TOWN OF CORTLANDT
PLANNING BOARD

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

Planning Staff email:
chrisk@townofcortlandtny.gov

TO JOIN THE MEETING REMOTELY USE THE ZOOM LINK BELOW:

https://us02web.zoom.us/j/83787936918?pwd=rB5pYgCpQgA2beguEBMYCfzkixcFVb.1

WORK SESSION……..MARCH 3, 2026 6:00 PM

1. Discuss March 3, 2026 Regular Planning Board Meeting Agenda.

MEETING AGENDA…….…….. PLANNING BOARD
TOWN OF CORTLANDT
6:30 TUESDAY EVENING*
MARCH 3, 2026

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

PB 1-16 **a.** Letter dated February 20, 2026 from Jim Annicchiarico requesting the 5th, 6-month time extension of Preliminary Plat approval for the for the Pomona Development, LLC (Boga) subdivision located on the south side of Revolutionary Rd., south of Eton Lane.

6. **PUBLIC HEARINGS (ADJOURNED FROM PREVIOUS MEETING)**

PB 2025-7 **a.** Public Hearing: Application of the Yeshiva Ohr Hameir for Site Plan approval, an amended Special Permit for a University, College or Seminary and a Wetland Permit for a proposed 51,730 sq. ft. dormitory building, the repurposing of other buildings on site, and site improvements including stormwater, landscaping and building façade renovations located at the existing Yeshiva Ohr Hameir campus at 141 Furnace Woods Rd. Drawings latest revised February 18, 2026. (see prior PB 7-09)

PB 2025-5 **b.** Public Hearing: Application of VS Construction Corp. for Site Plan approval and for Tree, Wetland and Steep Slope permits for a proposed 96,850 sq. ft. Assisted Living Facility located in the Medical Oriented District (MOD) at 2003 Crompond Road. Drawings latest revised November 20, 2025. ***(Public Hearing to be adjourned to the April 7, 2026 meeting at the applicant's request)***

7. OLD BUSINESS

PB 2025-18 **a.** Application of 70 Roa Hook Realty LLC for Site Development Plan approval to redevelop the site of the partially constructed Crystal Clean Carwash facility to a proposed vehicle showroom and service facility for property located at 70 Roa Hook Rd. Drawings dated January 22, 2026 (see prior PB 13-16)

8. NEW BUSINESS

PB 2026-4 **a.** Application of Rafael Triana of High Q Electric for renewal of a Specialty-Trade Contractor Special Permit for an electrical contractor located at 1 Dogwood Rd. Drawings dated April 5, 2022 (see prior PB's 8-99 & 2020-18)

9. ADJOURNMENT

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

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

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

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February 20, 2026

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

Re: Time Extension Request for
Preliminary Plat Approval - PB #1-16
Pomona Development, LLC
Revolutionary Road
Tax Map Designation: 23.15-1-43

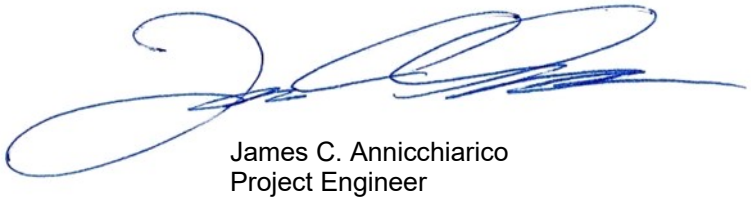
Dear Chairman Kessler and Members of the Planning Board:

The above referenced project received conditional Preliminary Subdivision Plat approval from the Planning Board via Resolution No. 9-23 on September 5, 2023, valid for a period of six (6) months. This approval was extended via Resolution No. 3-24 for an additional six (6) months on March 5, 2024, extended via Resolution No. 8-24 on September 11, 2024, extended via Resolution No. 7-25 on April 1, 2025 and extended via Resolution No. 17-25 on September 4, 2025.

We continue to work through the Realty Subdivision application process with the applicant and the Westchester County Department of Health for their review and approval. Therefore, the Applicant respectfully requests a 5th six (6) month time extension of the approval.

We respectfully request this item be placed on the March 3, 2026 Planning Board agenda for consideration of approval of the time extension. Should you have any questions or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,



James C. Annicchiarico
Project Engineer

cc: Cafo Boga, Pomona Development, LLC, Property Owner/Applicant
File: *Boga-Revolutionary Rd-Cortlandt-3 Lot Subdivision-Letter-Time Extension-20260220*

DRAFT

TOWN OF CORTLANDT **RESOLUTION NO. 6-26**
PLANNING BOARD
PB 1-16

WHEREAS, the application of **Pomona Development, LLC** for Preliminary Plat approval pursuant to Sections 276 and 277 of the New York State Town Law and Chapter 265 (Subdivision Regulations) of the Town of Cortlandt Code and for permits pursuant to Chapter 179 (Wetlands), 259 (Steep Slopes) and Chapter 283 (Trees) for a proposed 3 lot major subdivision of a 16.78 acre parcel of property as shown on a 13 page set of drawings entitled "Subdivision Plan for Pomona Development" prepared by Cronin Engineering, P.E., P.C. latest revision dated April 26, 2023 was approved on September 5, 2023 by Resolution 9-23, and

WHEREAS, the subject property of 16.78 acres is zoned R-20, single family residential, is located on the southeast end of Revolutionary Road, approximately 500 feet southeast of Eton Lane and is designated on the Town of Cortlandt Tax Maps as Section 23.15, Block 1, Lot 43, and

WHEREAS, by Resolutions 3-24, 8-24, 5-25 & 7-25 and 17-25 the Planning Board previously granted four, six-month time extensions of Preliminary Plat approval, and

WHEREAS, by letter a dated February 20, 2026 James Annicchiarico requested the 5th, 6-month time extension of Preliminary Plat approval in order to continue to meet the conditions of said approval.

NOW THEREFORE BE IT RESOLVED that the Planning Board hereby **APPROVES** the 5th six-month month time extension of Preliminary Plat approval said extension to expire on September 5, 2026.

TO BE CONSIDERED FOR ADOPTION: MARCH 3, 2026

MEMORANDUM

TO: **Town of Cortlandt Planning Board**

FROM: **Christopher Lapine, PE,**

DATE: **February 11, 2026**

RE: **PB2025- 7 Yeshiva Ohr Hameir**

LaBella has performed a review of the plans prepared by Ciarcia Engineering, P.C. in support of the "Amended Site Plan associated with the construction of the three-story dormitory building, extension of sanctuary building, conversion of existing classrooms to staff housing, storage building, cafeteria and kitchen renovations, chalet renovation, façade improvements, and associated utility improvements. submitted on February 9, 2026.

At the request of the Applicant our office reviewed a January 27, 2026, site plan submittal in response to our January 20, 2026, response letter. The review was to focus on critical elements which included grading, exterior ADA accessibility, fire apparatus maneuvering, stormwater design, floodplain evaluation and mitigation which could alter the overall site program. Our office reissued our comment letter on January 29, 2026, indicating which items had been addressed, partially addressed, and not addressed. Due to the incomplete submittal, it was determined the application was to be removed from the February agenda.

On February 9, 2026, this office received a revised set of site plans, and Stormwater Pollution Prevention Plan, which included a partial floodplain evaluation and no mitigation analysis. A summary of the submittal and our comments are provided. Outstanding comments from previous review letters which are outstanding or partially addressed are noted.

February 9, 2026 Submission

- Stormwater Pollution Prevention Plan, dated February 6, 2026
- Site Plan Set
  1. Cover Sheet, dated February 9, 2026 (Prepared by Ciarcia Engineering, P.C.)
  2. Sheet 1 of 15 – Project Information, revised February 9, 2026 (Prepared by Ciarca Engineering, P.C.)
  3. Sheet 2 of 15 - Existing / Demolition Plan, revised February 9, 2026 (Prepared by Ciarcia Engineering, P.C.)
  4. Sheet 3 of 15 - Site Plan, Revised February 9, 2026 (Prepared by Ciarcia Engineering, P.C.)
  5. Sheet 4 of 15 - Grading and Utility Plan, revised February 9, 2026 (Prepared by Ciarcia Engineering, P.C.)
  6. Sheet 5 of 15 - Erosion Control Plan, revised February 9, 2026 (Prepared by Ciarcia Engineering, P.C.)
  7. Sheet 6 of 15 – Proposed On-Site Sewer Design, revised February 9, 2026 (Prepared by Ciarcia Engineering, P.C.)

8. Sheet 7 of 15 – Proposed On-Site Watermain, revised February 9, 2026 (Prepared by Ciarcia Engineering, P.C.)
9. Sheet 8 of 15 – Proposed Road Profile, revised February 9, 2026 (Prepared by Ciarcia Engineering, P.C.)
10. Sheet 9 of 15 – Fire Protection Plan Fire Truck Turning Analysis, revised February 9, 2026 (Prepared by Ciarcia Engineering, P.C.)
11. Sheet 10 of 15 – 2025 Fire Code Figure D103.1 Analysis, revised February 9, 2026 (Prepared by Ciarcia Engineering, P.C.)
12. Sheet 11 of 15 –Details, revised February 9, 2026 (Prepared by Ciarcia Engineering, P.C.)
13. Sheet 12 of 15 – Details, revised February 9, 2026 (Prepared by Ciarcia Engineering, P.C.)
14. Sheet 13 of 15 – Sewer Details, revised February 9, 2026 (Prepared by Ciarcia Engineering, P.C.)
15. Sheet 14 of 15 – Misc Details, dated February 9, 2026 (Prepared by Ciarcia Engineering, P.C.)
16. Sheet 15 of 15 – Walking Trails, revised February 9, 2026 (Prepared by Ciarcia Engineering, P.C.)

Our comments are as follows.

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, NYSDEC, WCDEF, etc.).
2. The portions of the proposed improvements are located with Zone A Floodplain, as shown on the Flood Insurance Rate Map # 36119C0019F. Zone A does not have a base flood elevation determined. Per Chapter 175-17.E, within Zone A, when no base flood elevation data is available, the lowest floor (including basement) shall be elevated at least three feet above the highest adjacent grade. Calculations for a flood study have been provided, but no watershed mapping to support the analysis. **PREVIOUS COMMENT PARTIALLY ADDRESSED.**
3. Per Chapter 175-14.B(3) whenever any portion of a floodplain is authorized for development, the volume of space occupied by the authorized fill or structure below the base flood elevation shall be compensated for and balanced by an hydraulically equivalent volume of excavation taken from below the base flood elevation at or adjacent to the development site. All such excavations shall be constructed to drain freely to the watercourse. No area below the water line of a pond or other body of water can be credited as a compensating excavation. Calculations shall be provided demonstrated conformance with this requirement. **PREVIOUS COMMENT NOT ADDRESSED**
4. Per Chapter 175-15.C(3) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters. Sanitary sewer and storm drainage systems for buildings that have openings below the base flood elevation shall be provided with automatic backflow valves or other automatic backflow devices that are installed in each discharge line passing through a building's exterior wall. **NOT ADDRESSED, REQUIRES COMPLETED FLOOD STUDY WITH MAPPING.**
5. Main will become public. Each building shall be equipped with a separate meter and backflow prevention provided on the domestic water and fire supply. **PREVIOUS COMMENT NOT ADDRESSED**
6. The water main and sanitary sewer MUST be designed in accordance with Town of Cortlandt Standards, the New York State Sanitary Code and the Recommended Standards for Wastewater Facilities and Water Works (10 States), latest edition. **PREVIOUS COMMENT NOT ADDRESSED**
7. A written request addressed to the Town Supervisor and Town Board must be submitted by the applicant regarding the main water extensions. This request must identify all utilities and infrastructure proposed for dedication to the Town. **PREVIOUS COMMENT NOT ADDRESSED**
8. The applicant must prepare and submit a Map, Plan and Report (MPR) to the Town for the water facilities. **PREVIOUS COMMENT NOT ADDRESSED**

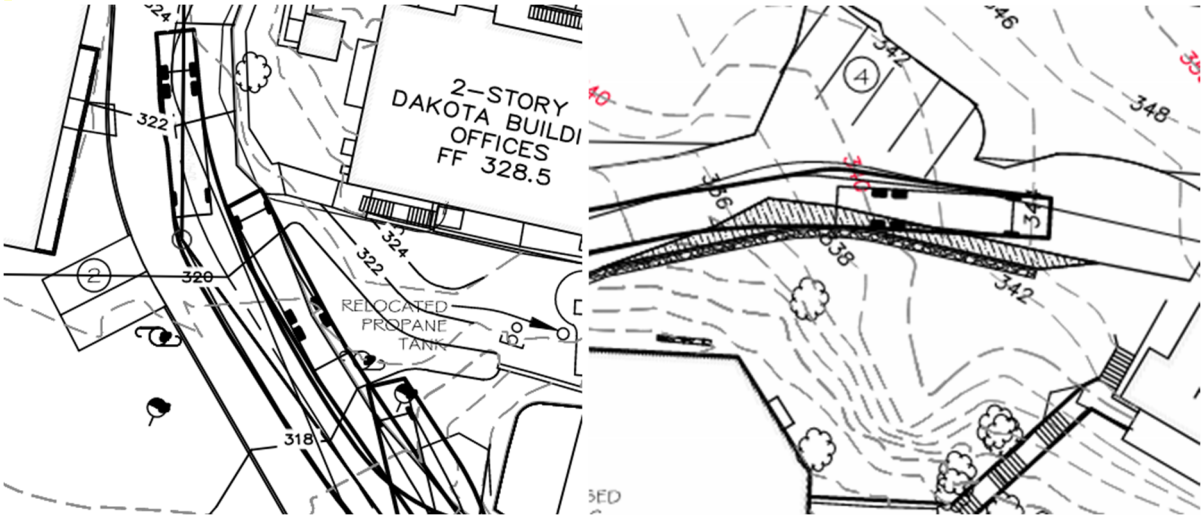
9. Please provide a letter from the Town's Water Division indicating that the water system has the capacity to provide finished water storage to the project after all other committed flows. **PREVIOUS COMMENT NOT ADDRESSED**
10. Applicant to remit payment for water extension fees. Fees will be agreed upon prior to submission based upon the following: **PREVIOUS COMMENT NOT ADDRESSED**
    a. Water main extension fee is $4,000 plus $2 per gallon of estimated consumption for commercial entities.
11. The Yeshiva was incorporated into the Peekskill Sanitary Sewer District 2022. The initial sanitary flow was 16,000 based on the existing bedroom count and student population. The current application to construct a new dormitory building is proposing an increase of approximately 9,500 gpd (actual to be determined based upon Engineer's Report. Based upon correspondence with DOTS. Westchester County Department of Environmental Facilities will require inflow and infiltration (I&I) mitigation at a ratio of 1:1 for the increase in flow. **PREVIOUS COMMENT NOT ADDRESSED**
12. Provide vehicle maneuvering plans for refuse vehicles. **PREVIOUS COMMENT NOT ADDRESSED**
13. The NYS DEC has taken jurisdiction of the onsite wetlands, and the applicant is pursuing an Article 24 permit with DEC. The applicant shall provide the Town Planning Board copies of correspondence with the NYSDEC regarding their jurisdictional determination and any permit to disturb wetlands or adjacent areas.
14. Provide a legend for all plans. Some sheets are still missing legends. **PREVIOUS COMMENT NOT ADDRESSED**
15. Provide a Phasing and Construction Plan for proposed dorm and existing buildings to be altered outlining the sequencing of project work, pedestrian corridors, and how student population housing will be managed during the on-site improvements. **PREVIOUS COMMENT NOT ADDRESSED**
16. Due to the concerns raised related to the safety of the students walking alongside Furnace Wood Road, provide traffic-calming options along Furnace Wood Road for the benefit of the students. **PREVIOUS COMMENT NOT ADDRESSED**

Plans

1. Sheet 1 of 15 – Accessible routes from the dorms and living quarters to cafeteria shall be depicted and adequate slope conformance provided. This will require depicting proposed grading and spot elevations, to confirm slope. A slope of 5.3 % is shown which exceeds maximum allowable slope of 5% for an ADA path. **PREVIOUS COMMENT NOT ADDRESSED.**
2. Sheet 1 of 15 – Adequate slopes for ADA accessible spaces shall be demonstrated as well as accessible routes to building entries from said spaces. This will require additional contours and spot elevations at the end and beginning of each parking space to demonstrate compliance with maximum allowable ADA parking slope of 2%. **PREVIOUS COMMENT PARTIALLY ADDRESSED.**
3. Sheet 1 of 15 – The Campus Population table is not displaying properly on this sheet.
4. Sheet 2 of 15 – Identify path of construction access and limits construction fence outside of the Town Wetland to accommodate the removal of the building located south of the existing chalet. **PREVIOUS COMMENT NOT ADDRESSED.**
10. Sheet 3 of 15 – Please call out areas where new curbing, asphalt, and sidewalks are proposed. Use shading to decipher proposed vs existing asphalt and sidewalks. Provide a visually distinct delineation between existing asphalt and proposed asphalt. **PREVIOUS COMMENT PARTIALLY ADDRESSED.**
11. Sheet 3 of 15 – Relocate proposed storage building to minimize impact into the wetland buffer. Remove portions of concrete slab in buffer and restore with lawn to assist in managing post -development flows. **PREVIOUS COMMENT NOT ADDRESSED.**

12. Sheet 4 of 15 –Maximum fire access drive slope is 10%. Grading revisions will need to be made to accommodate the slope. **PREVIOUS COMMENT PARTIALLY ADDRESSED.**
13. Sheet 4 of 15 – Depict how roof leaders will be connected to the on-site drainage system for all improvements and provide pipe sizes and slopes for all improvements. **PREVIOUS COMMENT PARTIALLY ADDRESSED**
14. Sheet 4 of 15 – Depict how the proposed stormwater basin will discharge. **PREVIOUS COMMENT PARTIALLY ADDRESSED.**
15. **Sheet 4 of 15 –** Proposed grading is depicted within the NYSDEC wetland for the fire truck turn around and floodplain mitigation. Please provide correspondence from the NYSDEC approving this.
16. Sheet 4 of 15 – Provide contours and spot elevations for new sidewalks between Dallas Building and Chalet Building, surrounding the new dormitory, and courtyard; spot elevations on the west side of dormitory; contours on east side of dormitory; and spot elevations between the proposed dormitory and staff building to decipher flow of runoff. **PREVIOUS COMMENT PARTIALLY ADDRESSED.**
17. Sheet 4 of 15 – Provide top and bottom elevations for all walls. **PREVIOUS COMMENT NOT ADDRESSED**
18. Sheet 4 of 15 – Label all watermain tees, hydrants, and valves. **PREVIOUS COMMENT NOT ADDRESSED**
19. Sheet 4 of 15 – Label all rim and invert elevation of drainage structures.
20. Sheet 4 of 15 – Show the analyzed floodplain elevation.
21. Sheet 5 of 15 – The sequencing notes indicate the construction of a sediment trap during the course of construction, which appears to be at location of stormwater management basin. Plan should identify outlet of trap and provide calculations for sizing the depth and area of disturbance being captured. Also provide details of sediment trap. **PREVIOUS COMMENT PARTIALLY ADDRESSED.**
22. Sheet 6 of 15 – Future easement width varies on the plan. Town requested a of 20-ft wide easement along the center of the sanitary sewer main for the benefit of the Town of Cortlandt in the event the Town is required to take ownership of the sanitary sewer main. Please rectify and call out as such. **PREVIOUS COMMENT NOT ADDRESSED**
23. Sheet 6 of 15 – Provide source of rim and invert elevation at pump station and datum used to determine said elevations. **PREVIOUS COMMENT NOT ADDRESSED**
24. Sheet 6 of 15 – Label the station and elevation of each crossing in the profile. **PREVIOUS COMMENT NOT ADDRESSED**
25. Sheet 6 of 15 – Provide stationing and invert connections of all lateral connections along the proposed new sanitary line. **PREVIOUS COMMENT NOT ADDRESSED**
26. Sheet 6 of 15 – It appears the existing on-site sanitary sewer laterals are intended to connect to the proposed new sanitary line. How was the elevation of each connection verified? Please call out existing laterals as existing laterals. **PREVIOUS COMMENT NOT ADDRESSED**
27. Sheet 6 of 15 - There are 4-inch SDR 35 sewer service entering SMH-7 and sewer lateral entering SMH 2. The inverts should be verified and shown on profile to confirm adequacy of proposed connections. **PREVIOUS COMMENT NOT ADDRESSED**
28. Sheet 6 of 15 – The type of pipe, length, and slope of proposed dormitory connection should be identified on the plan. There shall be no bends in the sanitary lateral between the building and proposed point of new sanitary connection.
29. Sheet 6 of 15 – Provide invert elevations and slopes of all new service connections. **PREVIOUS COMMENT NOT ADDRESSED**
30. Sheet 6 of 15 – Revisit the rim elevations of the sanitary manholes in the profile to ensure they correlate to the grading plan.
31. Sheet 6 of 15 – Provide calculations of the velocity of flow within the gravity sewer mains. PREVIOUS **COMMENT NOT ADDRESSED**

32. Sheet 6 of 15 – Grease traps have been added to the plans. A sampling manhole is required prior to the connection to the proposed sanitary line. Also provide inverts, rims, and slopes of pipes for grease trap. **PREVIOUS COMMENT NOT ADDRESSED**
33. Sheet 7 of 15 – Stationing does not align with tick marks.
34. Sheet 7 of 15 – a straight section of watermain 20-ft in length shall be centered on the 8-inch sanitary crossing, with a minimum separation of 1.5-ft at approximately Station 3+50.
35. Sheet 7 of 15 – A few pipe symbols do not align with stationing leaders.
36. Sheet 7 of 15 - Hydrant at southwest corner of the building should be located on the southern side of the pavers.
37. Sheet 7 of 15 – Depict utility crossings, hydrants, and service connection including their stations and inverts on watermain profile. **PREVIOUS COMMENT PARTAILLY ADDRESSED**
38. Sheet 7 of 15 – Provide minimum cover depth on watermain profile. **PREVIOUS COMMENT NOT ADDRESSED**
39. Sheet 7 of 15 – A 2-inch domestic feed to the dormitory is proposed. As the building will be designed to accommodate 320 students, confirm the adequacy of the domestic service. Also, confirm the adequacy if 4-inch service with Project Architect/MEP to accommodate fire service. **PREVIOUS COMMENT NOT ADDRESSED**
40. Sheet 8 of 15 – Provide the proposed slopes and elevations of the roadway to be revised to accommodate fire trucks and along the access aisle west of the proposed dormitory building **PREVIOUS COMMENT PARTIALLY ADDRESSED**
41. Sheet 9 of 15 – Provide fire truck detail and turning template on plan. **PREVIOUS COMMENT PARTIALLY ADDRESSED**
42. Sheet 9 of 15 – The area apparatus turning movement is not contained within the roadway or encroached upon a retaining wall at a number of locations and should expand the roadway and remove obstructions to accommodate movements. For example, the fire truck path is shown outside the edge of pavement west of the Dakota building and in conflict with the retaining wall near the Texas Building. **PREVIOUS COMMENT PARTIALLY ADDRESSED**



43. Sheet 9 of 15 – Provide documentation that grass pavers can support the weight of the aerial apparatus. Also include signs in the area indicating no stockpiling of snow or parking in the grass paver area. **NOT ADDRESSED**

44. Sheet 9 of 15 – The maximum allowable slope along the path of a fire access shall be 10%. Re-grade to between 314 and 316 to accommodate the required slopes. **PREVIOUS COMMENT PARTIALLY ADDRESSED**
45. Sheet 11 of 15 - Provide specifications for topsoil and permanent and temporary vegetative cover. **PREVIOUS COMMENT NOT ADDRESSED**
46. Sheet 11 of 15 - Provide maintenance requirements for each of the erosion and sediment control measures. **PREVIOUS COMMENT NOT ADDRESSED**
47. Sheet 11 of 15 – Combine water notes on Sheet 11 and 12 and remove duplicate notes. Also review notes on Sheet 11 as the notes reference subdivision. Incorporate all water notes from June 25, 2025 comment letter. Notes should indicate no leakage is permitted for water main pressure testing. **PREVIOUS COMMENT NOT ADDRESSED**
48. Sheet 11 of 15 – Provide trench details for stormwater pipe. **PREVIOUS COMMENT NOT ADDRESSED**
49. Sheet 11 of 15 – Remove the wet tap detail and provide a Town of Cortlandt standard gate valve assembly detail. **PREVIOUS COMMENT NOT ADDRESSED**
50. Sheet 11 of 15 - Provide details of retaining wall (east of staff housing), parking and traffic signage, sidewalk, curbing, landscaping, lighting, grass pavers, trench saw cut and repair, ADA ramps, lighting, etc. **PREVIOUS COMMENT NOT ADDRESSED**
51. Sheet 11 of 15 – Trenches shall be a minimum of 12-inches on either die of the pipe. Remove the 6-inch minimum callout. Also, NYSDOT Item 304.14 shall extend to the bottom of pavement subbase.
52. Sheet 11 of 15- Add the following notes to the watermain trench detail:
    a. Compact backfill to 95 relative material compacted dry density at optimum moisture in 8-inch lifts.
    b. Recycled Fill/Item 4 is not permitted as Backfill.
    c. When determined by DOTS, and as directed, remove unsuitable material and backfill with NYSDOT Item 304.14 or 3/4 inch crushed stone. Compact in 6-inch lifts.
53. Sheet 12 of 15 - Provide maintenance requirements for each of the erosion and sediment control measures added to this sheet.
54. Sheet 13 of 15 –Revise and resubmit grease trap with bedding and backfill requirements, structure volume, dimensions of structure area, depth from bottom of inlet and outlet tee to bottom of structure, vent, cover specifications, material composition of grease trap and confirmation it can handle loading from aerial apparatus truck. Please clarify why pipes protrude from the inlet and outlet baffles.
55. Sheet 14 of 15 - Update grease trap calculations to depict all fixtures, assigned fixture units per Table E 103.3 (2) of the NYS Plumbing Code, and determine demand based upon Table E103.3 (3) of the plumbing code. Provide a fixture plan.
56. Sheet 14 of 15 – Provide filter fabric around the stone infiltration trench
57. Sheet 14 of 15 – The infiltration trench detail appears to depict a perforated underdrain. The Applicant should clarify the intent of this and include it in the model if necessary.
58. Sheet 14 of 15 – The infiltration trench detail should be revised to include the grass filter strip and any other pretreatment practices proposed, as well as detailing and specifying the engineering soils used to construct the infiltration trench. Means of preventing seeps or breakouts shall also be provided. Refer to section 6.3.1 and Table 6.12 of the NYS DEC SWDM.
59. Sheet 14 of 15 – Revised the stone material to indicate a no 2 clean washed stone in the infiltration trench.
60. Sheet 14 of 15 – As per the detail on page 6-36 of the NYS DEC SWDM, provide a 4” pea gravel top surface and 6” perforated observation well in the infiltration trench design. An alternative to a pea gravel top layer is topsoil and lawn.

61. Sheet 14 of 15 – Indicate a 24-inch minimum separation to groundwater and bedrock is required from the bottom of stone for the infiltration trench detail.
62. Sheet 14 of 15 – Provide bedding and backfill requirements for the hydrodynamic separator. It also appears notes and a key are missing from the details.
63. Sheet 15 of 15 – Sections of the proposed walking trail traverse through the on-site NYSDEC wetland. Due to the potential for standing water and saturated soil within wetland areas, the location of the trail should be reevaluated.
64. Sheet 15 of 15 – What will be the surface of the trail and how will it be constructed? Since portion of trails considered within the wetland and on-site buffer, does NYSDEC permit application consider such improvements?

SWPPP

1. Provide a figure depicting the watershed area used in the 100-year flood evaluation presented in Appendix D.
2. The applicant should perform soil testing in the vicinity of the proposed infiltration system. The results of this testing should be added to the SWPPP.
3. Based on the predeveloped watershed mapping, it appears that areas of Furnace Dock Road should be included in the pool watershed. These areas are diverted to the north in the post-developed conditions. The analysis should be expanded to determine what impact diverting runoff to the north may have on offsite areas.
4. The project results in an increase in impervious cover. Areas of new impervious are directed to a first defense unit for treatment. The applicant should provide documentation verifying the first defense unit meets the treatment requirements for new impervious areas (80% TSS removal) and associated park water quality discharge. If the selected practice does not meet the required TSS removal or peak water quality discharge, other practices should be substituted.
5. Areas of new impervious shall be directed toward an acceptable runoff reduction practice.
6. Provide calculations associated with the sizing of practices associated with redevelopment activities in accordance with Chapter 9.2.1 of the NYS DEC SWDM. Provide a watershed map delineating the existing impervious areas and redeveloped areas.
7. For the portion of the site classified as redevelopment Runoff Reduction Volume (RRv) should be provided for the new impervious areas. Provide calculations shows the minimum RRv requirements are met for the site. It is recommended that supporting documentation utilize the NYSDEC Runoff Reduction Worksheets on their website.
8. Provide the HydroCAD model for the predeveloped condition in the SWPPP.
9. The existing watershed maps show a small area adjacent to the pool house not captured by either the pool watershed or the dorm watershed. Revise the mapping as necessary and update the calculations as needed.
10. The NYS DEC Stormwater Design Manual states a grass filter strip should be provided as pretreatment for an infiltration trench provided when runoff is conveyed via sheet flow. The filter strip should be sized per table 6.13 of the NYS SWDM. Based on the approach length of asphalt on the plan, it does not appear the required length has been provided. Consider implementation of a gravel diaphragm to meet pretreatment requirements. This should be sized based on the infiltration rate of in-situ/natural soils.
11. The applicant should review section 6.3.1 of the NYS DEC SWDM to ensure the requirements of infiltration practices in engineering fill materials are met.
12. The stormwater detention pond shows a bottom elevation of 307.9 in the HydroCAD model. This is lower than the lowest outlet in the stormwater basin. The basin should be modeled as a wet pond with a

standing water elevation of 308.1 to match the outlet elevation of ES-3. Alternatively, the applicant may provide a low flow orifice outlet at this location to dewater the pond between storm events.

13. The allowable bottom of the infiltration trench to be considered for storage shall be 310.3 which is 2 feet above the analyzed floodplain.
14. The 100-flood elevation has been calculated to reach 308.28 during the 100-year storm event. Therefore, runoff would back up into the proposed stormwater basin in the 100-year storm event, the HydroCAD model should be updated to reflect the impacts of flood elevations on the stormwater management practices.
15. The HydroCAD model indicates the outlet for the stormwater basin, pond 2P is an 8" culvert with downstream discharge at an elevation of 307.6. Based on the plans, it does not appear that the outlet can be constructed as intended. In addition, the plans depict a ~150' long outlet culvert where the model includes only a 60' culvert. Revise the plans and HydroCAD model for consistency. The outlet should discharge above the analyzed floodplain elevation.
16. The HydroCAD model does not include an infiltration rate for Pond 8P. Following the required soil testing, update the report to include this discarded flow.
17. The SWPPP should be updated to include sizing calculations to show the required WQv and RRv are provided by the proposed stormwater management system.
18. The SWPPP should be updated to include sample inspections reports for the proposed stormwater management practices and erosion control measures during construction.
19. The SWPPP should be updated to include a completed NYS DEC Notice of Intent.
20. The SWPPP should be updated to include a copy of the GP-0-25-001.
21. The SWPPP should be updated to describe how the proposed post developed stormwater management practices meet the climate change requirements established in Part III.A.2 of the GP-0-25-001.
22. Runoff from the new sidewalks and building additions between the existing Sanctuary and Dallas building should be captured and treated prior to discharge.

FUTURE RESUBMITTAL FROM THE APPLICANT SHALL INCLUDE A LETTER LISTING THE COMMENTS ABOVE AND THEIR RESPONSE TO EACH COMMENT.

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

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

February 18, 2026

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

Dear Chris:

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

1. Yeshiva Ohr Hameir Proposed Dormitory & Sanctuary Addition dated February 18, 2026 (cover sheet).
2. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Project Information, dated 11-17-2025, last revised 2-18-2026 (sheet 1 of 16).
3. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Existing / Demolition Plan, dated 3-27-2012, last revised 2-18-2026 (sheet 2 of 16).
4. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Site Plan, dated 8-19-2025, last revised 2-18-2026 (sheet 3 of 16).
5. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Grading & Utility Plan, dated 3-4-2024, last revised 2-18-2026 (sheet 4 of 16).
6. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Erosion Control Plan, dated 3-4-2024, last revised 2-18-2026 (sheet 5 of 16).
7. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Proposed On-Site Sewer Design, dated 3-4-2024, last revised 2-9-2026 (sheet 6 of 16).
8. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Proposed On-Site Storm Design, dated 3-4-2024, last revised 2-8-2026 (sheet 7 of 16).
9. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Proposed On-Site Watermain, dated 10-13-2025, last revised 2-9-2026 (sheet 8 of 16).
10. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Proposed Road Profile, dated 3-24-2024, last revised 2-18-2025 (sheet 9 of 16).
11. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Fire Protection Plan Fire Truck Turning Analysis, dated 10-13-2025, last revised 2-18-2026 (sheet 10 of 16).
12. Amended Site Plan Prepared for Yeshiva Ohr Hameir, 2025 Fire Code Figure D103.1 Analysis, dated 10-13-2025, last revised 2-18-2026 (sheet 11 of 16).

13. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Details, dated 3-4-2024, last revised 2-9-2026 (sheet 12 of 16).
14. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Details, dated 10-13-2025, last revised 2-9-2026 (Sheet 13 of 16).
15. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Sewer Details, dated 3-4-2024, last revised 2-8-2026 (Sheet 14 of 16).
16. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Misc. Details, dated 1-26-2026, last revised 2-8-2026 (Sheet 15 of 16)
17. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Walking Trails, dated 6-11-2025, last revised 2-18-26 (sheet 16 of 16).
18. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Lighting Plan, dated 2-18-26 (sheet LT-1).
19. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Lighting Details, dated 2-18-26, (sheet LT-2).
20. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Walking Trail, prepared by Tim Miller Associates, dated 11-3-2025, (sheet T1)
21. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Landscape Plan, prepared by Tim Miller Associates, (sheet L1).
22. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Summary of Proposed Mitigation Measures, prepared by Tim Miller Associates, dated 11-3-2025, last revised 2-18-2026 (sheet T1).
23.

Also enclosed is the Stormwater Pollution Prevention Plan (SWPPP), dated February 6, 2026, last revised February 18, 3026.

LaBella, the Town's engineering consultant, provided a review memo dated February 11, 2026, for our plan set dated February 9, 2026. The responses below are only for the comments that were highlighted by the consultant as critical issues. The following is in response to those comments:

<u>Administrative</u>

Comment 2: *The portions of the proposed improvements are located with Zone A Floodplain, as shown on the Flood Insurance Rate Map # 36119C0019F. Zone A does not have a base flood elevation determined. Per Chapter 175-17.E, within Zone A, when no base flood elevation data is available, the lowest floor (including basement) shall be elevated at least three feet above the highest adjacent grade. Modify finish floor elevations should be depicted on the pans to confirm with the Town Code.*

Response 2: A portion if the property is located within Zone A. FEMA maps Zone A using approximate techniques. Comparing the site topography to Zone A boundaries, it is clear that the Zone A was mapped using inaccurate topographic information. FEMA mapped the area directly across Maple Avenue as Zone AE. This AE area represents the 100-year flood elevation based on HEC-RAS modeling, and the 100-year flood elevation was determined to be 307.

