet of frontage with said property. When we purchased our property, we could barely see the house on Lot #1. It was fully surrounded by lush trees. Over the course of the fall and winter we witnessed the clear-cutting of at least an acre around the existing house and grounds. The view from our home was once a forested vista. We now see a lawn and blacktop driveway. As far as I can determine from available town records, the only permits issued were“to remove a few dead trees. Any additional removal would require written notice to abutting neighbors, which was never received by me or any other neighbor. As we showed at the November open meeting, Google Earth clearly shows before and after clearing and exposes the extent of the clear-cutting. Obviously more than was filed for and well beyond the scope which would require full environmental analysis.

After clearing the trees, the developer brought in three large earth movers and spent six months reshaping the land, disregarding the wetland below. Was this ever overseen by any environmental planning? Was this filed in any way? As far as we can tell, it was not.

The existing house has been jacked up on steel, and a full cellar dug. The house was gutted and fully remodeled. New windows, new roof, new chimney – again, permits? Oversight?

It would seem this developer has carte blanche to do as they please. They have violated the trust of neighbors by their clear lack of transparency.

We hope that you, as the “Town”, take this into account before issuing further permits for the two remaining lots.

Thank You for Your Consideration

Oliver Straus

Oliver Straus | Mission Sound

Chris Kehoe

From: Adrienne Schumm
Sent: Monday, November 24, 2025 12:25 PM
To: Chris Kehoe
Subject: Planning Board Meeting- 77 Montrose Station Road Concerns
Attachments: Speaker notes Nov 6 Final.docx

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.

Adrienne Schumm
88 College Hill Road

11/24/2025

Cortlandt Planning Board
1 Heady Street
Cortlandt Manor, NY 10567

Re: Concern Regarding Unpermitted Tree Removal and Site Activity at 77 Montrose Station Road

Dear Members of the Cortlandt Planning Board,

I am writing to bring to your attention a matter of concern regarding recent activities observed at 77 Montrose Station Road. It appears that tree removal and site work (paving & use of heavy equipment) have been taking place prior to the issuance of the required permits. (Often the tree removal work being done on weekends). While I understand that development is an essential part of community growth, these actions raise questions about compliance with established regulations and the potential long-term impact on the surrounding environment.

The removal of mature trees and early site disturbance can affect local ecology, neighborhood character, and the fairness of the planning process for all parties involved. These trees contribute to our quality of life—providing shade, supporting wildlife, and helping maintain the natural beauty we all value. A huge reason why my family and I decided to settle in our neighborhood. I respectfully request that the Planning Board review the situation and determine whether the work being conducted aligns with the town's permitting requirements and environmental protections.

My intention is not to hinder responsible development but to ensure that it proceeds in a manner consistent with our town's regulations and shared values. I appreciate the Board's attention to this matter and kindly ask to be informed of any steps taken or findings related to this concern.

I'm also attaching the document we discussed at the last planning board meeting.

Thank you for your time and service to our community.

Sincerely,
Adrienne Schumm

November 19, 2025

To: Chris Kehoe, AICP, Director, Department of Planning and Community Development, & Town of Cortlandt Planning Board

Re: Proposed Driveway for 77 Montrose Station Road Subdivision and a Suggestion for Moving This Project Forward

I attended the Planning Board public hearing re: the 77 Montrose Station Road Subdivision on November 6. During that meeting, the proposed shared driveway to serve the planned homes on Lots 2 & 3 was discussed.

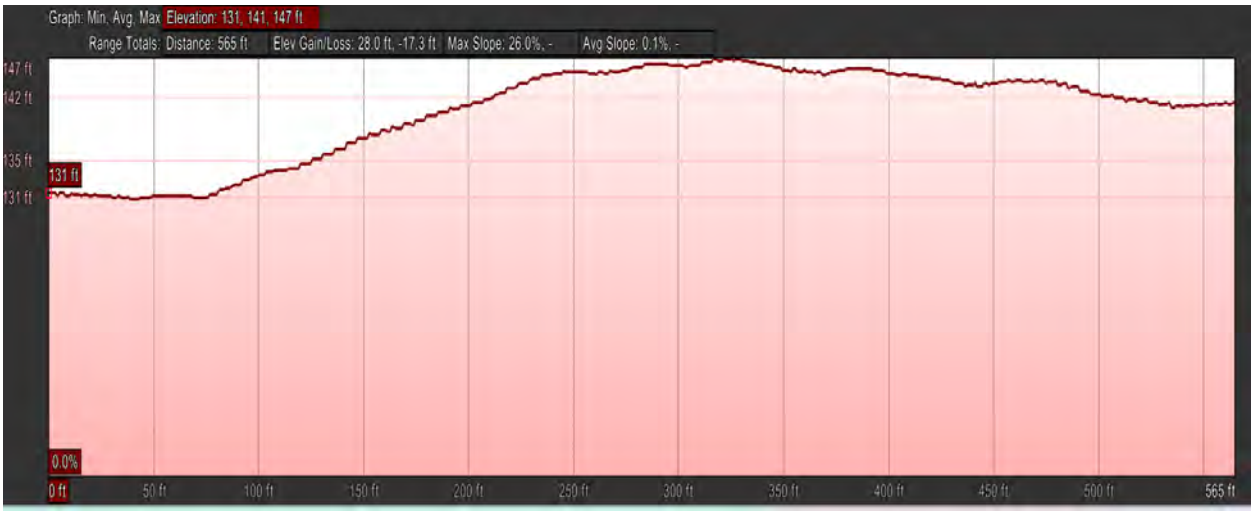
I am writing to you because I believe the key issue regarding this proposed driveway has not been fully recognized: ***this driveway would be a public safety hazard*.**

Let me explain. My wife and I have lived at 69 Montrose Station Road for 26 years (our property abuts 77 MSR). During this time, we have observed a significant increase in traffic volume on the road. In addition, ***almost no one*** adheres to the posted speed limit of 25 MPH, which is routinely exceeded by substantial amounts.

This is particularly true for cars heading northeast on MSR toward the proposed shared driveway. Why? Because from Travis Lane to the proposed driveway, MSR is a straight line. And, not surprisingly, vehicles tend to accelerate. We see it—and hear it—all the time, as our house has a clear view of MSR.

In addition to the issue of speed, from our driveway to the proposed driveway, MSR gradually climbs, from an elevation of 131 feet to 147 feet (based on Google Earth data). Because of that slope, drivers heading northeast toward the proposed driveway exit would be unable to see the exit until they are within 50-to-75 feet (my estimate). At the same time, for homeowners exiting the proposed driveway, the view of northeast-bound traffic coming toward them is partially obscured by the slope. This slope will also negatively affect the views of future 77 MSR homeowners when trying to turn into their driveway from the westbound lane of MSR.

For comparison, when exiting our driveway at 69 MSR, we can see approximately 250 feet in either direction. Even so, when we pull out and turn left, speeding cars all too often run up on our rear bumper after coming over the hill to the northeast. The proposed shared driveway will not have that distance cushion.



69 MSR ^ **400’**

77MSR

The above graph shows the elevation profile of MSR from our driveway at 69 MSR (far left) to the existing driveway that currently serves 77 MSR (565 feet). The proposed new shared driveway would exit at approximately 400 feet (my estimate).

For the reasons cited above, this proposed driveway will be a safety hazard for both the future homeowners and for traffic passing on MSR. In addition to that, consider the risks to U.S. Mail and other delivery services attempting to use this driveway.

A second key issue regarding the proposed shared driveway at 77 MSR relates to **the amounts of bedrock, soil and trees that are to be removed to create the driveway.**

Let me explain. The “Proposed Subdivision Layout” for 77 MSR is two dimensional. As such, it provides no insights into the topography that the new driveway will traverse—and hence no insights into the volumes of bedrock and soil that would be removed to create that shared driveway.

In this context, consider the following: the ground surface at the proposed driveway entrance quickly rises approximately 8 feet—from the white line on the edge of MSR to the stonewall marking the edge of 77MSR’s Lot 2, which is a horizontal distance of about 13 feet. Given that the width of the driveway is shown to be about 12 feet on the Subdivision Layout, this means that the driveway construction will start with at least an 8-foot-high by 12-foot-wide excavation window. But that is actually an understatement, because the width of the initial excavation will need to be substantially broader, in order to provide at least some visibility to oncoming traffic on MSR for vehicles exiting the driveway.

The photo below illustrates the comments above. The upper right side of the image shows the stake placed by surveyors with a pink flag and the words, "*Proposed CL Drive*." The photo shows the rapid rise in ground level, as well as bedrock outcroppings, underscoring the amount of excavation and hammering needed to create the proposed shared driveway.

It is also important to note that, for the planned home on Lot 2, the driveway will climb about 22 feet, and, for Lot 3, about 18 feet, as measured from the ground at the entrance to the driveway, requiring additional excavation.

Why is this relevant? First, because these two lots are largely atop shallow bedrock. The amount of jackhammering and excavation needed to create this driveway will be extensive and the noise created by this jackhammering will generate significant community backlash, in terms of protests and complaints. At a minimum, **what is needed before approval is a professional assessment of the work needed to create this driveway**, including the amount of jackhammering it will likely require.

Second, it is essential to characterize the visual impact of the shared driveway, in terms of exposing these properties to MSR, as a result of both the planned clearing of land for the shared driveway and associated tree removal. Currently, excluding the homes west of Oak Road, the six existing residences closest to MSR are between 150 and 280 feet away from the road (3 Travis/160'; 4 Travis/150'; 69 MSR/210'; 89 MSR/260'; 100

MSR/165'; 104 MSR/280'). The home planned for Lot 2 is about 145 feet, but the proposed home on Lot 3 is only about 80 feet from MSR. **The proposed placement of the residence on Lot 3 makes it an outlier compared with all its neighbors, which will have a negative impact on the look and feel of the wooded and private nature of MSR.**

*

Let me take a moment here to hit the "pause" button. After drafting the above elements of this memo, I must admit to being disappointed. Why? Because the text above puts critical issues on the table but offers no real solutions. And it is frustrating. In fact, all of the parties involved in this project appear frustrated—the contractor, the Planning Board and the residents of College Hill and Montrose Station Road. As a result, everyone has dug in their heels, and that doesn't help advance the ball. So, I decided to take a deep breath and try to take a fresh view of this project and, more importantly, what might be done to address the deadlock and move things forward.

As I reviewed all that has been discussed and presented to date, I reread the alternative subdivision layout previously submitted by the College Hill/MSR community. And the fact is, ***all of the issues*** **resulting from the proposed shared driveway—at least those cited here—would be resolved by utilizing the existing driveway for 77 MSR, as presented in the alternative subdivision plan submitted by the College Hill/MSR community:**

- Elimination of the safety hazards resulting from the proposed shared driveway, **which is essential**.

- Elimination of the extensive rock hammering, excavation and tree removal needed to create the driveway.

- Relocation of the new home on Lot 3 to a location farther back from MSR, to preserve the look and feel of the neighborhood.

- Avoiding placement of an additional and unnecessary driveway on MSR, while also avoiding the setting of a precedent for future driveway additions on this highly travelled road.

By the way, I would think that elimination of the proposed shared driveway should reduce construction costs for the developer, as any work needed to widen and add to the current driveway should be less demanding. Also, this would be the second driveway on MSR that serves four residences (see 89 MSR to the east), so it would not be unique.

The following photo shows the broad, level entrance to the existing driveway for 77 MSR, which provides clear views of MSR to both the left and right, thereby enhancing safety.

This alternative layout for the subdivision merits the reconsideration of the Board and should not be dismissed.

In closing, I would like to raise one other question: will the contractor building the new homes on Lots 2 & 3 be required to complete these residences on a specified schedule? I am asking this question because the renovation of the existing home on 77 MSR started over a year ago and is still underway, including construction of the habitable separate garage, which has not even begun, except for the foundation. Because of that, as neighbors, we have had to listen to construction racket—jackhammering, backhoeing, chain sawing, tree felling, grinding, nail guns, talking, you name it—for this entire period. The question is, why have these renovations taken so long? I am guessing that this is a function of the fact that this entire subdivision project is not being done for clients. The contractor is executing this project as the demands of

their contractual business commitments allow. As a result, the contractor has been under no pressure to complete the renovation in a specified timeframe. Anyone want to guess how long it's going to take to build the two proposed homes on Lots 2 & 3 under these same circumstances? **An enforceable construction timetable must be presented to the Planning Board by the contractor prior to the approval of construction, or this project will likely drag on for years, which is unacceptable.**

*

In closing, let me repeat that ***the safety hazards presented here by the proposed shared driveway at 77 MSR cannot be dismissed and/or ignored by the Planning Board***. That said, the alternative subdivision plan presented earlier constitutes a sensible and workable alternative.

Thank you for the opportunity to provide my thoughts, concerns and suggestions for moving this project forward.

Reid H. Gearhart
69 Montrose Station Road
Montrose, NY

cc: Dr. Richard H. Becker, Town Supervisor

November 12, 2025

To: **Chris Kehoe**, AICP, Director of Planning, Department of Planning & Community Development

Cc: **Members of the Planning Board, et al**

Re: **77 Montrose Station LLC** Variances Application

Director Kehoe: Please Distribute

There is no need to repeat our concerns regarding the 77 MSR Subdivision in this follow-up letter because they were all well documented in previous submissions. You were all chosen to be on this Board for your intelligence, technical knowledge, skill, strategic thinking and leadership qualities. We do not want to waste your time with repetition.

Years ago I was sent for special training to the FBI Academy, where an instructor noted that 5-to-10% of the population are honest because they are honest, 5-to-10% are dishonest because they are dishonest, and the other 80-to-90% are just afraid of being caught and punished. With that in mind, I refer to our speaker at the last meeting, Franklin Dennis, who told the story of the developer who violated code. Your predecessors, whose names appear on conference rooms and building dedications, understood that simple behavioral logic and in this particular case **they denied approval**. You get more of what you are willing to tolerate. Punishment for violations, although sad, is always self-inflected.

I have been on both public and commercial boards and have seen situations when lobbying occurs for one side of a decision that is based on artificial merit or false logic. As a balance, the Planning Board is composed of seven intelligent members to question, observe, weigh and evaluate alternatives in order to reach the best decision. As said by Chairman Steven Kessler at the last meeting, you on the board make this decision. As a quick reminder things needing your thought, include: slope/rock to existing driveway vs. to MSR; net pavement add between driveway alternatives; one straight driveway per house if safety is not a risk; right-of-way problems; number of trees saved/needed to preserve the woodland look and feel; 3-lot subdivision being in name only; diminished public welfare; etc.

Your decision is a balance between the **owner/developer privacy vs. all the issues impacting the public.** The owner's view of a house in the distance should not outweigh protecting the public. If there was a checklist that justifies accepting our proposal, I personally think we hit every box. The owner still builds and benefits from two new houses and the public is satisfied.

Although it is not easy, I still have faith in the system and that you will reach an unbiased and fair decision. Embrace your mission as the Planning Board Town of Cortlandt. Thank you for the time and your service.

William & Natasha Dalton
72 College Hill Road, Montrose NY

Chris Kehoe

From: Straus, Kerstin
Sent: Tuesday, November 11, 2025 4:39 PM
To: Chris Kehoe
Subject: 77 Montrose Station Road
Attachments: aerial_77MSR.PNG

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,

My name is Kerstin Straus, and my family recently moved into the house at 43 College Hill Road, from NYC. We love our new neighborhood, the town, the people, and the nature around us.
I remember looking at our new home on google earth just last year and barely being able to make out the houses among the lush treetops. Part of what drew us to 43 College Hill Road was the abundance of mature old growth all around us.

Our property abuts 77 Montrose Station Road. Soon after we purchased our home, construction on lot 1 of this property started and, in the process, a tremendous number of trees were cut. Not because they were dead or damaged, but seemingly only to make room for a lawn in the middle of the lush forest surrounding us.
I am attaching an aerial shot that was taken recently by a neighbor, showing a scar in the middle of that lush forest.

In the recent board meeting it was mentioned that this was done in accordance with permits issued. I have a hard time believing that a town that should be proud of the charm of its surroundings would issue such a permit.
Honestly, I am not sure what worries me more - that the town would issue such a permit, or that the construction at 77 Montrose Station Road was (and is) done without proper permits!

It sounds like that there are two more lots that are in the process of being developed on that property. I urge the town to investigate the plans for that construction and to protect as much mature growth as possible so that future generations get to enjoy this beautiful piece of earth.

All the very best,
Kerstin Straus

Kerstin R. Straus | Executive Director Content Management, Systems & Analytics | The Estée Lauder Companies, Inc. | LIC | 212.756.4963

THIS E-MAIL IS INTENDED ONLY FOR THE ADDRESSEE(S) AND MAY CONTAIN CONFIDENTIAL INFORMATION. IF YOU ARE NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY USE OF THIS INFORMATION OR DISSEMINATION, DISTRIBUTION OR COPYING OF THIS E-MAIL IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS E-MAIL IN ERROR, PLEASE NOTIFY THE SENDER IMMEDIATELY BY RETURN E-MAIL AND DELETE THE ORIGINAL MESSAGE. THANK YOU.

Speaker Notes for the November 6th 2025 Planning Board Public Hearing Regarding 77 MSR subdivision application

On behalf of the College Hill Road and Montrose Station Road communities, thank you for providing us with the opportunity to speak tonight.

We have previously submitted a number of write-ups, exhibits and documents to the Board regarding the 77 MSR three-lot subdivision. Since there has been little feedback to date on the points we have raised—and this being the first public hearing regarding the subdivision—we feel it is appropriate to once again raise our issues, concerns and questions. Since we have provided copies of previous documents to each member in the past, tonight's package to the Board will be submitted as a single copy.

The following points summarize the issues regarding this subdivision that we believe are most critical.

Point #1: This subdivision has been conducted in a manner inconsistent with New York State law.

Why in "*a three lot, 9.7 acre subdivision*" are only Lots #2 & #3, which comprise only 4.1 acres (or 42% of the subdivision), included in the application? What happened to the balance of the subdivision, i.e., Lot #1? We Googled NY State Law on this topic and it says, *"In New York State, one of the lots in a major subdivision cannot be excluded in the impact study. The impact study typically includes all lots within the subdivision as part of the review process to assess environmental impacts. This is consistent with the regulations governing subdivision development and the planning board's authority to approve or deny development based on compliance with local laws and regulations."* **(Exhibit 1)**

Lot #1 is 5.6 acres, or 58% of the total subdivision area, yet it is excluded from the application. The house on the lot was vacant and has received extensive and ongoing renovations. Additionally, there was extensive tree cutting/grinding/shredding, excavator-mounted jackhammering, land leveling, a large expansion of the 900-foot driveway, a number of paved parking areas created in front of the house, and a two-story plumbed, heated and cooled garage is now being constructed as an addition to the house. Moreover, the attached Google Earth photos **(Exhibit 2)** reveal two newly created parallel driveway lanes.

After filing a FOIA request with the Town requesting violations, surveys, certificates of occupancy and permits **(Exhibit 3)**, no violations, surveys or COs were provided. The house on

Lot #1 has been uninhabited since at least the purchase on July 30, 2024. According to the information we obtained via our FOIA, the permits related to this property were limited to electrical service, renovation and "clearing some dead trees and trees near the home" **(Exhibit 4)**. No permits were granted for paving or the use of heavy equipment to alter the land as can be seen in red circles in **Exhibit 5**.

As work proceeded at Lot #1, neighbors complained numerous times about the noise coming from the property. Trees were clear-cut 150 feet and more away from the house, despite the extensive regulatory requirements for such activity in Town Code 283, which were clearly not adhered to. In addition, the Dept. of Tech Services Residential Tree Removal Checklist, which requires written notice to neighbors when plans call for 10 or more trees to be removed from a property **(Exhibit 6),** were never executed. Similar regulations apply to Excavations and Land Leveling. But none of Lot #1's neighbors received any such notifications or observed any publicly posted notices regarding such activity.

There is, however, indisputable evidence on historical Google Earth imagery that dramatic changes to Lot #1 were made and that Codes governing land alteration, tree removal and heavy equipment use were not followed and no permits were issued, hence violations occurred. Under Town Code for Subdivision of Land Section 265-6 sub section L, *"The Board shall have the authority to continue or not continue the process application for preliminary layout approval where the property which is subject of the application has any outstanding violations ..."*. Given the violations and Town Law, the Planning Board has justification to reject the subdivision application. ***We request that the Board seriously consider rejecting this subdivision application.***

Point #2: Lot measurements related to this proposed subdivision are inaccurate, and the subdivision cannot proceed until they are corrected.

There are instances noted on site plans regarding 4 distances and 2 angles where the deed and survey are inconsistent **(Exhibit 7)**. The one distance is minor in Note D1; however, Note D2 extends the property by reducing an incursion into the property by 8.77 feet and another D3 effectively extends the other side of the boundary by 8.38 feet. Note D4 just mentions "Properties not Continuous, Overlap Exists" with no mention of measurements or where. ***These plot and dimensional discrepancies must be addressed and made public prior to any subdivision approvals.***

Point #3: Exactly <u>what</u> is going on here?

We raised this question with the Board earlier but no response was received: Should the Town look into the circumstances around the sale of this property, which involved an elderly widow now living in a nursing home who privately (not through a listing) sold the 9.7 acre subdividable

property to the developer, including a home on Lot #1, for $800K, where the proceeds are to be, "**held in escrow until renovations are completed by the buyer and the cost deducted from her proceeds." (Exhibit 8)** The Town is a participant in this subdivision application. And while it may not have any legal obligations in this matter, does the Town have a moral responsibility to at least request verification of the legitimacy and/or fairness of the transaction, the identity of the buyer, the anticipated net amount, and whether payment is still pending. ***The notion that this elderly woman will receive less than $800K for a 9.7 acre property that included a habitable home is absurd in the context of the local real estate market.*** We ask again, please give this your consideration.

Point #4: The proposed homes on Lots #2 and #3 will change the look and feel of the neighborhood, while the proposed shared driveway represents a public safety hazard.

The proposed subdivision places the two new homes (Lots #2 & #3) away from the existing home on Lot #1 to maintain privacy for the new owners. That pushes the new structures closer to Montrose Station Road (MSR) and in public view. The proposed shared new driveway for the new homes will result in the removal of a large number of trees along MSR, in addition to those to be removed around the homes themselves. This will alter the existing wooded look and feel of the entire neighborhood. In addition, the new shared driveway will be a public safety concern, given that the driveway exit will be downhill—and hidden—from traffic heading east on MSR.

In addition, the survey indicates that neither Lot #2 nor #3 abut Montrose Station Road where the new driveway is proposed **(see Need ROW note on Exhibit 7)**. The only point where the property is adjacent is at the current driveway. If approval as proposed, the Town is creating a 10-plus foot right of way enabling the driveway to be built at this location.

The proposed new driveway will be steep, quickly rising an estimated 8-to-12 feet above the entrance to MSR. Vehicles descending the slope could end up skidding in winter and being thrust directly into traffic on Montrose Station Road. Beyond that, construction of the driveway will require extensive bedrock hammering and a significant disruption of traffic on MSR.

Point #5: A proposed solution.

Our group previously submitted modifications to the subdivision plot and reasons for those modifications **(Exhibit 9)**.

Our proposed concept is to rotate the new homes on Lots #2 & #3 so that both face the existing double-driveway to the north, instead of facing south toward Montrose Station Road. In addition, we propose moving the house on Lot #3 farther north and closer to the existing

double driveway. Both new homes could use the preexisting driveway complex servicing Lot #1. This proposal will accomplish several important goals:

- **First,** use of the existing double-driveway by both new houses eliminates the planned addition of a new driveway access road to MSR for the properties, which is unnecessary. More importantly, MSR is a busy route where drivers routinely exceed posted speed limits. The proposed location of the new access road is poor from a safety perspective, given that it would be just below a hill to the west on MSR, which blocks the views of both drivers on MSR heading west toward the access point, as well as those of residents exiting the access point itself. ***This is a public safety issue that we are bringing to your attention because it cannot and should not be dismissed. Approval of the new proposed driveway could result in future accidents that could have/should have been prevented.***
- **Second,** by having the homes on both Lots #2 & #3 face to the north, and by moving the house on Lot #3 farther north and eliminating the MSR access point, a wide swath of trees between the homes and MSR will be saved rather than cut down for the new shared driveway construction.
- **Third,** the proposed changes here will preserve the woodland look of MSR, which will be welcomed by the existing local community. It is estimated that 1/3 of the trees could be saved. The swath of trees will also serve to reduce road noise and enhance privacy for the purchasers of the homes to be constructed on Lots #2 & #3.
- **Fourth**, there is a 50-foot right of way starting at the current driveway on 77 MSR, crossing the Hintze property and ending at the property border of 53 College Hill Road. This is the Kepple/King property, which was recently purchased by Mr. Acarailesi who expressed interest in that right of way. The expansion of the existing driveway for additional safe use may be inevitable, even if the new shared driveway is approved.

In Summary…

We request fairness, adherence to regulations and equal application of state and local laws and codes with respect to the subdivision. To help with transparency, please consider these summary points.

- The rational for the exclusion of Lot #1 from the subdivision (which is contrary to NY State guidance) should be explained and justified—or rejected.
- Extensive work performed on the subdivision was apparently done without the proper permits and in violation of procedures. The Planning Board has the justification and authority to "not continue" approval of the subdivision application, given the violations cited here, and we request they do so.

- Any and all variances in the boundaries between deeds and surveys must be resolved with adjacent property owners before subdivision approval.
- The Town has a moral obligation to assure a senior citizen was fairly treated.
- The new shared driveway that is proposed in the application will result in unnecessary damage to the woodland feel of MSR, as well as a public safety risk. Its construction will be through rock ledge and be a noise nuisance as well as a future safety risk. The Town would have to grant a new right of way for the access point. There is an indication that expansion of the preexisting driveway (that already has a 50-foot right of way) may be enhanced to accommodate additional traffic in the future.

We don't want this approved, however with minor alternatives we proposed in moving the house on Lot #3 back off the road and use of the existing driveway which would protect woodland feel of MSR, maintain safety, utilize existing right of way, eliminate rock-hammering, complaints, violations, etc., etc. It is difficult to understand why simple solutions are being ignored. Instead of being welcomed into the neighborhood, the development that has proceeded to date and the proposed plans that impact the community have generated a significant and justified pushback from local residents.

The noise and disregard for Code on Lot #1 is why local-area neighbors are here tonight to speak out against this subdivision. The amount/quantity and type of work that occurred on Lot #1 is similar to what is proposed for Lots #2 & #3. We really don't want to see a violator rewarded and to endure this noise and destruction again, let alone two more times.

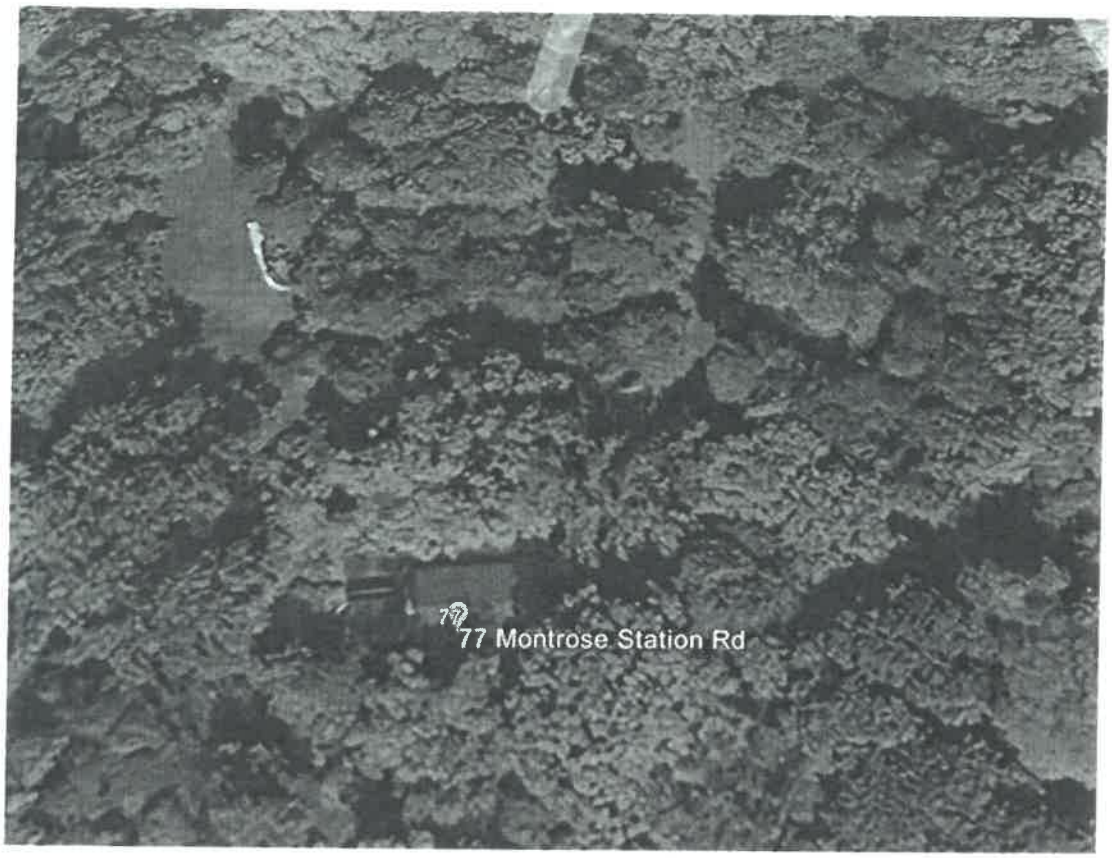
Thank you for your time and consideration...

EXHIBIT 1

Cannot

In New York State, **one of the lots in a major subdivision cannot be excluded in the impact study**. The impact study typically includes all lots within the subdivision as part of the review process to assess environmental impacts. This is consistent with the regulations governing subdivision development and the planning board's authority to approve or deny development based on compliance with local laws and regulations. The Official Website of New York State +1

Exhibit 2


77 Montrose Station Rd

77 Montrose Station Rd
Image © 2025 Airbus

Exhibit 3

Are you requesting Violations, Surveys, Certificates of Occupancy, Permits or Building Plans ONLY? *

Yes

Please check the items you are interested in:

Violations

☑

Surveys

☑

Certificates of Occupancy

☑

Permits

☑

Town of Cortlandt, NY

TCF-25-576

Code Review

Complete.

Marykim Cesarini

No survey available

- 5 Day Letter
- **Code Review**
- Completion Letter

EXHIBIT 4

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

Permit History

Note: Historical Numbers, Dates, and Descriptions are only included if they were issued prior to October of 2022.
If Issue Dates are not listed see the actual Permit or Certificate.

Address: 77 MONTROSE STATION RD, MONTROSE, NY 10548 SBL: 44.17-1-11
Record Number: E-24-332 Issue Date: 2024-11-12 03:17:00 PM
Historical Permit Number: Issue Date:
Historical CO/CC Number: Issue Date:
Record Type: Electrical Application Status: Active
Description: Re-wire new house and new service

Address: 77 MONTROSE STATION RD, MONTROSE, NY 10548 SBL: 44.17-1-11
Record Number: A-24-749 Issue Date: 2024-09-27 06:24:00 PM
Historical Permit Number: Issue Date:
Historical CO/CC Number: Issue Date:
Record Type: Permit Application Status: Active
Description: Renovate existing house and construct new 2 car garage. Dwelling: 2 Story Single Family with 4 Bedrooms, 4 Full Bathrooms, unfinished basement and crawl space. Garage for 2 cars and storage Attic above.

Address: 77 MONTROSE STATION RD, MONTROSE, NY 10548 SBL: 44.17-1-11
Record Number: A-24-739 Issue Date: 2024-08-14 04:15:00 PM
Historical Permit Number: Issue Date:
Historical CO/CC Number: Issue Date:
Record Type: Miscellaneous Permit Application Status: Active
Description: removal of dead trees and trees near home that are in close proximity to house

Exhibit 5

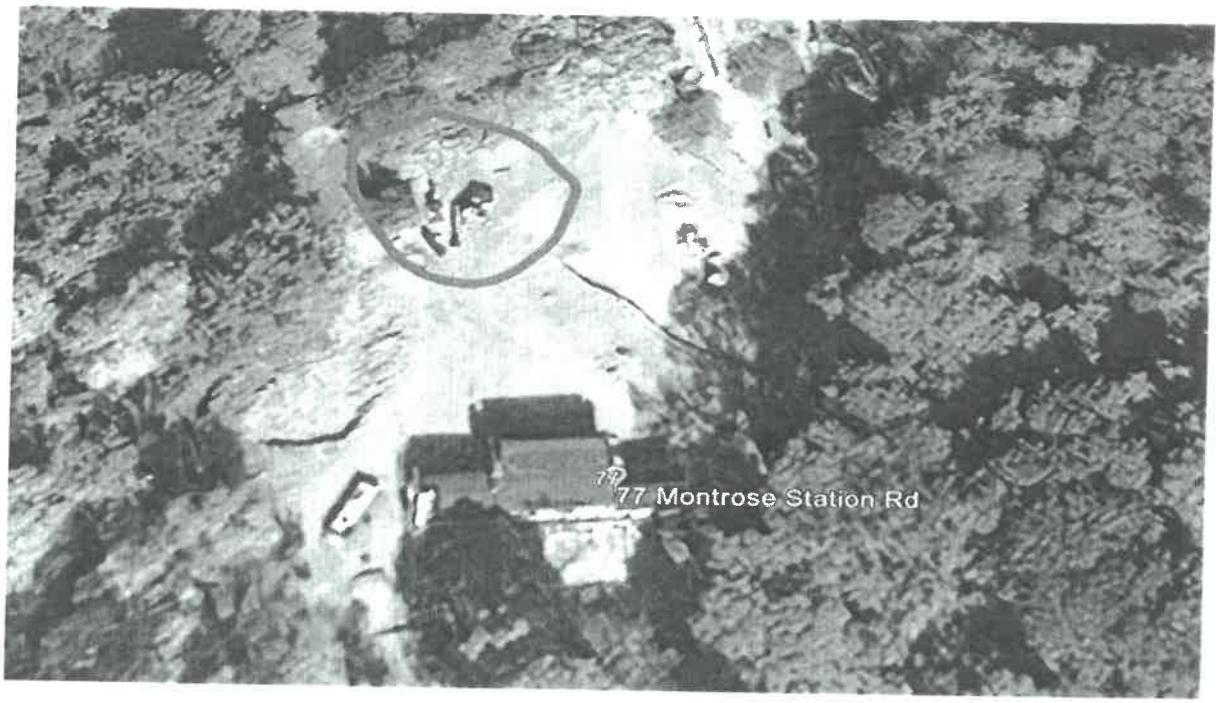


EXHIBIT 6

RESIDENTIAL TREE REMOVAL CHECKLIST

(The following items are required as part of this application.)

1. Quote / Estimate prepared by a licensed and insured tree removal company indicating the number of trees including type and size at diameter at breast height proposed to be removed.

2. A written statement signed by the homeowner or authorized proxy detailing the purpose of the proposed removal.

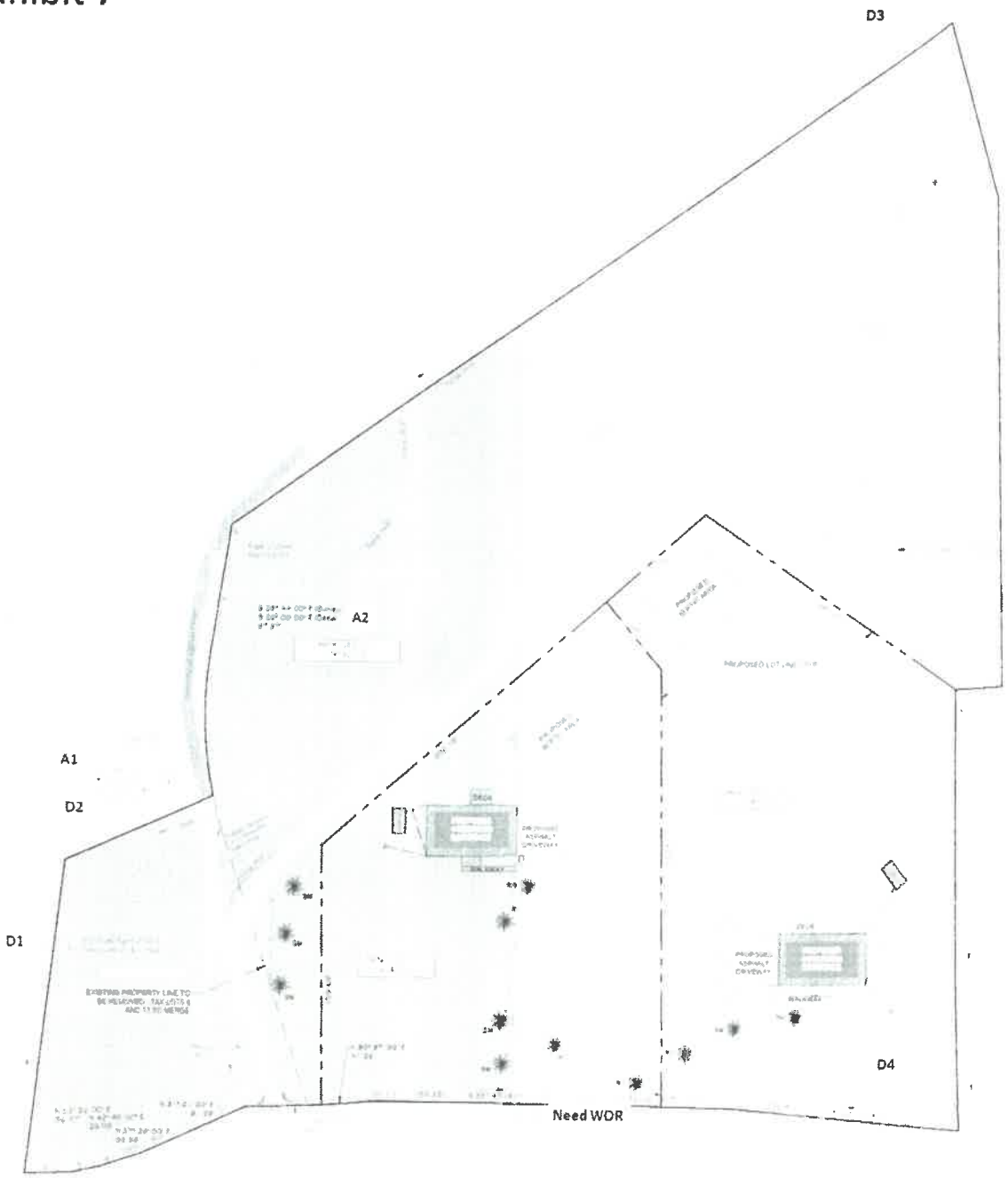
3. Diagrammatic sketch, copy of a site plan or survey showing the location of the proposed removal if less than 10 trees. At minimum the location of the property and property boundaries, the location of structures, driveways and roadways on the property; and the location of the proposed work must be shown.

4. If more than 10 trees are proposed to be removed, a tree removal plan and landscape mitigation plan prepared by a licensed landscape architect, architect, engineer or certified arborist licensed in the State of New York shall be submitted for review and approval.

5. If more than 10 trees are proposed for removal, written notice to neighbors including response to any comments received during the notification period.

Exhibit 7

Exhibit 7



PROPOSED SUBDIVISION LAYOUT

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

_____

X Susan Gorman

SUSAN L. GORMAN

_____

EXHIBIT 8

Westchester County Deed Recording Control # 642083060

Exhibit 9

Reasonable Alternative Subdivision Proposal

Three changes will preserve the woodland look and feel of Montrose Station Road and are (map changes in blue):

- Utilize part of the 900 foot extensive multi part double driveway system already serving the existing complex structure on lot 1.
- Rotate houses on lots 2 and 3 to face the existing driveway system.
- Move proposed house on lot 3 away from MSR.
- This will allow all the trees in the yellow shaded area visible to the road to be saved.

Additional Resulting Benefits

Saving the trees gives lots 2 and 3 some privacy from the busy road for both new and future homeowners.

- House rotation will allow for the septic area which must be free of trees per code can also serve as an open front yard.
- Moving proposed structure on lot 3 helps maintain a modest level of privacy for the adjacent neighbor.
- This will avoid significant rock ledge alterations (hammering or blasting) to lower the applicants proposed driveway location to road grade.
- Most importantly, avert a new entry point on what is a very busy road thereby helping maintain safety.

Exhibit 9

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, NY 10516 (845) 265-4400 265-4418 fax www.timmillerassociates.com

October 30, 2025

Chris Kehoe, AICP, Director
Department of Planning & Community Development
Town of Cortlandt
1 Heady Street
Cortlandt Manor, New York 10567

RE: Wetland Delineation Report
Evergreen Manor - Santucci
Route 202, Cortlandt Manor

Dear Mr. Kehoe:

In response to an initial evaluation of the site conditions on the northeastern portion of the Evergreen Manor property by LaBella, TMA conducted additional investigations into soil and vegetation characteristics of that portion of the property. The area of investigation is now known as Lot 1 of the Evergreen Manor subdivision (Figure 1).

In June of 2025, LaBella Associates field staff performed an updated wetland and stream delineation on the larger Evergreen Manor parcel at the request of the Town of Cortlandt. This delineation determined that there are three distinct wetland areas on the site (Figure 2). Wetlands 2 and 3 as delineated by LaBella are generally consistent with the prior delineations of the site as completed by Stephen Coleman on behalf of the town and Steve Marino, PWS, on behalf of the client. The site has been the subject of intense scrutiny as part of the SEQRA process since 2006.

Wetland 1 as identified by LaBella was not identified during any of the prior surveys. While the area of Lot 1 is shown on NRCS soils mapping as having the potential for hydric soils, prior assessments by Stephen Coleman on behalf of the town, Brian Orzel and Katie Pijanowski from the Army Corps of Engineers, and Steve Marino representing the property owner did not observe such conditions on site. Town and federal permitting was completed, and a development plan for Lot 1 has been reviewed with the expectation that there was no regulated wetland on the parcel. Therefore, in light of the LaBella report, it was determined that another look at the area was justified. A site walk was conducted on October 9, 2025.

Vegetation on Lot 1 is consistent with successional vegetation following the cessation of mowing activities. Historic aerial photos confirm that the site was maintained as lawn for many years (Figures 3 thru 8). Since the cessation of mowing, the dominant vegetation species are opportunistic native and non-native species, including multifloral rose, Japanese stiltgrass, moneywort and giant goldenrod. In the wetter areas soft rush, jewelweed and sensitive fern were

observed in small pockets. These pockets, however, were small in size and do not represent a "dominance" of vegetation throughout the area in question.

A series of ten auger holes were then sampled to determine the soil conditions (Figure 9). Similar to the vegetation profile, the soils were variable and inconsistent throughout Lot 1. Hydric soils were identified in 4 of the 10 sample locations. Table 1 shows the soil profile for each of the auger locations. As with the vegetation condition of the site, a dominance of hydric soils was not observed.

Sample Location	Soils at 6" to 16"	Hydric?
1	10YR4/2 no mottles	N
2	2.5Y5/3	N
3	10YR5/3	N
4	2.5Y4/2 with 10YR4/6 mottles	Y
5	2.5Y4/2 with 10YR4/6 mottles	Y
6	2.5Y3/3	N
7	2.5Y5/3	N
8	10YR3/2 with faint mottling	Y
9	2.5Y4/2 with 10YR4/6 mottles	Y
10	10YR5/4	N

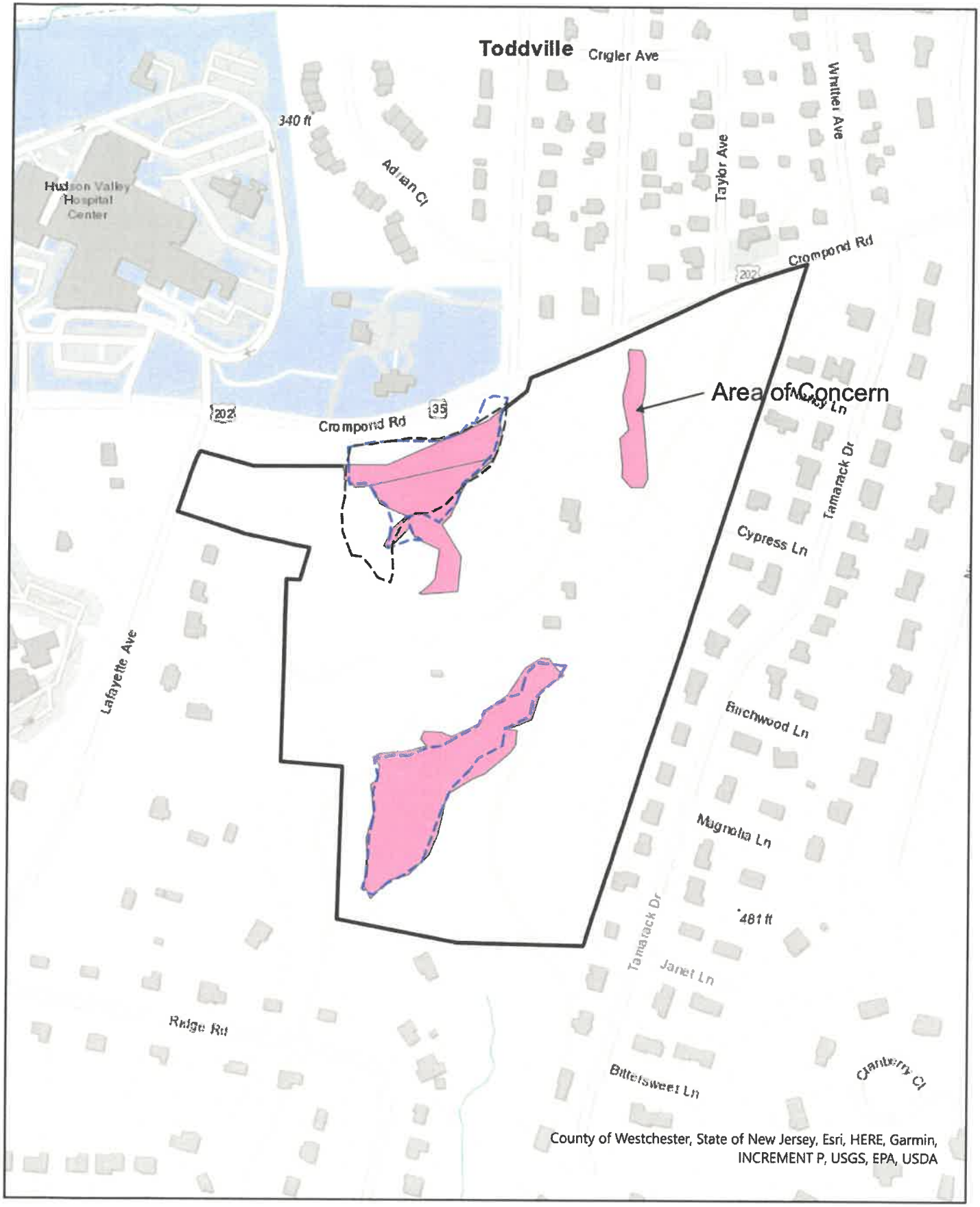
Hydrology through the area is derived from surface flows from the higher elevations to the east. No significant meandering channels or flow paths and/or saturated or inundated areas were observed.

Based on these observations, it is our determination that the former lawn area on Lot 1 does not meet current town or federal criteria to be considered a regulated wetland. As noted above, prior town consultants and federal regulators did not identify this area as meeting regulatory criteria, and our observations confirm that while there are small, isolated patches of wet inclusions, none of the areas are large enough to determine that the entire area is in fact a wetland.

Please let me know if there are any remaining questions about this matter.

Sincerely,

Steve Marino, PWS
Principal/Senior Wetland Scientist
Tim Miller Associates, Inc.



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0 100 200 400 Feet

LaBella Wetland Delineation

TMA Wetland Delineation

Coleman Wetland Delineation

EVERGREEN MANOR WETLANDS

Figure 2

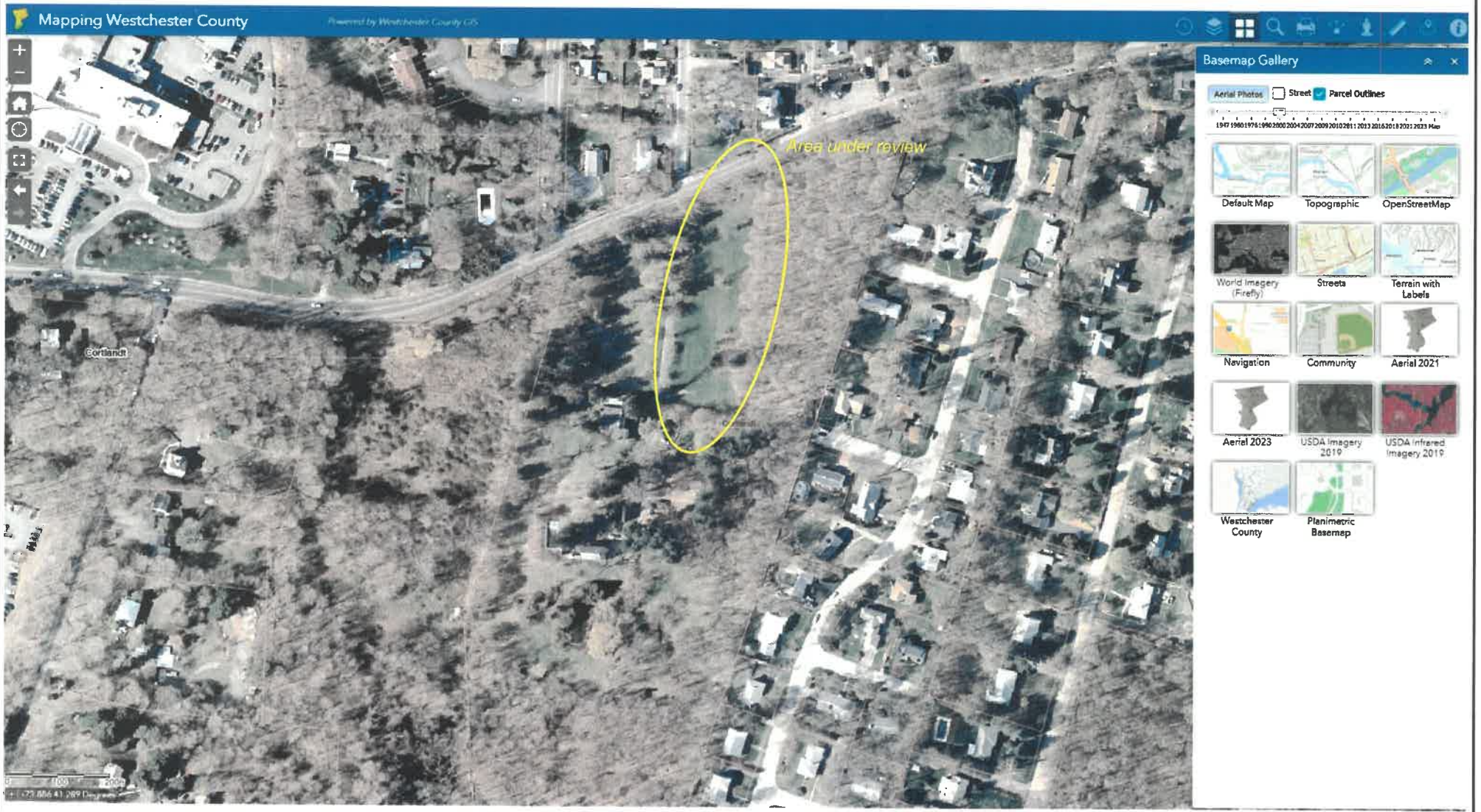

Figure 3: 2000 Aerial
Source: Westchester County GIS

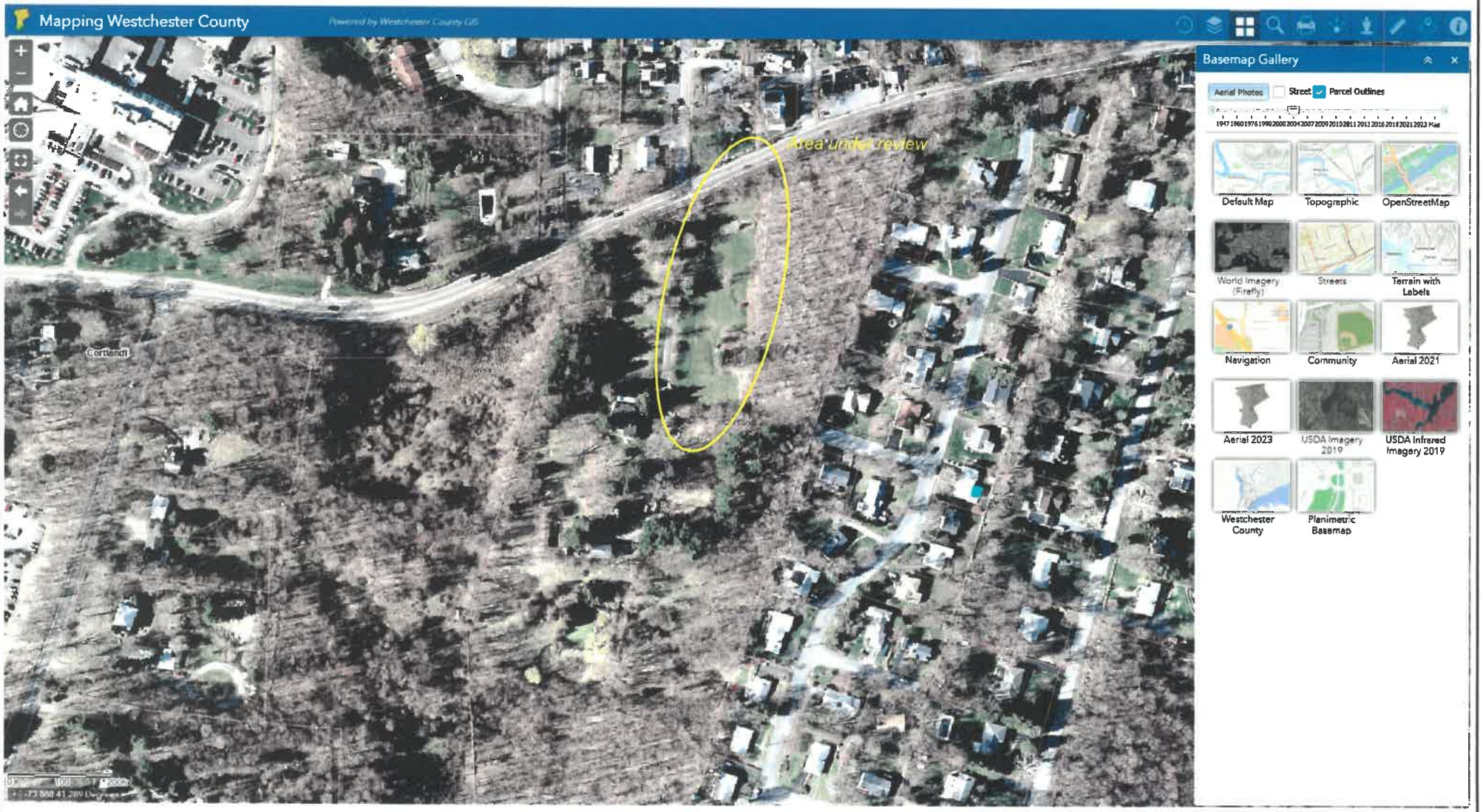

Figure 4: 2004 Aerial
Source: Westchester County GIS

Figure 5: 2009 Aerial
Source: Westchester County GIS

Figure 6: 2013 Aerial
Source: Westchester County GIS

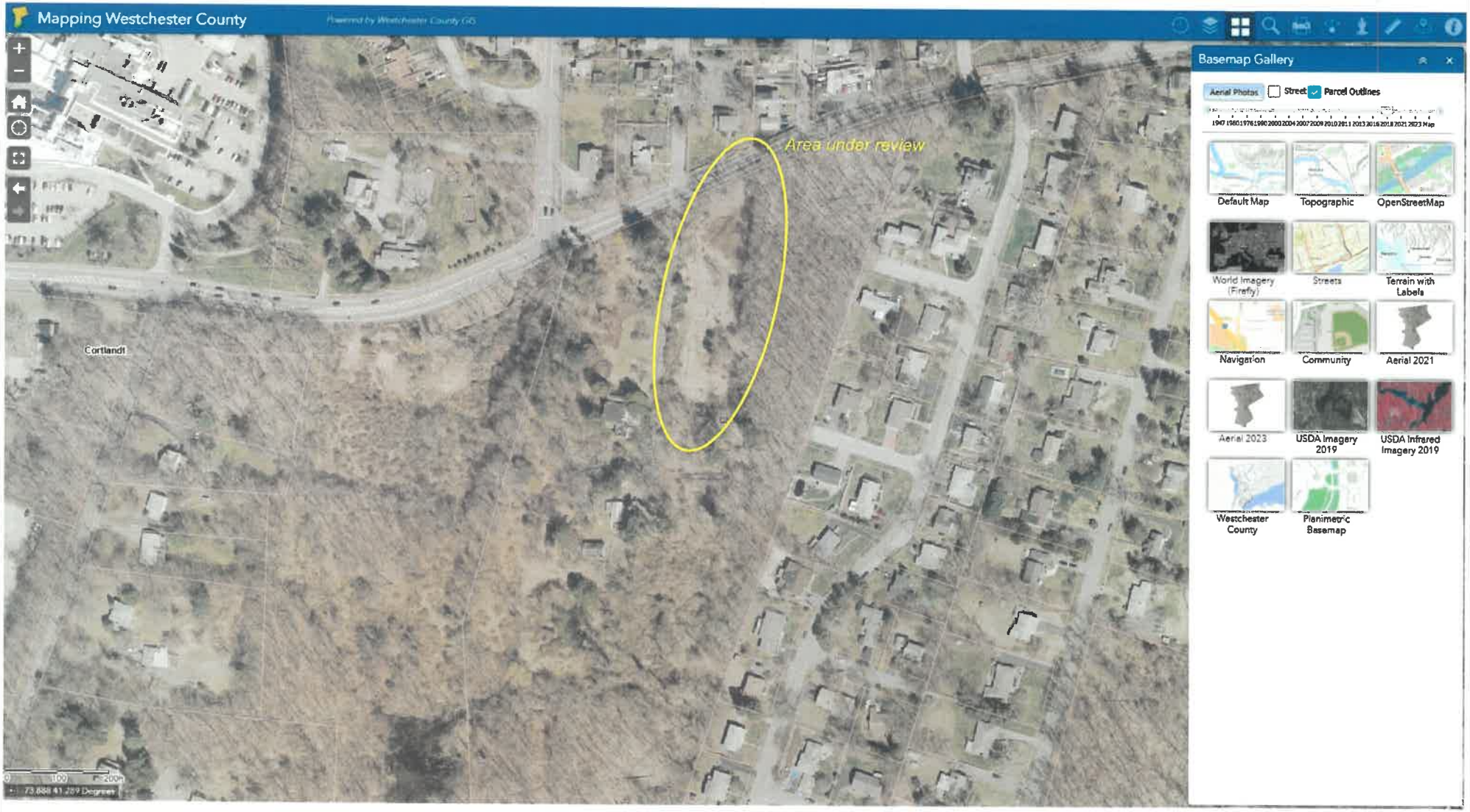

Figure 7: 2018 Aerial
Source: Westchester County GIS

Figure 8: 2021 Aerial
Source: Westchester County GIS

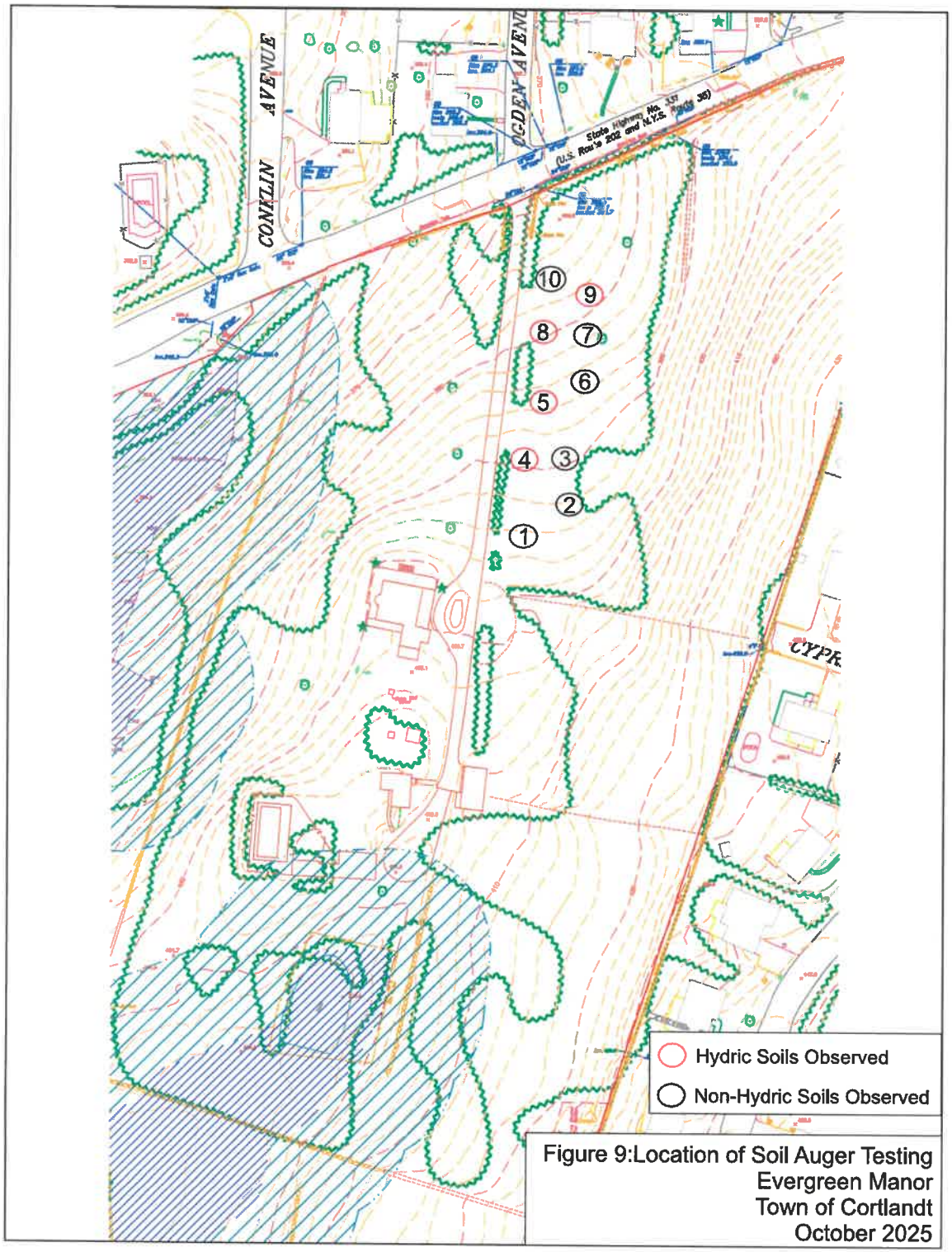

Figure 9:Location of Soil Auger Testing
Evergreen Manor
Town of Cortlandt
October 2025

TIM
MILLER
ASSOCIATES, INC.

