



TOWN OF CORTLANDT

ZONING BOARD OF APPEALS

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
914-734-1080

Michael Fleming
Chairman

Wai Man Chin
Vice-Chairman

Chris Beloff
Frank Franco
Michelle Piccolo Hill
Benito Martinez
Thomas Walsh

Town Supervisor
Richard H. Becker, MD

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

TO JOIN THE MEETING REMOTELY USE THE ZOOM LINK BELOW:

<https://us02web.zoom.us/j/83556329811?pwd=nAs3WlVbRBhobate0BPHjHnPX9dJvV.1>

AGENDA.....ZONING BOARD OF APPEALS
Town Hall – 1 Heady Street
Cortlandt Manor, NY 10567

Work Session – Thursday, April 16, 2026 at 6:30 PM

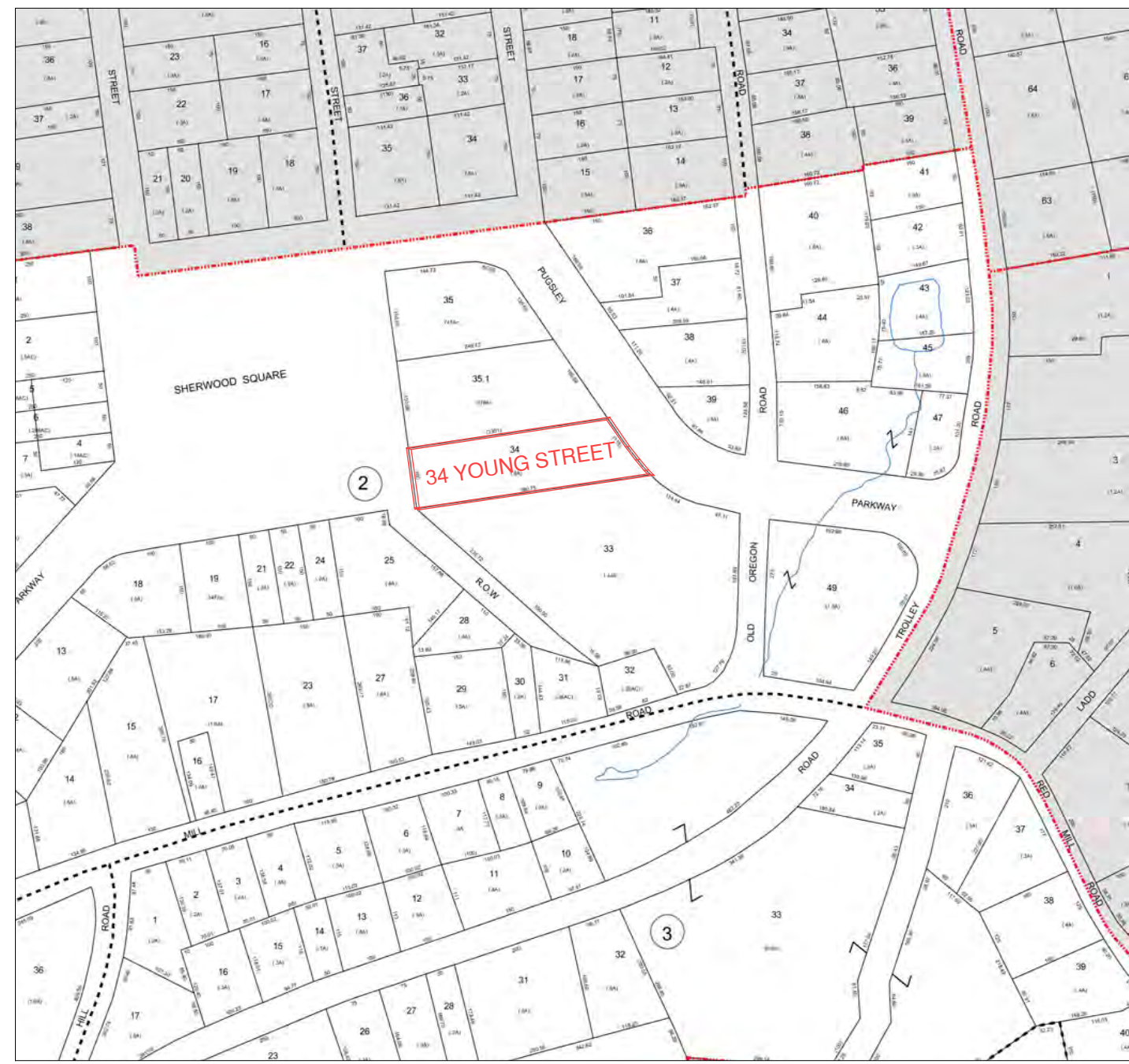
1. Discuss Agenda for the Regular Meeting

Regular Meeting – Thursday, April 16, 2026 at 7:00 PM *

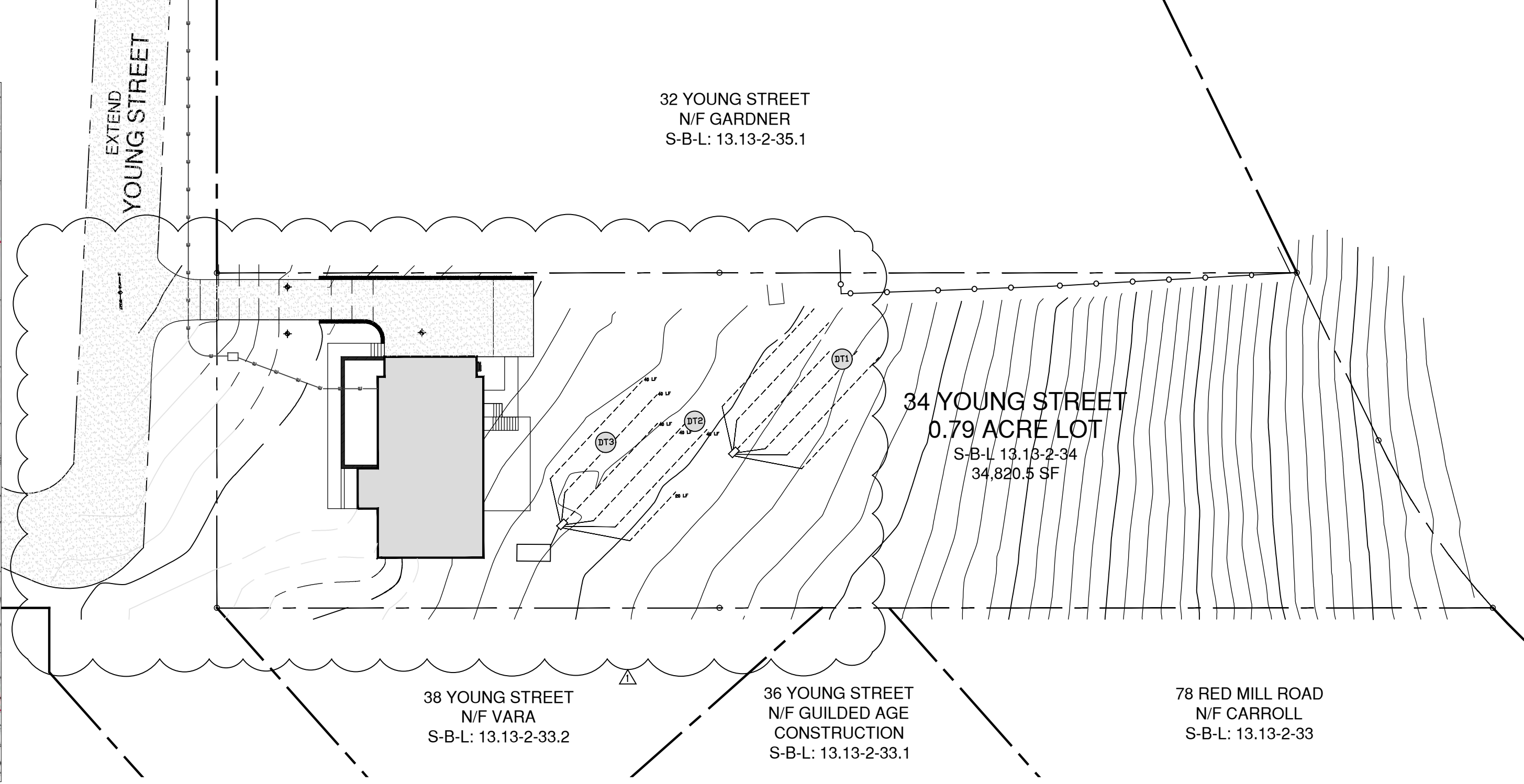
1. Pledge to the Flag and Roll Call
2. Adoption of the Meeting Minutes for February 19, 2026
3. **PUBLIC HEARING** (*continued from February meeting*)
 - A. **Case No. 2026-1 – Application of Steve Auth, for the property of Andrea Omboni**, for area variances, for lot area, front yard and side yard setbacks for a proposed new residence located at 34 Young St.
4. **NEW PUBLIC HEARINGS**
 - A. **Case No. 2026-2 – Application of Gabrielle Salman, R.A. on behalf of Elvia Campoverde and Braulio Calle**, for area variances for an existing front portico and shed for property located at 8 Ogden Ave.
 - B. **Case No. 2026-3 – Application of David Goessl, P.E. on behalf of Michael Smith**, for an area variance for a proposed accessory structure, an in-ground pool, located in the defined front yard for property located at 9 Veronica Ct.

NEXT REGULAR MEETING THURSDAY, MAY 21, 2026

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



1 Site Location Map
C1.01 Scale: 1" = 250'-0"



2 Site Plan
C1.01 Scale: 1" = 30'-0"

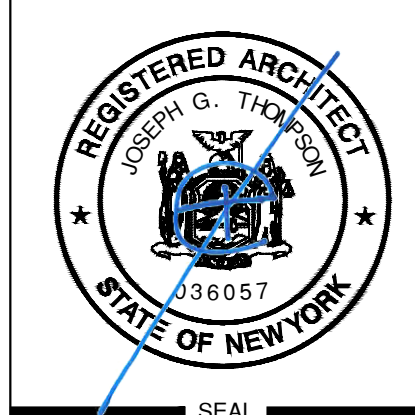
| BULK TABLE REQUIREMENTS | | |
|-------------------------|--|--|
| ZONING INFORMATION | Zone: | R-40 Single Family Residential |
| | Existing Use: | Vacant Land |
| | Proposed Use: | Single Family Residence |
| | Use Permitted By: | By Right |
| MINIMUM REQUIRED | | |
| Lot Area | Required: 40,000 SF | Proposed: 34,820.5 SF |
| Lot Width | Required: 150 FT | Proposed: 100 FT |
| Landscape Coverage | Required: 60% (20,823 SF) | Proposed: 85.9% (29,920 SF) ^Δ |
| YARD SETBACKS | | |
| Front | Required: 50 FT | Proposed: 42 FT ^Δ |
| Rear | Required: 30 FT | Proposed: 22.45 FT ^Δ |
| Side | Required: 30 FT (BASED ON 150 FT MIN) (20% OF LOT WIDTH - 30 FT MAX) | Proposed: 15 FT |
| MAXIMUM PERMITTED | | |
| Floor Area | Permitted: 5,015 SF | Proposed: 3,644 SF |
| Building Coverage | Permitted: 329.75 SF (6.5% OF MAX FLOOR AREA) | Proposed: 1,542 SF |
| Building Height | Permitted: 25 STORIES/ 35 FT | Proposed: 2 STORIES/ 25 FT |

* INDICATES PRE-EXISTING NON-CONFORMING CONDITION
 ** VARIANCE REQUIRED

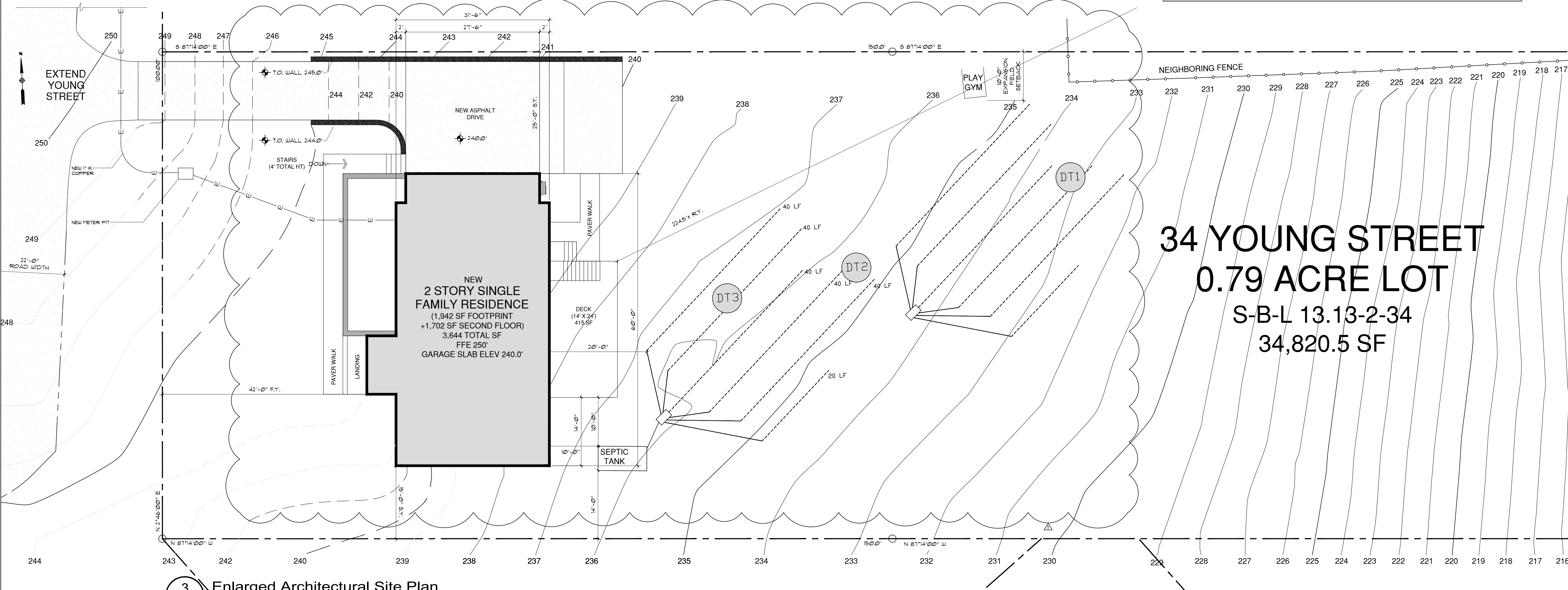


Joseph G. Thompson Architect, PLLC
 108 N Division Street, Suite 100
 Peekskill, New York 10566
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 EM: joe@jthompsonarch.com

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



3 Enlarged Architectural Site Plan
C1.01 Scale: 1" = 10'-0"

34 YOUNG STREET
0.79 ACRE LOT
 S-B-L 13.13-2-34
 34,820.5 SF

NOTE: THIS SITE PLAN HAS BEEN PREPARED REFERENCE A PROPERTY SURVEY BY ROWAN LAND SURVEYING, PLLC PREPARED BY PAUL A. ROWAN PL5 LICENSE #50389 FOR CHRISTOPHER MOLJO 4 MICHELLE VEGLIANTE AUTH DATED SEPTEMBER 19, 2025

34 Young Street
 Green Tek Land & Site, LLC
 34 Young Street
 Cortland Manor, New York 10567
 S-B-L: 13.13-2-34
 Town of Cortland - Westchester County

FOR ZONING BOARD OF APPEALS REVIEW & APPROVAL

| | |
|------------|------------------|
| Date: | February 2, 2026 |
| Revisions: | |
| Δ | March 12, 2026 |
| Δ | |
| Δ | |
| Δ | |

C1.01

ZONING BOARD OF APPEALS FACT SHEET

ZBA Member Assigned: Chin

CASE NO.: 2026-2

Name of Applicant: Gabrielle Salman, R.A.
Owner: Elvia Campoverde and Braulio Calle
Address of property: 8 Ogden Ave.
Section, Block, Lot: 33.08-3-16
Prior ZBA Case No.: N/A
Zone: R-10
Lot Size: Approx. 10,000 sq. ft.

Request: Area variances per §307-17 Table of Dimensional Regulations:

- 1. Front Yard Setback for Existing Portico:**
Required = 30 ft.
Proposed = 24.8 ft.
Relief sought = 5.2 feet

- 2. Side Yard Setback for Existing Shed:**
Required = 6 ft.
Proposed = 1.4 ft.
Relief sought = 4.6 feet

- 3. Rear Yard Setback for Existing Shed:**
Required = 6 ft.
Proposed = 1.7 ft.
Relief sought = 4.3 feet

- 4. Height of Existing Shed:**
Required = 10 ft. to eave/ceiling joist (1st floor) | 7 ft. to ridge (2nd floor)
Proposed = 7.5 ft. to eave/ceiling joist (complies) | 7.5 ft. to ridge (non-compliant)
Relief sought = 0.5 feet (to ridge)

Staff Comments: Code Enforcement received an application to legalize the pre-existing shed and portico. Permit was denied, setbacks (above) do not comply with required dimensional regulations.