The 100-year flood elevation on the Yeshiva Ohr Hameir (YOH) property was determined using hydrology modeling. The watershed was modeled based on the area tributary to the culvert and a portion of the watershed functioning as a detention pond using the culvert under Maple Avenue as a control structure. The analysis is included in the Stormwater Pollution Prevention Plan (SWPPP) determined the 100-year flood elevation to be approximately 308.3.

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

Response 3: The revised plans propose an area near the former ski lift building to compensate for the floodplain volume displaced by the proposed improvements. A note summarizing the floodplain mitigation is provided on the site plan (Sheet 3 of 16).

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

Response 13: Steve Marino from Tim Miller Associates (TMA) has met with the NYSDEC to discuss the project scope. We are hoping to have written correspondence from the NYSDEC in advance of the next Planning Board meeting indicating their conceptual approval of the proposed buffer encroachments. The applicant has been waiting for the final site plan changes to be completed before submitting the Article 24 permit application. A mitigation plan prepared by Tim Miller Associates (sheet M1) is included in this submittal.

PLANS

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

Response 1: Revised spot elevations have been provided. The slope along the assessable path has been reduced to 4.5%.

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

Response 2: Additional spot elevations have been added to the plan to demonstrate compliance with ADA requirements.

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

Response 12: The main site driveway has been regraded to reduce the slope. The driveway has also been widened to 26 feet.

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

Response 13: The locations of the roof drains are depicted on the revised plans. Pipe sizes and slopes are provided on the revised plans. The pool building has a flat roof and roof drains will be internal.

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

Response 14: The discharge from the basin is shown on the revised plans.

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

Response 15: We anticipate having correspondence from the NYSDEC indicating their conceptual approval of the proposed buffer disturbances.

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

Response 19: The revised plans include rim and invert elevations on the Proposed On-Site Storm Design plan (Sheet 7 of 16).

Comment 20: Show the analyzed floodplain elevation.

Response 20 The computed 100-year floodplain is indicated on the site plan (Sheet 3 of 16)

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

Response 41: The drive through analysis based on the Mohegan Fire Department's ladder truck incorporates the turning template for that truck. The turning template is provided on the Fire Protection Plan, Fire Truck Turning Analysis sheet (Sheet 10 of 16)/

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

Response 42: The wall is being relocated and the pavement widened in this location. During the site visit, Fire Department personnel indicated that they would handle a fire at Texas with ladders, and the trucks would not drive up to the building.

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

Response 44: The driveway has been regraded in this area to ensure a slope less than 10%.

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

Response 57: The infiltration trench detail has been revised to eliminate the underdrain and include a pea gravel diaphragm upstream of the practice. *The revised detail is provided on the Misc Details sheet (Sheet 15 of 16)*

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

Response 61: The trench drain detail has been revised to address this comment.

SWPPP

Comment 1: Provide a figure depicting the watershed area used in the 100-year flood evaluation presented in Appendix D.

Response 1: A figure depicting the watershed used for the 100-flood analysis is provided in the revised SWPPP.

Comment 2: The applicant should perform soil testing in the vicinity of the proposed infiltration system. The results of this testing should be added to the SWPPP.

Response 2: Soil testing will be performed to demonstrate the feasibility of the proposed stormwater management practices.

Comment 3. Based on the predeveloped watershed mapping, it appears that areas of Furnace Dock Road should be included in the pool watershed. These areas are diverted to the north in the post-developed conditions. The analysis should be expanded to determine what impact diverting runoff to the north may have on offsite areas.

Response 3: A stone wall along Furnace Woods Road keeps the gutter flow out of the pool watershed. Additionally, a diversion swale located on the north side of the pool building is proposed to direct runoff from undisturbed areas away from the watershed being treated.

Comment 4: The project results in an increase in impervious cover. Areas of new impervious are directed to a first defense unit for treatment. The applicant should provide documentation verifying the first defense unit meets the treatment requirements for new impervious areas (80% TSS removal) and associated park water quality discharge. If the selected practice does not meet the required TSS removal or peak water quality discharge, other practices should be substituted.

Response 4: Approvals for the First Defense unit are provided in the appendix of the revised SWPPP.

Comment 5: Areas of new impervious shall be directed toward an acceptable runoff reduction practice.

Response 5: New impervious areas are directed toward either the First Defense unit or the infiltration trench. In addition, the permeable paver area for the fire truck turn around was designed to capture the 25-year storm. Although that watershed was not modeled, the paver practice has the capacity to capture and treat 3,200 cu.ft. of runoff.

Comment 6: Provide calculations associated with the sizing of practices associated with redevelopment activities in accordance with Chapter 9.2.1 of the NYS DEC SWDM. Provide a watershed map delineating the existing impervious areas and redeveloped areas.

Response 6: The revised SWPPP addresses this comment.

Comment 7: For the portion of the site classified as redevelopment Runoff Reduction Volume (RRv) should be provided for the new impervious areas. Provide calculations shows the minimum RRv requirements are met for the site. It is recommended that supporting documentation utilize the NYSDEC Runoff Reduction Worksheets on their website.

Response 7: The RRv worksheet is provided in the appendix of the revised SWPPP.

Comment 8: Provide the HydroCAD model for the predeveloped condition in the SWPPP.

Response 8: The model for the predevelopment condition is provided in the revised SWPPP.

Comment 9: The existing watershed maps show a small area adjacent to the pool house not captured by either the pool watershed or the dorm watershed. Revise the mapping as necessary and update the calculations as needed.

Response 9: The existing and proposed watersheds are identical. The approach was used to simplify modeling. There is no logical design point to analyze due to the topography of the site.

Comment 10: The NYS DEC Stormwater Design Manual states a grass filter strip should be provided as pretreatment for an infiltration trench provided when runoff is conveyed via sheet flow. The filter strip should be sized per table 6.13 of the NYS SWDM. Based on the approach length of asphalt on the plan, it does not appear the required length has been provided. Consider implementation of a gravel diaphragm to meet pretreatment requirements. This should be sized based on the infiltration rate of in-situ/natural soils.

Response 10: The revised infiltration detail includes a pea grave diaphragm.

Comment 11: The applicant should review section 6.3.1 of the NYS DEC SWDM to ensure the requirements of infiltration practices in engineering fill materials are met.

Response 11: Minor grading will be required to set the bottom of the infiltration trench. Percolation tests will be conducted once the fill has been placed.

Comment 12: The stormwater detention pond shows a bottom elevation of 307.9 in the HydroCAD model. This is lower than the lowest outlet in the stormwater basin. The basin should be modeled as a wet pond with a standing water elevation of 308.1 to match the outlet elevation of ES-3. Alternatively, the applicant may provide a low flow orifice outlet at this location to dewater the pond between storm events.

Response 12: The 307.9 elevation was a check on the model's method for computing pond volume. This elevation was removed from the model.

Comment 13: The allowable bottom of the infiltration trench to be considered for storage shall be `310.3 which is 2 feet above the analyzed floodplain.

Response 13: The infiltration trench was designed for water quality treatment. The practice is not being utilized for peak attenuation. The design maximizes treatment during the majority of storm events. The permeable pavers have also been designed to capture runoff beyond the water quality volume (WQv) in that area. The stone volume of the permeable paver practice is sufficient to capture and treat the 25-year storm.

Comment 14: The 100-flood elevation has been calculated to reach 308.28 during the 100-year storm event. Therefore, runoff would back up into the proposed stormwater basin in the 100-year storm event, the HydroCAD model should be updated to reflect the impacts of flood elevations on the stormwater management practices.

Response 14: The basin has been designed to provide peak attenuation during most rainfall scenarios. The site topography limits a practical solution to this issue.

Comment 15: The HydroCAD model indicates the outlet for the stormwater basin, pond 2P is an 8" culvert with downstream discharge at an elevation of 307.6. Based on the plans, it does not appear that the outlet can be constructed as intended. In addition, the plans depict a ~150' long outlet culvert where the model includes only a 60' culvert. Revise the plans and HydroCAD model for consistency. The outlet should discharge above the analyzed floodplain elevation.

Response 15: The pond outlet has been addressed on the revised plans. Due to the many site constraints, storage to mitigate the 100-year storm is not practical. The pond will provide floodplain volume in the 100-year storm scenario.

Comment 16: The HydroCAD model does not include an infiltration rate for Pond 8P. Following the required soil testing, update the report to include this discarded flow.

Response 16: The revised report will consider percolation once the data is available.

Comment 17: The SWPPP should be updated to include sizing calculations to show the required WQv and RRv are provided by the proposed stormwater management system.

Response 17: The WQv and RRv calculations are provided in the appendix.

Comment 18: The SWPPP should be updated to include sample inspections reports for the proposed stormwater management practices and erosion control measures during construction.

Response 18: Sample inspection forms are provided in the appendix.

Comment 19: The SWPPP should be updated to include a completed NYS DEC Notice of Intent.

Response 19: The Notice of Intent will be provided in the final version of the SWPPP.

Comment 20: The SWPPP should be updated to include a copy of the GP-0-25-001.

Response 20: The general permit will be provided in the final version of the SWPPP.

Comment 21: The SWPPP should be updated to describe how the proposed post developed stormwater management practices meet the climate change requirements established in Part III.A.2 of the GP-0-25-001.

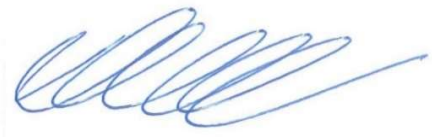
Response 21: The revised SWPPP addresses this comment.

Comment 22: Runoff from the new sidewalks and building additions between the existing Sanctuary and Dallas building should be captured and treated prior to discharge.

Response 22: The reconfigured sidewalks in this area have only a minor change in impervious surfaces. The ski lift building is within this watershed and being demolished. The existing walkways and the ski lift building have a combined impervious cover area of 1,996. The new sidewalks and the Chalet addition add 2,613 sq.ft. This is a negligible increase. It should be noted that a portion of the Chalet roof runoff will be directed to the permeable paver practice.

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

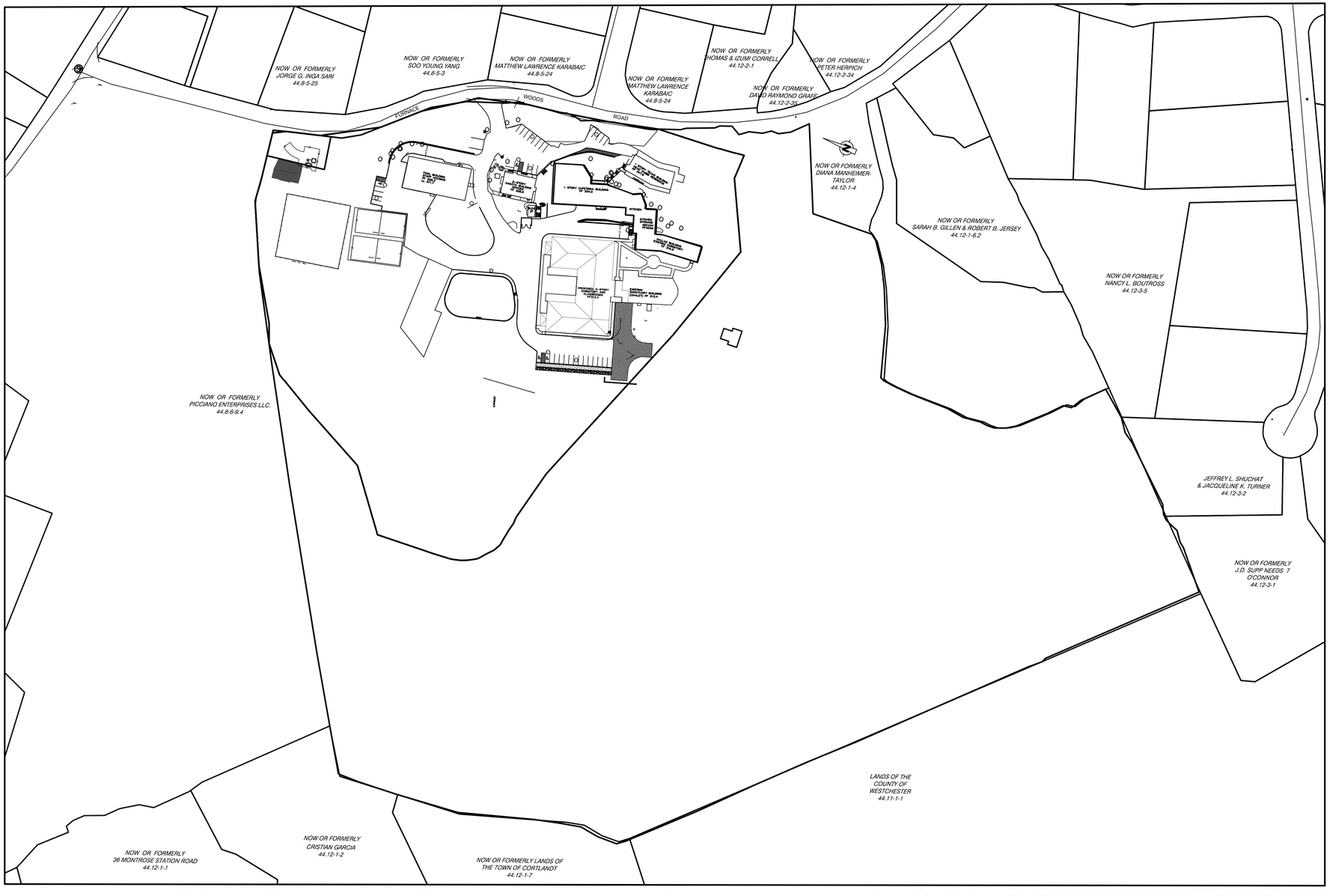
Sincerely,



Daniel A. Ciarcia
DAC: mc

YESHIVA OHR HAMEIR
PROPOSED DORMITORY & DINING HALL MODIFICATION

FEBRUARY 18, 2026



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

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

Reviewed by the Department of Environmental Services

_____ _____
Director Date

Reviewed by the Department of Technical Services

_____ _____
Director Date

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

Signed this ____ day of _____ 2025 by

_____
Chairman of the Planning Board

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

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

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

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

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

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

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

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

SURVEY DATA

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

COMMUNITY DATA

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

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

NEAREST PARK: BLUE MOUNTAIN (ADJACENT)

ZONING DATA

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

PLANNING BOARD NOTES

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

FEMA DATA

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

LEGEND

EXISTING SIDEWALK

PROPOSED SIDEWALK

ADA ACCESS PATH

CAMPUS POPULATION TABLE

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

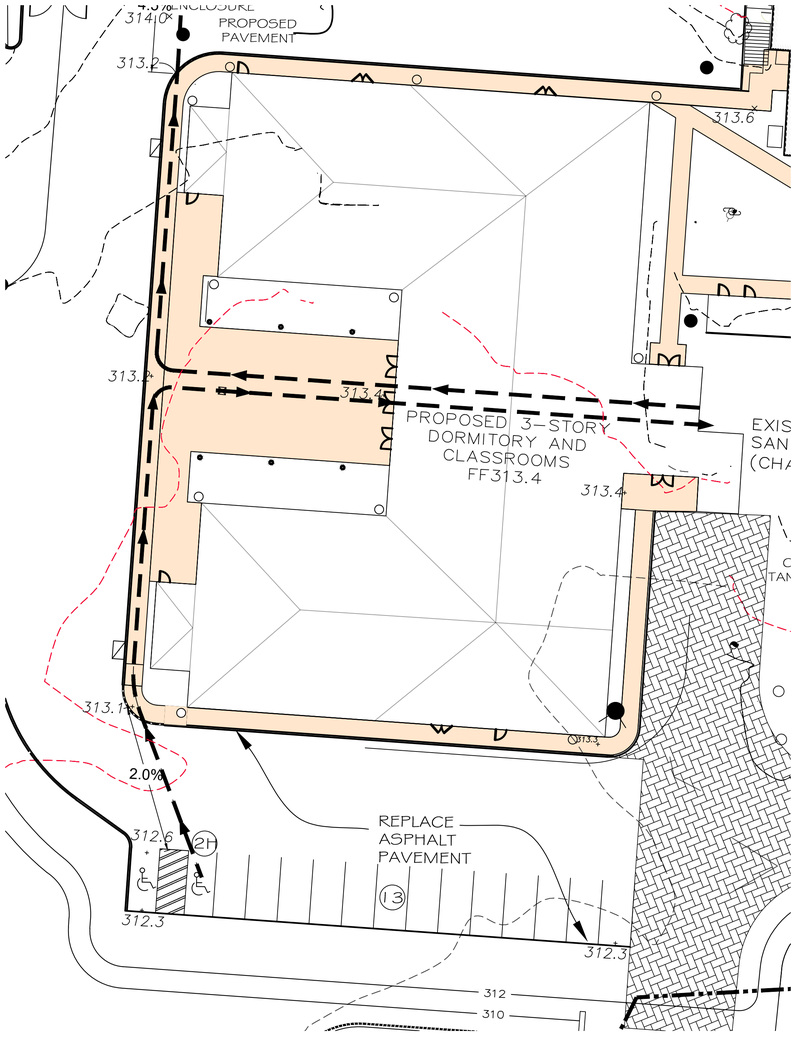
*25 staff members travel in to the Yeshiva on a daily basis

BUILDING CODE ANALYSIS

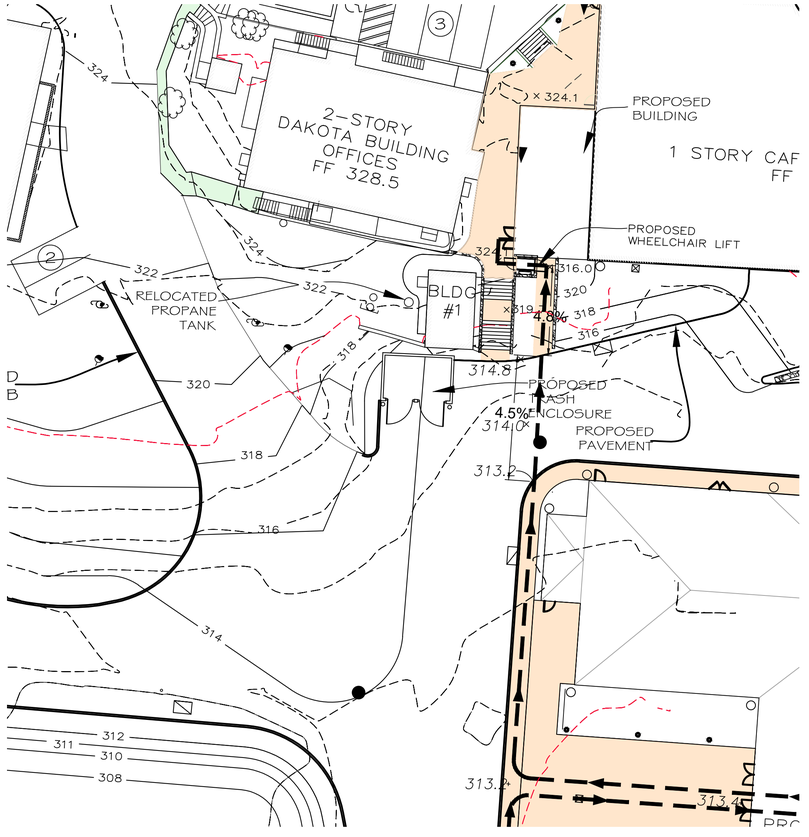
Bldg #	Bldg Name	Existing Use	Alteration Level	Proposed Use	Classification	Fire Suppression	Accessibility
1	Pool Bldg	Dormitory	Level 3 Alt	Multi Family (3 Units)	R2	Sprinklered	N/A
2	Dakota Bldg	Office/Staff Housing	Level 1 Alt	Office/Staff Housing	R3/B	Non-Sprinklered	N/A
3	Cafeteria	Dining Facility/Kitchen/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

TOWN NOTES:

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



DORMITORY CHALET ADA ACCESS
SCALE: 1"=20'



DINING HALL ADA ACCESS
SCALE: 1"=20'

SHEET NUMBER 1 OF 16

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

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

PROJECT INFORMATION

AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR

BUILDING DEMOLITION NOTES

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

CONSTRUCTION NOTES:

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

SURVEY DATA

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

GENERAL NOTES

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

WETLANDS FLAGGING

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

LEGEND

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

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

SHEET NUMBER 2 OF 16

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

EXISTING / DEMOLITION PLAN

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR

SCALE: 1"=40'

FLOODPLAIN MITIGATION ANALYSIS

TOTAL AREA OF DISPLACED FLOODPLAIN	10,956 SQ.FT.
AVERAGE ELEVATION OF FILLED AREA	307.0 FT.
TOTAL FLOODPLAIN DISPLACEMENT	10,956 CU.FT.
TOTAL MITIGATION FLOODPLAIN MITIGATION AREA	14,993 SQ.FT.
AVERAGE ELEVATION OF MITIGATION AREA	307.2 FT.
TOTAL FLOODPLAIN MITIGATION	11,922 CU.FT.

LEGEND

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

AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR

SITE PLAN

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

6 TOWN COMMENTS 2-18-26	
5 MISC. COMMENTS 2-9-26	SHEET NUMBER
4 TOWN COMMENTS 1-26-26	3 / 16
3 MISC. REVISIONS 12-17-25	
2 TOWN COMMENTS 11-17-25	
1 TOWN COMMENTS 10-13-25	
ORIGINAL DATE: 8/19/2025	
PROJECT NUMBER:	

LEGEND

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

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

SHEET NUMBER 4 / 16

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

GRADING & UTILITY PLAN

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR

SCALE: 1"=40'

CONSTRUCTION SCHEDULE

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

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

WINTER STABILIZATION NOTES:

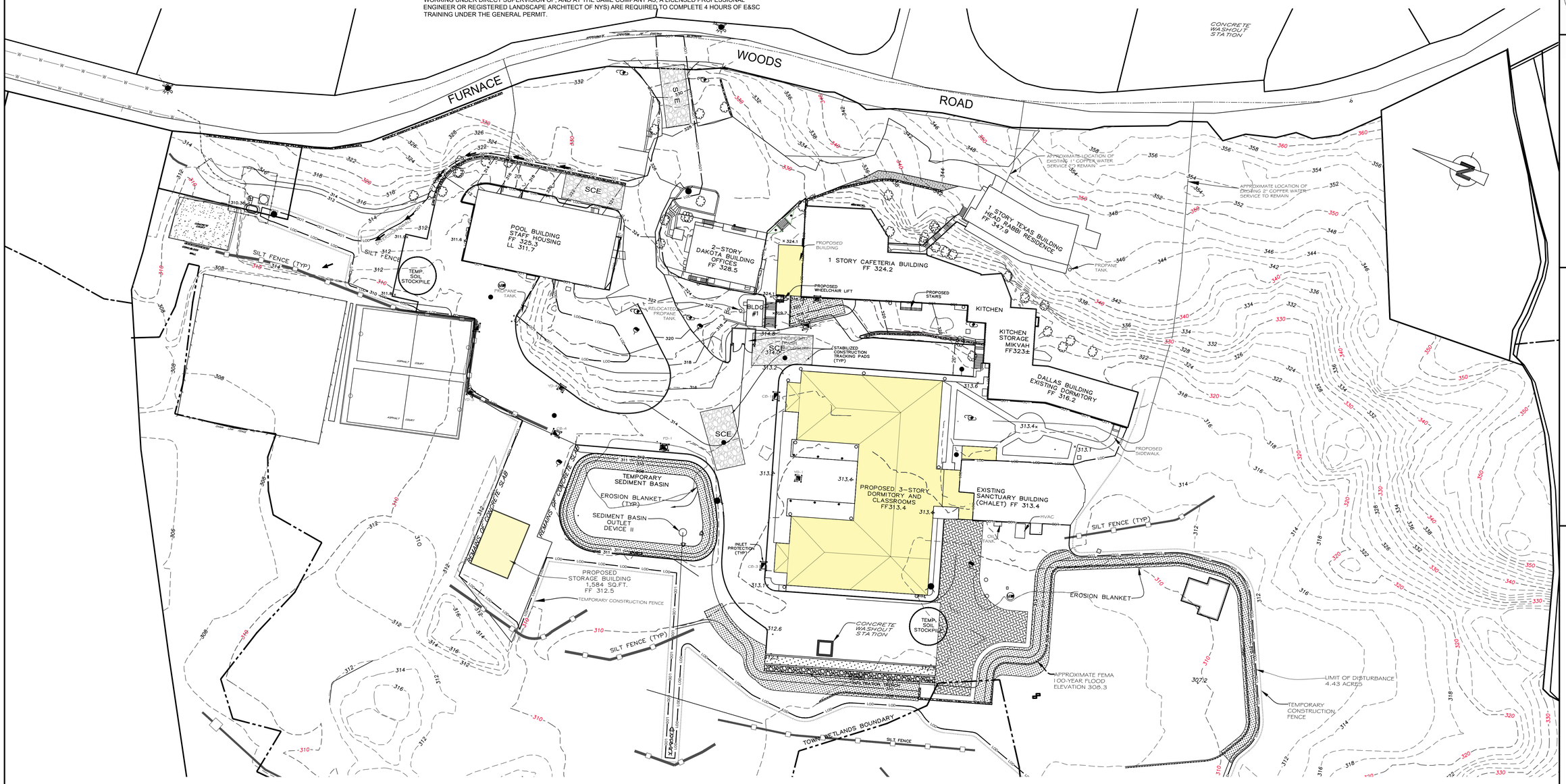
IF CONSTRUCTION ACTIVITIES ARE EXPECTED TO EXTEND INTO OR OCCUR DURING THE WINTER SEASON THE CONTRACTOR SHALL ANTICIPATE PROPER STABILIZATION AND SEQUENCING. CONSTRUCTION SHALL BE SEQUENCED SUCH THAT WHEREVER POSSIBLE AREAS OF DISTURBANCE THAT CAN BE COMPLETED AND PERMANENTLY STABILIZED SHALL BE DONE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

POST CONSTRUCTION MAINTENANCE:

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

LEGEND

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



SCALE: 1"=40'

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

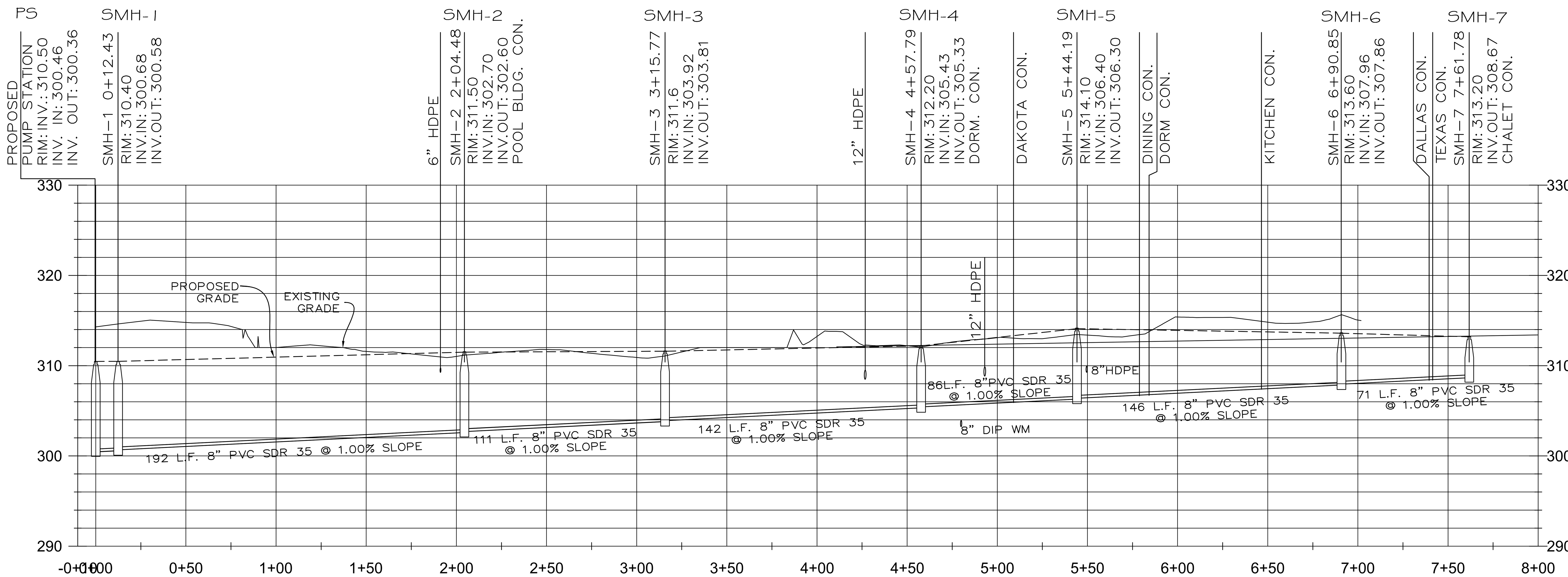
SHEET NUMBER 5/16

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

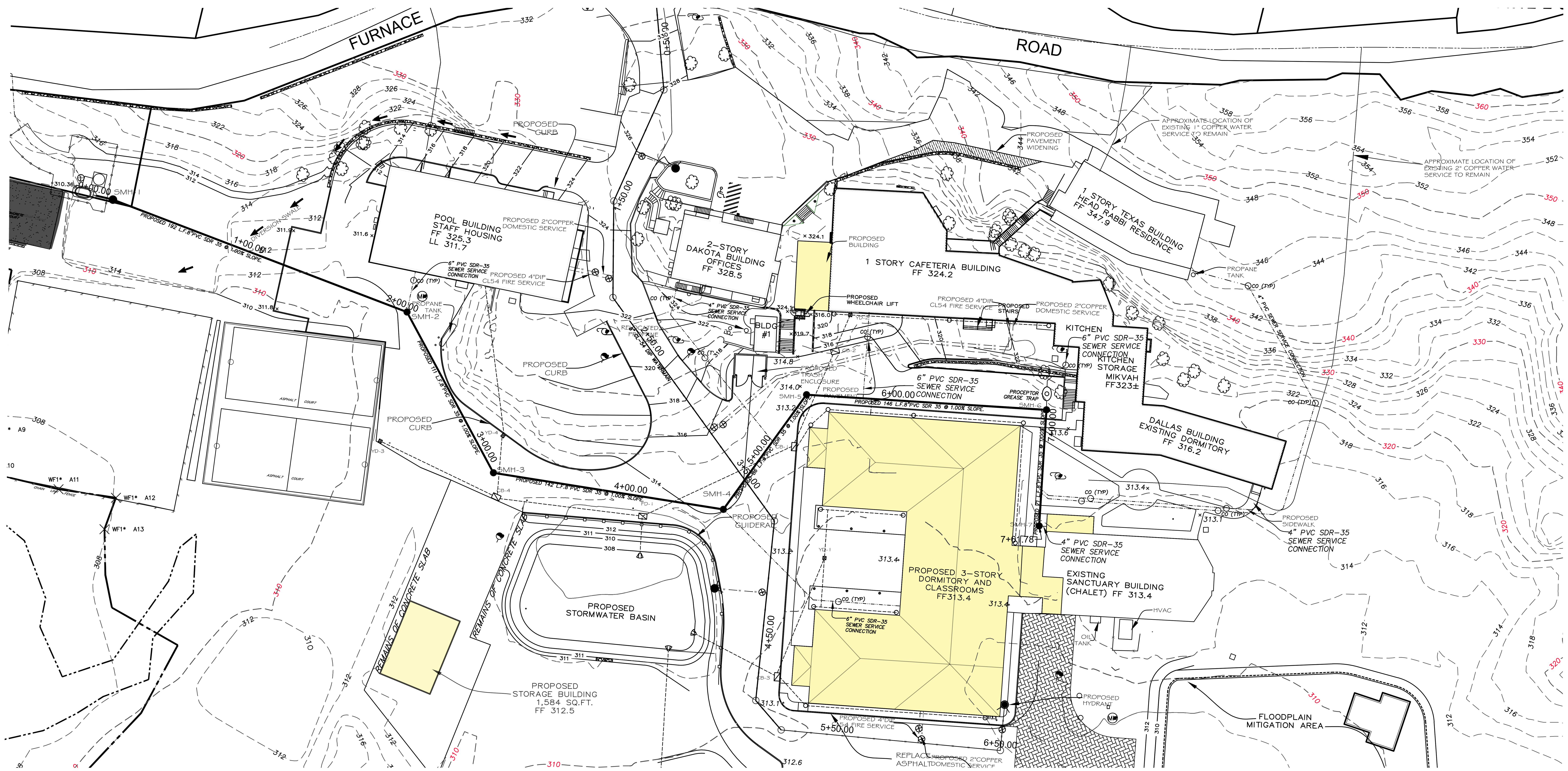
EROSION CONTROL PLAN

AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR



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



SCALE: 1"=40'