10 North Street, Cold Spring, NY 10516 (845) 265-4400 fax 265-4418 www.timmillerassociates.com

April 5, 2019

Ms. Rosita Miranda, Chief
US Army Corps of Engineers - Western Permits Section
Regulatory Branch, New York District
US Army Corps of Engineers
26 Federal Plaza
New York, NY 10278-0090

Re: Pre-construction notification - NWP #39
Proposed Mixed Use Development
VS Construction - NAN-2018-00378
Crompond Road, Town of Cortlandt, Westchester County

Dear Ms. Miranda:

Enclosed please find an application package for coverage under Nationwide Permit #39. The applicant, VS Construction, seeks authorization to conduct regulated activities associated with the above captioned project. The following materials are enclosed:

1. A Site Location Map;

2. A completed Joint Wetland Permit Application Form;

3. Figures including mapping and representative photos of the wetlands;

4. A copy of the relevant plans prepared by Divney Tung Schwalbe.

1.0 Introduction

The applicant is seeking confirmation of coverage under Nationwide Permit #39 for a Commercial/Institutional Development on the south side of Route 202 in the Town of Cortlandt, Westchester County, New York. The filling of 0.29 acres of federal wetlands is required for access to one of the newly created parcels, and for parking and a portion of a proposed office building. The applicant proposes to enlarge an existing wetland by 0.83 acres, and enhance/restore an existing wetland that has been historically disturbed by past activities.

2.0 Pre-Construction Notification Requirements

2.1 Name and address of prospective permittee

VS Construction
37 Croton Dam Road
Ossining, NY 10562
914 739 7362

2.2 Location of the Proposed Project

The project is located on the south side of Route 202 in the Town of Cortlandt, Westchester County. The site is directly south of the intersection with Conklin Avenue and southeast of the Hudson Valley Hospital Center. A detailed location map is attached (Figure 1).

2.3 NWP Request

The applicant is requesting authorization for use of Nationwide Permit #39, Commercial and Institutional Developments. The proposed mixed use project includes a hotel, office and retail space, an assisted living senior residential component, and multifamily housing. The project as proposed will require the filling of 12,425 square feet (0.29 acres) of federally regulated wetland. Mitigation for these impacts includes the expansion of the existing pond/wetland in the southern part of the site, and restoration/enhancement of the wetland at the northern edge of the site.

2.4 Project description and environmental setting

The proposed project is a mixed use development on the south side of Route 202 (Crompond Road) in the Town of Cortlandt. Access to the site will be from the intersection of Route 202 and Conklin Avenue. The site is the location of a site walk conducted with representatives of the Army Corps on June 20, 2018. The submitted plans reflect changes/recommendations made per Army Corps staff.

The proposed mixed use project includes a hotel, office and retail space, an assisted living senior residential component, and multifamily housing. The Cortlandt Town Board is currently considering creating a zoning overlay district (a Medical Oriented District, or MOD) for several properties in the area due to the proximity to the Hudson Valley Hospital Center.

The subject site consists of residential dwellings, manicured lawns, a pond/forested wetland, hillside slope seepage wetlands and deciduous uplands. The site is bordered to the north by Crompond Road, to east and south by residential subdivisions, and to the west by Lafayette Road and residential dwellings. Excepting the northwestern corner and western border of the site, the northern half of the property consists mostly of formerly manicured lawns, an existing residence, and an old abandoned swimming pool. An emergent scrub-shrub type wetland exists in the northwestern corner of the property. The western border of the northern half of the site consists of open meadows and shrub dominated areas. The southern half of the project area contains meadows, a pond surrounded by a fence, deciduous forest, a small wetland depression, hillside seepage wetlands, a small stream, and a sizable forested wetland. The lawn area to the east of

the driveway towards Crompond Road receives drainage from the hillside to the south and drains to the bottom of the property adjacent to Crompond Road.

A significant amount of debris from prior land use and residential activities is still present. A majority of the buffer to the wetland in the southern half of the property consists of several extensive debris piles of materials from former residential activities. The majority of the existing understory vegetation in and around the perimeter of the outbuildings consists of well-established invasive plant species. It is important to note that as recently as 1990, the majority of the northern half of the site (which represents most of the area to be developed) was maintained as lawn and managed landscape (See Figure 2, 1990 Aerial Photo).

a. Plant Communities

The predominant plant communities present on the subject parcel consist of a deciduous forest, a forested wetland system including a small stream, hillside seeps, a depressional wetland, open water pond and forested wetland habitat, and remnant lawn areas. These plant communities are still present and viable as noted in the prior study of the property. In 2006 the depressional wetland was described as a vernal pool. Based upon field evidence, this area no longer appears to meet this criteria.

Mature Mesophytic Lowland Forest:

The overall forested community present on the property, in general, would be classified as a "Mature Mesophytic Lowland Forest" habitat that has been extensively studied and characterized by Kiviat and Stevens "Biodiversity Assessment Manual for the Hudson River Estuary Corridor", 2001, and further described in the publication "Ecological Communities of New York State (Reschke, 1990). Reschke further describes this as a forest community that is dominated by oak and tulip trees and classified as a mesophytic hardwood forest that occurs on moist, well-drained soils. Dominant tree species observed include red oak *(Quercus rubra),* black oak *(Quercus velutina),* sugar maple *(Acer saccharum),* American beech *(Fagus Americana),* tulip tree *(Liriodendron tulipifera),* white ash *(Fraxinus americana),* shagbark hickory *(Carya ovata),* pignut hickory *(Carya glabra),* hemlock *(Tsuga Canadensis),* black birch *(Betula lenta),* and sassafras (Sassafras *alibidum).* Understory trees that were present consisted of smaller individuals of the same species as the dominant trees. The shrub layer was represented by spicebush *(Lindera benzoin),* witch-hazel *(Hamamelis virginiana),* and arrowood viburnum *(Viburnum dentatum).* Common ground layer species observed include Christmas fern *(Polystichum acrostichoides),* garlic mustard *(Aiiaria petiola),* Virginia creeper *(Parthenocissus quinquefolia),* wood ferns *(Dryopteris* spp.), and white wood aster *(Aster divaricatus).*

The canopy coverage is fairly complete, although there are several areas where dead or fallen trees have created openings in the canopy and the understory consists of a dense assemblage of invasive shrubs, and vines of species in amongst significant debris piles. Where there is less disturbance the understory is relatively sparse and open representative of typical more mature forested conditions in this type of vegetative community and also due to the amount of deer browse present. The forest floor consists of a minimal duff or leaf litter layer. A minimal amount of rock outcrops and boulders

were observed. Remnant stonewalls are readily apparent throughout the property.

Forested Riparian Wetland Complex:

The wetlands were delineated on the subject property on 08-29-16 in accordance with Chapter 179 "Freshwater Wetlands" of the Town of Cortlandt and the 1997 Federal Delineation Manual. The respective wetland areas located on the subject property are similar in size and location to the wetland boundaries previously delineated in 2005.

The property contains a large forested wetland complex that includes a pond, depressional pocket wetland, small stream, and scrub-shrub emergent hillside seep area. Riparian forested wetlands were observed to be present immediately adjacent to the watercourse. The wetland complex receives hydrological support from its juxtaposition in the landscape, receiving surface water runoff from adjacent slopes, the watercourse, and some groundwater discharge from the adjoining slope interface.

The forested wetland is similar to the red maple-hardwood swamp community as described by Reschke (1990). Red maple is the dominant tree and sapling species within the wetland on the subject parcel. Other dominant tree species observed included American elm *(Ulmus Americana).* Several upland tree species were also observed along the outer edges of the wetland. The shrub layer consisted predominately of spicebush, silky dogwood *(Comus amomum*), and winterberry (*Ilex verticillata).* Ground layer species observed included skunk cabbage (*Symplocarpus foetidus),* sensitive fern *(Onoclea sensibilis),* sphagnum moss *(Sphagnum spp.),* cinnamon fern *(Osmunda cinnemomea),* garlic mustard, and a variety of sedges (*Carex spp.).* The canopy coverage for this wetland is fairly uniform and closed with some scattered pockets that allow for successful establishment of shrubs and herbaceous vegetation. Included within this complex is a man-made pond at the edge of a large forested wetland in the southern section of the property. The pond is a shallow pond with approximate depths of 4-5 feet in the middle of the pond, the edges of the pond consist mostly of invasive shrub species and grasses and is defined by remnant stone walls. The emergent forested wetland in the southwestern corner has reverted to more of an emergent wetland with shrub species becoming more dominant. The amount of open water area has significantly reduced in area since the prior assessment.

In order to accomplish the proposed project on the Evergreen Manor site, some filling of regulated wetlands will be required (See Figure 3).

Wetland C

Approximately 10,669 sf of Wetland C will be filled for access to Lot 1 and the creation of a building pad and parking area for Lot 2. Smaller fill areas are necessary for the grading associated with adjacent drainage structures. Approximately 63,100 sf of this wetland (1.45 acres) will remain. This fill will occur in the portion of the wetland identified as having the lowest function related to habitat, wetland vegetation, stormwater storage and aesthetic value. Historic aerial photos clearly show this area as having been maintained as open field. It is unclear when wetland characteristics developed in this portion of the site. The proposed fill has the potential to alter site hydrology to the wetland, but this will be offset by runoff from the newly developed portions being routed through water quality basins before

discharge back into the wetland.

As noted above, the functional connection between Wetland C and offsite/downstream wetlands is in question. The wetland does provide functions related to groundwater discharge and habitat, but these functions are compromised by the presence of invasive and non-native vegetation. While the filling of the southern part of this wetland may be unavoidable in order for the larger site plan to work, enhancement and restoration of the remainder of the wetland would be a desirable mitigation for this impact.

Wetland B

Small areas of disturbance are proposed in three locations at Wetland B. A road crossing at the northern edge of Wetland B is proposed in order to access proposed Lot 4. In this location the existing small pond overflows to the south, creating a narrow drainageway that ultimately conveys flows to the larger pond/wetland. A large culvert will be installed to minimize the disruption of this flow. A water quality basin will be constructed on the east side of the pond, and plantings will be added to make this a visual amenity, requiring an additional 204 square feet of disturbance. At the south end of Wetland B, some minor grading is proposed (760 sf) to allow the continuance of a proposed hiking path around the perimeter of the wetland.

2.5 Wetland Delineation

The 28 acre site is the location of a former estate on the south side of Crompond Road. The property has been mostly abandoned for a number of years, although a rental cottage on the property is still occasionally occupied. Portions of the site are wooded, with second growth trees and shrubs begin to dominate in formerly landscaped areas. Three town regulated wetlands were observed on the property (Figure 4). There are no DEC mapped wetlands on the parcel; one NWI wetland (described as Wetland B, below) is shown on federal mapping. DEC and NWI mapping is attached (Figures 5 and 6).

The wetlands located on the subject parcel consist of three separate wetland areas on the property. The largest wetland (Wetland B, 78,141 sf or 1.79 acres) consists of a pond and forested wetland that also includes an intermittent stream as part of the wetland complex. This area was flagged from the rear of the property and the boundary goes around the existing ponds and is located primarily inside existing stone walls that serve as the perimeter of this wetland complex. This wetland complex was flagged with #'s B-01-B-29. Vegetation within the forested section is typical of wetlands and includes tree dominants such as red maple and American elm and winterberry, silky dogwood, spicebush, and saplings of the dominant trees dominating the shrub layer. The herbaceous layer was sparse and consisted of skunk cabbage, sedges and fern varieties such as cinnamon, and sensitive fern. The soils present within the wetland consisted of organic soils with evidence of reduction and some mottles within the soil horizon. Several other hydric soil field indicators were readily apparent at the site. The site also exhibited hydrological indicators including soil saturation within the test hole or at the soil surface, inundation, and positive drainage patterns. Soils observed on site were consistent with NRCS soils mapping (attached). Overflow from Wetland B flows south, forming a tributary to Furnace Brook, to the Hudson River at Oscawana Island near Cruger's.

The second wetland (Wetland C, 77,772 sf or 1.69 acres) receives drainage from Route 202 and overland runoff form higher areas of the site. The wetland extends along the lower portions of the property along the northern boundary, ultimately discharging to a culvert under Route 202 and flowing north. The watercourse exiting the site flows in a pipe under Conklin Avenue for approximately 260 feet. It then daylights for 30 feet, then goes back underground until it ultimately discharges to the wetland associated with McGregory Brook at an undetermined location approximately 600 feet from the inlet.

Wetland C shows signs of extensive site disturbance and the wetland has become dominated by multiflora rose throughout the entire area. Interspersed throughout the hillside wetland are wetland shrubs and understory trees including silky dogwood, spicebush, winterberry, elderberry and arrowwood viburnum. Skunk cabbage, common rush and tussock sedge are prevalent within the ground vegetation. Several areas within the wetland edge exhibit evidence of significant saturation to the surface and low chroma soil colors. This area was flagged with numbers C-01-C-20. Note C-01 starts at the road edge/driveway intersection and travels upslope to the western property line.

The third wetland area is a small isolated wetland depression (479 sf) adjacent to the larger wetland in the rear. It is located within the junction of two prominent stone walls and is separated from the main wetland complex. The soils were saturated to the surface and consist of low chroma colors indicative of hydric soils. Vegetation was dominated by red maple, American elm, spicebush, winterberry, and skunk cabbage and sensitive fern. This wetland was flagged with numbers A-01-A-06.

Since a prior wetland delineation, completed in 2005, the wetlands on the property show significant signs of changes to hydrology and vegetative structure. Several invasive plant species have become dominant throughout the parcel. The property also appears to be much drier than when prior investigations were completed on the site. This was most notable within the larger rear forested wetland/pond complex. The depth of the pond appears to have decreased considerably since 2005.

On June 20, 2018, the wetland delineation was reviewed by Ms. Katie Pijanowski and Mr. Brian Orzel of the Army Corps. Several minor changes to the delineation were made during the course of that site walk. The plans submitted as part of this application reflect those changes.

Adjacency/Connectedness

Wetland A does not overflow and is therefore hydrologically isolated from any tributaries to TNW's.

Following the site walk in June of 2018, ACOE staff made a preliminary conclusion that both Wetlands B and C are hydrologically connected to navigable waters and are therefore federally regulated wetlands.

Data sheets for the three wetland areas are attached.

2.6 Mitigation

In order to offset the functional impacts to the site wetlands due to the proposed construction, the applicant is proposing a multi-phased mitigation plan that will result in expanded and enhanced existing wetlands. Stormwater management practices and buffer enhancement are also proposed to protect the wetlands long term.

The necessary impacts to delineated wetland areas relate to the location of the access drives to developable portions of the site. It is the applicant's opinion that this design represents the best layout for minimizing wetland, buffer and steep slope areas while allowing development of those portions of the site that will best support the proposed uses. The impacts to these areas result primarily in the loss of wetland vegetation and the disturbance of drainage and flow patterns. The proper design and implementation of the stormwater management plan will provide mitigation and allow the continuation of the stormwater conveyance and flood attenuation functions of the site wetlands. Because drainage patterns are not being significantly altered, the recharge/discharge capacity will not be altered. A detailed planting plan to offset the loss of wetlands vegetation is proposed.

Two areas of potential wetland mitigation have been identified on site (Figure 7), and would result in the expansion of existing wetlands, and the sharing of wetland hydrology, rather than the creation of entirely new wetlands. These areas have been identified as having hydrology and topography that would allow expansion of existing wetlands, and would offer additional water quality and habitat functions The shared hydrology method can be a highly successful method of wetland mitigation when applied in small areas. The site topography precludes the creation of new, separate wetland areas without extensive regrading and diversion of hydrology sources.

Wetland expansion could occur through the use of grading, soil amendment and planting of native wetland species suitable for the hydrologic regime prepared. The following species will be utilized as part of this wetland expansion/construction.

Partial Plant List - Proposed Wetland Mitigation Areas Evergreen Manor	
TREES:	
Red Maple (*Acer rubrum*)	very high
Black gum (*Nyssa sylvatica*)	Intermediate
Green Ash (*Fraxinus pennsylvanica*)	low
SMALL TREES:	
Shadblow Serviceberry (*Amelanchier canadensis*)	high
SHRUBS:	
Possumhaw viburnum (*Viburnum prunifolium*) high	
Arrowwood (*Viburnum dentatum*)	high
Highbush blueberry (*Vaccinium corymbosum*)	very high
Elderberry (*Sambucus canadensis*)	very high
Winterberry holly (*Ilex verticillata*)	high
Summersweet (*Clethra alnifolia*)	intermediate
[1] Source: G.L.Hightshoe, 1988: Native Trees, Shrubs, and Vines for Urban and Rural America. WILDLIFE VALUE KEY: Value as a food source: Very high: 50+ wildlife users, High: 25-49 wildlife users, Intermediate: 15-24	

wildlife users, Low: 5-14 wildlife users, Very low: <5 wildlife users, NL: not listed.

These species are native to the northeast, are well adapted to wetland hydrology and will provide food source, cover and nesting opportunities to local wildlife.

The construction of the stormwater management system, which includes water quality basins, bio-retention and subsurface infiltration, will mitigate the potential impact to the nutrient assimilation function of these onsite wetlands.

In summary, area is available for the creation/expansion of site wetlands as mitigation for unavoidable losses. A total of 35,944 square feet (0.83 acres) has been identified as potential mitigation areas, for a ratio of 2:1. Coupling this with an invasive species management program for Wetland C, which is the only significant wetland area of the site that is overgrown with non-native species, functional impacts to site wetlands can be more than offset by this development plan.

Invasive Species Monitoring and Control Program

By controlling exotic vegetation nearby native plants will have less competition and therefore have more resources available for their own growth. An invasive species monitoring and control program will be implemented at Wetland C as part of the overall development plan. Species targeted for removal include the following:

Tree-of-heaven (Ailanthus altissima)
Multiflora rose (Rosa multiflora)
Mugwort (Artemisia vulgaris)
Autumn olive (Eleagnus umbellata)
Garlic mustard (Alliaria petiolata)
Purple loosestrife (Lythrum salicara)
Common reed (Phragmites australis)
Oriental bittersweet (Celastrus orbiculatus)
Porcelainberry (Ampelopsis brevipedunculata)
Japanese Barberry (Berberis thunbergii)
Japanese Stilt Grass (Microstegium vimeneum)
Winged Euonymus (Euonymus alatus)
Greenbriar (Smilax rotundifolia)

The above listed species and all other invasive non-native plants that are detrimental to the ecology of the project site will be removed during site development to the extent practicable. The goal of this program is to reduce the presence of exotic/invasive species to a threshold of less than ten percent total cover. A qualified biologist/botanist will supervise the removal of invasive species.

The overall wetland mitigation plan also includes the enhancement of the buffer on the southern edge of Lot 4. Due to parking requirements, the parking lot for the proposed development on this lot encroaches less than 100 feet from Wetland B. Vegetation on this part of the site is wooded immediately along the wetland edge, but thins out to old field and

a former dump site. The buffer enhancement proposal is to clear out brush and non-native vines, remove the rubbish from the site, and replant based on the submitted plan sheet. At a minimum the following trees and shrubs will be used in this area.

Partial Plant List - Proposed Buffer Enhancement Area Evergreen Manor	
	Wildlife Value[1]
TREES:	
Red Maple (*Acer rubrum*)	very high
Sweetgum (*Liquidambar styraciflua*)	low
Pin Oak (*Quercus palustris*)	very high
SHRUBS:	
Arrowwood (*Viburnum dentatum*)	high
Nannyberry (*Viburnum lentago*)	high
Witchhazel (*Hamamelis virginiana*)	low
Gray dogwood (*Cornus racemosa*)	very high
Inkberry Holly (*Ilex glabra*)	high
[1] Source: G.L.Hightshoe, 1988: Native Trees, Shrubs, and Vines for Urban and Rural America. WILDLIFE VALUE KEY: Value as a food source: Very high: 50+ wildlife users, High: 25-49 wildlife users, Intermediate: 15-24 wildlife users, Low: 5-14 wildlife users, Very low: <5 wildlife users, NL: not listed.	

2.7 Endangered Species

The subject property was also evaluated for potential to support both the Indiana Bat *(Myotis sodalis),* and the Northern Long-eared Bat *(Myotis septentrionalis).* The property was observed to be an island of wooded habitat in a semi-urban context. The Indiana Bat is a federally and state listed endangered species, and the Northern Long-eared bat is a federally and state listed threatened species. As per NYSDEC and Federal database records, there are no known winter hibernacula for either species and no confirmed breeding records for Westchester County. Due to the type of general habitat requirements for both species, the subject property meets the criteria as potential summer feeding and roosting habitat. Therefore, the potential threat to bats that could occur on the site due to the proposed development would be direct mortality of the bats if trees are removed during the summer roosting season. The USFWS issued a final rule for the Northern long-eared bat in 2016. NYSDEC also has developed additional mandatory and voluntary restrictions to avoid impacts during the summer months when bats may be present in roost trees. These guidelines from both agencies also apply to the Indiana Bat.

2.8 Historic properties

The applicant is currently awaiting response from the New York State Office of Parks, Recreation and Historic Preservation regarding any cultural resources on or in close proximity to the site, and will forward these conclusons to ACOE as soon as we receive them.

Please review the enclosed application materials at your earliest convenience and contact us if you have any questions or require additional information.

Sincerely,

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

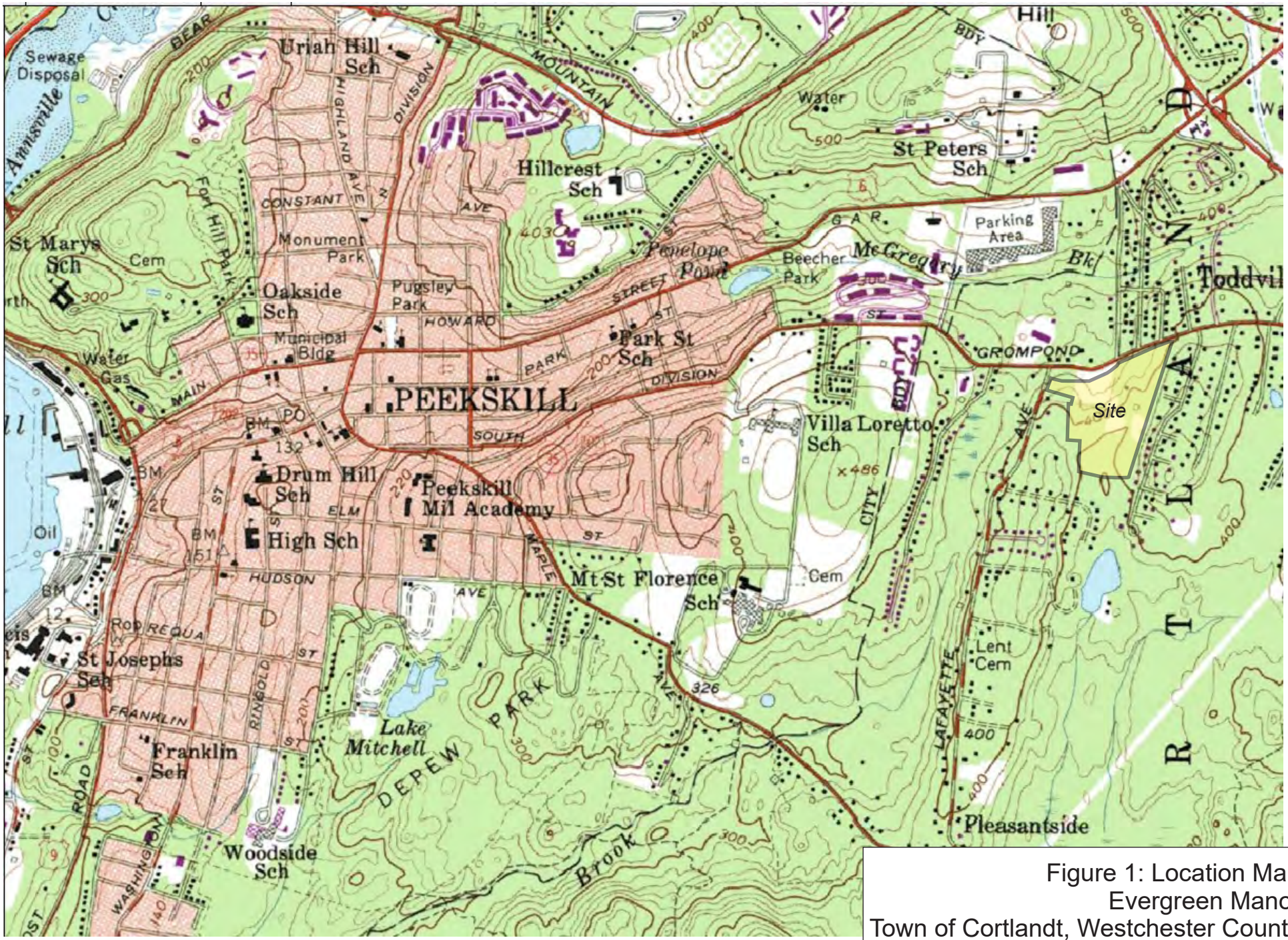

Figure 1: Location Map
Evergreen Manor
Town of Cortlandt, Westchester County
Source: USGS Peekskill Quad

N

DIVNEY • TUNG • SCHWALBE
Intelligent Land Use

Figure 2: 1990 AERIAL PHOTO

EVERGREEN MANOR
TOWN OF CORTLANDT, NEW YORK
SOURCE: WESTCHESTER COUNTY GIS

FIG.

PLOTTED BY: DIVNEY TUNG SCHWALBE, LLP MICHELLE LLANOS 6/7/2016 9:55 AM L:\812 EVERGREEN MANOR – CORTLANDT\812 SP-2.0 SITE GRADING AND DRAINAGE PLAN PLT.DWG

Wetland Disturbance Area 4 (762 sf) south off the map for proposed walking path

Wetland Disturbance Area 5 (760 sf)

Wetland Disturbance Area 6 (204 sf)

Wetland Disturbance Area 3 (10,339 sf)

Wetland Disturbance Area 2 (215 sf)

Wetland Disturbance Area 1 (145 sf)

Figure 3: Proposed Wetland Disturbance
Evergreen Manor, Town of Cortlandt
Source: Divney Tung Schwalbe, LLP

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

DIVNEY • TUNG • SCHWALBE
Intelligent Land Use

Divney Tung Schwalbe, LLP
One North Broadway
White Plains, NY 10601

P: 914.428.0010
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ARCHITECT (MASTER PLAN & PARCELS 1,2,&5)

WARSHAUER MELLUSI WARSHAUER ARCHITECTS PC
100 CLEARBROOK ROAD
ELMSFORD, NY, 10523

ARCHITECT (PARCEL 3)

THE ARCHITECT TEAM
50 COMMANDANT'S WAY AT ADMIRAL'S HILL
CHELSEA, MA, 02150

ARCHITECT (PARCEL 4)

MINNO WASKO
80 LAMBERT LANE
LAMBERTVILLE, NJ, 08530

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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SCALE: 1" = 50'

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REVISIONS

NO.	DATE	ISSUE

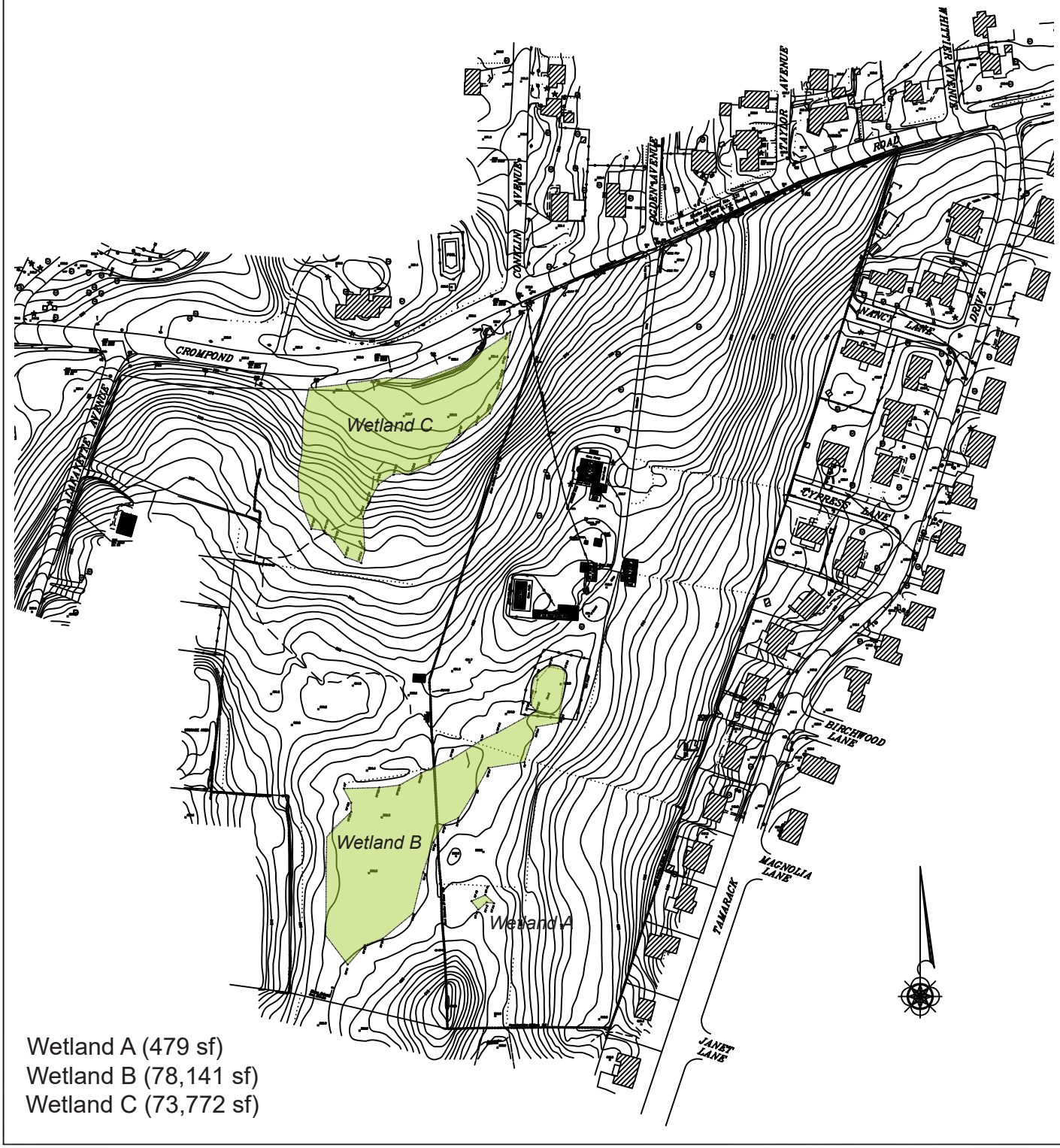
DRAWING TITLE:

GRADING AND DRAINAGE PLAN

DRAWN BY:	CHECKED BY:
ML/MDG	MSG
PROJECT NO.	DATE:
812	03/25/18

DRAWING NO.

SP-2.0



Wetland A (479 sf)
Wetland B (78,141 sf)
Wetland C (73,772 sf)

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Intelligent Land Use

FIGURE 4: SITE WETLANDS

EVERGREEN MANOR
TOWN OF CORTLANDT, NEW YORK

FIG.

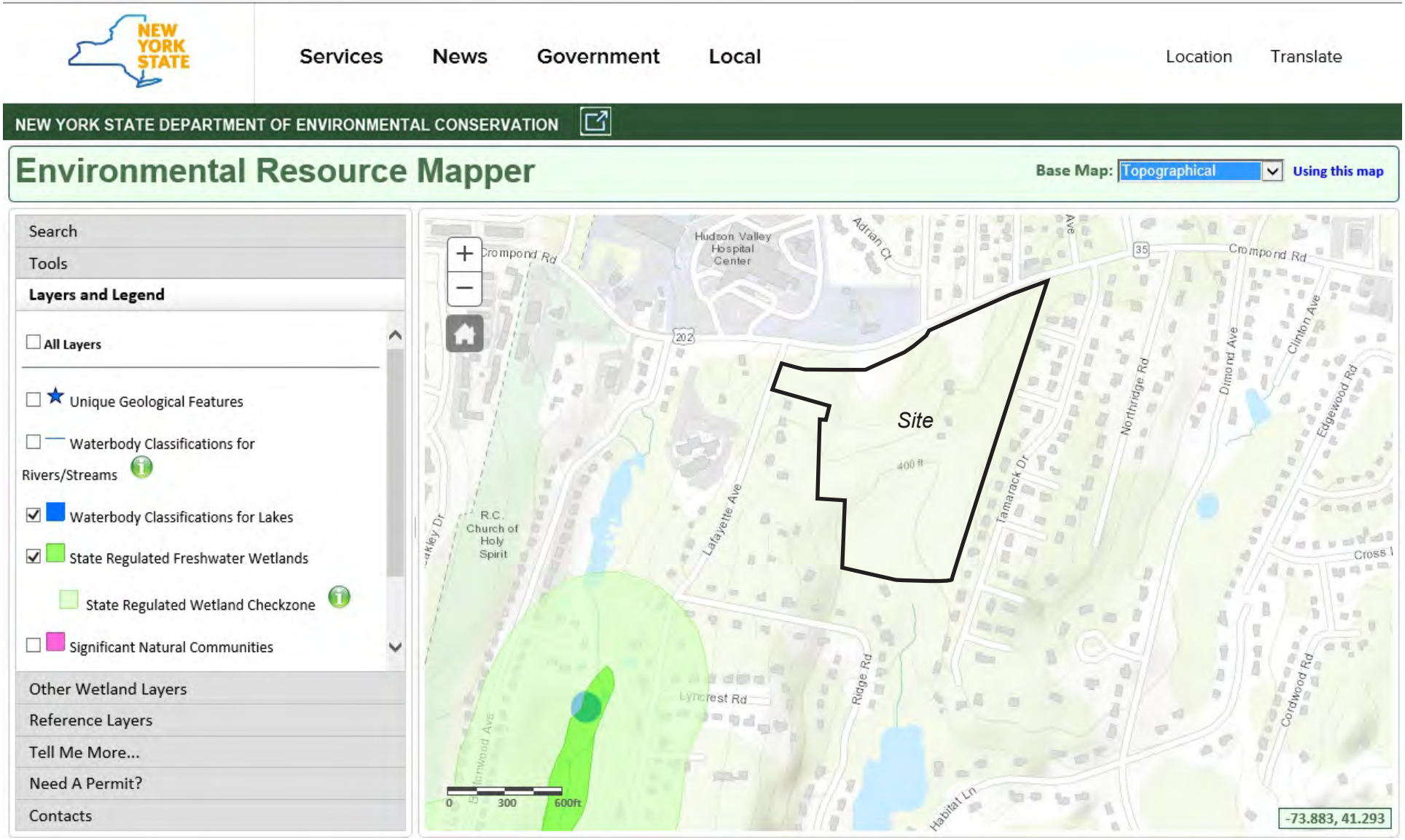


Figure 5: NYS DEC Environmental Resource Mapper
State Wetlands
Evergreen Manor, Town of Cortlandt
Source: NYSDEC

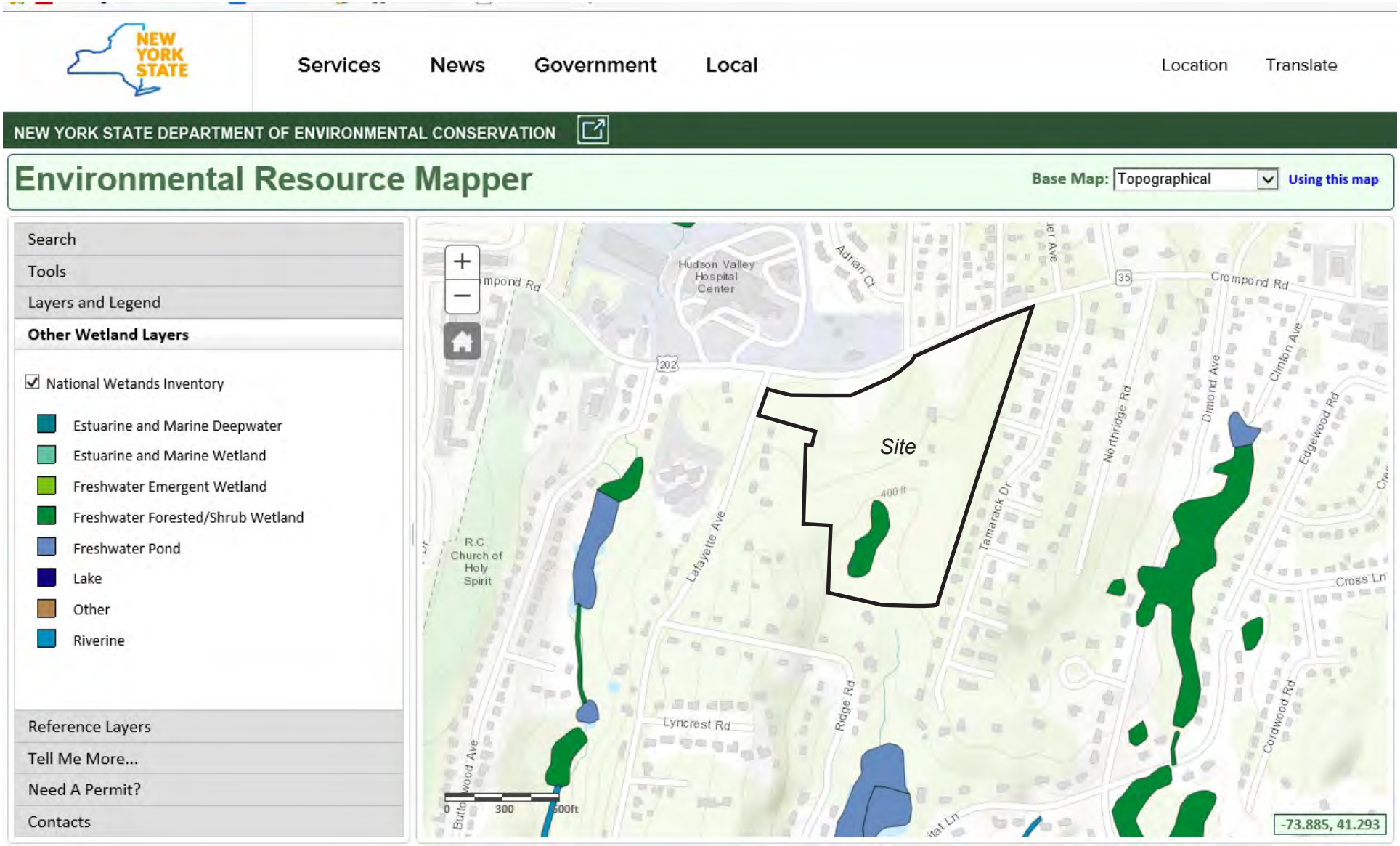


Figure 6: NYS DEC Environmental Resource Mapper
NWI Wetlands
Evergreen Manor, Town of Cortlandt
Source: NYSDEC

PLOTTED BY: DIVNEY TUNG SCHWALBE, LLP MICHELLE LLANOS 6/7/2016 9:55 AM C:\USERS\MLLANOS\APPDATA\LOCAL\MICROSOFT\WINDOWS\INETCACHE\CONTENT.OUTLOOK\JKFOYBGU\DM MITIGATION PLAN 1-14-19.DWG

Planting Details

Plant choices for the wetland expansion were made according to existing site conditions and locally common species. All planting will proceed by hand. Materials will be brought to the site in good condition (see below) and then placed in central drop locations. The materials will then be hand-carried to their planting locations and in turn, planted by hand. Only rounded, shallow planting shovels will be used in this effort.

Criteria for selecting plant material will include (1) the plant's ability to withstand the expected light and saturation conditions; (2) its demonstrated survival on this site and other nearby sites; (3) the plant must be native and non-invasive; and (4) whether the plant material is available at nurseries in the same region as the site. See Table 1 for complete plant species list. Seed mix was chosen based on the species' ability to survive in moist areas adjacent to the road with some sun.

Planting will be done in spring or early summer (between April 1 and July 1). Shrubs may also be planted in the late summer to early fall (September 1 to October 30). In all cases, a hole will be dug twice as deep as the root ball. The only shovels allowed are rounded, shallow spades. The hole will then be backfilled with a thin layer (two to four inches) of rich, organic topsoil, the plant placed inside, the hole backfilled to the top and then gently tamped down. Container-grown plant material delivered to the job site will be inspected to assure moist soil/root masses. Any dry and light weight plants will not be accepted. If not planted immediately the container will be stored out of the sun and wind and kept moist (i.e., a means of watering will be provided and watering will occur daily).

When removed from the containers, the plants will be the size of the specified container. If in leaf, the plants will appear healthy with no spots, leaf damage, discoloration, insects or fungus. If not in leaf, the buds will be firm and free of damage, discoloration, insects or fungus. Containers will be a minimum of quart size for shrubs and gallon size for trees. Plants not having an abundance of well developed terminal buds on the leaders and branches will be rejected. The stems and branches of all plants will be turgid and the cambium healthy or the plants rejected. Seeding within wetland areas should not be completed when there is more than two inches of standing water, or in areas that are likely to be flooded. Seeds should be broadcast by hand or knapsack seeder using the proper seeding rate (3.5 pounds per acre), and carefully proportioning seed for the entire area. Cover with a light layer of straw mulch following seeding.

Plan Notes

1. Prior to commencement of site work, silt fence is to be placed at limit of disturbance.
2. Regrade area and spread topsoil four to six inches deep using existing stockpiles. Final grading is to be generally completed as shown on this plan. Some field adjustment to achieve desired flow paths is acceptable.
3. Trees to remain will be identified prior to the commencement of site grading. These trees will be flagged in the field prior to the commencement of any clearing or excavation. Leave smaller existing trees in assumed area of disturbance to the extent practicable. Field adjustments to the grading plan may be necessary in order to ensure minimal impacts to roots of trees to be saved.
4. Hay and seed area of wetland expansion with Ernst Conservation Seeds Northeast Wetland Hummock Mix or equivalent. Companion seed with annual ryegrass as per grower's recommendations.
5. Trees, shrubs and herbaceous materials will be planted within the proposed wetland creation area as specified on the plan and the table above. Following planting, the planted area will be ringed with deer fencing as shown on the plan and detail.

Monitoring and Maintenance

At least one pre-construction meeting will occur between the chosen grading and/or planting contractor/subcontractor and the site environmental systems planner prior to beginning construction on site. The construction monitor will have experience in wetland construction and a Bachelor of Science degree in Natural and/or Physical Resources.

Monitoring and maintenance efforts for the mitigation plantings will take place over a five year period following construction. This will include bi-weekly visits for the first growing season, and then twice a year for the next two years, with additional inspections as required depending on conditions. The applicant's environmental monitor will conduct a survey of the site and site conditions will be noted and adjusted as necessary. An annual report will be provided to the Town of Cortlandt at the end of the growing season for each of the three years. These reports will include the following information:

1. All plant species, along with their estimated relative frequency and percent cover, shall be identified by using plots measuring 10 feet by 10 feet, with at least one representative plot located in each of the habitat types within the mitigation site. For this proposal, there are two plots identified on the plan view planting plan.
2. Vegetation cover maps, at a scale of one inch equals 100 or larger, shall be prepared for each growing season.
3. Photographs showing all representative areas of the mitigation site shall be taken at least once each year during the period between 1 June and 15 August.
4. Surface water and groundwater elevations in representative areas of the mitigation site shall be recorded twice a year during April through November of each year. The location of the monitoring wells are shown on the plan view grading plan.

Plantings will meet or exceed and 85 percent survival rate by the end of the second growing season. If this goal is not met, the site will be re-evaluated, and re-grading and/or replanting will be completed as necessary. Invasive species (i.e., Lythrum salicaria and Phragmites australis) will not constitute more than 10 percent of the vegetative community. If this goal is exceeded, measures will be taken to eradicate the invasive species.

Throughout the monitoring period, the mitigation area will be subject to inspection by the Town Environmental Monitor, as will the submitted monitoring reports. The Town's costs associated with such monitoring will be funded by the inspection fees paid by the applicant, which will be paid by the applicant at the signing of this agreement.

1. An invasive species monitoring and control program will be implemented at the project site as part of the overall development plan. Species targeted for removal include the following:

Tree-of-heaven (Ailanthus altissima)	*Multiflora rose (Rosa multiflora)*
Mugwort (Artemisia vulgaris)	*Autumn olive (Eleagnus umbellata)*
Garlic mustard (Alliaria petiolata)	*Purple loosestrife (Lythrum salicara)*
Common reed (Phragmites australis)	*Oriental bittersweet (Celastrus orbiculatus)*
Porcelainberry (Ampelopsis brevipedunculata)	*Japanese Barberry (Berberis thunbergii)*
Japanese Stilt Grass (Microstegium vimeneum)	*Winged Euonymus (Euonymus alatus)*

2. The goal of this program is to reduce the presence of exotic/invasive species to a threshold of less than ten percent total cover. A qualified biologist/botanist will supervise the removal of invasive species. Invasive species can be removed in several ways, depending on the location and species of the plant:

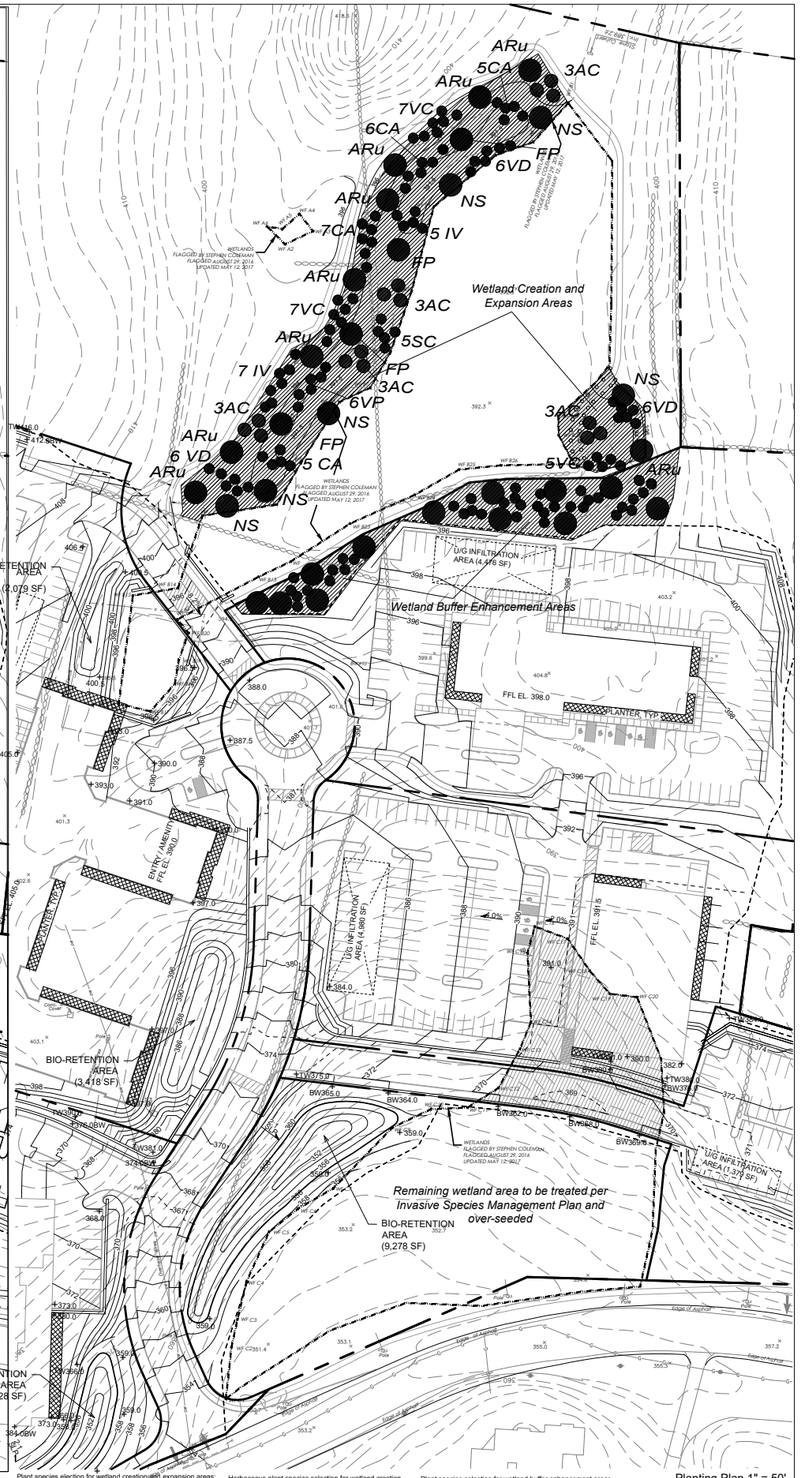
   1. If a shrub is isolated and does not have its root system entwined with other plants, it may be removed mechanically. As much of the root system as possible should be removed to prevent the possibility of the invasive plant sprouting from root pieces left behind.
   2. If a shrub is growing amongst other native plants the plant will be most safely and effectively removed by chemical means, by first cutting back to a few stubs and stumps, about twelve inches from the base. A concentrated solution of glyphosate (Round-up or equivalent) should be painted on the ends of the stumps. This technique is most effective in the early fall months but before the approaching dormant period. Proper notification must be made prior to the application of all restricted pesticides, and application made by a licensed applicator if required. No application will be made in areas of standing water without first receiving a DEC permit for aquatic pesticide application.
   3. Highly invasive groundcovers, such as Japanese honeysuckle, should be sprayed with glyphosate, using a very close and targeted application during the active growing season. Repeated treatments may be necessary to remove the plant completely.
   4. Several methods may be utilized in removing highly invasive annuals, such as garlic mustard. If the species is growing densely without other plants, the area may be sprayed with glyphosate during the active growing season, following the manufacturer's recommendations. Species may also be removed by hand. Both methods should be performed before plants set seed. Both methods also may need to be performed multiple times over a season and possibly over several seasons to completely eradicate the target species.

Grading Details

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

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

Grading Plan 1" = 50'



Planting Plan 1" = 50'

Plant species election for wetland creation and expansion areas:

12 Winterberry holly - *Ilex verticillata (IV)*
12 Arrowwood - *Viburnum dentatum (VD)*
14 Highbush blueberry - *Vaccinium corymbosum (VC)*
5 Elderberry - *Sambucus canadensis (SC)*
6 Possumhaw viburnum - *Viburnum prunifolium (VP)*
23 Summersweet - *Clethra alnifolia (CA)*
12 Shadblow - *Amelanchier canadensis (AC)*
8 Red maple - *Acer rubrum (ARu)*
5 Black gum - *Nyssa sylvatica (NS)*
4 Green ash - *Fraxinus pennsylvanica (FP)*

All shrubs to be in 3 to 5 gallon containers.
All trees to be in 15 gallon containers.

Herbaceous plant species selection for wetland creation and expansion areas (2" plugs):

100 Tussock sedge *(Carex stricta)*
100 Fringed sedge *(Carex crinita)*
100 Soft rush *(Juncus effusus)*
50 Cinnamon fern *(Osmunda cinnamomea)*
50 Sensitive fern *(Onoclea sensibilis)*
75 Burreed *(Sparganium americanum)*
100 Rice cutgrass *(Leerzia oryzoides)*

Overseed planted areas with Ernst wetland hummock mix (ERNMX-125) or equivalent at five pounds per acre.

Plant species selection for wetland buffer enhancement areas (locations and quantities of each species to be determined in the field based on existing tree locations):

Witchhazel - *Hamamelis virginana*
Arrowwood - *Viburnum dentatum*
Nannyberry viburnum - *Viburnum lentago*
Gray dogwood - *Cornus racemosa*
Inkberry - *Ilex glabra*
Red maple - *Acer rubrum*
Pin oak - *Quercus palustris*
Sweetgum - *Liquidambar styraciflua*

All shrubs to be in 3 to 5 gallon containers.
All trees to be in 15 gallon containers.

Figure 7: Proposed Wetland Mitigation Evergreen Manor, Town of Cortlandt Source: Divney Tung Schwalbe, LLP

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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ARCHITECT (PARCEL 3)

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50 COMMANDANT'S WAY AT ADMIRAL'S HILL
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LAND USE ATTORNEY

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394 BEDFORD ROAD
PLEASANTVILLE, NY, 10570

WETLANDS CONSULTANT

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COLD SPRING, NY, 10516

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SCALE: 1" = 60'

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REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:

WETLAND CREATION AND EXPANSION PLAN

PLANNING • ENVIRONMENTAL • WETLANDS — TMA WMI

DRAWN BY:	CHECKED BY:
SAM	SAM
PROJECT NO. 812	DATE:

DRAWING NO.

SP-10.0

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

US Army Corps of Engineers

JOINT APPLICATION FORM

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

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

1. **Applications To:**

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

Check all permits that apply:

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

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

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

Is the project Federally funded? ☐ Yes ☑ No

If yes, name of Federal Agency:

General Permit Type(s), if known: NWP #39

Preconstruction Notification: ☑ Yes ☐ No

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

Check all permits that apply:

- ☐ State Owned Lands Under Water
- ☐ Utility Easement (pipelines, conduits, cables, etc.)
- ☐ Docks, Moorings or Platforms

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

Check if this applies: ☐ Coastal Consistency Concurrence

2. **Name of Applicant**

V.S. Construction

Taxpayer ID (if applicant is NOT an individual)

Mailing Address: 37 Croton Dam Road

Post Office / City: Ossining

State: NY

Zip: 10562

Telephone: 914 739 7362

Email: mandysantucci@aol.com

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

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

Mailing Address

Post Office / City

State

Zip

Telephone

Email

For Agency Use Only Agency Application Number:

4. **Name of Contact / Agent**

Steve Marino, PWS

Mailing Address	Post Office / City	State	Zip
10 North Street	Cold Spring	NY	10516

Telephone 845 265 4400 Email smarino@timmillerassociates.com

5. **Project / Facility Name**

Evergreen Manor (proposed mixed use development)

Property Tax Map Section / Block / Lot Number:

33.12-2-8, 33.12-2-7, 33.12-2-1

Project Street Address, if applicable	Post Office / City	State	Zip
2003 Route 202	Cortlandt	NY	10567

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

South side of Route 202 at intersection with Conklin Avenue, between Lafayette Avenue and Tamarack Drive

☑ Town ☐ Village ☐ City

Cortlandt	Westchester	n/a

County

Stream/Waterbody Name

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

Latitude: ° ' " Longitude: ° ' "

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

a. Purpose of the proposed project:

Mixed use project in a proposed Medical Oriented District. Plans include senior housing, assisted living facility, hotel, medical offices

b. Description of current site conditions:

Existing residential property with outbuilding, partially wooded. See attached plans and narrative for more details.

c. Proposed site changes:

Construction of residential, institutional and commerical buildings. See attached plans and narrative for more details.

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

See attached plans and narrative for more details.

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

See attached plans and narrative for more details.

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

Timing of the proposed cutting or clearing (month/year): TBD

Number of trees to be cut: 1,189 Acreage of trees to be cleared: 17

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

Typical heavy construction equipment and construction methods for commerical/institutional development

h. Describe the planned sequence of activities:

TBD

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

The project will comply with State and federal requirements for erosion control and water quality maintenance

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

An erosion control plan that meets the requirements of the NYS DEC stormwater management regulations has been prepared.

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

The proposed wetland impacts will occur in previously disturbed/landscaped wetland areas, and are primarily for access to parts of the site that would otherwise be inaccessible.

l. Proposed use: ☑ Private ☑ Public ☑ Commercial

m. Proposed Start Date: April 2020 Estimated Completion Date: September 2025

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

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

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

NAN-2018-00378

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

☑ Yes If Yes, list below. ☐ No

Creation of a Medical Oriented District (MOD) which is currently in progress before the Town of Cortlandt for this and adjacent parcels.

7. **Signatures.**

Applicant and Owner (If different) must sign the application.
Append additional pages of this Signature section if there are multiple Applicants, Owners or Contact/Agents.

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

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

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

Signature of Applicant [signature] Date 11-7-19

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

Printed Name Valerio Santucci Title President

Signature of Owner (if different than Applicant) Date

Printed Name Title

Signature of Contact / Agent Date

Printed Name Steve Marino, PWS Title Senior Wetland Scientist

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

Agency Application Number

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

Agency Representative:

Printed Name Title

Signature Date

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, NEW YORK DISTRICT
JACOB K. JAVITS FEDERAL BUILDING
26 FEDERAL PLAZA
NEW YORK NEW YORK 10278-0090

Regulatory Branch **October 19, 2022**

SUBJECT: Permit Application Number NAN-2018-00378
by V.S. Construction

V.S. Construction
ATTN: Valerio Santucci
37 Croton Dam Road
Ossining, NY 10562

Dear Mr. Santucci:

On November 13, 2019, the New York District of the U.S. Army Corps of Engineers received a request for Department of the Army authorization for the discharge of fill material into and/or the placement of structures in and over navigable waters of the United States for the placement of fill material in portions of two wetlands to facilitate the construction of a mixed-use development. The site is located in the Peekskill Hollow Creek Watershed, in the Town of Cortlandt, Westchester County, New York.

The submitted drawings entitled “Evergreen Manor: Wetland Disturbance Areas” dated October 25, 2019 and last revised July 27, 2021 indicate 8,986 cubic yards (CY) of fill will be placed within six wetland disturbance areas, covering 15,037 square feet (0.35 acres). A 57-inch by 38-inch metal arch culvert will be installed to maintain hydrologic connection between an existing farm pond and the larger wetland area. Unavoidable wetland impacts will be mitigated through the creation/expansion of a 35,944 square foot (0.83 acre) wetland, as detailed in the drawing entitled “Wetland Creation and Expansion Plan” by Divney Tung Schwalbe, LLP and dated March 25, 2019 and last revised July 27, 2021.

Based on the information submitted to this office, and accomplishment of notification in accordance with the applicable federal requirements, our review of the project indicates that an individual permit is not required. It appears that the activities within the jurisdiction of this office could be accomplished under Department of the Army Nationwide General Permit Number 39 COMMERCIAL AND INSTITUTIANAL DEVELOPMENTS. The nationwide permits are prescribed as a Reissuance of Nationwide Permits in the Federal Register dated January 13, 2021 (86 FR 2744). The work may be performed without further authorization from this office provided the activity complies with the permit conditions listed in Section B, No. 39, Section C, any applicable New York District regional conditions, the following special condition(s), and any applicable regional conditions added by the State of New York, copies enclosed.