Variance(s) Requested: Area variances for front yard setback for an existing portico roof over the front, and side/rear yard setbacks for an existing shed.

| | <u>REQUIRED</u> | <u>PROPOSED</u> | <u>VARIANCE</u> | <u>%</u> |
|----------------------------|-----------------|-----------------|-----------------|----------|
| <i>Portico:</i> Front Yard | 30 ft. | 24.8 ft. | 5.2 ft. | 17% |
| <i>Shed:</i> | | | | |
| Side Yard | 6 ft. | 1.4 ft. | 4.6 ft. | 77% |
| Rear Yard | 6 ft. | 1.7 ft. | 4.3 ft. | 72% |
| Height (to ridge) | 7 ft. | 7.5 ft. | 0.5 ft. | 7% |

SEQR: TYPE II – No further compliance required

Cortlandt Manor, New York

 Google Street View

Oct 2013





CONT

12 Ogden Ave
33.8-3-15

13 Conklin Ave
33.8-3-24

11 Ogden Ave
33.8-4-23

8 Taylor Ave
33.8-4-16

11 Conklin Ave
33.8-3-23

8 Ogden Ave
33.8-3-16

9 Ogden Ave
33.8-4-22

4 Taylor Ave
33.8-4-17

9 Conklin Ave
33.8-3-22

6 Ogden Ave
33.8-3-17

2004 Crompond Rd
33.8-4-20

5 Conklin Ave
33.8-3-20

4 Ogden Ave
33.8-3-18

2 Taylor Ave
33.8-4-18

OGDEN AVE

GABRIELLE SALMAN, RA

Gabrielle Salman Architect
415 Bedford Road / Suite 204
Pleasantville, NY 10570
T: 914 773 1618
C: 917 864 0874
gsalmanaia@aol.com

Date: 31 March 2026

To: Town of Cortlandt Zoning Board of Appeals
Re: 8 Ogden Avenue, Cortlandt Manor, NY 10567

Request for Approval / Legalization of Existing Front Portico and Shed
ZBA# 26-2 Tax ID: 33.8-3-16

Dear Members of the Board,

We respectfully submit this letter in support of our application to legalize an existing front portico and shed located at 8 Ogden Avenue, Cortlandt Manor, New York.

The front portico and shed were constructed and have been in place for some time. We are now seeking to bring these improvements into full compliance with Town regulations. There have been no changes to the use of the property, and both structures are accessory in nature and consistent with the residential character of the neighborhood.

The portico enhances the safety and functionality of the home by providing covered access at the main entrance, while the shed is used for typical residential storage since the home doesn't have a garage. Neither structure creates any adverse impact on neighboring properties or the surrounding area.

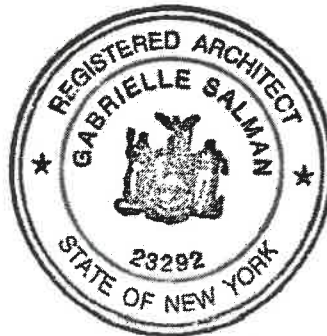
We respectfully request the Board's consideration and approval of this application so that the property may be brought into compliance. We are committed to working with the Town and providing any additional information or documentation the Board may require.

Thank you for your time and consideration.

Respectfully submitted,



Gabrielle Salman, RA



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 – Project and Sponsor Information | | | |
|--|--|------------------------------------|---|
| Name of Action or Project: AN AREA VARIANCE | | | |
| Project Location (describe, and attach a location map): 8 DODEN AVENUE | | | |
| Brief Description of Proposed Action: LEGALIZATION OF EXISTING SHED AND FRONT PORCH IN NON-COMFORMING USE | | | |
| Name of Applicant or Sponsor: CAROLINNE SALMAN | | Telephone: 914-7731618 | |
| | | E-Mail: gsalman@aig-aol.com | |
| Address: 415 BEDFORD RD / SUITE 204 | | | |
| City/PO: PLANNING, NJ | | State: | Zip Code: 10570 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO <input checked="" type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: | | | YES <input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | | NO <input checked="" type="checkbox"/> |
| b. Total acreage to be physically disturbed? | | | YES <input type="checkbox"/> |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | | 10,000 acres SF 500 SF acres 10,000 SF acres |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | |
| <input type="checkbox"/> Parkland | | | |

| | | NO | YES | N/A |
|---|--|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action, | a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | | NO | YES | |
| | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | | NO | YES | |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | | NO | YES | |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | | NO | YES | |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____ | | NO | YES | |
| | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____ | | NO | YES | |
| | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | | NO | YES | |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | | NO | YES | |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

| | | |
|--|-------------------------------------|--------------------------|
| | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

16. Is the project site located in the 100-year flood plan?

| | | |
|--|-------------------------------------|--------------------------|
| | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

17. Will the proposed action create storm water discharge, either from point or non-point sources?
If Yes,

a. Will storm water discharges flow to adjacent properties?

| | | |
|--|-------------------------------------|--------------------------|
| | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

| | | |
|--|--------------------------|-------------------------------------|
| | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If Yes, briefly describe:

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

| | | |
|--|-------------------------------------|--------------------------|
| | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If Yes, explain the purpose and size of the impoundment:

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

| | | |
|--|-------------------------------------|--------------------------|
| | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If Yes, describe:


20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

| | | |
|--|-------------------------------------|--------------------------|
| | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

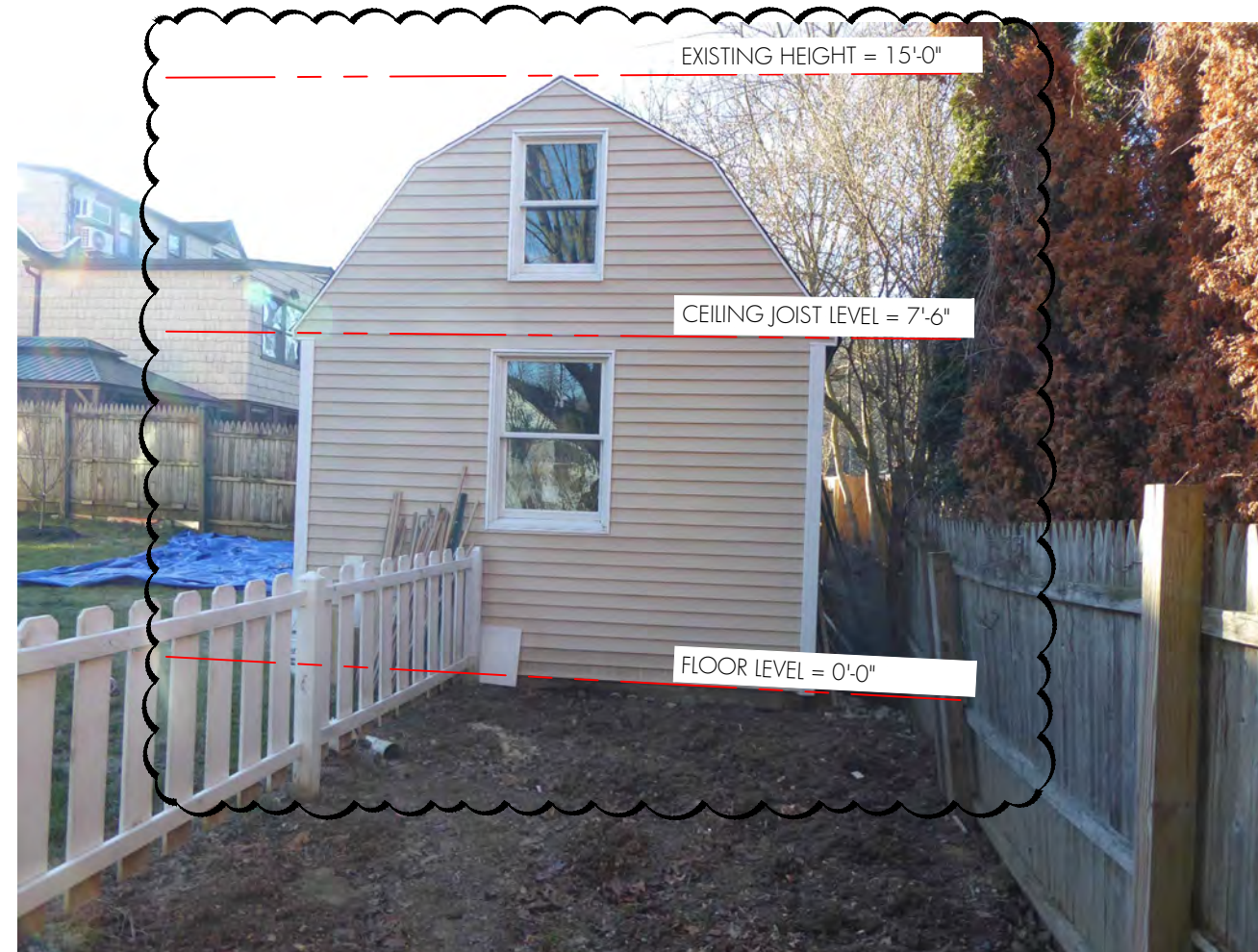
If Yes, describe:

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

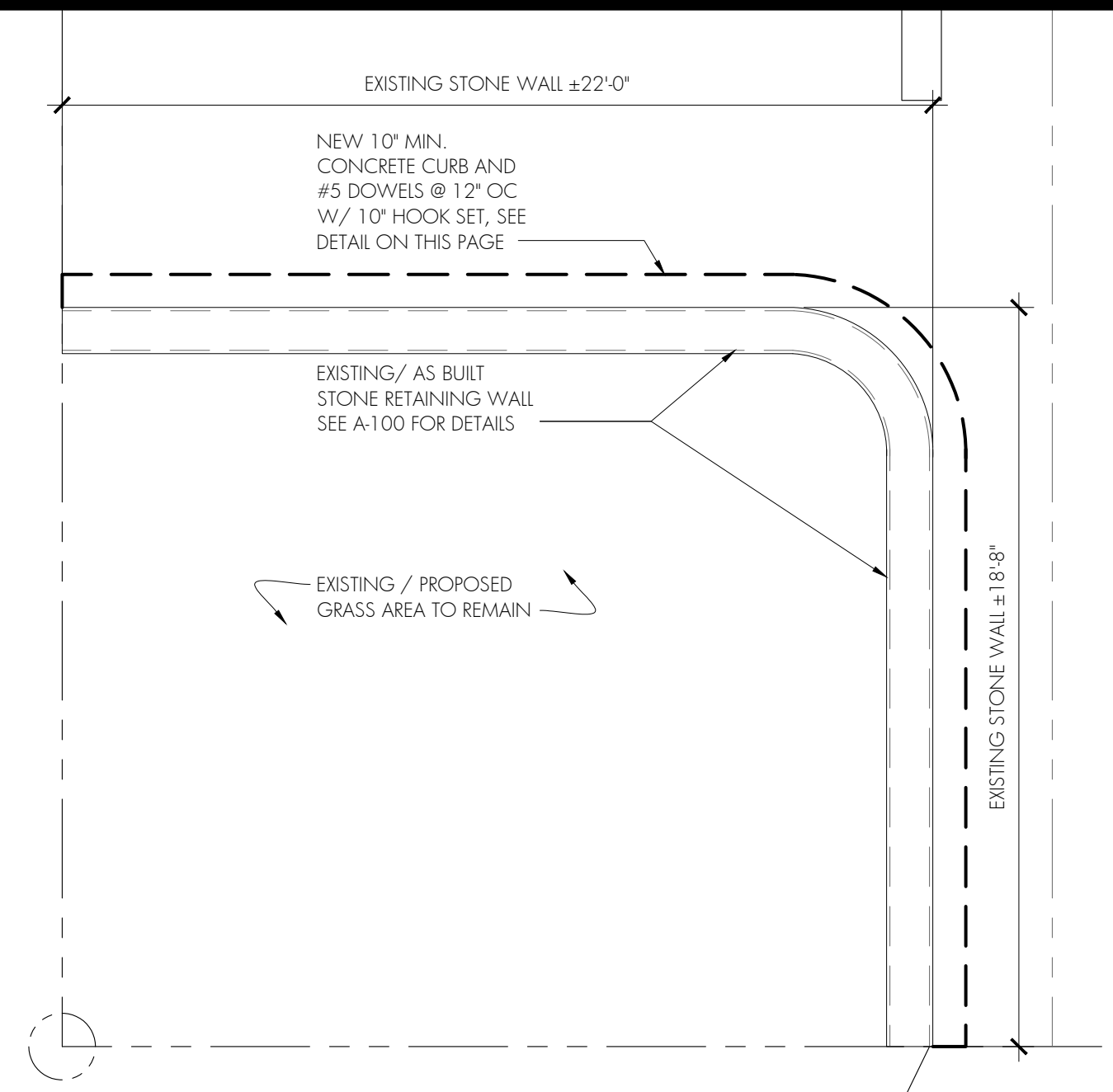
Applicant/sponsor/name: GABRIELLE SALMAN Date: 03/03/26

Signature:  Title: ARCHITECT

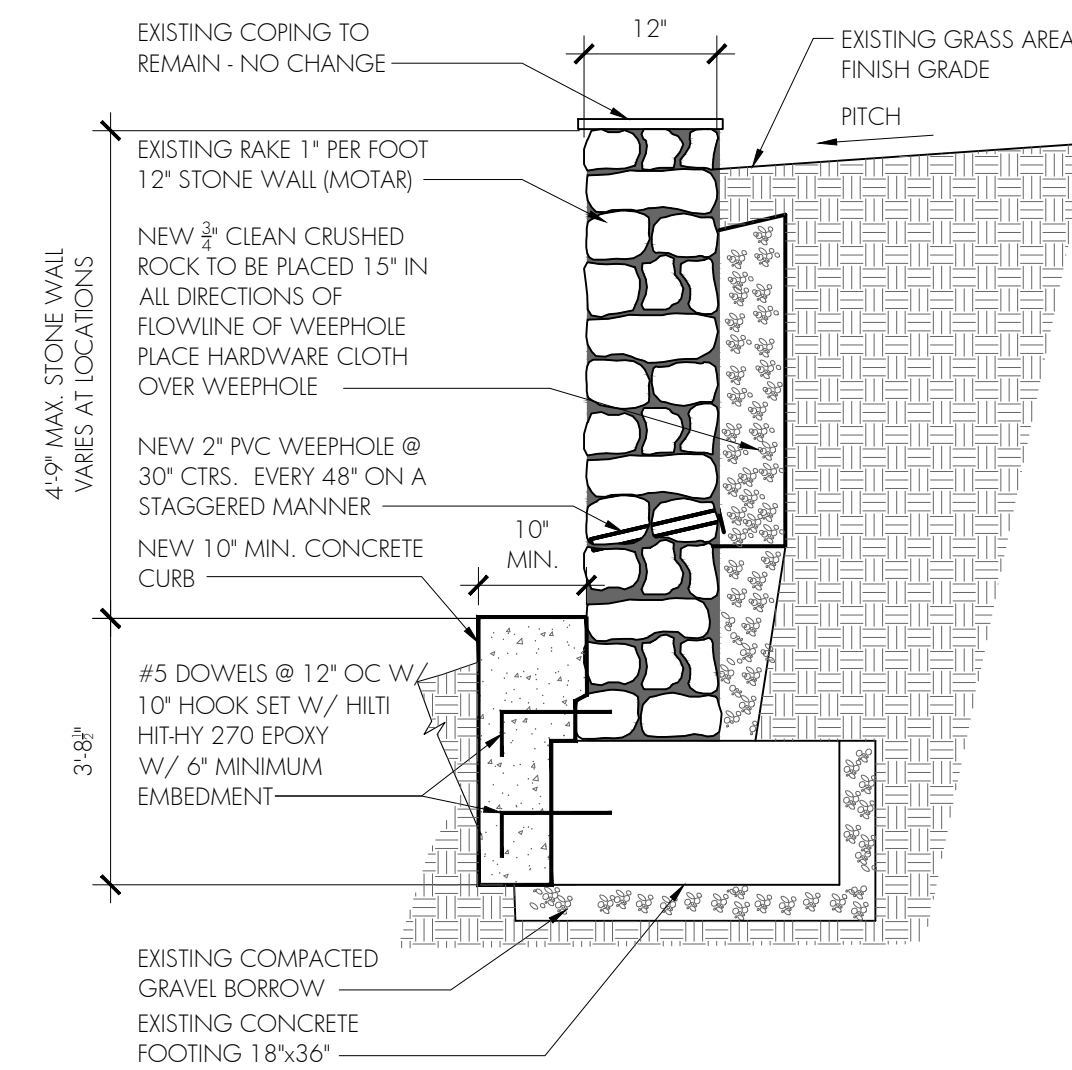
PRINT FORM



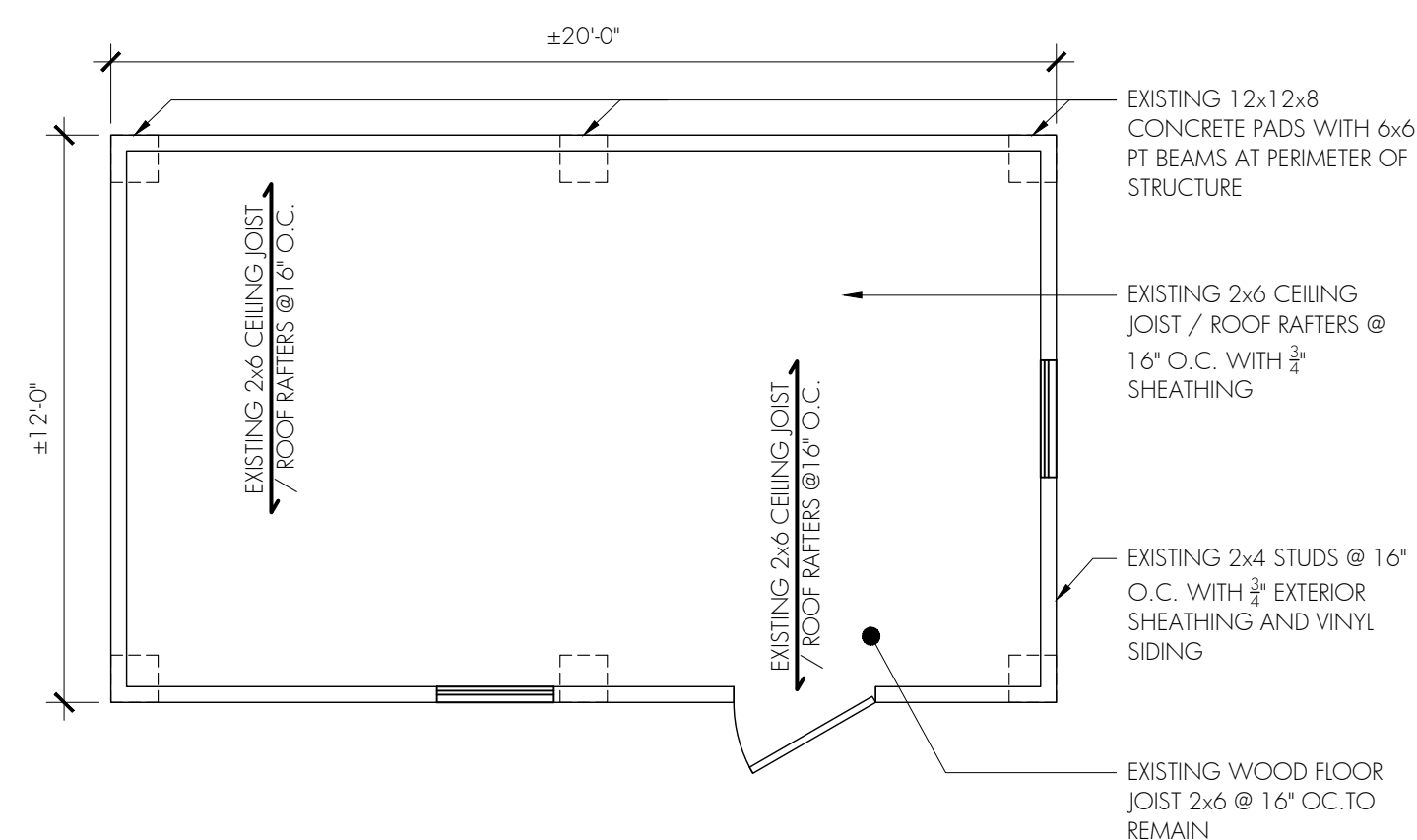
A EXISTING CONDITIONS PHOTOS



1 STONE RETAINING WALL WITH REPAIRS
SCALE: 1/4" = 1'-0"



2 EXISTING STONE RETAINING WALL WITH REPAIRS
SCALE: 3/8" = 1'-0"



NOTE: EXISTING SHED SIDING TO BE REMOVE AND REPLACE WITH NEW NON-COMBUSTIBLE SIDING, FIBER CEMENT SIDING BY JAMES HARDIE OR EQUAL COLOR TO MATCH MAIN HOUSE