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

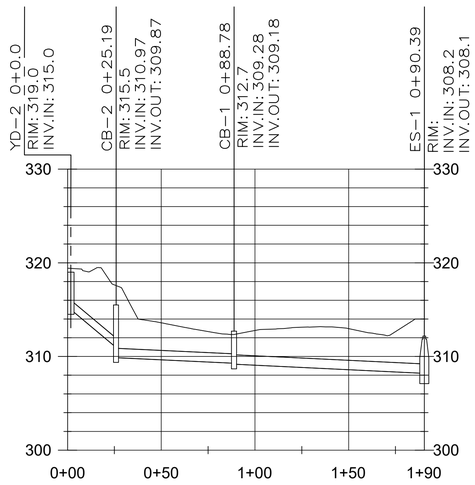
SHEET NUMBER 6 / 16

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

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

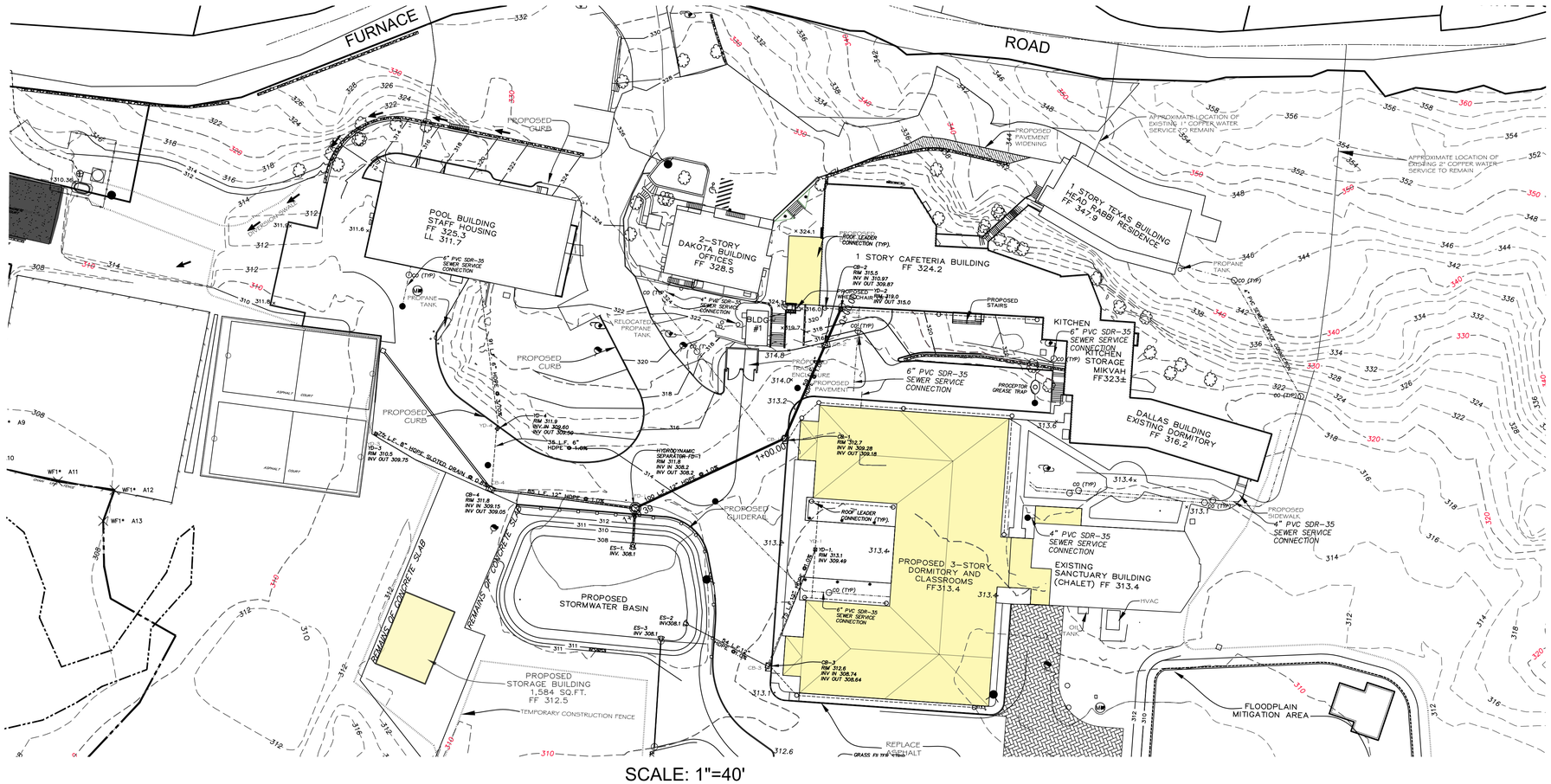
PROPOSED ON-SITE SEWER DESIGN

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR



CAFETERIA BUILDING STORM PROFILE

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



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

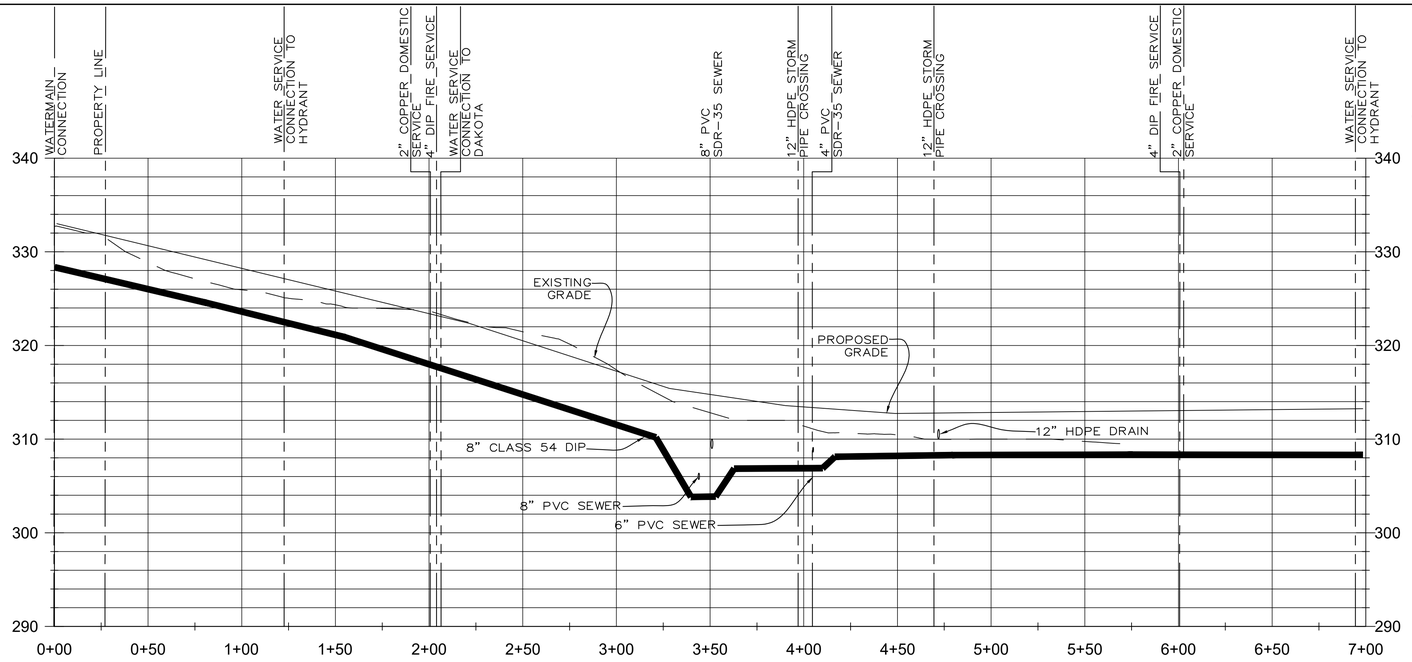
SHEET NUMBER 7/16

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

PROPOSED ON-SITE STORM DESIGN

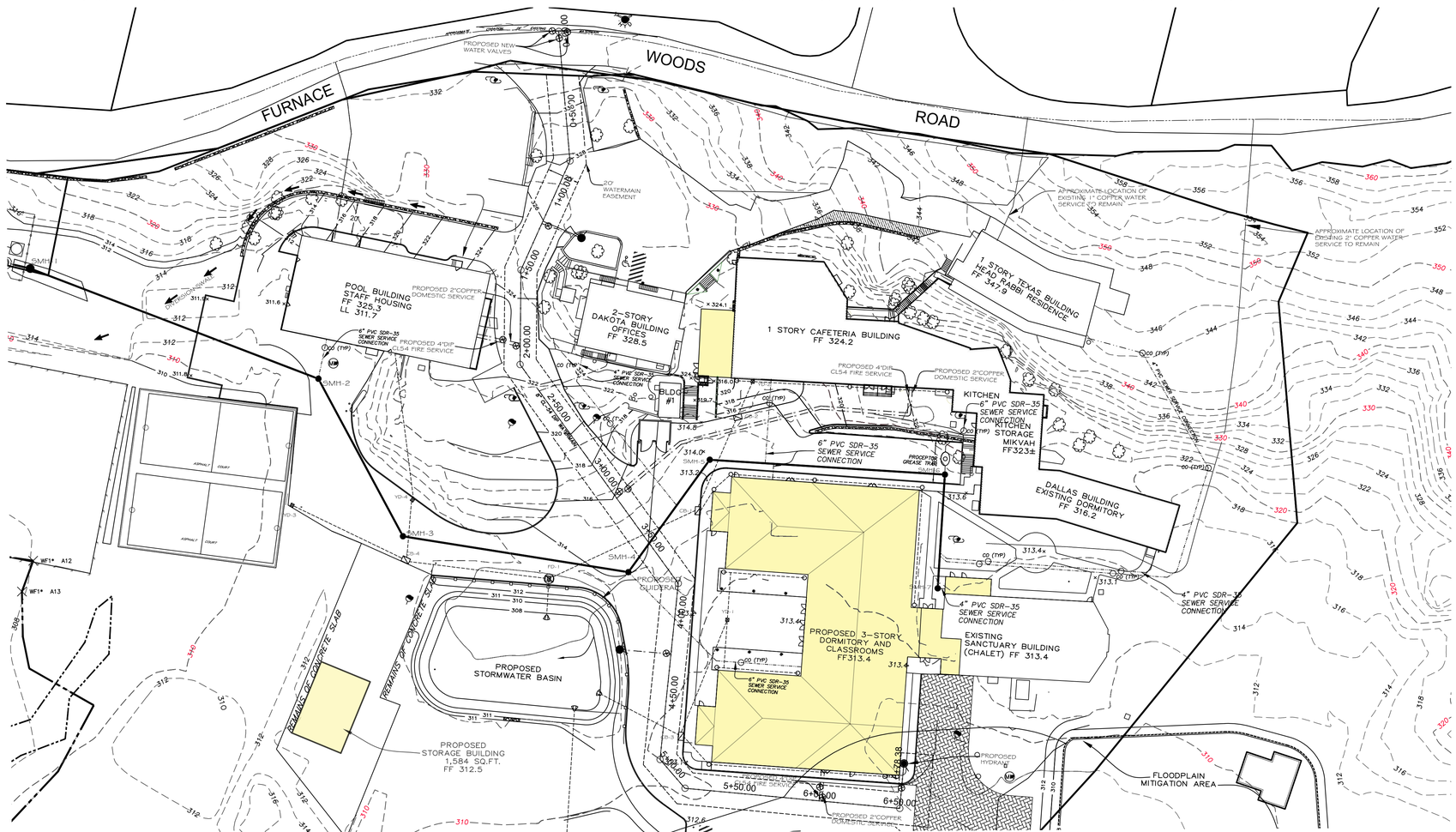
AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR



WATERMAIN PROFILE

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



SCALE: 1"=40'

WATERMAIN INSTALLATION STANDARDS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SHEET NUMBER 8/16

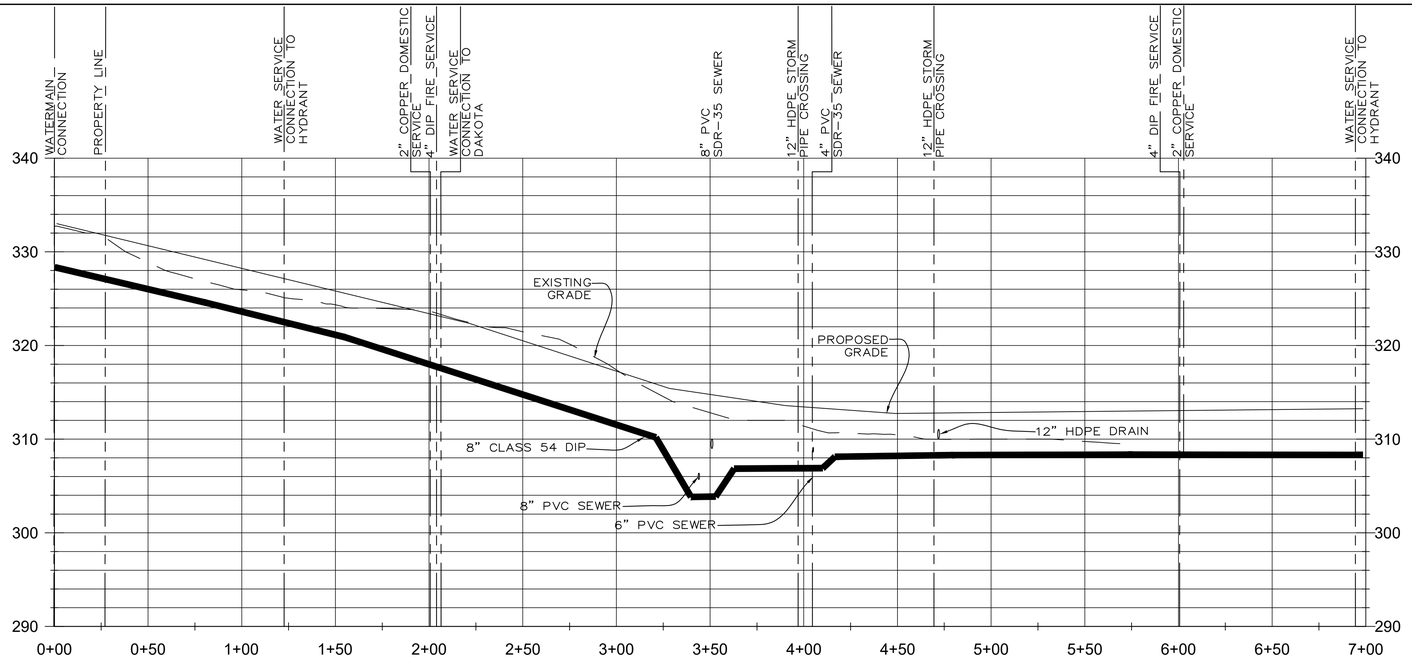
5	
4	
3	
2	TOWN COMMENTS 2-9-26
1	MISC. REVISIONS 12-17-25
	ORIGINAL DATE: 10/13/2025
	PROJECT NUMBER:

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

PROPOSED ON-SITE WATERMAIN

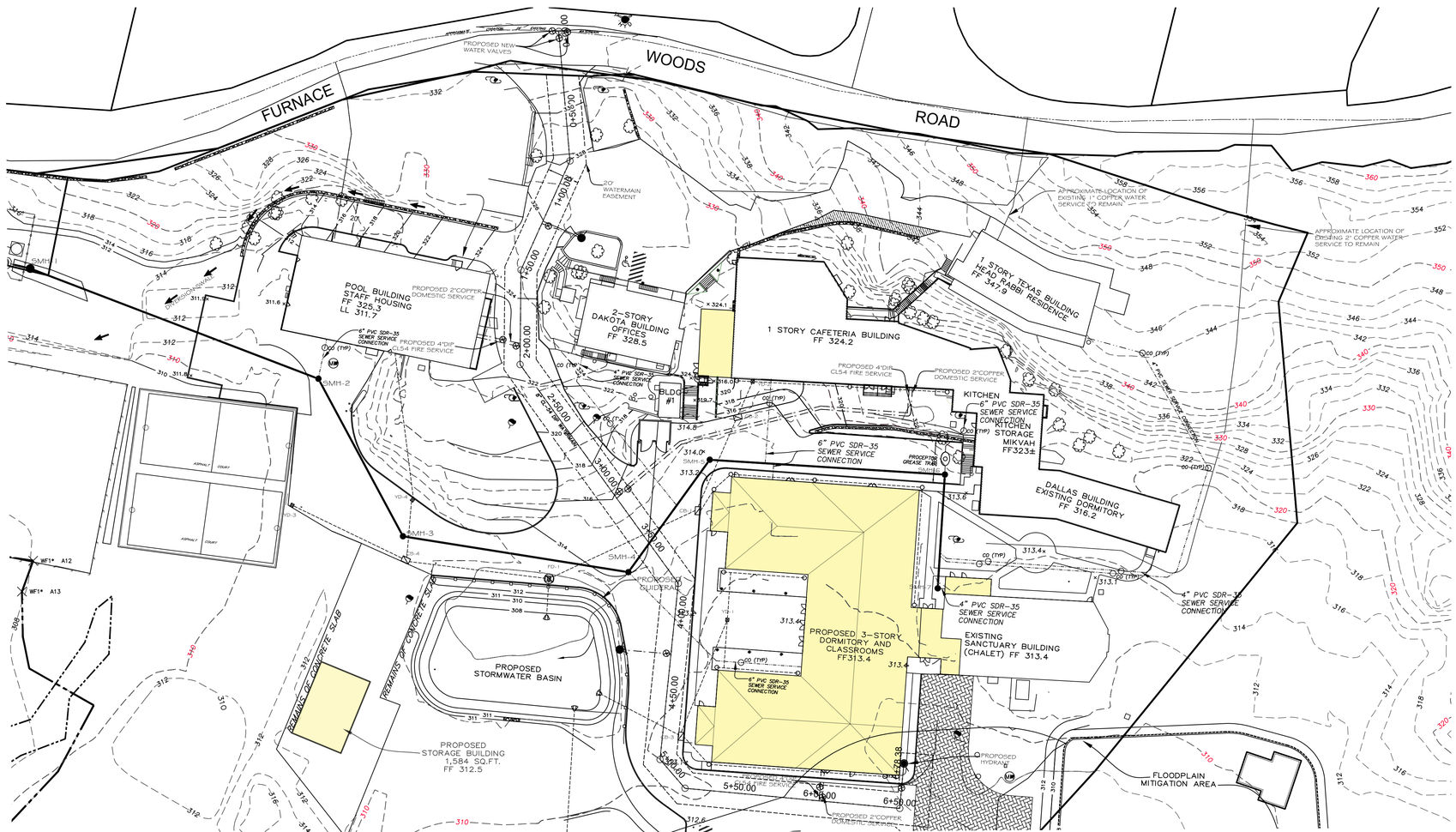
AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR



WATERMAIN PROFILE

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



SCALE: 1"=40'

WATERMAIN INSTALLATION STANDARDS

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

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

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

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

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SHEET NUMBER 8/16

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

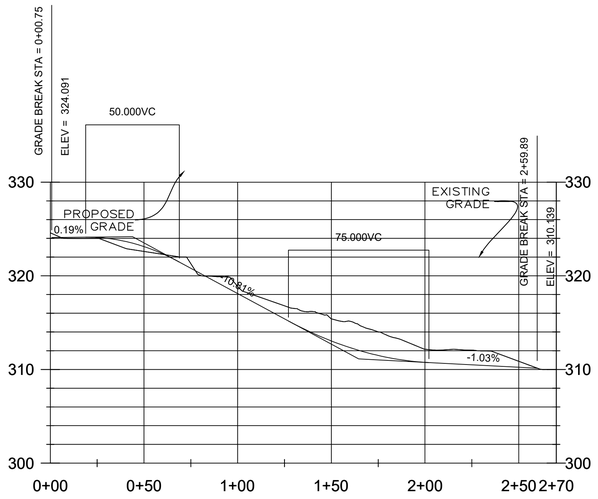
CIARCIA ENGINEERING, P.C.
360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598
(914) 245-0123

PROPOSED ON-SITE WATERMAIN

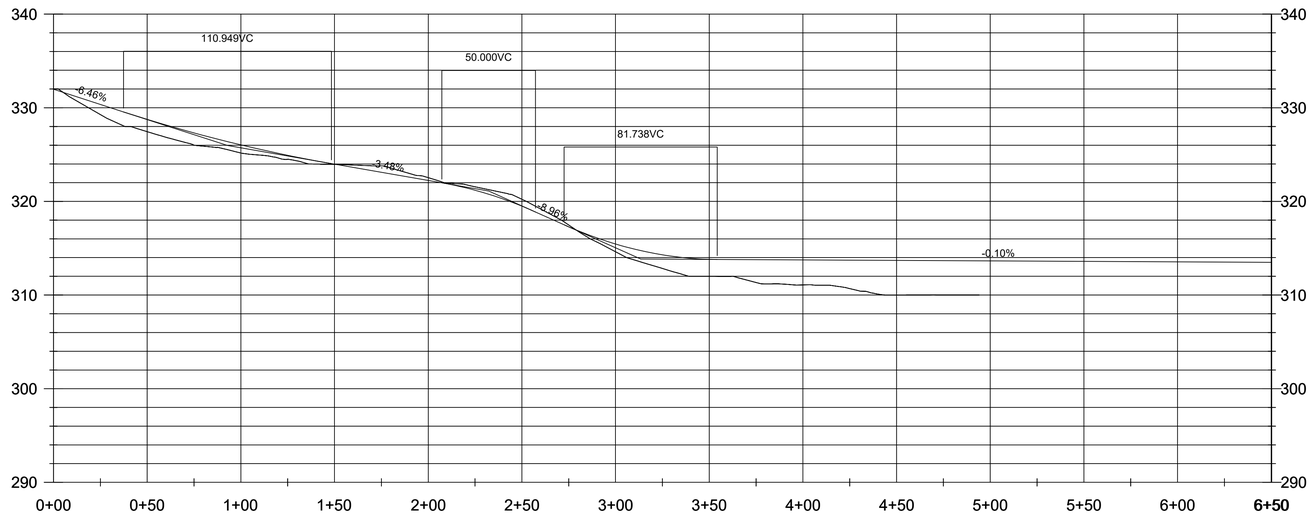
AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR

DRIVEWAY PROFILE



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



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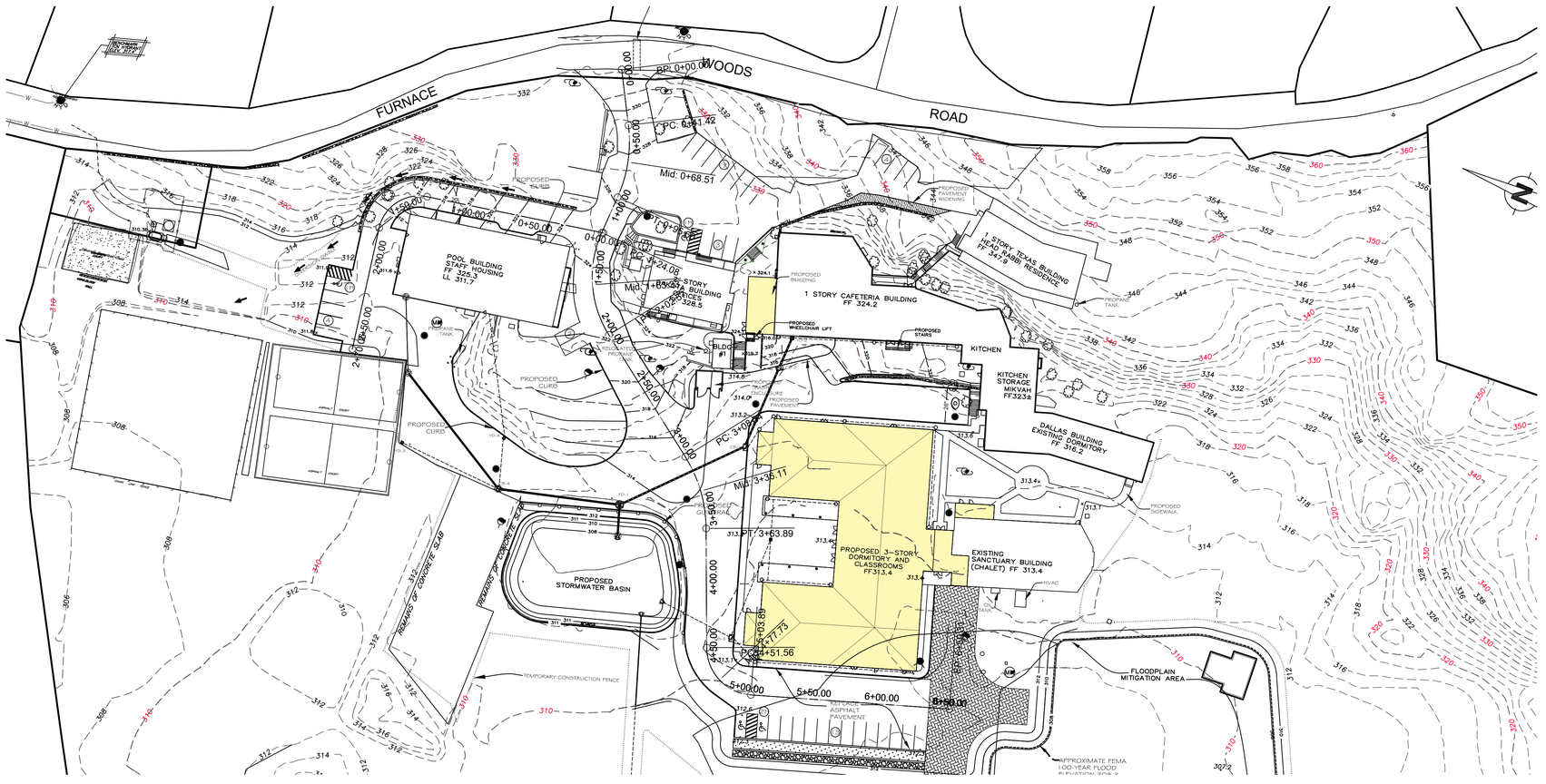


SCALE: 1"=50'

SHEET NUMBER 9/16

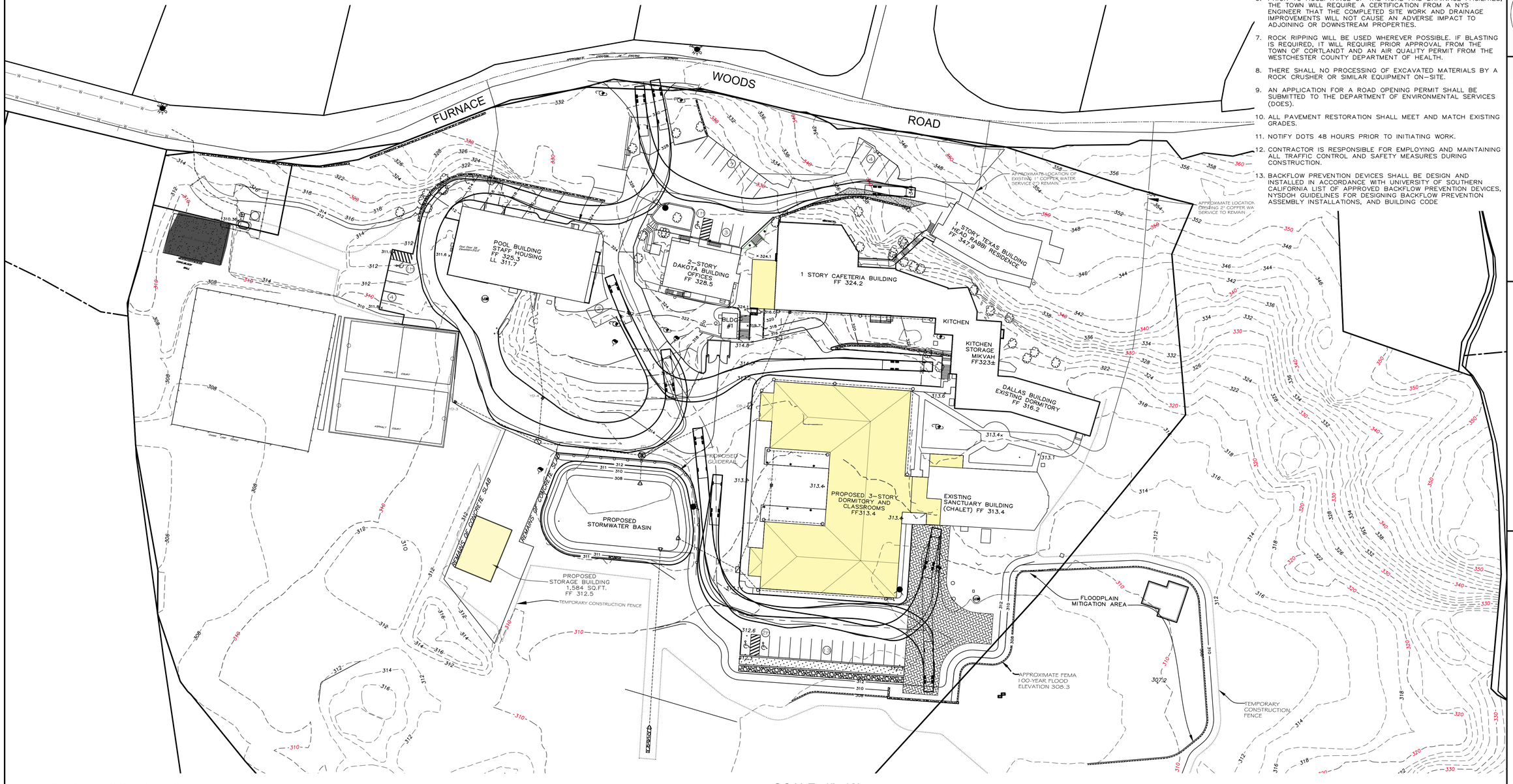
7 TOWN COMMENTS 2-18-26
6 TOWN COMMENTS 2-9-26
5 TOWN COMMENTS 1-26-26
4 MISC. REVISIONS12-17-25
3 TOWN COMMENTS 10-13-25
2 DRAFT 3-3-2025 REV. PUMP INV.
1 DRAFT 1-29-25
ORIGINAL DATE: 3/4/2024
PROJECT NUMBER:

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

PROPOSED ROAD PROFILE

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR

MOHEGAN FIRE DEPARTMENT
LADDER TRUCK TEMPLATE



FIRE TRUCK DATA

TURNING MOVEMENTS ARE BASED ON THE LARGEST LADDER TRUCK OPERATED BY THE MOHEGAN FIRE DEPARTMENT. THE FOLLOWING INFORMATION WAS USED:

1. TRUCK OVERALL LENGTH 42'-2"
2. TURNING RADIUS 22.9 DEGREES
3. MAXIMUM STABILIZER DEPLOYMENT 16 TO 18 FEET
4. SHORT STABILIZER DEPLOYMENT 12 FEET

ADDITIONAL TOWN NOTES:

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

SCALE: 1"=40'

SHEET NUMBER 10/16

5 TOWN COMMENTS 2-18-26
4 TOWN COMMENTS 2-9-26
3 TOWN COMMENTS 1-26-26
2 MISC. REVISIONS 12-17-25
1 TOWN COMMENTS 12-10-25
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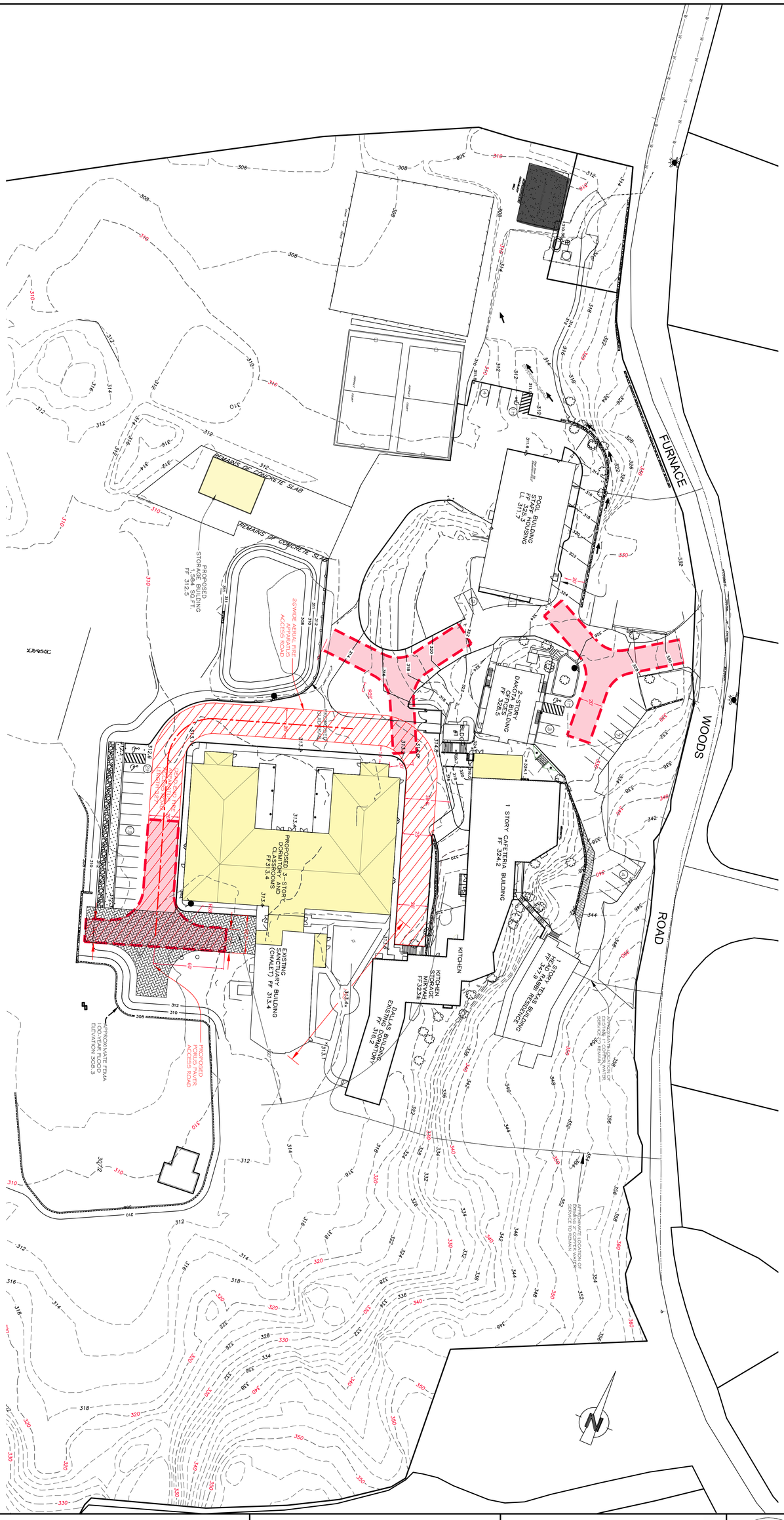
YORKTOWN HEIGHTS, NY 10598
(914) 245-0123

FIRE PROTECTION PLAN
FIRE TRUCK TURNING ANALYSIS

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR

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



SCALE: 1"=40'

AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR

2025 FIRE CODE FIGURE D103.1 ANALYSIS

CIARCIA ENGINEERING, P.C.
360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598
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5 TOWN COMMENTS 2-18-26	SHEET NUMBER
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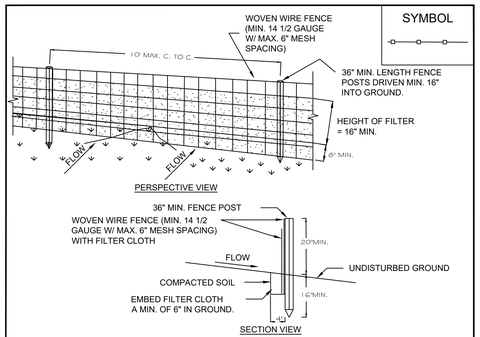


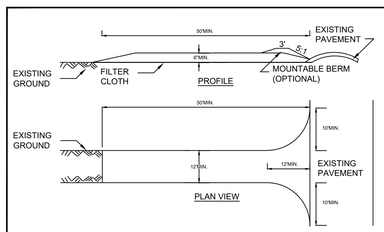
SYMBOL

CONSTRUCTION SPECIFICATIONS

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

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

SILT FENCE

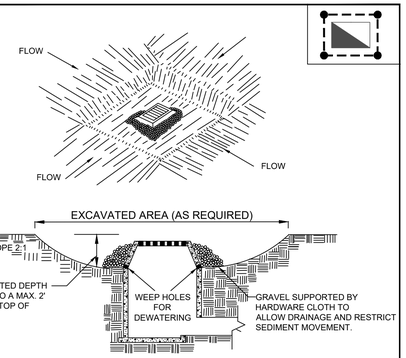


CONSTRUCTION SPECIFICATIONS

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

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

STABILIZED CONSTRUCTION ENTRANCE



CONSTRUCTION SPECIFICATIONS

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

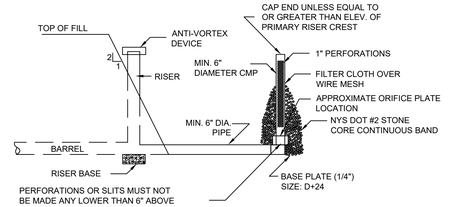
MAXIMUM DRAINAGE AREA 1 ACRE

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

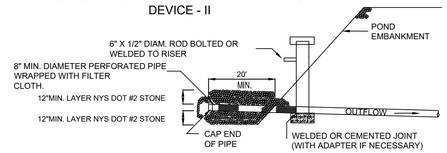
EXCAVATED DROP INLET PROTECTION

SYMBOL

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



OPTIONAL SEDIMENT BASIN DEWATERING DEVICE - II



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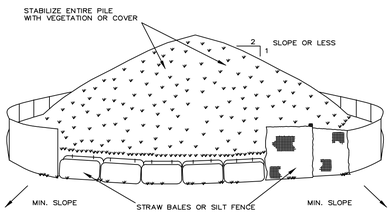
RISER PIPE DEWATERING DEVICES



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

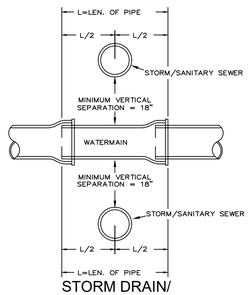
TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NON- VEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED DURATION OF USE.