Regulatory Branch
SUBJECT: Permit Application Number NAN-2018-00378
by V.S. Construction

Special Conditions

(A) The permittee shall comply with the terms and conditions of the enclosed "Memorandum of Agreement Among the United States Army Corps of Engineers, the New York State Historic Preservation Officer, and VS Construction Regarding the Evergreen Manor Project in the Town of Cortlandt, Westchester County, New York", dated September 20, 2021.

(B) The permittee shall avoid tree clearing between April 1 and October 31 of any calendar year to protect the Federally-listed endangered Indiana bat (*Myotis sodalis).* Orange construction fencing shall be used to separate areas to be graded from areas not to be disturbed. No artificial dyes, coloring, insecticide, or algaecide such as copper sulfate shall be used in stormwater control structures. All outdoor lights shall be angled downward.

(C) The permittee shall accomplish compensatory mitigation through the successful establishment of 0.83-acres (35,944 square feet) of wetlands, as described in the attached drawing titled "Wetland Creation and Expansion Plan" by Divney Tung Schwalbe, LLP and dated December 10, 2018.

(D) All grading and planting in conjunction with the wetlands mitigation work shall be completed prior to the completion of fill authorized herein.

(E) The permittee shall ensure that all plantings in conjunction with the mitigation effort shall have an eighty-five percent (85%) survival rate and all established wetland areas in conjunction with the compensatory mitigation shall have an eighty-five percent (85%) coverage rate of hydrophytic plants (those with regional indicator status of FAC, FAC+, FAC+/-, or OBL in the report entitled "National List of Plant Species that Occur in Wetlands, Northeast [Region 1]," published by the U.S. Fish and Wildlife Service). The permittee shall also ensure that the vegetation in the newly established wetland does not consist of more than a total of five percent (5%) areal coverage of common reed (*Phragmites australis*), purple loosestrife (*Lythrum salicaria*), reed canary grass (*Phalaris arundinacea*), Japanese knotweed (*Polygonum cuspidatum*), Tartarian honeysuckle (*Lonicera tartarica*), Eurasian milfoil (*Myriophyllum spicata*), and/or other invasive species.

(F) The permittee shall provide to this office annual reports on the status of the compensatory mitigation activities, in each of the following five (5) years after initiation of the activities authorized by this permit. These reports shall be submitted no later than October 15 in each of these years. All data for the reports must be collected between the dates of April 15 and October 15 in the same year it is submitted. If this office determines that the success criteria outlined in

Special Condition (D) above has not been met for at least three (3) consecutive years, this period will be extended and the permittee shall continue to submit monitoring reports every year until this office has determined that the success criteria has been met for at least three consecutive years. These reports shall include the following at a minimum:

i. **A list of dominant plant species, along with their estimated frequency and percent areal cover in each vegetative strata (i.e. tree, shrub, and herbaceous) for each cover type within the mitigation site. All plant species shall be identified by using plots measuring 10-feet by 10-feet with at least one representative plot located in each of the habitat types within the mitigation site. The location of each plot shall be identified on the plan view engineering drawing;**

ii. **Color photographs showing all representative areas of each cover type within the mitigation site, taken at least once each year during the period between June 1 and August 15;**

iii. **A Corps of Engineers approved wetland delineation data sheet for each cover type within the mitigation site;**

iv. **Vegetation coverage maps, at a scale of one inch equals 100-feet, or larger scale, outlining the extent (in acres) of each cover type within the mitigation site shall be prepared for each growing season;**

v. **Well and gauge data showing water elevations within the mitigation site recorded twice a month during April through September of each year. The location of the monitoring well or gauge shall be shown on the plan view engineering drawing; and**

vi. **A remedial plan, if necessary, outlining all practicable steps taken or proposed to be taken to ensure the success criteria outlined in Special Condition (D) above are met by the specified due date of the next monitoring report.**

(G) The permittee shall ensure that no mowing of the mitigation area shall occur.

(H) The permittee shall secure a conservation easement or deed restriction on the wetland mitigation site to guarantee its preservation for wetland and wildlife resources. Copies of the instrument(s) effecting such easement shall be submitted to the New York District Corps of Engineers and the instrument(s) shall

be executed and recorded with the Westchester County Clerk's Office within one year following the initial plantings/seedings of the mitigation site.

(I) The permittee shall assume all liability for accomplishing the corrective work should the New York District determine that the compensatory mitigation has not been fully satisfactory. If the New York District does not find the mitigation satisfactory, an extension of monitoring time may be required to cover any necessary remedial work.

(J) The permittee shall undertake the authorized filling activities in a manner aimed at reducing impacts upon the general environment. In addition, the permittee shall not stockpile fill or other materials in a manner conducive to erosion, or in areas likely to cause high turbidity runoff during storm events. The permittee shall implement soil conservation and best management practices including, but not limited to, watering of dry disturbed soil to prevent movement of dust and particulates; the timely re-vegetation of exposed soils, and the used of silt fencing and anti-tracking pads to prevent erosion and sedimentation in onsite surface waters. Further, the permittee shall fence off all wetlands and other sensitive ecological areas during construction periods to prevent equipment and personnel from entering these areas.

This determination covers only the work described in the submitted material. Any major changes in the project may require additional authorizations from the New York District.

Care should be taken so that construction materials, including debris, do not enter any waterway to become drift or pollution hazards. You are to contact the appropriate state and local government officials to ensure that the subject work is performed in compliance with their requirements.

Please note that this nationwide permit (NWP) verification is based on a preliminary jurisdictional determination (JD). A preliminary JD is not appealable. If you wish, prior to commencement of the authorized work you may request an approved JD, which may be appealed, by contacting the New York District, U.S. Army Corps of Engineers for further instruction. To assist you in this decision and address any questions you may have on the differences between preliminary and approved jurisdictional determinations, please review U.S. Army Corps of Engineers Regulatory Guidance Letter No. 16-01, which can be found at:
https://usace.contentdm.oclc.org/utils/getfile/collection/p16021coll9/id/1256

This verification is valid until March 14, 2026, unless the nationwide permit is modified, reissued, or revoked. This verification will remain valid until March 14, 2026, if the activity complies with the terms of any subsequent modifications of the nationwide permit authorization. If the nationwide permits are suspended, revoked, or modified in

such a way that the activity would no longer comply with the terms and conditions of a nationwide permit, and the proposed activity has commenced, or is under contract to commence, the permittee shall have 12 months from the date of such action to complete the activity.

Within 30 days of the completion of the activity authorized by this permit and any mitigation required by this permit, you are to sign and submit the attached compliance certification form to this office.

In order for us to better serve you, please complete our Customer Service Survey located at http://www.nan.usace.army.mil/Missions/Regulatory/CustomerSurvey.aspx.

If any questions should arise concerning this matter, please contact Alexandra Ryan, of my staff, at (917) 790-8518.

Sincerely,

Rosita Miranda
Chief, Western Section

Enclosures

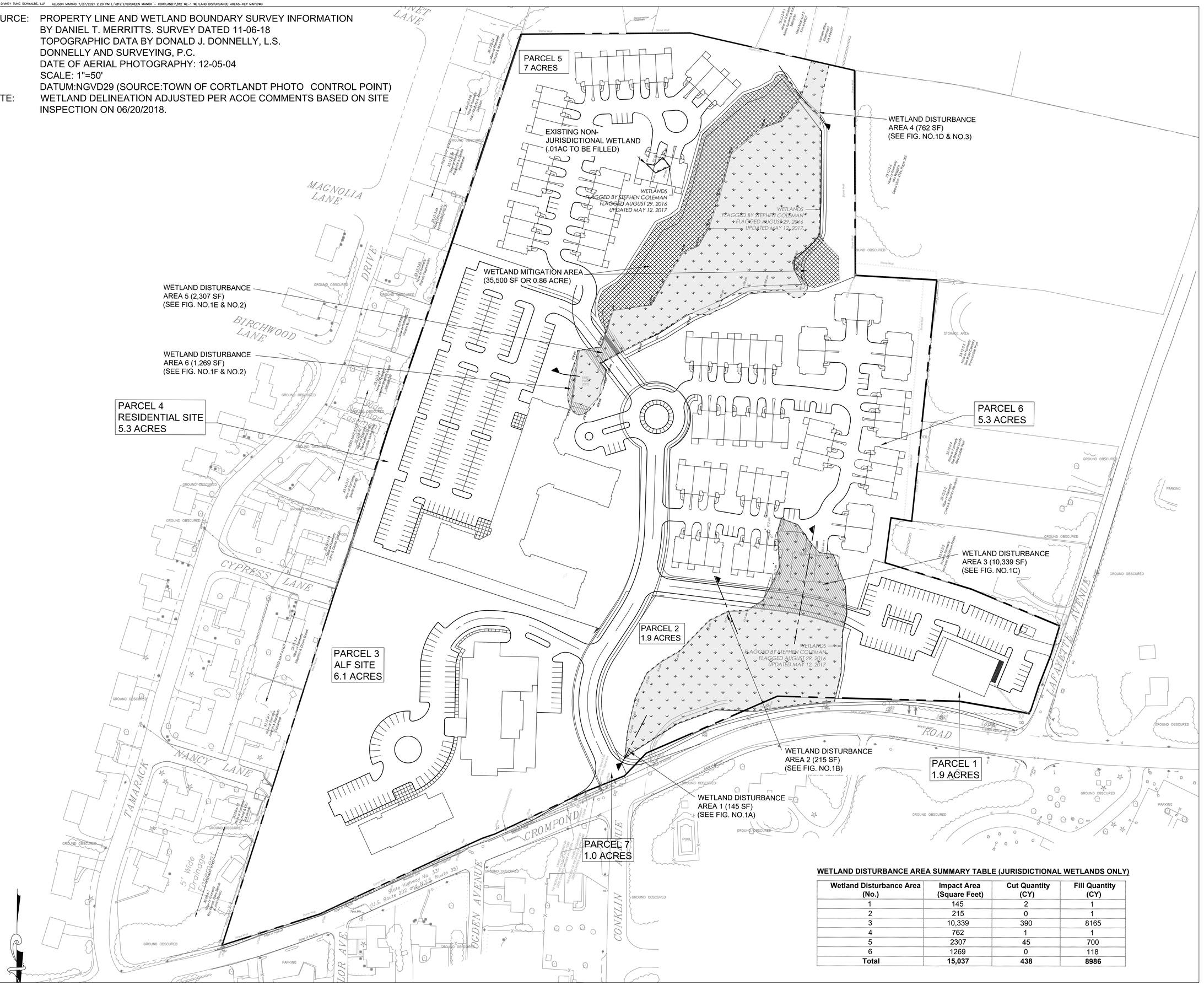
cc: NYSDEC - Region 3
Town of Cortlandt
USFWS

Hillcrest Elementary School
Burger King
Stop & Sho
E Main St
Beecher Park
AutoZone Auto Parts
McGregory Brook
NewYork-Presbyterian Hudson Valley Hospital
Church of the Holy Spirit
Crompond Rd
Rte 202
Main St
Peekskill
41.289401, -73.890134
Cortlandt Eye Care
Lincoln Titus Elementary School
S & I SNACK SHOP
Bill Volz's Westchester Chrysler Dodge Jeep
Bear Mountain State Pkwy
Croton Ave
Brian's Golf Works
Racica
Investment Insight
Purified Blue Water
Westchester French Bull Dog
Cortlandt Manor
Woodside Elementary School
Depew Park
Maple Ave
Hudson Ave
Headwater Preserve
The Mines Press, Inc
Universal
Polymedco Inc
Map data ©2020
1000 ft

PLOTTED BY: DIVNEY TUNG SCHWALBE, LLP ALLISON MARINO 7/27/2021 2:20 PM L:\812 EVERGREEN MANOR – CORTLANDT\812 WE-1 WETLAND DISTURBANCE AREAS-KEY MAP.DWG

SOURCE: PROPERTY LINE AND WETLAND BOUNDARY SURVEY INFORMATION BY DANIEL T. MERRITTS. SURVEY DATED 11-06-18
TOPOGRAPHIC DATA BY DONALD J. DONNELLY, L.S. DONNELLY AND SURVEYING, P.C.
DATE OF AERIAL PHOTOGRAPHY: 12-05-04
SCALE: 1"=50'
DATUM:NGVD29 (SOURCE:TOWN OF CORTLANDT PHOTO CONTROL POINT)

NOTE: WETLAND DELINEATION ADJUSTED PER ACOE COMMENTS BASED ON SITE INSPECTION ON 06/20/2018.



WETLAND DISTURBANCE AREA SUMMARY TABLE (JURISDICTIONAL WETLANDS ONLY)

Wetland Disturbance Area (No.)	Impact Area (Square Feet)	Cut Quantity (CY)	Fill Quantity (CY)
1	145	2	1
2	215	0	1
3	10,339	390	8165
4	762	1	1
5	2307	45	700
6	1269	0	118
Total	**15,037**	**438**	**8986**

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

DIVNEY • TUNG • SCHWALBE
Intelligent Land Use

Divney Tung Schwalbe, LLP
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

ARCHITECT (MASTER PLAN & PARCELS 1,2,&5)

WARSHAUER MELLUSI WARSHAUER ARCHITECTS PC
100 CLEARBROOK ROAD
ELMSFORD, NY, 10523

ARCHITECT (PARCEL 3)

THE ARCHITECT TEAM
50 COMMANDANT'S WAY AT ADMIRAL'S HILL
CHELSEA, MA, 02150

ARCHITECT (PARCEL 4)

MINNO WASKO
80 LAMBERT LANE
LAMBERTVILLE, NJ. 08530

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

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

0 30 60 120
SCALE: 1" = 60'

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DIVNEY TUNG SCHWALBE, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE 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 DIVNEY TUNG SCHWALBE, LLP.

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REVISIONS

NO.	DATE	ISSUE
1	7/27/21	FEIS SITE PLAN REVISION

DRAWING TITLE:

WETLAND DISTURBANCE AREAS

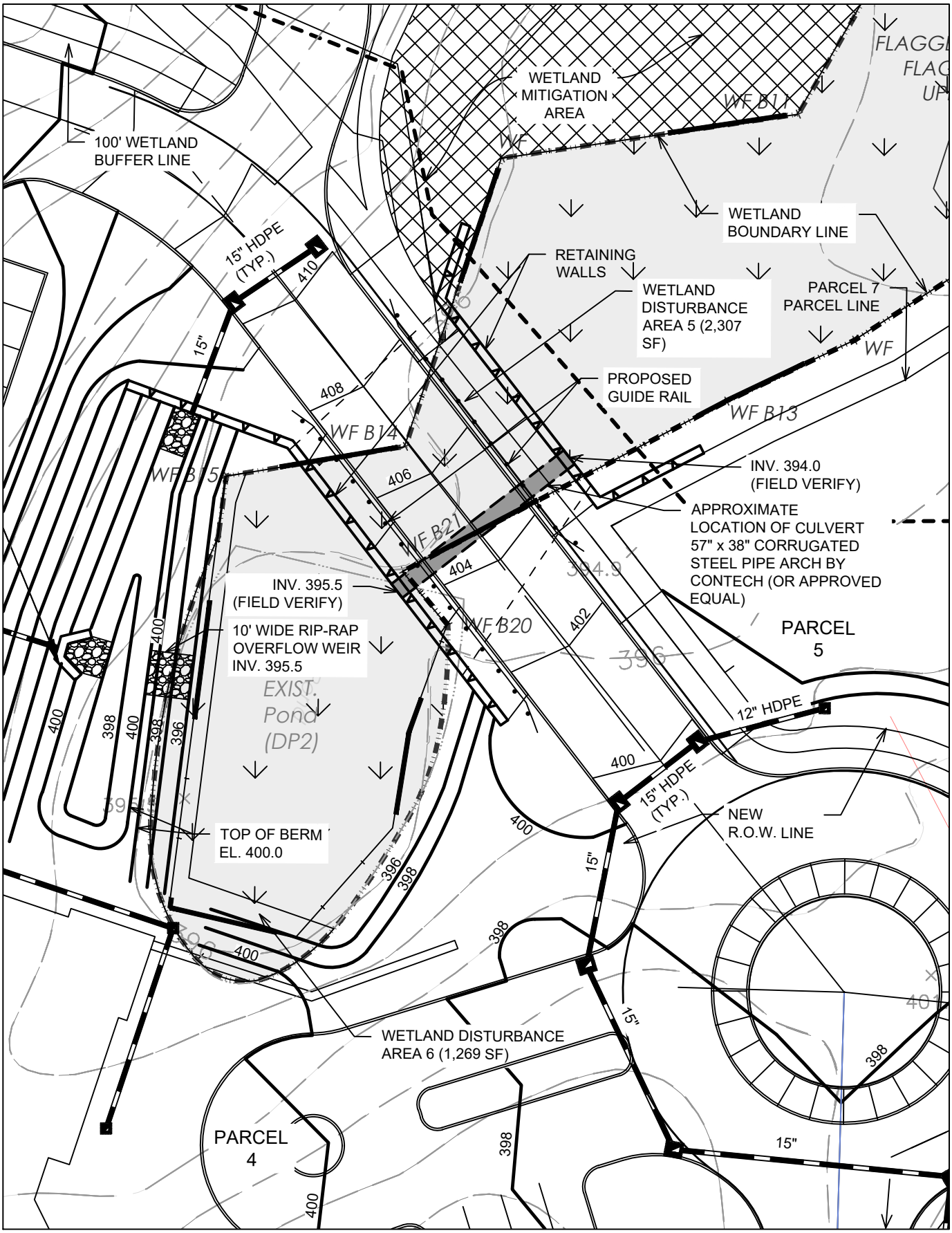
STATE OF NEW YORK · BERNARD MARTIN SCHLEE · 084469 · LICENSED PROFESSIONAL ENGINEER

DRAWN BY:	CHECKED BY:
RCC/AKM	MSG
PROJECT NO.	DATE:
812	10/25/19

DRAWING NO.

WE-1

PLOTTED BY: DIVNEY TUNG SCHWALBE, LLP ALLISON MARINO 7/27/2021 1:58 PM L:\812 EVERGREEN MANOR – CORTLANDT\812 FIG NO.X WETLAND DISTURBANCE AREAS–ACOE EXHIBITS.DWG



N

0 15 30

SCALE: 1" = 30'

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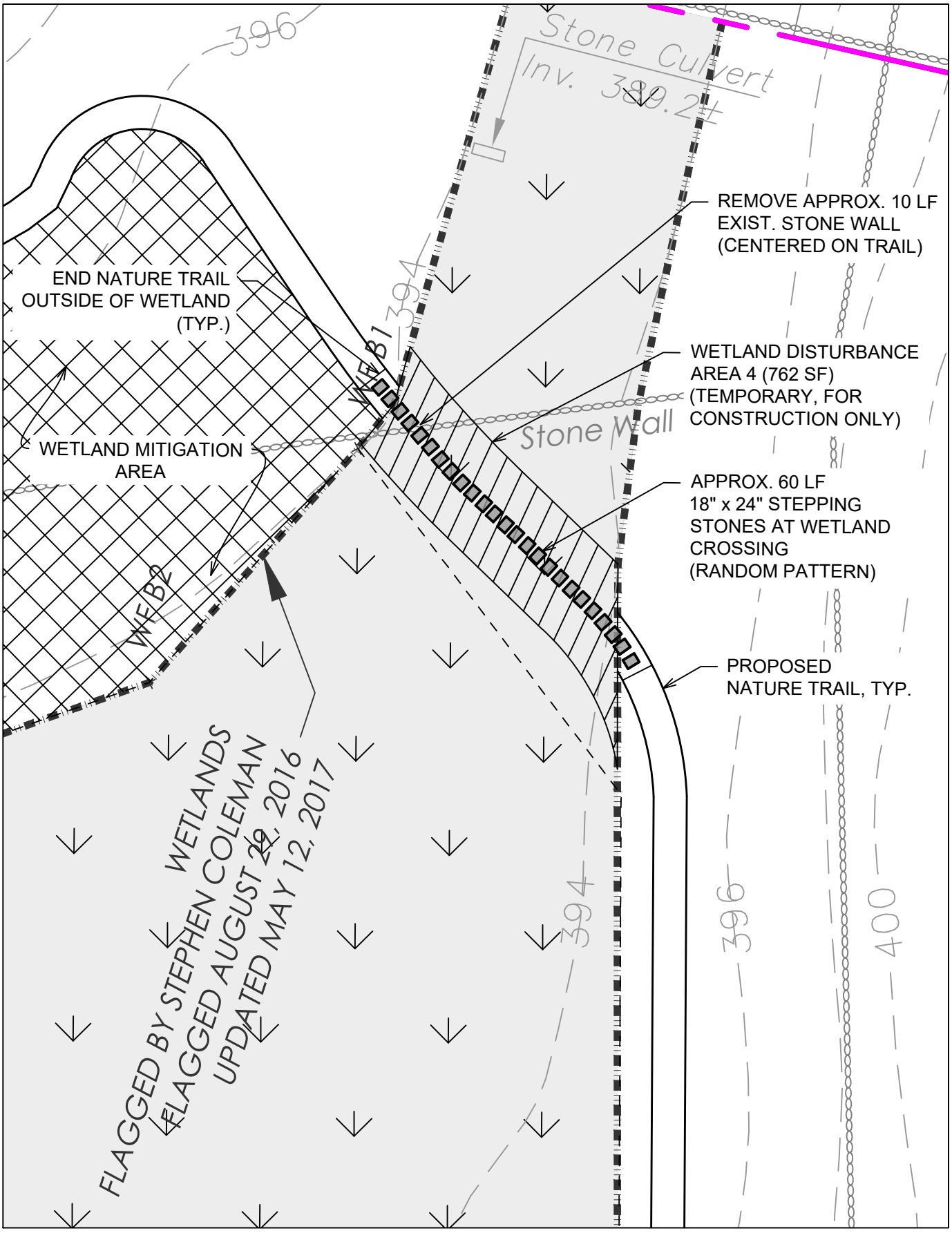
Intelligent Land Use

WETLAND DISTURBANCE AREA 5 AND 6
PARCEL 4 / PROPOSED DRIVEWAY CULVERT

EVERGREEN MANOR
TOWN OF CORTLANDT, NEW YORK

FIGURE NO.2
7/27/21

PLOTTED BY: DIVNEY TUNG SCHWALBE, LLP CANCIO, ROLANDO C. 10/25/2019 7:52 AM L:\812 EVERGREEN MANOR - CORTLANDT\812 FIG NO.X WETLAND DISTURBANCE AREAS-ACOE EXHIBITS.DWG



N

0 10 20

SCALE: 1" = 20'

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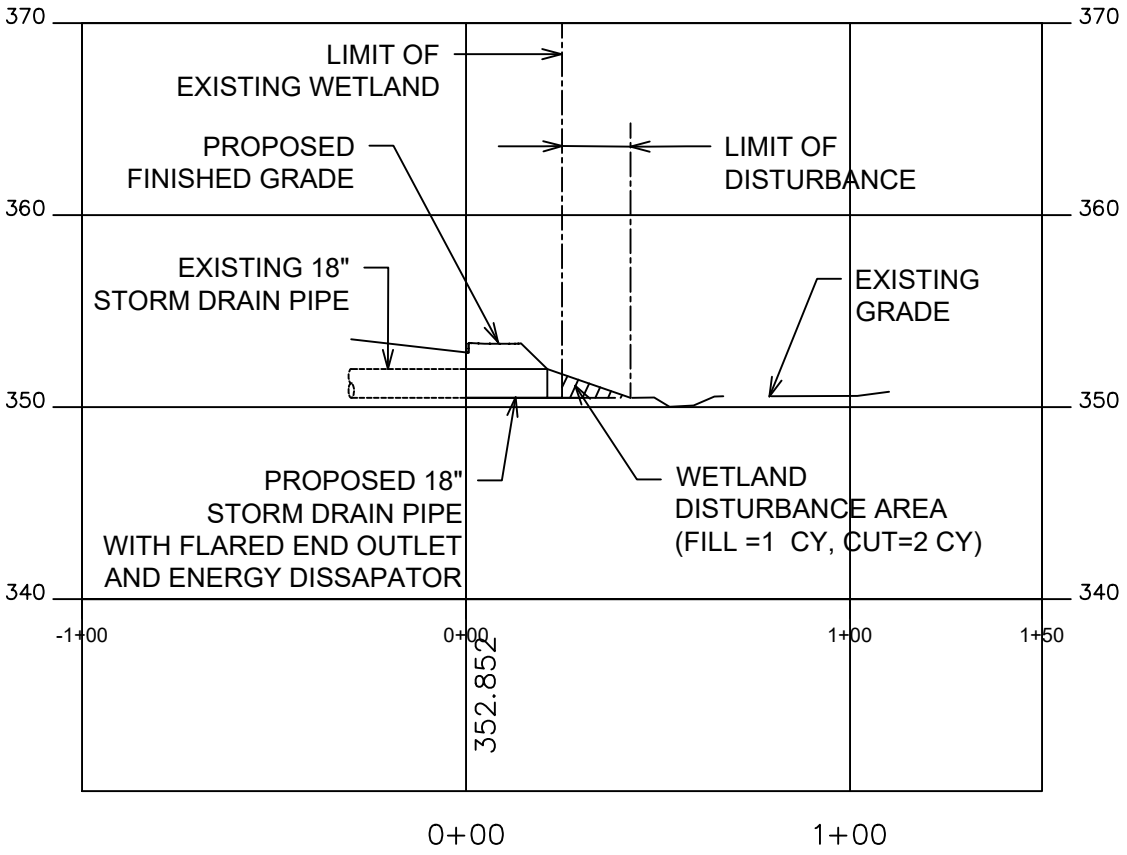
WETLAND DISTURBANCE AREA 4
PARCEL 7 / WETLAND CROSSING

EVERGREEN MANOR
TOWN OF CORTLANDT, NEW YORK

FIGURE NO.3
10/25/19

PLOTTED BY: DIVNEY TUNG SCHWALBE, LLP CANCIO, ROLANDO C. 10/25/2019 7:57 AM L:\812 EVERGREEN MANOR - CORTLANDT\812 FIG NO.X WETLAND DISTURBANCE AREAS-ACOE EXHIBITS.DWG



SECTION: AREA 1 - PARCEL 6

0 25 50

SCALE: 1" = 50' / 5'

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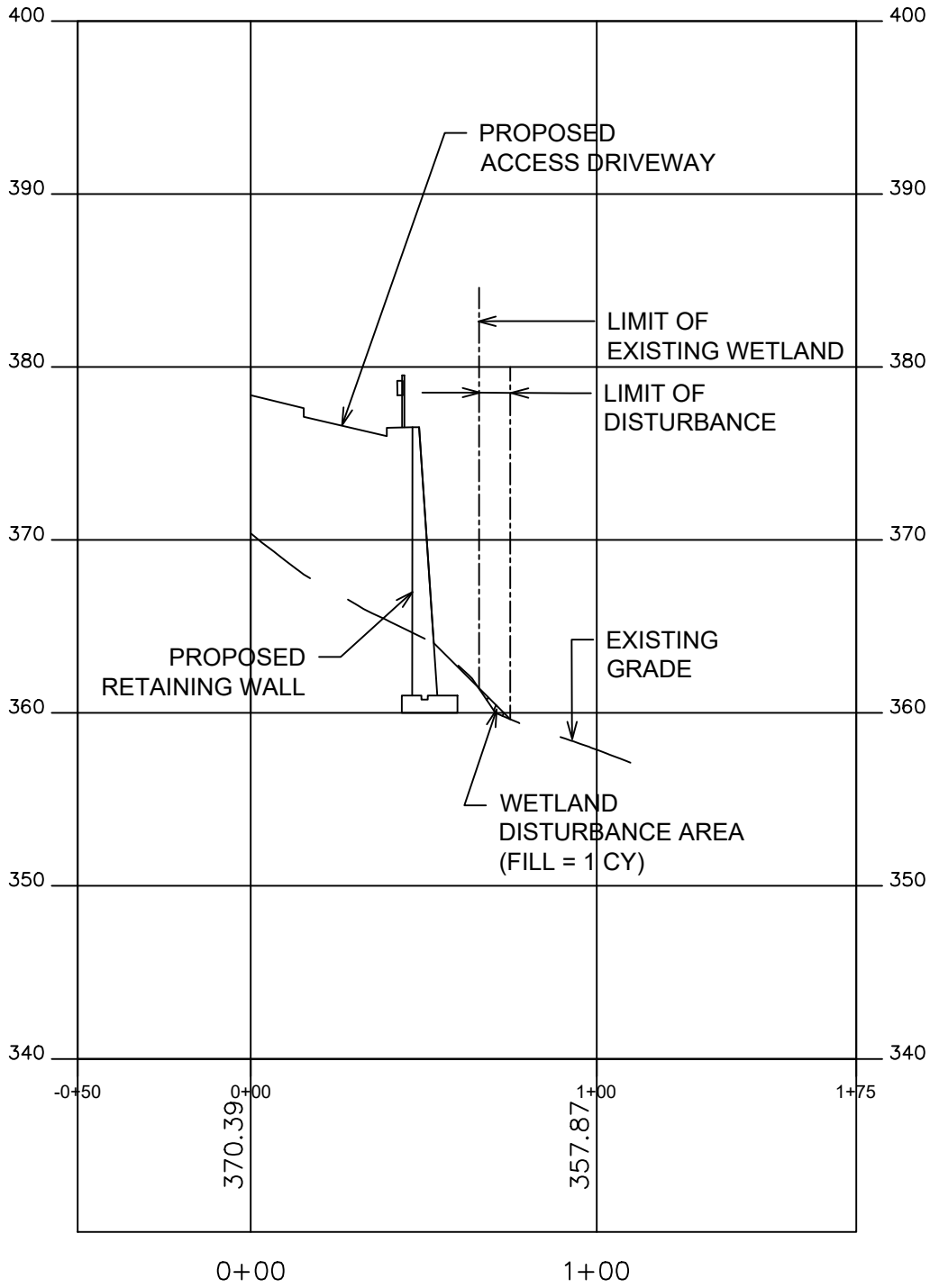
WETLAND DISTURBANCE AREA 1
PARCEL 6 / DRAINAGE OUTLET

EVERGREEN MANOR
TOWN OF CORTLANDT, NEW YORK

FIGURE NO.1A
10/25/19

PLOTTED BY: DIVNEY TUNG SCHWALBE, LLP CANCIO, ROLANDO C. 10/25/2019 7:57 AM L:\812 EVERGREEN MANOR - CORTLANDT\812 FIG NO.X WETLAND DISTURBANCE AREAS-ACOE EXHIBITS.DWG



SECTION: AREA 2 - PARCEL 6

0 25 50

SCALE: 1" = 50' / 5'

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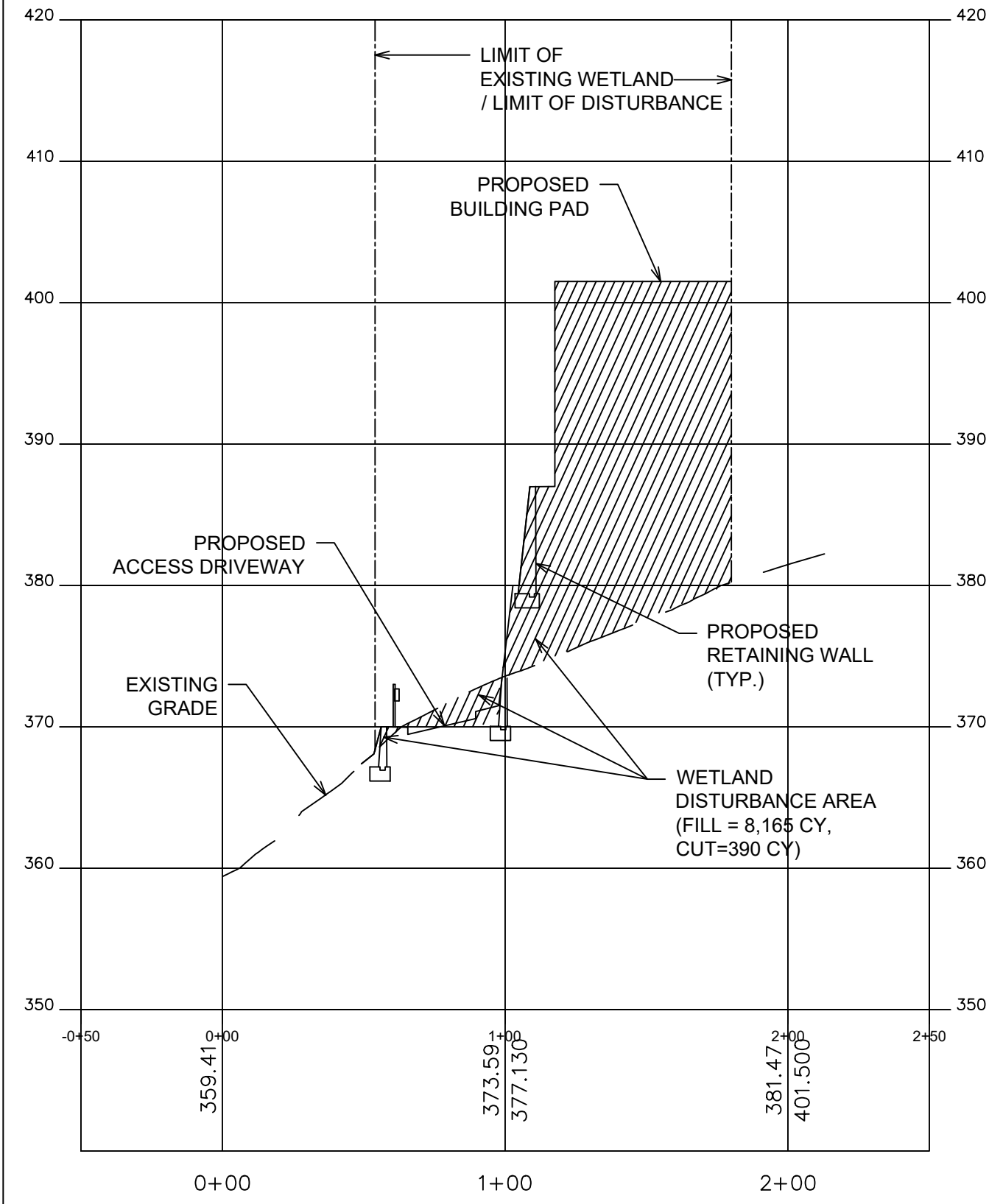
Intelligent Land Use

WETLAND DISTURBANCE AREA 2
PARCEL 6 / EMBANKMENT FILL PLACEMENT

EVERGREEN MANOR
TOWN OF CORTLANDT, NEW YORK

FIGURE NO.1B
10/25/19

PLOTTED BY: DIVNEY TUNG SCHWALBE, LLP CANCIO, ROLANDO C. 10/25/2019 7:58 AM L:\812 EVERGREEN MANOR - CORTLANDT\812 FIG NO.X WETLAND DISTURBANCE AREAS-ACOE EXHIBITS.DWG



SECTION: AREA 3 - PARCEL 1

0 25 50

SCALE: 1" = 50' / 5'

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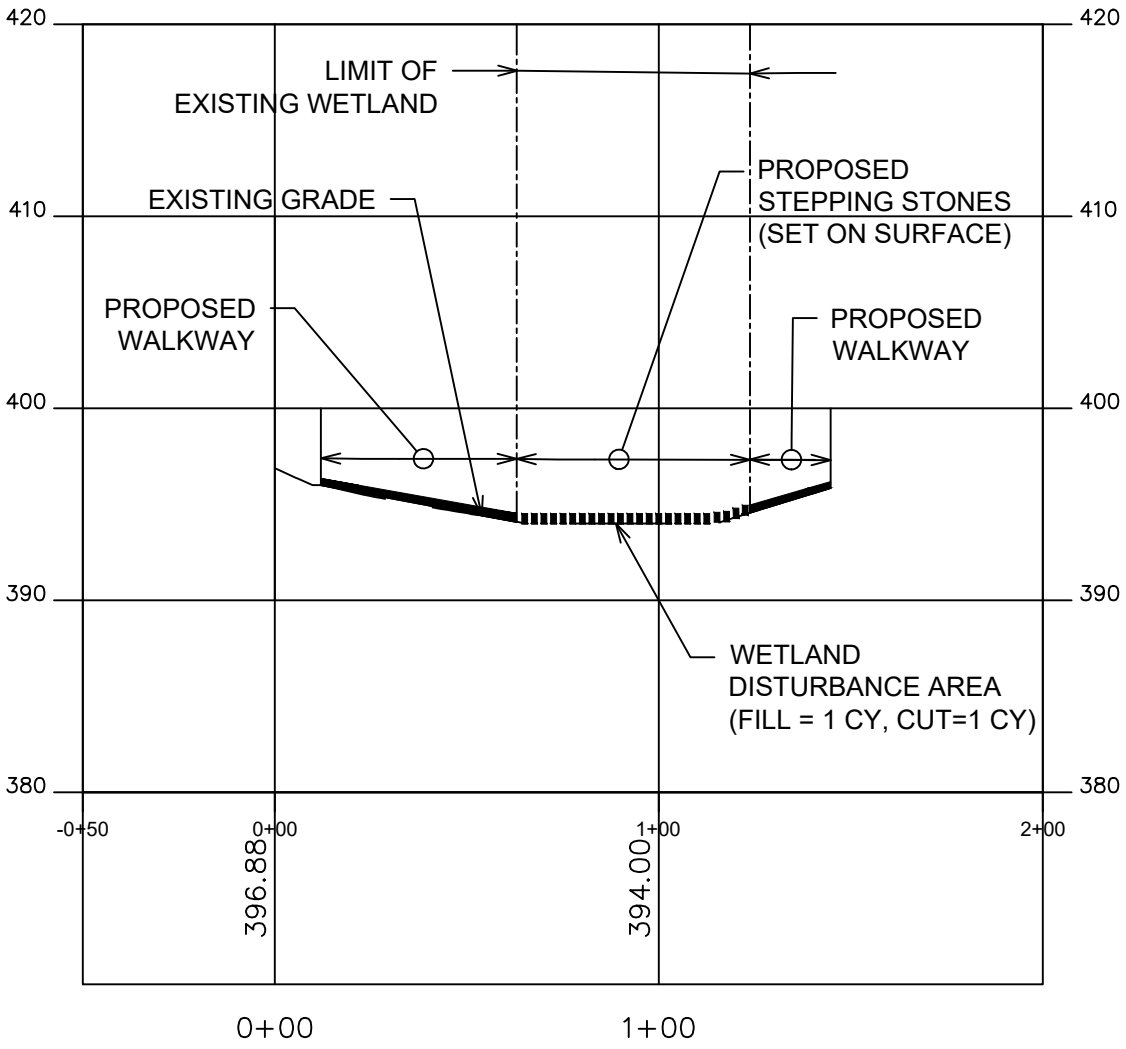
WETLAND DISTURBANCE AREA 3
PARCEL 1 FILL SECTION

EVERGREEN MANOR
TOWN OF CORTLANDT, NEW YORK

FIGURE NO.1C
10/25/19

PLOTTED BY: DIVNEY TUNG SCHWALBE, LLP CANCIO, ROLANDO C. 10/25/2019 8:00 AM L:\812 EVERGREEN MANOR - CORTLANDT\812 FIG NO.X WETLAND DISTURBANCE AREAS-ACOE EXHIBITS.DWG



SECTION: AREA 4 - PARCEL 7

0 25 50

SCALE: 1" = 50' / 5'

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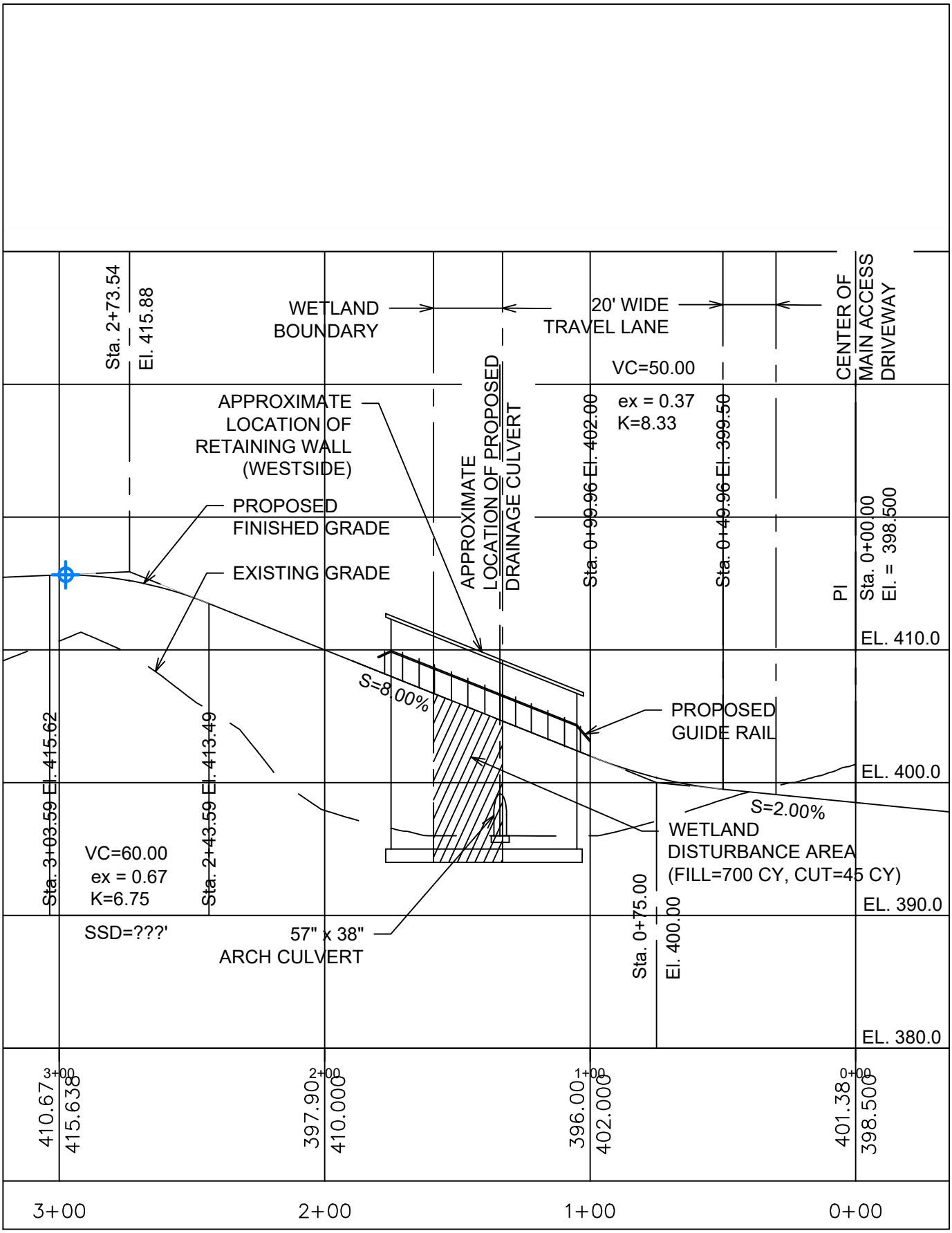
WETLAND DISTURBANCE AREA 4
PARCEL 7 / WETLAND CROSSING

EVERGREEN MANOR
TOWN OF CORTLANDT, NEW YORK

FIGURE NO.1D
10/25/19

PLOTTED BY: DIVNEY TUNG SCHWALBE, LLP CANCIO, ROLANDO C. 10/25/2019 8:11 AM L:\812 EVERGREEN MANOR - CORTLANDT\812 FIG NO.X WETLAND DISTURBANCE AREAS-ACOE EXHIBITS.DWG



0 25 50

SCALE: 1" = 50' / 5'

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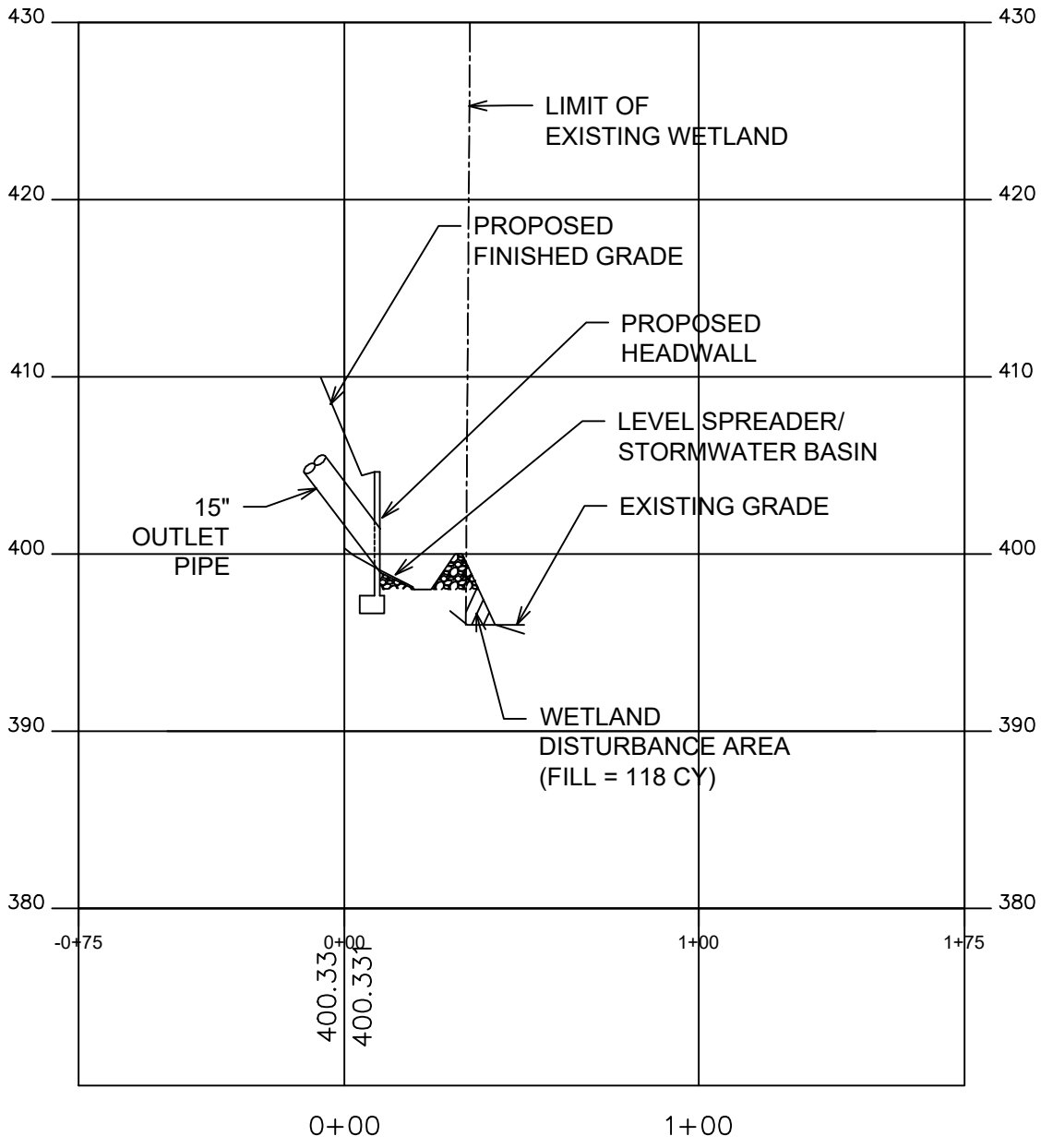
WETLAND DISTURBANCE AREA 5
PARCEL 4 / DRIVEWAY PROFILE

EVERGREEN MANOR
TOWN OF CORTLANDT, NEW YORK

FIGURE NO.1E
10/25/19

PLOTTED BY: DIVNEY TUNG SCHWALBE, LLP CANCIO, ROLANDO C. 10/25/2019 8:12 AM L:\812 EVERGREEN MANOR - CORTLANDT\812 FIG NO.X WETLAND DISTURBANCE AREAS-ACOE EXHIBITS.DWG



SECTION: AREA 6 - PARCEL 4

0 25 50

SCALE: 1" = 50' / 5'

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WETLAND DISTURBANCE AREA 6
PARCEL 4 / DRAINAGE IMPROVEMENT

EVERGREEN MANOR
TOWN OF CORTLANDT, NEW YORK

FIGURE NO.1F
10/25/19

PLOTTED BY: DIVNEY TUNG SCHWALBE, LLP ALLISON MARINO 6/7/2016 9:55 AM L:\812 EVERGREEN MANOR – CORTLANDT\TIM MILLER ASSOC\19-04-11\SM MITIGATION PLAN 1-14-19 UPDATED BY DTS.DWG

Planting Details

Plant choices for the wetland expansion were made according to existing site conditions and locally common species. All planting will proceed by hand. Materials will be brought to the site in good condition (see below) and then placed in central drop locations. The materials will then be hand-carried to their planting locations and in turn, planted by hand. Only rounded, shallow planting shovels will be used in this effort.

Criteria for selecting plant material will include (1) the plant's ability to withstand the expected light and saturation conditions; (2) its demonstrated survival on this site and other nearby sites; (3) the plant must be native and non-invasive; and (4) whether the plant material is available at nurseries in the same region as the site. See Table 1 for complete plant species list. Seed mix was chosen based on the species' ability to survive in moist areas adjacent to the road with some sun.

Planting will be done in spring or early summer (between April 1 and July 1). Shrubs may also be planted in the late summer to early fall (September 1 to October 30). In all cases, a hole will be dug twice as deep as the root ball. The only shovels allowed are rounded, shallow spades. The hole will then be backfilled with a thin layer (two to four inches) of rich, organic topsoil, the plant placed inside, the hole backfilled to the top and then gently tamped down. Container-grown plant material delivered to the job site will be inspected to assure moist soil/root masses. Any dry and light weight plants will not be accepted. If not planted immediately the container will be stored out of the sun and wind and kept moist (i.e., a means of watering will be provided and watering will occur daily).

When removed from the containers, the plants will be the size of the specified container. If in leaf, the plants will appear healthy with no spots, leaf damage, discoloration, insects or fungus. If not in leaf, the buds will be firm and free of damage, discoloration, insects or fungus. Containers will be a minimum of quart size for shrubs and gallon size for trees. Plants not having an abundance of well developed terminal buds on the leaders and branches will be rejected. The stems and branches of all plants will be turgid and the cambium healthy or the plants rejected. Seeding within wetland areas should not be completed when there is more than two inches of standing water, or in areas that are likely to be flooded. Seeds should be broadcast by hand or knapsack seeder using the proper seeding rate (3.5 pounds per acre), and carefully proportioning seed for the entire area. Cover with a light layer of straw mulch following seeding.

Plan Notes

1. Prior to commencement of site work, silt fence is to be placed at limit of disturbance.
2. Regrade area and spread topsoil four to six inches deep using existing stockpiles. Final grading is to be generally completed as shown on this plan. Some field adjustment to achieve desired flow paths is acceptable.
3. Trees to remain will be identified prior to the commencement of site grading. These trees will be flagged in the field prior to the commencement of any clearing or excavation. Leave smaller existing trees in assumed area of disturbance to the extent practicable. Field adjustments to the grading plan may be necessary in order to ensure minimal impacts to roots of trees to be saved.
4. Hay and seed area of wetland expansion with Ernst Conservation Seeds Northeast Wetland Hummock Mix or equivalent. Companion seed with annual ryegrass as per grower's recommendations.
5. Trees, shrubs and herbaceous materials will be planted within the proposed wetland creation area as specified on the plan and the table above. Following planting, the planted area will be ringed with deer fencing as shown on the plan and detail.

Monitoring and Maintenance

At least one pre-construction meeting will occur between the chosen grading and/or planting contractor/subcontractor and the site environmental systems planner prior to beginning construction on site. The construction monitor will have experience in wetland construction and a Bachelor of Science degree in Natural and/or Physical Resources.

Monitoring and maintenance efforts for the mitigation plantings will take place over a five year period following construction. This will include bi-weekly visits for the first growing season, and then twice a year for the next two years, with additional inspections as required depending on conditions. The applicant's environmental monitor will conduct a survey of the site and site conditions will be noted and adjusted as necessary. An annual report will be provided to the Town of Cortlandt at the end of the growing season for each of the three years. These reports will include the following information:

1. All plant species, along with their estimated relative frequency and percent cover, shall be identified by using plots measuring 10 feet by 10 feet, with at least one representative plot located in each of the habitat types within the mitigation site. For this proposal, there are two plots identified on the plan view planting plan.
2. Vegetation cover maps, at a scale of one inch equals 100 or larger, shall be prepared for each growing season.
3. Photographs showing all representative areas of the mitigation site shall be taken at least once each year during the period between 1 June and 15 August.
4. Surface water and groundwater elevations in representative areas of the mitigation site shall be recorded twice a year during April through November of each year. The location of the monitoring wells are shown on the plan view grading plan.

Plantings will meet or exceed and 85 percent survival rate by the end of the second growing season. If this goal is not met, the site will be re-evaluated, and re-grading and/or replanting will be completed as necessary. Invasive species (i.e., Lythrum salicaria and Phragmites australis) will not constitute more than 10 percent of the vegetative community. If this goal is exceeded, measures will be taken to eradicate
the invasive species.

Throughout the monitoring period, the mitigation area will be subject to inspection by the Town Environmental Monitor, as will the submitted monitoring reports. The Town's costs associated with such monitoring will be funded by the inspection fees paid by the applicant, which will be paid by the applicant at the signing of this agreement.

1. An invasive species monitoring and control program will be implemented at the project site as part of the overall development plan. Species targeted for removal include the following:

Tree-of-heaven (Ailanthus altissima)	*Multiflora rose (Rosa multiflora)*
Mugwort (Artemisia vulgaris)	*Autumn olive (Eleagnus umbellata)*
Garlic mustard (Alliaria petiolata)	*Purple loosestrife (Lythrum salicara)*
Common reed (Phragmites australis)	*Oriental bittersweet (Celastrus orbiculatus)*
Porcelainberry (Ampelopsis brevipedunculata)	*Japanese Barberry (Berberis thunbergii)*
Japanese Stilt Grass (Microstegium vimeneum)	*Winged Euonymus (Euonymus alatus)*

2. The goal of this program is to reduce the presence of exotic/invasive species to a threshold of less than ten percent total cover. A qualified biologist/botanist will supervise the removal of invasive species. Invasive species can be removed in several ways, depending on the location and species of the plant:

1. If a shrub is isolated and does not have its root system entwined with other plants, it may be removed mechanically. As much of the root system as possible should be removed to prevent the possibility of the invasive plant sprouting from root pieces left behind.
2. If a shrub is growing amongst other native plants the plant will be most safely and effectively removed by chemical means, by first cutting back to a few stubs and stumps, about twelve inches from the base. A concentrated solution of glyphosate (Round-up or equivalent) should be painted on the ends of the stumps. This technique is most effective in the early fall months but before the approaching dormant period. Proper notification must be made prior to the application of all restricted pesticides, and application made by a licensed applicator if required. No application will be made in areas of standing water without first receiving a DEC permit for aquatic pesticide application.
3. Highly invasive groundcovers, such as Japanese honeysuckle, should be sprayed with glyphosate, using a very close and targeted application during the active growing season. Repeated treatments may be necessary to remove the plant completely.
4. Several methods may be utilized in removing highly invasive annuals, such as garlic mustard. If the species is growing densely without other plants, the area may be sprayed with glyphosate during the active growing season, following the manufacturer's recommendations. Species may also be removed by hand. Both methods should be performed before plants set seed. Both methods also may need to be performed multiple times over a season and possibly over several seasons to completely eradicate the target species.

Grading Details

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

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

Site Plan 1" = 50'

Planting Plan 1" = 50'

Plant species election for wetland creation and expansion areas:

12 Winterberry holly - *Ilex verticillata (IV)*
12 Arrowwood - *Viburnum dentatum (VD)*
14 Highbush blueberry - *Vaccinium corymbosum (VC)*
5 Elderberry - *Sambucus canadensis (SC)*
6 Possumhaw viburnum - *Viburnum prunifolium (VP)*
23 Summersweet - *Clethra alnifolia (CA)*
12 Shadblow - *Amelanchier canadensis (AC)*
8 Red maple - *Acer rubrum (ARu)*
5 Black gum - *Nyssa sylvatica (NS)*
4 Green ash - *Fraxinus pennsylvanica (FP)*

All shrubs to be in 3 to 5 gallon containers.
All trees to be in 15 gallon containers.

Herbaceous plant species selection for wetland creation and expansion areas (2" plugs):

100 Tussock sedge *(Carex stricta)*
100 Fringed sedge *(Carex crinita)*
100 Soft rush *(Juncus effusus)*
50 Cinnamon fern *(Osmunda cinnamomea)*
50 Sensitive fern *(Onoclea sensibilis)*
75 Burreed *(Sparganium americanum)*
100 Rice cutgrass *(Leerzia oryzoides)*

Overseed planted areas with Ernst wetland hummock mix (ERNMX-125) or equivalent at five pounds per acre.

Plant species selection for wetland buffer enhancement areas (locations and quantities of each species to be determined in the field based on existing tree locations):

Witchhazel - *Hamamelis virginiana*
Arrowwood - *Viburnum dentatum*
Nannyberry viburnum - *Viburnum lentago*
Gray dogwood - *Cornus racemosa*
Inkberry - *Ilex glabra*
Red maple - *Acer rubrum*
Pin oak - *Quercus palustris*
Sweetgum - *Liquidambar styraciflua*

All shrubs to be in 3 to 5 gallon containers.
All trees to be in 15 gallon containers.

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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ARCHITECT (PARCEL 3)

THE ARCHITECT TEAM
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CHELSEA, MA, 02150

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LAMBERTVILLE, NJ. 08530

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY, 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
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PLEASANTVILLE, NY, 10570

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10 NORTH STREET
COLD SPRING, NY, 10516

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0 30 60 120
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SCALE: 1" = 60'

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REVISIONS

NO.	DATE	ISSUE
1	7/27/21	FDS SITE PLAN REVISION

DRAWING TITLE:

WETLAND CREATION AND EXPANSION PLAN

DRAWN BY: SAM/AKM	CHECKED BY: SAM
PROJECT NO. 812	DATE: 03/25/19

DRAWING NO.

SP-10.0

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, NEW YORK DISTRICT
JACOB K. JAVITS FEDERAL BUILDING
26 FEDERAL PLAZA
NEW YORK NY 10278-0090

CENAN-OP-RW

NATIONWIDE PERMIT COMPLIANCE CERTIFICATION AND REPORT FORM

Permittee: V.S. Construction

Permit No.: NAN-2018-00378

Date Permit Issued: 10/19/22

Location: Town of Cortlandt, Westchester County, New York

Within 30 days of the **COMPLETION** of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to the address at the bottom of this form.

Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with this permit you are subject to permit suspension, modification or revocation.

I hereby certify that the work authorized by the above referenced permit has been completed in accordance with the terms and conditions of said permit, and required mitigation was completed in accordance with the permit conditions.

_____ _____
Signature of Permittee Date

Fold this form into thirds, with the bottom third facing outward. Tape it together and mail to the address below **or FAX to (212) 264-4260.**

_____
_____
_____

Place Stamp
Here

Department of the Army
New York District Corps of Engineers
Jacob K. Javits Federal Building
26 Federal Plaza, Room 16-406
ATTN: CENAN-OP-RW
New York, New York 10278-0090

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: EVERGREEN MANOR Applicant/Owner: SANTUCCI Investigator: STEVE MARINO, PWS	Date: 8.29.16 County: WESTCHESTER State: NY
Do Normal Circumstances Exist on the site? (Yes) No Is the site significantly disturbed (Atypical Situation)? Yes (No) Is the area a potential Problem Area? Yes (No) (If needed, explain on reverse.)	Community ID: FFO Transect ID: Plot ID: A

VEGETATION

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. RED MAPLE	T	FAC	9.		
2. AM. ELM	T	FACW	10.		
3. SPICEBUSH	S	FACW	11.		
4. WINTERBERRY	S	FACW	12.		
5. SKUNK CABBAGE	H	OBL	13.		
6. SENSITIVE FERN	H	FACW	14.		
7.			15.		
8.			16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). 100%

Remarks:

HYDROLOGY

___ Recorded Data (Describe in Remarks):
- ___ Stream, Lake, or Tide Gauge
- ___ Aerial Photographs
- ___ Other

✓ No Recorded Data Available

Field Observations:

Depth of Surface Water: _____(in.)

Depth to Free Water in Pit: _____(in.)

Depth to Saturated Soil: 3-6 (in.)