NOTE: ELECTRICAL WORK TO BE FILED AND VERIFY BY A LICENSED ELECTRICIAN

NOTE: EXISTING SHED IS STRUCTURALLY SOUND AND ALL FRAMING FASTENERS MEET NYS CODE REQUIREMENT

3 EXISTING SHED BUILDING
SCALE: 1/4" = 1'-0"

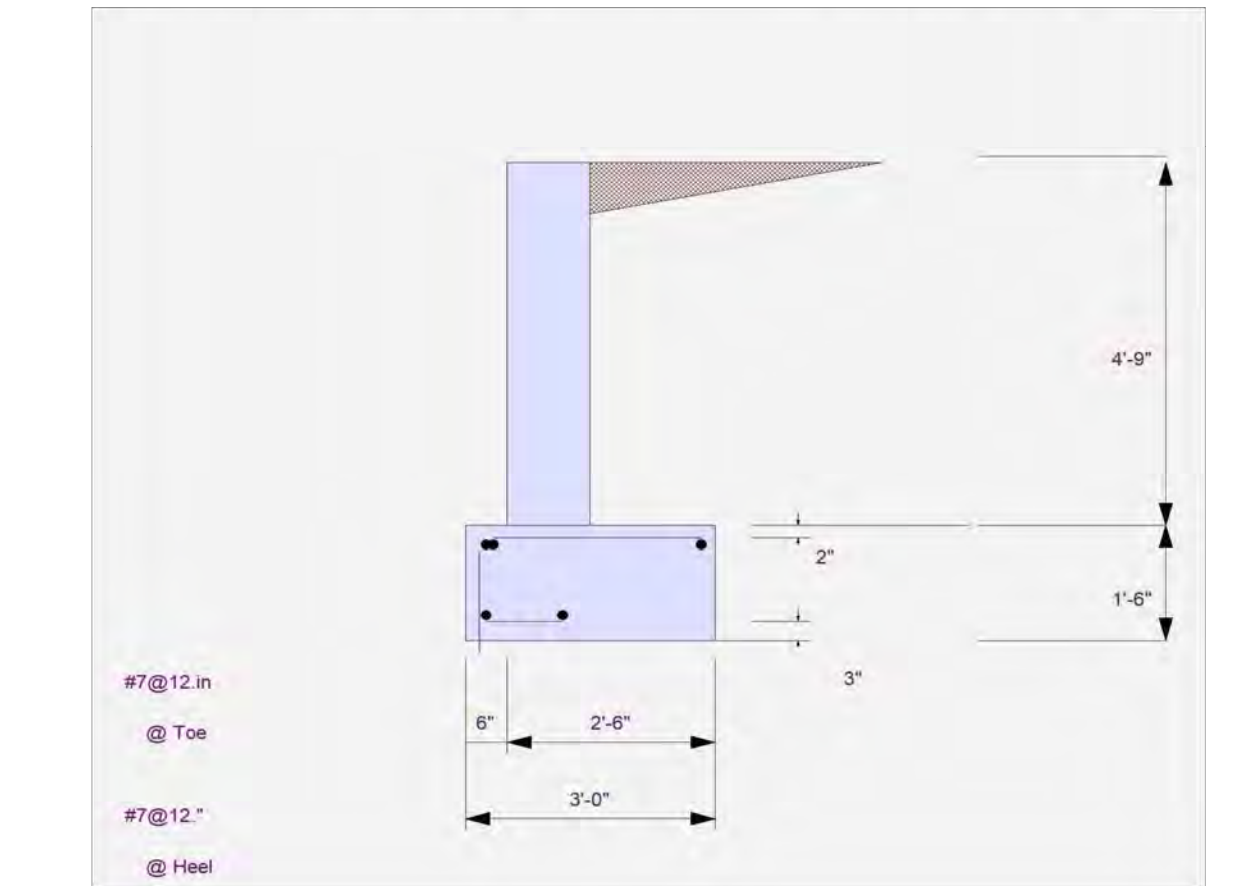
| Criteria | | Soil Data | |
|-------------------------|-------------|--|--------------|
| Retained Height | = 4.750 ft | Allow Soil Bearing | = 3000 psf |
| Wall height above soil | = ft | Coulomb Soil Pressure calculation | |
| Slope Behind Wall | = 30.0 deg | Soil Friction Angle | = 30.0 deg |
| Height of Soil over Toe | = 0.0 in | Active Pressure:Ka/Gamma | = 0.0 psf/ft |
| Soil Density | = 115.0 pcf | Passive Pressure:Kp/Gamma | = 0.0 psf/ft |
| | | Friction/Soil Frictior | = 0.3 |
| | | Soil height to ignore for passive pressure | = 12 in |

| Surcharge Loads | | Lateral Load Applied to Stem | | Adjacent Footing Load | |
|--|-------|---------------------------------------|--------|---------------------------------------|-------|
| Surcharge Over Heel | = psf | Lateral Load | = #/ft | Adjacent Footing Load | = lbs |
| --Used To Resist Sliding & Overturning | | --Height to Top | = ft | Footing Width | = ft |
| Surcharge Over Toe | = psf | --Height to Bottom | = ft | Eccentricity | = in |
| Used for Sliding & Overturning | | Wall to Fig CL Dist | = ft | Wall to Fig CL Dist | = ft |
| | | Footing Type | = | Footing Type | = |
| | | Base Above/Below Soil at Back of Wall | = ft | Base Above/Below Soil at Back of Wall | = ft |
| | | Poisson's Ratio | = 0.3 | | |

| Design Summary | | Rubble masonry, mortar bonded Stem Analysis Data (Unreinforced material) | |
|---|-------------------|--|-------------------------|
| Total Bearing Load | = 2,517.57 lbs | Wall Material Weight | = 145.0 pcf |
| --resultant ecc. | = 2,966 in | Fc : Max. Allow. Compression | = 100 psi |
| Eccentricity within middle third | | Fc : Max. Allow. Tension | = 31.0 psi |
| Soil Pressure @ Toe | = 1,128.14 psf OK | Front Batter Distance | = in |
| Soil Pressure @ Heel | = 582.26 psf OK | Thickness @ Top of Stem | = 12 in |
| Allowable | = 3000 psf | Back Batter Distance | = in |
| Soil Pressure Less Than Allowable | | | |
| ACI Factored @ Toe | = 1,369.00 psf | | |
| ACI Factored @ Heel | = 688.16 psf | | |
| Footing Shear @ Toe | = 2,993 psf OK | Height above Footing | = 4 ft |
| Footing Shear @ Heel | = 3,533 psf OK | Wall Thick. @ Height | = 12.0 in |
| Allowable | = 82,158 psi | Section Modulus | = 288.0 in ³ |
| Sliding Stability Ratio | = 1.904 OK | Moment @ Height | = 3,330 ft-# |
| Sliding Gales (Vertical Component Used) | | Vertical Load @ Height | = 108,750 lbs |
| Lateral Sliding Force | = lbs | Actual Unit Tension | = -0.6165 psi |
| less 100% Passive Force | = 345,499 lbs | Actual Unit Compression | = 0.8940 psi |
| Added Force Req'd | = 0.0 lbs OK | Shear @ Section | = 13,320 lbs |
| for 1.5 Stability | = 0.0 lbs OK | Actual Unit Shear | = 0.0 psi |

| Footing Strengths & Dimensions | | Footing Design Results | |
|--------------------------------|----------------------|------------------------|-------------------------|
| Toe Width | = 0.50 ft | Factored Pressure | = Toe Heel |
| Heel Width | = 2.50 | Mu : Upward | = 166.365 893.26 ft-# |
| Total Footing Width | = 3.0 | Mu : Downward | = 67.50 2,189.68 ft-# |
| Footing Thickness | = 18.0 in | Mu. Design | = 99 -1,306 ft-# |
| Key Width | = 24 in | Actual 1-Way Shear | = *Beyond Toe 3,533 psi |
| Key Depth | = in | Allow 1-Way Shear | = 82,158 82,158 psi |
| Key Distance from Toe | = 2 ft | | |
| Fc = 3000 psi | Fy = 60000 psi | | |
| Footing Concrete Density | = 150 pcf | | |
| Min. As % | = 0.0018 | | |
| Cover @ Top | = 2 in @ 8in. = 3 in | | |

| Summary of Overturning & Resisting Forces & Moments | | | | | |
|--|-----------------|---------------|-------------------|--------------------------|---------------------------------------|
| Item | Force lbs | Distance ft | Moment ft-# | Force lbs | Moment ft-# |
| Heel Active Pressure | = 619.38 | 2.250 | 1,843.59 | Soil Over Heel | = 0.0 0.0 |
| Surcharge Over Toe | = 0.0 0.0 | 0.0 | 0.0 | Sloped Soil Over Heel | = 0.0 0.0 |
| Adjacent Footing Load | = 0.0 0.0 | 0.0 | 0.0 | Surcharge Over Heel | = 0.0 0.0 |
| Adiosed Lateral Load | = 0.0 0.0 | 0.0 | 0.0 | Adjacent Footing Load | = 0.0 0.0 |
| Load @ Stem Above Soil | = 0.0 0.0 | 0.0 | 0.0 | Axial Dead Load on Stem | = 0.0 0.0 |
| Seismic Load | = 0.0 0.0 | 0.0 | 0.0 | Soil Over Toe | = 0.0 0.0 |
| Seismic Stem Self Wt | = 0.0 | 0.0 | 0.0 | Surcharge Over Toe | = 0.0 0.0 |
| Total | = 578.15 | O.T.M. | = 1,204.47 | Stem Weight | = 689.04 1.0 689.18 |
| Resisting/Overturning Ratio | = 3.775 | | | Earth above Sloping Stem | = 0.2276 1.50 0.3414 |
| Vertical Loads used for Soil Pressure | = 2,517.57 lbs | | | Footing Weight | = 675.0 1.50 1,012.50 |
| Vertical component of active pressure used for soil pressure | = 333.928 | | | Key Weight | = 0.0 3.0 0.0 |
| | | | | Key Component | = 333.928 3.0 1,011.78 |
| | | | | Total | = 2,517.57 lbs R.M. = 4,547.40 |



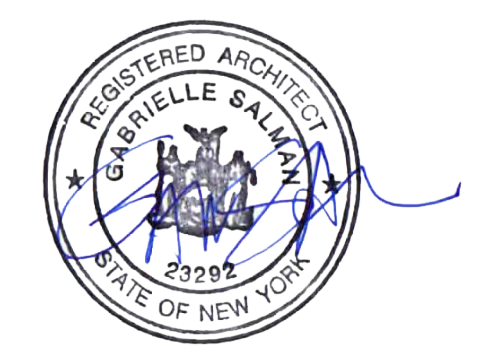
4 STONE WALL CALCULATIONS
NOT TO SCALE



GABRIELLE SALMAN ARCHITECT
415 Bedford Road, Suite 204
Pleasantville, NY 10570
Phone Number: (914) 773-1618
Fax Number: (914) 773-1514
E-mail: GSALMANAIA@aol.com

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SEAL AND THE NOTATION "ALTERED" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

| REV. | DATE: | DESCRIPTION: |
|------|----------|---------------------------------|
| 1 | 02/10/23 | BUILDING DEPARTMENT SET |
| 2 | 05/22/23 | REVISION #1 AS PER DOB COMMENTS |
| 3 | 06/28/23 | REVISION #2 AS PER DOB COMMENTS |
| 4 | 07/06/23 | REVISION #3 AS PER DOB COMMENTS |
| 5 | 08/16/23 | REVISION #4 AS PER DOB COMMENTS |
| 6 | 10/13/23 | REVISION #5 AS PER DOB COMMENTS |
| 7 | 02/08/26 | CLARIFICATIONS |



EXPIRATION DATE: AUGUST 31, 2028

PROJECT NAME
EXISTING CONDITIONS -LEGALIZATION
FRONT PORTICO, STONE RETAINING WALL AND
REAR SHED WITH REPAIRS

PROJECT ADDRESS
8 OGDEN AVENUE
CORTLANDT MANOR, NY 10567

DRAWING TITLE:
EXISTING CONDITIONS PLANS/
DETAILS STONE RETAINING WALL
AND SHED (LEGALIZATIONS)

PROJECT MANAGER: GS

DRAWN BY: CHECKED BY: GS

SCALE:

PROJECT #: GSA-011023

DATE: 02/10/23

DRAWING #:

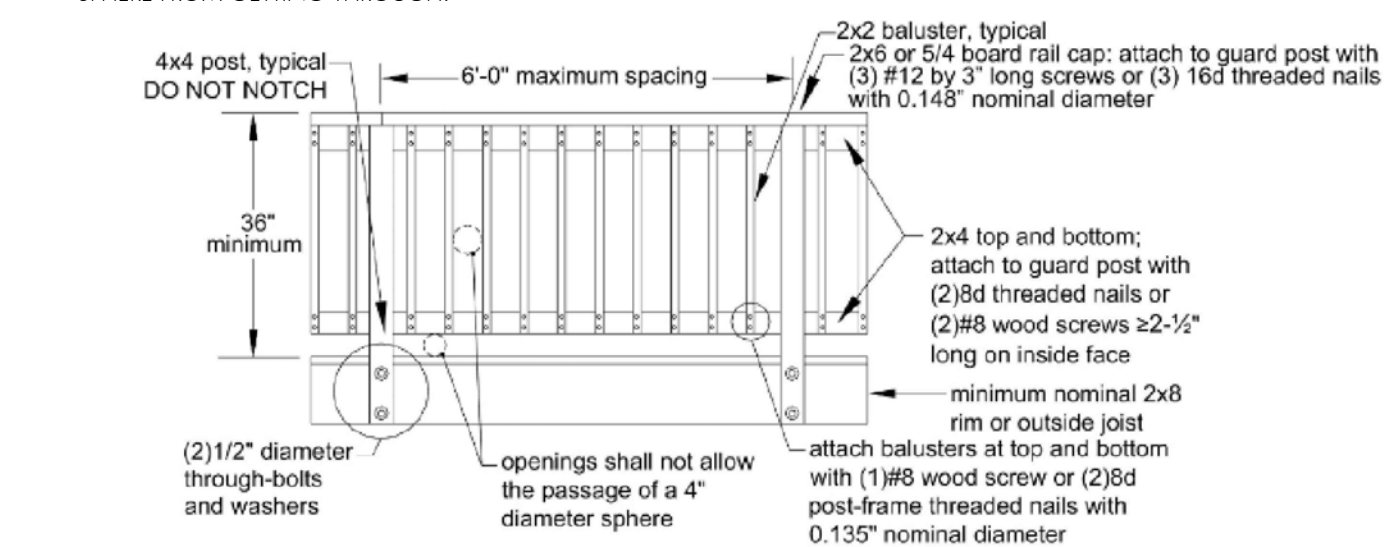
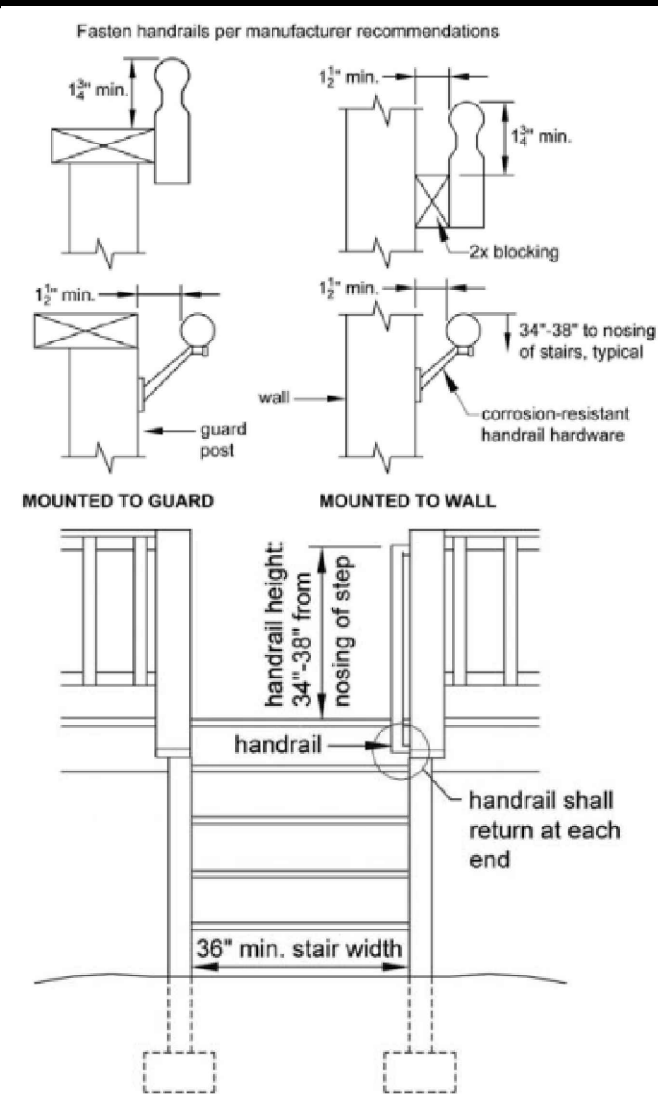
A-101