INSTALLATION NOTES

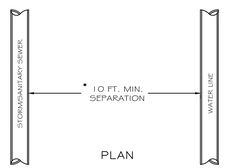
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAW BALES, THEN STABILIZED WITH VEGETATION OR COVERED.

SOIL STOCKPILING
N.T.S.

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

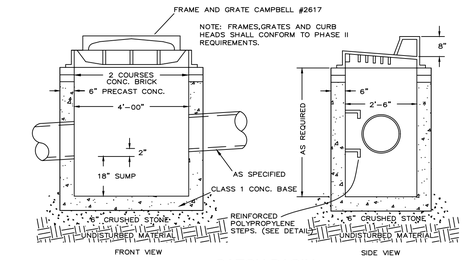


STORM DRAIN/ SANITARY SEWER WATER MAIN CROSSING

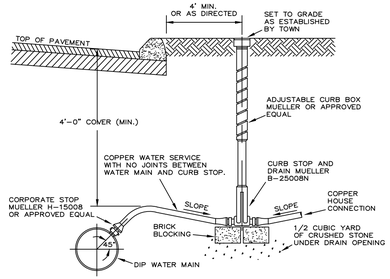


Sewers shall be laid at least 10 feet (3.0 m) horizontally from any existing or proposed water main. The distance shall be measured edge to edge. In cases where it is not practical to maintain a ten foot separation, the appropriate reviewing agency may allow deviation on a case-by-case basis, if supported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

STORM SEWER/WATER SEPARATION
N.T.S.



CATCH BASIN
N.T.S.

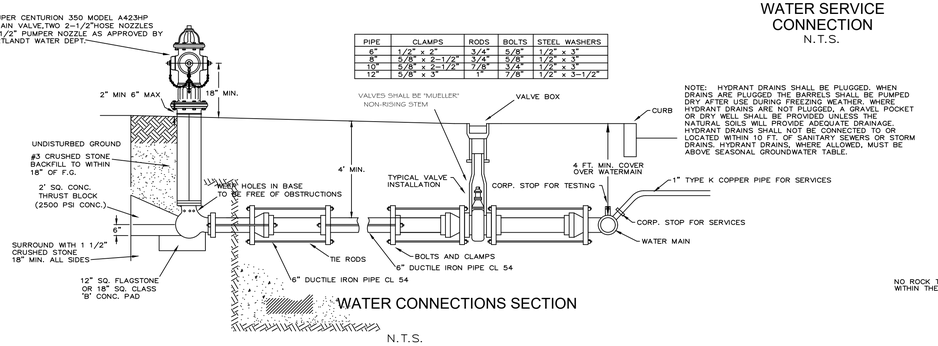


WATER SERVICE NOTES:
1. THE WATER LINE TAP SIZE SHALL BE DETERMINED AT THE TIME A WATER TAP PERMIT IS OBTAINED FROM THE TOWN OF CORTLANDT WATER DEPARTMENT.
2. ALL WATER TAPS (INCLUDING CURB BOXES) AND UTILITY SLEEVES MUST BE INSTALLED PRIOR TO PAVING.

WATER SERVICE CONNECTION
N.T.S.

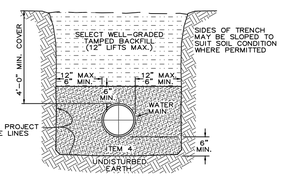
"MUELLER" SUPER CENTURION 350 MODEL A423HP W/ 5-1/4" MAIN VALVE,TWO 2-1/2"HOSE NOZZLES ,AND ONE 4-1/2" PUMPER NOZZLE AS APPROVED BY TOWN OF CORTLANDT WATER DEPT.

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

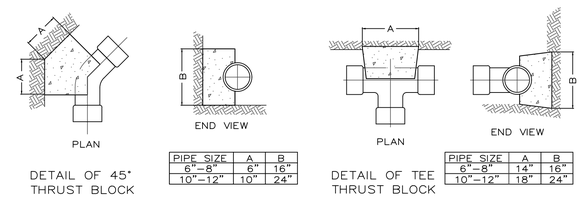


NOTE: HYDRANT DRAINS SHALL BE PLUGGED. WHEN DRAINS ARE PLUGGED THE BARRELS SHALL BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. WHERE HYDRANT DRAINS ARE NOT PLUGGED, A GRAVEL POCKET OR DRY WELL SHALL BE PROVIDED UNLESS THE NATURAL SOILS WILL PROVIDE ADEQUATE DRAINAGE. HYDRANT DRAINS SHALL NOT BE CONNECTED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

WATER CONNECTIONS SECTION
N.T.S.



WATERMAIN BEDDING
N.T.S.



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

DETAIL OF 45° THRUST BLOCK
N.T.S.

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

DETAIL OF TEE THRUST BLOCK
N.T.S.

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

DETAIL OF 22 1/2° THRUST BLOCK
N.T.S.

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

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

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

THRUST BLOCK DETAIL
N.T.S.

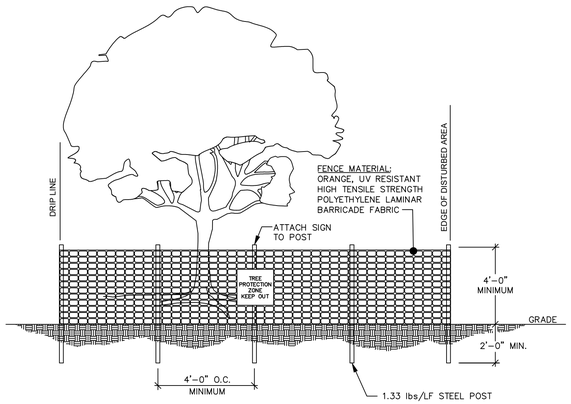
SHEET NUMBER 12/16

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

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

DETAILS

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR



TREE PROTECTION FENCE

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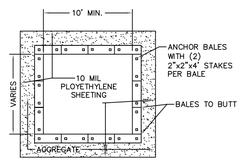
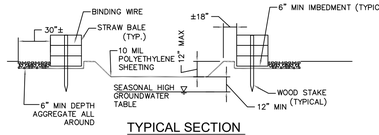
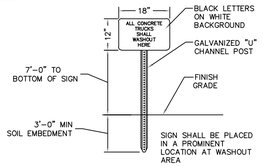


PLAN



TYPICAL SECTION

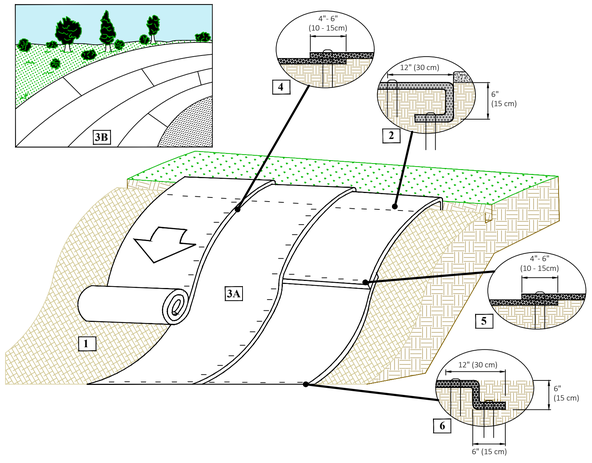


WASHOUT SIGN

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

CONCRETE WASHOUT STATION

N.T.S.

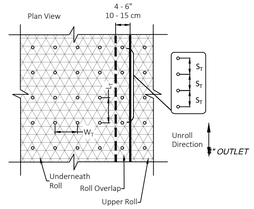


EROSION BLANKET

Instructions

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

Staple Pattern Guide



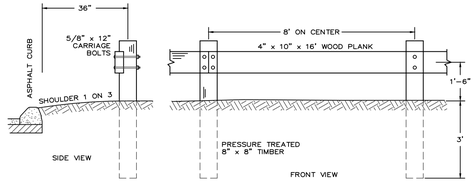
- Pin / Staple / Twist Pin, as appropriate for field conditions

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

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

EROSION CONTROL NOTES:

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



GUIDERAIL DETAIL

WATERMAIN INSTALLATION STANDARDS

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

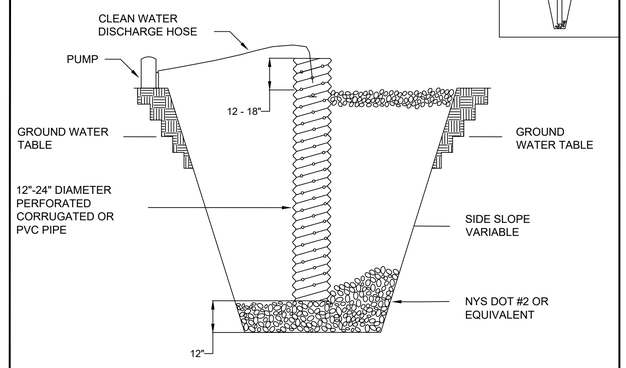
   POTABLE WATER SERVICES AND FIREMATIC SERVICES SHALL REMAIN SEPARATE. MINIMUM FIRE SERVICE SHALL BE 6". A COMMERCIAL METER SHALL BE INSTALLED ON THE FIRE SUPPLY AS REQUIRED BY THE TOWN OF CORTLANDT. STANDARDS SHALL BE PROVIDED BY THE TOWN OF CORTLANDT AT TIME OF APPLICATION.

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

2. BACKFLOW PREVENTIONS DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE WESTCHESTER COUNTY CROSS CONNECTION CONTROL PROGAM (HTTPS://HEALTH.WESTCHESTERGOV.COM/CROSS-CONNECTION-CONTROL).
   A. ALL COMMERCIAL WATER TAPS SHALL BE EQUIPPED WITH AN APPROVED REDUCED PRESSURE ZONE ASSEMBLY WITH STRAINER.
   B. ALL FIRE SUPPLY LINES SHALL BE EQUIPPED WITH AN APPROVED DOUBLE CHECK DETECTOR ASSEMBLY.
   C. RESIDENTIAL MULTI-FAMILY (3 OR MORE) SHALL BE EQUIPPED WITH AN APPROVED REDUCED PRESSURE ZONE ASSEMBLY.
   D. SINGLE AND TWO-FAMILY HOMES SHALL BE EQUIPPED WITH A DUAL CHECK VALVE ASSEMBLY.
   E. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED AFTER THE PRESSURE REDUCING VALVE AND AFTER THE WATER METER.
   F. ALL DEVICES MUST BE LEAD FREE, MANUFACTURED DOMESTICALLY AND USE BRASS FITTINGS.
3. MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER PIPE ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VAULTS.
4. ALL WATER MAINS SHALL HAVE A MINIMUM OF FOUR FEET OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADE STAKES BEFORE TRENCHING TO ENSURE THAT ALL INSTALLED WATERMAINS WILL HAVE THE REQUIRED COVER.
5. THE TOWN OF CORTLANDT SHALL BE NOTIFIED 48-HOURS IN ADVANCE OF ANY SAMPLING AND SHALL WITNESS SUCH. SAMPLING SHALL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT, OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(N) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVAL PLANS, REPORTS, SPECIFICATIONS AND ANY APPROVED AMENDMENTS. A NYSDOH CERTIFIED LABORATORY WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL AND FECAL COLIFORM AND 24-HOUR BACTERIAL PLATE COUNT. THE CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE WATER MAINTENANCE SUPERVISOR AS A CONDITION OF APPROVAL FOR OPERATION.

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

SYMBOL



CONSTRUCTION SPECIFICATIONS

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

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

DEWATERING SUMP PIT

TOWN OF CORTLANDT NOTES:

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

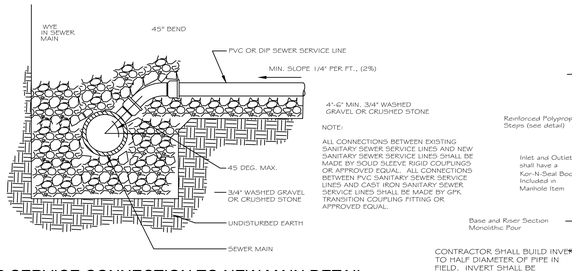
SHEET NUMBER 13/16

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

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

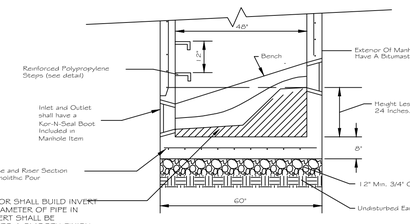
DETAILS

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR

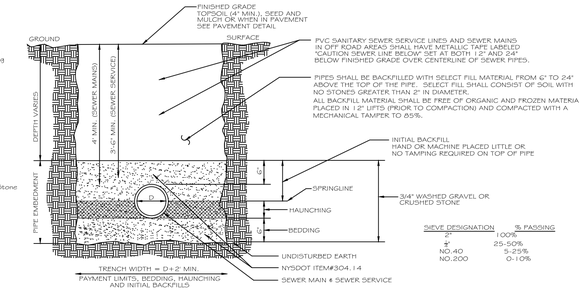


SEWER SERVICE CONNECTION TO NEW MAIN DETAIL
N.T.S.

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



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



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

NOTES:

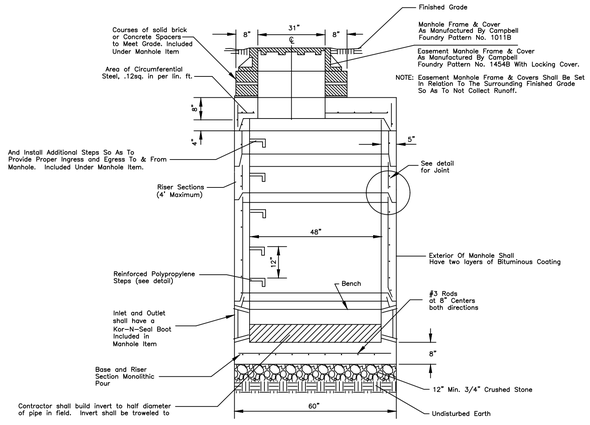
1. NO ROCK IS TO PROJECT INTO WITHIN THE EDGES OF THE TRENCH, IN ROCK EXCAVATION PIPE SHALL BE A MIN. OF 6" OVER AND AWAY FROM ROCK.
2. BACKFILL SHALL BE PLACED SO AS TO NOT DISTURB THE PIPE ALIGNMENT.
3. CONTRACTOR SHALL SURROUND THE NEW PIPE WITH 6" OF NYSDOT ITEM 304.14 ALL AROUND THE OUTSIDE OF THE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

SPECIFY THE FOLLOWING SIEVE DESIGNATIONS FOR SELECT BACKFILL.

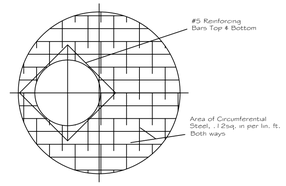
SIEVE DESIGNATION	% PASSING
2"	100%
¾"	25-50%
NO.40	5-25%
NO. 200	0-10%

SANITARY SEWER NOTES:

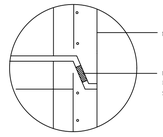
1. SANITARY SEWERS ARE TO BE OF 8" SDR 35 PVC OR 8" CLASS 52 DIP WHERE SHOWN IN THE PLANS OR IF REQUIRED BY THE ENGINEER DUE TO LOADING CONDITIONS.
2. SANITARY MANHOLES SHALL BE PRECAST IN ACCORDANCE WITH APPROVED STANDARDS AND SHALL BE SPACED A MAXIMUM DISTANCE OF 400' ON STRAIGHT RUNS AND INSTALLED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



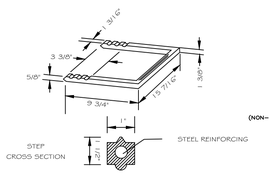
DETAIL OF PRECAST CONCRETE MANHOLE - FLAT TOP
N.T.S.



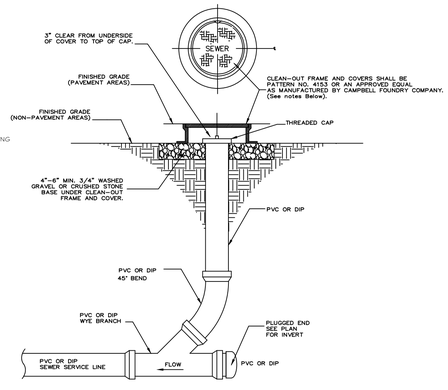
REINFORCEMENT LAYOUT FOR SLAB
N.T.S.



JOINT DETAIL
N.T.S.



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



CLEANOUT ASSEMBLY DETAIL
(N.T.S.)

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

SEWER MAIN STANDARDS

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

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

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

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

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

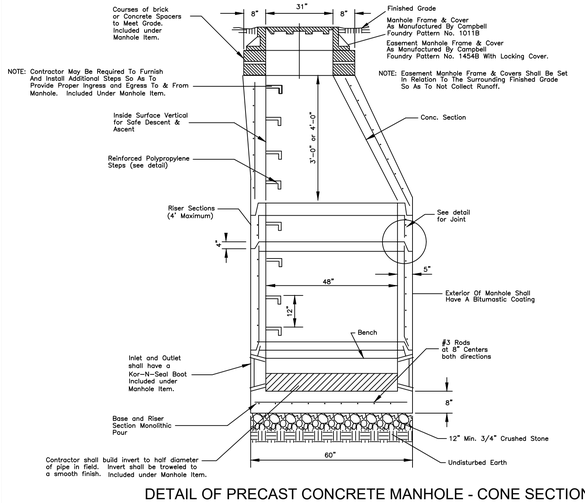
F. METALLIC TRACER TAPE IS REQUIRED FOR ALL HDPE AND SDR PIPE.

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

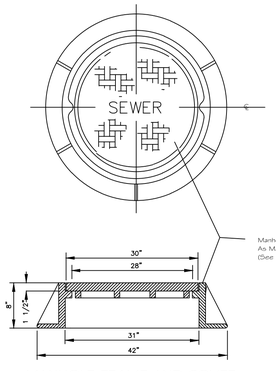
H. THE CONTRACTOR SHALL TEST ALL SEWER MAIN PIPES FOR MAXIMUM DEFLECTION OF 5% OF OUTSIDE DIAMETER. DEFLECTION TESTS SHALL BE PERFORMED USING A CIRCULAR STEEL BALL ON A SLED 1/16 INCH IN DIAMETER SMALLER THAN ALLOWABLE INSIDE DIAMETER OF SEWER MAIN PIPE WHEN DEFLECTED TO A MAXIMUM OF 5% OF OUTSIDE DIAMETER.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

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

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



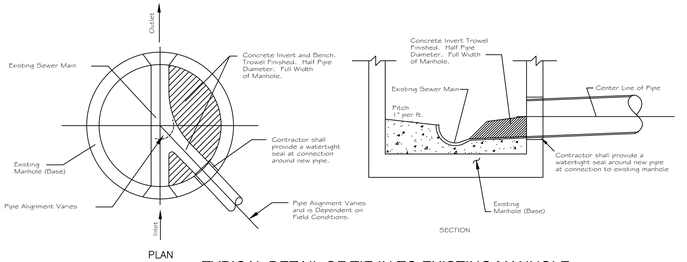
DETAIL OF PRECAST CONCRETE MANHOLE - CONE SECTION
N.T.S.



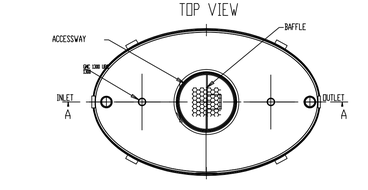
MANHOLE FRAME AND COVER
N.T.S.

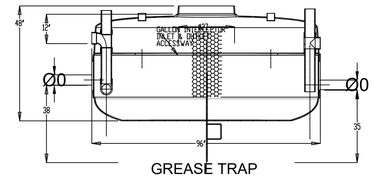
MANHOLE FRAME AND COVER NOTES

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



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





GREASE TRAP
ZURN PROCEPTOR® MODEL GMC 500
RATED FOR 100 GPM
SECTION A-A
NTS

Proceptor®
ZURN.
GMC 500

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

SHEET NUMBER 14 16

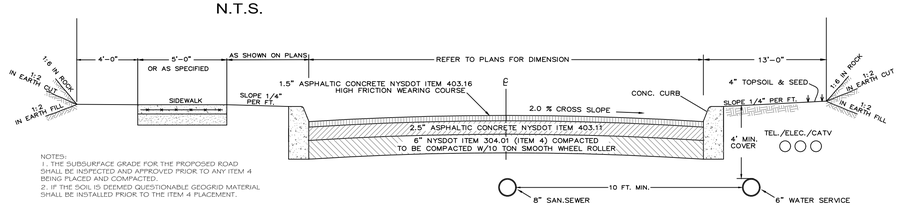
5 TOWN COMMENTS 2-18-26
4 MISC. REVISIONS 2-9-26
3 MISC. REVISIONS 12-17-25
2 TOWN COMMENTS 10-13-25
1 MISC. REVISIONS 4-18-25
ORIGINAL DATE: 3/4/2024
PROJECT NUMBER:

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

SEWER DETAILS

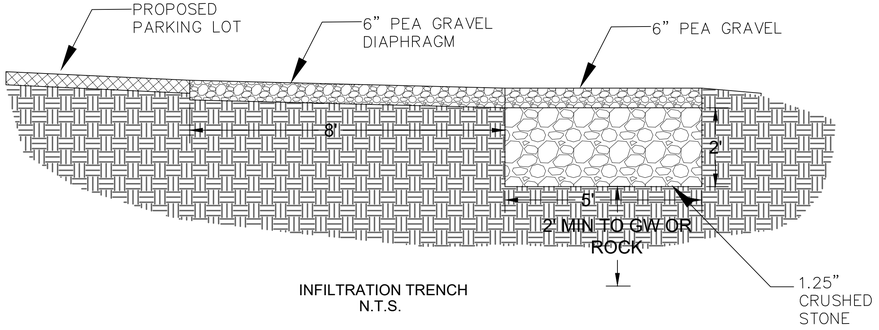
AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR

WET TAP DETAIL
N.T.S.

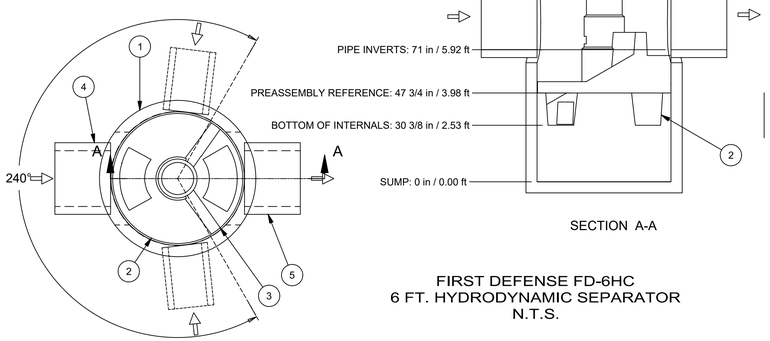


NOTES:
1. THE SUBSURFACE GRADE FOR THE PROPOSED ROAD SHALL BE INSPECTED AND APPROVED PRIOR TO ANY ITEM 4 BEING PLACED AND COMPACTED.
2. IF THE SOIL IS DEEMED QUESTIONABLE GEOGRID MATERIAL SHALL BE INSTALLED PRIOR TO THE ITEM 4 PLACEMENT.

TYPICAL ROAD SECTION
N.T.S.



INFILTRATION TRENCH
N.T.S.

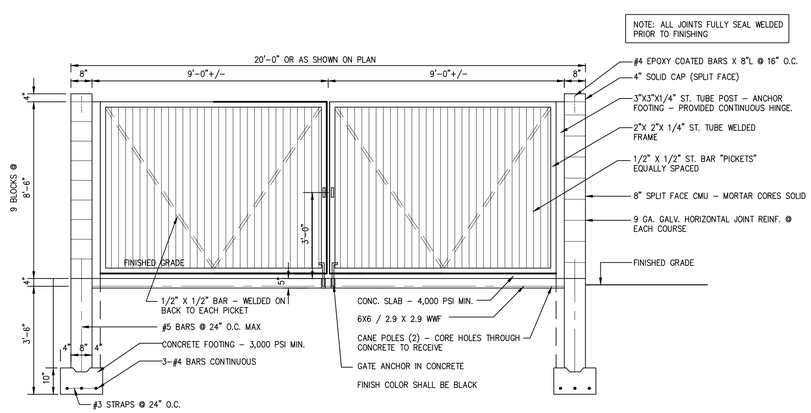


Inlet pipe(s) can enter anywhere within 240° arc.

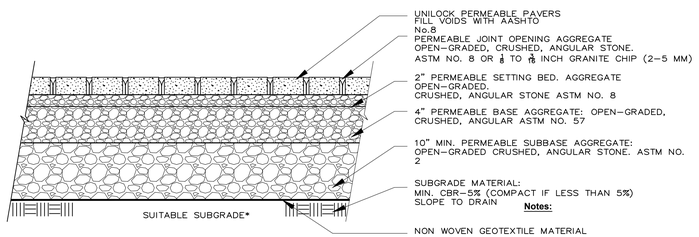
SECTION A-A

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

NOTE: ALL JOINTS FULLY SEAL WELDED PRIOR TO FINISHING



TRASH ENCLOUSURE
N.T.S.



Notes:

1. AVOID OVER COMPACTION OF THE NATURAL SUBGRADE SOILS. UNDERDRAINS MAY BE USED TO PROVIDE POSITIVE DRAINAGE.

2. OPEN GRADED BASE MATERIAL TO BE INSTALLED IN 6" LIFTS AND COMPACTED. THERE SHOULD BE A MINIMUM OF FOUR PASSES WITH NO VISIBLE MOVEMENT OF THE MATERIAL.

3. PRESS #8 STONE INTO TOP OF #57 STONE WITH COMPACTION EQUIPMENT.

4. PAVERS TO BE SET USING 5000 LBF PLATE COMPACTOR.

PERMEABLE PAVER DETAIL
N.T.S.

GREASE TRAP DESIGN:

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

Fixtures Routed to Grease

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

Methodology

Grease interceptor sizing is based on:

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

Updated Peak Flow Calculation (Realistic Operation)

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

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

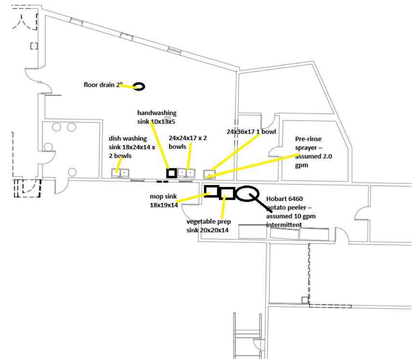
Resulting realistic Q_peak: **60-65 gpm**

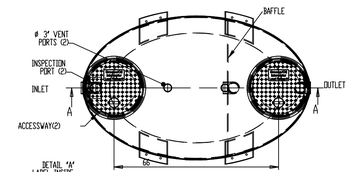
Grease Interceptor Sizing (Updated to 2,000 gallons)

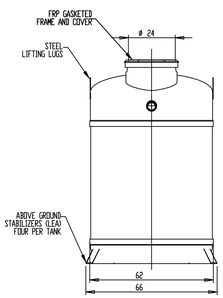
Per NYSDEC, required working volume is:
Q_peak × 30 minutes

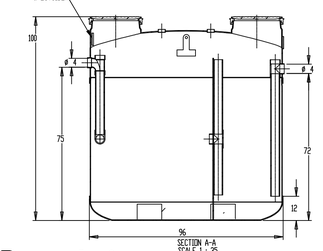
- At 60 gpm: 1,800 gallons
- At 65 gpm: 1,950 gallons

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









Proceptor
ZURN

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

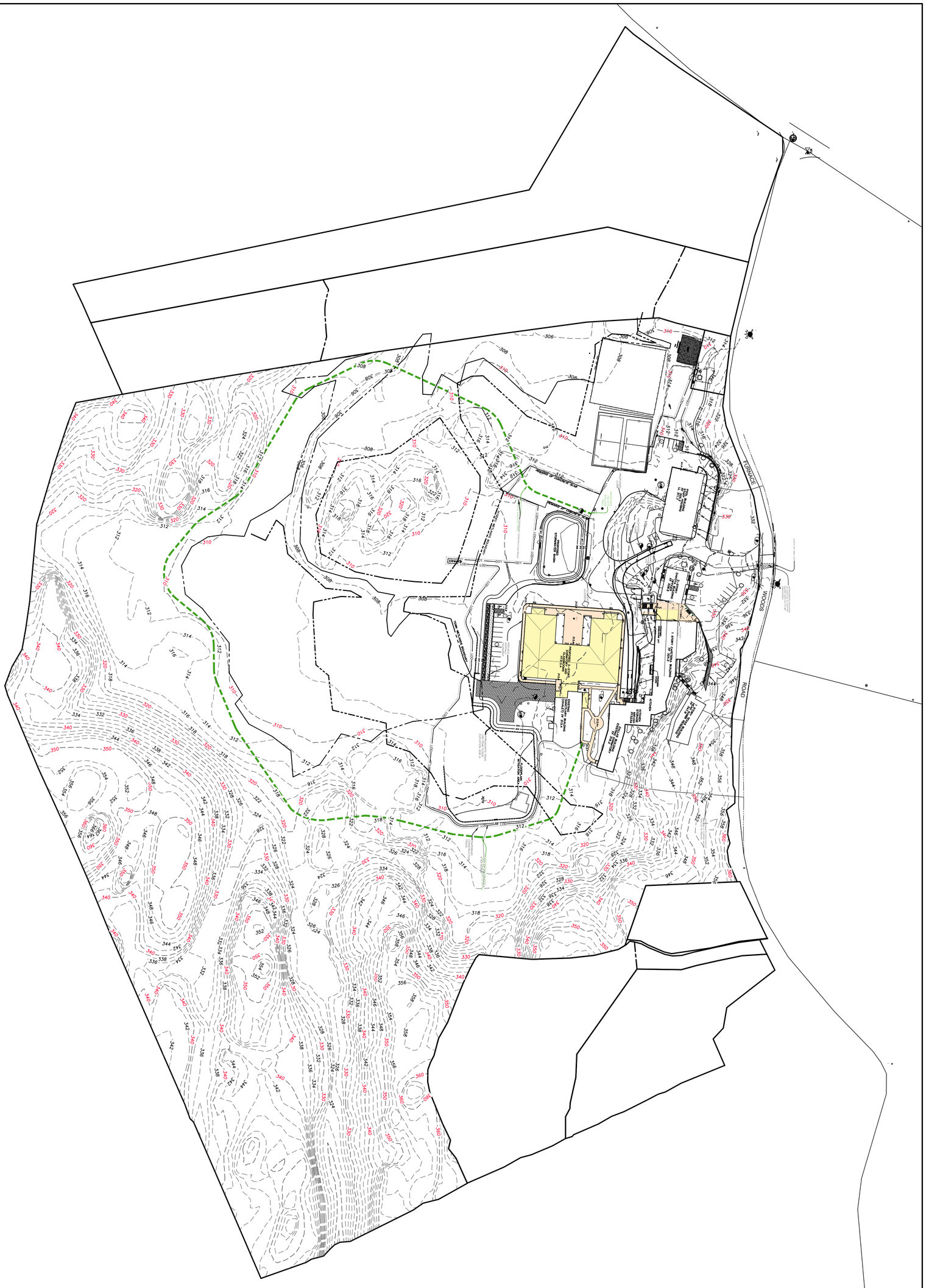
SHEET NUMBER 15/16

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

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

MISC. DETAILS

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR



SCALE: 1"=80'

AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR

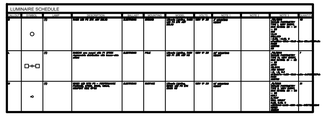
WALKING TRAILS

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

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

SHEET NUMBER
16/16

LIGHTING SCHEDULE FOR PLACEMENT



LEGEND

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

FURNACE WOODS ROAD

LIMITS OF SAW CUT

POOL BUILDING
STAFF HOUSING
FF 325.3
LL 311.7

2-STORY
DAKOTA BUILDING
OFFICES
FF 328.5

PROPOSED BUILDING

1 STORY CAFETERIA BUILDING
FF 324.2

PROPOSED WHEELCHAIR LIFT

PROPOSED STAIRS

PROPOSED PAVEMENT TO WIDENING

1 STORY TEXAS BUILDING
HEAD TO RABBI RESIDENCE
FF 344.9

PROPANE TANK

KITCHEN

KITCHEN STORAGE
MIKVAH
FF323±

DALLAS BUILDING
EXISTING DORMITORY
FF 316.2

PROPOSED SIDEWALK

PROPOSED 3-STORY
DORMITORY AND
CLASSROOMS
FF313.4

EXISTING
SANCTUARY BUILDING
(CHALET) FF 313.4

HVAC

REMAINS OF CONCRETE SLAB

REMAINS OF CONCRETE SLAB

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

PROPOSED
ON-SITE WALKING TRAIL

NYSDEC WETLANDS BOUNDARY

APPROXIMATE FEMA
100-YEAR FLOOD
ELEVATION 308.3

PROPOSED ON-SITE
WALKING TRAIL 0.42 MI

N

SCALE: 1"=40'

SHEET NUMBER
LT-1

ORIGINAL DATE: 2/18/2026

PROJECT NUMBER:

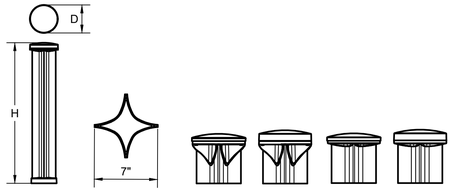
CIARCIA ENGINEERING, P.C.
360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598
(914) 245-0123

LIGHTING PLAN

AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR

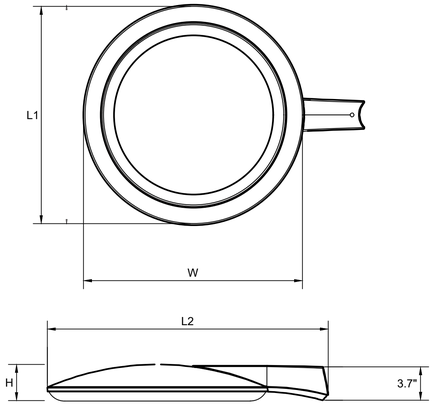
RADEAN BOLLARD
LED SITE LUMINARE



SPECIFICATIONS:

DIAMETER:	D = 8.26" (20.96 CM)
HEIGHT:	H = 41.5" STANDARD (105.41 CM)
WEIGHT (MAX):	20 LBS (9.07 KG)

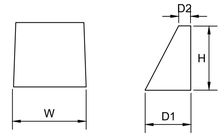
RADEAN ARM MOUNT
LED AREA LUMINARE



SPECIFICATIONS:

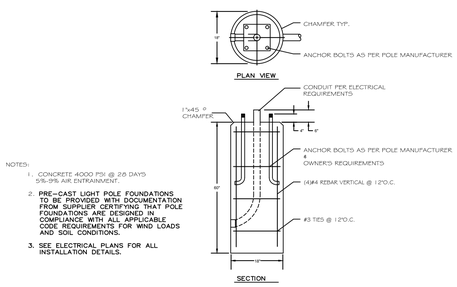
EPA:	0.72 FT^2
LENGTH:	
L1:	24" (61 CM)
L2:	30" (60.96 CM)
WIDTH:	24" (61 CM)
HEIGHT:	4" (10.2 CM)
WEIGHT (MAX):	29LBS (13.15KG)

WDGE1 LED
ARCHITECTURAL WALL
SCONCE



SPECIFICATIONS:

DEPTH (D1):	5.5" (13.97 CM)
DEPTH (D2):	1.5" (3.81 CM)
HEIGHTS:	8" (20.32 CM)
WIDTH:	8" (20.32 CM)
WEIGHT (WITHOUT OPTIONS):	9 LBS (.45 KG)



NOTES:

1. CONCRETE 4000 PSI @ 28 DAYS 5%-9% AIR ENTRAINMENT.
2. PRE-CAST LIGHT POLE FOUNDATIONS TO BE PROVIDED WITH DOCUMENTATION FROM SUPPLIER CERTIFYING THAT POLE FOUNDATIONS ARE DESIGNED IN COMPLIANCE WITH ALL APPLICABLE CODE REQUIREMENTS FOR WIND LOADS AND SOIL CONDITIONS.
3. SEE ELECTRICAL PLANS FOR ALL INSTALLATION DETAILS.