Wetland hydrology Indicators:

Primary Indicators:
- ___ Inundated
- ✓ Saturated in Upper 12 Inches
- ___ Water Marks
- ___ Drift Lines
- ___ Sediment Deposits
- ___ Drainage Patterns in Wetlands

Secondary Indicators (2 or more required):
- ___ Oxidized Root Channels in Upper 12"
- ✓ Water-Stained Leaves
- ___ Local Soil Survey Data
- ___ FAC-Neutral Test
- ___ Other (Explain in Remarks)

Remarks:

SOILS

Map Unit Name (Series and Phase): LEICESTER

Drainage Class: D

Taxonomy (Subgroup): _____

Field Observations
Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0-6		10YR 2/1			
6-12		2.5Y 5/2	10YR 5/6		

Hydric Soil Indicators:

- ___ Histosol
- ___ Histic Epipedon
- ✓ Sulfidic Odor
- ___ Aquic Moisture Regime
- ✓ Reducing Conditions
- ___ Gleyed or Low-Chroma Colors
- ___ Concretions
- ___ High Organic Content in Surface Layer Sandy Soils
- ___ Organic Streaking in Sandy Soils
- ✓ Listed on Local Hydric Soils List
- ___ Listed on National Hydric Soils List
- ___ Other (Explain in Remarks)

Remarks:

WETLAND DETERMINATION

Hydrophytic Vegetation Present? (Yes) No (Circle)
Wetland Hydrology Present? (Yes) No
Hydric Soils Present? (Yes) No

(Circle)
Is this Sampling Point Within a Wetland? (Yes) No

Remarks:

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: EVERGREEN MANNER Applicant/Owner: JANTUCY Investigator: STEVE MARINO PWS	Date: 8-29-16 County: WESTCHESTER State: NY
Do Normal Circumstances Exist on the site? (Yes) No Is the site significantly disturbed (Atypical Situation)? Yes (No) Is the area a potential Problem Area? Yes (No) (If needed, explain on reverse.)	Community ID: PFO Transect ID: Plot ID: B

VEGETATION

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. RED MAPLE	T	FAC	9.		
2. AM. ELM	T	FACW	10.		
3. WINTERBERRY	S	FACW	11.		
4. SILKY DOGWOOD	S	FACW	12.		
5. SPICEBUSH	S	FACW	13.		
6. SKUNK CABBAGE	H	OBL	14.		
7. CINNAMON FERN	H	FACW	15.		
8. SENSITIVE FERN	H	FACW	16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). 100%

Remarks:

HYDROLOGY

___ Recorded Data (Describe in Remarks):
- ___ Stream, Lake, or Tide Gauge
- ___ Aerial Photographs
- ___ Other

✓ No Recorded Data Available

Field Observations:

Depth of Surface Water:	0-3 (in.) FT
Depth to Free Water in Pit:	0-12 (in.)
Depth to Saturated Soil:	12+ (in.)

Wetland hydrology Indicators:
Primary Indicators:
- ✓ Inundated
- ✓ Saturated in Upper 12 Inches
- ✓ Water Marks
- ✓ Drift Lines
- ___ Sediment Deposits
- ___ Drainage Patterns in Wetlands

Secondary Indicators (2 or more required):
- ___ Oxidized Root Channels in Upper 12"
- ✓ Water-Stained Leaves
- ___ Local Soil Survey Data
- ___ FAC-Neutral Test
- ___ Other (Explain in Remarks)

Remarks: WATER VARIES FROM 12 IN BELOW SURFACE IN DRIER AREAS TO 3 FEET IN POND AREA; FLOWS DOWNSTREAM THRU OFFSITE CHANNEL

SOILS

Map Unit Name
(Series and Phase): LEICESTER

Drainage Class: D

Taxonomy (Subgroup): _____

Field Observations
Confirm Mapped Type? (Yes) No

Profile Description:

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0-7		10YR 2/1			
7-10		2.5Y 5/2	10YR 5/6		

Hydric Soil Indicators:

- ___ Histosol
- ___ Histic Epipedon
- ✓ Sulfidic Odor
- ___ Aquic Moisture Regime
- ✓ Reducing Conditions
- ✓ Gleyed or Low-Chroma Colors
- ___ Concretions
- ___ High Organic Content in Surface Layer Sandy Soils
- ___ Organic Streaking in Sandy Soils
- ✓ Listed on Local Hydric Soils List
- ___ Listed on National Hydric Soils List
- ___ Other (Explain in Remarks)

Remarks:

WETLAND DETERMINATION

Hydrophytic Vegetation Present? (Yes) No (Circle)
Wetland Hydrology Present? (Yes) No
Hydric Soils Present? (Yes) No

(Circle)
Is this Sampling Point Within a Wetland? (Yes) No

Remarks:

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: EVERGREEN MANOR Applicant/Owner: SANTUCCI Investigator: STEVE MARINO, PWS	Date: 8·29·16 County: WESTCHESTER State: NY
Do Normal Circumstances Exist on the site? (Yes) No Is the site significantly disturbed (Atypical Situation)? Yes (No) Is the area a potential Problem Area? Yes (No) (If needed, explain on reverse.)	Community ID: SS Transect ID: Plot ID: C

VEGETATION

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. MULTIFLORA ROSE	S	FACU.	9. COMMON RUSH	H	OBL
2. SILKY DOGWOOD	S	FACW	10.		
3. WINTERBERRY	S	FACW	11.		
4. SPICEBUSH	S	FACW	12.		
5. ELDERBERRY	S	FAC	13.		
6. ARROWWOOD	S	FAC	14.		
7. SKUNK CABBAGE	H	OBL	15.		
8. TUSSOCK SEDGE	H	OBL	16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). 89 %

Remarks:

HYDROLOGY

___ Recorded Data (Describe in Remarks):
- ___ Stream, Lake, or Tide Gauge
- ___ Aerial Photographs
- ___ Other

✓ No Recorded Data Available

Field Observations:

Depth of Surface Water: _____(in.)

Depth to Free Water in Pit: _____(in.)

Depth to Saturated Soil: 12 (in.)

Wetland hydrology Indicators:
Primary Indicators:
- ___ Inundated
- ___ Saturated in Upper 12 Inches
- ✓ Water Marks
- ✓ Drift Lines
- ___ Sediment Deposits
- ✓ Drainage Patterns in Wetlands

Secondary Indicators (2 or more required):
- ___ Oxidized Root Channels in Upper 12"
- ___ Water-Stained Leaves
- ✓ Local Soil Survey Data
- ___ FAC-Neutral Test
- ___ Other (Explain in Remarks)

Remarks: LEAVES SITE THROUGH CULVERT UNDER MAIN ROAD INTO STREET DRAINAGE SYSTEM

SOILS

Map Unit Name (Series and Phase): RAYNHAM

Drainage Class: D

Taxonomy (Subgroup): _____

Field Observations
Confirm Mapped Type? (Yes) No

Profile Description:

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
6-10		2.5Y 5/4	10YR 5/6		

Hydric Soil Indicators:

___ Histosol
___ Histic Epipedon
___ Sulfidic Odor
___ Aquic Moisture Regime
✓ Reducing Conditions
___ Gleyed or Low-Chroma Colors
___ Concretions
___ High Organic Content in Surface Layer Sandy Soils
___ Organic Streaking in Sandy Soils
___ Listed on Local Hydric Soils List
___ Listed on National Hydric Soils List
___ Other (Explain in Remarks)

Remarks:

WETLAND DETERMINATION

Hydrophytic Vegetation Present? (Yes) No (Circle)
Wetland Hydrology Present? (Yes) No
Hydric Soils Present? (Yes) No

(Circle)
Is this Sampling Point Within a Wetland? (Yes) No

Remarks:

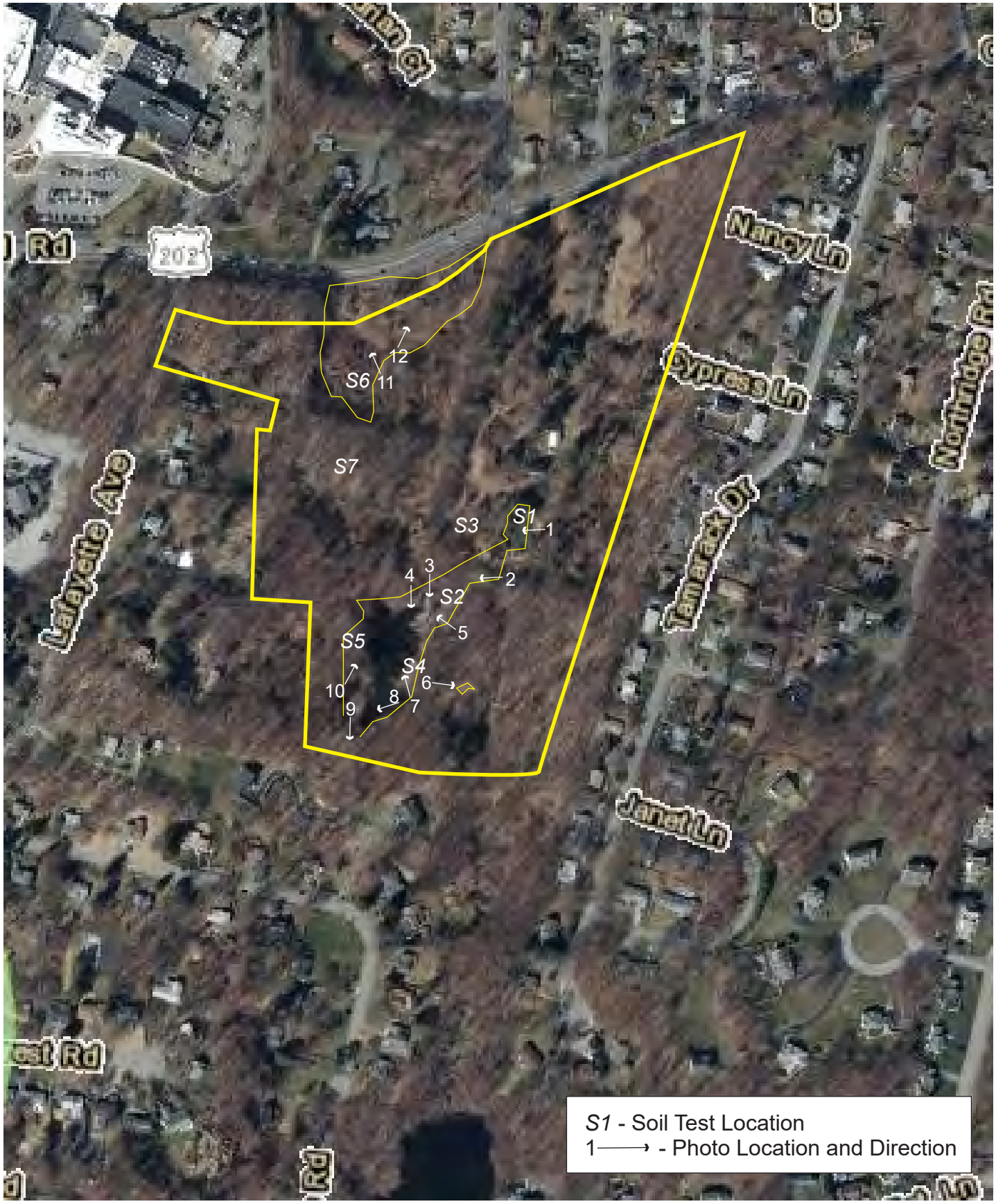


Photo and Soil Test Locations
Evergreen Manor
Town of Cortlandt, Westchester County
Aerial Source: Westchester County GIS

Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

Photo 6

Photo 7

Photo 8

Photo 9

Photo 10

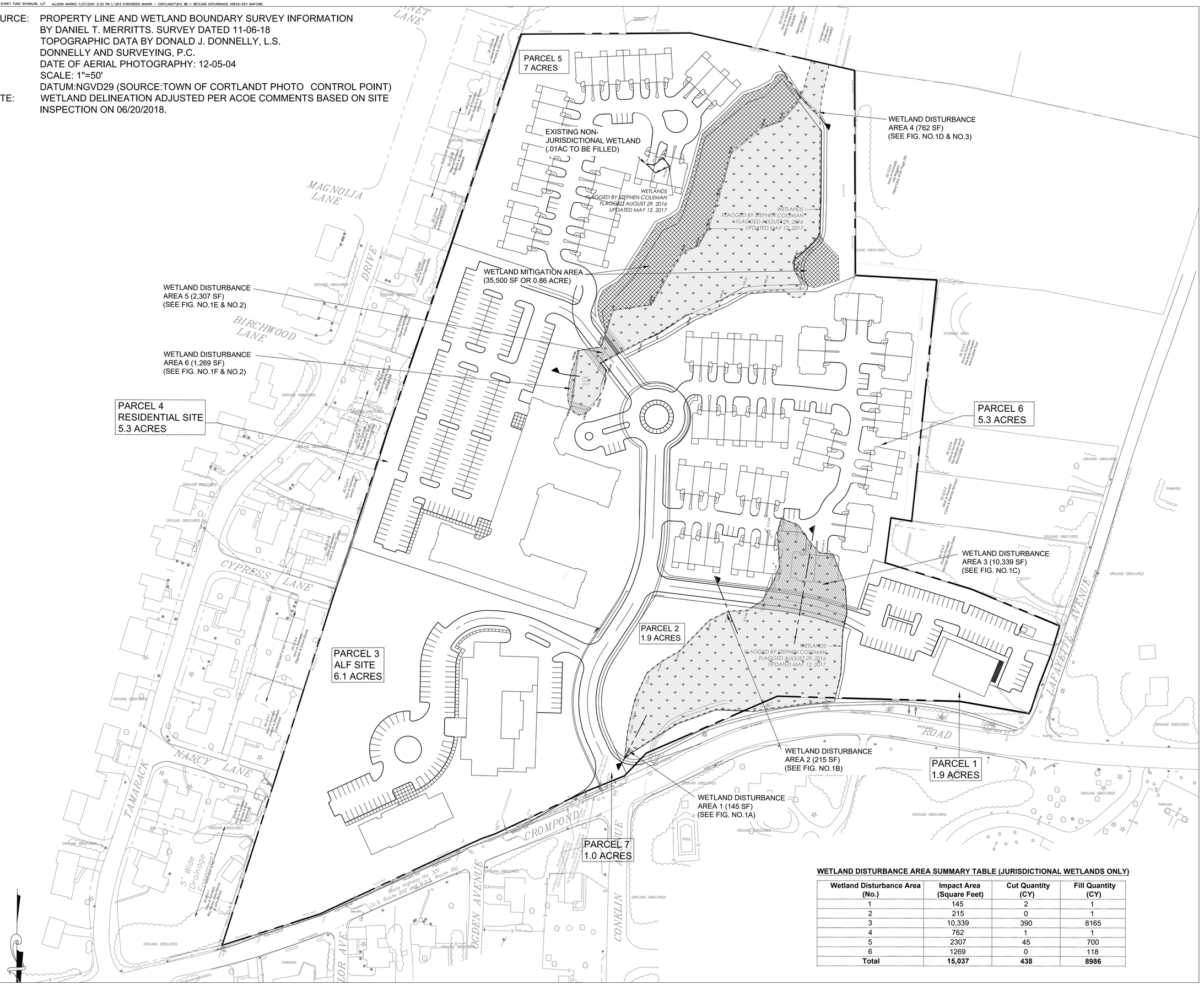
Photo 11

Photo 12

PLOTTED BY: DIVNEY TUNG SCHWALBE, LLP ALLISON MARINO 7/27/2021 2:20 PM L:\812 EVERGREEN MANOR – CORTLANDT\812 WE-1 WETLAND DISTURBANCE AREAS-KEY MAP.DWG

SOURCE: PROPERTY LINE AND WETLAND BOUNDARY SURVEY INFORMATION BY DANIEL T. MERRITTS. SURVEY DATED 11-06-18
TOPOGRAPHIC DATA BY DONALD J. DONNELLY, L.S. DONNELLY AND SURVEYING, P.C.
DATE OF AERIAL PHOTOGRAPHY: 12-05-04
SCALE: 1"=50'
DATUM:NGVD29 (SOURCE:TOWN OF CORTLANDT PHOTO CONTROL POINT)

NOTE: WETLAND DELINEATION ADJUSTED PER ACOE COMMENTS BASED ON SITE INSPECTION ON 06/20/2018.



WETLAND DISTURBANCE AREA SUMMARY TABLE (JURISDICTIONAL WETLANDS ONLY)

Wetland Disturbance Area (No.)	Impact Area (Square Feet)	Cut Quantity (CY)	Fill Quantity (CY)
1	145	2	1
2	215	0	1
3	10,339	390	8165
4	762	1	1
5	2307	45	700
6	1269	0	118
Total	**15,037**	**438**	**8986**

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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ELMSFORD, NY, 10523

ARCHITECT (PARCEL 3)

THE ARCHITECT TEAM
50 COMMANDANT'S WAY AT ADMIRAL'S HILL
CHELSEA, MA, 02150

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MINNO WASKO
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LAND USE ATTORNEY

ZARIN & STEINMETZ
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WHITE PLAINS, NY, 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
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PLEASANTVILLE, NY, 10570

WETLANDS CONSULTANT

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SCALE: 1" = 60'

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REVISIONS

NO.	DATE	ISSUE
1	7/27/21	FEIS SITE PLAN REVISION

DRAWING TITLE:

WETLAND DISTURBANCE AREAS

STATE OF NEW YORK · BERNARD MARTIN SCHLEE · 084469 · LICENSED PROFESSIONAL ENGINEER

DRAWN BY:	CHECKED BY:
RCC/AKM	MSG
PROJECT NO.	DATE:
812	10/25/19

DRAWING NO.

WE-1

PLOTTED BY: DIVNEY TUNG SCHWALBE, LLP ALLISON MARINO 6/7/2016 9:55 AM L:\812 EVERGREEN MANOR – CORTLANDT\TIM MILLER ASSOC\19-04-11\SM MITIGATION PLAN 1-14-19 UPDATED BY DTS.DWG

Planting Details

Plant choices for the wetland expansion were made according to existing site conditions and locally common species. All planting will proceed by hand. Materials will be brought to the site in good condition (see below) and then placed in central drop locations. The materials will then be hand-carried to their planting locations and in turn, planted by hand. Only rounded, shallow planting shovels will be used in this effort.

Criteria for selecting plant material will include (1) the plant's ability to withstand the expected light and saturation conditions; (2) its demonstrated survival on this site and other nearby sites; (3) the plant must be native and non-invasive; and (4) whether the plant material is available at nurseries in the same region as the site. See Table 1 for complete plant species list. Seed mix was chosen based on the species' ability to survive in moist areas adjacent to the road with some sun.

Planting will be done in spring or early summer (between April 1 and July 1). Shrubs may also be planted in the late summer to early fall (September 1 to October 30). In all cases, a hole will be dug twice as deep as the root ball. The only shovels allowed are rounded, shallow spades. The hole will then be backfilled with a thin layer (two to four inches) of rich, organic topsoil, the plant placed inside, the hole backfilled to the top and then gently tamped down. Container-grown plant material delivered to the job site will be inspected to assure moist soil/root masses. Any dry and light weight plants will not be accepted. If not planted immediately the container will be stored out of the sun and wind and kept moist (i.e., a means of watering will be provided and watering will occur daily).

When removed from the containers, the plants will be the size of the specified container. If in leaf, the plants will appear healthy with no spots, leaf damage, discoloration, insects or fungus. If not in leaf, the buds will be firm and free of damage, discoloration, insects or fungus. Containers will be a minimum of quart size for shrubs and gallon size for trees. Plants not having an abundance of well developed terminal buds on the leaders and branches will be rejected. The stems and branches of all plants will be turgid and the cambium healthy or the plants rejected. Seeding within wetland areas should not be completed when there is more than two inches of standing water, or in areas that are likely to be flooded. Seeds should be broadcast by hand or knapsack seeder using the proper seeding rate (3.5 pounds per acre), and carefully proportioning seed for the entire area. Cover with a light layer of straw mulch following seeding.

Plan Notes

1. Prior to commencement of site work, silt fence is to be placed at limit of disturbance.
2. Regrade area and spread topsoil four to six inches deep using existing stockpiles. Final grading is to be generally completed as shown on this plan. Some field adjustment to achieve desired flow paths is acceptable.
3. Trees to remain will be identified prior to the commencement of site grading. These trees will be flagged in the field prior to the commencement of any clearing or excavation. Leave smaller existing trees in assumed area of disturbance to the extent practicable. Field adjustments to the grading plan may be necessary in order to ensure minimal impacts to roots of trees to be saved.
4. Hay and seed area of wetland expansion with Ernst Conservation Seeds Northeast Wetland Hummock Mix or equivalent. Companion seed with annual ryegrass as per grower's recommendations.
5. Trees, shrubs and herbaceous materials will be planted within the proposed wetland creation area as specified on the plan and the table above. Following planting, the planted area will be ringed with deer fencing as shown on the plan and detail.

Monitoring and Maintenance

At least one pre-construction meeting will occur between the chosen grading and/or planting contractor/subcontractor and the site environmental systems planner prior to beginning construction on site. The construction monitor will have experience in wetland construction and a Bachelor of Science degree in Natural and/or Physical Resources.

Monitoring and maintenance efforts for the mitigation plantings will take place over a five year period following construction. This will include bi-weekly visits for the first growing season, and then twice a year for the next two years, with additional inspections as required depending on conditions. The applicant's environmental monitor will conduct a survey of the site and site conditions will be noted and adjusted as necessary. An annual report will be provided to the Town of Cortlandt at the end of the growing season for each of the three years. These reports will include the following information:

1. All plant species, along with their estimated relative frequency and percent cover, shall be identified by using plots measuring 10 feet by 10 feet, with at least one representative plot located in each of the habitat types within the mitigation site. For this proposal, there are two plots identified on the plan view planting plan.
2. Vegetation cover maps, at a scale of one inch equals 100 or larger, shall be prepared for each growing season.
3. Photographs showing all representative areas of the mitigation site shall be taken at least once each year during the period between 1 June and 15 August.
4. Surface water and groundwater elevations in representative areas of the mitigation site shall be recorded twice a year during April through November of each year. The location of the monitoring wells are shown on the plan view grading plan.

Plantings will meet or exceed and 85 percent survival rate by the end of the second growing season. If this goal is not met, the site will be re-evaluated, and re-grading and/or replanting will be completed as necessary. Invasive species (i.e., Lythrum salicaria and Phragmites australis) will not constitute more than 10 percent of the vegetative community. If this goal is exceeded, measures will be taken to eradicate
the invasive species.

Throughout the monitoring period, the mitigation area will be subject to inspection by the Town Environmental Monitor, as will the submitted monitoring reports. The Town's costs associated with such monitoring will be funded by the inspection fees paid by the applicant, which will be paid by the applicant at the signing of this agreement.

1. An invasive species monitoring and control program will be implemented at the project site as part of the overall development plan. Species targeted for removal include the following:

Tree-of-heaven (Ailanthus altissima)	*Multiflora rose (Rosa multiflora)*
Mugwort (Artemisia vulgaris)	*Autumn olive (Eleagnus umbellata)*
Garlic mustard (Alliaria petiolata)	*Purple loosestrife (Lythrum salicara)*
Common reed (Phragmites australis)	*Oriental bittersweet (Celastrus orbiculatus)*
Porcelainberry (Ampelopsis brevipedunculata)	*Japanese Barberry (Berberis thunbergii)*
Japanese Stilt Grass (Microstegium vimeneum)	*Winged Euonymus (Euonymus alatus)*

2. The goal of this program is to reduce the presence of exotic/invasive species to a threshold of less than ten percent total cover. A qualified biologist/botanist will supervise the removal of invasive species. Invasive species can be removed in several ways, depending on the location and species of the plant:

1. If a shrub is isolated and does not have its root system entwined with other plants, it may be removed mechanically. As much of the root system as possible should be removed to prevent the possibility of the invasive plant sprouting from root pieces left behind.
2. If a shrub is growing amongst other native plants the plant will be most safely and effectively removed by chemical means, by first cutting back to a few stubs and stumps, about twelve inches from the base. A concentrated solution of glyphosate (Round-up or equivalent) should be painted on the ends of the stumps. This technique is most effective in the early fall months but before the approaching dormant period. Proper notification must be made prior to the application of all restricted pesticides, and application made by a licensed applicator if required. No application will be made in areas of standing water without first receiving a DEC permit for aquatic pesticide application.
3. Highly invasive groundcovers, such as Japanese honeysuckle, should be sprayed with glyphosate, using a very close and targeted application during the active growing season. Repeated treatments may be necessary to remove the plant completely.
4. Several methods may be utilized in removing highly invasive annuals, such as garlic mustard. If the species is growing densely without other plants, the area may be sprayed with glyphosate during the active growing season, following the manufacturer's recommendations. Species may also be removed by hand. Both methods should be performed before plants set seed. Both methods also may need to be performed multiple times over a season and possibly over several seasons to completely eradicate the target species.

Grading Details

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

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

Site Plan 1" = 50'

Planting Plan 1" = 50'

Plant species election for wetland creation and expansion areas:

12 Winterberry holly - *Ilex verticillata (IV)*
12 Arrowwood - *Viburnum dentatum (VD)*
14 Highbush blueberry - *Vaccinium corymbosum (VC)*
5 Elderberry - *Sambucus canadensis (SC)*
6 Possumhaw viburnum - *Viburnum prunifolium (VP)*
23 Summersweet - *Clethra alnifolia (CA)*
12 Shadblow - *Amelanchier canadensis (AC)*
8 Red maple - *Acer rubrum (ARu)*
5 Black gum - *Nyssa sylvatica (NS)*
4 Green ash - *Fraxinus pennsylvanica (FP)*

All shrubs to be in 3 to 5 gallon containers.
All trees to be in 15 gallon containers.

Herbaceous plant species selection for wetland creation and expansion areas (2" plugs):

100 Tussock sedge *(Carex stricta)*
100 Fringed sedge *(Carex crinita)*
100 Soft rush *(Juncus effusus)*
50 Cinnamon fern *(Osmunda cinnamomea)*
50 Sensitive fern *(Onoclea sensibilis)*
75 Burreed *(Sparganium americanum)*
100 Rice cutgrass *(Leerzia oryzoides)*

Overseed planted areas with Ernst wetland hummock mix (ERNMX-125) or equivalent at five pounds per acre.

Plant species selection for wetland buffer enhancement areas (locations and quantities of each species to be determined in the field based on existing tree locations):

Witchhazel - *Hamamelis virginiana*
Arrowwood - *Viburnum dentatum*
Nannyberry viburnum - *Viburnum lentago*
Gray dogwood - *Cornus racemosa*
Inkberry - *Ilex glabra*
Red maple - *Acer rubrum*
Pin oak - *Quercus palustris*
Sweetgum - *Liquidambar styraciflua*

All shrubs to be in 3 to 5 gallon containers.
All trees to be in 15 gallon containers.

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

DIVNEY • TUNG • SCHWALBE
Intelligent Land Use

Divney Tung Schwalbe, LLP
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

ARCHITECT (MASTER PLAN & PARCELS 1,2,&5)

WARSHAUER MELLUSI WARSHAUER ARCHITECTS PC
100 CLEARBROOK ROAD
ELMSFORD, NY, 10523

ARCHITECT (PARCEL 3)

THE ARCHITECT TEAM
50 COMMANDANT'S WAY AT ADMIRAL'S HILL
CHELSEA, MA, 02150

ARCHITECT (PARCEL 4)

MINNO WASKO
80 LAMBERT LANE
LAMBERTVILLE, NJ, 08530

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 30 60 120

SCALE: 1" = 60'

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REVISIONS

NO.	DATE	ISSUE
1	7/27/21	FEIS SITE PLAN REVISION

DRAWING TITLE:

WETLAND CREATION AND EXPANSION PLAN

PLANNING • ENVIRONMENTAL • WETLANDS — TMA WMI

DRAWN BY:	CHECKED BY:
SAM/AKM	SAM
PROJECT NO.	DATE:
812	03/25/19

DRAWING NO.

SP-10.0

smarino timmillerassociates.com

From: MIRANDA, Rosita (Rosie) CIV USARMY CENAN (US) <Rosita.Miranda@usace.army.mil>
Sent: Thursday, July 5, 2018 10:22 AM
To: smarino@timmillerassociates.com
Cc: Pijanowski, Katherine A (Katie) CIV USARMY CENAN (US); Steinour, Peter J CIV USARMY CENAN (US); Orzel, Brian A CIV USARMY CENAN (US)
Subject: RE: [Non-DoD Source] RE: NAN-2018-00378 Jurisdictional Determination

Mr. Marino,

This office has not issued an Approved Jurisdictional Determination for the subject JD request application.

Only approved JDs, proffered individual permits or individual permit denials can be administratively appealed pursuant to 33 CFR 331.

Please submit the requested additional information to Ms. Pijanowski in order to ensure the completeness of your application for a JD request. If an additional site visit is required to make a determination, then you will be advised by the project manager.

If you have any questions relating to CWA Jurisdiction and/or certain geographic features such as pipes, refer to the "U.S. Army Corps of Engineers Jurisdictional Form Instructional Guidebook" dated 30 May 2007 located at the following webpage:

https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/Related-Resources/CWA-Guidance/

ROSITA MIRANDA
Chief, Western Section
Regulatory Branch
917-790-8420

-----Original Message-----
From: Steven Marino [mailto:smarino@timmillerassociates.com]
Sent: Tuesday, July 3, 2018 3:30 PM
To: Pijanowski, Katherine A (Katie) CIV USARMY CENAN (US) <Katherine.Pijanowski@usace.army.mil>; Orzel, Brian A CIV USARMY CENAN (US) <Brian.A.Orzel@usace.army.mil>
Cc: mandysantucci@aol.com; 'David Steinmetz' <david@zarin-steinmetz.net>; Schwalbe, Gerhard M. <jschwalbe@divneytungschwalbe.com>
Subject: RE: [Non-DoD Source] RE: NAN-2018-00378 Jurisdictional Determination

Hi Katie, with all due respect I disagree with that decision and would like to know our options in presenting an appeal. I still do not believe that we have a significant nexus to the McGregory Brook, which in turn is piped for a distance of over 3,000 feet before it gets to the Hudson River. There cannot be either a habitat or water quality nexus to navigable waters based on these conditions, and at the very least the intermittent flow that enters the system from our site (almost 100% of which is storm derived) provides little to no baseflow for the McGregory Brook or its tributaries. Again, please let us know the procedure to appeal this decision and what type of information you would require for consideration.

Steve Marino, PWS
Senior Wetland Scientist
Tim Miller Associates, Inc.

-----Original Message-----
From: Pijanowski, Katherine A (Katie) CIV USARMY CENAN (US) [mailto:Katherine.Pijanowski@usace.army.mil]
Sent: Tuesday, July 3, 2018 2:10 PM
To: smarino@timmillerassociates.com
Cc: Orzel, Brian A CIV USARMY CENAN (US)
Subject: RE: [Non-DoD Source] RE: NAN-2018-00378 Jurisdictional Determination

Hi Steve,

Based on a further review of the site, it appears that Wetland C is in fact connected to a The Hudson River through the McGregory Brook and would be jurisdictional. When submitting the revised plans please ensure the following items are clear:

- Property lines
- Street names
- size of each wetland
- linear footage of stream features

Thank you,

Katherine (Katie) Pijanowski
Project Manager
U.S. Army Corps of Engineers
New York District

-----Original Message-----
From: Steven Marino [mailto:smarino@timmillerassociates.com]
Sent: Wednesday, June 27, 2018 2:08 PM
To: Pijanowski, Katherine A (Katie) CIV USARMY CENAN (US) <Katherine.Pijanowski@usace.army.mil>
Cc: Orzel, Brian A CIV USARMY CENAN (US) <Brian.A.Orzel@usace.army.mil>
Subject: RE: [Non-DoD Source] RE: NAN-2018-00378 Jurisdictional Determination

Hi Katie, have you and Brian been able to work up a preliminary determination yet on my significant nexus issue? I'm happy to provide any additional information you might need to support it. Let me know.

Steve

-----Original Message-----
From: Pijanowski, Katherine A (Katie) CIV USARMY CENAN (US) [mailto:Katherine.Pijanowski@usace.army.mil]
Sent: Wednesday, June 13, 2018 7:35 AM
To: smarino@timmillerassociates.com
Cc: Orzel, Brian A CIV USARMY CENAN (US)
Subject: RE: [Non-DoD Source] RE: NAN-2018-00378 Jurisdictional Determination

Hi Steve,

On the 20th, would you be able to meet around 8 or 9 AM on the site?

Please let us know if you would be available.

Regards,

Katherine (Katie) Pijanowski
Project Manager
U.S. Army Corps of Engineers
New York District

-----Original Message-----
From: Steven Marino [mailto:smarino@timmillerassociates.com]
Sent: Wednesday, May 30, 2018 4:15 PM
To: Pijanowski, Katherine A (Katie) CIV USARMY CENAN (US) <Katherine.Pijanowski@usace.army.mil>
Cc: Orzel, Brian A CIV USARMY CENAN (US) <Brian.A.Orzel@usace.army.mil>
Subject: RE: [Non-DoD Source] RE: NAN-2018-00378 Jurisdictional Determination

Sure, is that good for Brian too?

-----Original Message-----
From: Pijanowski, Katherine A (Katie) CIV USARMY CENAN (US) [mailto:Katherine.Pijanowski@usace.army.mil]
Sent: Wednesday, May 30, 2018 11:26 AM
To: smarino@timmillerassociates.com
Cc: Orzel, Brian A CIV USARMY CENAN (US)
Subject: RE: [Non-DoD Source] RE: NAN-2018-00378 Jurisdictional Determination

Hi Steve,

I have a mandatory training class that has been scheduled for June 19.
Would you be available to meet at the site on the 20th instead?

Please let me know.

Katherine (Katie) Pijanowski
Project Manager
U.S. Army Corps of Engineers
New York District

-----Original Message-----
From: Steven Marino [mailto:smarino@timmillerassociates.com]
Sent: Tuesday, May 8, 2018 2:33 PM
To: Pijanowski, Katherine A (Katie) CIV USARMY CENAN (US) <Katherine.Pijanowski@usace.army.mil>
Cc: Orzel, Brian A CIV USARMY CENAN (US) <Brian.A.Orzel@usace.army.mil>
Subject: RE: [Non-DoD Source] RE: NAN-2018-00378 Jurisdictional Determination

Very good, I'll let the client know.

Steve

-----Original Message-----
From: Pijanowski, Katherine A (Katie) CIV USARMY CENAN (US) [mailto:Katherine.Pijanowski@usace.army.mil]
Sent: Tuesday, May 8, 2018 12:22 PM
To: smarino@timmillerassociates.com
Cc: Orzel, Brian A CIV USARMY CENAN (US)
Subject: RE: [Non-DoD Source] RE: NAN-2018-00378 Jurisdictional Determination

Hi Steve,

An unexpected event came up an I am unable to meet June 5 anymore. I will schedule a site meeting for June 19, 2018 at 10:30 AM.

Katie

-----Original Message-----
From: Steven Marino [mailto:smarino@timmillerassociates.com]
Sent: Tuesday, May 8, 2018 9:45 AM
To: Pijanowski, Katherine A (Katie) CIV USARMY CENAN (US) <Katherine.Pijanowski@usace.army.mil>
Subject: RE: [Non-DoD Source] RE: NAN-2018-00378 Jurisdictional Determination

Thanks, I hope that day will work. The northwest corner is shown on the plan I sent you in the lower right corner of the drawing, for some reason the match lines didn't print. Attached is a pdf of the whole site on one drawing that I was able to cobble together. Let me know if you want a hard copy of that.

Steve

-----Original Message-----
From: Pijanowski, Katherine A (Katie) CIV USARMY CENAN (US) [mailto:Katherine.Pijanowski@usace.army.mil]
Sent: Tuesday, May 8, 2018 8:06 AM
To: smarino@timmillerassociates.com
Subject: RE: [Non-DoD Source] RE: NAN-2018-00378 Jurisdictional Determination

Steve,

I will check with my colleague, Brian Orzel, to see if that date works for him. In the meantime, it appears the northwestern portion of the property has been cut off in the plans, before I can make a site visit, I require a new plan set that contains the entire property. Please send a new set of plans that depicts the entire property.

Regards,

Katherine (Katie) Pijanowski
Project Manager
U.S. Army Corps of Engineers
New York District

-----Original Message-----
From: Steven Marino [mailto:smarino@timmillerassociates.com]
Sent: Monday, May 7, 2018 4:41 PM
To: Pijanowski, Katherine A (Katie) CIV USARMY CENAN (US) <Katherine.Pijanowski@usace.army.mil>
Subject: [Non-DoD Source] RE: NAN-2018-00378 Jurisdictional Determination

Hi Katie, all of those days work for me, so we'd like June 5th so we can get it done as soon as possible. A lot of engineering is going to be based on this determination, so sooner is better. Thanks!

Steve

-----Original Message-----
From: Pijanowski, Katherine A (Katie) CIV USARMY CENAN (US) [mailto:Katherine.Pijanowski@usace.army.mil]
Sent: Friday, May 4, 2018 11:11 AM
To: smarino@timmillerassociates.com
Subject: NAN-2018-00378 Jurisdictional Determination

Mr. Marino,

I have received the additional information regarding the Evergreen Manor Approved Jurisdictional Determination request. Would you be able to meet myself and another project manager at the site.

I can suggest the following dates: June 5, June 19, June 20.

Please let me know if any of these dates work for you.

Regards,

Katherine (Katie) Pijanowski
Project Manager
U.S. Army Corps of Engineers
New York District

smarino timmillerassociates.com

From: Steven Marino <smarino@timmillerassociates.com>
Sent: Wednesday, June 20, 2018 3:33 PM
To: 'Schwalbe, Gerhard M.'; 'Gary David Warshauer'; 'micheller@townofcortlandt.com'
Cc: 'mandysantucci@aol.com'; 'vsconstruction@premierathletic.com'; 'David Steinmetz'; 'Matthew Ziehnert'
Subject: RE: Evergreen Manor - current design drawings and tabulations

Okay, an update on the wetlands situation.

I met with Brian Orzel and Katie Pijanowski of the Corps this morning. I made it clear from the beginning that my goal was to confirm he wetland in the back (south), and convince them that the northern wetland was isolated due to the lack of "a significant nexus" from the downstream wetlands.

The back wetland was confirmed with a few minor changes that I don't believe will affect the development plans at all. They will email me a sketch of the changes for Gerry's office.

They were at first resistant to the whole concept of the northern wetland being considered isolated. Their initial response was that if water flows out of that wetland and eventually gets to a nother wetland that gets to the Hudson, it's connected. However, we walked all the way from the site (where we found the culvert buried under weeds) to the wetland off Conklin Avenue, about 1/4 mile away. When they saw the amount of development, piping, other inputs tot eh system, etc., they started to re-consider. In the end, we did not even look at the individual flagging for that wetland. They wanted to go back to their office and huddle up with their boss and decide how to handle it. I would say that right now, based on what I heard coming from Brian (and he's been there over 20 years), our odds are about 80:20 in our favor. Don't hold me to that, because things can swing wildly in this world, but I'm feeling pretty good about it.

The Supreme Court decisions confirmed that there needs to be a "significant nexus" from one wetland to another if there is not an existing, clear surface connection between wetlands. What the court did not do is say what that means. Sometimes the Corps reads this as solely a hydrologic connection, regardless of what might be happening on the surface. My reading, and I explained this to them, is that if you lose a surface connection and the other functions of the wetland (wildlife habitat, flood control, etc.) get lost on the surface in the area between the wetlands, and there is very little flow to begin with, then they cannot be considered connected for ACOE regulation. Long story short, I believe that they heard what I had to say and are leaning toward giving us this. If they find against us, I think we should find a way to appeal that decision, or have a person to person meeting with them.

I'll get back to everyone when I hear more.

Steve

----Original Message-----
From: Schwalbe, Gerhard M. [mailto:jschwalbe@divneytungschwalbe.com]
Sent: Tuesday, June 12, 2018 6:22 PM
To: smarino@timmillerassociates.com; 'Gary David Warshauer'; micheller@townofcortlandt.com
Cc: mandysantucci@aol.com; vsconstruction@premierathletic.com; 'David Steinmetz'; 'Matthew Ziehnert'
Subject: RE: Evergreen Manor - current design drawings and tabulations

Steve - thanks for the heads up. Do you need anyone there with you?

Best regards,

Gerhard (Jerry) M. Schwalbe, P.E.
jschwalbe@divneytungschwalbe.com
Divney Tung Schwalbe, LLP
One North Broadway
White Plains, NY 10601
P: 914 428-0010 | F: 914 428-0017
www.divneytungschwalbe.com

-----Original Message-----
From: Steven Marino [mailto:smarino@timmillerassociates.com]
Sent: Tuesday, June 12, 2018 3:56 PM
To: 'Gary David Warshauer' <gdw@wmwarchitects.com>; micheller@townofcortlandt.com
Cc: mandysantucci@aol.com; vsconstruction@premierathletic.com; Schwalbe, Gerhard M. <jschwalbe@divneytungschwalbe.com>; 'David Steinmetz' <david@zarin-steinmetz.net>; 'Matthew Ziehnert' <mz@wmwarchitects.com>
Subject: RE: Evergreen Manor - current design drawings and tabulations

Just a reminder to everyone that I am scheduled to walk the Evergreen site with the Army Corps next Wednesday the 20th.

-----Original Message-----
From: Gary David Warshauer [mailto:gdw@wmwarchitects.com]
Sent: Friday, May 4, 2018 12:56 PM
To: micheller@townofcortlandt.com
Cc: mandysantucci@aol.com; vsconstruction@premierathletic.com; Jerry Schwalbe (jschwalbe@divneytungschwalbe.com); smarino@timmillerassociates.com; David Steinmetz (david@zarin-steinmetz.net); Matthew Ziehnert
Subject: RE: Evergreen Manor - current design drawings and tabulations

Hi Michelle- I received a message that my email below did not go thru, so I am resending the design drawings. Please confirm that you have received them. Thank You, Gary

Gary David Warshauer NCARB, AIA
Principal
Warshauer Mellusi Warshauer Architects p.c.
100 Clearbrook Road, Elmsford, NY 10523
New York, New Jersey, Connecticut and Florida www.wmwarchitects.com<http://www.wmwarchitects.com/>
914-592-4466 ext. 118 office
914-582-9597 cell

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From: Gary David Warshauer
Sent: Wednesday, May 02, 2018 11:10 AM
To: micheller@townofcortlandt.com
Cc: mandysantucci@aol.com; vsconstruction@premierathletic.com; Jerry Schwalbe (jschwalbe@divneytungschwalbe.com) <jschwalbe@divneytungschwalbe.com>; smarino@timmillerassociates.com; David Steinmetz (david@zarin-steinmetz.net) <david@zarin-steinmetz.net>; Matthew Ziehnert <mz@wmwarchitects.com>
Subject: Evergreen Manor - current design drawings and tabulations

Hi Michelle- Pursuant to our discussion after last week's meeting, attached are our current drawings and tabulations for the project. Please do not hesitate to contact me with any questions. Best Regards, Gary

Gary David Warshauer NCARB, AIA
Principal
Warshauer Mellusi Warshauer Architects p.c.
100 Clearbrook Road, Elmsford, NY 10523
New York, New Jersey, Connecticut and Florida www.wmwarchitects.com<http://www.wmwarchitects.com/>
914-592-4466 ext. 118 office
914-582-9597 cell

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TIM
MILLER
ASSOCIATES, INC.

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November 13, 2019

Ms. Katherine Pijanowski
US Army Corps of Engineers - Western Permits Section
Regulatory Branch, New York District
US Army Corps of Engineers
26 Federal Plaza
New York, NY 10278-0090

Re: Pre-construction notification - NWP #39
Proposed Mixed Use Development
VS Construction - NAN-2018-00378-WPI
Crompond Road, Town of Cortlandt, Westchester County

Dear Ms. Pijanowski:

In response to your request for additional information regarding the referenced project, dated June 12, 2019, please find the following responses to specific comments:

1. A signed JPA is attached.

2. Cross sections are provided on Figures 1A through 1F.

3. Wetland disturbance area 5 will be culverted to maintain flow through the system. A large 57" by 38" pipe arch will be used (See Figure 2).

4. Sheet WE-1 (attached) now shows the entire site with all wetland disturbance areas labeled.

5. Wetland disturbance area 4 has been modified so that no fill or culverting will be required (See Figure 3). Stepping stones will be placed on a path through the area to allow pedestrian use of this walking trail, but no fill will be needed.

6. The location of the walking path is now shown on Sheet WE-1.

7. A copy of the tree removal and preservation plan is attached. A total of 1,189 trees are within the proposed limits of disturbance, and are expected to be cut for this project. Of these trees, 757 are between 4 and 12 inches in diameter, 384 between 13 and 24 inches, 36 between 25 and 36 inches, and 12 greater than 36 inches. Dominant tree species observed include red oak *(Quercus rubra),* black oak *(Quercus velutina),* black walnut (*Juglans nigra*), sugar maple *(Acer saccharum),* American beech *(Fagus*

Americana), tulip tree *(Liriodendron tulipifera),* white ash *(Fraxinus americana),* shagbark hickory *(Carya ovata),* pignut hickory *(Carya glabra),* hemlock *(Tsuga Canadensis),* black birch *(Betula lenta),* and sassafras (*Sassafras alibidum).* Red maple and elm were the dominant trees in the southern wetland. Approximately 1,268 trees will be preserved on the site. The limits of distrubance on the site include approximately 17 acres, although not all of this area is wooded.

8. The mitigation plan has been revised to include additional information as required by 33 CFR part 332. The following information was added or clarified.
   a. The mitigation area includes 35,944 sf of wetland creation/expansion, and 14,930 sf of buffer enhancement.
   b. A maintenance/management plan is included on Sheet SP-10.0 under *Monitoring and Maintenance*.
   c. Three test wells for the monitoring of groundwater elevations are now shown on the grading plan.
   d. The five year plan for monitoring and maintenance is described on the plan sheet.
   e. Please clarify what is meant by "financial assurances". The Town of Cortlandt will no doubt hold a perfomrance surety for the wetlands mitigation of this project as part of their local wetlands permit approval, and we could provide proof of that to the Corps when that permit is issued.

1. Figures 1A through 1F show the amount of fill that will be required for each wetland disturbance area. Sheet WE-1 provides a table summarizing these fills. Approximately 8,986 cubic yards of fill will be placed within the wetland disturbance areas, which total 15,037 sf (0.35 acres). This is a slight increase in fill from our original application, which was for 0.29 acres.

Please review the enclosed application materials at your earliest convenience and contact us if you have any questions or require additional information.

Sincerely,

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

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

New Search Or use the browser back button to get to previous page

DEC Permit Application Detail

Application ID:	3-5522-00376/00001
Facility:	Evergreen Manor
Location:	2003 Us Rte 202, Cortlandt, NY 10567
Town or City:	Cortlandt
Applicant:	Vs Construction Corp
Permit Type:	Water Quality Certification
Application Type:	New
Date Received:	10/22/2020
Status:	No Jurisdiction as of 02/01/2023
Complete Status:	Incomplete as of 12/18/2020
UPA Class:	Major
Short Description:	SITE DEVELOPMENT - BUILDING CONSTRUCTION
ENB Publication Date:	
Written Comments Due:	
SEQR Class:	
SEQR Determination:	
Lead Agency:	
Environmental Justice:	
SHPA Status:	
Coastal Zone Status:	
Final Disposition:	No Jurisdiction as of 02/01/2023
Permit Effective Date:	02/01/2023
Permit Expiration Date:	
Stimulus Project:	No
Other Known IDs:	None
DEC Contact:	Alysse Devine 21 S Putt Corners Rd, New Paltz, NY 12561 Tel:(845)256-3054

Please email the Regional Office for additional information or questions regarding this application.

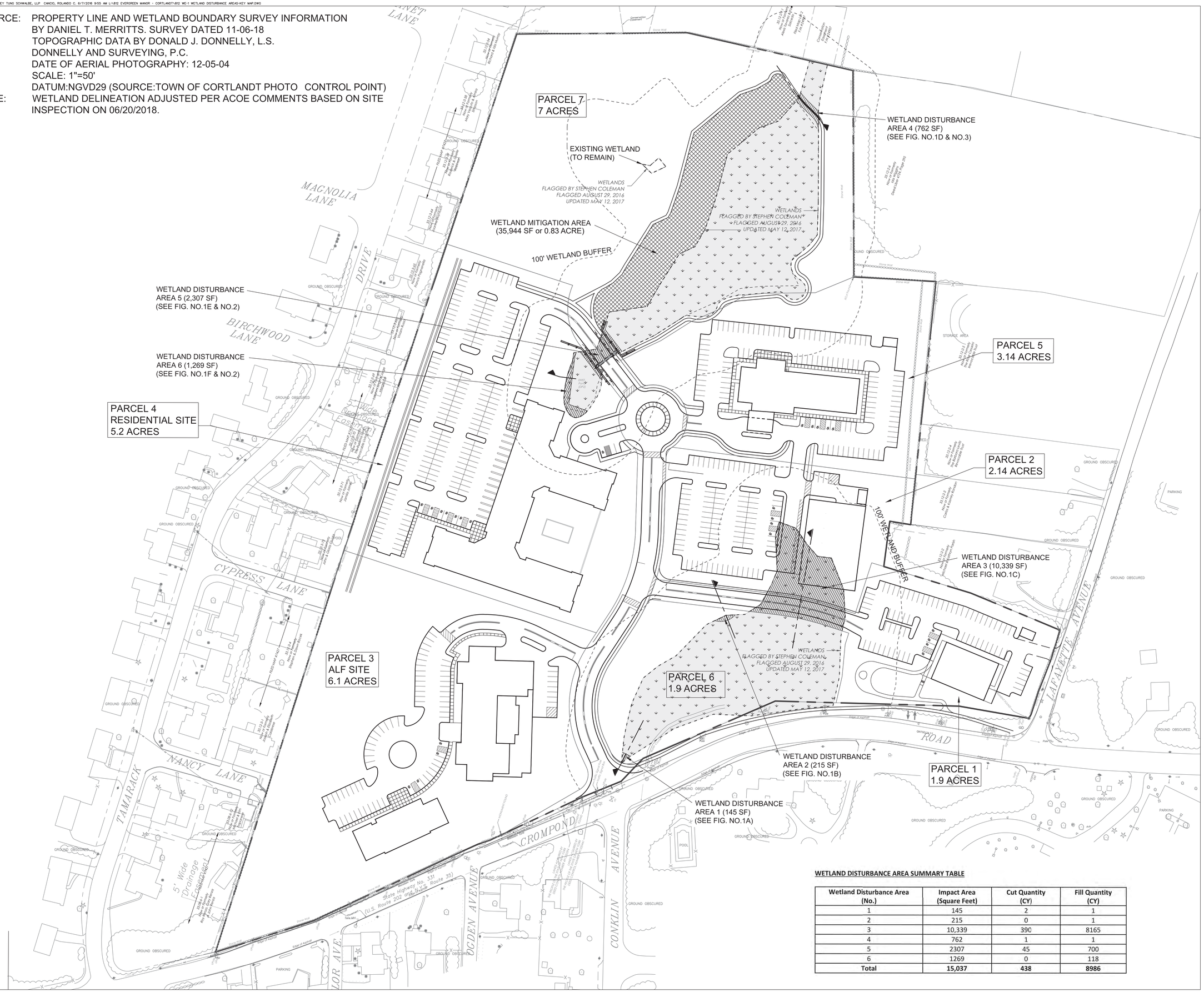
New Search Or use the browser back button to get to previous page

Search Wizard Instructions

PLOTTED BY: DIVNEY TUNG SCHWALBE, LLP CANCIO, ROLANDO C. 6/7/2019 9:55 AM L:\812 EVERGREEN MANOR - CORTLANDT\812 WE-1 WETLAND DISTURBANCE AREAS-KEY MAP.DWG

SOURCE: PROPERTY LINE AND WETLAND BOUNDARY SURVEY INFORMATION BY DANIEL T. MERRITTS. SURVEY DATED 11-06-18
TOPOGRAPHIC DATA BY DONALD J. DONNELLY, L.S. DONNELLY AND SURVEYING, P.C.
DATE OF AERIAL PHOTOGRAPHY: 12-05-04
SCALE: 1"=50'
DATUM:NGVD29 (SOURCE:TOWN OF CORTLANDT PHOTO CONTROL POINT)

NOTE: WETLAND DELINEATION ADJUSTED PER ACOE COMMENTS BASED ON SITE INSPECTION ON 06/20/2018.



WETLAND DISTURBANCE AREA SUMMARY TABLE

Wetland Disturbance Area (No.)	Impact Area (Square Feet)	Cut Quantity (CY)	Fill Quantity (CY)
1	145	2	1
2	215	0	1
3	10,339	390	8165
4	762	1	1
5	2307	45	700
6	1269	0	118
Total	**15,037**	**438**	**8986**

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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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Intelligent Land Use

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White Plains, NY 10601

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ARCHITECT (MASTER PLAN & PARCELS 1,2,&5)

WARSHAUER MELLUSI WARSHAUER ARCHITECTS PC
100 CLEARBROOK ROAD
ELMSFORD, NY, 10523

ARCHITECT (PARCEL 3)

THE ARCHITECT TEAM
50 COMMANDANT'S WAY AT ADMIRAL'S HILL
CHELSEA, MA, 02150

ARCHITECT (PARCEL 4)

MINNO WASKO
80 LAMBERT LANE
LAMBERTVILLE, NJ, 08530

LAND USE ATTORNEY

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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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SCALE: 1" = 60'

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REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:

WETLAND DISTURBANCE AREAS

DRAWN BY:	CHECKED BY:
RCC	MSG
PROJECT NO:	DATE:
812	10/25/19

DRAWING NO.

WE-1

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, NEW YORK DISTRICT
JACOB K. JAVITS FEDERAL BUILDING
26 FEDERAL PLAZA
NEW YORK, NEW YORK 10278-0090

MAR 2 3 2018

Regulatory Branch

SUBJECT: Permit Application Number NAN-2018-00378-WPI
by VS Construction

VS Construction
37 Croton Dam Road
Ossining, New York 10562

Dear VS Construction:

We have reviewed your above referenced request for an approved jurisdictional determination and have determined that, before processing of your request may proceed, you must provide the following information:

1. Please submit additional photographs of the site and please include a photo location map showing where the photos were taken. Please note, the photos should be over the jurisdictional areas and not of the road.

2. Please provide justification as to why soil borings were only performed within the first 12 inches of the soil where the recommended depth is approximately 20 inches.

3. The 1987 Manual provides specific guidance on performing delineations using transects for properties over 5 acres in size. Please submit the locations of soil borings and any additional data sheets.

4. Please submit plans on either 8.5 x 11 inch paper or 11 x 17 inch paper.

5. You submitted pictures and described drainage features on the property however these do not appear on the plans. Please justify.

Regulatory Branch

MAR 2 3 2018

SUBJECT: Permit Application Number NAN-2018-00378-WPI
by VS Construction

Please note that in order for us to continue processing your application you must submit the above requested information to this office within 30 days of the above referenced date. If we do not receive the requested information within 30 days, we will assume that you no longer wish to pursue this action and our file will be administratively closed in accordance with Title 33 of the Code of Federal Regulations Part 325.2 (d)(5). If you have any questions, please contact the undersigned at (917) 790-8520.

Sincerely,

Katherine Pijanowski
Project Manager
Western Permits Section

cc: Steve Marino

November 11, 2025

Chris Kehoe, AICP
Director of Panning & Community Development
Town of Cortlandt
Department of Planning & Community Development
1 Heady Street
Cortlandt Manor, New York 10567

RE: Evergreen Manor Subdivision (Santucci Property)
Review of Additional Information Provided
Cortlandt, Westchester County, New York

Dear Mr. Kehoe:

The Town of Cortlandt retained LaBella Associates, D.P.C. (LaBella) to perform a wetland and stream delineation for a project site located at 2003 Crompond Road (Evergreen Manor Subdivision) in the Town of Cortlandt, Westchester County, New York. For the purpose of the wetland and stream delineation, the Study Area is defined as an approximate 28-acre area consisting of tax parcel IDs 33.12-2-1, 33.12-2-7, and 33.12-2-8. A wetland scientist (Mark Kiburz, PWS) from LaBella Associates reviewed the site on June 17, 2025 to complete the updated wetland delineation. During the delineation completed by LaBella, LaBella delineated three wetlands. Two of the wetlands, Wetland 2 and Wetland 3 as delineated by LaBella, are generally consistent with what had been delineated previously onsite by Stephen Coleman (for the Town) and Steve Marino (for the property owner). During LaBella's delineation, one additional area, Wetland 1, was delineated in the northeastern portion of the site in an overgrown field area. This area had not previously been delineated on site. A meeting at the Town of Cortland occurred on September 15, 2025 to review the delineation and discuss Wetland 1 delineated by LaBella. Due to the discrepancy of the findings of Wetland 1, The Town of Cortlandt requested that Mr. Steve Marino (PWS, principal/senior wetland scientist at Tim Miller Associates, Inc.) provide additional information detailing his past field visits and review of the area in question in order to confirm this area should not be considered wetland.

On November 6, 2025, LaBella received additional documentation from Mr. Marino, including a memo on the wetland area in question (dated October 30, 2025), a subdivision map (dated November 6, 2025 showing wetland boundaries), and a Joint Permit Application (April 5, 2019) which includes a United States Army Corps of Engineers (USACE) Nationwide Permit (October 19, 2022) which is valid until March 14, 2026.

As outlined in his November 2025 memo, Mr. Marino walked the site on October 9, 2025 to review the area that LaBella had delineated as Wetland 1. He noted that there is a mix of vegetation, with upland species throughout and the presence of small pockets of hydrophytic vegetation. He noted that the wetland vegetation found does not represent a dominance of hydrophytic vegetation in the area in question. In addition, ten soil samples were taken during this site visit, showing a dominance of upland soils with four of the ten sample locations showing hydric (wetland) soils. Further, he noted that wetland hydrology, such as saturated

or inundated soils, was not observed. He concluded that the area in question (delineated as Wetland 1 by LaBella) did not meet the town or federal criteria to be considered a wetland. It is noted that Mr. Marino's findings are presented in a memo as opposed to USACE data forms.

In reviewing the documentation on the USACE history of the site, it is noted that USACE walked the site with Mr. Marino in June 2018, and according to Mr. Marino, the area in question was not identified as a wetland area by the USACE. There appears to be isolated small pockets that are wetter than the majority of the area, though based on Mr. Marino's assessment and past USACE review/site walks, that the area is predominantly upland. This area has been disturbed overtime and was once a mowed field.

Based on the additional details provided by Mr. Marino and the background information from USACE and history of the site, it appears that this area is marginal and not considered wetland. LaBella likely delineated this area as a more conservative review considering the small pockets of hydric soils and hydrophytic vegetation.

Respectfully submitted,

LaBella Associates

Meredith Ellis, PWS, CE
Permitting & Compliance Manager

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Charles 'Carlito' Holt, P.E., PTOE
Brian Dempsey, P.E., PTOE, RSP1

November 20, 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 the enclosed revised site plan drawings and offer the following responses to address the LaBella Associates, DPC ("LaBella") November 13, 2025 comment memorandum for the Board's consideration.

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, as no new water district is proposed.

5. **Comment:** ***The applicant has indicated they will consider trench stabilization measures as part of the final design. These measures should be included on the plans prior to site plan approval, especially with regards to the water line being dedicated to the Town.***

   Response: As previously discussed, 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 to the satisfaction of the Consulting Town Engineer 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 applicant has provided responses to the comments issued by the fire department. The fire department should review the most recent submission to determine if the applicants' responses adequately address their concerns.***

   Response: Comment noted.

7. **Comment:** ***Please place the requirements of § 259-6H of the town code on the erosion and sediment control plan.***

Response: The requisite notes from Section 259-6H of the Town Code have been added to the Erosion and Sediment Control Plan, Drawing No. SP-7.1.

Plans

1. **Comment:** ***SP-0.0 – It appears the proposed dimensions in the bulk table are based on an older layout. Revise the plans as needed to provide accurate proposed setback distances.***

Response: The bulk table has been updated to reflect the current site layout. All proposed setback distances have been revised to match the latest plan configuration. In addition, the table now includes the updated total impervious coverage calculation based on the current design of Parcel 1.

2. **Comment:** ***SP-1.0 – The applicant has indicated they will provide details of the proposed emergency gate and will be coordinated with the fire code official and included on the plans prior to final approval.***

Response: Comment noted.

3. **Comment:** ***SP-1.0 – The applicant has indicated they are preparing a geotechnical report and retaining wall design report and details for the proposed on-site walls to be included as part of the site plan application. We will review these documents upon receipt.***

Response: Retaining wall details have been provided and are included on Drawings SP-6.4 through SP-6.11 in the plan set along with the engineering calculations supporting the wall designs.

4. **Comment:** ***SP-1.0 – The applicant has indicated they will provide specifications and a maintenance narrative for the grass pavers for review and approval by the fire code official. This should be provided prior to site plan approval. Provide details including maintenance requirements of the grass pavers.***

Response: A grass paver system has been selected for the emergency access driveway. The proposed product is the AIRPAVE Geo Cell system for grass fire lanes. A detail for this system has been added to Drawing SP-6.1, and the corresponding product specifications, including installation and maintenance

requirements, are included with this submission for review by the fire code official.

5. **Comment:** ***SP-1.0 – Add no parking signage for all area required for fire truck and refuse vehicle circulation to ensure the necessary access is provided at all times.***

Response: Additional "No Parking Any Time" and "No Parking Fire Lane" signage has been added throughout all areas required for fire truck and refuse vehicle circulation to ensure continuous and unobstructed access. The updated signage locations are shown on Drawing SP-1.0.