HANDRAILS

- STAIRWAYS MUST HAVE A HANDRAIL IF THE STAIRWAY HAS MORE THAN THREE RISERS
- HANDRAILS MAY PROJECT OVER STAIRS BY 4 1/2 INCHES MAXIMUM ON EACH SIDE OF THE STAIRWAY
- HANDRAILS MUST BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS. THEY MUST TURN BACK INTO THE WALL OR BUTT INTO A POST SO THAT PURSE STRAPS AND CLOTHING WON'T GET CAUGHT BEHIND THEM AND CAUSE A FALL
- HANDRAILS ATTACHED TO THE WALL MUST HAVE A SPACE BETWEEN THE WALL AND THE RAIL OF AT LEAST 1 1/2 INCHES TO PROVIDE A GRIPPABLE SURFACE
- HANDRAILS ON THE OPEN SIDE OF A STAIRWAY MUST MEET GUARDRAIL REQUIREMENTS.
- THE HEIGHT OF HANDRAILS IS MEASURED STRAIGHT UP FROM THE NOSING OF THE TREADS TO THE TOP OF THE HANDRAIL. A HANDRAIL ALONG A WALL MUST BE BETWEEN 34 INCHES AND 38 INCHES HIGH.
- A ROUND HANDRAIL MUST HAVE A DIAMETER NO SMALLER THAN 1 1/4 INCHES AND NO LARGER THAN 2 INCHES, SO THAT IT CAN BE EASILY AND SECURELY GRIPPED. OTHER HANDRAIL SHAPES ARE ALLOWED, IF THE PERIMETER DIMENSION IS AT LEAST 4 INCHES AND NOT MORE THAN 6 1/2 INCHES, WITH A CROSS SECTION DIMENSION NOT MORE THAN 2 1/2 INCHES.

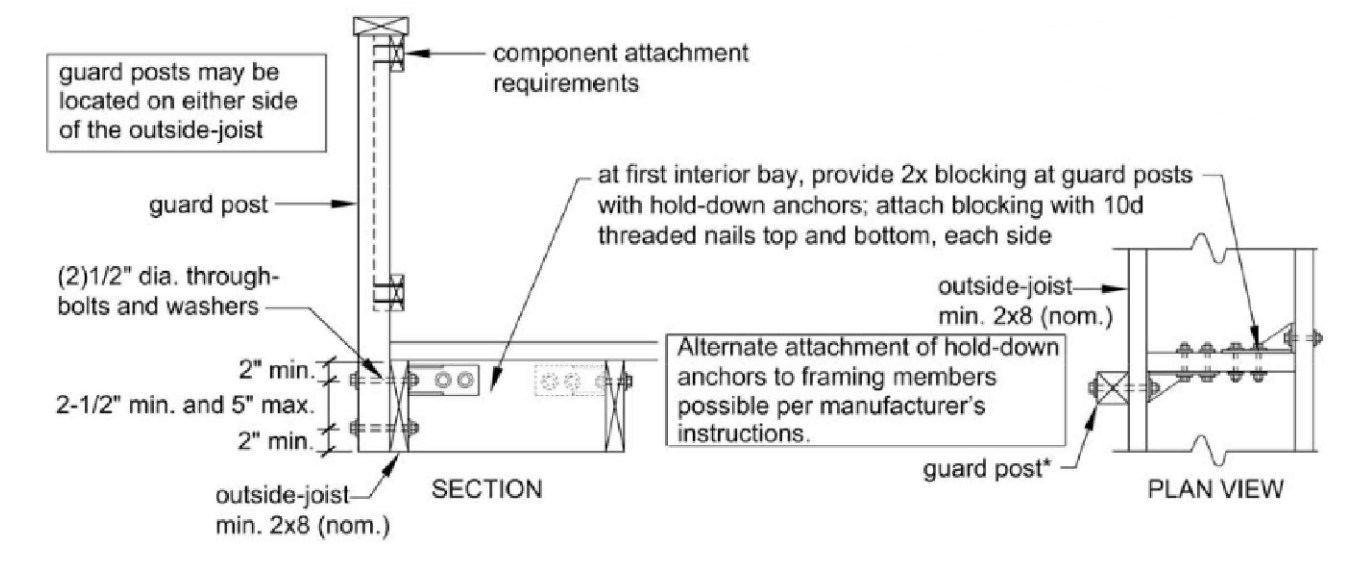
GUARDRAILS

- A GUARDRAIL IS REQUIRED TO PREVENT SOMEONE FALLING FROM A BALCONY, DECK, LANDING, ETC. THAT IS MORE THAN 30 INCHES ABOVE THE FLOOR OR GROUND BELOW. GUARDRAILS MUST BE AT LEAST 36 INCHES HIGH, EXCEPT THAT THEY MAY BE 34 INCHES (MEASURED STRAIGHT UP FROM THE NOSING) AT THE OPEN SIDES OF STAIRWAYS.
- GUARDRAILS ON STAIRS MUST HAVE SOME KIND OF A PATTERN, SO THAT A 4 1/8" SPHERE CAN'T PASS THROUGH. HOWEVER, ALL GUARDRAILS ALONG RAISED FLOORS, LANDINGS,
- PORCHES, DECKS AND BALCONIES MUST HAVE INTERMEDIATE RAILS OR ORNAMENTAL
- CLOSURES THAT DO NOT ALLOW PASSAGE OF A 4 INCH SPHERE.
- AT THE BOTTOM EDGE OF A GUARDRAIL ALONG A SERIES OF STEPS, THE SPACE BETWEEN
- THE TREAD, RISER AND THE GUARDRAIL MUST BE SMALL ENOUGH TO PREVENT A 6 INCH
- SPHERE FROM GETTING THROUGH.

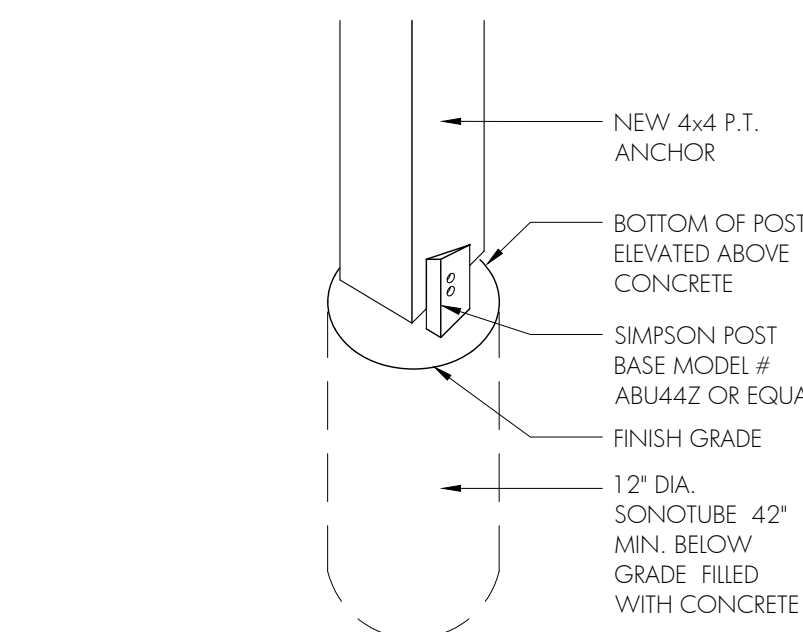


GUARD OPENING LIMITATIONS. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES (102MM) OR MORE IN DIAMETER.

- EXCEPTIONS:
1. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6 INCHES (152 MM) CANNOT PASS THROUGH.
 2. OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 1/8" (51 MM) INCHES (107 MM)



A HANDRAILS AND GUARDRAILS DETAILS
NOT TO SCALE



B TYPICAL FOOTING DETAIL
NOT TO SCALE



GABRIELLE SALMAN ARCHITECT

415 Bedford Road, Suite 204
Pleasantville, NY 10570

Phone Number: (914) 773-1618
Fax Number: (914) 773-1514
E-mail: GSalmanAIA@aol.com

© 2018 GABRIELLE SALMAN ARCHITECT
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

| REV. | DATE: | DESCRIPTION: |
|------|----------|---------------------------------|
| 1 | 02/10/23 | BUILDING DEPARTMENT SET |
| 2 | 05/22/23 | REVISION #1 AS PER DOB COMMENTS |
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| 7 | 02/08/26 | CLARIFICATIONS |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |



EXPIRATION DATE: AUGUST 31, 2028

PROJECT NAME
EXISTING CONDITIONS -LEGALIZATION
FRONT PORTICO, STONE RETAINING WALL AND
REAR SHED WITH REPAIRS

PROJECT ADDRESS
8 OGDEN AVENUE
CORTLANDT MANOR, NY 10567

DRAWING TITLE:
**HANDRAILS AND GUARDRAILS
DETAILS AND NOTES**

PROJECT MANAGER: GS

DRAWN BY: CHECKED BY: GS

SCALE:

PROJECT #: GSA-011023

DATE: 02/10/23

DRAWING #:

A-102

ZONING BOARD OF APPEALS FACT SHEET

ZBA Member Assigned: Martinez

CASE NO.: 2026-3

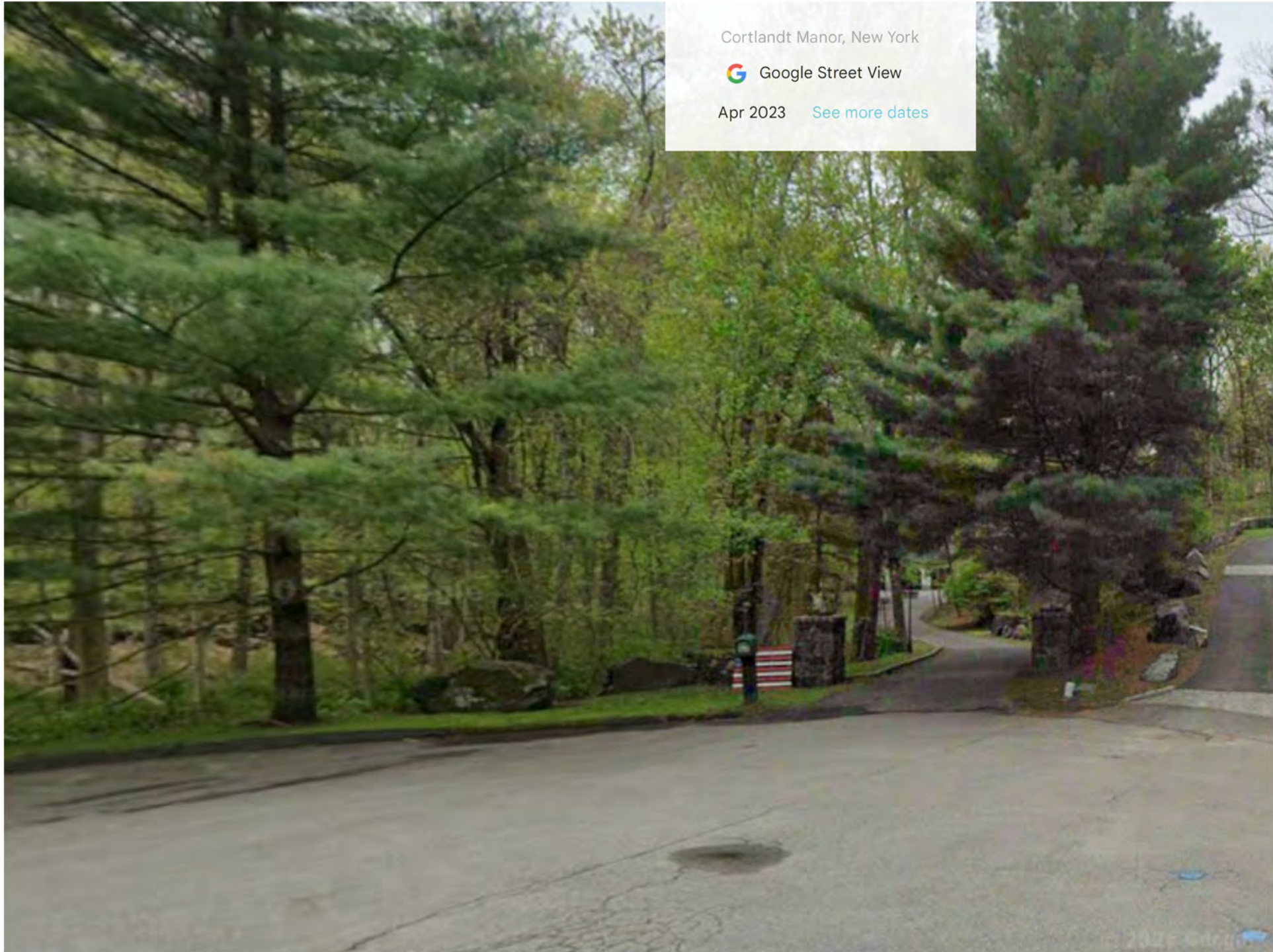
Name of Applicant: David Goessl, on behalf of Michael Smith
Owner: Michael Smith
Address of property: 9 Veronica Ct.
Section, Block, Lot: 44.12-3-1
Prior ZBA Case No.: 60-95
Zone: R-40
Lot Size: 1.73-acres

Request: **A variance to allow accessory structures in the front yard, where the code does not allow accessory structures to be located.**


Staff Comments: The Code Enforcement office received a building permit application on January 9, 2026 for installation of a proposed inground pool and associated mechanicals in what is technically the front yard of the subject property. The permit was denied on February 20, 2026. The lot is an irregularly-shaped lot located at the end of a cul-de-sac, and the house is turned around to face the back of the lot, resulting in what functions as the owner's back yard actually being the front yard for zoning purposes. The mechanicals are proposed to be set back 74.3' from the front lot line (which is the side lot line for the adjacent residential parcel at 12 Veronica Ct.), and the pool itself to be set back 107.8' from the front lot line. Due to the shape of the lot, the front lot line is set back an additional $\pm 100'$ from the end of the cul-de-sac. The area between the cul-de-sac and the proposed pool area is wooded, and the topography rises within that wooded area from approximately 312' at the property line shared with 12 Veronica Court up to an elevation at the pool area of approximately 340'.

Variance Requested: To allow an inground pool and associated mechanicals in the front yard, where such accessory structures are not permitted to be located.

SEQR: TYPE II – No further compliance required



Cortlandt Manor, New York

 Google Street View

Apr 2023 [See more dates](#)

© 2025 Google



44.12.1-3

181 Watch Hill Rd
44.11.1-1

12 Veronica Ct
44.12.3-2

9 Veronica Ct
44.12.3-1

Veronica Ct
44.12.3-22

17 Amanda Ct
44.12.3-19

18A
44

Select



141 FURNACE WOODS RD
44.12-1-3

6 Veronica Ct
44.12-3-5

2 Veronica Ct
44.12-3-9

4 Veronica Ct
44.12-3-8

80 Furnace Wood
44.12-2-33

8 Veronica Ct
44.12-3-4

10 Veronica Ct
44.12-3-3

VERONICA CT

12 Veronica Ct
44.12-3-2

1 Veronica Ct
44.12-3-10

74 Furnace
44.12

3 Veronica Ct
44.12-3-11

9 Veronica Ct
44.12-3-1

Veronica Ct
44.12-3-22

68 Furnace V
44.12-

69 Furnace Woods Rd
44.12-3-12

64 Fu

65 Furnace Woods Rd
44.12-3-13

FURNACE WOODS RD

18 Amanda Ct
44.12-3-20

14 Amanda Ct
44.12-3-21

17 Amanda Ct
44.12-3-19

59 Furnace Woods Rd
44.12-3-14

12 Amanda CT
44.12-3-17

Z O N I N G B O A R D O F A P P E A L S **RECEIVED**

Town of Cortlandt
Westchester County, New York

NOV 20 1995

D E C I S I O N & O R D E R

Name of Petitioner: **JAKE DONOVAN O'CONNOR** Case No. 60-95
Address: **9 Veronica Court**
Cortlandt Manor NY 10566

Location of Property: **9 Veronica Court**
Tax Map Designation: Section: **44.12** Block: **3** Lot: **1**
Present Zoning: **R-40**

Nature of Petition:

Use Variance Area Variance 280A Exception
 Special Permit Interpretation

Describe Specific Request: **An Interpretation that commercial-type signs are allowed on a residential garage.**

Board Members

Present: **John R. Russo**
Thomas A. Bianchi
Wai Man Chin
Charles P. Heady, Jr.
John Mattis
Carolyn Reilly
Nettie O. Roth

The above-referred to Petition, having been duly advertised in The Croton Cortlandt Gazette, the official newspaper of the Town of Cortlandt in the issue published on 11/6/95, Town Board Resolution No. 153-88 having been complied with and the matter having duly come to be heard before a duly convened meeting of the Board on the following dates, 11/16/95, at the Town Hall, 1 Heady Street, Cortlandt Manor, New York, and all of the facts, matters and evidence produced by the Petitioner, by the administrative official and by interested parties having been duly heard, received and considered, and a site inspection of the premises having been made, and due deliberation having been had, the following Decision and Order is hereby made:

This is an Interpretation as to whether commercial-type signs are allowed on a detached residential garage on the above property.