LED LIGHT POLE AND CONCRETE BASE

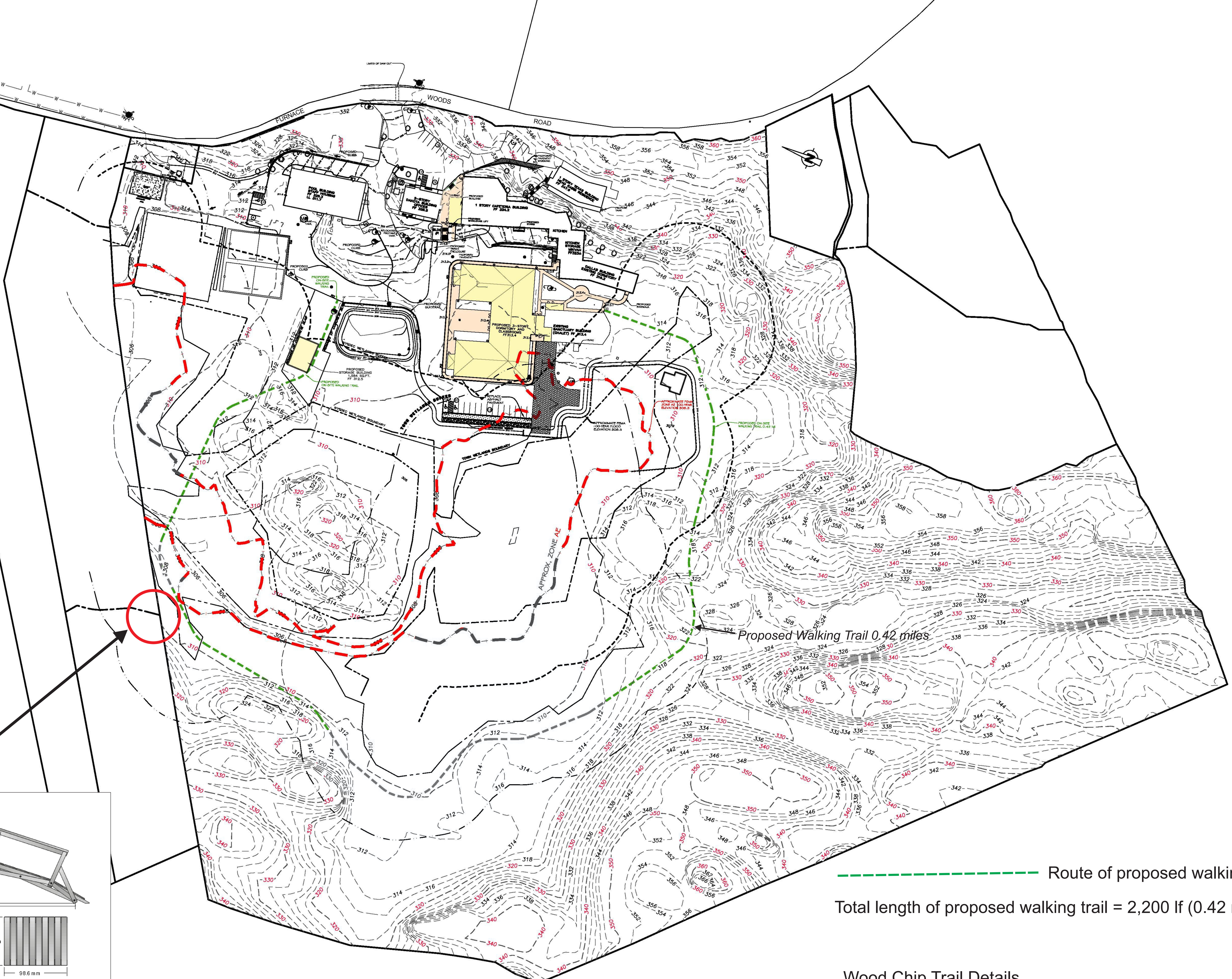
SHEET NUMBER
LT-2

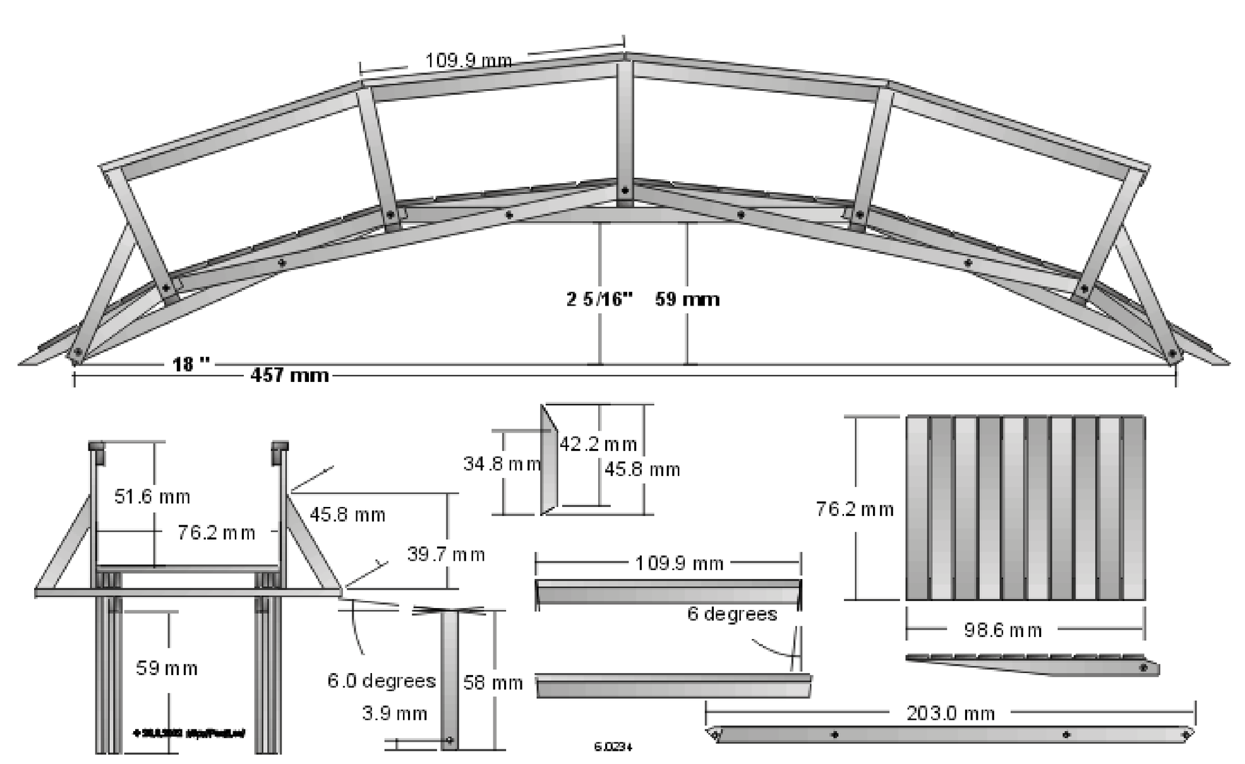
ORIGINAL DATE: 2/18/2026
PROJECT NUMBER:

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

LIGHTING DETAILS

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR





Footbridge Concept

SCALE: 1"=80'

Route of proposed walking trail

Total length of proposed walking trail = 2,200 lf (0.42 miles)

Wood Chip Trail Details

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

SHEET NUMBER T 1

5
4
3
2
1

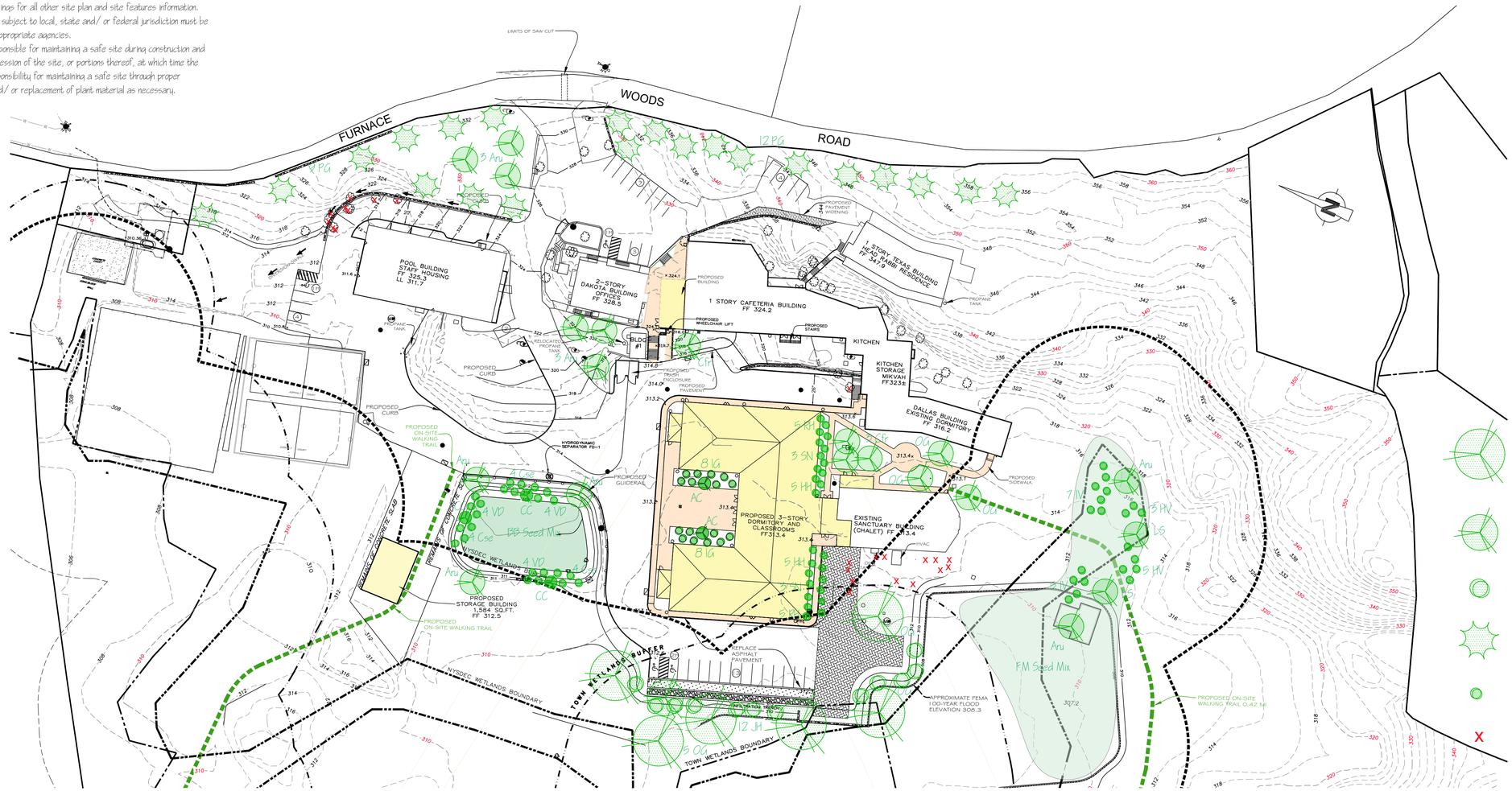
ORIGINAL DATE: 11/3/2025
PROJECT NUMBER:

Tim Miller Associates, Inc.
Planning and Environmental Services
10 North Street
Cold Spring, NY

WALKING TRAIL

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR

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



Proposed Tree

Proposed Minor Tree

Proposed Shrub

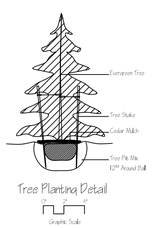
Proposed Evergreen Tree

Proposed Flowering Plant

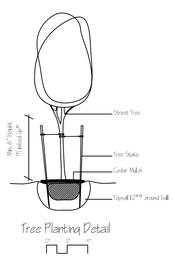
X Existing Tree to be Removed

SCALE: 1"=40'

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



Tree Planting Detail



Tree Planting Detail

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

Grading Details

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

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

Yeshiva Ohr Hameir Plant List 2-18-26

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

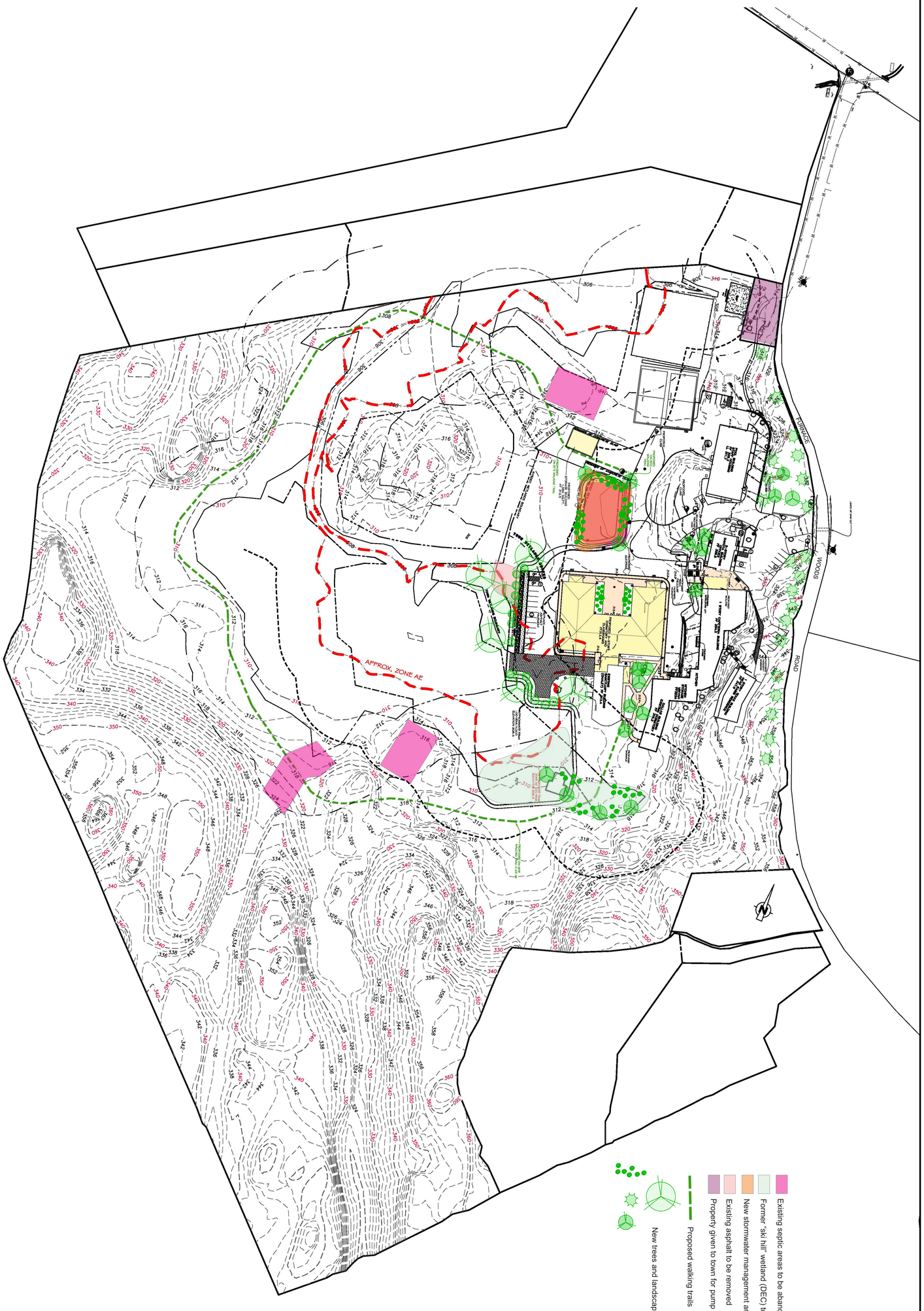
SHEET NUMBER L 1

February 18, 2026

Tim Miller Associates, Inc.
Planning and Environmental Services
10 North Street
Cold Spring, NY

LANDSCAPE PLAN

AMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR



SCALE: 1"=80'

AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR

SUMMARY OF PROPOSED MITIGATION MEASURES

Tim Miller Associates, Inc.
Planning and Environmental Services
10 North Street
Cold Spring, NY

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

SHEET NUMBER
M 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 CK
Heather LaVarnway, CNU-A, AICP, Planner HL

SUBJECT: PB 2025-18 Project name **Leal Peterbilt of Westchester**, application of Mauricio Leal of 70 Roa Hook Realty LLC for Site Development Plan approval for redevelopment of and addition to a partially developed car wash into a facility for service/repair and parts sales for Peterbilt trucks. The project is located at 70 Roa Hook Road, Section 22.20, Block 2, Lot 1 (22.10-2-1).

DATE: February 18, 2026

The Planning Department reviewed the subject application materials consisting of:

- 4-page set of plans and architecturals by John J Gilchrist, Architect, dated 9/29/25 and last revised 1/22/26
- SEQRA Short Environmental Assessment Form, dated 1/21/2026
- Property Survey by Rowan Land Surveying, PLLC, dated 1/15/2026
- Leal Peterbilt of Westchester – Scope of Business and Activities memo, dated 1/15/2026

Project Description:
The subject parcel is a 0.640-acre lot in the AWE-2 district, with existing right-in/right-out access from Roa Hook Road (US Route 9). The applicant is applying for a Site Development Plan to locate a Peterbilt truck service/repair and parts business on the site, which was previously approved for a car wash. The car wash was partially constructed but never in operation. Portions of the existing building would be demolished, and two additions totaling 2,107 square feet (on the west and north sides of the building) are proposed. The existing building has a footprint of 4,649 square feet; the proposed building would have a footprint of 6,756 square feet, representing a 45% increase in building coverage.

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

Additional Information Required:
The applicant shall provide the following additional/corrected information:

1. Clarification about what types/sizes of trucks are expected to be on-site related to the applicant's business activities. The project description included in the introduction letter from the applicant's attorney, dated 1/21/26, indicates the use proposed is "parts sales and service/repair of Peterbilt trucks," and discussions have focused on the tractors (without trailers) being the trucks that would be serviced/repaired at this facility. However, the Scope of Business and Activities provided by the applicant references service and sales of new and used "dump trucks, concrete mixer trucks, garbage trucks, oil and fuel trucks, roll offs, box trucks, conventional sleeper tractors, and day cab tractors"; there is also reference to a parts delivery van to be accommodated on the site.

2. Clarification about whether any trucks will be parked/stored outside of the building. The applicant and their representatives have verbally indicated both at staff-level meetings and to the Planning Board at the February 2026 meeting that nothing will be stored outside, but the Scope of Business and Activities memo provided by the applicant states otherwise:
    - On page 2 under Truck Sales – "However, we could potentially keep one or two dump trucks for display since it projects a beautiful and elegant look to the location."
    - On page 3 under Service & Repairs – "We expect that some customer trucks will be parked outside the service bays waiting for a bay to be available for maintenance. No more than 7, one truck on cue per service bay."
3. An updated Zoning Schedule to include Minimum Landscape Coverage (existing and proposed). The approved site plan for the previous car wash use was granted a variance by the ZBA to allow a reduction of the required landscape coverage down to 11.3%. The standard landscape coverage required by §307-96.1-E(7) in the Annsville Waterfront Enhancement district is 25%.
4. A truck circulation plan showing how the expected oversized vehicles will maneuver through the site, included but not limited to the largest anticipated type of Peterbilt truck, a garbage truck, and the largest anticipated fire apparatus that would service the site. Details of the specific vehicle specs used for the circulation plan shall also be provided.
5. A lighting photometric plan and fixture specifications in conformance with the Town's Outdoor Lighting Standards, see §307-12.3.
6. A parking table clearly showing the required and proposed number of spaces. Include a breakdown of the building square footage to be used for parts storage and truck repair activities.
7. A complete planting schedule, including the quantity of each type of plant material proposed. The Town prefers to see the inclusion of native/indigenous plant materials where possible.
8. A signage schedule indicating the proposed area, dimensions, type, and number of signs proposed for the site, as well as dimensioned color graphics for each proposed sign. If additional details are known such as materials, illumination, etc, that information should be provided as well.
9. If any work is being proposed to extend onto the adjacent property owned by Camp Smith, the applicant shall supply notarized authorization from Camp Smith granting the applicant permission to encroach on their property.
10. The site is served by an on-site well and septic system. Drainage is proposed to be captured by a series of on-site catch basins and discharged to Annsville Creek. The Engineering Department will provide a separate review memo covering engineering issues.

Site Layout, Circulation & Parking:

11. The applicant is proposing to angle and shift the existing front yard parking area closer to Route 9, while reducing the size of the landscaped island adjacent to the site egress lane. These changes eliminate greenspace areas where much of the landscaping was proposed for the previous car wash use. This shift is likely due to changes/additions to the building that would now have the oversized trucks accessing some of the repair bays from the south side of the building rather than the east side, as was the bay entrance configuration for the car wash. Without those planting areas, the parcel is proposed to be almost entirely covered in impervious surfaces. The Planning Board could evaluate whether the size of the building additions, subsequent number of service bays, and altered direction of access to the bays is appropriate for the subject 0.64-acre parcel.
12. The truck circulation plan will be an important component for the Planning Board's evaluation of how the site will function. There are several pinch points of concern that should be carefully evaluated —

around the northwest corner of the building, around the southwest corner of the building, and entering/existing the service bays closest to Route 9. There may be additional areas of concern if outdoor truck parking/display is also located on the site.

13. If the applicant is proposing to park up to 7 trucks outside waiting for a service bay and/or 2 trucks outdoors strictly for display purposes, as mentioned in the business scope memo, the proposed parking and display areas shall be shown on the site plan, and shall be taken into consideration in the truck circulation plan. The Planning Board should evaluate whether there is enough site area to safely accommodate outdoor storage and/or display of these heavy-duty trucks.
14. The applicant shall clarify how the new heavy-duty trucks are likely to be delivered. Will they be driven to the site to be prepped for customer pick-up, or will they be trailered or otherwise delivered? If they are likely to arrive via any method other than being driven, the applicant shall show how those deliveries will take place on the site, with consideration given to any potential impacts to traffic on Route 9.
15. The five parking spaces shown on the easterly property line could result in ongoing encroachment onto the adjacent parcel as people load/unload from vehicles parked in those spaces. The Planning Board may want consider requiring a buffer to ensure any activity associated with the subject parcel remains on-site, while recognizing that the addition of a buffer could impact the adjacent vehicular circulation lane around the back of the building.
16. The applicant is proposing to use the right-in/right-out access from Route 9 as previously designed for the car wash. The applicant shall demonstrate that the design is sufficient for this use involving oversized, heavy-duty trucks regularly accessing the site.
17. A “dumpster and recycling area” is labeled in the north corner of the plan but no dumpsters or fencing are shown and the area is located behind bollards, making it unclear how the area would be accessed by a garbage truck. The applicant shall provide an enclosed dumpster area onsite as per Ch. 154 of the town code, sufficiently sized for the expected volume of trash and recycling to be generated on-site, and located to allow for proper and safe access by a garbage truck. The garbage truck movements shall be shown on the circulation plan.
18. There appears to be one accessible parking space shown in the parking area adjacent to Route 9, but there is an additional area of pavement marked by a second accessible parking symbol. The applicant shall clarify whether a second accessible space is proposed; if not, the erroneous extra symbol shall be removed from the plan.

Landscaping:

19. The Landscaping Plan (sheet 3) shows the majority of plant materials located off-site, on the surrounding Camp Smith property. Those plants were part of mitigation associated with the previously approved car wash, for trees that were removed from the adjacent Camp Smith property without authorization. The applicant shall remove from the plan references to any off-site items not associated with this current proposal.
20. The applicant shall show how they meet the landscaping requirement in §307-96.1-E(8), including but not limited to the required front yard lawn/landscaping and required plantings adjacent to the building.
21. It appears that almost the entirety of the site is covered in impervious materials. The applicant shall investigate ways to increase the amount of landscaping on the site.
22. The landscape plans will be referred to the Conservation Advisory Council for their review and comment.

Architecture & Floor Plans:

23. The floor plans and elevations show two areas marked “Storage” at the rear of the building, with no internal building access; these rooms appear to be accessed via exterior garage bay doors. The applicant shall clarify who will be utilizing these storage bays.
24. The floor plan shows that the western portion of the larger building addition will have garage doors at the front and rear of the bay. Only the front section of the addition is labeled as a service bay; the applicant shall clarify what the rear portion of the addition will be used for. Is there the possibility that it could become an 8th service bay?
25. The applicant shall provide color renderings of the proposed buildings to clearly illustrate the proposed design and materials. The architecturals will be circulated to the Town’s Architectural Advisory Council for their review and comments.

Fire Protection: The subject drawings will be referred to the Continental Village Fire District for their review and comment.

SEQRA: 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. The Planning Board Declared their Intent to be Lead Agent at the February 3, 2026 Planning Board meeting. The Planning Department will conduct a coordinated review and refer the application to interested and involved agencies as required. Attached is a current street view and an aerial view of the subject parcel. The drawing set was previously distributed to the Planning Board.

cc: Dr. Richard Becker, Town Supervisor
James Creighton, Town Board Liaison
Michael Cunningham, Esq., Deputy Town Attorney
Chris Lapine, P.E., LaBella
Michael Preziosi, P.E., DOTS
Catherine Brosnan, P.E., DOTS
Brad Schwartz, Esq.
John Gilchrist, R.A.

Kimley»Horn
of New York, P.C.

February 10, 2026

Mr. Mauricio Leal
70 Roa Hook Reality, LLC
8 Dora Lane,
Holmdel NJ 07733

RE: ***70 Roa Hook Road Proposed Development Traffic Analysis***
Peterbilt Truck Service Facility

Dear Mr. Leal,

Kimley-Horn Engineering and Landscape Architecture of New York, P.C. ("Kimley-Horn") has prepared this letter to document the potential traffic impacts of the proposed redevelopment of the existing vacant car service facility located at 70 Roa Hook Road, in the Town of Cortlandt, NY ("Project"). A trip generation comparison has been undertaken for the former carwash/car-care facility use and the proposed truck service facility. The methodologies and findings of this comparison, which are provided in this letter, indicate that the change of use will generate less traffic than the approved use and that the layout of the site is adequate to accommodate the proposed use.

Project Understanding

The subject property located at 70 Roa Hook Road, Town of Cortlandt, NY 10567 is currently developed with a vacant 3,359 SF +/- carwash/car-care facility. The Client proposes to convert this existing space into a 6,756 SF Peterbilt truck service facility with 7 bays and associated parking. Access will be provided via the existing driveway on US Route 9 southbound. It is presumed that all left turns out of the driveway will be prohibited.

Trip Generation

Using the industry data from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 12th Edition, Kimley-Horn determined that the most appropriate Land Use Code (LUC) for the proposed truck service facility is 943 "Automobile Parts and Service Center"[1].

The corresponding trip values for the existing vacant carwash/car-care facility on the site, were obtained from the traffic report prepared by Kimley-Horn, dated April 17, 2017, for the car washes previous approval. The carwash values were updated to use the latest edition of the ITE.

The comparison is shown in the Table below.

[1] Because the nature of the work on servicing trucks is more complicated than for cars, it is expected that the proposed truck service facility will generate less than half the traffic of a general automotive service facility.

Peak-hour Trip-generation Comparison

Land Use	AM Peak Hour			PM Peak Hour		
	Total	Entering	Exiting	Total	Entering	Exiting
Former Carwash/Car Care Facility (2017)	-	-	-	42	22	20
Former Carwash/Car Care Facility (Updated)	33	19	14	53	26	27
Proposed Truck Service Facility (LUC 943)	13	9	4	14	5	9
Net Change (2017 v Proposed)	-	-	-	-28	-17	-11
Net Change (Updated v Proposed)	**-20**	**-10**	**-10**	**-39**	**-21**	**-18**

Source: 2017 Kimley Horn Traffic Study and ITE Trip Generation Manual, 12th Edition (LUC 941 for 2 bays, LUC 947 for 3 bays and LUC 948 for 1.2KSF)

As indicated in the table above, based on data from the 2017 Traffic Study, during the busiest (PM[2]) hour, the proposed truck service center is conservatively expected to generate 28 fewer vehicular trips than originally evaluated in 2017. According to the most recent ITE data, the Project is projected to generate 20 fewer trips that the car wash during the AM peak hour and 39 fewer trips during the PM peak hour.

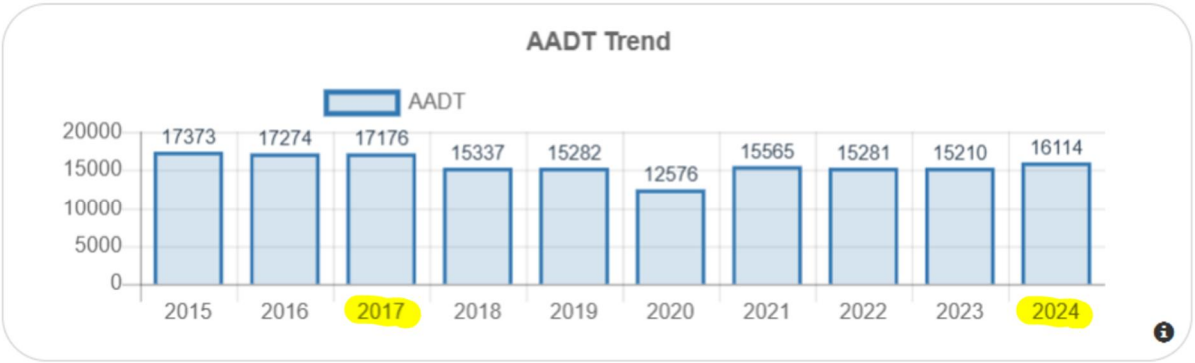
Additionally, the prospective facility operator has indicated that the volume of traffic generated by the facility will be notably lower than the estimates provided by the ITE, reflecting the facility's specialized function. The owner intends to operate seven service bays, designated exclusively for truck warranty work and major repairs. The duration of each truck's stay at the facility will vary based on diagnostic results, the scope of repairs required, and the availability of parts, ranging from one day to several weeks. Consequently, the owner expects a minimum of two cycles per service bay each month, equating to a projected total of 14 truck visits to the facility per month.

As indicated above, the projected reduction in traffic associated with the proposed change of use is reasonable, given that repair work on trucks is considerably more labor intensive and takes longer to complete than washing a car. Therefore, there will be considerably less turnover in the individual bays.

[2] The AM peak hour, which is not as busy as the PM peak hour, was not analyzed in 2017.

Consequently, the Project will improve traffic conditions on nearby roads (as compared to the presently approved use of the site) and will not cause negative traffic impacts. Although US Route 9 saw a small increase in Annual Average Daily Traffic from 2023 to 2024 (+904 vehicles, the latest years for which data is available), current volumes are still lower than in 2017, when the previous carwash/car care facility was approved (-1062 vehicles). Since that facility was found to have no traffic impact, and the proposed development will generate less traffic on a now less busy road, a significant adverse traffic effect is not anticipated.

Historical Route 9 Traffic Volumes



Source: NYSDOT Short Traffic Count on US (just south of South Mountain Pass)

The previous application, involving a public car wash with considerably higher traffic volume and unpredictability, included a post-occupancy study requirement. The current proposal involves an established entity serving a specific subset of the population. The Applicant has supplied projected activity details based on experience at their other sites, indicating that this operation will generate substantially less traffic compared to the car wash. Therefore, we recommend that a post-occupancy study should not be required for this application.

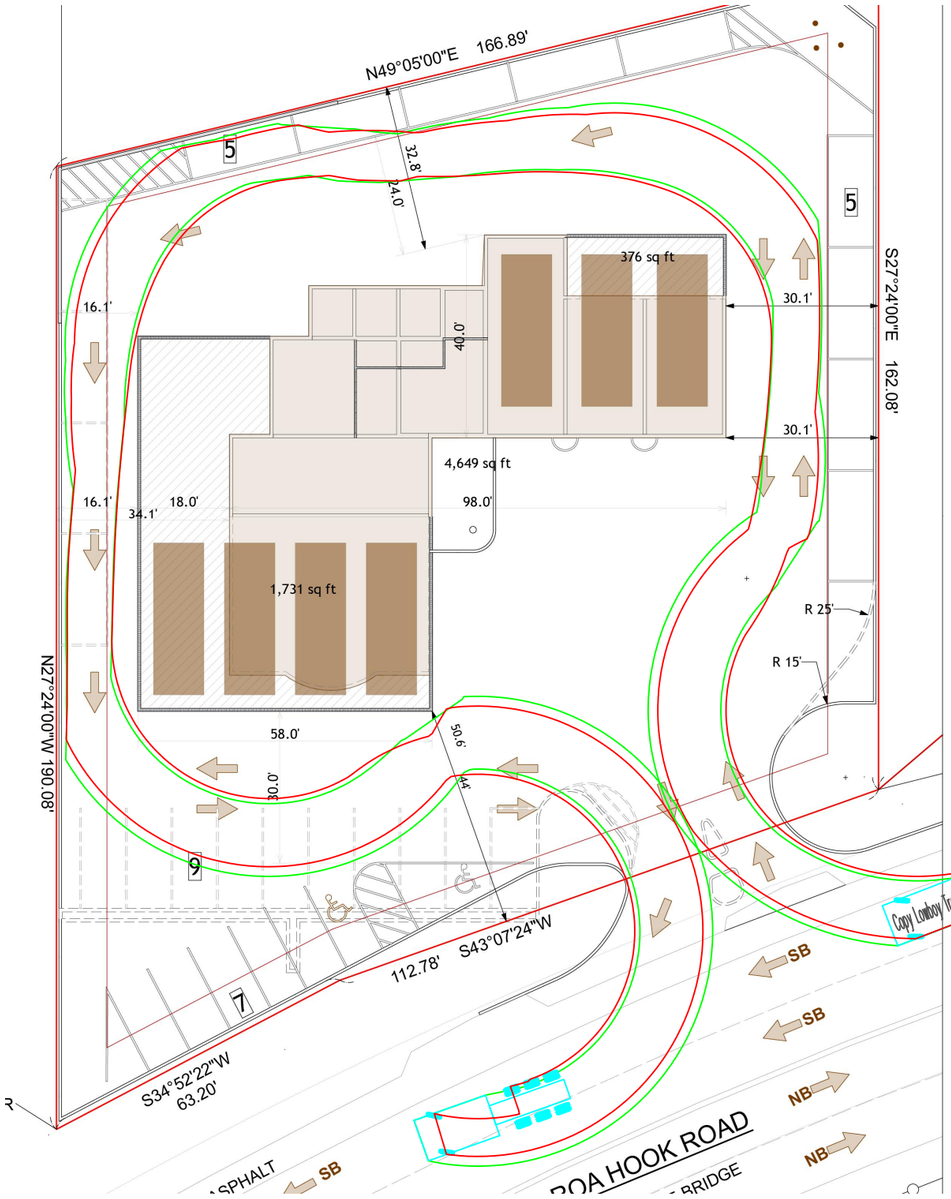
Truck Analysis

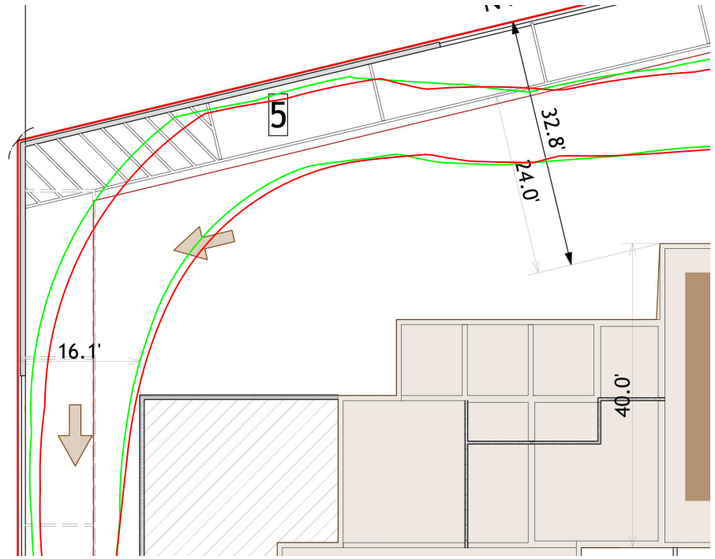
The largest vehicle anticipated to be serviced at the site measures approximately 24 feet in length. Kimley-Horn conservatively performed truck turning analyses using a 30.5-foot tractor cab model to confirm that the site can accommodate larger vehicles if needed.