6. **Comment:** ***SP-1.0 – Revise the plans to include an ADA accessible ramp for the ADA parking spaces.***

Response: The plans have been revised to show a flush curb at the ADA parking spaces leading to an accessible route to the front entry to the building.

7. **Comment:** ***SP-2.0 – The proposed pedestrian connection to the sidewalk within the future Right-of-Way depicts an excessive slope in excess of 15% Please revisit grading and provide accommodating slope.***

Response: The previously proposed crosswalk at the base of the driveway has been relocated to the top of the drive and the main pedestrian walkway along the entrance driveway has been relocated to the opposite side, where gentler slopes are available. A secondary walkway for emergency/maintenance access to the lower level of the facility will remain.

8. **Comment:** ***SP-2.0 – There are inconsistencies between the spot elevations and the proposed topography. The applicant has stated that a flush curb will be implemented near the building, however a 6inch curb is shown at most locations. In addition, the spot elevation at the corner of the parking space near the generator is shown at 384.67. A nearby topographic contour is labeled as 385 and a slope arrow indicates this area is proposed to pitch towards CB-BM-15. It does not appear drainage can function as intended based on this. In addition, it appears the proposed loading area may be above the finished floor elevation based on the topography and spot elevations shown. The applicant should revisit the grading in these areas and provide spot elevations at all points of ingress and egress.***

Response: The grading has been revised and spot elevations added at points of ingress and egress.

9. **Comment:** ***SP-2.0 – The applicants response indicates the use of the existing wetlands as attenuation practices. Use of the existing wetlands is not permitted.***

Response: The previous response was incorrect. The applicant has no intention of using the existing wetlands as an attenuation practice. All required stormwater treatment and attenuation measures will be provided fully onsite within Parcel 1, consistent with Town requirements.

10. **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: Infiltration practices are no longer being proposed due to site constraints related to topography and proximity to building foundation drains and retaining walls. All references to infiltration practices have been removed from the plans to ensure compliance with the NYS Stormwater Management Design Manual separation requirements.

11. **Comment:** ***SP-2.0 – The Applicant has previously indicated there will be an excess cut of 40,000 cy, 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.***

Response: As part of implementing the overall Evergreen Manor Master Plan, construction on Parcel 1 will generate excess soil that will be utilized for grading associated with the future Evergreen Manor Townhome Site Plan (Parcel 2). During construction of the Parcel 1 site plan, the Applicant proposes to establish two (2) soil stockpile areas on Parcel 2, as identified on the Erosion and Sediment Control Plans (Drawing Nos. SP-7.1 and SP-7.2).

To limit the extent of stockpiling, the Applicant has continued to refine grading on Parcel 1, including raising the building by approximately 1-ft. to reduce the volume of excess soil. The proposed stockpile areas are as follows:

- Material Stockpile Area 1: Approximately 28,000 sq ft in area with a maximum height of 15 feet.
- Material Stockpile Area 2: Approximately 43,000 sq ft in area with a maximum height of 15 feet.

Both stockpile areas have been designed with appropriate erosion and sediment control measures as shown on the referenced drawings.

12. **Comment:** ***SP-2.0 – Identify discharge locations for the retaining wall underdrains on the western side of the parcel. Underdrains should not be directed to stormwater management practices.***

Response: The discharge locations for the retaining wall underdrains have been identified on the revised plans. Underdrains along the northeastern side of the site will discharge to the Main Access Drive shoulder underdrain. Underdrains for the walls along the **western** side of the site will discharge to DMH-BM-3-1, which conveys treated stormwater to the approved discharge point on the southern side of the Main Access Drive. No underdrains are directed to any stormwater management practices.

13. **Comment:** ***SP-2.0 – Label proposed storm sewer pipe sizes and revise the storm sewer layout for consistency with the main access drive project previously submitted to the planning board.***

Response: All proposed storm sewer pipe sizes have been labeled on the revised plans. The storm sewer layout has also been updated to remain consistent with the storm drainage design previously submitted as part of the Main Access Drive project.

14. **Comment:** ***SP-2.0 – Two sets of contour lines are shown for RT-202 which are inconsistent with each other. Remove the extra set of contour lines.***

Response: The extra set of contour lines have been removed from the plan.

15. **Comment:** ***SP-3.0 – The sizing, details, and location of grease traps and sampling manholes should be provided prior to issuance of site plan approval.***

Response: A 1,500-gallon grease trap has been incorporated into the design and is located along the eastern side of the building in close proximity to the kitchen facility A corresponding detail has been added to the plans. Final sizing calculations and the sampling manhole information will be provided prior to issuance of site plan approval.

16. **Comment:** ***SP-3.0 – Label all sanitary manholes.***

Response: All Sanitary Sewer Manholes have been labeled.

17. **Comment:** ***SP-3.0 – A sanitary manhole is located within the proposed sidewalk near the driveway entrance. Given the excessive slopes at this location, the manhole should be located outside of the sidewalk.***

Response: The main pedestrian walkway at the entrance driveway has been relocated to the opposite side, where gentler slopes are available, and reasonable grades can be maintained. However, a secondary walkway for emergency access/maintenance to the lower level of the facility remains. Sanitary Manhole SMH B-2 has been shifted so that its access point is located outside the path of this pedestrian walkway.

18. **Comment:** ***SP-3.0 – Provide additional space between SMH B-2 and wall to allow for construction.***

Response: Additional space has been provided between SMH B-2 and the proposed retaining wall to provide additional space for construction.

19. **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 total number (76 trees) of shade trees (33), ornamental trees (27), and evergreen trees (16) has been added to the Plant List on SP-4.1. The total updated number of proposed shrubs is approximately 2,170, which has been added to the Plant List on SP-4.1. This total is based on the square footage of the foundation/accent trees (planted at 36" on center) and slope planting shrubs (planted at 48" on center) as indicated in the Plant List on SP-4.1.

The shrubs would provide the equivalent of 217 trees, based on past discussion with staff.

20. **Comment:** ***SP-6.1 – The applicant has indicated they will provide details for the proposed retaining walls. These shall be provided prior to site plan approval.***

Response: Retaining wall details have been provided and are included on Drawings SP-6.4 through SP-6.11 in the plan set.

21. **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.

22. **Comment:** ***SP-6.2 – Provide dimensions (length, width, depth) for the riprap outlet protection, as well as d50 size of stone.***

Response: Final stormwater details will be provided to the satisfaction of the Town's Engineering Consultant prior to submission of the final plans for Site Plan Approval.

23. **Comment:** ***SP7.1 – Provide a construction sequence detailing the implementation of erosion and sediment control measures prior to the start of construction. The current work schedule provided needs to be expanded to include the phasing of specific project improvements.***

Response: The Work Schedule presented on Drawing SP-7.3 summarizes the sequence of implementing erosion and sediment control measures prior to the start of construction. A more 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.

24. **Comment:** ***SP-7.1 – The plans depict erosion and sediment control measures on areas of the completed main access road. The plans should be revised to accurately reflect the Erosion and Sediment Control measures to be implemented as part of Lot 1 only.***

Response: The erosion and sediment control plans have been revised to show measures applicable to Lot 1 only. Additional erosion and sediment control measures

for the stockpile area on the adjacent parcel have also been provided and are shown on Drawing SP-7.2.

25. **Comment:** ***SP-7.1 – The outlet of the sediment trap on the southern side of the site should be depicted on the plans.***

Response: Outlets for Sediment traps ST-1, ST-2, and ST-3 are shown on the plans.

26. **Comment:** ***SP-7.2 – Provide the following:***

a. ***Per the NYS Standards and Specifications for Erosion and Sediment Control (NYSSSESC), 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.***
b. ***Provide pipe sizes on sediment trap detail and provide size and spacing of riser pipe perforations in accordance with the NYSSSESC.***
c. ***Provide maintenance schedule and requirements for practices.***

Response: The plans have been revised and the details for the dewatering of excavated areas are now shown on the plans. Maintenance schedule and requirements for the stormwater practices will be included in the final SWPPP document.

27. **Comment:** ***SP-9.0- Provide stationing of all hydrants.***

Response: Stationing of hydrants have been provided on the Plan. Refer to Drawing No. SP-9.0.

28. **Comment:** ***SP-9.0 - Provide stationing and invert elevations on the BLDG Lateral Connection Watermain profile***

Response: Stationing and invert elevation of the Building Lateral Connections have been added to the Profile. Refer to Drawing No. SP-9.0.

29. **Comment:** ***SP-11 – On Sheets 11.1, 11.2, and 11.3, turn off removal note and any existing onsite infrastructure to be removed.***

Response: References to existing onsite infrastructure to be removed or removal notes have been removed from the plans.

30. **Comment:** ***SP-11 – Sheets 11.1 and 11.3 show an older layout or the loading and refuse area. Revise the plans for consistency.***

Response: Drawings SP-11.1, 11.2 and 11.3 have been revised to reflect the current layout in the loading and refuse area.

31. **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 do not appear to allow comply with this regulation. The fire department having jurisdiction will need to opine on this layout.***

Response: As previously discussed, hydrant spacing around the building has been designed so that all portions of the structure fall within 150 feet of either an existing or proposed fire hydrant. This coverage ensures compliance with the hose reach requirements of the 2020 NYS Fire Code.

The Applicant acknowledges that the fire access road routing, as shown, will require confirmation from the fire department. The Applicant will coordinate directly with the fire officials to address this issue as well as emergency access, vehicle maneuvering and the emergency access gate.

32. **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: The Parcel 1 – Refuse Vehicle Maneuvering Plan has been revised to depict a front-load refuse vehicle, reflecting the anticipated on-site trash pickup operations. All turning movements, wheel paths, and clearances have been updated accordingly. Refer to Drawing No. SP-11.2 for vehicle criteria and maneuvering.

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: Supporting calculations are attached and will be provided to LaBella Associates for their continued technical review.

2. **Comment:** ***Include sediment trap design calculations in future submittal.***
Response: Comment noted, a Sediment Trap Volume table has been added to Drawing SP-7.1, Erosion And Sediment Control Plan.

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: This will be reviewed with LaBella Associates for clarification and possible adjustment to the calculations as required.

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 update the time of concentration for this drainage area as necessary.***
Response: The TC line has been revised and the time of concentration for the drainage area has been updated.

5. **Comment:** ***SW-2.1 – Provide the results of the soil testing shown on this sheet.***
Response: Infiltration practices are no longer proposed under the current design and thus the results of the prior soil testing have not been provided herein. However, the results can be made available upon further request though all field testing was coordinated with and witnessed by LaBella Associates.

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 DESIGN ENGINEERING, LLP

Mark S. Gratz, P.E.
Senior Associate

MSG:PG:lg
Enclosure(s)

cc: D. Steinmetz, V.S. Construction
File

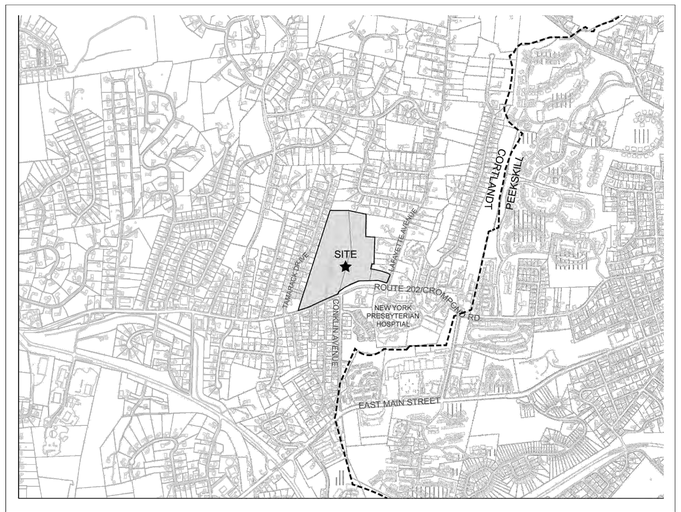
2003 Crompond Road

(TAX LOT: 33.12-2-8)
Town of Cortlandt, New York

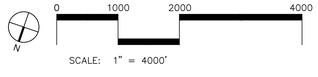
Site Plan Application - Parcel 1

January 23, 2025
Revised: February 11, 2025
Revised: May 22, 2025
Revised: October 23, 2025
Revised: November 20, 2025

LOCATION MAP



BASE MAP SOURCE: WESTCHESTER GIS



ZONING TABLE

Code Section	MEDICAL ORIENTED DISTRICT (MOD)	REQUIRED/ PERMITTED	PROPOSED	
			Parcel 1	Evergreen Manor
307-96.2	Medical Oriented District (MOD)			
C(1)(a)	**Dimensional Requirements**			
	Minimum lot area (SF) [1]	10,000	--	1,235,294
	Minimum lot width (ft)	100	562	--
	Setbacks			
	Front (ft)			
	Crompond Road (Route 35/202)	30	44	--
	Evergreen Manor Main Access Roadway	30	41	--
	Side (ft)	30	217	--
	Rear (ft)	30	117	--
	Maximum Lot Coverage (%) [2]	60	35	9.79 [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)	66	--
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 Parcel 1 (assisted living residence) and Evergreen Manor Main Access Road.

LIST OF DRAWINGS

No.	Name	By	Scale	Date
	COVER SHEET	DTSP		11/20/25
SP-0.1	MASTER SITE PLAN	DTSP	1" = 60'	11/20/25
SP-0.2	SITE REMOVALS PLAN	DTSP	1" = 60'	11/20/25
SP-1.0	SITE LAYOUT PLAN	DTSP	1" = 30'	11/20/25
SP-2.0	SITE GRADING AND DRAINAGE PLAN	DTSP	1" = 30'	11/20/25
SP-3.0	SITE UTILITY PLAN	DTSP	1" = 30'	11/20/25
SP-4.1	SITE LANDSCAPE PLAN	DTSP	1" = 30'	11/20/25
SP-4.2	PLANT LIST AND PLANTING DETAILS	DTSP	NTS	11/20/25
SP-5.1	SITE LIGHTING PLAN	DTSP	1" = 30'	11/20/25
SP-5.2	SITE LIGHTING DETAILS	DTSP	NTS	11/20/25
SP-6.1	SITE AND UTILITY DETAILS	DTSP	NTS	11/20/25
SP-6.2	SITE AND UTILITY DETAILS	DTSP	NTS	11/20/25
SP-6.3	SITE AND UTILITY DETAILS	DTSP	NTS	11/20/25
SP-6.4	SITE DETAILS - RETAINING WALLS	DTSP	NTS	11/20/25
SP-6.5	SITE DETAILS - RETAINING WALLS	DTSP	NTS	11/20/25
SP-6.6	SITE DETAILS - RETAINING WALLS	DTSP	NTS	11/20/25
SP-6.7	SITE DETAILS - RETAINING WALLS	DTSP	NTS	11/20/25
SP-6.8	SITE DETAILS - RETAINING WALLS	DTSP	NTS	11/20/25
SP-6.9	SITE DETAILS - RETAINING WALLS	DTSP	NTS	11/20/25
SP-6.10	SITE DETAILS - RETAINING WALLS	DTSP	NTS	11/20/25
SP-6.11	SITE DETAILS - RETAINING WALLS	DTSP	NTS	11/20/25
SP-7.1	EROSION AND SEDIMENT CONTROL PLAN	DTSP	1" = 30'	11/20/25
SP-7.2	EROSION AND SEDIMENT CONTROL PLAN	DTSP	1" = 30'	11/20/25
SP-7.3	EROSION AND SEDIMENT CONTROL DETAILS	DTSP	NTS	11/20/25
SP-8.0	DRIVEWAY PROFILE	DTSP	AS NOTED	11/20/25
SP-9.0	UTILITY PROFILES	DTSP	AS NOTED	11/20/25
SP-10.0	TREE REMOVALS PLAN	DTSP	1" = 30'	11/20/25
SP-11.1	EMERGENCY VEHICLE MANEUVERING PLAN	DTSP	1" = 30'	11/20/25
SP-11.2	REFUSE VEHICLE MANEUVERING PLAN	DTSP	1" = 30'	11/20/25
SP-11.3	DELIVERY TRUCK TURNING MOVEMENTS	DTSP	1" = 30'	11/20/25
SP-12.0	STEEP SLOPES MAP FOR OVERALL SITE	DTSP	1" = 50'	11/20/25
SP-12.1	STEEP SLOPES MAP (PARCEL 1)	DTSP	1" = 30'	11/20/25
EX-1.0	EXISTING CONDITIONS PLAN	DTSP	1" = 50'	11/20/25

LEGEND

DTSP DTS PROVIDENT DESIGN ENGINEERING, LLP

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EVERGREEN MANOR

Town of Cortlandt, New York

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3	10/23/25	PLANNING BOARD SUBMISSION
4	11/20/25	PLANNING BOARD REVISION

DRAWING TITLE:

PARCEL 1 - MASTER SITE PLAN

Seal

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812	01/23/25

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SP-0.1

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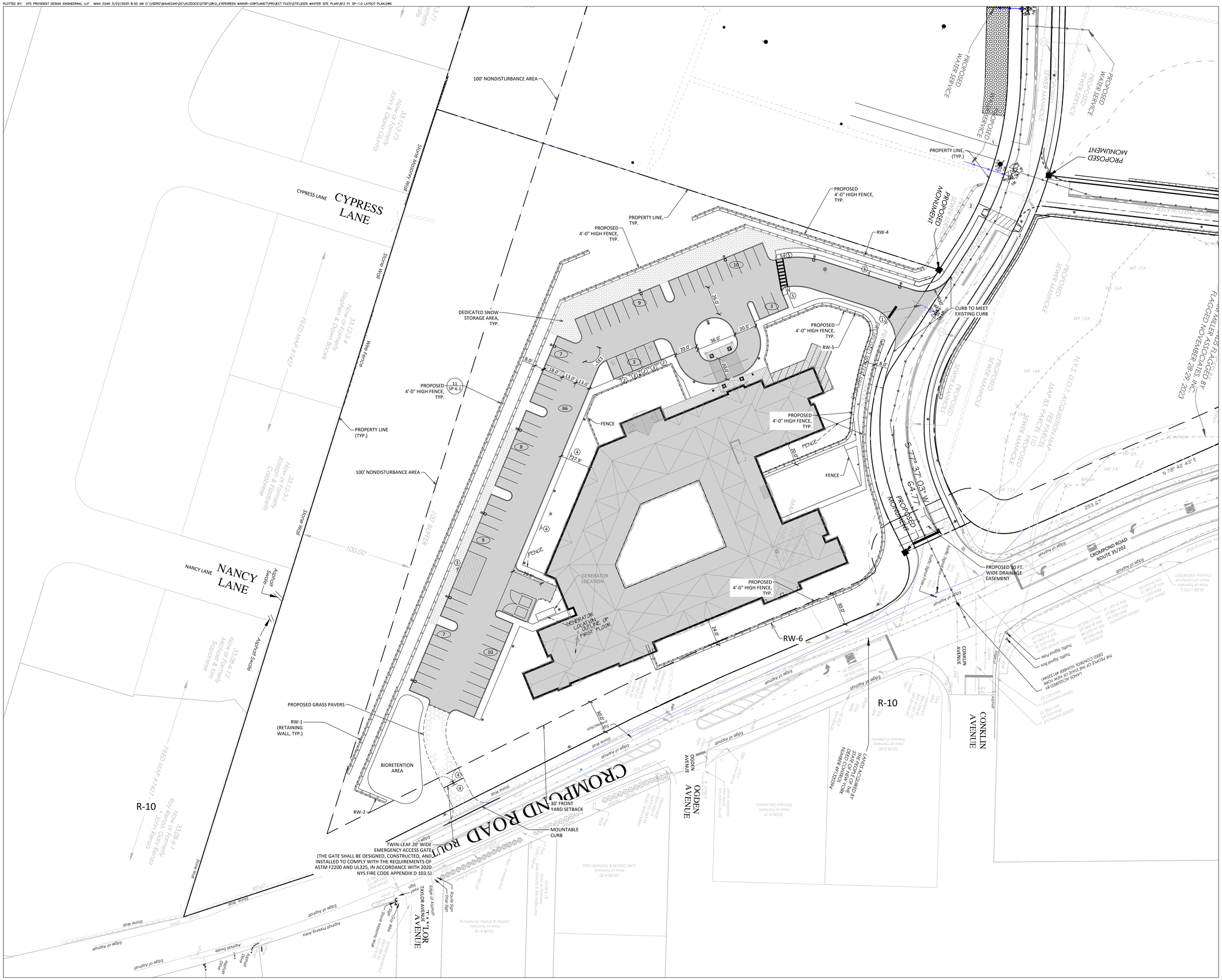
100' NONDISTURBANCE AREA
CYPRESS LANE
CYPRESS LANE
STONE RETAINING WALL
STONE WALL
WIRE FENCE
PROPERTY LINE (TYP.)
PROPERTY LINE, TYP.
PROPOSED 4'-0" HIGH FENCE, TYP.
DEDICATED SNOW STORAGE AREA, TYP.
RW-4
RW-5
RW-6
RW-1 (RETAINING WALL, TYP.)
RW-2
CURB TO MEET EXISTING CURB
PROPOSED WATER SERVICE
PROPOSED SEWER SERVICE
PROPOSED SEWER MANHOLE
PROPOSED MONUMENT
PROPOSED 30 FT. WIDE DRAINAGE EASEMENT
FENCE
GENERATOR LOCATION
GENERATOR LOCATION OUTLINE OF FIRST FLOOR
BIORETENTION AREA
PROPOSED GRASS PAVERS
100' BUFFER
NANCY LANE
NANCY LANE
ASPHALT SWALE
ASPHALT SWALE
ASPHALT PAVING AREA
edge of Asphalt
CROMPOND ROAD ROUTE 35/202
CONKLIN AVENUE
OGDEN AVENUE
TAYLOR AVENUE
30' FRONT YARD SETBACK
MOUNTABLE CURB
TWIN-LEAF 20' WIDE EMERGENCY ACCESS GATE (THE GATE SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200 AND UL325, IN ACCORDANCE WITH 2020 NYS FIRE CODE APPENDIX D 103.5)
R-10
R-10
S 77° 37' 03" W 64.77'
N 78° 42' 43" E 253.67'
PROPOSED 4'-0" HIGH FENCE, TYP.
PROPOSED 4'-0" HIGH FENCE, TYP.
PROPOSED 4'-0" HIGH FENCE, TYP.
PROPOSED 4'-0" HIGH FENCE, TYP.
PROPOSED 4'-0" HIGH FENCE, TYP.
LANDS ACQUIRED BY THE PEOPLE OF THE STATE OF NEW YORK PER DEED CONTROL NUMBER #9100041
FLAGGED BY MILLER ASSOCIATES, INC. NOVEMBER 28, 29, 2023
N.Y.S. D.O.T. ACQUISITION MAP NO. 63, PARCEL 11
FILED MAP #7427
Stephen & Dorothy Cocoziello Family Trust Now or Formerly 33.12-3-1
Now or Formerly Joseph & Ellen Cocoziello 33.12-3-3
Now or Formerly Joseph & Ellen Cocoziello 33.12-3-2
Now or Formerly Thomas & Ann Marie Topmiller 33.08-4-12
Now or Formerly Rocco & John Renzo Corcoran 33.08-4-1
Now or Formerly Julie Orecio & Nathan Lozo 33.08-4-20
Now or Formerly Thelma Cubbins 33.08-3-20
Now or Formerly 33.08-3-19
Now or Formerly James & Shirley Armstrong 33.08-4-18
Now or Formerly 33.08-4-17
Now or Formerly 33.08-4-16
Now or Formerly 33.08-4-15
Now or Formerly 33.08-4-14
Now or Formerly 33.08-4-13
Now or Formerly 33.08-4-11
Now or Formerly 33.08-4-10
Now or Formerly 33.08-4-9
Now or Formerly 33.08-4-8
Now or Formerly 33.08-4-7
Now or Formerly 33.08-4-6
Now or Formerly 33.08-4-5
Now or Formerly 33.08-4-4
Now or Formerly 33.08-4-3
Now or Formerly 33.08-4-2
Now or Formerly 33.08-4-1
Now or Formerly 33.08-3-1
Now or Formerly 33.08-3-2
Now or Formerly 33.08-3-3
Now or Formerly 33.08-3-4
Now or Formerly 33.08-3-5
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Now or Formerly 33.08-3-7
Now or Formerly 33.08-3-8
Now or Formerly 33.08-3-9
Now or Formerly 33.08-3-10
Now or Formerly

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4	11/20/25	PLANNING BOARD REVISION

DRAWING TITLE:

PARCEL 1 - SITE GRADING AND DRAINAGE PLAN

Seal

EXPIRES 01/31/27

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PROJECT NO.	DATE:
812	01/23/25

DRAWING NO.

SP-2.0

CYPRESS LANE

NANCY LANE

ROUTE 35/202

CROMPOND ROAD

OGDEN AVENUE

CONKLIN AVENUE

TAYLOR AVENUE

PROPOSED 6" DIP WATERMAIN

SMH - BM1
RIM:374.63
INV IN:365.90 6"
INV OUT:365.00 6"

SMH - BM2
RIM:373.40
INV IN:366.75 6"
INV OUT:366.65 6"

PROPOSED 6" DIP WATERMAIN

PROPOSED 6" DIP FIRE SERVICE
4" DIP DOMESTIC SERVICE
(SIZE TO BE CONFIRMED BY MEP)

SMH - BM3
RIM:383.00
INV IN:377.15 6"
INV OUT:375.65 6"

LIMIT OF DISTURBANCE, TYP.

1500 GALLON GREASE TRAP TANK

25'x10' SW PLANTER

FFL. 386.5 (UPPER LEVEL)
FFL. 374.5 (LOWER LEVEL)

PROPOSED 6" DIP SANITARY SEWER CONNECTION
INV. OUT: 379.0

U/G SAND FILTER SYSTEM (BY OTH.)

PROPOSED FIRE HYDRANT, TYP.

75'x10' SW PLANTER

50'x16'

50'x10' SW PLANTER

40'x10' SW PLANTER

SMH - BM4
RIM:372.00
INV IN:365.00 6"
INV OUT:353.00 6"

PROPOSED 6" DIP SANITARY SEWER CONNECTION
INV. OUT: 365.5 ,0' SW PLANTER

SMH - BM5
RIM:354.35'
INV IN:351.00 6"
INV OUT:349.90 6"

RELOCATE FIRE HYDRANT

100'x10' SW PLANTER

75'x10' SW PLANTER

45'x10' SW PLANTER

RELOCATE FIRE HYDRANT

CONNECT TO EXIST 8" CIP WATERMAIN

FOR WORK IN THIS SHADED AREA REFER TO NYSDOT HIGHWAY WORK PERMIT PLANS

CONNECT PROPOSED 8" WATERMAIN TO EXISTING 8" CIP W/ NEW 8"x8"x8" TEE

NEW 8" GATE VALVE, TYP.

SMH - MA5
RIM:393.56
INV IN:386.30 8"
INV IN:375.63 8"
INV OUT:386.20 8"

SMH - MA5 (1)
RIM:393.56
INV IN:386.30 8"
INV OUT:386.20 8"

SMH - MA4
RIM:383.75
INV IN:379.30 8"
INV OUT:379.20 8"

SMH - MA3 (BM-3)
RIM:371.19
INV IN:358.20 6"
INV IN:364.20 8"
INV OUT:364.10 8"

SMH -MA2
RIM:363.20
INV IN:358.20 8"
INV OUT:358.10 8"

SMH - MA1 (BM-1)
RIM:354.00
INV IN:348.90 8"
INV IN:348.90 6"
INV OUT:348.80 8"

SMH - EX1
RIM:353.18
INV IN:346.78 8"

13'-0" SEPARATION, TYP.

10'-0" MIN. SEPARATION, TYP.

20'-0" WIDE WATER MAIN EASEMENT

DETENTION AREA (DEPTH BR-6 (9,025 SF))

CL. 54 D.I.P. WATER MAIN, TYP.

CL. 52 D.I.P. SANITARY SEWER PIPE, TYP.

CONNECT TO EXIST 8" DIP WATERMAIN STUB

ENERGY DISSAPATOR, TYP.

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SCALE: 1" = 30'

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NO.	DATE	ISSUE
1	02/11/25	PARCEL 1 REVISIONS
2	05/22/25	SITE PLAN APPLICATION - PARCEL 1
3	10/23/25	PLANNING BOARD SUBMISSION
4	11/20/25	PLANNING BOARD REVISION

DRAWING TITLE:

PARCEL 1 - SITE UTILITY PLAN

Seal

EXPIRES 01/31/27

DRAWN BY:	CHECKED BY:
BZ/RC/TK	GMS/MG
PROJECT NO.	DATE:
812	01/23/25

DRAWING NO.

SP-3.0

SHADE TREES 3" - 3.5" CAL. — 33

ACER RUBRUM `OCTOBER GLORY` - `OCTOBER GLORY` RED MAPLE
ACER SACCHARUM - SUGAR MAPLE
GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE` - `SKYCOLE` THORNLESS COMMON HONEYLOCUST
LIQUIDAMBAR STYRACIFLUA `ROTUNDILOBA` - `ROTUNDILOBA` SWEETGUM
LIRIODENDRON TULIPIFERA - TULIP POPLAR
QUERCUS PALUSTRIS - SWAMP SPANISH OAK
QUERCUS SPP. - OAK SPECIES
TILIA AMERICANA - BASSWOOD
TILIA CORDATA - SMALL-LEAVED LINDEN
ULMUS AMERICANA `NEW HARMONY` - `NEW HARMONY` AMERICAN ELM

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

TOTAL OF TREES: 76

FOUNDATION / ACCENT PLANTING 18" - 24", 24" - 36", 36" O.C. — 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

PLACE 36" O.C. APPROXIMATELY: 909

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

PLACED 48" O.C. APPROXIMATELY: 1,260
APPROXIMATE TOTAL OF SHRUBS: 2,169

STORMWATER BASIN SEED MIX — 3,075 sf

NEW ENGLAND EROSION CONTROL/RESTORATION FOR DETENTION BASINS AND MOIST SITES (NEW ENGLAND WETLAND PLANTS, INC.)

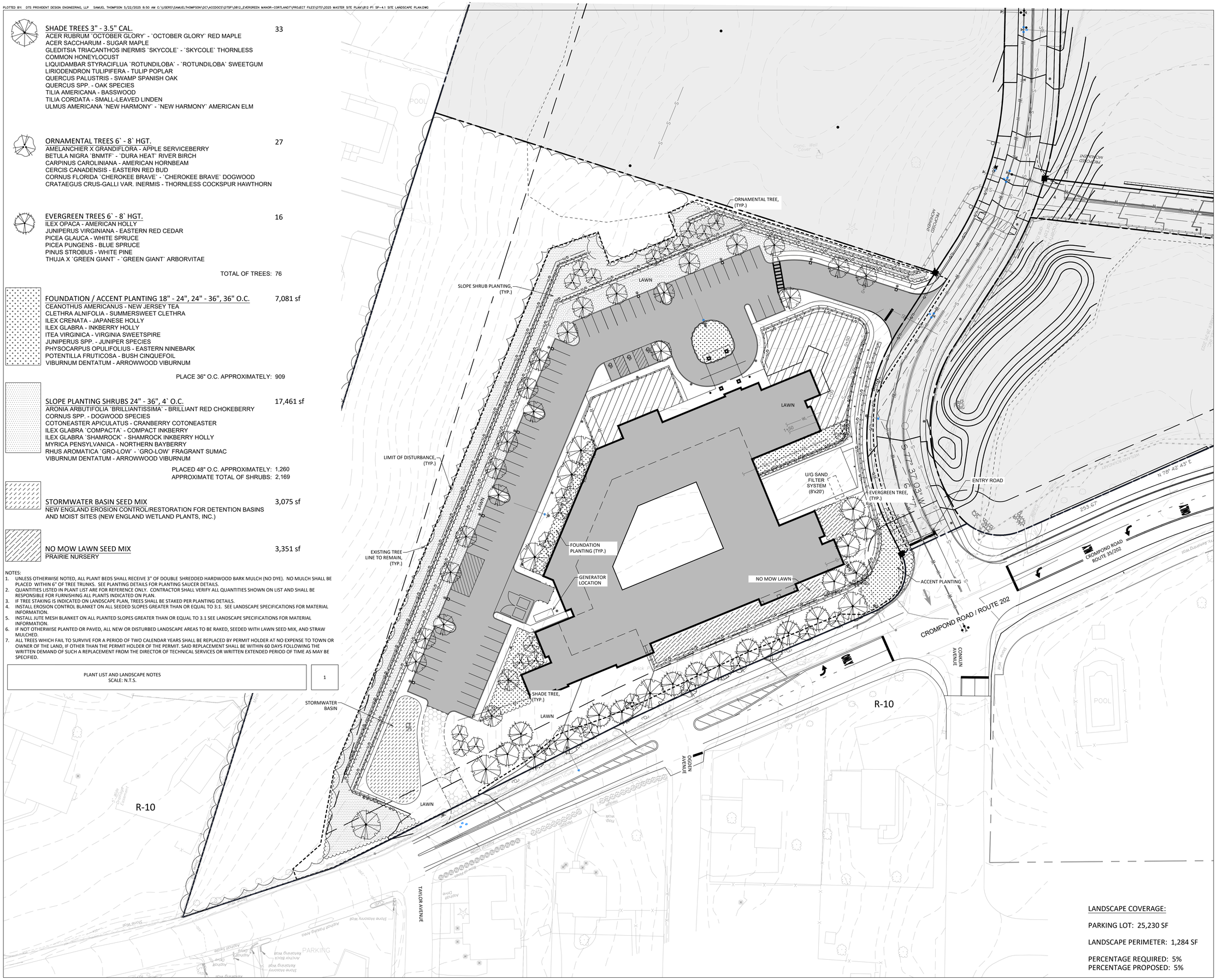
NO MOW LAWN SEED MIX — 3,351 sf

PRAIRIE NURSERY

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 THE WRITTEN DEMAND OF SUCH A 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

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

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DRAWING TITLE:

PARCEL 1 - SITE LANDSCAPE PLAN

Seal

EXPIRES 01/31/27

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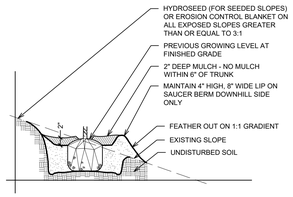
PROJECT NO.	DATE:
812	01/23/25

DRAWING NO.

SP-4.1

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP MAIA EGAN 5/22/2025 8:50 AM C:\USERS\MAIAEGAN\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR--CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P1 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.

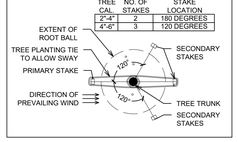
1

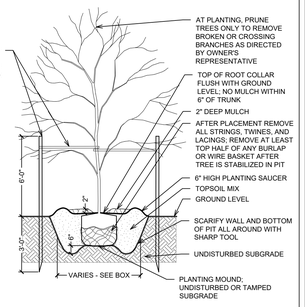
TREE PIT DIAMETER	
BALL DIA.	MIN. PIT WIDTH
UP TO 48"	BALL DIA. +2"
48" UP	1 3/4 x BALL DIA.

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.

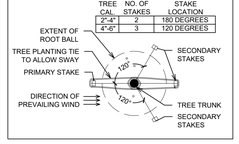
2

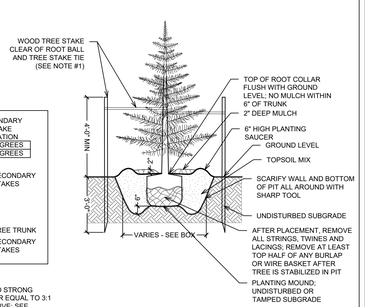
TREE PIT DIAMETER	
BALL DIA.	MIN. PIT WIDTH
UP TO 48"	BALL DIA. +2"
48" UP	1 3/4 x BALL DIA.

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





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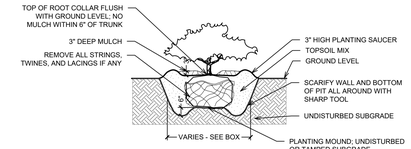
2. SCARIFY ROOT BALL OF CONTAINER STOCK ALL AROUND W/ SHARP TOOL.

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

OWNER / APPLICANT

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DRAWING TITLE:

PARCEL 1 - PLANT LIST AND PLANTING DETAILS

Seal

EXPIRES 01/31/27

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PROJECT NO.	DATE:
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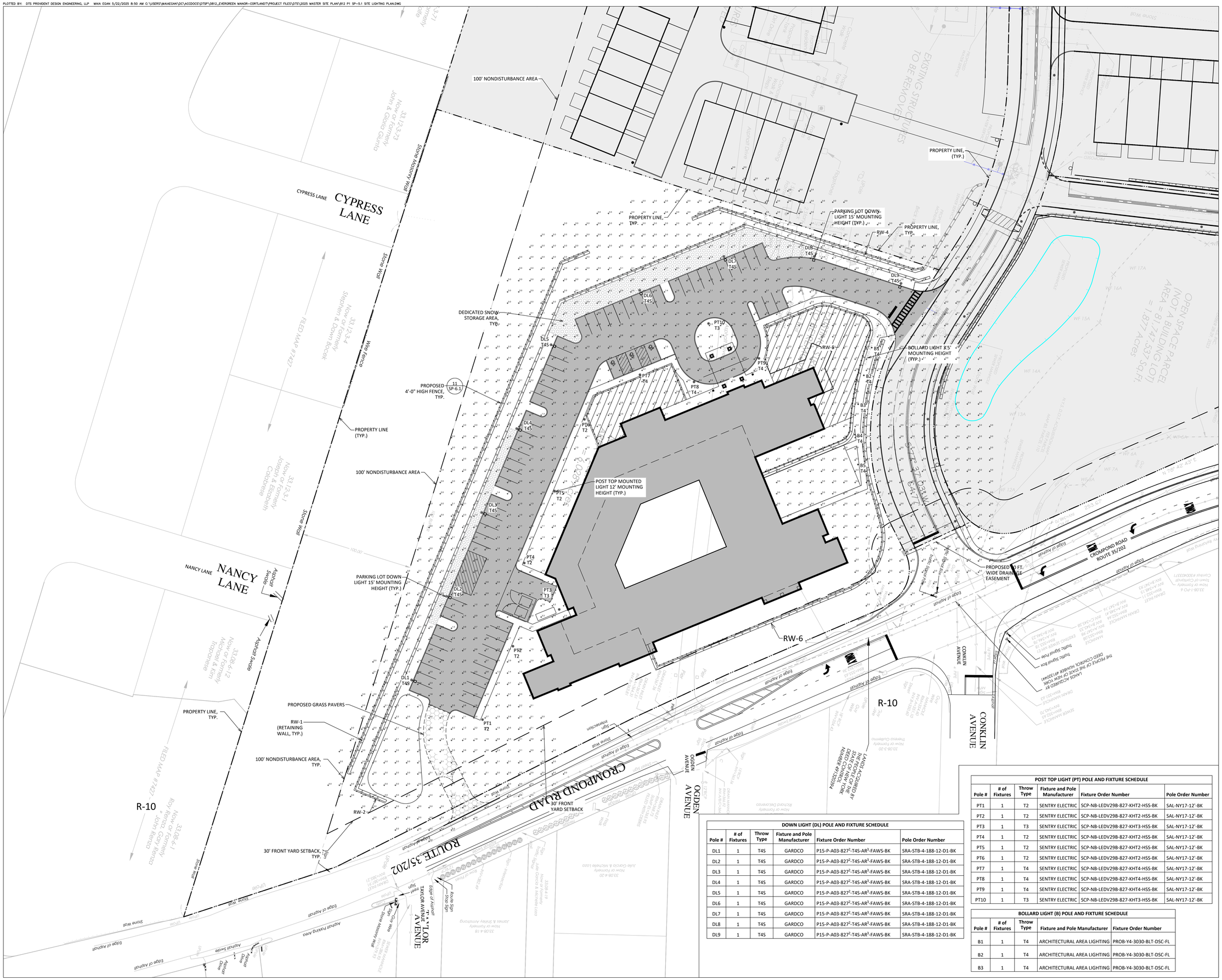
SP-4.2


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
B1 T4
BOLLARD LIGHT 3.5' MOUNTING HEIGHT (TYP.)
PT9 T4
PT7 T4
PT8 T4
B2 T4
PROPOSED 4'-0" HIGH FENCE, TYP.
11 SP-6.1
B3 T4
DL4 T4S
PT6 T2
B4 T4
B5 T4
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
RW-6
PROPOSED 10 FT. WIDE DRAINAGE EASEMENT
DL1 T4S
PT1 T2
PROPOSED GRASS PAVERS
RW-1 (RETAINING WALL, TYP.)
100' NONDISTURBANCE AREA, TYP.
RW-2
30' FRONT YARD SETBACK, TYP.
30' FRONT YARD SETBACK
PROPERTY LINE, TYP.
PROPERTY LINE (TYP.)
CYPRESS LANE
CYPRESS LANE
NANCY LANE
NANCY LANE
CROMPOND ROAD
ROUTE 35/202
OGDEN AVENUE
CONKLIN AVENUE
TAYLOR AVENUE
R-10
R-10
EXISTING STRUCTURES TO BE REMOVED
OPEN SPACE PARCEL AREA = 81,774 SQ. FT. (1.877 ACRES)
LOT AREA = 81,774 SQ. FT. (1.877 ACRES)
MAJOR ADDED BY THE PEOPLE OF THE STATE OF NEW YORK UNDER CONTROL NUMBER #13026A
THE PEOPLE OF THE STATE OF NEW YORK ADDED BY DEED CONTROL NUMBER #13026H
FILED MAP #7427
FILED MAP #7427
Stone Wall
Stone Fence
Stone Retaining Wall
Asphalt Paving Area
Asphalt Drive
Asphalt Swale
Edge of Asphalt
Route Sign
Stop Sign
Traffic Signal Box
Traffic Signal Pole
Utility Pole
Guide Rail
Curb
Sign
Inlet
Manhole
Catch Basin
Drain Manhole
Sewer Manhole
Water Valve
Hydrant
Gas Valve
Gas Line
Overhead Wire
Underground Telephone
Underground Electric
Underground Gas
Underground Water
Underground Drainage
Underground Sewer
Underground Cable TV
Fence
Tree Line
Wood Line
Concrete
Asphalt
Brick
Gravel
Grass
Shrubs
Trees
Bushes
Rock Outcrop
Rock Ledge
Boulders
Wetland
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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.

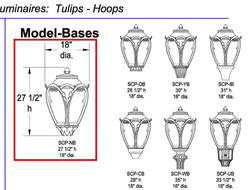
Electrical
Meets UL 1598 for Safety. Utilizes voltage sensing 120-277V driver. Rated life of 50,000 hours at 70% lumen maintenance at 25°C. Compatible with 0-10V lighting control systems. Surge protected line-neutral, line-ground, and neutral-ground in accordance with ANSI/IEEE 62.41, Category C3. Luminaires shall be prewired and factory tested.

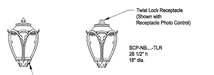
Ambient Temperature
-40° C minimum to 35° C maximum (Luminaire not to operate at maximum temperature for a period of time longer than 15% of total operating hours.).

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		LED71BC-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.

Model Base Light Source Color Temp Globe Material Distribution Options Voltage Finish

Example: **SCP - NB - LEDV29B-0.7A - 830 - DR - KHT2 - BPC - 120V - BK**

Model	Base	Light Source & Wattage	Globe Material
SCP	NB	LEDV29B-1.05A 58 watts	(blank) Polycarbonate
	OB	LEDV29B-0.7A 38 watts	DR High Impact Acrylic
	YB	LEDV19BC-0.7A 26 watts	
	IB		
	CB	**CRI & Color Temperature**	
	WB		
	UB	827 80 CRI, 2700K	
		830 80 CRI, 3000K	
		835 80 CRI, 3500K	
		840 80 CRI, 4000K	
		Consult factory for additional light source and color temperature options.	

Distribution	Options	Finish
KHT5 Type V	BPC Button Photo Cell	BK Black
KHTSBQ Type V Square	TLR Twist Lock Receptacle	BZ Bronze
KHT4 Type IV	TLR7 Twist Lock Receptacle, 7 Pin with Dimming and Control Contacts	FG Federal Green
KHT3 Type III	HSS House Side Shield	GY Gray
KHT2 Type II	IP66 IP66 (Consult Factory)	WH White
Consult factory for additional distribution options.	**Accessories**	SIL Silver
	RPC Receptacle Photo Control	BLU Blue
	Voltage	SBRZ Statuary Bronze
	(blank) 120V thru 277V (Standard)	Consult factory for additional finishes.
	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

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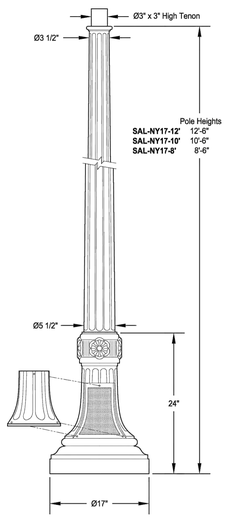
SAL-NY17 Series

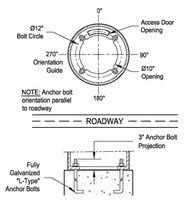
Cast Aluminum (SAL) Poles - Cast Shaft

Detail



Shaft

Installation Details



Ordering Information

Choose the **boldface** catalog references that best suit your needs.

Model Height Finish Accessories

Example: **SAL-NY17-12' - BK - GFI-IN USE**

Model	Height	Finish	Accessories
SAL-NY17-8'	8'-6"	BK Black	★★★ GFI Enclosure
		BZ Bronze	★★★ Banner Arm
SAL-NY17-10'	10'-6"	FG Federal Green	★★★ Flag Holder
		GY Gray	★★★ Plant Hanger
SAL-NY17-12'	12'-6"	WH White	★★★ 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
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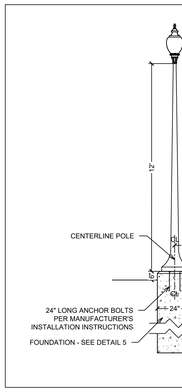

LIGHT POLES AND FIXTURES SHALL BE AS MANUFACTURED BY SENTRYLIGHTING AND ARE AS NOTED:

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.

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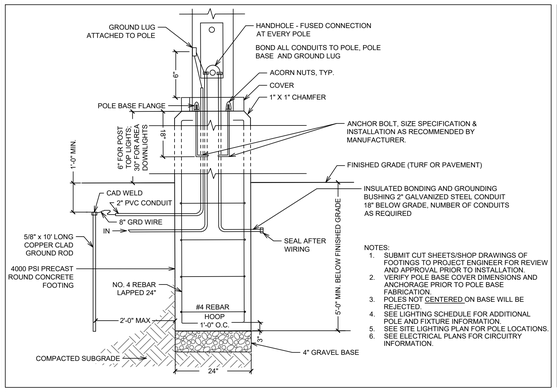

NOTES:
1. SUBMIT CUT SHEETS/SHOP DRAWINGS OF FOOTINGS TO PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
2. VERIFY POLE BASE COVER DIMENSIONS AND ANCHORAGE PRIOR TO POLE BASE FABRICATION.
3. POLES NOT CENTERED ON BASE WILL BE REJECTED.
4. SEE LIGHTING SCHEDULE FOR ADDITIONAL POLE AND FIXTURE INFORMATION.
5. SEE SITE LIGHTING PLAN FOR POLE LOCATIONS.
6. SEE ELECTRICAL PLANS FOR CIRCUITRY INFORMATION.

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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:
Lumens: Qty:
Notes:

Ordering guide

example: P15-P-A06-740-T6S-AR1-UNV-BLS0-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	730 700R 3000K	T2M Type 2 Medium	AR1* Arm mount (Standard)	120 120V
		A02 4,000 lumens	740 700R 4000K	T3M Type 3 Medium		208 208V
		A03 6,000 lumens	750 700R 5000K	T4S Type 4 Short	The following mounting kits must be ordered separately (See accessories):	240 240V
		A04 8,000 lumens	83F 90CRI 3500K	T5S Type 5 Short		277 277V
		A05 10,000 lumens	827* 90CRI 2700K	BLC Back Light Control	RAM1 Retrofit arm mount kit	347 347V
		A06 12,000 lumens	SEE LIGHTING PLAN FOR DISTRIBUTION		WAL Wall mount	480 480V
		A07 14,000 lumens				UNV 120-277V (50/60Hz)
		A08 16,000 lumens				HVU 347-480V (50/60Hz)

Options:			
Dimming controls	Motion sensor lens	Electrical/Shielding	Finish
10-10V dimming driver standard)		PCB** Photocontrol Button	Finish Stock
DLEA* Dimming Leads Extra (for dimming leads by others)		TR7** Triple Twist Lock Receptacle w/ 7-pin Photocell	WH White
FAN5** Field Adjustable Vantage Selector		TL7** Triple Twist Lock Receptacle w/ 5-pin Photocell	BZ Bronze
SRDR**/*** SR driver connected to Zhega socket		SP2* Increased 20kA	DG Dark Gray
DynaDimmer: Automatic Profile Dimming		FS2* Single Fuse (120, 277, 347VAC)	MG Medium Gray
CS60** Security 30% Dimming, 7 hours		FS3* Double Fuse (208, 240, 480VAC)	Customer specified
CM50** Medium 50% Dimming, 8 hours		HIS Internal house side shield	RAL Specify optional color or RAL (ex: RAL7024)
CS30** Security 30% Dimming, 8 hours			CC Custom color (Must supply color chip for required factory quote)
CM30** Medium 30% Dimming, 8 hours			
BLS0** Bi-level set at 50% dimming	L2*/** PIR Sensor #2 lens L3*/** PIR Sensor #3 lens		
WAP** Wireless interact (Includes SR driver and SR receptacle - Do NOT select SRDR)	LB (7'-15' mounting height) sensor. Black color housing. Wireless interact. Wireless interact.		
	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		

1. Product ships standard with 10kA.
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. At 7 fpm in NEMA receptacle are connected to SR driver.
11. Not available in 480V. Order photocell separately with TR7.
12. Not available with CLEA and FAWS dimming control options.
13. When ordering SRDR with L2 or L3, controller to be used on socket must be SR compatible (See specifications for more details).

DARKSKY APPROVED
Reduces light pollution
Certified by DarkSky.org

DLC LISTED

DLC LISTED

c UL us

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 A01, A02, A03, and A04
HIS-48-H	Internal house side shield for A05, A06, and A07
HIS-64-H	Internal house side shield for A08

Mounting Accessories[1]

(F) = Specify finish

P15-RAM-02-(F)	Retrofit Arm mount kit
P15-WIS-S2-(F)	Wall mount with surface conduit rear entry permitted

Controls Accessories

WTB016	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	2030	B1-U0-G1	142	2005	B1-U0-G1	140	2048	B1-U0-G1	143	2138	B2-U0-G1	150	1588	B2-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	B2-U0-G1	152	3003	B2-U0-G1	113
P15-P-A03-730-x	3000	45	6192	B2-U0-G1	139	6113	B1-U0-G2	137	6240	B1-U0-G2	140	6523	B2-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	9453	B2-U0-G2	137	9331	B2-U0-G2	135	9525	B2-U0-G2	138	9956	B4-U0-G2	144	7393	B1-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	B2-U0-G1	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	3161	B2-U0-G1	119
P15-P-A03-740-x	4000	45	6518	B2-U0-G1	146	6435	B1-U0-G2	144	6566	B1-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	6695	B1-U0-G2	110
P15-P-A05-740-x	4000	69	9949	B2-U0-G2	144	9822	B2-U0-G2	142	10036	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	10359	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 IESNA 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.

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[1]	Drilling / Tenon Configuration[2]	Drilling Template[3]	Finish	Options[4]
SRA Straight Round Aluminum	CA Cast Aluminum Base (max 20' height)	4	125 0.125"	10	Drilling		BK Black	FES* Festoon Outlet
	HB Hinged Base (max 16', 0.125" only)		188 0.188"	12	D1 1 Way	DT1 Drill Template 1	BZ Bronze	VDA* Vibration Dampener
	STB Steel Tenon Base			15	D1@180 1 Way @ 180	DT2 Drill Template 2	WH White	AHH* Additional Hand Hole
				16	D2 2 Way @ 180	DT3 Drill Template 3	DG Dark Gray	DR* Duplex Receptacle
				18	D2@90 2 Way @ 90	DT4 Drill Template 4	MG Medium Gray	GFI* DR with GFI (120V only)
				20	D3 3 Way @ 90	DT5 Drill Template 5	GY3 Light Gray, Smooth	VPA Vandalproof Screws
		5	125 0.125"	16	D3@120 3 Way @ 120	DT6 Drill Template 6	SSDGY SolarFlorm Dark Gray (RAL7011)	CLG1/2* Coupling 1/2"
			188 0.188"	18	D4 4 Way	[DTX-xxx][3] Custom Template (see drill template chart for details)	OC Optional Color	CLG3/4* Coupling 3/4"
				20	Tenons		SC* Special/ Custom Color (Specify, must supply color chip)	CLG* Coupling 1"
				25	T20L 2¾" CO x 4"	N No Template (for Tenon and Plain Top Options)		CL1-1/4* Coupling 1-1/4"
				30	T20EL 2¾" CO x 6"			CL1-1/2* Coupling 1-1/2"
					T20XL 3" CO x 4"			NL1/2* Nipple 1/2"
					T40EL 4" CO x 6"			NL3/4* Nipple 3/4"
					No Drilling/Tenon			NL1* Nipple 1"
					P Plain Top			NL1-1/4* Nipple 1-1/4"
								NL1-1/2* Nipple 1-1/2"

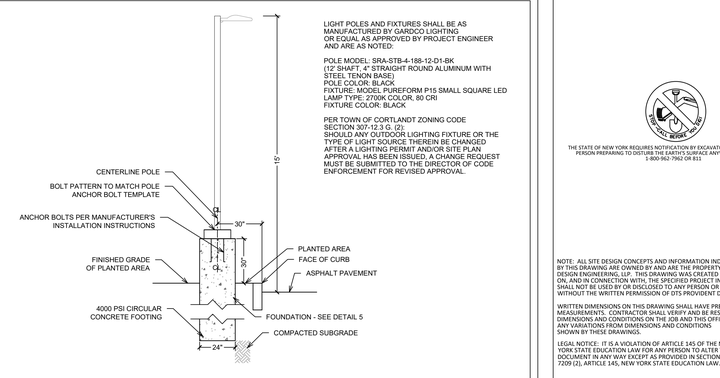
1. See Drilling Configurations on Page 2.
2. See Luminaire Drilling Templates on Page 2.
3. Not all options available with all configurations. Consult factory for more details.
4. Pole heights can be cut to length. Specify as a whole number in ft. (ex. 11, 13) or to the inch as a decimal (ex. 15.33 = 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	10NC	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-R4@4.9-(finish) *(for 4" poles)*	Cast Aluminum mounting arm, 15" long with DT8 drill pattern. (order 1 per luminaire). For use with Lumec Roadway and Gardco SolarForm luminaires. Specify finish to match pole.
RLAR-1A-R5@6-(finish) *(for 5" poles)*	

SRA_Spec_Sheet 06/23 page 1 of 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.

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.

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
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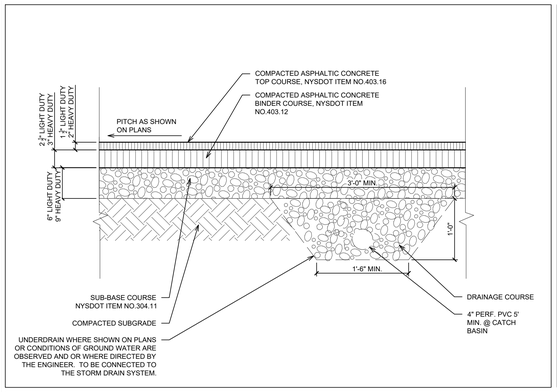
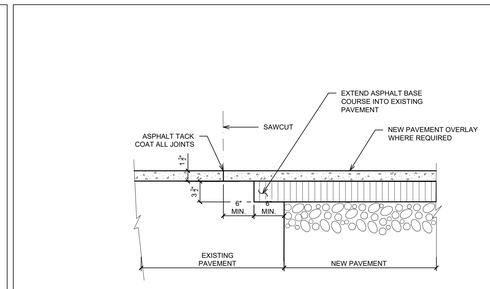
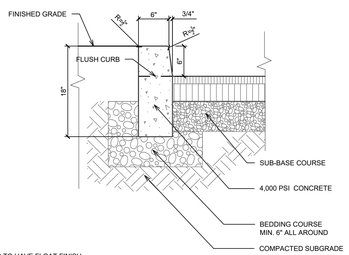


ASPHALT PAVEMENT - LIGHT/HEAVY DUTY
SCALE: N.T.S. | 1



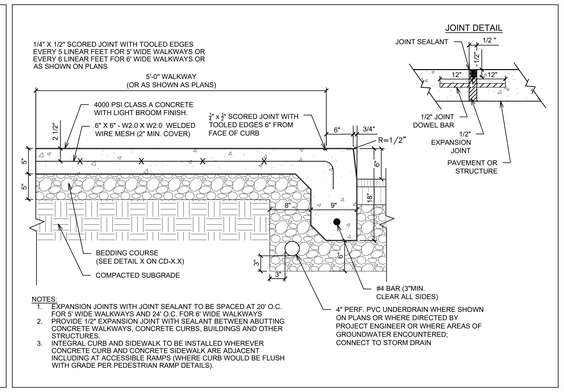
NOTE:
SAW CUT INTO EXISTING PAVEMENT APPLIES TO PAVEMENT REPLACEMENT AT TRENCHES

SAWCUT PAVEMENT KEY-IN
SCALE: N.T.S. | 2



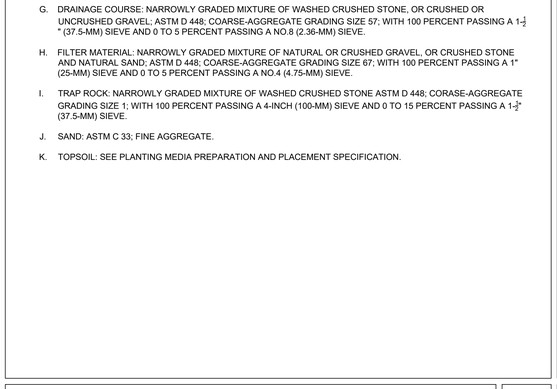
NOTES:
1. EXPOSED SURFACES TO HAVE FLOAT FINISH.
2. PROVIDE ½" PREMOLDED EXPANSION JOINT AND SEALANT EVERY 20' O.C.
3. PROVIDE ½" PREMOLDED EXPANSION JOINT AND SEALANT WHEN CONCRETE PAVEMENT ABUTS CONCRETE CURB.
4. MOUNTABLE CONCRETE CURBS TO BE NYSDOT MODEL M150, 9" WIDE, 2" VERTICAL, 6" EXPOSED REVEAL HEIGHT, 18" TOTAL HEIGHT.

CONCRETE CURB
SCALE: N.T.S. | 3



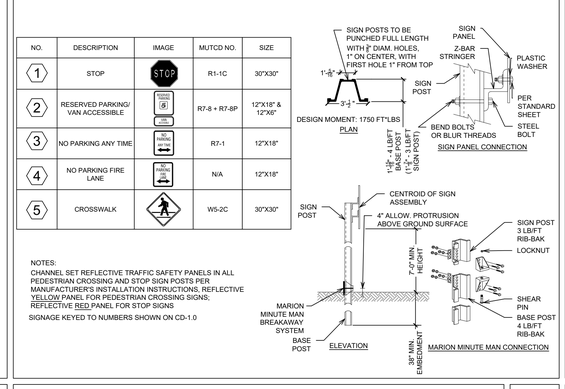
NOTES:
1. EXPANSION JOINTS WITH JOINT SEALANT TO BE SPACED AT 20' O.C. FOR 5' WIDE WALKWAYS AND 24' O.C. FOR 6' WIDE WALKWAYS.
2. PROVIDE 1/2" EXPANSION JOINT WITH SEALANT BETWEEN ABUTTING CONCRETE WALKWAYS, CONCRETE CURBS, BUILDINGS AND OTHER STRUCTURES.
3. INTEGRAL CURB AND SIDEWALK TO BE INSTALLED 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



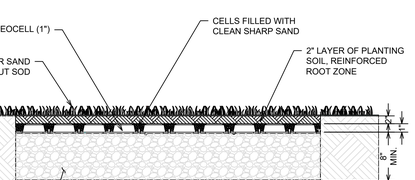
NOTES:
1. EXPANSION JOINTS WITH JOINT SEALANT TO BE SPACED AT 20' O.C. FOR 5' WIDE WALKWAYS AND 24' O.C. FOR 6' WIDE WALKWAYS.
2. PROVIDE 1/2" EXPANSION JOINT WITH SEALANT BETWEEN CONCRETE WALKWAYS AND CONCRETE CURBS AND STRUCTURES.