The Applicant's property is located in the R-40 Single-Family Residential District and is improved by a single-family house and a detached three-car garage built in 1994.

The Applicant's parents have added various commercial-type signs and non-operating antique gas pumps to the garage to make it look like "an antique garage/service station from the 1950." Among the commercial-type signs is a prominent large sign located on the roof of the garage.

The Board received a letter in opposition to "the placement of a commercial-type sign or signs" from six (6) of the seven (7) homeowners located on Veronica Court. The neighbors assert that: "The placement of a commercial-type sign or signs.....would inherently change the residential nature of our street, decrease property values and, most importantly, may constitute a physical danger to our children and to our families."

The neighbors further argue that "A commercial-type sign, the largest of which is approximately 3' by 7' and prominently faces the street, does constitute an eyesore that impacts our neighborhood."

Continued on Page Two


Based upon site inspection reports from various Board members and evidence adduced from the neighbors, this Board hereby interprets that the large sign on the garage roof is a commercial-type sign and is not appropriate for, nor permitted on a residential garage in the R-40 Zoning District.

(It is noted that the smaller commercial-type signs on the garage were removed by the Applicant's parents before the public meeting and, therefore, were not considered in this Interpretation.)


This is an unlisted action under SEQR , and the Board declares a negative declaration.

NOW THEREFORE, Petition is granted and it is further ordered that in all other respects Petitioner comply with all of the rules, regulations and ordinances of the Town of Cortlandt and all other agencies having jurisdiction.

Adopted: November 15, 1995
Cortlandt Manor, New York
Date filed: *November 20*, 1995



Vincent F. Nyberg
Clerk, Zoning Board



John R. Russo
Chairman, Zoning Board

David A. Goessl, P.E.
Civil Engineer
622 Sprout Brook Road
Putnam Valley, N.Y. 10579
(914) 227-0258

April 4, 2026

Mr. Michael Fleming, Chair
and Members of the Zoning Board of Appeals
Town of Cortland
1 Heady Street
Cortlandt Manor, N.Y. 10567

RE: Area Variance Request for In-Ground Pool Proposed at 9 Veronica Court (SBL 44.12-3-1)

Dear Chair Fleming and Members of the Zoning Board:

Enclosed for your review and consideration at the Zoning Board's regularly scheduled meeting on Thursday, April 16th are plans and submission materials regarding a proposed project to install an inground, pre-formed fiberglass pool. Additionally, responses addressing the "Five Factors" required for Zoning Area Variances in accordance with Town Law are included.

The subject property is a flag lot situated at the dead end of a cul-de-sac, adjacent to Westchester County Conservation land. The residence was constructed with its main entrance positioned in the zoning rear yard, while the front yard has been developed and landscaped as a backyard. The house is served by public water and private septic system. The proposed pool location aligns with the functional configuration of the house, being placed in the developed backyard. However, according to local zoning regulations, this placement falls within the front yard setback, which is prohibited under Zoning Code Chapter 307 Attachment 3 - Table of Dimensional Regulations for Residential Districts. Accordingly, the applicant seeks an area variance.

On behalf of the owners, I appreciate having the opportunity to submit this site improvement plan and very much look forward to the Board's discussion and consideration.

Respectfully yours,

David A. Goessl, P.E.

Civil Engineer
dgoessl2@gmail.com

cc: Town Planner
Building Inspector
Property Owners

Requisite Factors Necessary For The Zoning Board Of Appeals Consideration

1. **Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by granting of the variance;** The proposed in-ground pool installation will not create an undesirable change in the character of the neighborhood or result in any detriment to nearby properties. The design is consistent with the existing residential character of the area, and the pool will be located in a manner that preserves neighbors' privacy and aesthetic views.
2. **Whether the benefit sought can be achieved by some method, is feasible for the applicant to pursue, other than the variance;** Given the configuration of the dwelling having its main entrance positioned in the zoning rear yard, while the front yard has been developed and landscaped as a backyard, the placement of the pool in the front yard setback is ideal. Furthermore, the presence of on-site septic system, absorption fields and 100 percent expansion area coupled with WCDOH separation distance requirements, and zoning constraints does not allow for a location in the rear yard for the pool.
3. **Whether the requested variance is substantial;** The requested variance is not substantial when viewed in context of the property size, unique lot dimensions, secluded location, existing conditions, and neighborhood patterns.
4. **Whether the requested variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;** The proposed pool will not have an adverse effect on physical or environmental conditions in the neighborhood. Construction will follow all applicable building codes, erosion control measures, and stormwater management requirements. No significant trees, habitats, or drainage patterns will be disturbed.
5. **Whether the alleged difficulty is self-created, which consideration shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the area variance.** While the need for the variance arises from the applicant's desire to install a pool, the constraints are largely due to the lot's pre-existing size and dimension layout coupled with dwelling configuration, all of which the applicant did not create. The presence of the septic system, absorption fields, and expansion area further constraints any viable location for pool placement. Under New York law, a self-created hardship does not, by itself, preclude granting of the variance.



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.
Deputy Dir. D.O.T.S.

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1060
Fax #: 914-734-1066

Town Supervisor
Richard H. Becker, M.D.

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

February 20, 2026

The following documentation has been submitted for A-26-17 for the proposed inground pool and site improvements.

1. Survey of property prepared by James G. Scheuermann dated January 15, 2025.
2. Conceptual Pool, Landscaping and Drainage Improvements prepared by David Goessl, P.E. dated November 8, 2025.

The submitted documentation which was provided to the Town on January 9, 2026 have been reviewed for compliance with zoning only. At this time the application as filed is not compliant with zoning, necessitating two (2) variances from Town Code Chapter 307-17, 307 Attachment 3, Table of Dimensional Regulations, Residential Districts as follows:

1. Relief to locate an accessory structure in the Front Yard, R-40 Zone required 50 ft front setback required. Relief requested 24.4 ft. which is not permitted as of right.

At this time, you may make application to the Zoning Board of Appeals. Complete the requisite application and upload this denial letter, a copy of the survey and proposed site plan. Further review of the building permit application may continue with additional comments provided by DOTS Staff under separate cover.

Sincerely,

John Schembari,
Director of Code Enforcement

CC: Michael Preziosi, P.E. – Director DOTS
Chris Kehoe, AICP – Director of Community Development and Planning
Michael Cunningham – Deputy Town Attorney

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 - Project and Sponsor Information | | | | |
|--|--|------------|-----------|------------|
| Name of Action or Project: | | | | |
| Project Location (describe, and attach a location map): | | | | |
| Brief Description of Proposed Action: | | | | |
| Name of Applicant or Sponsor: | | Telephone: | | |
| | | E-Mail: | | |
| Address: | | | | |
| City/PO: | | State: | Zip Code: | |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO | YES |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: | | | NO | YES |
| 3.a. Total acreage of the site of the proposed action? _____ acres | | | | |
| b. Total acreage to be physically disturbed? _____ acres | | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres | | | | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. | | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) | | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ | | | | |
| <input type="checkbox"/> Parkland | | | | |

| | | |
|---|-----------|------------|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____ | NO | YES |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____ | NO | YES |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____ | NO | YES |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: _____ Date: _____ Signature: <u>David A Goessl</u> | | |

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

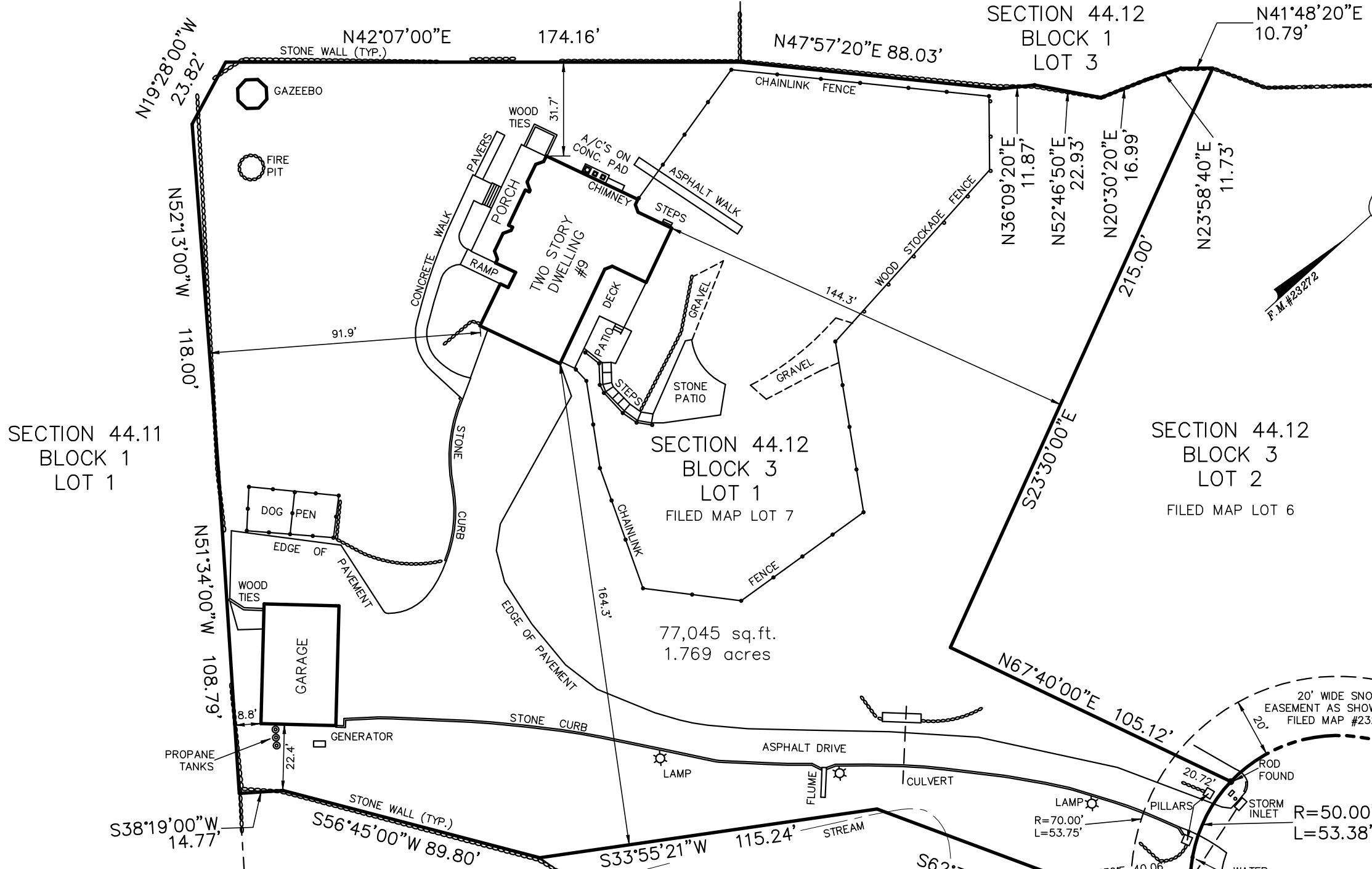
| | No, or small impact may occur | Moderate to large impact may occur |
|--|--------------------------------------|---|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | | |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | | |
| 3. Will the proposed action impair the character or quality of the existing community? | | |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | | |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? | | |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | | |
| 7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities? | | |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | | |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | | |

| | No, or small impact may occur | Moderate to large impact may occur |
|---|-------------------------------|------------------------------------|
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | | |
| 11. Will the proposed action create a hazard to environmental resources or human health? | | |

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

| | |
|--|---|
| _____ | _____ |
| Name of Lead Agency | Date |
| _____ | _____ |
| Print or Type Name of Responsible Officer in Lead Agency | Title of Responsible Officer |
| _____ | _____ |
| Signature of Responsible Officer in Lead Agency | Signature of Preparer (if different from Responsible Officer) |



- SURVEY NOTES:
- 1, COPIES OF THIS SURVEY NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.
 - 2, EASEMENTS OR RIGHTS-OF-WAYS ON OR UNDER THESE LANDS AND NOT VISIBLE ARE NOT SHOWN.
 - 3, THIS PROPERTY AND SURVEY ARE SUBJECT TO THE FINDINGS OF A CURRENT TITLE REPORT.
 - 4, DEED REFERENCE: LIBER 10942, PAGE 25
 - 5, MAP REFERENCE: "SUBDIVISION MAP KNOWN AS DANO ESTATES (4)..." FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE AS MAP #23272 ON JUNE 3, 1988.

CERTIFICATION:
THIS SURVEY IS SPECIFICALLY
CERTIFIED TO:

MICHAEL SMITH AND BETHANY ZURHEIDE-SMITH
BANK OF AMERICA, NA ISAOA/ATIMA
WESTCOR LAND TITLE INSURANCE COMPANY

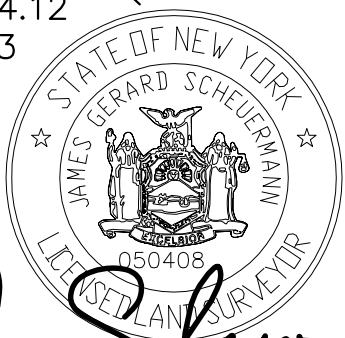
AND DOES NOT EXTEND THROUGH
ASSIGNMENT TO ANY FUTURE
PURCHASERS.

BOUNDARY SURVEY
FOR
SMITH

SECTION 44.12-BLOCK 3-LOT 1
9 VERONICA COURT TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK

SECTION 44.12
BLOCK 3
LOT 19

SECTION 44.12
BLOCK 3
LOT 22
FILED MAP PAR. A



James G. Scheuermann
JAMES G. SCHEUERMANN
N.Y.L.S. #050408

UNAUTHORIZED ALTERATION OR ADDITION
TO ANY PLAN OR MAP BEARING THE SEAL
OF A PROFESSIONAL ENGINEER OR LAND
SURVEYOR IS A VIOLATION OF SECTION
7209 OF THE N.Y. STATE EDUCATION LAW

PREPARED BY
JAMES G. SCHEUERMANN
LAND SURVEYOR
19 HOYT ROAD
WARWICK, NEW YORK 10990
(845)-987-4347 JGSCHUEERMANN@GMAIL.COM

SCALE: 1"=40' DATE: JAN. 15, 2025 JOB #3486 DWG #3486

GENERAL CONDITIONS, SPECIFICATIONS AND ENGINEERING NOTES: PROPOSED INGROUND POOL AT 9 VERONICA COURT, CORTLANDT MANOR, NY

BUILDING CODE AND REFERENCE STANDARDS: THE 2025 RESIDENTIAL CODE OF NEW YORK STATE, AS ADOPTED AND MODIFIED BY THE LOCAL JURISDICTION SHALL GOVERN THE DESIGN AND CONSTRUCTION OF THIS PROJECT. REFERENCE TO A SPECIFIC SECTION IN THE CODE DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE ENTIRE MATERIALS REFERENCE STANDARDS. THE LATEST EDITION OF THE MATERIALS REFERENCE STANDARDS SHALL BE USED. EXISTING BUILDING SHALL COMPLY WITH [NY] APPENDIX J FOR EXISTING BUILDINGS AND STRUCTURES.