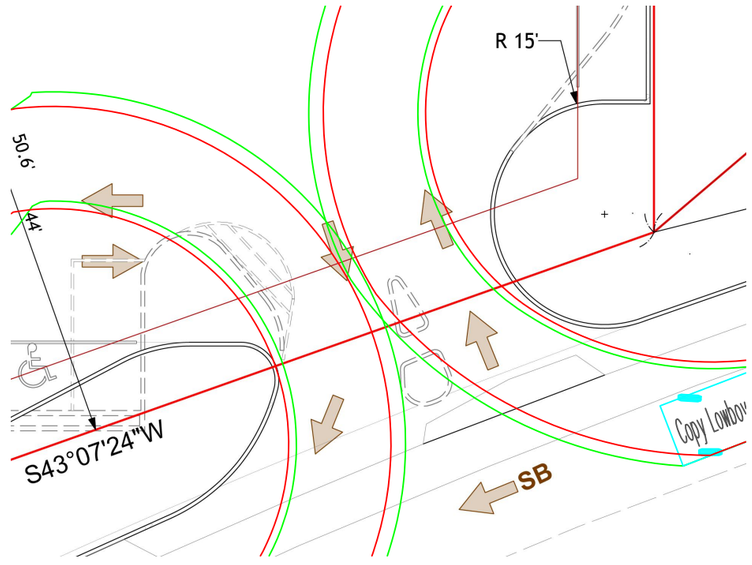
As can be seen from the attached figures, these larger tractor cabs will be able to enter the site, circulate, back into the service bays and drive out of the site, respecting the left-turn prohibition at the site driveway, which is proposed to be retained. It is noted that, in order to accommodate the turning movements of these larger vehicles into and out of the site, it will be necessary to eliminate the existing physical median in the driveway (though it can be retained as pavement markings).

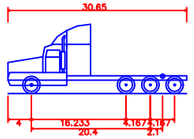
Sincerely,

John Canning, P.E.
Associate









Copy Lowboy Tractor / Trailer	
Overall Length	30.650ft
Overall Width	8.500ft
Overall Body Height	11.900ft
Min Body Ground Clearance	1.422ft
Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	30.00°

VEHICLE OVERHANG

OUTER EDGE OF VEHICLE TIRES

GRAPHIC SCALE IN FEET
0 15 30 60

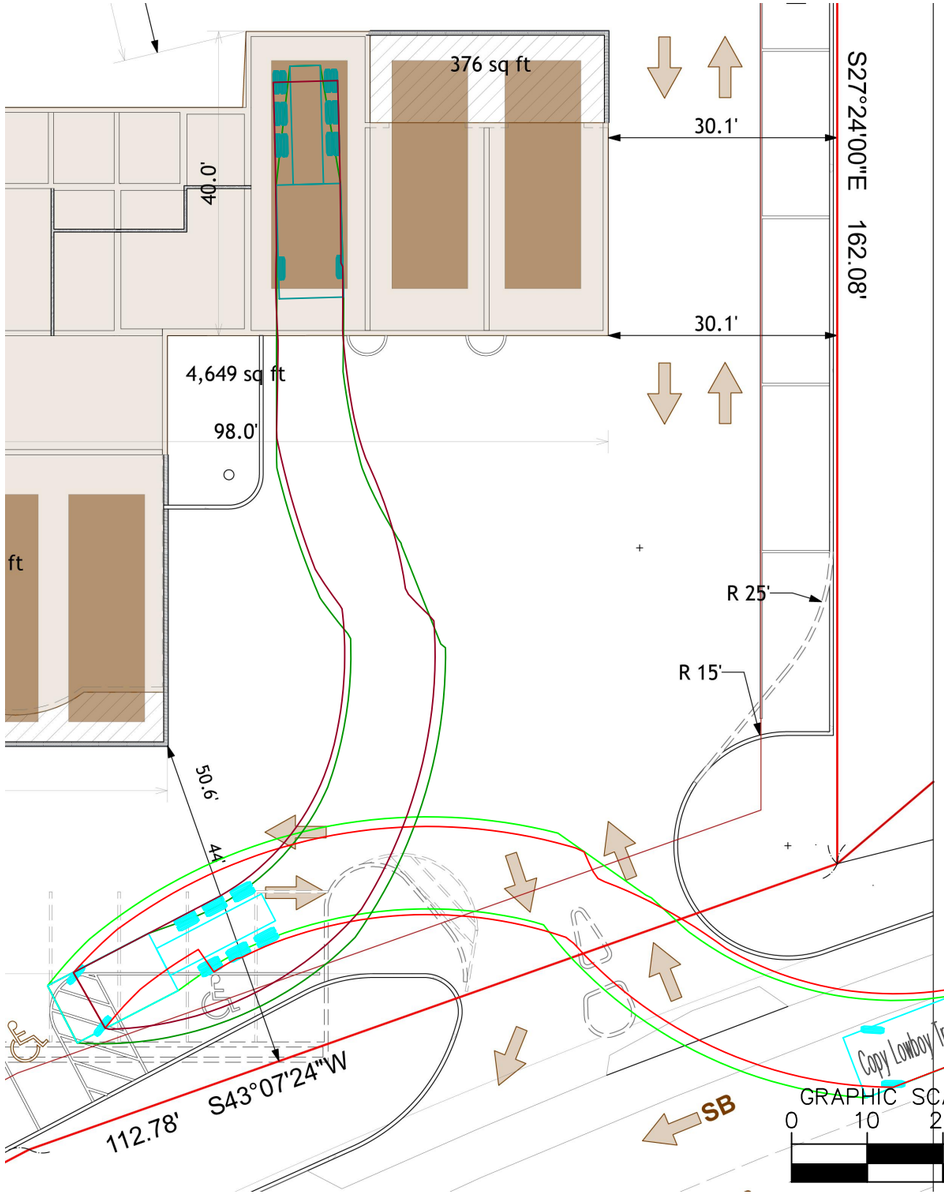
FULL SITE

Figure 1

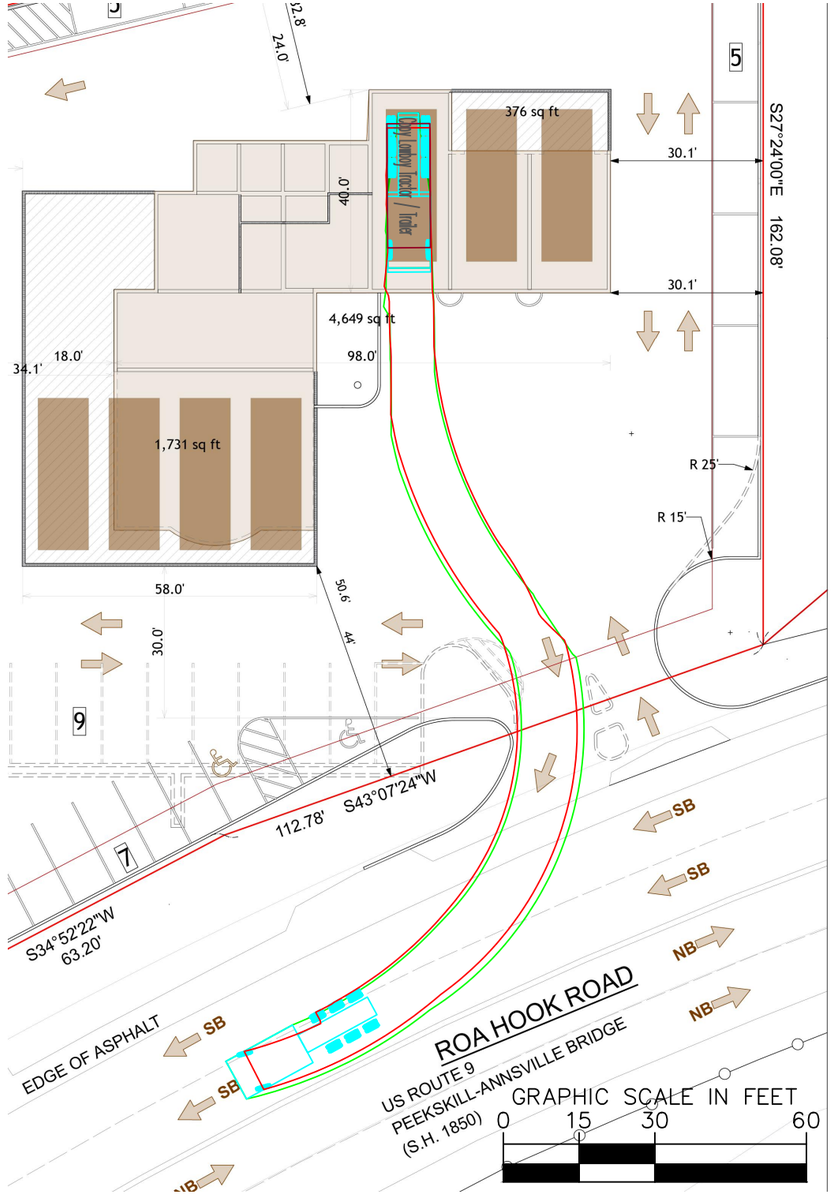
PROJECT:	70 ROA HOOK ROAD
DATE:	01-22-2026
DESIGNED BY:	AD
DRAWN BY:	AD
CHECKED BY:	JC

Kimley»Horn

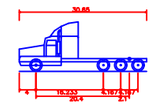
1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
PHONE: 914-368-9200
WWW.KIMLEY-HORN.COM



1 NE BAY IN



1 NE BAY OUT



Copy Lowboy Tractor / Trailer	
Overall Length	30.650ft
Overall Width	8.500ft
Overall Body Height	11.900ft
Min Body Ground Clearance	1.492ft
Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	30.00°

VEHICLE OVERHANG

OUTER EDGE OF VEHICLE TIRES

1 NE BAY

Figure 2

PROJECT:	70 ROA HOOK ROAD
DATE:	01-22-2026
DESIGNED BY:	AD
DRAWN BY:	AD
CHECKED BY:	JC

Kimley»Horn

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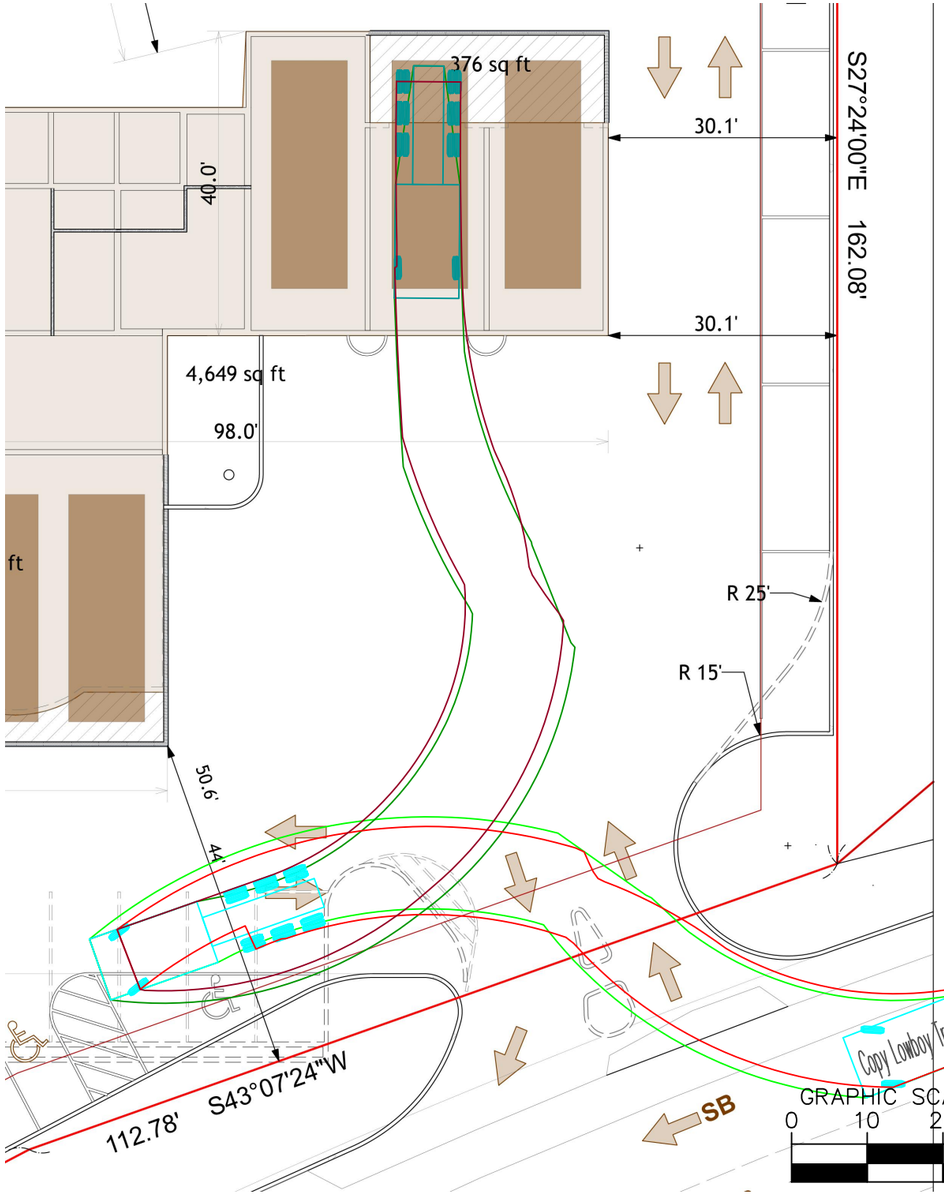
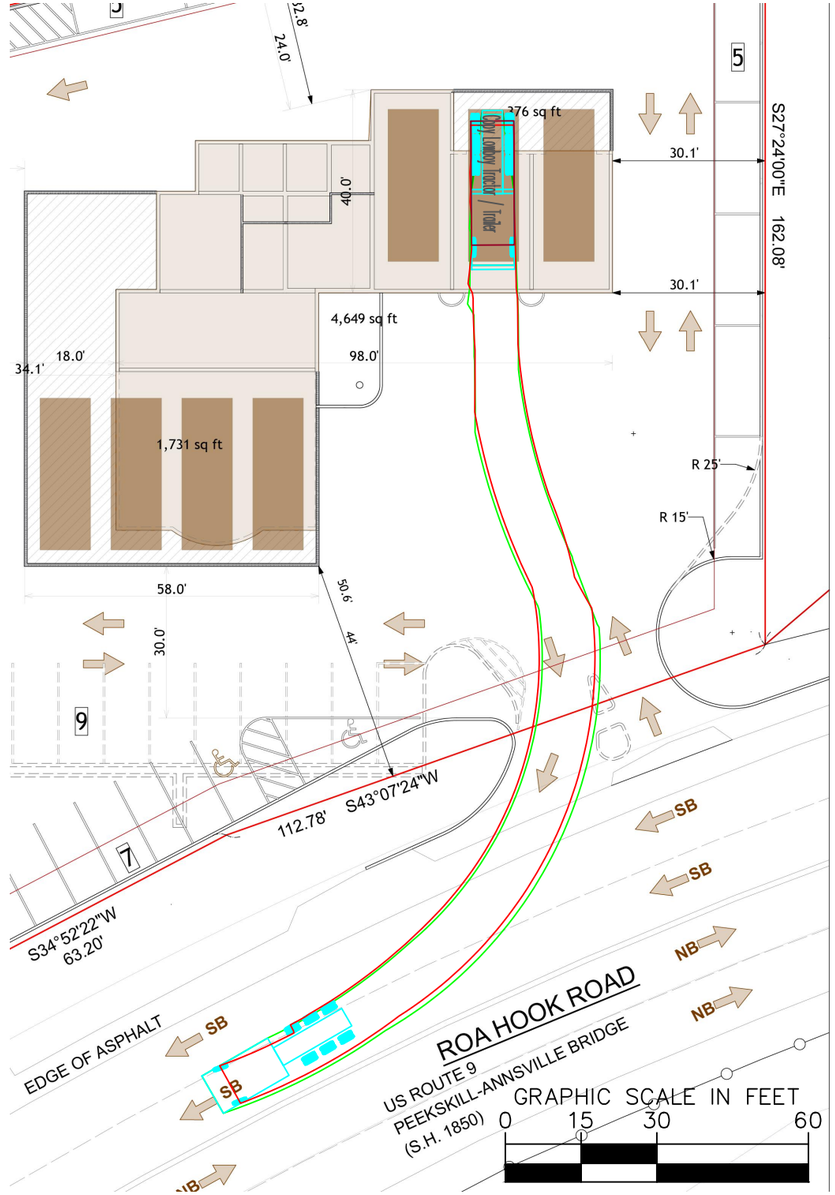
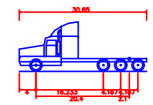


2 NE BAY IN



2 NE BAY OUT



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Overall Body Height	11.900ft
Min Body Ground Clearance	1.492ft
Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	30.00°

VEHICLE OVERHANG

OUTER EDGE OF VEHICLE TIRES

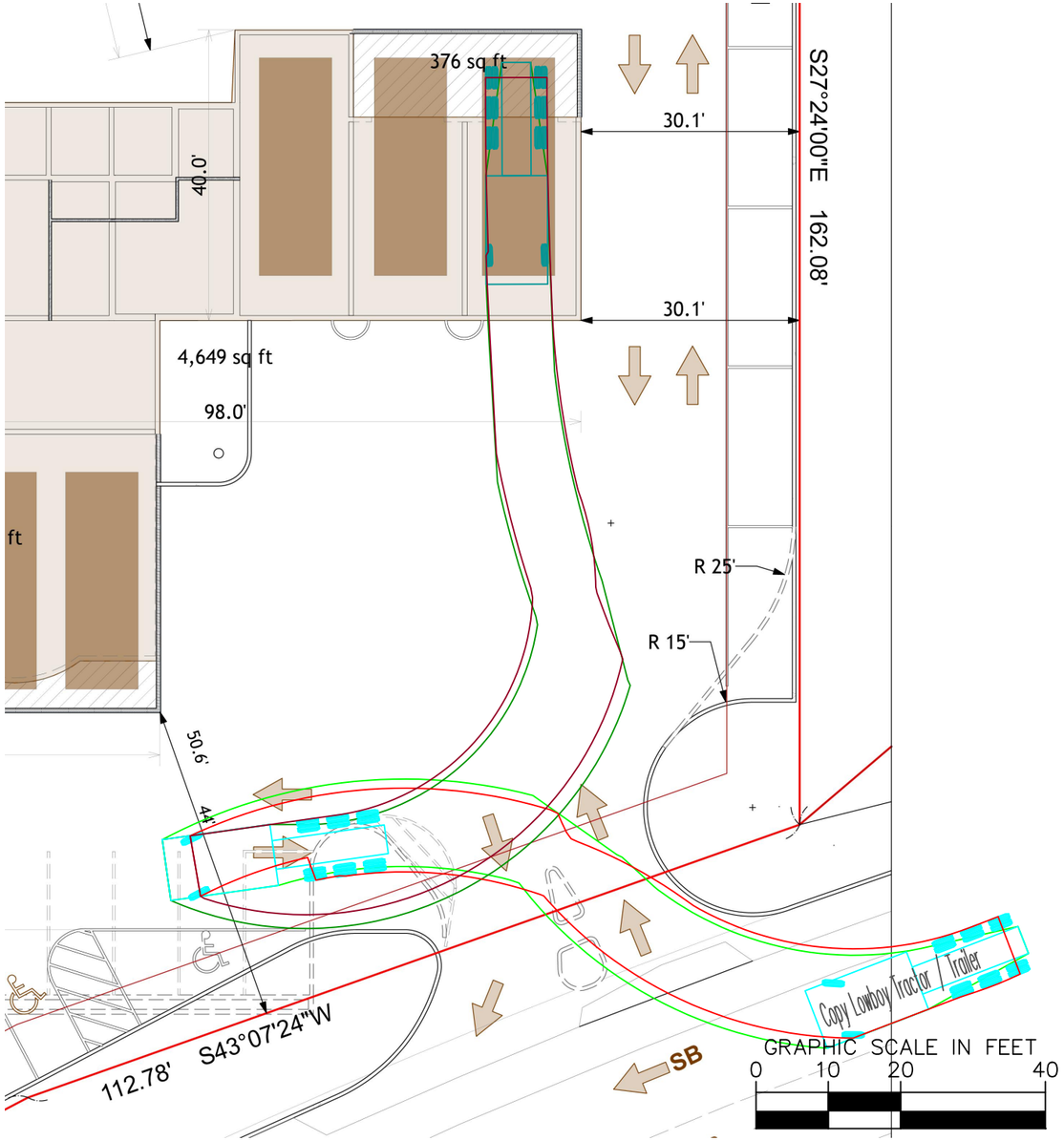
2 NE BAY

Figure 3

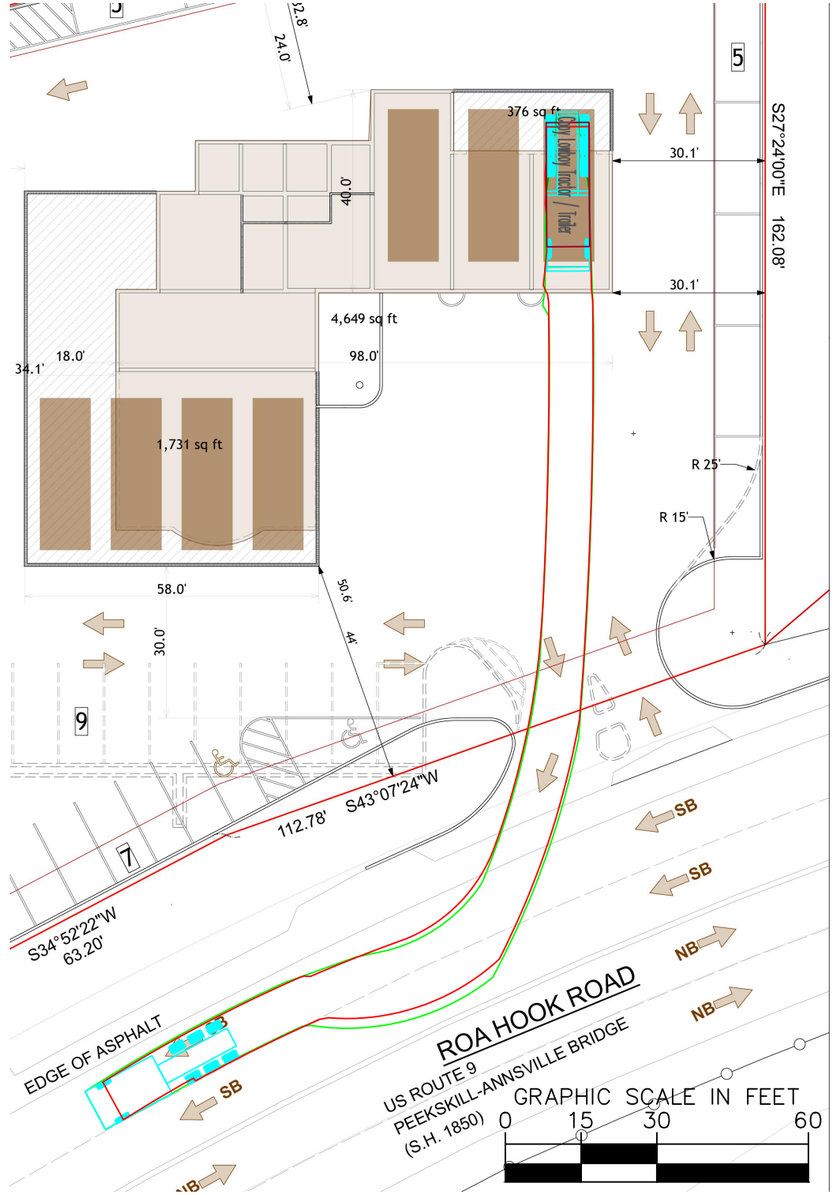
PROJECT:	70 ROA HOOK ROAD
DATE:	01-22-2026
DESIGNED BY:	AD
DRAWN BY:	AD
CHECKED BY:	JC

Kimley»Horn

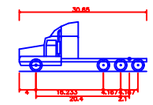
1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
PHONE: 914-368-9200
WWW.KIMLEY-HORN.COM



3 NE BAY IN



3 NE BAY OUT



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Overall Width	8.500ft
Overall Body Height	11.900ft
Min Ground Clearance	1.492ft
Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	30.00°

VEHICLE OVERHANG

OUTER EDGE OF VEHICLE TIRES

3 NE BAY

Figure 4

PROJECT:	70 ROA HOOK ROAD
DATE:	01-22-2026
DESIGNED BY:	AD
DRAWN BY:	AD
CHECKED BY:	JC

Kimley»Horn

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WHITE PLAINS, NY 10601
PHONE: 914-368-9200
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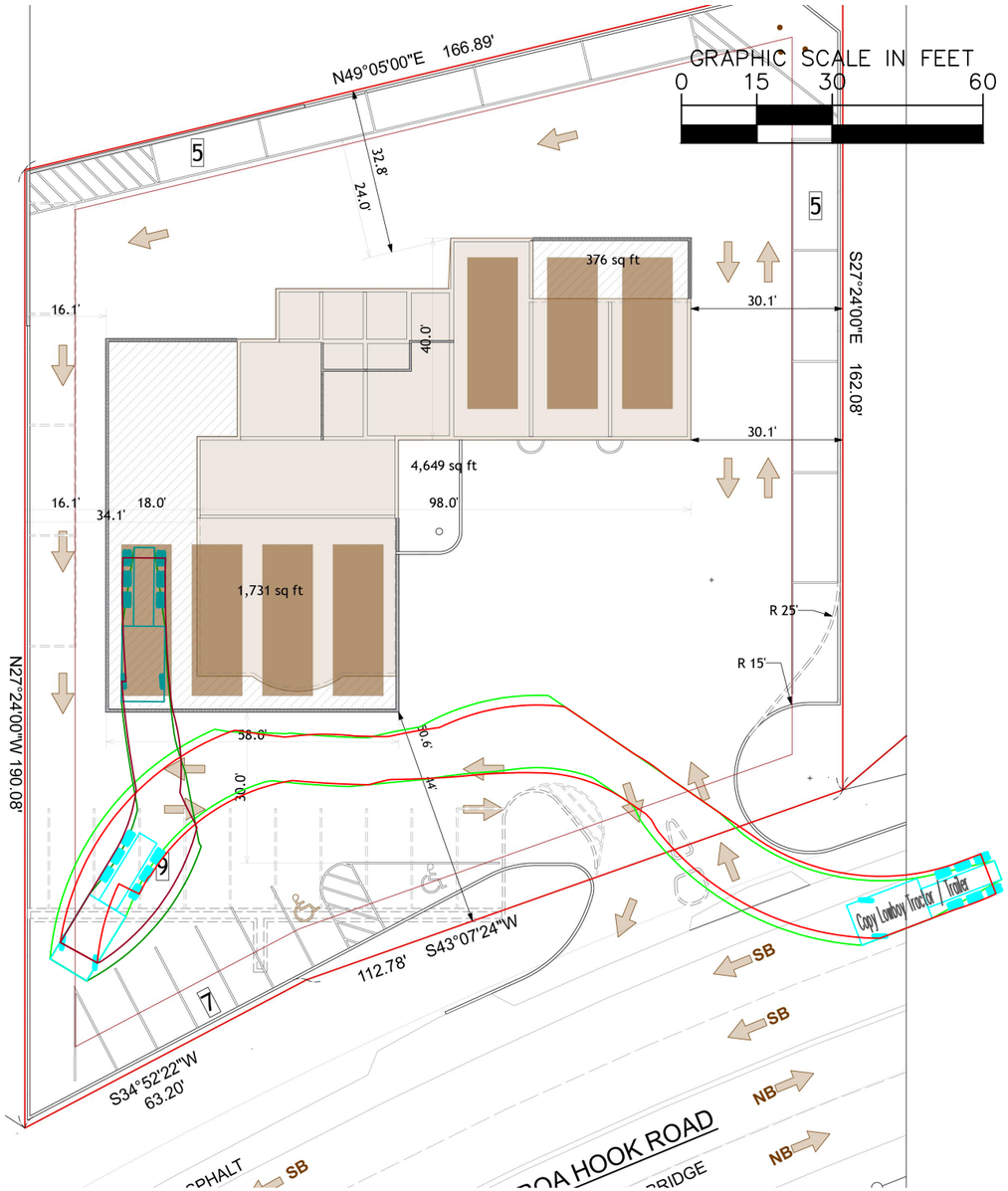
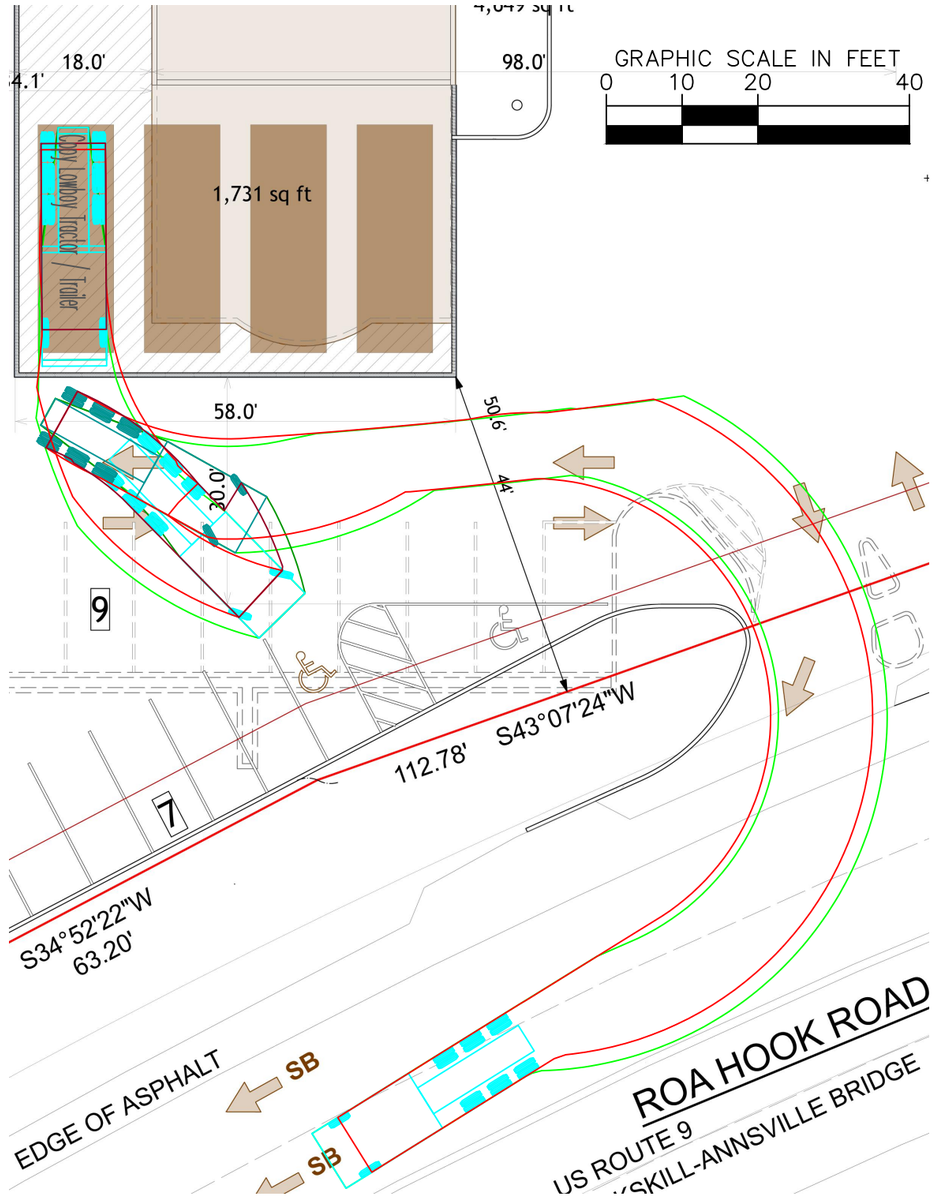


1 SW BAY IN



1 SW BAY OUT

1 SW BAY

Figure 5

PROJECT:	70 ROA HOOK ROAD
DATE:	01-22-2026
DESIGNED BY:	AD
DRAWN BY:	AD
CHECKED BY:	JC

Kimley»Horn

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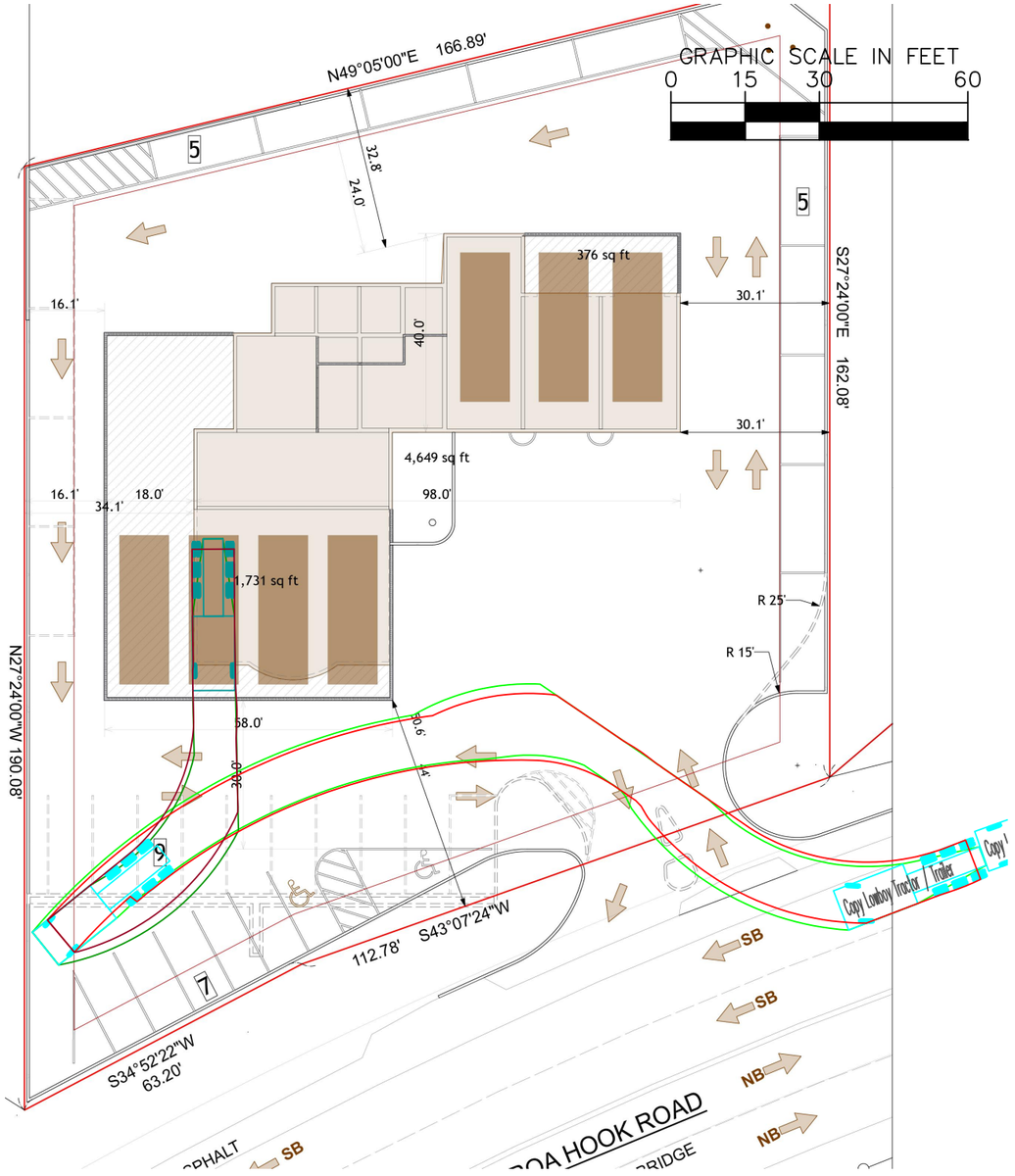