CONCRETE PAVEMENT (SIDEWALK)
SCALE: N.T.S. | 5



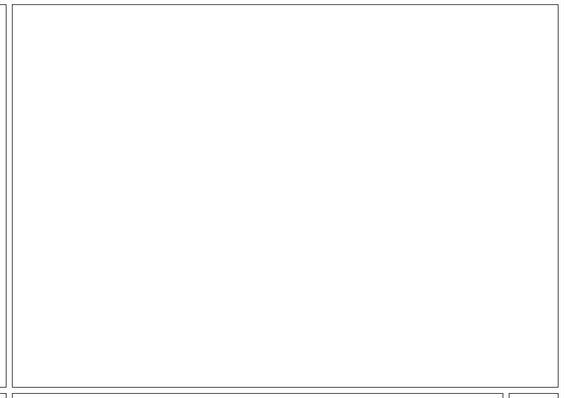
NOTES:
1. ALL CONCRETE WALKS AND RAMPS SHALL BE 4000 PSI CONCRETE.
2. SEE CONCRETE WALK DETAIL(S) FOR ADDITIONAL INFORMATION.

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.

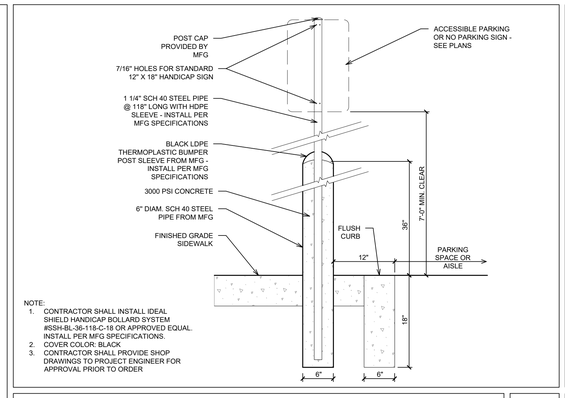
H. FILTER MATERIAL: NARROWLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, OR CRUSHED STONE AND NATURAL SAND; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 67; WITH 100 PERCENT PASSING A 1" (25-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO.4 (4.75-MM) SIEVE.

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.

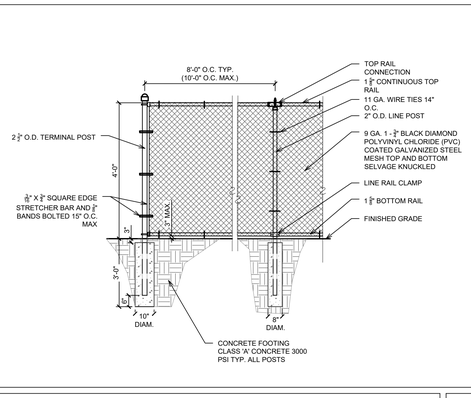
K. TOPSOIL: SEE PLANTING MEDIA PREPARATION AND PLACEMENT SPECIFICATION.

SOIL MATERIAL NOTES
SCALE: N.T.S. | 9

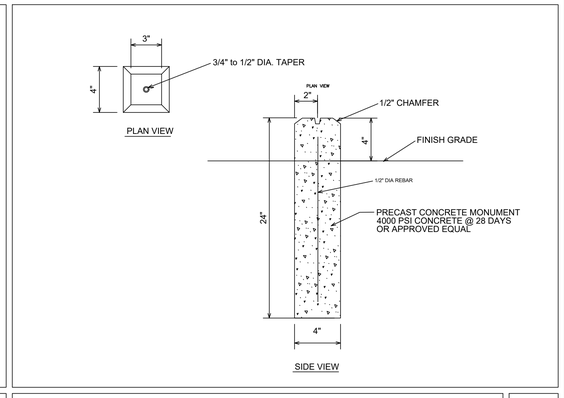


NOTE:
1. CONTRACTOR SHALL INSTALL IDEAL SHIELD HANDICAP BOLLARD SYSTEM #SSH-BL-36-118-C-18 OR APPROVED EQUAL. INSTALL PER MFG SPECIFICATIONS.
2. COVER COLOR: BLACK
3. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO PROJECT ENGINEER FOR APPROVAL PRIOR TO ORDER

BOLLARD SIGN SYSTEM
SCALE: N.T.S. | 10



4' HIGH CHAIN LINK FENCE
SCALE: N.T.S. | 11



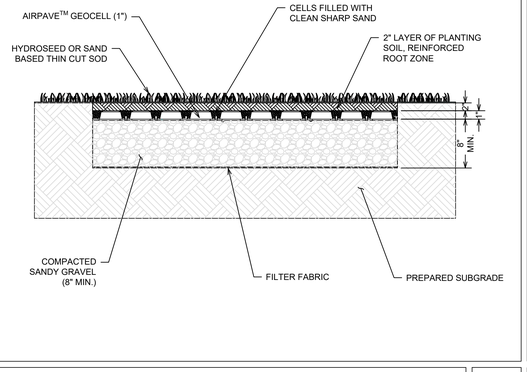
PRECAST CONCRETE MONUMENT
SCALE: N.T.S. | 12

NO.	DESCRIPTION	IMAGE	MUTCD NO.	SIZE
1	STOP	STOP	R1-1C	30"X30"
2	RESERVED PARKING/ VAN ACCESSIBLE	RESERVED PARKING / VAN ACCESSIBLE / $250 FINE	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"
5	CROSSWALK		W5-2C	30"X30"

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



REINFORCED GRASS PAVER AT EMERGENCY ACCESS
SCALE: N.T.S. | 14

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NO.	DATE	ISSUE
1	02/11/25	PARCEL 1 REVISIONS
2	05/22/25	SITE PLAN APPLICATION - PARCEL 1
3	10/23/25	PLANNING BOARD SUBMISSION
4	11/20/25	PLANNING BOARD REVISION

DRAWING TITLE:

PARCEL 1 - SITE AND UTILITY DETAILS

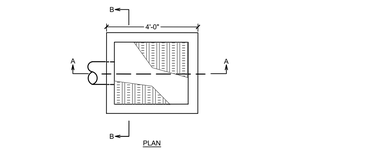
Seal

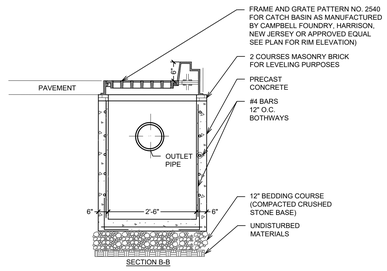
EXPIRES 01/31/27

DRAWN BY:	CHECKED BY:
BZ/DMM	GMS/MG
PROJECT NO.	DATE:
812	01/23/25

DRAWING NO.

SP-6.1





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.

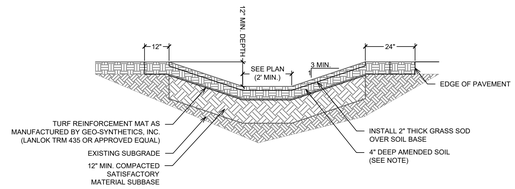
K. SAND: ASTM C 33; FINE AGGREGATE.

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

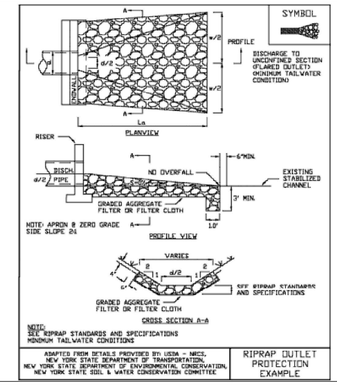


(MAXIMUM SLOPE SHALL NOT EXCEED 5%)

NOTE:
AMENDED SOIL COMPOSITION (CLEAN AND WEED SEED FREE):
50% SAND
20-30% TOPSOIL WITH <5% CLAY CONTENT
20-30% LEAF COMPOST

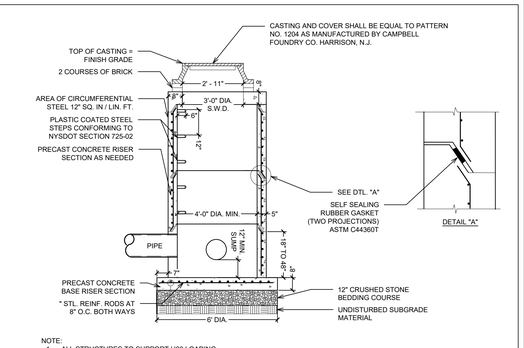
VEGETATED SWALE
SCALE: N.T.S.

3



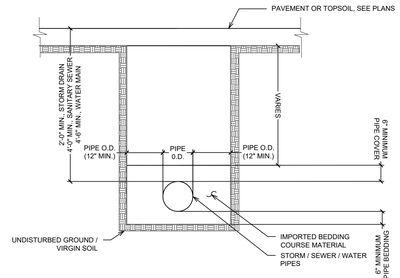
RIPRAP OUTLET PROTECTION/ENERGY DISSIPATOR
SCALE: N.T.S.

4



UNDER DRAIN
SCALE: N.T.S.

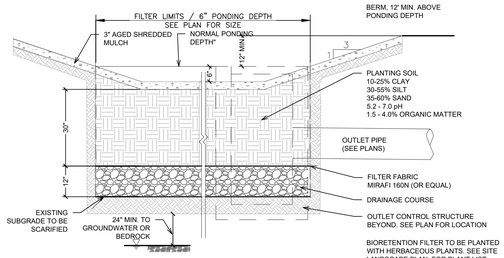
6



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.

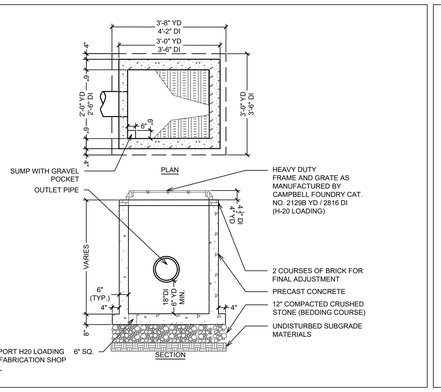
TRENCH DETAIL (STORM / SEWER / WATER)
SCALE: N.T.S.

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

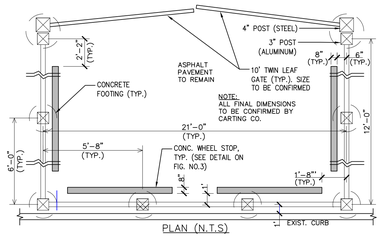
NOTES:
PROVIDE FENCE AND GATE SHOP DRAWINGS TO ENGINEER FOR TOWN APPROVAL PRIOR TO FABRICATION.

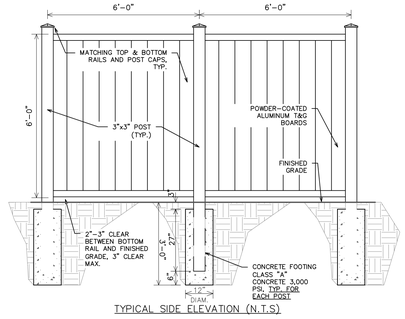
INSTALL PER MANUFACTURER SPECIFICATIONS

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)





TRASH ENCLOSURE
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

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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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
6	11/10/25	REVISED PER TOWN COMMENTS

DRAWING TITLE:

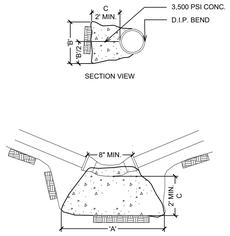
SITE DETAILS

DRAWN BY:	CHECKED BY:
RC/HV	MSG
PROJECT NO.	DATE:
812	10/20/23

DRAWING NO.

SP-6.2

C:\Users\MaheEgan\DTS\ACCDocs\DTS\P0812_Evergreen Manor-Cortlandt\Project Files\DTS\2025 Master Site Plan\812 P1 05-6.2 Site Details Pt 1.dwg

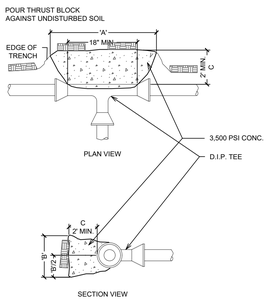


BLOCK DIMENSIONS						
PIPE DIA. (IN.)	BEND	A (FT.)	B (FT.)	C (FT.)	CONC. (CF)	CONC. (CY)
16	90	10.9	6.0	2.0	130.8	4.9
	45	7.9	4.5	2.0	71.1	2.7
	22½	6.0	3.0	2.0	36.0	1.3
	11¼	3.6	2.5	2.0	18.0	0.7
12	90	9.4	4.0	2.0	75.2	2.8
	45	5.8	3.5	2.0	40.6	1.5
	22½	4.2	2.5	2.0	21.0	0.8
	11¼	2.6	2.0	2.0	10.4	0.4
10	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

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.

THRUST BLOCK AT HORIZONTAL BEND

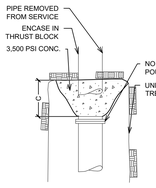
TITLE
SCALE: N.T.S.

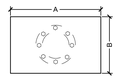


NOTE:
NO CONC. SHALL BE POURED AGAINST JOINTS

THRUST BLOCK AT TEE

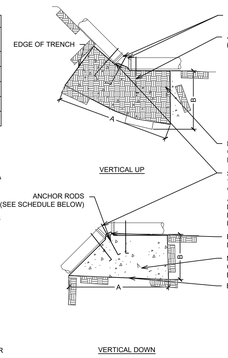
BLOCK DIMENSIONS					
BRANCH SIZE (IN.)	A (FT.)	B (FT.)	C (FT.)	CONC. (CF)	CONC. (CY)
6	3.7	2.0	2.0	14.8	0.5
8	5.0	2.5	2.0	25.0	0.9
10	6.3	3.0	2.0	37.8	1.4
12	6.7	4.0	2.0	61.6	2.3
16	10.3	4.5	2.0	92.7	3.4





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



THRUST BLOCK AT HORIZONTAL BEND

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

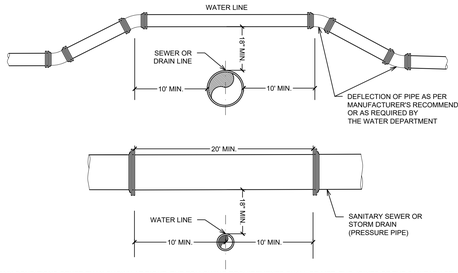
PIPE DIAMETER	RODS	MIN. EMBEDMENT LENGTH
16"	3 - #4	24"
12"	3 - #4	18"
10"	2 - #5	12"
8"	2 - #5	12"

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

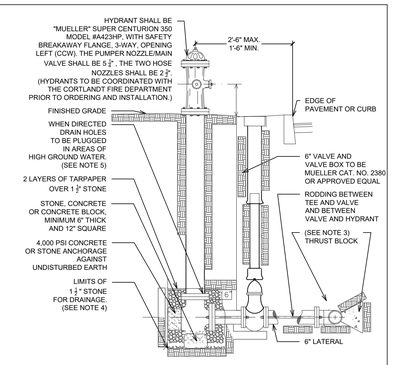


NOTE:
1. FOR ANY CONDITIONS OTHER THAN SHOWN AT RIGHT, THE FOLLOWING REQUIREMENTS SHALL BE MET. THE JOINTS OF THE SANITARY SEWER OR STORM DRAIN SHALL BE A MINIMUM OF 10' FROM THE POINT OF CROSSING. THE SANITARY SEWER SHALL BE CLASS 150 PRESSURE PIPE AND THE STORM DRAIN SHALL BE LOCK JOINT PRESSURE PIPE, 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.

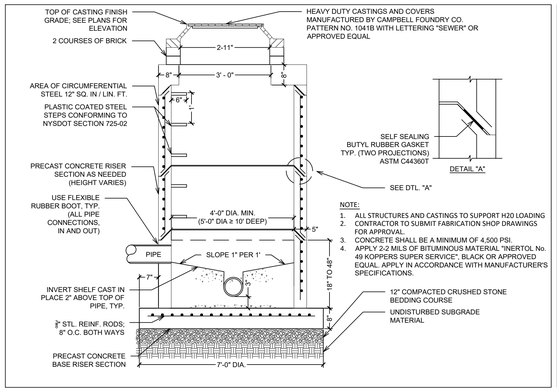
2

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.

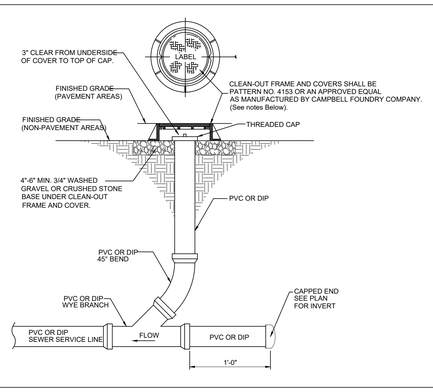
3



NOTE:
1. ALL STRUCTURES AND CASTINGS TO SUPPORT H20 LOADING
2. CONTRACTOR TO SUBMIT FABRICATION SHOP DRAWINGS FOR APPROVAL.
3. CONCRETE SHALL BE A MINIMUM OF 4,500 PSI.
4. APPLY 2-2 MILS OF BITUMINOUS MATERIAL "INERTOL No. 49 KOPPERS SUPER SERVICE", BLACK OR APPROVED EQUAL. APPLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

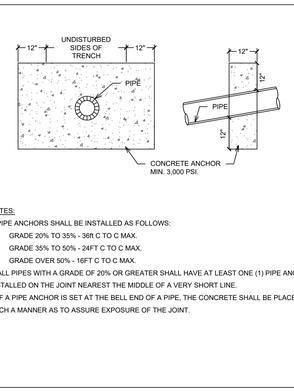
SANITARY SEWER MANHOLE
SCALE: N.T.S.

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 ENGINEER SHALL BE PRESENT FOR ALL TESTING.
7. PRIOR TO THE BACKFILLING OF ANY SANITARY SEWER LINE AND MANHOLES, DOTS-ENGINEERING SHALL BE NOTIFIED TO PERFORM AN INSPECTION.
8. 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.
9. 10 STATE STANDARDS AND NYS DOH SANITARY CODE SHALL BE FOLLOWED.

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.

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 T

NOTES:
1. WALL DRAIN SHALL NOT DISCHARGE TO ANY STORMWATER TREATMENT PRACTICE
2. CONTRACTOR SHALL SUBMIT A BUILDING PERMIT FOR THE CONSTRUCTION OF THE RETAINING WALL
3. THE TOWN WILL REQUIRE CERTIFICATION FROM A LICENSED NYS ENGINEER INDICATING THE RETAINING WALL WAS CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING DESIGN PLANS AND REPORTS.

MSE STRUCTURE SHOP DRAWINGS PREPARED FOR

EVERGREEN MANOR PARCEL 1 RETAINING WALLS

CORTLANDT, NEW YORK

MSE WALL SYSTEM:
TENSAR MESA® RETAINING WALL SYSTEM

SOIL REINFORCEMENT TYPE:
TENSAR UNIAXIAL STRUCTURAL GEOGRID

FACING TYPE:
MESA® SEGMENTAL BLOCK

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30	Typical Details (4 of 4)

Drawings prepared under the direct supervision of:

ROBERT C. JOHNSON, JR., P.E. NO. 101643
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ATLANTA, GA 30346

STATE OF NEW YORK · ROBERT CARLTON JOHNSON · 101643 · LICENSED PROFESSIONAL ENGINEER
10/24/2025

SEAL APPLIES TO ALL SHEETS WITHIN INDEX

1. PROJECT DESCRIPTION

1.1. PROJECT NAME: EVERGREEN MANOR PARCEL 1 RETAINING WALLS.

1.2. THE PROJECT CONSISTS OF FIVE MECHANICALLY STABILIZED EARTH (MSE) WALL USING THE TENSAR MESA® RETAINING WALL SYSTEM. THE RETAINING WALL SYSTEM CONSISTS OF SEGMENTAL CONCRETE BLOCKS, HAVING DIMENSIONS OF 8"(H)x18"(L)x15"(W), TENSAR STANDARD CONNECTORS, 5 OZ. NONWOVEN AASHTO M288 CLASS 1 GEOTEXTILE, AND TENSAR UNIAXIAL STRUCTURAL GEOGRID REINFORCEMENT. THE SYSTEM IS DESIGNED AS A MSE WALL IN ACCORDANCE WITH THE DESIGN REFERENCES.

1.3. SUBMATRIX LLC ("SUBMATRIX") HAS PREPARED THE DESIGN SUBMITTAL FOR V.S. CONSTRUCTION CORPORATION (CLIENT) UNDER CONTRACT.

2. DESIGN CRITERIA

2.1. DESIGN REFERENCES (LISTED IN ORDER OF PRECEDENCE):

2.1.1."DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS", NATIONAL CONCRETE MASONRY ASSOCIATION, 3RD EDITION.

2.1.2."MECHANICALLY STABILIZED EARTH WALLS AND REINFORCED SOIL SLOPES, DESIGN & CONSTRUCTION GUIDELINES", U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION, FHWA-NHI-00-043.

2.2. SOIL PROPERTIES

2.2.1. THE SOIL PROPERTIES LISTED BELOW HAVE BEEN ASSUMED AND SHALL BE REVIEWED BY THE GEOTECHNICAL ENGINEER FOR APPROPRIATENESS. THE MOST UNIT WEIGHT AND MAXIMUM VALUES AND SHALL BE NO LESS THAN 5% FROM THE LISTED VALUES. THE EFFECTIVE FRICTION ANGLE AND COHESION ARE MINIMUM VALUES.

SOIL ZONE	MOIST UNIT WEIGHT (PCF)	EFFECTIVE FRICTION ANGLE (DEGREES)	EFFECTIVE COHESION (PSF)
REINFORCED	125	34	0
RETAINED	120	30	0
FOUNDATION	120	30	0

2.3. GEOGRID REINFORCEMENT:

GEOGRID TYPE	T_{ULT} (LB/FT)	RF_{CR}	RF_{ID}	RF_{D}	T_{AL} (LB/FT)
UX1-HORIZ	4850	2.56	1.10	1.00	1705

T_{ULT}= ULTIMATE TENSILE STRENGTH
RF_{CR}= CREEP REDUCTION FACTOR
RF_{ID}= INSTALLATION DAMAGE REDUCTION FACTOR
RF_{D}= DURABILITY REDUCTION FACTOR
T_{AL}= LONG-TERM ALLOWABLE DESIGN TENSILE STRENGTH

2.3.1. SOIL-GEOGRID INTERACTION COEFFICIENT (PULLOUT) C_I = 0.80

2.3.2. SOIL-GEOGRID INTERACTION COEFFICIENT (SLIDING) C_{DS} = 0.80

2.3.3. GEOGRID COVERAGE RATIO, R_C = 1.0

2.3.4. DESIGN LIFE = 75 YEARS

2.4. LOADING CONDITIONS

2.4.1. THE MSE STRUCTURES HAVE BEEN DESIGNED TO SUPPORT THE LOADS LISTED. THE MSE STRUCTURES HAVE NOT BEEN DESIGNED TO SUPPORT ANY LOAD THAT MAY BE TRANSFERRED FROM A BUILDING FOUNDATION. THE PROJECT ENGINEER SHALL VERIFY THE LOADING CONDITIONS ARE APPROPRIATE.

2.4.2.MAINTENANCE VEHICLE LIVE LOAD SURCHARGE = 100 PSF

2.5. HYDROSTATIC PARAMETERS

2.5.1.THE MSE STRUCTURES WERE DESIGNED ASSUMING NO HYDROSTATIC FORCES WITHIN THE REINFORCED/RETAINED SOIL ZONES. SOIL EXPLORATIONS ARE RECOMMENDED WITHIN THE VICINITY OF THE RETAINING WALL TO CONFIRM THE ELEVATION OF THE GROUNDWATER TABLE AND VALIDATE THE SHEAR STRENGTH PROPERTIES FOR THE RETAINED AND FOUNDATION ZONES.

2.6. BEARING CAPACITY

2.6.1. THE MAXIMUM UNFACTORED APPLIED BEARING PRESSURE BENEATH THE BASE OF THE MSE STRUCTURE IS 3,500 PSF. THE PROJECT GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING THAT THE FOUNDATION SOILS CAN SAFELY SUPPORT THE MSE STRUCTURES.

2.7. SETTLEMENT

2.7.1.TOTAL AND DIFFERENTIAL SETTLEMENT SHALL BE DETERMINED BY THE PROJECT ENGINEER. THE MSE STRUCTURE CAN ACCOMMODATE DIFFERENTIAL SETTLEMENT OF UP TO 1/200 (UNITLESS) ALONG THE WALL FACE.

3. WALL MATERIALS

3.1. BACKFILL

3.1.1. BACKFILL PLACED IN THE REINFORCED AND RETAINED SOIL ZONES SHALL BE FREE OF EXCESS MOISTURE, ROOTS, MUCK, SOD, SNOW, FROZEN LUMPS, ORGANIC MATERIAL, OR OTHER DELETERIOUS MATERIAL. ALL ROCK PARTICLES AND HARD-EARTH CLODS SHALL BE LESS THAN 4 INCHES IN THE LONGEST DIMENSION. BACKFILL WHICH DOES NOT MEET THESE REQUIREMENTS SHALL BE CONSIDERED UNSUITABLE AND SHALL BE REMOVED.

3.1.2. REINFORCED BACKFILL SHALL BE ON-SITE OR IMPORTED SOILS THAT MEET THE SHEAR STRENGTH PROPERTIES LISTED IN 2.2.1 AND THE GRADATION LIMITS BELOW. THE PORTION PASSING THE NO. 40 SIEVE SHALL HAVE A LIQUID LIMIT LESS THAN 20 AND PLASTICITY INDEX LESS THAN 6. REINFORCED BACKFILL SHALL BE CLASSIFIED PER THE UNIFIED SOIL CLASSIFICATION SYSTEM AS NON-PLASTIC SOIL.

SIEVE SIZE	PERCENT PASSING
3"	100
No. 40	0-60
No. 200	0-15

3.1.3.BETWEEN WALL 1 STA 1+00 AND 2+50, REINFORCED FILL SHALL CONSIST OF AASHTO NO. 57 STONE (OR SIMILAR FREE-DRAINING) BACKFILL) FROM THE BOTTOM OF WALL TO 1 FT. ABOVE THE MAX. WATER LEVEL WITHIN THE BASIN.

3.1.4.RETAINED BACKFILL SHALL HAVE A PLASTICITY INDEX LESS THAN 20 AND SHALL NOT CONTAIN SHALE, MICA, GYPSUM, SPHECTITE, MONTMORRILLONITE, OR OTHER SOFT PARTICLES OF POOR DURABILITY. THE SHEAR STRENGTH PROPERTIES LISTED IN 2.2.1 SHALL BE MET AND VERIFIED BY THE PROJECT ENGINEER.

3.1.5.CRUSHED STONE FILL INSTALLED BEHIND THE FACING UNITS AND FOR THE DRAINAGE BLANKET SHALL HAVE THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT PASSING
2"	100
1"	90-100
1/2"	0-60
No. 4	0-10
No. 8	0-5
No. 200	0-2

3.2. GEOGRID REINFORCEMENT & CONNECTORS

3.2.1.TENSAR UNIAXIAL STRUCTURAL GEOGRID REINFORCEMENT AND STANDARD CONNECTORS SHALL BE MANUFACTURED BY TENSAR INTERNATIONAL CORPORATION, NORCROSS, GEORGIA, USA.

3.3. GEOTEXTILE

3.3.1.GEOTEXTILE USED TO SEPARATE SEGMENTAL BLOCKS AND REINFORCED BACKFILL SHALL BE 8 OZ. NONWOVEN AASHTO M288 CLASS 1.

3.4. FACING MATERIAL

3.4.1.MESA® SEGMENTAL BLOCK UNITS SHALL BE PRODUCED BY PALUMBO BLOCK CO., INC. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI, CONFORM TO ASTM C1372, AND MAXIMUM ABSORPTION OF 8% BY WEIGHT.

4. INSTALLATION REQUIREMENTS

4.1. ALL REQUIREMENTS DEFINED IN SECTIONS 2 AND 3 SHALL BE VERIFIED BY THE PROJECT ENGINEER PRIOR TO INSTALLATION.

4.2. A COMPLETE SET OF APPROVED SHOP DRAWINGS SHALL BE ON-SITE AT ALL TIMES DURING ERECTION OF THE MSE STRUCTURE.

4.3. INSTALLATION OF THE MSE STRUCTURE SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION AND QUALITY CONTROL MANUAL PROVIDED BY TENSAR OR ITS REPRESENTATIVE.

4.4. FOUNDATION PREPARATION

4.4.1.PRIOR TO THE CONSTRUCTION OF THE MSE STRUCTURE, THE FOUNDATION SHALL BE CLEARED AND GRUBBED FOR THE FULL EXTENTS OF THE REINFORCED SOIL ZONE. ANY UNSUITABLE SOILS (HIGHLY PLASTIC SOILS, UNDOCUMENTED FILL, ORGANICS, ETC.) SHALL BE OVER-EXCAVATED AND REPLACED WITH COMPACTED BACKFILL MATERIAL WITH PROPERTIES MATCHING OR EXCEEDING THE SHEAR STRENGTH REQUIREMENTS OF THOSE LISTED IN 2.2.1. THE PROJECT GEOTECHNICAL ENGINEER SHALL CONFIRM THAT THE FOUNDATION HAS BEEN PREPARED PROPERLY.

4.5. MSE FACING

4.5.1.THE CONTRACTOR IS RESPONSIBLE TO SURVEY AND LAYOUT THE MSE STRUCTURE FACING AS SHOWN HEREIN, AND IN ACCORDANCE WITH THE CONTRACT PLANS. STATIONS AND OFFSETS ARE PROVIDED TO THE TOPMOST FACING UNIT COURSE. SUBSEQUENT COURSE LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR USING AN OFFSET OF 1/16" PER COURSE FOR AN OVERALL BATTER OF 0.45°.

4.5.2.PLACE THE MESA UNIT WITH THE SIDES TOUCHING AND THE TEXTURED FACE OUTWARD. THE FIRST COURSE MUST BE ACCURATELY PLACED, CAREFULLY SPACED, AND LEVELED TO FACILITATE CONSTRUCTION. STACK MESA UNITS IN A RUNNING BOND (VERTICAL JOINTS OFFSET ONE-HALF BLOCK EVERY BLOCK COURSE) CONFIGURATION. INSTALL MESA STANDARD CONNECTORS IN EVERY BLOCK TO ENGAGE ALL TEETH (LOWER PORTION OF CONNECTOR) IN LOWER BLOCK, AND ORIENTING PLUGS (UPPER PORTION OF CONNECTOR) FOR FULL CONTACT WITH BACK OF UPPER BLOCK. THE CONTRACTOR IS RESPONSIBLE TO USE SHIMS AS NECESSARY TO MAINTAIN FRONT-TO-BACK LEVEL. THE CONTRACTOR IS RESPONSIBLE TO CHECK HORIZONTAL AND VERTICAL ALIGNMENT EVERY 50 FEET AND 4 FEET, RESPECTIVELY, TO MAINTAIN PROPER WALL CONFIGURATION.

4.5.3.MESA CAPS SHALL BE PERMANENTLY SECURED TO THE MESA UNITS USING A CONSTRUCTION ADHESIVE APPROVED BY THE BLOCK MANUFACTURER.

4.6. GEOGRID INSTALLATION

4.6.1.GEOGRIDS SHALL BE INSTALLED AT THE LENGTHS AND LOCATIONS SHOWN HEREIN. CHANGES TO THE GEOGRID LAYOUT ARE NOT PERMISSIBLE WITHOUT THE WRITTEN CONSENT OF SUBMATRIX.

4.6.2.GEOGRID REINFORCEMENT SHALL BE CONTINUOUS THROUGHOUT THEIR EMBEDMENT LENGTH. NO CONNECTIONS (MECHANICAL OR FRICTIONAL) OR SPLICES ARE PERMITTED.

4.6.3.PRIOR TO PLACING BACKFILL, THE GEOGRID REINFORCEMENT SHALL BE PLACED OVER THE SLOT (IN THE TOP OF THE MESA BLOCK). THE CONNECTOR TEETH SHALL BE DRIVEN THROUGH THE GEOGRID APERTURES DIRECTLY BEHIND THE FIRST TRANSVERSE GEOGRID BAR INTO THE BLOCK SLOT. REFER TO SECTION 5.4.2 FOR PROPER STANDARD CONNECTOR INSTALLATION. MESA STANDARD CONNECTORS SHALL BE USED IN BLOCK COURSES THAT REQUIRE GEOGRID REINFORCEMENT. THE GEOGRID SHALL BE TENSIONED BY HAND TO ELIMINATE SLACK AND ANCHORED BY PINNING OR PLACING SOIL ON THE GEOGRID AT THE BACK OF THE REINFORCED ZONE.

4.6.4.TRACKED CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED DIRECTLY ON GEOGRID REINFORCEMENT. A MINIMUM BACKFILL THICKNESS OF 6" IS REQUIRED FOR OPERATION OF TRACKED EQUIPMENT OVER THE GEOGRID REINFORCEMENT. TURNING SHOULD BE KEPT TO A MINIMUM TO PREVENT DISPLACEMENT OF BACKFILL AND GEOGRID REINFORCEMENT. RUBBER-TIRED EQUIPMENT MAY PASS OVER THE GEOGRID REINFORCEMENT AT SPEEDS LESS THAN 10 MPH. SUDDEN BRAKING AND SHARP TURNING SHALL BE AVOIDED.

4.6.5.A MINIMUM OF 3" SOIL COVER SHALL BE PLACED BETWEEN OVERLAPPING GEOGRID REINFORCEMENT.

4.7. REINFORCED BACKFILL PLACEMENT

4.7.1.BACKFILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 10" OR 6" IN UNCOMPACTED THICKNESS FOR HEAVY OR LIGHTWEIGHT COMPACTION EQUIPMENT, RESPECTIVELY. ONLY LIGHTWEIGHT EQUIPMENT IS PERMITTED WITHIN A 3' ZONE MEASURED FROM THE BACK OF WALL FACING.

4.7.2.BACKFILL SHALL BE PLACED PERPENDICULAR TO THE GEOGRID REINFORCEMENTS AND SPREAD FROM THE BACK OF THE WALL FACING TOWARDS THE TERMINAL ENDS OF THE GEOGRID REINFORCEMENT TO PROMOTE FURTHER TENSIONING.

4.7.3.BACKFILL SHALL BE PLACED AT A MOISTURE CONTENT NO GREATER THAN 2% WET AND NO LESS THAN 2% DRY OF OPTIMUM MOISTURE CONTENT AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DRY DENSITY OR AS SPECIFIED BY THE PROJECT SPECIFICATIONS.

4.7.4.AT THE END OF EACH WORKDAY, THE BACKFILL SURFACE SHALL BE GRADED AWAY FROM THE WALL FACING AND COMPACTED SMOOTH TO MINIMIZE PONDING OF WATER AND SATURATION OF THE BACKFILL. A TEMPORARY SOIL BERM SHALL BE CONSTRUCTED NEAR THE CREST OF THE MSE STRUCTURE TO PREVENT SURFACE WATER RUNOFF FROM OVERTOPPING THE MSE STRUCTURE. PLASTIC SHEETING MAY ALSO BE USED TO PROTECT THE BACKFILL SURFACE.

5. SPECIAL PROVISIONS

5.1. THE DESIGN PRESENTED HEREIN IS BASED ON SOIL PROPERTIES, FOUNDATION CONDITIONS, GROUNDWATER CONDITIONS, AND LOADINGS STATED IN SECTION 2.

5.2. WALL LAYOUTS SHALL BE REVIEWED AND APPROVED PRIOR TO CONSTRUCTION.

5.3. SUBMATRIX ASSUMES NO LIABILITY FOR INFORMATION SUPPLIED BY OTHERS, SUCH AS SITE PLAN, GRADING, GEOTECHNICAL DATA, OR GROUNDWATER DATA.

5.4. IF ANY PROBLEMATIC ROCK FORMATIONS AND/OR GROUNDWATER ARE ENCOUNTERED DURING THE CONSTRUCTION OF THE MSE STRUCTURES, CONTACT SUBMATRIX IMMEDIATELY AT 770-937-5015 AND THE OWNER'S REPRESENTATIVE.

5.5. ANY REVISIONS TO THE DESIGN CRITERIA WILL REQUIRE DESIGN MODIFICATIONS PRIOR TO CONSTRUCTION.

5.6. ALL NEWLY PLACED PIPES AND UTILITIES WITHIN 10'F OF THE MSE STRUCTURE SHALL BE CONSTRUCTED WITH WATERTIGHT JOINTS.

5.7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING QUALITY ASSURING AND QUALITY CONTROL PROGRAMS THAT ENSURE THE CONSTRUCTION OF THE MSE STRUCTURE HAS BEEN PERFORMED IN ACCORDANCE WITH THESE DRAWINGS. SUBMATRIX IS NOT RESPONSIBLE FOR CERTIFYING THAT CONSTRUCTION HAS BEEN PERFORMED IN COMPLIANCE WITH THESE DRAWINGS.

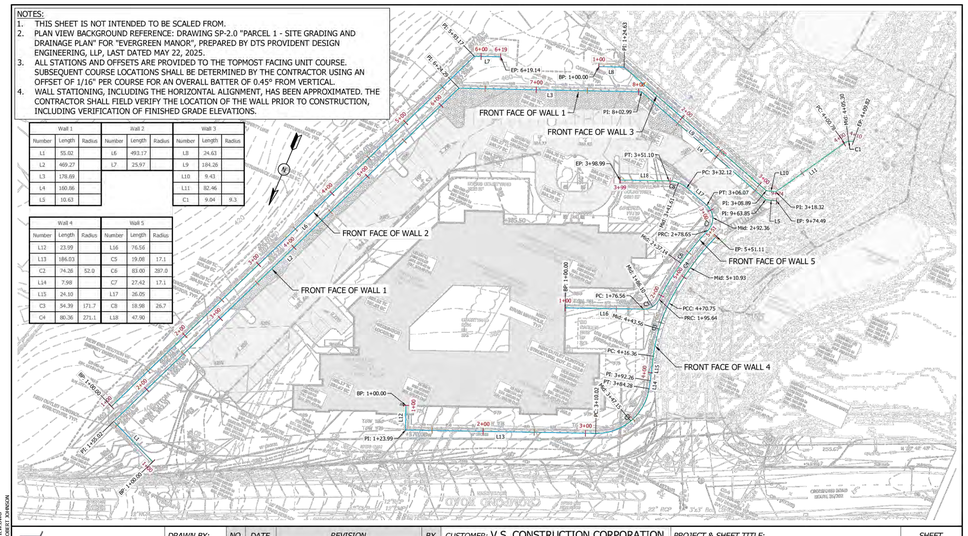
5.8. SUBMATRIX IS NOT RESPONSIBLE FOR HAVING PERSONNEL ON-SITE UNLESS SPECIFICALLY PROVIDED IN A WRITTEN CONTRACT SIGNED BY SUBMATRIX. ANY SUBMATRIX PERSONNEL ON-SITE DOES NOT HAVE THE AUTHORITY TO STOP OR START CONSTRUCTION OF THE MSE STRUCTURE OR ANY OTHER WORK.

6. REFERENCES

6.1. THE DESIGN CALCULATIONS PREPARED BY SUBMATRIX ARE SUBMITTED UNDER A SEPARATE COVER AND ARE DATED OCTOBER 29, 2025.

6.2. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THE SHOP DRAWINGS AND CALCULATIONS:

6.2.1.CONTRACT PLAN DRAWING SP-2.0 "PARCEL 1 - SITE GRADING AND DRAINAGE PLAN" FOR "EVERGREEN MANOR", PREPARED BY DTS PROVIDENT DESIGN ENGINEERING, LLP, LAST DATED MAY 22, 2025.



Wall 1

Number	Length	Radius
L1	55.02	
L2	469.27	
L3	178.69	
L4	100.36	
L5	10.63	

Wall 2

Number	Length	Radius
L6	493.17	
L7	25.97	

Wall 3

Number	Length	Radius
L8	24.61	
L9	104.28	
L10	9.43	
L11	30.46	
C1	9.04	R-3

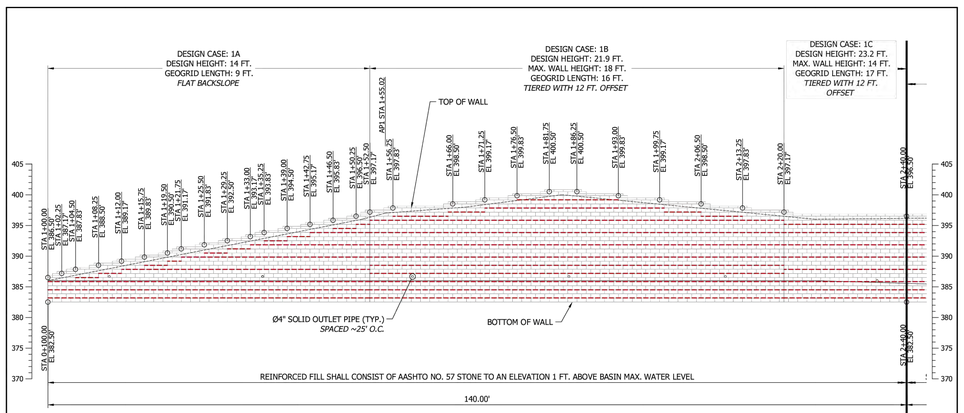
Wall 4

Number	Length	Radius
L12	23.99	
L13	184.03	
C2	74.20	52.0
L14	7.98	
L15	24.10	
C3	54.39	171.7
C4	80.36	271.1

Wall 5

Number	Length	Radius
L16	76.58	
C5	19.08	17.1
C6	83.00	287.0
C7	27.42	17.1
L17	26.05	
C8	18.98	26.7
L18	47.90	

NOTES:
1. THIS SHEET IS NOT INTENDED TO BE SCALED FROM.
2. PLAN VIEW BACKGROUND REFERENCE: DRAWING SP-2.0 "PARCEL 1 - SITE GRADING AND DRAINAGE PLAN" FOR "EVERGREEN MANOR", PREPARED BY DTS PROVIDENT DESIGN ENGINEERING, LLP, LAST DATED MAY 22, 2025.
3. ALL STATIONS AND OFFSETS ARE PROVIDED TO THE TOPMOST FACING UNIT COURSE. SUBSEQUENT COURSE LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR USING AN OFFSET OF 1/16" PER COURSE FOR AN OVERALL BATTER OF 0.45° FROM VERTICAL.
4. WALL STATIONING, INCLUDING THE HORIZONTAL ALIGNMENT, HAS BEEN APPROXIMATED. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF THE WALL PRIOR TO CONSTRUCTION, INCLUDING VERIFICATION OF FINISHED GRADE ELEVATIONS.



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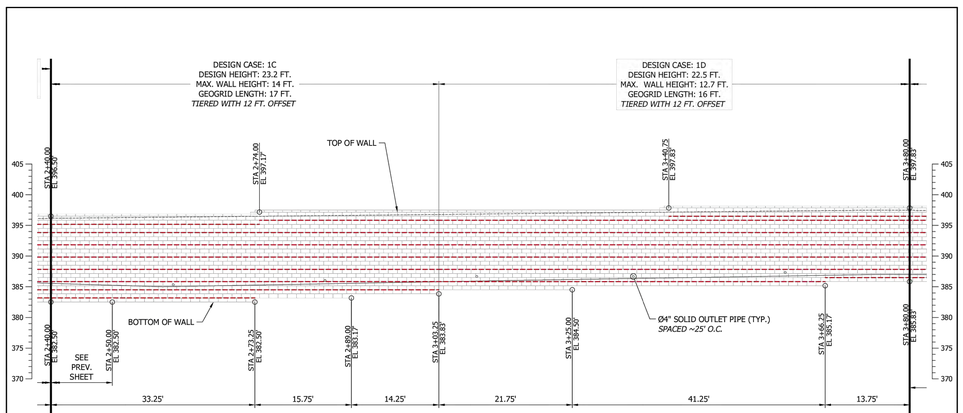
2. THE WALL CONTRACTOR MAY INCREASE HORIZONTAL EXTENTS OF FACING UNIT COURSES IF NEEDED; HOWEVER, THE WALL HEIGHT SHALL NOT EXCEED THE DESIGN HEIGHT SHOWN.

LEGEND
FINISHED GRADE LINE (BOTTOM OF WALL)
FINISHED GRADE LINE (TOP OF WALL)
TENSAR UX1-HORIZ GEOGRID
MESA CAP UNIT
MESA STANDARD UNIT
0' 10' 20'



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MESA CAP UNIT
MESA STANDARD UNIT
0' 10' 20'

submatrix
Submatrix LLC
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Atlanta, GA 30346 | 770-557-5015

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R. JOHNSON				
DESIGNED BY:				
R. JOHNSON				
REVIEWED BY:				
R. JOHNSON				

PROJECT NO.: 269240001

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EVERGREEN MANOR PARCEL 1 RETAINING WALLS DESIGN AND CONSTRUCTION REQUIREMENTS	2 OF 30

PROJECT & SHEET TITLE:	SHEET
EVERGREEN MANOR PARCEL 1 RETAINING WALLS PLAN VIEW	3 OF 30

PROJECT & SHEET TITLE:	SHEET
EVERGREEN MANOR PARCEL 1 RETAINING WALLS ELEVATION VIEW WALL 1 (1 OF 7)	4 OF 30

PROJECT & SHEET TITLE:	SHEET
EVERGREEN MANOR PARCEL 1 RETAINING WALLS ELEVATION VIEW WALL 1 (2 OF 7)	5 OF 30

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Plot Date: October 29, 2025 By: ROBERT JOHNSON

File Name: 269240001-03_WALL 1.DWG
Plot Date: October 29, 2025 By: ROBERT JOHNSON

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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
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White Plains, NY 10601

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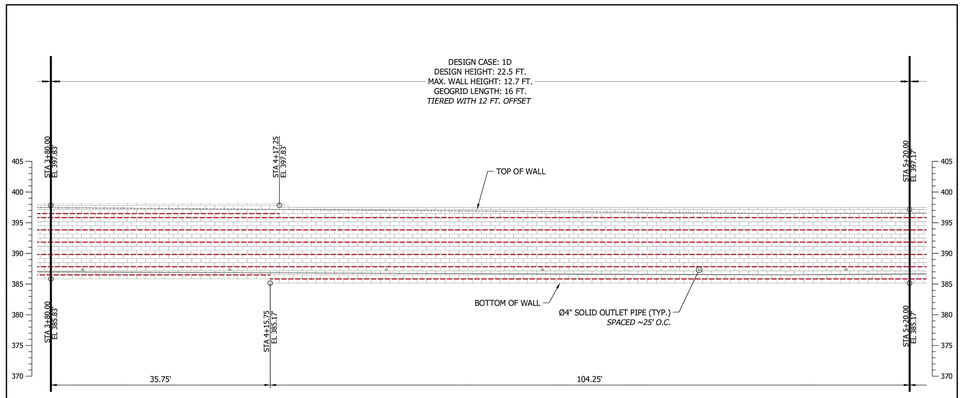

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- FINISHED GRADE LINE (BOTTOM OF WALL)
- FINISHED GRADE LINE (TOP OF WALL)
- TENSAR UX1400MSE GEOGRID
- MESA CAP UNIT
- MESA STANDARD UNIT

0' 10' 20'

File Name: 269240001 02_WALL 1.DWG
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R. JOHNSON				
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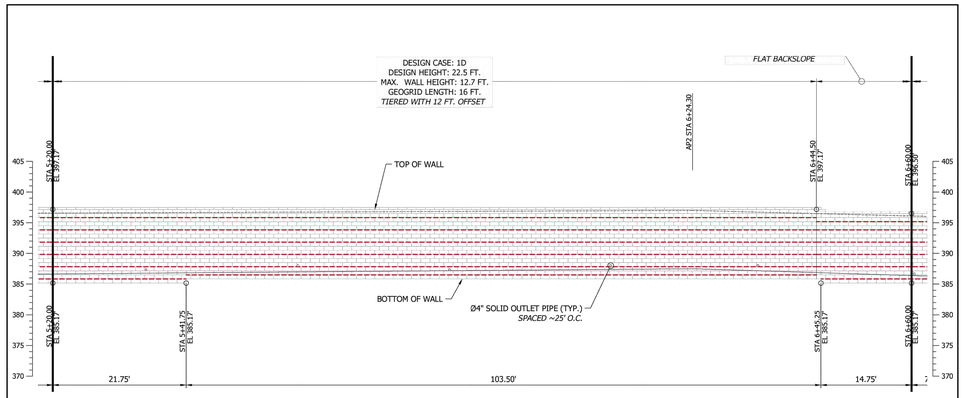
ELEVATION VIEW WALL 1
(3 OF 7)

SHEET 6 OF 30



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0' 10' 20'

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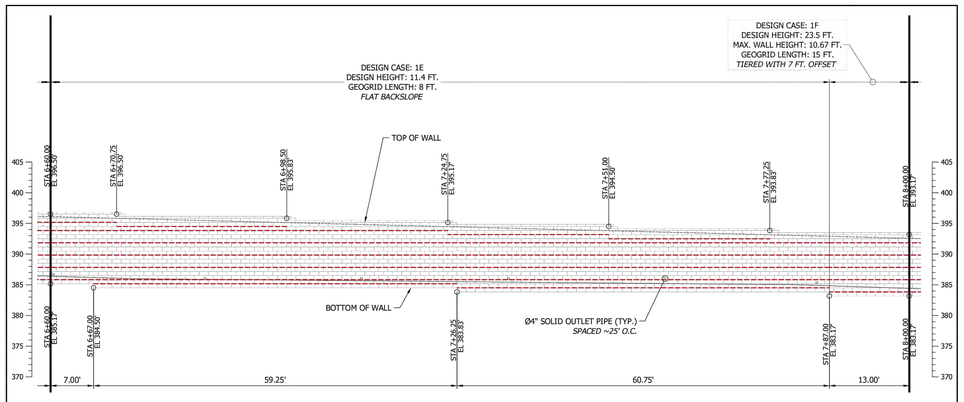
ELEVATION VIEW WALL 1
(4 OF 7)

SHEET 7 OF 30



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0' 10' 20'

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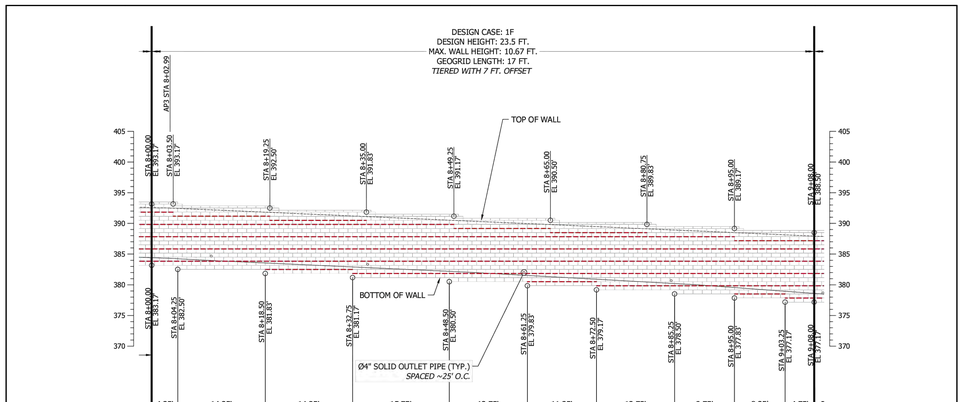

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ELEVATION VIEW WALL 1
(6 OF 7)

SHEET 9 OF 30

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EVERGREEN MANOR
Town of CORTLANDT, New York

OWNER / APPLICANT

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37 CROTON DAM ROAD
OSSINING, NY, 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

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Intelligent Land Use
DTS Provident Design Engineering, LLP
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ARCHITECT (MASTER PLAN)

WARSHAUER MELLUSI WARSHAUER ARCHITECTS PC
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ELMSFORD, NY, 10523

LAND USE ATTORNEY

ZARIN & STEINMETZ
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SURVEYOR

DANIEL T. MERRITTS, PLS
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PLEASANTVILLE, NY, 10570

WETLANDS CONSULTANT

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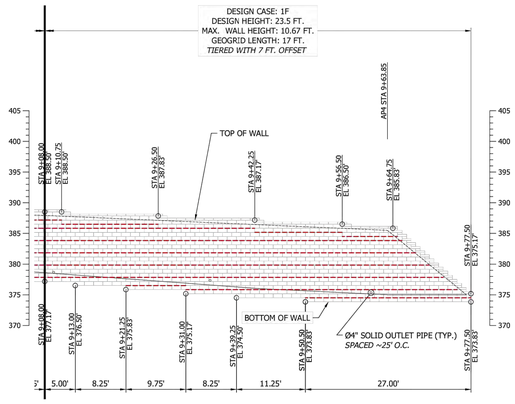

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- FINISHED GRADE LINE (TOP OF WALL)
- TENSAR UX1400MSE GEOGRID
- MESA CAP UNIT
- MESA STANDARD UNIT

0' 10' 20'

submatrix
Submatrix LLC
303 Perimeter Center N, Suite 300
Atlanta, GA 30346 | 770-557-5015
PROJECT NO.: 269240001

DRAWN BY:	NO.	DATE	REVISION	BY
R. JOHNSON				
DESIGNED BY:				
R. JOHNSON				
REVIEWED BY:				
R. JOHNSON				

CUSTOMER: V.S. CONSTRUCTION CORPORATION
MANUFACTURER: PALUMBO BLOCK CO., INC.

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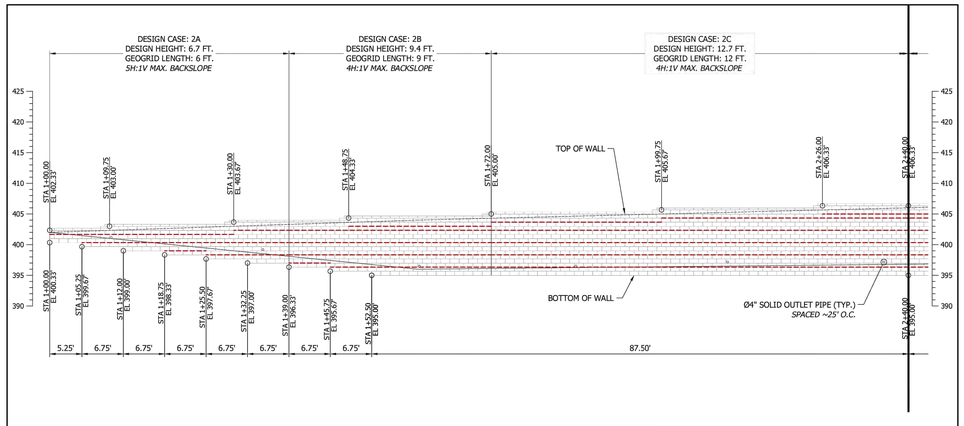
PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 1
(7 OF 7)

SHEET 10 OF 30



NOTES:
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0' 10' 20'

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PROJECT NO.: 269240001

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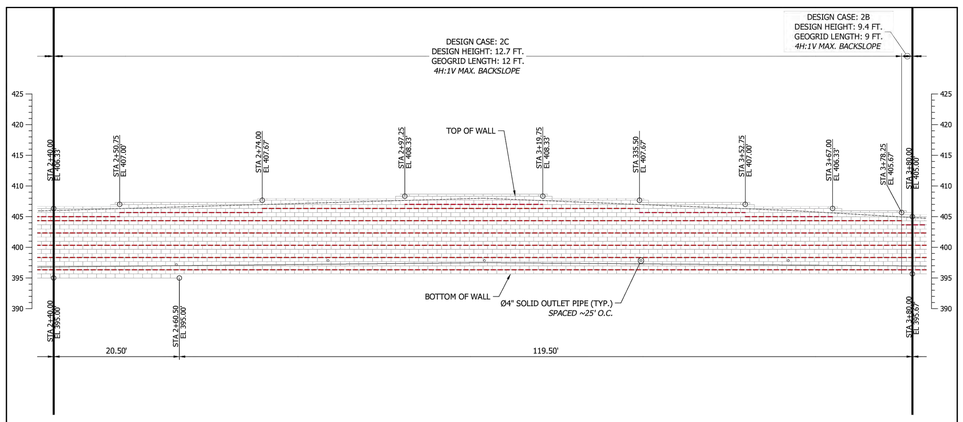
PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 2
(1 OF 4)

SHEET 11 OF 30



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submatrix
Submatrix LLC
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PROJECT NO.: 269240001

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CUSTOMER: V.S. CONSTRUCTION CORPORATION
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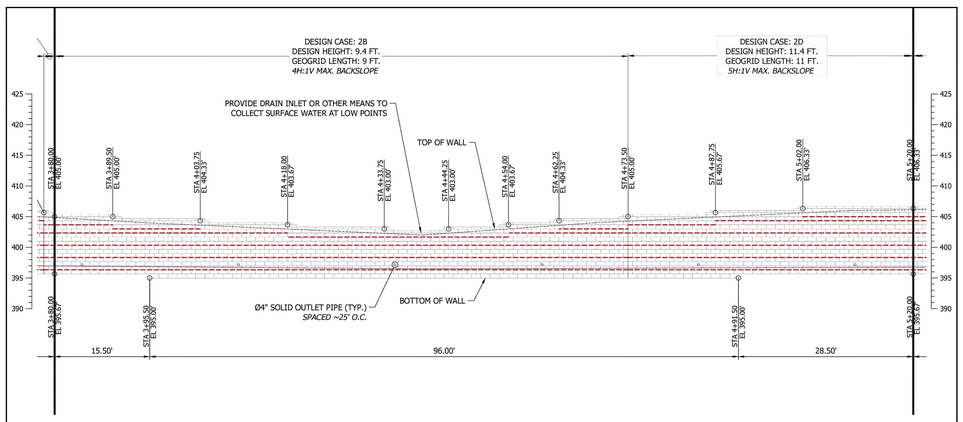
PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 2
(2 OF 4)

SHEET 12 OF 30



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Submatrix LLC
303 Perimeter Center N, Suite 300
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CUSTOMER: V.S. CONSTRUCTION CORPORATION
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PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 2
(3 OF 4)

SHEET 13 OF 30

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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REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:

SITE DETAILS - RETAINING WALLS

DRAWN BY:	CHECKED BY:
RC/HV	MSG
PROJECT NO.	DATE:
812	11/20/25

DRAWING NO.

SP-6.6

File Name: 269240001 01_WALL 1.DWG
File Date: October 29, 2025 By: ROBERT JOHNSON
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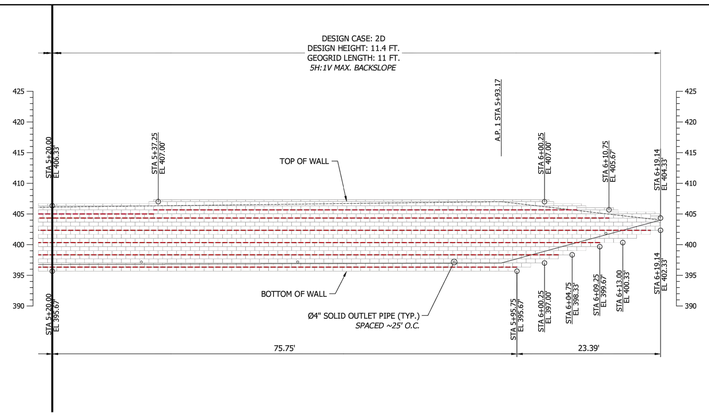

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- FINISHED GRADE LINE (TOP OF WALL)
- TENSAR UX1400MSE GEOGRID
- MESA CAP UNIT
- MESA STANDARD UNIT

0' 10' 20'

File Name: 269240001 EL WALL 3.DWG
Plot Date: October 29, 2025 By: ROBERT JOHNSON

submatrix	DRAWN BY:	NO.	DATE	REVISION	BY
Submatrix LLC	R. JOHNSON				
303 Perimeter Center N, Suite 300	DESIGNED BY:				
Atlanta, GA 30346 | 770-557-5015	R. JOHNSON				
PROJECT NO.: 269240001	REVIEWED BY:				
	R. JOHNSON				

CUSTOMER: V.S. CONSTRUCTION CORPORATION
MANUFACTURER: PALUMBO BLOCK CO., INC.