GENERAL NOTES:

- THE APPLICANT SHALL SECURE ALL OF THE NECESSARY PERMITS FROM THE TOWN OF CORTLANDT TO ENSURE COMPLIANCE WITH LOCAL, COUNTY AND STATE BUILDING, HIGHWAY AND SANITARY CODES. THE APPLICANT IS RESPONSIBLE TO CONTACT THE ENGINEERING DEPARTMENT TO SCHEDULE AN INSPECTION OF THE SEDIMENT AND EROSION CONTROL PRACTICES PRIOR TO THE START OF CONSTRUCTION.
- DURING WORK AND UPON COMPLETION, THE APPLICANT SHALL SCHEDULE ALL OF THE NECESSARY INSPECTIONS AND CERTIFICATES OF APPROVAL WITH THE TOWN OF CORTLANDT OFFICIALS. CONTACT DOTS - ENGINEERING AT 914-734-1060 ONCE ALL EROSION AND SEDIMENTATION CONTROLS ARE INSTALLED AND BEFORE ANY EXCAVATION BEGINS AND UPON INSTALLATION OF ALL DRAINAGE FEATURES PRIOR TO BACKFILL.
- THE APPLICANT SHALL SECURE THE SERVICES OF A NYS LICENSED LAND SURVEYOR AS NECESSARY TO STAKE OUT THE EXACT LOCATION OF PROPOSED IMPROVEMENTS AND AS REQUIRED BY THE TOWN FOR RECORD DOCUMENTS.
- THE APPLICANT SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING DIG SAFE NY @ 1-(800) 962-7962 TO ENSURE THAT THERE ARE NO CONFLICTS WITH EXISTING SYSTEMS. PRIVATE INSTALLATIONS SHALL ALSO BE IDENTIFIED AS REQUIRED.
- OWNER/CONTRACTOR SHALL PROVIDE ALL NECESSARY LICENSING AS REQUIRED BY THE TOWN INCLUDING EXCAVATOR TRAINING CERTIFICATIONS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE BUILDING SITE BEFORE COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL RECEIVE, STORE AND PROTECT ALL MATERIALS DELIVERED TO THIS SITE FROM WEATHER AND DAMAGE. THE CONTRACTOR SHALL SECURE THE WORK ZONE THROUGH PROPER PLACEMENT OF CONSTRUCTION FENCING MATERIALS, CONES, BARRICADES, AND CAUTION TAPE. THE APPLICANT SHALL NOTIFY ALL LOCAL, COUNTY AND STATE EMERGENCY SERVICE AGENCIES OF POOL DELIVERY, TEMPORARY STAGING AND STORAGE ON PUBLIC RIGHT OF WAY AND SECURE ALL NECESSARY APPROVALS FOR SUCH ACTIVITIES. ANY FEES ASSOCIATED WITH THIS TASK SHALL BE THE RESPONSIBILITY OF THE APPLICANT.
- THE CONTRACTOR SHALL INSTALL ALL MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE CLEAN UP ON A DAILY BASIS. ALL DEBRIS, EXCESS SOILS AND WASTE MATERIALS, AS A RESULT OF THIS PROPOSED IMPROVEMENT, SHALL BE REMOVED FROM SITE AND DISPOSED OF PROPERLY.
- THE CONTRACTOR SHALL MAINTAIN A SET OF APPROVED PLANS AT THE CONSTRUCTION SITE IN A SAFE PLACE FOR REVIEW BY THE MUNICIPALITY BUILDING INSPECTOR DURING CONSTRUCTION. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOT SCALE DRAWINGS AND SHALL USE GIVEN DIMENSIONS.
- ALL CONSTRUCTIONS IS SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTION WITH BUILDING OFFICIAL AND DOCUMENT FOR REVIEW AN INSPECTION REPORT.
- DISCREPANCIES FOUND BY THE CONTRACTOR BETWEEN FIELD CONDITIONS, NOTES, CONTRACT DRAWINGS, SPECIFICATIONS, AND/OR REFERENCE STANDARDS, THE ENGINEER SHALL DETERMINE WHICH SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- SHOULD UNFORESEEN CONDITIONS OR CIRCUMSTANCES DEVELOP OR OTHER CAUSES NECESSITATE CHANGES TO THE APPROVED PLANS, THE APPLICANT SHALL NOTIFY THE DESIGN ENGINEER OF RECORD.
- DESIGN ENGINEER WHOSE NAME AND SEAL BEARS THESE DRAWINGS NOT RETAINED FOR INSPECTION, SUPERVISION OR PROJECT MANAGEMENT AND ASSUMES NO LIABILITY FOR CONTRACTOR WORKMANSHIP, PRODUCT MATERIALS, PRODUCT EQUIPMENT OR FINAL WORK PRODUCT.

ADDITIONAL NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH LOCAL AND STATE LAW AND ORDINANCES.
- CONTRACTOR OR OWNER SHALL VERIFY ALL FIELD CONDITIONS & DIMENSIONS AT JOB SITE.
- POOL LENGTH, GRADE BREAK LOCATIONS & DEPTH DIMENSIONS AS NOTED ON THE PLOT PLAN SHALL COMPLY WITH ASSOCIATION OF POOL AND SPA PROFESSIONALS SUGGESTED MINIMUM STANDARDS FOR RESIDENTIAL POOLS OR APPLICABLE STATE AND LOCAL HEALTH DEPARTMENTS REGULATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- A SITE SPECIFIC SOILS INVESTIGATION MAY BE REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION.
- WHERE FREEZING TEMPERATURES OCCUR, THE POOL SHALL BE WINTERIZED TO PREVENT DAMAGE TO THE POOL STRUCTURE, PLUMBING, AND POOL EQUIPMENT. CONTACT LOCAL PROFESSIONAL FOR PROPER WINTERIZATION PROCEDURES.
- NO GROUND WATER SHALL BE ABOVE ANY PORTION OF THE POOL CONSTRUCTION AND ALL SURFACE WATER SHALL DRAIN AWAY FROM THE POOL.
- ELECTRICAL INSPECTION SHALL APPROVE GROUNDING OF REINFORCING, PLUMBING AND CONDUIT PRIOR TO THE APPROVAL OF REINFORCING STEEL FOR POURING OF CONCRETE OR GUNITE.
- CONTINUOUS INSPECTION IS REQUIRED FOR SHOTCRETE/GUNITE POOLS.

POOL FOUNDATION NOTES:

- ALL FOUNDATIONS, FOOTINGS AND SLABS SHALL BEAR ON UNDISTURBED, NON-ORGANIC MATERIALS, COMPACTED STRUCTURAL FILL OR CRUSHED STONE.

- THE GENERAL CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF OSHA REGARDING OPEN HOLES, SLOPE STABILITY AND EXCAVATION PROCEDURES.
- BACKFILLING OF FOUNDATIONS SHALL NOT EXCEED MORE THAN 2'-0" UNBALANCED BACK FILL CONDITIONS WITHOUT TEMPORARY SHORING OF FOUNDATIONS WALLS, UNLESS FLOOR SYSTEM HAS BEEN FRAMED OR DECKED.
- WHEREVER BEDROCK IS ENCOUNTERED THE ROCK SHALL BE REMOVED TO 2'-0" BELOW BOTTOM OF FOOTINGS OR 1'-0" BELOW BOTTOM OF SLAB AND RESTORED IN 8" LIFTS OF COMPACTED STONE.
- A GEOTECHNICAL EXPLORATION AND TESTING HAS NOT BEEN UNDERTAKEN. IT IS RESPONSIBILITY OF OWNER OR CONTRACTOR TO UNDERTAKE ANY ADDITIONAL TEST PITS, BORINGS OR INVESTIGATION AS NECESSARY TO ASSURE MINIMUM BEARING CAPACITY.

STRUCTURAL NOTES:

- SOIL SHALL HAVE A MINIMUM BEARING VALUE OF 2,000 PSF. CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL OR BUILDING DEPARTMENT APPROVED 90% COMPACT FILL.
- THIS PLAN IS NOT SUITABLE WHERE POTENTIAL EXISTS FOR DIFFERENTIAL MOVEMENT FROM DISSIMILAR SOIL CONDITIONS UNDER POOL. SUCH AS CUT-FILL TRANSITIONS.
- ALL REINFORCING STEEL SHALL BE DEFORMED BARS & CONFORM TO ASTM A615 GRADE 40 #4 BARS, SPLICES TO BE LAPPED A MINIMUM OF 24". MINIMUM CLEARANCE BETWEEN PARALLEL BARS IS 2-1/2". #4 BARS SHALL BE USED FOR THE BASIC GRID. THE MAXIMUM SPACING IS #4 BARS AT 18" O.C..
- THE PLAN TABLES SPECIFY THE MINIMUM REQUIRED REINFORCEMENT. FOR CONVENIENCE OF THE INSTALLER, THERE MAY BE MORE REINFORCEMENT THAN SPECIFIED AT ANY GIVEN POINT IN THE POOL STRUCTURE.
- GROUNDING/BONDING (PER THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE) OF THE STRUCTURAL REINFORCING MUST BE INSTALLED PRIOR TO PLACEMENT OF CONCRETE.
- SHOTCRETE (GUNITE) OR CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. WHERE APPLICABLE, SHOTCRETE (GUNITE) TO BE IN CONFORMANCE WITH IBC SECTION 1904 DURABILITY REQUIREMENTS.
- CONCRETE THAT WILL BE EXPOSED TO FREEZING AND THAWING, DEICING CHEMICALS OR OTHER CONCRETE THAT WILL BE SUBJECT TO THE FOLLOWING EXPOSURES SHALL CONFORM TO THE CORRESPONDING MAXIMUM WATER-CEMENT RATIOS AND MINIMUM SPECIFIED CONCRETE COMPRESSIVE STRENGTH REQUIREMENTS OF ACI 318; CONCRETE INTENDED TO HAVE LOW PERMEABILITY WHERE EXPOSED TO WATER, CONCRETE EXPOSED TO FREEZING AND THAWING IN A MOIST CONDITION OR DEICER CHEMICALS, OR CONCRETE WITH REINFORCEMENT WHERE THE CONCRETE IS EXPOSED TO CHLORIDES FROM DEICING CHEMICALS, SALT, SALT WATER, BRACKISH WATER, SEAWATER OR SPRAY FROM THESE SOURCES. CEMENT SHALL CONFORM TO ACI 318 SECTION 3.2, ASTM C 150. SHOTCRETE/GUNITE IN CONTACT WITH SOIL SHALL BE IN ACCORDANCE WITH ACI 318 SECTION 4.3 FOR CONCRETE EXPOSURE TO SULFATE AND AS DIRECTED BY LOCAL BUILDING OFFICIAL.
- KEEP CONCRETE DAMP CONTINUOUSLY FOR 14 DAYS. ALL INTERIOR SURFACES OF POOL/SPA SHALL BE COATED WITH A SURFACE WATER-RESISTANT 10-FLOOR TO WALL TRANSITION RADIUS MAY VARY DEPENDING ON CONTRACTOR OR OWNER DESIGN INTENT. RADIUS SHALL NOT BE LESS THAN 1-FOOT AND SHALL NOT EXCEED 5-FEET.
- IN AREAS WITH SOIL CONDITIONS SUBJECT TO FROST-HEAVE. THE FOLLOWING REQUIREMENTS APPLY: IN ACCORDANCE WITH BUILDING CODE REQUIREMENT, THE ENTIRE BOTTOM OF POOL STRUCTURE AND OR PLUMBING MUST EXTEND BELOW THE FROST LINE OF THE LOCALITY. ALTERNATIVELY, WHERE DAMAGE TO THE POOL STRUCTURES, PLUMBING, ADJACENT STRUCTURES AND SURFACE IMPROVEMENTS IS A CONCERN, SELF-DRAINING GRANULAR BACKFILL MAY BE EXTENDED BELOW THE FROST-LINE WITH A MEANS TO PRECLUDE BUILD-UP OF WATER.

EROSION CONTROL MEASURE NOTES:

- ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION CONTROL AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
- A COPY OF THE APPROVED PLANS AND DRAWINGS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
- THE IMPLEMENTATION OF THESE PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
- THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
- THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
- ALL LOCATIONS OF EXISTING UTILITIES SHALL BE ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE

CONTRACTOR FOR THE DURATION OF CONSTRUCTION. CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING .

- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.
- THE EROSION CONTROL FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. CONSTRUCTION EROSION CONTROL AND PROTECTION MEASURES SHALL BE INSPECTED BY A QUALIFIED ENGINEER OR TRAINED INDIVIDUAL HAVING RECEIVED NYSDEC 4-HOUR EROSION AND SEDIMENT CONTROL TRAINING AT A MINIMUM OF WEEKLY AND FOLLOWING ALL RAIN EVENTS GREATER THAN 0.5 INCH.
- ALL EROSION CONTROLS AND PROTECTIVE MEASURES SHALL CONFORM TO THE "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL." THE TOWN INSPECTOR MAY SPECIFY ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES TO SAFEGUARD THE PUBLIC RIGHT OF WAY AND ADJACENT PROPERTIES. ALL AREAS OF DISTURBANCE SHALL BE RESTORED AT THE EARLIEST PRACTICAL DATE AND/OR IMMEDIATELY UPON SUSPENSION OF WORK. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED UNTIL SITE STABILIZATION (80% UNIFORM DENSITY OF PERMANENT VEGETATION OR PERMANENT MULCH/STONE) HAS BEEN ACHIEVED.
- CONCRETE WASHOUT NOTES:** A CONCRETE WASHOUT STATION SHALL BE PROVIDED IN COMPLIANCE WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. A TEMPORARY EXCAVATED OR ABOVE GROUND LINED PUT WHERE CONCRETE TRUCK MIXERS AND EQUIPMENT CAN BE WASHED SHALL BE PROVIDED ON SITE. WATER FROM CONCRETE WASH OUT ACTIVITIES SHALL NOT BE ALLOWED TO INFILTRATED INTO SOIL OR NEARBY SURFACE WATERS. MINIMUM SIZE FOR WASHOUT SHALL BE 8 FEET BY 8 FEET AND 2 FEET DEEP. ALL WASHOUT FACILITIES SHALL BE LINED WITH MINIMUM 10 MIL THICKNESS PLASTIC LINER TO PREVENT LEACHING OF LIQUID INTO GROUND. THERE SHALL BE NO HOLES OR TEARS WITHIN LINER. IF PRE FABRICATED WASHOUTS ARE USED THEY MUST ENSURE CAPTURE AND CONTAINMENT OF CONCRETE WASH AND BE SIZED BASED ON EXPECTED FREQUENCY OF USED. 7. ALL CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED DAILY. 8. DAMAGED FACILITIES SHALL B E REPAIRED OR REPLACED IMMEDIATELY. ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY OF THE STRUCTURE IS FILLED. ANY EXCESS WASH WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF OFF SITE. DISPOSAL WASHOUT WATER SHALL BE PROHIBITED TO DRAIN TO ANY ONSITE STORM WATER FACILITIES.

DRAINAGE & STORMWATER MANAGEMENT NOTES:

- THE APPLICANT SHALL SAFEGUARD THE LIMITS OF IMPROVEMENTS THROUGH PROPER INSTALLATION OF SILT FENCING AND HAY BALES DOWNGRADE FROM ALL EXCAVATION AREAS AND STOCKPILES SOIL AND GRAVEL MATERIALS.
- THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND DRAINAGE LAYOUTS PRIOR TO PERFORMING ANY INSTALLATION OF . ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VERIFY DEPTH UPON EXCAVATION FOR SUITABLE SOILS AND CONSULT WITH THE DESIGN ENGINEER PRIOR TO INSTALLING ANY DRAINAGE SYSTEMS. THE DESIGN ENGINEER WILL VERIFY SOIL PERCOLATION RATES AND PRIOR TEST RESULTS AT THE TIME OF CONSTRUCTION. ANY DESIGN CHANGES TO THE STORM WATER SYSTEM DURING CONSTRUCTION DUE TO UNFORESEEN CIRCUMSTANCES SUCH AS SHALLOW GROUNDWATER, ROCK, UTILITY CONFLICT ETC., MUST BE RESUBMITTED TO THE TOWN BUILDING AND ENGINEERING DEPARTMENTS FOR APPROVAL PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL SCHEDULE REQUIRED INSPECTIONS IN ADVANCE TO BOTH ENGINEER OF RECORD AND TOWN INSPECTOR, AND THAT NO WORK SHALL BE COVERED OR CONCEALED UNTIL THE REQUIRED INSPECTIONS ARE PASSED.
- POOL SEASONAL DRAWDOWN AND BACKWASH DISCHARGE PIPE TO THE PROPOSED INFILTRATION DRAINAGE SYSTEM SHALL BE INSTALLED ALONG THE PROPOSED PATH AS INDICATED ON THE PLANS. PIPE MATERIALS FOR CURTAIN DRAIN AND PIPED CONNECTION SHALL BE PVC (OR HDPE) PIPING.
- THE PROPOSED DRAINAGE SYSTEM IS DESIGNED TO PROVIDE A SUITABLE SYSTEM FOR SEASONAL DRAWDOWN AND ROUTINE MAINTENANCE. THE PROPOSED STORMWATER SYSTEM CONSISTS OF CULTEC RECHARGER INFILTRATING CHAMBERS WITH INLET CONNECTION CONSISTING OF 6" DIAMETER PVC (OR HDPE) PIPING. THE PROPOSED LOCATION OF THE DRYWELL SYSTEM SHALL BE IN THE LOCATION AS SHOWN ON THE PLANS THE OWNER AND/OR /CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER SHOULD CONFLICT(S) EXIST.
- INSTALLATION OF STORMWATER MANAGEMENT FEATURES, POOL EQUIPMENT, SERVICE LINES, PIPING AND RELATED DRAWDOWN SYSTEM SHALL BE PHASED WITH THIS WORK TO BE COMMENCED UPON COMPLETION OF THE PROPOSED POOL AS TO AVOID INCIDENTAL DAMAGE FROM CONSTRUCTION AND HEAVY EQUIPMENT. UNDERGROUND INFILTRATING STORMWATER CHAMBER(S) SHALL NOT BE BURIED WITHIN TEN FEET OF A BUILDING FOUNDATION NOR TEN FEET FROM ANY ADJACENT PROPERTY OR RIGHT OF WAY.
- OWNER POST CONSTRUCTION MAINTENANCE:** STORM WATER FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES AND CULTEC MAINTENANCE LITERATURE. THE OWNER SHALL HAVE THE SAID SYSTEM INSPECTED AND CERTIFIED AT 5-YEAR INTERVALS (MINIMUM).
- OWNER SHALL REFER TO CULTEC OPERATIONS AND MAINTENANCE LITERATURE: **CONACTOR® & RECHARGER® STORMWATER MANAGEMENT SOLUTIONS** AVAILABLE ON THE FOLLOWING WEBSITE: <https://cultec.com/Asset/CLT057-cultec-sws-operation-and-maintenance-guidelines.pdf>
- THE OWNER SHALL INSPECT ALL ROOF LEADER DOWNSPOUTS FITTINGS, DRAIN INLETS, FITTINGS, INSPECTION PORTS AND CLEANOUT CAPS ONCE PER YEAR TO ENSURE PROPER CONNECTIONS ARE IN PLACE.
- THE OWNER SHALL INSPECT AND REMOVE ALL DEBRIS FROM THE GRATE OF ANY OPEN YARD DRAIN AND DRIVEWAY DRAIN REGULARLY WITH ADDITIONAL

EMPHASIS DURING THE FALL AND WINTER MONTHS.
 1. THE OWNER SHALL INSPECT AND REMOVE ALL ACCUMULATED DEBRIS FROM THE SUMPS OF ANY DRIVEWAY DRAIN AND YARD DRAIN AT A MINIMUM OF ONCE PER YEAR. ADJUST FREQUENCY AS NECESSARY.