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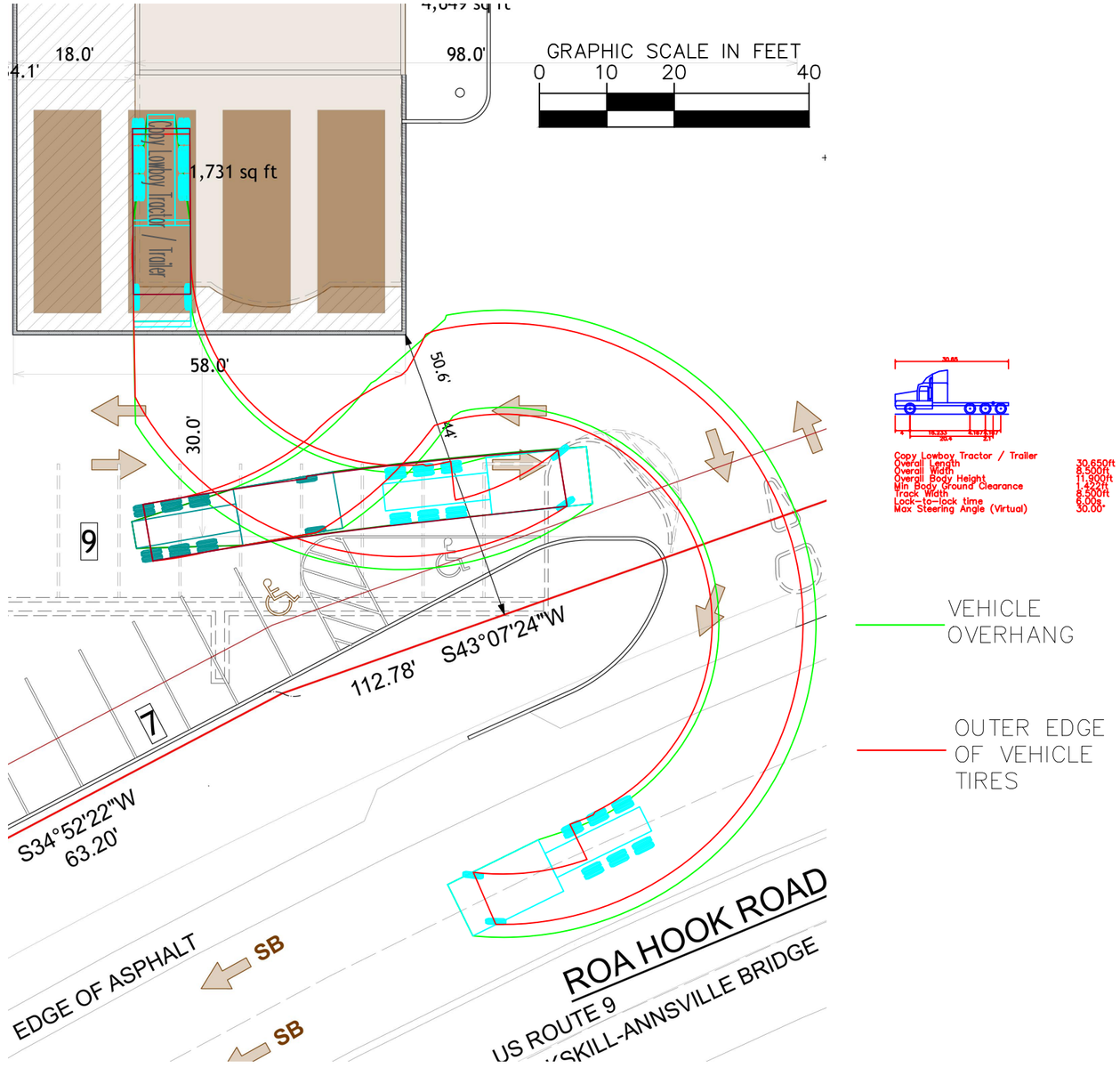

2 SW BAY OUT

2 SW BAY

Figure 6

PROJECT:	70 ROA HOOK ROAD
DATE:	01-22-2026
DESIGNED BY:	AD
DRAWN BY:	AD
CHECKED BY:	JC

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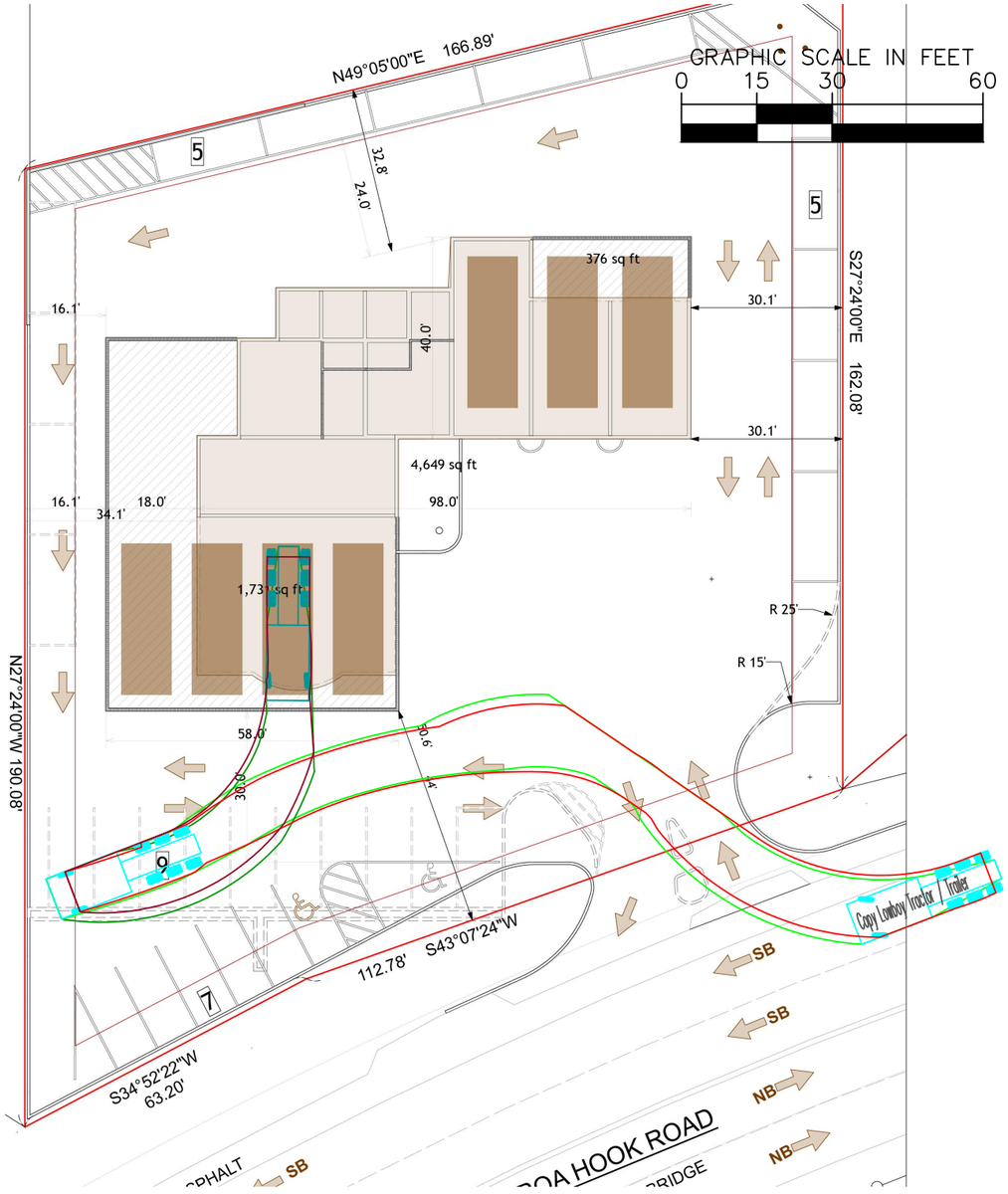
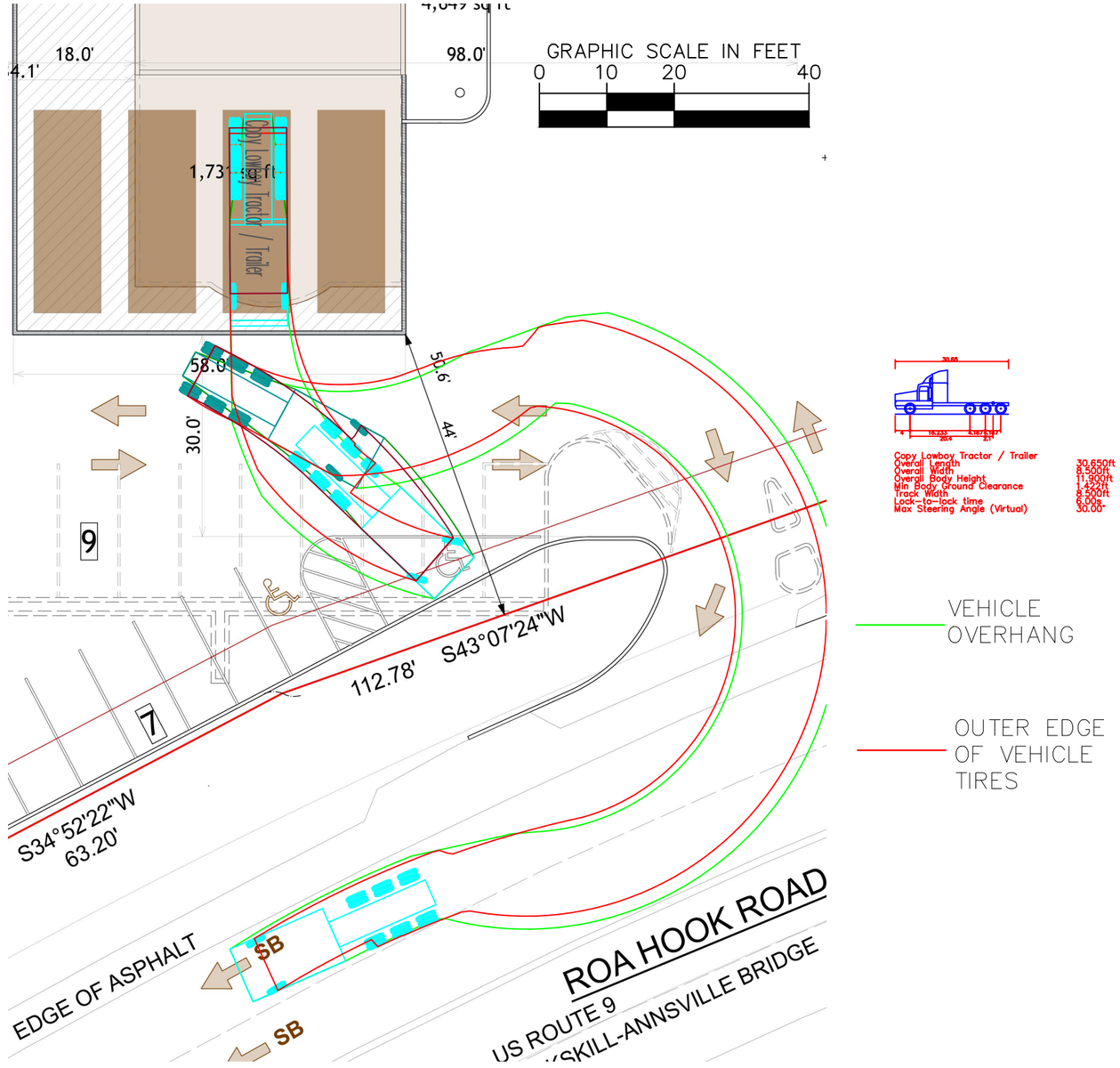


3 SW BAY IN



3 SW BAY OUT

3 SW BAY

Figure 7

PROJECT:	70 ROA HOOK ROAD
DATE:	01-22-2026
DESIGNED BY:	AD
DRAWN BY:	AD
CHECKED BY:	JC

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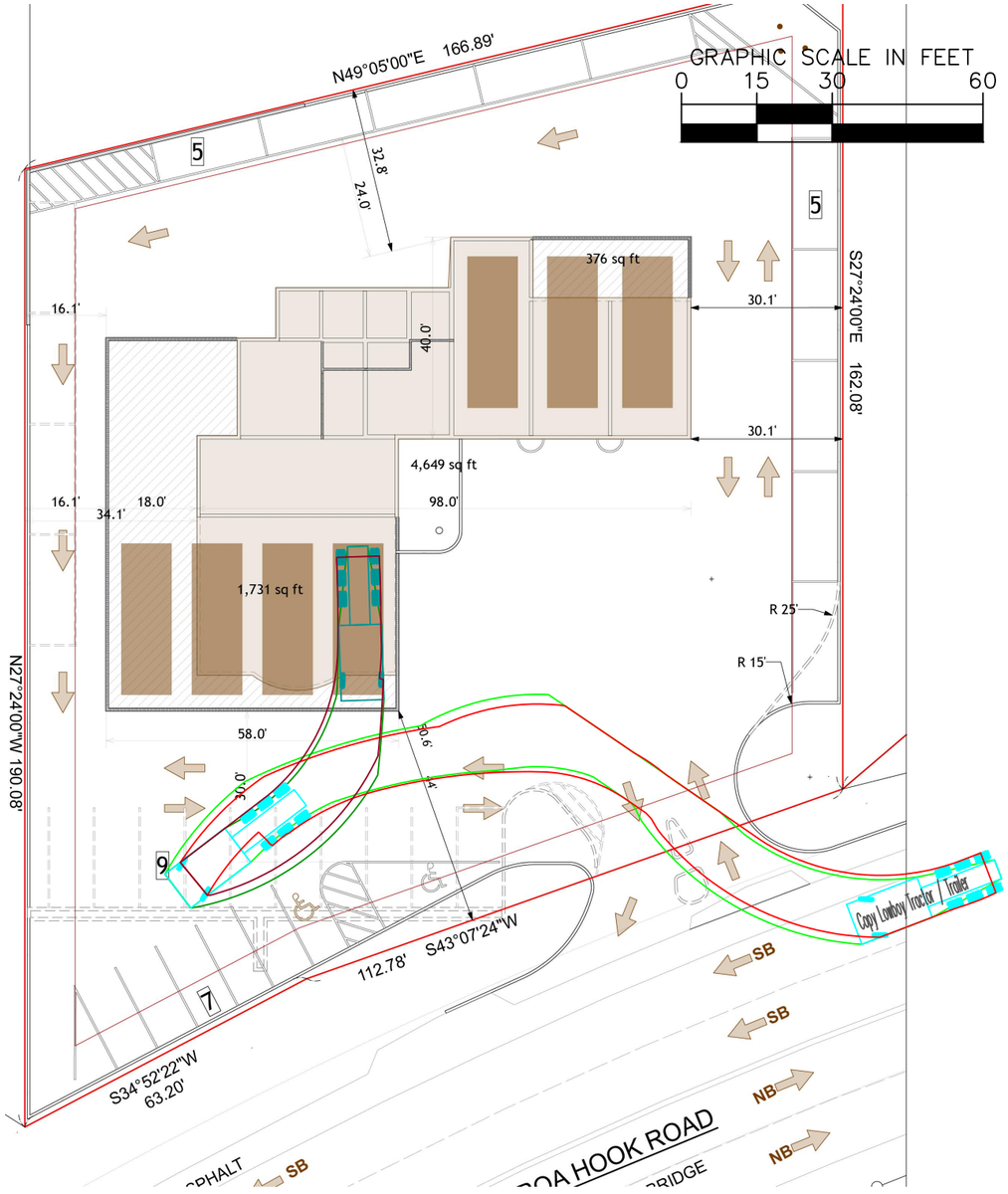
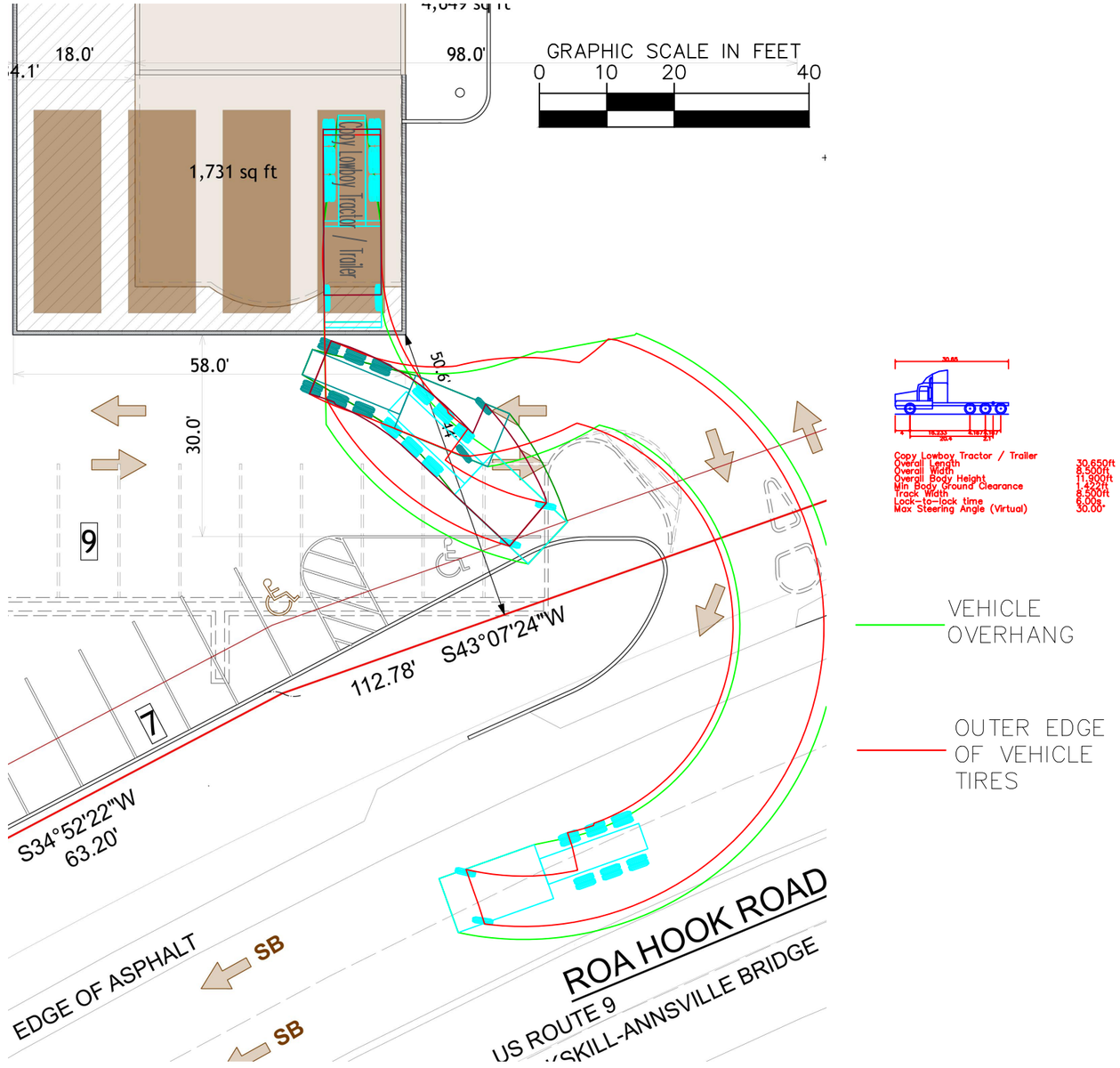


4 SW BAY IN



4 SW BAY OUT

4 SW BAY

Figure 8

PROJECT:	70 ROA HOOK ROAD
DATE:	01-22-2026
DESIGNED BY:	AD
DRAWN BY:	AD
CHECKED BY:	JC

Kimley»Horn

1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
PHONE: 914-368-9200
WWW.KIMLEY-HORN.COM

TOWN OF CORTLANDT
DEPARTMENT OF TECHNICAL SERVICES

Michael Preziosi, P.E.
Director – D.O.T.S.

John Schembari
Dir. Code Enforcement

Arthur D'Angelo, Jr., P.E.
Dep. Dir., D.O.T.S. Eng.

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1060

REVIEW MEMORANDUM

To: Town of Cortlandt Planning Board

Cc: Chris Kehoe, AICP – Director of Planning & Community Development
Heather LaVarnway, CNU-A, AICP – Planner

From: Catherine E. Brosnan, P.E. ENVSP – Assistant Civil Engineer, Department of Technical Services
John Schembari – Director of Code Enforcement

Date: February 19, 2026

RE: **PB 2025-18** **Leal Peterbilt**
70 Roa Hook Rd, Cortlandt Manor, NY 10567 22.20-2-1

The Department of Technical Services (DOTS) has performed a review of the recent submittal made for PB Case 2025-18 Leal Peterbilt, 70 Roa Hook Road. In particular the following documents were reviewed:

- 4-Page plan set entitled "New Sales & Service Building for Leal Peterbilt" last revised January 22, 2026 by John Gilchrist, RA. Note: Sheet 5 was not uploaded but referenced on title page.

- Turning Maneuver Memo and Diagram prepared by Kimley Horn Associates dated January 22, 2026

1. Letter RE: - 70 Roa Hook Road Proposed Development Traffic Analysis Peterbilt Truck Service Facility
    - Sheet 1 of 8 – Full Site
    - Sheet 2 of 8 – 1 NE Bay
    - Sheet 3 of 8 – 2 NE Bay
    - Sheet 4 of 8 – 3 NE Bay
    - Sheet 1 of 8 – 1 SW Bay
    - Sheet 2 of 8 – 2 SW Bay
    - Sheet 3 of 8 – 3 SW Bay
    - Sheet 4 of 8 – 4 SW Bay

2. August 2025 property survey prepared by Rowan Land Surveying.

DOTS offers the following comments:

1. Building Permit 20181066 was issued in November 2018 for the construction of a car wash and oil change service station. The project was never completed nor was the permit closed. At this time, it is recommended that the Applicant provide update as to the following:

    i. Westchester County Department of Health. Completed works for the onsite wastewater treatment system and well were never provided to the Town of Cortlandt. Their status is unknown.

    ii. The Applicant shall inform the Town Board as to whether the WCDOH plans to issue a letter of no objection, allowing the renewal of their open permit or require a new sanitary design.

    iii. The Applicant shall verify if the pre-existing water supply well was abandoned in accordance with WCDOH rules and regulations and if the proposed well as part of the car wash application was completed.

b. Camp Smith Approval

    i. A permit was originally granted to the prior owner by the Division of Military and Naval Affairs (DMNA) for the temporary use and occupation of portions of Camp Smith property to construct site improvements. The Applicant was required to restore disturbances to the satisfaction of the DMNA.

    During construction of said improvements, the prior owner expanded activity, clear cutting trees and grading portions of Camp Smith property to the east of the project site to address perceived storm water concerns. The prior owner constructed a small retention pond and channelized flow through a hill, discharging to the NYSDOT right-of-way.

    This was documented by the Town and referred to both Camp Smith and NYSDOT. The Applicant was advised to cease activity and to restore the disturbance to the satisfaction of both State agencies. To date this has still not been completed.

    It is recommended that the current Applicant provide correspondence by DMNA outlining restoration requirements to be incorporated into a revised plan set.

c. NYSDOT Approval

    i. Include NYSDOT right of way on drawings.

    ii. A highway work permit and commercial driveway permit was issued to the prior owner. The Applicant is advised that renewal of said permits is required. It is recommended that the Planning Board refer the proposed site application to the NYSDOT Region 8 Permit Engineer for comment.

iii. It is recommended that the current Applicant provide correspondence by NYSDOT outlining restoration requirements to be incorporated into a revised plan set or written no objection that the drainage as constructed may remain as is.

2. The 2025 does not capture:

    a. All existing offsite drainage improvements constructed on Camp Smith's Property other than a 24" corrugated plastic pipe.

    b. Existing topography (2-ft intervals) and spot elevations.

    c. Existing building first floor elevation.

    d. Rims and inverts of existing drainage.

    e. Top and bottom wall elevations for the low retaining wall constructed along the western and northern property lines.

    f. Flood plain data shall be revised to reflect the current effective FEMA FIRM. It is recommended that the Applicant evaluate the preliminary FIRM and design to the more stringent standard. Please note designing to the preliminary flood elevations.

    The above are necessary to for the complete design of the site plan currently under review. Note, the plans as submitted reference a 2017 property survey.

3. A revised dimensional bulk zoning table was not provided, in order to evaluate zoning compliance.

4. The elevations provided clearly demonstrate a two-story building.

    a. The proposed building addition demonstrate the four (4) proposed service bays to have an overhead garage door more than 12'-8". This calls into question whether larger vehicles are anticipated to be brought to the site.

    b. It appears a mezzanine is called out above this portion of the building. It is recommended that the Applicant clarifies if this is a 2nd story or an extended mezzanine.

5. The proposed site development plans require further refinement as follows:

    a. Location of onsite wastewater treatment system and WCDOH approval log shall be noted and called out. This includes the 100% expansion area.

    b. Location, size, rims and inverts of all existing storm water best management practices and oil/water separator. Size and material type of all drainage shall be noted.

    c. The 2025 property survey indicates at least 10 "unknown" manholes. These are most likely the covers for installed holding tanks for gray water associated with the car wash recirculation

system. The plans shall note which are to remain and which are to be demolished to construct the proposed building additions.

d. Waste oil / fuel tanks, above ground storage tanks for heating (oil / propane), miscellaneous equipment such as generators, and similar petroleum bulk storage shall all be noted on the revised site plan. Utilities such as revised sanitary, well and electric (underground) shall be shown.

e. Applicant shall demonstrate compliance with fire apparatus requirements in accordance with the NYS Uniform Fire Prevention and Building Code. Onsite circulation will be difficult and it is critical that a fire apparatus has sufficient ability to setup adjacent to the building and meet the required hose pulls.

6. The previous application for the car wash and oil service change included controls for storm water mitigation (water quality of impervious surface) and the installation of an onsite water oil separator. Gray water from washing activity was to be collected in a separate system, stored and re-used, creating minimal discharge from the site.

    a. Plans shall be revised to accurately depict the location of these practices.

7. Since the site is directly across from the Annsville Creek (brackish estuary), it is strongly recommended that internal controls for automotive fluids and waste oil be installed to capture any discharge. The intent of the original exterior controls was to capture pollutants and sediments generated by storm event and limited car wash soap and oil that may have escaped the service bays. The following comments are relative to the turn maneuvering diagrams provided by Kimley-Horn dated 1-22-2026.

    a. The report states the largest vehicle anticipated to be serviced is a 24-ft trailer. Turning diagrams for this vehicle have not been provided. The Applicant shall demonstrate graphically to scale the required turning movements of a 24-ft tractor to determine if similar back-up and compound turns are required to effectively enter and exit the bays and site.

    b. Diagrams were provided for a 30.65-ft Lowboy tractor which necessitates all vehicle to back-up into the repair and storage bays. While the diagrams demonstrate there is enough space for maneuvering of this vehicle, both the vehicle overhang and outside edge of tires come very close to the front yard parking, building edge and curbing. The turning diagrams provided also indicate the trailers will need to make a 3-point turn when existing bays. There is little room for error.

    c. It is recommended to request of the Applicant clarification as to how vehicle will be delivered to the site. As currently demonstrated, vehicles would not be able to be delivered onsite by tow trucks or similar flat bed.

d. Larger box and delivery trucks servicing the site will also be limited in their ability to enter and exit. The Applicant shall provide narrative and response as to how deliveries will occur and whether the intent is stage within the NYSDOT right-of-way?

8. Echoing the comments of the Planning Department Staff, landscaping shall be provided to meet the minimum interior requirements of the zoning code. Off-site plantings shall be of such size and variety to mitigate removal of vegetation originally associated with the disturbances generated by the temporary off-site use of land on Camp Smith required to construct the site improvements. Restoration of temporary disturbances shall not be credited towards required onsite planting.

9. The Kimley Horn drawings indicate that for in order for trucks to back into 1 NE bay, 2 NE bay, and 3 SW bay, they must drive over parking spaces. Revise so trucks do not have to drive over parking spaces to exist the site.

10. WCDOH, NYSODT and DMNA are all agencies having approval jurisdiction. Prior to the approval of this site plan, it is recommended that written comment, permitting and mitigation requirements be captured in the resolution and reflected on the site plans.

11. Additional comments related to standard details and construction improvement drawings will be made upon subsequent submittals.

Error or omission does not constitute acceptance by the Town. More comments/questions may arise after subsequent submissions.

Cc: Mauricio Leal, Applicant
Jim Gilchrist, Architect
John Canning, Applicant's Traffic Consultant
Brad Schwartz, ESQ. – Applicant's Attorney
Tom Wood, ESQ. – Town Attorney
Michael Cunningham, ESQ. –Asst. Town Attorney
Michael Preziosi, P.E. – Director, DOTS

High Q Electric
PO BOX 1350
Ossining, NY 10562

1/29/2026

Re: 1 Dogwood Rd

To Whom It May Concern,

We are requesting a retroactive renewal of our special permit from 2021. The plans that were approved by the planning board in 2021 are still accurate and no changes are being made to them.

If you have any questions or need any additional information from us, please let us know

Thank you,

Rafael Triana
President
High Q Electric
highqelectric@gmail.com
(914) 923-7175

West Lic # 1701
Rockland Lic # 535
Putnam Lic # 10549
Orange Lic # 525
City of Poughkeepsie Lic # 262

PROPOSED OFFICES
I DOGWOOD ROAD CORTLAND, NY. 10567

MAPS

AERIAL VIEW N.T.S.

LOCATION VIEW N.T.S.