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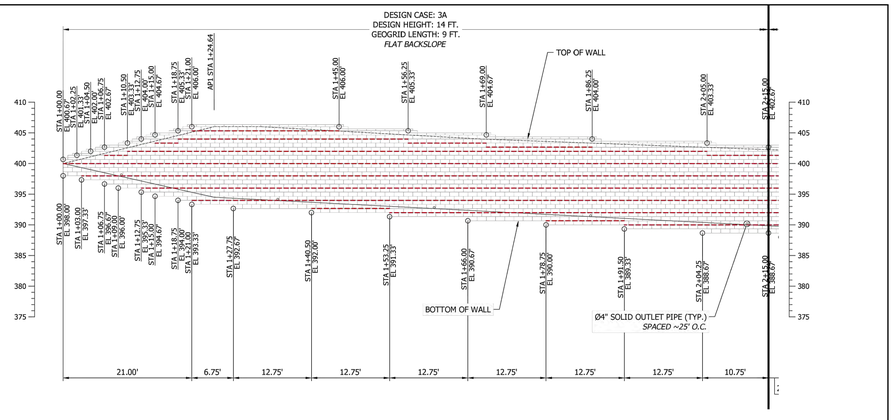
PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 2
(4 OF 4)

SHEET 14 OF 30



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- TENSAR UX1400MSE GEOGRID
- MESA CAPUNIT
- MESA STANDARD UNIT

0' 10' 20'

File Name: 269240001 EL WALL 3.DWG
Plot Date: October 29, 2025 By: ROBERT JOHNSON

submatrix	DRAWN BY:	NO.	DATE	REVISION	BY
Submatrix LLC	R. JOHNSON				
303 Perimeter Center N, Suite 300	DESIGNED BY:				
Atlanta, GA 30346 | 770-557-5015	R. JOHNSON				
PROJECT NO.: 269240001	REVIEWED BY:				
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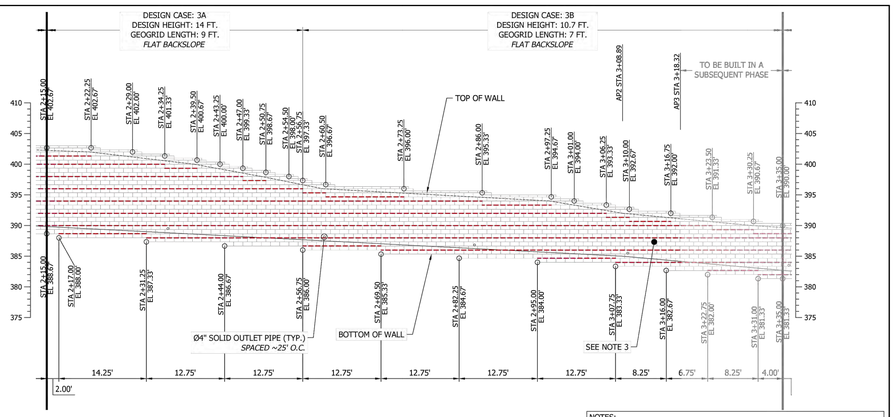
PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 3
(1 OF 3)

SHEET 15 OF 30



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3. WALL 3 CONSTRUCTION MAY BE PHASED. STEP TOP OF WALL DOWN 2H:1V TO PHASE LINE (AS DIRECTED BY PROJECT ENGINEER).

LEGEND
- FINISHED GRADE LINE (BOTTOM OF WALL)
- FINISHED GRADE LINE (TOP OF WALL)
- TENSAR UX1400MSE GEOGRID
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- MESA STANDARD UNIT

0' 10' 20'

File Name: 269240001 EL WALL 3.DWG
Plot Date: October 29, 2025 By: ROBERT JOHNSON

submatrix	DRAWN BY:	NO.	DATE	REVISION	BY
Submatrix LLC	R. JOHNSON				
303 Perimeter Center N, Suite 300	DESIGNED BY:				
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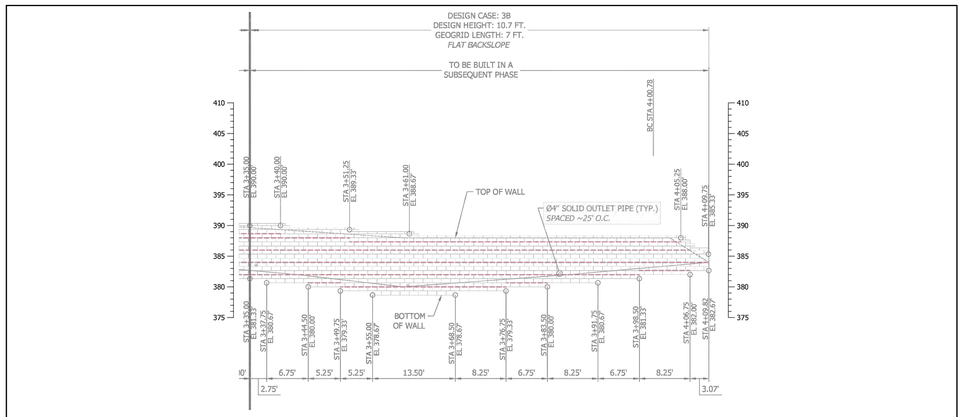
PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 3
(2 OF 3)

SHEET 16 OF 30



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File Name: 269240001 EL WALL 3.DWG
Plot Date: October 29, 2025 By: ROBERT JOHNSON

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Submatrix LLC	R. JOHNSON				
303 Perimeter Center N, Suite 300	DESIGNED BY:				
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PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 3
(3 OF 3)

SHEET 17 OF 30

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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Intelligent Land Use

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LAND USE ATTORNEY

ZARIN & STEINMETZ
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PLEASANTVILLE, NY, 10570

WETLANDS CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY, 10516

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REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:

SITE DETAILS - RETAINING WALLS

DRAWN BY:	CHECKED BY:
RC/HV	MSG
PROJECT NO.	DATE:
812	11/20/25

DRAWING NO.

SP-6.7

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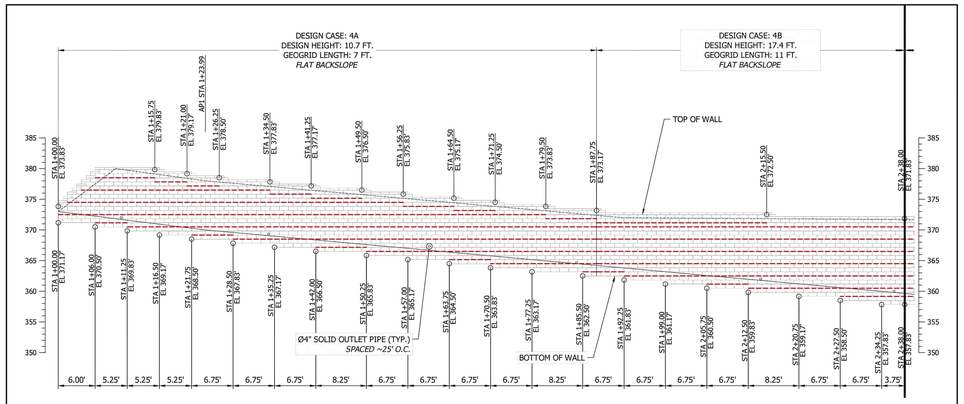

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File Name: 269240001-01_WALL 4.DWG
Plot Date: October 29, 2025 By: ROBERT JOHNSON

submatrix
Submatrix LLC
303 Perimeter Center N, Suite 300
Atlanta, GA 30346 | 770-557-5015

PROJECT NO.: 269240001

DRAWN BY:	NO.	DATE	REVISION	BY
R. JOHNSON				
DESIGNED BY:				
R. JOHNSON				
REVIEWED BY:				
R. JOHNSON				

CUSTOMER: V.S. CONSTRUCTION CORPORATION
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PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
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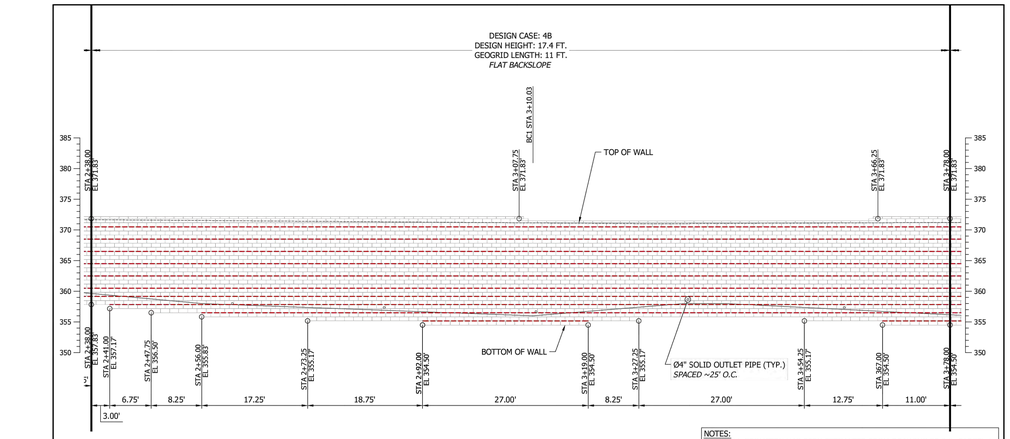
(1 OF 4)

SHEET 18 OF 30



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Plot Date: October 29, 2025 By: ROBERT JOHNSON

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PROJECT & SHEET TITLE:
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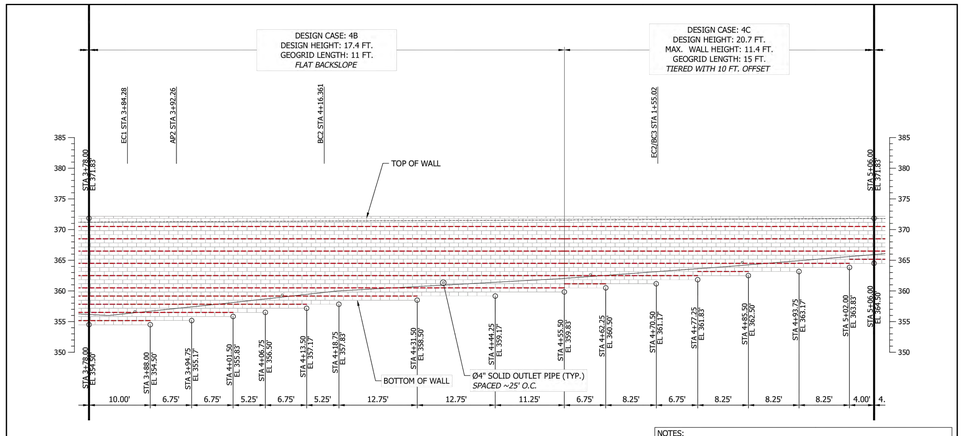
(2 OF 4)

SHEET 19 OF 30



NOTES:
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LEGEND
- FINISHED GRADE LINE (BOTTOM OF WALL)
- FINISHED GRADE LINE (TOP OF WALL)
- TENSAR UX1400HSE GEOGRID
- MESA CAP UNIT
- MESA STANDARD UNIT

0' 10' 20'

File Name: 269240001-01_WALL 4.DWG
Plot Date: October 29, 2025 By: ROBERT JOHNSON

submatrix
Submatrix LLC
303 Perimeter Center N, Suite 300
Atlanta, GA 30346 | 770-557-5015

PROJECT NO.: 269240001

DRAWN BY:	NO.	DATE	REVISION	BY
R. JOHNSON				
DESIGNED BY:				
R. JOHNSON				
REVIEWED BY:				
R. JOHNSON				

CUSTOMER: V.S. CONSTRUCTION CORPORATION
MANUFACTURER: PALUMBO BLOCK CO., INC.

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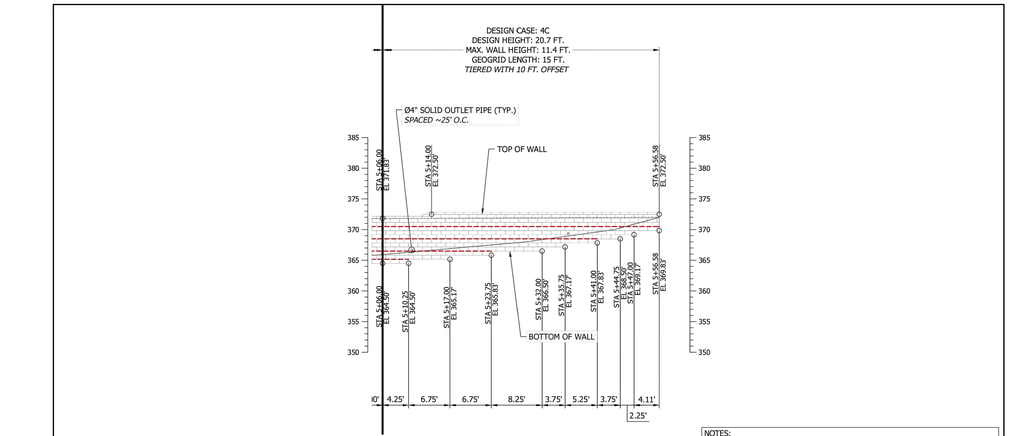
PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 4
(3 OF 4)

SHEET 20 OF 30



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0' 10' 20'

File Name: 269240001-01_WALL 4.DWG
Plot Date: October 29, 2025 By: ROBERT JOHNSON

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PROJECT NO.: 269240001

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R. JOHNSON				

CUSTOMER: V.S. CONSTRUCTION CORPORATION
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PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 4
(4 OF 4)

SHEET 21 OF 30

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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ARCHITECT (MASTER PLAN)

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81 MAIN STREET
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REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:

SITE DETAILS -
RETAINING WALLS

DRAWN BY:	CHECKED BY:
RC/HV	MSG
PROJECT NO.	DATE:
812	11/20/25

DRAWING NO.

SP-6.8

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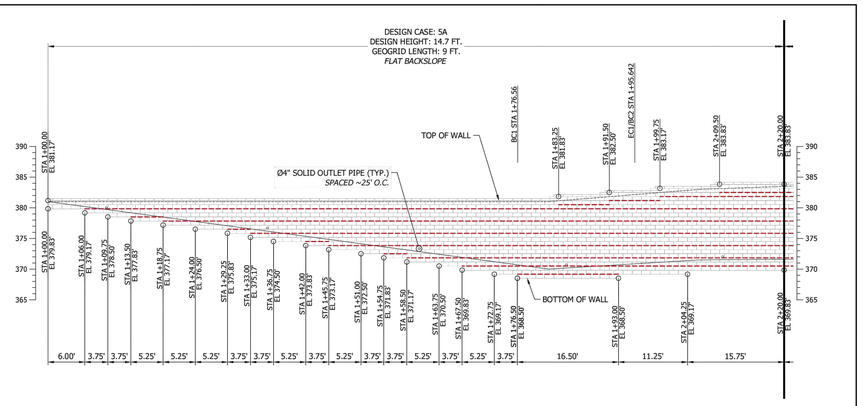

NOTES:
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- FINISHED GRADE LINE (TOP OF WALL)
- TENSAR UX1400MSE GEOGRID
- MESA CAP UNIT
- MESA STANDARD UNIT

0' 10' 20'

File Name: 269240001-01_Wall_5.DWG
Plot Date: Oct/Jan 29, 2026 By: ROBERT JOHNSON

submatrix
Submatrix LLC
303 Perimeter Center N, Suite 300
Atlanta, GA 30346 | 770-557-5015
PROJECT NO.: 269240001

DRAWN BY:	NO.	DATE	REVISION	BY
R. JOHNSON				
DESIGNED BY:				
R. JOHNSON				
REVIEWED BY:				
R. JOHNSON				

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MANUFACTURER: PALUMBO BLOCK CO., INC.
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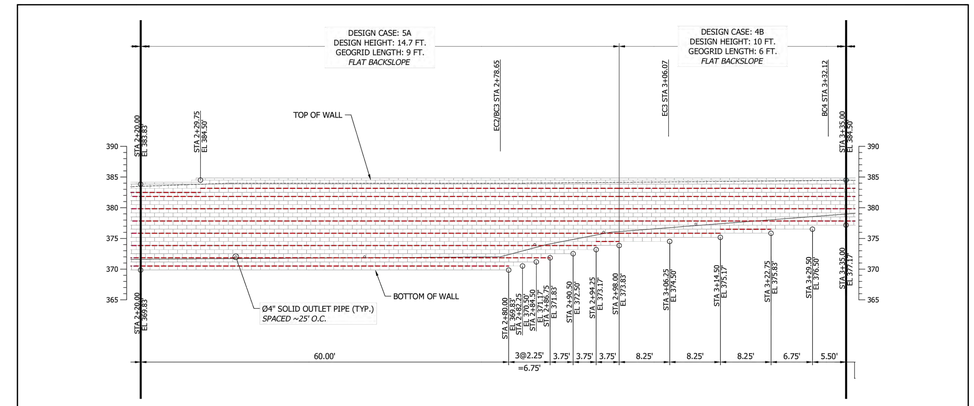
PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 5
(1 OF 3)

SHEET 22 *OF* 30



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File Name: 269240001-01_Wall_5.DWG
Plot Date: Oct/Jan 29, 2026 By: ROBERT JOHNSON

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PROJECT NO.: 269240001

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R. JOHNSON				
REVIEWED BY:				
R. JOHNSON				

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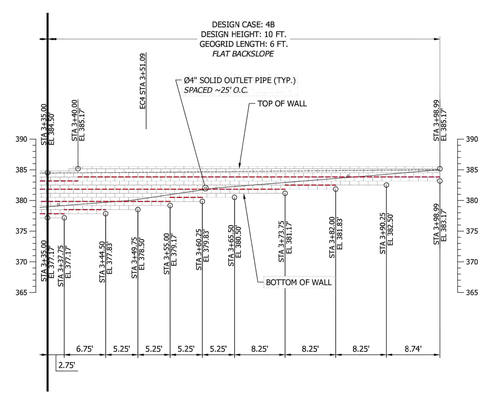
PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 5
(2 OF 3)

SHEET 23 *OF* 30



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- MESA STANDARD UNIT

0' 10' 20'

File Name: 269240001-01_Wall_5.DWG
Plot Date: Oct/Jan 29, 2026 By: ROBERT JOHNSON

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303 Perimeter Center N, Suite 300
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PROJECT NO.: 269240001

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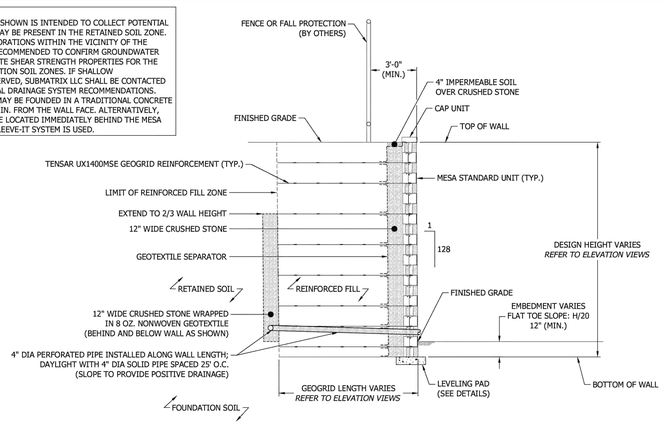
PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 5
(3 OF 3)

SHEET 24 *OF* 30

NOTES:
1. THE DRAINAGE SYSTEM SHOWN IS INTENDED TO COLLECT POTENTIAL GROUNDWATER THAT MAY BE PRESENT IN THE RETAINED SOIL ZONE. ADDITIONAL SOIL EXPLORATIONS WITHIN THE VICINITY OF THE RETAINING WALL ARE RECOMMENDED TO CONFIRM GROUNDWATER ELEVATION AND VALIDATE SHEAR STRENGTH PROPERTIES FOR THE RETAINED AND FOUNDATION SOIL ZONES. IF SHALLOW GROUNDWATER IS OBSERVED, SUBMATRIX LLC SHALL BE CONTACTED TO PROVIDE ADDITIONAL DRAINAGE SYSTEM RECOMMENDATIONS.
2. THE PROPOSED FENCE MAY BE FOUNDED IN A TRADITIONAL CONCRETE FOOTING, LOCATED 3' MIN. FROM THE WALL FACE. ALTERNATIVELY, THE FENCE POST MAY BE LOCATED IMMEDIATELY BEHIND THE MESA FACING UNITS IF THE SLEEVE-IT SYSTEM IS USED.



0' 4' 8'

File Name: 269240001-01_TYPICAL SECTIONS
Plot Date: Oct/Jan 29, 2026 By: ROBERT JOHNSON

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Atlanta, GA 30346 | 770-557-5015
PROJECT NO.: 269240001

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DESIGNED BY:				
R. JOHNSON				
REVIEWED BY:				
R. JOHNSON				

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PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
TYPICAL SECTION

SHEET 25 *OF* 30

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
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ARCHITECT (MASTER PLAN)

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LAND USE ATTORNEY

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WETLANDS CONSULTANT

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REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:

SITE DETAILS - RETAINING WALLS

DRAWN BY: RC/HV | CHECKED BY: MSG
PROJECT NO. 812 | DATE: 11/20/25
DRAWING NO.

SP-6.9

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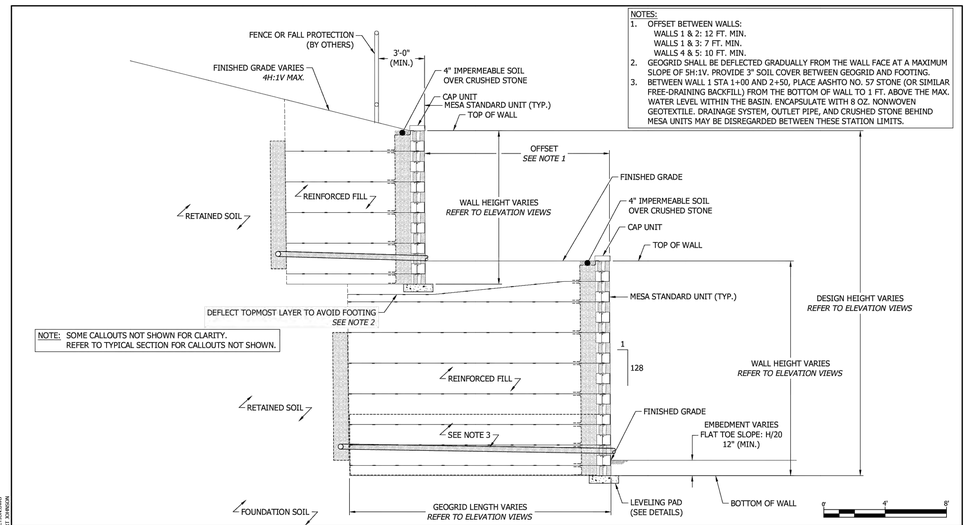

NOTES:
1. OFFSET BETWEEN WALLS:
   WALLS 1 & 2: 12 FT. MIN.
   WALLS 1 & 3: 7 FT. MIN.
   WALLS 4 & 5: 10 FT. MIN.
2. GEOGRID SHALL BE DEFLECTED GRADUALLY FROM THE WALL FACE AT A MAXIMUM SLOPE OF 5H:1V. PROVIDE 3" SOIL COVER BETWEEN GEOGRID AND FOOTING.
3. BETWEEN WALL 1 STA 1+00 AND 2+50, PLACE AASHTO NO. 57 STONE (OR SIMILAR FREE-DRAINING BACKFILL) FROM THE BOTTOM OF WALL TO 1 FT. ABOVE THE MAX. WATER LEVEL WITHIN THE BASIN. ENCAPSULATE WITH 8 OZ. NONWOVEN GEOTEXTILE. DRAINAGE SYSTEM, OUTLET PIPE, AND CRUSHED STONE BEHIND MESA UNITS MAY BE DISREGARDED BETWEEN THESE STATION LIMITS.

Submatrix LLC
303 Perimeter Center N, Suite 300
Atlanta, GA 30346 | 770-557-5015

DRAWN BY: R. JOHNSON	NO.	DATE	REVISION	BY
DESIGNED BY: R. JOHNSON				
REVIEWED BY: R. JOHNSON				
PROJECT NO.: 269240001				

CUSTOMER: V.S. CONSTRUCTION CORPORATION
MANUFACTURER: PALUMBO BLOCK CO., INC.

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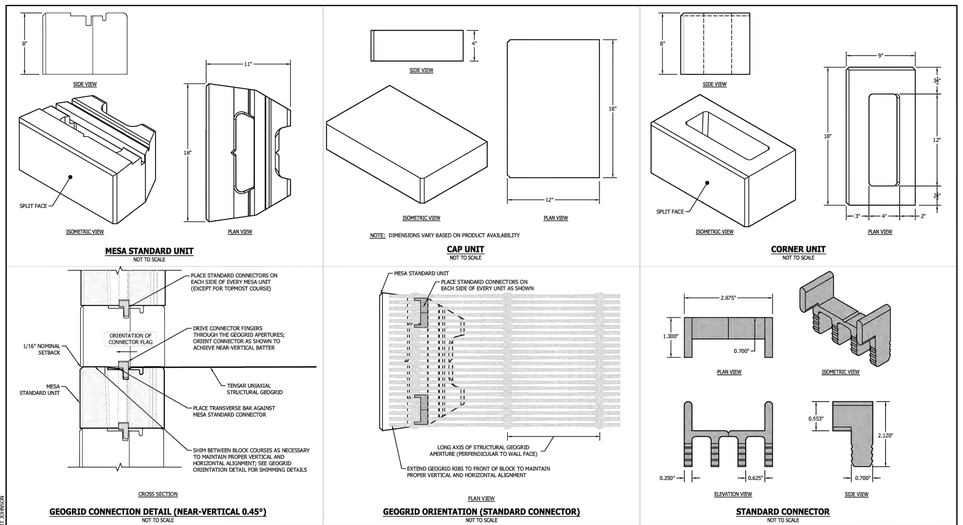
PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
TYPICAL SECTION
TIERED CONFIGURATION

SHEET 26 OF 30

File Name: 269240001-SD_TYPICAL SECTIONS.dwg
Last Date: October 29, 2025 By: ROBERT JOHNSON



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PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
TYPICAL DETAILS
(1 OF 4)

SHEET 27 OF 30

File Name: 269240001-SD_TYPICAL DETAILS.dwg
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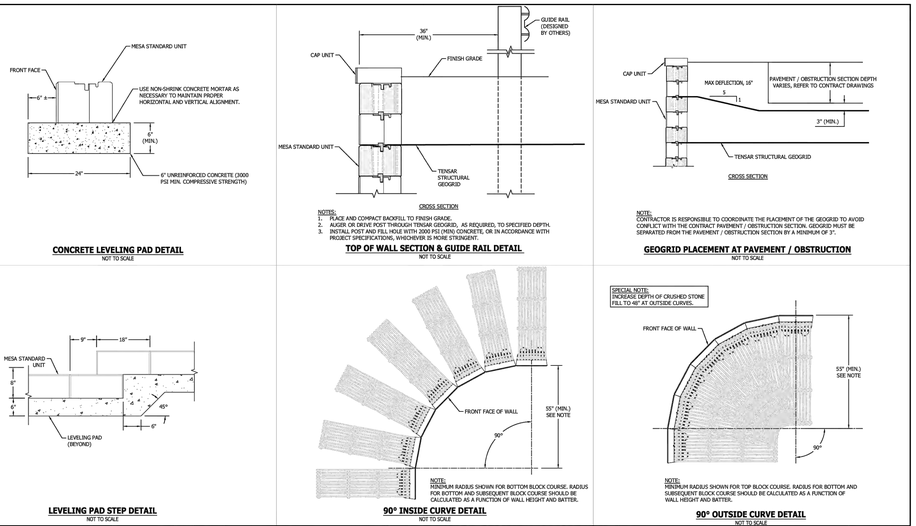

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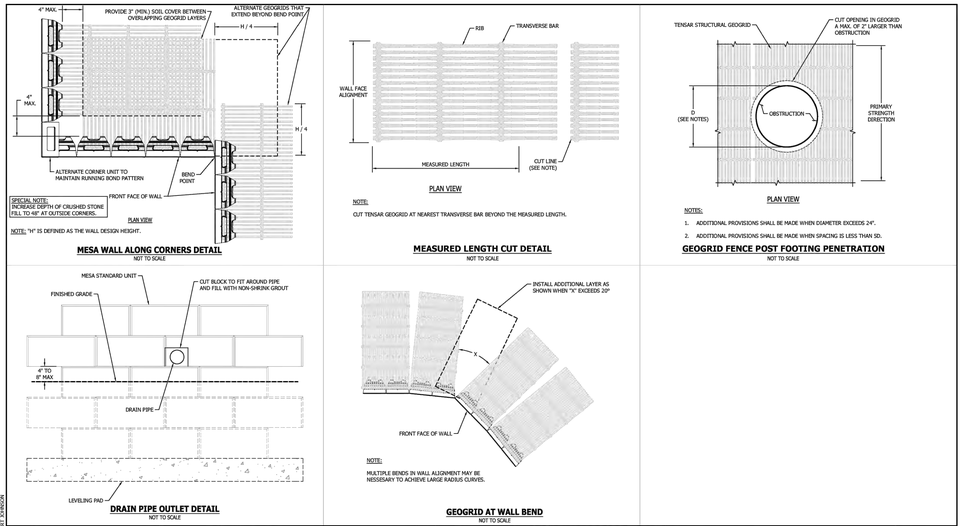
PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
TYPICAL DETAILS
(2 OF 4)

SHEET 28 OF 30

File Name: 269240001-SD_TYPICAL DETAILS.dwg
Last Date: October 29, 2025 By: ROBERT JOHNSON



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PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
TYPICAL DETAILS
(3 OF 4)

SHEET 29 OF 30

File Name: 269240001-SD_TYPICAL DETAILS.dwg
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EVERGREEN MANOR

Town of CORTLANDT, New York

OWNER / APPLICANT

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REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:

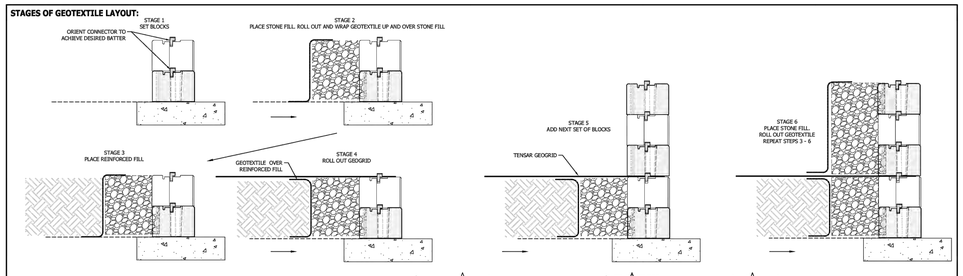
SITE DETAILS - RETAINING WALLS

DRAWN BY: RC/HV	CHECKED BY: MSG
PROJECT NO. 812	DATE: 11/20/25

DRAWING NO.

SP-6.10

STAGES OF GEOTEXTILE LAYOUT:



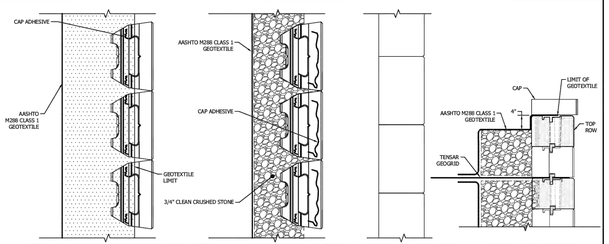
FABRIC SPECIFICATION

The geotextile separator shall be an eight (8) oz. per square yard nonwoven needle-punched AASHTO Class 1 fabric.

Geotextile width required for the detail: 36 inch

INSTALLATION PROCEDURE

1. Install each course of the Mesa facing units between the top of the last geogrid placed and the bottom the next layer of geogrid above as shown on the approved shop drawings. The facing units shall be aligned and leveled in accordance with installation guide.
2. Prior to placing the select backfill, 3/4" clean crushed stone and geotextile fabric shall be installed. The geotextile shall be placed behind the units such that a minimum of six (6) inches of material is turned into the fill at the top and the bottom. The geotextile shall then be adjusted to present a relatively smooth surface.
3. The select backfill shall then be placed and compacted in accordance with the approved shop drawings and project specifications.
4. After the select backfill has been compacted and properly graded for the installation of the next layer of geogrid reinforcement, the geotextile on the top units shall be pulled back onto the backfill.
5. Install the geogrid reinforcement and repeat the process commencing with Step 1 above.
6. After the last elevation layer of primary geogrid reinforcement has been placed, install the remaining courses of Mesa facing units in accordance with the details on the approved shop drawings.
7. Prior to installation of cap unit, place a line of adhesive in the depressed area between the connector slot and the face of the unit per Detail S1.
8. Place a line of adhesive along the top of the Mesa facing units just behind the face per Detail S2.
9. Butt sides of cap units as shown in Detail S3.



DETAIL S1: GEOTEXTILE ON TOP OF MESA UNITS NOT TO SCALE

DETAIL S2: CAP ADHESIVE NOT TO SCALE

DETAIL S3: CAP UNITS NOT TO SCALE

TYPICAL TOP SECTION NOT TO SCALE

File Name: 269240001 GS - TYPICAL AT FULL.dwg
Plot Date: 11/20/2025 10:29:21 AM

Submatrix LLC
303 Perimeter Center N, Suite 300
Atlanta, GA 30346 | 770-557-5015

PROJECT NO.: 269240001

DRAWN BY:	*NO.*	*DATE*	*REVISION*	*BY*
R. JOHNSON				
DESIGNED BY:				
R. JOHNSON				
REVIEWED BY:				
R. JOHNSON				

CUSTOMER: V.S. CONSTRUCTION CORPORATION

MANUFACTURER: PALUMBO BLOCK CO., INC.

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PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
TYPICAL DETAILS
(4 OF 4)

SHEET 30 *OF* 30

C:\Users\MarkEgan\AppData\Local\Temp\AcPublish_7552\812 21 SP-6.11 Site Details Pt 1.dwg

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Town of CORTLANDT, New York

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DRAWING TITLE:

SITE DETAILS -
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RC/HV	MSG
PROJECT NO.	DATE:
812	11/20/25

DRAWING NO.

SP-6.11

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP MAIA EGAN 5/22/2025 8:50 AM C:\USERS\MAIAEGAN\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 (FROM CORTLANDT TOWN CODE SECTION 259-6H):

(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.

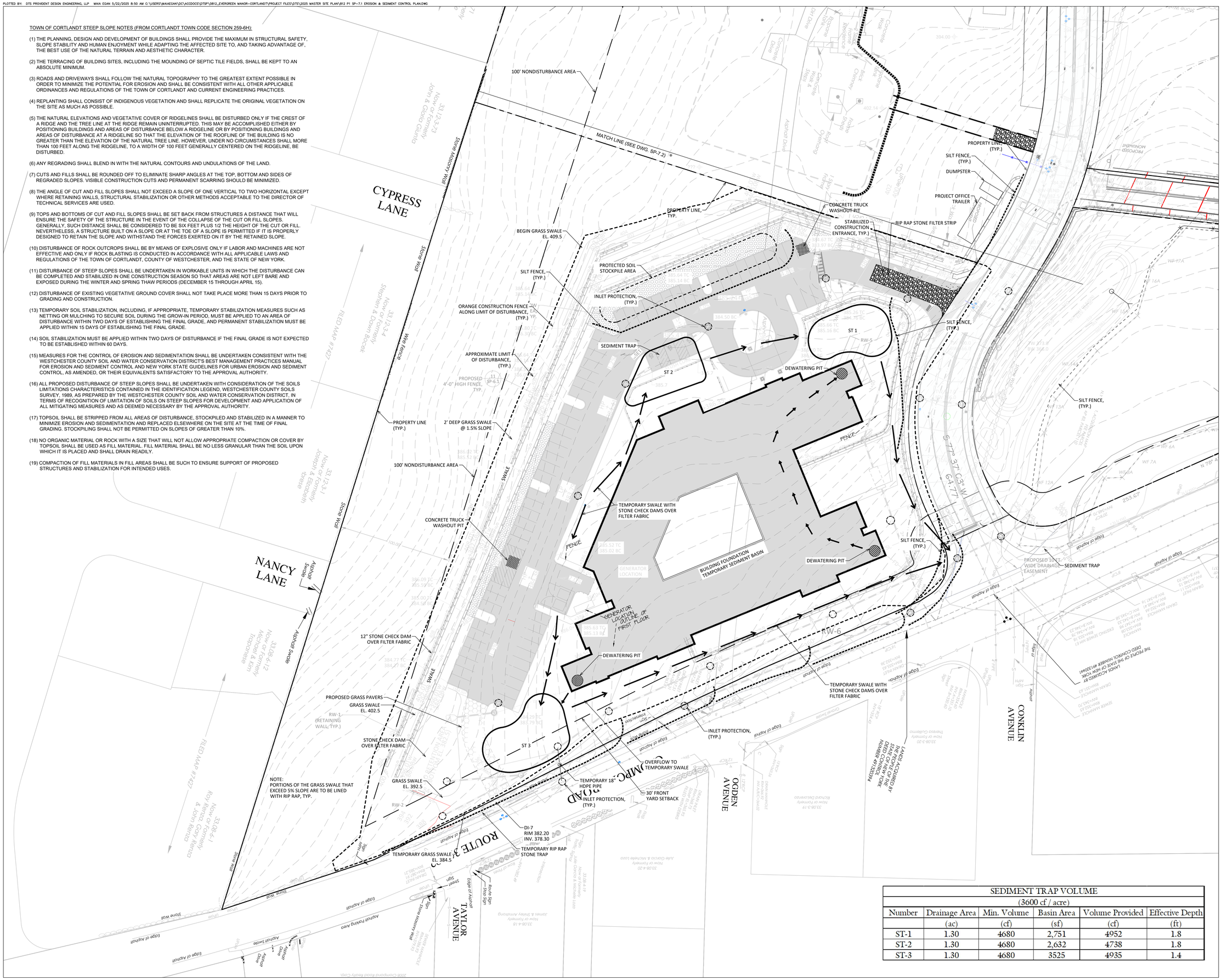
(15) MEASURES FOR THE CONTROL OF EROSION AND SEDIMENTATION SHALL BE UNDERTAKEN CONSISTENT WITH THE WESTCHESTER COUNTY SOIL AND WATER CONSERVATION DISTRICT'S BEST MANAGEMENT PRACTICES MANUAL FOR EROSION AND SEDIMENT CONTROL AND NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, AS AMENDED, 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.



SEDIMENT TRAP VOLUME (3600 cf / acre)					
Number	Drainage Area (ac)	Min. Volume (cf)	Basin Area (sf)	Volume Provided (cf)	Effective Depth (ft)
ST-1	1.30	4680	2,751	4952	1.8
ST-2	1.30	4680	2,632	4738	1.8
ST-3	1.30	4680	3525	4935	1.4

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NO.	DATE	ISSUE
1	02/11/25	PARCEL 1 REVISIONS
2	05/22/25	SITE PLAN APPLICATION - PARCEL 1
3	10/23/25	PLANNING BOARD SUBMISSION
4	11/20/25	PLANNING BOARD REVISION

DRAWING TITLE:

PARCEL 1 - EROSION AND SEDIMENT CONTROL PLAN

Seal

EXPIRES 01/31/27

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PROJECT NO. 812
DATE: 01/23/25
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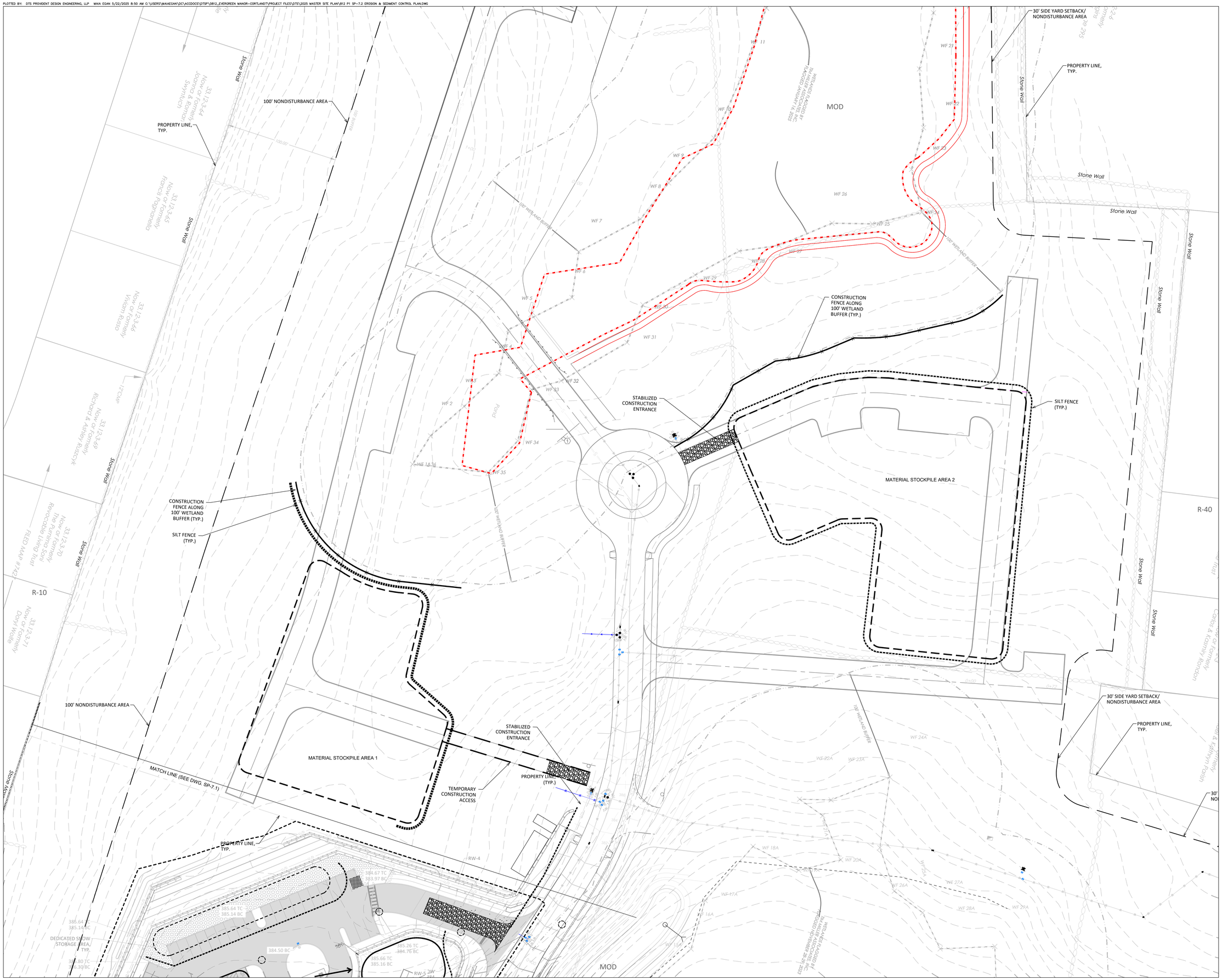
SP-7.1



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NO.	DATE	ISSUE
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DRAWING TITLE:

PARCEL 1 - EROSION AND SEDIMENT CONTROL PLAN

Seal

EXPIRES 01/31/27

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PROJECT NO.	DATE:
812	01/23/25

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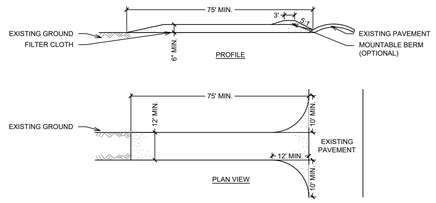


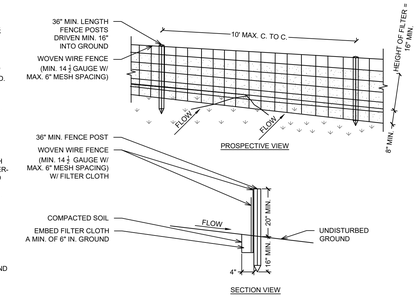
CONSTRUCTION SPECIFICATIONS

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.

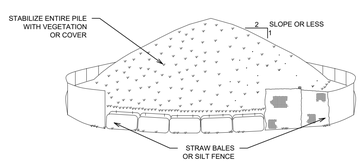
STABILIZED CONSTRUCTION ENTRANCE
SCALE: N.T.S. | 1

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.

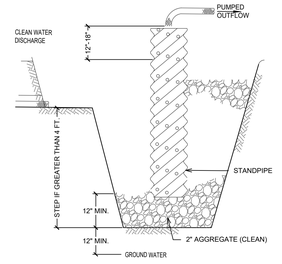


SILT FENCE
SCALE: N.T.S. | 2



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.

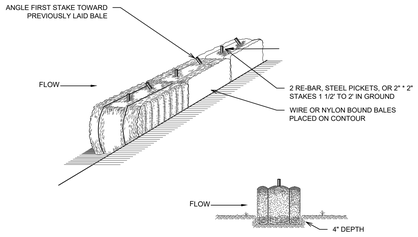
SOIL STOCKPILE
SCALE: N.T.S. | 3



INSTALLATION NOTES

1. PIT DIMENSIONS ARE VARIABLE.
2. THE STANDPIPE SHOULD BE A PERFORATED 24" DIAMETER CORRUGATED METAL, PVC OR HDPE PIPE, WITH 1" SIZE PERFORATIONS SPACED 12" APART.
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.

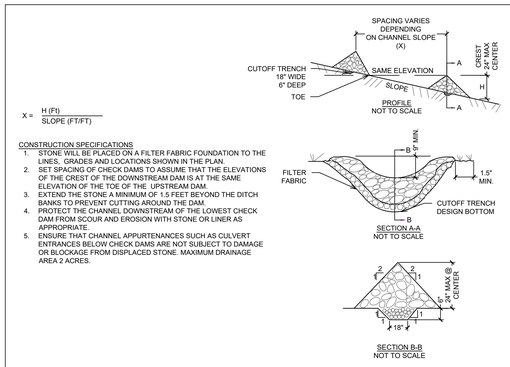
DEWATERING PIT
SCALE: N.T.S. | 4



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

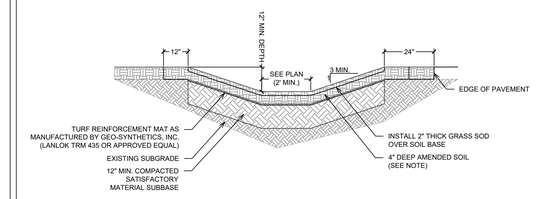
HAY BALES
SCALE: N.T.S. | 5



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.

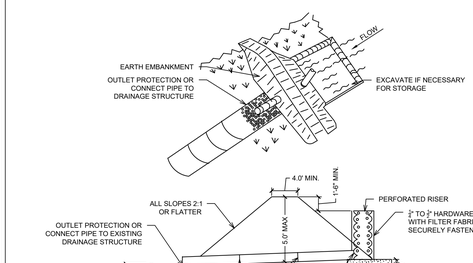
STONE CHECK DAM
SCALE: N.T.S. | 6



(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

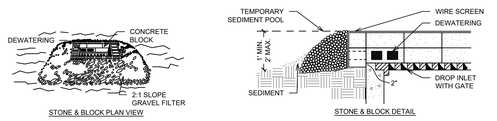
1. DESCRIPTION OF WORK
   PROVIDE ALL MEANS NECESSARY TO INSTALL, INSPECT AND MAINTAIN, AND REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE DRAWINGS AND AS REQUIRED TO MINIMIZE THE EROSION AND UNSPECIFIED TRANSPORT OF SOIL FROM THE SITE.

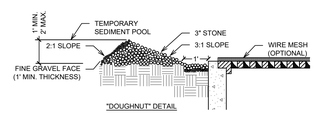
2. QUALITY ASSURANCE
   2.1. GENERAL
   2.1.1. INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE DRAWINGS OR NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS - NOVEMBER 2016 OR LATEST REVISION THERETO.
   2.1.2. GRADE AND MAINTAIN SITE AT ALL TIMES 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.

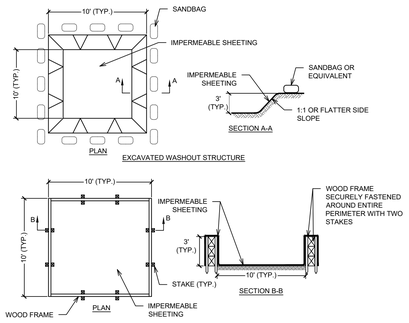
4. PRODUCTS AND EXECUTION
   4.1. NO PUMPING OR DEWATERING INTO THE EXISTING STORM SEWER MAIN WITHOUT PRE-FILTERING.
   4.2. SILT FENCE: SILT FENCE FABRIC SHALL BE MIRAFI 100X OR EQUAL. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD, A MINIMUM 36 INCHES LONG AND TWO INCHES SQUARE. METAL POSTS SHALL BE 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 ACITIVITIES.
   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. | 9





INLET PROTECTION
SCALE: N.T.S. | 10



DEWATERING/WASHOUT PIT
SCALE: N.T.S. | 11

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
SCALE: N.T.S. | 12

13 | 14 | 15

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

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1	02/11/25	PARCEL 1 REVISIONS
2	05/22/25	SITE PLAN APPLICATION - PARCEL 1
3	10/23/25	PLANNING BOARD SUBMISSION
4	11/20/25	PLANNING BOARD REVISION

DRAWING TITLE:

PARCEL 1 - EROSION AND SEDIMENT CONTROL DETAILS

Seal

EXPIRES 01/31/27

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PROJECT NO.	DATE:
812	01/23/25

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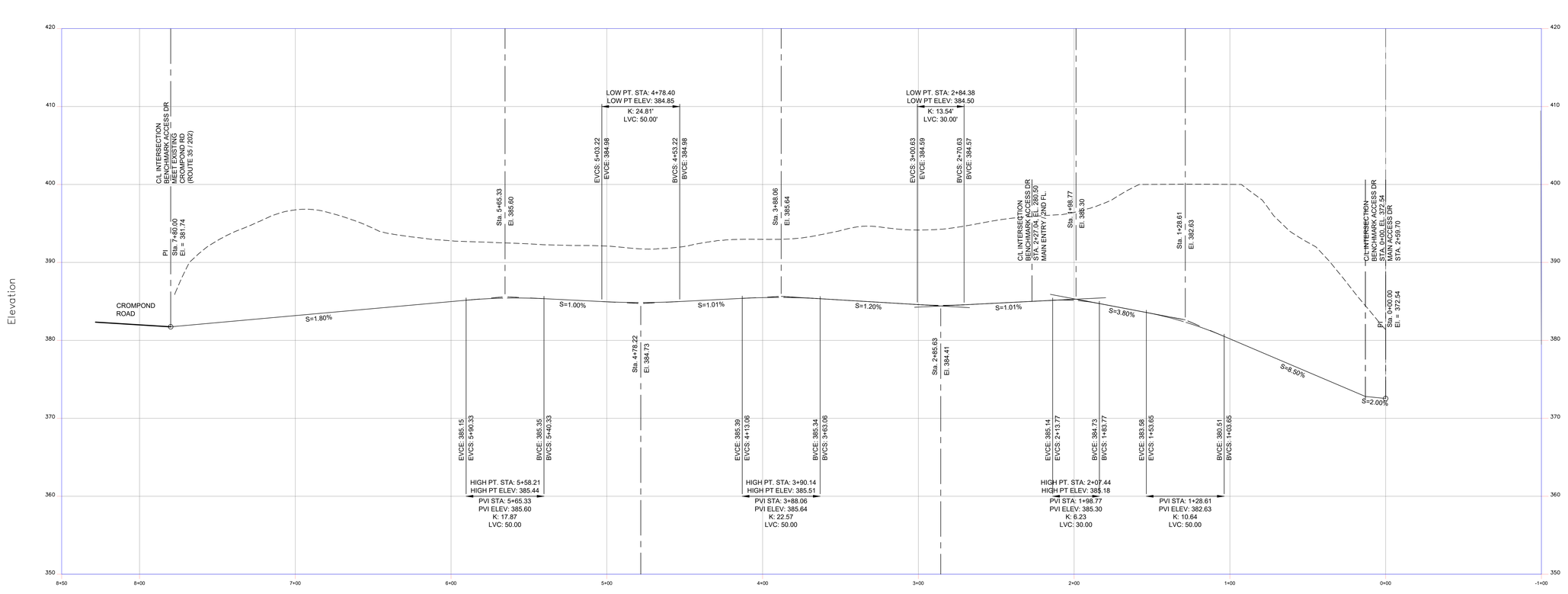
SP-7.3



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3	10/23/25	PLANNING BOARD SUBMISSION

DRAWING TITLE:

PARCEL 1 - DRIVEWAY PROFILES

Seal

EXPIRES 01/31/27

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PROJECT NO.	DATE:
812	01/23/25

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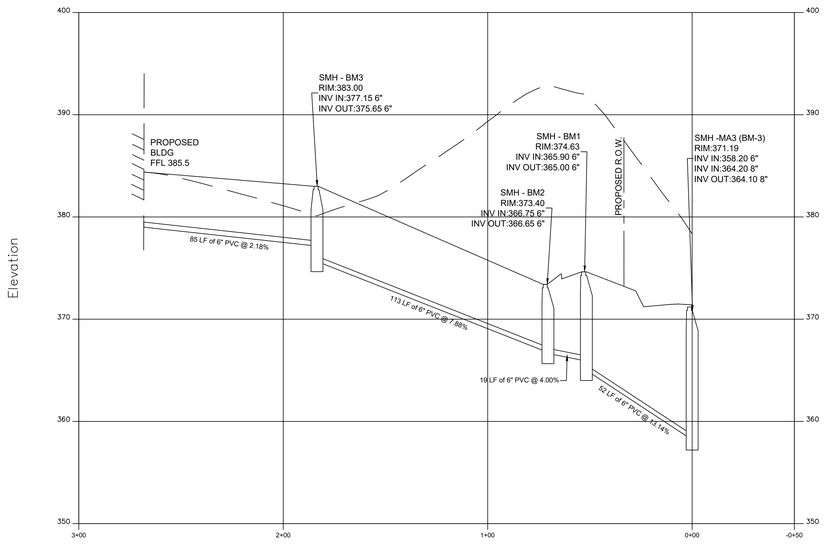
ONLY ITEMS RELEVANT TO THE SPECIFIC PUBLIC WATER SUPPLY AND SANITARY SEWER IMPROVEMENTS SHOWN ON THE PLANS ARE APPLICABLE

WATER NOTES:

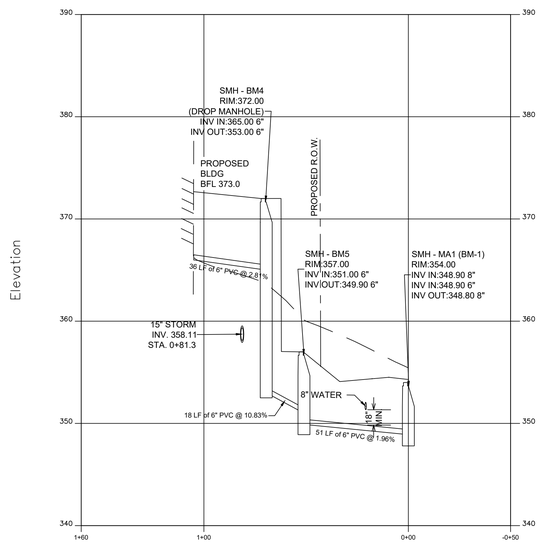
1. ALL WATER MAINS TO BE CEMENT LINED CL-54 DUCTILE IRON PIPE. DOMESTIC MATERIAL ONLY, NO IMPORTS.
2. PRESSURE/LEAKAGE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD 600.
3. DISINFECTION AND BACTERIOLOGICAL TEST WILL BE PERFORMED IN ACCORDANCE WITH AWW STANDARD C651-92, 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.