LANDSCAPING NOTES:

- FURNISH ALL MATERIALS, LABOR AND RELATED ITEMS AS REQUIRED FOR LANDSCAPING FINISHES AROUND PREMISES. ALL DISTURBED GRASS AREAS SHALL BE REPLANTED WITH NEW GRASS SEED AND SHALL BE APPROPRIATELY COVERED TO FACILITATE NEW SEASONAL GRASS GROWTH.
- ALL DEBRIS, ROCKS, FOREIGN OBJECTS OVER 2" DIAMETER SHALL BE REMOVED FROM TOP SURFACE OF ALL PREPARED LANDSCAPE AREAS PRIOR TO ANY NEW LANDSCAPING WORK.
- SEED MIXTURE CONTAINING 40% PERENNIAL RYE GRASS, 25% CHEWING FESCUE AND 10% OF MIXED CLOVER OR SIMILAR COVERAGE SHALL BE SPREAD OVER EXCAVATED PREMISES AT THE RATE OF 100 POUNDS PER ACRES. SEED SHALL BE BRUSHED IN LIGHTLY AND ROLLED FIRM.
- EXISTING TREES AND SHRUBS ON SITE SHALL BE PROTECTED DURING CONSTRUCTION. EXISTING SHRUBS AND TREES SHALL BE GROOMED AND TRIMMED AND ALL ADDITIONAL DEBRIS TO BE REMOVED FROM SITE.

MATERIAL REMOVAL NOTES:


- NO MATERIALS SHALL BE EXCAVATED OR REMOVED EXCEPT FROM THOSE AREAS AND PORTIONS OF EXCAVATED PREMISES AS ARE INDICATED FOR EXCAVATION OR REMOVAL ON SITE PLAN.
- NO MATERIALS SHALL BE EXCAVATED OR REMOVED FROM ANY AREA OR PORTION OF THE EXCAVATED PREMISES AT ANY DEPTH BELOW THE PROPOSED GRADE SHOWN FOR SUCH AREA OR PORTION OF AREA.
- THE GRADES AND SLOPES OF THE EXCAVATED PREMISES SHALL BE FINISHED IN ACCORDANCE WITH ALL DETAILS SHOWN ON TOPOGRAPHICAL MAP.

WATER SERVICE - POOL FILL:

- AN AUTOFILL FEATURE IS NOT PROPOSED. THE PROPOSED POOL IS TO BE FILLED ANNUALLY BY A POOL DELIVERY TANKER TRUCK
- POOL LEVEL MAINTAINED SEASONALLY BY A GARDEN HOSE ATTACHED TO A VACUUM BREAK SPIGOT OR RPZ PROTECTED SERVICE AS REQUIRED BY LOCAL CODE.

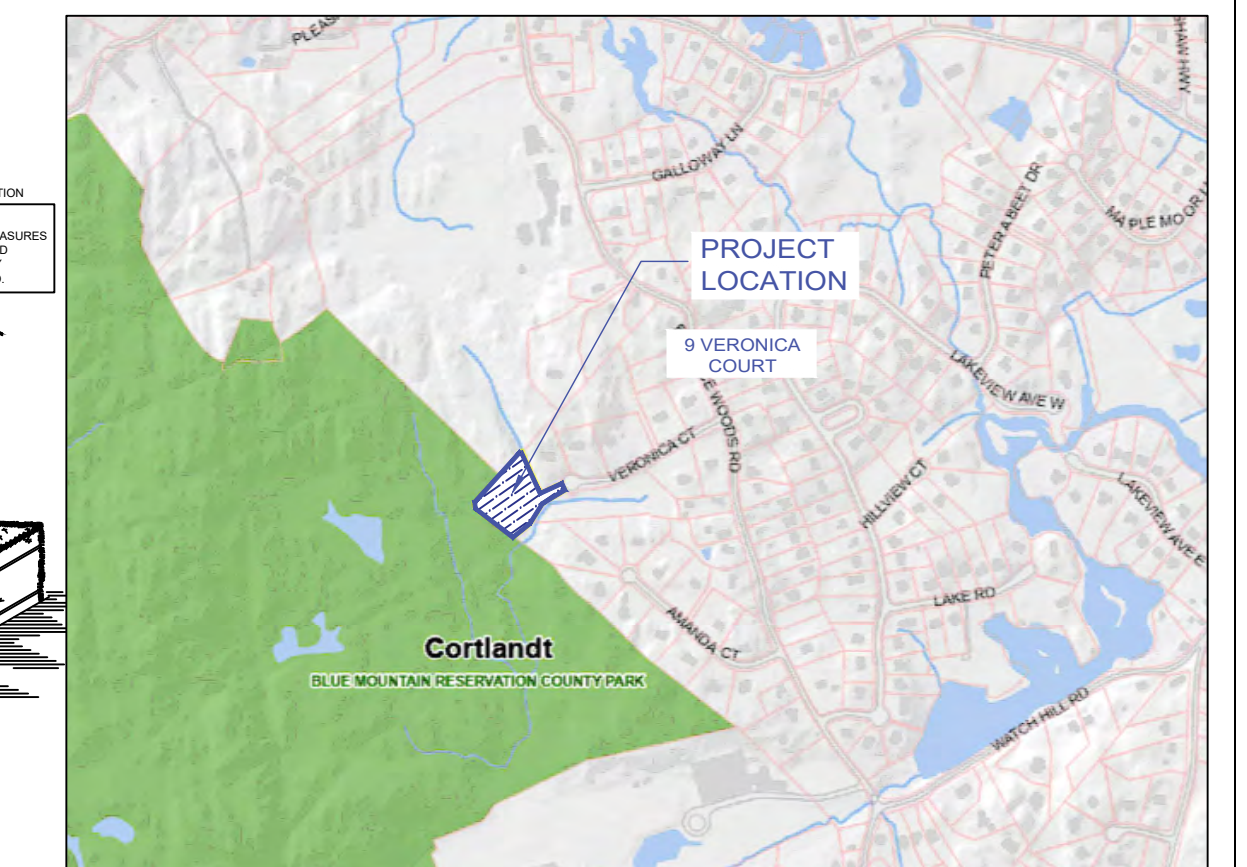
OTHER TOWN STIPULATIONS (IF APPLICABLE):

- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY/COMPLIANCE, AN AS-BUILT DETAIL OF ALL RETAINING WALLS SHALL BE SUBMITTED ALONG WITH CERTIFICATION BY THE DESIGN PROFESSIONAL THAT ALL FACTORS OF SAFETY HAVE BEEN IN ACCORDANCE WITH THE APPROVED PLANS ON FILE WITH THE TOWN.
- THE APPLICANT IS AWARE THAT THE ENTIRE SITE MUST BE 100% STABILIZED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. DISTURBED AREAS SHALL BE RESTORED AND STABILIZED APPROPRIATELY AND IN A TIMELY MANNER.
- NO RECYCLED MATERIAL (C&D) IS PERMITTED ONSITE. ANY IMPORTED SOIL SHALL MEET THE NYSDEC STANDARDS OF UNRESTRICTED FILL AND BE SUITABLE FOR RESIDENTIAL USE.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN "AS-BUILT" SURVEY PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR OF THE PROPERTY SHALL BE SUBMITTED TO THE DEPARTMENT OF TECHNICAL SERVICES.
- PRIOR TO THE BACKFILLING OF ANY STORM WATER BEST MANAGEMENT PRACTICE, DOTS-ENGINEERING SHALL BE NOTIFIED TO PERFORM AN INSPECTION. CONTACT ENGINEERING AT 914-734-1060 TO SCHEDULE AN INSPECTION.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE ENGINEER/ARCHITECT SHALL SUBMIT A CERTIFICATION ADDRESSED TO "THE TOWN OF CORTLANDT DEPARTMENT OF TECHNICAL SERVICES" THAT THE SITE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS ON FILE WITH THE TOWN AND THAT THERE IS NO ADVERSE IMPACTS TO ADJACENT AND ADJOINING NEIGHBORS AS IT PERTAINS TO DRAINAGE AND RUNOFF.
- NO FILL SHALL BE IMPORTED TO THE SITE PRIOR TO REVIEW. INDICATE THE SOURCE OF ALL PROPOSED FILL AND PROVIDE DOCUMENTATION. ALL IMPORTED FILL MUST BE TESTED AND CERTIFIED AS UNRESTRICTED AND SUITABLE FOR RESIDENTIAL USE. CERTIFICATIONS MUST BE PROVIDED BY A LICENSED PROFESSIONAL. ALL CERTIFICATIONS SHALL BE ADDRESSED TO WHOM IT MAY CONCERN. FILL SHALL BE REVIEWED BY A 3RD PARTY CONSULTANT RETAINED BY THE TOWN AND PAID FOR BY THE APPLICANT.
- FOOTING DRAINS SHALL BE SEPARATE FROM LEADER DRAINS AND DRAIN TO DAYLIGHT.

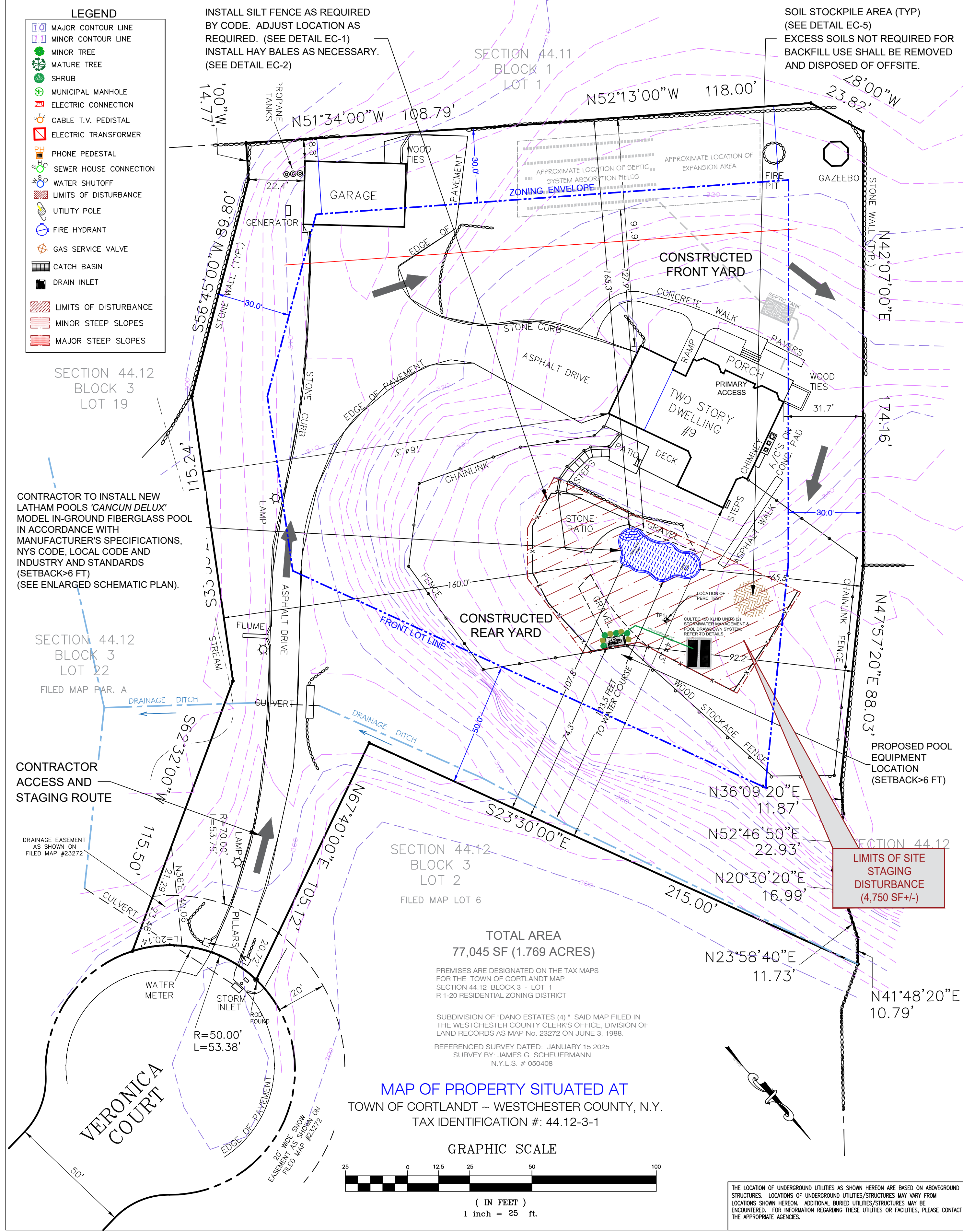
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|---|-------------|-----------------------------------|---------|
| <p>DAVID A. GOESSL, PE CIVIL ENGINEER 622 SPROUT BROOK ROAD PUTNAM VALLEY, NY 10579 (914) 227-0258</p> | | | |
| <p>PROPOSED POOL, LANDSCAPING AND DRAINAGE IMPROVEMENTS 9 VERONICA COURT, CORTLANDT MANOR, N.Y. 10567</p> | | | |
| <p>PREPARED BY: DAVID GOESSL, P.E. PREPARED FOR: MICHAEL SMITH</p> | | | |
| DATE: NOVEMBER 8, 2025 | SCALE: NONE | SHEET: 1 OF 5 | |
|  | NO. | REVISION | DATE |
| | 1 | Revised Zoning Table (Acc. Cov'g) | 2/10/26 |
| | 2 | As per Town Planner for ZBA | 2/28/26 |
| | | | |
| | | | |