CODE ANALYSIS

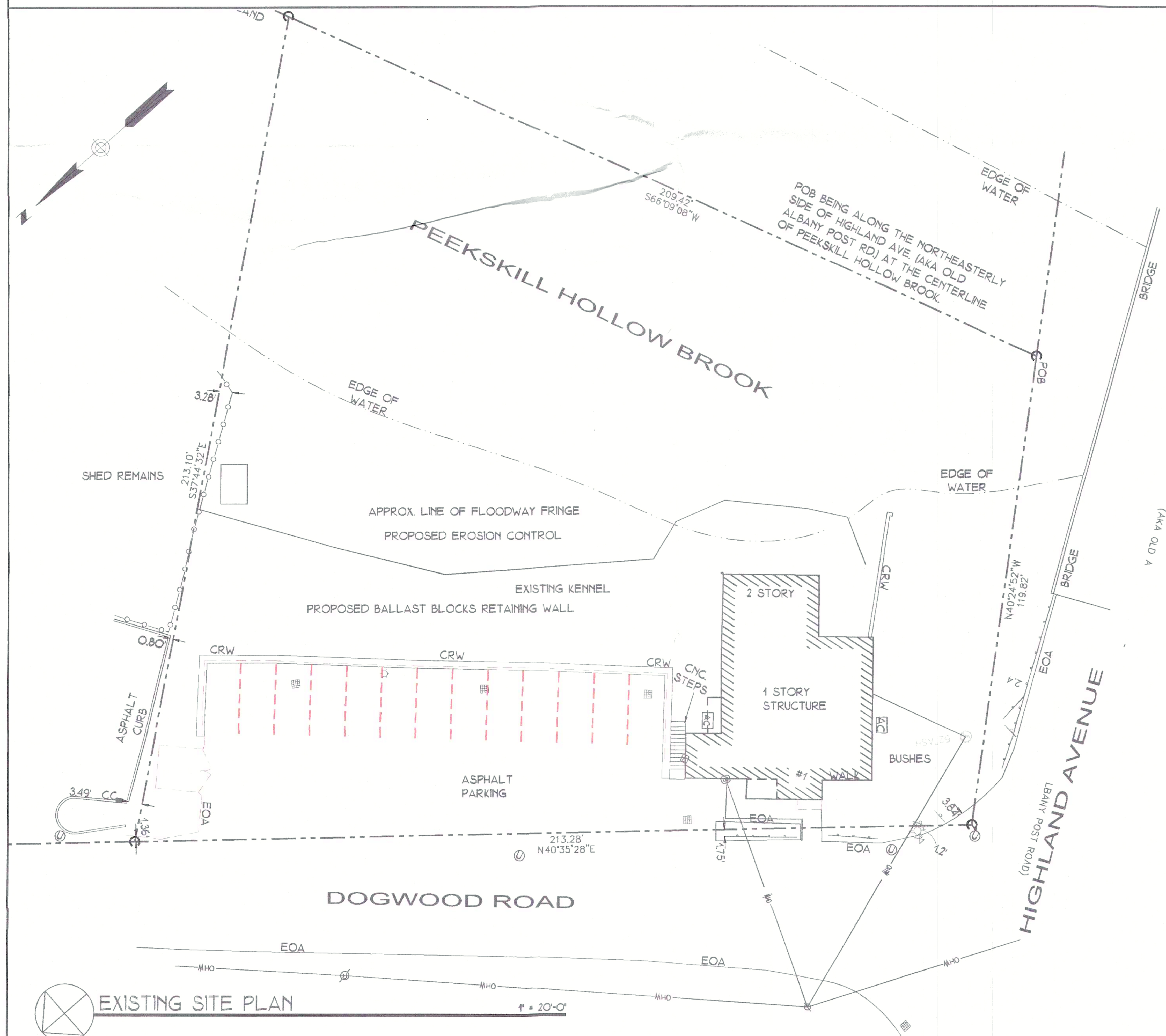
CODE ANALYSIS - COMMERCIAL

SECTION	STORAGE (S-2) @ 1 DOGWOOD ROAD.	
EBC OF NYS CH: 7	ALTERATION LEVEL 1	
EBC OF NYS 1011.4	EXIST BUSINESS (HAZARD LEVEL 4) PROPOSED STORAGE S-2 (HAZARD LEVEL 5 LOWEST HAZARD) (CHANGE TO LOWER HAZARD)	
1004.5	OCCUPANCY LOAD -2020 BC OF NYS 311.3 -S-2 LOW HAZARD STORAGE	REQUIRED : 300 GROSS PROVIDED : 2,784 SF. / 300 SF GROSS = 9.28 OCCUPANTS
1005.3.2	MIN. DOOR WIDTHS	REQUIRED : .2" / OCCUPANT : .2" X 10 OCCUPANTS = 2" PROVIDED : COMPLIES ALL EXIT DOORS =>3'-0"
100.6.2.1	COMMON PATH OF EGRESS TRAVEL DISTANCE	REQUIRED : 100' MAX (NON-SPRINKLERED OL = >30) PROVIDED : COMPLIES SEE PLANS
1006.3.2	EXITS REQ-D	REQUIRED : 2 IF 1-500 OCCUPANTS PROVIDED : 2 EXITS REQ'D - COMPLIES.
1010.1.1	MIN. DOOR OPENING CLEAR WIDTH	REQUIRED : 32" CLEAR OPENING PROVIDED : COMPLIES SEE PLANS
1010.1.2.1	EGRESS DOOR MUST SWING IN DIRECTION OF EGRESS	REQUIRED : IF = >50 PEOPLE PROVIDED : COMPLIES SEE PLANS
1017.2	MAX TRAVEL DISTANCE	REQUIRED : 300' MAX (NOT SPRINKLERED) PROVIDED : COMPLIES - SEE PLANS
2020 PC OF NYS 403.1	BATHROOMS REQUIRED	REQUIRED : STORAGE 1 PER 100 OCCUPANTS
2020 PC OF NYS 403.1	DRINKING FOUNTAIN	REQUIRED : STORAGE 1 PER 1000 OCCUPANTS (DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 15 OR FEWER.)
2020 PC OF NYS 403.1	SERVICE SINK	REQUIRED : STORAGE 1 SERVICE SINK REQUIRED PROVIDED : COMPLIES SEE PLANS
2020 BC OF NYS 1607	LIVE LOADS.	REQUIRED : 125 LIGHT STORAGE PROVIDED : FIRST FLOOR 40 PSF (WOOD FRAMING) PROVIDED : LOWER LEVEL 100 PSF (CONCRETE) (LOAD LIMIT SIGNS WILL BE PROVIDED THROUGHOUT)

CODE ANALYSIS - COMMERCIAL

SECTION	BUSINESS (B) @ 1 DOGWOOD ROAD.	
EBC OF NYS CH: 7	ALTERATION LEVEL 1	
EBC OF NYS 1011.4	EXIST BUSINESS (HAZARD LEVEL 4) PROPOSED BUSINESS (B) HAZARD LEVEL 4	
1004.5	OCCUPANCY LOAD -2020 BC OF NYS 304 -BUSINESS	REQUIRED : 150 GROSS PROVIDED : 660 SF. / 150 SF GROSS = 4.4 OCCUPANTS
1005.3.2	MIN. DOOR WIDTHS	REQUIRED : .2" / OCCUPANT : .2" X 5 OCCUPANTS = 1" PROVIDED : COMPLIES ALL EXIT DOORS =>3'-0"
100.6.2.1	COMMON PATH OF EGRESS TRAVEL DISTANCE	REQUIRED : 100' MAX (NON-SPRINKLERED OL = >30) PROVIDED : COMPLIES SEE PLANS
1006.3.2	EXITS REQ-D	REQUIRED : 2 IF 1-500 OCCUPANTS PROVIDED : 2 EXITS REQ'D - COMPLIES.
1010.1.1	MIN. DOOR OPENING CLEAR WIDTH	REQUIRED : 32" CLEAR OPENING PROVIDED : COMPLIES SEE PLANS
1010.1.2.1	EGRESS DOOR MUST SWING IN DIRECTION OF EGRESS	REQUIRED : IF = >50 PEOPLE PROVIDED : COMPLIES SEE PLANS
1017.2	MAX TRAVEL DISTANCE	REQUIRED : 200' MAX (NOT SPRINKLERED) PROVIDED : COMPLIES - SEE PLANS
2020 PC OF NYS 403.1	BATHROOMS REQUIRED	REQUIRED : BUSINESS 1 PER 25 OCCUPANTS
2020 PC OF NYS 403.1	DRINKING FOUNTAIN	REQUIRED : BUSINESS 1 PER 100 OCCUPANTS (DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 15 OR FEWER)
2020 PC OF NYS 403.1	SERVICE SINK	REQUIRED : BUSINESS 1 SERVICE SINK REQUIRED (SERVICE SINK SHALL NOT BE REQUIRED FOR BUSINESS AND MERCANTILE CLASSIFICATIONS WITH AN OCCUPANT LOAD OF 15 OR FEWER)
2020 BC OF NYS 1607	LIVE LOADS.	REQUIRED : 50 PROVIDED : FIRST FLOOR 40 PSF (WOOD FRAMING) (LOAD LIMIT SIGNS WILL BE PROVIDED THROUGHOUT)

EXISTING SITE PLAN



EXISTING SITE PLAN 1" = 20'-0"

SIGNATURE BLOCK
Required for Subdivisions and Site Plans

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

NA
Director Date

Reviewed by the Department of Technical Services

[illegible] 7/6/22
Planning Director Date

Approved by Resolution No. 7-21 of the Planning Board of the Town of Cortlandt, New York on the 2nd day of March 2021, subject to all requirement 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 5th day of June, 2022 by

[illegible]
Chairperson of the Planning Board

Stephen Ferreira, P.E., Director DES 737-0100
Michael Preziosi, P.E., Director, DOTS 734-1060

ZONING DATA

ZONING DATA - TOWN OF CORTLANDT

TAX MAP DESIGNATION:		SECT: 23.13	BLOCK: 1	LOT: 12
ZONING DISTRICT: HC		HIGHWAY COMMERCIAL		
		REQMENTS	EXISTING	PROPOSED
LOT AREA	SQ. FT.	20,000	34,280	N.C.
MIN. LOT WIDTH	FT.	100.0'	160.0'	N.C.
FRONT YARD	FT.	30.0'	7.08'	N.C.
ONE SIDE YARD	FT.	30.0'	26.83'	N.C.
REAR YARD	FT.	30.0'	73.41'	N.C.
MAX. BUILDING COVERAGE	%	20%	6%	N.C.
MIN. LANDSCAPE COVERAGE	%	30%	34%	N.C.
MAX. HEIGHT	STY./FT.	2.5/35'-0"	EXISTING	N.C.
N.C. - NO CHANGE				

USE & PARKING ANALYSIS

PROPOSED USE:
SPECIALTY TRADE, CONTRACTOR
ELECTRICAL CONTRACTOR
STANDARD INDUSTRIAL CLASSIFICATION # 1731

PERMITTED USE:
ZONING TOWN OF CORTLANDT (307-14 AND 307-15
PERMITTED BY SPECIAL PERMIT

OFF-PARKING SPACE:
ZONING TOWN OF CORTLANDT (307-29 TABLE)
5 VANS (EMPLOYEES PARKING)
4 OFFICE (1,600 S.F. / 400 S.F.)
+2 VISITORS (INCLUDES 1 A.D.A. PARKING SPACES)
11 (PARKING SPACES TOTAL REQUIRED)

11 (PARKING SPACES TOTAL PROVIDED)

ARQ. ARCHITECTURE P.C.
ARCHITECTURE - PLANNING

100 EXECUTIVE BLVD. SUITE 204
OSSINING, NY 10562
PHONE: (914) 944-3377
FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 0973256
7 FIELDSTONE DRIVE
NEW FAIRFIELD, CONNECTICUT 06812-000

REVISIONS	DATE	BY
1 P.B. COMMENTS	12-4-2020	ARQ
2 P.B. RESOLUTION	PB 2020-18	ARQ
3 B.D. COMMENTS	1-14-2022	ARQ
4 B.D. COMMENTS	4-5-2022	ARQ

DRAWING TITLE:
MAPS, EXISTING SITE PLAN, ZONING DATA, ANALYSIS & PARTIAL SITE PLAN

PROJECT:
PROPOSED OFFICES

PROJECT ADDRESS:
1 DOGWOOD RD.
CORTLANDT,
NY 10567

DOB EXAMINER SIGNATURE:

DOB BSCAN STICKER:

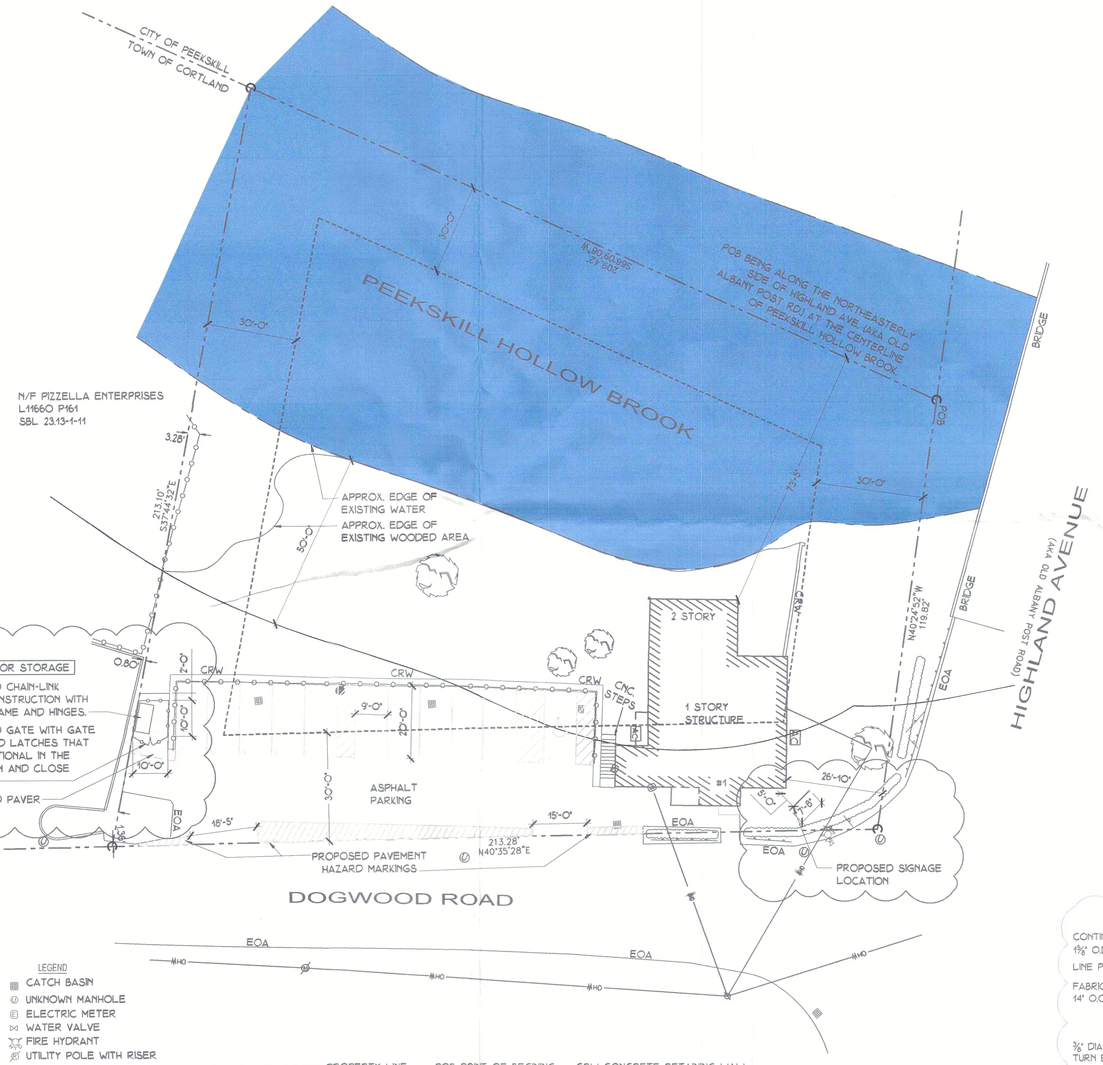
SEAL & SIGNATURE

REGISTERED ARCHITECT
JORGE B. HERNANDEZ
030424-1
STATE OF NEW YORK

DATE: 11/14/2020
PROJECT NO.: 20-074
DRAWING BY: ARQ
CHECKED BY: JBH
DWG. NO.: T-1
CAD FILE NO.: 1 OF 4

GENERAL NOTES

1. ANY AREA DISTURBED BY THE WORK SHALL BE RESTORED TO PRIOR CONDITION TO INCLUDE SEEDING, PAVING, PATCHING, ETC..
2. PRIOR TO ANY GRADING OR EXCAVATION CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES THE ILLUSTRATION OF UTILITIES ON THIS DRAWINGS IS DIAGRAMMATIC AND NOT TO BE RELIED UPON, AS-BUILT DRAWINGS SHOULD BE CONSULTED, IF AVAILABLE, OR THE USE OF ELECTRONIC PROBE TYPE EQUIPMENT SHOULD BE USED TO DETERMINE LOCATION, DEPTH AND DIRECTION.
3. THE CONTRACTOR IS REQUIRED TO BEAR THE EXPENSE OF REPAIRING ANY DAMAGE CAUSED BY HIS OPERATION. THE OWNER RESERVES THE RIGHT TO SELECT THE PERSON FOR MAKING REPAIRS CAUSED BY THE CONTRACTOR.
4. CONTRACTOR TO PERFORM ALL WORK IN ACCORD WITH THE CODES ALL LAWS OF THE TOWN OF CORTLANDT, STATE OF NEW YORK COUNTY OF WESTCHESTER AND ANY OTHER AGENCY CUSTOMARILY HAVING JURISDICTION.
5. ANY WORK WHICH REQUIRES DISTURBING OR GRADING SOIL REQUIRES THAT EROSION CONTROL IS INSTALLED.

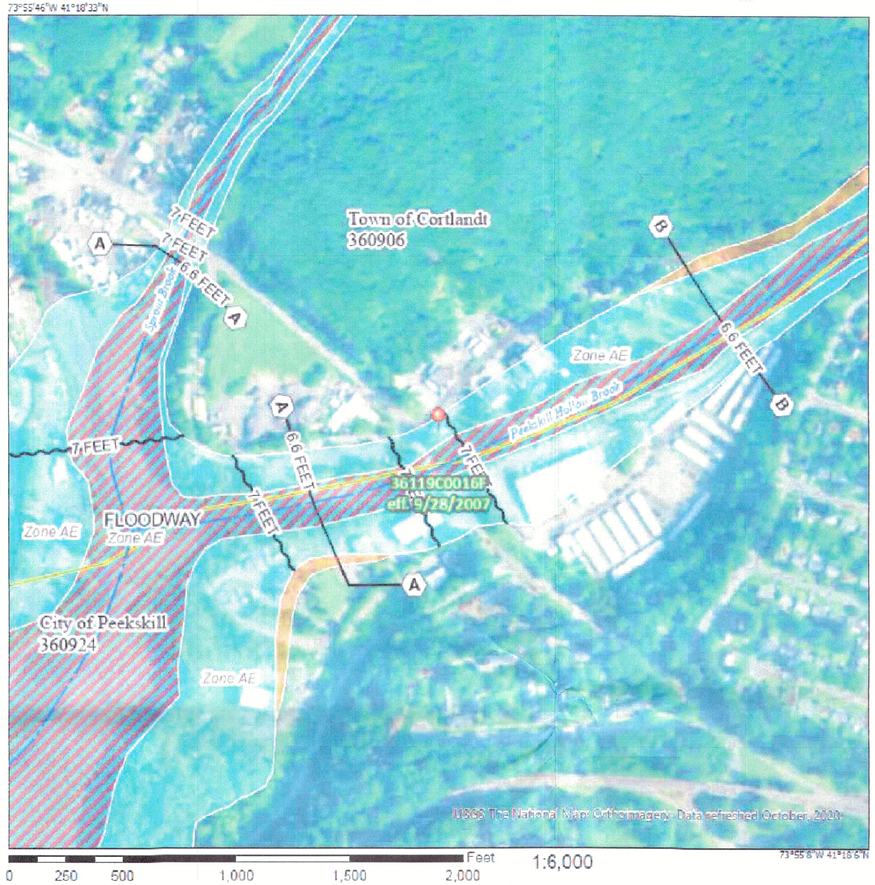


PROPOSED SITE PLAN 1" = 20'-0"

1. THE APPLICANT IS ADVISED THAT THE TOWN WILL NOT PICKUP GARBAGE ON THE SITE AND THE APPLICANT IS RESPONSIBLE FOR PRIVATE PICK-UP OF GARBAGE AT THE SITE.
2. SPECIALTY TRADE CONTRACTOR SPECIAL PERMIT IS GOOF FOR 3 YEARS AND SHALL EXPIRE ON MARCH 2, 2024. AN APPLICATION MUST BE MADE TO THE PLANNING BOARD FOR RENEWAL OF THE SPECIAL PERMIT 3 MONTHS PRIOR TO THE MARCH 2024 MEETING.

National Flood Hazard Layer FIRMette

FEMA

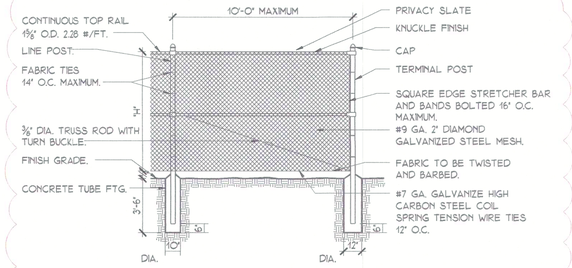


SAFE DIG

Before You Dig, Drill or Blast!

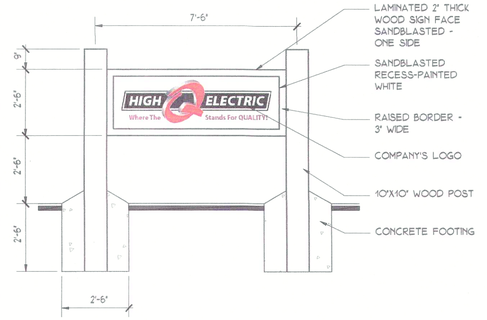
CALL US TOLL FREE 1-800-962-7962
NY Industrial Code Rule 753 requires no less than two working days notice, but not more than ten days notice.

UFPO



"H" (FT)	LINE POST	TERMINAL POST
6' OR LESS ft. 6'-0"	2" O.D./2.72 #/FT 2.5 O.D./3.65 #/FT	2.5" O.D./3.65 #/FT 3" O.D./5.79 #/FT

PROPOSED FENCE DETAIL 1/4" = 1'-0"



PROPOSED SIGNAGE DETAIL 3/8" = 1'-0"

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2 P.B. RESOLUTION	PB 2020-18	ARQ
3 B.D. COMMENTS	1-14-2022	ARQ
4 B.D. COMMENTS	4-5-2022	ARQ

DRAWING TITLE:
PROPOSED SITE PLAN, FLOOD HAZARD IMAGE & DETAILS

PROJECT:
PROPOSED OFFICES

PROJECT ADDRESS:
1 DOGWOOD RD.
CORTLANDT,
NY 10567

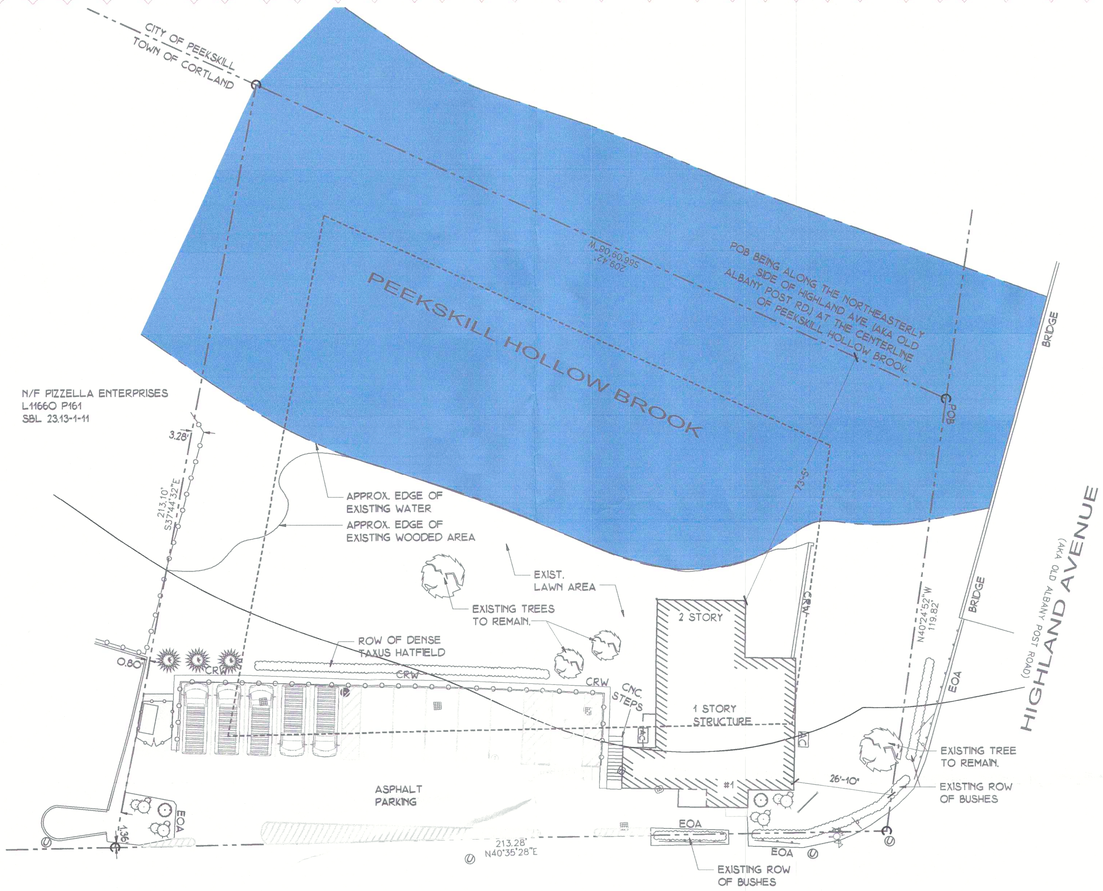
DOB EXAMINER SIGNATURE:

DOB BSCAN STICKER:

SEAL & SIGNATURE

REGISTERED ARCHITECT
JORGE B. HERNANDEZ
030424-1
STATE OF NEW YORK

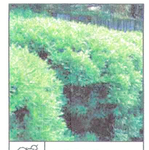
DATE: 11/14/2020
DWG. NO.: S-1
PROJECT NO.: 20-074
DRAWING BY: ARQ
CAD FILE NO.:
CHECKED BY: JBH
2 OF 4



PROPOSED LANDSCAPING PLAN 1" = 20'-0"

WHITE PINE

MOUNTAIN LAUREL



BAYBERRY

PROPOSED PLANTING LEGEND

SYM.	KEY	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE
	WP	PINUS STROBUS	WHITE PINE ×	3	4" DIA.
	ML	KALMIA LATIFOLIA	MOUNTAIN LAUREL ×	2	
	BY	MORELLA CAROLINENSIS	BAYBERRY ×	4	

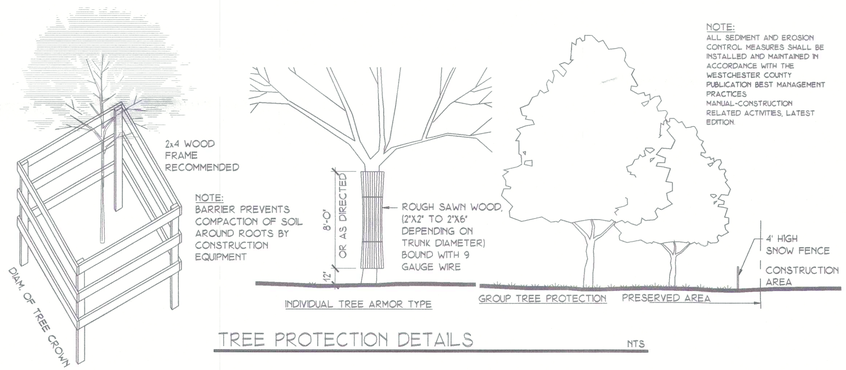
× RECOMMENDED WESTCHESTER COUNTY NATIVE PLANTS BY NEW YORK FLORA ATLAS.

LEGEND

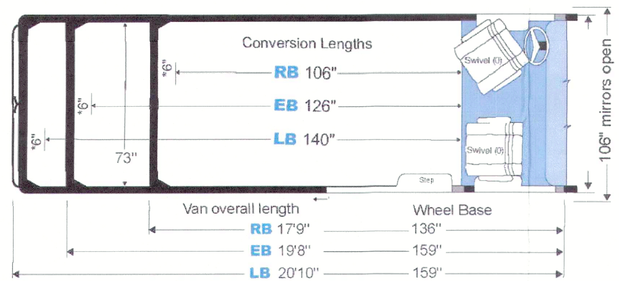
EXISTING BUSHES TO REMAIN

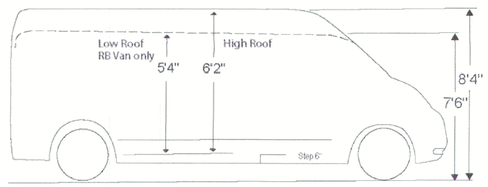
EXISTING TREE TO REMAIN

NOTE:
ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WESTCHESTER COUNTY PUBLICATION BEST MANAGEMENT PRACTICES MANUAL-CONSTRUCTION RELATED ACTIVITIES, LATEST EDITION



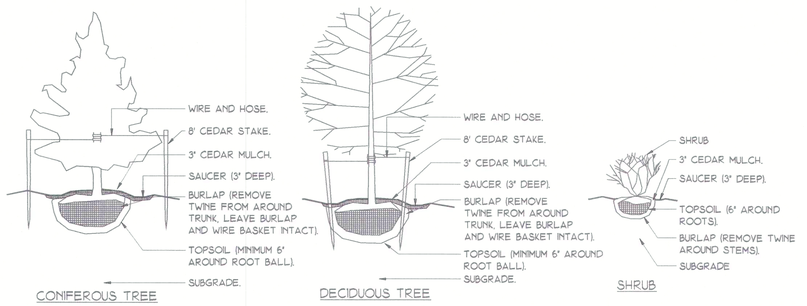
TREE PROTECTION DETAILS NTS





RAM PROMASTER DIMENSIONS NTS

DODGE RAM PROMASTER



PLANTING DETAIL NTS

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ARCHITECTURE - PLANNING

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1 P.B. COMMENTS	12-4-2020	ARQ
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3 B.D. COMMENTS	1-14-2022	ARQ
4 B.D. COMMENTS	4-5-2022	ARQ

DRAWING TITLE:
PROPOSED LANDSCAPING PLAN, IMAGES, LEGEND & DETAILS

PROJECT:
PROPOSED OFFICES

PROJECT ADDRESS:
1 DOGWOOD RD.
CORTLANDT,
NY 10567

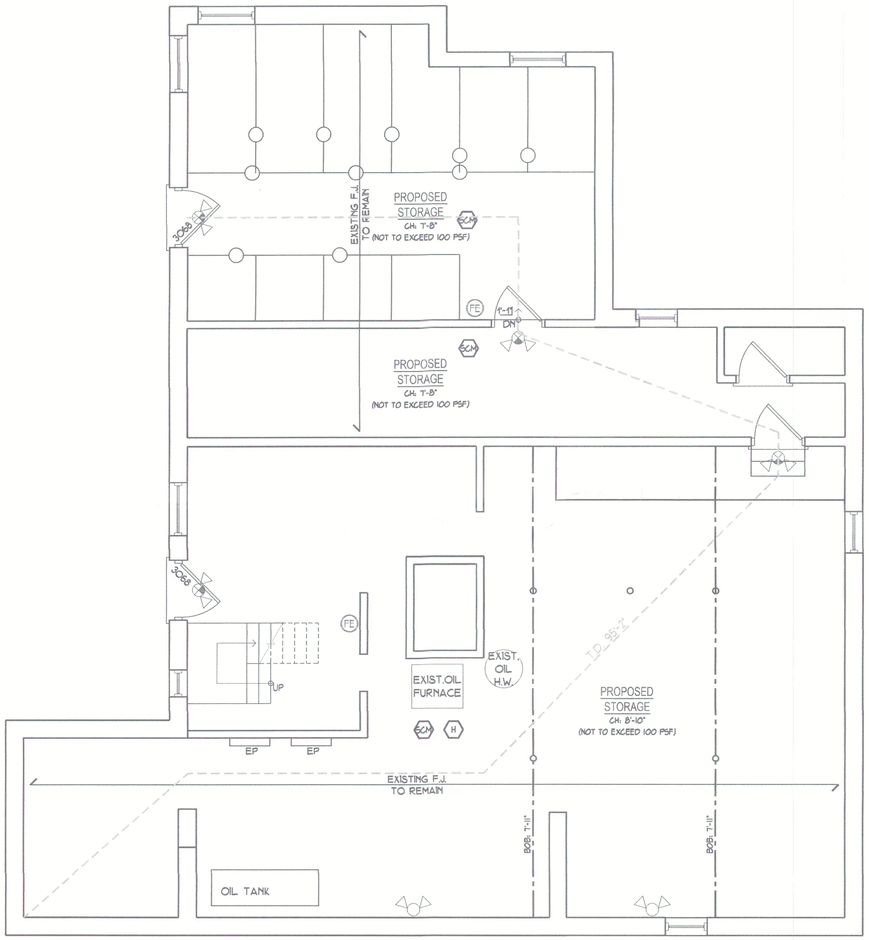
DOB EXAMINER SIGNATURE:

DOB BSCAN STICKER:

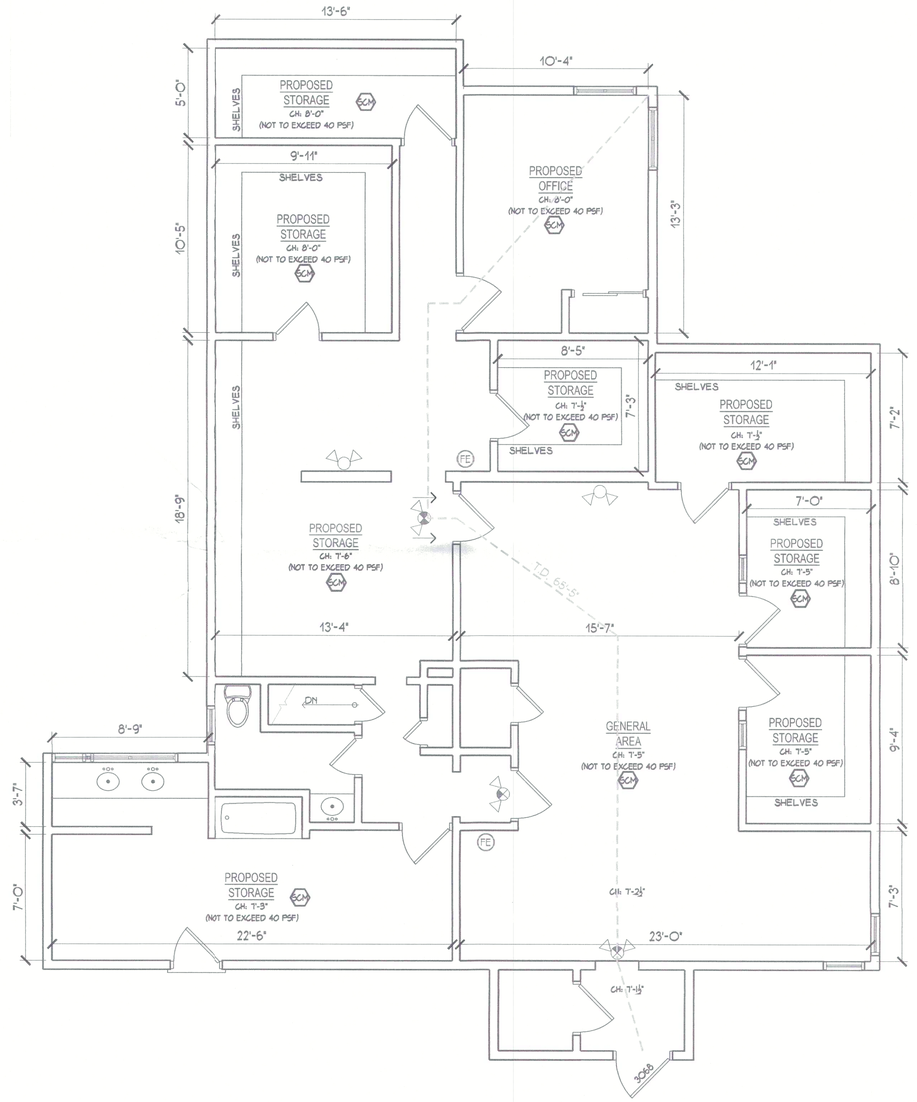
SEAL & SIGNATURE:

REGISTERED ARCHITECT
JORGE B. HERNANDEZ
030424-1
STATE OF NEW YORK

DATE: 11/14/2020
PROJECT NO: 20-074
DRAWING BY: ARQ
CHECKED BY: JBH
DWG. NO.: S-2
CAD FILE NO.: 3 OF 4



EXISTING & PROPOSED
FIRST FLOOR 1/4" = 1'-0"



EXISTING & PROPOSED
FIRST FLOOR 1/4" = 1'-0"

CAUTION
Floor Load Limit Not to Exceed ___ lbs. sq. ft.
CUIDADO
El Limite De Carga En El Piso No Debe Exceder ____ lbs. sq. ft.

PSF SIGN TO BE POSTED

STATE WEIGHT VALUE &
MOUNT TO WALL IN ROOMS
AS SHOWN ON FLOOR PLANS

LEGEND:	
SYMBOL	DESCRIPTION
	EXISTING WALL TO REMAIN

NOTES: ALL ITEMS ARE EXISTING TO REMAIN UNLESS OTHERWISE INDICATED.

FIRE LEGEND:	
SYMBOL	DESCRIPTION
	EXIT SIGN W/ EMERGENCY LIGHT: SHADED AREAS INDICATE LIGHTED FACES ARROWS INDICATE DIRECTION ARROWS
	EMERGENCY LIGHT W/ BATTERY BACKUP
FE	FIRE EXTINGUISHER
SCM	NEW HARDWIRED INTERCONNECTED SMOKE AND CARBON MONOXIDE DETECTOR. NOTE: EXCEPTION (RC #R314.4) INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS ARE NOT REQD WHEN PROPOSED WORK DOES NOT INCLUDE REMOVAL OF INTERIOR FINISHES. (#1,403.2.1) SMOKE ALARMS ARE PERMITTED TO BE BATTERY OPERATED WHEN PROPOSED WORK DOES NOT INCLUDE REMOVAL OF INTERIOR FINISHES.
H	NEW HARDWIRED INTERCONNECTED HEAT DETECTOR

NOTE: ALL EXIT SIGNS, DIRECTIONAL SIGNS, AND EMERGENCY LIGHTING TO HAVE MIN. 90 MN BACKUP

ALL ELECTRICAL WORK SHALL BE PERFORMED BY A WESTCHESTER COUNTY LICENSED ELECTRICAL CONTRACTOR UNDER A SEPARATE PERMIT.NO WORK SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN APPROVED.

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ARCHITECTURE - PLANNING

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11/14/2020	A-1
PROJECT NO.: 20-074	
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CHECKED BY: JBH	4 OF 4