SEWER PROFILE: BLDG SAN. LAT. TO SMH-MA3 (BM-3)



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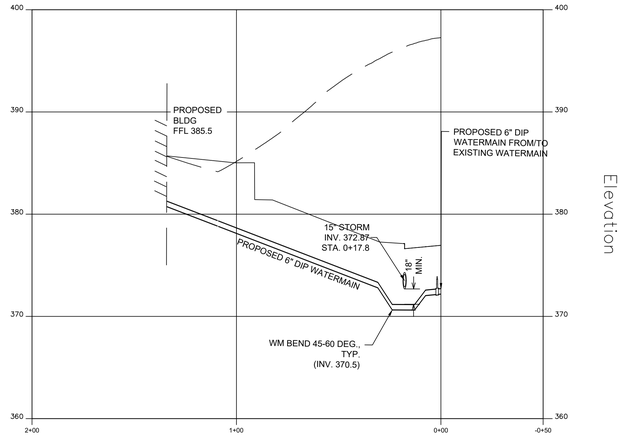
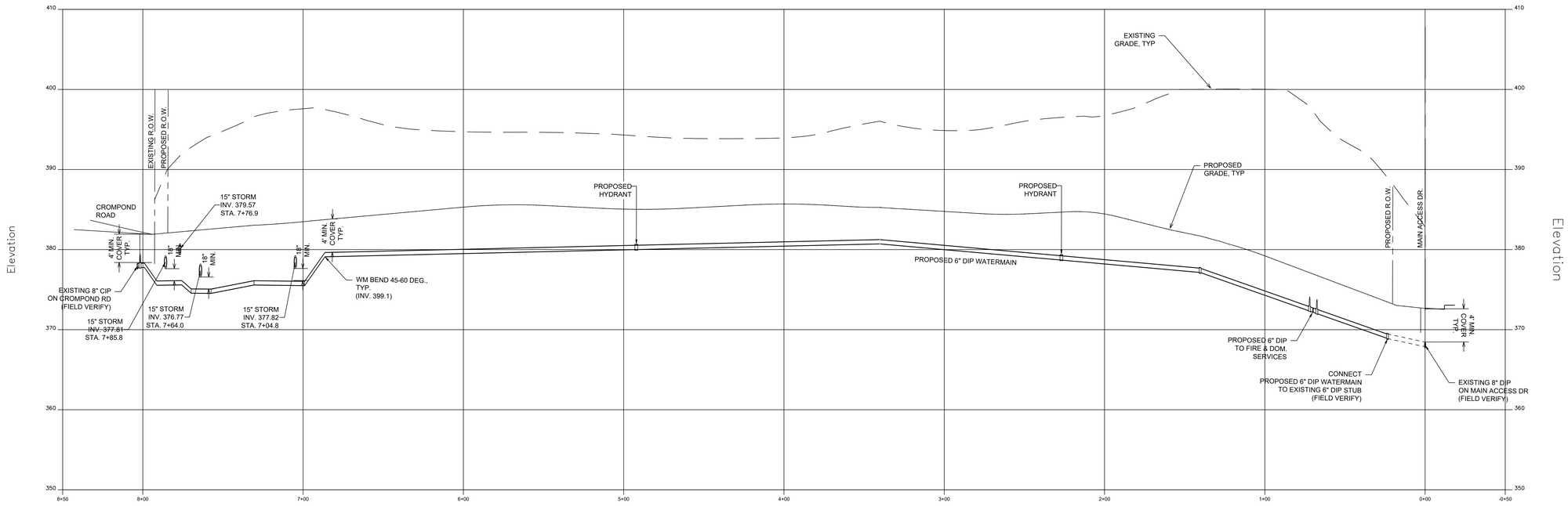


WATER PROFILE:BLDG LATERAL CONNECTION WATER MAIN



WATER PROFILE: CONNECTION TO CROMPOND RD AND MAIN ACCESS DR

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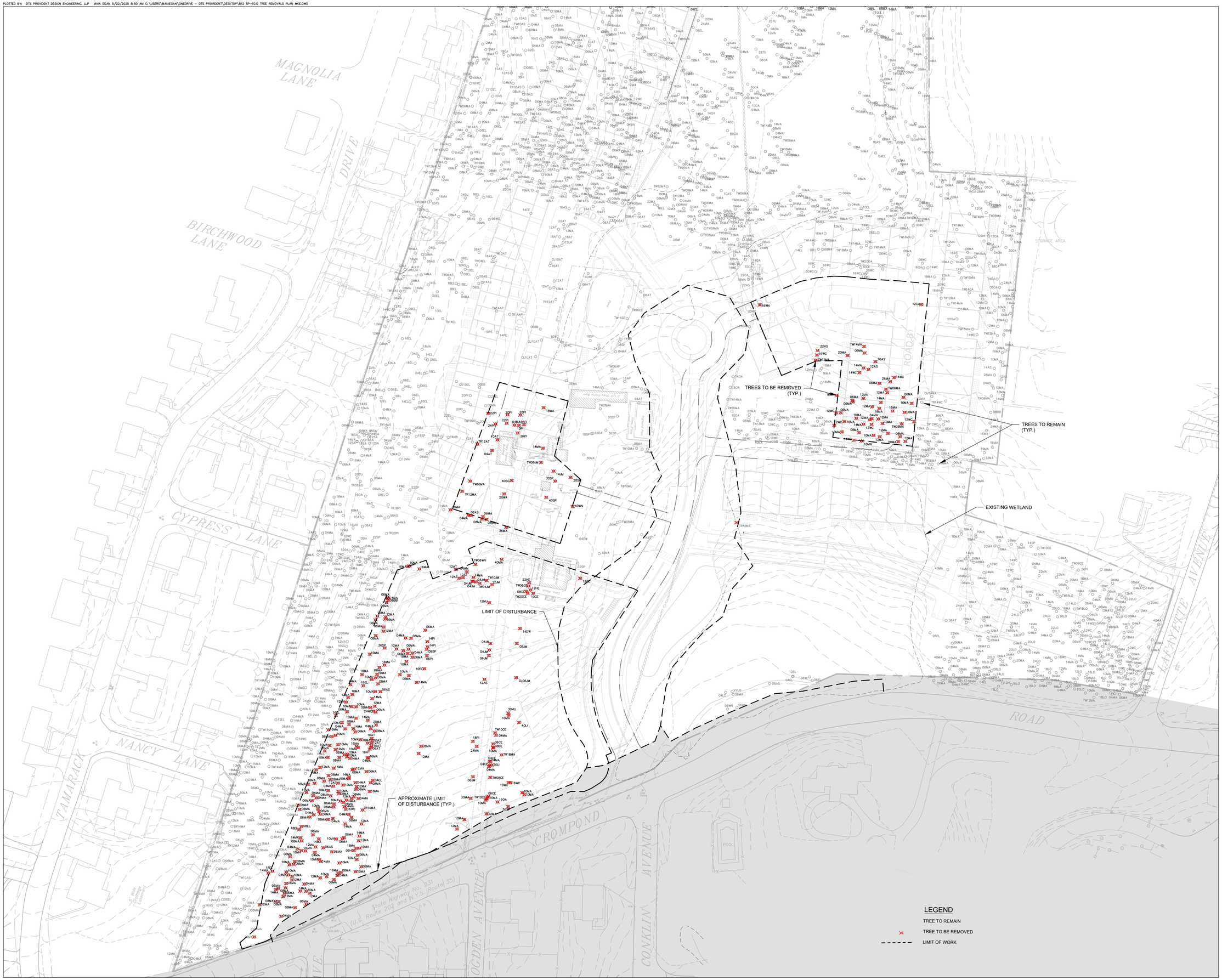
3	10/23/25	PLANNING BOARD SUBMISSION

DRAWING TITLE:

PARCEL 1 - WATER & SEWER PROFILES

Seal	DRAWN BY: BZ/RC/TK	CHECKED BY: GMS/MG
	PROJECT NO. 812	DATE: 01/23/25
	DRAWING NO. SP-9.0	

EXPIRES 01/31/27



LEGEND

- TREE TO REMAIN
- × TREE TO BE REMOVED
- LIMIT OF WORK

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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ONE MORGAN AVENUE
NORWALK, CONNECTICUT 06851

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

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394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

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0 25 50 100
N
SCALE: 1" = 50'

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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 - TREE REMOVALS PLAN

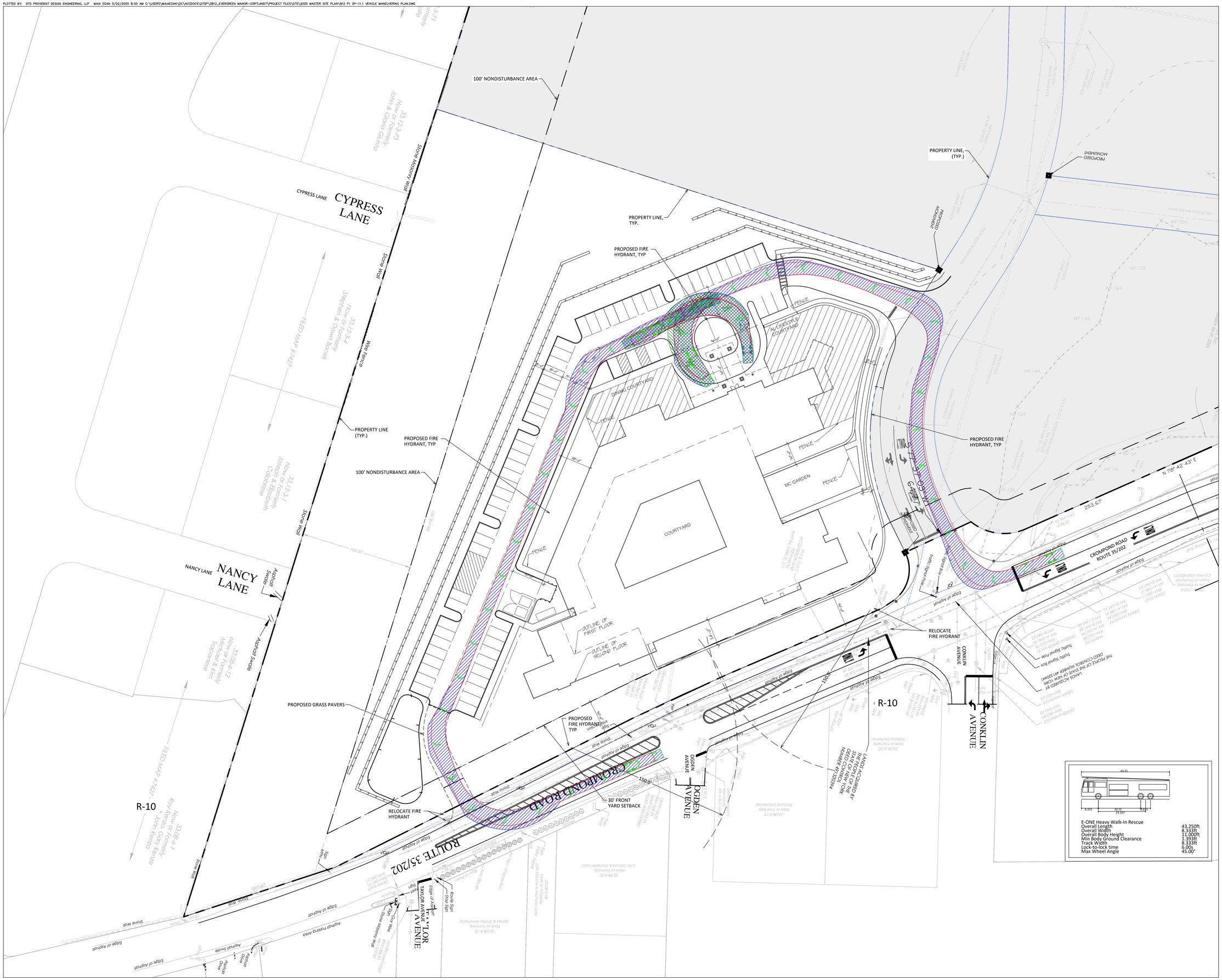
Seal

EXPIRES 01/31/27

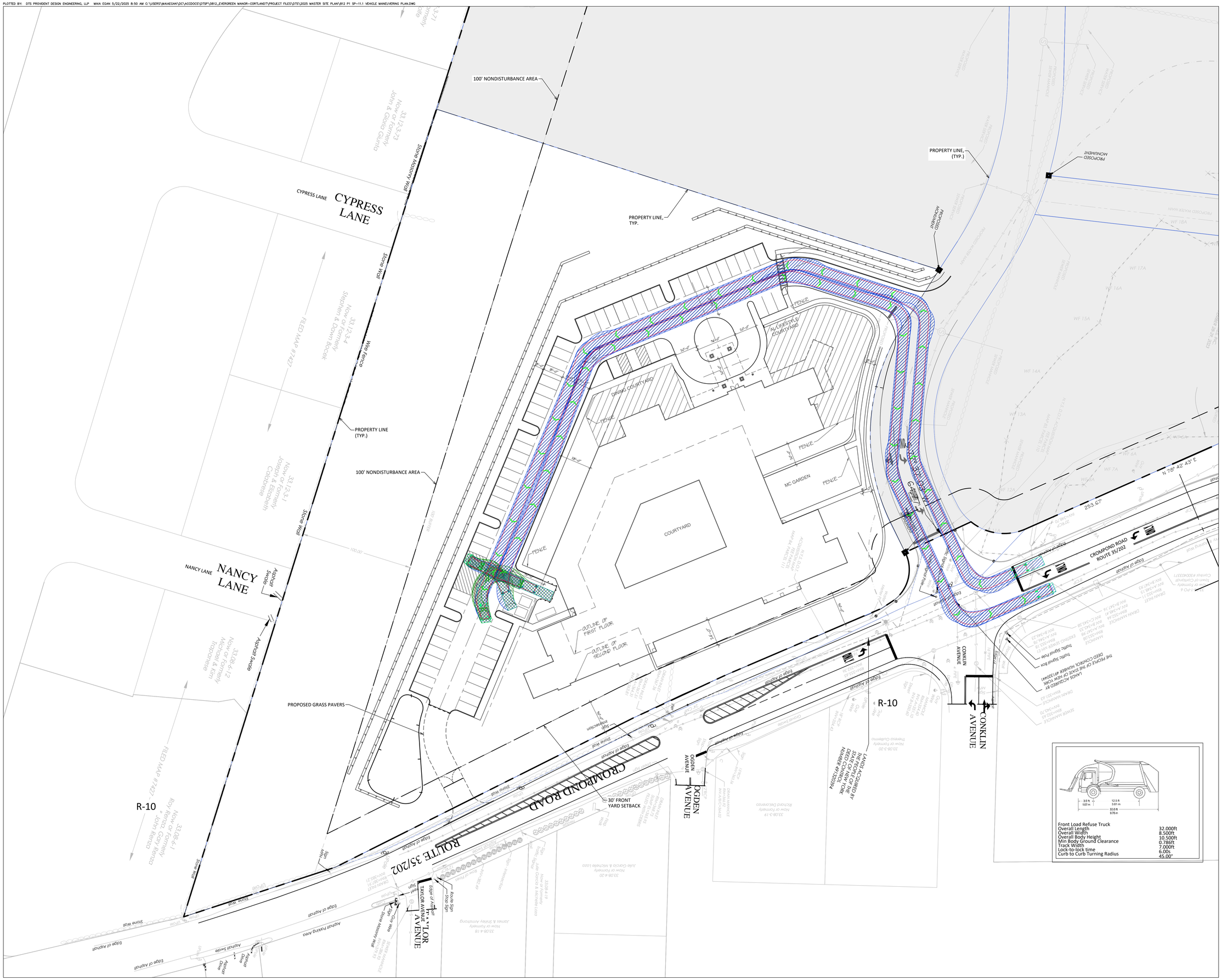
DRAWN BY:	CHECKED BY:
BZ/RC/TK	GMS/MG
PROJECT NO.	DATE:
812	01/23/25

DRAWING NO.

SP-10.0


100' NONDISTURBANCE AREA
PROPERTY LINE, (TYP.)
PROPOSED MOUNUMENT
PROPERTY LINE, TYP.
PROPOSED FIRE HYDRANT, TYP
CYPRESS LANE
CYPRESS LANE
STONE WALL
STONE WALL
WIRE FENCE
FILED MAP #7427
PROPERTY LINE (TYP.)
PROPOSED FIRE HYDRANT, TYP
100' NONDISTURBANCE AREA
FENCE
ALL LIFESTYLE COURTYARD
DINING COURTYARD
MC GARDEN
COURTYARD
OUTLINE OF FIRST FLOOR
OUTLINE OF SECOND FLOOR
PROPOSED FIRE HYDRANT, TYP
CROMPOND ROAD
ROUTE 35/202
N 78° 42' 43" E
253.67'
NANCY LANE
NANCY LANE
ASPHALT SWALE
ASPHALT SWALE
PROPOSED GRASS PAVERS
PROPOSED FIRE HYDRANT TYP
RELOCATE FIRE HYDRANT
30' FRONT YARD SETBACK
150.0'
OGDEN AVENUE
OGDEN AVENUE
RELOCATE FIRE HYDRANT
CONKLIN AVENUE
CONKLIN AVENUE
R-10
R-10
ROUTE 35/202
TAYLOR AVENUE
TAYLOR AVENUE
Edge of Asphalt
Asphalt Paving Area
Stone Wall
Stone Masonry Wall
Route Sign
Stop Sign
Traffic Signal Box
Traffic Signal Pole
Traffic Signal Box
Traffic Signal Pole
LANDS ACQUIRED BY THE STATE OF NEW YORK PER DEED CONTROL NUMBER #1020054
THE POINT OF BEGINNING BEING THE POINT OF INTERSECTION OF THE EASTERLY LINE OF LANDS ACQUIRED BY THE STATE OF NEW YORK PER DEED CONTROL NUMBER #1020054 AND THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF THE ESTATE OF JOSEPH A. CAPUTO
Now or Formerly Joseph & Elizabeth Caputo
Now or Formerly Joseph & Elizabeth Caputo
Now or Formerly Joseph & Elizabeth Caputo

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP MAIA EGAN 5/22/2025 8:50 AM C:\USERS\MAIAEGAN\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR--CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P1 SP-11.1 VEHICLE MANEUVERING 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

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WHITE PLAINS, NY 10601

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PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

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10 NORTH STREET
COLD SPRING, NY 10516

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0 15 30 60

N

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
4	11/20/25	PLANNING BOARD REVISION

DRAWING TITLE:

PARCEL 1 - REFUSE VEHICLE MANEUVERING PLAN

Seal	DRAWN BY: NFB	CHECKED BY: TRK
	PROJECT NO. 812	DATE: 04/25/25
	DRAWING NO. SP-11.2	

EXPIRES 01/31/27

100' NONDISTURBANCE AREA

PROPERTY LINE, (TYP.)

PROPOSED MOUNDMENT

PROPERTY LINE, TYP.

CYPRESS LANE

CYPRESS LANE

STONE RETAINING WALL

STONE WALL

WIRE FENCE

PROPERTY LINE (TYP.)

100' NONDISTURBANCE AREA

NANCY LANE

NANCY LANE

ASPHALT SWALE

ASPHALT SWALE

PROPOSED GRASS PAVERS

R-10

R-10

ALL LIFESTYLE COURTYARD

DINING COURTYARD

FENCE

MC GARDEN

COURTYARD

OUTLINE OF FIRST FLOOR

OUTLINE OF SECOND FLOOR

CROMPOND ROAD

ROUTE 35/202

CROMPOND ROAD ROUTE 35/202

30' FRONT YARD SETBACK

OGDEN AVENUE

OGDEN AVENUE

CONKLIN AVENUE

CONKLIN AVENUE

TAYLOR AVENUE

TAYLOR AVENUE

HAS ACQUIRED BY THE CITY OF NEW YORK PURSUANT TO THE STATE OF NEW YORK DEED CONTROL NUMBER 401200124

THE ROUTE OF THE STATE HIGHWAY ACQUIRED BY THE CITY OF NEW YORK PURSUANT TO THE STATE OF NEW YORK DEED CONTROL NUMBER 401200124

N 78° 42' 43" E

253.67'

SU-30 - Single Unit Truck

Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

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0 15 30 60

N

SCALE: 1" = 30'

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Town of Cortlandt, New York

OWNER / APPLICANT

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37 CROTON DAM ROAD
OSSINING, NY 10562

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WETLAND CONSULTANT

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10 NORTH STREET
COLD SPRING, NY 10516

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NO.	DATE	ISSUE
1	02/11/25	PARCEL 1 REVISIONS
2	05/22/25	SITE PLAN APPLICATION - PARCEL 1
3	10/23/25	PLANNING BOARD SUBMISSION
4	11/20/25	PLANNING BOARD REVISION

DRAWING TITLE:

PARCEL 1 - DELIVERY VEHICLE MANEUVERING PLAN

Seal

EXPIRES 01/31/27

DRAWN BY:	CHECKED BY:
NFB	TRK
PROJECT NO.	DATE:
812	04/25/25

DRAWING NO.

SP-11.3

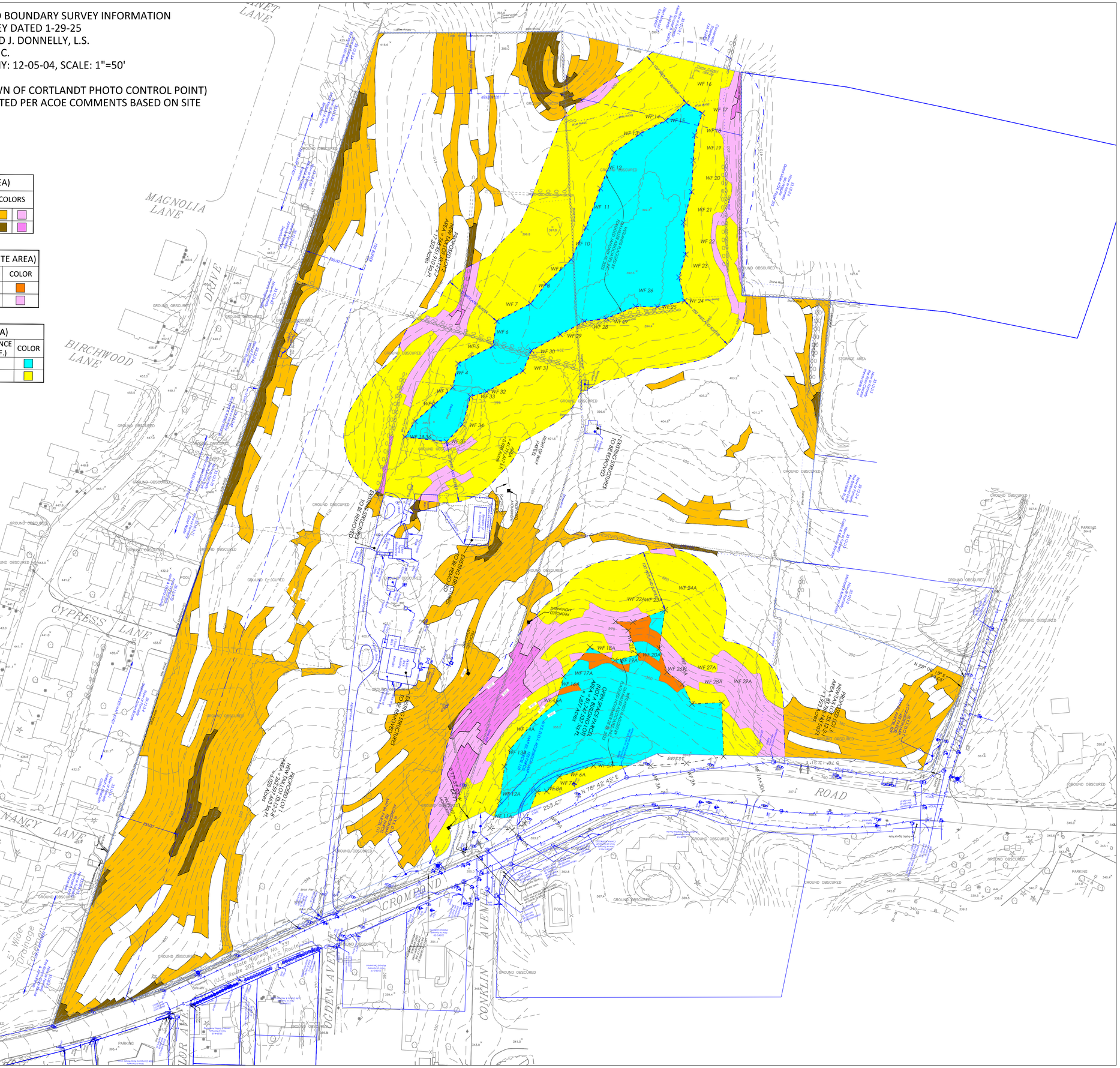
SOURCE: PROPERTY LINE AND WETLAND BOUNDARY SURVEY INFORMATION BY DANIEL T. MERRITTS. SURVEY DATED 1-29-25
TOPOGRAPHIC DATA BY DONALD J. DONNELLY, L.S. DONNELLY AND SURVEYING, P.C.
DATE OF AERIAL PHOTOGRAPHY: 12-05-04, SCALE: 1"=50'

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

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COLD SPRING, NY, 10516

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REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:

STEEP SLOPES MAP FOR OVERALL SITE

DRAWN BY:	CHECKED BY:
RC/HV	MSG
PROJECT NO.	DATE:
812	5/22/25

DRAWING NO.

SP-12.0

C:\Users\MarieEgan\DTS\ACCDocs\DTS\P0812_Evergreen Manor-Cortlandt\Project Files\DTS\2025 Master Site Plan\812 P1 SP-12.0 Steep Slopes Map Overall.dwg

CYPRESS LANE
NANCY LANE
ROAD F
CROMPOND ROAD
ROUTE 35/202
OGDEN AVENUE
JAYCOX AVENUE
CONKLIN AVENUE
R-10
RW-1 (RETAINING WALL, TYP.)
RW-2
RW-5
RW-6
386.57 TC
385.67 BC
DEDICATED SNOW STORAGE AREA, TYP.
PROPOSED 6" DIP WATERMAIN
386.64 TC
386.14 BC
386.59 TC
386.09 BC
PROPOSED 4'-0" HIGH FENCE, TYP.
11
SP-6.1
LIMIT OF DISTURBANCE, TYP.
386.02 TC
385.52 BC
386.09 TC
385.59 BC
385.00 TC
384.50 BC
384.77 TC
384.27 BC
385.45 TC
384.95 BC
385.38 TC
384.88 BC
384.67 TC
383.97 BC
385.62 TC
383.52 BC
384.09 TC
383.59 BC
386.50 TC
385.90 BC
385.96 TC
385.06 BC
385.59 TC
384.68 BC
PROPOSED 6" DIP WATERMAIN
PROPOSED 6" DIP FIRE SERVICE
4" DIP DOMESTIC SERVICE
(SIZE TO BE CONFIRMED BY MEP)
PROPOSED 6" DIP SANITARY SEWER CONNECTION
INV. OUT 379.0
PROPOSED FIRE HYDRANT, TYP
GENERATOR LOCATION
GENERATOR LOCATION OUTLINE OF FIRST FLOOR
PROPOSED 6" DIP SANITARY SEWER CONNECTION
INV. OUT 366.5
RELOCATE FIRE HYDRANT
PROPOSED FIRE HYDRANT
382.87 TC
383.79 BC
RELOCATE FIRE HYDRANT
CONNECT TO EXIST 8" CIP WATERMAIN
LIMIT OF DISTURBANCE, TYP.
BIO-RETENTION AREA DEV 8 BR-8 (8,029 SF)
TW 373.0
BW 366.0
CONNECT TO EXIST 8" DIP WATERMAIN STUB
LIMIT OF DISTURBANCE, TYP.
ENERGY DISSAPATOR, TYP.
PROPOSED 10 FT. WIDE DRAINAGE EASEMENT
10'-0" MIN. SEPARATION
384.30 TC
RW-BEND
TW 382.5
BW 370.0
TW 380.0
BW 370.0
TW 380.7
BW 368.5
TW 367.0
BW 366.0
TW 380.7
BW 368.5
394.01 TC
POOL
PARKING
CB
Rim 353.4
Inv.In 346.5
Inv.Out 345.8
CB
Rim 354.6
Inv. 351.4
CB
Rim 369.3
Inv.In 366.6
Inv.Out 366.3
CB
Rim 371.9
Inv. 368.6
CB
Rim 374.3
Inv. 367.1
CB
Rim 368.1
Inv.Out 364.6
Sle.MH
22" RCP
12" RCP
CMP
Pole
W.V.
Drainage Easement
Existing Retaining Wall
Existing Building
TUCKUNDER BUILDING
RETAINING WALL (TYP.)
Begin Curb 0+00.00
PI 0+00.00
PI 1+50.00
PI 2+68.00
PI 3+00.00
PI 4+00.00
PI 4+20.00
PI 5+00.00
PI 5+75.00
PI 6+00.00
PI 6+50.00
PI 7+00.00
PI 7+50.00
PI 8+00.00
PI 8+50.00
PI 9+00.00
PI 9+50.00
PI 10+00.00
PI 10+50.00
PI 11+00.00
PI 11+50.00
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PI 12+50.00
PI 13+00.00
PI 13+50.00
PI 14+00.00
PI 14+50.00
PI 15+00.00
PI 15+50.00
PI

SITE PLANS HEREON PRESENTED HAVE BEEN PREPARED WITH REFERENCE TO THE FOLLOWING SOURCES:

SOURCE: PROPERTY LINE AND WETLAND BOUNDARY SURVEY INFORMATION BY DANIEL T. MERRITTS. SURVEY DATED 01/04/2024

TOPOGRAPHIC DATA BY DONALD J. DONNELLY, L.S. DONNELLY AND SURVEYING, P.C. DATE OF AERIAL PHOTOGRAPHY: 05/04/2012

NOTE: DATUM: NGVD29 (SOURCE:TOWN OF CORTLANDT PHOTO CONTROL POINT) WETLAND DELINEATION ADJUSTED PER ACOE COMMENTS BASED ON SITE INSPECTION ON 06/20/2018.

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0 30 60 120

N

SCALE: 1" = 60'

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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
6	11/10/25	REVISED PER TOWN COMMENTS

DRAWING TITLE:

EXISTING CONDITIONS

DRAWN BY:	CHECKED BY:
RC/HV	MSG
PROJECT NO.	DATE:
812	10/20/23

DRAWING NO.

EX-1

C:\Users\MarkEgan\DTS ACCDocs\DTS\P\0812_Evergreen Manor-Cortlandt\Project Files\DTS\2025 Master Site Plan\SP-0.1 Main Act Dr - Existing Conditions.dwg

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

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

November 19, 2025

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

Re: Amended Site Plan
2051 E Main Street, LLC
2051 East Main Street

Dear Chairman Kessler and Members of the Planning Board:

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

1. Planning Board Application fees of $250.
2. Planning Board Application (via OpenGov)
3. 2 copies of the Adjoining Property Owners List.
4. 2 copies of the Short Environmental Assessment Form.
5. 2 copies of the Site Plan, full size, 7 copies at 11"x17".
6. 2 copies of the site photos.

PROJECT NARRATIVE

This office has been retained by the Applicant to seek Amended Site Plan Approval from the Planning Board. The project was recently approved for a gas station and convenience store and has since been built out and is fully operational with Certificates of Occupancy in place. Based on the success of the project, we are respectfully requesting an amendment to the previous approval to provide a total of five new parking spaces.

The locations of the five new spaces are shown on the Site Plan. The spaces will be constructed with pervious asphalt to eliminate any stormwater runoff. In addition, the end of the parking spaces will be provided with 24" high decorative wall to aid in shielding car headlights from shining to Route 6. Any landscaping will either be replaced in kind or relocated.

We respectfully request placement of the application on the Planning Board's December meeting agenda for consideration. Should you have any questions or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,

Keith Staudohar
Cronin Engineering, P.E., P.C.

cc: Ibrahim Jamal via email w/ encl.

jamal-2051 E main street-pb-amended site plan-initial submission-ks-20251119

2051 EAST MAIN STREET

LOCATION OF 4 PROPOSED PARKING SPACES

SAMPLE OF PROPOSED WALL

LOCATION OF 1 PROPOSED PARKING SPACE

LOCATION OF 4 PROPOSED PARKING SPACES

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
Amended Site Plan for 2051 Cortlandt Holding, LLC

Project Location (describe, and attach a location map):
2051 East Main Street

Brief Description of Proposed Action:
Project is an Amended Site Plan to add five parking spaces to the previously approved and constructed Site Plan.

Name of Applicant or Sponsor:	Telephone: 914-736-3664
Cronin Engineering PE PC	E-Mail: keith@croninengineering.net

Address:
39 Arlo Lane

City/PO:	State:	Zip Code:
Cortlandt Manor	NY	10567

	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? 0.97 acres
   b. Total acreage to be physically disturbed? 0.1 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.97 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ 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: Site drainage system		
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

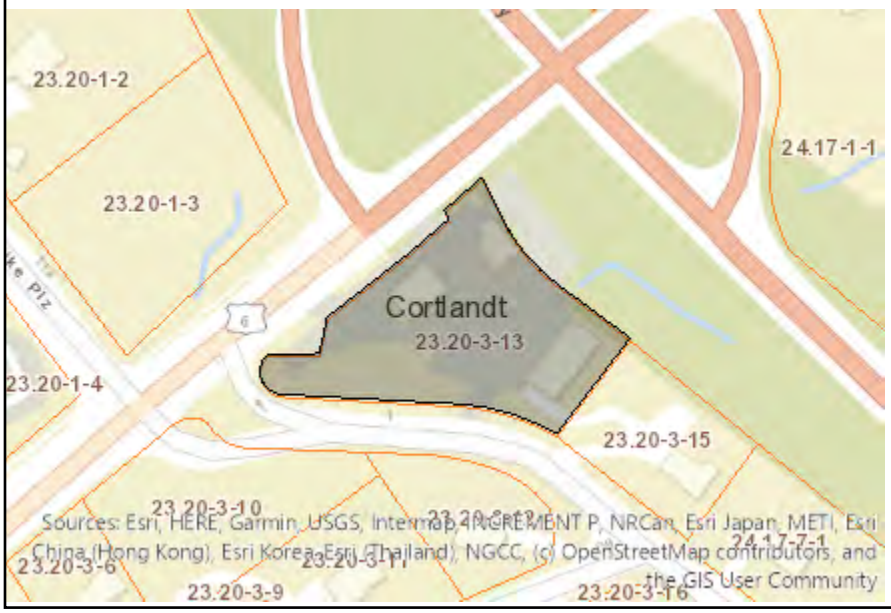
Applicant/sponsor/name: Cronin Engineering PE PC / Keith Staudohar Date: November 11, 2025

Signature: _____ Title: Project Manager

PRINT FORM

EAF Mapper Summary Report

Tuesday, November 11, 2025 2:32 PM

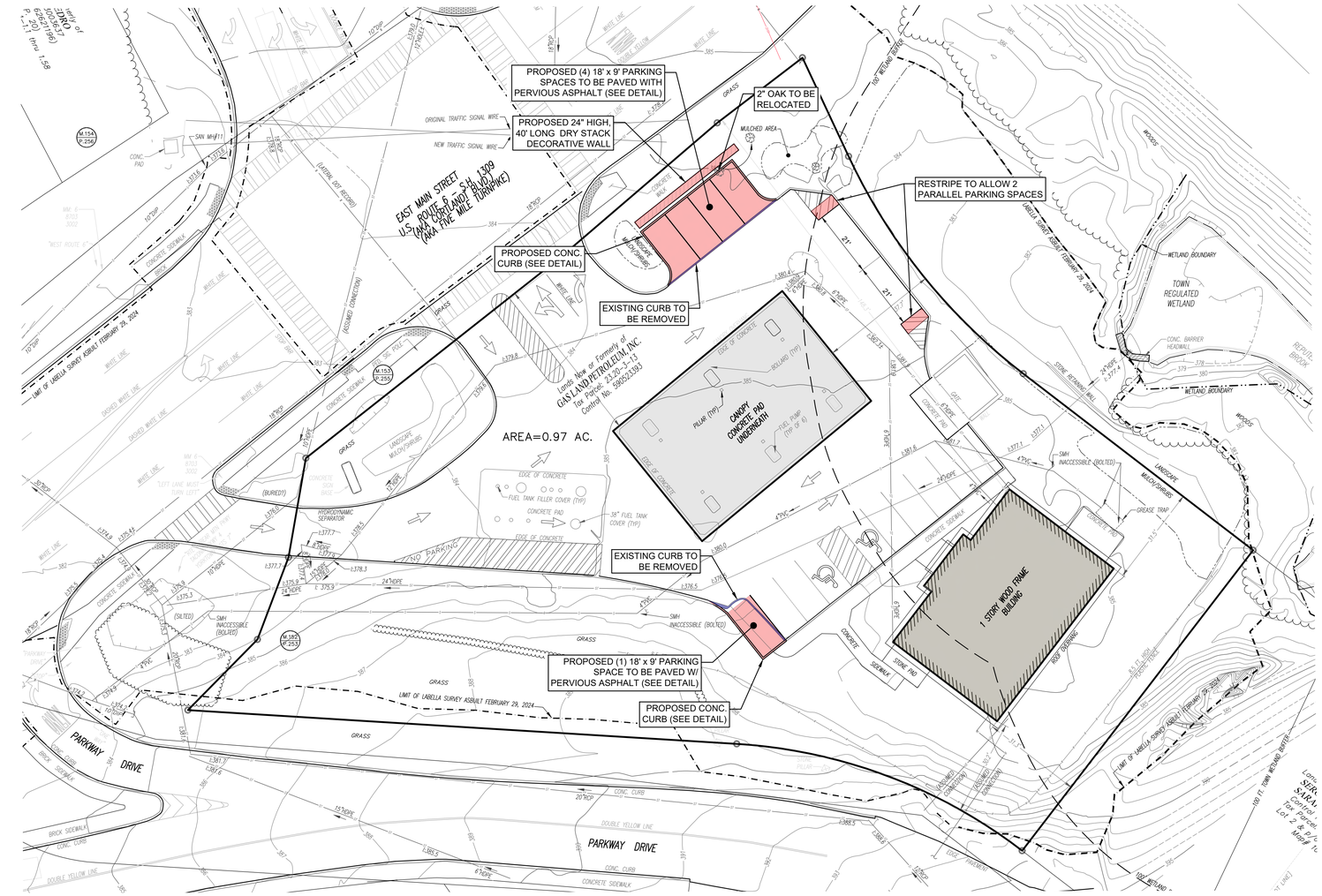


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

AMENDED SITE DEVELOPMENT PLAN FOR 2051 EAST MAIN STREET

TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK


PROPOSED (4) 18' x 9' PARKING SPACES TO BE PAVED WITH PERVIOUS ASPHALT (SEE DETAIL)
PROPOSED 24" HIGH, 40' LONG DRY STACK DECORATIVE WALL
2" OAK TO BE RELOCATED
RESTRIPE TO ALLOW 2 PARALLEL PARKING SPACES
PROPOSED CONC. CURB (SEE DETAIL)
EXISTING CURB TO BE REMOVED
EAST MAIN STREET
U.S. ROUTE 6, S.H. 1309
(AKA CORTLANDT BLVD.)
(AKA FIVE MILE TURNPIKE)
AREA=0.97 AC.
CANOPY CONCRETE PAD UNDERNEATH
1 STORY WOOD FRAME BUILDING
EXISTING CURB TO BE REMOVED
PROPOSED (1) 18' x 9' PARKING SPACE TO BE PAVED W/ PERVIOUS ASPHALT (SEE DETAIL)
PROPOSED CONC. CURB (SEE DETAIL)
PARKWAY DRIVE
WETLAND BOUNDARY
TOWN REGULATED WETLAND
LIMIT OF LABELLA SURVEY ASBUILT FEBRUARY 29, 2024
NO PARKING
LANDSCAPE MULCH/SHRUBS
GREASE TRAP
CONCRETE PAD
CONCRETE SIDEWALK
STONE PAD
FUEL TANK FILLER COVER (TYP)
38" FUEL TANK COVER (TYP)
HYDRODYNAMIC SEPARATOR
SMH INACCESSIBLE (BOLTED)
ROOF OVERHANG
STONE RETAINING WALL
CONC. BARRIER HEADWALL
TOP OF WETLAND BANK
MULCHED AREA
ORIGINAL TRAFFIC SIGNAL WIRE
NEW TRAFFIC SIGNAL WIRE
SAN MH
CONC. PAD
WOODS
GRASS
CONCRETE SIDEWALK
BRICK SIDEWALK
CONC. CURB
DOUBLE YELLOW LINE
WHITE LINE
DASHED WHITE LINE
(BURIED?)
(SOLITED)
(ASSUMED DIRECTION)
(ASSUMED CONDITION)
(ASSUMED LOCATION)
(ASSUMED LOCATION)
Lands Now or Formerly of GAS LAND PETROLEUM INC. Tax Parcel: 23.20-3-15 Control No. 590523393
Lands Now or Formerly of CORTLANDT BLVD. LLC Tax Parcel: 23.20-3-16 Control No. 590523190
Liber 6203 Page 211 thru 158
M-154 P-254
M-153 P-255
M-182 P-253
VM 6-8103 302
VM 6-8103 302
LEFT LANE MUST TURN LEFT
WEST ROUTE 6
SIGN
SIGN
SIGN

November 21st, 2025

Town of Cortlandt, New York
Chris Kehoe, AICP
Director of Planning & Community Development
1 Heady Street
Cortlandt Manor, New York 10567
914-734-1081

Re: **Intent to Occupy Existing Site Prior as is – 70 Roa Hook Rd, Cortlandt Manor, NY 10567**

Dear Mr. Kehoe and Members of the Planning Board,

We recently completed the acquisition of this property with the sole intent of establishing and operating a Leal Peterbilt branch. This will be our # 6th store in the State of New York.

I am writing to formally state my intent to use and **occupy the existing structure/site in its current condition and utilize it as a parts warehouse and the retail of parts and trucks for now.**

In the next 6 months, we will be requesting a permit to modify and add to the existing building and be able to suit trucks for service. However, at this time, the existing building is suitable for safe occupancy, and no work related to any future additions will commence until all required planning approvals, permits, and conditions have been addressed. My intention is simply to utilize space as it presently exists while continuing to move through the necessary processes for the future expansion.

I'm also asking for your consideration to change the current approved use on this property to the one we will be operating. Occupancy will be limited to the new requested change of use and will remain in compliance with all applicable building, zoning, and safety requirements.

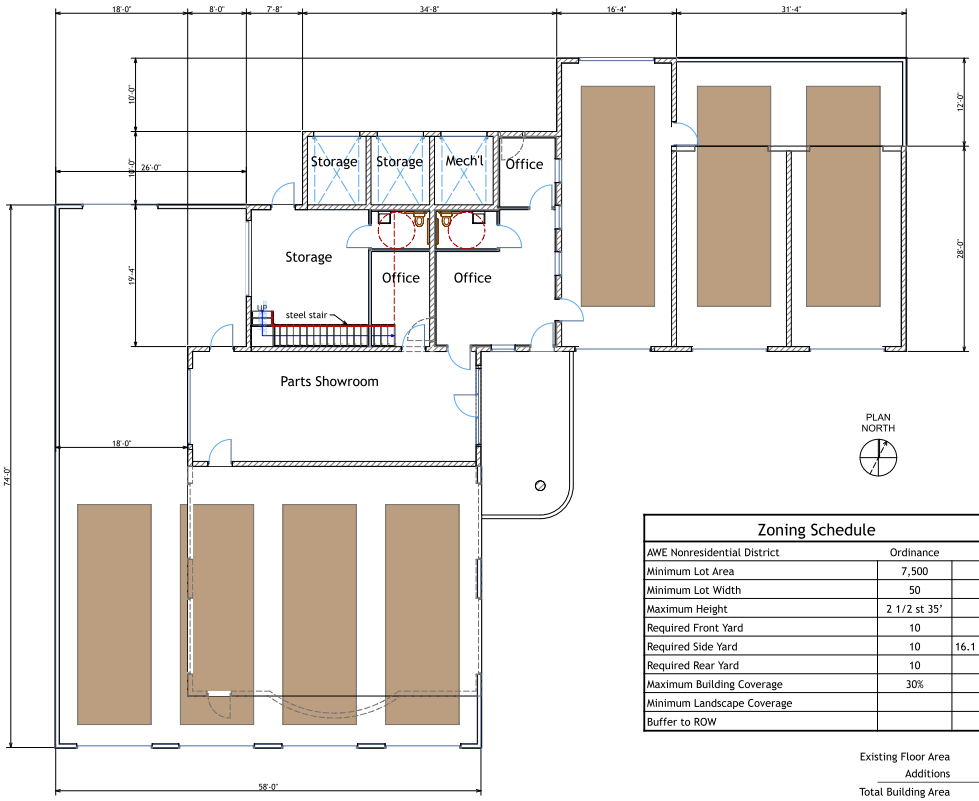
I want to assure the Board that **no construction associated with any future additions will occur** until I receive full authorization from the Planning Board and any other relevant departments.

If the Board requires any further documentation, clarification, or a formal review regarding this interim occupancy, I am fully prepared to provide whatever is needed.

Thank you for your time and consideration. I appreciate the Board's continued guidance and look forward to completing the remaining steps of the approval process.

Sincerely,

Mauricio Leal
Leal Peterbilt
Dealer Principal



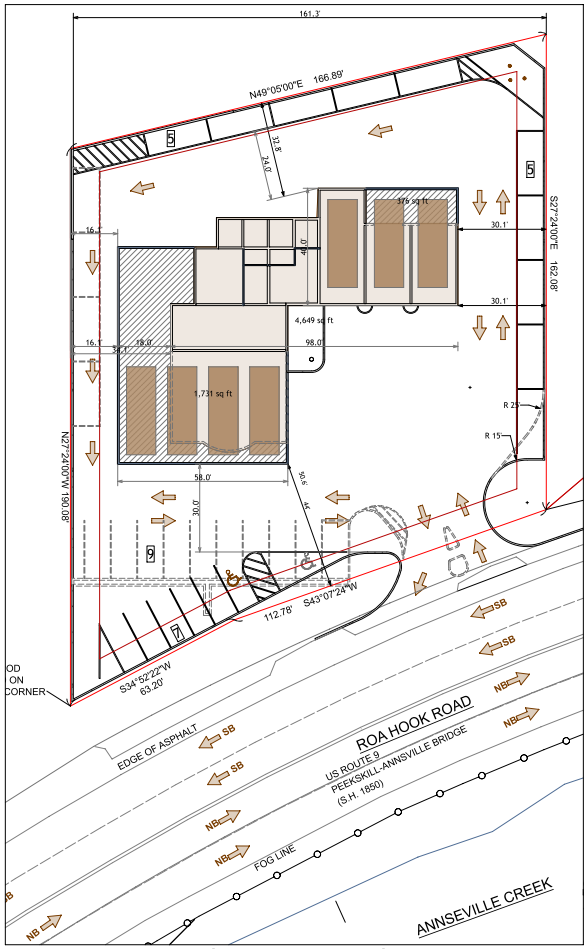
First Floor Plan

SCALE: 1/8" = 1'-0"

PLAN NORTH

Zoning Schedule		
AWE Nonresidential District	Ordinance	Proposed
Minimum Lot Area	7,500	28,061
Minimum Lot Width	50	173
Maximum Height	2 1/2 st 35'	1 st 35'
Required Front Yard	10	44
Required Side Yard	10	16.1 West/30.1 East
Required Rear Yard	10	32.8
Maximum Building Coverage	30%	24.1%
Minimum Landscape Coverage		
Buffer to ROW		

Existing Floor Area	3,359
Additions	3,397
Total Building Area	6,756
Employees	10
Customers	5
Total	15



Preliminary Site Plan

SCALE: 1" = 20'

JOHN J
GILCHRIST
ARCHITECT
A Professional Corporation

Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Eduction Law

Date	Issue	Initial
9-29-25	for review	JJG

Leal Peterbuilt
70 Roa Hook Road
Town of Cortlandt
Westchester County
New York
Lot 1 Block 2 Section 22.20

Preliminary Design

NY 024343-1

John J Gilchrist Architect
A Professional Corporation
8 Coach Lane
Upper Saddle River
New Jersey 07458
Phone 201 573 1877
JJGAPC@gmail.com

1/4" = 1'-0"

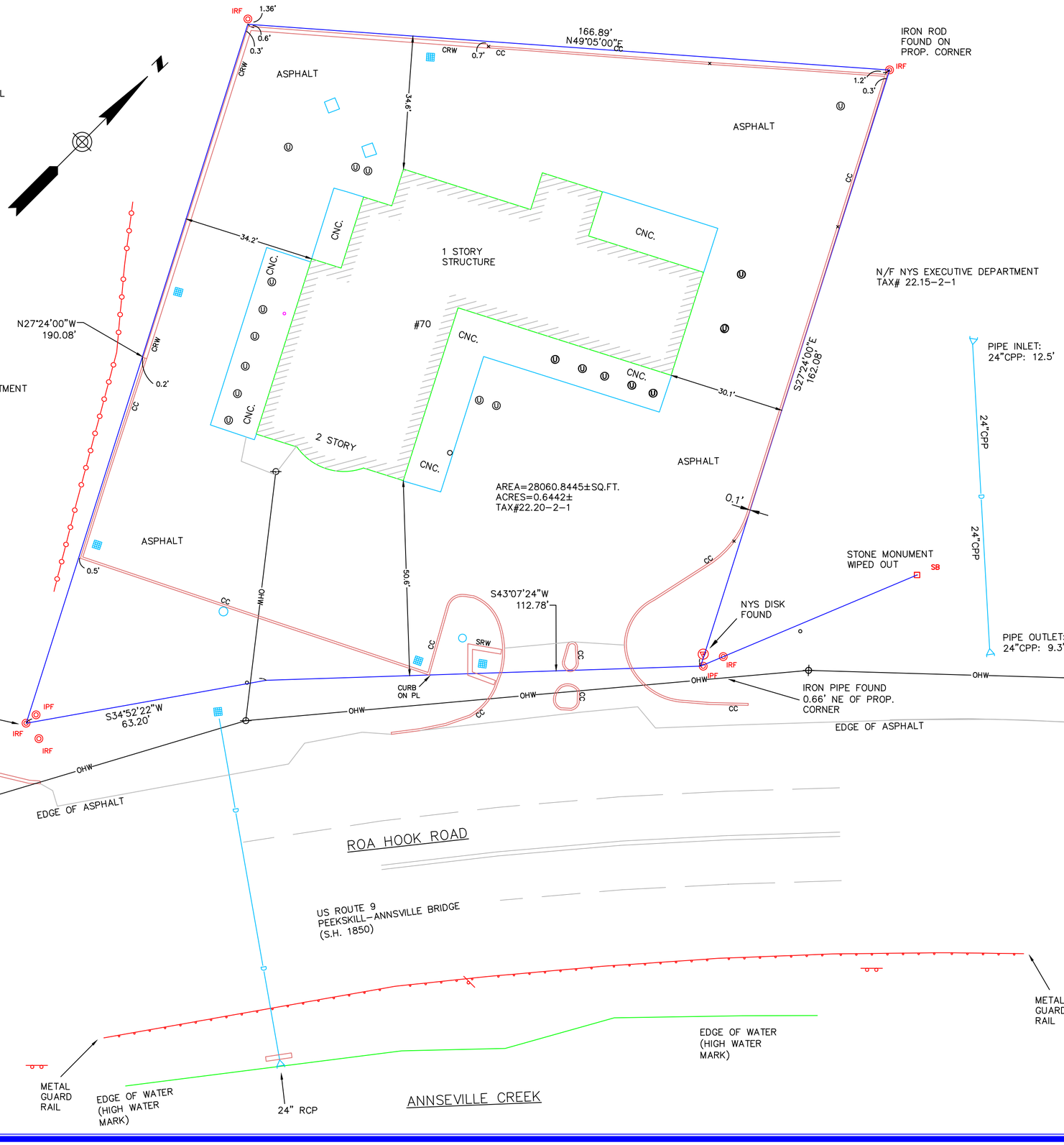
P-1

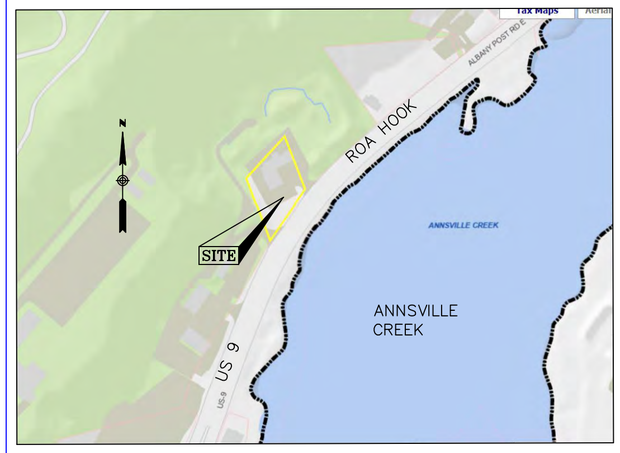
250311

LEGEND

- DISK
- CONCRETE/STONE MONUMENT
- IRON PIPE
- IRON ROD
- CATCH BASIN
- SIGN (SINGLE POSTED)
- UTILITY POLE
- PIPE OUTLET
- UNKNOWN MANHOLE
- CC CONCRETE CURB
- CRW CONCRETE RETAINING WALL
- SRW STONE RETAINING WALL
- CNC. CONCRETE
- PROPERTY LINE
- CHAIN LINK FENCE
- OHW OVERHEAD WIRES

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





LOCUS MAP
(N.T.S.)

SURVEY NOTES

1. THIS PLAN WAS PREPARED FROM AN ON THE GROUND FIELD SURVEY CONDUCTED BY RLS ON JULY 29, 2025 AND ON THE FOLLOWING DATUM–

   MERIDIAN: STEVEN P. DRABICK, P.L.S. MAP "SURVEY OF PROPERTY FOR STEVEN AUTH..."

   HORIZONTAL: ASSUMED

   VERTICAL: SCALED AS PER SAID STEVEN P. DRABICK MAP (NGVD 1929)

2. REFERENCES

   STREET NAMES, R.O.W. WIDTHS, PROPERTY IDENTIFICATION NUMBERS, OWNER NAMES, EASEMENTS, AND ANY ADDITIONAL INFORMATION SHOWN HEREON ARE REFERENCED FROM THE FOLLOWING MAPS AND DOCUMENTS–

   A. MAP ENTITLED, "SURVEY OF PROPERTY FOR STEVEN AUTH", PREPARED BY STEVEN P. DRABICK NOVEMBER 10, 2016 (JOB# 1808-16).

3. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE INFORMATION SHOWN HEREON. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AND ACCURATE AND CURRENT TITLE REPORT.

4. THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION.

5. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT. [OR] WERE LOCATED AS MARKED AT THE TIME OF THE SURVEY.

6. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

7. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. THIS PLAN NOT VALID UNLESS ORIGINAL STAMP AND SIGNATURE OF A LICENSED SURVEYOR ARE LOCATED HEREON.

CERTIFIED TO:
STEWART TITLE GUARANTY COMPANY

PROPERTY SURVEY
70 ROA HOOK RD (US RT 9)
CORTLANDT MANOR, NEW YORK
PREPARED FOR
JOHN GILCHRIST

ROWAN LAND SURVEYING, PLLC

330 OLD ALBANY POST ROAD
GARRISON, NY 10524
914 815 3986
rowanlandsurveying@outlook.com

Drawn By PR	Date AUGUST 5, 2025	Job No. 017-058
Surveyed By PR	Scale 1" = 20'	Sheet No. 1 OF 1

TOWN OF CORTLANDT

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

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

Chris Kehoe, AICP – Director

Planning Staff:
Heather LaVarnway, CNU-A, AICP
Michelle Robbins, AICP

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, Department of Planning & Community Development CK
Heather LaVarnway, CNU-A, AICP, Planner, Department of Planning & Community Development HL

SUBJECT: Application of Steven J. Basini, R.A. (architect) for the property of Maric Family Limited Partnership and Maric 1903 LLC for an Amended Site Development Plan (and Special Use Permit) to convert a portion of the building currently approved for self- storage into an autobody repair garage with paint booth, involving parking lot and building interior modifications. Property is located at 2329 Arlo Lane (Section 34.6, Block 1, Lot 1).

DATE: November 21, 2025

The Planning Department reviewed the subject application consisting of:

- Cover letter from SJB Architecture + Design, dated October 21, 2025
- Site plan set prepared by SJB Architecture + Design, dated October 21, 2025 (and including a building floor plan)
- SEAF dated October 28, 2025

BACKGROUND:
Site development plan approval was issued in March 2021 for the entirety of this building to be used for a self-storage use (see prior case number PB 2020-19). The interior of the building has remained unchanged since then, and the owner is now proposing to convert a portion of the building into an autobody repair and paint shop. The applicant is requesting to not meet several conditions of the previous approval, as outlined in the 10/21/25 cover letter.

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

1. **Special Use Permit**: The proposed "automotive body and paint shop" use requires issuance of a special use permit as per §307 Attachment 2, Table of Permitted Uses. The applicant shall revise the application to include a request for a special use permit, pay the associated fee, and demonstrate whether the proposal meets the requirements outlined in §307-62 Automotive Body and Paint Shop.

2. **Parking**: The proposed autobody repair use will necessitate an increase in the required number of parking spaces. The applicant is proposing 32 spaces in total but has indicated 44 are required, with the autobody repair use accounting for 42 of the 44 spaces. The required number of spaces for the autobody repair use appears to have been calculated from the gross floor area of the entire interior of the repair shop; the zoning code specifies 1 space per 150 square feet of the gross floor area of the garage space (not the entire shop). The applicant shall confirm the square footage of the entire

proposed autobody repair use minus all non-garage areas of the interior (e.g. bathrooms, office, reception area, and equipment room), to determine the "garage area", for the purpose of updating the required parking calculation.

If the corrected parking calculation still indicates a deficit in the required number of spaces, the applicant may either request relief from the Zoning Board of Appeals, or seek a waiver via §307-34.1 Special Permits for Parking.

3. **Vehicle and Truck Circulation**: The applicant shall provide detailed turning radii diagrams and vehicle circulation routes to show how vehicles will circulate through the site. These diagrams shall include information on trucks such as garbage and fire trucks.

4. **Lighting**: The outdoor lighting fixtures are proposed to remain as-is. The Town recently adopted §307-12.3 Outdoor Lighting Standards. The applicant shall determine whether the proposed project is subject to the new regulations as per §307-12.3-B.2.b. If so, all items as required by §307-12.3, including but not limited to manufacturer cut sheets, a photometric plan, and a luminaire schedule, shall be provided.

   If it is determined that compliance with the Outdoor Lighting Standards is not required, every effort should be made to meet the spirit, if not the letter, of the regulations. Existing outdoor fixtures shall be clearly marked on the site plan, and photos of each fixture type shall be provided so the Planning Board can understand what is currently installed. Opportunities to bring non-compliant light fixtures more in line with the standards would include efforts to reduce glare and light pollution by shielding fixtures that aren't downlit, and changing out the bulbs to meet color temperature requirements.

5. **Trash Enclosure**: The proposed location of the trash enclosure is not proximate to the autobody repair use, calling into question its functionality for the proposed use. In addition, the orientation of the enclosure may be problematic as cars parked in the adjacent parking aisle could impede garbage truck access to the trash enclosure. The applicant may want to consider relocating the enclosure to an area more convenient to the repair shop and more accessible to garbage trucks. In addition, the applicant shall clarify whether this trash/recycling enclosure is meant to serve just the autobody repair use, the entire building, or the entire site; it may not be large enough if serving more than the repair shop.

6. **Landscaping**: Information has not been provided regarding existing/proposed landscaping on the site as per §307-71-C.9 and C.16. The applicant shall provide such information, and demonstrate compliance with Article VII Landscaping, Screening and Buffering Regulations.

7. **Building Elevations**: As per §307-71-C.21, information shall be provided regarding the building design and cladding. Photographs of existing facades that will remain unchanged may be acceptable, but any portion of the building that will undergo architectural modifications shall be shown on a scaled building elevation. The applicant is advised the building elevation(s) shall be referred to the Town's Architectural Review Council (ARC) for review and comment.

8. **Signage**: The applicant has indicated in a note on the site plan that "business signage shall be proposed under separate permit." As per §307-71-C.22, the submittal materials required for site plan review must include information about the type, placement, and design of any proposed signs, subject to Chapter 245 (Signs) and Chapter 307 (Zoning). The applicant is further advised that referral to the Town's Architecture Advisory Council (ARC) will be required when the specific sign details are finalized.

9. 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 (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.

10. 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.

11. Referrals of this application include the Engineering Division and the Conservation Advisory Council. A separate Review Memo will be forthcoming from the Department of Technical Services, Engineering Division. **Prior to being placed on a Planning Board agenda a staff meeting is required to go over the Town review memos.**

CRK/crk
attachments
cc: Richard H. Becker, Town Supervisor
James Creighton, Town Board Liaison
Michael Cunningham, Esq. Deputy Town Attorney
Catherine Brosnan, P.E., Assistant Civil Engineer
Wendy Talio, CAC
Steve Basini, R.A.
Maric Family Limited Partnership and Maric 1903 LLC

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

Site Plan Amendment - Change of Use

Name of Action or Project:

2329 Arlo Lane

Project Location (describe, and attach a location map):

2329 Arlo Lane, Cortlandt Manor, NY - 1/4 mile south of Crompound Road off the Bear Mountain Parkway

Brief Description of Proposed Action:

Change of existing Storage S1 use to Factory Industrial F1 for 1/3 of existing building at 23 Arlo Lane. Modifications to parking lot to stripe parking spaces and add trash enclosure on site.

Name of Applicant or Sponsor:	Telephone: 914-907-4830
Maric Family Lim Partner / Maric 1903 LLC	E-Mail: lzahn@maricmechanical.com

Address:

19-53 46th Street

City/PO:	State:	Zip Code:
Astoria	NY	11105

	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: Planning Board Site Plan approval and Building Department Permit	☐	☑

3. a. Total acreage of the site of the proposed action? 5.0002 acres
   b. Total acreage to be physically disturbed? .010 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 5.0002 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: The Maric Family Ltd Partnership & Maric 1903 LLC Date: 10/28/25

Signature: Linda Zahn Title: Owner

PRINT FORM

Cortlandt

11/21/2025, 3:32:54 PM

1:1,660

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

Microsoft, Vantor

From:	Michael Preziosi
To:	Chris Kehoe; David Douglas; Jeffrey Rothfeder; Karen Timko; Kellan Cantrell; Kevin Kobasa; Nora Hildinger (nlh139@yahoo.com); Peter McKinley; Steven Kessler; Thomas Bianchi
Cc:	Michael Cunningham; Heather LaVarnway; Lapine, Chris; Catherine Brosnan; John Schembari
Subject:	Yeshiva Ohr Hameir PBCK-25-6
Date:	Wednesday, November 5, 2025 3:07:31 PM

11/5/2025

Chairman Kessler and Members of the Board,

RE: PBCK-25-6 Yeshiva Ohr Hameir

Members of the Department of Technical Services (John Schembari, Katie Brosnan and myself) walked the Yeshiva Ohr Hameir (YOH) property on October 29, 2025. The purpose of our site walkthrough was to evaluate open permits for various buildings onsite. Staff was accompanied by Gary Brach of the YOH. The open permits do not preclude the use of any of the existing buildings. YOH is working cooperatively with staff to successfully close these permits. However, based on our inspection, we felt it was best to inform the Planning Board of the following:

1. As part of any approval of the dormitory, the Applicant shall clearly provide a construction phasing and sequencing plan, depicting a realistic timeframe for renovation and construction site wide. The diagrammatic floor plans submitted in August 2025 for the staff house, Texas, Dining, Dallas and Dakota buildings and other ancillary uses have been cursorily reviewed and it is recommended each be revised to more thoroughly reflect alterations / additions proposed.

   Each building shall undergo a comprehensive code analysis by the Applicant's design professionals identifying the proposed levels of alterations in accordance with the Uniform Fire Prevention and Building Code (Uniform Code) and the State Energy Conservation Construction Code (Energy Code). Once performed DOTS – Code Enforcement will review and provide further comment. Please note, building and energy codes will change in 2025 and these shall govern.

2. Statements have been made by the Applicant's representatives related to total student count and overall onsite population. Building upon the first comment, an occupant load calculation should be performed now during the Planning Process to better inform the Planning Board of the overall impact of the proposed build-out. Each building shall be evaluated independently and then aggregated. Consideration for onsite parking and similar infrastructure improvements should be demonstrated by the Applicant.

3. ADA accessibility guidelines shall be evaluated and incorporated into the plan set currently under review. Items such as accessible paths, parking, etc… may impact the proposed site plan. The site plan shall also demonstrate egress paths currently required by Code and proposed as part of the build-out.

4. The site plan shall be revised to accurately reflect locations of all onsite structures including

utilities. Onsite tanks (above/below grade), generators, HVAC equipment shall be shown. Proposed equipment shall also be shown and further evaluated to ensure compliance with regulations (e.g. noise / fire) or plans conditioned to demonstrate prior to final approval.

5. While already commented on by Town and Consulting Staff, the Fire Protection Plan will require further review and referral to the Town's Fire Advisory Board and Local Fire Department for their comment.

6. Consideration for alternative energy sources should be given to meet requirements of the Energy Code. Other facets of compliance will be captured at time of filing a building permit.

The above is not a final review of the application. DOTS will continue to review the application and coordinate a code compliance review with LaBella as the site plan is further developed and revised.

Best,

Michael

Michael Preziosi, P.E.
Director – Dept. of Technical Services

Town of Cortlandt
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Cortlandt Manor, NY 10567
www.townofcortlandtny.gov

914-734-1060 (office)

https://wherelifeworkscortlandt.com/

From: Kristen Pape
To: Chris Kehoe
Subject: Comment about Yeshiva application
Date: Wednesday, November 12, 2025 10:26:39 AM

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.

Members of the Town of Cortlandt Planning Board,

We are writing in concern about the application in front of the planning board for the Yeshiva Ohr Hameir. While we understand that they have been given a special permit to function as a religious organization and seminary in an area zoned for residential, we are concerned about the expansion of their facilities and number of students, staff, and family allowed to live on campus.

They do not seem definitive as to how many staff and students will be living on the property long term. This is a concern for many reasons. Traffic, number of people walking to and from the facilities, environmental impacts, and the overall change of the community feel in the area. We have lived in this area since 2010 and have never known this facility to be open to the public like most religious and collegial institutions. It is hard to understand how their expansion will be of any benefit to our surrounding community. We implore you to please keep the cap to what was originally allowed.

Thank you,

Kristen and Frank Pape