CONCEPTUAL SITE PLAN

EROSION CONTROL SCHEDULE AND DETAILS



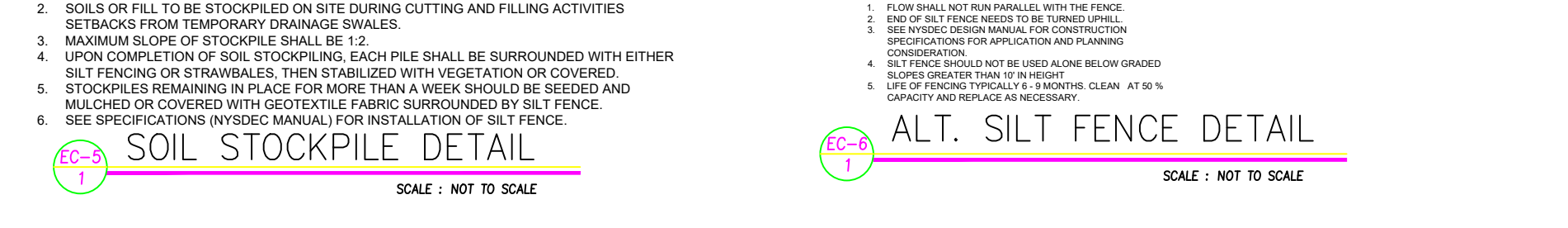
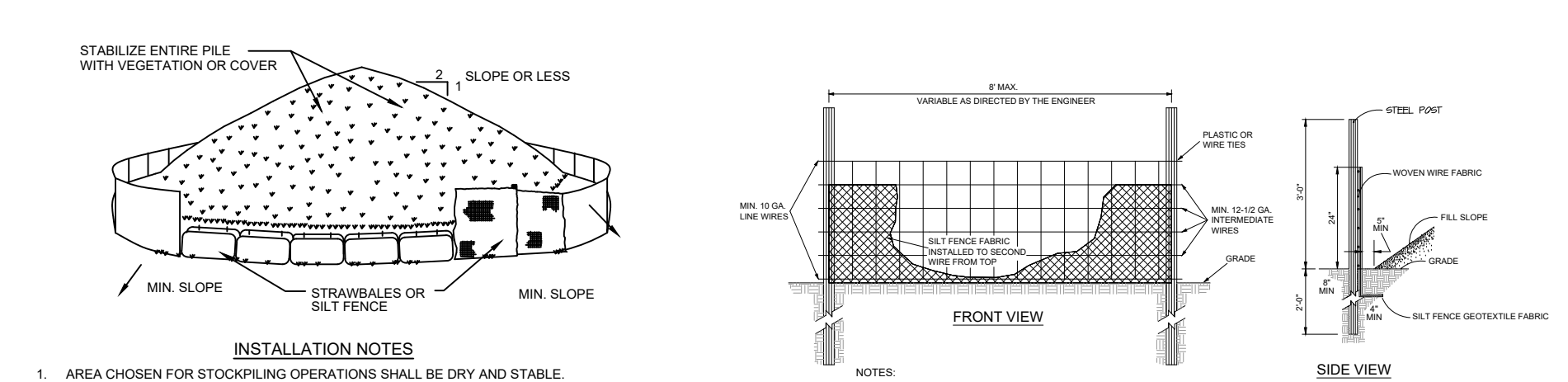
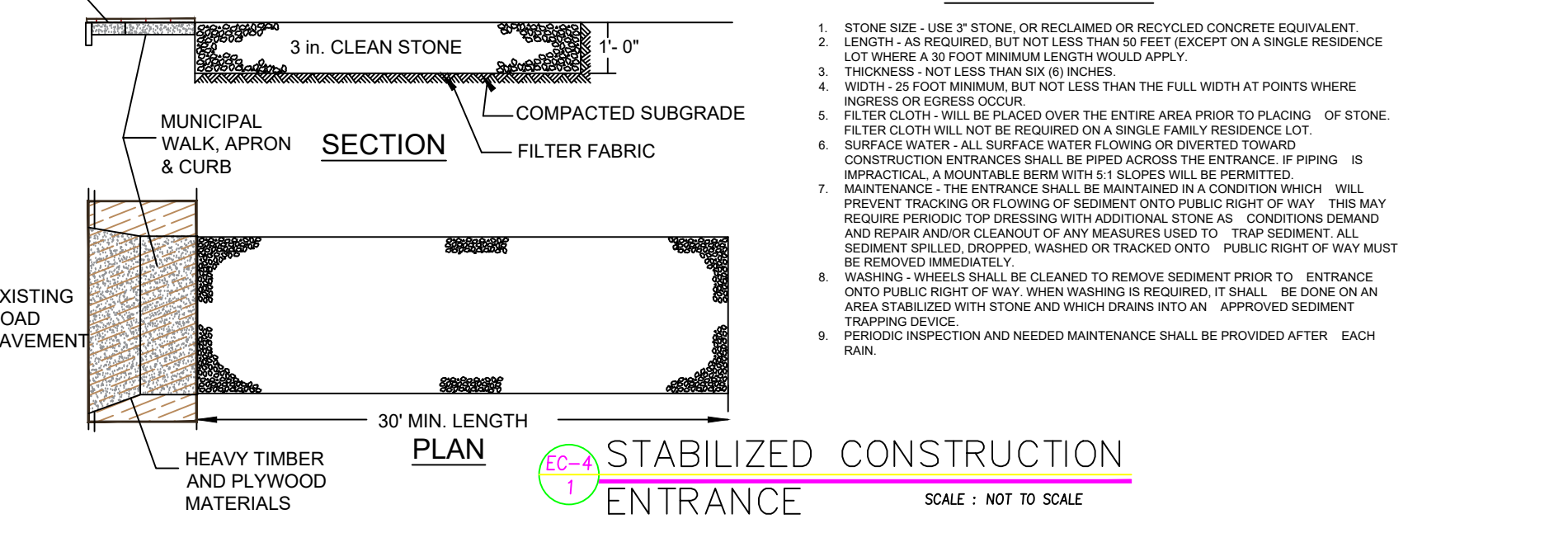
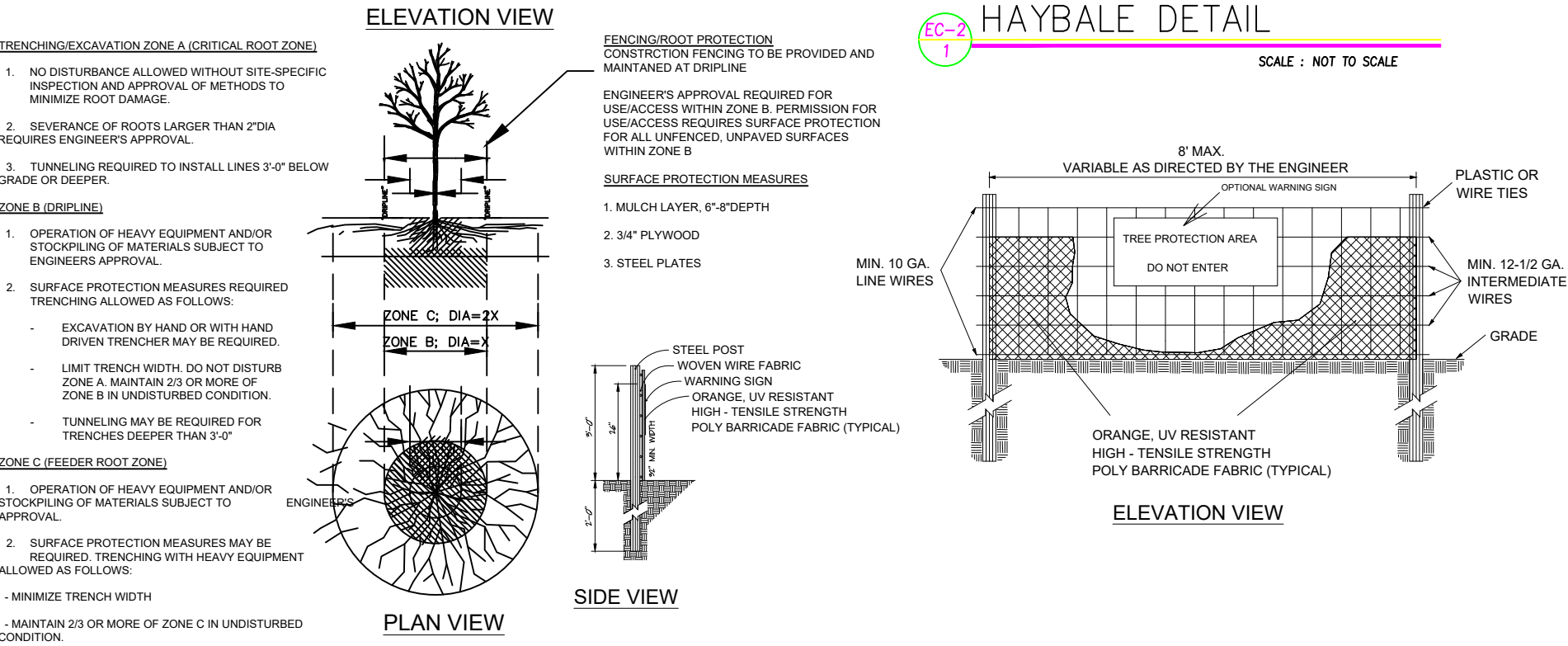
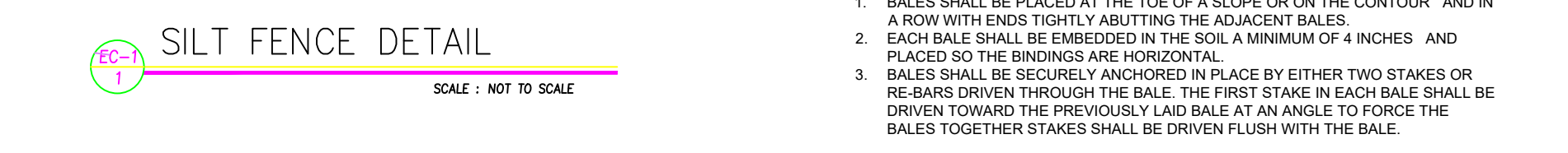
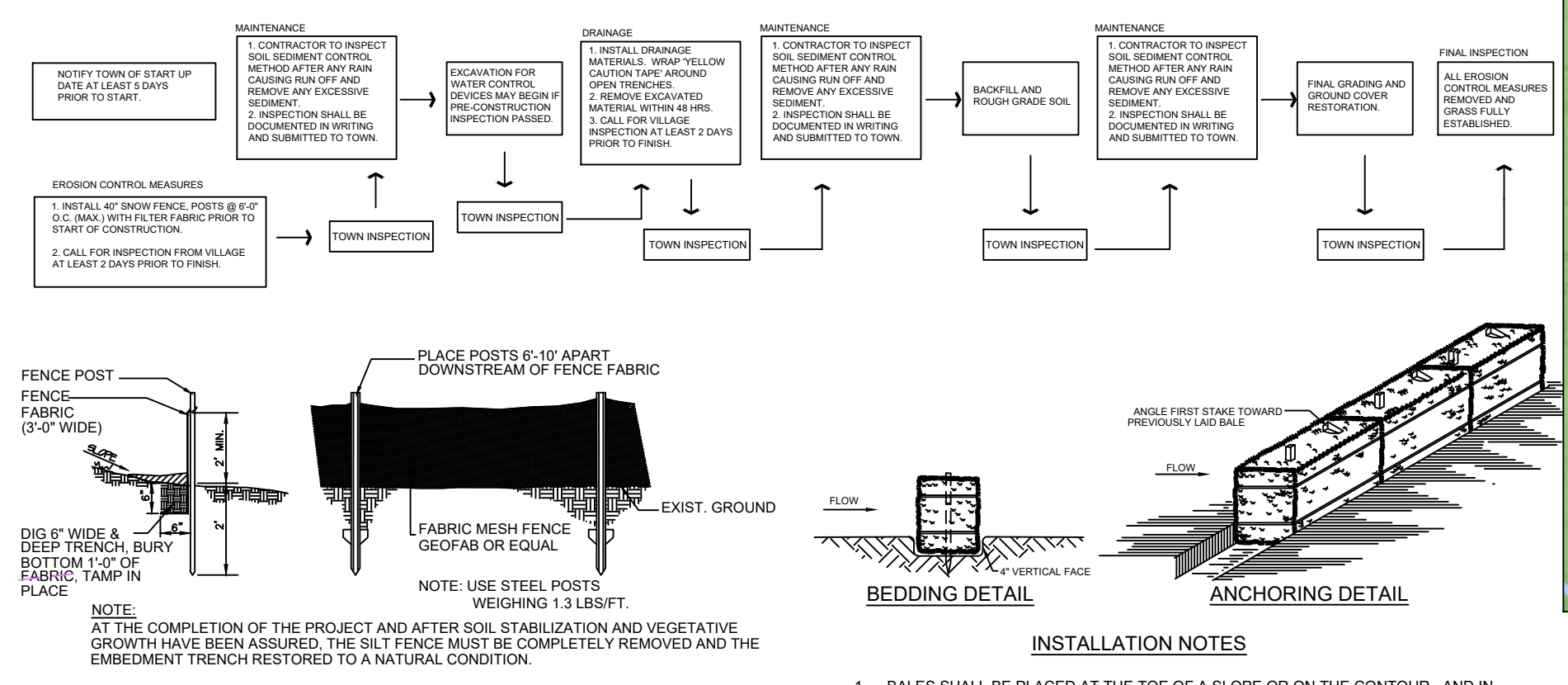
VICINITY MAP



- LEGEND**
- MAJOR CONTOUR LINE
 - MINOR CONTOUR LINE
 - MATURE TREE
 - SHRUB
 - MUNICIPAL MANHOLE
 - ELECTRIC CONNECTION
 - CABLE T.V. PEDISTAL
 - ELECTRIC TRANSFORMER
 - PHONE PEDISTAL
 - SEWER HOUSE CONNECTION
 - WATER SHUTOFF
 - LIMITS OF DISTURBANCE
 - UTILITY POLE
 - FIRE HYDRANT
 - GA SERVICE VALVE
 - CATCH BASIN
 - DRAIN INLET
 - LIMITS OF DISTURBANCE
 - MINOR STEEP SLOPES
 - MAJOR STEEP SLOPES

INSTALL SILT FENCE AS REQUIRED BY CODE. ADJUST LOCATION AS REQUIRED. (SEE DETAIL EC-1) INSTALL HAY BALES AS NECESSARY. (SEE DETAIL EC-2)

SOIL STOCKPILE AREA (TYP) EXCESS SOILS NOT REQUIRED FOR BACKFILL USE SHALL BE REMOVED AND DISPOSED OFFSITE.



- INSTALLATION & MAINTENANCE OF EROSION CONTROL**
- CONSTRUCTION SCHEDULE**
NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START
- INSPECTION BY MUNICIPALITY - PRECONSTRUCTION EROSION CONTROL MEASURES**
- Install all erosion control measures prior to start of construction.
 - Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 days prior to finish.
- INSPECTION BY MUNICIPALITY - MAINTENANCE ACTIVITIES DURING ALL PHASES OF CONSTRUCTION**
- After any rain causing runoff contractor to inspect haybales, etc. and remove any excessive sediment, and inspect stockpiles and correct any problems with seed establishment.
 - Inspections shall be documented in writing and submitted to the appropriate Municipal Agency having jurisdiction.
- INSPECTION BY MUNICIPALITY - STOCKPILING OF SOILS AND ROUGH GRADING OF SITE**
- Strip topsoil and stockpile soil for reuse and properly dispose of all excess soils.
 - Stockpile excavation subgrade materials and properly dispose of all excess soils.
 - Seed stockpiles with 1 lb. total annual ryx or mix as per engineer.
 - Perform rough grading activities as soon as practical. Call for inspections as required.
- INSPECTION BY MUNICIPALITY - FINE GRADING OF SITE**
- Remove all remaining excess soils from site. Compact all graded materials as required.
 - Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 days prior to finish.
 - Perform all additional fine grading activities as required. Call for reinspection.
- INSPECTION BY MUNICIPALITY - ESTABLISHMENT OF TURF, FINAL LANDSCAPING AND TREE REPLACEMENTS**
- Spread topsoil evenly over areas to be seeded. Hand rake level.
 - Broadcast 1.25 lb. Bag of Jonathan Green "FastGrow" mix or equal over areas to be seeded. Apply straw mulch and water within 2 days of completion of topsoiling.
 - Install turf (optional) landscaping materials and any replacement trees.
 - Demobilize all equipment and materials from site as necessary.
 - Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 days prior to finish.
- INSPECTION BY MUNICIPALITY - FINAL INSPECTION**
- Perform any as-built drawings, land surveys and/or engineering certifications. Submit documents to the appropriate Municipal Agency having jurisdiction.
 - Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 days prior to finish.
 - Remove all erosion control measures upon establishment of turf or as per the Municipal Agency having jurisdiction.

CONTRACTOR CERTIFICATION FOR WCDOH AND MS4 SWEC COMPLIANCE:

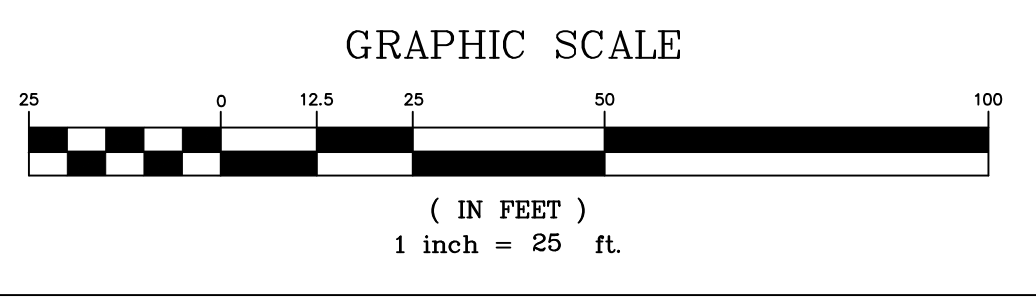
I, THE UNDERSIGNED HEREBY CERTIFIES AND AGREES TO COMPLY WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN AND AGREES TO IMPLEMENT ANY AND ALL CORRECTIVE ACTIONS IDENTIFIED BY THE NYSDDEC QUALIFIED INSPECTOR AND/OR TOWN ENGINEER AND/OR BUILDING INSPECTOR DURING ALL SITE INSPECTIONS. FURTHERMORE THE UNDERSIGNED UNDERSTANDS THAT THE OWNER AND/OR PERMIT HOLDER SHALL COMPLY WITH ALL LOCAL CODES FOR STORMWATER MANAGEMENT AND ALL TERMS AND CONDITIONS OF NEW YORK STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM (SPOS) GENERAL PERMIT FOR STORMWATER DISCHARGES FROM ACTIVE CONSTRUCTION SITES AS IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION(S) OF WATER QUALITY STANDARDS.

OWNER NAME: _____
SIGNATURE: _____
DATED: _____
LICENSED CONTRACTOR NAME: _____
SIGNATURE: _____
DATED: _____

PROJECT NOTES:

| | | |
|---|---|--|
| PROPERTY OWNER / SITE ADDRESS: MICHAEL SMITH 9 VERONICA COURT CORTLANDT MANOR, N.Y. 10567 SBL 44.12-3-1 | EXIST. IMPERVIOUS COVERAGE: 4,662 SF PROP. IMPERVIOUS COVERAGE 6,918 SF NET INCREASE: 2,256 SF | SANITARY SEWER DISTRICT: N/A - SEPTIC DRAINAGE BASIN: PEEKSKILL & HAVERSTRAW BAY WATERSHED: CROTON RIVER BASIN |
| EXISTING LOT AREA: 77,045 SQUARE FEET ZONING DISTRICT: RESIDENTIAL R 40 | EXISTING BLDG. COVERAGE 2,240 SF (COMBINED) PROPOSED BLDG. COVERAGE N/C SITE DISTURBANCE ANALYSIS: - POOL INSTALLATION 600 SF - PATIO 1,000 SF - DRIVEWAY 1,000 SF - MISC. GRADING 1,000 SF - MISC. STAGING 1,500 SF TOTAL = 4,500 SF | USDA SOIL TYPE: PhC - Patton fine sandy loam, 8 to 15 percent slopes 30% Slope: Varies Depth to restrictive feature: Varies Drainage class: Well Drained Depth to bedrock: > 1000 ft Hydrologic Soil Groups: C |

MAP OF PROPERTY SITUATED AT TOWN OF CORTLANDT ~ WESTCHESTER COUNTY, N.Y. TAX IDENTIFICATION #: 44.12-3-1



THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

ANY UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A SEAL OF A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 OF THE NYS EDUCATION LAW.

MAP NOTE: ADDITIONAL PLANIMETRIC SURVEY DATA SHOWN HEREIN ON THIS PLAN OF THE PROPERTY OF 9 VERONICA COURT, CORTLANDT MANOR, NY, TAKEN FROM RECORDED LAND SURVEY, WESTCHESTER COUNTY GIS DATA, AND FIELD MEASUREMENTS FOR SAID PROPERTY. THE PROPERTY IS SERVED BY MUNICIPAL WATER AND SEWER.



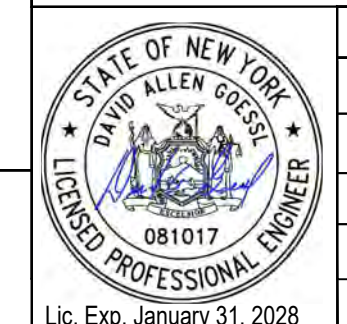
DAVID A. GOESSL, PE
CIVIL ENGINEER
622 SPROUT BROOK ROAD
PUTNAM VALLEY, NY 10579 (914) 227-0258

CONCEPTUAL POOL, LANDSCAPING AND DRAINAGE IMPROVEMENTS
9 VERONICA COURT, CORTLANDT MANOR, N.Y. 10567

PREPARED BY: DAVID GOESSL, P.E. PREPARED FOR: MICHAEL SMITH

DATE: NOVEMBER 8, 2025 SCALE: 1" = 25 FEET SHEET: 1 OF 1

| NO. | REVISION | DATE |
|-----|-----------------------------------|---------|
| 1 | Revised Zoning Table (Acc. Cov'g) | 2/10/26 |
| 2 | As per Town Planner for ZBA | 2/28/26 |



Lic. Exp. January 31, 2028

